



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
JUNE 08, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Historic Districts Review Board meeting will be conducted 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/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09>

Passcode: 263172

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: 867 6622 0699.

Public Comment:

• By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the



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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.primemgov.com/public/portal>.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. May 25, 2021.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case 2021-3387-HDRB. 220 Otero Street.
2. Case 2021-3461-HDRB. 459 Camino Manzano.
3. Case 2021-3609-HDRB. 816 Camino Atalaya.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. NEW BUSINESS

1. Case 2021-003368-HDRB. 848 Don Cubero Avenue. Will McDonald, agent for Mary L. Ellis, owner, requests primary facade designation on two contributing structures. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)
2. Case 2021-003535-HDRB. 910 Old Santa Fe Trail. Downtown and Eastside Historic District. Mark Brotton, agent for Elza and Michael Gross, requests



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a *181 sq.ft.* portal, yard wall alterations, and hardscaping on a non-contributing property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

3. Case 2021-003667-HDRB. 653 Camino de la Luz. Downtown and Eastside. Architectural Alliance Inc., agent for Ray and Debbie Reid, owners, proposes to construct a 220 sq. ft. portal and a 6 ft. high yardwall and make other minor changes on a non-contributing structure . (Daniel Schwab)
4. Case 2021-003672-HDRB. 1658 Cerro Gordo. Downtown and Eastside Historic District. Liaison Planning, agent for Robert Pringle and Vivian Petit, owners, proposes to construct a fence and 144 sq. ft. shed on a non-contributing property.(Daniel Schwab)
5. Case 2021-003670-HDRB. 844 Don Cubero. Don Gaspar Area Historic District. Steve McCormick, agent for Evelyn and Tom Taylor, owners, proposes to replace doors and restucco a contributing garage. An exception to section 14-5.2(D)(1)(a) to remove historic material is requested. (Daniel Schwab)

H. DISCUSSION ITEMS

I. MATTERS FROM THE BOARD

J. NEXT MEETING: Tuesday, June 22, 2021

K. ADJOURN

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

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May 25, 2021

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
May 25, 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 5:37 p.m. at a virtual meeting held at <https://www.youtube.com/watch?v=c085VEAZvHU>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

OTHERS PRESENT:

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

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

B. APPROVAL OF AGENDA

Ms. Paez said if preferred the Ethics & Campaign Review Board training at the beginning of the agenda could be moved to the end.

Chair Rios agreed it would be good to hear the applicants first.

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu to revise the agenda and move the Ethics training to after the cases are heard.

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

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

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

C. APPROVAL OF MINUTES:

1. April 27, 2021

MOTION: Member Bienvenu moved, seconded by Member Biedscheid to approve the minutes of April 27, 2021, as presented.

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

2. May 4, 2021

Member Bienvenu requested the following amendments: on page 12, second sentence, asked to change "issues" to "is used to"; in the third sentence, "this is unusual," should read, "this case is unusual"; and in the third paragraph, second sentence, the word "ordinance" should be "resolution".

Member Biedscheid requested the following amendment: on page 9, paragraph 11, "The combination of height and undivided windows ~~was a good addition as is~~ adequately distinguished the new addition from the historic building."

MOTION: Member Bienvenu moved, seconded by Member Biedscheid, to approve the minutes of May 4, 2021, as amended.

VOTE: The motion passed by majority (3-0) roll call vote with Members Biedscheid, Bienvenu and Roybal voting in favor, none voting against and Members Guida, Katz and Larson abstaining.

3. May 11, 2021

Chair Rios requested the following changes: on page 20, asked under Vote, second sentence, to add "historic" after the word "house"; and the correct spelling for the owner of the house on Waldo is Dr. Guiberteau.

Vice Chair Katz requested the following changes: on page 5, two paragraphs above the motion, asked to add to his statement after "He thought the house absolutely terrific..." "*but he didn't think it qualified because it had not had its inspection.*"; on page 6, fifth paragraph, Change "this" to "*the westerly most house blocking the contributing house.*"; and in the paragraph after that change "it" to "that house"; on page 13, second to last line, change "*has*" to "have"; and "*lentils*" should be changed to "lintels".

Member Biedscheid requested the following changes: on page 7, in the third paragraph, under Vote, change "to restore its importance" to read, "to restore its original roof shape is important."; on page 17, ninth paragraph, change "in" elevation with "an elevation"; on page 19, under Motion, seventh paragraph, first sentence, change "The Board has "allowed", to the Board "has required replacement".

MOTION: Member Biedscheid moved, seconded by Vice Chair Katz to approve the minutes of May 11, 2021, as amended.

VOTE: The motion passed by majority (3-0) roll call vote with Members Biedscheid, Bienvenu and Roybal voting in favor, none voting against and Members Guida, Katz and Larson abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2020-2791-HDRB. 530 Garcia Street.
2. 2021-3185-HDRB. 1299 Canyon Road.
3. 2021-3284-HDRB. 121 Aviation Way (Airport Remodel).
4. 2021-3370-HDRB. 310 Magdalena.
5. 2021-3380-HDRB. 806 Don Gaspar Avenue.

6. 2021-3458-HDRB. 109 E. Palace Avenue.
7. 2021-3459-HDRB. 104 Calle la Pena.
8. 2021-3460-HDRB. 819 Camino Atalaya.
9. 2021-3461-HDRB. 810 Waldo Street (Remodel).
10. 2021-3533-HDRB. 530 E. Alameda.
11. 2021-3534-HDRB. 810 Waldo Street (Status).
12. 2021-3539-HDRB. 302 Sena 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 (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor, none voting against and Member Guida abstaining.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato thanked staff for having the wall on West Houghton and Allendale stabilized and repaired. She said it looks like it will stay up now.

F. STAFF COMMUNICATIONS (Revised Agenda Order)

1. Ethics and Open Government Training

Moved to the end of the agenda.

G. OLD BUSINESS

Chair Rios said if an applicant disagrees with the decision of the Board the applicant can appeal to the City Council.

1. **Case 2021-003387-HDRB. 220 Otero Street.** Downtown and Eastside Historic District. Architectural Alliance, agent for Otero Partners LLC, propose an addition of 11,175 sq ft to a non-contributing structure. (Nicole A. Ramirez Thomas/ Daniel Schwab)

STAFF REPORT

220 Otero Street is a property with two Territorial Revival style buildings which were reviewed by the HDRB for historic status in 2017. In April of 2021, a design requiring exceptions to alter the contributing McKee office Building and to build a free-standing casita were approved. The Board postponed decision on the addition that is proposed to the non-contributing garage and annex building for redesign. The applicant is returning to the Board for review of a revised design. The applicant now proposes to remodel the property so that it may serve as a hotel.

McKee Caretaker's Residence and Garage Annex (Non-contributing)

The caretaker's residence and garage are located to the northeast of the office building. The building is approximately 3,054 square feet and is built in the Territorial Revival style. Additions to the building have Territorial Revival details. The residence and the garage were once separate buildings. They may have been joined together in the 1980s. The second story addition was also added in the 1980s and the doors and windows were replaced at that time as well. This building, formerly two buildings, has undergone a great degree of change over the course of its history though an attempt has been made to create continuity between it and the office building through the Territorial Revival character noted on the building.

PROPOSED REMODEL

Proposed Garage and Annex remodel:

1. Addition of 12,784 square feet to the existing 2,971 square foot of the garage and annex building. Square footages given are for the footprint and include portals and heated space. The garage and annex is an existing two-story structure. The proposed addition is also two-stories. The height of the addition will be 24'-0" which is 10" lower than the existing height of the existing garage and annex.

Revisions from the Previous Application:

1. The hallway between units #202 and #203 on the second floor is now an open breezeway with a lower roofline to break up the length of the building.
2. The portal at units #105 and #205 was widened and shortened to accommodate a chair.
3. Stone was added at the portals of units #107 and #207.
4. The south façade of Units #110 and #210 near the west walkway to the Existing Main building has been moved 7'-6" to the north to open up the view of the Main Building from Washington Ave.
5. The south portal of Units #110 and #210 near the west walkway to the Existing Main building has been moved 3'-0" to the north and reduced to a single-story structure.

6. The total heated square footage was reduced by 1,882 sf.

Proposed Finishes for All Structures:

- Stucco will be Sto “Suede.”
- Window and door cladding, facia, metal columns, and railings will be Pella “Iron Ore.”
- Paint color for existing brick on the McKee Office Building and the garage and annex will be Sherwin Williams “Utaupeia.”
- New brick coping will be Kenney Brick “Charcoal and Chocolate Blend.”
- Areas with stone veneer will be “Suede Rubble.”

STAFF RECOMMENDATION

Staff recommended approval of the application and found that it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside Historic District.

QUESTIONS FOR STAFF

Chair Rios asked about the reduction in terms of square footage.

Ms. Ramirez Thomas explained the overall square footage of the building was reduced by 1882 square feet. She displayed the updated renderings provided by the applicant showing the surrounding area and buildings, and revisited the finishes proposed.

Member Guida asked the status of the McKee Office Building.

Ms. Ramirez Thomas replied it is contributing.

APPLICANT’S PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He thought the revisions directly addressed the Board’s concerns from the previous meeting. The biggest concern seemed to be the two-story structure crowding the main sidewalk on Washington Street. Their solution was to eliminate the two story portal cutting off a portion of heated space. That enabled them to set the building back 17’6” from the sidewalk, 7½ more than before.

They also went to a single-story portal. He noted the difference on the previous image and the canopy over the walkway. The solution addresses the crowding of the walkway and appears to help the building create more openness. He noted the colored renderings showing the building and the attractiveness of the single portal.

Mr. Enfield indicated Member Guida had suggested breaking up the building façade. A second floor breezeway and portal were created between the existing and new annex structure to allow both a horizontal and a vertical break between the existing and proposed annex. That allows more visibility and open circulation.

On other concerns expressed were the impact of the building in the downtown area and that the outdoor balconies were usable. The size of the balconies was increased and now allows space for chairs. The square footage of the heated annex building was decreased about 10%, making a more attractive and usable building. He hoped that the Board agreed.

QUESTIONS FOR APPLICANT

Chair Rios thanked Mr. Enfield for taking into consideration the Board's suggestions and concerns.

Member Bienvenu referred to the staff summary on the finish details. He asked to confirm that the stucco color would be close to the existing building.

Hunter Redman, 612 Old Santa Fe Trail, with Architectural Alliance was sworn in.

Member Bienvenu said he also would like Ms. Hunter to address the reasoning for the color choices on the cladding, metal work, columns and brick. He thought it didn't pick up any of the colors of the existing building.

Ms. Redman said the building means a lot to her family and she has worked on the design since 2006. She explained on the colors, she evaluated the existing building. A unique feature is that although built in the 40s, the building has stone veneer. It is unknown if the building paint color is original, but they do have the original color of the stone. They felt the suede stucco color tied with the existing stone and was a rich color for the addition. They chose the stone for the addition because they wanted it to be complementary, but not exact, so the historic stone stands out. The stone on the addition will be a little darker to complement the existing stone but unique.

Ms. Redman said the building has every color of brick coping made depending on which side you are on. The stone chosen is a mix of colors found on the existing building to tie the coping to the stucco color.

She continued that the windows and doors will have an iron ore finish, chosen because they like the contrast with the suede stucco. They will use the same color for the metal cladding and iron railings. They are hoping to tie in the new building with the

historic building and the annex by painting the existing windows with the same iron ore color. They will also paint the brick of the existing building with the “Utaupeia” color, which is similar to the suede stucco color.

Chair Rios asked if accurate the suede stucco color is similar to a brown/gray.

Ms. Redman replied there is not a lot of gray, it is a medium brown. She noted it was difficult to see how neutral the brown is on screen.

Chair Rios asked if she would describe the iron ore color as blue, or blue/gray.

Ms. Redman said the color is more of a brown tone and similar to an oil-rubbed bronze.

Chair Rios said she sees it as a blue.

Ms. Redman explained it was difficult to translate the color, but the iron ore is closer to oil rubbed bronze.

Member Bienvenu asked if the Board had approved the color change on the building on the earlier application.

Ms. Ramirez Thomas explained the colors were approved with the previous approval for the main building and casita.

Member Bienvenu asked the reason for choosing metal columns.

Ms. Redman said a primary reason for metal is for maintenance. The existing historic building was designed with stone. At the time that was a contemporary version of Territorial style. Adding the metal honors the traditional Territorial style of the contemporary elements. There are no metal beams, but there are metal railings, which is traditional in Santa Fe. The metal columns tie in with that and the windows and doors. The other side of the portals are wooden beams.

Member Bienvenu agreed that the building was a modernist interpretation of a Territorial style. He noted the building was built before the ordinance was adopted and probably would not have been approved. Also, the current project probably would not have been approved if not for this unique existing historical structure they are playing off of.

He said we are considering this because of the interesting interpretation of the Territorial style we are protecting. Secondly, adding an adjacent structure makes sense

to allow the design elements in that interpretation to be used. He added he would not go so far as to say that it should in 2021, become even more contemporary.

Mr. Enfield noted that the Board had approved the development he did across the street on Paseo de Peralta. Some of the same questions came up on what was acceptable regarding the metal posts. That building was approved as in compliance with the existing Historic Code and had some of the same details, such as metal posts and stone used in similar ways.

Member Bienvenu said he disagreed and has a different view about metal columns. He thought they are not harmonious and were specifically prohibited in the ordinance for Old Santa Fe style.

He asked about the building Mr. Enfield had referenced as having been approved.

Mr. Enfield explained the building across the street with the retaining walls.

Member Bienvenu said the Board dealt with the stone veneer proposed in the airport renovation as a way to distinguish old from new. He found the use of stone veneer to be an extremely dangerous approach in historic districts. It looks like every commercial building in the Southwest, not historic Santa Fe. Unless it was a real stone wall out of river rock, or something similar. He thought it should be done extremely carefully.

Mr. Enfield replied the stone is limited and the majority is stucco.

Member Bienvenu said the stonework and detailing in the modernist Territorial building is critical to the success of the building and an important aesthetic aspect. It is not just because of the stone but the verticality of the column work and the horizontalness of the sandstone. He asked that the applicant be careful about their choice of stone veneer.

Member Guida thanked Mr. Enfield and Ms. Redman for the revised presentation. He shared similar concerns as Member Bienvenu on bad stone, i.e., press with bad corners, etc.

Mr. Redman explained the selected stone is real, not composite, but is a veneer. She thickened the columns some and absolutely did not want this to look like a bank building. She wants it to compliment the stone that exists. She agreed with their concerns on stone used on some of the commercial buildings, but thought this building deserved a second look on the stone because of the importance in this historic building. She felt the stone could be applied elegantly and with good craftsmanship. Also, the vertical elements of the columns match the vertical elements of the columns on the historic building. The

historic building will have a limited amount of stone and be subdued. The columns and chimneys will reflect the verticality elements between the windows in the existing building.

Member Guida asked about the scale of the stones.

Ms. Redman said it is a similar size because if too small it would appear not to be real stone. The large samples will be approved before it is applied. She noted the stone is real and will turn the corner.

Member Guida asked if the stone is different than what would be used in the sidewalls.

Ms. Redman said it would be the same. It repeats the theme of the existing historic building.

Member Guida said he had no problem with the steel columns. It is an honest application in material. He thought this a reasonable response to the existing McKee building on some of the use of materials. He noted that Member Bienvenu had pointed out diversity in the Code. He pointed out there is also the City's Code, which will produce the blandest outcomes for new architecture at times. He thought it important there be interpretations when design work is brought before the Board and important for designers to have a voice in doing new work in the historic district. He thought the choice was not outrageous, either on the color of the metal or the choice to use metal or stone veneer.

He said it is unfortunate the Code does terrible things in the design community that came up in this project. He appreciated the applicant's response to the Board's decision to pull back the building, and going the extra mile to break up an extremely long façade on the north edge. The pass-through of the second floor helps, and the two distinct expressions, one closer to the annex and one to the building, helps differentiate what is a very long façade.

Member Guida said this Code and the action of this Board puts the applicant in a tight spot. The project wanted to avoid the height exception. The result is a building that consumes the site and almost swallows the existing building. The taller building in the downtown core this far from the streetscape would be acceptable. And would have produced a more sensitive project in terms of design and the original building.

Member Guida said he thought that applicants and designers are hesitant to come before the Board for height exceptions because it has been challenging. He said if we open our minds, we understand sometimes exceptions to the rules produce a better project.

Member Guida said he is happy for the work by applicant and sorry for the regulatory environment in which they have to operate. That environment does not always produce the best outcomes. The applicant has made this work under those circumstances, and he appreciated that.

Vice Chair Katz said he was troubled with the massing near the sidewalk. When discussing pulling back, he had in mind pulling back about 25 feet, not 7 feet. It would essentially eliminate the last two rooms that dwarf the contributing building. It makes it seem crowded. He thought everything else was a great job but wanted that pushed back more. He wanted to hear Mr. Enfield's thoughts on the possibility of removing the second floor in 210, so it wouldn't loom so heavily.

Mr. Enfield responded that in looking at the building in the historic structure, it reads as a story and a half. It is not a small structure and from a scale point of view, he is comfortable with it and the transition from planter to sidewalk, to outdoor space to portal, and to a two-story façade of the Territorial building. He also thought looking at interpretations of Territorial buildings of John Gaw Meem, they were typically not stepped. He was comfortable going two to three stories with a brick façade similar to the Hotel Drury. There was no stepping on the façade because he wanted to take advantage of the mass.

He addressed Member Guida's comments. He has asked for exceptions in the downtown area for a four story building and thanked the Board for granting that. But on this, they would not be able to convince the Board of the project's relationship to the historic structure with a three-story building. The two story building they have; it is almost 4 feet off the ground. It has high ceilings and is almost to the top of the door on the second level. He did not agree that it dwarfs the building. He thought because of the square footage added it felt like they were enclosing it. But it is a downtown site, and it should be high density.

He said they did what they needed to do to keep the nature of the historic building, isolated from the new structures and maintain scale. But they did work off that scale by a one-story portal and stepping back façades and removed 8 feet of structure on the south side and transitioned down into a single story portal. He thought from a scale point of view, the site needed that much square footage. They tried to keep the areas open around the historic structure and keep it separate. It maintains the nice walk around the historic structure, and you don't see the two-story façade unless standing there.

Vice Chair Katz said none of what Mr. Enfield's said was responsive to his concern. Mr. Enfield was talking about how the one-story portal blocked the building, but that is what is occurring immediately to the left. It is blocking the building and that is visible from the street and intrudes. He said he is not satisfied with that.

Mr. Enfield asked to see the view from Washington Avenue.

Vice Chair Katz pointed out you could see the large intrusion, and if it were one story it would not be as looming.

Member Biedscheid said she was thinking the same as Vice Chair Katz and agreed with everything he said. Also, she agreed with Member Guida's statements about the height and the shared consumption. The mass of the building does not try to relate to the historic building. It is not because of the finishes but because the size of the building consumes every available space left.

She asked about the use of metal and whether the horizontal pieces are completely metal and over the coping; and would that be applied to the McKee building. Also, she asked to see an example of the stonework on the McKee building. She said she couldn't recall a change to the color scheme for the McKee building in the last approval. She thought that would also make the historic building blend in with the new building more, instead of standing out on its own as a preserved piece of history.

Ms. Ramirez Thomas asked to make a correction in the letter and Staff Report that states the south elevation is stepped back 7'6", and is actually 17 feet 6 inches.

She offered to pull photos for display of the McKee Office building.

Mr. Enfield confirmed it is wood fascia with a metal face and will have metal on the brick, which is done to protect the brick. They haven't discussed a metal cap to the McKee building. It is sloping and the brick isn't deteriorating, other than a small area on the front façade facing Otero. Also, it is 17'6" from the two-story façade to the sidewalk with a two-story parking structure to the right about 2 1/2 feet further away than this building. He pointed out although a different situation the Board hasn't commented that the parking structure was crowding the historic structure.

Photographs were shown of the façade and of the parking structure with an aerial photograph.

Member Roybal said he didn't have any problems with the way the building is, and it is a non-contributing structure. He said his fear is of the Board trying to redesign things by architects and designers who have worked so hard. He stressed that you have to walk into the property to even notice the changes that will be made.

Chair Rios asked for a description of the public visibility.

Ms. Ramirez Thomas stated from the Washington side of the street, there is a greater distance than required by Code by a couple of hundred feet. The Annex building is on the Otero side.

Mr. Enfield said that they are matching the height of the annex and it is closer to the two-story structure.

Ms. Ramirez Thomas displayed the aerial from Washington. She noted it is quite a distance to the proposed addition and the lot slopes on Otero Street. She noted at the point you see the building from the Otero streetscape again, it was quite a bit back on either side.

Mr. Enfield asked to show the massing around the McKee building. Ms. Ramirez Thomas said she would look for that to display.

Member Bienvenu confirmed the stone veneer had been shown.

Mr. Enfield noted other buildings downtown and how their footprint appeared bigger than this building. He thought his building was more presentable on all sides and different than the large boxes around them.

The photograph was shown of the massing around this structure.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn in. She said the new proposal did a good job with the side facing Washington. She wasn't sure about the second-story breezeway and thought it awkward looking.

BOARD DISCUSSION

Mr. Enfield showed again the photograph showing minimal impact of the building.

Chair Rios asked how far back it is from the gate.

Mr. Enfield said it is not next to the addition and is closer to Washington Avenue and at least 200 feet to the historic structure.

Chair Rios asked how much further the gate is going forward to the street.

Mr. Enfield stated it was quite a ways away.

Chair Rios asked to see the rendering of the porch of the one and two story. She asked how far back the one-story is from where the porch ends on the two-story.

Mr. Enfield said it's about 40 feet and about 100 feet from the property line to the front door of the historic building and about 200 feet to the sidewalk on Washington. The building is about 300 feet back.

Ms. Ramirez Thomas showed the full site plan with the McKee office building, the addition, and portal and Washington Avenue and Otero.

Mr. Enfield pointed out this a small compared to the massing surrounding them. It is 100 feet from the property line and over 200 feet if you follow the path to Washington Avenue, which is a football field.

Chair Rios asked about impact from Otero Street.

Mr. Enfield thought there was no impact. The existing structures are two stories. He asked for the view from Otero to be displayed.

Member Biedscheid asked if the clients would consider eliminating part of the south façade nearest to the sidewalk. The drawing shows a clear line from the corner of the McKee building to the Wells Fargo building, and this clearly intrudes into the space that allows a clear view of the historic building.

Mr. Enfield said Member Biedscheid's words such as "intruding, overpowering", didn't describe the architecture. His concern is they are talking about a two-story structure downtown in an area that is not supposed to have setbacks and density.

Member Biedscheid said she was only talking about what would happen to the existing historic building, not the new architecture.

Ms. Ramirez Thomas showed a view from Otero Street.

Chair Rios asked Mr. Enfield if he wanted to answer Member Biedscheid's question.

Mr. Enfield replied that the owners had texted him that they would not consider eliminating part of the south façade.

MOTION: In Case 2021-003387-HDRB, 220 Otero Street. Member Roybal moved to approve as presented. The motion was seconded by Member Larson.

VOTE: The motion passed by majority (4-3) roll call vote with Members, Guida, Larson, Roybal and Chair Rios (with explanation) voting in favor and Members Biedscheid, Bienvenu and Katz voting against.

Chair Rios explained her vote by stating that the applicant has demonstrated that the building is far back enough that the impact on the historic building will not be profound.

H. NEW BUSINESS

1. **Case 2021-003609-HDRB. 816 Camino Atalaya.** Downtown and Eastside Historic District. Colleen Gavin, agent for Jill and Ray Weeks, owners, proposes to construct a 2,920 sq. ft. single-story structure on a vacant lot to a maximum height of 18'-4" where the maximum allowable height is 18'-8" and courtyard walls (Angela Schackel Bordegaray)

STAFF REPORT

816 Camino Atalaya is a vacant lot at the end of Camino Atalaya to the north of an existing residence at 819 Camino Atalaya, adjacent to the School for Advance Research (SAR). The existing house and the vacant lot share the driveway along the west side of the property.

The proposal consists of the following elements.

1. New construction of a single-story 2,971 sf building on a 21,118 sf lot in the Spanish-Pueblo Revival style. It will have rounded massing, stepped at various levels to accommodate site slope, which descends to the north toward the arroyo. The height of proposed residence ranges from 13'-5" to 18'-4" where the maximum allowable height is 18'-8". The new building will feature low buttresses at its corners and two portals with fireplaces. The portals will have wooden posts, beams, and exposed vigas, stained medium brown. Windows and doors will be a combination of wood and steel. Proposed wood windows will have divided lights and stained in a medium brown hue. Steel windows will be finished in an oil-rubbed bronze matte paint finish. All doors will be wood.
2. Two courtyards with low 2'-6" to 4'-6" high stuccoed walls at the south and west elevations. A 6' coyote fence is proposed along a section west property line. Yard walls will include about 3' retaining walls.
3. Hardscaping, planters, pathways, and steps will not be publicly visible.

4. Reconfigure the existing parking by shifting the parking area to east/west and install a vehicular gate. The vehicular gate will be stained wood with stuccoed pilasters and metal hardware. The gate will not exceed 3'- 5" high; pilasters will be 4'-8" in height. The proposed gate will be located approximately 30' from the street.
5. Eight low profile skylights are proposed.
6. Exterior walls and portals will be finished in El Rey "Adobe" cementitious stucco and natural stone veneer.

STAFF RECOMMENDATION

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

APPLICANT'S PRESENTATION

Colleen Gavin, 130 Grant Avenue, was sworn in. She showed a rendering and slides of the proposed guest house/studio. In an aerial view she described the surrounding area and properties, the site plan of 819 Camino Atalaya and access, and the proposed gate area with pilasters. The terrain slopes to the northeast with an existing arroyo with an area that is not buildable. She showed the structures in the context of the overall properties with the main house, the shared drive and casita/studio. She explained the casita will be used as additional accommodation for their guests and family and for work. She noted that the streetscape was diverse and pointed out the surrounding homes. The only driveway accessing the property was noted.

The floor plan and the elevations were shown and described.

QUESTIONS FOR APPLICANT

Chair Rios asked about the room that will be veneer.

Ms. Gavin showed the studio, pointing out the walls that will have stone veneer.

Chair Rios asked what the thinking was behind that.

Ms. Gavin said there was a lot of stone throughout the main house in the bedroom, the library, and her clients love using different materials. They added things to break up the walls and add interest and a sense of solemnness.

Chair Rios asked for a description of the proposed rock.

Ms. Gavin said it matches the rock on the main house and is similar to a river rock.

Chair Rios asked Ms. Ramirez Thomas or Attorney Paez what is in the Ordinance on the use of different types of applications on a home.

Member Bienvenu asked also if there were any elevations publicly visible.

Ms. Bordegaray said none of the elevations were publicly visible and explained why this is permitted here. The provision is for publicly visible façades to be no less than 80% adobe or adobe simulated finish. Otherwise, they may be of natural stone, wood, brick, tile, or other natural materials.

Attorney Paez added that was from Santa Fe style paragraph 2(d). She said 2(e) also speaks to a publicly visible façade of any building or adjoining wall “shall be of one color.” Again, that applies only to publicly visible façades.

Chair Rios confirmed with Attorney Paez that it meant the applicant was allowed to do as presented this evening because it is not publicly visible.

PUBLIC HEARING

Ms. Beninato, previously sworn, commented she wished the gate were more open like the neighbor’s gate and thought it too big.

Chair Rios said she didn’t make a comment on the gate because it is only 3’5”, but she didn’t know how the other Board members felt.

BOARD DISCUSSION

Member Guida said the project is really well-designed and thoughtful. He appreciated the level of details, and he really liked the stone room. He wished it were publicly visible because it is a shame that good design ideas have to hide in the closet.

MOTION: In Case 2021-003609-HDRB, 816 Camino Atalaya, Member Guida moved to approve the design as submitted. The motion was seconded by Member Roybal.

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

2. **Case 2021-003461-HDRB. 459 Camino Manzano.** Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Carolyn Kenny and Craig Smith, owners, proposes to demolish an existing non-historic carport and construct a 565 square foot garage to a height of 13 feet on a noncontributing property. (Daniel Schwab) 206:00

STAFF REPORT

459 Camino Manzano is a single-family residential structure constructed in a Spanish Pueblo Revival Style with non-contributing status to the Downtown and Eastside Historic District. Dating from the 1930s, it has seen heavy renovations, so that almost nothing of the historic structure is visible.

To the west of the house is a freestanding carport from the 1990s consisting of a stuccoed wall, round wood supporting posts, and a flat roof with vigas.

The applicant proposes the following items:

1. Demolish this existing carport and construct a 565 square foot garage to a height of 13 feet. The maximum allowable building height is 14 feet 8 inches. The stucco will be El Rey "Pueblo", the same as the existing house and the windows will be turquoise to match the house as well. The garage door will be stained a natural wood color. Small wooden gates with natural color stain will connect the inner and outer garden areas;
2. Construct a freestanding kiva fireplace in the front garden of the house;
3. Construct a new front gate of wood, colored turquoise to match the house doors and with a stucco frame.

STAFF RECOMMENDATION

Staff recommended that the Demolition Standards per Section 14-3.14(G)(1) – Demolition of Historic or Landmark Structure - have been met.

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.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo was sworn in. He said they are demolishing the carport because the carport structure has four posts that are not usable. Also, they need to make sure the enclosed garage is 20 feet back from the front lot line. To meet those regulations, he has to tear down the existing carport to build the garage. There will be a wooden overhang in the front of the garage that uses the existing storage doors as the

motif for the garage door proposed. The garage will have a breezeway into the main house and into a door to the master bedroom. The existing breezeway doesn't have a roof.

The front gate currently is a wide, short auto gate, they are trying to make as an entry into the house. Behind that is an enclosed area for the trash and the recyclables. The site plan shows the house pushed against the back and two side walls of the property. The only outdoor usable space is in the front at the end of the street. The kiva fireplace will be used to create a private space to use the space more effectively. They proposed to plant behind the fireplace and the existing wall on two sides. He noted it is a couple of steps down from the street.

PUBLIC HEARING

There were no comments.

BOARD DISCUSSION

MOTION: In Case 2021-003461-HDRB, 459 Camino Manzano, Member Roybal moved to approve as presented. The motion was seconded by Member Guida.

Member Bienvenu asked if the motion should include that the demolition criteria had been met.

Chair Rios thought because staff had recommended demolition it was covered in the motion. Attorney Paez agreed it was captured, but could be added as a finding.

Member Guida said as the second to the motion he would add that the demolition criteria was met.

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

3. **Case 2021-003611-HDRB. 84 E. San Francisco.** Downtown and Eastside Historic District. John Padilla, agent for Mark Suleiman, owner, proposes to alter windows and doors on a non-contributing building. An exception is requested to 14-5.2(E)(1)(c) to exceed the 30 inches in dimension on single panes of glass. (Angela Schackel Bordegaray)

STAFF REPORT

84 E. San Francisco is a non-contributing two-story commercial structure at the northeast corner of Old Santa Fe Trail and East San Francisco Street which fronts E. San Francisco Street and is west of the La Fonda Hotel in the Downtown and Eastside Historic District. It was built between 1912 and 1930, remodeled in 1949 by John G. Meem, and underwent window alterations on the north and east elevations in the 2000s. It is built in the Spanish-Pueblo style. It has plate glass windows with divided lites. There is no portal across its front. In 2000, the board approved a proposal to widen and lengthen the windows on the north façade and east façade. At that time, the board approved the window alterations with the condition that the panes be divided lites, no larger than 30" in any dimension. The current structure's windows have no divided lite windows making them existing non-conforming to the district standards.

The applicant proposes the following:

1. To remove and enlarge existing east elevation windows.
 - a. The existing width and height of the east elevation's north end double window measures 8' wide by 6' high. The applicant wishes to replace this window with a window that is 8' wide by 10' – 6" high. In effect, the window length will extend 7" closer to the sidewalk. The window header will not change. The existing opening's bottom sill is in line with other window sills along Old Santa Fe Trail. The applicant proposed to drop the sills to approximately 7" above the sidewalk.
 - b. The existing width and height of the east elevation's south end triple window is 10' - 6" wide to 6' high. The applicant proposes to replace the triple window with a double window that is 10' – 6" wide and 8' high.
2. Replace existing single plate glass entry door and adjacent fixed glass window on the north elevation with two glass doors. Existing glass door is 4'-6" and its adjacent fixed glass is also 4'-6". The proposal calls for two glass doors 6' wide by 6' by 6" tall.
3. Remove the existing east end windows flanking the glass entry door on the north elevation from 4" wide and 4'-6" tall and replace with windows measuring 6' wide and 8' tall.
4. Replace the awnings on the east elevation in-kind without alteration to color, sizes or locations. The existing awnings are black.

The applicant requests an exception is to Section 14-5.2(E)1(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.”

Exception criteria applicant and staff responses are in the packet.

STAFF RECOMMENDATION

Staff did not find that the exception criteria have been met and did not recommend approval of the application as it does not comply with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(D) Downtown and Eastside Historic District.

QUESTIONS FOR STAFF

Member Bienvenu asked to clarify what had happened in 2000. He understood there was an approved application with conditions. He asked if the work failed to happen, or if the windows were changed in 2000 but without the divided lites.

Ms. Bordegaray replied the windows were installed but the divided lites were never installed.

Member Bienvenu asked if that was approved by staff, since it was not consistent with the Board’s action.

Ms. Bordegaray explained staff doesn’t know the answer to that because there is no record. She said the practice is to ensure it conforms and then it is passed in inspection, but we don’t know what happened here.

Member Bienvenu said it is both nonconforming under the Ordinance and in addition doesn’t comply with the approval granted in 2000. There seems to be a disagreement between staff and the applicant on the surrounding buildings. The applicant included a lot of photographs about large plate glass windows in the Plaza. However, the Staff Report indicated those are permitted because they are under portals. He said that is true under the Ordinance, but doesn’t appear all of them are under portals. He asked Ms. Bordegaray to address that.

Ms. Bordegaray replied the applicant provided photographs of surrounding windows in that streetscape, some which have large plate glass windows, and some of those are under a portal and many are under awnings. This case is about this structure and the Code as it applies to this structure.

Member Bienvenu asked if known if the examples submitted by the applicant of large plate glass windows not under portals, were permitted before or after the Ordinance was passed in 1957.

Ms. Bordegaray said she did not have a definitive answer from the records she has.

Member Biedscheid said the Staff Report notes the current windows without divided lites are existing nonconforming elements. She asked if part of the exception is to address that nonconformity.

Ms. Bordegaray explained the request is to enlarge the windows. There is no request on the divided lites.

Member Biedscheid asked Attorney Paez, when something is designated as nonconforming, which the windows in this case appear, if they would not be permitted to enlarge the windows or further enhance that nonconformity. The application appears to do that and wondered how the nonconformity is being addressed.

Attorney Paez said Code makes a distinction between legal nonconforming structures and those just non-conforming. Even in the case of legal nonconforming which met the code at the time and no longer does, it is not allowed to increase the degree of nonconformity. The variance provisions applied for zoning are more specific than the exception provisions. Variance criteria is not typically applied to permit an increase. She has not seen an exception required to increase nonconformity in the past. She wasn't sure that was appropriate.

Member Biedscheid clarified that the exception requested already covers the fact that it is a nonconforming characteristic.

Attorney Paez said yes, the Ordinance specifically states that staff determines which exceptions are required and identified in little paragraph (c) in regard to the window to wall ratio and the width of single panes of glass.

Vice Chair Katz asked if Attorney Paez when saying a variance is not appropriate, was saying even with a variance, the Board could not approve a proposal that increases the non-conformity.

Attorney Paez said she was looking now at the non-conforming of the historic code. Normally when looking at increasing non-conformities she is used to analyzing under the framework of underlying zoning. Paragraph A(6) of the Historic Code says a building in the district not meeting the standards for architectural style set forth, unless given special approval by the Board for architectural or historic interest, or unless individually entered in the State or National Register of Historic Properties, shall be considered nonconforming. Except for repairs and maintenance required by law, no nonconforming

building may be added to, or altered in any way, unless the proposed addition/alteration will bring the whole to the degree of acceptable conformity to the Board.

Attorney Paez felt if the Board found the exception warranted to that architectural style requirement identified, it would be appropriate to grant the exception, and that would cure the nonconformity.

Vice Chair Katz asked if when saying “exception”, wasn’t the allowance of the nonconformity very specific for historic.

Attorney Paez read, “*A building in the historic district not meeting the standards for architectural style, unless given special approval by the Board for architectural or historic interest, shall be considered nonconforming.*” She added this is considered nonconforming. Something could be nonconforming even if not in line with architectural design standards due to architectural and historic interests.

Vice Chair Katz referred to a picture of the Cathedral, and noted the buildings didn’t have windows that go all the way to the ground. He asked if there was anything like that in the streetscape.

Ms. Bordegaray said she took photographs all the way down the street and none of them extend as far down to the sidewalk as this proposal.

Vice Chair Katz asked if the applicant could be made to comply with what was conditioned with the approval of the windows previously.

Attorney Paez felt the Board could require that, but she viewed it as a request for the Land Use Department to pursue as a Code Enforcement action.

Chair Rios clarified that she was saying Code Enforcement could do that, but the Board could not enforce compliance for that.

Attorney Paez offered to look at the enforcement of the Land Use Code. She didn’t recall seeing anything that gives the Board enforcement power. The Board could require the same action in this case with the new proposal. It would be appropriate to deny other changes given that that condition was not met.

Chair Rios said she couldn’t recall any downtown businesses that have divided light windows. They all have big panel windows regardless of whether under a portal or awning.

Ms. Bordegaray replied there are some divided lite windows, it varies. She said she is analyzing this property not the streetscape, but windows with divided lites are along the streetscapes. The applicant included photographs in the packet, along Old Santa Fe Trail in particular and the La Fonda Hotel has some large plate glass and divided lites as well.

Member Roybal said most of the windows are large without divided lites. Also, regarding enforcement, he didn't know if these are the original owners. He asked if this owner could be made to do something that was required of the previous owner 20 years ago. He could not see divided lites on large plate glass windows downtown.

APPLICANT'S PRESENTATION

John Padilla, PO Box 22986, Santa Fe, was sworn in. He said looking at the 2000 case he saw familiar names on the Board, including his own. This tenant, his client, has been a tenant in the building for about four years. This was done with the previous owners not this one. Also, he wanted to clarify there were two exceptions requested, but he has only requested one exception for glazing larger than 30 inches. He wasn't asking for exceptions for the massing and fenestrations. The drawings shown by Ms. Bordegaray with redlines and information were his calculations on massing, and openings and fenestration are well below the 40% massing requirement, even with their modifications.

Ms. Bordegaray replied that staff had only reviewed the one exception for exceeding 30 inches in dimension, but there were no other exceptions reviewed.

Mr. Padilla described the windows on the street noting the varied window both with and without divided lights adjacent to the project. He noted the requirements for openings-to-mass and that the project is below all requirements.

He stated he was aware when he was on the Board a condition of approval was divided lite windows. The windows were installed but he did not know what happened, and the current status is there is no division. The front elevation has a wrap limiting the amount of glazing that can be seen. Once the vinyl wrap is removed, the height of the existing windows are 6 feet tall. The wrap gives a narrower presentation space.

He was aware they are extending a nonconforming condition. He offered to present an option to the Board either now or prior to their final deliberation.

Chair Rios said she preferred he present the option now.

Mr. Padilla said he was aware of the concern about follow-through. He and his client discussed in regard to being denied or tabled this evening, the ability to provide

divided lites in the windows and doors so they do not exceed the 30 inch dimension. He asked that the Board consider that as a possible condition of approval.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked if known whether the current owner is the same as the tenant from 20 years ago.

Ms. Bordegaray said she couldn't determine they are not the same. She did not believe the owner had changed.

Mr. Padilla indicated in a number of the downtown structures, the tenants in them are not the owners. He doesn't know if his client was the tenant at the time.

Member Bienvenu noted that the application states it was submitted by Mr. Padilla on behalf of the owner and the tenant. He asked to confirm that Mr. Padilla did not know the owner.

Mr. Padilla replied his only contact and work has been with the current tenant, Mark Suleman.

Member Bienvenu asked staff if permissible for the tenant to be the sole applicant for the project without the owner's involvement.

Attorney Paez replied that Land Use Code states, unless otherwise specified in Chapter 14, "May be filed by a) the owner, or b) the owner's authorized agent with written authorization; c) a Land Use Board or d) the land-use director. She thought typically in a landlord/tenant situation they have asked for authorization from the owner to the tenant. Also, the tenant could also designate an agent. She said there may be another section she is not aware of.

Mr. Schwab added he knows from practice that the application form includes space for the owner to sign an affidavit and allows a representative to act on the owner's behalf.

Member Bienvenu thought it would be strange to have the tenant requesting approval without the owner's consent to do this on their behalf. He thought the Board should have written authorization in every case.

He said regarding the divided lites, that is a far preferable solution. Only two properties shown are similar to this with windows from sidewalk to lintels, and the one on Don Gaspar doesn't really relate. Also, it isn't relevant about the inside floor since the importance from staff's perspective was how close this is to the sidewalk in comparison

to others on the Plaza. He thought the divided lites would ameliorate the problem significantly.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with a lot of what Member Bienvenu said. A lot has to do with the harmony of the streetscape and almost no other windows go to the sidewalk. It isn't in harmony with the area. She said if they do allow the window to go to the sidewalk level, having divided lights will make it more acceptable. She thought regardless the Board should require divided lites.

BOARD DISCUSSION

Vice Chair Katz said he couldn't see how to proceed without authorization from the owner. It may be the owner may not want the Board looking at why the conditions of approval were not followed and incurring enforcement.

Member Bienvenu commented it is a problem that procedure was not followed, and the Board needs written consent from the owner.

MOTION: In Case 2021-003611-HDRB. 84 E. San Francisco, Member Bienvenu moved to postpone until written consent by the owner is put into record.

Member Katz asked if Member Bienvenu would consider a motion to dismiss because this as not properly before the Board.

Member Bienvenu said he felt staff could point the need for written consent out to the owner. He presumed this was an oversight on the part of the owner. Either the owner consents or he does not, and this is now in the applicant's hands to get written authorization.

Vice Chair Katz seconded the motion.

VOTE: The motion passed by majority (5-1) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and Member Roybal voting against.

Ms. Bordegaray asked for clarification for staff.

Member Bienvenu said his motion is to postpone unless and until there is written consent from the owner.

Mr. Padilla asked clarification if postponed to a specific date or when they have the information.

Chair Rios explained when he has the information ready, and the owner has authorized the project.

Mr. Padilla asked the deadline for the next agenda.

Ms. Bordegaray replied tomorrow at 11 a.m.

Chair Rios explained if Mr. Padilla could get everything to Ms. Bordegaray by tomorrow at 11 a.m. this could be heard at the next hearing.

Ms. Bordegaray said tomorrow is the deadline for the hearing on June 22nd.

Mr. Schwab noted there is opportunity to postpone to a date certain and get around that deadline since it is just about a signature. The materials and the staff reports do not have to be redone.

Attorney Paez said that is correct, but the current status of the case is an approved motion and a final action. A Board member could move to reconsider that vote, and if successful a new motion could postpone to a date certain.

Member Bienvenu said he was fine with making a motion to a date certain.

MOTION: In Case 2021-003611-HDRB. 84 E. San Francisco, Member Bienvenu moved to reconsider his prior motion. The motion was seconded by Member Roybal.

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

Mr. Padilla thought he could provide the authorization before 11 tomorrow.

Mr. Schwab said a postponing to a date certain; the packet wouldn't change substantially.

Ms. Bordegaray said she would need to verify the affidavit by tomorrow.

Mr. Padilla said the only thing changing is the application form and he could provide that by 11 a.m.

Chair Rios said the packet and affidavit are due at 11 o'clock because they will now have divided lites.

Mr. Padilla confirmed the only two changes were the affidavit and the elevation showing the divided lights in the packet.

Ms. Bordegaray explained that means the application is changing. She would need to verify the authorization and the plans for the packet that have changed. The practicality of going to date certain is she must have all of the changes to the application and to the packet.

Chair Rios said the motion as discussed will be made to a date certain. They have discussed that Mr. Padilla will submit everything required to Ms. Bordegaray by 11 tomorrow. She suggested Ms. Bordegaray and Mr. Padilla communicate to ensure things go in the right direction.

MOTION: In Case 2021-003611-HDRB. 84 E. San Francisco, Member Bienvenu moved to postpone to June 8, 2021. The motion was seconded by Member Roybal.

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

Member Katz asked staff to research whether the current owner is the same as the owner in 2000, and if so, what action could be taken for noncompliance of the last approval.

Ms. Bordegaray said staff could do that.

I. DISCUSSION ITEMS

Attorney Paez presented a PowerPoint on Ethics and Open Government. She reviewed:

- The Open Meetings Act (OMA)

Ensuring that formation of public policy and conduct of government business occurs in a forum open to the public. She noted City Code encourages public comment.

- Inspection of Public Records Act (IPRA)

Creates a procedure and enforcement mechanism to ensure that people can gain access to public records. The information provided and exceptions were reviewed, what records are considered public and the custodial duties.

- The City of Santa Fe Code of Ethics

The City's Code of Ethics applies to public officials acting in a quasi-judicial capacity. The policy was reviewed including the conflicts of interest, and meeting procedures and standards.

- The procedures for Quasi-Judicial Proceedings and City Rules & Robert's Rules

The procedures and Roberts Rules were discussed including the process for motions, debates of motions, voting, motions to reconsider, points of order, customary actions such as a friendly amendment, where to find answers to questions.

J. MATTERS FROM THE BOARD

Chair Rios said she was going to being out for both meetings in June.

Vice Chair Katz indicated he would be available.

K. NEXT MEETING: Tuesday, June 8, 2021

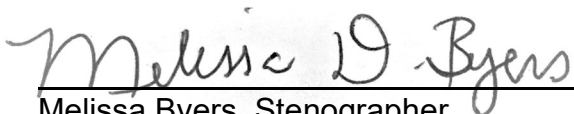
L. ADJOURN

Chair Rios adjourned the meeting at approximately 9:54 pm,

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

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

Case #2021-3387-HDRB

Address – 220 Otero Street

Agent's Name – Architectural Alliance

Owner/Applicant's Name – Otero Partners, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 25, 2021.

BACKGROUND

220 Otero Street is a property with two Territorial Revival style buildings which were reviewed by the Board for historic status in 2017. The Applicant proposes to remodel the property so that it may serve as a hotel. In April 2021, the Board approved a design that required exceptions to alter the contributing McKee Office Building and to build a free-standing casita. The Board postponed a decision on the proposed addition to the noncontributing garage and annex building, requesting redesign.

The noncontributing annex building (caretaker’s residence) and garage are located to the northeast of the office building. The building is approximately 3,054 square feet and is built in the Territorial Revival style. Additions to the building have Territorial Revival details. The residence and the garage were once separate buildings. They may have been joined together in the 1980s. The second story addition was also added in the 1980s, and the doors and windows were replaced at that time as well. This building, formerly two buildings, has undergone a great degree of change over the course of its history, although an attempt has been made to create continuity between it and the office building through the Territorial Revival character noted on the building.

At this hearing, the Applicant returned to the Board with a revised design. The Applicant proposes to add 12,784 square feet to the existing 2,971 square foot of the garage and annex building. Square footages given are for the footprint and include portals and heated space. The garage and annex is an existing two-story structure, and the proposed addition is also two stories. The height of the addition will be 24’-0” which is 10” lower than the existing height of the existing garage and annex.

The Applicant presented the following revisions from the previous application considered on April 13, 2021:

1. The hallway between units #202 and #203 on the second floor is now an open breezeway with a lower roofline to break up the length of the building.
2. The portal at units #105 and #205 was widened and shortened to accommodate a chair.
3. Stone was added at the portals of units #107 and #207.
4. The south façade of units #110 and #210, near the west walkway to the existing main building, has been relocated so that it is 17’-6” to the north of the walkway, to open up the view of the main building from Washington Ave.

5. The south portal of units #110 and #210 near the west walkway to the existing main building has been moved 3'-0" to the north and reduced to a single-story structure.
6. The total heated square footage was reduced by 1,882 square feet.

The Applicant proposed the following finishes for all structures:

- Stucco will be Sto "Suede."
- Window and door cladding, fascia, metal columns, and railings will be Pella "Iron Ore."
- Paint color for existing brick on the McKee Office Building and the garage and annex will be Sherwin Williams "Utaupeia."
- New brick coping will be Kenney Brick "Charcoal and Chocolate Blend."
- Areas with stone veneer will be "Suede Rubble."

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the application and found that it complies with SFCC Sections 14-5.2(D), General Design Standards for All Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to 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 8th DAY of JUNE 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

June 8, 2021
Date

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

Case #2021-003641-HDRB

Address – 459 Camino Manzano

Agent’s Name – Martinez Architecture Studio

Owner/Applicant’s Name – Carolyn Kenny and Craig Smith

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 25, 2021.

BACKGROUND

459 Camino Manzano is a single-family residential structure constructed in a Spanish Pueblo Revival Style with noncontributing status to the Downtown and Eastside Historic District. Dating from the 1930s, it has seen heavy renovations, so that almost nothing of the historic structure is visible. To the west of the house is a freestanding carport from the 1990s consisting of a stuccoed wall, round wood supporting posts, and a flat roof with vigas.

