City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JUNE 22, 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, 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/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09
Password: 348336

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: 1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592
Webinar ID: **831 9194 1803.**

Public Comment:

• By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.
• By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the "Raise Hand" function to be recognized at the appropriate time.
• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. *June 8, 2021.*

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. *2021-3535-HDRB. 910 Old Santa Fe Trail.*
2. *2021-3667-HDRB. 653 Camino de la Luz.*
3. *2021-3672-HDRB. 1658 Cerro Gordo.*
4. *2021-3368-HDRB. 848 Don Cubero.*

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. *Georgia O'Keeffe Museum.*

G. OLD BUSINESS

City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JUNE 22, 2021
5:30 PM
ATTEND VIRTUALLY

H. NEW BUSINESS

1. Case 2021-003722-HDRB. 310 Magdalena. Downtown and Eastside Historic District. Luca Marino-Baker, agent for Quincy Sweeny and Shehan Prull, proposes to add a 222 sq. ft. portal on a primary facade of a contributing building. An exception is requested to Section 14-5.2 (D)(2)(c) to add on to a primary facade of a contributing building. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

2. Case 2021-003720-HDRB. 855 El Caminito. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Elaine and Michael Brown, owners, proposes to construct yard walls, 350 square feet of additions, a 600 square foot garage and enclose a portal on a contributing structure. Exceptions are requested to Sections 14-5.2(D)(2)(d) to construct within 10 feet of a primary facade and 14-5.2(D)(4) to enclose a portal. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

3. Case 2021-003719-HDRB. 234 ½ Irvine Street. Westside-Guadalupe Historic District. Galyla Bechtol, agent for Morgann Berg and Jeff Tietz, owners, proposes to raise the roof to 13 ft. 7 in. in height on a contributing structure. An exception to Section 14-5.2(D)(1)(a) to alter architectural features on a primary facade is requested. (Daniel Schwab)

4. Case 2021-003726-HDRB. 377 Garcia Street. Downtown and Eastside Historic District. Estevan Trujillo, agent for Dean and Denise Kiklis, owners, proposes to replace windows and doors and to replace an existing 6 ft. fence with a 6 ft. yardwall and gate on a contributing property. An exception is requested to Section 14-5.2(5)(a)(1) to replace historic windows on a primary facade.(Daniel Schwab)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, July 13, 2021

L. ADJOURN

City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JUNE 22, 2021
5:30 PM
ATTEND VIRTUALLY

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

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 8, 2021

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as amended	2-3
C. Approval of Minutes 1. May 25, 2021	Approved as amended	3
D. Matters from the Public	Comment	3-7
E. Approval of Findings/Conclusions	Approved	7-8
F. Staff Communications	None	8
G. New Business		
1. Case 2021-003368-HDRB. 848 Don Cubero Avenue	Primary designation	9-15
2. Case 2021-003535-HDRB. 910 Old Santa Fe Trail	Approved	15-21
3. Case 2021-003667-HDRB. 653 Camino de la Luz	Approved	21-23
4. Case 2021-003672-HDRB. 1658 Cerro Gordo	Approved	23-27
5. Case 2021-003670-HDRB. 844 Don Cubero	Postponed	27-33
H. Discussion Items	None	33
I. Matters from the Board	Discussion	33-36
J. Adjournment	8:57 pm	36

MINUTES OF THE CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD
June 8, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Vice Chair, on the above date at approximately 5:30 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:
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:
Ms. Cecilia Rios, Chairwoman

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

Attorney Paez indicated that a member of the public wanted to speak under Matters from the Floor on a case that is listed under the Approval of Findings of Fact and Conclusions of Law. She requested to amend the agenda to hear

Matters from the Floor prior to hearing the Findings of Fact and Conclusions of Law.

MOTION: Member Guida moved, seconded by Member Roybal to approve the agenda as amended.

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

C. APPROVAL OF MINUTES:

1. May 25, 2021

Member Biedscheid requested a change on page 14, 3rd paragraph, second sentence after, *"Also she agreed with Member Guida's statements about the height and the shared consumption"* she asked to replace "shared consumption" with: *"massing that consumes the site."*

MOTION: Member Guida moved, seconded by Member Larson to approve the minutes of May 25, 2021, as amended.

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

D. MATTERS FROM THE PUBLIC

Larry Archibald said he and his wife Laura live at 803 Camino Atalaya. They wanted to comment on Case 2021-3609-HDRB, 816 Camino Atalaya. He read his letter he submitted into the record, as follows:

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 and Laura Chancellor

Vice Chair Katz asked if he was completely unaware that the project was going on.

Mr. Archibald said he was completely unaware, and they noticed the story poles after the May 25 meeting. They had no idea there was a new owner or construction. He said we were never contacted.

Laura Chancellor added they also didn't know about the large renovation project at 819, that has a similar effect on them. We saw no notification for that meeting or the presentation.

Mr. Archibald said you would have to conclude the location of the notification was hidden driving down Camino Atalaya, unless you went to the end of the street. The only time you could see the sign is when you head back down towards Camino de las Animas. He said we have driven into our driveway next to 816 and 819 between 20 and 30 times and had no idea. He walked up to the property to read the sign and there appear to be many places, including along Camino Atalaya, that would have been perfect for that sign.

He said we were both surprised by what was happening and offended that the sign was put in what appears to be a deliberately obfuscated location.

Vice Chair Katz asked staff if the sign was placed in accordance with Code for notification purpose.

Attorney Paez said Ms. Ramirez Thomas could speak to what the sign said, but she could tell them what is in Code posting requirements. She read the notice requirement under 14-3.1H (b) stating that "*at least one poster shall be prominently displayed, visible from each public and private street and road abutting the property."* She asked Ms. Ramirez Thomas to comment on that.

Ms. Ramirez Thomas explained the Land Use Department requires proof of posting and that was provided and was on time. There was no indication from the photographs from the posting on the location that was chosen. Individuals are required to put the sign at the street front. This sign was closest to the easement for access to the back lot. They did not want to put the sign in front of an existing house. In addition, notifications were placed in the newspaper.

Mr. Archibald said the sign was 24 feet from the edge of the roadway and obscured by vegetation. He asked if that is considered a prominent location.

Vice Chair Katz asked if the photograph was accurate as to the sign placement.

Ms. Ramirez Thomas said the photograph looks accurate as submitted by the applicant. The sign was about 10 feet from the street front. The intent was to keep it from being obscured by vegetation when looking at it straight on, not at an angle.

Vice Chair Katz asked Attorney Paez the Board's options to deal with the issue.

Attorney Paez said this is not formal testimony or a public hearing, but this is helpful to explore. There are a couple of options; it may be considered on appeal or reconsidered by the Board which would be a more informal process if the Board feels this warrants further consideration. She recommended they hear from Ms. Gavin and approve the Findings in the packet, if appropriate. This information is not evidence to consider on whether to approve or deny the case. The Board, if they thought it helpful, could reopen the public hearing to obtain the information in a more formal setting. Or if they think that notice was inadequate and neighbors should have an opportunity to give testimony into the record, the Board could postpone the decision to approve the Findings with an explanation that you would like to rescind the vote on the prior case. That would reopen the public hearing.

Vice Chair Katz said from what he gathered from Ms. Ramirez Thomas; the formal rules appear to have been followed. He thought from the photograph that the sign appeared to be somewhat hidden behind a tree but would leave that for the Board to decide whether to postpone for a motion to rescind on June 22nd.

Collen Gavin, 130 Grant Avenue, said she received the letter yesterday afternoon by the neighbors. She had prepared images to illustrate the neighbor's claims were incorrect. The posting was properly done and publicly visible from a public right-of-way. The applicant actually discussed the large tree with the arborists and landscape architect. She asked to show photographs and drawings to clarify the claims. She noted that Jill and Ray Weeks, the owners, were on the property nonstop since purchasing the property. And the story poles have been in place since December 2020.

She indicated the neighbor has a chain-link fence that is transparent and you can easily see through to the property. The arborist and landscape architect identified trees from our side that are infected or dead and we have had constant activity. When posting notice, they considered the neighbor not only at 803 Camino Atalaya but the neighbors to the north. She pointed out the rock planter the sign was in that was mentioned, is in the City's right-of-way for 14 Camino Atalaya. It is not on their property except for the northern wall, which they incorporated into the 819 plans. This application was for 816 and legally we have to put it on that property. It had a 20 foot wide linear piece on the west that abuts Camino Atalaya, and the notice was put in 10 feet from the property line because there is a transformer and other equipment at the corner.

She asked if she could share some of the photographs she took this morning looking directly at the sign.

Vice Chair Katz said this was not supposed to be an evidentiary hearing. He was inclined to move to approval of Findings and Facts to see if a Board member has a concern and wants to hear. He asked Attorney Paez if that would be appropriate.

Attorney Paez recommended to either allow the information or not. She explained Ms. Gavin couldn't meet the public comment deadline to present because the deadline had passed by the time she was aware of the issue. She said it was within the Chair's discretion to receive the information so the Board could decide whether to open a hearing.

Ms. Gavin showed a photograph of the notice sign and pointed out there was no vegetation blocking the view.

Vice Chair Katz confirmed the property line was on the west.

Ms. Gavin indicated vegetation was along the 6 foot existing chain-link fence. She pointed out the location of the sign, the transformer and equipment, and the overgrown vegetation on the neighboring property to the west and the neighbor's south property line. She explained that was the reason they placed the sign in that location; to ensure it was publicly visible.

Vice Chair Katz asked where she was standing when taking the photograph.

Ms. Gavin pointed out where she was standing. She showed additional photographs of the property line and the tree that was mentioned. Our landscape architect and arborists commented the tree is very healthy and in good shape. She said there is no intention to harm the tree or vegetation. She indicated exactly where the sign was posted.

Vice Chair Katz thanked her for the photographs. He thought the Board had the information needed.

Will McDonald said he puts up signs and sends the photographs in for verification. He said it is easy to take a picture that makes the sign appear perfectly visible when it might not be from the street. Anyone with a case before the Board has the responsibility to make the signs visible so there is no question. He said what he saw from Ms. Gavin, the sign could easily have been placed on the street. That is a dead end street that doesn't have a lot of traffic and unless continuing down the road, someone wouldn't see the sign. He thought the applicant didn't try very hard to make the sign visible.

E. 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.

Vice Chair Katz asked whether to proceed with Item 3 or postpone.

Member Bienvenu asked clarification if the neighbor had the right of appeal.

Attorney Paez said yes, anyone asserting sufficient interest has a right to appeal. The Ordinance is broad and states anyone who wants to appeal has to meet the standard required to appeal. There is a list of who has the right to appeal; the applicant, persons/associations required to be mailed a notice, which doesn't apply here, persons/organizations who at the time the appeal was rendered, allege injury to their economic, environmental or aesthetic interests. The Ordinance is very broad.

Member Bienvenu said it seemed the only substantive issue relates to the tree on the property. He asked Ms. Ramirez Thomas where in the Ordinance the Board is given jurisdiction to consider whether to revisit the issue.

Ms. Ramirez Thomas explained the Board has no purview over landscaping or vegetation. There could be a reevaluation of the location of the wall, but not based on the tree.

Member Bienvenu agreed this could have been better noticed. He said the Board is required to rely on staff that the notice was proper, which staff verified. He didn't hear sufficient discussion to believe staff's approval should be overturned.

Secondly, the neighbors have a right of appeal if they choose to pursue. He thought even if the Board reheard the case, it wouldn't change the outcome.

Member Biedscheid said she sees the Board's role as to ensure interested parties in the public are heard at a public hearing. There is a system set up to do that, but it didn't work perfectly in this case. Normally the Board would have visited the property during a field trip and verified what staff concluded on the notice. There were occasionally issues with posting, possibly this would have been an issue. We won't know.

She said she understands the formal requirements but notifying the adjacent neighbors is the right thing to do. She was sorry that didn't happen

because it could have avoided this conversation. She would support the request to reopen the case to hear the neighbors. They appeared genuinely surprised. The decision might not change but they would have been heard in a public hearing format.

Member Roybal said he didn't think the decision would change and the neighbors do have a right to appeal.

MOTION: Member Roybal moved to approve Items, 1, 2 and 3, as presented. The motion was seconded by Member Guida.

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

Vice Chair Katz thanked the Board for their patience and consideration and for trying to be fair.

F. STAFF COMMUNICATIONS

None.

G. NEW BUSINESS

Vice Chair Katz mentioned those who are dissatisfied with the decisions rendered this evening and finalized when Findings of Fact and Conclusions of Law are approved, have the right to appeal. Staff can help them with that.

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)

STAFF REPORT

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, post 1992. 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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Vice Chair Katz asked if it was the whole façade or portion of the façade.

Mr. Schwab believed it to be the entire south façade. He offered to pull up the plan.

Vice Chair Katz asked when the back portion addition was done and if it is historic, which is the issue.

Mr. Schwab said the addition was done prior to 1992. He didn't have any information whether historic.

Member Guida said it appears the south façade has been altered and was once a portal but has been enclosed. He asked to see the photograph.

Mr. Schwab said he didn't get that impression. He displayed the west façade and the east portion. He asked if Member Guida was saying possibly that was a portal.

Member Guida said, yes, he could see a post and a lintel in the façade that was then filled. He couldn't see a reason to designate a façade that has been substantially altered, especially not knowing the dates. He also didn't see the point in designating a façade on the side of a garage for one so dramatically altered. His recommendation would be the primary façade as the east and move on.

Mr. Schwab said the practice of the Board is to designate primary façades for contributing structures as part of the definition for character and defining

features for that façade. It would be unusual to not define a primary façade for a contributing garage.

Ms. Ramirez Thomas clarified that Member Guida was suggesting the east be designated.

Member Guida said that was for the house. He said he is curious if they don't designate a façade on the garage if they would be opening a can of worms.

Ms. Ramirez Thomas said the Board could designate architectural features such as the parapet, the parapet height and dimension, and the lintel, and could exclude the windows and door. The Board should state that whatever is done to the garage should still read as a garage. She thought that was what the applicant intended by adding a door and window. She thought Mr. Schwab was saying that by doing that, it will still read as a little garage.

Mr. Schwab added that non-historic material is not protected anyway, so they are not protecting the door and window as such.

Member Guida said that made sense.

Member Bienvenu said he assumed the work on the garage was done without approval.

Mr. Schwab said he didn't know and didn't have details, but wouldn't presume that. He would have to do more research.

Member Bienvenu asked if this came before them tonight for the work on the garage. Mr. Schwab did not know.

Vice Chair Katz said the applicant would have more information.

Member Bienvenu said if it were approved and was a contributing structure at the time, that would mean the H-Board at that time had approved the change. He thought the applicant may have suggested in the application letter to downgrade the garage, but wasn't noticed as such. The packet indicated it is not before the Board for status review.

Mr. Schwab said the procedure was not followed to pursue a downgrade, but the Board could request that the applicant and staff pursue a downgrade.

Ms. Ramirez Thomas said there could be a designation for a primary on the main house and a postponement on the decision with an interest in reviewing the status of the garage.

Member Bienvenu said at this stage it is hard for him to consider the garage as contributing. Once the changes were made it had no historical integrity.

Vice Chair Katz asked if possible to not designate a façade as primary on the garage and leave that decision for down the road. It may never come up again.

Ms. Ramirez Thomas said they could, but could also designate architectural elements, like the parapet. The property at 918 Don Gaspar Avenue with a small garage was required to be restored where the Board made a designation.

APPLICANT'S PRESENTATION

Will McDonald, 488 Arroyo Tenorio, was sworn in. He said when he met with Mr. Schwab on the property, they discussed the status of the property. The only records were from the 1985 survey and indicate this is "contributing." It doesn't mention the garage or the house separately. Also. the 1992 Board application when the windows were replaced had again, a checkmark that said it is contributing. But there is no evidence the Board had looked at the buildings independently as they do now. He said he asked in his letter and summary of the building for the garage to be looked at as a separate building. He thought that would be the first time, and that based on that it would be found to not have much historic integrity. The City GIS gets all its information from the Historic Division and the garage is marked as contributing. He would like the Board to look at the garage separately and confirm whether it is or not. He thought having that review was important because so little status reviews were in the file.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked the applicant if he had requested a status review.

Mr. McDonald said he did not request that. He requested accessory status in his summary separate from the current house and in keeping with the HPD. He *did* request status.

Vice Chair Katz asked if he specifically requested a status review of the garage.

Mr. McDonald said he requested status of the "accessory structure separate from the residence."

Ms. Ramirez Thomas clarified that Mr. McDonald did not directly ask for consideration of a status downgrade. The City map shows that the house and garage are contributing, and they have to take that at value. To reevaluate status of the house, Mr. McDonald would need to ask for a downgrade to the property, or

an upgrade to significant, which he is not asking. She suggested postponing the decision and having the applicant return with a request for downgrade.

Mr. McDonald asked to confirm Ms. Ramirez Thomas' reference to the map showing the garage was contributing was the GIS map.

Vice Chair Katz said our records show it is contributing, and if he wanted it downgraded the Board would be happy to consider that. And there is good reason behind that. The argument as to whether it is contributing is not before the Board at the moment.

Mr. McDonald asked what records Vice Chair Katz referred to because he only saw the 1985 survey. It doesn't show that the garage was ever considered separately.

Vice Chair Katz said if the applicant wanted the status of the garage, to please apply and request that.

Mr. McDonald said he did not say a downgrade, he asked for the status of the accessory structure to be reviewed separate from the residence.

Ms. Ramirez Thomas clarified that asking the Board to evaluate meant Mr. McDonald would either need to ask for a downgrade, or an upgrade. With that type of request, it could return to the Board to determine whether to keep the existing status or allow downgrade from contributing status. The current status is contributing, and the current request was only noticed for primary designations.

Member Bienvenu asked if a new notice would be needed to postpone the garage to consider status.

Ms. Ramirez Thomas said downgrading required a special notification and it would need to be re-noticed.

Member Bienvenu said his impression was the applicant thought he was asking for a status review of the garage. His interpretation was there hadn't been a clear status designation of the garage as opposed to the house.

Ms. Ramirez Thomas agreed. She said to staff's knowledge both the house and garage are contributing. If Mr. McDonald wants a status review, it requires a review to change that status. The applicant could call for one or leave the building as contributing and have a primary elevation designated. Or they could kick the can down the road as suggested earlier.

Mr. Schwab added he did some research of records available online and found only one case on the record in 1992, for window replacement. At that time,

the garage was used as a garage as shown in the historic photo. There doesn't appear to be any record of approval of changes to the garage structure.

Secondly, the staff report argues that the garage has character defining features that qualify it as contributing. The Board may want to assess if they think they are character defining.

Vice Chair Katz asked Mr. McDonald if he knew when the garage door was removed and the window and the entry door put in.

Mr. McDonald thought it near the same time that the other windows on the main house were replaced. The present owner bought the house in this form and wants to build an addition on the accessory structure. He said this discussion isn't going anywhere. They will return and just treat this as the contributing structure the Board believes it to be.

Member Guida thought this could be handled in the future. He was in favor of designating a primary façade and dealing with the house and not the garage at present.

Vice Chair Katz confirmed that Mr. McDonald wanted the Board to designate the primary façade of the house.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe was sworn in. She thought postponing a decision on the garage was a good idea. She urged the Board to think about the south facing façade, rather than the east. No one knows when the portal was enclosed, and the pattern of window and doors are typical of the houses in the area.

John Eddy, 227 East Palace Ave., was sworn in. He believed the Board was taking this in the right direction. He said there appears to be an iron trellis on the south façade that in some form was meant to take the place of the portal if there had ever been one. He thought the trellis was placed at the same time, or later and the window alteration and was probably done without a permit. He said that should be in the record going forward as the status and classification of the elevation is addressed.

Vice Chair Katz closed the public hearing.

BOARD DISCUSSION

Vice Chair Katz asked Mr. McDonald if he wanted to respond to which facades, he thought should be primary.

Mr. McDonald said what Member Guida thought might be a portal he believed was some sort of drainage system. He thought the east is the primary façade and the south was not significant. The windows were not replaced like the originals. There wasn't a plan to replace the window in the shower, so designating as primary or not, will not have a big effect. However, he did not think it deserved status.

MOTION: In Case #2021-003368-HDRB, 848 Don Cubero Avenue, Member Guida moved to designate the east façade of the home as primary. The motion was seconded by Roybal

Member Biedscheid asked a friendly amendment to designate the south façade as primary as well, with the exception of the non-historic material like the trellis. Partly because the deep set repetitive windows are fairly common in the neighborhood and its positioning with the garage is characteristic as well. Protecting this façade ensures the option of protecting the setback of the garage.

Member Guida said he appreciated Member Biedscheid's observation on the south façade. He thought the setback requirements for a primary façade would retain the impression of the original massing of the house in memory of the garage if the garage were downgraded at some point. A setback of 10 feet from the corner of the house would retain that window and neighborhood pattern of development, so he declined the friendly amendment.

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

Vice Chair Katz confirmed the Board would take no action on the garage.

Attorney Paez said that was appropriate. There is time get this ready for the next agenda. She recommended Mr. McDonald work with staff right away.

2. **Case 2021-003535-HDRB. 910 Old Santa Fe Trail.** Downtown and Eastside Historic District. Mark Brotton, agent for Elza and Michael Gross, requests a *181 sq.ft.* portal, yard wall alterations, and hardscaping on a non-contributing property. (Angela Schackel Bordegaray)

STAFF REPORT

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 to 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 evenly along the property. That work is underway.

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.

QUESTIONS FOR STAFF

Member Bienvenu said he was confused about the history of the status. He asked that she walk him through the changes in the original status and whether it had been downgraded.

Ms. Bordegaray said the history was as a carriage house/garage that was completely redone in the 1980s, per the survey. The wholesale windows were replaced in 1992. The packet has a staff memo from that time that refers to the noncontributing status as the basis for permitting wholesale windows. Overall, it is nothing like it was originally. The packet contains a statement from the Old Santa Fe Foundation saying it is "noncontributing on both the State and National

Registers." The reference made to the Downtown and Eastside is not the City's historic Downtown and Eastside.

Member Bienvenu asked if the status ever came before the Board.

Ms. Bordegaray said not to her knowledge. She thought there were no records because it was thought to be considerably altered.

Member Bienvenu indicated he couldn't find photographs in the packet of what the carriage house looked like at that time.

Ms. Bordegaray said there is a record, but the historic survey leaves out the photographs. The applicant provided some photographs, but they are not clearly locatable. It appears as a rudimentary square box.

Member Bienvenu said he would like to see more documentation. This structure is obviously very significant for multiple reasons. He could accept that someone decided there were huge alterations, but couldn't see anything showing that. He wanted to see what it looked like previously and what the alterations consisted of, to be satisfied the building wasn't contributing.

Ms. Bordegaray offered to display some photographs that would possibly provide more clarity.

Vice Chair Katz said given the prominence of the owner he couldn't imagine there were not more photographs.

Ms. Bordegaray agreed. That has often been the case with historic records and surveys, but she was confident it is noncontributing. It never had the Mission Revival styling it has now. She thought this is a caricature of that style. The Cutting house was designed in the Mission Revival style. Somewhere along the line it became contrived styling.

Member Bienvenu said that would explain why it is noncontributing, but nothing is in the record about a false front on the building. It would have been nice to see the original carriage house.

Member Guida agreed with Ms. Bordegaray's assessment. The building has been remodeled in a caricature of the Mission Revival style. And the building has been remodeled beyond recognition.

Vice Chair Katz said he was concerned because they had no evidence of that. What Ms. Bordegaray said made sense, but the Board should be acting on evidence.

Member Guida said the detailing doesn't appear to be of the period, but a photo would have been nice.

Member Bienvenu agreed. He always thought this building was odd and didn't think the detail was made up. But now he wasn't sure. And that could also be said about the Cutting house to some extent.

Member Larson agreed with Member Guida and Ms. Bordegaray. The photograph displays a severe lack of integrity and detailing on and around the windows show views characteristic of alterations in the 80s. When compared to the character and integrity of the Cutting house and the OSFA attachment, the details are more defined and a different character than in this structure.

APPLICANT'S PRESENTATION

Kristina Lowery, 6600 Jaguar Drive, was sworn in. She explained the applicant has owned the house for a number of years. The applicant wanted to utilize the backspace and put a new deck with a portal. The previous portal was torn down because it was in disrepair. This is used as a home and not a storage facility as originally.

QUESTIONS FOR APPLICANT

Vice Chair Katz said that tells the Board this is not a big project, it is just a portal. He asked if the parapet on the portal was different on the east side.

Ms. Lowery said she would have Mr. Brotton respond.

Mark Brotton, 2441 Camino Capitan, was sworn. He explained there is a slight half-moon design in the higher window that he wanted to mimic. The half-moon would go to the edge of the portal.

Vice Chair Katz asked if it is proposed as drawn.

Mr. Brotton explained the drawing should be wider and connect to the edge, but it would not be higher.

Vice Chair Katz asked if it would have the flatter part.

Mr. Brotton said yes, he wanted to mirror the top arch.

Vice Chair Katz said he couldn't tell what it would really look like and if they are mirroring the arch, it would be taller.

Mr. Brotton said he doesn't have the arches drawn.

Vice Chair Katz told him that was a problem.

Member Guida agreed they need documentation in the packet to render a decision of what is proposed and what was submitted and drawn. He recommended the applicant resubmit. He said he is not a fan of the semi-circle design parapet. He is in favor of this house and its current state in Santa Fe, but didn't feel this was a good design. He said he would only approve the portal as drawn, without the semi-circle.

Mr. Brotton offered to remove that and do a square portal.

Vice Chair Katz said he shared Member Guida's attitude; it doesn't fit.

Member Bienvenu agreed.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she really liked the building. She thought the portal height disproportionate and would look better if lower. She was sorry the fencing had been approved because it obscures many of the building's characteristics.

John Eddy, previously sworn, said changes allowed to the building are regrettable. When he was young he traveled by the building many times a day. The property had tremendous character, which prompted him to ask about it because it stood out. He agreed with the observations about the portal and added that the Pueblo Revival style corbels are inappropriate on this portal.

Elsa Gross, 910 Old Santa Fe Trail, was sworn. She wanted to correct some of the things said. She bought this property over 30 years ago in the condition it is now architecturally. They changed the windows because all were installed improperly and leaked. Also, she has photographs that show the house before it was remodeled by the previous owners and can identify the corners of the house in those. She said she sent them to Kristina Lowery, who she thought had sent them on to Ms. Bordegaray.

Ms. Gross said there were wooden appendages almost as if sheds were attached to the house. She offered to provide the pictures to the Board. She added they will also replace an existing patio because it is on the hottest side of the house. Her husband cannot be in the sun due to a condition, but they would love to be able to be outside. They would be happy to make modifications. She said the house is unusual and has no outside except a small strip of land in the back.

She noted the drawing of the portal is much taller than it would actually be and is designed to be lower than the window in the back. Where the archway is,

there is a window above and another window below. The drawing is wrong, the window should not be obscured and is between the two windows.

Vice Chair Katz asked if correct that the house is on a north/south axis. He said the house would get blasted by the sun before noon but thereafter the sun shifts to the west, and it is in shade.

Ms. Gross said, no. They get sun most of the afternoon until around four. It is not exactly on a true east/west.

Vice Chair Katz thought a lower portal would be more protective.

Mr. Brotton asked to speak to the height of the portal and display slide of a grandfathered well. He explained the well required access through the portal into the deck. That is why the portal height is needed. A cement pad encases the well vault and the portal must be eight feet from the wooden deck. Essentially the wood deck is to cover the cement vault and cannot be lowered without major excavation. That is the reason also for the skylight inside the portal and for the parapet, it covers the skylight.

Vice Chair Katz said the information was helpful. He asked if the old photographs showed other façades.

Ms. Bordegaray displayed two more photographs.

Ms. Gross asked Ms. Bordegaray if she had the photographs of the appendages.

Ms. Bordegaray had one other picture, which she displayed.

Ms. Gross said she had two more similar photographs and each wooden structure attached is different, as well as each window.

Vice Chair Katz said there appears to be a main structure that doesn't look much different than what exists today. He noted they could not see the windows.

Ms. Gross said she scanned all of the photographs and sent them. She offered to hold her photographs up to the camera.

Vice Chair Katz said he was frustrated and at a loss about the lack of the information in the packet. The only thing on the agenda is the portal. Its status is not before the Board and there has been a lot of discussion that raises questions.

Vice Chair Katz suggested proceeding with the portal.

Vice Chair Katz closed the public hearing.

BOARD DISCUSSION

Member Guida said he did not want to cut off the Board's discussion, but he had enough information to make a motion.

Member Bienvenu commented that Mr. Eddy had a valuable point about the detailing on the corbels. It is incongruous with the structure and at the least, the detailing should be reconsidered.

MOTION: In Case #2021-003535-HDRB, 910 Old Santa Fe Trail, Member Guida moved to approve the proposed project as drawn, with the exception of the semicircle portion of the parapet, and the condition that the applicant resubmit drawings to staff for final approval. The motion was seconded by Member Roybal.

Member Bienvenu requested a friendly amendment to reconsider changing the corbels in the resubmission to something more harmonious with the existing architectural style.

Member Guida declined the friendly amendment. He said he was afraid of what that might result in, particularly with this house and existing architectural style.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Vice Chair Katz said the wall on Camino Cabre appears to be no higher than the existing fence.

Mr. Schwab said that is correct, it would essentially be the same height.

Member Biedscheid asked if the wall meets the wall guidelines on length.

Mr. Schwab explained the requirement is a change in plane every 50 feet. He thought the applicant could confirm that and otherwise would look that up.

APPLICANT'S PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn in. He noted the wall along Camino Cruz Blanca has undulation in it already. The existing stucco wall will be increased. He said what is not shown on the drawing is a curve at the top of the wall that would be a transition down. The wall is 2-4 inches above the 6 foot height, and will be undulated down and follow the line, turning the corner and follow the coyote fencing. He offered to offset the wall by twelve inches, but thought with the altitude and the wall following the hill, the wall was fine. It doesn't read as one plane because it steps down. He said the length of the wall is 150 feet long and the site plan (shown on C1), shows breaks in different places. It isn't straight.

The portal is a simple flat roof with no parapet that is down in a hole. You cannot see inside the courtyard from Camino de la Luz. The fence currently is not

offset, and he thought it nice to respect that. The fence will be in the same spot as the coyote fence and transitions back down the corner of Camino Cabra and Camino de la Luz.

PUBLIC HEARING

Stefanie Beninato, previously sworn, shared concerns about the wall and the new wall length. It would be nice to see some elevations with the wall, opposed to a coyote fence. On the changes to the structure itself, they seem fitting. She wasn't sure how visible they are, anyway, given the wall.

Vice Chair Katz closed the public hearing.

BOARD DISCUSSION

Member Guida addressed staff. He said he wasn't sure what was happening with the PDFs, but there seemed to be some trouble in the Acrobat reader and yellow notes are in the documents. Most troubling is the plan portion is distorted even though what is seen on screen seemed to be correct.

MOTION: In Case #2021-003667-HDRB, 653 Camino de la Luz, Member Guida moved to approve the project as drawn and submitted. The motion was seconded by Member Roybal.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Vice Chair Katz asked the height of the shed as seen from Cerro Gordo.

Mr. Schwab said it is 10'7" high and has a grade that goes down six feet or so. He thought you would look over the top of the shed, but from the road could see the shed.

Vice Chair Katz asked if the pad being built would be at the level of Cerro Gordo Road.

Mr. Schwab believed it was not and will slope down.

Member Guida noted that on the north elevation the distance above grade sticks out by 5 foot 9 inches. He shared the concerns about the height of the retaining wall. The implication is that a visible guardrail will be needed. That might be a question for the applicant.

APPLICANT'S PRESENTATION

Dolores Vigil, Liaison Planning Services , PO Box 1835, Santa Fe, was sworn.

QUESTIONS FOR APPLICANT

Member Guida said the first question is the visibility of the shed over the street. Secondly, if the height of the retaining wall is above grade.

Ms. Vigil explained the wall is at maximum height of 48 inches. They haven't discussed any handrails, but if required they would be happy to put them in. She said Mr. Schwab gave a good description of the visibility of the shed from the road. The fence along Cerro Gordo is 11 inches, but she thought the existing fence north of the shed is around 6 feet tall.

Vice Chair Katz said it will be easy to look over the fence at 4 feet plus. He asked if you would see the top of the shed roof, or the wall.

Ms. Vigil said looking down, the top of the shed roof.

Vice Chair Katz confirmed that most of the parking would be blocked by the fence. He asked if it will be level with Cerro Gordo.

Ms. Vigil said no, it drops down at least four or five feet, then goes down the hill and flattens out.

Vice Chair Katz believed there are rules on having a railing. He said it would be important for the Board to know what that will look like.

Mr. Schwab asked if it follows the fence guidelines, it could that be done with administrative approval.

Member Guida asked if the material of the proposed retaining wall is known.

Ms. Vigil said the wall section is a dry stack. It is on the plan for the grading and drainage. It is a rock faced, dry stack retaining wall of maximum height of 4 feet 8 inches.

Mr. Schwab noted it is not in the packet. He sent it by email yesterday or today and it is in the site plan on the side.

Member Guida said he was less concerned about the handrail. A guardrail along the retaining wall will be needed, as well as a handrail for the stairs because of the number of risers. He was less concerned about its visibility because of the fence, and that the street is below the line of the fence. He appreciated the drawings and that a relatively expensive shed will be built and excavated into the earth; and appreciated the attention to detail for the other things on the drawing.

He said his only remaining concern is the hollow metal flush door. He asked if it was possible for a more decorative door more in Santa Fe style.

Ms. Vigil said they will look at putting in a more decorative door.

Member Guida suggested the motion articulate that and have staff do final approval.

Vice Chair Katz voiced concerns that the view shown to the Board states that walls more than 3'6" have to be mortared. He asked if that was correct.

Ms. Vigil was not sure, she didn't design the wall. The wall was designed by Walker Engineering. They are very familiar with Code, and she would assume that was taken into consideration.

Vice Chair Katz said he was concerned the Board wasn't getting this information.

Member Biedscheid said the packet has a reference to railroad ties used as a retaining wall. She asked to clarify whether a stone wall is proposed for every retaining wall, or it would be a combination of railroad ties and stacked rock.

Ms. Vigil said it is a combination of both. The site plan shows the detail where each would be located.

Mr. Schwab referred to the plan details that show the retaining wall material.

Member Guida asked to clarify where each of the materials would be used. He didn't see on the drawing or application, where dry stacked stone is specified.

Vice Chair Katz asked Mr. Schwab to show them on the graphic.

Mr. Schwab said he wasn't clear what is existing and what is proposed.

Ms. Vigil indicated on the display the existing. She said to the west would be new. She noted the locations of the railroad tie retaining wall and dry stack retaining wall.

Vice Chair Katz confirmed that all of the material around the parking area would be railroad ties. He asked if the small portion where the pathway dead ends at the drainage is the only dry stacked. He said he assumed there will be a way to get from one side of the drainage to the other, but that isn't shown. He asked what is happening where the walkway dead ends at the drainage.

Ms. Vigil said she understood there will be a small bridge to cross the rock ditch, but it isn't on the plan. She believed a bridge was already there.

Member Guida said he was confounded by the absence of drawings, but the publicly visible elements have been covered. That is enough to make a decision. The bridge across the ditch is a minor landscape feature the Board should not worry about.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she had concerns about the parking area and what it will really look like using the logs. Also, she wondered about the slope in terms of usability. She was happy the applicant is willing to redo the hollow door.

Vice Chair Katz closed the public hearing.

BOARD DISCUSSION

MOTION: In Case #2021-003672-HDRB. 1658 Cerro Gordo, Member Guida moved to approve the project as drawn with the clarifications that the dry stack stone wall is specifically the portion of the retaining wall beside the path and a maximum height of 48 inches and the railroad ties will be used for the retaining wall around the parking area and the applicant will update the drawings accordingly and show staff a revised panel door for final approval. The motion was seconded by Member Roybal.

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

Vice Chair Katz noted how frustrating it is when information is not in the packet originally and the Board doesn't know what is being discussed. The project is fine, but the lack of information does not make the Board's job easier.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

1. Staff recommended 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 openings
    have been met.

2. Staff recommended 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.

QUESTIONS FOR STAFF

Vice Chair Katz asked if there is a problem with the historic pedestrian door.

Mr. Schwab replied that the doors are not in terrible condition. The idea for replacement is that a bathroom will be behind the opening. A window is desired rather than a door and the question is how to treat that. If the door remains and the window glass is changed, it creates an odd situation in the interior. This request is a compromise to replace the door. The floor plan shows a door directly next to the sink and toilet.

Vice Chair Katz said he understood they wouldn't want a door that would open but they have a full-length series of panes of glass. The glass is not the problem. He asked if a curtain wouldn't solve the problem.

Mr. Schwab suggested asking the applicant.

APPLICANT'S PRESENTATION

Steve McCormick, 318 W. Gomez, was sworn in. Mr. McCormick stated he sent an updated elevation that he didn't see in the packet. What was shown was the old elevation.

Mr. Schwab displayed the updated elevation.

Mr. McCormick addressed the question about keeping the existing door. He explained it does open up to a proposed bathroom and they would like ventilation in there. They have proposed an operable unit below the fixed glass and to frost all of the panes. A door is not appropriate for the new bathroom, they want to retain the opening and put a new unit into the existing opening. They get more ventilation by having an operable unit on the bottom and if a more harmonious elevation if the door is removed.

QUESTIONS FOR APPLICANT

Member Guida said he sensed they were also raising the floor which might have something to do with removing the door.

Mr. McCormick said yes, they need to raise the floor six inches.

Member Guida thought Mr. McCormick fell into an odd situation because of preservation practices in Santa Fe. He said he questions the wisdom of this façade elevation to begin with, but even if recognizing the pattern of openings on the garage façade were important, they are pursuing an exception here with the modification or the replacement of the door. He asked if a window is preferred, why not install a window of the same width in the opening and reproduce the pattern. The result is a less convoluted solution in this proposal, or the previous proposal for a frosted door. He was in favor of not keeping up the charade of this being a door if an exception criteria would allow it. The exception process allows the Board to make informed decisions and that would seem the best path.

PUBLIC HEARING

Ms. Beninato liked leaving the door but making the window operable. If the openings are two or three doors with sidelights, it would look more like a garage opening. They could keep the door and put a wall behind it into the room. She

wondered if an alternative they hadn't considered was making the bigger opening look more like garage doors instead of French doors.

Vice Chair Katz closed the public hearing.

BOARD DISCUSSION

Member Larson agreed the historic door appeared to be in good condition. But this is such a small structure, it would be appropriate to repeat the opening sizes as proposed. She thought the transom a good solution to make it function.

Member Bienvenu said this is the classic conundrum. This is a relatively insignificant building that is fairly visible but has been designated contributing. He doesn't see how the alteration would maintain the status. Perhaps it should never have been a contributing status. Once this is done, it is no longer a historic garage, it is a garage converted to a guest house and will look like that forever. It will no longer have any historical value, but he isn't sure it ever did.

Member Bienvenu said if they keep the view that this is a contributing structure and it should still look like a garage, they will need to keep the door. The only way to maintain contributing is to take the three bolt doors and convert them into a carriage style garage door/window in the front. Then it wouldn't be so obvious this is an old garage. He said he has no problems with the design and forgetting the contributing status, which perhaps wasn't needed in the first place. If they want to maintain the contributing status, it will need to be modified.

Mr. Schwab said he follows Member Bienvenu's argument. Either acknowledge its contributing status, which requires the Board approve changes to maintain that status. Or the alternative is to request it be downgraded.

Vice Chair Katz asked when this was given contributing status.

Mr. Schwab said there was a case with similar conversation on April 13 and the Board opted to assign primary façades in that case.

Vice Chair Katz said that decision was just made, and Mr. Schwab is essentially asking them to ignore that decision.

Mr. Schwab said no, there are two options. One is to approve the design that retains the status, in which case this would not be approved. Or request the status be downgraded.

Ms. Ramirez Thomas said this is the same conundrum as the house up the street. This property came forward without a status review and a request for primary elevation designation. It was suggested to the owner of the property

multiple times to request to downgrade the structure. The applicant chose to come forward with a request for exception instead.

Member Biedscheid said she agrees that the changes proposed here are not sensitive to the contributing status. She wondered if the amount of frosted glass meets the rule, because it is distracting and unusual. She agreed Member Guida's suggestion was the way to go if they retain the frosted glass.

Member Guida said he appreciated Member Bienvenu's clarity. Discussion of whether the Board is making a decision that preserves a contributing status is important. He has less access to the loss of historic material on a garage, or the gymnastics being discussed on this and other garages, as if the original wood doors have to be preserved and it is precious.

Member Guida said the Board in general, when clear it is a contributing building, should have a broader set of design possibilities to recognize what they are seeking to preserve. He would argue for more design latitude. Either way, whether kept as a contributing structure where this is the primary façade, or downgraded, it does not amount to a good project. He agrees with other Board members, they are just fitting a commercial door size that would infill the opening and that doesn't produce a harmonious result. He preferred a remodel that acknowledges the original openings along the lines of what was suggested by Member Bienvenu. A pair of doors like carriage doors that have glazing. In addition, seeking an exception to reduce the window to a proper window that matches the door.

Vice Chair Katz said he shares the Board's frustration. If it is contributing and they are preserving something because of that status, then it should be preserved. If the Board thinks it should not be contributing that is different. He suggested the Board consider suggesting that the applicant apply for a downgrade. If they choose not to, they should come back with a proposal similar to Member Bienvenu's suggestion.

Mr. McCormick said the Board put their finger on the issues. He wished he had approached this differently. At the same time, he thought the Board was tripping over their process. He asked if the elevation is not important, why not approve the drawings as submitted instead of the exercise of downgrading the building.

Vice Chair Katz said because the case was just before the Board a few months ago and was maintained with that status. If that is not the right decision, they should change that decision. It is disrespectful of the Board, the ordinance

and the process to pretend that decision does not exist. He was not saying that Mr. McCormick isn't right, but let's not mock the process.

Mr. McCormick apologized. He said he didn't mean to be disrespectful or mocking. He thought they only had to maintain the openings and that there was a lot of latitude. It was a misunderstanding of the process.

Member Guida addressed Mr. McCormick and said he sympathizes with his frustration. This is publicly visible, and the Board is also interested in a good design product. He understood that Code put him in a tight spot. He said he is arguing for more design latitude if it is a contributing building and primary façade. A response that would have that latitude and express the old door as a window and find a happy medium for a replacement for a carriage door. That would be a smarter way to go.

Mr. McCormick asked if this is not approved, could he request a downgrade or redesign with the existing strategy with the designated primary façade. He asked if he should leave it as contributing and approach it with a different strategy.

Member Guida said that is possible. He asked staff even after a downgrade whether the Board would review the project because it is publicly visible and different rules would apply.

Mr. Schwab said that is correct because it is publicly visible.

Ms. Ramirez Thomas suggested Mr. McCormick return with a request for a status downgrade. Or he could consider the Board's comments regarding the retention of the status and what that entails.

Member Guida said even if the Board downgrades the structure, they will subsequently do a design review on what is proposed. He said that was where he was saying that even absent the rules in this district, he didn't know that this is a good looking building if downgraded. Also, he doesn't know if this is what Mr. McCormick would do if he had more design freedom. He sees a path forward within the current status and asking for exceptions to replace a pedestrian door with a window, or a conventional window of the same width as the old door, and a revised set of doors in the old dimensions of the garage door. The other path is a downgrade and a completely different design approach.

Vice Chair Katz said he would agree about the two options but didn't agree if the status remains that the historic door could be removed. He recommended postponing so the applicant could decide which direction to go.

Mr. McCormick said he spoke with the owners about if the exception is denied. They wanted to move forward and keep the historic door rather than having to return.

Vice Chair Katz said he wasn't hearing Board members were comfortable with the other opening. He sensed he would have to come back regardless.

Member Bienvenu said they could postpone to a date certain, or deny the application and let the applicant start the process again. He asked staff to explain the pros and cons of the options based on the discussion.

Mr. Schwab said there is actually another option; to postpone. Postponing to a date certain adds a lot of time pressure. He felt that wasn't the best option because there should be some reflection. Postponing might be an option with the option that the applicant applies for a downgrade or a redesign.

Member Bienvenu asked if that requires a new notice.

Attorney Paez said it would. She thought they could postpone and either amend the application with a new design or add an additional request. It would keep the same case number. She asked staff to comment.

Ms. Ramirez Thomas confirmed that was correct.

Member Bienvenu thought postponement seemed the best option.

MOTION: In Case #2021-003670-HDRB, 844 Don Cubero, Member Bienvenu moved to postpone the application to a later date for the applicant to resubmit with a revised design and/or request for a downgrade, per the applicant's choice. The motion was seconded by Member Roybal

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

H. DISCUSSION ITEMS

None.

I. MATTERS FROM THE BOARD

Member Bienvenu wanted to follow up on the discussion on appeals. He wanted to bring to the Board's attention that the appeal was decided by the Governing Body for the 314 Guadalupe Street case. The Board denied the

application for a new building to be placed on the same lot directly in front of a contributing bungalow. The Board had denied the case based on a view that the yard was part of the contributing status. Secondly that the lack of public visibility of the contributing bungalow would cause the structure to be downgraded to noncontributing. He thought it is important to follow up because it raises the visibility issues. He wanted to make a couple of comments and have Attorney Paez address this.

He said he asked Ms. Paez for the Findings of Fact and Conclusions of Law. He asked that those be circulated to the Board every time the Governing Body rules on an appeal. He views those rulings to be precedents the Board should follow since they are directly on point for cases before them. The Governing Body is superior to the H-Board and their rulings clarify both the legal standards and the application of the facts. It is incumbent upon the Board to take that into account.

It also raises interesting and important public visibility issues. He said he watched the hearing and thought the Governing Body overruled the Board, and did a good job discussing the issues involved in reaching their rulings. In addition, Ms. Ramirez Thomas and Attorney Paez did an excellent job presenting the views underlying the Board's decision while representing the City's interest.

He asked that Attorney Paez provide an overview of that decision.

Attorney Paez said she was happy to circulate the decisions. This case happened in August, and she had tried to uphold the Board's decision through the Findings of Fact and Conclusions of Law. That is a process based on the Board's discussions and motions. The Board had denied a proposed new house, first with the idea that the contributing status of the bungalow would be lost by a structure in front of it. Also, that the yard space was an architectural space that embodied the contributing status.

She did additional research into the Westside Historic District in her explanation to the Governing Body of why the Board made that decision. She is not an expert but pulled some of the history and context of that historic district; the agricultural background, evolution over time, pattern of development, who has lived there, etc. There were some clues of the decision in the Findings that didn't make it into the packet, but definitely informed the Board's decision. She presented some of the information about the lots and the evolution over time. She thought the Governing Body understands that this lot is a vestige of that time and perhaps unique. There isn't the same pattern in residential and commercial development.

The Governing Body asked why the bungalow was contributing. There wasn't much in the Historic Preservation Inventory or a lot to go on. There was a survey in the 1980s, but the record didn't reflect the same ideas of importance to the district and why this yard might be more important. She thought the Governing Body appreciated the nuances because there were a couple of dissenting votes. But ultimately they found the bungalow could still be contributing through architectural design qualities. They found that the yard space was not an architectural feature of the bungalow. They expressly reiterated their conclusion from a couple of previous cases with regard to the view corridor concept. The concept came out of a previous court case. The rule is that the Code as currently drafted does not authorize the Board to deny a project for the sole purpose of preserving a view corridor of a historic structure from a public place. But the board may deny a project based on applicable provisions of the Code. So, if the only thing the Board is relying on is preserving the view from a public location, it probably will not be enough, unless the ordinance is amended. They should continue to apply that rule in future cases. If there is another issue that the historic structure will lose its status, they can articulate, but must have a Code basis. She encouraged reliance on the Ordinance and distinguishing from that rule.

Member Bienvenu thought the Board had decided on both cases that went to appeal, without a discussion of the law. This makes clear that the concept of the view corridor cannot be protected under our Ordinance. The other issue it raises is if public visibility still a condition of contributing status. He still believes it is because the Ordinance states if a building will cause an adjacent structure to lose its status, the application should be denied. He couldn't think of another instance where that condition could ever be applied except by blocking the view.

Member Bienvenu said in this case they have the Governing Body saying that the status of the bungalow will not be changed by this new structure. That puts the Board in a position where they may be bound by the Council's decision.

Ms. Ramirez Thomas said a point of clarity is a property might be downgraded by what is happening next to it. If something in construction is significantly incongruent with the district it could potentially downgrade. Much the same as demolition by neglect can downgrade adjacent properties.

Member Roybal said he voted in favor of that property because he thought with everything going on in the commercial on Guadalupe, it would be unfair to deny the project. His concern was if they have a contributing house and they want to build a guest house, the guest house does not affect the contributing house. He asked if this would open the door to people doing whatever they want with their property. He was concerned when the Board denied the project. He believes

people have the right to do things in their own home if it doesn't affect anything else.

Member Biedscheid said her thought was about that the position on the lot was what was important. That was what she was trying to save, rather than its view from Guadalupe. She asked if the architectural space and its importance is something the Board could continue to use. That relates also to the garages that were before the Board tonight. They are starting to find value in façades facing the street, but it is the position at the end of a long driveway and the smallness of the massing, that the Board is interested in retaining.

Attorney Paez said she always encourages having a Code basis. If there had been more of that at 314 Guadalupe and the reason the Board thought it contributing, related to the definition and how it adds to the historic architectural design qualities. It could be a matter of postponing for more information if the Board felt more information would make the decision better code based and historic. They should tell staff they don't have enough information to evaluate and postpone until they have that. The more information in the record to support the decision is important. Even a statement of why it should be denied.

Member Biedscheid acknowledged the great job by Attorney Paez. She found that is good advice because she is realizing that the 1980 HCPI reports will not stand up in an appeal. She asked if the Board could request downgrading regarding the Governing Body's decision on this case.

Attorney Paez said she would be concerned about that. The Governing Body maintained their appellate power to hear appeals. She felt in the absence of new facts or changes it would not be appropriate.

Vice Chair Katz asked if the Governing Body explicitly said the structure would not lose its status.

Member Bienvenu said they did explicitly find that the house would not lose its status and it was expressed as a finding and conclusion.

J. NEXT MEETING: Tuesday, June 22, 2021

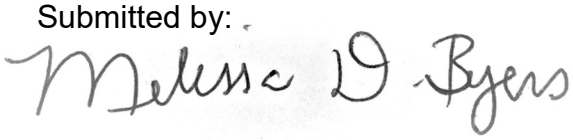
K. ADJOURNMENT

Vice Chair Katz adjourned the meeting at approximately 8:57 pm,

Approved by:

Frank Katz, Vice 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 #2021-3535-HDRB
Address – 910 Old Santa Fe Trail
Agent's Name – Living Waters, LLC
Owner/Applicant's Name – Elza and Michael Gross

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 8, 2021.

BACKGROUND

910 Old Santa Fe Trail is a 2,428 square foot single story Mission Revival style building designated noncontributing 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 U.S. Senator from New Mexico in 1927 and 1928. An extensive remodel was carried out in the 1980s, resulting in its noncontributing status.

At this hearing, the Applicant proposed the following:

1. Add a 181 square foot 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 to 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. Complete a coyote fence at the northeast corner of the property by adding a stucco pilaster. The Applicant previously received approval to remove and replace the existing 6' coyote fencing and add 6' pilasters spaced evenly along the property. That work is underway.

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The 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 with the following conditions:
    a. The semi-circular portion of the parapet shall be omitted from the proposed design; and
    b. The Applicant shall submit final drawings to staff for approval prior to seeking permits.

IT IS SO ORDERED ON THIS 22th DAY of JUNE, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

June 22, 2021
Date

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

Case #2021-3667-HDRB
Address – 653 Camino de la Luz
Agent's Name – Architectural Alliance Inc.
Owner/Applicant's Name – Ray and Debbie Reid

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 8, 2021.

BACKGROUND

653 Camino de la Luz is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. 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.

At this hearing, the Applicant proposed 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; and
9. Construct a yard wall to the maximum allowable height of 6 feet. It will be stuccoed El Rey "Buckskin" to match the house.

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Section 14-5.2(D), General Design Standards for all 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 22nd DAY of JUNE, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

June 22, 2021
Date

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

Case #2021-3672-HDRB
Address – 1658 Cerro Gordo Road
Agent's Name – Liaison Planning
Owner/Applicant's Name – Robert Pringle and Vivian Petit

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 8, 2021.

BACKGROUND

1658 Cerro Gordo Road is a single-family residential structure built in a vernacular style with a historic status of noncontributing to the Downtown and Eastside Historic District, 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.

At this hearing, the Applicant proposed the following items:

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.

FINDINGS OF FACT

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

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

General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The 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, with the following additional conditions and clarifications:

   (1) Dry stack stone wall shall be used beside the path.

   (2) Railroad tie wall shall be used around the proposed parking area and may be built to a maximum height 48".

   (3) The shed shall have a panel door instead of the hollow metal door proposed in the application and shall submit the revised door design to HPD staff for administrative approval.

   (4) Applicant shall update the drawings in accordance with the Board's conditions and submit revised drawings to HPD staff for administrative approval prior to seeking permits.

IT IS SO ORDERED ON THIS 22nd DAY of JUNE, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Chair Date

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

June 22, 2021

Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3368-HDRB
Address – 848 Don Cubero Avenue
Agent's Name – Will McDonald
Owner/Applicant's Name – Mary L. Ellis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 8, 2021.

BACKGROUND

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 to the Don Gaspar Historic District. At this hearing the Applicant requested 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. Staff opined that despite changes in the openings, its history as a garage, including its original massing and the garage-door lintel, are character-defining and legible.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation:
    1) Staff recommended designating the south and east façades of the main house as primary.
    2) Staff recommended retaining the Contributing status of the garage.
    3) Staff recommended designating the east façade of the garage as primary.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. At the hearing, the Applicant and individual members of the Board discussed whether the garage should retain its contributing status and whether it might be appropriate to reconsider the status of the garage. The Applicant expressed an interest in applying for a review of the status of the garage.
11. SFCC Section 14-5.2 sets forth a notice procedure for a status review that might result in a downgrade in status; that procedure was not followed in this case.
12. The Board finds that it is unnecessary to designate a primary façade for the garage at this time and anticipates that the garage will return to the Board for a status review (and designation of primary façades if necessary) at a future hearing, prior to proposed alterations to the garage.
13. The Board finds that the east façade is the primary elevation of the main house with the features that define the character of the structure's architecture.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board designates the east elevation of the main house as the primary façade.

IT IS SO ORDERED ON THIS 22nd DAY of JUNE, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

June 22, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

Date: June 22, 2021

To: Historic Districts Review Board

From: Nicole A. Ramirez Thomas and Daniele Schwab, Historic Preservation Division

ITEM & ISSUE:

Upcoming Historic Districts Review Board review of the proposed Georgia O'Keeffe Museum at 123 and 135 Grant Avenue, Downtown and Eastside Historic District

BACKGROUND:

The Georgia O'Keeffe Museum (Applicant) is in the process of designing a new, 54,000 square foot, single-story museum which is proposed to be located at 123 and 135 Grant Avenue. The City Historic Preservation Division (HPD) was first engaged about the project in 2020 but the project did not move forward at that time. The Applicant did not take procession of the property at 123 Grant Avenue until May 7, 2021 and therefore could not proceed to engage with City Staff regarding the proposed museum project.

The Applicant is now working to acquire the land entitlements they need to build the new museum. As part of this process, on June 10, 2021, the Applicant held a mandatory Early Neighborhood Notification (ENN) meeting per the requirements of the City's Land Development Code. This meeting was held in an effort to begin collecting community feedback. The ENN was performed as a requirement for presenting the project to the Planning Commission for variances on parking.

As part of the entitlement process, the Museum is required to come before the Historic Districts Review Board (HDRB) for design review and for other compliance measures per 14-5.2 of the City's historic districts ordinance. In consultation with City Staff, the below approach has been outlined for them to follow. A preliminary design has been presented to and reviewed by Staff. The Applicant is currently addressing Staff comments prior to bringing the project to the Board for comment on the design.

City staff outlined the following steps for the Applicant in regard to their HDRB application:

1. **Historic Status Review**- A status review is required for the former Safeway grocery store building located at 123 Grant Avenue. Staff has recommended that the applicant come forward to the HDRB for a status review of this property prior to presenting a preliminary design. This was recommended because: 1) it is the preferred process to understand the historic status of a building prior to initiating any other requests from City HPD or the

HDRB, and 2) knowledge of the status is necessary to inform the design of the project and any future requests from City staff or the HDRB.

2. **Preliminary Review**- In an effort to receive guidance and feedback on a proposed design for the museum, the applicant will bring the project forward for a preliminary review of the design for review and comment by the HDRB. Staff requested this so that the HDRB would have the opportunity to share with the applicant what they think is a success and what is challenging about the preliminary design for the Applicant's consideration.
3. **Request for Demolition** - It is likely that the applicant will request demolition of the building at 123 Grant Avenue. Prior to requesting demolition, the historic status needs to be established and preliminary design review of the proposed design will be conducted.
4. **Presentation of a Design for Review and Decision**- Once all prior steps have been taken to engage with City staff and the HDRB regarding the design, a complete design will be presented for the HDRBs review and decision.

City staff has suggested this approach to the applicant for this project. This memo is presented to the HDRB as an informational item as the process for request for review of the project components begins. On July 13th the property at 123 Grant Avenue will come before the Board for a historic status review as the first step. The other three items listed above will come subsequent to the needed historic status review.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Add portal, guardrail, and planter on west facade

Case number: **2021-003372-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 310 Magdalena

PROJECT NAMES:

OW –Quincy Sweeney

AP – Luca Marino-Baker

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes X No ☐

PUBLICLY VISIBLE FACADE-WEST Yes X No ☐

HISTORIC DISTRICT INVENTORY NUMBER H 2562 and New HCPI 12/2020

YEAR OF CONSTRUCTION Pre-Statehood

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME **Archuleta House**

City of Santa Fe, New Mexico

memo

DATE: June 22, 2021

TO: Historic Districts Review Board Members

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

Case # 2021- 003722-HDRB

Address: 310 Magdalena
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **Historic Inventory**

__X__ **Zoning Review Sheet**

__X__ **Previous Cases: #2020-002986-HDRB #2021-003370-HDRB**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other: Exception criteria responses; color and material information**

RECOMMENDATION:

Staff recommends approval of the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D) and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E). Staff finds that the applicant has met the criteria for exception to 14-5.2(D)(1), General Design Standards for all Historic Districts which addresses additions to primary facades on contributing structures in Section 14-5.2 (D)(2)(c).

BACKGROUND & SUMMARY:

310 Magdalena is a 1,445 sf vernacular style single-story residence contributing to the Downtown and Eastside Historic District. It is partially built into the hillside and sits prominently on a hill above the intersection of Magdalena and Paseo de Peralta. It is publicly visible from the west and south elevations. Its core likely predates statehood, and it has undergone several expansions over its lifetime. The south elevation was added onto sometime before 1970 with aluminum sliding windows. It has few of its original windows. The building's front entry has a landing that appears to have been altered. The board designated the west façade as primary at its January 12, 2021 meeting. The board approved a previous proposal at its April 27, 2021 meeting to reconfigure a portion of the contributing yard wall and replace all windows.

The applicant proposes the following items:

1. Add a portal on the west façade. The proposed portal is a simple post and beam shed roof with rounded vigas, posts, and a sloped metal roof. The new vigas will be supported by a wood ledger board attached by expansion bolts to the existing west primary façade. The applicant proposes a bronze color pro-panel roof. All proposed wood structural elements will be sealed to preserve their natural color. Per the applicant, this design will allow for better drainage and replace existing rotted and metal encapsulated viga ends with new structural vigas supporting the portal.

2. Add a 3' tall wood guardrail to enclose the existing porch on the west façade. The wooden guardrail will span the length of the porch (27') and vertical members will be spaced 6" apart. The effect will ensure continued visibility of the house's primary west façade. The wood rail will sit atop the existing stone faced concrete porch.

3. Add a 4' high stone-faced planter along the existing 6' stone-faced porch base. The new planter will match existing stone porch base and stone yard walls approved in a previous case. The proposed planter bed will catch rain runoff from the proposed portal roof.

The applicant requests an exception to Section 14-5.2 (D)(2)(c) to add on to a primary facade of a contributing building. The applicant's and staff's responses to the criteria are included in this staff report.