At this hearing, the Applicant proposed the following items:

1. Demolish the existing carport and construct a 565 square foot garage to a height of 13 feet. The maximum allowable building height is 14 feet 8 inches. The stucco will be El Rey “Pueblo”, the same as the existing house, and the windows will be turquoise to match the house as well. The garage door will be stained a natural wood color. Small wooden gates with natural color stain will connect the inner and outer garden areas;
2. Construct a freestanding kiva fireplace in the front garden of the house; and
3. Construct a new front gate of wood, colored turquoise to match the house doors and with a stucco frame.

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 that the demolition should be approved because staff found that the demolition standards in SFCC Section 14-3.14(G)(1) had been met. Staff recommended approval of the other aspects 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 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. In determining whether to grant an application for demolition in an historic district, the Board must consider and balance three factors set forth in SFCC Section 14-3.14(G)(1): “(a) Whether the structure is of historical importance; (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and (c) The state of repair and structural stability of the structure under consideration.”
7. The Board agrees with Staff’s recommendation concerning the application of the demolition factors and finds that the factors weigh in favor of granting the demolition request for the reasons set forth in the Staff Report and exhibits.
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 demolition request, as recommended by Staff.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 8th DAY of JUNE 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

June 8, 2021
Date

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

Case #2021-3609-HDRB

Address – 816 Camino Atalaya

Agent’s Name – Colleen Gavin

Owner/Applicant’s Name – Jill and Ray Weeks

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 25, 2021.

BACKGROUND

816 Camino Atalaya is a vacant lot at the end of Camino Atalaya to the north of an existing residence at 819 Camino Atalaya, adjacent to the School for Advance Research (SAR). The existing house and the vacant lot share the driveway along the west side of the property. The proposal consists of the following elements.

1. New construction of a single-story 2,971 square foot building on a 21,118 square foot lot in the Spanish-Pueblo Revival style. It will have rounded massing, stepped at various levels to accommodate site slope, which descends to the north toward the arroyo. The height of proposed residence ranges from 13’-5” to 18’-4” where the maximum allowable height is 18’-8”. The new building will feature low buttresses at its corners and two portals with fireplaces. The portals will have wooden posts, beams, and exposed vigas, stained medium brown. Windows and doors will be a combination of wood and steel. Proposed wood windows will have divided lights and will be stained in a medium brown hue. Steel windows will be finished in an oil-rubbed bronze matte paint finish. All doors will be wood.
2. Two courtyards with low 2’-6” to 4’-6” high stuccoed walls at the south and west elevations. A 6’ coyote fence is proposed along a section west property line. Yard walls will include about 3’ retaining walls.
3. Hardscaping, planters, pathways, and steps will not be publicly visible.
4. Reconfigure the existing parking by shifting the parking area to east/west and install a vehicular gate. The vehicular gate will stained wood with stuccoed pilasters and metal hardware. The gate will not exceed 3’- 5” high; pilasters will be 4’-8” in height. The proposed gate will be located approximately 30’ from the street.
5. Eight low profile skylights are proposed.
6. Exterior walls and portals will be finished in El Rey “Adobe” cementitious stucco and natural stone veneer.

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 it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to 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. The Applicant proposes to construct a new building.
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 all items as set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 8th DAY of JUNE 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

June 8, 2021
Date

June 7, 2021
803 Camino Atalaya
Santa Fe, NM 87505
505-577-1176
lbdajax@aol.com

Historic Districts Review Board, c/o Nicole Thomas
200 Lincoln Ave.
Santa Fe
NM 87501

To the Historic Districts Review Board,

My wife, Laura Chancellor, and I, Larry Archibald, wish to comment on the upcoming proposed approval for Case #2021-3609-HDRB, concerning a new home at 816 Camino Atalaya.

We are residents at 803 Camino Atalaya, immediately adjacent to 816, and have been since 1986. Our home, designed by John Gaw Meem and built in 1928, was referenced several times in the presentation made by Jenkins Gavin, Inc.

We have two objections to the about-to-be-approved project. Our first objection is that the notification sign for the H Styles meeting on May 25th of this year was posted in a place on Camino Atalaya, where it is very difficult to see. The subject property is the last house on a dead-end street, and the location of the sign was set back from the edge of Camino Atalaya by some 24 feet, where it was partially obscured by vegetation.

This almost guaranteed that no one would see the notification sign unless one already knew it was there and was looking for it. This is hard to understand, given that the property has many locations much closer to Camino Atalaya – some are literally at the edge of Camino Atalaya -- where the sign would have been very easy to see, as have been other notification signs on our street.

The result of this sign location is that we had no knowledge of the meeting taking place on May 25th, nor did we know that there were new owners of the property, nor did we know that any construction was planned for either 819 Camino Atalaya or 816 Camino Atalaya.

Our second objection concerns the siting of the new home at 816 Camino Atalaya. There is a very healthy, approximately 80-year-old, Ponderosa Pine tree, some 60 to 70 feet tall, situated within 3.5 feet of the property line between 803 and 816 Camino Atalaya. The proposed siting of the new home situates one of its walls at 5.5 feet to the east of our shared property line. The branches of the tree, which are a reasonable estimate of the distance its roots extend from its trunk, extend 8 to 9 feet into the property at 816 Camino Atalaya.

The trenching for the footings for the new walls pose a great risk of cutting or otherwise harming this tree's roots, and the concrete work that takes place at the footings, and in the immediate proximity of the house, also poses a significant risk to the tree. Such concrete work right next to an existing tree is well known to cause tree death in many cases. In addition, the tree poses real danger to the new house, particularly if the tree dies.

Our request is that the new home at 816 Camino Atalaya be moved 15 feet to the east so as to protect the historic tree located at the eastern property line of 803 Camino Atalaya. There appears to be sufficient room to the east on the lot to accommodate such a move.

Respectfully,

Larry Archibald
Laura Chancellor
505-577-1176
505-577-7837









City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003668--HDRB

Project Description:

Project Location(s): 848 DON CUBERO AVE
Santa Fe, NM 87505

Contacts:

Property Owner: Mary L Ellis

ellis.lou990@gmail.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: ca. 1928

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 8, 2021
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-003368-HDRB

Address: 848 Don Cubero Avenue
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [list other attachments]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [list other attachments]

STAFF RECOMMENDATION:

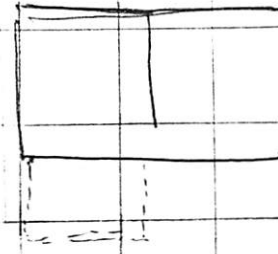

1. Staff recommends designating the south and east façades of the main house as primary.
2. Staff recommends retaining the Contributing status of the garage
3. Staff recommends designating the east façade of the garage as primary.

BACKGROUND & SUMMARY:

848 Don Cubero Avenue is a single family residential structure and a garage to the rear, both built in a Spanish Pueblo Revival Style in around 1928, and both with contributing status. The applicant requests primary façade designation.

The main house is constructed of adobe and stuccoed over. It faces east to the public street and has an entry portal on this front façade. Prior to 1992 an addition was constructed in the rear. The windows are from 1992 and one window opening was increased downwards (window 5 on the south façade) at that time or thereafter. Prior to 1992 an addition was constructed in the rear. In the opinion of staff, its character-defining features are the east-facing portal as well as the stepped parapet and the rhythm of the window openings on the south façade.

The accessory structure, a former garage, is constructed of pen tile. In 1992 it still retained its historic wooden garage doors with a lintel. These were replaced with double hung windows and a wooden pedestrian door, however the lintel may be the original. It appears to have been stuccoed at around the same time. Despite changes in the openings, its history as a garage, including its original massing and the garage-door lintel, are character-defining and legible.

building threatened? yes	surveyed date 5-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 607	UTM reference zone 12 (13)	easting 44910
location description 848 Don Cuervo		city/town Santa Fe	
building name		land grant/reservation	
legal description tnsp N S range E W sec 1/2 1/2		building site plan	
film roll by E.T. no. 19	negative nos. 21	loc. of neg. City of Santa Fe	 <p>street</p>
		date of construction estimate 1912-28 actual source City Directory use residential present residential other historic residential other	
style	foundation material n/v	condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deteriorating	
	wall material/surface stucco	degree of remodeling <input checked="" type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> major describe:	
architectural features wd. d/h / over 1 parapet porch w/ canale		surroundings res. relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar district potential <input checked="" type="checkbox"/> yes <input type="checkbox"/> no significance <input type="checkbox"/> significant <input checked="" type="checkbox"/> contributing <input checked="" type="checkbox"/> supporting <input type="checkbox"/> intrusive	
comments		associated buildings? <input checked="" type="checkbox"/> yes what type? garage if inventoried, list ID nos.	
1925 cd - 850 - Harrington SP distery		see back? <input type="checkbox"/> yes	
1936 cd - 850 - Morgan FH Island			



May 11, 2021

Daniel Schwab
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE:848 Don Cubero
Status Review

505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

Dear Daniel,

On behalf of my client, Lou Ellis, I request a status review by the HDRB of her property at 848 Don Cubero at the meeting on June 8, 2021. In particular we would like the board to designate the Primary Façade(s) of the residence and consider the status of the accessory structure(former garage) separate from the residence.

In this submittal I provide:

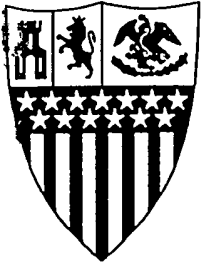
- Narrative of the history of the property and buildings
- Site plan
- Notated photos
- Documents from the Historic Division files concerning this property that you provided to me

Please feel free to call or email me with any questions or comments about this application. I will be present at the HDRB on behalf of the owner for this status review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Will McDonald", is written over a faint, light blue watermark of a fish.

Will McDonald



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor

Isaac J. Pino, City Manager

Councilors:

Larry A. Delgado, Dist. 1

Debbie Jaramillo, Dist. 1

Bernie Beenhouwer, Dist. 2

Ouida MacGregor, Dist. 2

Councilors:

Carlos A. Gallegos, Dist. 3

Frank Montaño, Dist. 3

Peso Chavez, Dist. 4

Phil Griego, Mayor Pro Tem

Dist. 4

Case #H 92-35

Meeting Date March 23, 1992

Project Address 848 Don Cubero Avenue District Don Gaspar

Agent Richard Sahlin Address 328 Staab Street Phone 982-3732

Owner Bobby Fleming Address 815 Allendale Phone 984-8036

PUBLICLY VISIBLE FACADES: () NORTH () SOUTH (X) EAST () WEST

HISTORICAL SIGNIFICANCE: NUMBER 607 AREA NO. 10 AGE c. 1928

() SIGNIFICANT (X) CONTRIBUTING () NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED () SURVEY SHEET NOT AVAILABLE () NOT SURVEYED

APPROVAL REQUIREMENTS: () NEW CONSTRUCTION () EXTERIOR RENOVATION

() DEMOLITION () BASAL SQUARE FOOTAGE _____

PROPOSAL: Wholesale window and door replacement, restucco.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on March 23, 1992, acted on the above referenced case. The decision of the Board was to () approve, (X) conditionally approve, () table, () deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

That all wood windows be double hung, with tru divided lightes, with a three (3) over one (1) configuration to match the existing window units as closely as possible

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)



EAST ELEVATION

STRUCTURE AS VIEWED FROM DON CUBA RD SW





South elevation

AS VIEWED FROM

DRIVEWAY

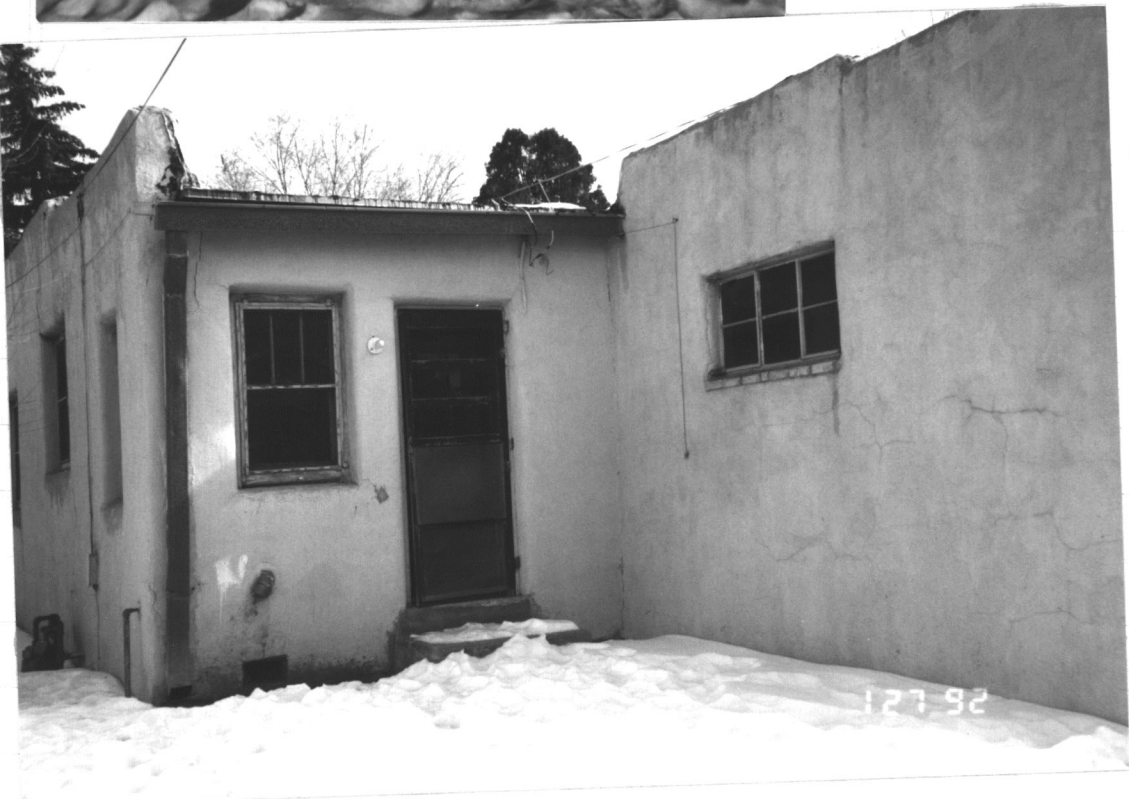


FRONT ENTRANCE
AT PORTAL

AS VIEWED FROM
DON CUBERS ST.



South Elevation
AS VIEWED FROM
DRIVEWAY



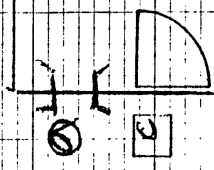
WEST
ELEVATION
AS VIEWED
FROM
BACKYARD

127 92

127 92

848 DON CUBERO ST.

③ ()



④ ()

⑤ ()



⑥ ()



REPLACE WINDOWS 1 THRU 9/
REPLACE DOORS + SCREEN DOORS A TRAO C

⑧ ()

① ()

A

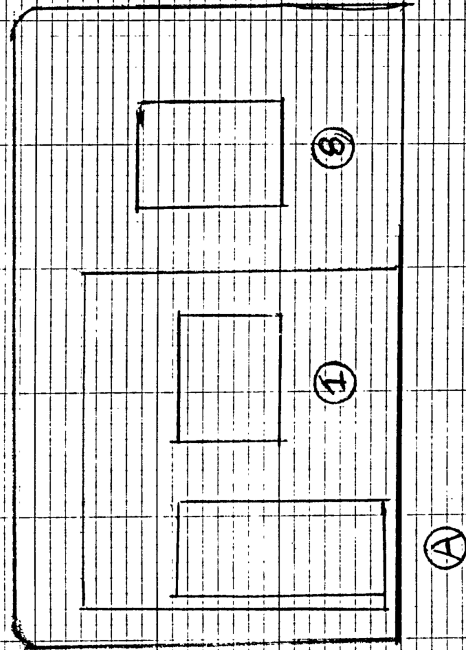
- Process of Land Use -

<input type="checkbox"/>	Historic Design Review	Review	had all wood work with
<input type="checkbox"/>	Landmarks Review	had all wood work with	had all wood work with
<input type="checkbox"/>	Escarpment Arch. Review	had all wood work with	had all wood work with
<input type="checkbox"/>	Approval	had all wood work with	had all wood work with
<input type="checkbox"/>	Comments: Approval	had all wood work with	had all wood work with
<input type="checkbox"/>	Rejection	had all wood work with	had all wood work with
<input type="checkbox"/>	Name	had all wood work with	had all wood work with
<input type="checkbox"/>	DATE	had all wood work with	had all wood work with

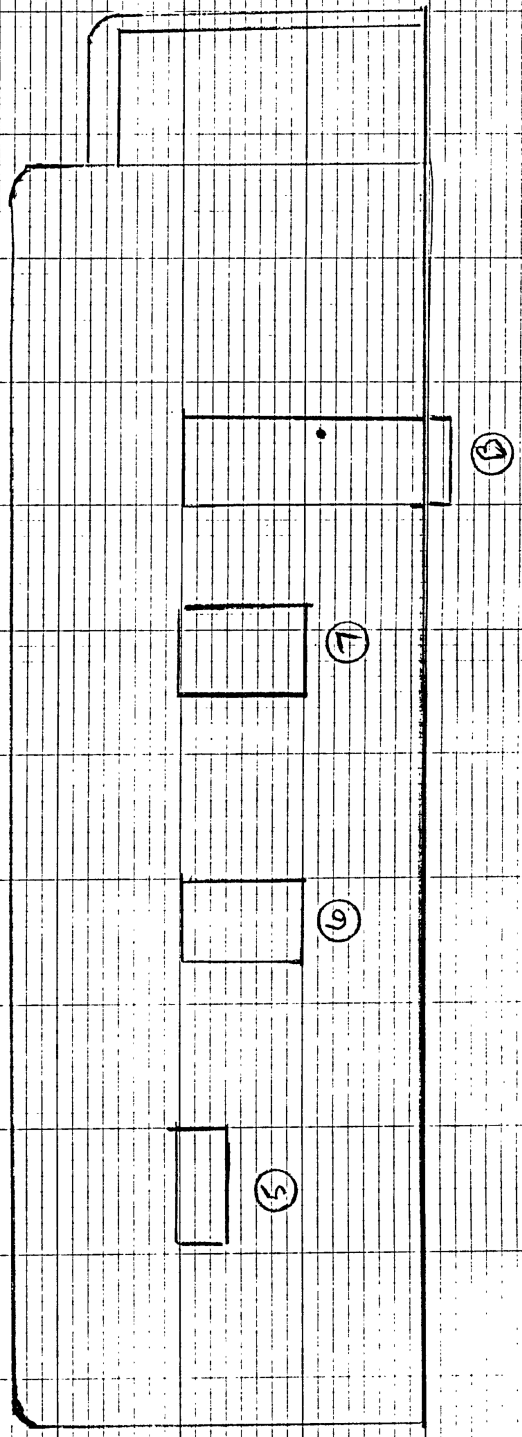
3-23-92

REPLACE

EAST ELEVATION

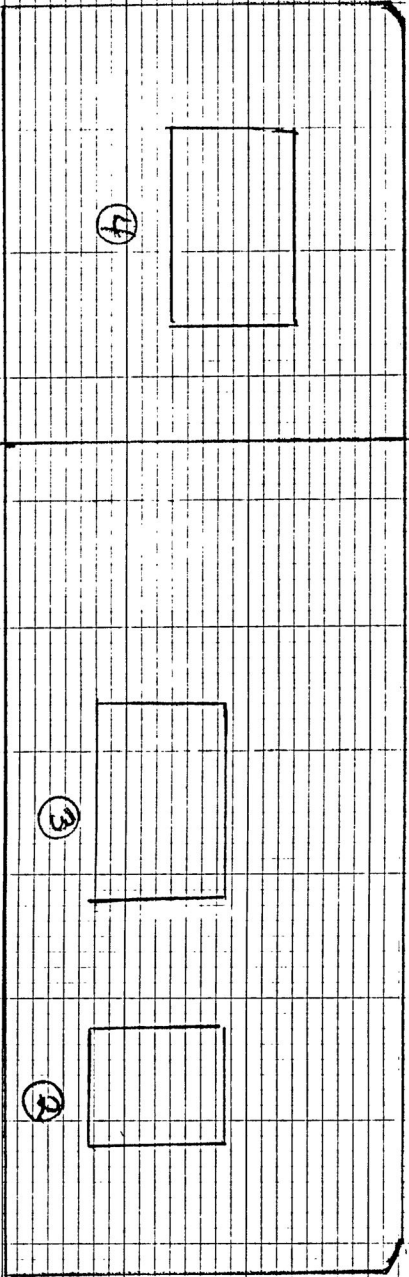


South Elevations



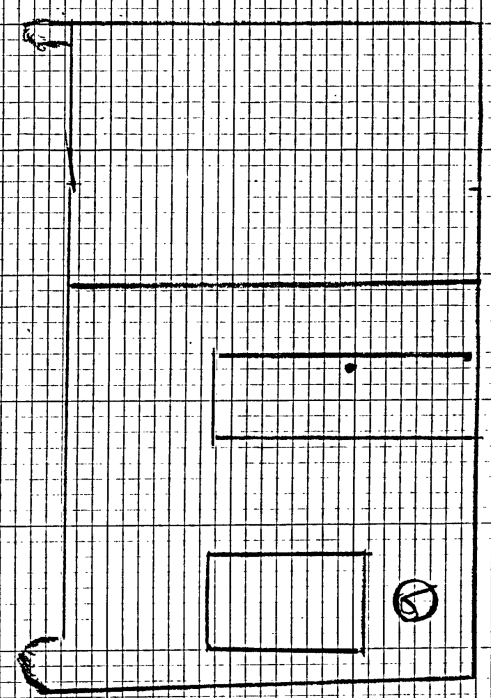
NORTH

ELEVATIONS



N
OFF SET
SIDE FLOOR
PLAN

WEST
ELEVATION



N
OASPT
SEE FLOOR PLAN

City of Santa Fe, New Mexico

memo

DATE: March 23, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 92-35 ADDRESS 848 DON CUBERO AVENUE

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input checked="" type="checkbox"/> Case Synopsis	<input checked="" type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Guidelines	<input checked="" type="checkbox"/> Vicinity Map
<input checked="" type="checkbox"/> State Historical Survey Sheet	<input checked="" type="checkbox"/> Site Plan/Floor Plan
<input type="checkbox"/> Minutes of _____	<input checked="" type="checkbox"/> Photographs
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Elevations
	<input type="checkbox"/> Other _____

STAFF RECOMMENDATIONS:

The attached proposal includes the wholesale replacement of the existing multi-lite wood windows and their replacement with one-over-one double hung windows. Though not required in this historic district, snap-in muntins may be applied at a later date. The proposal also calls for exterior restuccoing in an earth-tone color.

While the proposal appears to meet the current design requirements of the Don Gaspar Historic District, staff has concerns regarding the wholesale replacement of the historic window units.



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

984-6700

DON GASPAR HISTORIC DISTRICT
CASE SYNOPSIS

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE NO. 92-35 PROJECT LOCATION 848 Don Cubero Ave

PUBLICLY VISIBLE: N () S () E () W ()

1. MATERIALS/COLORS: Applicable () Not Applicable ()

a. Exterior Wall Materials stucco -

b. Color buff/brown

c. Accents wood windows - twg., to be painted "SF Blue"

Complies () Does Not Comply ()

Staff Comments: _____

2. ROOFS: Applicable () Not Applicable ()

a. Roof Type and Slope flat

Complies () Does Not Comply ()

Staff Comments: _____

3. SOLAR FEATURES: Applicable () Not Applicable ()

a. Energy Conserving Strategies _____

b. Screening Methods _____

Complies () Does Not Comply ()

Staff Comments: _____

4. EQUIPMENT: Applicable () Not Applicable ()

a. Type of Equipment _____

b. Screening Methods _____

Complies () Does Not Comply ()

Staff Comments: _____

5. WALLS/FENCES: Applicable () Not Applicable (✓)
Complies () Does Not Comply ()
Staff Comments: _____

6. GREENHOUSES: Applicable () Not Applicable (✓)
a. Method of Integration _____
Complies () Does Not Comply ()
Staff Comments: _____

7. FRONT YARDS: Applicable () Not Applicable (✓)
a. Parking _____
b. Landscaping _____
Complies () Does Not Comply ()
Staff Comments: _____

8. REZONING: Applicable () Not Applicable (✓)

HISTORIC DESIGN REVIEW BOARD ACTION

Approved () Deny () Table () Conditionally Approved (✓)

CONDITIONS:

3.23-92

that all wood windows be double
hung, true divided lights with
the three over one to match the existing
ones as much as possible

14-73 DON GASPAR AREA HISTORIC DISTRICT.

14-73.1 Short Title. This section shall be known and cited as the "Don Gaspar Area Historic District". (Ord. #1983-47, §1; SFCC 1981, §3-29D-1)

14-73.2 District Established. There is hereby established the Don Gaspar area historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" (See Plate 14) and as shown on the official map located in the city planning division. (Ord. #1983-47, §2; SFCC 1981, §3-29D-2)

14-73.3 District Standards. Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unsmoothed concrete block or unsmoothed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

B. Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

C. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

- (1) Raising the parapet;
- (2) Setting back from the edge of the roof;
- (3) Framing the collector with wood;

4. DON GASPAR AREA HISTORIC DISTRICT

(Section 14-73.1 to 14-73.5, SFCC 1987; pgs. 1665 - 1667)

Board reviews publicly visible projects, such as new construction, renovation, additions, remodeling and demolition of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco colors), that are publicly visible or not.

Because this district does not have one characteristic style, the ordinance does not require any particular architectural style. However, it does prohibit elements such as: aluminum, metal or unsmoothed concrete walls; folded plate roofs; unsmoothed roof-top solar or mechanical equipment; and rolled plastic or corrugated fiberglass greenhouses. Exterior wall materials must be stucco, brick, stone or wood; colors are also regulated.

- (4) In the case of pitched roofs, by integrating the collector into the pitch;
- (5) In case of ground solar collectors by a wall or vegetation;
- (6) In the case of wall collectors by enclosing by end or other walls;
- (7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

E. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unsuccessed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

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

G. For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

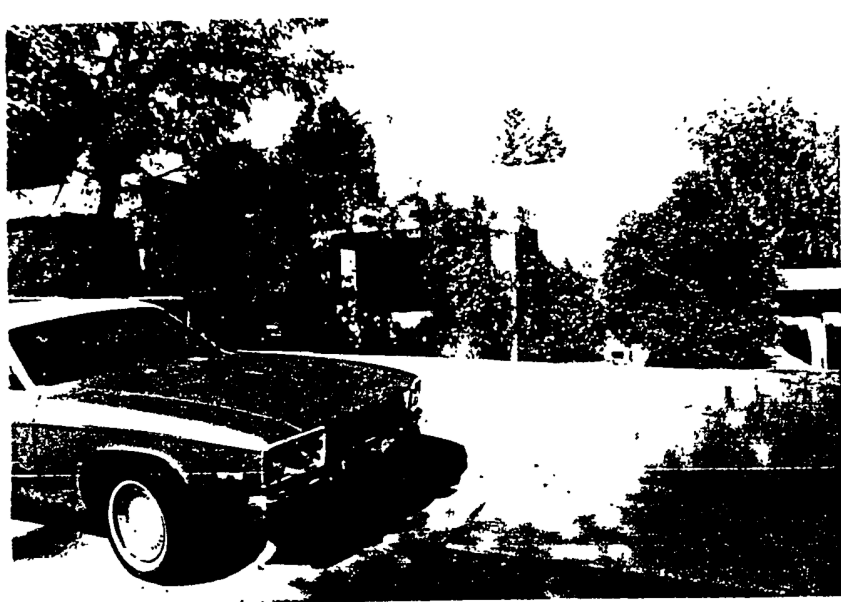
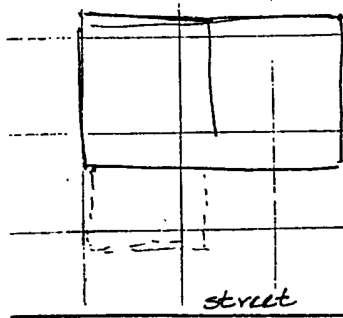
H. For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

I. As a condition of any rezoning all applicants shall provide evidence of sufficient off-street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.
(Ord. #1983-47, §3; SFCC 1981, §3-29D-3)

14-73.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby made applicable to the Don Gaspar area historic district. (Ord. #1983-47, §4; SFCC 1981, §3-29D-4)

14-73.5 Walls; Fences; Solar Collectors; Administration.
Applications for erection, alteration or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. #1983-47, §5; SFCC 1981, §3-29D-5)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	survey date 5-82 by E.T.	county Santa Fe	ID no. 051600
field map number Don Gaspar Neighborhood	607	UTM reference zone 12	easting 4.5 northing 11
location description 848 Don Cubero		city/town Santa Fe	
building name		legal description tnspl N S range E W sec 1/2 1/2	
film roll by E.T. no. 19	negative nos. 21	29H	loc. of neg. City of Santa Fe
			
		date of construction 1938 estimate 1912-28 actual	
style		foundation material n/v wall material/surface stucco	
architectural features		condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deteriorating	
wd. d/h lower parapet porch w/ canopy		degree of remodeling <input checked="" type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> major	
comments		describe: surroundings Res.	
		relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar	
		district potential <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
		significance <input type="checkbox"/> significant <input checked="" type="checkbox"/> contributing	
		<input checked="" type="checkbox"/> supporting <input type="checkbox"/> intrusive	
		associated buildings? <input checked="" type="checkbox"/> yes what type? garage	
		if inventoried, list ID nos.	
1925 ca - 55c - Garza - 511 1st St NE 1936 ca - 8'50 - Morgan - 711 1st St NE		see back? <input type="checkbox"/> yes	

3/2/92

To whom it may concern;

This letter refers to the structure at 848 Don Curro St. We propose to replace all old cottage windows and screen

doors. We propose to use Marvin, or a similar brand to accomplish this. We propose to use all Double Hung style wood windows. We also propose to maintain all "Bullnose" effects now present. We also propose to re-stucco entire

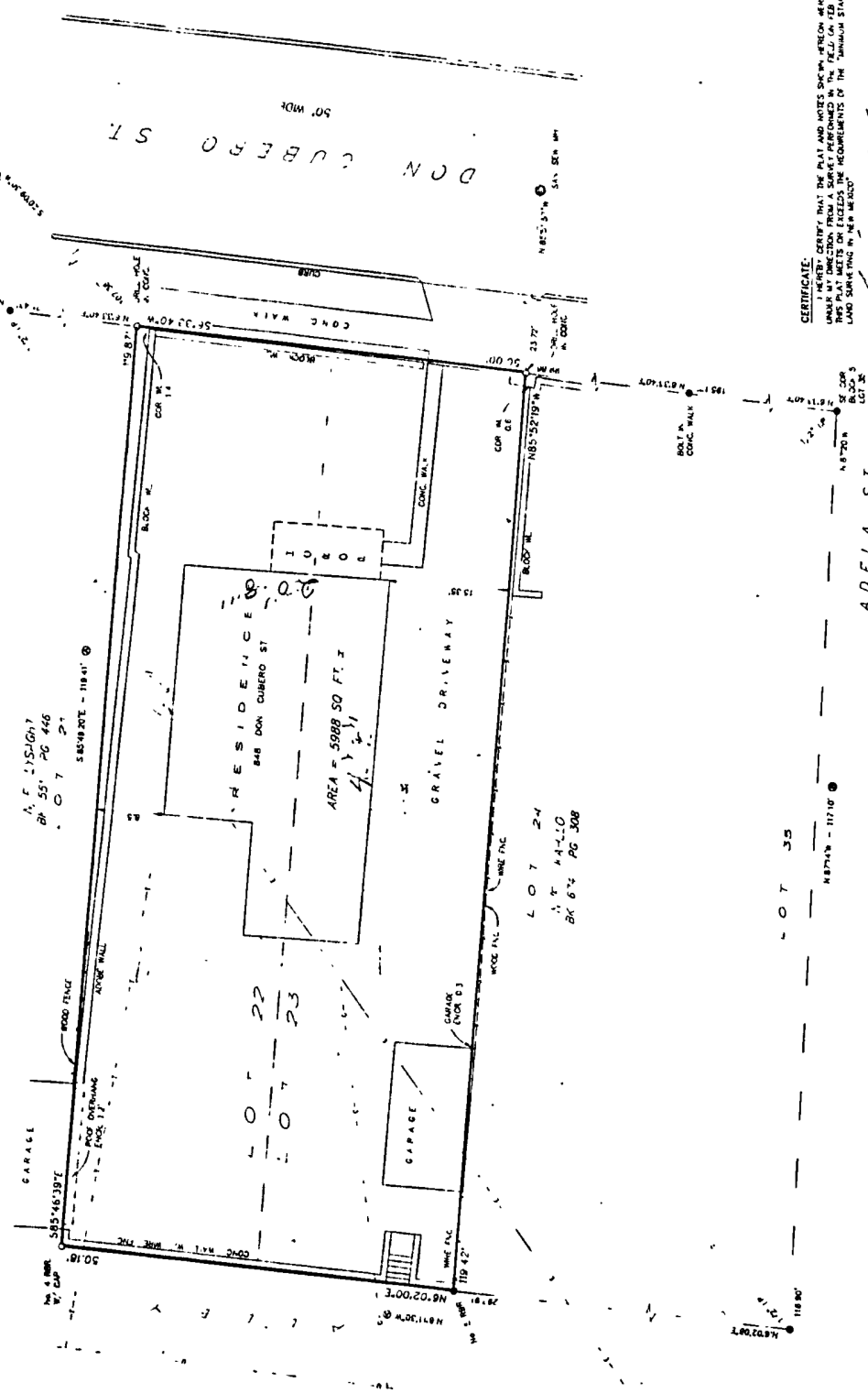
Building. It would be netting, scratch & brown coat, and then finish with the color coat. The color coat has not been chosen at this time. It would probably either be Palmdale Buff or Desert Adobe.

I believe the building to exist since the mid 50's. It is a combination of Adobe and terra tile. There is a room addition in the rear, that appears to date to possibly mid 70's. I find the structure to be sound and anticipate no problems

Respectfully Submitted Richard Sallie

**PLAT OF SURVEY FOR
THE ESTATE OF KIRBY K. KENNEDY
LOTS 22 & 23 BLOCK 5
DON DIEGO ADDITION**

A CERTAIN TRACT OF LAND, LYING AND BEING SITUATE AT 848 DON CUBERO ST BEING
LOT 22 AND LOT 23 OF BLOCK 5 OF THE DON DIEGO ADDITION, CITY
OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO-WIT:
BEING THE WEST CORNER OF BLOCK 5 OF THE DON DIEGO ADDITION, BOUNDARY
BY A 1/2" WIDE PAVEMENT AT THE INTERSECTION OF DON CUBERO ST
AND ADELA ST, A DISTANCE OF 28.03 FEET, TO THE TRUCK POINT AND PLACE OF
ADELA ST, BEING NEARLY 1/2" A DISTANCE OF 28.03 FEET, TO THE TRUCK POINT AND PLACE OF
ADELA ST, TO THE SOUTHWEST CORNER OF THE TRACT BOUNDARY BY A 5" WIDE DRIVE
A DISTANCE OF 50.18 FEET, TO THE NORTHWEST CORNER OF THE TRACT BEING 58.84 FEET
A DISTANCE OF 50.00 FEET, TO THE TRUCK POINT AND PLACE OF RECORDING,
CONTAINING AN AREA OF 5988 SQ. FT. MORE OR LESS, ALL AS SHOWN ON THIS PLAT HEREON

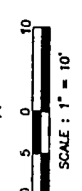


CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT AND NOTES SHOW HEREON WERE PREPARED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE SANITATION STANDARDS FOR
LAND SURVEYING IN NEW MEXICO.
RICHARD A. MORRIS REG. PROF. SURVEYOR, No. 1277

**HATO
MORRIS &
ASSOCIATES, INC.** Engineers • Surveyors • Planners
1945 CAMINO DE LOS LUJOS,
P.O. BOX 18110, SANTA FE, N.M. 87408-8110
PHONE: (505) 598-8100
FAX: (505) 598-8100

- NOTES:**
1. METERS FOR BAYS OF BALCONIES IS THE WEST SIDE OF DON CUBERO ST. (68.33' x 70') AS SHOWN ON AN IMPROVEMENT PLAT RECORDED IN PLAT NO. 1197B, AND RECORDED IN PL. 521 PG. 448 WITH THE SANTA FE COUNTY CLERK.
 2. DESIGNATES POINT FOUND AND USED, AS NOTED.
 3. DESIGNATES POINT SET BY THIS SURVEY.
 4. DESIGNATES FENCE LINE.
 5. DESIGNATES POWER POLE, W/ AERIAL UTILITY LINE.
 6. THIS PLAT IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, COVENANTS OR EASEMENTS OF RECORD.

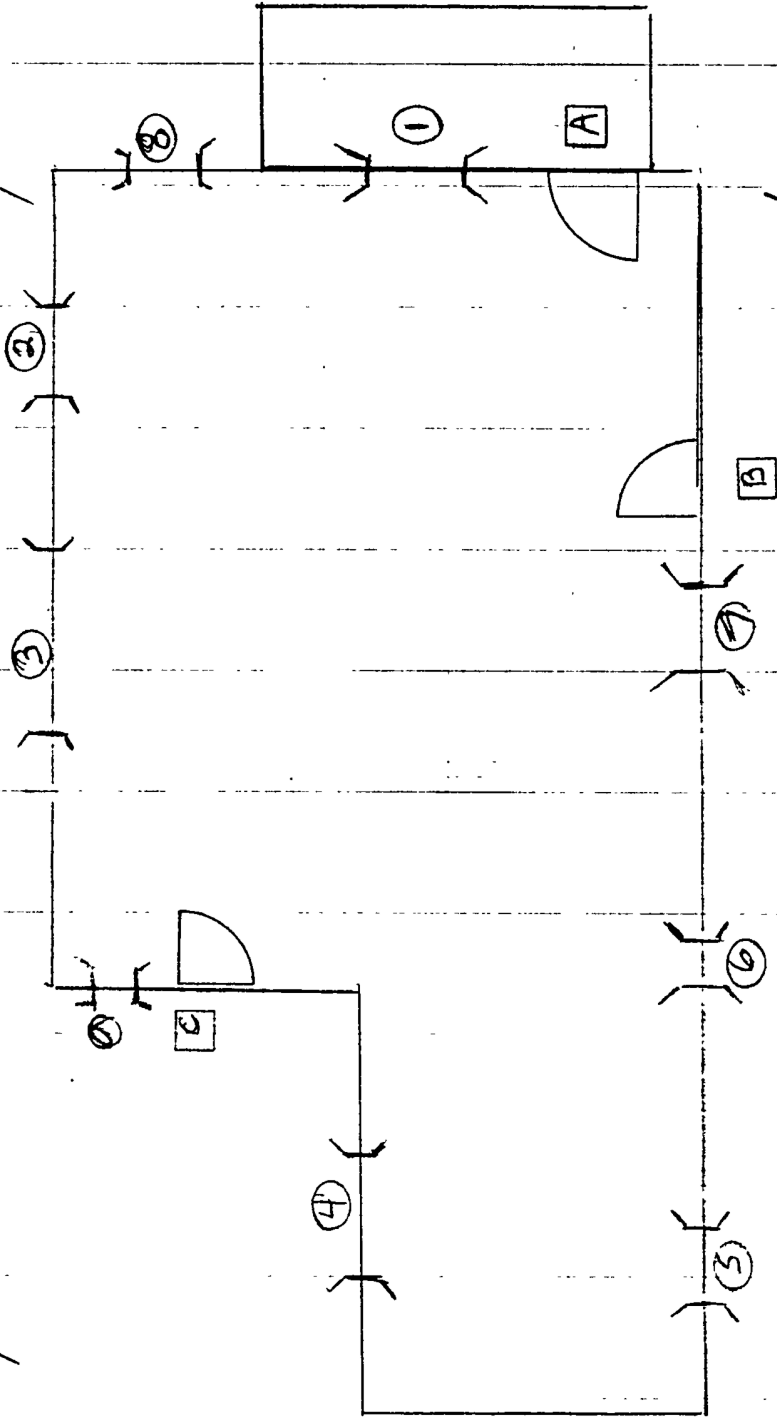
- DOCUMENT REFERENCE:**
1. DESIGNATES DATA AS PER DOCUMENTS INDICATED IN NOTE NO. 1 HEREON.
 2. MAP OF DON DIEGO ADDITION RECORDED IN PLAT NO. 1 PG. 141 ON 11 JAN 1913 WITH THE SANTA FE COUNTY CLERK'S OFFICE.
 3. PLAT ENTITLED THE "JOHN GREEN ADDITION BY WALTER G. TURLEY, DATED OCT 26 1948 ON FILE WITH THE CITY OF SANTA FE FILE NO. P-6



Handwritten notes: "24 copies", "85 x 11", "K", "11/11/11"

MARY WISS

848 DON CUBERO ST.



REPLACE WINDOWS 1 THRU 7
REPLACE DOORS + SCREEN DOORS A TRUNC

848 Don Cubero Avenue - Summary of Building History

This property is designated as Contributing in the Don Gaspar Historic District. The information from the Historic Division files is a New Mexico Building Inventory Form from 1982 and documents related to HDRB review in 1992. These documents are included in this submittal.

There is a residence and accessory structure on the property, both believed to be built around 1928. The residence is in a Spanish Pueblo Revival style consistent with many homes in the South Capital area. The residence is constructed of adobe with stucco that appears to be El Rey Buckskin. A small addition on the west (back) of the building was built of concrete block before 1992 according to the previous owner, Roberta (Bobby) Fleming. Windows were replaced in 1992 according to the HDRB documents. There are no divided lights. It should be noted that the south elevation drawings from 1992 show the shower window (window 5) as a high window existing at that time. That window was replaced with a window matching the height of neighboring windows on that façade. This building is obviously deserving of its Contributing status and we request that the board designate primary façade(s).

The accessory structure is constructed of pen tile with a stucco that matches the residence. Photos provided by the previous owner with a date of 12/7/92 show bi-parting wooden garage doors. These doors were replaced with a pair of double hung windows and a wooden entry door. The structure of the windows is similar to those on the residence and so it is likely this modification was done at or near the time of the window replacement on the residence.

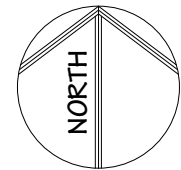
We request that the accessory structure be reviewed for status separate from the house in keeping with current practices of the HDRB and the Historic Division. The documents we have show no detail about how the buildings were reviewed for status, only checkmarks indicating Contributing status. The only historically characteristic quality of the accessory unit was the garage doors that were replaced by the current windows in door after 1992. It seems logical that this building should be designated as non-contributing.

The owner's intention is to build an addition to the north side of accessory structure leaving the street facing east façade intact. A submittal to the HDRB for this addition will follow.

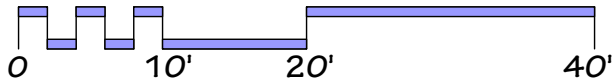
ALLEY



DON CUBERO AVENUE



SITE PLAN



848 DON CUBERO AVNUE



East Elevation-Street facing



South Elevation-viewed from street

848 Don Cubero



South Elevation



Partial South Elevation

848 Don Cubero



West end of South Elevation



West Elevation

848 Don Cubero



West and North Elevation viewed from northwest corner



West Elevation viewed from northeast corner

848 Don Cubero



East (front) elevation

Garage/Accessory Unit
1992 Photos provided by
previous owner Roberta
Fleming



North elevation

848 Don Cubero



Accessory Unit viewed from street



Accessory Unit-East Elevation



Accessory Unit-North Elevation



Accessory Unit-North and West Elevation

848 Don Cubero



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003535--HDRB

Project Description: Case 2021-003535-HDRB. 910 Old Santa Fe Trail. Downtown and Eastside Historic District. Mark Brotton, agent for Elza and Michael Gross, request an addition, yard wall alterations, and hardscaping on a non-contributing property.

Project Location(s): 910 OLD SANTA FE TRL
Santa Fe, NM 87505

Contacts:

Applicant: LIVING WATER IRRIG & LAND LLC kristina@livingwatersf.com
2441 CAMINO CAPITAN
SANTA FE, NM 87507

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: no number

Year of Construction: unknown

Project Type: Remodel

Historic Building Name: Bronson Cutting's Carriage House

City of Santa Fe, New Mexico

memo

DATE: June 8, 2021
TO: Historic Districts Review Board Members
FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

Case 2020-003535-HDRB

Address: 910 Old Santa Fe Trail
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall
& fence standards.
- Historic Inventory Form
- Preliminary Zoning Review Sheet
- Other:** 1999 Administrative approval;
Article: Old Santa Fe Today, UNM Press 1991;
Bulletin of Old Santa Fe Foundation,
September 1988 about Bronson Cutting

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:** Stucco color

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:

910 Old Santa Fe Trail is a 2,428 sf single story Mission Revival style building designated non-Contributing to the Downtown and Eastside Historic District. Its Mission Revival style is characterized by curved semi-circle parapets, fanlight windows, and stucco trim at the windows. The building was the carriage house to the Bronson Cutting house to its west. Bronson Cutting was a US Senator from New Mexico in 1927 and 1928. An extensive remodel was carried out in the 1980s resulting in its non-Contributing status.

The applicant proposes to:

1. Add a 181 sf portal on the east elevation. Its height, 9' tall, is lower than the residence's parapet height. The portal will be constructed of two posts with corbels and beams stained natural that will attach the existing south façade. The portal will have parapets and be stuccoed El Rey "La Luz" to match the residence. The portal will have a frosted custom skylight that will not be publicly visible. The portal will have a wood deck.
2. The applicant proposes to complete a coyote fence at the northeast corner of the property by adding a stucco pilaster. The applicant received approval to remove and replace the existing 6' coyote fencing and add 6' pilasters spaced evening along the property. That work is underway.

From: [Angela Schackel](#)
To: [BORDEGARAY, ANGELA S.](#)
Subject: entrance from north
Date: Tuesday, June 1, 2021 2:28:28 PM

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.



Sent from my iPhone

From: [Angela Schackel](#)
To: [BORDEGARAY, ANGELA S.](#)
Subject: Front west facade
Date: Tuesday, June 1, 2021 2:28:53 PM

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.



Sent from my iPhone

From: [Angela Schackel](#)
To: [BORDEGARAY, ANGELA S.](#)
Subject: North facade
Date: Tuesday, June 1, 2021 2:31:54 PM

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.



Sent from my iPhone

From: [Angela Schackel](#)
To: [BORDEGARAY, ANGELA S.](#)
Subject: East facade
Date: Tuesday, June 1, 2021 2:32:20 PM

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.



Sent from my iPhone

From: [Angela Schackel](#)
To: [BORDEGARAY, ANGELA S.](#)
Subject: Fence/wall corner
Date: Tuesday, June 1, 2021 2:33:27 PM

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.



Sent from my iPhone

From: [Angela Schackel](#)
To: [BORDEGARAY, ANGELA S.](#)
Subject: Window closure
Date: Tuesday, June 1, 2021 2:34:49 PM

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.



Sent from my iPhone

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property (Historic and/or current name for property)	2 Location (Address or description of location)	3 Local Reference Number
	910 OLD SANTA FE TRAIL	County Santa Fe

5 Property Type

Building Structure
 Site Object

6 Date of Survey

5 / 16 / 02

7 Previous Survey Date(s)

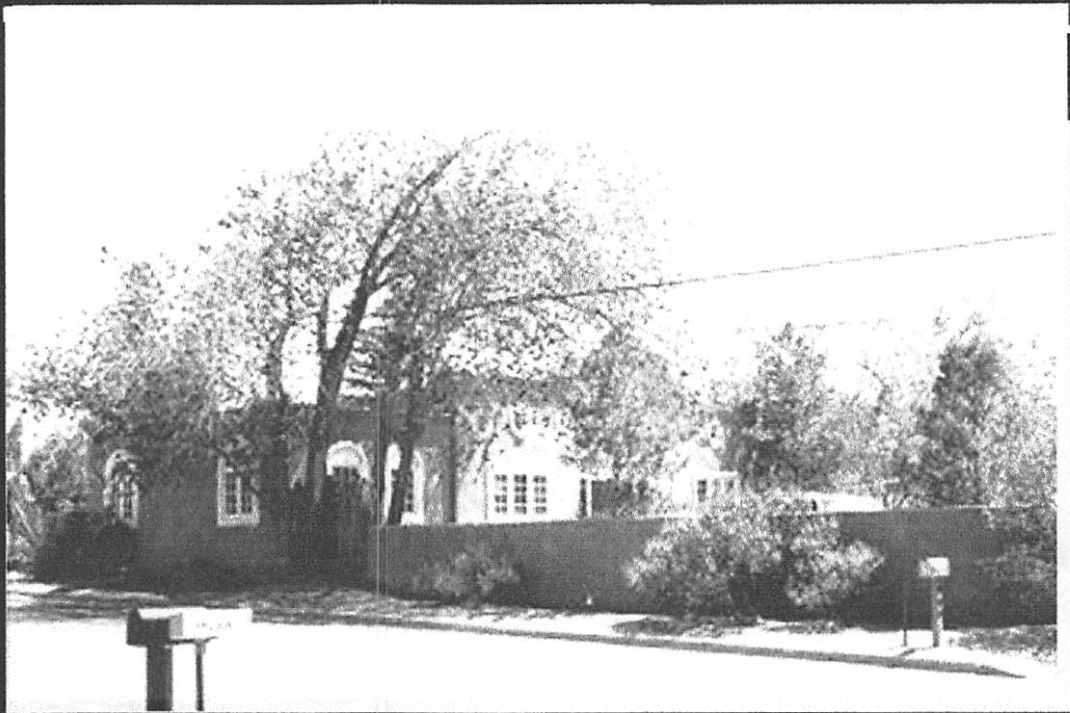
___ / ___ / ___

No previous survey

8 Name of Project

9 UTM

Zone:
 Easting:
 Northing:



10 Photo Information

Negative Location: HPD View of: NORTHWEST

Roll #: 7 R7 17 CD#4 17

Frame #: 17,22 23 25 26 28 31 CD#4 17,22 23 25 26 28 31

11 Brief Description of the Property (What is it?)

EXTENSIVE REMODEL OF FORMER BRONSON CUTTING CARRIAGE HOUSE PROPERTY NOW ENCLOSED BY WALL AND COYOTE FENCE WITH LARGE DISTURBED AND UN-LANDSCAPED AREA WEST OF HOUSE

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)

13 Construction Date

Date: 1980s Known Estimated Source:

14 Setting

Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments: ARCHITECTURAL DETAILING AND THE LACK OF SETBACK

Continued on other side

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)

7 Surveyor
(Your name, address, telephone number, and any group affiliation.)

Catherine Colby
906 Don Miguel Pl.
Santa Fe, NM 87505

8 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)



Notes: (If photo, include photo information, as in #10.)