The applicant requests an exception to Section 14-5.2 (D)(2)(c) to add on to a primary facade of a contributing building.

1. **Do not damage the character of the streetscape:**

Applicant's Response: The proposed design of a portal addition to the West facing primary façade allows for visibility from the streetscape to the primary façade beyond and features a covered portal area providing both shade and protection from the elements. The proposed design features Pueblo style vigas as beams and columns. A pitched metal roof will allow for better drainage from the existing 4 canales above as opposed to a pueblo style stucco parapet addition. We propose to remove the existing rotted and metal encased viga protrusions (see images) to prevent damage to the portion of the vigas inside the house. New vigas supporting the portal roof can be attached to the wall via a ledger board at the same location of the former removed viga extensions, thus paying visual homage to the previous viga ends that have been replaced with actual structural vigas. The proposed metal roofing would be propanel in a (Bronze) color and matte finish.

Staff Response: Staff agrees with the response. Staff finds the portal addition will not detract from the house's presentation to the streetscape and beyond and does not believe that proposed alterations will cause the building to lose its historically contributing status. The design meets Downtown and Eastside Design Standards.

2. **Prevent a hardship to the applicant or an injury to the public welfare:**

Applicant's Response: Currently the front porch has no guardrail along its edge and is over a six foot drop in some areas to the adjacent grade. This is a blatant code violation and poses a hazard to the Owners and their guests. In addition to the lack of a guardrail or pony wall along its edge, the current porch provides poor drainage as 4 existing canales empty onto this surface and then naturally drain down the steps to the adjacent grade. The proposed sloped metal portal roof will allow drainage to empty in a more evenly dispersed pattern via a drip edge along the edge of the portal roof into a proposed planter bed below, which would then drain to the parking area and driveway west of the residence. We propose to remove the existing south facing stairway to provide more room to enjoy the portal and avoid re-building the stairs to meet code compliance. Another set of stairs is existing on the north end of the proposed portal so access will be maintained between the new parking area to the west as opposed to the former located south of the residence. Additionally, the proposed portal will provide shade along the western edge of the home, helping mitigate solar heat gain and provide protection for the historic windows kept intact on the primary facade. A covered portal greatly enhances the quality of life for the owner's making this "porch" an actual "portal" where they can safely enjoy their unique view of downtown Santa Fe from this property in addition to providing a covered entry at the front door.

Staff Response: Staff agrees with the response. Staff believes that the existing west elevation condition poses a hardship and an injury to the public welfare. The front of the house with its

entry consists of an open air porch atop a 6’ tall concrete platform without any safety guardrails. The portal will provide long-needed critical protection from the elements of Santa Fe’s four season climate: snow, rain, ice, and the west sun.

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

Applicant’s Response: A combination of historic styles are prevalent in this neighborhood including many pueblo revival, territorial and even pitched roof Northern New Mexican style homes. Because of the existing hybrid nature of this home, with both historic and non-historic elements, blending pueblo with the functionality of a pitched metal roof, is in keeping with the utilitarian nature of previous work done to this property and encapsulates the Northern New Mexican vernacular. A sealant protecting the natural color of the wood is proposed for all portal woodwork including the wood rail guardrail, vigas and posts.

Staff Response: Staff agrees with the response. Staff finds that the proposed portal and guardrail provide the necessary safe conditions for its current residents to safely reside in this contributing building that has sat uninhabitable most likely because of its safety and comfort deficiencies.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Archuleta House	**310 Magdalena Road** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H2562** **4. County: Santa Fe** **Parcel # 10095232**

5. Property Type:
x Buildings:1
x Structures: walls: 2
__ Site __ Object

6. Date of Survey: October 20, 2020

7. Previous Survey Date(s):
_x_ Yes: November 20, 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.690793,-105.9354036

10. Photo Information: Robyn Powell, photographer. View of west (front) façade, facing east.

11. Brief Description of the Property:

The Archuleta House, an older home with its core likely predating statehood, sits on a dirt shelf overlooking the intersection of Washington Avenue and Paseo de Peralta (Photo 1). A gravel driveway approaches it off Magdalena Road. The house is arranged near the back of its pie-shaped lot. A low stone wall prevents direct access to the front of the home (Photo 2).

Built partially into the hillside, it is roughly a swollen "L" in shape, representing several expansions. Abutted to the L is a 120-square-foot bump-out across the south elevation, enclosing a porch and laundry room. The roughly 1,595-square foot home holds two bedrooms, two baths, a kitchen, a living room, and a dining room.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: Core of house, at least by 1920s, with accretions made thereafter in 1940s and 1970s
_ _Known _x_ Estimated Source: aerial photographs and newspaper accounts

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Quincy Sweeney

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

Owner: Quincy Sweeney

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

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

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

22. National or State Register:

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

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

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

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

Recommend House Contributing Structure to the Downtown and Eastside Historic District, 12/14/2020

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Archuleta House

2. Location:

310 Magdalena Road
Santa Fe:
Downtown and Eastside Historic District

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

4. County: Santa Fe

5. Date of Survey: April 21, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe **__ Brick** **__ Composition** **__ Concrete: Block**

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

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

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

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

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

__ Wood: Tongue and Groove **__ Other:**

7. Number of Stories: **__ N/A**
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: **__ N/A**
__ Not visible __ None
__ At Grade _x_ Raised: secondary treatment
Materials: _x_ Concrete: _ Stone
Other:
Notes

9. Roof: **__ N/A**

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows **__ N/A**

Operation	Material	Glazing	Number
Casement	Wood	6	1
Casement	Wood	6-6	3
Casement	Wood	8-8	3
Casement	Steel	3-3	1
Sliding	Aluminum	1-1	5

11. Doors **__ N/A**

Type	Style	Material	Number
Single-Leaf	½ -light	Wood	1
Single-Leaf	¾ -light	Wood	1
Single-Leaf	Panel	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x **__ No known modifications**

#1 Date: 1941; addition; newspaper permit notice
#2 Date: c.1970s; new addition or enclosure of porch; aerial photographs and material evidence
#3 Date: c.1970s; probable change of south elevation fenestration; aerial photograph and material evidence
#4 Date: c.1970s; stone skirting added to front façade (west) landing: aerial photograph and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other: Vernacular**

17. Documents Available and Their Locations

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

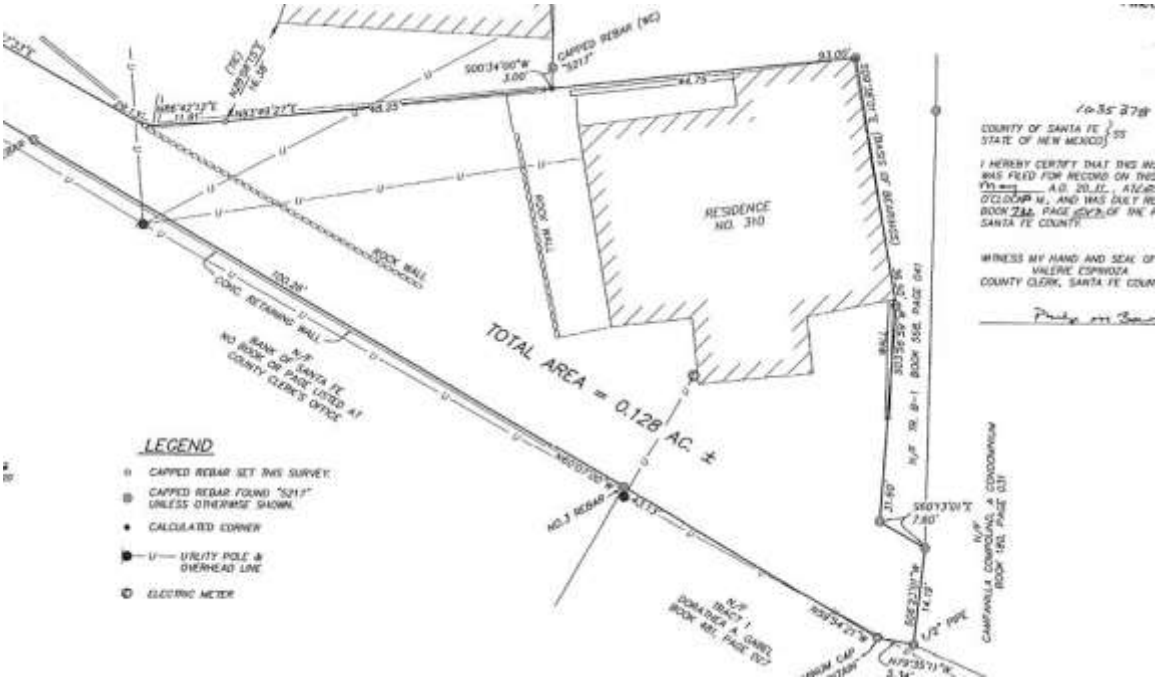
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion 2011 survey plat, courtesy Landmark Surveys.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Architectural Description Continued

House

West Elevation

A large concrete retaining wall supports a landing and buttresses the front (west) elevation (Photos 3 & 14).[1] Stretching 25', the main façade is divided into three openings. The center holds a wood panel door, oddly cut with two porthole "windows" (Photo 4). The door is flanked by two sets of 8-8 pattern wood casement windows set into the wall (Photo 4). Their outer casings are wider than the opening and flush to the stucco. Both screens and security bars obscure the windows.

Above is a line of stubbed vigas wrapped in sheet metal, potentially used as a preservative (Photo 5). They are painted or stained brown to give the appearance of wood. Four metal canales, of unknown origin, punch through the parapet. The lumpy quality of the stucco suggests this is an older portion of the building. A secondary part of the elevation sits back 25' from the façade. This short section has a single wood-and-glass door (Photo 6).

South Elevation

Rounding the corner, at a lower grade, is the altered south elevation. The first 12 or so feet appear to be *mostly* unchanged (Photo 7). This includes another set of wood casement windows, but with the framing pushing out beyond the wall and lipped with stucco, suggesting later introduction. Below is a small hand-made door with a cross, leading to a crawl space.

Beyond is a c.1970s addition or porch enclosure, as referenced by the County Assessor's sketch map. The expansion presents an entirely different expression, with its wide, metal fascia-trimmed overhang and symmetrical display of aluminum sliding windows (Photos 8 & 9). Finishing the south elevation is likely an older part of the building. A series of steps leads to a ¾-light wood door, giving entry to this back section.

[1] The designation of building elevations is informed by the house's skewed axis and does not represent true cardinal directions.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

East Elevation

The east elevation faces directly on to the neighboring property (Photo 10). Its construction required excavating into the slope, which results in a sunken, sloped appearance. It is fenestrated with three wood casement windows of a 6-6 pattern. These, like other openings, are covered with security grates.

North Elevation

The house's northeast corner runs directly into the hillside, with humped-up earth sitting just a few feet below the parapet (Photo 12). The elevation's exposed section reveals a 6-6 wood casement unit and a steel casement window.

The house's flat roof is finished with rolled asphalt and is penetrated by an array of vents, potentially corroborating the idea that it was once divided into two residential units (Photo 11). The roof also reveals, through interior parapet lines, its probable evolution.

The house is painted in a tan-to-flesh tone, with its window and door frames colored blue.

<u>Walls</u>

Driveway Wall

Situated along the driveway is a stone wall delineating the south edge of the front yard (Photo 2). At one point it indicated the property line. The structure is approximately 47' long and varies in height, with the tallest section at the west end (4'-5"). It tapers as it moves toward the house, reaching its lowest point at 1'-6". Aerial photographs indicate that it originally continued toward the house, but was breached at some point, and its stones removed at that end (Figures 2 & 3). The wall is made of pieces of square-cut sandstone arranged in regular courses. A single course of uncut stones set vertically caps the structure. The stone crown disappears near the east end, where the wall is disintegrated (Photo 3). The mortar, with its varied sized aggregate, suggests older or homemade construction. A vertical line of stones terminates the street end. Based on its mortar, this piece is not original.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Stone Facing

More recent stonework faces the concrete landing along the house's west elevation (Photo 3). This stone skirting covers about 30' of the landing and varies in height depending on grade. It appears to be adhered to a CMU wall behind it (Photo 13). The pieces, primarily sandstone with granite bits, are laid in random courses and bonded with a contemporary gray cement mortar.

Historical Overview

The small house carved into the hillside — witness to nearly a century of change — is historically linked to the Archuleta family, who lived there for at least three generations. Like many houses on the "Loma," its origin, and even its address, are hard to decipher.

These houses perched above Hillside Avenue were marginal, treated as second to proper homes aligned along the street. In city directories, most, at first, are not even given an address, but designated "behind," "rear," and "n. s.," meaning no street. They were homes of the poor and working class.

Archuleta Family

The house may have been standing in 1900, when census takers recorded a man named Octaviano Archuleta living on the hill.[2] Octaviano, whose delightful first name traces back to Rome (from Octavia, a plebeian family raised to patrician status by Caesar), was born in 1865, while the United States was under civil war.

Octaviano lived in the home with his wife, Juanita, whom he had married in 1889, and two children: Conrado and Paulina. Along with a partner, Octaviano owned a barbershop on Galisteo Street, where Seret & Sons stands today.

The family is again recorded in 1910, with an additional son, Manuel, born just after the earlier enumeration.[3]

---

[2] United States Federal Census, 1900, Census Place: Santa Fe Ward 4, Santa Fe, New Mexico; Page: 18; Enumeration District: 0126; FHL microfilm: 1241002.

[3] Ibid., Census Place, Santa Fe Ward 4, Santa Fe, New Mexico; Roll: T624_918; Page: 4A; Enumeration District: 0226; FHL microfilm: 1374931. Manuel, Jr. would die in a jeep accident in Santa Fe in 1947.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Archuleta House

Their home — the subject house — seems to appear on the 1912 King's Map of Santa Fe, though the footprint on that map does not entirely align with the present structure (Figure 1). The map also shows a different terrain than what is seen today. There was no Magdalena Road connecting to Hillside Avenue (now Paseo de Peralta). Instead, there was Clarabel Place, now erased from the landscape, coming from the west.[4]

Octaviano's home is registered in the first city directory of 1928, taking on an "n. s." classification.[5] Over the years, it gained the addresses 115 and 125 Hillside Avenue, of which the former seems more stable.

In the early 1930s, as Santa Fe hunkered down in the Great Depression, the home sheltered two households: Octaviano and Juanita, with their son Conrado and his wife Cleotilde. Octaviano and Juanita's youngest son, Manuel, had moved away by then, marrying and starting a family with his wife Guadalupita, on Abeyta Street.

Octaviano Archuleta died at home on March 9, 1936. Juanita continued to reside in the house. In 1940, likely tied to Juanita's death, Manuel moved back into the home on the hill, bringing his family.

A year later, Manuel received a building permit for a project valued at $300.[6] The remodeling was likely an addition for his growing household. Manuel and Guadalupita would raise eight children in the home, four daughters and four sons. One can imagine the small army of children — Charlie, Dolores, Odelia, Isaac, Erlanda, Ramona, Arthur, Manuel, Jr. — scrambling up and down the hillside.

Manuel, who had a tattoo of a woman on his right forearm[7], worked downtown at the New Canton Café on West San Francisco Street. His brother, Conrado (sometimes Conrad), had a porter job nearby at the Lensic Theatre.

---

[4] A neighbor to the northwest, archaeologist Sylvanus Griswold Morley, had recently revised one of the old hillside homes, touting it as the pinnacle of the old-new Santa Fe style.

[5] Hudspeth Directory Company*, Hudspeth's Santa Fe City Directory*, 1928 (El Paso: Hudspeth Directory Co. and Publishers, 1928), 127.

[6] "Building Permits," *Santa Fe New Mexican*, June 24, 1941, 3.

[7] The National Archives in St. Louis, Missouri; St: Louis, Missouri; WWII Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 5.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Manuel and his family were surrounded on the Loma by people with Spanish surnames, many from the Ortega family, who spoke Spanish at home. Below, on Washington Avenue, lived families with Anglo names, all born outside of New Mexico. It was a divided world.

Guadalupita passed in 1963. Manuel stayed on the property, watching a changing neighborhood. A year before his wife's death, a bulldozer removed an older home at the southeast corner of Hillside and Washington to make way for the Bank of Santa Fe, a massive Pueblo Revival edifice complete with a drive-through teller and a 70-car parking lot.

In the 1970s, Hillside was realigned to become part of the "Loop," later retitled Paseo de Peralta. It was a road that was meant to relieve congestion but caused some chaos. A decade later, the city permitted the removal of another older building to expand the Bank of Santa Fe into a Wells Fargo. By this time, Magdalena Road had been improved and paved down to Paseo de Peralta.

Manuel died in 1988, leaving the house to his son Isaac R. Archuleta, a former Santa Fe magistrate judge. The house gained its alleyway approach in 2004, receiving the access from the City of Santa Fe. With Isaac's death, 20 years later, the family home passed out of Archuleta ownership.

Evolution of Property

While not precise, aerial photographs help establish the evolution of a building's footprint.

The first useable aerial photograph from 1958 shows the outline of the roughly L-plan house, without the extension across the south elevation (Figure 2). The next available aerial from 1973, shows the bump-out and the wall along the driveway (Figure 3). The southeast corner of the house appears to be penetrated by a window rather than the door which is currently present. The window at the west end of the same elevation appears to be absent.

From the 1973 image, it is unclear whether the north steps of the front façade landing were in place at the time. The west edge of the landing appears to be higher than the abutting surface, suggesting the stone cladding had been added by this time.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Evaluation of Historical Status

House

The basic outline of the house, minus the south extension, is more than 50 years of age, being discernable on a 1958 aerial photograph. There is some question as to the vintage of the south elevation openings, with what appears to be a different arrangement of doors and windows as seen on the 1973 aerial.

Whether representing an enclosed porch or a new room, the south bump-out introduced a non-harmonious façade, with its rigid grouping of sliding windows and modern overhang and metal fascia.

Walls

Driveway Wall

Aerial photographs and construction material suggest the wall along the driveway may be of historical vintage. However, probable loss of a section at the east end and deterioration of the surviving east termination have affected its overall historic integrity.

Stone Facing

Based on its material and aerial photographs, the stone cladding across the west façade landing is not historic. It is disharmonious with the home's prominent earthen construction and vernacular Pueblo style.

Conclusion

Given these indications, the recommendation is to maintain Contributing Structure status for the house and to reevaluate the primary façades assigned in 2001. The Driveway Wall appears to be of historical vintage but compromised by removed material and deterioration. The Stone Facing along the landing is non-historic. Both walls are recommended Noncontributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Illustrations

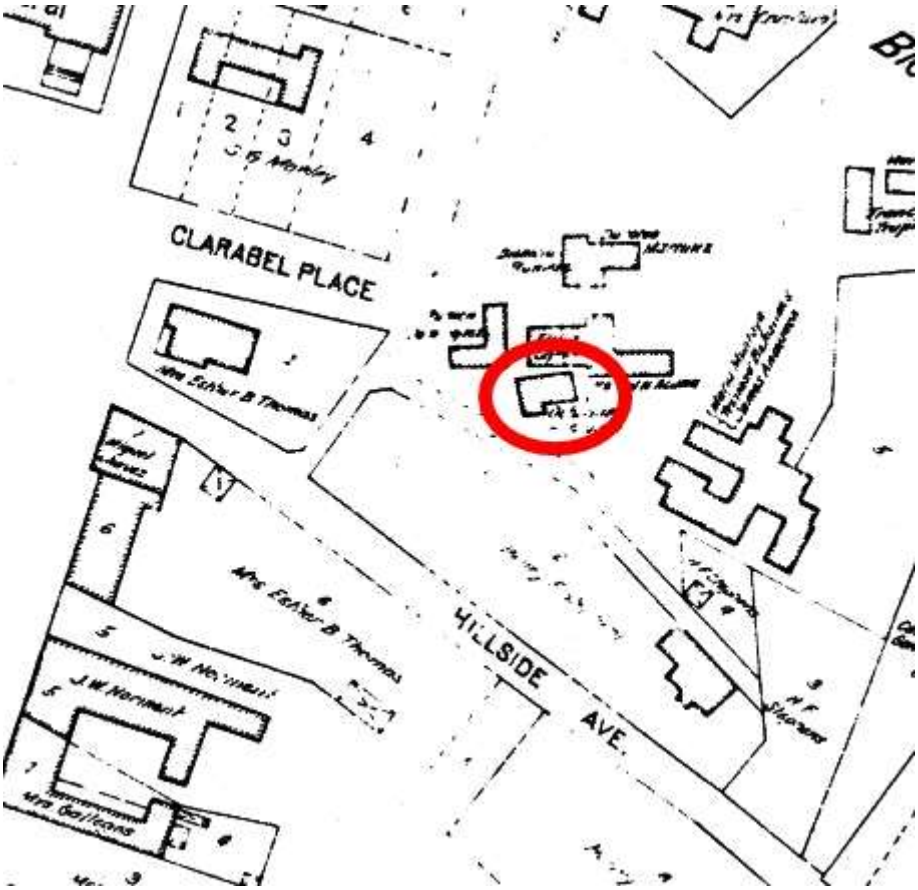


Figure 1: Circled building may indicate presence of subject structure.
N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

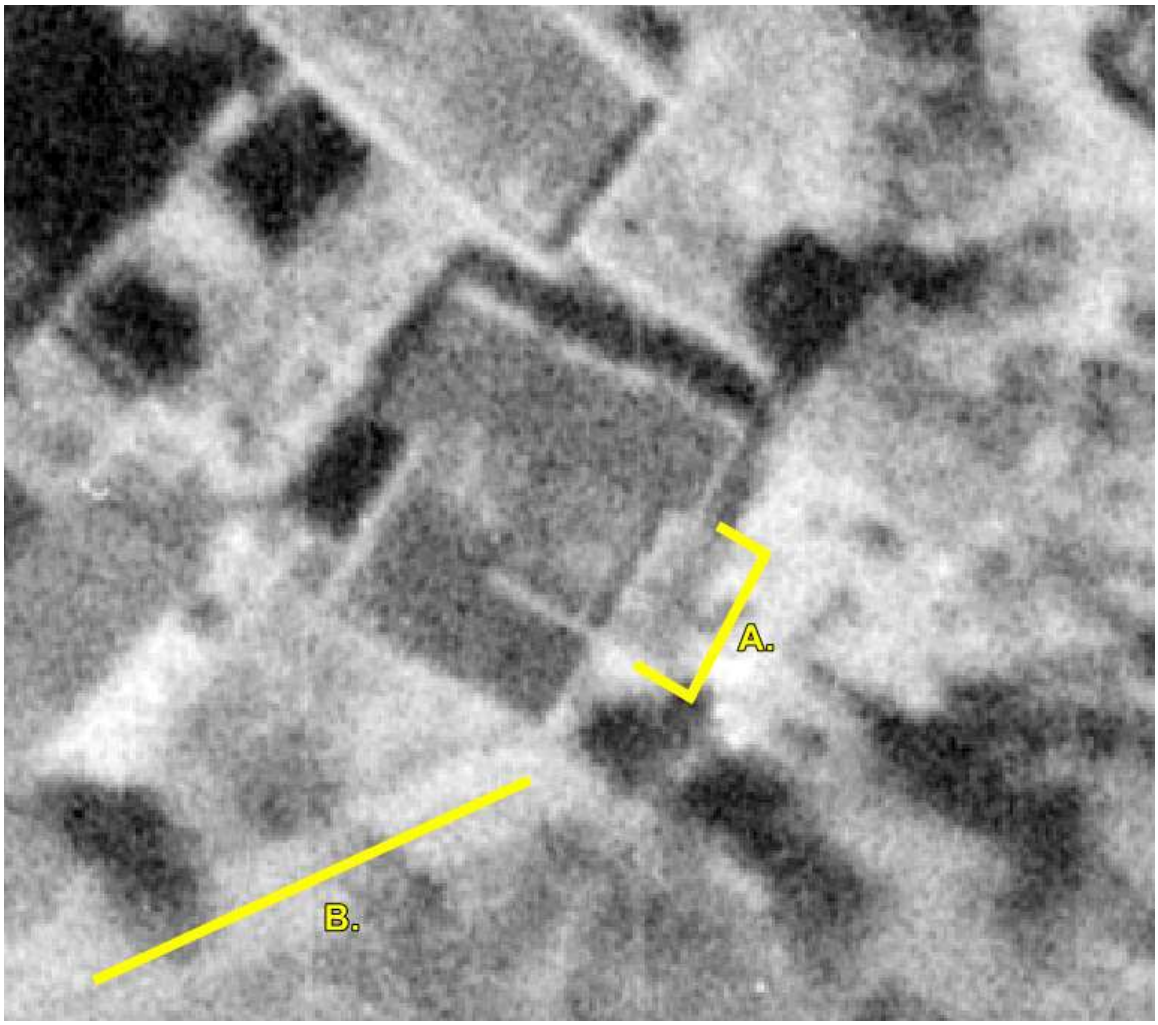


Figure 2: November 10, 1958, aerial photograph.
A. shadow may indicate presence of a patio or landing;
B. line may indicate presence of a wall.
Courtesy NMDOT, State of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

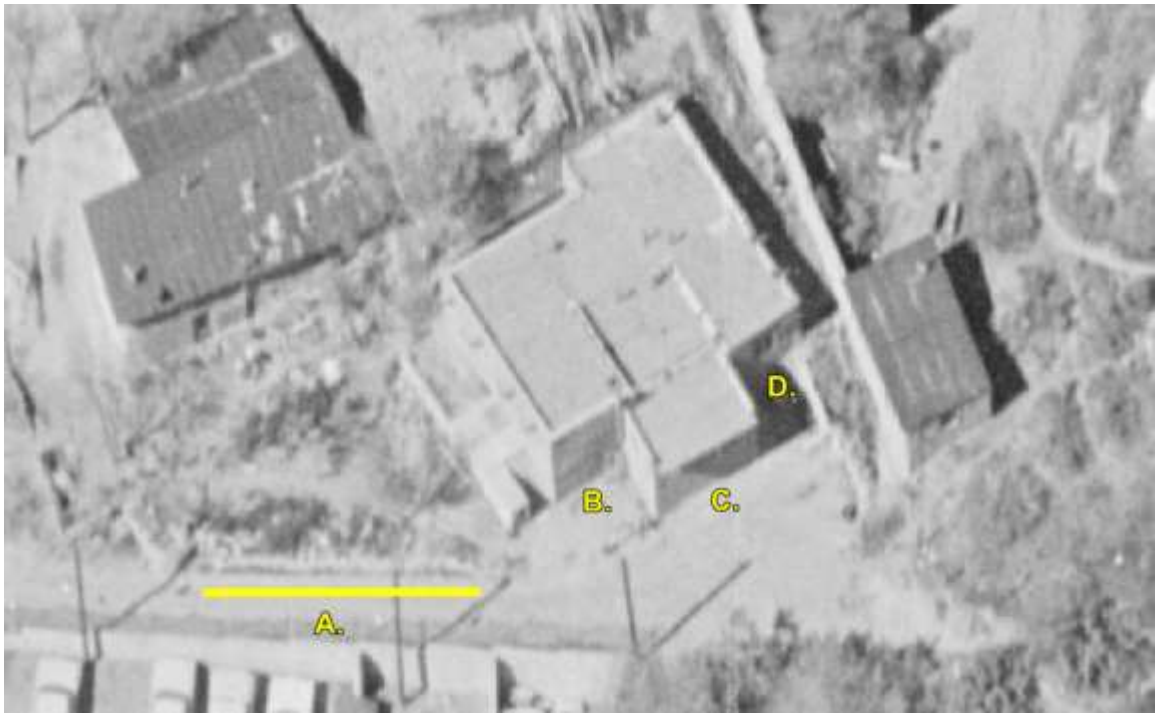


Figure 3: May 11, 1973, aerial photograph.
A. wall present, though then longer in length;
B. current wood casement window not shown;
C. bump-out present; D. window is shown where a door is now.
Courtesy NMDOT, State of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Survey Photographs

(All images taken by Robyn Powell on October 20, 2020, unless otherwise noted)

Photo 1: View of property from Paseo de Peralta.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 2: Driveway Wall and House.
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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Photo 3: View of west (front) façade.
Deteriorated east end of Driveway Wall in foreground.
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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Photo 4: West (front) façade entry door (left); typical casement window (right). 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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Photo 5: West (front) façade metal vigas.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 6: Secondary west façade entry.
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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 7: South elevation; 1970s bump-out at right.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 8: South elevation; 1970s bump-out at center.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 9: South elevation; 1970s bump-out overhang.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 10: East elevation.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 11: Northeast corner.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**

Photo 12: North elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020

Photo 13: West (front) façade landing; stone cladding.
Camera facing southeast.

14562

building threatened? yes	surveyed date 11/20/85 by HMW	county SANTA FE	ID no. 0516 0547
field map SFHD # 1	number 547	UTM reference zone 12 13	easting northing

location description

30810(?) MAGDALENA

city/town SANTA FE

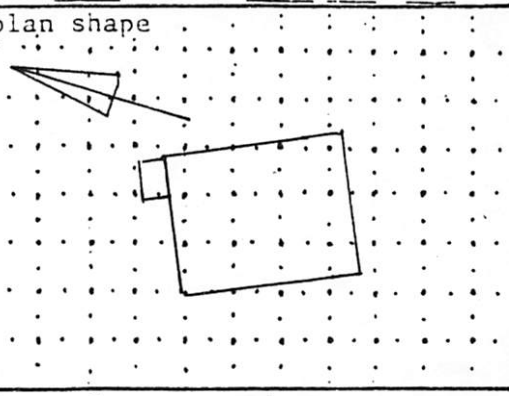
land grant/reservation

building name

legal description tnsp ___ N S range ___ E W sec ___ ½ ½

film roll by HMW no. SFHD # 21	negative nos. 15	loc. of neg. HPB

plan shape



date of construction 1885 – PRE 1912+ estimate ___ actual

source KING'S.

use
present residential
other ___
historic residential
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style
NMUV

foundation material
UNK.

wall material/surface
ADOBE / STUCCO

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
FLAT RF ; PROJ. VIGAS.
8/8. WD. CASM'T WDWS W/ WD. SURR.
SGL LF WD DOOR FRONT ; 4 LIGHT SGL LF WD DOOR @ SIDE.
STONE RETAINING WALL.

surroundings
RES.

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

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

comments
GOOD NMUV IN CONDO DEV. AREA.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-89-70
310 Magdalena

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02.24.21

Property Owner of Record: Quincy Sweeney/Shehan Prull

Applicant/Agent Name: Luca Marino-Baker of High Desert Creative

Contact Person Phone Number: (505) 309 -1303

Site Address: 310 Magdalena Road, Santa Fe, NM 87501

Proposed Construction Description: New Portal, site walls + planter boxes, window/door replacement

TOTAL ROOF AREA:

Zoning District: District 1/ R21

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: Historic - Downtown/East Side

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

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

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

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

Terrain: □ 30% slopes None

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

Lot Coverage : 38 %
□Open Space Required: _____

Setbacks:
Proposed Front: 10 Minimum: 10
2nd Front? _____
Proposed Rear: N/A Minimum: 15
Proposed Sides: L N/A R 6.5' Minimum: 5'

Height: Proposed 15' t/o proposed portal
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 2

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

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

Luca Marino-Baker [□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 _____ 02.24.21 DATE

To Be Completed By City Staff:

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

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

REVIEWER: Lee Logston **DATE:** 2/25/21

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

Revised 1-14-13

High Desert Creative LLC
Luca Marino-Baker
Owner + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303
luca@highdesertcreative.com

05/26/2021

To: Historic Preservation Dept.
City Hall - 200 Lincoln Ave.,
Santa Fe, NM 87501

Re: 310 Magdalena – Case # 2020 - 002986-HDRB
Proposed Portal Addition + Site Work
Exception: Building onto a Primary Façade

Dear Historic Preservation and Land Use Staff,
Please accept this letter as an introduction to the proposed scope of work at 310 Magdalena Rd. In a previous board meeting on January 12, 2021, the board voted to establish the West face of this residence as its primary facade. We now propose a design that requires approval for an exception to historic criteria including building onto a primary facade.

In keeping with the utilitarian nature of both historic and current Owner initiated design alterations approved by the Board on May 4, 2021, we now ask for the Board to consider approving a portal addition to the west facing primary facade. As stipulated in the exception criteria, the proposed portal addition will provide shade, a protected entryway to the residence and most importantly will provide a safe and code compliant outdoor area the Owners can actually use. The proposed design is in keeping with the northern New Mexican vernacular of the home. The design is broken into the following elements:

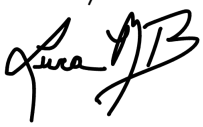
Attached portal structure (requires exception): As opposed to a parapet style portal roof that will have to account for 4 canales worth of roof drainage, we propose a simple post and beam shed roof featuring rounded vigas and posts and a sloped metal roof. This design will allow for better drainage and replace existing rotted and metal encapsulated viga ends with new structural vigas supporting the portal. The new vigas can be supported by a wood ledger board attached via expansion bolts to the existing primary facade. We feel this is the least structurally invasive method of attaching to the existing adobe structure which historically would have been a preferred method of connecting. The proposed roofing is Propanel in a "Bronze" color (see included imagery). All proposed wood structural elements are to be sealed to preserve their natural color.

Wood Guardrail at Existing Porch: We propose to build a 3' minimum high wood rail guardrail above the existing stone facade porch. This method of construction will allow the guardrail to be integrated into the proposed rounded posts and will allow for visibility of the primary facade from the streetscape. We propose to seal the wood guardrail to preserve its natural color like the other proposed wood elements such as vigas and posts.

Stone faced planter bed: The proposed planter bed will catch rain runoff from the proposed portal roof and coordinate with both existing and formerly Board approved site walls enclosing the new approved parking area.

Both the Owners and myself appreciate the historic quality of this property and have approached desired alterations in a manner we feel is respectful of the site and surrounding historic context of the District. All requested alterations are born of a necessity to improve current life safety issues and quality of life on the part of the Owners. We very much look forward to working with both Historic Preservation Staff and the Board to arrive at the best design solution possible for this Historic property.

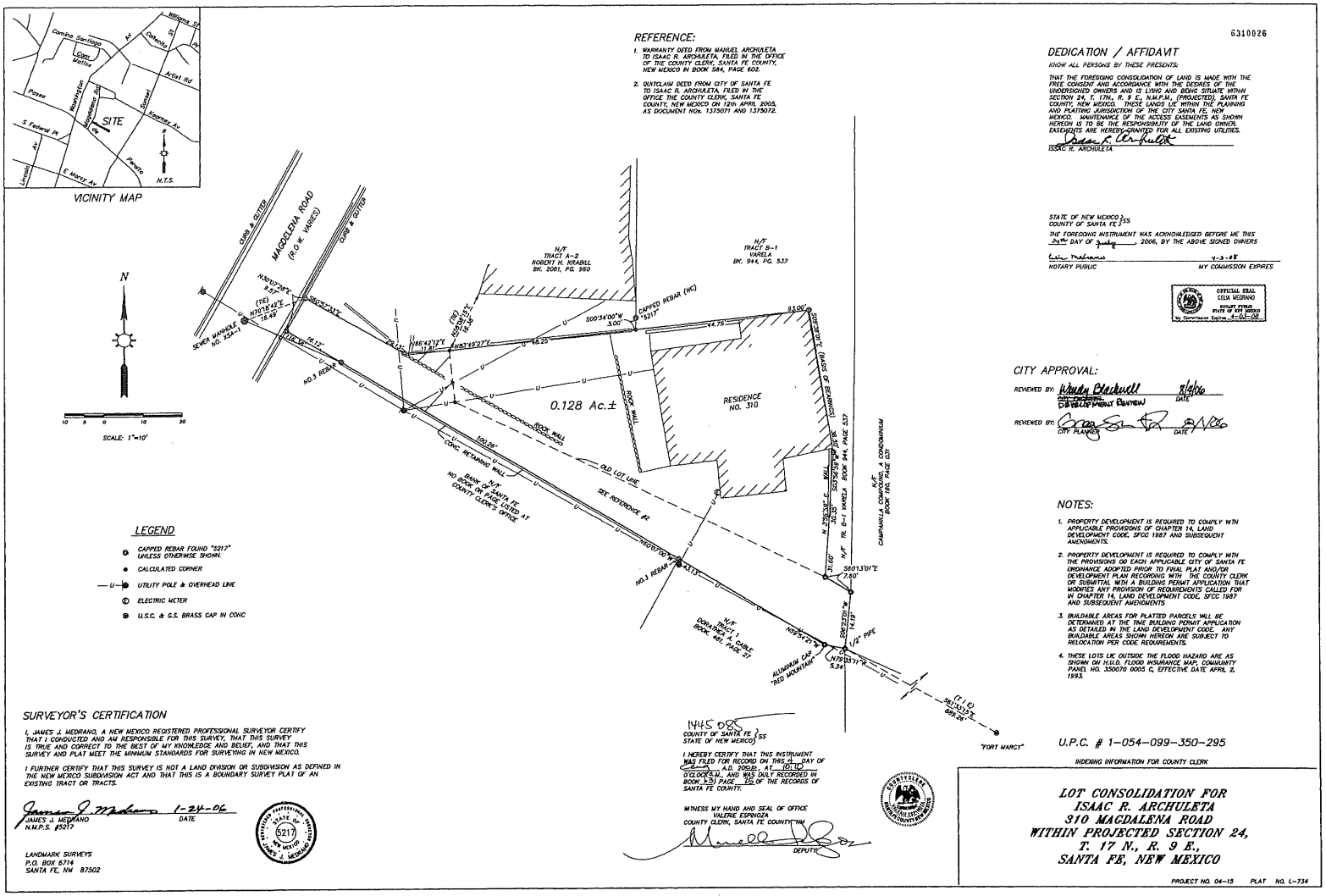
Respectfully Submitted,



Luca Marino-Baker
Creative Director + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303

6310026

VICINITY MAP



REFERENCE:

1. WARRANTY DEED FROM MANUEL ARCHULETA TO ISAAC R. ARCHULETA, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO IN BOOK 584, PAGE 602.
2. QUITCLAIM DEED FROM CITY OF SANTA FE TO ISAAC R. ARCHULETA, FILED IN THE OFFICE THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON 12th APRIL 2005, AS DOCUMENT NOs. 1375071 AND 1375072.

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE FOREGOING CONSOLIDATION OF LAND IS MADE WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN SECTION 24, T. 17N., R. 9 E., N.M.P.M., (PROJECTED), SANTA FE COUNTY, NEW MEXICO. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER. EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

ISAAC R. ARCHULETA

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January, 2006, BY THE ABOVE SIGNED OWNERS

NOTARY PUBLIC — MY COMMISSION EXPIRES 4-3-08

OFFICIAL SEAL
CELIA MEDRANO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-03-08

CITY APPROVAL:

REVIEWED BY: Wendy Blackwell 2/4/06
DEVELOPMENT REVIEW — DATE

REVIEWED BY: [signature] 2/4/06
CITY PLANNER — DATE

LEGEND

- CAPPED REBAR FOUND "5217" UNLESS OTHERWISE SHOWN.
- CALCULATED CORNER
- U — UTILITY POLE & OVERHEAD LINE
- ELECTRIC METER
- U.S.C. & G.S. BRASS CAP IN CONC

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OD EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. THESE LOTS LIE OUTSIDE THE FLOOD HAZARD ARE AS SHOWN ON H.U.D. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350070 0005 C, EFFECTIVE DATE APRIL 2, 1993.

SURVEYOR'S CERTIFICATION

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

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

JAMES J. MEDRANO
N.M.P.S. #5217 — DATE 1-24-06

STATE OF NEW MEXICO 5217 JAMES J. MEDRANO

LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NM 87502

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 4th DAY OF Feb A.D. 2006 AT 10:10 O'CLOCK A.M., AND WAS DULY RECORDED IN BOOK 733 PAGE 25 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
DEPUTY

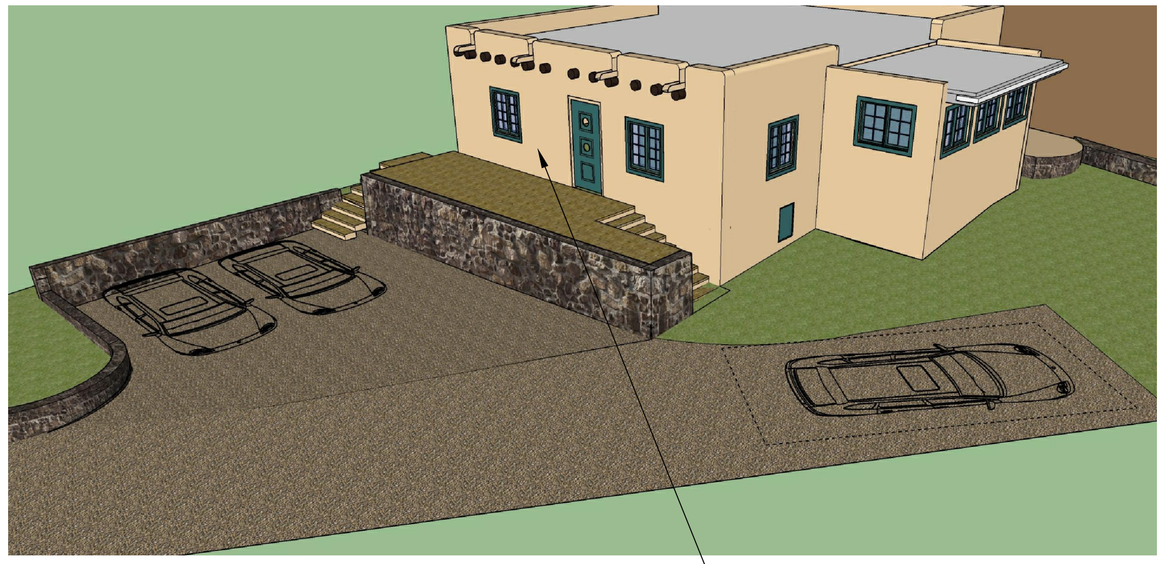
U.P.C. # 1-054-099-350-295

INDEXING INFORMATION FOR COUNTY CLERK

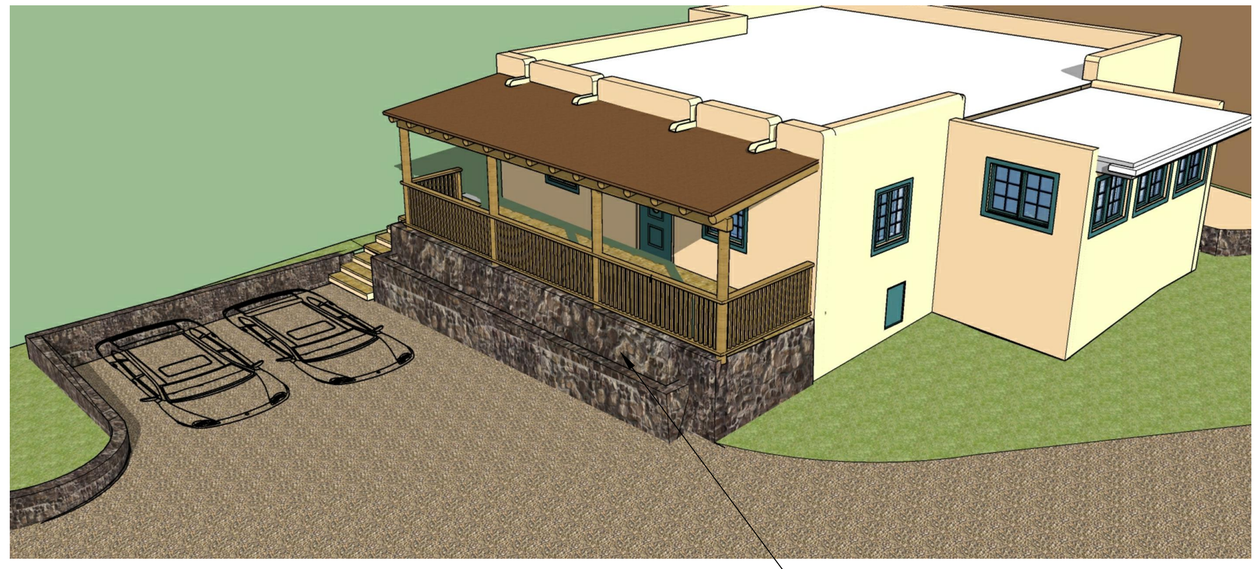
LOT CONSOLIDATION FOR ISAAC R. ARCHULETA 310 MAGDALENA ROAD WITHIN PROJECTED SECTION 24, T. 17 N., R. 9 E., SANTA FE, NEW MEXICO

PROJECT NO. 04-15 PLAT NO. L-734

Land Records Corp. SFTC AIB11400 SF 1445085.001



EXIST. PRIMARY FACADE W/ APPROVED YARD WALLS. CURRENT FRONT PORCH W/ NO GUARDRAIL OR COVERED PORTAL



PROPOSED DESIGN W/ ATTACHED PORTAL, + STONE FACED PLANTER BED TO MATCH EXIST. YARD WALLS

PROPERTY INFO:

310 MAGDALENA
SANTA FE, NM 87501

ZONED: R21 DISTRICT: 1
HISTORIC DISTRICT: DOWNTOWN + EAST SIDE

EXIST. LOT AREA: .12 ACRES/5,275 SF
EXIST. LOT COVERAGE: 1,970 SF = 37%

- EXIST. RESIDENCE = 1,445 HEATED SF
- EXIST. PORTALS + IMPERVIOUS SURFACES = 525 SF

PROPOSED ADDITIONAL ROOFED/IMPERVIOUS AREA

- PROPOSED SITE WALLS, RAISED PLANTER + PORTAL ROOF OVERHANG OVER BEYOND EXIST. PORCH = 70 SF

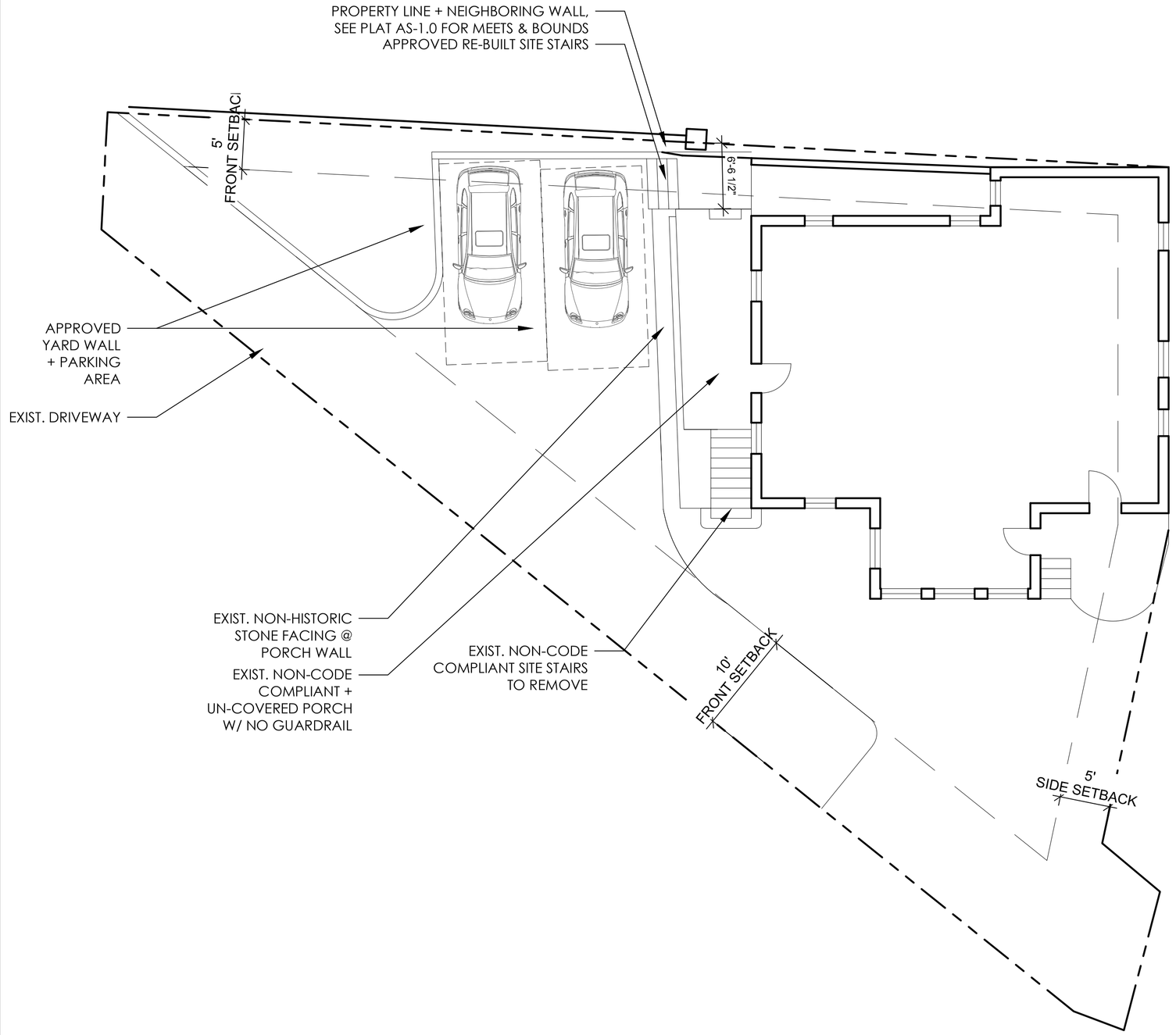
PROPOSED LOT COVERAGE: 2,040 SF TOTAL = 39%

PROJECT SCOPE:

1.) **REPLACEMENT OF DOORS AND WINDOWS**
- SEE HDRB APPROVAL LETTER - DATED 05.04.21
- SEE A2.3 FOR WINDOWS & DOOR DETAILS

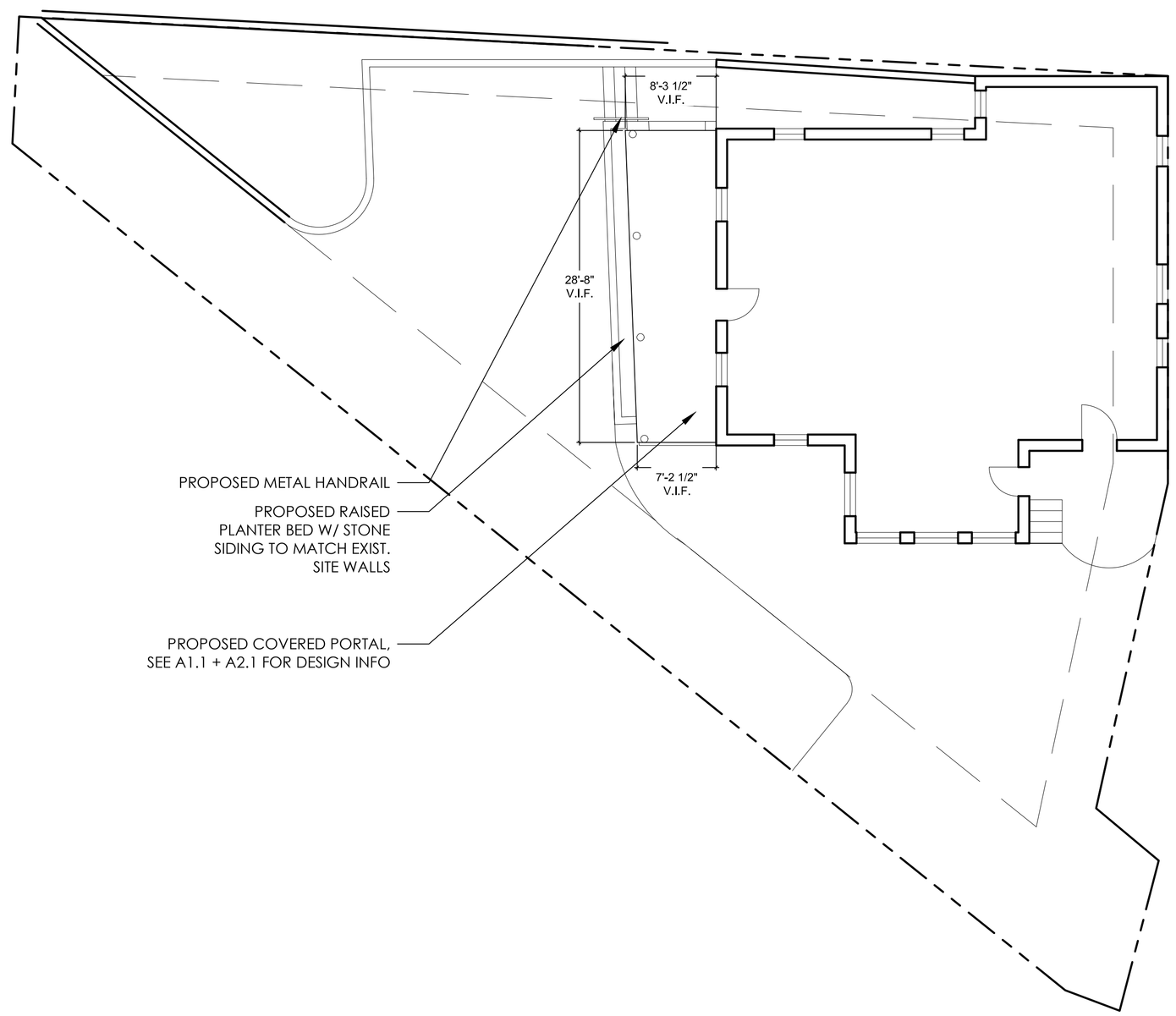
2.) **LANDSCAPING + SITE WORK** - REMOVAL OF PORTION OF EXIST. CONTRIBUTING YARD WALL, BUILDING OF APROX 45 LINEAR FEET OF NEW YARD WALL IN STYLE AND CONSTRUCTION METHOD OF EXISTING TO CREATE NEW PARKING AREA.
- SEE HDRB APPROVAL LETTER - DATER 05.04.21
- SEE AS1.1 FOR LAYOUT AND DESIGN OF PROPOSED

3.) COVERED PORTAL ADDITION OVER EXIST. PORCH + PLANTER BED TO MATCH EXIST. SITE WALLS.



1 APPROVED SITE PLAN - 310 MAGDALENA
SCALE⅛" = 1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"



2 PROPSED SITE PLAN - 310 MAGDALENA
SCALE⅛" = 1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

COVERED PORTAL + PLANTER ADDITION

310 Magdalena Rd
Santa Fe, NM 87501

DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

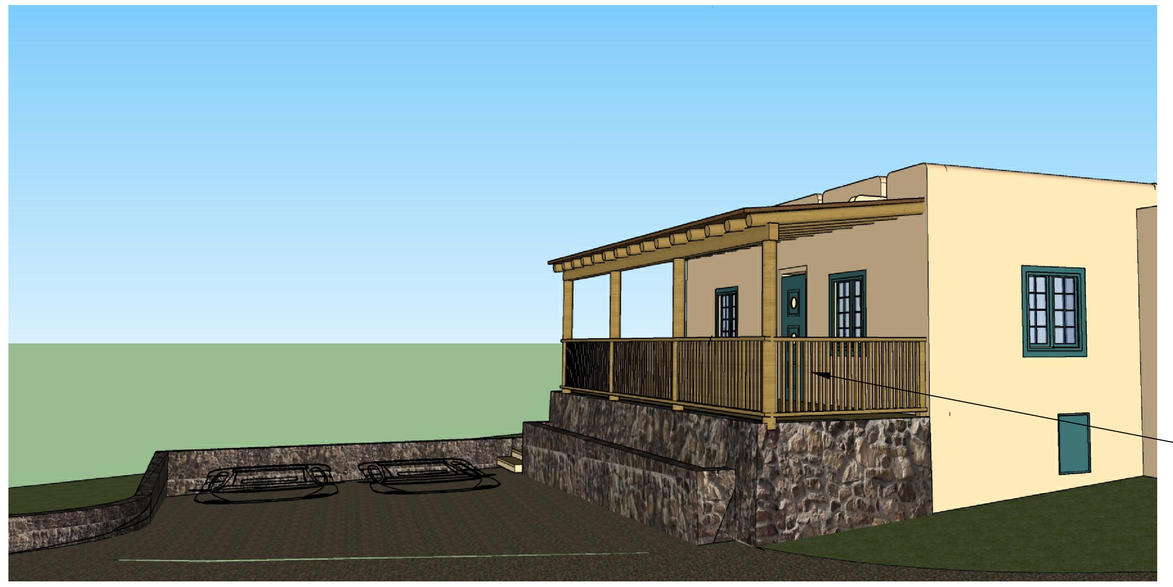
HIGH DESERT CREATIVE SANTA FE
RESIDENTIAL ARCHITECTURE & LANDSCAPES

HDRB REVIEW
SET 06.22.21

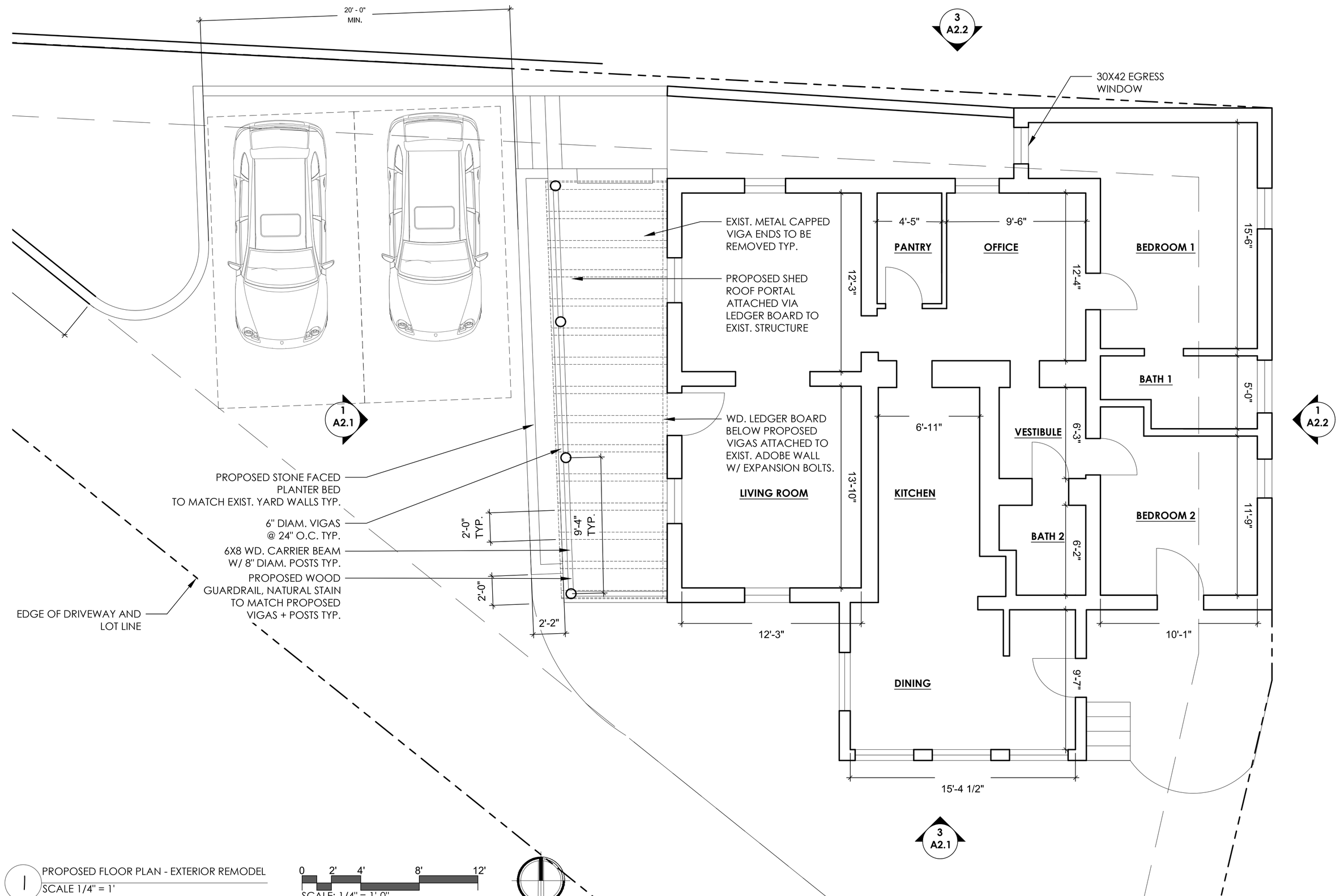
EXIST + APPROVED SITE PLAN
SCALE:1/8" = 1'-0"

DATE:
05.26.21

AS-1.1



PROPOSED DESIGN W/ ATTACHED PORTAL, STONE FACED PLANTER BED TO MATCH EXIST. YARD WALLS



1 PROPOSED FLOOR PLAN - EXTERIOR REMODEL
SCALE 1/4" = 1'

0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"

COVERED PORTAL + PLANTER ADDITION

310 Magdalena Rd
Santa Fe, NM 87501

DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

HIGH DESERT CREATIVE SANTA FE
RESIDENTIAL DESIGN + INTERIORS + LANDSCAPES

HDRB REVIEW
SET 06.22.21

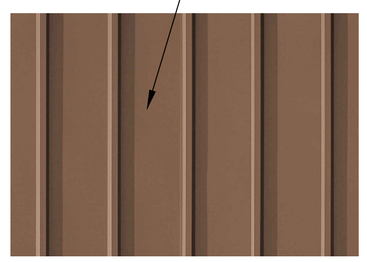
FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE:
05.26.21

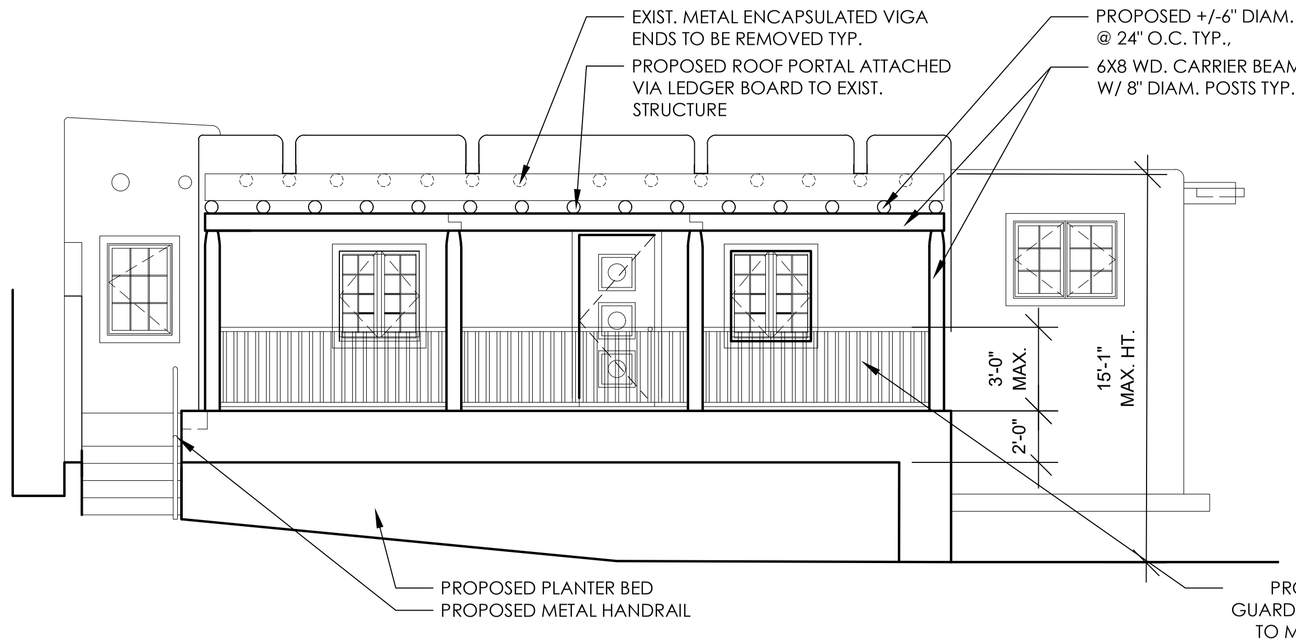
A-1.1

EXIST. METAL ENCAPSULATED VIGA ENDS TO BE REMOVED TYP.