WEST R7 22 CD#4 22

19 Is Property Endangered? Unknown No Yes How?

20 Significance to Current Community Unknown None Low Moderate High

Describe:

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

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

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

Why?

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 name of district? DOWNTOWN & EASTSIDE State National

24 Supplemental Forms None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: PHOTOS & SITEPLAN

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>Please complete HCPI FORM 1 before completing Form 2 <<<<<

For HPD Office use only: HCPI No. District 3 Local Reference Number

1 Name of Property (Historic and/or current name for property) 2 Location (Address or description of location) 4 County SANTA FE 5 Date of Survey 5/02

910 OLD SANTA FE TRAIL

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

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

Stucco Tile: Structural Clay Vinyl Siding Wood: Board & Batton

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

Wood: Tongue & Groove Other: _____

Notes:

7 Number of Stories Not Applicable

Number: 1 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable

Not Visible None At Grade Above Grade Raised

Materials: Concrete Stone Other: _____

Notes:

9 Roof Not Applicable

Shape: Flat Gabled Hipped Pyramidal

Shed Other: _____

Pitch: None Low Medium Steep

Features: Eave Parapet

Materials: Asphalt Composition: Shingle Composition: Roll

Earth Metal: Corrugated Metal: Pressed

Metal: Standing Seam Metal: V-Crimp

Tile: Terra Cotta Wood: Shingle

Other: SEMI-CIRC. PARAPETS

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Not Applicable

Operation	Material	Glazing	Number
CASEMENT	WOOD	8-8 + FANLIGHT	2

Notes:

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Not Applicable

Type	Style	Material	Number

Notes: NONE AT STREET ELEVATION

12 Chimneys (Describe whether interior or exterior and material)

INTERIOR STUCCO

13 Porches Not Applicable RECESSED ENTRY

Type: Entry Partial-Width Full-Width Wrap

14 Other Significant Features (Unique or outstanding features; Describe)

CURVED PARAPETS, FANLIGHTS, STUCCO TRIM DETAILS AT WINDOWS

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. _____ Date: 1980s Known Estimated Source: _____

2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- Not Applicable
- Art Deco/Streamline Moderne
- Bungalow/Craftsman
- Colonial Revival
- Folk Victorian
- Gothic Revival
- International
- Italianate
- Mediterranean
- Mission Revival
- Neo-Classical
- Northern New Mexico
- Prairie
- Pueblo
- Queen Anne
- Ranch
- Spanish-Colonial
- Spanish-Pueblo Revival
- Territorial
- Territorial Revival
- Tudor Revival
- Other: _____

Notes:

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

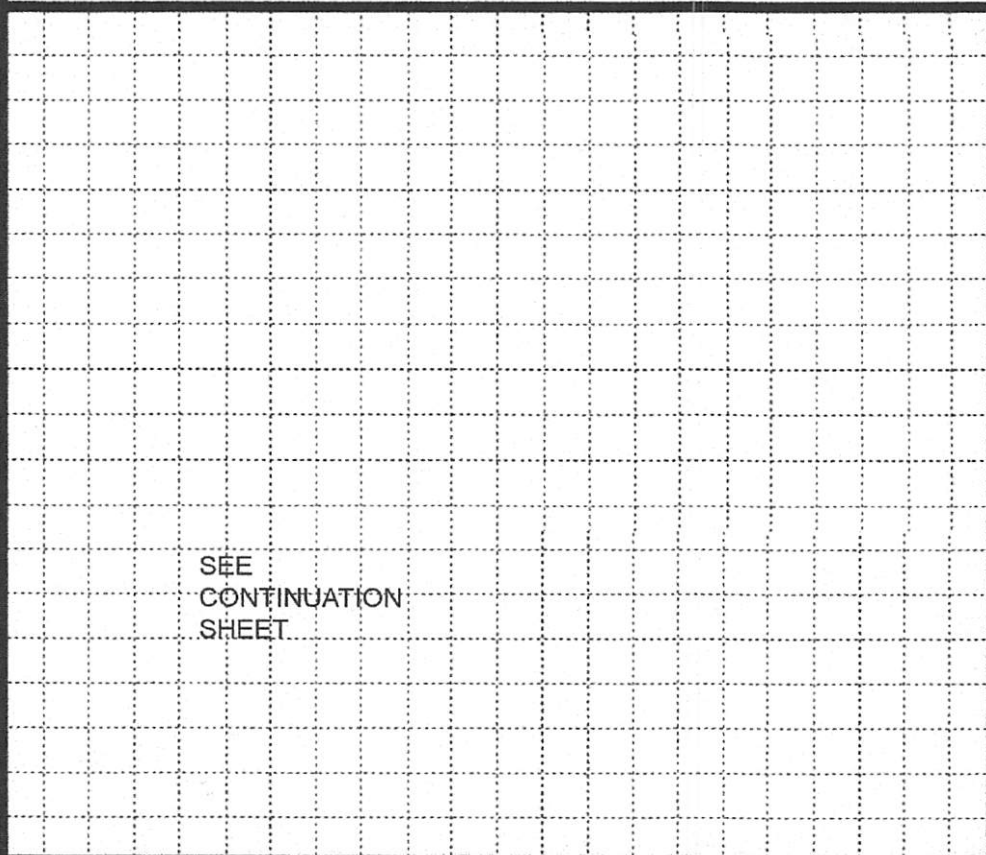
SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing?

19 Site Plan



- Please Include:**
- Footprint of building
 - Porches and balconies
 - Major landscape features
 - North arrow
 - Associated properties
 - Walls, fences, gates
 - Nearby roads
 - Driveways

Notes:

SEE
CONTINUATION
SHEET

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number _____

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

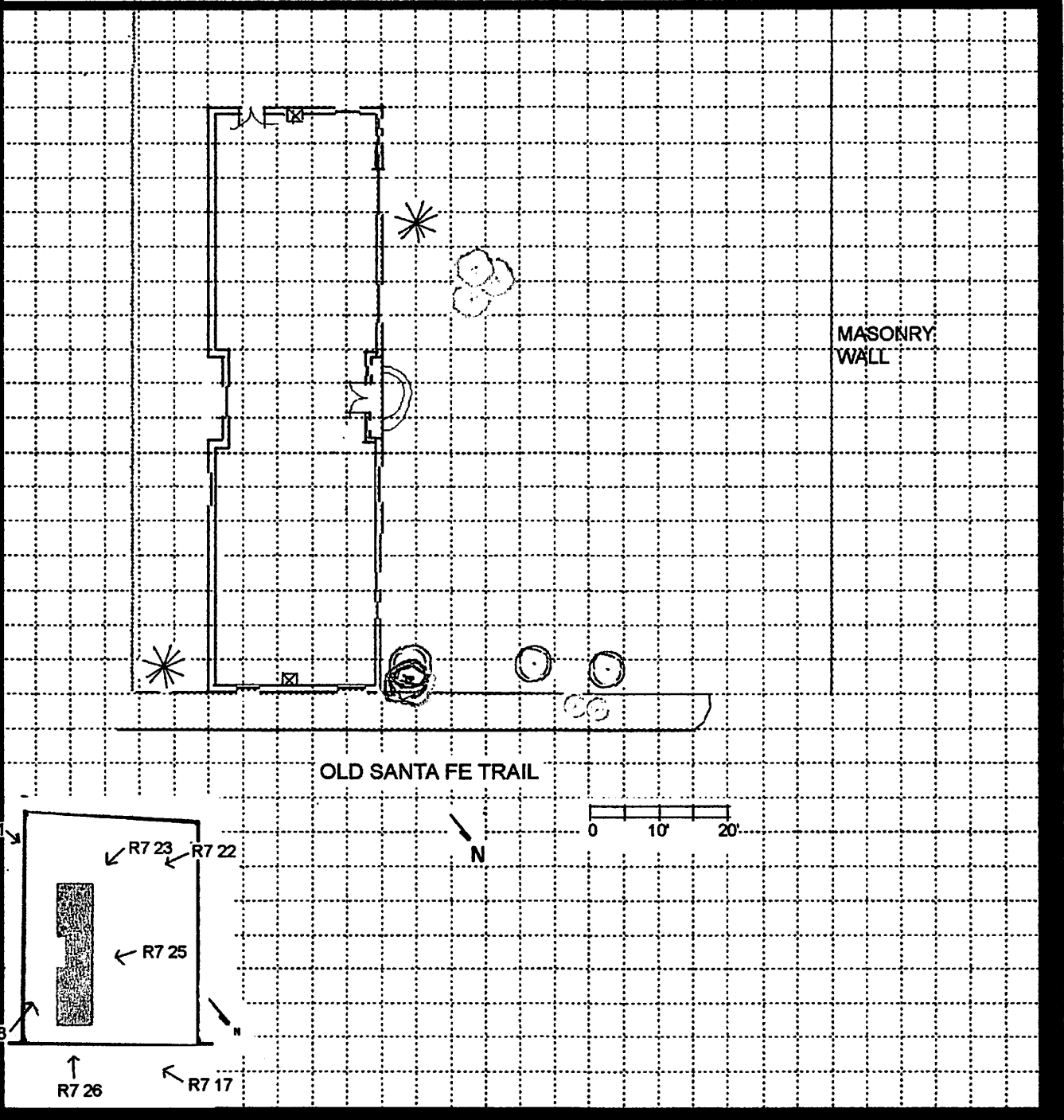
4 County _____

SANTA FE

5 Date of Survey _____

5/02

910 OLD SANTA FE TRAIL



Continued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number _____

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

4 County _____

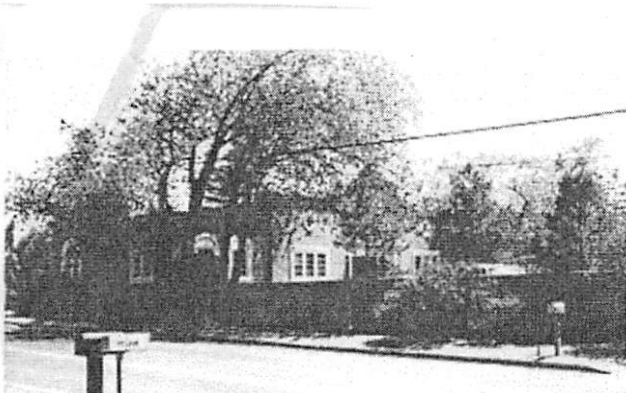
SANTA FE

REMODEL OF FORMER
BRONSON CUTTING

910 OLD SANTA FE TRAIL

5 Date of Survey _____

5/02



R7 17

NORTHWEST

CD#4 17



R7 26

NORTH

CD#4 26



R7 22

WEST

CD#4 22



R7 25

WEST

CD#4 25



R7 23

WEST/SOUTH

CD#4
23



R7 31 SOUTHEAST

CD#4
31



R7 28 EAST

CD#4 28

Continued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only

HCPI No. _____

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1 Name of Property (Historic and/or current name for property)

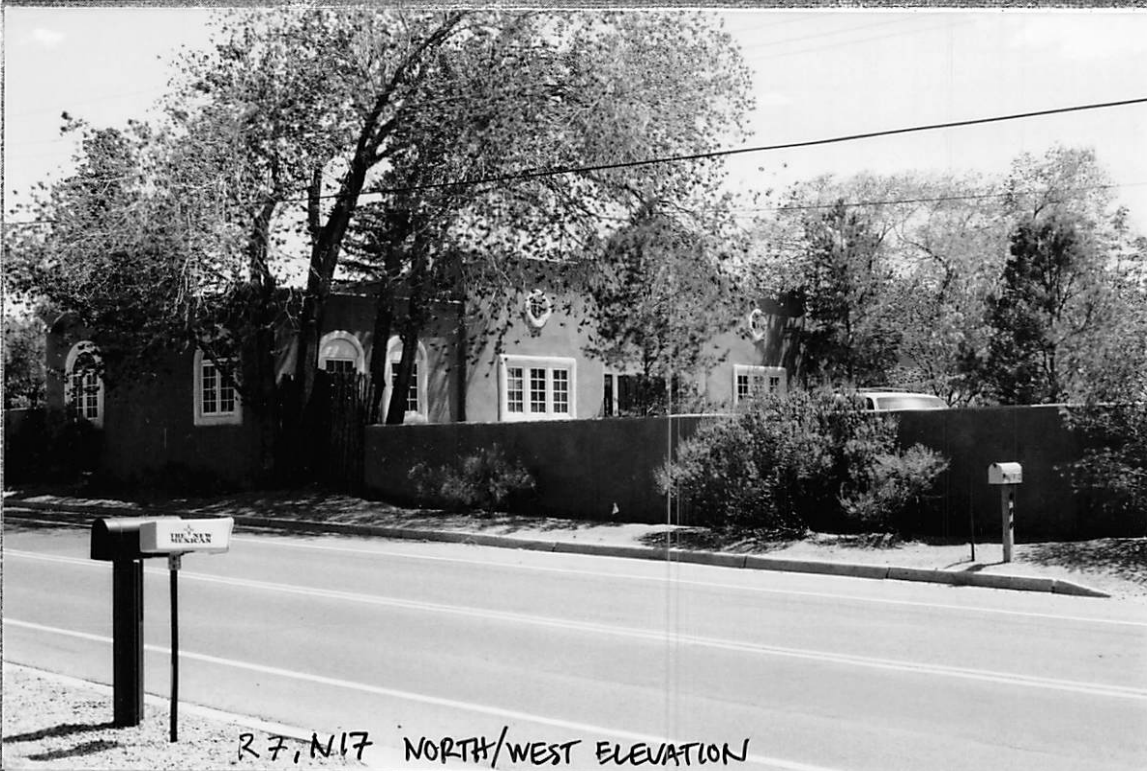
2 Location (Address or description of location)

4 County _____

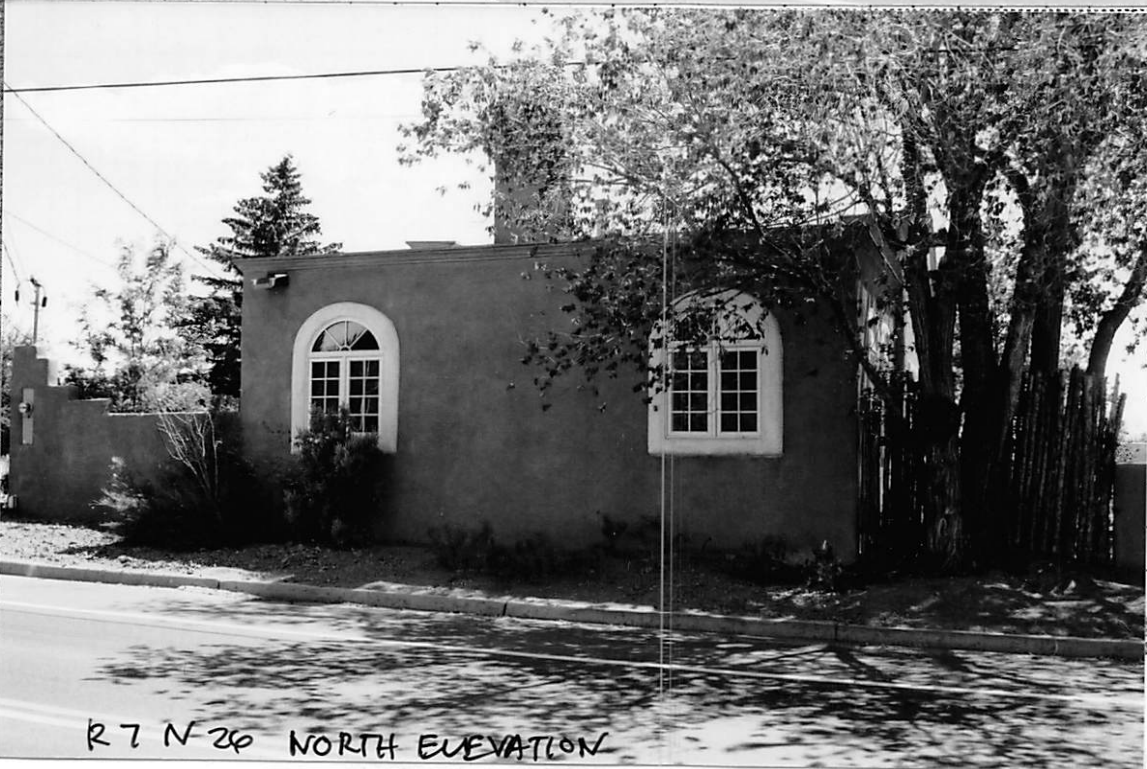
SANTA FE

5 Date of Survey _____

5/02



R 7, N 17 NORTH/WEST ELEVATION



R 7 N 20 NORTH ELEVATION

used on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number _____

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

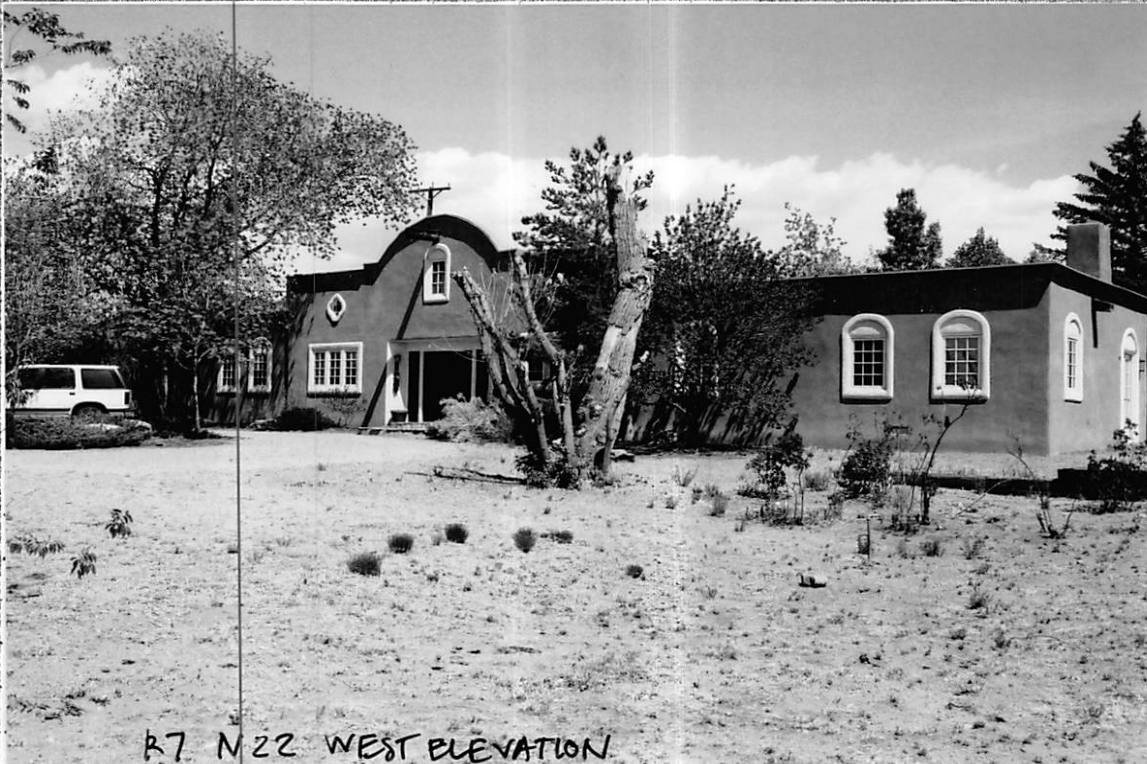
4 County _____

5 Date of Survey _____

SANTA FE

5/01

910 OLD
SANTA FE
TRAIL



R7 N 22 WEST ELEVATION



R7 N 25 WEST ELEVATION

on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number _____

1 Name of Property (Historic and/or current name for property)

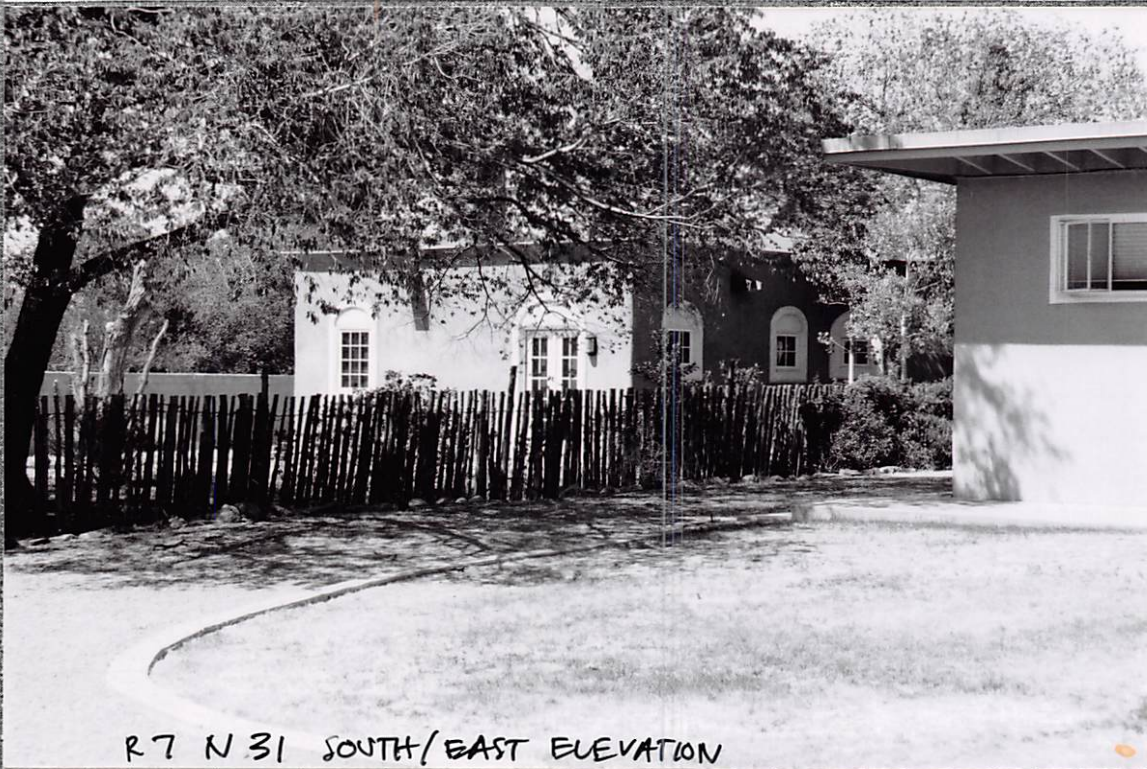
2 Location (Address or description of location)

4 Country _____

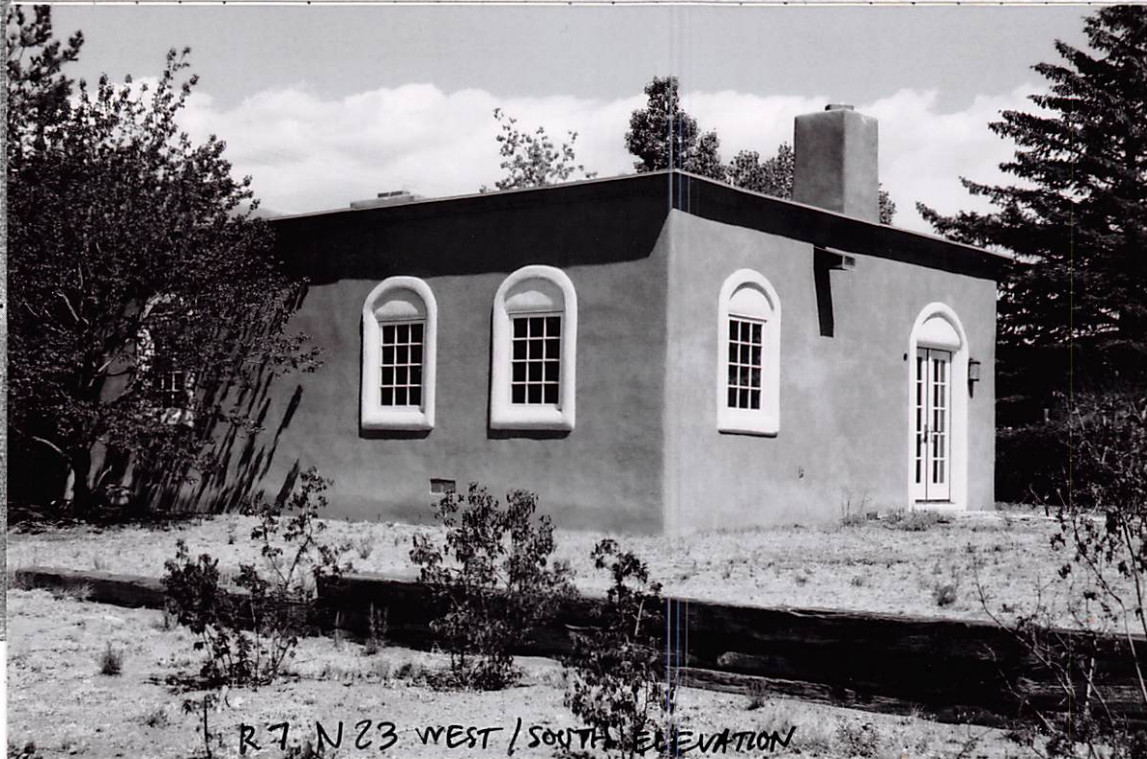
SANTA FE

5 Date of Survey _____

5/02



R7 N 31 SOUTH/EAST ELEVATION

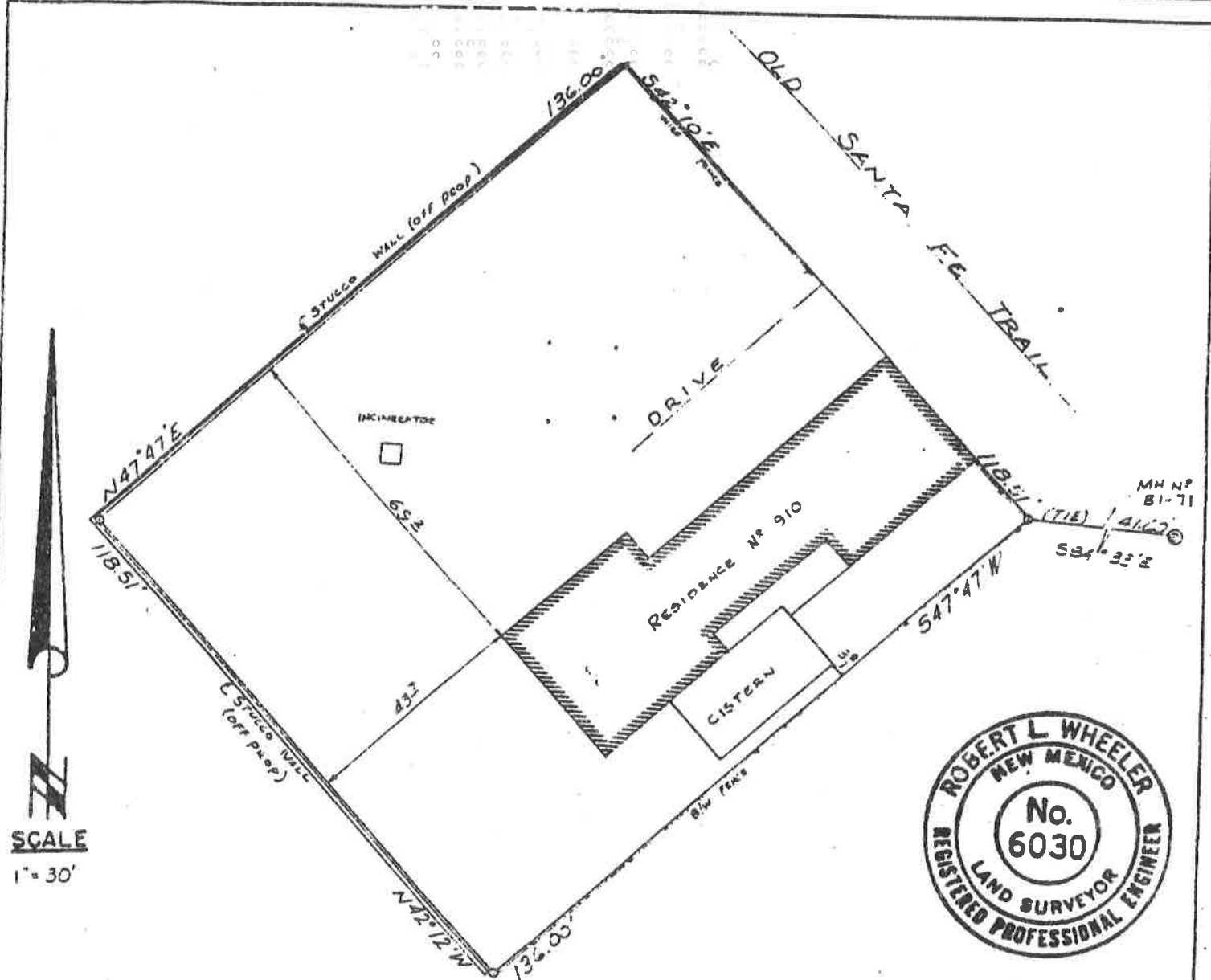


R7 N 23 WEST/SOUTH ELEVATION

used on other side



R. L. WHEELER SURVEYS BY R.W. DATE 6-3-86 SUBJECT BOUNDARY & IMPROVEMENT PLAT SHEET NO. 1 OF 1
 CHKD. BY _____ DATE _____ 910 OLD SANTA FE TRAIL JOB NO. 86-132



IMPROVEMENT PLAT
910 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO

I HEREBY CERTIFY that this plat is an accurate delineation of the boundaries and improvements on that parcel shown hereon, completed by me or under my supervision on JUNE 3, 1986. I further certify that the notes, bearings, distances and ties are true and correct to the best of my knowledge and belief.

Robert L. Wheeler
 ROBERT L. WHEELER
 REGISTERED PROFESSIONAL ENGINEER

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number _____

1 Name of Property

(Historic and/or current name for property)

2 Location

(Address or description of location)

4 County

SANTA FE

5 Date of Survey

5/02



Continued on other side



East Colorado R.R.
SANDERS
LOT 7-B
280 AC
384-230
LOT 7-C
213 AC
375-232

OLD
4.06 AC

402-216
1.814 AC
LOT B
1.291 AC
LOT 1-A
1.291 AC

4054098

10. EAST

ARMENTIA

CAMINO

EAST

CACTO

BARCELONA

SANTA FE

FE

LOT 34
346-093
LOT 94B
361-089
LOT 94C
377-085

408-083
402-113
413-109
428-104
432-123
440-098
446-115

353-128
358-145
358-154
371-147
383-182
384-117
392-143
396-176
409-171

349-226
355-185
360-210
363-122A
375-232
380-217
380-205
406-205
407-197
425-190
433-215
433-154
442-137
447-173
452-093



Steve Williams

**HISTORIC PRESERVATION SECTION OF THE
PLANNING DIVISION**

TO: Building Permit Office

FROM: Angela Schackel, Historic Districts Case Planner
Mary G. Ragins, Historic Preservation Planner

DATE: 19 October 1999

MGR

The renovation work proposed at 910 OSF Trail
does not need to go to the Historic Design Review Board for
review. Please allow the applicant to submit for building
permit review. The permit shall be routed for review by
Historic Design Review Board staff in the Planning Division.

Proposed Work:

window/door replacement - to match
existing. and window work in bath on S. elev.


TRUSTEE'S SPECIAL WARRANTY DEED

ROBERT N. HILGENDORF, Trustee in bankruptcy for the estate of John Robert Shrewder and Trudy Reitz Shrewder, United States Bankruptcy Court, District of New Mexico, Case No. 7-89-02480 MS, of the City and County of Santa Fe, State of New Mexico, for consideration paid, grants to Michael Gross and Elza B. Gross, husband and wife, whose address is 521 Inverness Drive, La Canada, California 91011, as

the following described real estate located at 910 Old Santa Fe Trail, Santa Fe County, Santa Fe, New Mexico, to-wit:


Beginning at a point from which Sanitary Sewer Manhole Number NM-No. B-1-71 bears S. 84°33' E., 41.60 feet; thence from said point of beginning N. 42°10' W., 118.51 feet; thence S. 47°47' W., 136.00 feet; thence S. 42°12' E., 118.51 feet; thence N. 47°47' E., 136.00 feet to the point and place of beginning; all as shown on Improvement Plat, 910 Old Santa Fe Trail, Santa Fe, New Mexico, prepared by Robert L. Wheeler NMPE-LS No. 6030, dated June 3, 1986, Job No. 86-132


with special warranty covenants.


ROBERT N. HILGENDORF,
Bankruptcy Trustee for the Estate
of John Robert Shrewder and Trudy
Reitz Shrewder; No. 7-89-02480 MS
Post Office Box 2768
Santa Fe, New Mexico 87504-2768

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 16th day of November, 1989, by Robert N. Hilgendorf, Bankruptcy Trustee for the Estate of John Robert Shrewder and Trudy Reitz Shrewder.


Notary Public

NOTARY PUBLIC commission expires:

PUBLIC

87788



693515
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed
 for record on the 28 day of A.D.
 19 09 at 10:45 o'clock
 and was duly recorded in book 665733
 page 732-733 of the records of
 Santa Fe County.

Witness my Hand and Seal of Office
 Jona G. Armijo
 County Clerk, Santa Fe County, N.M.

Juan J. Encinas
 Deputy



ADDRESS: 908 Old Santa Fe Trail

HIST. SURVEY #: OD

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Cutting, Bronson M., House

CITY SURVEY

Area #: N/A Signif. Status: N/A

(S = Significant; C = Contributing; NC = Noncontributing)

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: Y 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: N/A

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: Y HABS Data: N/A

Historic Photos: Y Museum: 2 Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: <u>3/30/2021</u>		<u>910 Old Santa Fe Trail</u>
Property Owner of Record: <u>Gross, Michael & Elza</u>	Proposed Construction Description:	
Applicant/Agent Name: <u>Brotton, Mark</u>	<u>Pergola addition</u>	
Contact Person Phone Number: <u>(505) 204-9388 or 505-473-3748</u>	TOTAL ROOF AREA:	
Zoning District: <u>Historic + East Side</u>	Lot Coverage : <u>N/A</u> %	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	<input type="checkbox"/> Open Space Required: _____	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Setbacks: Proposed Front: <u>Existing/</u> Minimum: _____ 2 nd Front? <u>Unchanged</u>	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R <u>6'</u> Minimum: <u>5'</u>	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Height: Proposed <u>Approx 9'</u> Maximum Height: <u>14' at 5' setback</u> <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Parking Spaces: Proposed <u>N/A</u> Accessible _____ Minimum: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	Bicycle Parking**: Proposed: _____ Minimum: <u>N/A</u> ** 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.

Mark Brotton

PRINT NAME

OWNER APPLICANT AGENT

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

Mark Brotton

3/30/21

DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u>	
<input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u>	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u>	
Notes: _____	
Zoning Approval:	
<input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>No drawing provided showing height of pergola in relation to side setback, but application materials describe it as approx 9' tall. Max height of pergola at setback shown is 14' per R-3 zone</u>	
REVIEWER: <u>Lee Logston</u>	DATE: <u>3/31/21</u>

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

Santa Fe Historic Districts Review Board
Proposal Letter

Location: 910 Old Santa Fe Trl, East side of home (Downtown and Eastside, border of HRD)

Proposed Work:

*Existing Administrative Approval is Ready for the Coyote Fence and Pilasters. (Copy of plans attached.)

Square footages (roofed, unroofed, and flat surfaces):

1. Garden planter 133 lin.ft. of stacked stone (Anasazi), 2-ft. tall, Color matching home stucco color
2. New Pergola 2-6x6 Douglas Fir corner posts
3. New Pergola with Skylight and Stucco façade matching home stucco color, 181 sq.ft., 9-ft. tall., **El Rey Premium Stucco Colors, 125 La Luz**, to be custom matched on site.
4. Anasazi wall to match garden bed with 3" custom fit flagstone cap for formal waterfall (Blue Thumb 40" Stainless Spillway Weir, 4 lin.ft.
5. 6x6 Douglas Fir Crossbeam connected into house wall wood stud frame, 30 lin.ft.mnk
6. Removable deck panel for well access and new flush metal recessed well cover under wood deck, 45 sq.ft.
7. Wood Deck, 239 sq.ft., tan wood complementing stucco color
8. Brick paver patio backyard , 719 sq.ft.
9. 11- 16x16 pilasters spaced evenly along east property line (existing administrative approval)
10. Coyote fencing along east property line (existing administrative approval), 6 ft. height, 114 lin.ft.
11. 8" wide stucco covered CMU wall, 6-ft. height, stucco system, color, and finish to match residence, slope top to drain, 18 lin.ft. (existing administrative approval)
12. Note that plans also show existing landscape and hardscape.

- Demolition (full and partial): Within Portal
- Additions: Portal and Deck, See above.
- New structures: Portal and Deck, See above.
- Increase height: N/A
- Parapet alterations: N/A
- Roofing: N/A
- Canales: N/A
- Rooftop appurtenances (i.e. Skylights, Satellite dishes, Solar, oven vents) : Skylight within Portal
Required for Well Access, not visible from street.
- HVAC: N/A
- Greenhouses: N/A
- Yardwalls/fences: N/A
- Gates (pedestrian, vehicular) : N/A
- Hardscaping (planters, paving, driveways, concrete, bricks, patios, etc.): Yes, see above.
- Railings: N/A
- Windows: N/A
- Doors: N/A
- Swimming pools/spa: N/A
- Portals: Yes, See above.
- Eyebrows: N/A
- Vigas: N/A
- Corbels: Within Portal
- Exterior light fixtures: N/A
- Stucco/Paint: Stucco Within Portal

March 30, 2021

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

Notes:

Other: Mixed style

17. Documents Available and Their Locations

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

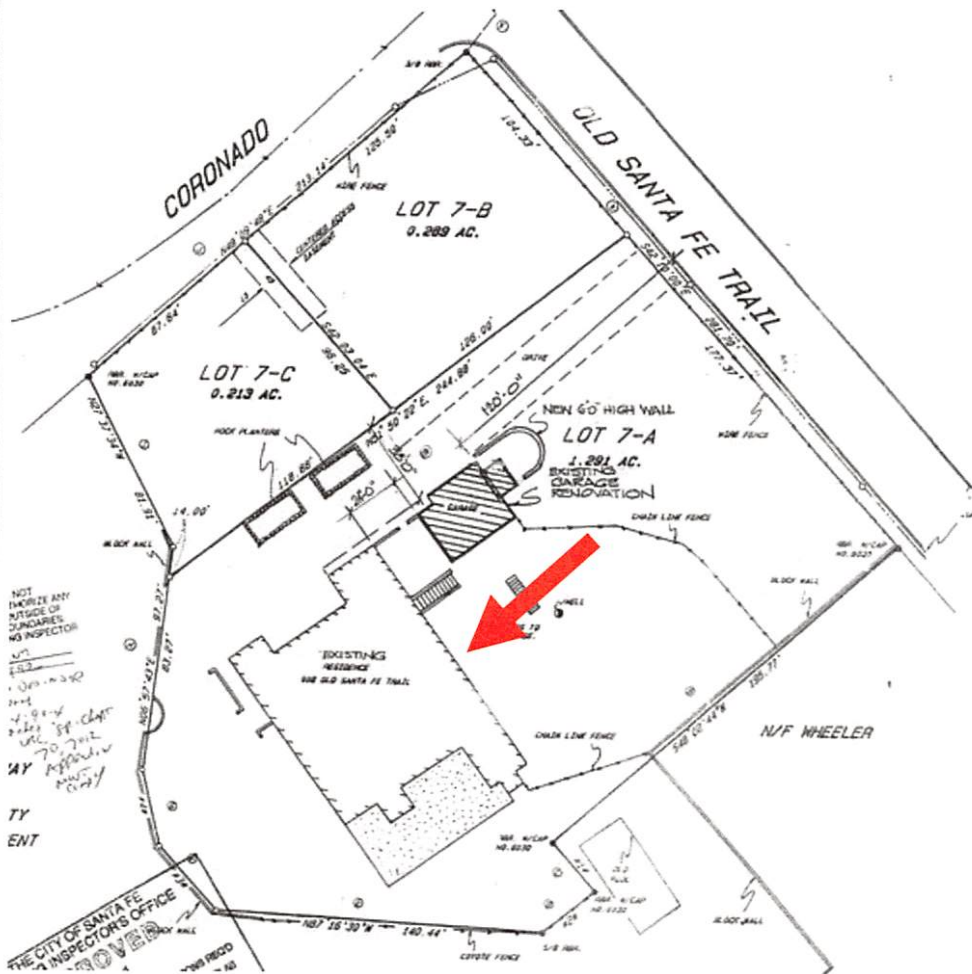
Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: c.1993 property survey map.



TOTAL NEW FOOTPRINT
2428 (Heated) + 180 (Non-heated) = 2608 sq.ft



LEGEND
NEW HARDSCAPE

SYMBOL	NAME	QTY.
1	GARDEN PLANTER (2' HT.) WITH STACKED STONE - ANASAZI STYLE, COLOR MATCHING HOME STUCCO COLOR	133 LIN. FT.
2	6" X 6" DOUGLAS FIR CORNER POST	2 NO.
3	PERGOLA WITH SKYLIGHT AND STUCCO PORTAL FACADE MATCHING HOME STUCCO COLOR	181 SQ. FT.
4	ANASAZI WALL TO MATCH GARDEN BED WITH 1" CUSTOM-FIT FLAGSTONE CAP FOR FORMAL WATER FALL - BLUE THUMB 40" STAINLESS SPILLWAY WEIR	4 LIN. FT.
5	6" X 6" DOUGLAS FIR CROSS BEAM CONNECTED INTO WOOD STUD FRAME	30 LIN. FT.
6	REMOVABLE DECK FOR WELL ACCESS AND NEW FLUSH METAL RECESSED WELL COVER UNDER WOOD DECK	45 SQ. FT.
7	WOOD DECK	239 SQ. FT.
8	BRICK PAVERS	719 SQ. FT.
9	16" X 16" PILASTERS SPACED EVENLY ALONG EAST PROPERTY LINE, 6' HT.	11 NO.
10	COYOTE FENCING 6' HT.	114 LIN. FT.
11	8" WIDE STUCCO COVERED CMU WALL - 6' HT. STUCCO SYSTEM, COLOR AND FINISH TO MATCH RESIDENCE, SLOPE TOP TO DRAIN	18 LIN. FT.

EXISTING HARDSCAPE

SYMBOL	NAME	QTY.
12	8" WIDE STUCCO COVERED BLOCK WALL - 8' HT.	13 LIN. FT.
13	FLAGSTONE	71 SQ. FT.
14	ENTRANCE STEPS	75 SQ. FT.
15	SLEEPER EDGING	52 LIN. FT.
16	YARD AREA	13 016 SQ. FT.

NEW PLANTING

SYMBOL	NAME	QTY.
█	PLANTING TO BE DETERMINED	409 SQ. FT.

EXISTING PLANTING

SYMBOL	NAME	QTY.	SIZE
●	EXISTING PLANTING TO REMAIN	13 NO.	