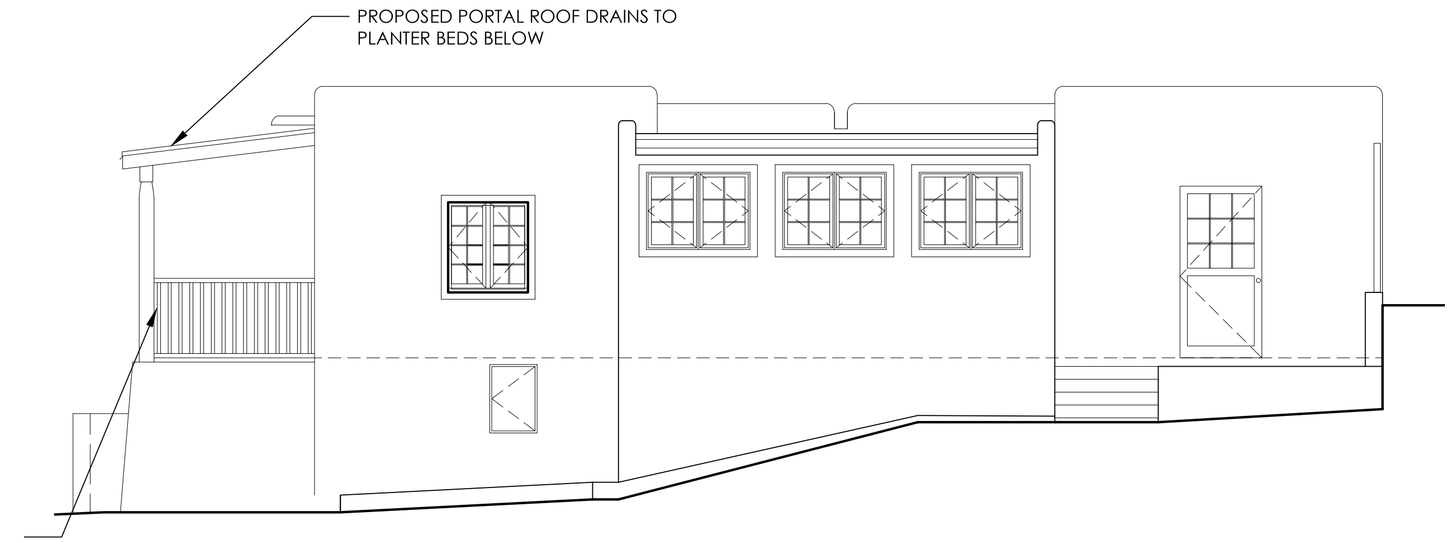
Bronze (BZ)



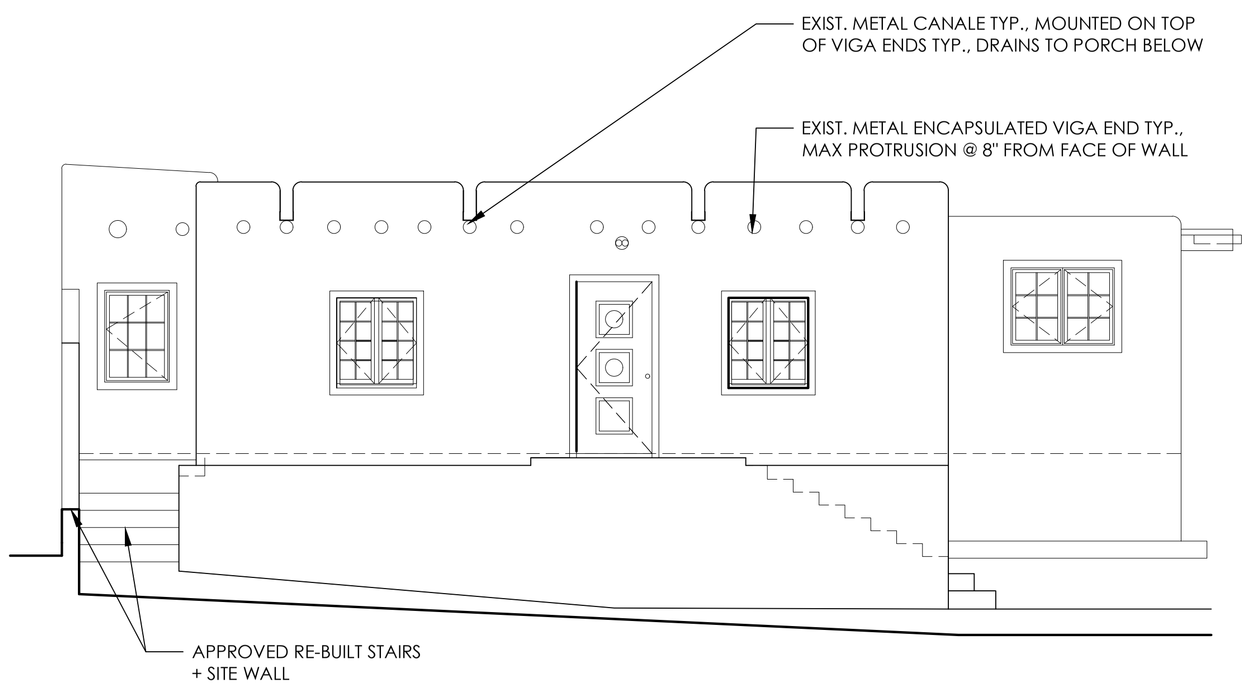
PROPOSED PRO-PANEL ROOFING IN "BRONZE" COLOR AND PATTERN (ABM METAL - PRO-PANEL SERIES) OR APPROVED ALTERNATE



2 WEST ELEVATION (PRIMARY FACADE) - PROPOSED
SCALE 1/4" = 1'

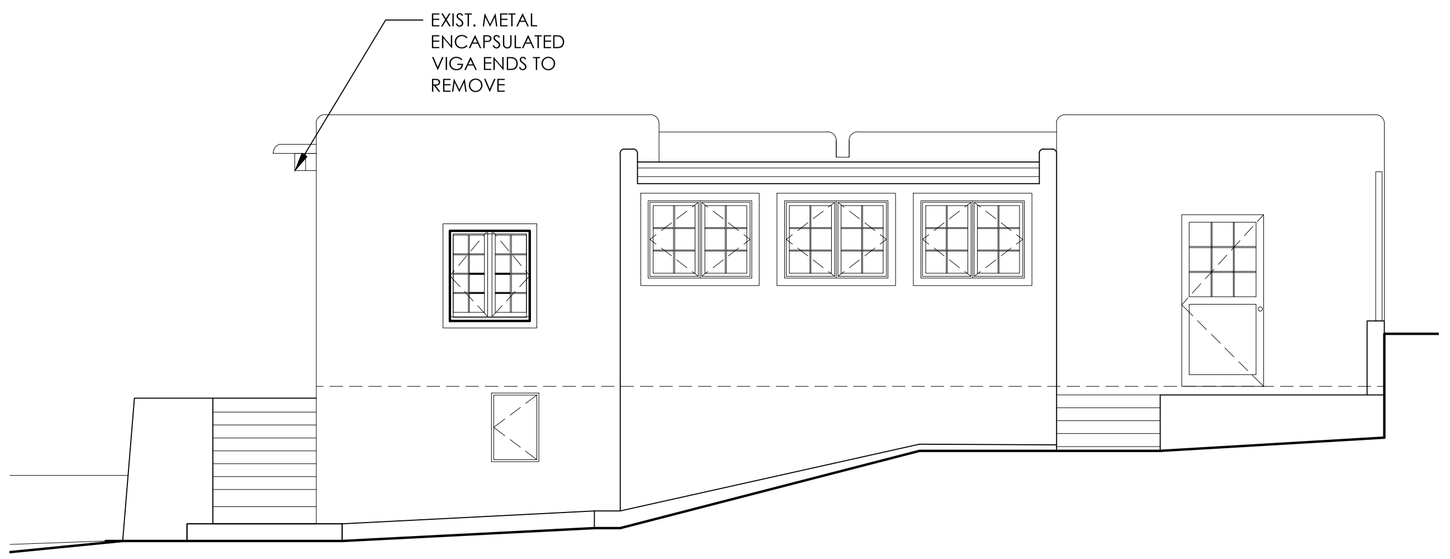


4 SOUTH ELEVATION - PROPOSED
SCALE 1/4" = 1'



1 WEST ELEVATION (PRIMARY FACADE) - APPROVED
SCALE 1/4" = 1'

0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - APPROVED
SCALE 1/4" = 1'

COVERED PORTAL + PLANTER ADDITION

310 Magdalena Rd
Santa Fe, NM 87501

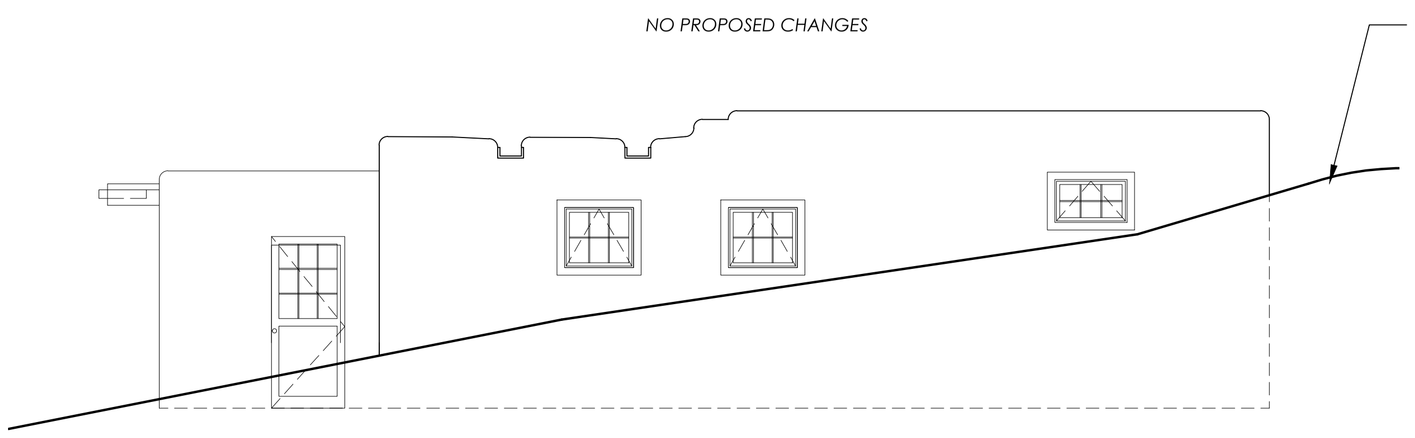
DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

HDRB REVIEW
SET 06.22.21

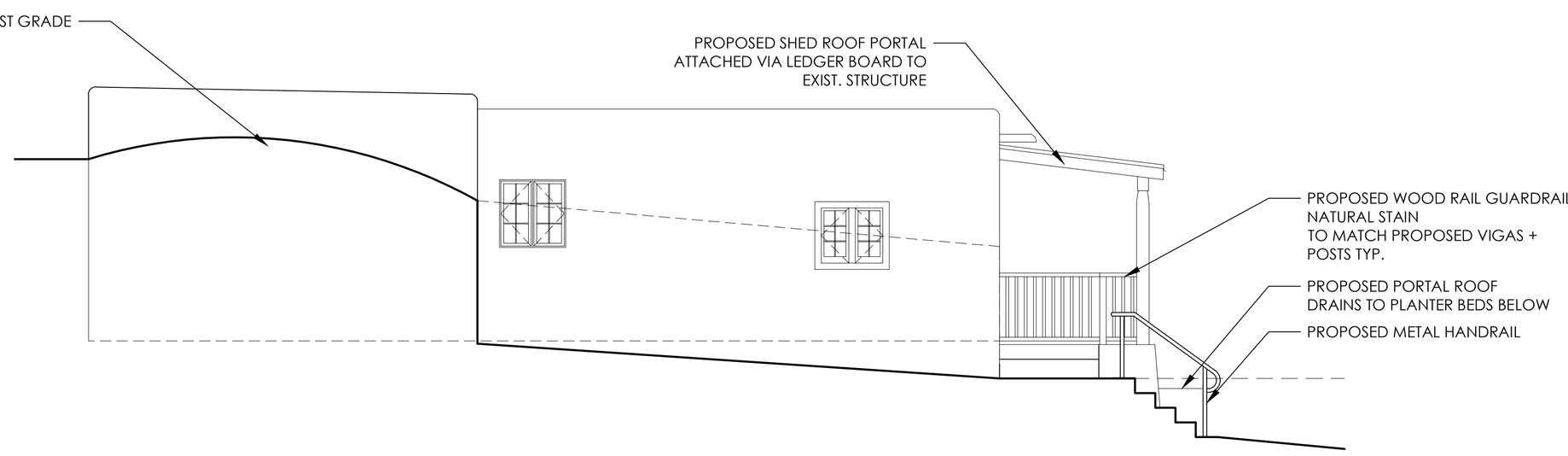
ELEVATIONS
SCALE:1/4" = 1'-0"

DATE:
05.26.21

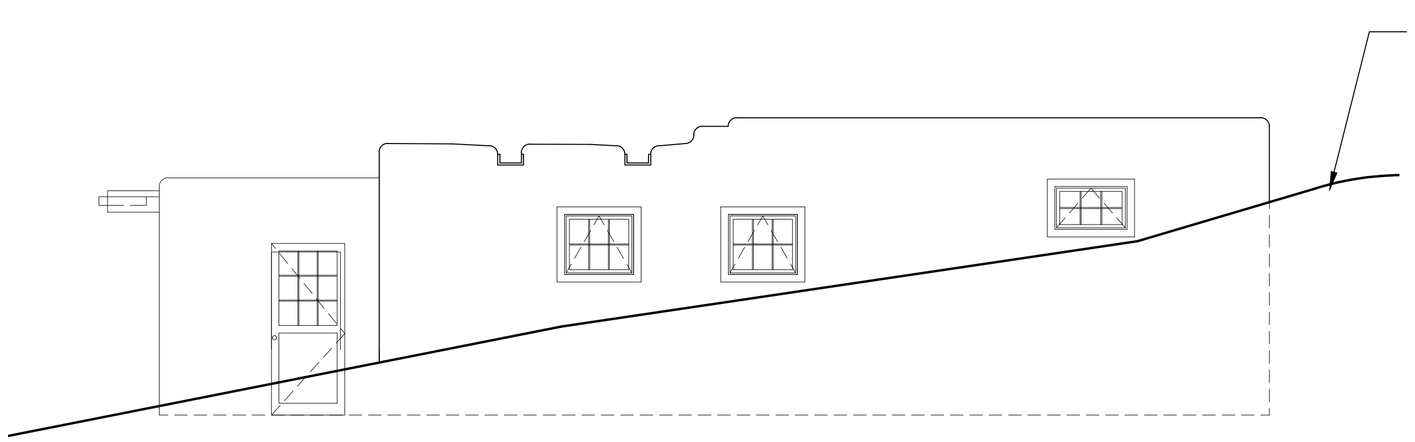
A-2.1



2 EAST ELEVATION - PROPOSED
SCALE 1/4" = 1'

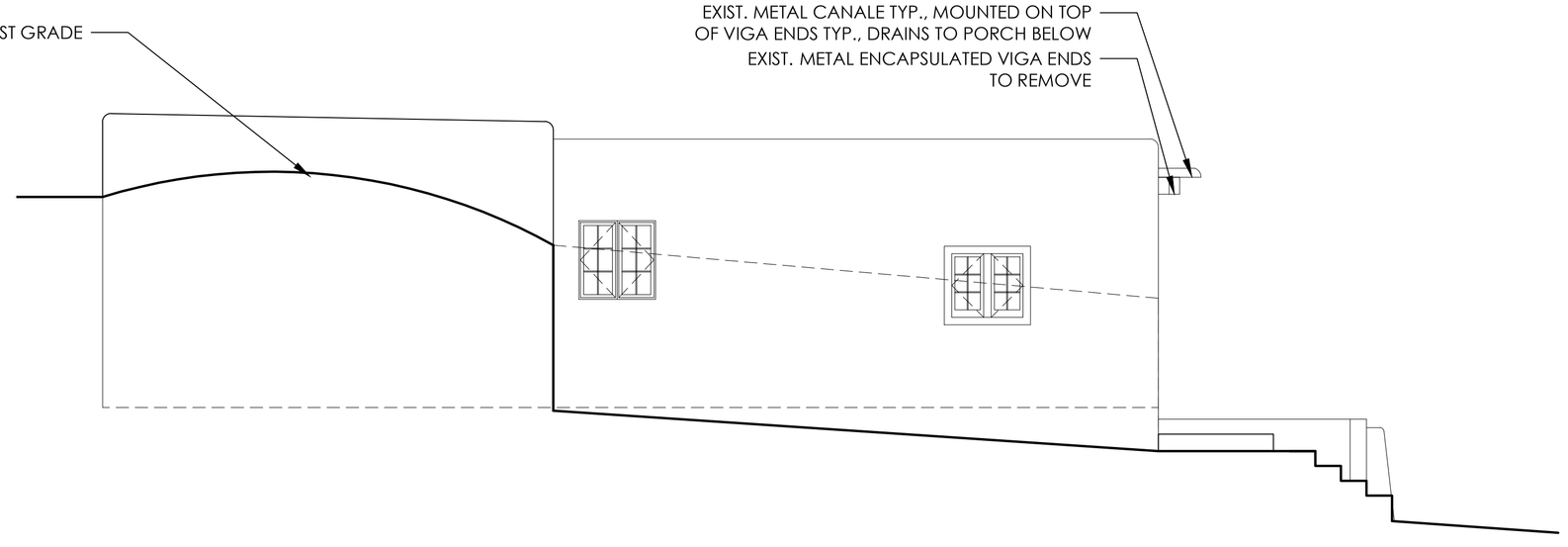


4 NORTH ELEVATION - PROPOSED
SCALE 1/4" = 1'



1 EAST ELEVATION - APPROVED
SCALE 1/4" = 1'

0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION - APPROVED
SCALE 1/4" = 1'

COVERED PORTAL + PLANTER ADDITION

310 Magdalena Rd
Santa Fe, NM 87501

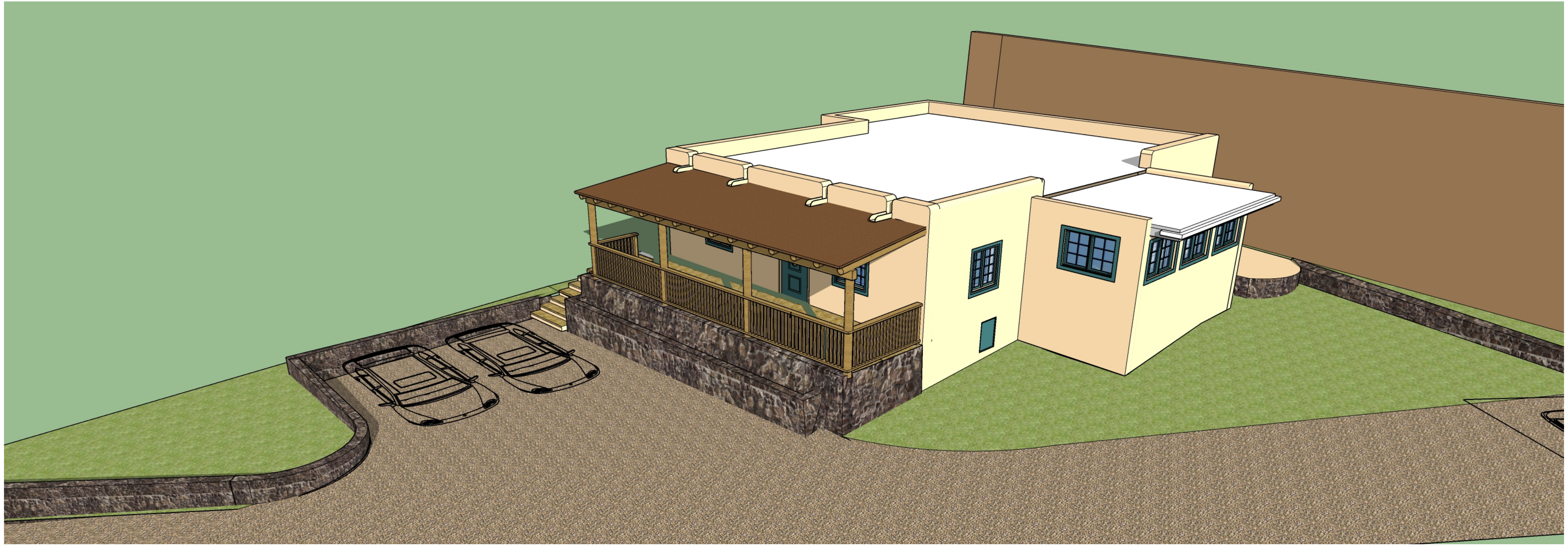
DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

HDRB REVIEW
SET 06.22.21

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

DATE:
05.26.21

A-2.2



High Desert Creative LLC
Luca Marino-Baker
Owner + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303
luca@highdesertcreative.com

05/26/2021

To: Historic Preservation Dept.
City Hall - 200 Lincoln Ave.,
Santa Fe, NM 87501

Re: 310 Magdalena – Case # 2020 - 002986-HDRB
Proposed Portal Addition + Site Work
Exception: Building onto a primary façade

Dear Historic Preservation and Land Use Staff,
Below you will find our responses to the 3 exception criteria for building onto a primary façade:

1. **Do not damage the character of the streetscape:**
The proposed design of a portal addition to the West facing primary façade allows for visibility from the streetscape to the primary façade beyond and features a covered portal area providing both shade and protection from the elements. The proposed design features Pueblo style vigas as beams and columns. A pitched metal roof will allow for better drainage from the existing 4 canales above as opposed to a pueblo style stucco parapet addition. We propose to remove the existing rotted and metal encased viga protrusions (see images) to prevent damage to the portion of the vigas inside the house. New vigas supporting the portal roof can be attached to the wall via a ledger board at the same location of the former removed viga extensions, thus paying visual homage to the previous viga ends that have been replaced with actual structural vigas. The proposed metal roofing would be propanel in a (Bronze) color and matte finish.

2. **Prevent a hardship to the applicant or an injury to the public welfare:**
Currently the front porch has no guardrail along its edge and is over a six foot drop in some areas to the adjacent grade. This is a blatant code violation and poses a hazard to the Owners and their guests. In addition to the lack of a guardrail or pony wall along its edge, the current porch provides poor drainage as 4 existing canales empty onto this surface and then naturally drain down the steps to the adjacent grade. The proposed sloped metal portal roof will allow drainage to empty in a more evenly dispersed pattern via a drip edge along the edge of the portal roof into a proposed planter bed below, which would then drain to the parking area and driveway west of the residence. We propose to remove the existing South facing stairway to provide more room to enjoy the portal and avoid re-building the stairs to meet code compliance. Another set of stairs is existing on the North end of the proposed portal so access will be maintained between the new parking area to the West as opposed to the former located South of the

residence. Additionally, the proposed portal will provide shade along the western edge of the home, helping mitigate solar heat gain and provide protection for the historic windows kept intact on the primary facade. A covered portal greatly enhances the quality of life for the owner's making this "porch" an actual "portal" where they can safely enjoy their unique view of downtown Santa Fe from this property in addition to providing a covered entry at the front door.

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

A combination of historic styles are prevalent in this neighborhood including many pueblo revival, territorial and even pitched roof Northern New Mexican style homes. Because of the existing hybrid nature of this home, with both historic and non-historic elements, blending pueblo with the functionality of a pitched metal roof, is in keeping with the utilitarian nature of previous work done to this property and encapsulates the Northern New Mexican vernacular. A sealant protecting the natural color of the wood is proposed for all portal woodwork including the wood rail guardrail, vigas and posts.

Please accept these exception criteria as part of our application packet for a Public Hearing before the Historic Districts Review.

Respectfully Submitted,

Luca Marino-Baker
Creative Director + Designer
High Desert Creative
505.309.1303
Luca@highdesertcreative.com

ABM Panel
28 Gauge Galvalume or Galvanized

Dot (•) identifies colors also available in 26 Gauge Galvalume

Bright White (WH) •
Light Stone (LS) •
Beige (BG)
Clay (CL) •
Tan (TN)

Bone White (BW)
Ash Gray (AG) •
Pewter Gray (PG)
Charcoal (CH) •
Bronze (BZ) •

Scarlet Red (SR)
Barn Red (RD) •
Colonial Red (CR)
Burgundy (BU) •
Brown (BN) •

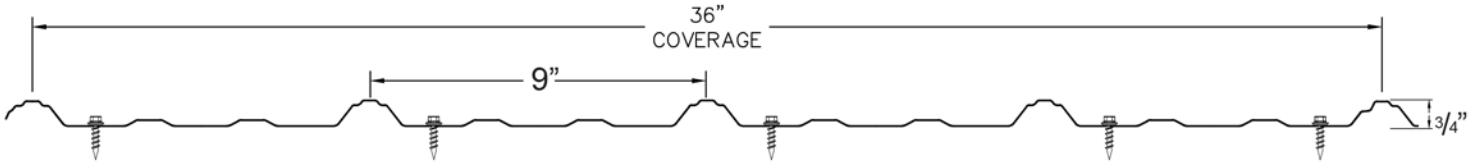
***Gold** (GL)
***Patina Green** (PA)
***Avocado Green** (AV)
Forest Green (FG)
Evergreen (EG) •

Slate Blue (SB) •
Gallery Blue (GB)
***Dark Blue** (DB)
Black (BL)
***Copper Penny** (CP)

36" Wide Coverage • 9" Rib Spacing • ¾" High Rib

✻ Colors only available in Galvalume
• Colors available in heavier 26 gauge Galvalume

ABM Panel

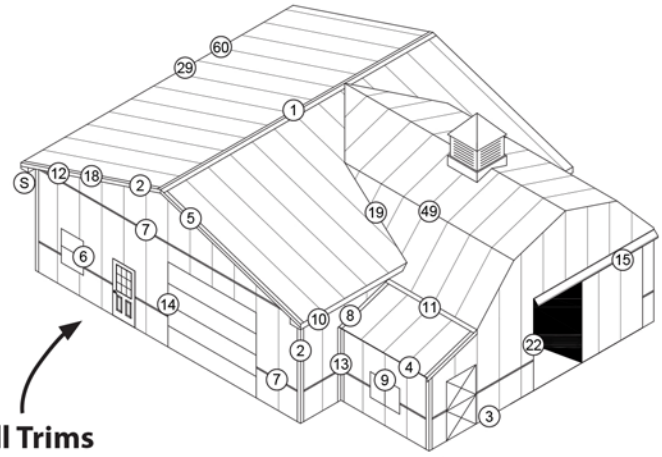


What is the difference between Galvalume and Galvanized?