NOTES:

- REFER TO 3D VIEWS FOR MORE DETAIL



Scale: 1/8" = 1'-0"





Existing Trees and vegetation

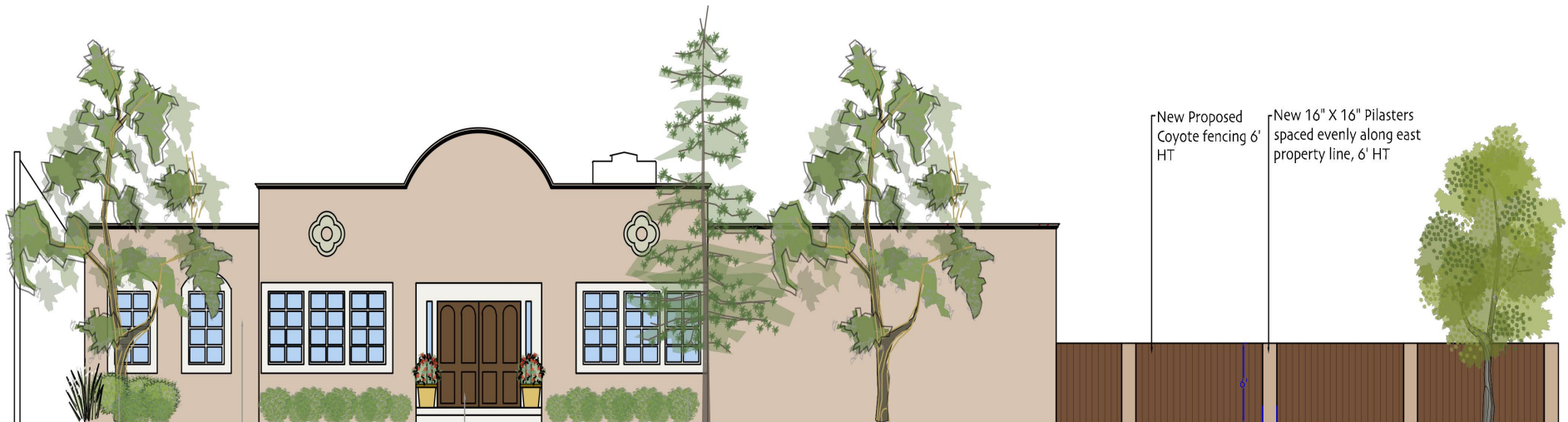
Existing Building

Existing Front door

Existing Trees and vegetation

Existing dilapidated coyote fence

Existing West Elevation



Existing Trees and vegetation

Existing Building

Existing Front door

Existing Trees and vegetation

New Proposed Coyote fencing 6' HT

New 16" X 16" Pilasters spaced evenly along east property line, 6' HT

12'-0"

1'-4"

47'-7"

Proposed West Elevation

IRRIGATION AND

LIVING WATER

LANDSCAPE, LLC

WEST ELEVATION

GROSS RESIDENCE

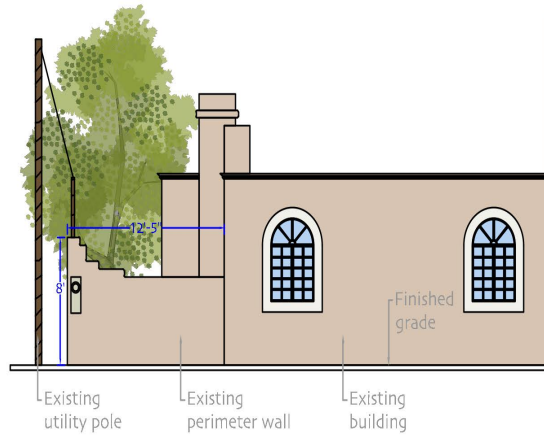
910 Old Santa Fe Trail, Santa Fe, NM 87505 | 04-14-2021 | Scale: 3/32" = 1'-0" (11x17in) | Author: JHV | Checked: MB | Rev: 6 | Issued for client feedback

Design By: Mark G. Brotton, APLD, CIC, CLIA, EPA WaterSense Partner
Office: 505.473.3748
Web: www.livingwatersf.com

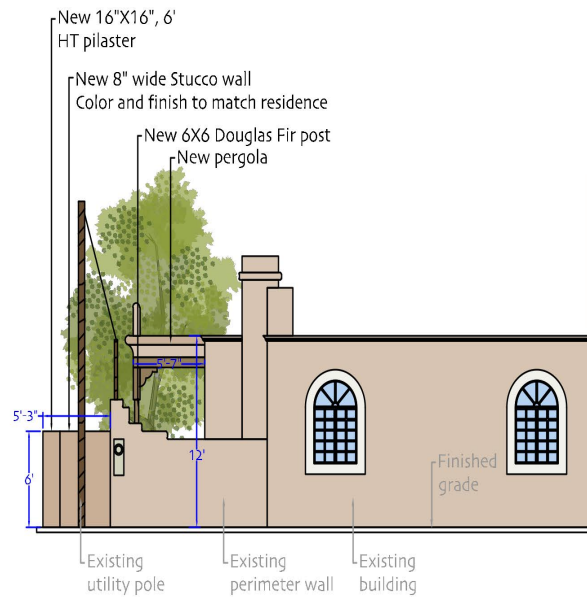
NO	DATE	REVISION

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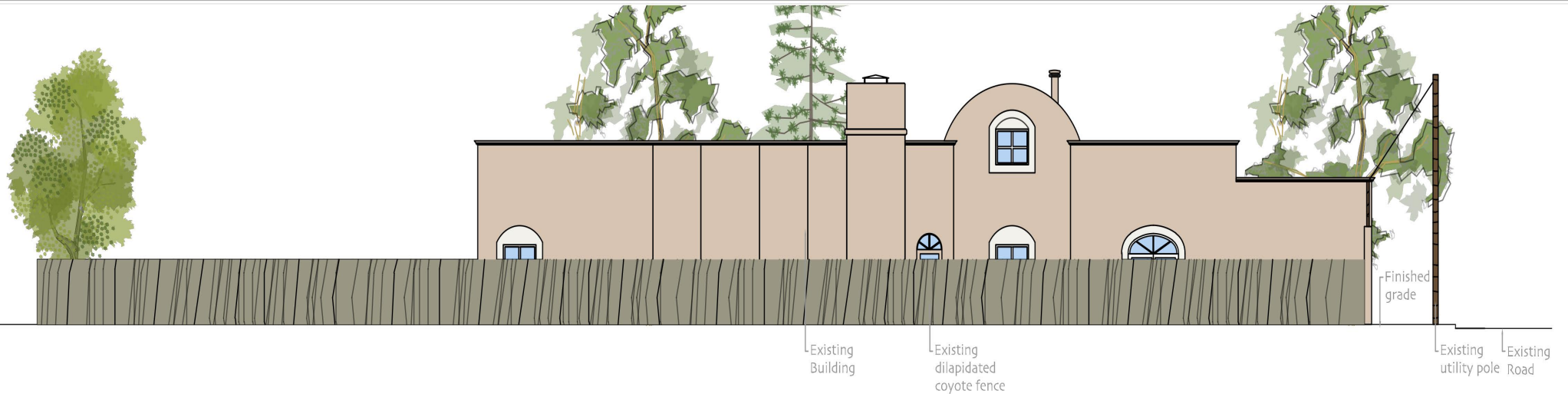


Existing North Elevation

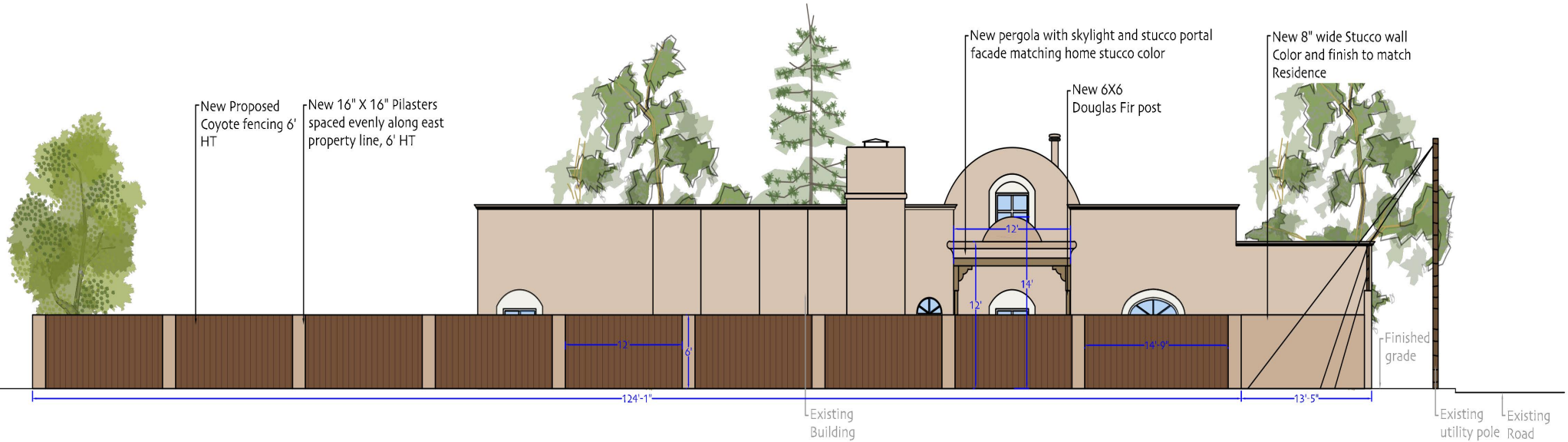


Proposed North Elevation

NO	DATE	REVISION

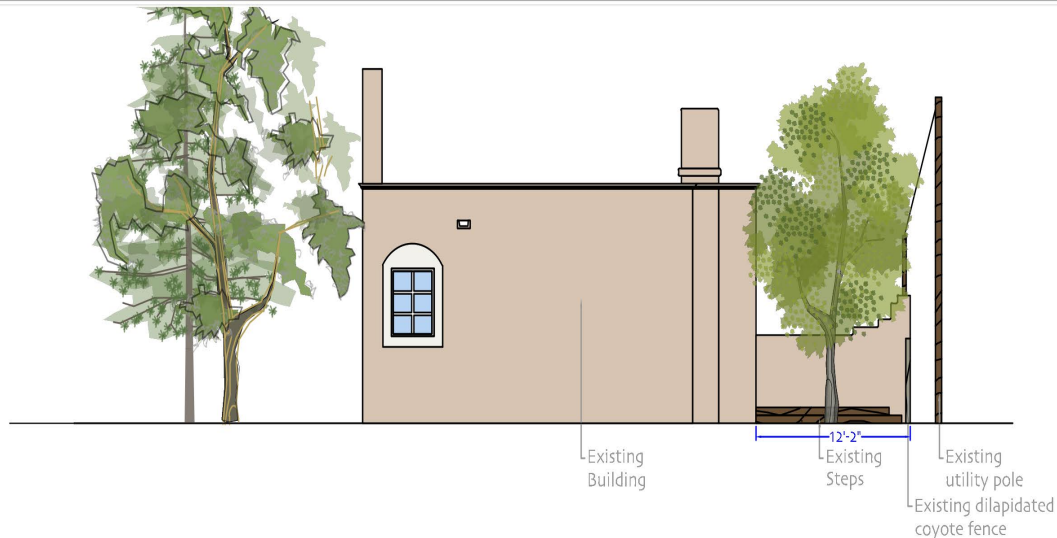


Existing East Elevation

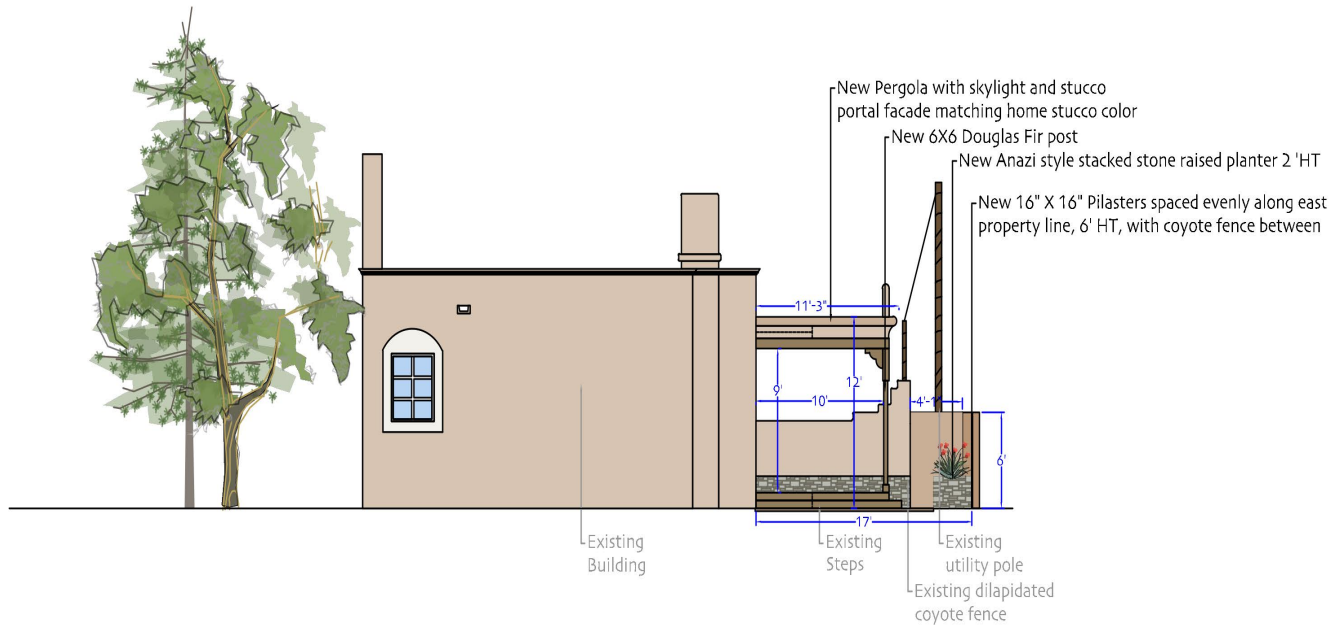


Proposed East Elevation

NO	DATE	REVISION

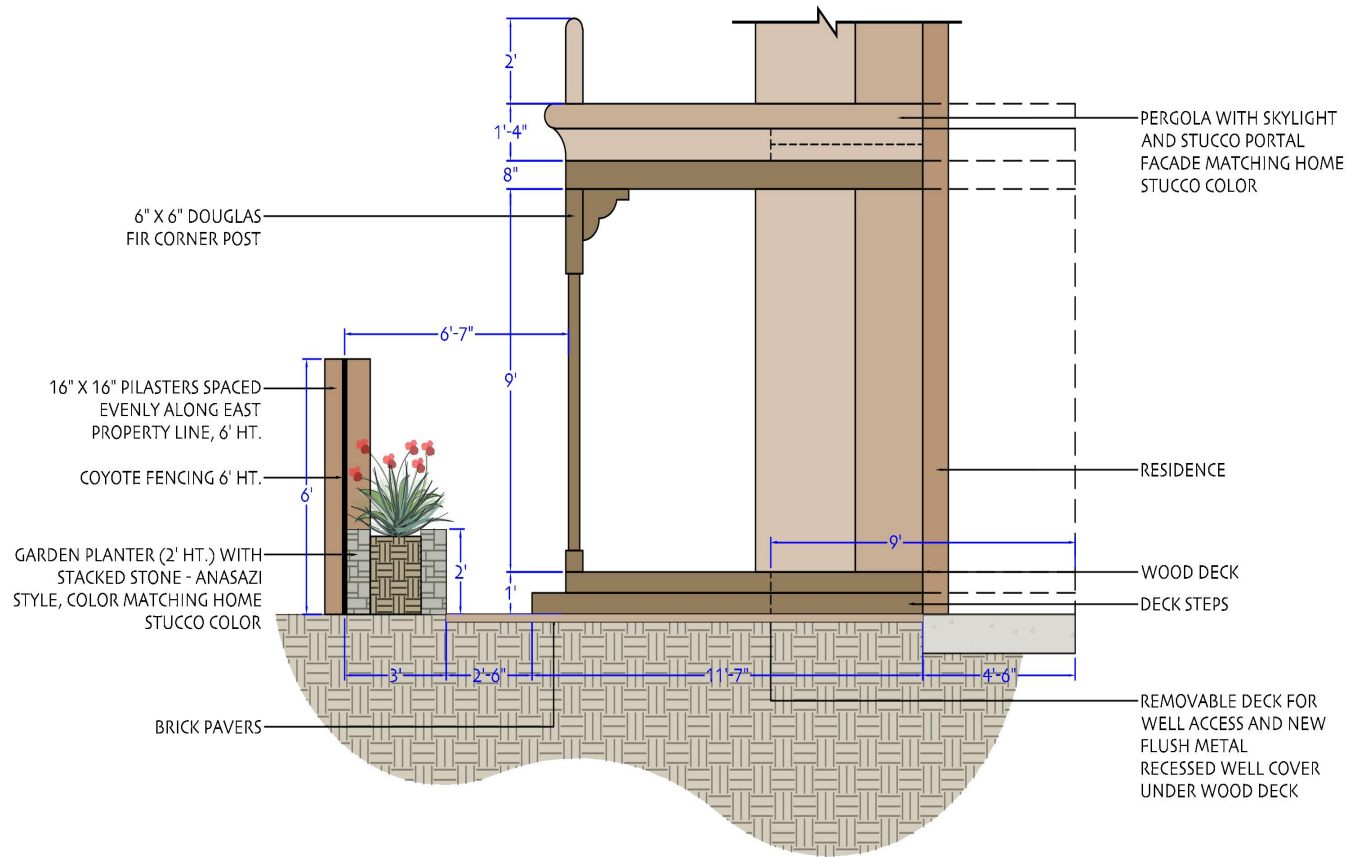


Existing South Elevation



Proposed South Elevation

NO	DATE	REVISION



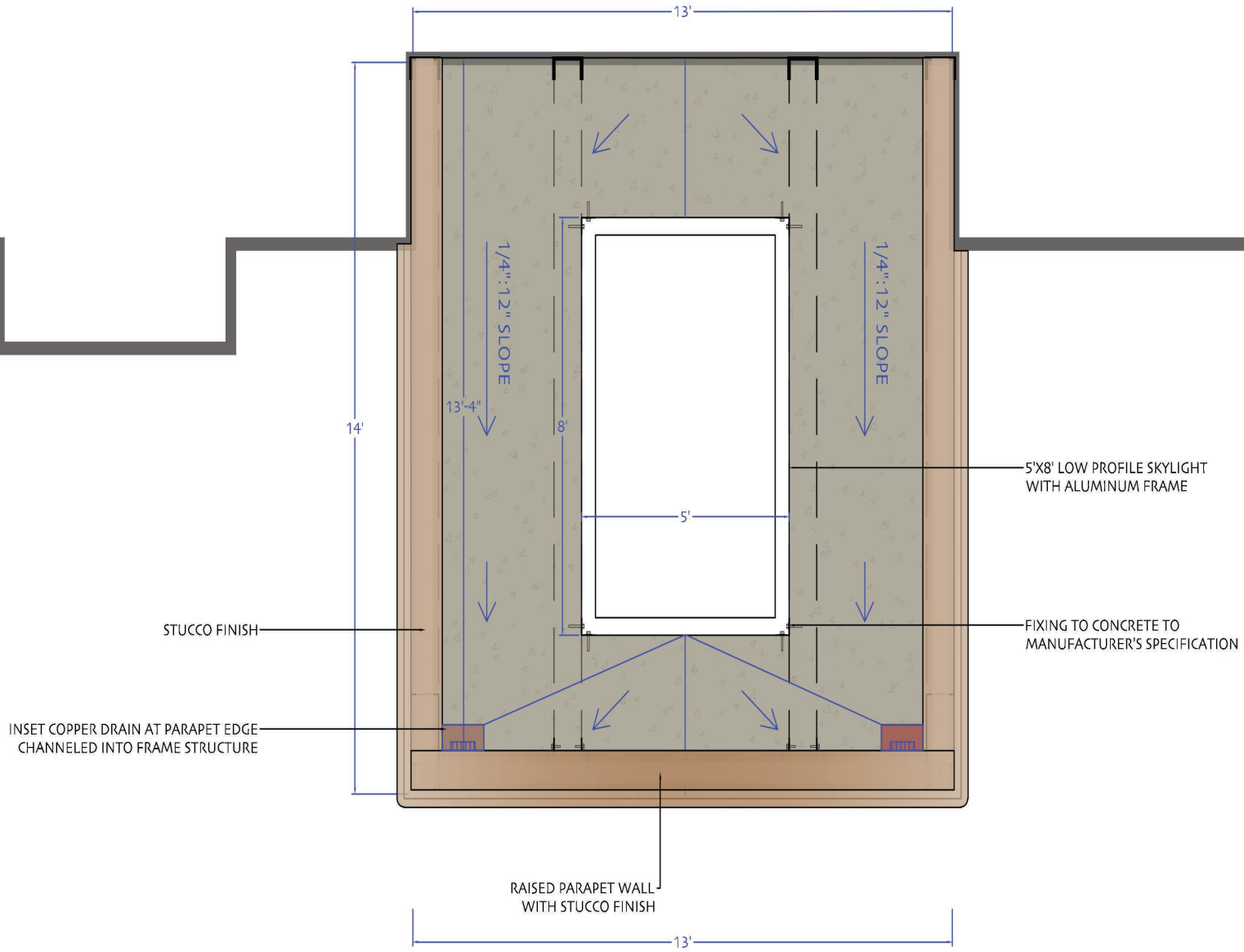
SECTION ELEVATION (NORTH OF NEW PERGOLA)

GROSS RESIDENCE

910 Old Santa Fe Trail, Santa Fe, NM 87505 | 04-14-2021 | Scale: 1/4" = 1'-0" (11x17in) | Author: JHV | Checked: MB | Rev: 6 | Issued for client feedback

Design By: Mark G. Brotton, APLD, CIC, CLIA, EPA WaterSense Partner
 Office: 505.473.3748
 Web: www.livingwatersf.com

NO	DATE	REVISION



ROOF PLAN

GROSS RESIDENCE

910 Old Santa Fe Trail, Santa Fe, NM 87505 | 05-12-2021 | Scale: 3/8" = 1'-0" (11x17in) | Author: MB | Checked: MB | Rev: 10 | Issued for client feedback

Design By: Mark G. Brotton, APLD, CIC, CLIA, EPA WaterSense Partner
 Office: 505.473.3748
 Web: www.livingwatersf.com

NO	DATE	REVISION
10	05-12-2021	DETAIL ADDED

EL REY PREMIUM COLORS



Timeless Beauty and Diversity

Premium colors are available for the following El Rey exterior finish and coating products:

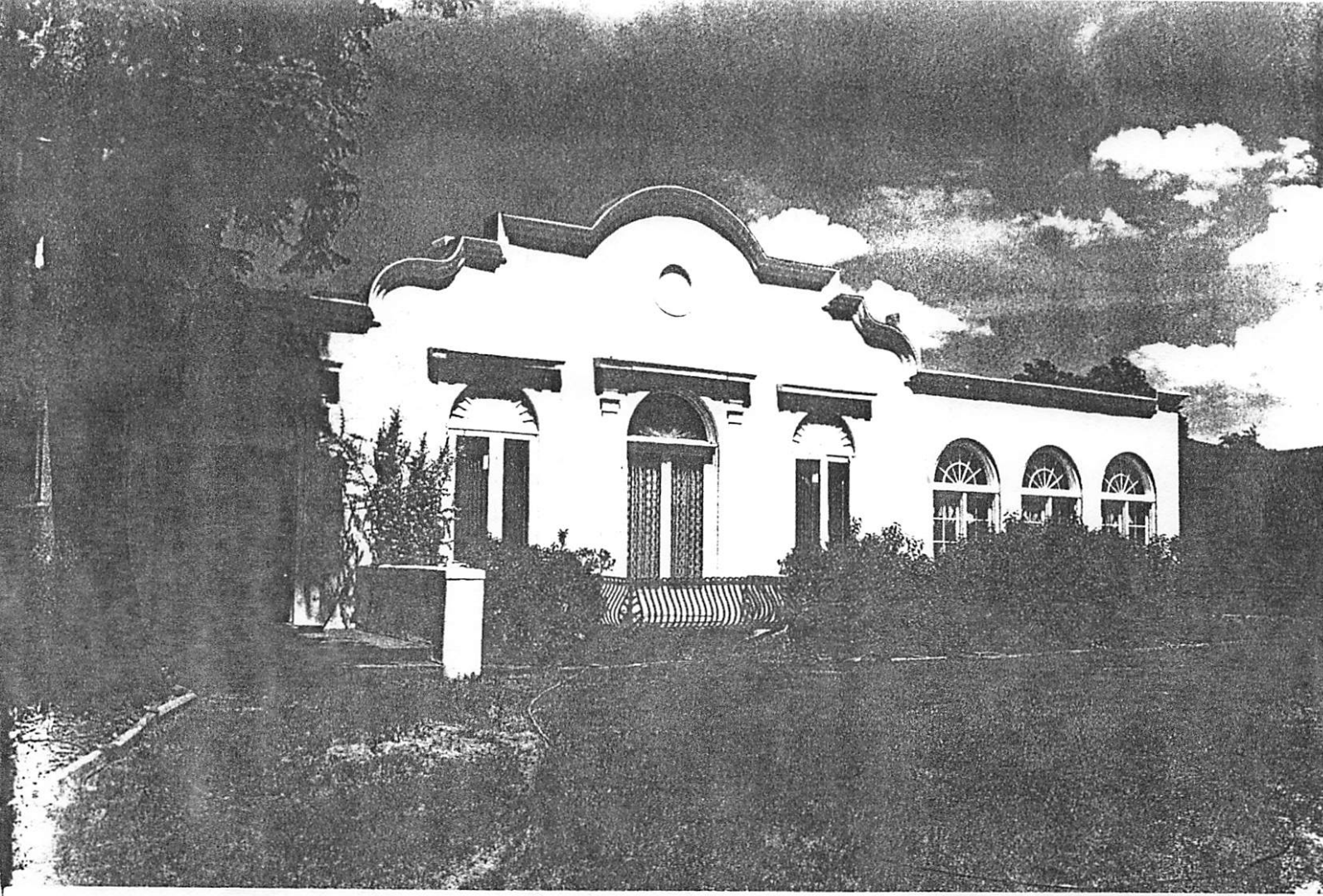
- Premium Stucco
- Perma-Flex
- Perma-Flex Lastic
- Fog Kote
- Allegro II

Note: The color on the textured chips are intended to show the approximate color of exterior color coat float finish stucco. Due to variations in finishes, it is strongly recommended that a physical sample be obtained in the color and texture desired for appraisal prior to ordering material. Apply a sample of the finish to the substrate being used before proceeding with the application. El Rey is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

30 SOAPSTONE 73	80 SOFT ROSE 68	90 CANDLELIGHT 76	100 COLONIAL WHITE 79	101 NAVAJO WHITE 71	102 GAMEO 67
103 SAND 52	105 BAMBOO 47	106 BUCKSKIN 35	107 DENIM 49	108 KOKANEE 50	110 ASH 60
113 DOVE GRAY 60	114 DESERT ROSE 39	115 COTTONWOOD 62	116 ADDBE 24		
119 PALOMINO 55	121 SANDALWOOD 56	122 STRAW 42	124 CORAL 38	125 LA LUZ 20	127 HACIENDA 59
128 CREAM 61	129 IVORY 74	130 PUERBLO 53	135 SAHARA 55	197 LA MORENA 19	217 MADERA 24



910 Old Santa Fe Trail



Curvilinear features of California Mission Revival style are evident in the elegant facade of CUTTING HOUSE.

Vincent Foster, photographer

Bronson M. Cutting House

908 Old Santa Fe Trail (private residence)

Like so many who came to New Mexico in the first decades of the twentieth century seeking a cure for tuberculosis, Bronson M. Cutting recovered to play a major role in the history of his adopted state. At the time of his premature death, he had owned and aggressively run the *Santa Fe New Mexican* for twenty-three years and had gained a national reputation as a United States senator from New Mex-

ico. A Progressive, he had amassed a huge and devoted political following, especially among the majority Hispanic population, which enabled him to control the politics at various times of either of the state's major parties.

The younger son of an extremely wealthy, old New York family, Cutting found soon after his arrival in Santa Fe in 1910 that he would have to build

his own home if he were to have the sort of living accommodations to which he was accustomed. Specifically, he had difficulty finding a house that was sufficiently large and contained more than one bathroom.

After a brief flirtation with the idea of an adobe house in the incipient Spanish Pueblo Revival style, Cutting hired Colorado Springs architect Thomas MacLaren, formerly of London, to build a California Mission Revival mansion of conventional materials. In 1910, with the Pueblo Revival movement barely under way, the Mission Revival style was still considered appropriate for Santa Fe by virtue of its generalized evocation of a Spanish Colonial past. The Bronson M. Cutting House is one of a few remaining examples from this brief period in the architectural evolution of Santa Fe. Other examples are the SALMON-GREER HOUSE and the 1914 addition to the ROSARIO CHAPEL.

Exceptionally elegant and well balanced in design, the house embodies the characteristic features of the Mission Revival style in the liberal use of arches around window and door openings, the orientation around a central courtyard, and the curvilinear gable that, in this case, rises in the center of the main facade and corresponds to the rise in the roof line over the vaulted ceiling of the living

room. Called *Los Siete Burros*, The Seven Burros, the house had three bedrooms and four bathrooms (at a time when more than one bathroom was luxurious in Santa Fe and indoor plumbing not to be taken for granted), a large kitchen, butler's pantry, dining room, living room, library, two open sleeping porches (indispensable for the cure of tuberculosis), and a servants' wing.

After Cutting's death at the age of forty-seven in a 1935 airplane crash, the house was purchased from the estate by Jesus Baca, a long-time associate and friend. In the 1950s it was bought by the Archdiocese of Santa Fe and converted into an orphanage for girls, called *Las Huérfanas*, The Orphan Girls. In the late 1960s it became the home of a physician who used the servants' quarters for medical offices. Today it remains a residence with a law office in the servants' wing. The setting of the house has been altered in recent years by the sale and development of much of the acreage that once surrounded it. The garage close to the Old Santa Fe Trail was built in the same style as the house, but it has been remodeled beyond recognition and is now a dwelling. Nevertheless, despite changes in ownership and use, the house itself has undergone minor or tangential alterations, and it remains substantially as it was when Cutting lived there.

108

BULLETIN

OF THE HISTORIC SANTA FE FOUNDATION

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Sen. Bronson Cutting at residence
Santa Fe, New Mexico

Photo by: T. Harmon Parkhurst
Courtesy Museum of New Mexico

The Bronson M. Cutting House

Bronson Cutting was a seriously ill young man when he arrived in New Mexico in the summer of 1910. Having been forced by recurrent tuberculosis to leave Harvard University in his last year, he had spent the winter of 1909-10 in other southern climates before arriving in Santa Fe, reputedly on a stretcher, and accompanied by his older sister, Justine Cutting Ward. Although in poor health, Cutting did not lack other advantages — intelligence, education, political connections, ambition, and financial resources without apparent limit. Like so many others who came to New Mexico in the first decades of the twentieth century seeking a cure, he recovered and remained to play a major role in the history of his adopted home. Before his premature death at the age of forty-seven, he had owned and aggressively run one of the state's leading newspapers for twenty-three years; he had amassed a huge and devoted political following, particularly among the majority Hispanic population, which enabled him to control the politics of either of the State's major parties; and he had gained a national reputation during seven and a half years as a United States Senator from New Mexico. The home he built in Santa Fe, now at 508 Old Santa Fe Trail, remains a testimony to this remarkable career and a unique contribution to the architectural heritage of the city.

The son of an old and inordinately wealthy New York family, of English and Dutch descent, Bronson Murray Cutting was born on June 23, 1888 at Oakdale, New York on his family's Long Island estate, the third of four children and second son of William

Bayard Cutting and Olivia Peyton Murray Cutting. The Cuttings could trace their lineage back to Robert Livingston whose land holdings of 160,000 acres along the Hudson River were confirmed by charter from George I as the Manor and Lordship of Livingston, thirteen years after he had come to America in 1673. Bronson's paternal grandmother, Elise Justine Bayard, was descended from Nicolas Bayard who came to New Amsterdam in 1647 with his mother, the sister of Peter Stuyvesant, governor of the Dutch Colony. The first Cutting to settle in America was the Cambridge-educated Reverend Leonard Cutting who emigrated from England in 1750. Olivia Peyton Murray also came from a family long established in America. The Peytons settled in Colonial Virginia in 1748 and the Murrays had come to the New World in 1770, eventually settling in New York. Bronson Cutting himself was named for his maternal grandfather Bronson Murray.¹

In the nineteenth century the Cuttings, who had prospered in the development of steamships and western railroads, owned mansions in Manhattan,² and continued the family tradition of active participation in public life. William Bayard Cutting, a prominent New York lawyer and a director of various corporations, including the Southern Pacific and Norfolk and Southern Railways, was active in philanthropic projects and progressive politics. From 1895 to 1897 he had served as a Civil Service Commissioner in the reform administration of New York Mayor William L. Strong, the same administration in which Theodore Roosevelt served as

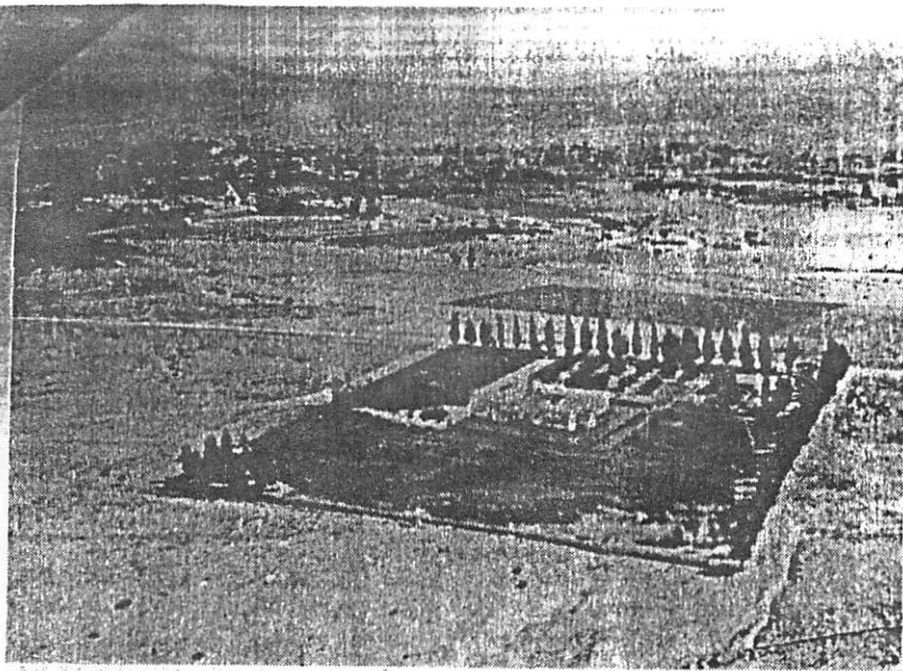
Police Commissioner. Later he supported Roosevelt's reform governorship of New York State.

Bronson Cutting had himself excelled at the best schools. He entered Harvard from the Groton School in 1906, after achieving honors on his entrance exams in such varied subjects as English, Greek, Latin, German, French, History, Plane Geometry and Physics. Despite interruptions caused by the illness which forced him to end his formal education in the fall of 1909, he was elected to Phi Beta Kappa in 1910, and was granted an honorary A.M. degree by his university in 1928.³

Shortly after their arrival in Santa Fe, Cutting and his sister came to realize the necessity of building a house if they were to have the sort of living accommodations they required. Specifically, their difficulty was to find a house that was sufficiently large and contained more than one bathroom. On July 17, Bronson approached his father with the likelihood that they would be reduced to building, acknowledging that this would be a poor investment unless they waited a good many years to sell. He explained, "as servants always sleep outside and Santa Fe families are exceedingly small, no one would ever dream of buying a house of the size that we should build."⁴ Later in the month Cutting contacted architect Louis Curtiss⁵ of Kansas City, Missouri, commending his design of El Ortiz, a Fred Harvey hotel, built the previous year at Lamy in the Pueblo Revival style, and expressing his desire to build a house that could be finished that fall. Curtiss' reply advised that because of the time required to search for old timber, and to make adobe bricks and other unconventional material, the project Cutting outlined would take about four months to build, and

so could not be finished within the time specified.⁶ Such attention to authentic detail was apparently not what the Cuttings had in mind, both as a matter of time and expense.⁷ Evidently unable to reach an agreement with Curtiss, they undertook negotiations with another architect, Thomas MacLaren,⁸ and in mid-October it was announced in the social column of the *Santa Fe New Mexican* that ground had been broken for the erection of a residence in the Spanish style with a patio, designed by MacLaren, the noted architect of London and now living in Colorado Springs, on land bought by Bronson Cutting from Judge John H. Knaebel in Buena Vista Heights.⁹ The deed on the property was actually signed between Bronson Cutting and Arthur and Ernest Knaebel, sons of John, on October 22, 1910.¹⁰

Called *Los Siete Burros*, the house which was built for Cutting was of conventional materials in the Mission style, a regional revival style that had originated in Southern California in the 1890s. Adopted by the railroads for hotels and stations, the style was brought to New Mexico by the Santa Fe line. One of the best examples was the now-demolished Alvarado Hotel in Albuquerque, built about 1902. However, the railroad soon adopted another more regionally appropriate style in New Mexico, the Pueblo Revival, of which Curtiss' El Ortiz was one of the first and most highly respected examples.¹¹ Known then as the Santa Fe style, it would come to predominate for residential building by the 1920s. However, in 1910, with the Pueblo Revival movement only barely under way, the Mission Revival style was still considered appropriate for Santa Fe by virtue of its generalized evocation of a Spanish Colonial past. The Cutting house



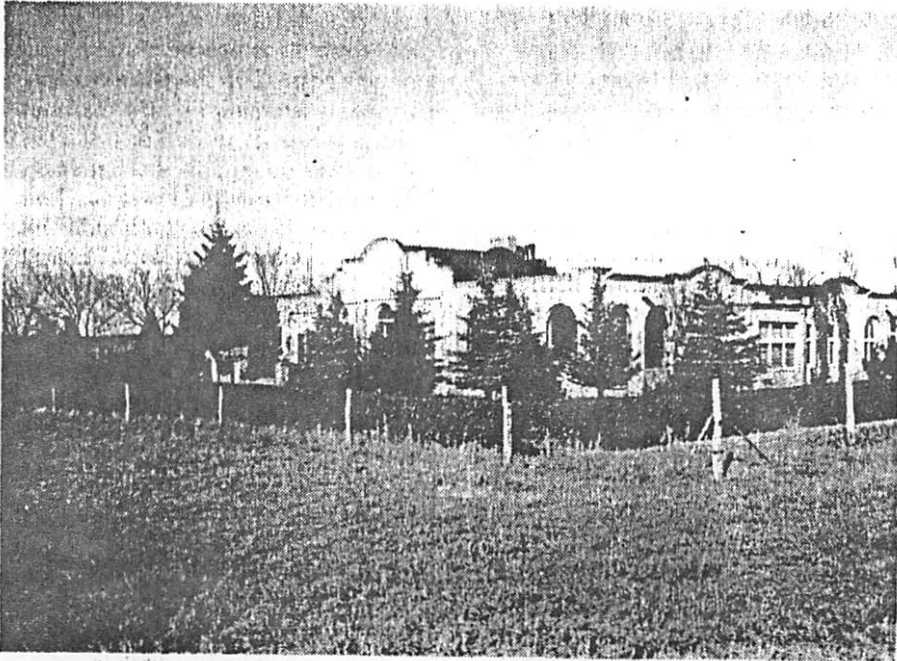
Bronson Cutting residence
Santa Fe, New Mexico

Aerial View
Courtesy Museum of New Mexico

is one of few remaining examples of this brief period in architectural history.

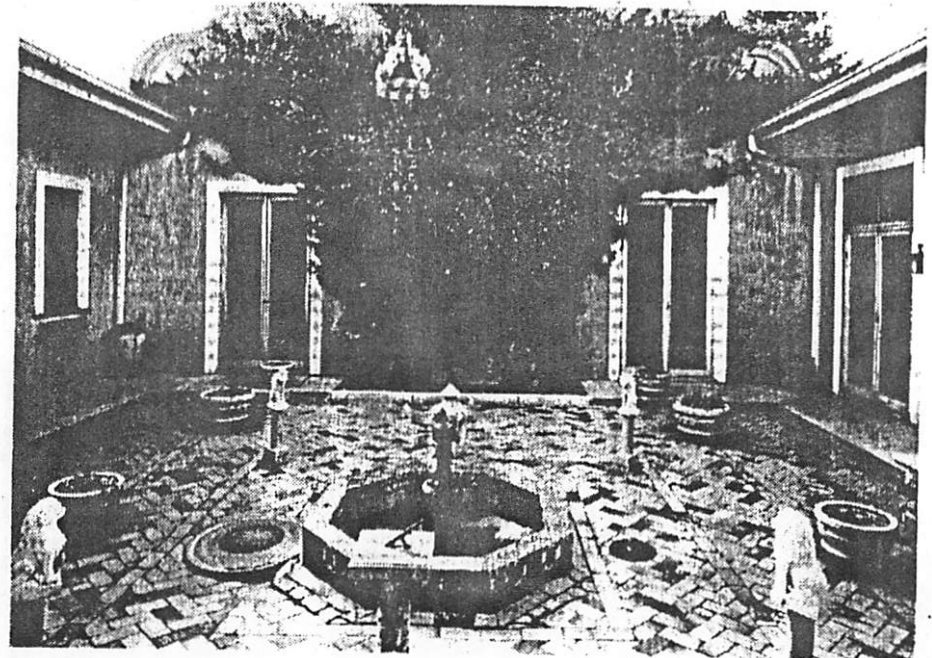
Exceptionally elegant and balanced in design, the house embodies the characteristic features of the Mission Revival style in the liberal use of arches around window and door openings, in the orientation around a central courtyard, and in the curvilinear gable which in this case rises in the center of the main facade corresponding to the rise in the roof line over the vaulted ceiling of the living room. Less typically, the gable is repeated at the back of the house and echoed in reduced form on the other two sides. Thus the house, which faces southwest, at a distance from the road which passes on the east, is equally approachable from all sides. The house had three bedrooms and four bathrooms (at a time when more than one bathroom was luxurious in

Santa Fe and indoor plumbing not to be taken for granted), a large kitchen, butler's pantry, dining room, living room, library, and two sleeping porches. The latter were thought to be indispensable for the treatment of tuberculosis and Cutting's doctor was consulted on their placement.¹² The northwest section of the house was taken up with quarters for servants, including bedrooms, a bath, and a servants' parlor and dining room. The house also contained a large basement including an ample wine cellar, perhaps the finest in the Southwest even while Cutting's newspaper championed prohibition.¹³ The relatively large living room, with its vaulted ceiling, was furnished in Spanish antiques and oriental rugs and also contained a desk, and a Steinway and Son patent grand piano. The living room, library, and dining room each had a brick fire-



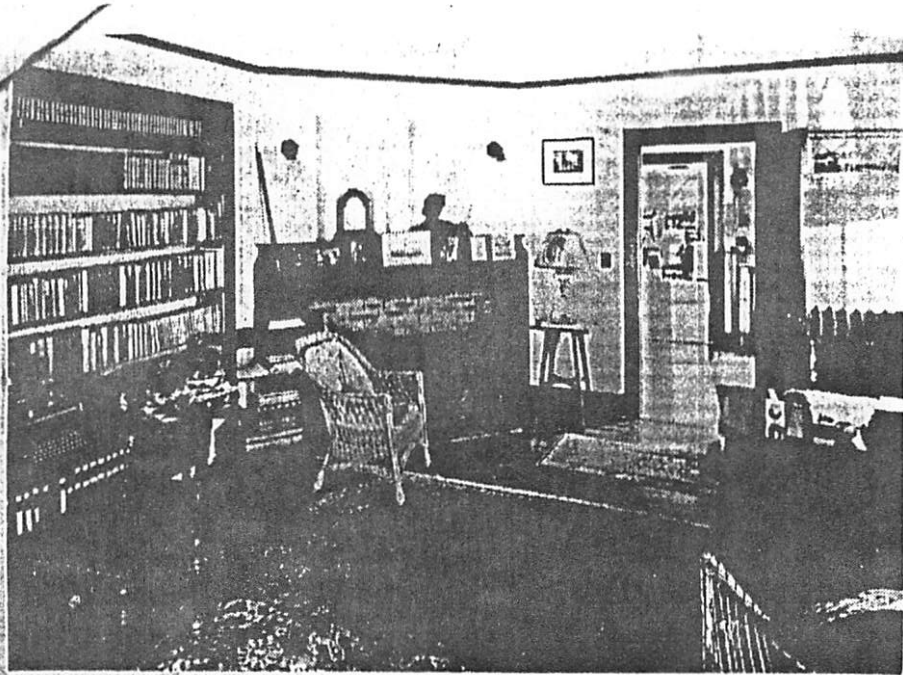
Bronson Cutting residence
Santa Fe, New Mexico

Photo by; T. Harmon Parkhurst
Courtesy Museum of New Mexico



Bronson Cutting residence
Santa Fe, New Mexico

Patio
Courtesy Museum of New Mexico



Bronson Cutting residence
Santa Fe, New Mexico

Interior
Courtesy Museum of New Mexico

place. The open central courtyard, which could be entered from all four sides, contained, in Cutting's time, a fountain with a miniature statue of a man in the center, a sun dial on a cement pedestal, a cement settee and two large cement benches, and an abundant array of over forty flower pots of various sizes and shapes.¹⁴

One major change was made to the house while Cutting owned it. In 1931 John Gaw Meem designed an extension of the library and dining room to the southwest. In 1932, the library addition was constructed which included new built-in bookcases.¹⁵ The planned enlargement of the dining room was never completed.

Cutting spent much of his early time in Santa Fe studying the local Indian and Spanish cultures. Fluent since childhood in French and German, he quickly added Spanish to his linguistic accomplishments. Nor did

he have any difficulty establishing himself socially or politically in his new surroundings. He continued his family's tradition of active participation in the Episcopal Church, and was elected junior warden of the Church of the Holy Faith in 1911 when that congregation was elevated from a mission to a parish.¹⁶ Because of their financial and political interests, members of his family were well-known in the State particularly to those involved in progressive politics. Theodore Roosevelt wrote on Cutting's behalf to George Curry, the former Rough Rider whom Roosevelt had appointed Territorial Governor in 1907. Cutting also had letters of introduction to influential local figures, such as Democratic leader and recently elected mayor of Santa Fe Arthur Seligman and Independent Republican Miguel A. Otero, who was governor from 1897 to 1907 and for whom Cutting's

father and uncle, Robert Fulton Cutting, had handled the sale of Territorial bonds.¹⁷ In 1911 Cutting participated in the formation of the Republican Progressive League (later the Progressive Party) under the leadership of Otero, and was soon among the inner circle of the movement which united progressives of both parties. In 1912 he was one of a small number of invited guests at a luncheon given by Democratic leader Judge Napoleon Bonapart Laughlin at his home for William Jennings Bryan, the populist Democratic candidate for the presidency in 1896, 1900 and 1908.¹⁸

In 1912 Cutting purchased the *Santa Fe New Mexican*, then the newspaper with the third largest circulation in the State.¹⁹ He quickly changed the paper's appearance, adding large block face type and banner headlines, as well as its politi-

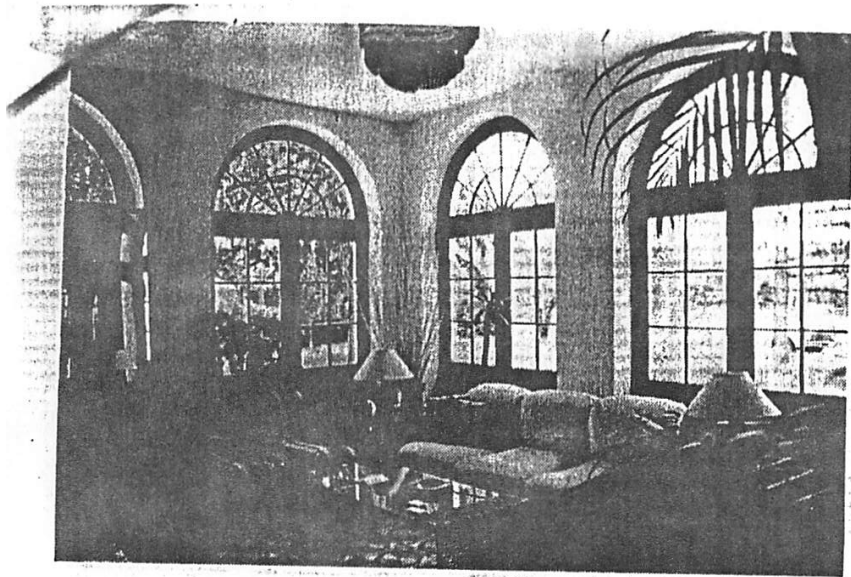
cal orientation. Long unwavering in its support of conservative Republicans, the paper now ceased to support the regular Republicans and the reelection of President Taft, in favor of the Progressives and Theodore Roosevelt in his independent bid for reelection under the Bull Moose banner. Throughout his tenure, Cutting put the paper to vigorous and unabashed political use in support of progressives and against the old guard Republicans who had long dominated the state, such as Thomas B. Catron, Albert Fall, and Holm O. Bursum. Under E. Dana Johnson, who edited the paper from 1913 to 1937, it was lively, well-written, and aggressively partisan.

Nor did Cutting and his editor avoid local controversies. Although Cutting was not a part of the art colony which, in the twenties and thirties, fought vigorously against threats



Bronson Cutting residence
Santa Fe, New Mexico

Interior
Courtesy Museum of New Mexico



Recent Photograph

to Santa Fe's unique cultural and historic heritage, the paper consistently supported their causes, such as the fight to block the bringing of a summer culture colony, which led to the founding of the Old Santa Fe Association in 1926. Cutting himself participated in local affairs as a member of many boards and committees. For example, he was on the advisory board of the Santa Fe Art School with such local colony leaders as Mary Austin, Frank Applegate, and Andrew Dasburg, a director of the Sunmount Sanitarium Company, and the Santa Fe Building Corporation, and on the regional committee administering the federal Public Works of Art program in New Mexico and Arizona. As a Senator he worked with Mary Austin to defeat an amendment calling for the continuation of censorship by customs agents of printed material entering the United States.

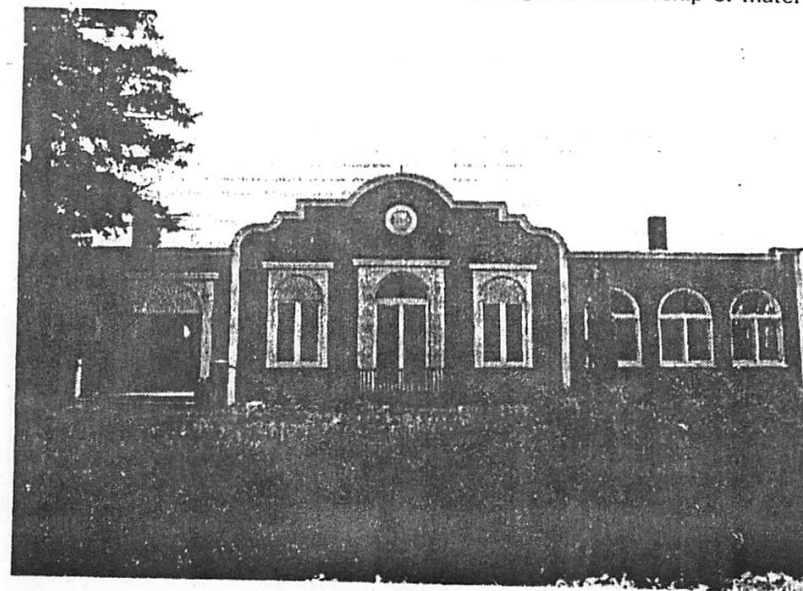
Nevertheless, Cutting's dominating passion was always politics, Progressive politics, irrespective of political party. In 1912 the Progressives gave their support to the successful gubernatorial candidacy of Democrat William C. McDonald, who as governor made Cutting an honorary colonel on his staff, the source of the title by which he often referred in the newspaper.²⁰ In 1916 Cutting and the Progressives again supported the Democratic ticket in New Mexico. However, ten years later Cutting's support was crucial to the success of Republican Richard C. Dillon who then as Governor appointed him to the United States Senate in 1927 to fill the unexpired term of A.A. Jones who had died in office. In 1928 Cutting won a senate seat in his own right. Two years later, although a Republican Senator, he supported the successful Democratic candidate for governor, Arthur Seligman, and in

the presidential election of 1932 supported Franklin Roosevelt, an old family friend, who in 1934 failed to support Cutting's reelection. In New Mexico, in the same year, 1932, Cutting helped Dennis Chavez defeat his Republican opponent for a seat in the House of Representatives.

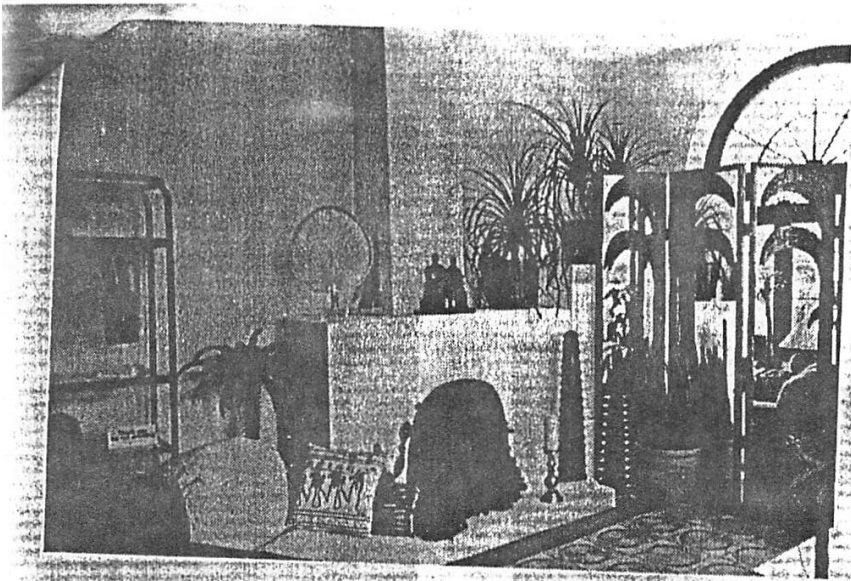
Cutting's service in World War I was both an interruption and a major turning point in his political career. In 1917 he was commissioned a Captain of Infantry in the United States Army and assigned to the American Embassy in London as a military attaché. During his absence, his sister Justine was given power of attorney to manage his affairs and run the paper until his return to the United States in 1919.²¹ Once back in New Mexico, he became a leader in the formation of the American Legion, an organization of ex-servicemen, the idea for which was conceived and

initiated in Paris and brought back to the United States by Theodore Roosevelt who enlisted Cutting's help in establishing the Legion in New Mexico.²² The organization of posts in largely Hispanic counties became an important source of Cutting's widespread, grass-roots political following which he could lead to whichever party he chose to support.