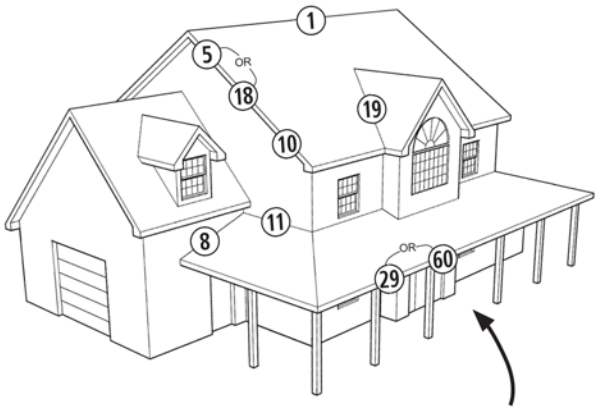
Galvalume is made from bare steel covered with a mixture of zinc, aluminum, and trace amounts of silicon to improve its long-term weathering capabilities. Painted Galvalume is known to exhibit more short-term edge rust and tension bend stains than Galvanized. Galvanized steel is made by passing bare steel through a bath of molten zinc at 842 degrees Fahrenheit. The zinc coating that gives the steel sheet its resistance to weathering and rust, offers better cathodic or sacrificial protection for scratches and cut edges.

IMPORTANT: Galvanized steel is known to resist ammonia better than Galvalume. That is why we strongly recommended Galvanized Steel in the presence of vapors from animal confinement.

Colors are as close as possible to actual colors, but may vary slightly from actual metal. Please request a free metal sample.

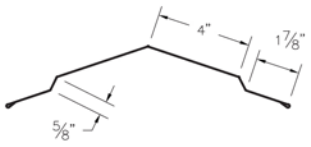


All Trims

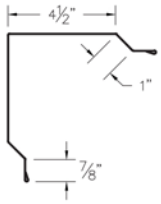


Common Residential Trims

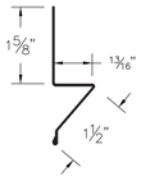
Drawings are not to scale.
Exact dimensions may vary.
Contact us about custom trims.
Item codes are in brackets.
cc - Color Code



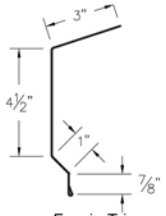
1 Universal Ridge Cap (CPcc)



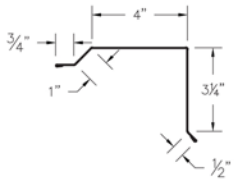
2 Rake & Corner (RCcc)



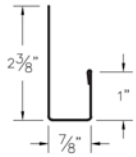
3 Base Angle (BAcc)



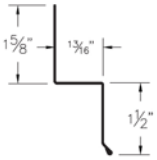
4 Fascia Trim (FTcc)



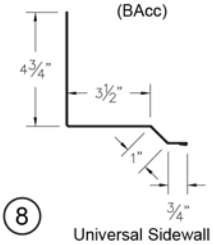
5 Gable Flashing (GFcc)



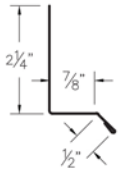
6 J Channel (Jcc)



7 Double Angle (DAcc)

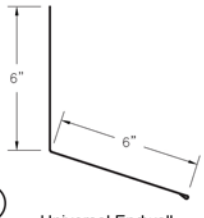


8 Universal Sidewall (SWcc)

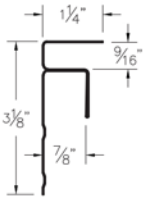


9 Drip Cap (DCcc)

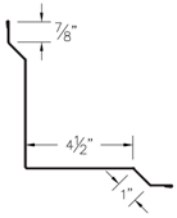
10 Post/Fascia Trim (PTcc)



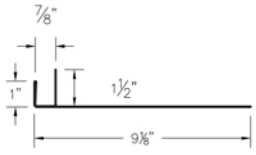
11 Universal Endwall (EWcc)



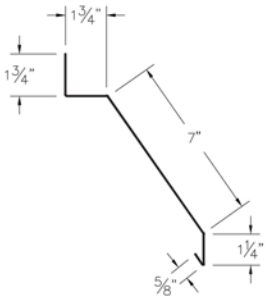
12 F & J (FJcc)



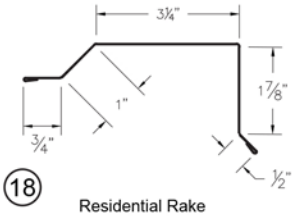
13 Inside Corner (ICcc)



14 Overhead Door (ODcc)

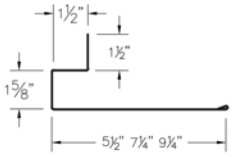


15 Face Mount Track Cover (CTcc)

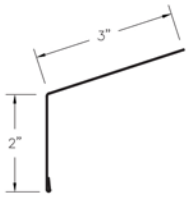


18 Residential Rake (RRcc)

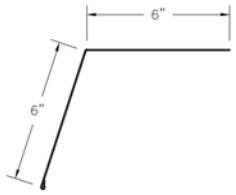
19 Formed Valley (WVcc)



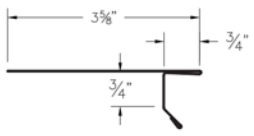
22 Door Trim (JTcc725 or JTcc925)



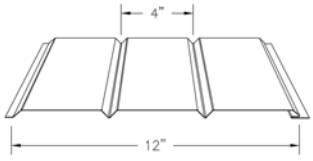
29 Gutter Apron (GAcc)



49 Gambrel Trim (GTcc)



60 Drip Edge (DEcc)



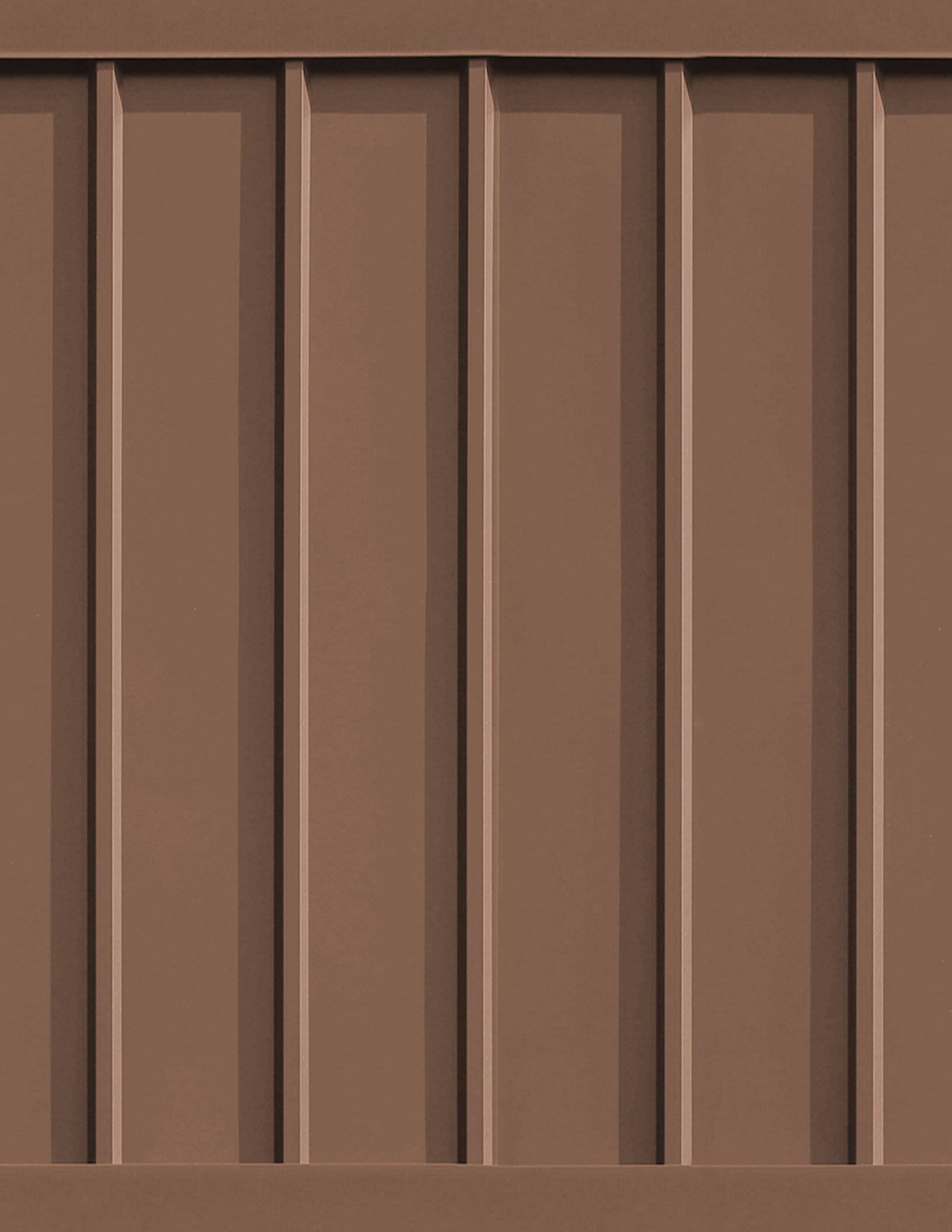
S 12" Soffit (Solid or Vented)

82 Garden Spot Rd,
Ephrata, PA 17522
Office: 717-445-6885
Toll Free: 800-373-3703

www.abmartin.net
sales@abmartin.net

35 Ridge Rd,
Newville, PA 17241
Office: 717-776-5951
Toll Free: 800-782-2712

© Copyright 2018 A.B. Martin Roofing Supply, LLC. All rights reserved.



High Desert Creative LLC
Luca Marino-Baker
Owner + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303
luca@highdesertcreative.com

05/26/2021

To: Historic Preservation Dept.
City Hall - 200 Lincoln Ave.,
Santa Fe, NM 87501

Re: 310 Magdalena – Case # 2020 - 002986-HDRB
Proposed Portal Addition + Site Work
Exception: Building onto a Primary Façade

Dear Historic Preservation and Land Use Staff,
Please accept this letter as an introduction to the proposed scope of work at 310 Magdalena Rd. In a previous board meeting on January 12, 2021, the board voted to establish the West face of this residence as its primary facade. We now propose a design that requires approval for an exception to historic criteria including building onto a primary facade.

In keeping with the utilitarian nature of both historic and current Owner initiated design alterations approved by the Board on May 4, 2021, we now ask for the Board to consider approving a portal addition to the west facing primary facade. As stipulated in the exception criteria, the proposed portal addition will provide shade, a protected entryway to the residence and most importantly will provide a safe and code compliant outdoor area the Owners can actually use. The proposed design is in keeping with the northern New Mexican vernacular of the home. The design is broken into the following elements:

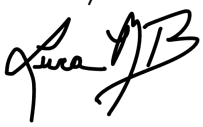
Attached portal structure (requires exception): As opposed to a parapet style portal roof that will have to account for 4 canales worth of roof drainage, we propose a simple post and beam shed roof featuring rounded vigas and posts and a sloped metal roof. This design will allow for better drainage and replace existing rotted and metal encapsulated viga ends with new structural vigas supporting the portal. The new vigas can be supported by a wood ledger board attached via expansion bolts to the existing primary facade. We feel this is the least structurally invasive method of attaching to the existing adobe structure which historically would have been a preferred method of connecting. The proposed roofing is Propanel in a "Bronze" color (see included imagery). All proposed wood structural elements are to be sealed to preserve their natural color.

Wood Guardrail at Existing Porch: We propose to build a 3' minimum high wood rail guardrail above the existing stone facade porch. This method of construction will allow the guardrail to be integrated into the proposed rounded posts and will allow for visibility of the primary facade from the streetscape. We propose to seal the wood guardrail to preserve its natural color like the other proposed wood elements such as vigas and posts.

Stone faced planter bed: The proposed planter bed will catch rain runoff from the proposed portal roof and coordinate with both existing and formerly Board approved site walls enclosing the new approved parking area.

Both the Owners and myself appreciate the historic quality of this property and have approached desired alterations in a manner we feel is respectful of the site and surrounding historic context of the District. All requested alterations are born of a necessity to improve current life safety issues and quality of life on the part of the Owners. We very much look forward to working with both Historic Preservation Staff and the Board to arrive at the best design solution possible for this Historic property.

Respectfully Submitted,



Luca Marino-Baker
Creative Director + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003720--HDRB

Project Description:

Project Location(s): 855 EL CAMINITO
Santa Fe, NM 87505

Contacts:

Property Owner: Brown Michael
855 El Caminito

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 1991

Year of Construction: 1924, 1960s, 1972

Project Type: Remodel

Historic Building Name:

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

#11961

IDENTIFICATION

ADDRESS: 855 El Caminito

ID NUMBER: 051600175

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW1/4 SW1/4

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

DATE OF CONSTRUCTION:
c. late 1920s ESTIMATE _____ ACTUAL

SOURCE(S) owner

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential - large lot

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? chapel, guest-house*

IF INVENTORIED, LIST ID NUMBER(S)
*051600175.1
860 Camino Ranchitos

DEGREE OF REMODELING:

___ MINOR ✓ MODERATE

___ MAJOR

EXPLAIN: Kitchen addition (SW corner) W elevation portal added garage converted to chapel

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

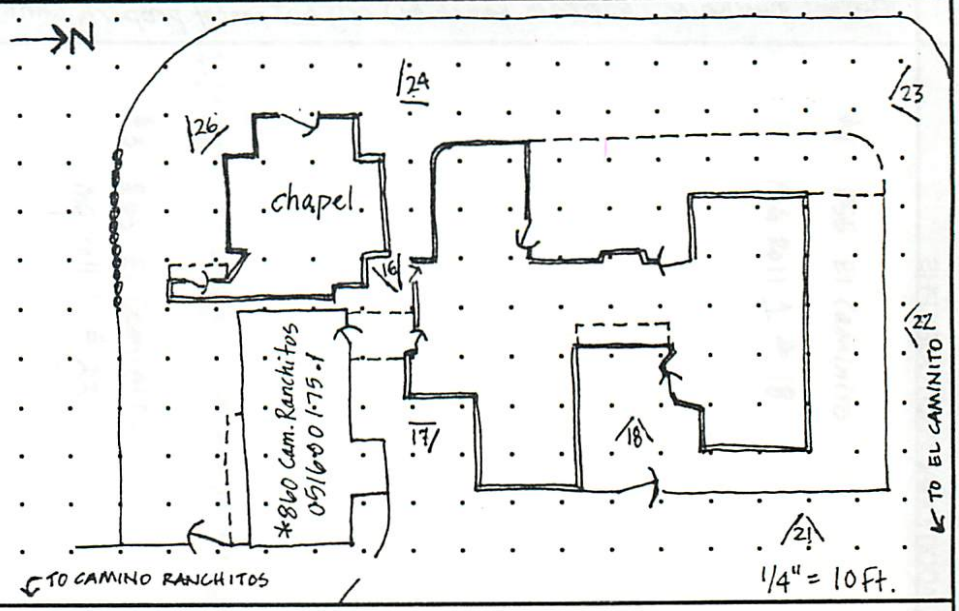
BUILDING THREATENED?

___ YES ✓ NO

PHOTO

east elevation #21

SITE PLAN



1983 FOOTPRINT INACCURATE

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT ✓ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 6-25-91 BY mg

NEGATIVES WITH NMHPD ROLL # 1 NEG # 16 TO 26

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	overall good condition, some H_2O damage / cracking on N wall
FOUNDATIONS	not visible	
DOORS	numerous multi light, some french.	orig front door on west side, vestibule entrance on E side off courtyard
WINDOWS	6 light wood casements, br. trim / lintels	good condition, minimal amt. of replacement glazing.
PORTALES	orig. on E side infilled - columns, flagstone on inside	USE of plate-glass on exterior face
CANALES	new wood w/ metal flashing	good condition
PORCHES	new porch on W side w/ columns, corbels	corregated fiberglass roof needs stabilization
BALCONIES	NA	
ROOFS	not visible behind parapet (flat)	
COURTYARDS	inside E wall	immature trees, flagstone step visible under plate glass - orig. step to portal
FENCES/WALLS	fieldstone wall across E and N side, adobe wall around rest w/ some coyote / split wood	some areas of fieldstone deteriorating, needs repointing
ARCH. DETAILS	numerous buttresses	
OTHER	many mature trees in lot trellised walkway to guesthouse	doorway to guesthouse enclosed

COMMENTS former garage converted to Russian Orthodox Chapel c. 1968, chapel enlarged again c. 1971; current guesthouse (860 Cam. Ranchitos) orig NOT part of property, until 1991 was 854 Cam. Ranchitos

ADDITIONAL PHOTOGRAPHS

view west into courtyard #18

North elevation #22

IDENTIFICATION

ADDRESS 855 El Caminito

ID NUMBER 051600175

SURVEYED/RESEARCHED
DATE 6·25·91 BY mg

west elevation toward south #23

south elevation toward east #16

south elevation toward west #17

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

IDENTIFICATION

ADDRESS
855 El Caminito

ID NUMBER
0516001175

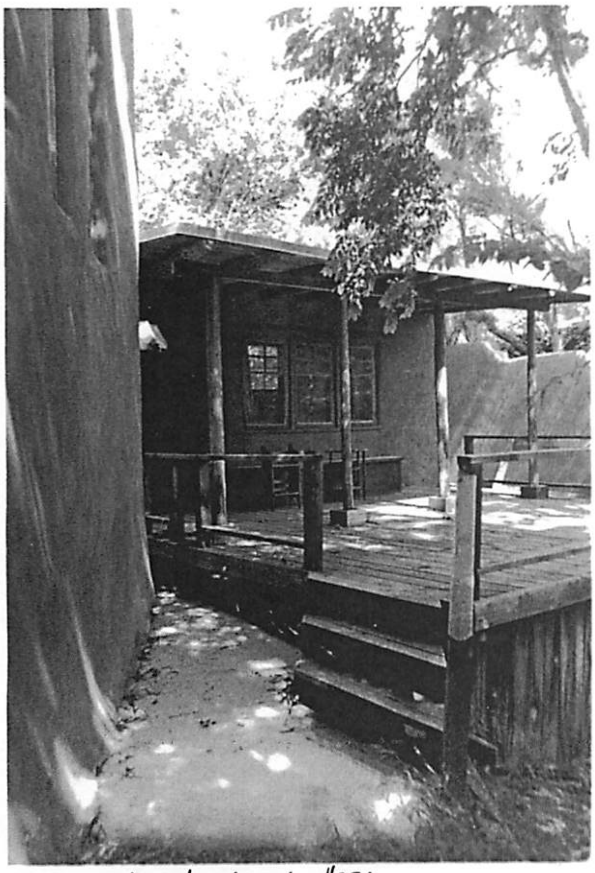
SURVEYED/RESEARCHED
DATE 6·25·91 BY mg

west facade of chapel #24

Interview notes from owner - Mrs. Michael Ossorgin (983-3317)

has lived in house c. 30 years; bought it from the Gault family; Kitchen wing (NW corner) added c. 1972; west portal added c. 1972; late 1960s, added trellis/doorway to guesthouse;

whole property part of Gault Compound, orig gates at end of El Caminito



SE addition to chapel #26

J.G. Meem built initial const. phase (center section of H-plan)

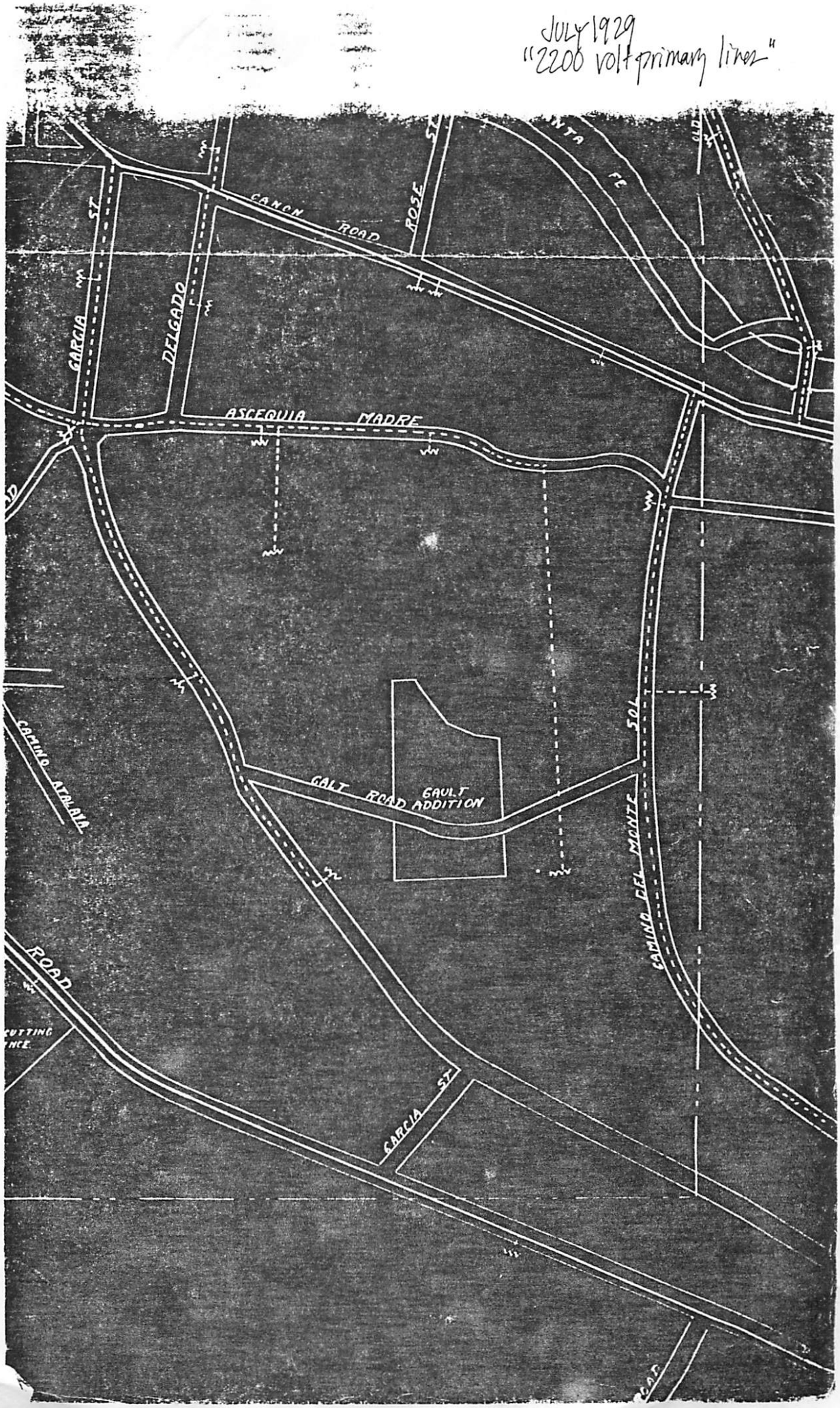
possible archeological potential in courtyard / front yard - grandfather Gault structures on site that Gault builder landfilled and built over with current house. Cavities exist as result of landfill - accessible from basement of current building.

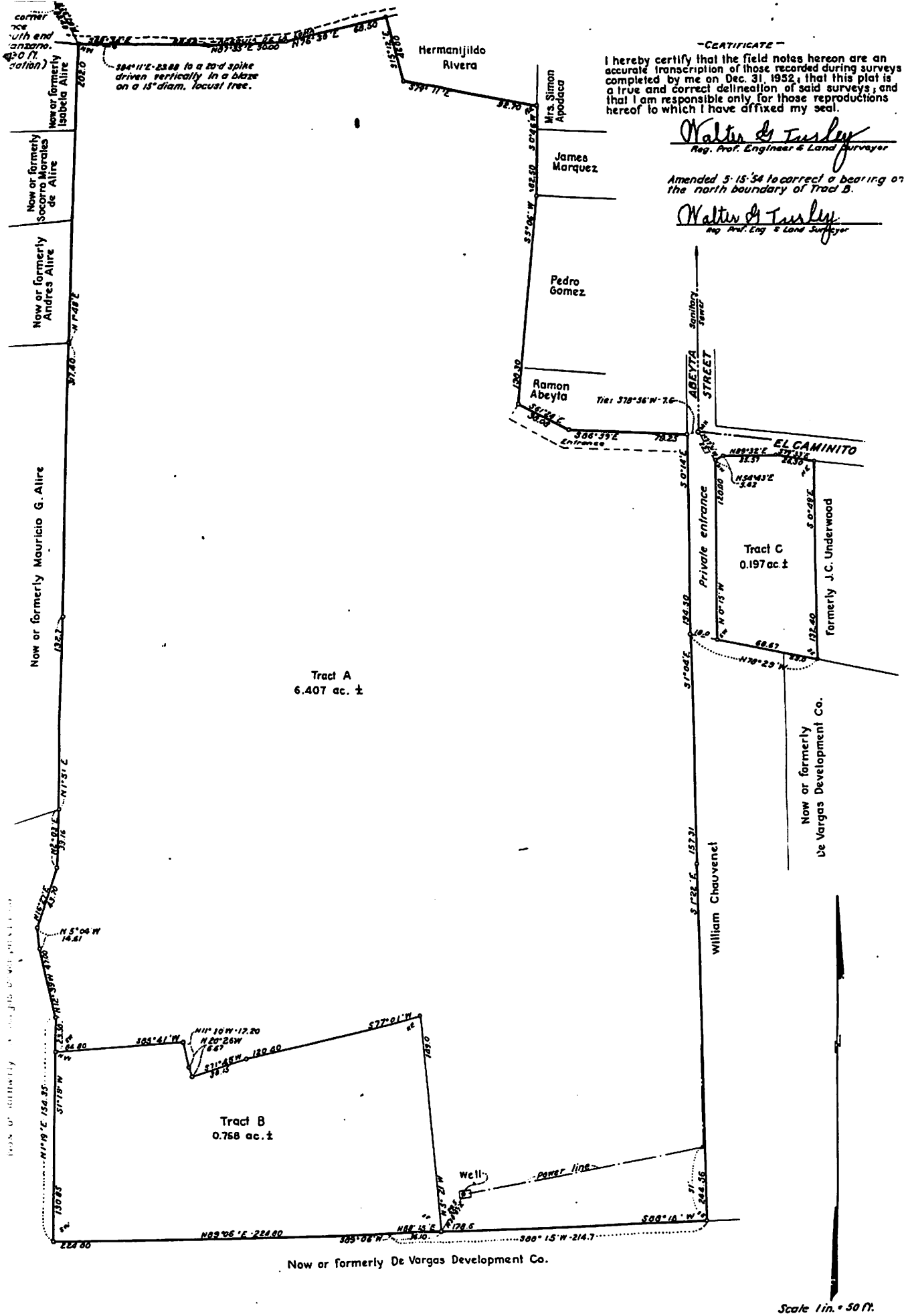
1929 city map - property delineated w/in Gault Addition

1966 subdivision plat - called "GALT" house

1980 replatted property into lots 5, 6, 7

JULY 1929
"2200 volt primary lines"





-CERTIFICATE-

I hereby certify that the field notes hereon are an accurate transcription of those recorded during surveys completed by me on Dec. 31, 1952; that this plat is a true and correct delineation of said surveys; and that I am responsible only for those reproductions hereof to which I have affixed my seal.

Walter G Tussley
Reg. Prof. Engineer & Land Surveyor

Amended 5-15-'54 to correct a bearing on the north boundary of Tract B.

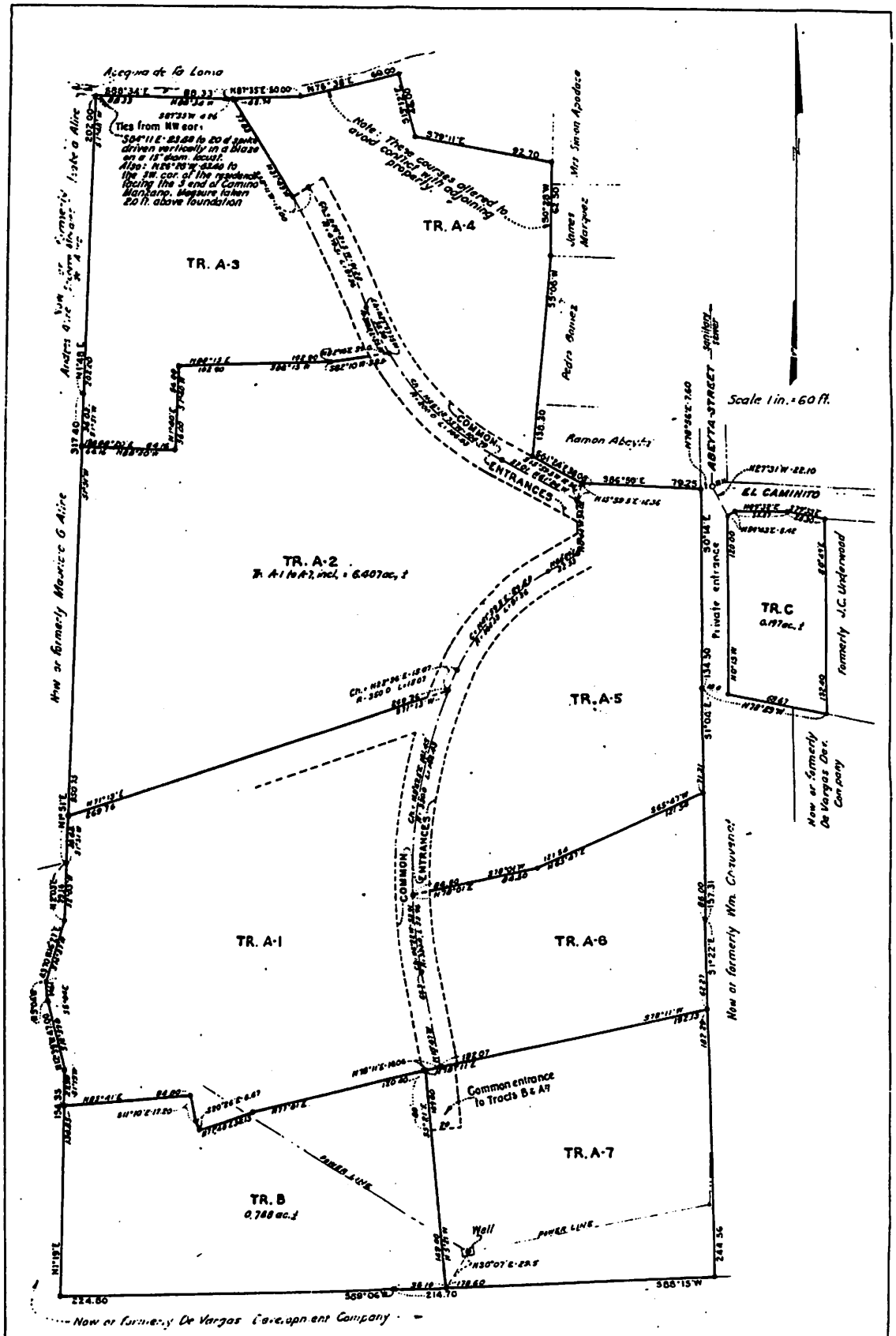
Walter G Tussley
Reg. Prof. Eng & Land Surveyor

AMENDED PLAT

LANDS SURVEYED 12-31-'52

FOR MADELIENE N GALT

WARD Nº 1 SANTA FE N M



CERTIFICATE

I hereby certify that this plat, with the notes thereon, accurately delineates surveys completed under my direction on September 7, 1954. I have affixed my official seal to all a uthorized reproductions hereof..