In the Senate Cutting allied himself with the Progressive Republican movement led by such men as La Follette of Wisconsin. In addition to working for legislation beneficial to ex-servicemen, he advocated election reform, a substantial federal program of public works and relief, nationalization of banks, federal aid to public schools, and the recognition of Russia. The Cutting-Hawes bill for Philippine independence was passed over Hoover's veto and his fight against censorship of material



Recent Photograph



entering the United States brought him national attention. In 1934 he won reelection over Democrat Dennis Chavez by the very narrow margin of only 1,284 votes. Chavez contested the election filing charges with the Senate of unlawful expenditure and illegal voting. Cutting had been in New Mexico collecting evidence and conferring on the impending Senate case, when on May 5 he set out by plane for Washington, D.C., in order not to miss the next day's vote on the Veterans' Bonus Bill. Unable to make a scheduled stop at Kansas City at 2 a.m. because of dense fog, his plane apparently ran out of fuel and crashed two hours later while trying to reach a field near Atlanta, Missouri, injuring eight and killing the two pilots, a woman passenger, and Bronson Cutting.²³

Cutting left an estate valued at nearly four million dollars, the greater part of which, including his Santa Fe

home and its contents, was inherited by his two sisters and a niece. He left the *Santa Fe New Mexican* and \$150,000 to Jesus M. Baca, his long-time associate and friend. Cutting also left more than a million dollars in other cash bequests to nearly two hundred individuals ranging from \$1,000 to each of ninety-one recipients, many of whom were in his debt, to larger amounts to close friends and political allies, including \$50,000 to Robert La Follette and \$100,000 to B.B. (Brian Boru) Dunne, his close friend and secretary.²⁴

The house was apparently subsequently purchased from the estate by Jesus Baca. In the 1950s it was bought by the Archdiocese of Santa Fe and converted into an orphanage for girls, called *Las Huérfanas* (the orphan girls).²⁵ In the late 1960s it became the home of Dr. C.L. Mengis who used the servants' quarters for medical offices. Today it remains a

residence with a law office in the servants' wing. The setting of the house has been altered in recent years by the sale and development of much of the acreage which once surrounded it, including the former garage which lay next to the Old Santa Fe Trail. Nevertheless, despite changes of ownership and use, and the contraction of its setting, alterations to the house itself have been minor or tangential,²⁶ and it remains substantially as it was when Cutting lived there.

Many questions linger about the motives and methods of Cutting's improbable and controversial career. The Cutting house, equally unique in its setting, remains a fitting reminder of this singular individual and of a fleeting moment in the architectural evolution of Santa Fe.

Corrine Sze — Board Member

NOTES

- ¹ *Dictionary of American Biography*, Vol. II, 1929, pp. 68-9, vol. XI, 1943, pp. 318-9. Suppl. I, 1944, pp. 215-6. Cunningham, p. 1-2.
- ² "The More Stately Mansions of Madison Avenue," *Avenue* (September 1983) pp. 59-66.
- ³ Seligman, p. 20; Cunningham, 6.
- ⁴ Letter, Bronson Cutting to William Bayard Cutting, July 17, 1910. Bronson Cutting Papers, Manuscript Division, Library of Congress.
- ⁵ A name frequently misspelled "Curtis." E.g., Morley, p. 296.
- ⁶ Letter, Louis Curtiss to Bronson Cutting, July 28, 1910. Cutting Papers, Manuscript Division, Library of Congress.
- ⁷ Letter, Bronson Cutting to William Bayard Cutting, August 1, 1910. Bronson Cutting Papers, Manuscript Division, Library of Congress.
- ⁸ Letters, Bronson Cutting to William Bayard Cutting, September 5 and 16, 1910. Bronson Cutting Papers, Manuscript Division, Library of Congress.
- ⁹ *Santa Fe New Mexican*, October 15, 1910.
- ¹⁰ An unsigned letter dated October 14, 1912 to Curtiss states that Cutting, having rejected Curtiss' sketch in the Santa Fe Style, chose a design worked out by himself, and based on the facade of a Puerto Rican Chapel.
- ¹¹ *Santa Fe County Deeds*, Book L-2, p. 271.
- ¹² Morley, p. 282, 296.
- ¹³ Letter, Justine Cutting Ward to William Bayard Cutting, October 16, 1910. Bronson Cutting Papers, Manuscript Division, Library of Congress.
- ¹⁴ La Farge, p. 230.
- ¹⁵ Inventory, Civil Case #16084, First Judicial District Court, Santa Fe, New Mexico.
- ¹⁶ File #185. John Gaw Meem Archives, Southwestern Architecture, University of New Mexico General Library.
- ¹⁷ *Santa Fe New Mexican*, June 1, 1911.
- ¹⁸ Cunningham, p. 34; Armstrong, p. 4.
- ¹⁹ *Santa Fe New Mexican*, February 12, 1912.
- ²⁰ *Santa Fe New Mexican*, July 1, 1912; Oct. 12, 1912.
- ²¹ *Santa Fe New Mexican*, March 28, 1914. Cunningham, p. 8.
- ²² Armstrong, p. 28. Justine held title to the house from August 15, 1917 to January 4, 1921. *Santa Fe County Deeds*, Book R, p. 42 and Book M 3, p. 550.
- ²³ Cunningham, p. 77.
- ²⁴ *Santa Fe New Mexican*, May 6, 1935.
- ²⁵ Civil Case #16084, First Judicial District Court. *Santa Fe New Mexican*, June 25, 1935.

²⁶ *Santa Fe New Mexican*, May 17, 1979.

²⁷ The sleeping porch in the southeast corner has been enclosed by placing windows in what had been open arches, and the porch at the northeast corner has been converted into a bedroom. A room was added at the northwest corner to which the most recent owner has added a portal leading to a new detached garage.

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Historic Research Committee

The historic research committee under the direction of Dr. Corinne Sze has arranged for the plaquing of the Lamy chapel which was featured in our last Bulletin and the Bronson Cutting House which is featured in this Bulletin.

The Foundation is very pleased to add these two historic properties to our register of places of major historical interest.

NORTH SECTION CONTINUED ON OTHER SIDE



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OLD TAOS

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MNM 28257 cutting house c. 1911-12.



MNM 54293 Cutting House T.H. Park House. N.P.



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003667--HDRB

Project Description:

Project Location(s): 653 CAMINO DE LA LUZ
Santa Fe, NM 87505

Contacts:

Property Owner: Ray and Debbie Reid

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2005

Year of Construction: 1960s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 8, 2021
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-003667-HDRB

Address: 653 Camino de la Luz
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [list other attachments]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [list other attachments]

STAFF RECOMMENDATION:

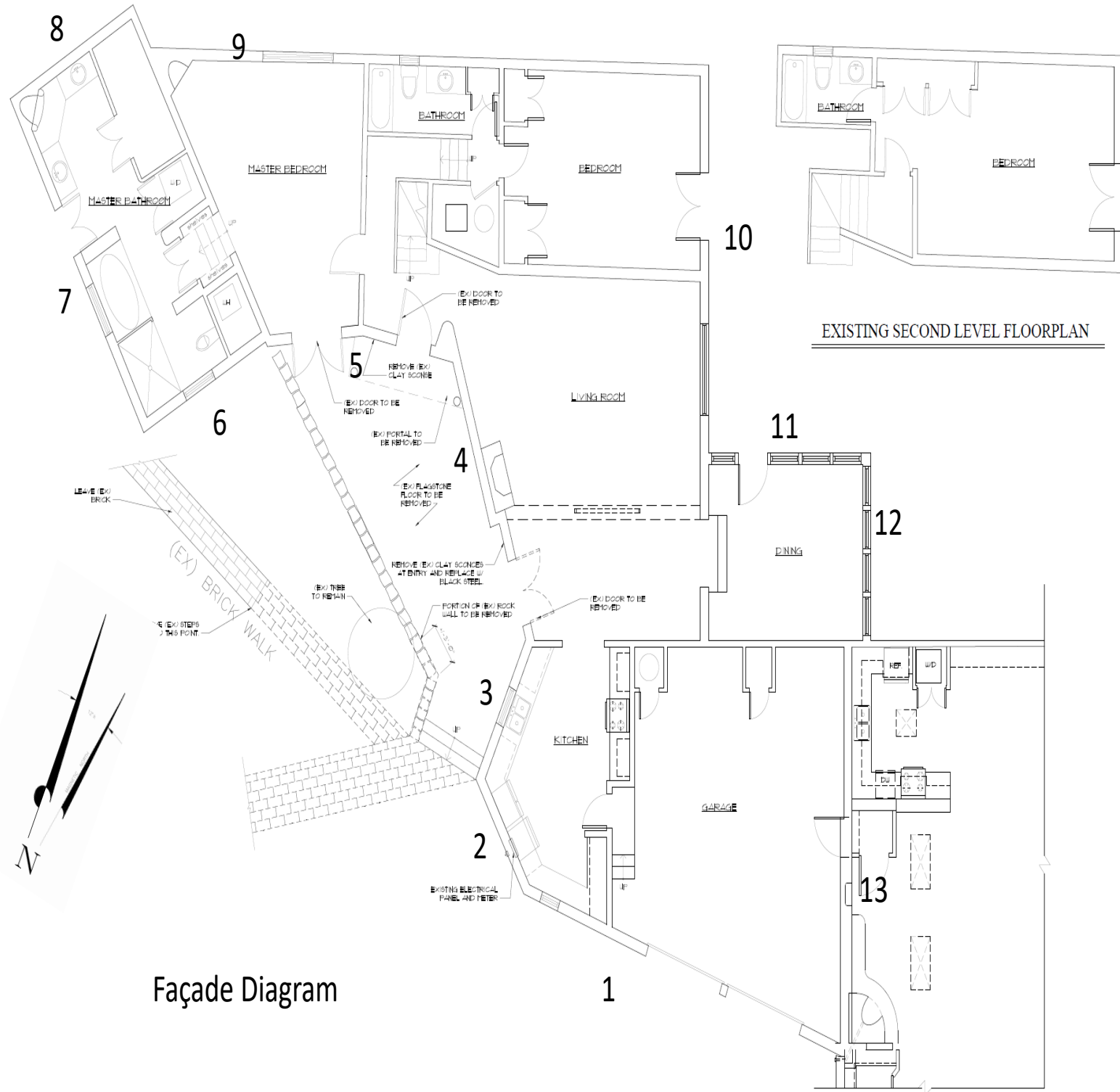
Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

653 Camino de la Luz is a single-family residential structure with non-contributing status. Constructed in the 1960s in a Spanish Pueblo Revival Style, it had substantial remodeling in 1998 and 2005, so that most visible materials, including all the windows are non-historic.

The applicant now proposes the following items, almost all of which are located on the west-facing portion of the structure:


1. Remove the existing portal on facades 4 and 5
2. Remove existing door and replace with a new window on façade 5;
3. Replace living room and entry doors with different dimensions on facades 4 and 5 ;
4. Replace flagstone and stairs in the front (west) of the house
5. Construct a new entry portal on facades 3, 4 and 5 to a height of 10 feet. The wood will be stained charcoal grey;
6. Add non-publicly visible skylights
7. Mount sconces of black steel next to the doors on facades 4 and 5;
8. Raise the entry parapet from 10 to 12 feet in height to match the new portal;
9. Construct a yard wall to the maximum allowable height of 6 feet. It will be stuccoed El Rey "Buckskin" to match the house.



Façade Diagram

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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: None	2. Location: 653 Camino de la Luz Santa Fe, NM 87505	3. Local Reference Number: 4. County Santa Fe County, NM
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: 9/15/2005		
7. Previous Survey Date(s): ____/____/____ <input checked="" type="checkbox"/> No previous survey		
8. Name of Project:		
9. UTM (NAD83) Zone: 13 Easting: 1368920 Northing: 12953160		
10. Photo Information	Disk Location:	View of: Front Façade (South)
Digital Photography held by City of Santa Fe, 202 Lincoln Ave, Santa Fe, NM 87501		
11. Brief Description of the Property: Freestanding single-family house in the Spanish-Pueblo Revival style.		
12. Who uses the property? Private residence.		
13. Construction Date: Date: 1960 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Art Roth		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar		
Comments:		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: Enclosed Porch or Sunroom on Northeast.



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:

Arthur Roth
Zigi Kaluzny

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None 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 No Yes
If yes: State National

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

Why? Property lacks distinctive features, has no known association with historic persons or events, consists of multiple additions, has lost original features, especially windows, and is less than 50 years old.

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 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								
Criteria		C	D								
1. Name of property: None	2. Location: 653 Camino de la Luz Santa Fe, NM 87505	3. Local Reference Number: 4. County Santa Fe County 5. Date of Survey: 9/15/2005									
ARCHITECTURAL AND CONSTRUCTION DETAILS:											
6. Visible Construction Material: <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular XX Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <input type="checkbox"/> N/A Number: X_1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: _____ Notes: _____ 9. Roof: <input type="checkbox"/> N/A Shape: X_ Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: _____ Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave X Parapet Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: _____									
10. Windows <input type="checkbox"/> N/A --Multi-panel wood window with some operable casements on north and east --Enclosed porch composed of multi-panel wood windows on northeast --a variety of windows of various types and ages	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="height: 100px;">Notes:</td> </tr> </tbody> </table>			Type	Style	Material	Number	Notes:			
Type	Style	Material	Number								
Notes:											
12. Chimneys (describe whether interior or exterior and material) Chimneys integral to stuccoed masonry structure.	13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap										
14. Other Significant Features											
15. Modifications: <input type="checkbox"/> No known modifications The structure has undergone several modifications including the addition of a studio and garage on the east, and a sunroom on the northeast #1 _____ Date: _____ Known ___ Estimated ___ Source: _____ #2 _____ Date: _____ Known ___ Estimated ___ Source: _____											

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

Notes:

Other: _____

17. Documents Available and Their Locations

SITE :

18. Attached or Associated Properties

None.

Are associated properties eligible for listing?

19. Site Plan:





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 4/21/21		653 Camino De La Luz
Property Owner of Record: Ray and Debbie Ried	Proposed Construction Description: New portal, window, 2 doors, remove portion of yrd wall, extend stairs and replace flagstone entry.	
Applicant/Agent Name: Architectural Alliance Inc.	TOTAL ROOF AREA: 6,344 sf New yard wall	
Contact Person Phone Number: 505 988 5269		
Zoning District: Downtown and Eastside		Lot Coverage: 30.3% <input type="checkbox"/> Open Space Required: _____
Overlay: <input checked="" type="checkbox"/> Escarpment <input checked="" type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: _____		Setbacks: Proposed Front: 7/20 Minimum: 7/20 2 nd Front? _____ Proposed Rear: 15 Minimum: 15 Proposed Sides: L 5 R 5 Minimum: 5
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed 10'-0" Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed 0 Accessible 0 Minimum: 2
Access and Visibility: <input checked="" type="checkbox"/> Arterial or Collector** <input checked="" type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: NA Minimum: NA ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes _____		

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

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

Jason Herrera [OWNER APPLICANT AGENT
PRINT NAME

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

SIGNATURE _____ DATE 4/21/21

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: _____



April 21, 2021

VIA HAND DELIVERY

City of Santa Fe
Historic Preservation Department
200 Lincoln
Santa Fe, NM 87501
Attn: Gary Moquino

RE: 653 Camino de la Luz – Adding New Portal, Doors and Walkway to Existing Residence
Architect's Project # 04-10

Dear Gary:

Attached are drawings for a proposed addition to an existing non-contributing single-family residence located at 653 Camino de la Luz.

Portal and doors:

- Removal of existing portal to main structure.
- Removal of existing door from master bedroom and replace with new window style wood/clad casement with TDL's.
- Removal of existing doors from living room and entry and replace with new 3'-0" x 8'-0" iron doors living room to have (2) 1'-6" x 8'-0" side lights.
- Removal of existing flagstone floor to be replaced with new flagstone floor color buff.
- Removal of portion of existing walkway and stairs to be replaced with new flagstone color buff.
- Adding new 10'-0" high portal in existing demoed portion of wall.
- (2) 1'-4" x 5'-0" skylights will be added to portal and will not be publicly visible.
- New sconces to be black steel dark night sky compliant.
- Wood on new portal will be stained color charcoal gray stain.
- We will raise the height of a portion of the entry parapet to allow the height of the portal to continue throughout the span of the entire portal.
- New 6'-0" high stuccoed yard wall on east side of property. Stucco to match existing house El Rey stucco color buckskin.

Total Main House Area: 5,888 sf

Existing Portal Area: 210 sf

Added Proposed Portal Area: 280 sf

Total Combined Area Roofed: 6,344 sf

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,



Eric Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.

Cc: Ray and Debbie Ried

File



Example of Type of Iron Door for informal and formal entry's (panel design may vary)



Flagstone color Buff for new patio floor and steps



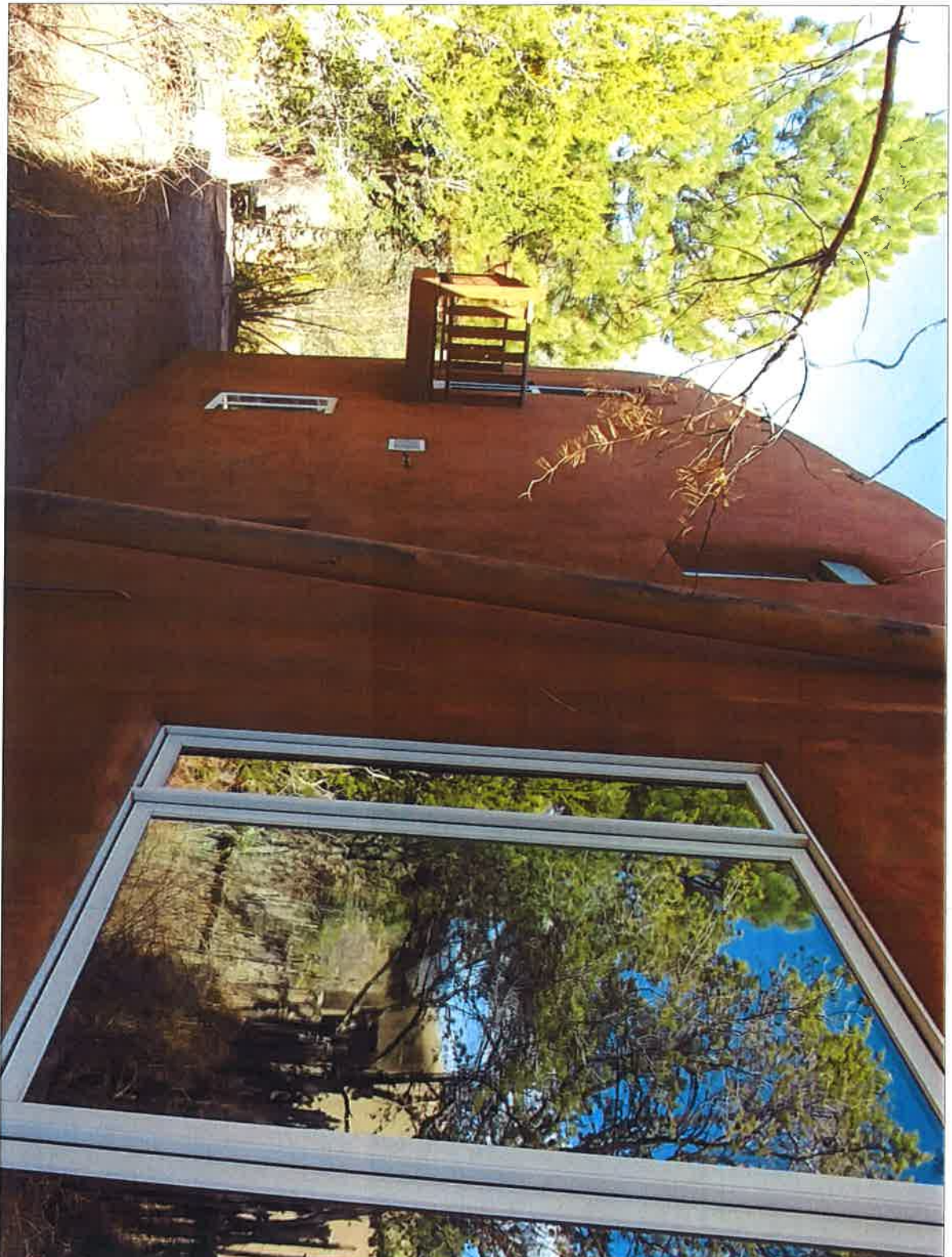
Charcoal grey stain Minwax ebony tinted charcoal grey



Stucco color El Rey Buckskin to match existing

653 Camino de la Luz

Historic Design Review Board Photographs

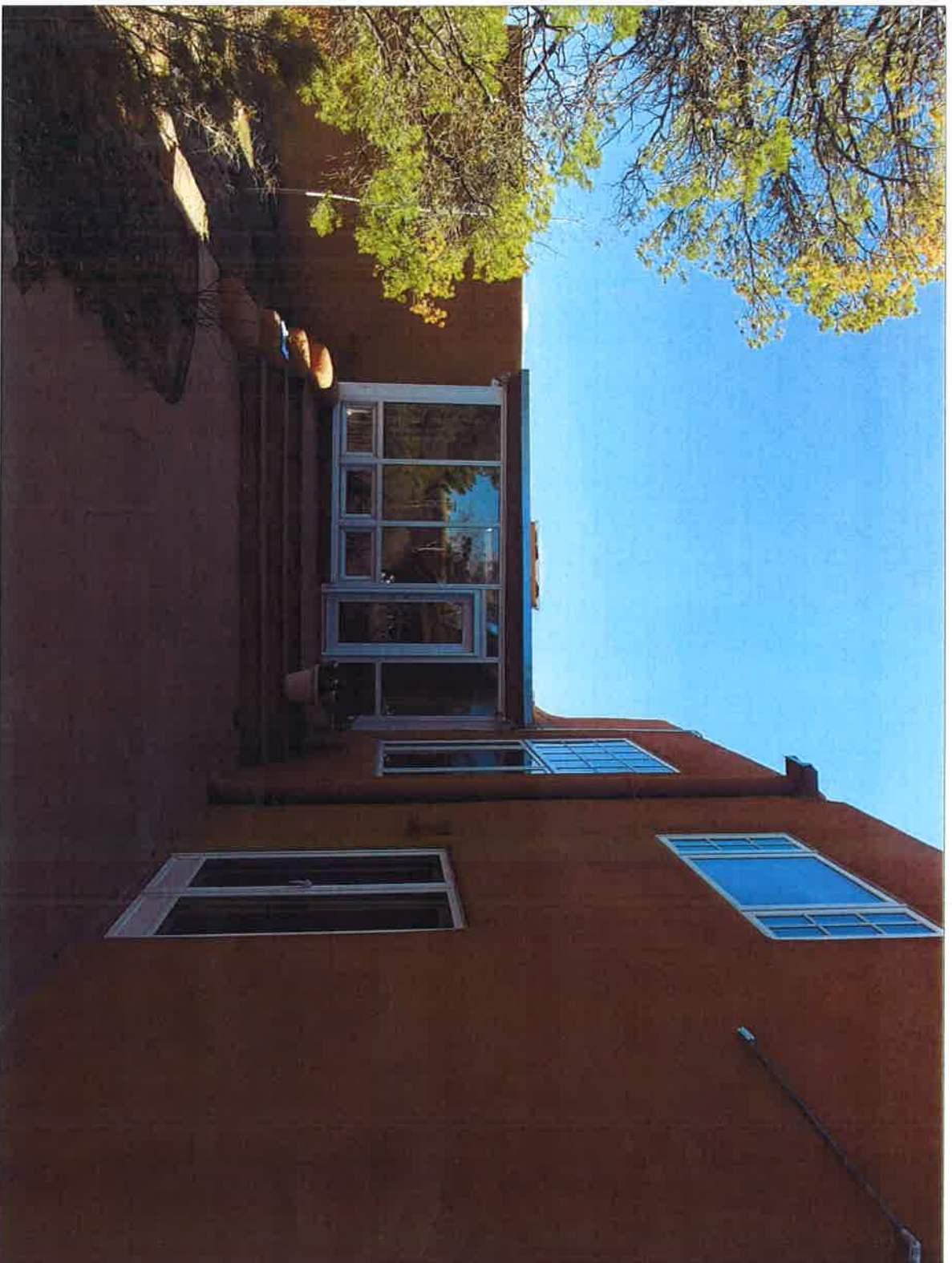


Partial north elevation



ARCHITECTURAL
SOLUTIONS
INC.
1000 S. 10TH AVE.
TAMPA, FL 33606
PH: 813.288.1234
WWW.ALAINCRA.COM

653 Camino de la Luz
Historic Design Review Board Photographs



Partial north elevation

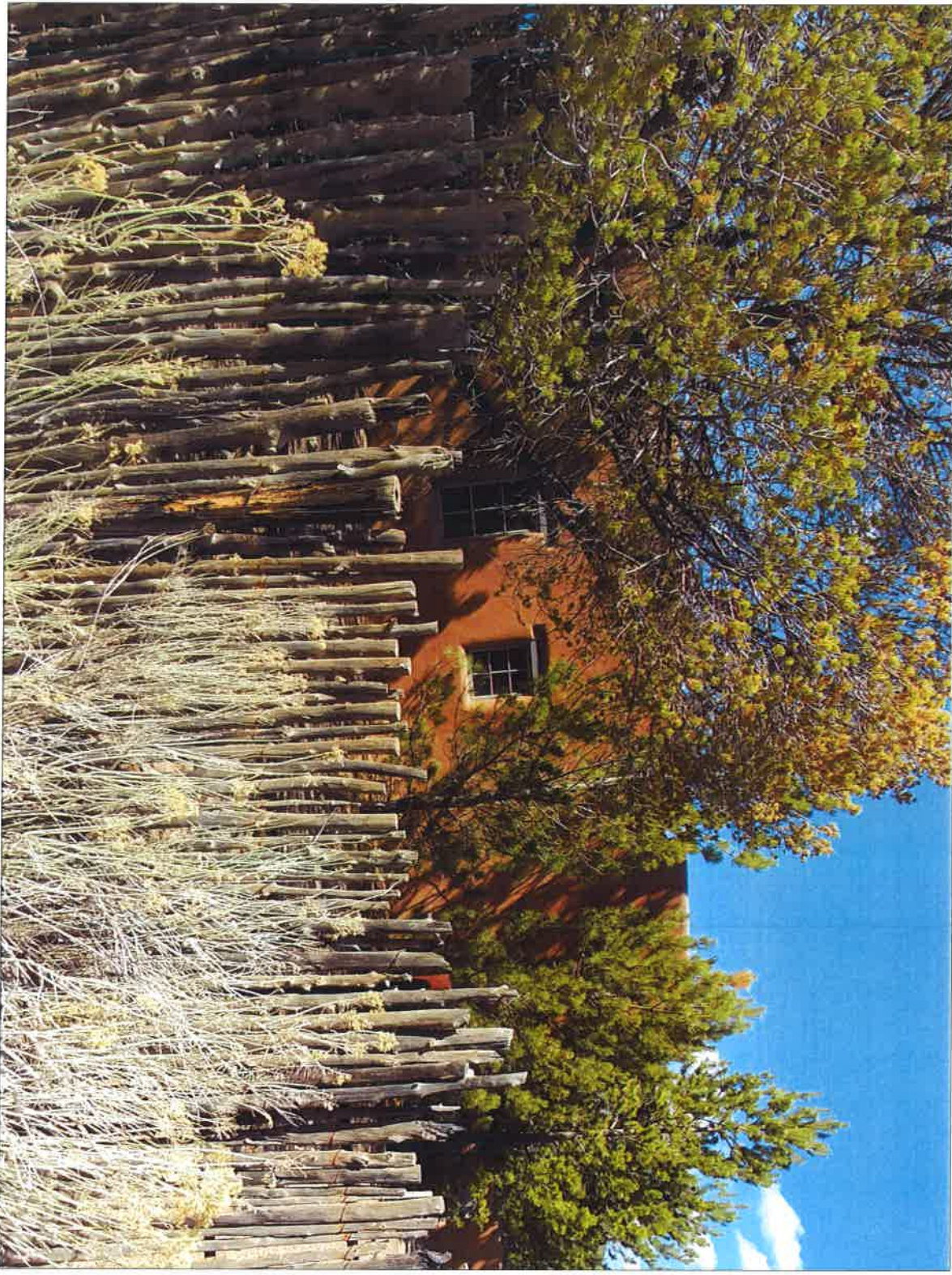
653 Camino de la Luz
Historic Design Review Board Photographs



East elevation

ARCHITECTURAL
ANALYSIS
INC.
222 OLD SALEM AVENUE, SUITE 100
DURHAM, NORTH CAROLINA 27701
PHONE: 919.486.1234
WEBSITE: www.archana.com

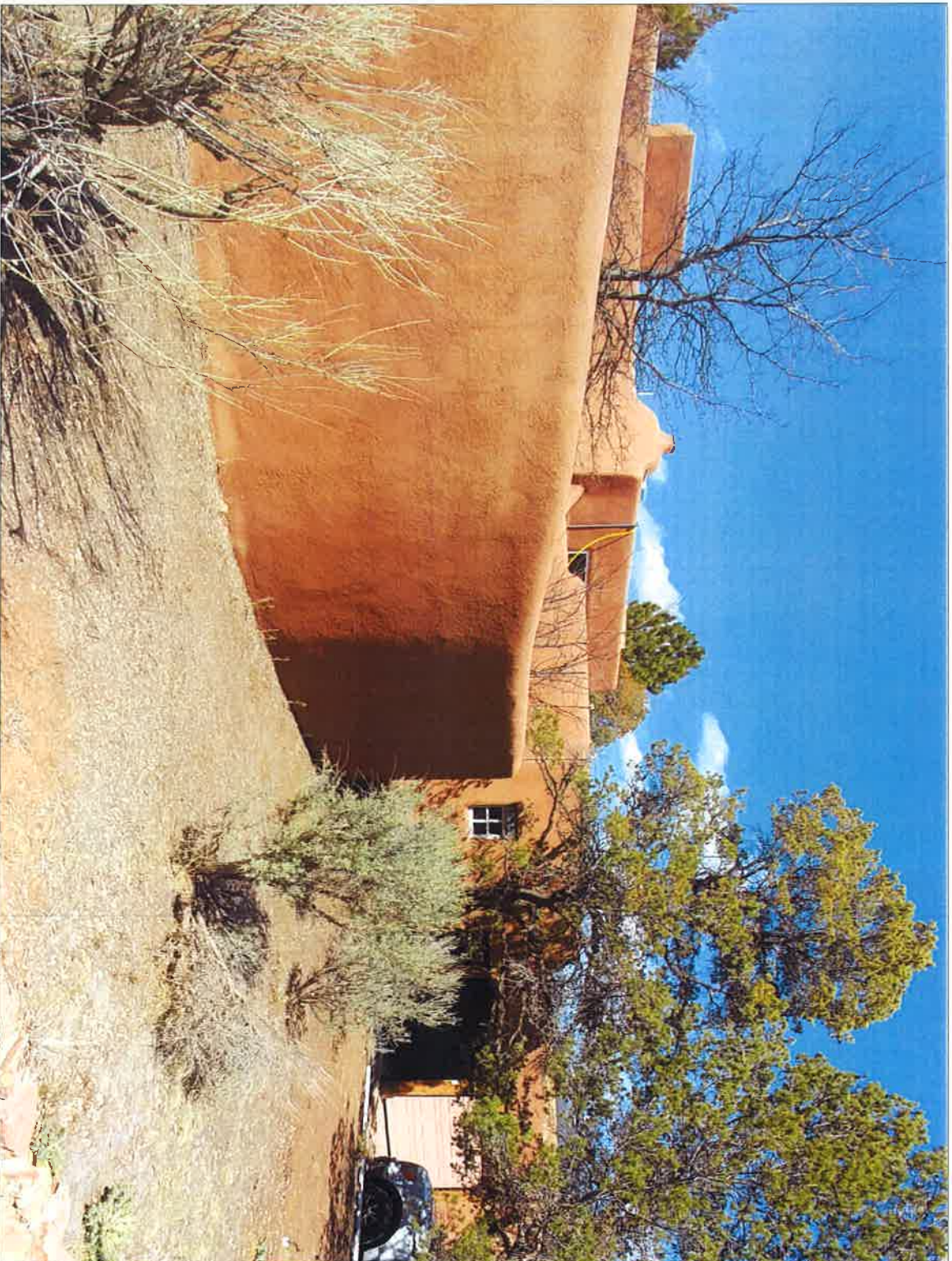
653 Camino de la Luz
Historic Design Review Board Photographs



Partial south elevation

653 Camino de la Luz

Historic Design Review Board Photographs



Partial south elevation



653 Camino de la Luz

Historic Design Review Board Photographs

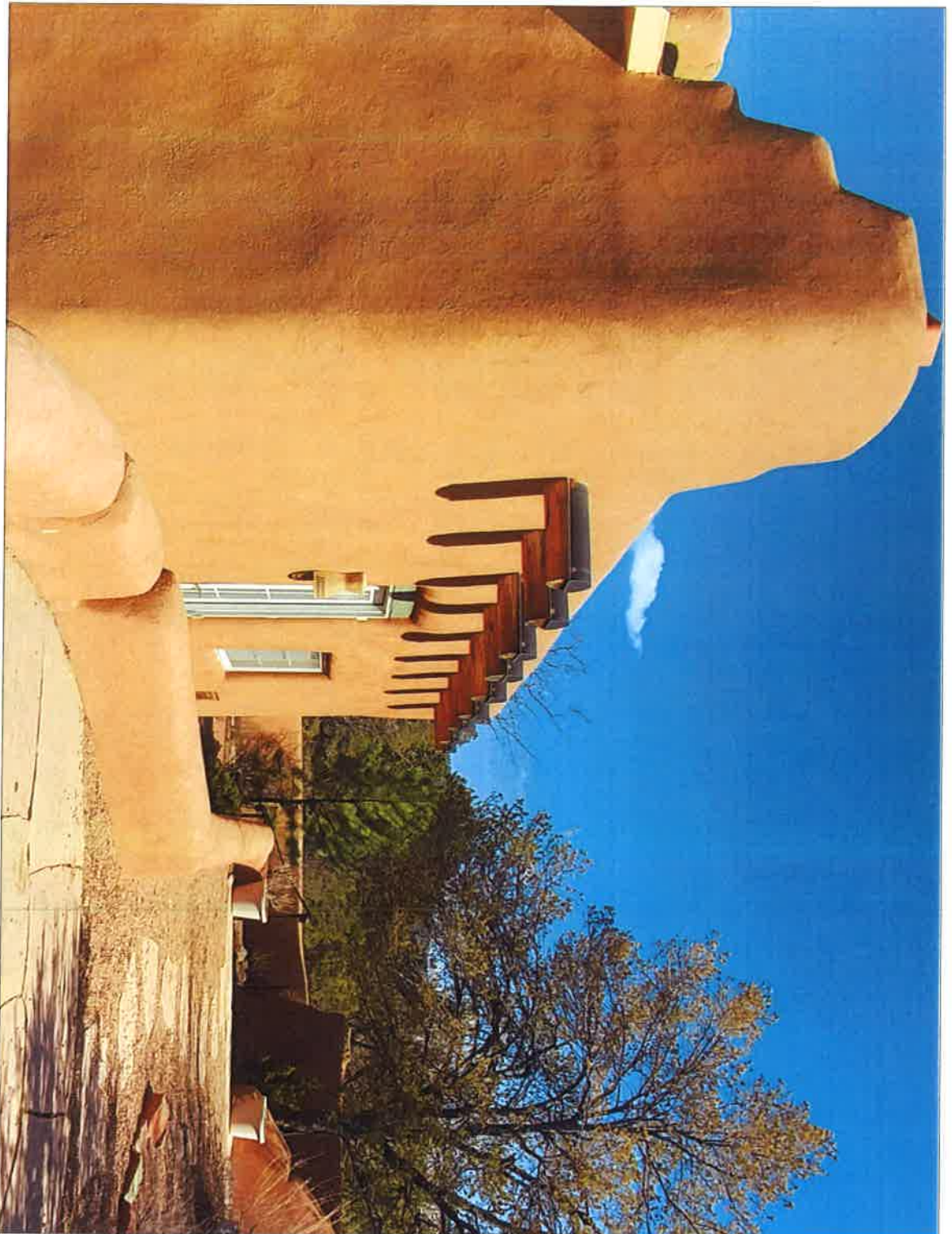


Partial west elevation

ARCHITECTURE
INC.
1111 E. BROADWAY, SUITE 100
DENVER, CO 80202
303.733.1111
WWW.ARCHITECTURE.COM

653 Camino de la Luz

Historic Design Review Board Photographs



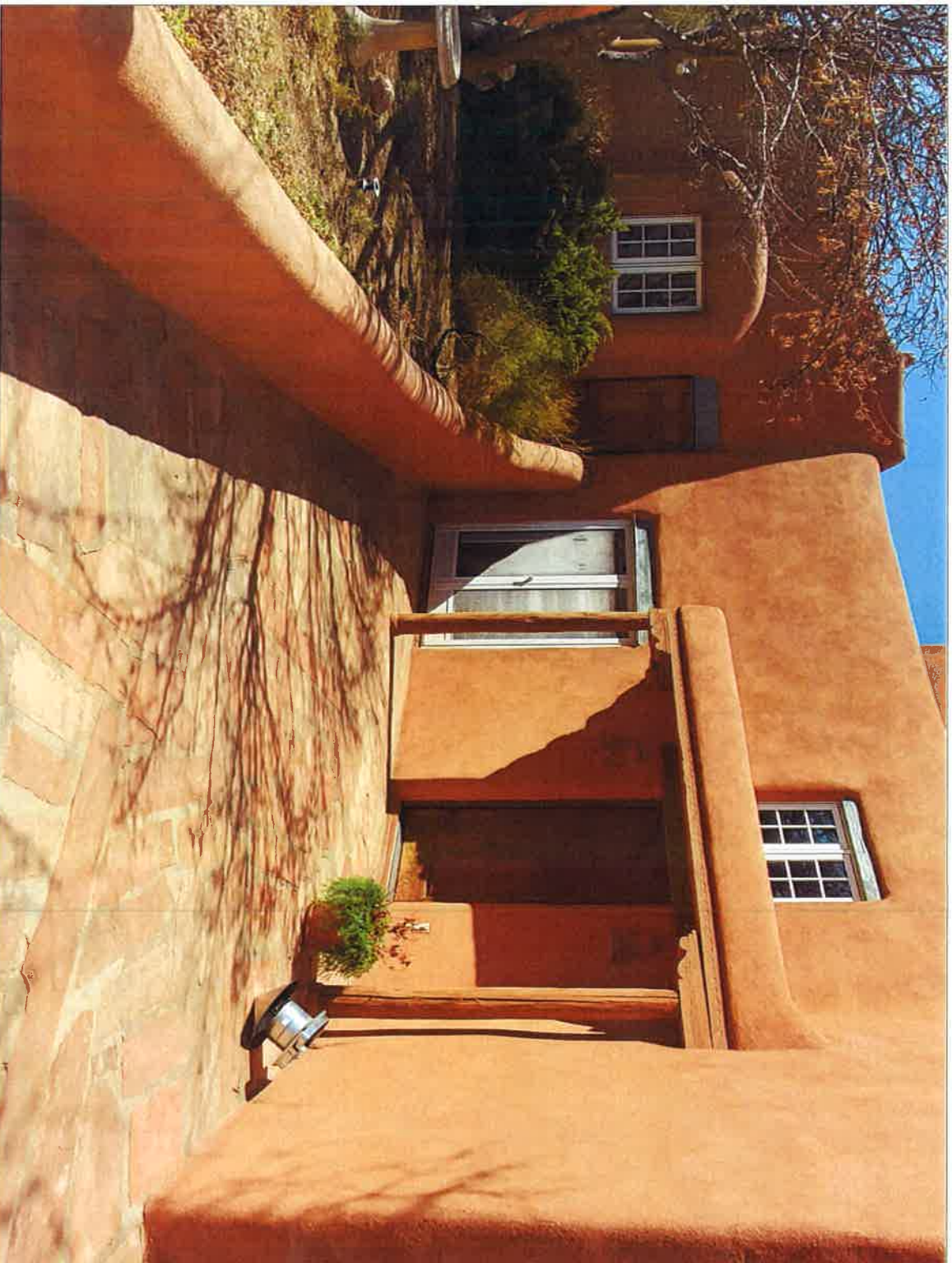
Partial west elevation



4270 BURNING TREE RD
SAN ANTONIO, TEXAS 78249
TEL: 210-350-6128
WWW.AERIALIMAGES.COM

653 Camino de la Luz

Historic Design Review Board Photographs



Area of proposed new window at master bedroom,
informal entry and portal looking north

653 Camino de la Luz

Historic Design Review Board Photographs



Area of proposed formal entry, portal, steps and flagstone walkway looking east



653 Camino de la Luz

Historic Design Review Board Photographs



Area of proposed new yard wall
looking west from the street

653 Camino De La Luz
Source: Scanlon Map - 1952



PLAT OF BOUNDARY SURVEY
FOR
RAYFORD T. REID
&
DEBRA B. REID

868 039

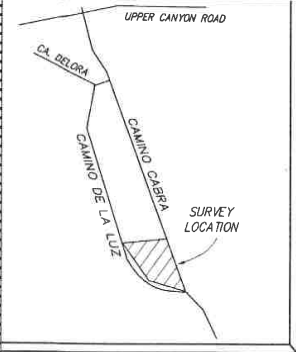
LOT 12 AS SHOWN ON PLAT ENTITLED
"BOUNDARY SURVEY FOR JEREMY LEPARD..."
WITHIN PROJECTED SECTION 30, T 17 N, R 10 E,
N.M.P.M., INTO THE SANTA FE GRANT, CITY
OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



INSTRUMENT No. 1932052
COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for
record on the 14 day of October A.D.
2020, at 1:14 o'clock P.m., and was duly
recorded in Book 168 Page 81 of the
records of Santa Fe County.

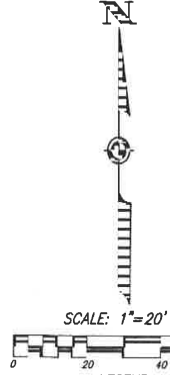
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
Geraldine Salazar Deputy

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.



LOT 11-A
N/F
NICOLE HIXON TRUST
INST. No. 1492685
PLAT BK. 730, P. 001

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

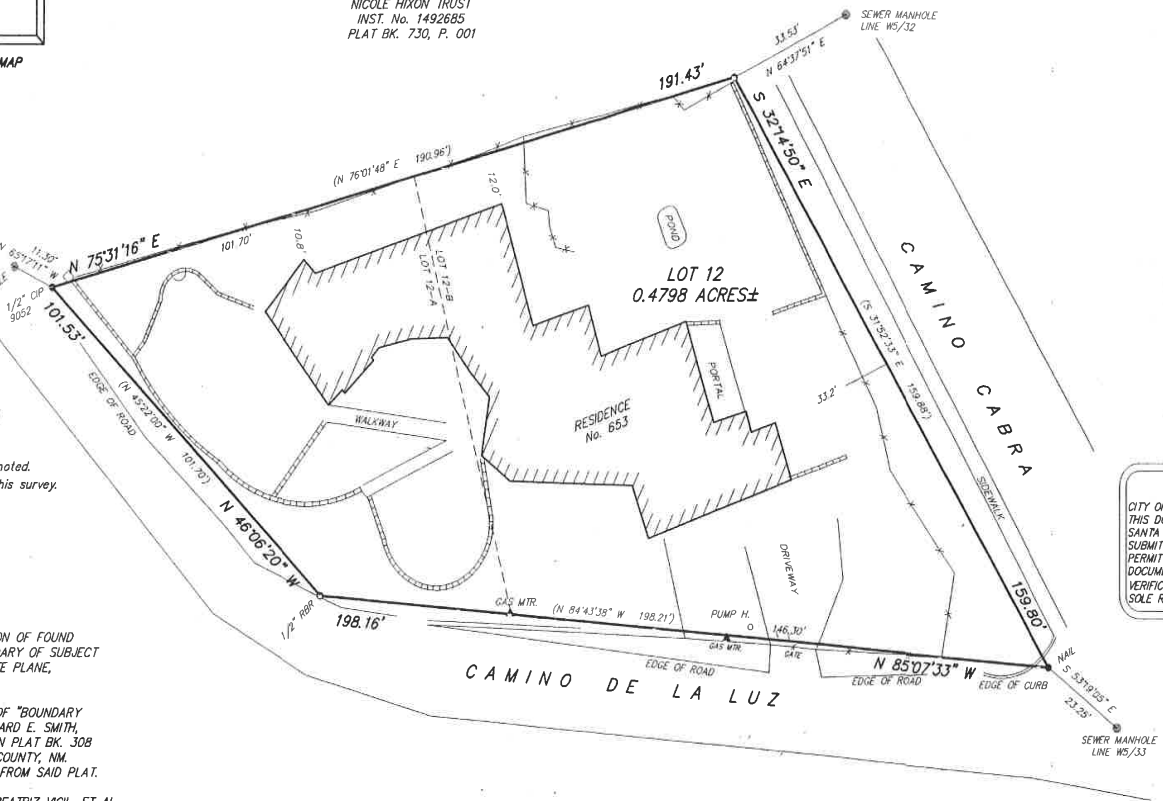
1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF SUBJECT LOT, (N 75°31'16" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.
2. THIS SURVEY IS BASED ON A PLAT OF "BOUNDARY SURVEY FOR JEREMY LEPARD", BY RICHARD E. SMITH, PS 5837, DATED 6/29/95, RECORDED IN PLAT BK. 308 AT PAGE 018, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT.
3. REFERENCE "LANDS SURVEYED FOR BEATRIZ VICIL, ET AL, BLOCK 84 K, 1933 OFFICIAL MAP, SANTA FE, NM. BY WALTER G. TURLEY, PS No. 95, DATED JUNE 10, 1947, AMENDED AUGUST 4, 1948.
4. REFERENCE SWD INST. No. 1758126.
5. LEGAL LOT OF RECORD IS REPRESENTED BY PLAT OF NOTE 3.

CERTIFICATE

I, Philip B. Wiegall, 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 plot of an existing tract or tracts.

Philip B. Wiegall 16 October, 2020
Philip B. Wiegall P.S. No. 9758 Santa Fe, NM.
P.O. Box 22773



INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: CHERYL NEELY ROTH, TRUSTEE
LOCATION: 653 CAMINO DE LA LUZ
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: BEATRIZ M.J.R., ET AL.
SANTA FE COUNTY, NM
UPC No.: 1-055-098-440-210

DEL RIO SURVEYS, INC.

P.O. BOX 22773, SANTA FE, NM. 87502	PH: 505-820-9200
PROJECT No. 20100820	Drawn: PW Checked: DV Date: 10/16/20 REV: 1

New Portal & Yard Walls for Ray & Debbie Reid

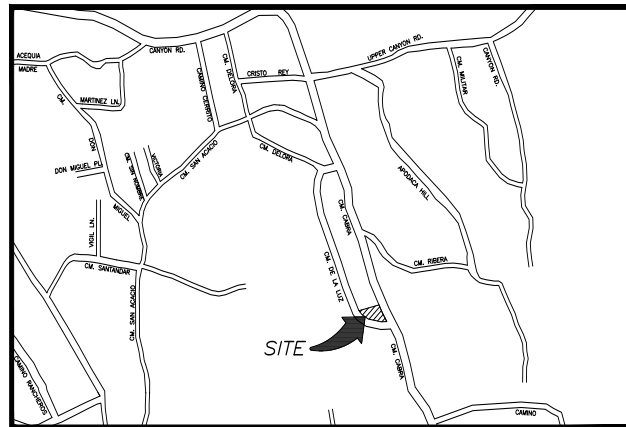
653 Camino de la Luz
Santa Fe, New Mexico
Santa Fe County

Building Criteria

OWNER: Art and Cheryl Roth
 SITE: 653 Camino de la Luz, Santa Fe, New Mexico
 CONSTRUCTION STYLE: Santa Fe style, 2X frame, flat roofs w/ parapets
 UTILITIES: Water: New City of Santa Fe Water
 Sewer: New City Sewer
 Gas: New Natural Gas Service PNM
 Electricity: Exist. service by PNM.
 Telephone: Exist. service by Qwest.
 SOILS: Owner and Contractor to confirm all soils conditions

Building Code Information

ZONING: Group R1
 OCCUPANCY: Group R
 CONSTRUCTION TYPE: Type V - N
 ALLOWABLE LOT COVERAGE: 40% (PROVIDED 20%)
 SETBACKS: Front 7'-0" (20'-0" for garage)
 Side 5'-0"
 Rear 15'-0"



VICINITY MAP SCALE: 1" = 500'

Drawing Index

- C-0 Cover
- C-1 Existing Site Plan
- C-2 Proposed Site Plan
- A-1 Existing and Demo Floorplan
- A-2 Proposed Floorplan
- A-3 Existing and Proposed Elevations
- A-4 Existing and Proposed Elevations
- A-5 Existing and Proposed Elevations



612 OLD SANTA FE TRAIL
 SANTA FE NEW MEXICO 87505
 Telephone 505-988-5269
 FAX 505-986-1270

E-MAIL architecturalalliance@archallinc.com
 WEBSITE www.archallinc.com

HISTORIC REVIEW SET MARCH 8TH, 2021

653 Camino de la Luz

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC
AND ARE NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART,
WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL ALLIANCE INC. ANY
VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW PORTAL & YARD WALLS FOR
RAY & DEBBIE REID

653 Camino De La Luz
Santa Fe, New Mexico

PROJECT NO. 20-00

CHECKED BY EE DATE 04/08/21

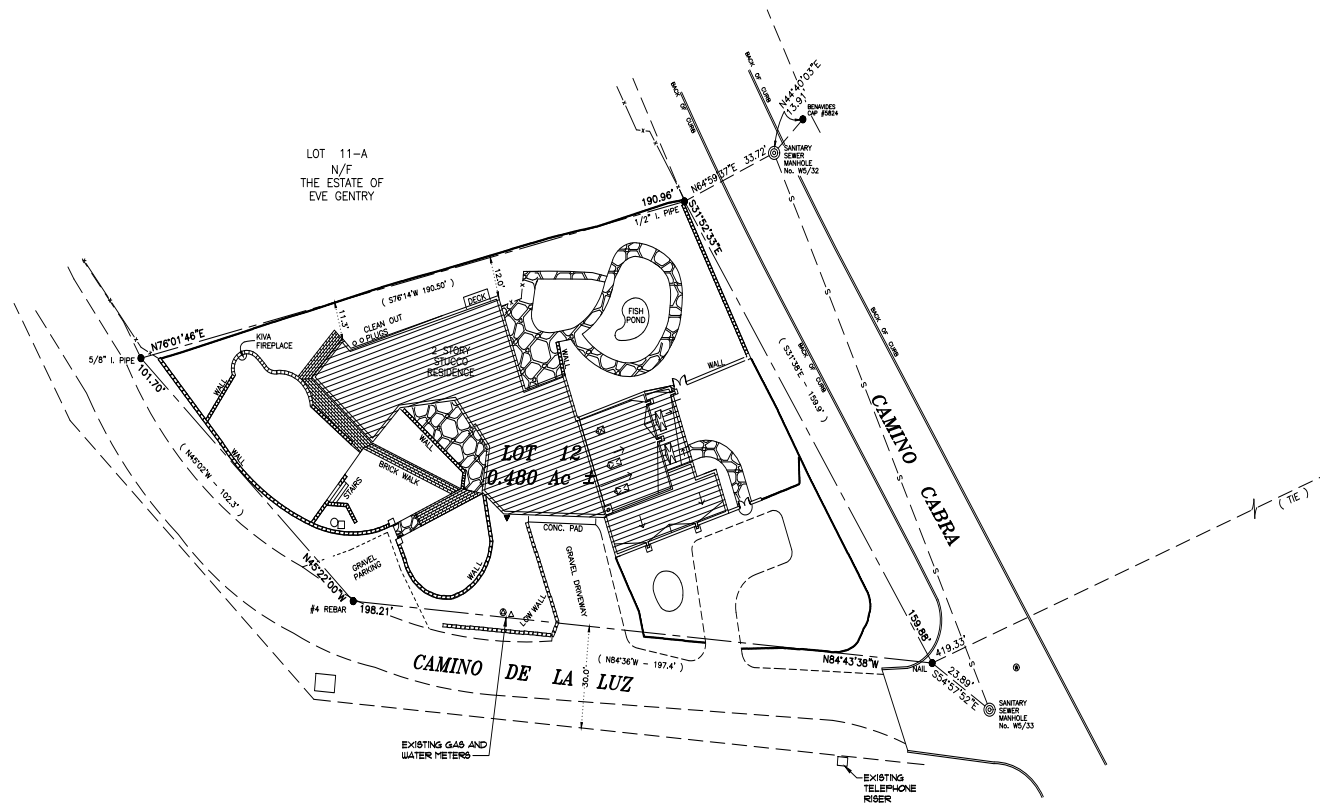
DRAWN BY HR DATE 04/08/21

SHEET TITLE

EXISTING SITEPLAN

SHEET NO.

C-1



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS - NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

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USED FOR ANY PROJECT OTHER THAN THAT SPECIFICALLY
IDENTIFIED IN THESE DRAWINGS WITHOUT THE WRITTEN
AGREEMENT OF ARCHITECTURAL ALLIANCE INC.

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE
NEW PORTAL & YARD WALLS FOR
RAY & DEBBIE REID

653 Camino De La Luz
Santa Fe, New Mexico

PROJECT NO. 20-00

CHECKED BY EE DATE 03/22/21

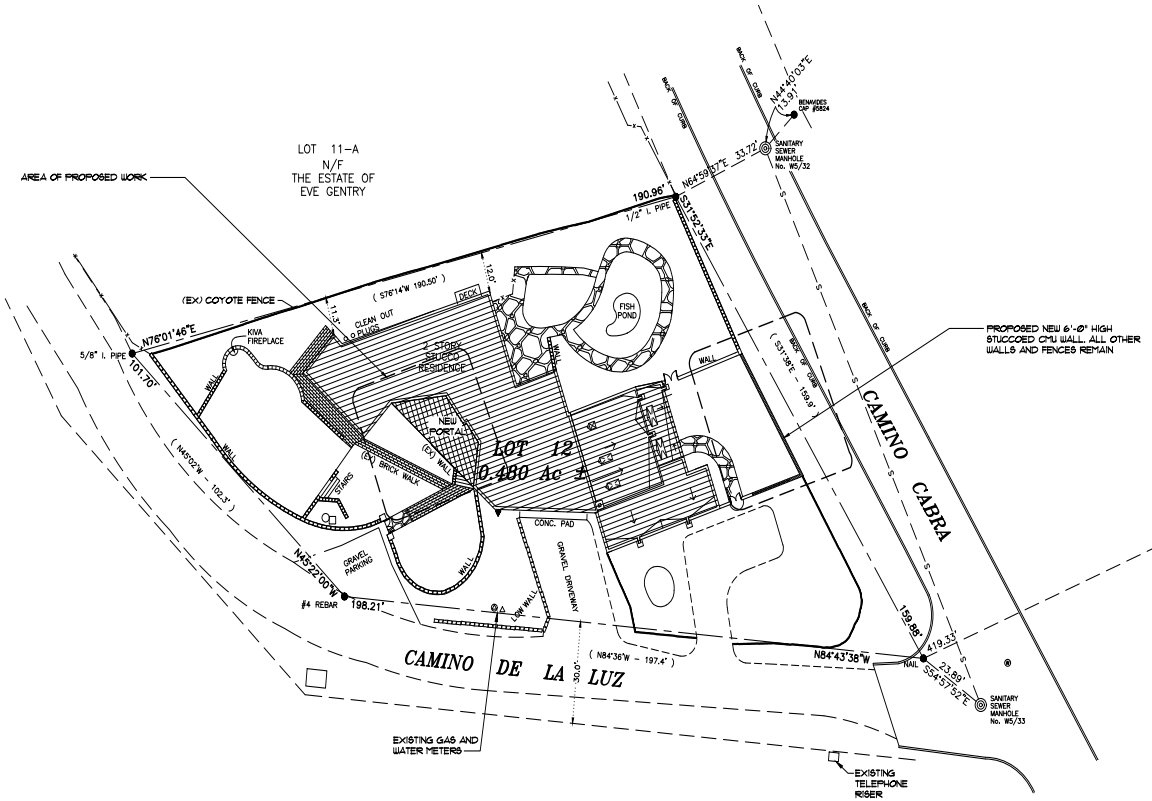
DRAWN BY HR DATE 03/22/21

SHEET TITLE

PROPOSED SITEPLAN

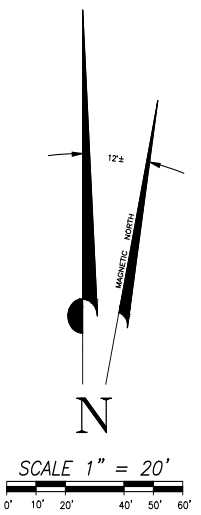
SHEET NO.

C-2



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



LOT 11-A
N/F
THE ESTATE OF
EVE GENTRY

LOT 12
0.480 Ac

CAMINO DE LA LUZ

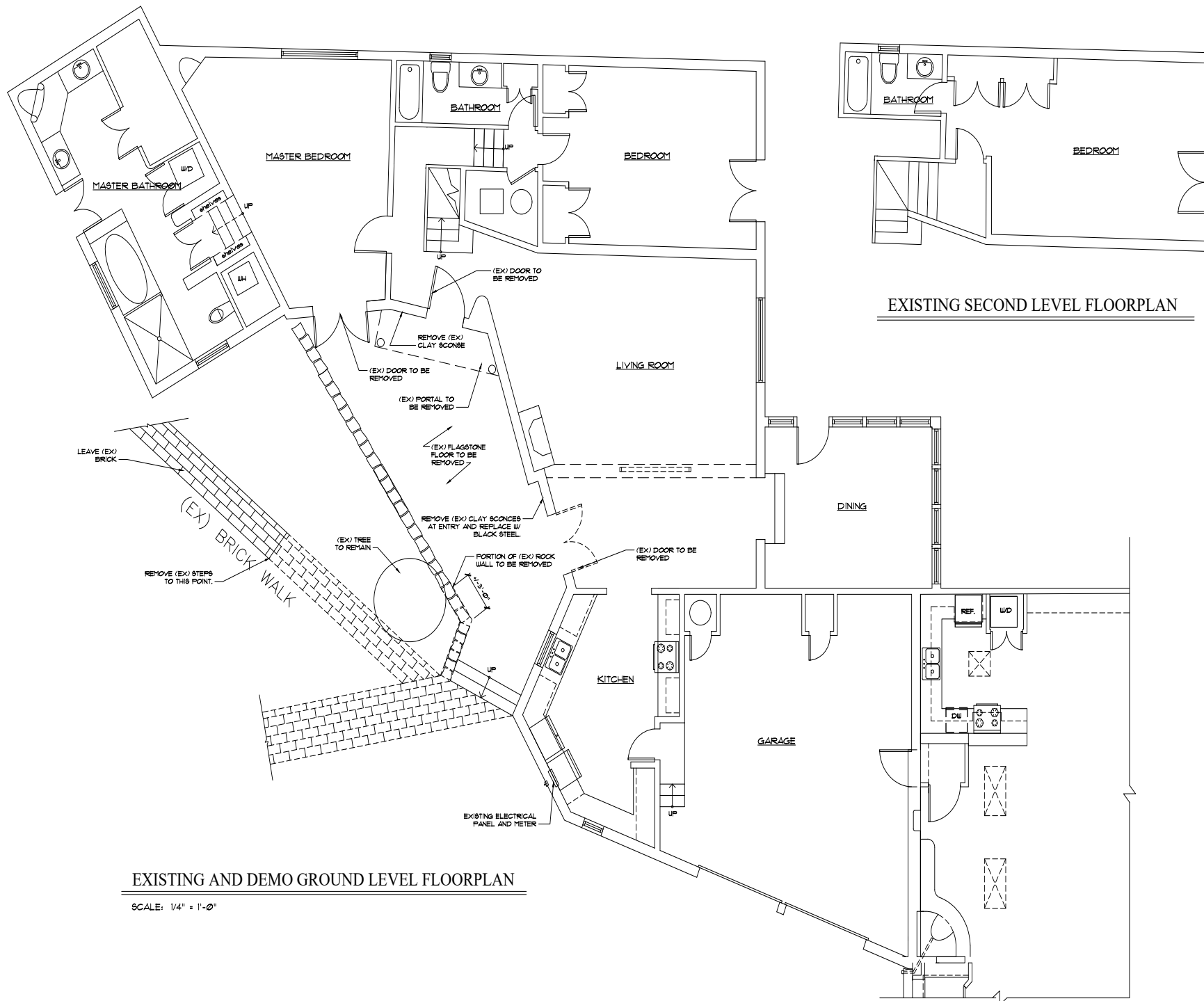
PROPOSED NEW 6'-0" HIGH
STUCCOED CMU WALL. ALL OTHER
WALLS AND FENCES REMAIN

EXISTING GAS AND
WATER METERS

EXISTING
TELEPHONE
REBAR

SANITARY
SEWER
MANHOLE
NO. 40/32

SANITARY
SEWER
MANHOLE
NO. 40/33



DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE
NEW PORTAL & YARD WALLS FOR RAY & DEBBIE REID
 653 Camino De La Luz
 Santa Fe, New Mexico

PROJECT NO. 20-00

CHECKED BY	EE	DATE	04/08/21
DRAWN BY	JH	DATE	04/08/21

SHEET TITLE

EXISTING AND DEMO FLOOR PLANS

SHEET NO.
A-1

DO NOT SCALE DRAWINGS
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE
NEW PORTAL & YARD WALLS FOR RAY & DEBBIE REID

653 Camino De La Luz
Santa Fe, New Mexico

PROJECT NO. 20-00

CHECKED BY EE DATE 04/08/21

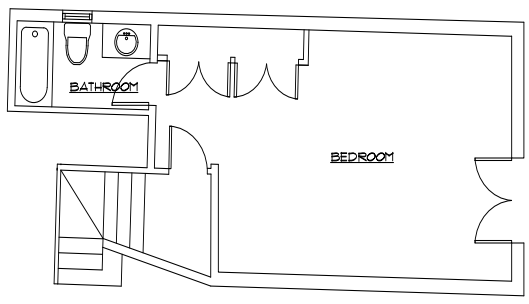
DRAWN BY JH DATE 04/08/21

SHEET TITLE

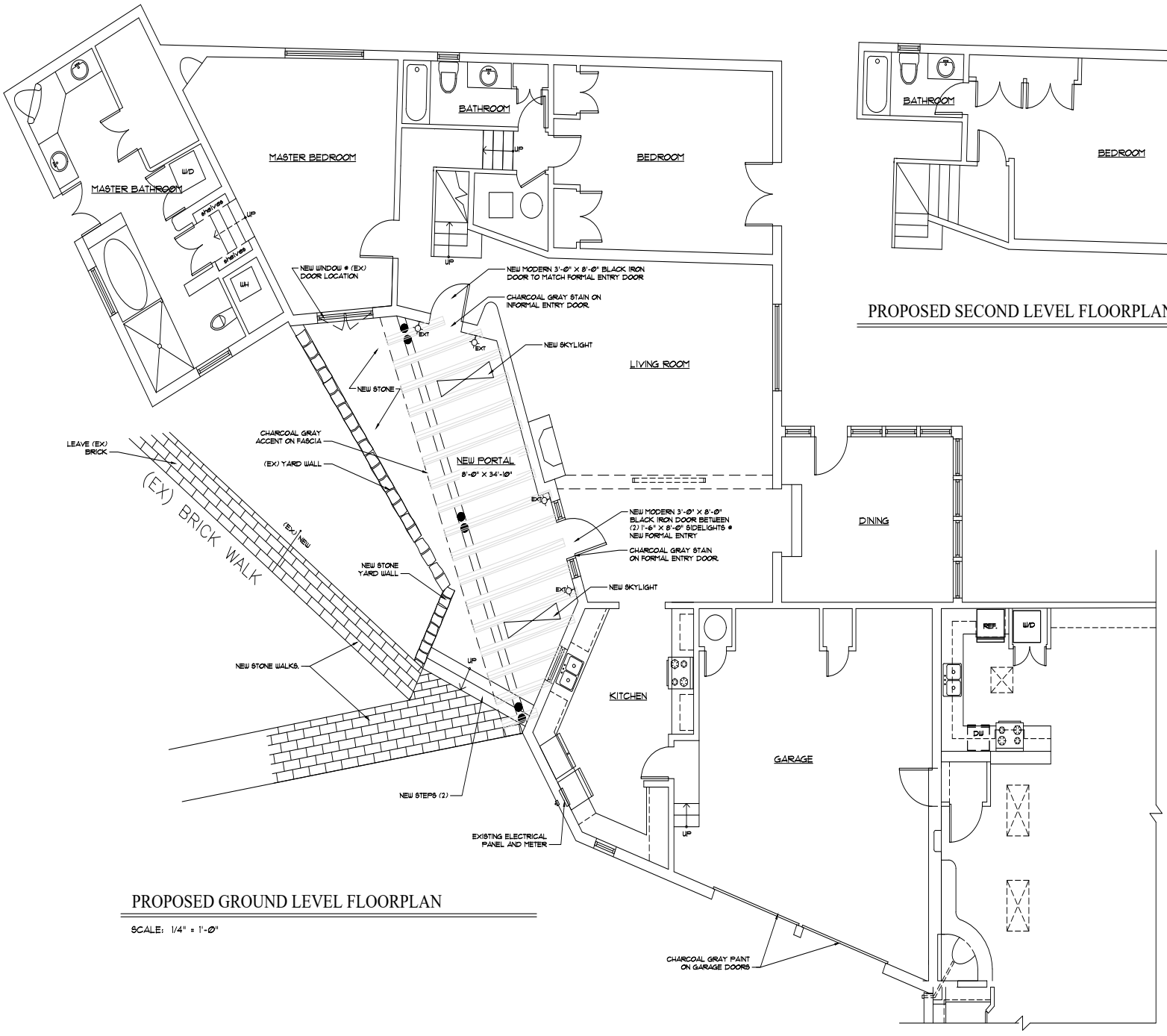
PROPOSED FLOOR PLANS

SHEET NO.

A-2



PROPOSED SECOND LEVEL FLOORPLAN-NO WORK



PROPOSED GROUND LEVEL FLOORPLAN

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

DO NOT SCALE DRAWINGS
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ALL EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE
NEW PORTAL & YARD WALLS
FOR
**RAY & DEBBIE
REID**

653 Camino De La Luz
Santa Fe, New Mexico

PROJECT NO. 20-00

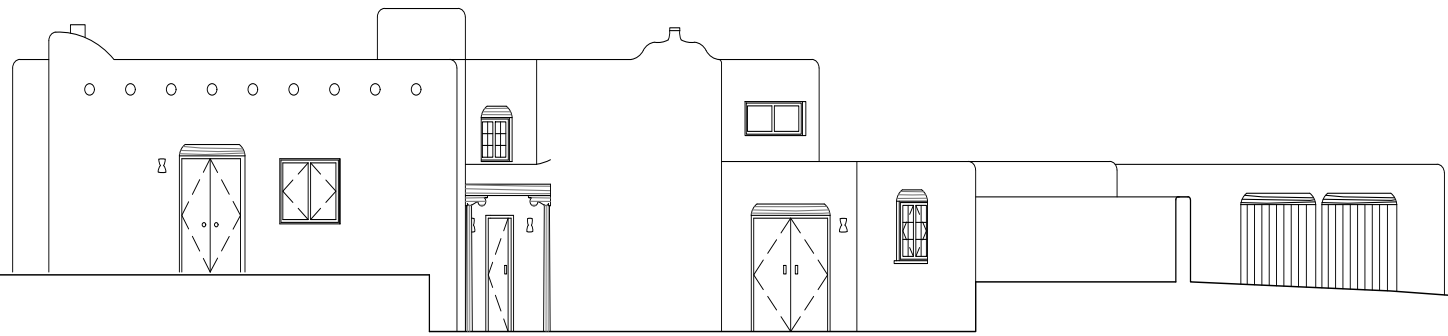
CHECKED BY EE DATE 03/22/21

DRAWN BY JH DATE 03/22/21

SHEET TITLE

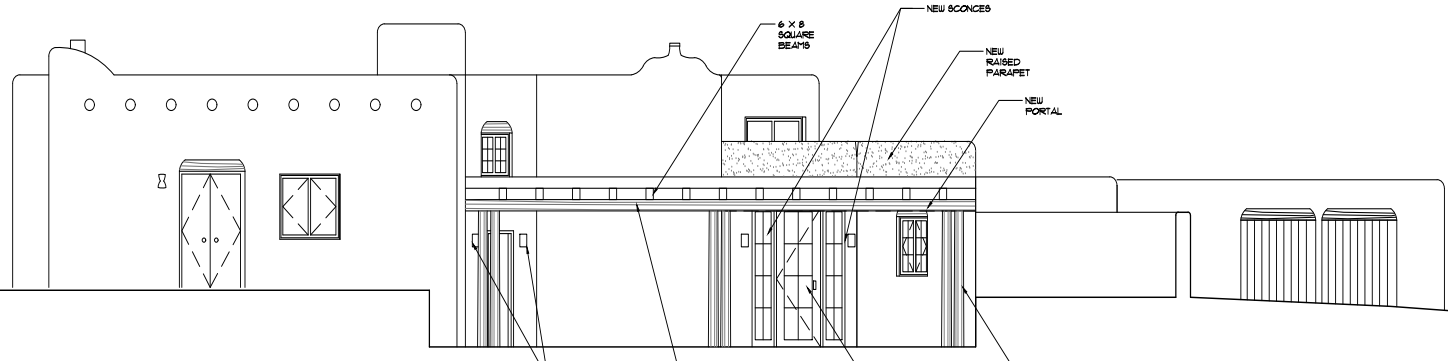
EXISTING AND
PROPOSED
ELEVATIONS

SHEET NO.
A-3



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

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OF ANY DISCREPANCIES PRIOR
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

NEW PORTAL & YARD WALLS
FOR
**RAY & DEBBIE
REID**

653 Camino De La Luz
Santa Fe, New Mexico

PROJECT NO. 20-00

CHECKED BY EE DATE 03/22/21

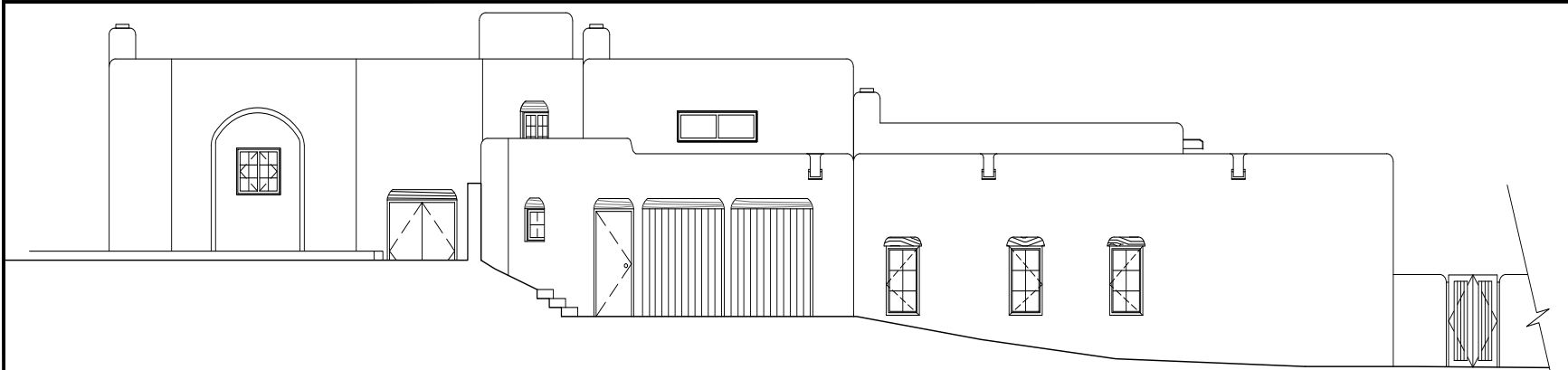
DRAWN BY JH DATE 03/22/21

SHEET TITLE

EXISTING AND
PROPOSED
ELEVATIONS

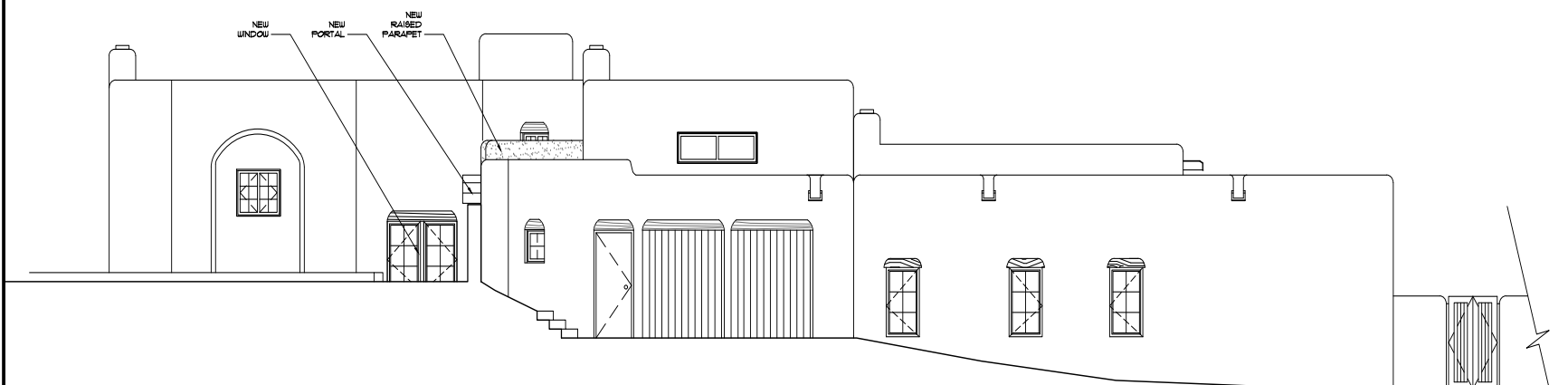
SHEET NO.

A-4



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



EXISTING NORTH ELEVATION - NO CHANGE

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

DO NOT SCALE DRAWINGS
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

NEW PORTAL & YARD WALLS FOR
RAY & DEBBIE REID

653 Camino De La Luz
Santa Fe, New Mexico

PROJECT NO. 20-00

CHECKED BY EE DATE 03/22/21

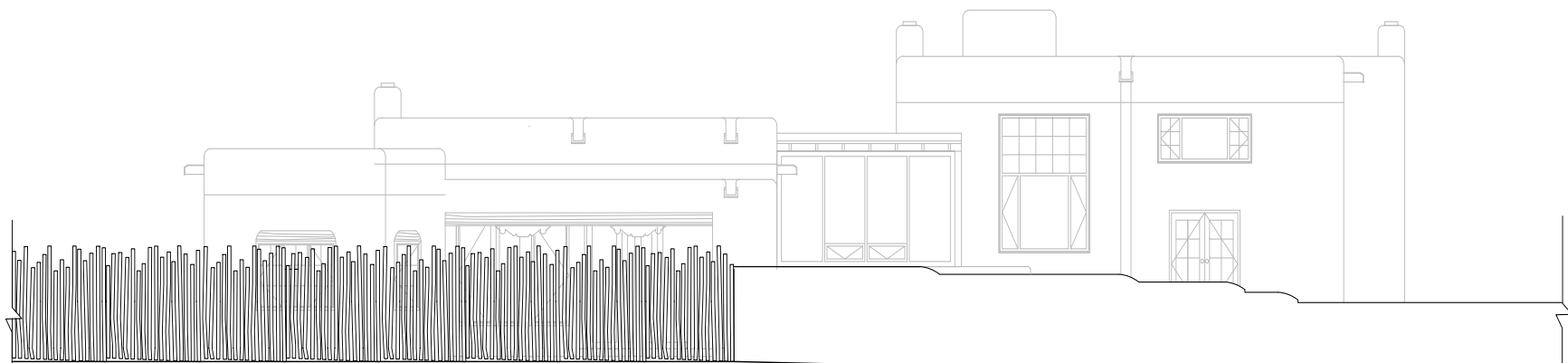
DRAWN BY JH DATE 03/22/21

SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

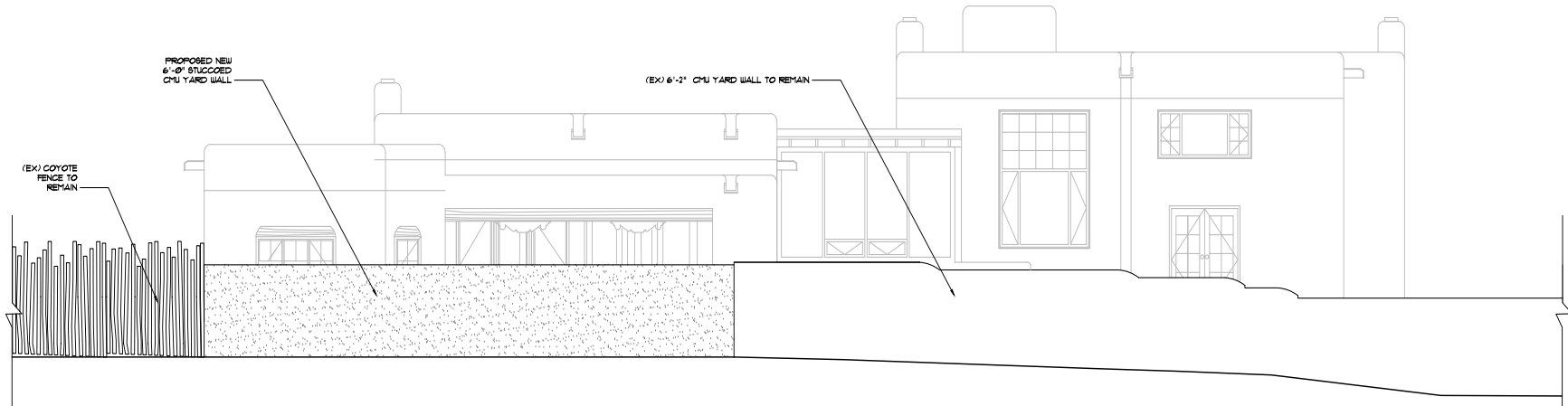
SHEET NO.

A-5



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003672--HDRB

Project Description:

Project Location(s): 1658 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Property Owner: Robert & Vivian Pringle & Pettit

repringle@ymail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: none

Year of Construction: 1960s?

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 8, 2021
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-003672-HDRB

Address: 1658 Cerro Gordo Road
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [list other attachments]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [list other attachments]

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:

1658 Cerro Gordo Road is a single-family residential structure built in a vernacular style with a historic status of non-contributing, probably built in the 1960s. No historic report exists for this property. This application does not pertain to the main house, which will remain unchanged.

The applicant now proposes the following:

1. Construct a coyote fence along the street to the maximum allowable height of 4 feet 11 inches.
2. Construct a coyote fence along the private easement away from the street to the maximum allowable height of 6 feet.
3. Construct retaining walls for an automobile parking area
4. Construct a pueblo revival style shed, 12 by 12 feet, and to a height of 10 feet 7 inches. The stucco will be El Rey "Soapstone" with trim in Benjamin Moor "Turquoise Powder." The south-facing elevation will contain a hollow metal door, an "eyebrow overhang" with a pre-finished metal drip edge and exposed viga ends and the west façade will contain a metal clad window with a simulated divided light.



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 1658 CERRO GORDO

HISTORIC DISTRICT: Downtown & Eastside Don Gaspar Area [] Westside-Guadalupe []
(from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []

PROJECT PROPOSAL: (SEE LETTER OF INTENT)

CONSTRUCTION COST: \$ _____

BASE FEE: \$ _____ + EXCEPTION: \$ _____ + POSTER: \$ _____ = TOTAL: \$ _____

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: ROBERT PRINGLE & VIVIAN PETTIT PHONE #: (505) 982-1555

OWNER MAILING ADDRESS: 1658 CERRO GORDO

CITY, STATE, ZIP CODE: SANTA FE, NEW MEXICO 87501

EMAIL: rapringle@ymail.com

AGENT: LIAISON PLANNING SERVICES, INC. c/o Dolores I. Vigil PHONE #: (505) 920-6839

MAILING ADDRESS: P.O. BOX

CITY, STATE, ZIP CODE: SANTA FE, NM 87504

EMAIL: liaisonplanning@gmail.com

PREAPPLICATION MEETING: Date: 1/8/21 Case Planner: DANIEL SCHWAB

AFFIDAVIT TO AUTHORIZE SOLE AGENT

I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

AFFIDAVIT TO AUTHORIZE SOLE AGENT must be signed to be accepted.

Original form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

April 28, 2021

City of Santa Fe
Historic Design Review Board
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: 1658 Cerro Gordo
Santa Fe, NM

Dear Board Members,

Please consider this letter as a formal request to approve an application for the above reference addresses. The property is located within the Downtown and Eastside Historic District.

This request is to replace the coyote fence along Cerro Gordo with a 5' coyote fence and add additional 6' coyote fences along a private easement and parking area (see site plan). In addition, the property owner would like to improve an existing parking area that accesses off of Cerro Gordo with retaining walls,

stairs and turnaround. A 12x12 Pueblo Style shed is proposed on permanent foundation. Stucco color to be "El Rey Soapstone" and the trim will be Benjamin Moore "Turquoise Powder".

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

Sincerely,



Dolores I. Vigil

Attachments: Application
Authorization Letter
Preliminary Zoning Review Worksheet
Vicinity Map
Site Plan
Elevations
Photographs



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: <u>4/21/21</u> Property Owner of Record: <u>NIVIAN PETTIT</u> Applicant/Agent Name: <u>ROBERT PRINGLE</u> Contact Person Phone Number: <u>(505) 920-6839</u>	Site Address: <u>1658 CERRO GONDO RD.</u> Proposed Construction Description: <u>(SEE LETTER OF INTENT)</u> TOTAL ROOF AREA: <u>144 # SHED</u>
Zoning District: <u>R-2</u> Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____ Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit <u>N/A</u> Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____ Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>	Lot Coverage: _____ % <input type="checkbox"/> Open Space Required: _____ Setbacks: Proposed Front: <u>8'-2"</u> Minimum: _____ 2 nd Front? <u>N/A</u> Proposed Rear: _____ Minimum: _____ Proposed Sides: <u>L70' R6'9"</u> Minimum: _____ Height: Proposed <u>10'3"</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District Parking Spaces: Proposed <u>2</u> Accessible <u>N/A</u> Minimum: <u>2</u> Bicycle Parking**: Proposed: <u>N/A</u> Minimum: _____ ** Commercial Requirement

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

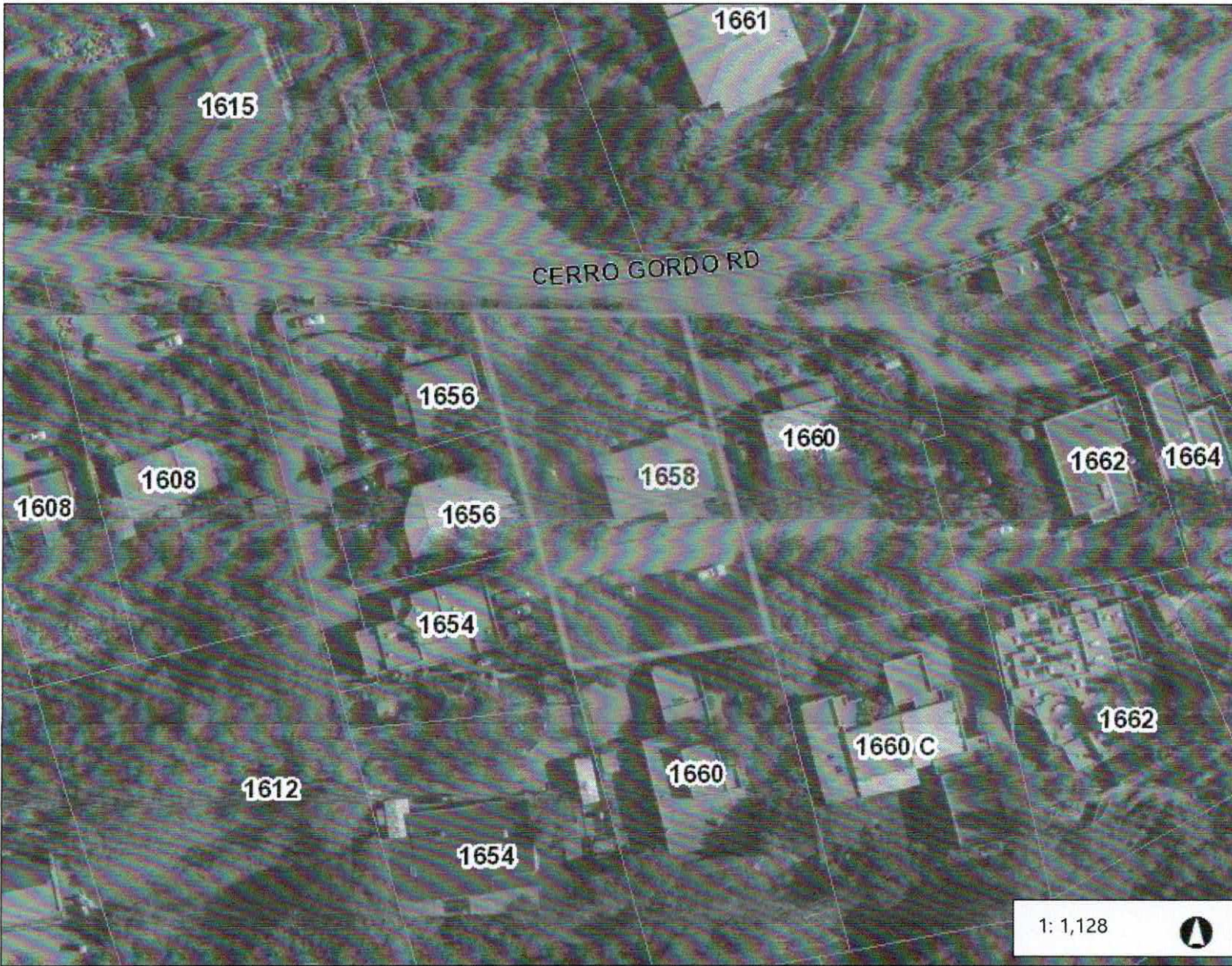
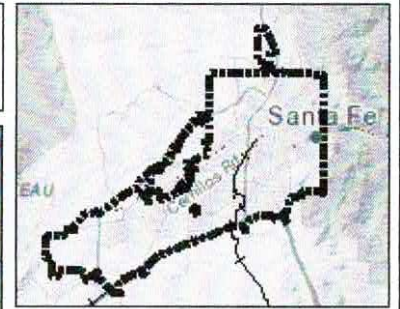
THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

LIAISON PLANNING SERVICES, INC. [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 [Signature] DATE 4/28/21

To Be Completed By City Staff: Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____ Zoning Approval: <input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____ REVIEWER: _____ DATE: ___/___/___ Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- + Rail Road

Notes

© Latitude Geographics Group Ltd.

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SANTA FE }
 STATE OF NEW MEXICO } ss

WARRANTY DEED
 PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
 Record On The 27TH Day Of December, A.D. 2017 at 04:28:39 PM
 And Was Duly Recorded as Instrument # 184-887
 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
 Geraldine Salazar
 County Clerk, Santa Fe, NM

Deputy - VDURAN

Prepared in the Law Office of:
 James P. Lazar, PC
 5949 Sherry Lane, Suite #111
 Dallas, TX 75225

After recording return to:

Return to: SP000032016CK
 FIDELITY NATIONAL TITLE INSURANCE CO.

Seller: PETTIT

Order No.: 58701703359

WARRANTY DEED

VIVIAN R. PETTIT, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY (herein referred to as Grantor, whether one or more), for consideration paid, grants and conveys with warranty covenants to VIVIAN R. PETTIT AND ROBERT A. PRINGLE, A MARRIED COUPLE (herein referred to as Grantee, whether one or more), whose address is _____

the following described real property in SANTA FE County, New Mexico:

TRACT "A", AS SHOWN ON PLAT ENTITLED, "LAND ENCLOSED AS TRACT "A" & TRACT "B" ARE THE SAME LAND AS DENOTED AS TRACT "1" IN THE JF SCANION SURVEY ON DEC. 1960", FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, ON OCTOBER 7, 1966, PLAT BOOK 15, PAGE 11, AS INSTRUMENT NO. 295,989.

TAX PARCEL NO.: 12265088

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

{Continued on Next Page}

WARRANTY DEED

ANDRES R. MARTINEZ and FILOMENA B. MARTINEZ, his wife, and PAUL F. ROMERO and FRANCES M. ROMERO, his wife, for consideration paid grant to RAMON ARTURO GARCIA and OLIVIA M. GARCIA, his wife, as joint tenants the following described real estate in Santa Fe County, New Mexico:

Beginning at a point marked by an iron pipe set on the south boundary of Cerro Gordo Road, whence the N W cor. of the property surveyed by J. F. Scanlon as shown by plat No. 1447-01-02 B-1 bears N. 85° 04' W., 133.97 feet distant; thence S. 87° 39' E., 108.00 feet to a point marked by an iron pipe set for the N E cor. of the property herein described; thence S. 15° 08' E., 170 feet, more or less, to the center of the ditch known as Acequia del Cerro Gordo as located this date; thence in a general westerly direction along the center line of Acequia del Cerro Gordo to its intersection with the east boundary line of the property of Daniel Martinez; thence N. 15° 08' W., 189 feet, more or less, to the point and place of beginning. With Warranty Covenants.

Witness our hands and seals this 20th day of June, 1961.

Andres R. Martinez
Filomena B. Martinez
Paul F. Romero
Frances M. Romero

STATE OF NEW MEXICO
County of SANTA FE) ss

On this 20th day of June, 1961 before me personally appeared ANDRES R. MARTINEZ and FILOMENA B. MARTINEZ, his wife, and PAUL F. ROMERO and FRANCES M. ROMERO, his wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My Commission expires November 5, 1963

E. Martinez
Notary Public

STATE OF NEW MEXICO # 219546
COUNTY OF SANTA FE
This Warranty Deed was filed for
recording on the 23rd day of June, 1961
at 11:06 A.M. and was duly recorded
in the County Clerk's office
J. B. GARCIA
County Clerk, Santa Fe, N. M.
Carroll H. Gorman
Deputy

503856

GRANT OF EASEMENT

ARTHUR GARCIA and OLIVIA GARCIA, husband and wife, for good and valuable consideration grant to JOHN OJINAGA and VIVIAN ANN OJINAGA, husband and wife, their heirs, successors and assigns, an easement for ingress and egress, twelve feet in width, extending along the westerly boundary of the property of Grantors from the southwest corner thereof to its juncture with a public roadway which extends from the westerly boundary to the easterly boundary of Grantors' property approximately twelve feet north of Grantors' southerly property line. For purposes of illustration, Grantors' property is Tract "A" on the attached plat of survey and Grantees' property is Tract "B"; location of the easement (not to scale) is indicated by dotted line. Maintenance of the easement shall be the sole responsibility of Grantees.

This grant is made in consideration of the family relationship of the parties. However, should Grantees sell their said property within seven years of the date hereof, they will pay to Grantors the sum of Two Thousand (\$2,000.00) Dollars from the proceeds of such sale at closing.

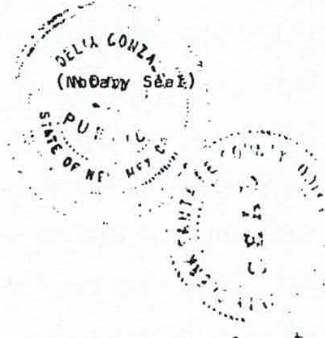
WITNESS our signatures on the 23rd day of October, 1984.

Arthur Garcia
ARTHUR GARCIA

Olivia M. Garcia
OLIVIA GARCIA
Husband and Wife
Grantors

STATE OF NEW MEXICO SS.
COUNTY OF SANTA FE

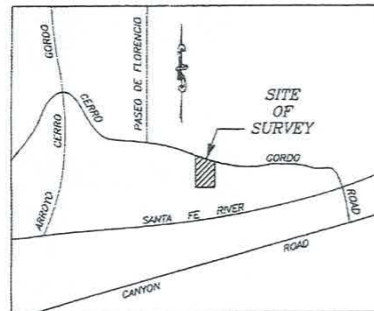
The foregoing document was acknowledged before me this 23rd day of October, 1984, by ARTHUR GARCIA and OLIVIA GARCIA, husband and wife.



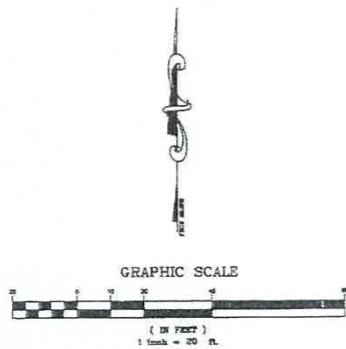
Delia Gonzalez
My commission expires 5/26/85.

I hereby certify that this instrument was filed for record on the 29 day of OCT A.D. 1984 at 2:07 o'clock P. m. and was duly recorded in Book 303 page 8580 of Santa Fe County. Witness my Hand and Seal of Office ANGIE VIGIL PEREZ County Clerk, Santa Fe County, N.M.

Jenni Gomez
Deputy



VICINITY MAP, NOT TO SCALE



LEGEND

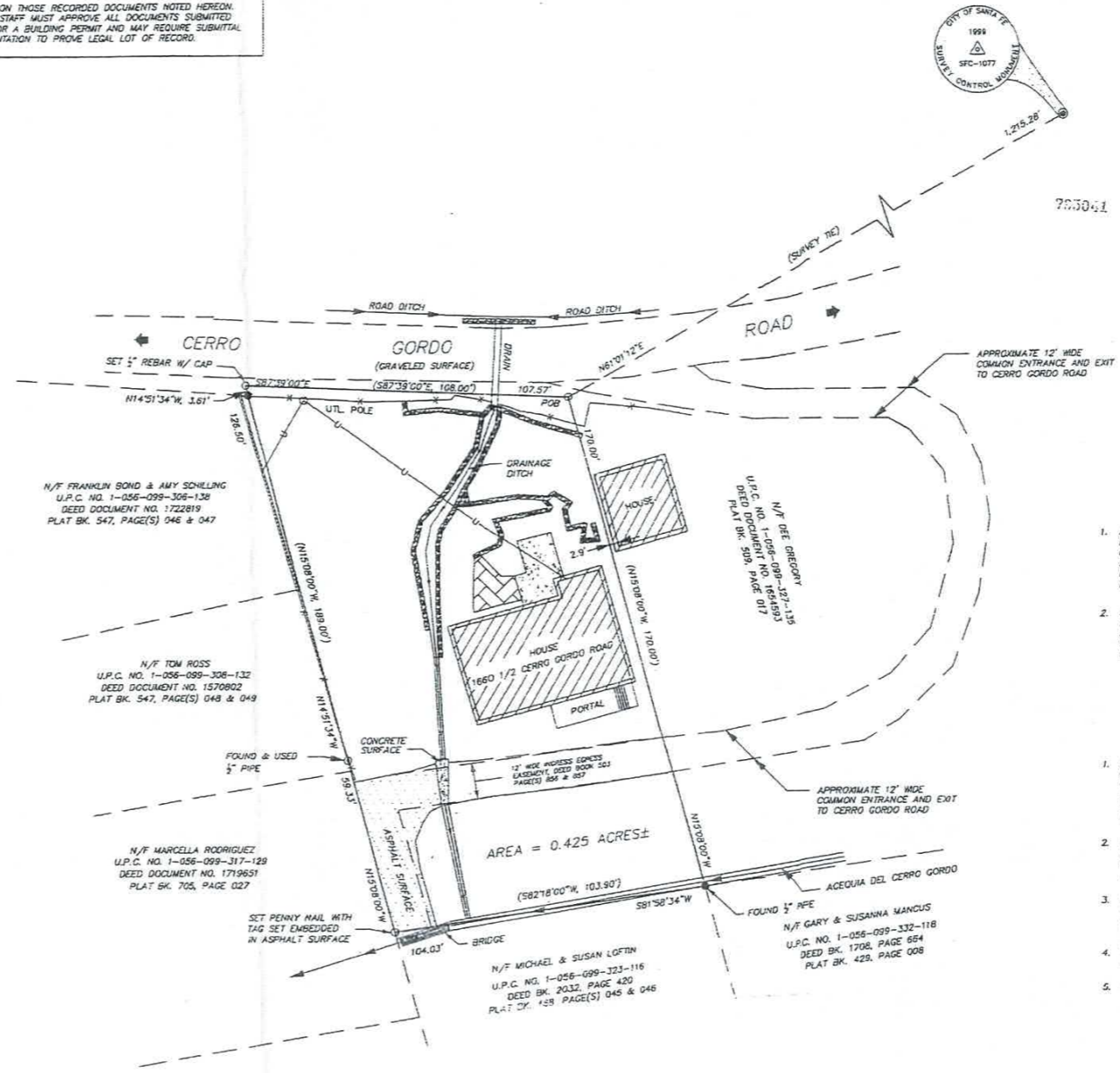
- ⊙ DESIGNATES FOUND AND USED A FOUR (4) INCH DIAMETER GALVANIZED METAL DISC WITH MARKINGS "CITY OF SANTA FE SURVEY CONTROL MARKER SFC 1077, 1999"
- ⊙ DESIGNATES FOUND & USED A 1/2 INCH DIAMETER REBAR CAPPED WITH A ONE (1) INCH DIAMETER PLASTIC CAP WITH MARKINGS "ARMUO, NMS 1.3616" (UNLESS OTHERWISE NOTED)
- ⊙ DESIGNATES FOUND & USED A 1/2 INCH DIAMETER REBAR CAPPED WITH A ONE (1) INCH DIAMETER PLASTIC CAP WITH MARKINGS "HB VIGIL, 1.3616" (UNLESS OTHERWISE NOTED)
- (S82°18'00"W, 103.90') DESIGNATES WARRANTY DEED AND SURVEY PLAT RECORD CALL
- POB DESIGNATES POINT OF BEGINNING OF SURVEY
- N/F DESIGNATES ADJACENT PROPERTY OWNERSHIP (NOW OR FORMERLY)
- ▬▬▬ DESIGNATES BLOCK WALL
- ▬▬▬▬▬ DESIGNATES GRAVELED ROAD
- *— DESIGNATES WIRE FENCE
- ▬▬▬▬▬ DESIGNATES STONE WALL
- ▬▬▬▬▬ DESIGNATES CONCRETE SLAB
- ▬▬▬▬▬ DESIGNATES FLAGSTONE SURFACE
- U- DESIGNATES UTILITY LINE

DOCUMENT NO. 1781351

COUNTY OF SANTA FE }
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 8 DAY OF DECEMBER 2015 A.D. AT 12:25 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 195 PAGE(S) 047 OF THE RECORDS OF SANTA FE COUNTY. WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK SANTA FE COUNTY, NEW MEXICO
Geraldine Salazar
DEPUTY

CITY OF SANTA FE PUBLIC NOTICE
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



BOUNDARY SURVEY
AS REQUESTED BY
MICHELLE LEHARGUE, DAUGHTER FOR
RAMON ARTHUR GARCIA, DECEASED
OLIVIA GARCIA, DECEASED
BEING WITHIN
TRACT "A"
1660 1/2 CERRO GORDO ROAD
CITY OF SANTA FE
AND WITHIN
A PORTION OF THE
SANTA FE LAND GRANT
COUNTY OF SANTA FE
STATE OF NEW MEXICO

REFERENCED DOCUMENTS

1. A WARRANTY DEED FROM ANDRES R. MARTINEZ AND FILOMENA B. MARTINEZ, HIS WIFE AND PAUL F. ROMERO AND FRANCES M. ROMERO, HIS WIFE FOR CONSIDERATION PAID GRANT TO RAMON ARTHUR GARCIA AND OLIVIA M. GARCIA, HIS WIFE AS JOINT TENANTS FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK APPEARING AS DOCUMENT NO. 249,546, DEED BOOK 160, PAGE 62.
2. A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY FOR ARTHUR GARCIA AND FRANCES M. ROMERO" PREPARED BY J. EDWARD ORTIZ, N.M.L.S. NO. 3855 ON MARCH 16, 1965 FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK APPEARING AS DOCUMENT NO. 295,969, PLAT BOOK 15, PAGE 11.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED BETWEEN FOUND MONUMENTS BEING A 1/2" DIAMETER GALVANIZED IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF SAID TRACT AND A 1/2" DIAMETER REBAR CAPPED WITH 1 1/2" DIAMETER PLASTIC CAP WITH MARKINGS "HB VIGIL, 1.3616" LOCATED AT THE NORTHEAST CORNER OF SAID TRACT. THE BEARING BASE USED IS N15°08'00"W.
2. THIS TRACT OR PARCEL OF LAND HEREIN LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 3504800417E, EFFECTIVE DATE: 12-04-2012.
3. THERE MAY BE RECORDED OR UNRECORDED DOCUMENTS IN EXISTING RECORDS, EASEMENTS, RESTRICTIONS, COVENANTS, ENCROACHMENTS, OR OVERLAPS THAT ARE NOT KNOWN HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS SURVEY.
4. THIS SURVEY IS SUBJECT TO ANY RESERVATIONS, EASEMENTS, AND RESTRICTIONS OF RECORD.
5. THE DATE OF SURVEY IS NOVEMBER 2015.