Walter G. Turley
Reg. Prof. Eng. & Land Surveyor

Amended 6-21-55 to correct reverse bearings.

Walter G. Turley
Reg. Prof. Eng. & Land Surveyor.

LANDS SURVEYED 9-7-54

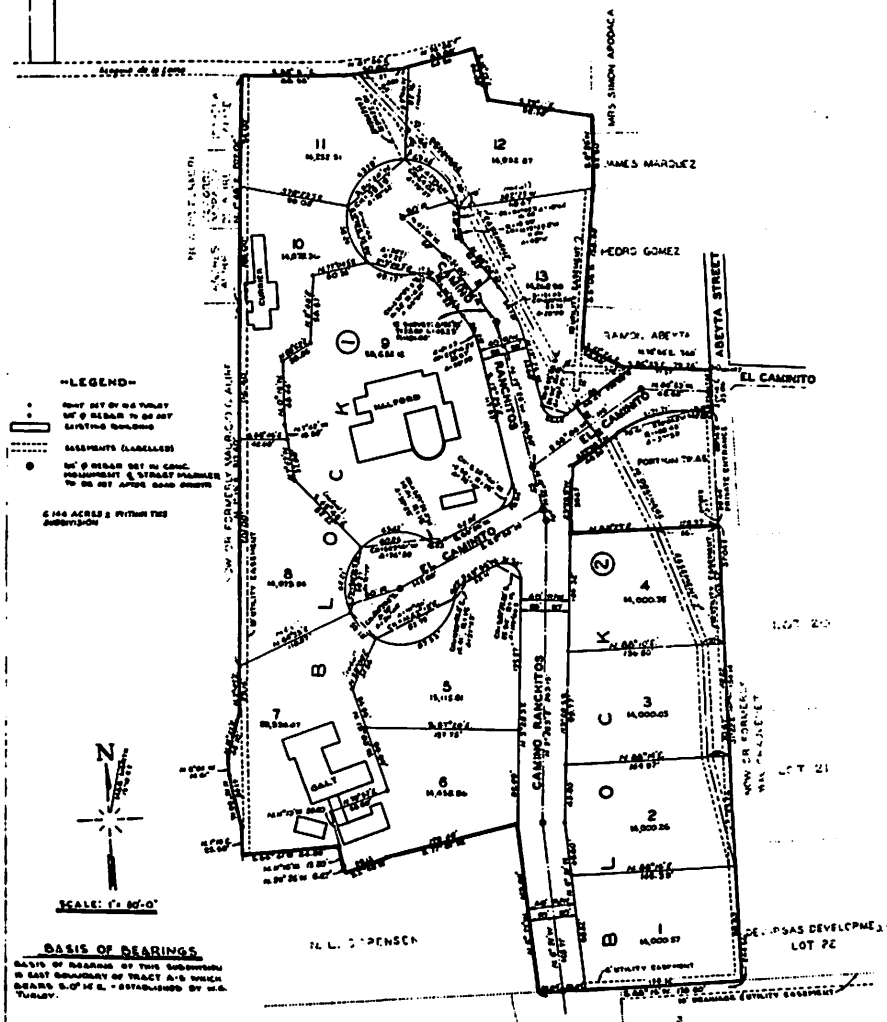
FOR MADELIENNE N GALT

WARD NO 1 SANTA FE N M

o Indicate iron stakes

94 C 63

11-11



BASIS OF BEARINGS

BASIS OF BEARING OF THIS SUBDIVISION IS EAST BOUNDARY OF TRACT A-3 WHICH BEARS S 0° 14' E. - ESTABLISHED BY H.S. TURLEY.

292,104

1:20 1321 Proj. 66

Laime Armijo

GALT COMPOUND

WARD No 1

SANTA FE NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THOMAS GALT, ELIZABETH CURRIER and MADELEINE N GALT BY THOMAS GALT, Her Attorney-in-Fact Have Made a Subdivision of the Herein Described Lands LYing Situate and Being in Ward No 1 of The City Of Santa Fe, County Of Santa Fe, State Of New Mexico As Shown on this Plat Thereof; That Such Subdivision is Named and Shall Be Known As

--GALT COMPOUND--

That The Above and foregoing Subdivision Of The Following described Land To Wit Beginning at a Stake Set on the Northwest Corner of ABEYTA and EL CAMINITO STREETS from which a City Sewer manhole bears N 87° 30' W 1.5 feet and from which N 78° 56' E 7.00 ft. Said iron Stake being the Northwest Corner of this Tract. Thence S 0° 14' E 96.06 ft to an iron Stake, thence N 89° 53' W 16.10 ft. thence 7.71 ft along a curve to the left (chord = 6.69 ft, A = 87°33') to an iron Stake thence S 88° 08' W 49.20' to an iron Stake thence S 72° 28.5' E 29.67 ft to an iron Stake thence N 88° 25' E 123.37 ft to an iron Stake; thence S 1° 04' E 194.16 ft to an iron Stake thence, S 1° 22' E 266.64 ft to an iron Stake, which is the Southeast Corner of this tract and lot No 1, said iron Stake being Common to the Southwest Corner of Lot 22 of the DE VARGAS DEVELOPMENT CO No 1 as accepted by the City of Santa Fe on April 14, 1950 Also common to the North Boundary of Lot 5, Block 1, "LOS RANCHEROS" Sub division Accepted by the City of Santa Fe February 27, 1946. Thence, S 88° 16' W 176.60 ft to an iron Stake Set for the Southerly corner of this tract and the West Side of CAMINO RANCHITOS thence N 1° 21' W 119.00 ft along west side of Camino Ranchitos to an iron Stake Set for the Southeast corner of lot No 6 of this tract thence S 77° 08' W 120.60 ft to an iron Stake. thence S 71° 48' W 58.15 ft to an iron Stake Set for the Southwest corner of Lot No 6 Of this tract Thence N 80° 26' W 6.67 ft to an iron Stake, thence N 1° 10' W 17.70 ft to an iron Stake thence S 89° 8' W 84.80 ft to an iron Stake Set for and being the Southwest Corner of this tract. thence N 1° 15' E 29.60 ft to an iron stake thence N 12° 19' W 47.00 ft to an iron Stake thence N 5° 06' W 16.61 ft to an iron Stake thence N 16° 27' E 69.70 ft to an iron Stake thence N 2° 06' E 29.16 ft to an iron Stake common to lots 7 and 8 of this tract thence N 1° 15' E 517.40 ft to an iron stake thence N 7° 48' E 70.20 ft to an iron stake set for the Northwest corner of this tract and common to lot No 11 of this tract Thence S 88° 44' E 88.88 ft to an iron stake thence N 87° 35' E 50.00 ft to an iron stake thence N 76° 35' E 69.00 ft to an iron stake which is the northerly most corner of this tract and lot No 12 of this tract. thence S 15° 12' E 44.00 ft to an iron stake. thence S 72° 12' E. 92.70 ft. to an iron stake set for the Northeast corner of Lot No 12 and this tract thence S 0° 28' W 62.90 ft to an iron Stake common to lots 12 and 13 of this tract thence S 5° 06' W 158.80 ft to an iron Stake thence S 5° 12' E 58.08 ft to an iron stake. thence S 86° 49' E. 79.75 ft along north side of EL CAMINITO to an iron stake which is the point of beginning of this tract This Subdivision As Subdivided And Shown hereon, is made with the free consent and in accordance with the desire of the undersigned owners and proprietors thereof. That CAMINO RANCHITOS and EL CAMINITO as shown are hereby Dedicated to the Public for their use as public streets and that utility easements and drainage easements as shown and designated hereon are granted to the agencies responsible for the construction, operation and maintenance of such utilities.

MADELEINE N GALT SEAL — ELIZABETH CURRIER SEAL

Thomas Galt III Thomas Galt — Madeleine Galt

ATTORNEY-IN-FACT

STATE OF FLORIDA
COUNTY OF DUVAL ss

ON THIS 1st DAY OF MARCH 1966, BEFORE ME PERSONALLY APPEARED THOMAS GALT, AND THOMAS GALT AS ATTORNEY-IN-FACT FOR MADELEINE N GALT 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.

Wm A Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 11, 1966

STATE OF
COUNTY OF ss

ON THIS ___ DAY OF ___ 196 BEFORE ME PERSONALLY APPEARED ELIZABETH CURRIER, 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

NOTARY PUBLIC

MY COMMISSION EXPIRES ___

AFFIDAVIT

STATE OF NEW MEXICO ss
COUNTY OF SANTA FE
THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF SANTA FE

Thomas B. Galt III
OWNER-ATTORNEY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 1966.

NOTARY PUBLIC

APPROVED BY CITY ENGINEER

DATE May 5 1966 Emerson Hall
CITY ENGINEER

APPROVED BY CITY PLANNER

DATE May 5 1966 Lucas Armijo
CITY PLANNER

APPROVAL OF THE CITY PLANNING COMMISSION

SANTA FE NEW MEXICO January 20 1966

THIS PLAT IS APPROVED FOR FILING BY THE CITY PLANNING COMMISSION.

Kenneth Delaney
CHAIRMAN
SECRETARY

ACCEPTANCE BY THE CITY OF SANTA FE

ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE COUNTY OF SANTA FE STATE OF NEW MEXICO IN MEETING ON THIS 26 DAY OF January 1966

MAYOR

ATTEST: Irene Lopez
CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF FIELD COMPUTATIONS BASED ON THE FIELD NOTES FROM A PLAT BY H.S. TURLEY, N.M.P.E. & L.S. OF RS. TITLED "LANDS SURVEYED FOR MADELEINE N GALT, HWY NO 1, SANTA FE, N.M." PLAT AMENDED 6-21-'63" AND ON CERTAIN INFORMATION FURNISHED BY RICHARD MILFORD, N.M.P.E. #1403.

Gerald O. Hayden
N.M.L.S. #1810

APPROVED BY PUBLIC UTILITY COMPANIES

PUBLIC SERVICE COMPANY BY Paul D. Tate

MOUNTAIN STATES TEL & TEL BY A. Dan Sisneros Jr.

SOUTHERN UNION GAS CO BY Clay Libon

66-4

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 4-6-83 by mb	county Santa Fe	ID no. 0516 00175
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 855 El Caminito

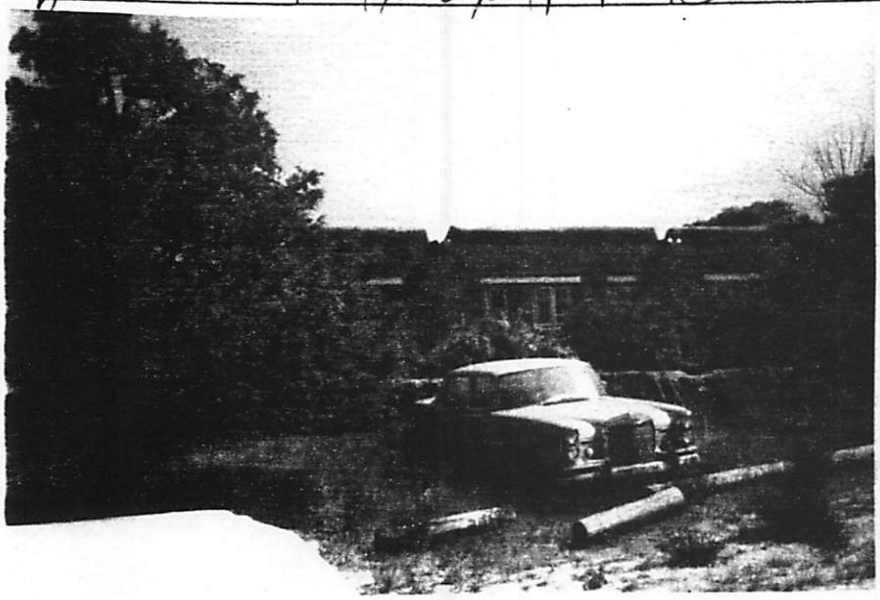
city/town: Santa Fe

land grant/reservation: ~~X~~

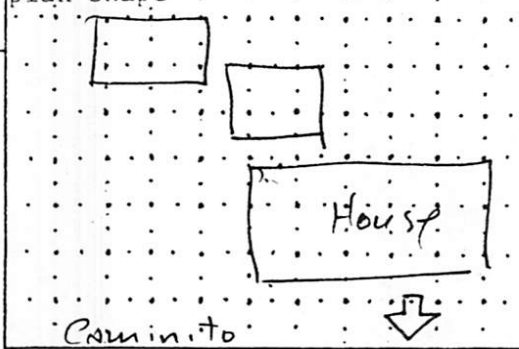
building name:

legal description: tnsp 17 N range 10 E sec 36 NW¼ SW¼

film roll by mb no. 10	negative nos. ~~1,20~~, 21, 22, 23	loc. of neg. HPB



plan shape



date of construction: Pre 1982 estimate ____ actual

source: 1982 Directory - Appears older.

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

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe: Canales rebuilt

surroundings: Residential

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

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

associated buildings? X yes
what type? 2 cottages
if inventoried, list ID nos.

see back? ___ yes

style: Pueblo revival

foundation material: Not vis

wall material/surface: Stucco

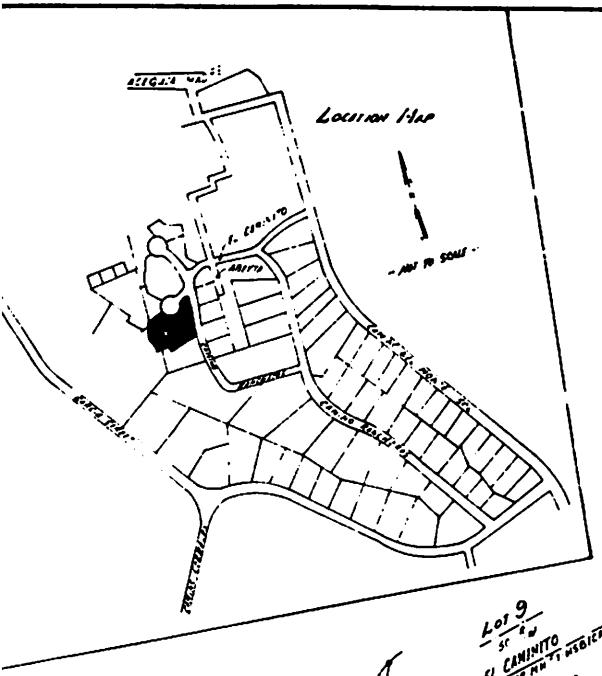
architectural features

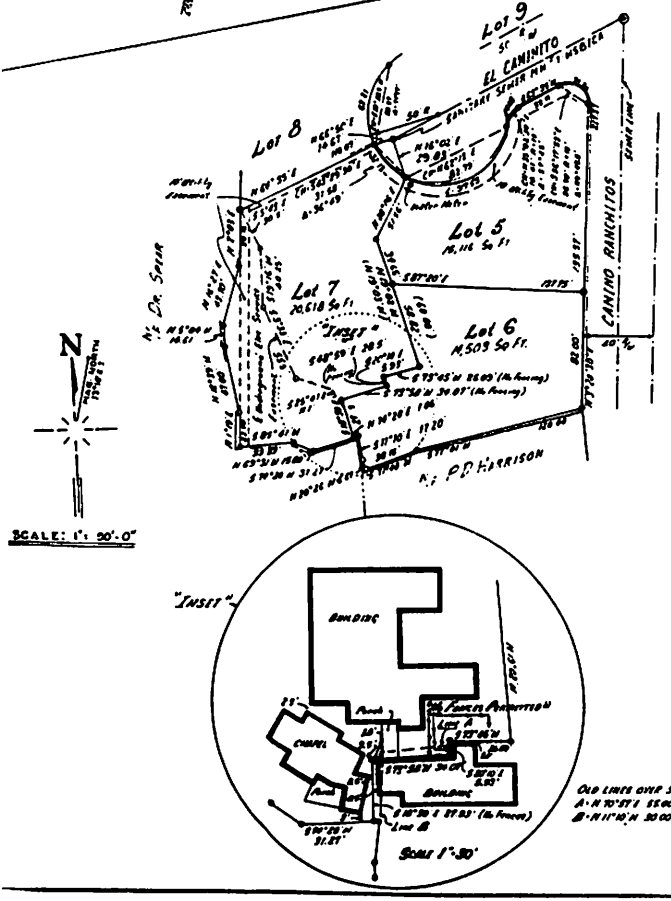
Windows - 6 lite wood casement - ~~X~~ lintels exposed
Turqu. trim
Buttress NE cnr.

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
zeq/ula

Streetscape

Stone wall within yard.





KNOW ALL MEN BY THESE PRESENTS

THAT Michael Ossorgin & Lillian Ossorgin

HAS MADE A SUBDIVISION OF THE HEREIN DESCRIBED LAND LYING, SITUATED, AND BEING IN SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO AS SHOWN ON THIS PLAT THEREOF AND THAT SAID SUBDIVISION SHALL BE KNOWN AS RE-PLAT OF LOT 5, 6 AND 7, BLOCK 1 OF GALT COMPOUND

ALL AS SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. NO FENCES OR STRUCTURES WILL BE PERMITTED ALONG LOT LINES AS INDICATED ON THIS PLAT THAT WILL IMPEDE REPAIRS TO RESIDENCES.

Michael Ossorgin

Lillian Ossorgin

State of New Mexico)
County of Santa Fe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 19____.

NOTARY PUBLIC

My Commission Expires ____

AFFIDAVIT

State of New Mexico)
County of Santa Fe) SS

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF SANTA FE

Owner

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF April 19____.

NOTORY PUBLIC

My Commission Expires ____

CERTIFICATE

I CERTIFY THAT THIS PLAT AND THE NOTES THEREON CORRECT DELINEATION OF A SURVEY MADE BY ME 16, 1980

Joe D. Trujillo NMLS No. 5958
5-2-80

APPROVED BY PUBLIC UTILITY COMPANIES

PUBLIC SERVICE COMPANY OF ~~Frank~~ [illegible] 4-29-80 Approved 5-5-80
MOUNTAIN STATES TEL & TEL BY E.P. Tennyson 5-5-80
GAS CO OF NEW MEXICO BY ~~Edgar J. Bacca~~ [illegible]

CITY OF SANTA FE, NEW MEXICO.

APPROVED ON 7/8 DAY OF 80. Wellington Hunt
CITY ENGINEER

APPROVED ON 7/8 DAY OF 1980. [illegible]
CITY PLANNER

APPROVED BY THE CITY PLANNING COMMISSION ON 6/18, 1980

Barnaby G. Chavez
CHAIRMAN Planning Comm.

George T. Rybak
SECRETARY

REPLAT of Lots 5, 6 and 7 of Block 1
GALT COMPOUND
SANTA FE, NEW MEXICO

940 - 547

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 H991

IDENTIFICATION

ADDRESS: 860 Camino Ranchito

ID NUMBER: 051600 175.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

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

DATE OF CONSTRUCTION:

pre 1960s ESTIMATE _____ ACTUAL

SOURCE(S) owner, see comments

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES ✓ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

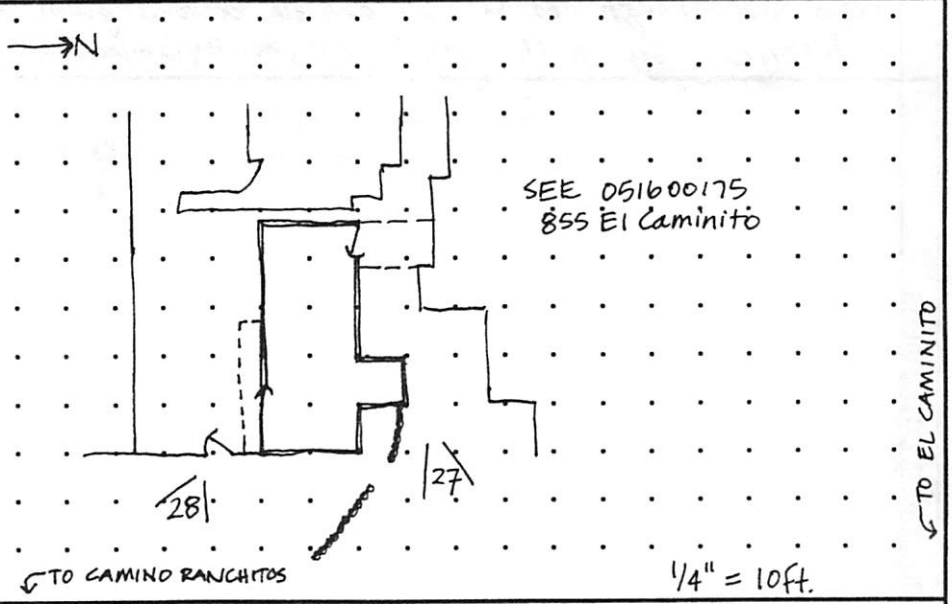
BUILDING THREATENED?

____ YES ✓ NO

PHOTO

north wall of (guesthouse (toward west) #27

SITE PLAN



1983 FOOTPRINT 11/17/11 DATE

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES ✓ NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ✓ NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ✓ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 6-25-91 BY mg

NEGATIVES WITH NMHPD ROLL # 1 NEG # 27 TO 28

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	adobe with stucco	bldg in very good condition
FOUNDATIONS	not visible	
DOORS	on south elevation	
WINDOWS	6 lite wood casement, lintels	
PORTALES	on South elevation, corbels	
CANALES	NA	
PORCHES	NA	
BALCONIES	NA	
ROOFS	not visible	
COURTYARDS	on south elevation	
FENCES/WALLS	adobe, coyote around property	
ARCH. DETAILS	buttresses	
OTHER		overall good condition, difficult to photograph

COMMENTS though has separate address, serves as guest house for 855 El Caminito, since 1960s, historically sep. building; until 1991, was 854 Camino Ranchito - address has been changed

ADDITIONAL PHOTOGRAPHS

south wall of (guest)house (toward NW) #28

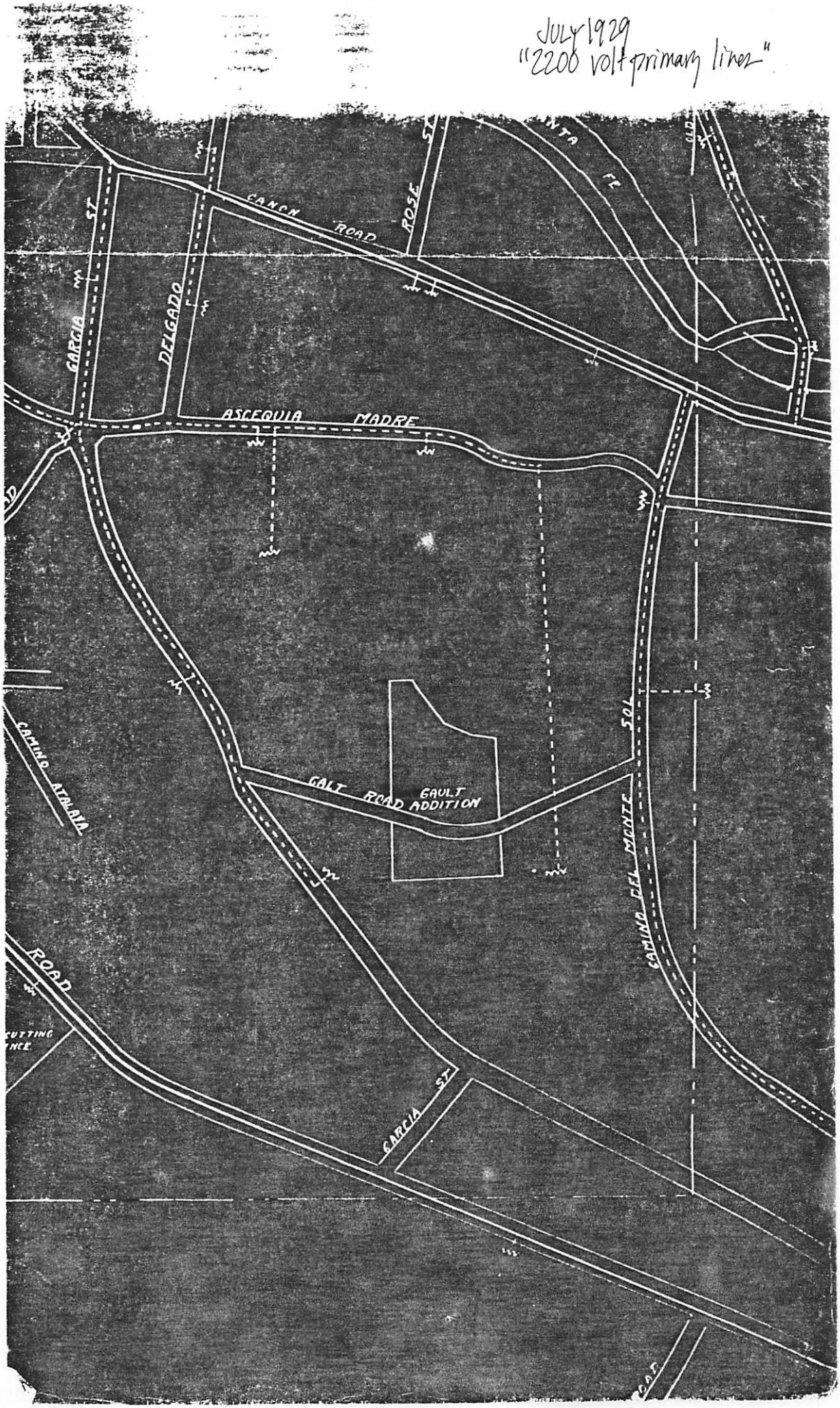
1966 Subdivision plat as part of GALT house

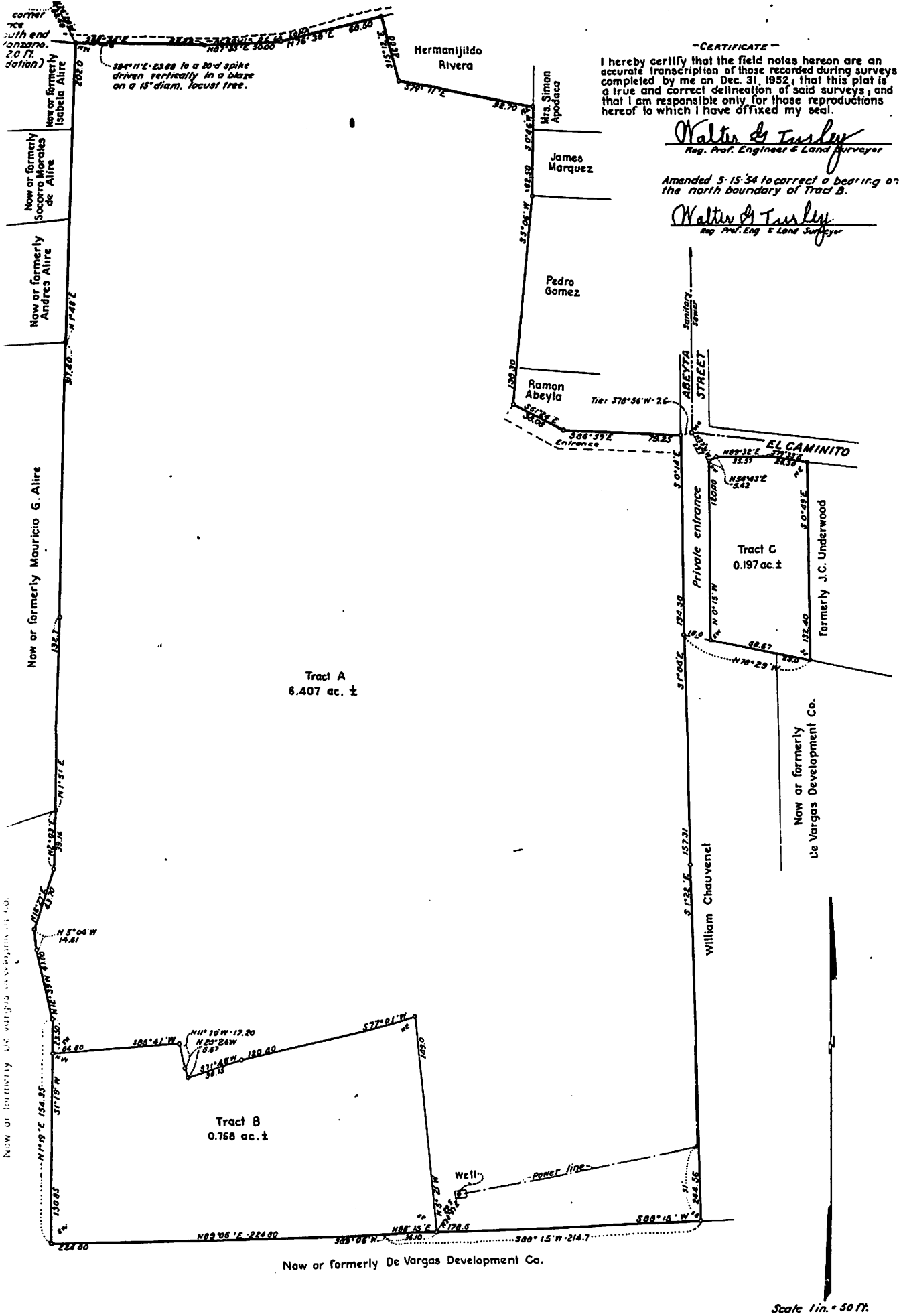
1980 subdivision plat - replatted property lots 5, 6, 7

1952 - attached survey: shows on separate lot - bldg could predate this, most likely did.