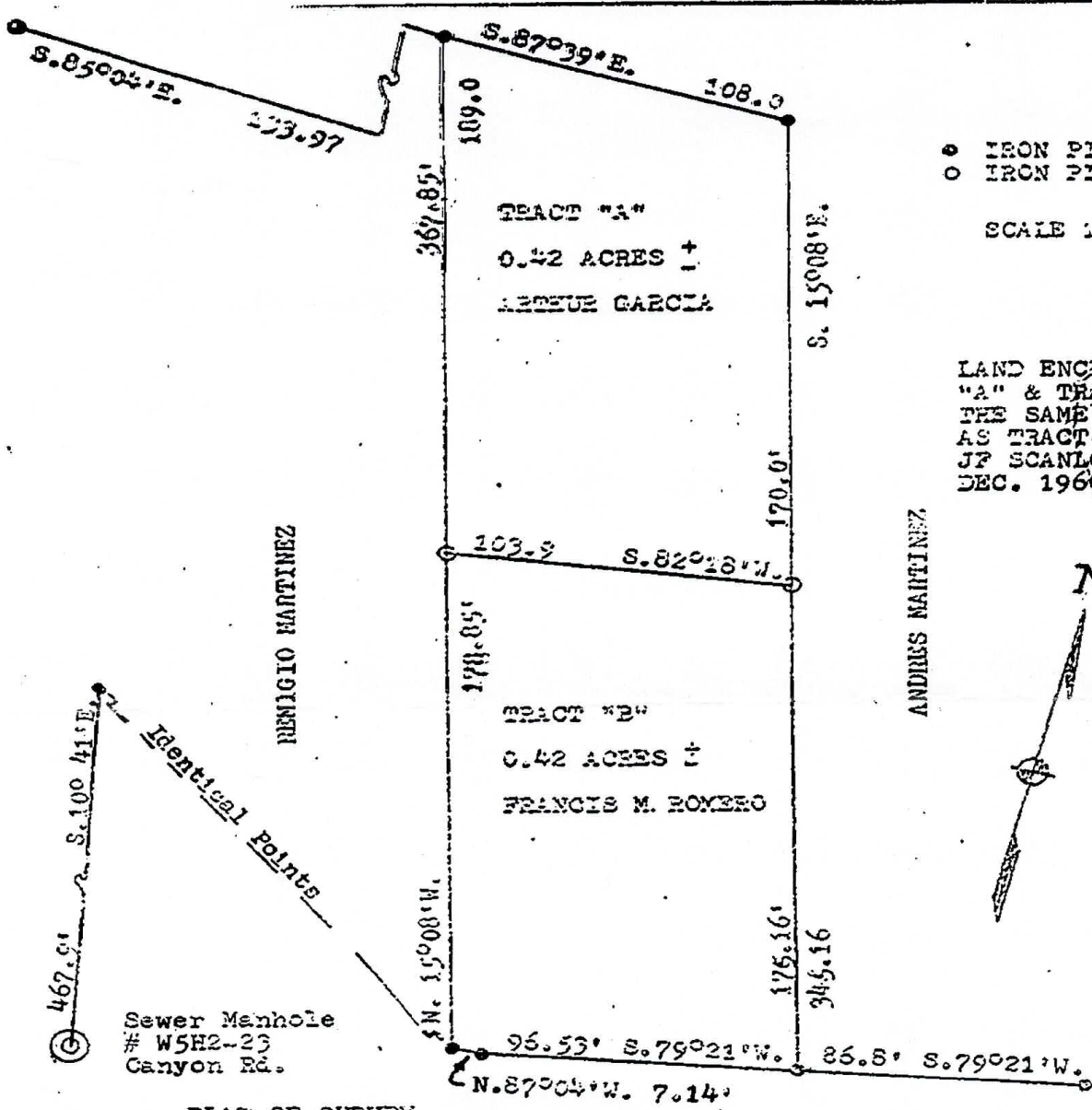
SURVEYOR'S CERTIFICATE

I, HIPOLITO BENJAMIN VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13616, DO HEREBY CERTIFY THAT THIS IS A BOUNDARY SURVEY 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 THE SURVEY; THAT THIS SURVEY MEETS THE MINIMUM SURVEYING STANDARDS FOR SURVEYING IN NEW MEXICO; AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.
Hipolito Benjamin Vigil December 08, 2015
HIPOLITO BENJAMIN VIGIL, N.M.P.S. NO. 13616 DATE

COUNTY ASSESSOR'S UNIFORM PARCEL CODE NO. 1-056-099-316-134

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	PROJECTED		LOCATION	
ARTHUR GARCIA OLIVIA GARCIA	SECTION 20	TOWNSHIP 17N	RANGE 10E	SANTA FE, NEW MEXICO
SCALE	1" = 20'		CERRO DEL SOL LAND SURVEYS	
DATE	11-18-2015			
DRAWN BY	HB VIGIL			
CHECKED BY	HB VIGIL			
APPROVED BY	HB VIGIL		HIPOLITO BENJAMIN VIGIL 1568 1/2 CERRO GORDO RD. SANTA FE, NEW MEXICO 87501 (505) 470-6616	
PROJECT NO. LS-201505				





● IRON PIPES FOUND
 ○ IRON PIPES MISSING

SCALE 1" = 50'

LAND ENCLOSED AS TRACT "A" & TRACT "B" ARE THE SAME LAND AS DENOTED AS TRACT "I" IN THE JP SCANLON SURVEY ON DEC. 1960.

N



I hereby certify that this plat and notes thereon are a true and correct copy of a survey completed by me in the field on March 16, 1965.

295-989

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I hereby certify that this plat and notes thereon are a true and correct copy of a survey completed by me in the field on March 16, 1965.

J. Edward Ortiz
 DEPUTY

PLAT OF SURVEY FOR

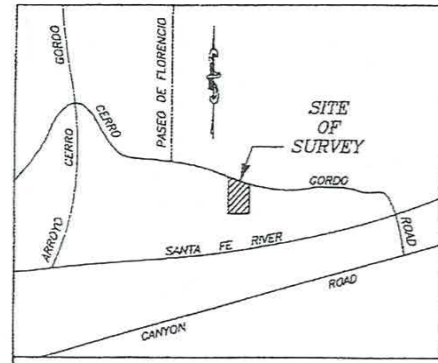
- ARTHUR GARCIA
 &
 FRANCIS M. ROMERO

CERTIFICATE

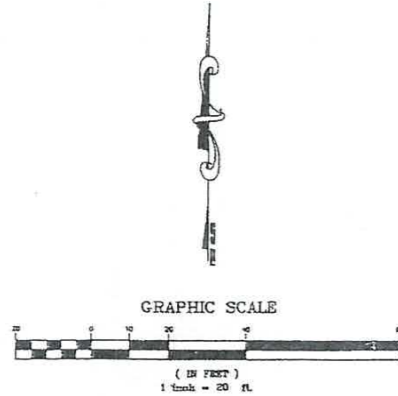
I HEREBY CERTIFY THAT THIS PLAT AND NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY COMPLETED BY ME IN THE FIELD ON MARCH 16, 1965.

PREPARED BY THE ENGINEERING & COMPUTING CENTER
 51 PROCECO

J. Edward Ortiz
 EDWARD ORTIZ LS 3955



VICINITY MAP, NOT TO SCALE



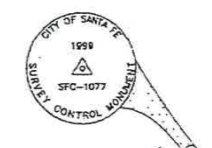
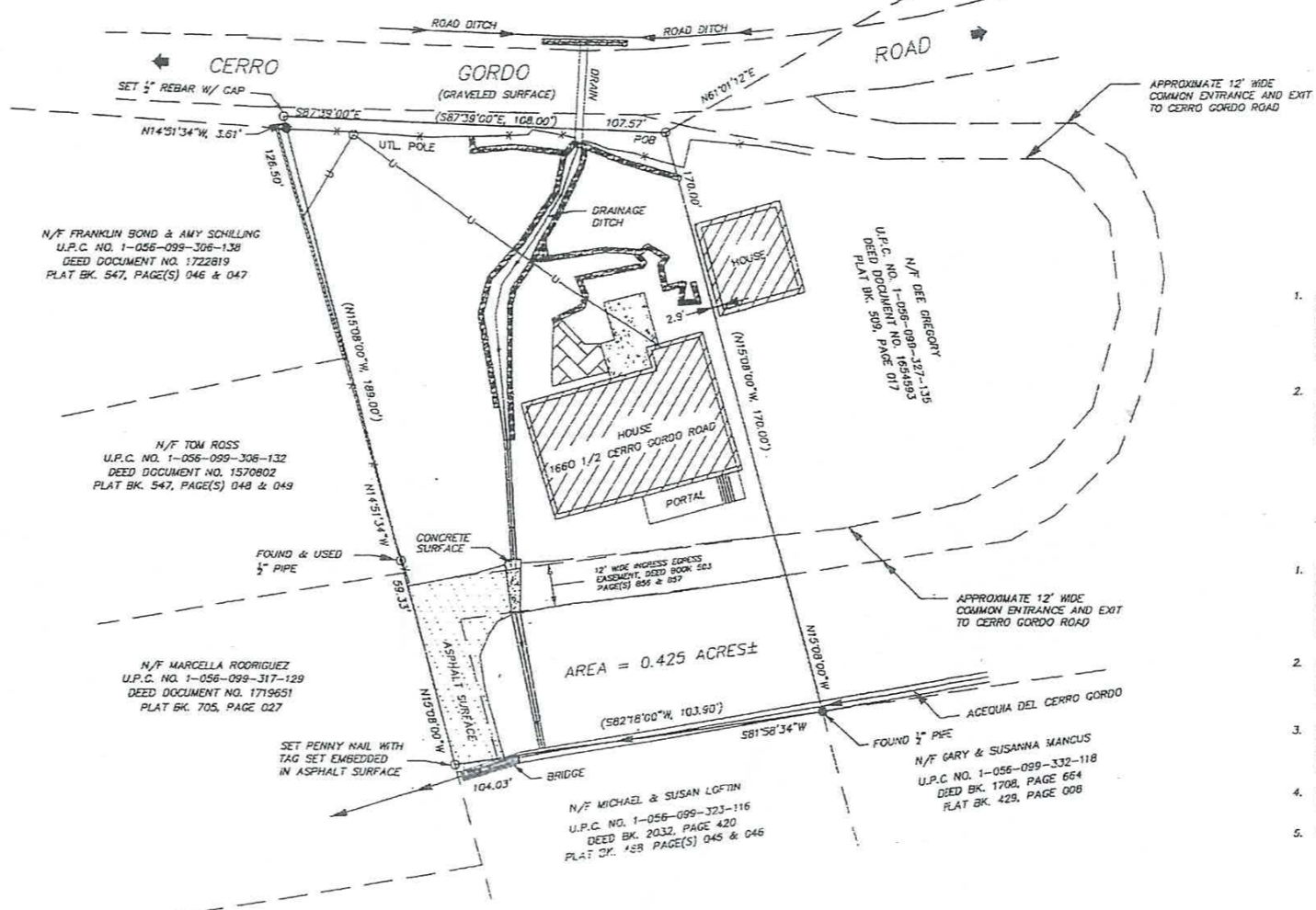
LEGEND

- ⊙ DESIGNATES FOUND AND USED A FOUR (4) INCH DIAMETER GALVANIZED METAL DISC WITH MARKINGS "CITY OF SANTA FE SURVEY CONTROL MARKER, SFC 1077, 1999".
- ⊙ DESIGNATES FOUND & USED A 1/2 INCH DIAMETER REBAR CAPPED WITH A ONE (1) INCH DIAMETER PLASTIC CAP WITH MARKINGS "ARMIJO, NMFS 13604" (UNLESS OTHERWISE NOTED)
- ⊙ DESIGNATES FOUND & USED A 1/2 INCH DIAMETER REBAR CAPPED WITH A ONE (1) INCH DIAMETER PLASTIC CAP WITH MARKINGS "HB VIGIL, 13616" (UNLESS OTHERWISE NOTED)
- (S82°18'00"W, 103.90') DESIGNATES WARRANTY DEED AND SURVEY PLAT RECORD CALL
- POB DESIGNATES POINT OF BEGINNING OF SURVEY
- N/F DESIGNATES ADJACENT PROPERTY OWNERSHIP, (NOW OR FORMERLY)
- ▬▬▬ DESIGNATES BLOCK WALL
- ▬▬▬ DESIGNATES GRAVELED ROAD
- *— DESIGNATES WIRE FENCE
- ▬▬▬ DESIGNATES STONE WALL
- ▬▬▬ DESIGNATES CONCRETE SLAB
- ▬▬▬ DESIGNATES FLAGSTONE SURFACE
- U- DESIGNATES UTILITY LINE

DOCUMENT NO. 1781351

COUNTY OF SANTA FE }
 STATE OF NEW MEXICO }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 6 DAY OF DECEMBER 2015 A.D. AT 12:24 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 795 PAGE(S) 041 OF THE RECORDS OF SANTA FE COUNTY. WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
 COUNTY CLERK SANTA FE COUNTY, NEW MEXICO
Cecilia Montez
 DEPUTY

CITY OF SANTA FE PUBLIC NOTICE
 THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



BOUNDARY SURVEY
 AS REQUESTED BY
MICHELLE LEHARGUE, DAUGHTER FOR
RAMON ARTHUR GARCIA, DECEASED
OLIVIA GARCIA, DECEASED
 BEING WITHIN
 TRACT "A"
 1660 1/2 CERRO GORDO ROAD
 CITY OF SANTA FE
 AND WITHIN
 A PORTION OF THE
 SANTA FE LAND GRANT
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO

REFERENCED DOCUMENTS

1. A WARRANTY DEED FROM ANDRES R. MARTINEZ AND FLORENA E. MARTINEZ, HIS WIFE AND PAUL F. ROMERO AND FRANCES M. ROMERO, HIS WIFE FOR CONSIDERATION PAID GRANT TO RAMON ARTHUR GARCIA AND OLIVIA M. GARCIA, HIS WIFE AS JOINT TENANTS FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK APPEARING AS DOCUMENT NO. 249,546, DEED BOOK 180, PAGE 82.
2. A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY FOR ARTHUR GARCIA AND FRANCES M. ROMERO" PREPARED BY J. EDWARD GRITZ, N.M.L.S. NO. 3855 ON MARCH 16, 1965 FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK APPEARING AS DOCUMENT NO. 295,989, PLAT BOOK 15, PAGE 11.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED BETWEEN FOUND MONUMENTS BEING A 1/2" DIAMETER GALVANIZED IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF SAID TRACT AND A 1/2" DIAMETER REBAR CAPPED WITH 1 1/2" DIAMETER PLASTIC CAP WITH MARKINGS "HB VIGIL, 13616" LOCATED AT THE NORTHEAST CORNER OF SAID TRACT. THE BEARING BASE USED IS N15°08'00"W.
2. THIS TRACT OR PARCEL OF LAND HEREON LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 35049C0417E, EFFECTIVE DATE: 12-04-2012.
3. THERE MAY BE RECORDED OR UNRECORDED DOCUMENTS IN EXISTING SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS, ENCROACHMENTS, OR OVERLAPS THAT ARE NOT KNOWN HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS SURVEY.
4. THIS SURVEY IS SUBJECT TO ANY RESERVATIONS, EASEMENTS, AND RESTRICTIONS OF RECORD.
5. THE DATE OF SURVEY IS NOVEMBER 2015.

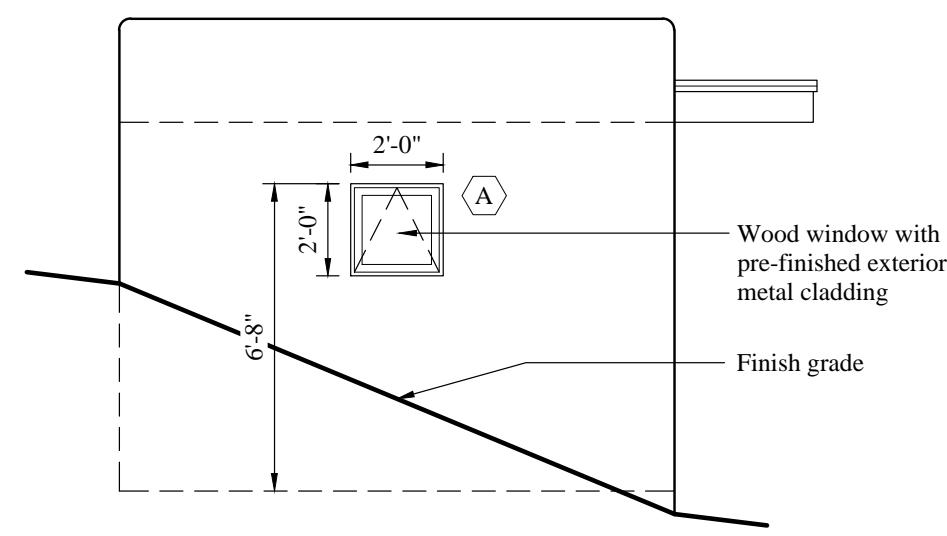
SURVEYOR'S CERTIFICATE

I, HIPOLITO BENJAMIN VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13816, DO HEREBY CERTIFY THAT THIS IS A BOUNDARY SURVEY 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 THE SURVEY; THAT THIS SURVEY MEETS THE MINIMUM SURVEYING STANDARDS FOR SURVEYING IN NEW MEXICO; AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.
Hipolito Benjamin Vigil December 08, 2015
 HIPOLITO BENJAMIN VIGIL (N.M.P.S. NO. 13816) DATE



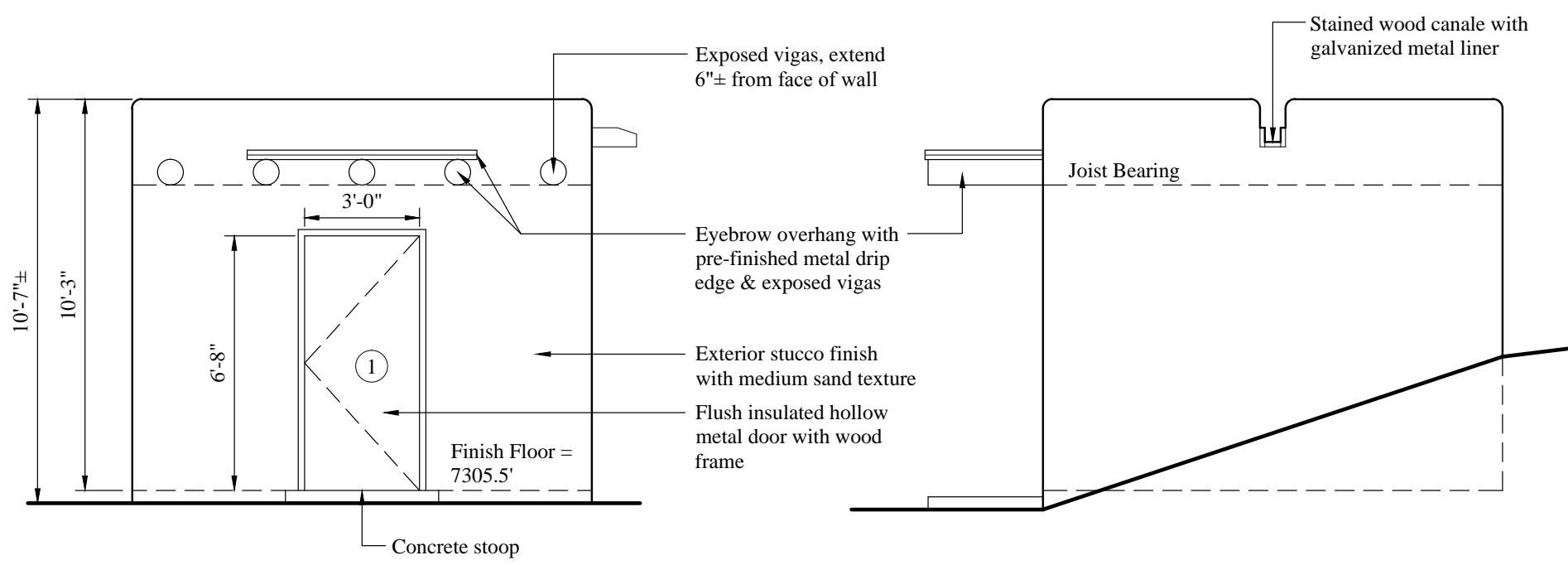
COUNTY ASSESSOR'S UNIFORM PARCEL CODE NO. 1-056-099-316-134

INDEXING INFORMATION FOR COUNTY CLERK			
OWNER	SECTION	TOWNSHIP	RANGE
ARTHUR GARCIA OLIVIA GARCIA	20	17N	10E
SCALE	1" = 20'		
DATE	11-18-2015		
DRAWN BY	HB VIGIL		
CHECKED BY	HB VIGIL		
APPROVED BY	HB VIGIL		
CERRO DEL SOL LAND SURVEYS			
HIPOLITO BENJAMIN VIGIL 1660 1/2 CERRO GORDO RD. SANTA FE, NEW MEXICO 87501 (505) 470-0818			
PROJECT NO. LS-201506			



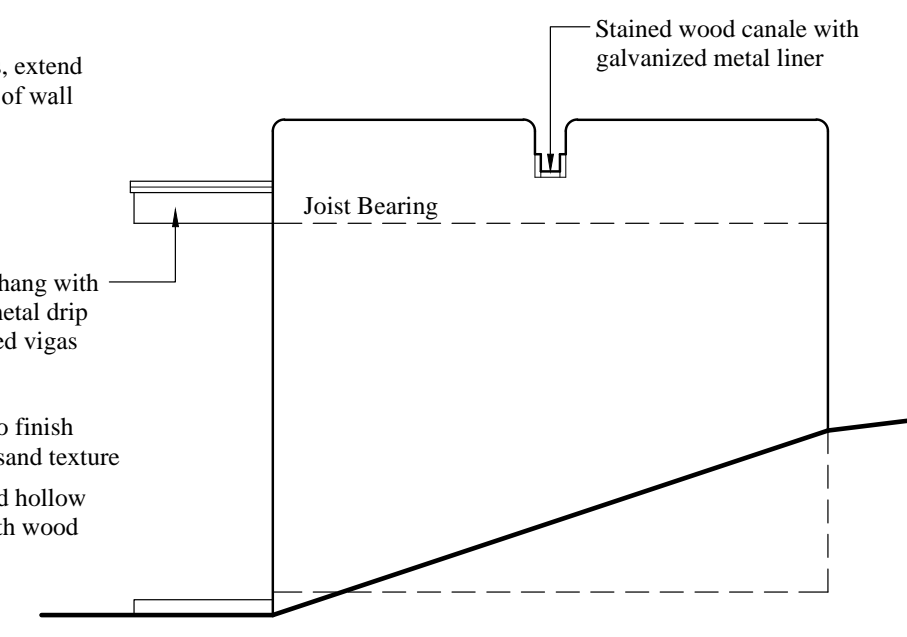
West Elevation

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



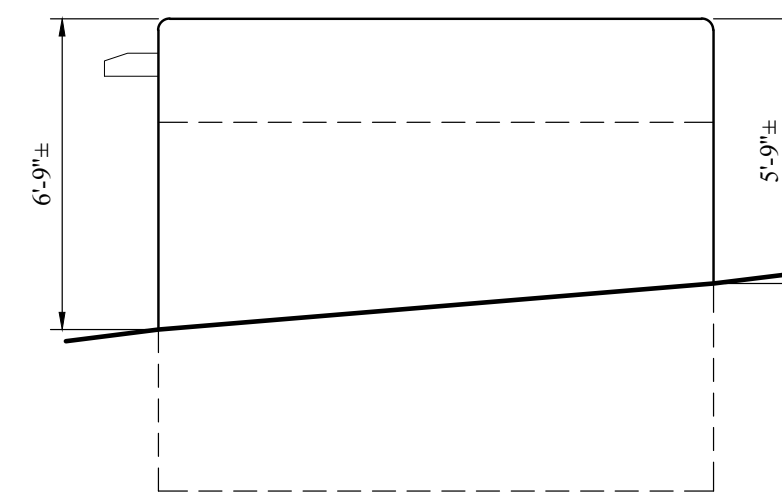
South (Front) Elevation

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



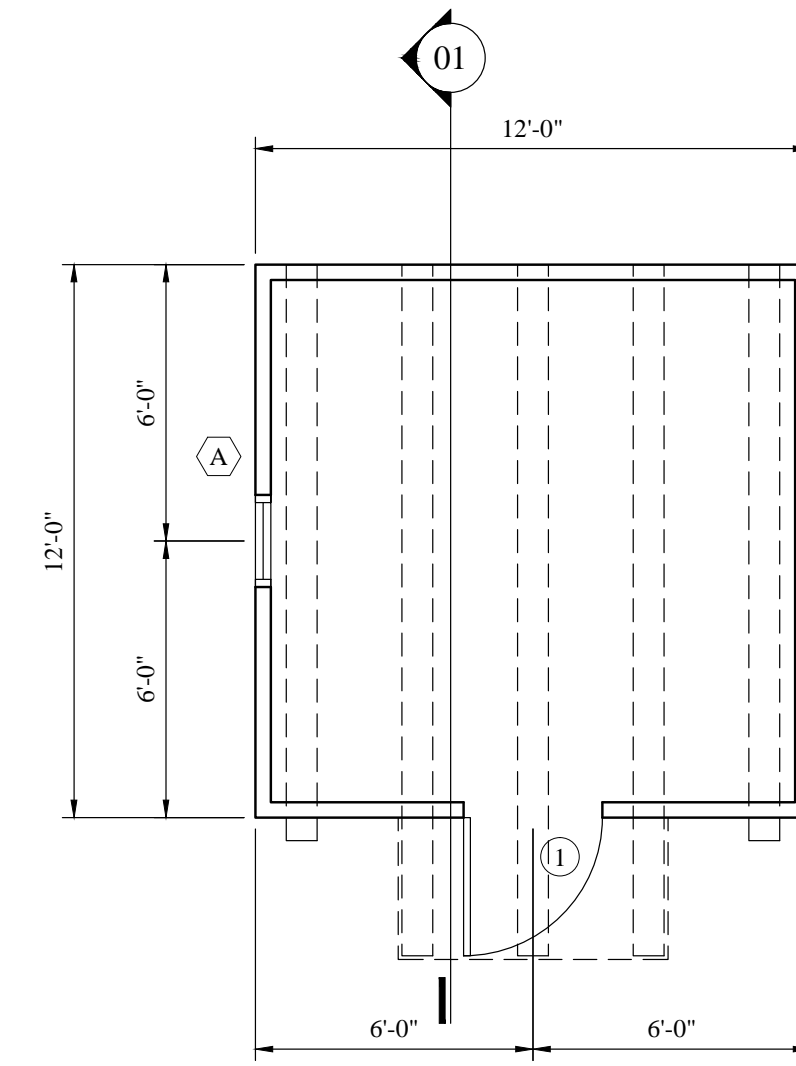
East Elevation

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



North Elevation

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

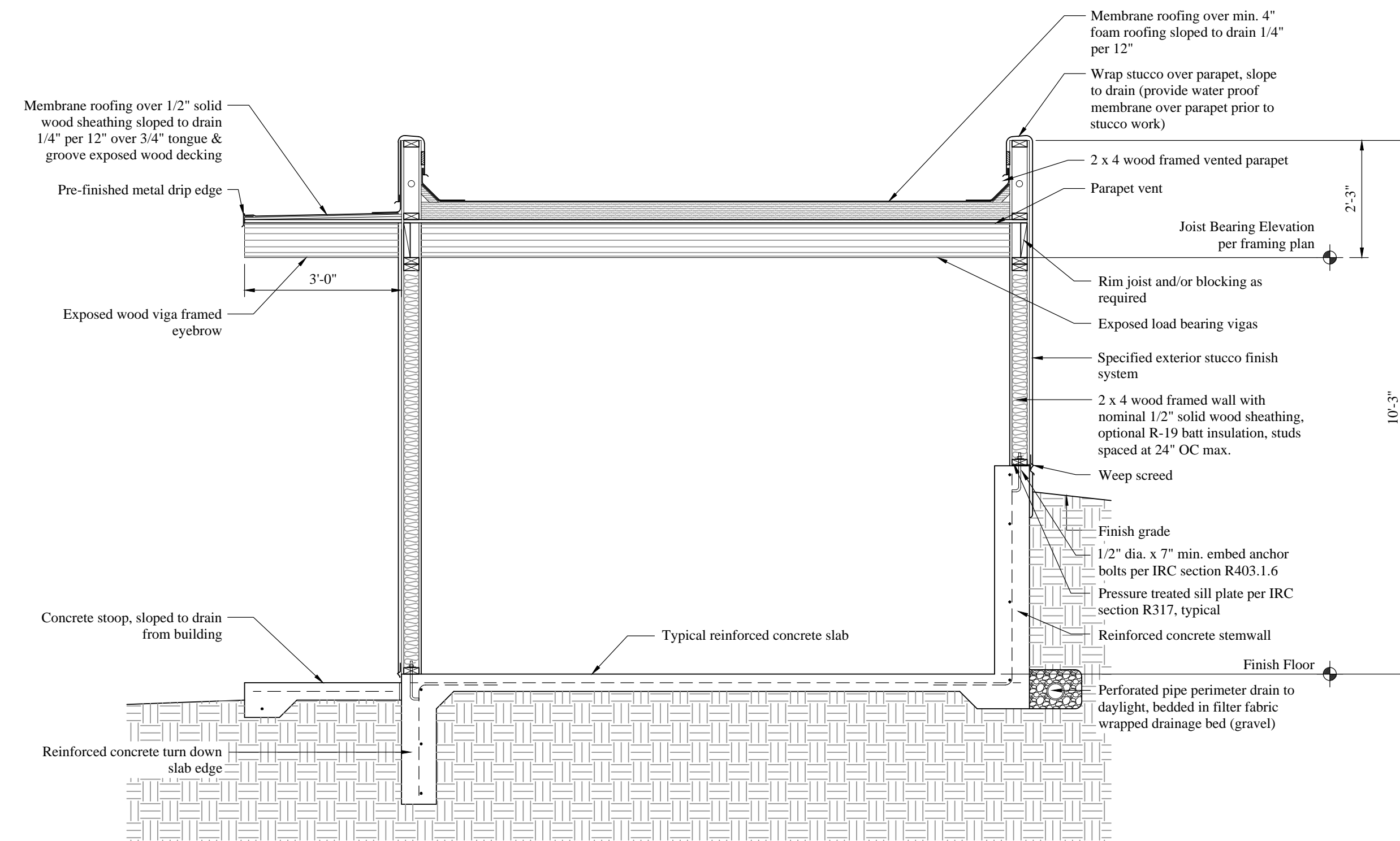


Proposed Floor Plan

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

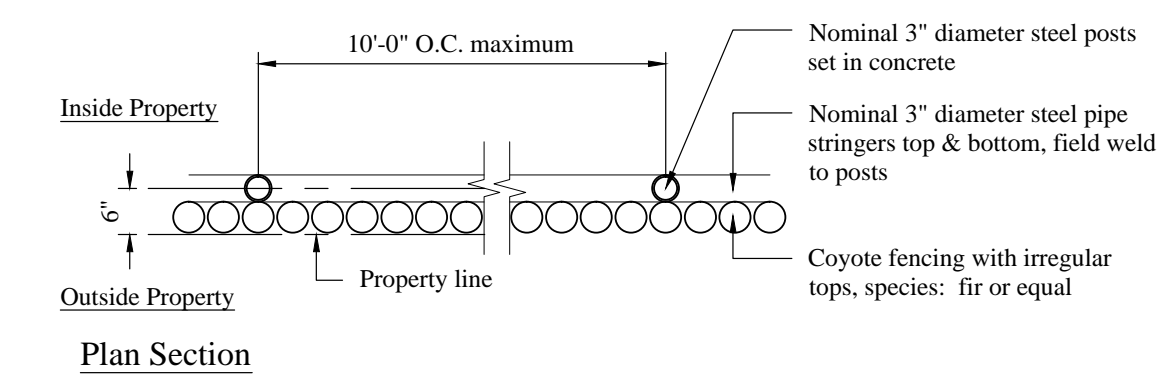
Plan North

Proposed Floor Areas:	
Heated:	0 SF
Non-heated:	144 SF
Portals:	0 SF
Total Roofed:	144 SF

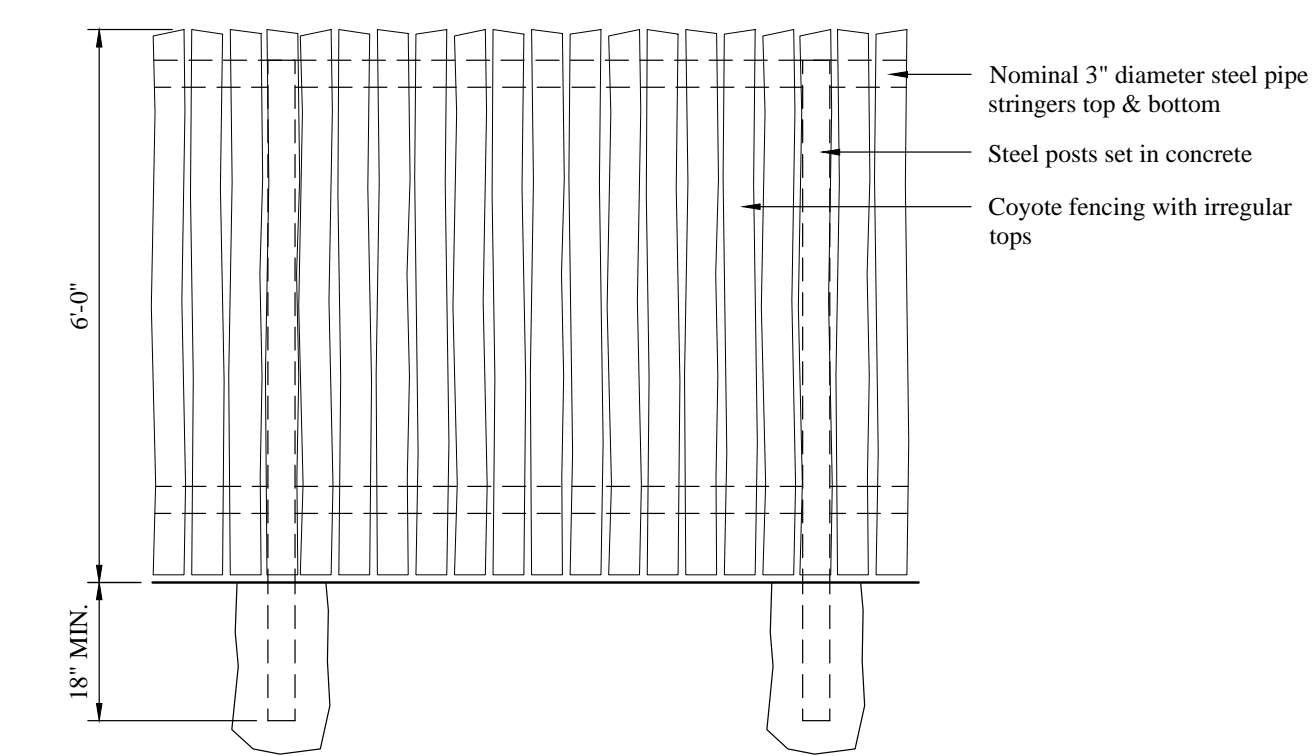


01 Building Section

Scale: 1/2" = 1'-0"



Plan Section

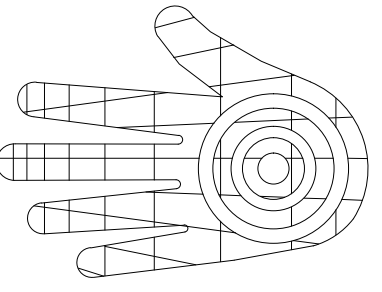


Elevation

02 Typical Coyote Fence

Scale: 1/2" = 1'-0" Refer to Sheet C-1 for location

Dolores I. Vigil
Liaison Planning Services Inc.
P.O. Box 1835
Santa Fe, NM 87504
(505) 920-6839
liaisonplanning@gmail.com



Liaison Planning Services INC.

Exterior Improvements

1658 Cerro Gordo Road
Santa Fe, New Mexico

Proposed
Storage Building Addition
and Fencing

City of Santa Fe
HDRB Submittal

2/5/21

A-1















City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003670--HDRB

Project Description:

Project Location(s): 844 DON CUBERO AVE
Santa Fe, NM 87505

Contacts:

Property Owner: Tim Taylor
844 Don Cubero Avenue
Santa Fe, NM 87505

bandgeckos@aol.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 2021

Year of Construction: 1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 8, 2021
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case 2020-003670-HDRB

Address: 844 Don Cubero Avenue
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

1. Staff recommends that the exceptions to Section 14-5.2(D)(1)(a) for
 - a. Item 2, replacing a historic door, and
 - b. Item 3, raising the openingshave been met.
2. Staff recommends approval of items 1 through 4 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 Design Standards.

BACKGROUND & SUMMARY:

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. The main house was constructed in a Spanish Pueblo Revival Style in around 1928 with a 1990s addition at the rear. The garage is presumed also to be from around 1928.

The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and the structure in 1930 had east and west windows, which have now been removed. However it still communicates its original use. On April 13, 2021, in Case 2021-003372-HDRB, the HDRB designated the east façade of the garage as primary.

The applicant now returns to the Board with the following proposal:

1. Replace the non-historic garage door.
2. Replace the historic pedestrian door on the primary façade with a vertically oriented window with the same dimensions with frosted windows to shield a bathroom that is visible from the street. An exception is requested to Section 14-5.2(D)(5)(a)(i) replace a historic door on a primary façade.
3. Raise the openings by 6 inches on the primary façade to mitigate flooding. This will result in a minimal change in the appearance of this façade. An exception is requested to Section 14-5.2(D)(1)(a) remove historic material.
4. Doors and windows will be green with “mint”-colored sashes to match the house.

EXCEPTION CRITERIA AND RESPONSES:

Request for an Exception to 14-5.2(D)(1)(a) to remove historic material (Wall to raise openings)

(i) Do not damage the character of the district

Applicant Response: SINCE THE SIZE AND (MOSTLY) LOCATION OF THE OPENINGS IS RETAINED, THE CHANGE WILL NOT BE NOTICEABLE AND THEREFORE WILL NOT AFFECT THE CHARACTER OF THE DISTRICT

Staff Response: Staff agrees with the applicant.

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

Applicant Response: THE EXISTING GARGE FLOOR IS FLUSH TO EXTERIOR GRADE. RAISING THE FLOOR (AND THERFORE THE OPENINGS) 6" WILL ALLOW US TO CREATE A MORE WATERPROOF PROJECT

Staff Response: Staff agrees with the applicant.

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

Applicant Response: WE COULD LEAVE THE FLOOR AND OPENINGS AT THE EXISTING HEIGHT, BUT EXTENSIVE GRADING WOULD BE REQUIRED TO PREVENT WATER FROM ENTERING THE STRUCTURE. THIS GRADING WOULD HAVE AN ADVERSE EFFECT ON THE ADJACENT YARD

Staff Response: Staff agrees with the applicant.

Request for an Exception to 14-5.2(D)(1)(a) to remove historic material (historic wood pedestrian door)

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

Applicant Response: THE NEW WINDOW WILL BE AN ALUMINUM CLAD UNIT WITH COLORS TO MATCH THE EXISTING UNITS AT THE HOUSE. THEREFORE, THE CHARACTER OF THE DISTRICT WILL BE MAINTAINED.

Staff Response: Staff agrees with the applicant. The shape of the proposed opening will remain the same so that the history of the door as a pedestrian door to a garage will still be legible.

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

Applicant Response: THE SPACE BEHIND THE EXISTING PEDESTRIAN DOOR WILL BE TURNED INTO A BATHROOM. AN EXTERIOR DOOR INTO THE BATHROOM IS NOT APPROPRIATE. ALSO, THE OLD WOOD WITH SINGLE-PANED GLASS RESULTS POOR THERMAL PERFORMANCE.

Staff Response: Staff agrees with the applicant.

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

Applicant Response: THE ONLY ALTERNATIVE WOULD BE TO KEEP THE EXISTING DOOR, WHICH DOES NOT WORK FOR THE ABOVE REASONS.

Staff Response: Staff agrees with the applicant. Since a window should be retained, it seems to make little sense to close off the solid portion of the door while retaining the upper, window portion.

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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: H1686 4. County: Santa Fe Parcel # 13043584
5. Property Type: <input checked="" type="checkbox"/> Buildings: House and Garage <input checked="" type="checkbox"/> Structures: Wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: February 23, 2021		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 1982 <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.677221,-105.9476101		
10. Photo Information: Robyn Powell, photographer. View of front, east elevation, facing northwest.		
11. Brief Description of the Property: Located near the Don Gaspar Area Historic District's southwest tip, the former Edwin and Maria Wolfe house is a one-story-over-basement, single-family residence constructed in c.1928. It is situated on the west side of Don Cubero Avenue, and like many other homes on the street, sits at a uniform setback. Its 2,030 square feet include the original floor plan and a c.1990s, 450-square-foot addition appended to the back. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Unknown Date: c.1928. Santa Fe County Assessor date: 1926. <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Period photograph, street assessment, city directories		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/Robyn Powell, Agave Consulting

For: Tim and Evelyne Taylor

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

Owner: Tim and Evelyne Taylor

Source: Office of the Santa Fe County Assessor

19. Is Property Endangered? Unknown No Yes How?

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

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

22. National or State Register:

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

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

Is this property in a historic district? Unknown No Yes
If yes: Significant Contributing: House and Garage
 Non-contributing: House No Status: Wall Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? State National City of Santa Fe:
Don Gaspar Area Historic District

House, Garage, and Yard Walls recommended for Contributing Structure status to Don Gaspar Area Historic District; 03/17/2021

24. Supplemental Forms:
 None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																																																									
		NRHP _____ SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D																																																								
1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	4. County: Santa Fe 5. Date of Survey: February 23, 2021																																																								
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																											
6. Visible Construction Material: ___ Adobe ___ Brick ___ Composition ___ Concrete: Block (CMU) ___ Concrete: Cast Stone ___ Concrete: Poured ___ Earth Plaster ___ Masonry: Simulated ___ Metal: Corrugated ___ Metal: Structural Siding ___ Metal: V-Crimp ___ Stone: Random Ashlar ___ Stone: Random Coursed ___ Stone: River Rock ___ Stone: Rusticated ___ Stone: Tabular ___ Stucco: ___ Tile: Clay ___ Vinyl Siding ___ Wood: Board and Batten ___ Wood: Horizontal Siding ___ Wood: Jacal ___ Wood: Log ___ Wood: Shingle ___ Wood: Tongue and Groove ___ Other: Frame Known Material: Clay Hollow Tile		7. Number of Stories: ___ N/A Number: ___x_1 over basement ___x_11/2 ___2 ___21/2 Other: _____ 8. Foundation: ___ N/A ___x_ Not visible ___ None ___ At Grade ___ Raised Materials: ___ Concrete: poured in place ___ Other: Notes																																																									
		9. Roof: ___ N/A Shape: ___x_Flat ___ Gabled ___ Hipped ___ Pyramidal ___ Shed Other: Pitch: ___ None ___ Low ___ Medium ___ Steep Features: ___ Eave: ___x_Parapets Materials: ___ Earth ___ Composition shingle ___ Metal: Pressed ___x_ Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: V- Crimp ___ Tile: Terra Cotta ___ Wood: Shingle Other:																																																									
10. Windows ___ N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Operation</th> <th style="text-align: left;">Material</th> <th style="text-align: left;">Glazing</th> <th style="text-align: left;">Number</th> </tr> </thead> <tbody> <tr><td>Casement</td><td>Wood</td><td>1</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>8</td><td>20</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>4</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>2</td></tr> <tr><td>Cellar</td><td>Wood</td><td>3</td><td>8</td></tr> <tr><td>Fixed&Awning</td><td>[?]</td><td>4</td><td>1</td></tr> <tr><td>Hopper</td><td>Wood</td><td>1</td><td>5</td></tr> <tr><td>Art Glass</td><td>Leaded Glass</td><td>[?]</td><td>1</td></tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Wood	1	1	Casement	Wood	8	20	Casement	Wood	6	4	Casement	Wood	6	2	Cellar	Wood	3	8	Fixed&Awning	[?]	4	1	Hopper	Wood	1	5	Art Glass	Leaded Glass	[?]	1	11. Doors ___ N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Style</th> <th style="text-align: left;">Material</th> <th style="text-align: left;">Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>Raised Panel</td><td>Wood</td><td>1</td></tr> <tr><td>Single Leaf</td><td>Panel&Glass</td><td>Wood</td><td>1</td></tr> <tr><td>Single Leaf</td><td>Half Light</td><td>Composite</td><td>1</td></tr> <tr><td>Overhead</td><td>Sectional</td><td>Metal</td><td>1</td></tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Raised Panel	Wood	1	Single Leaf	Panel&Glass	Wood	1	Single Leaf	Half Light	Composite	1	Overhead	Sectional	Metal	1
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14. Other Significant Features N/A																																																											
15. Modifications: ___x ___ No known modifications																																																											
#1 Date: Post-1948; removal of windows at Garage; Sanborn Fire Insurance Map #2 Date: Post-1969; change of Garage roof drainage, including removal and addition of parapets; aerial photographs and visual and material evidence #3 Date: c.1985-1994; creation of rear addition to House; 1982 HBI, aerial photographs and visual and material evidence																																																											

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

Notes: _____ Other: _____

17. Documents Available and Their Locations

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

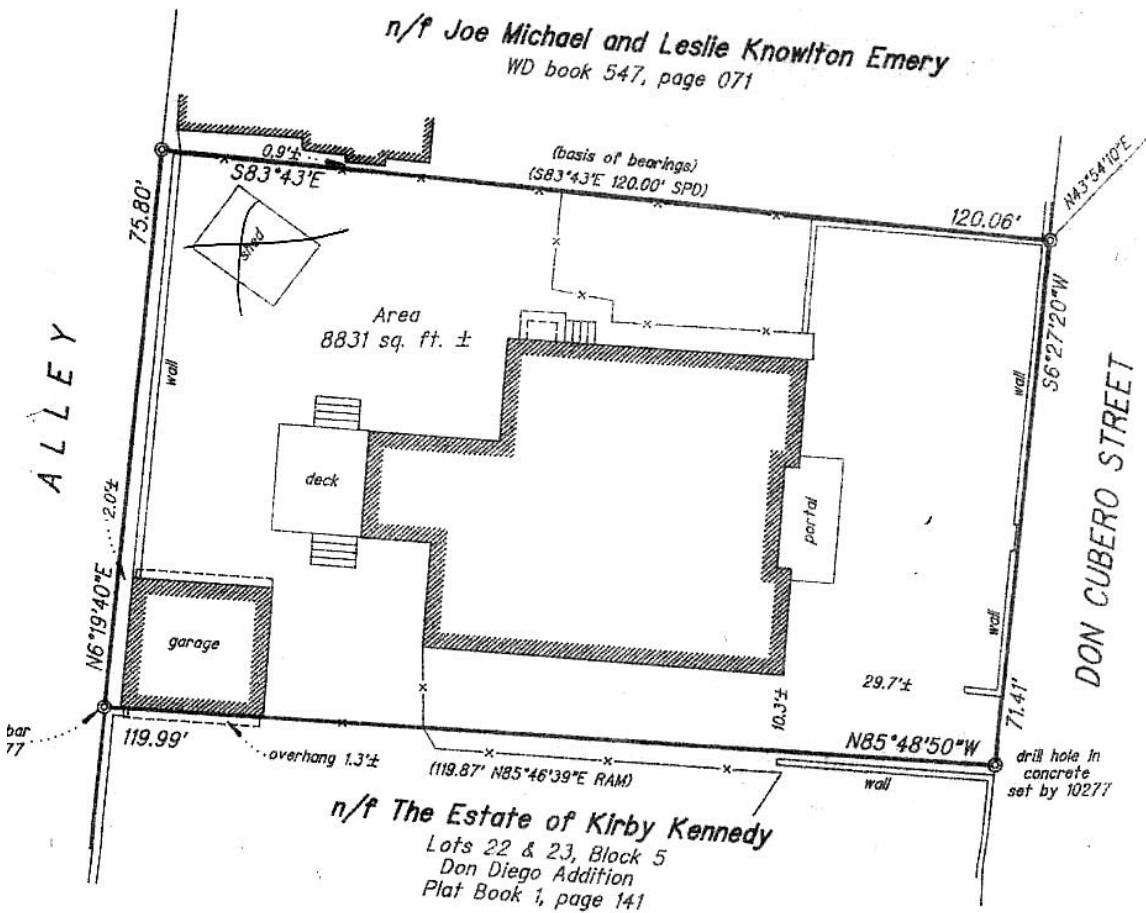
Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: **N/A**

19. Site Plan: Portion of survey map. Date and source unknown.



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Architectural Description Continued

Setting

The front yard is landscaped with xeric plants. An unusual bifurcated concrete path leads from the gate to the entry portal's north and south elevations, eliminating a direct route to the front door. From an aerial perspective, the approach has the shape of a Moorish arch.

East – Front Façade

The façade shows a formal symmetry uncommon to the street. With a play of parapet heights, the building gives the impression of several volumes but is instead a single plane interrupted by a projected portal (Photo 1). The portal — really a portico — forms the center of the composition. It immediately calls attention to itself with its three slender arch openings (Photo 2). The pattern of threes is repeated behind it with a centered door framed by single openings.

Continuing the motif of threes, the façade's openings hold three wood casement windows. These probable original windows open with hinged stays affixed to the top rails (Photo 3). They have a thin muntin profile and are framed with molded casings. Heavy, stuccoed lug sills terminate the openings.

South

A less conscious arrangement of fenestration characterizes the south elevation facing the driveway. It is flat and functional, with openings holding original single or grouped wood casement windows (Photo 4). At the rear and set back approximately 14' is the 1990s addition. Its south-facing elevation is mostly glazing, made of fixed glass with lower hopper units (Photo 5).

West

The 1990s addition dominates the alley-facing side of the house. The roughly 450-square-foot volume was inserted into an indentation of the original footprint. It is elevated above grade and opens to a deck shaded by a ramada. A few openings,

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including an art glass window and a centered French door, fenestrate its west and north walls (Photos 5-8).

North

The shady north elevation is similar to its sunny south counterpart. It has a functional arrangement of windows, including four lower cellar windows daylighting the basement (Photo 9). An entry marks the northwest corner. Approached by a few steps, it holds a non-historic door (Photo 10). A stylish stuccoed hood shelters the area.

The house is made of structural hollow clay tile, which was also used for the Garage and walls. It finished with a traditional stucco, which has been recoated. The roof is flat and penetrated by one interior chimney.

Garage

Sitting at the end of the driveway, and obscured by a fence, is a one-car garage likely dating to the construction of the house. The Garage, however, shows significant modification to its roof and parapets.

Built of structural clay tile, the façade is penetrated with a bay holding a non-original metal sectional door (Photos 11 & 12). To the right (north) is an older glass-and-wood-panel pedestrian door. The south elevation is punched with a line of non-historic clerestory-level hopper windows (Photo 13). There is no other fenestration to the building.

The interior has been entirely reworked with sheetrock over the walls and ceiling. The ceiling may have been raised.

Based on aerial photographs, the Garage experienced a significant change with a reworking of the roof drainage (Figures 5 & 6). Historically, the roof drained to the west, into the alley. At some point after 1969, the roof's pitch was altered so that it emptied into gutters on the north and south elevations. These elevations today are edged with shallow boxed eaves (Photos 10 & 14).

The change of roof drainage resulted in removing the parapets on the north and south sides and increasing the east façade parapet into an almost false-front scale (Photo 15). The formerly parapet-less west elevation was given a similar false-front sized firewall. In

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addition, the 1930 Sanborn map indicates the Garage historically had windows at its east and west elevations. These are no longer extant.

Yard Walls

The house, like many on the street, has appropriately scaled yard walls. Positioned along the street elevation is a low yard wall interrupted by a centered entry gate (Photo 1). Approximately 3'-10" in height and 10" in thickness, it extends 62' across the property. At the middle is a non-historic wood gate aligned with the front door of the house (Photo 16). Short, square pillars work as terminations.

At the south end, the wall returns along the driveway with a stepped termination. It connects with a property line wall at the north, maintaining its overall 3'-10" height. It then makes a 90-degree turn, stepping up to meet a higher interior yard wall. This wall is penetrated with a wood gate giving access to the backyard (Photo 17). The rear property line, along the alley, is demarcated by a 5'-10" high stuccoed wall.

The walls are a character-defining feature of the house and neighborhood. Based on aerial photographs, the walls were in place by 1958, and likely predated that time by several decades.

Historical Overview

Historic Context: South Side Suburbanization (1887-1932)

Following the railroad additions of the early 1880s, development shifted to the southeast after the construction of the new capitol. While the capitol building would burn down in May 1892, its short-lived presence stirred development.

In 1887, the *Santa Fe New Mexican* claimed that the over \$800,000 of real estate transactions in the area, "amply attests the home faith which exists in New Mexico's capital city, while the unsolicited investment of more than \$100,000 of eastern capital sufficiently indicates the confidence which outsiders have in Santa Fe's future."¹ Eastern investors were mainly large stockholders in the Atchison, Topeka and Santa Railway, including George W. Morse, of New York, and William S. Houghton, of Boston.

¹ "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4

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They would finance subdivisions in the South Capitol area, and Houghton’s name is still part of the landscape.

The 1892 extension of Don Gaspar Avenue, across the Santa Fe River, pushed residential subdivision farther south into grazing area and raw land. Early maps show these nascent subdivisions and some had advanced as far south as present-day Cordova Road. Some seem more hopeful than realistic, consisting of only a few blocks sketched in with town lots and a street system that stopped at the plat’s edge. These smaller, fragmentary additions (Dickinson, Poughkeepsie, etc.) remained mostly undivided and were later sold off to developers.

Don Diego Addition

The Don Diego Addition, one of the first after statehood, took form in late 1912. The rectilinear, north-south-oriented plat was carved out of land owned by the George B. Berger estate. It offered wide streets, alleys, typical 25’x120’ town lots, and avenues named after former Spanish governors.

Oscar C. Watson, a Texas-born realtor and insurance broker with an office on the Plaza, handled sales. He, Carl A. Bishop, and Wesley Norman Townsend were the addition’s principal investors, which an early January 1913 advertisement described as being in “One of the Most Desirable Residence Sections of the City.”² For only \$50 down and a monthly payment of \$10, Watson offered a town lot and a warranty deed.

With apparently sluggish sales, Watson put the remaining lots up for auction in August 1913. In an “Announcement Extraordinary,” the company described the investment opportunities in almost biblical terms. The “Wise Ones” had profited from similar sales, were already “harvesting,” and those who wanted to be a “King” were encouraged to take advantage of the deal.³ In a nod to the city’s nascent architectural conformity, Watson urged builders to “adopt the New Old Santa Fe plan.”

The sale did little to spur development. Three years later, a desperate-sounding paid news piece predicted that a military training facility in the area (at that point only a

² Advertisement, *Santa Fe New Mexican*, January 13, 1913, 5.

³ Advertisement, *Santa Fe New Mexican*, August 11, 1913, 8.

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rumor) “should double the value of the lots now practically being given away in the Don Diego Addition.”⁴

Ten years later, a sewer assessment notice indicated the opposite, with only one house on Don Cubero Avenue assessed. But the installation of a sewer line in 1927 magically jump-started home construction.

The Dentist

Dr. Edwin F. Wolfe, a dentist with a practice in the second story of a building overlooking the Plaza, was one of those who bought into Don Cubero. Born in Wisconsin on August 4, 1881, Edwin Ferdinand Wolfe graduated from Northwestern University’s Dental School in 1902.⁵ At the university, he was a member of Xi Psi Phi, an international dental fraternity.

Dr. Thomas L. Gilmer, who started the university’s program in 1891 and still oversaw much of its operation, encouraged graduates to be proficient in operative and prosthetic procedures, while also considering a patient’s underlying pathology.⁶ Wolfe entered a new era of modern dentistry. The next year, the porcelain jacket crown was introduced, moving the field toward aesthetics.

After graduation, Wolfe moved west, landing in Kansas. In 1915, he married Marie Pfaffle, an Iowa native. The couple set up house in Topeka, where Edwin established a practice.

In 1924, they relocated to Alcalde to be close to Marie’s mother, Margaret, who had started the San Gabriel Ranch with her brother Richard. Richard would later purchase colorful cliff acreage around Abiquiu that became Ghost Ranch — the future home of Georgia O’Keeffe.

⁴ “Local Items,” *Santa Fe New Mexican*, March 16, 1916, 8.

⁵ C. N. Johnson, editor, *The Dental Review, Volume XVI* (Chicago: Dental Review Co., 1902), 530. Biographical information on Wolfe was gathered from various primary sources, including newspaper accounts, public records, city directories, and census enumerations.

⁶ Northwest University, *The Syllabus of Northwestern University: Class of 1903* (Evanston: Northwest University, 1903), 260.

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By the next year, Edwin and Marie had moved to Santa Fe, where Edwin organized a dental office in the Gans Building on East San Francisco Street. At the time, there were only four other dentists in Santa Fe. Dentistry was a luxury for the rich.

The Wolfes were initially interested in acquiring an adobe fixer-upper.⁷ But by 1927, their interest had shifted to building a new home in the Don Diego Addition. While living at a rental at 836, they purchased five adjacent lots immediately to the south to erect a home. A historic photograph of the house shows it under construction at the same time the street was being paved (Figure 4). This would place it in 1928, when Don Cubero was graded, curbed, and finished with reinforced concrete paving.

The stiff symmetry of the house’s façade and use of arches differed from the then-dominant Pueblo Revival style. Repeating arches, a Spanish Colonial Revival trait, are found with a few other homes in the neighborhood, but generally they are rare in Santa Fe. Like several of its neighbors, the home was built with a projecting, almost temple-like portal. This feature gave the home a formality, in contrast to the soft lines of the Pueblo Revival style. Like many on the street, the new home included a one-car garage, in which Dr. Wolfe would later park his 1937 four-door Chrysler Imperial.

Edwin and Marie raised two children, Bill⁸ and Margaret. The 1930 census recorded the young family at the home. The house was valued at \$6,000, and the street was entirely populated with Anglo-American homeowners, all born outside of New Mexico.⁹

Marie had an active social life; newspaper club notices show her hosting teas and different events with Eleanor Dendahl, Lucille Kaune, and other prominent women. In 1950, the home was the site of Margaret’s wedding, an event that attracted 90 guests. The couple was received in front of the fireplace, which was bedecked with white gladiolas.¹⁰

⁷⁷ “Wanted to Buy,” *Santa Fe New Mexican*, August 24, 1926, 5.

⁸ This is not Bill Wolfe, a Santa Fe dentist who practiced on Agua Fria Street for many years. Bill Wolfe, DDS, email communication to John Murphey, March 10, 2021.

⁹ United States Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 13B; Enumeration District: 0009; FHL microfilm: 2341134.

¹⁰ “Candlelight Church Setting Arranged as Margaret Wolfe, Haven Terrell, Marry,” *Santa Fe New Mexican*, June 11, 1950, 6.

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Following a national craze, Edwin and Marie got swept up in swing dancing, with Edwin serving as the Santa Fe Swing' n Whirl Club's secretary. The couple actively collected Native American art and lived a comfortable Southwest lifestyle.

Dr. Wolfe practiced in his old office in the Gans Building through January of 1967. He would die two months later at age 85. By this time, the era of downtown medical offices was over. There were more than 20 dentists in Santa Fe, most of them working in specially designed medical professional buildings. No more trudging up a flight of stairs to visit the old-time dentist.

The house went out of family ownership in 1985; three years later, Maria R. Pfaffle died at 95. At some point between then and 1994, the former dentist's home received a back addition. Otherwise, it remains original.

Conclusion

Aside from the rear addition, the House retains a high degree of historic integrity. It clearly communicates its historical context and its original architectural intention. The Yard Walls likely date to the historic period and exhibit a certain level of design and neighborhood context.

The Garage has experienced several alterations, including removing original windows and installing more recent units across the south elevation. A roof drainage project removed original parapets and installed overhangs and gutters. The east (front) parapet was extended in height, and a new firewall was added across the west elevation. Despite these significant alterations, the Garage still communicates its original use.

For these reasons, the recommendation is to maintain Contributing Structure status for the House and Garage and elevate the Yard Walls to the same designation.

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Illustrations



**Figure 1: Portion of N.L. King,
 "King's Official Map of the City of Santa Fe," 1912.
 Future location of Don Diego Addition.**

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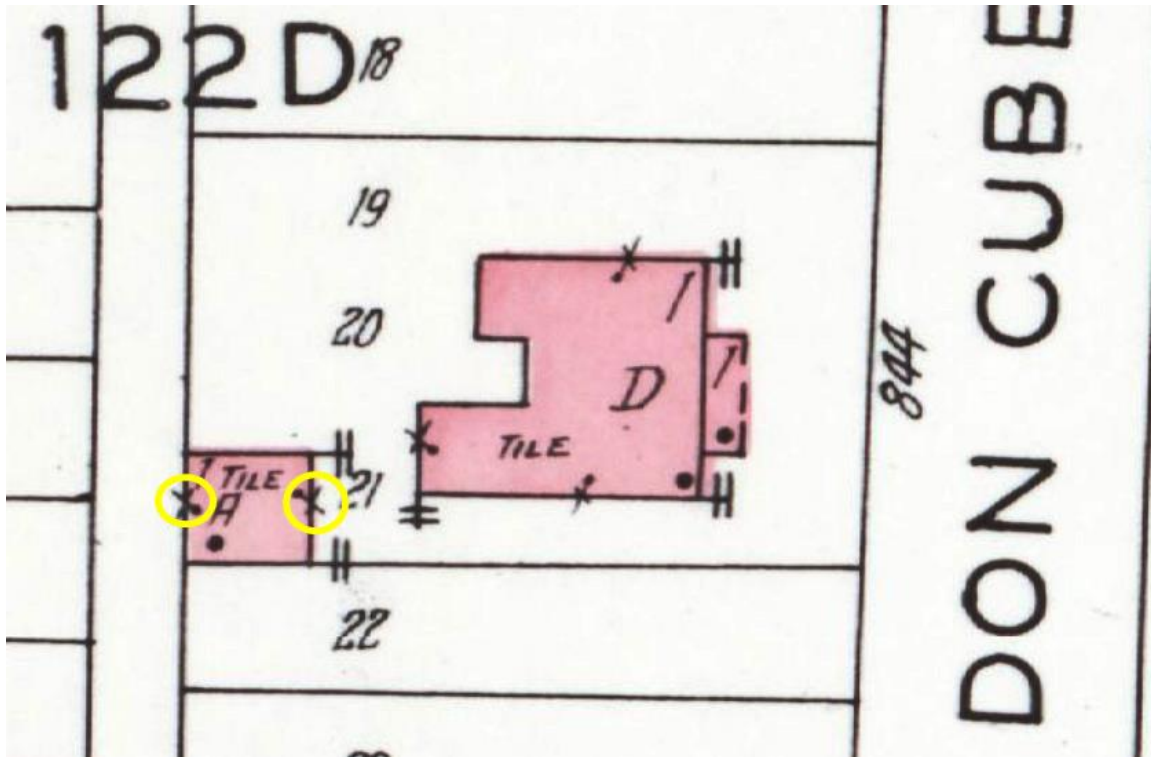


Figure 2: Don Cubero Avenue, 1930 Sanborn Fire Insurance Map, Sheet 21.

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**Figure 3: Subject House, 1930 Sanborn Fire Insurance Map, Sheet 21.
 Note designation of windows at east and west elevations of Garage.**

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Figure 4: Don Cubero Avenue Under Construction, October 18, 1928.
 Courtesy Tim and Evelyne Taylor.

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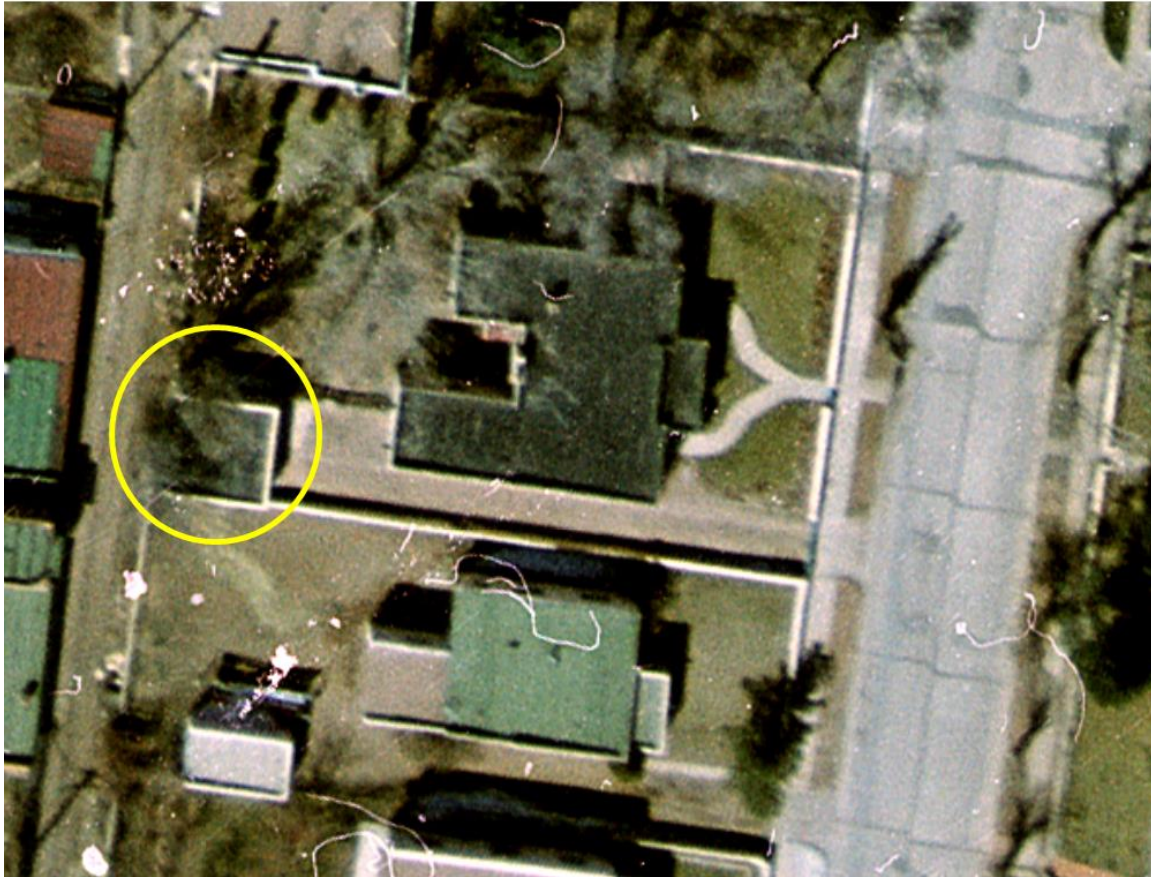


Figure 5: November 10, 1958, aerial photograph.
Note arrangement of parapets over garage.
 Courtesy New Mexico Department of Transportation.

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**Figure 6: February 27, 1969, aerial photograph.
Note arrangement of parapets over garage.
Courtesy New Mexico Department of Transportation.**

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Survey Photographs

(All images taken by Robyn Powell on February 23, 2021, unless otherwise noted)



**Photo 1: Street view.
Camera facing west.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	4. County: Santa Fe	
		5. Date of Survey: February 23, 2021		



**Photo 2: Front, east façade.
Camera facing west.**

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D						
1. Name of property: Edwin F. and Maria R. Wolfe House	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;">2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i></td> <td style="padding: 5px; vertical-align: top;">3. Local Reference Number: Santa Fe ID #: N/A</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;">4. County: Santa Fe</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;">5. Date of Survey: February 23, 2021</td> </tr> </table>	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	4. County: Santa Fe		5. Date of Survey: February 23, 2021	
2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A						
4. County: Santa Fe							
5. Date of Survey: February 23, 2021							



**Photo 3: Typical casement windows.
Camera facing west.**

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria A B C D			
1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A					
		4. County: Santa Fe					
		5. Date of Survey: February 23, 2021					



Photo 4: South elevation.
Camera facing northeast.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D						
1. Name of property: Edwin F. and Maria R. Wolfe House	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;">2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i></td> <td style="padding: 5px; vertical-align: top;">3. Local Reference Number: Santa Fe ID #: N/A</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;">4. County: Santa Fe</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;">5. Date of Survey: February 23, 2021</td> </tr> </table>	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	4. County: Santa Fe		5. Date of Survey: February 23, 2021	
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4. County: Santa Fe							
5. Date of Survey: February 23, 2021							



**Photo 5: West and south elevations; addition at left.
Camera facing northwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria A B C D	
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		4. County: Santa Fe			
		5. Date of Survey: February 23, 2021			



**Photo 6: Addition, south elevation.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: February 23, 2021			



**Photo 7: Addition, west elevation.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria	A B C D
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		4. County: Santa Fe			
		5. Date of Survey: February 23, 2021			



**Photo 8: Addition, north elevation.
Camera facing southwest.**

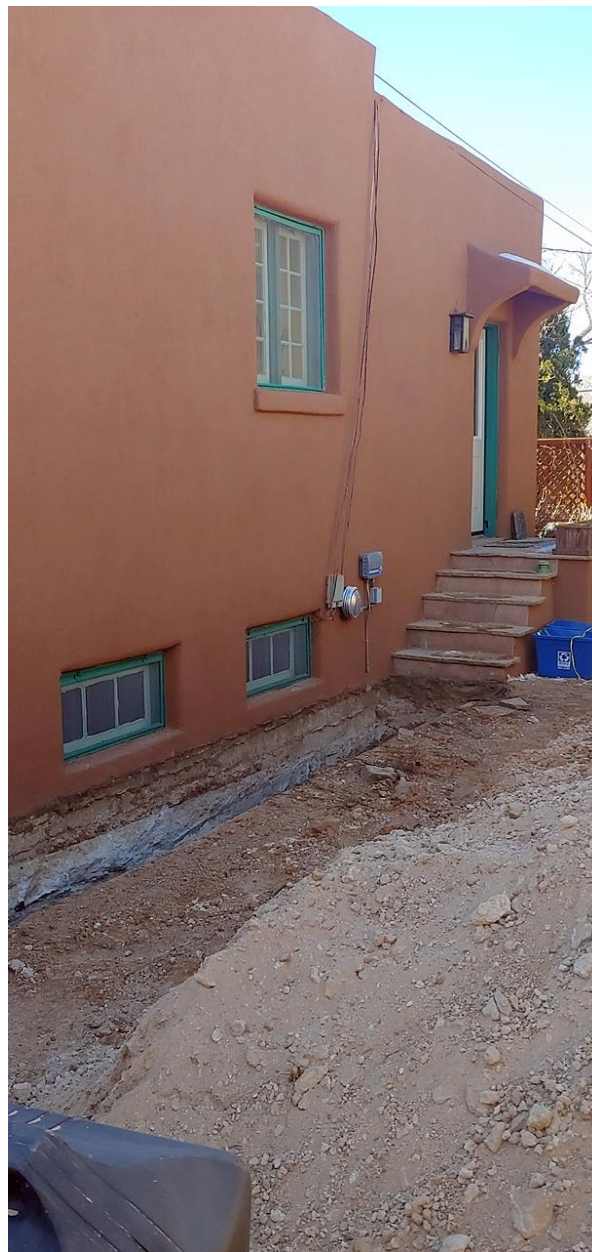


**Photo 9: East half of north elevation.
Camera facing east.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D	
1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A		4. County: Santa Fe	
		5. Date of Survey: February 23, 2021			



**Photo 10: West half of north elevation.
Camera facing southwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Edwin F. and Maria R. Wolfe House	2. Location: 844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	4. County: Santa Fe	5. Date of Survey: February 23, 2021		



**Photo 11: Garage, east elevation.
Camera facing west.**

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

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**Photo 12: Garage, east elevation.
Note extended parapet.
Camera facing southwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: February 23, 2021			

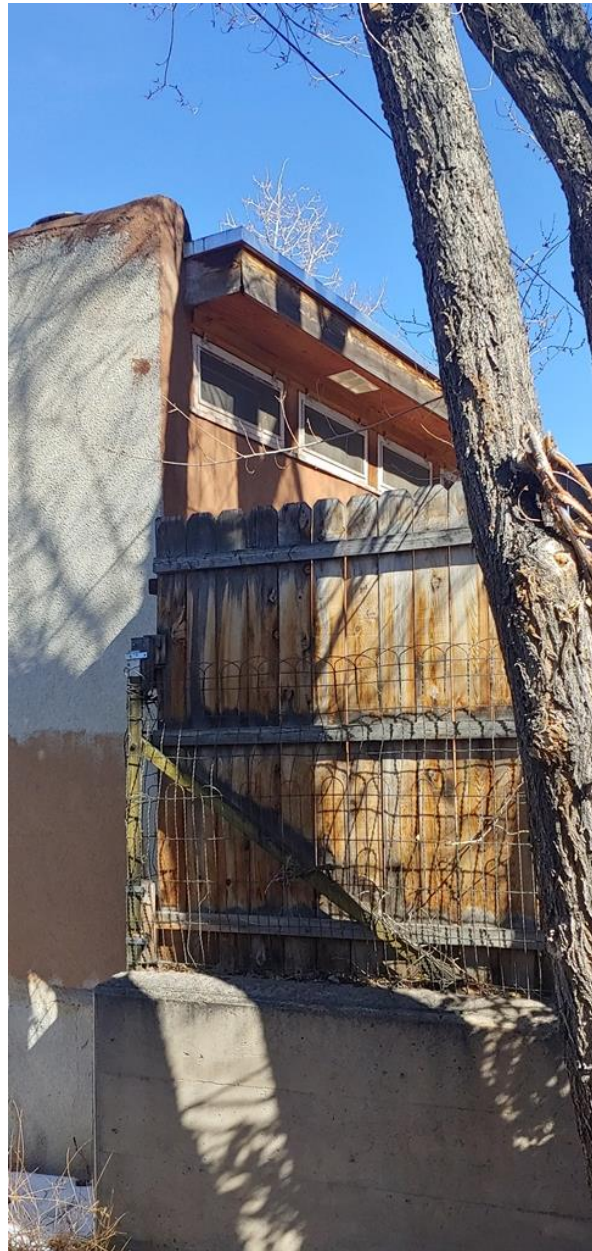


Photo 13: Garage, south elevation.
Note removed parapet and addition of overhang and windows.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
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Photo 14: Garage, north elevation.
Note removed parapet and addition of overhang.
Camera facing southwest.

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Photo 15: Garage, roof.
Note extended parapets at east and west elevations.
Camera facing southwest.

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		5. Date of Survey: February 23, 2021				



**Photo 16: Yard Wall at street.
Camera facing north.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Edwin F. and Maria R. Wolfe House	844 Don Cubero Avenue Santa Fe: <i>Don Gaspar Area Historic District</i>	Santa Fe ID #: N/A				
		4. County: Santa Fe				
		5. Date of Survey: February 23, 2021				



**Photo 17: Interior Yard Wall.
Camera facing west.**



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 5.11.21		844 DON CUBERO
Property Owner of Record: EVELYNE TAYLOR	Proposed Construction Description:	
Applicant/Agent Name: STEVE MCCORMICK	REMDEL TO TURN GARAGE INTO STUDIO	
Contact Person Phone Number: (505)699.6499	TOTAL ROOF AREA:	
Zoning District: R5	Lot Coverage : N/A ETR % □ Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: DON GASPAR HISTORIC _____	Setbacks: N/A ETR Proposed Front: _____ Minimum: _____ 2 nd Front? _____ Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed N/A ETR Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: N/A ETR Proposed _____ Accessible _____ Minimum: _____	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes NONE		
* 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.

STEVE MCCORMICK

[OWNER APPLICANT AGENT]

PRINT NAME

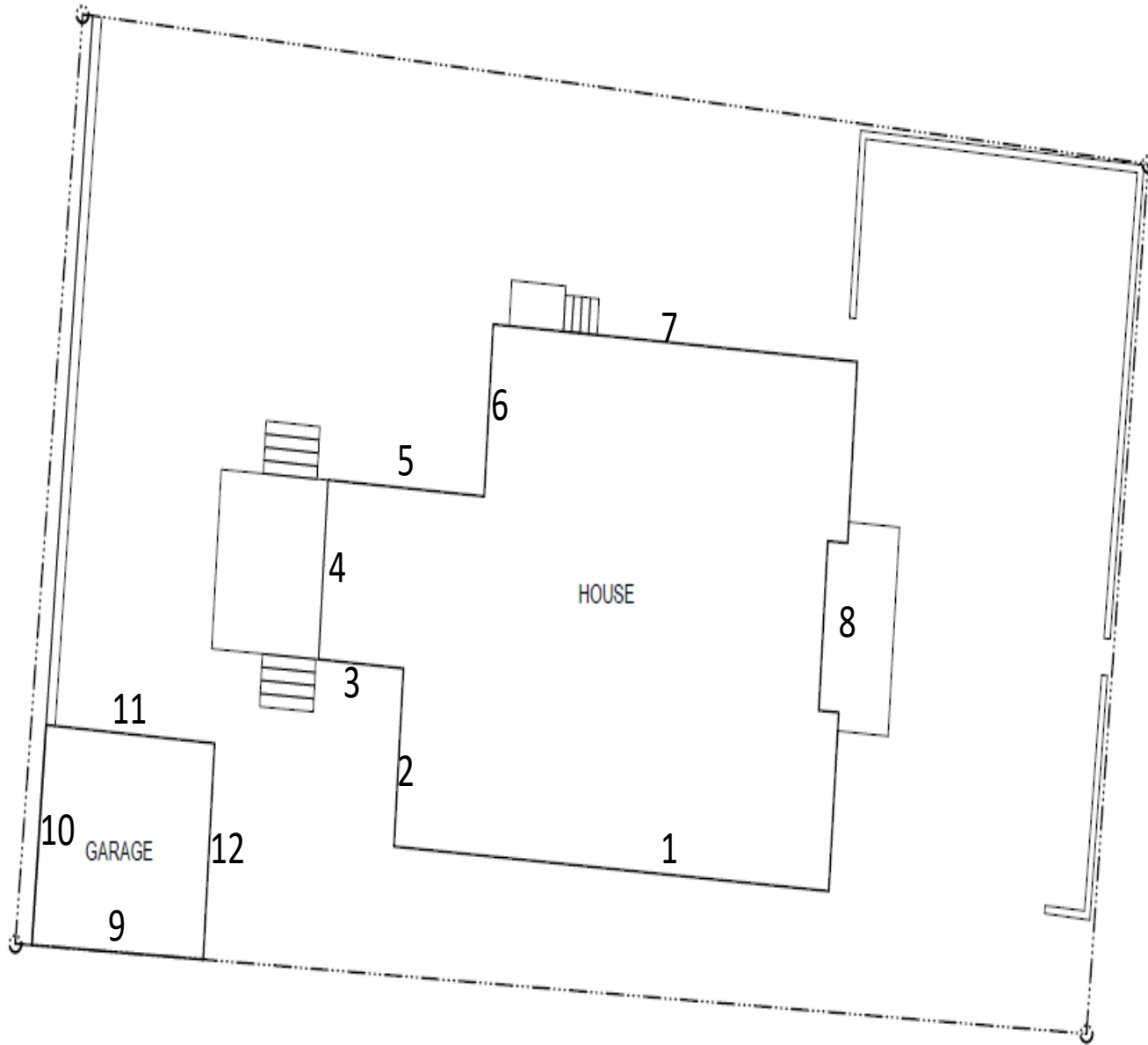
hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

5.11.21

SIGNATURE

DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Donna Wynant</u>	DATE: <u>5/12/21</u>
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	



DON CUBERO



North

844 Don Cubero

MCCORMICK ARCHITECTS LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199

May 11th, 2021

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

RE: 844 Don Cubero

Dear Historic Review Board:

We are applying to remodel the 360 sqft garage at the above address. The new use will be a studio and bathroom. The garage was likely built at the same time as the house (circa 1928) and has had extensive reworking of the roof, windows and doors.

The existing stucco is to remain. We will keep the existing openings at the primary facade, but install new windows and doors. There is also a new window opening at the north wall. The color of the windows and doors will be green frames with mint sash to match the existing units at the house. Door hardware will be dark bronze.

Thank you for your consideration,



5.11.21

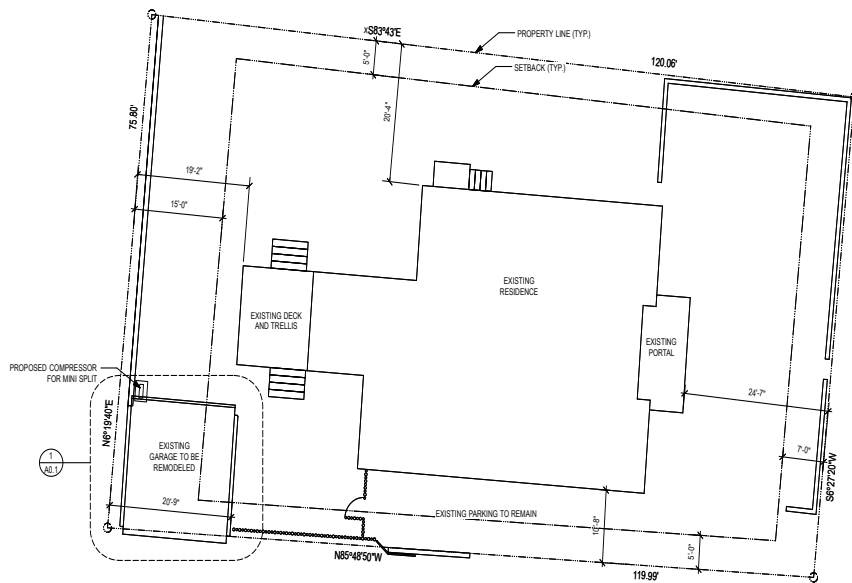
Steve McCormick date

SCOPE OF WORK:

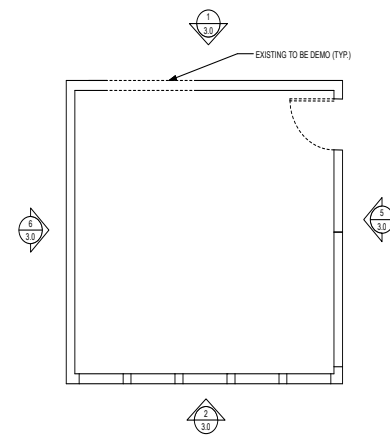
REMODEL EXISTING GARAGE TO INCLUDE NEW BATHROOM

CODE DATA

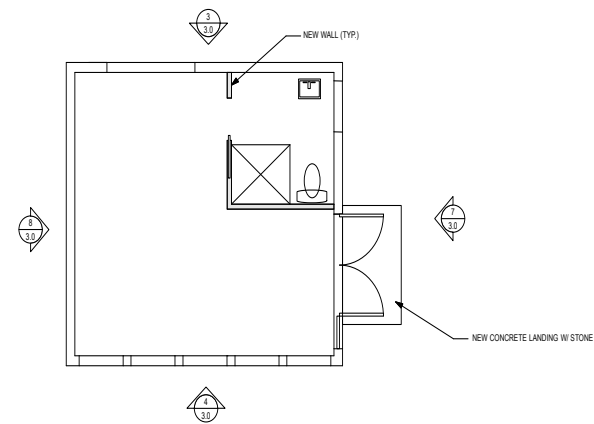
BUILDING CODE:	2015 IBC
JURISDICTION:	SANTA FE CITY LAND DEVELOPMENT LAWS
ZONING:	DON GASPAR HISTORIC R5
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL



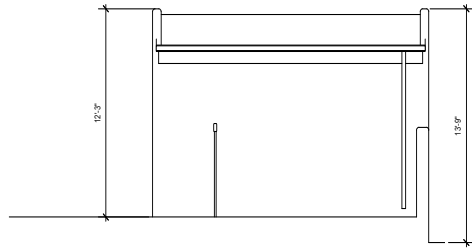
2 SITE PLAN
 1" = 10'
 GRAPHIC SCALE



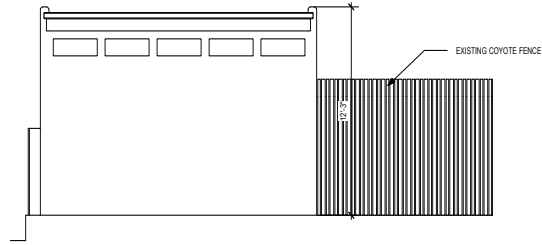
1 STUDIO PLAN - EXISTING AND DEMO
 1/4" = 1'



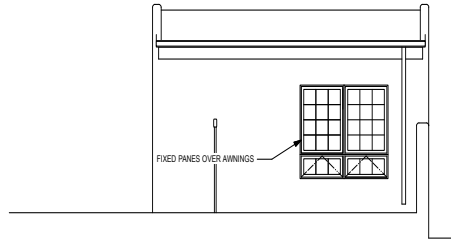
3 STUDIO PLAN - PROPOSED
 1/4" = 1'
 GRAPHIC SCALE



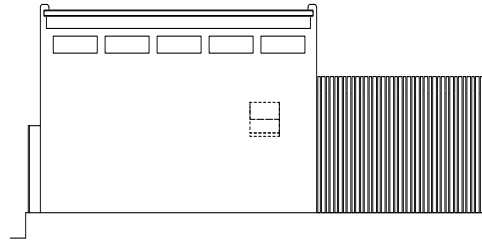
1 EXISTING AND DEMO NORTH ELEVATION
1/4" = 1'



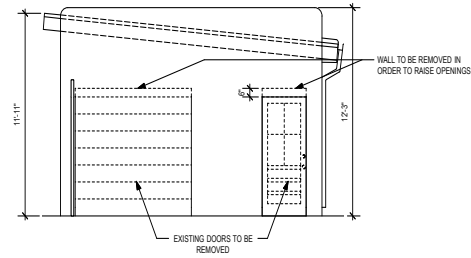
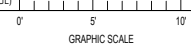
2 EXISTING AND DEMO SOUTH ELEVATION
1/4" = 1'



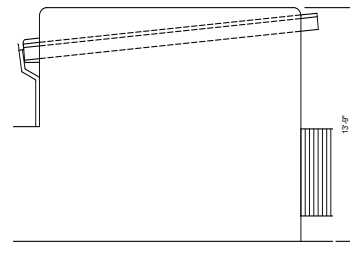
3 PROPOSED NORTH ELEVATION
1/4" = 1'



4 PROPOSED SOUTH ELEVATION (NO CHANGE)
1/4" = 1'

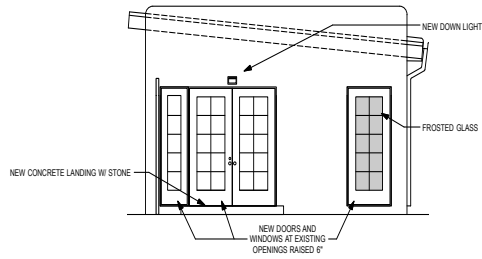


5 EXISTING AND DEMO EAST ELEVATION
1/4" = 1'

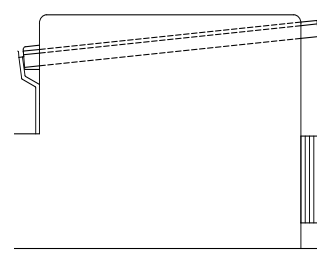


6 EXISTING AND DEMO WEST ELEVATION
1/4" = 1'

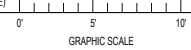
COLORS AND FINISHES	
STUCCO	EXISTING TO REMAIN
WINDOWS AND DOORS	FRAME: GREEN SASH: MINT
DOOR HARDWARE AND LIGHT FIXTURE	CHARCOAL/BLACK

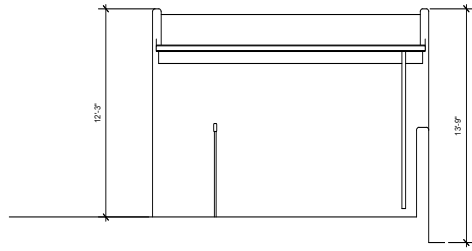


7 PROPOSED EAST ELEVATION
1/4" = 1'

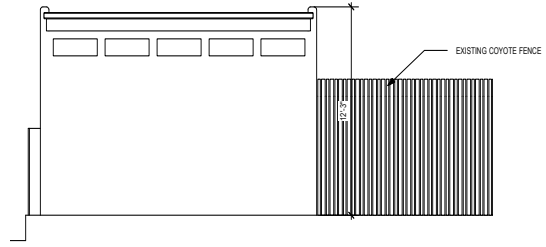


8 PROPOSED WEST ELEVATION (NO CHANGE)
1/4" = 1'

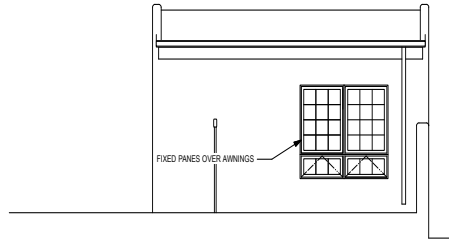




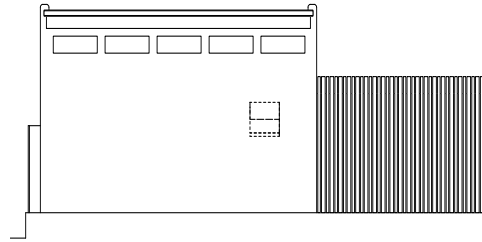
1 EXISTING AND DEMO NORTH ELEVATION
1/4" = 1'



2 EXISTING AND DEMO SOUTH ELEVATION
1/4" = 1'

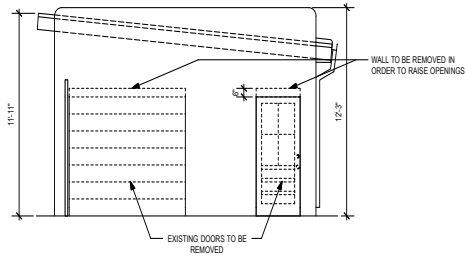


3 PROPOSED NORTH ELEVATION
1/4" = 1'

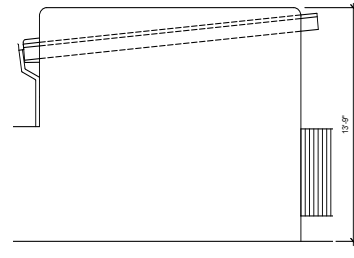


4 PROPOSED SOUTH ELEVATION (NO CHANGE)
1/4" = 1'

GRAPHIC SCALE

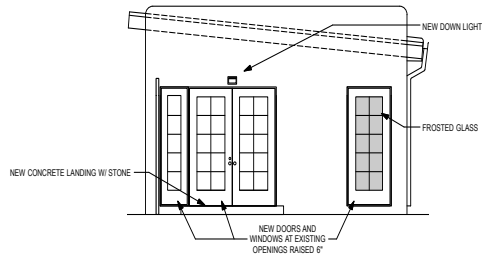


5 EXISTING AND DEMO EAST ELEVATION
1/4" = 1'

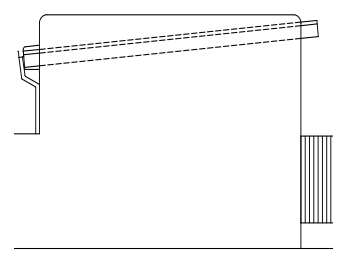


6 EXISTING AND DEMO WEST ELEVATION
1/4" = 1'

COLORS AND FINISHES	
STUCCO	EXISTING TO REMAIN
WINDOWS AND DOORS	FRAME: GREEN SASH: MINT
DOOR HARDWARE AND LIGHT FIXTURE	CHARCOAL/BLACK



7 PROPOSED EAST ELEVATION
1/4" = 1'



8 PROPOSED WEST ELEVATION (NO CHANGE)
1/4" = 1'

GRAPHIC SCALE

- **EXCEPTION CRITERIA** responses to the criteria below are required if you are requesting an exception. For Design Standards and Signs the 3 criteria are required. For Height, Pitch, Scale, Massing, and Floor Stepbacks the 6 criteria are required. These must be emailed to the planner for your case in a WORD document. See page 1 for email addresses.

WE ARE ASKING TO MOVE THE EXISTING OPENINGS ON THE PRIMARY FACADE UP 6"

**Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria**

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

Response: SINCE THE SIZE AND (MOSTLY) LOCATION OF THE OPENINGS IS RETAINED, THE CHANGE WILL NOT BE NOTICEABLE AND THEREFORE WILL NOT AFFECT THE CHARACTER OF THE DISTRICT

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

Response: THE EXISTING GARGE FLOOR IS FLUSH TO EXTERIOR GRADE. RAISING THE FLOOR (AND THEREFORE THE OPENINGS) 6" WILL ALLOW US TO CREATE A MORE WATERPROOF PROJECT.

- (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 COULD LEAVE THE FLOOR AND OPENINGS AT THE EXISTING HEIGHT, BUT EXTENSIVE GRADING WOULD BE REQUIRED TO PREVENT WATER FROM ENTERING THE STRUCTURE. THIS GRADING WOULD HAVE AN ADVERSE EFFECT ON THE ADJACENT YARD

- **EXCEPTION CRITERIA** responses to the criteria below are required if you are requesting an exception. For Design Standards and Signs the 3 criteria are required. For Height, Pitch, Scale, Massing, and Floor Stepbacks the 6 criteria are required. These must be emailed to the planner for your case in a WORD document. See page 1 for email addresses.

WE ARE ASKING FOR AN EXCEPTION TO REMOVE THE EXISTING PEDESTRIAN DOOR
AND INSTALL A NEW WINDOW IN THE EXISTING OPENING

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

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

Response: THE NEW WINDOW WILL BE AN ALUMINUM CLAD UNIT WITH COLORS TO MATCH THE EXISTING UNITS AT THE HOUSE. THEREFORE, THE CHARACTER OF THE DISTRICT WILL BE MAINTAINED.

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

Response: THE SPACE BEHIND THE EXISTING PEDESTRIAN DOOR WILL BE TURNED INTO A BATHROOM. AN EXTERIOR DOOR INTO THE BATHROOM IS NOT APPROPRIATE. ALSO, THE OLD WOOD WITH SINGLE-PANED GLASS RESULTS POOR THERMAL PERFORMANCE.

- (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: THE ONLY ALTERNATIVE WOULD BE TO KEEP THE EXISTING DOOR, WHICH DOES NOT WORK FOR THE ABOVE REASONS.



1 EXISTING EAST ELEVATION AT GARAGE
NO SCALE

MCCORMICK ARCHITECTS LLC

1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199
MCCORMICKARCHITECTS.COM

844 DON CUBERO
SANTA FE

MARCH 22, 2021

PH7



GREEN AT FRAME IS SIMILAR TO
SHERWIN WILLIAMS "ARGYLE"

MINT AT SASH IS SIMILAR TO SHERWIN
WILLIAMS "MINT CONDITION"

1 EXISTING WINDOW
NO SCALE

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MAY 11, 2021

SK3



1 EXISTING NORTH ELEVATION AT GARAGE
NO SCALE

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MARCH 22, 2021

PH8



1 EXISTING NW ELEVATION AT GARAGE
NO SCALE

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MAY 11, 2021

PH3



1 EXISTING SW ELEVATION AT GARAGE
NO SCALE

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MAY 11, 2021

PH4



1

VIEW OF GARAGE FROM DRIVEWAY
NO SCALE

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MARCH 22, 2021

PH2