"contributing" determination based on bldg materials, integrity..

JULY 1929
"2200 volt primary lines"





"CERTIFICATE"

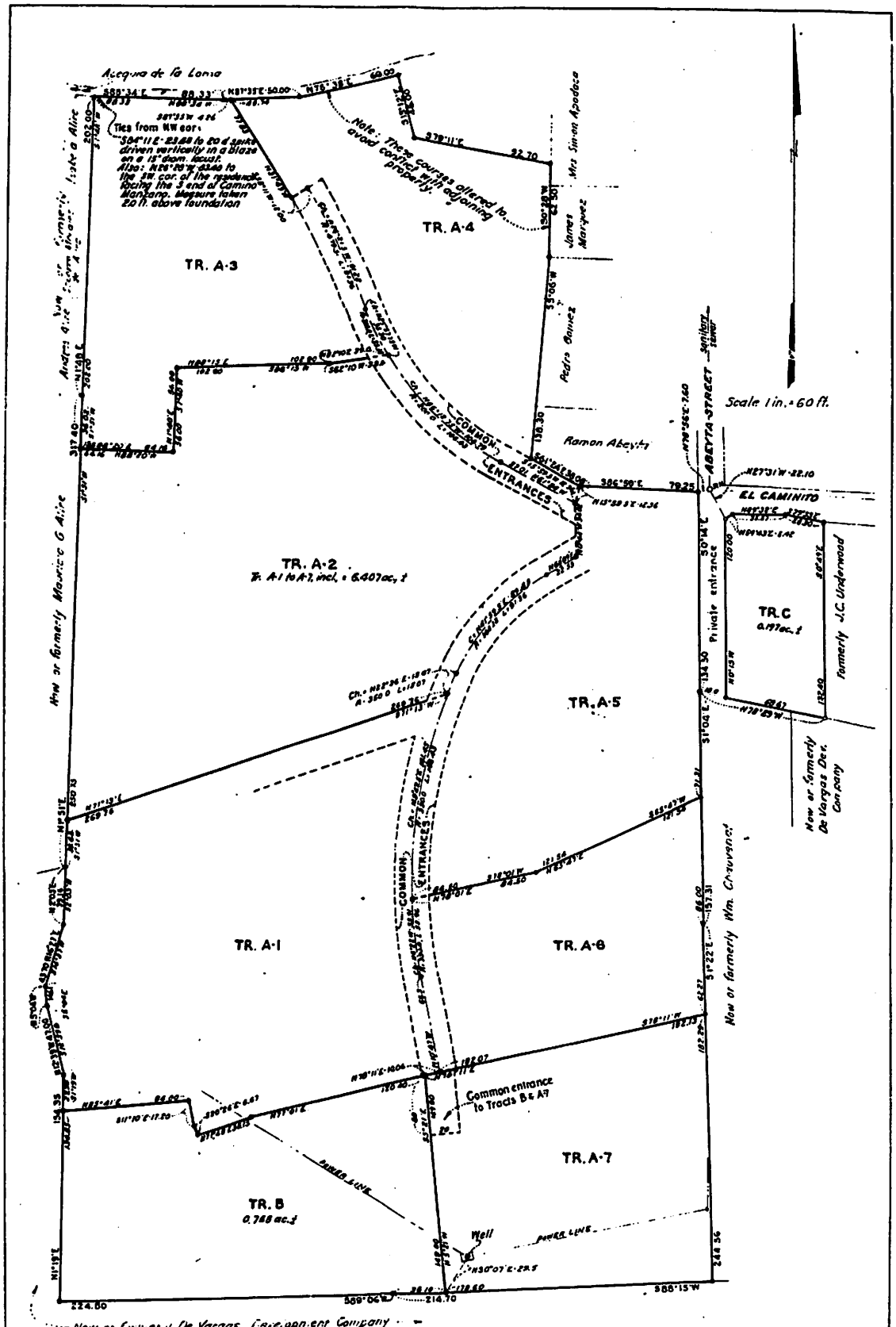
I hereby certify that the field notes hereon are an accurate transcription of those recorded during surveys completed by me on Dec. 31, 1952; that this plat is a true and correct delineation of said surveys; and that I am responsible only for those reproductions hereof to which I have affixed my seal.

Walter G Tarsley
Reg. Prof. Engineer & Land Surveyor

Amended 5-15-54 to correct a bearing on the north boundary of Tract B.

Walter G Tarsley
Reg. Prof. Eng. & Land Surveyor

AMENDED PLAT
LANDS SURVEYED 12-31-'52
FOR MADELIENE N GALT
WARD Nº 1 SANTA FE N M



CERTIFICATE

I hereby certify that this plat, with the notes thereon, accurately delineates surveys completed under my direction on September 7, 1954. I have affixed my official seal to all a uthorized reproductions hereof..

Walter G. Turley
Reg. Prof. Eng. & Land Surveyor

Amended 6-21-55 to correct reverse bearings.

Walter G. Turley
Reg,Prof.Eng.& Land Surveyor.

LANDS SURVEYED 9-7-54

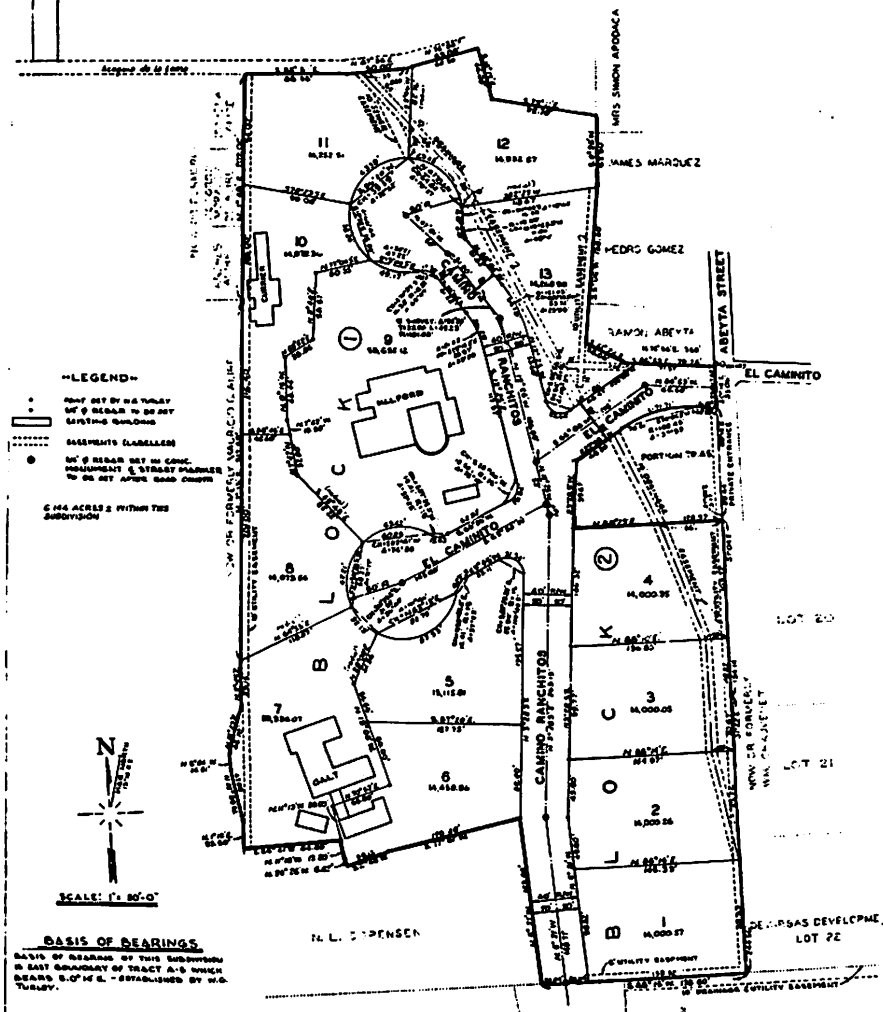
FOR MADELIENNE N GALT

WARD NO 1 SANTA FE N M

o Indicate iron stakes

54 E 63

11-47



BASIS OF BEARINGS

BASIS OF BEARINGS OF THIS SUBDIVISION IS EAST BOUNDARY OF TRACT A-5 WHICH BEARS S.0° W E. - ESTABLISHED BY W.G. TURLEY.

282,704

Feb 13th & Aug 66

Carmie Arroyo

GALT COMPOUND

WARD No 1

SANTA FE NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THOMAS GALT, ELIZABETH CURRIER And MADELEINE N GALT BY THOMAS GALT, Her Attorney-in-Fact Have Made a Subdivision of the Herein Described Lands Lying Situate and Being in Ward No 1 of the City Of Santa Fe, County Of Santa Fe, State Of New Mexico As Shown on this Plat Thereof; That Such Subdivision is Named and Shall Be Known As

"GALT COMPOUND"

That The Above and Foregoing Subdivision Of The Following described Land To Wit: Beginning at a Stake Set on the Northwest Corner of ABEYTA and EL CAMINITO STREETS from which a City Sewer manhole No 7, Line W.S.B.M. lies N.76°56'E. 360.0 ft Said iron Stake being the Northeast Corner of this Tract. Thence S.0°16'E. 95.06 ft to an iron Stake, thence N.86°53'W. 410 ft thence 71.71 ft along a curve to the left (chord is N.84°37'30") to an iron Stake thence S. 55°08'W. 49.20' to an iron Stake thence S.72°25'E. 59.67 ft to an iron Stake thence N. 80°25'E. 228.37 ft to an iron Stake; thence S.1°04'E. 194.46 ft to an iron Stake thence; S.1°22'E. 244.46 ft to an iron Stake, which is the Southeast Corner of this tract and lot No 1, Said iron Stake being Common to the Southwest Corner of Lot 22, of the DE VARGAS DEVELOPMENT CO NO 1 as accepted by the City of Santa Fe on April 14,1950 Also common to the North Boundary of Lot 5, Block 1, "LOS RANCHEROS" Sub division Accepted by the City of Santa Fe February 27,1946. Thence; S.88°16'W. 178.50 ft to an iron Stake Set for the Southerly corner of this tract and the West Side of CAMINO RANCHITOS' thence N.5°21'W. 149.00 ft along west side of Camino Ranchitos to an iron Stake Set for the Southeast corner of lot No 6 of this tract thence S.77°01'W 170.40 ft to an iron Stake thence S.71°48'W. 58.14 ft to an iron Stake Set for the Southwest corner of Lot No 6 of this tract thence N 82°26'W 6.67 ft to an iron Stake, thence N.11°10'W. 17.10 ft to an iron Stake thence S.89°W. 84.80 ft to an iron Stake Set for and being the Southwest Corner of this tract. thence N.1°19'E. 28.50 ft to an iron stake thence N 12°19'W 47.00 ft to an iron stake thence N.5°04'W. 94.61 ft to an iron stake thence N 16°22'E. 69.70 ft to an iron Stake thence N 2°08'E. 89.16 ft to an iron stake common to lots 7 and 8 of this tract thence N.1°15'E. 317.40 ft to an iron stake thence N 1°48'E. 202.00 ft to an iron stake set for the Northwest corner of this tract and common to lot No 11 of this tract. Thence S.88°56'E. 88.98 ft to an iron stake thence N.87°35'E. 50.00 ft to an iron stake thence N 76°55'E. 69.00 ft to an iron stake which is the northerly most corner of this tract and lot No 12 of this tract. thence S.15°12'E. 44.00 ft to an iron stake. thence S.73°12'E. 92.70 ft to an iron stake set for the Northeast corner of Lot No 12 and this tract thence S.0°28'W 62.50 ft to an iron stake common to lots 12 and 14 of this tract thence S.5°06'W 158.50 ft to an iron stake thence S.61°26'E. 38.08 ft to an iron stake. thence S.86°59'E. 73.75 ft along north side of EL CAMINITO to an iron stake which is the point of beginning of this tract. This Subdivision As Subdivided And Shown hereon, is made with the free consent and in accordance with the desire of the undersigned owners and proprietors thereof. That CAMINO RANCHITOS and EL CAMINITO as shown are hereby Dedicated to the Public for their use as public streets and that utility easements and drainage easements as shown and designated hereon are granted to the agencies responsible for the construction, operation and maintenance of such utilities.

MADELEINE N. GALT SEAL — by Thom Galt All Hower Galt Attorney-in-Fact SEAL

ELIZABETH CURRIER SEAL — Thomas Galt SEAL

STATE OF FLORIDA
COUNTY OF DUVAL ss

ON THIS 1st DAY OF MARCH 1966, BEFORE ME PERSONALLY APPEARED THOMAS GALT, AND THOMAS GALT AS ATTORNEY-IN-FACT FOR MADELEINE N GALT 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.

Wm A. Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 11, 1966

STATE OF
COUNTY OF ss

ON THIS ___ DAY OF ___ 196 BEFORE ME PERSONALLY APPEARED ELIZABETH CURRIER, 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

NOTARY PUBLIC

MY COMMISSION EXPIRES ___

AFFIDAVIT

STATE OF NEW MEXICO ss
COUNTY OF SANTA FE
THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE

Thomas B. Catron III
OWNER-ATTORNEY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 1966.

NOTARY PUBLIC

APPROVED BY CITY ENGINEER

DATE May 5 1966 — S. Encinias
CITY ENGINEER

APPROVED BY CITY PLANNER

DATE May 6 1966 — [illegible]
CITY PLANNER

APPROVAL OF THE CITY PLANNING COMMISSION

SANTA FE NEW MEXICO January 20 1966

THIS PLAT IS APPROVED FOR FILING BY THE CITY PLANNING COMMISSION

Kenneth Delaney
CHAIRMAN

SECRETARY

ACCEPTANCE BY THE CITY OF SANTA FE

ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE COUNTY OF SANTA FE STATE OF NEW MEXICO IN MEETING ON THIS 26 DAY OF January 1966

MAYOR

ATTEST
CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF OFFICE COMPUTATIONS BASED ON THE FIELD NOTES FROM A PLAT BY W.G. TURLEY, N.M.P.E. & L.S. NO 82, TITLED "LANDS SURVEYED FOR MADELEINE N GALT, MILES MT. SANTA FE, N.M." FIRST AMENDED 6-IN '65' AND ON CERTAIN INFORMATION FURNISHED BY RICARDO MELENDEZ, N.M.P.E. NO 4703

Gene Brigham
GENE BRIGHAM
N.M.L.S. NO 4910

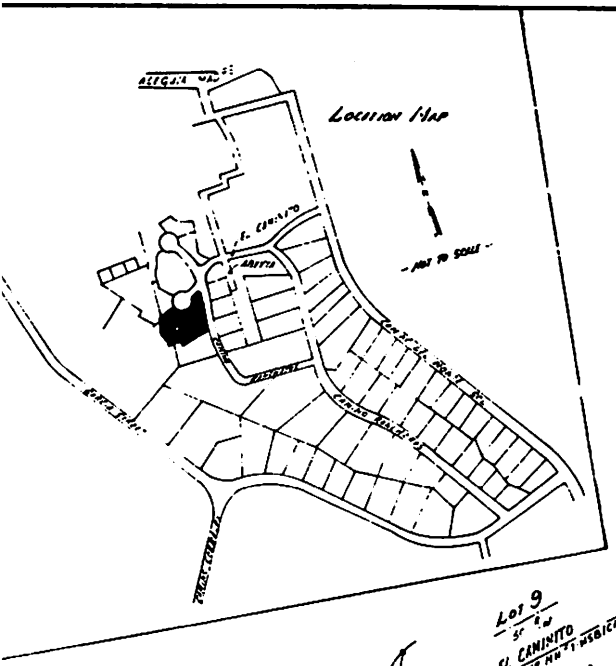
APPROVED BY PUBLIC UTILITY COMPANIES

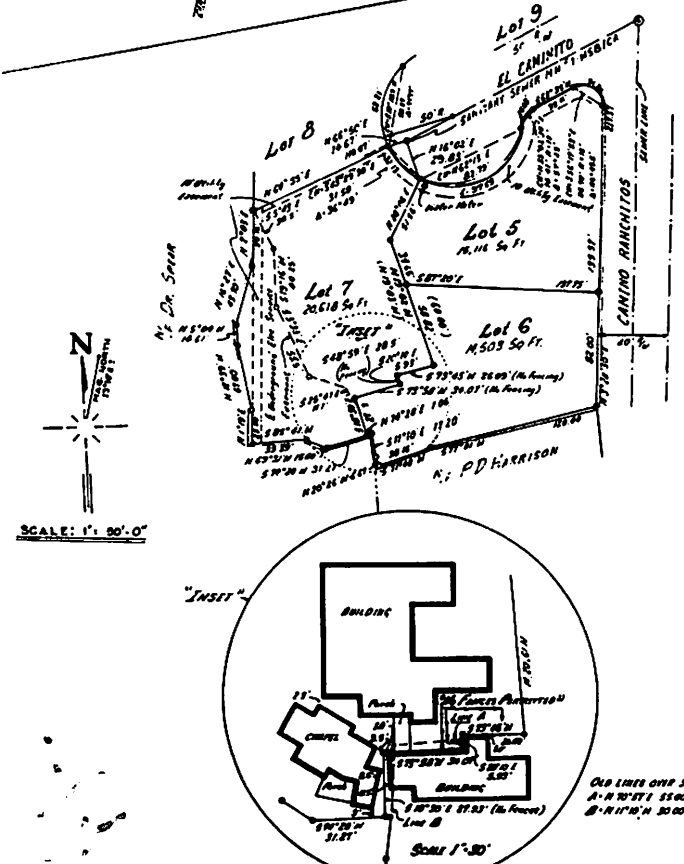
PUBLIC SERVICE COMPANY BY [signature]

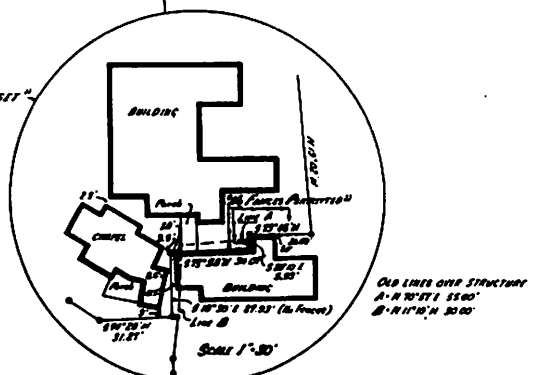
MOUNTAIN STATES TEL & TEL BY [signature]

SOUTHERN UNION GAS CO. BY [signature]

66-4







KNOW ALL MEN BY THESE PRESENTS

THAT Michael Ossorgin & Lillian Ossorgin

HAS MADE A SUBDIVISION OF THE HEREON DESCRIBED LAND LYING, SITUATED, AND BEING IN SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO AS SHOWN ON THIS PLAT THEREOF AND THAT SAID SUBDIVISION SHALL BE KNOWN AS RE-PLAT OF LOT 5, 6 AND 7, BLOCK 1 OF GALI COMPOUND.

ALL AS SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OR OF THE UNDESIGNED OWNERS AND PROPRIETORS THEREOF. NO FENCES OR STRUCTURES WILL BE PERMITTED ALONG LOT LINES AS INDICATED ON THIS PLAT THAT WILL INHIBIT REPAIRS TO RESIDENCES.

Michael Ossorgin

Lillian Ossorgin

State of New Mexico)
County of Santa Fe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 19____.

NOTARY PUBLIC

My Commission Expires ____

AFFIDAVIT

State of New Mexico)
County of Santa Fe) SS

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF SANTA FE

Owner

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 19____.

NOTORY PUBLIC

My Commission Expires ____.

CERTIFICATE

I CERTIFY THAT THIS PLAT AND THE NOTES THEREON CORRECT DELINEATION OF A SURVEY MADE BY ME 16, 1980

Joe D Trujillo NMLS No. 3958
8-2-80

Approved by Public Utility Companies

Public Service Company of ____ 4-28-80
Mountain States Tel & Tel by E.P. Tuberson 5-5-80
Gas Co of New Mexico by ____

City of Santa Fe, New Mexico.

Approved on 7/8 Day of 80. ____ City Engineer

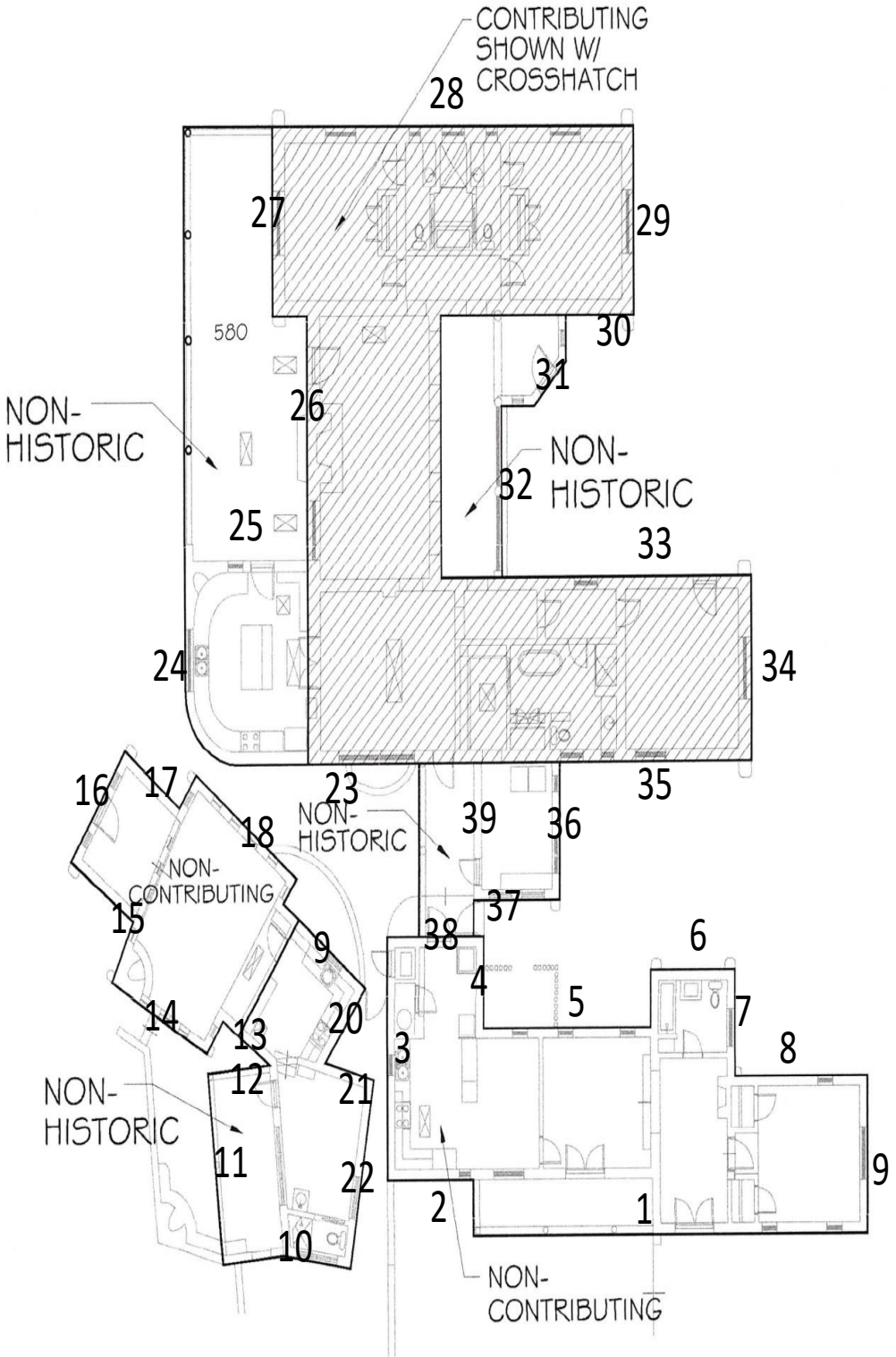
Approved on 7/8 Day of 1980. ____ City Planner

Approved by the City Planning Commission on 7/8, 1980.

Chairman Planning Comm. Secretary

REPLAT of Lots 5,6 and 7 of Block 1
GALI COMPOUND
SANTA FE, NEW MEXICO

440 - 847


CONTRIBUTING
SHOWN W/
CROSSHATCH
28
27
29
580
30
31
NON-
HISTORIC
26
NON-
HISTORIC
32
25
33
24
34
16
17
23
35
NON-
HISTORIC
39
36
18
NON-
CONTRIBUTING
37
15
38
6
9
4
5
7
14
13
20
3
8
NON-
HISTORIC
12
21
11
22
9
2
1
10
NON-
CONTRIBUTING

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: May 10, 2021

Property Owner of Record: Elaine and Michael Brown

Applicant/Agent Name: Richard Martinez/ Martinez Architecture Studio PC

Contact Person Phone Number: (505-989-4958

Site Address: 855 El Caminito
Santa Fe, NM 87505

Proposed Construction Description: West Elevation-Enclose Exisiting Portal East Elevation- Build yard walls and gate, remove current entry door and build new entry way. Interior renovations. Chapel- Restore Stepped gable with cutout for bell.

TOTAL ROOF AREA: 6,809 SF

Zoning District: R-3

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: Downtown and Eastside Historic

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

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

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

Use of Structure:
- ☒ Residential
- ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes

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

Lot Coverage : 23.2 %
- ☐Open Space Required: NA

Setbacks:
Proposed Front: 27'0" Minimum: 7'0"
2nd Front?
Proposed Rear: 31'0" Minimum: 15'0"
Proposed Sides: L 6'0" R 66'0" Minimum: 5'0"

Height: Proposed 11'3"
Maximum Height: 13'6" /existing or
- ☒ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible NA
Minimum: 2

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

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

Richard Martinez Martinez Architecture Studio PC [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE 05/10/2021
DATE

To Be Completed By City Staff:

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

Notes: _____

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

REVIEWER: _____ **DATE:** ___/___/___

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

City of Santa Fe, New Mexico

memo

DATE: June 22, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003720-HDRB

Address: 855 El Caminito
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the exception criteria for (1) enclosing a portal and (2)constructing an addition within 10 feet of a primary facade have been met. 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:

855 El Caminito is a single-family residential structure with accessory structures with non-contributing status to the Downtown and Eastside Historic District. It was begun in 1924 by John Gaw Meem with subsequent additions in the 1960s. An addition in 1972 covered the original east façade (Façades 13 & 31). The western portal was added at the same time.

To the southwest is a secondary building. Originally constructed as a garage, it was converted to a Russian Orthodox chapel in 1968, which was enlarged in 1971. Subsequently it was joined to the main house by way of a connector. Some time after 1991, the decorative façade of the chapel was removed.

The house originally consisted of two separated addresses, the southern house (facades 1 – 9) was 860 Camino Ranchitos, constructed before the 1960s in a Spanish Pueblo Revival style. This structure is currently designated non-contributing.

On Feburary 10, 2004, in case H-04-18, a rehabilitation of the structure was approved by the then "Historic Design Review Board". However, this appears not to have been entirely executed. This included removing the non-historic east entrance, which is today still in place.

On April 13, 2021, the HDRB designated facades 26, 27, 28, 29 and 34 as primary.

The applicant now proposes the following items:

1. Construct yard walls and an entry gate to define the guest parking area, to a height of 5 feet 2 inches close to the streetscape, where this is the maximum allowable height, and and 6 feet 0 inches further back from the streetscape;
2. Construct coyote fencing to a height of 6 feet;
3. Remove the current non-historic entry door at facades 31/31 and build new entry way in the style of John Gaw Meem. It will include a solid door painted white. This wall is not publicly visible so that the proposed large area of window is permissible. An exception is requested to construct within 10 feet of a primary façade.
4. Remove existing non-historic window at the front of the guest house and replace with divided light casement to match the main house;
5. Add buttresses to match the facades of the main house;
6. Enclose the existing non-historic connecting portal from the main house to the guest house to create a mudroom with an overhang roof. An exception is requested to enclose a portal on a contributing structure;
7. Behind the front door, enclose the existing non-historic portal with glass sliding doors and to create an entrance;
8. Construct a two-car garage attached to the Guest House;
9. Restore the stepped gable of the chapel with bell cut-out to replicate the historic facade that is shown in the historic survey from June 25, 1991.

EXCEPTION CRITERIA
Exception to Section 14-5.2 D(5):

"In any review of proposed additions or alterations to structures that have been declared significant or contributing… (5) existing porches or portals shall not be enclosed."

i. "Do not damage the character of the district":

Applicant response:
The home on the property is a "contributing" structure is located in the in the Downtown Eastside Historic District (the "Eastside District"). The Eastside District is characterized by characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles. The proposed enclosure will be in keeping with these characteristics of the district. The portal is not historic and not publicly visible. As a result, the enclosure will have no impact, much less an adverse impact on the character of the district.

Staff response:
Staff agrees with the applicant. Enclosure of this non-publicly visible and non-historic portal will not impact the district.

ii. "Are required to prevent a hardship to the applicant or an injury to the public welfare":

Applicant response:
Currently, the non-historic, non-publicly visible portal serves an outdoor connection between the main residence and the guest house. The enclosure will allow for the use of the passageway by the Applicant to prevent the owners from having to go outside to access the main residence from the new mudroom to the main house. The enclosure will have no impact at all on the public welfare.

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 enclosure strengthens the unique heterogeneous character of the City. That character of the City is made up the various Historic Districts, all of which differ from each other in important ways. The enclosure in this case will strengthen the character of the Eastside District because it is in keeping with the applicable design criteria, promotes the continued viability of home as part of the Eastside District, and allow for the continued use of the structure as a residence by the Applicants.

Staff response:
Staff agrees with the applicant. There are no other real alternatives to creating a connection between the structures.

Exception to Section 5-2.(D)(2)(d):

"In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the City, the following standards shall be met:

(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade."

Applicant response:
The applicant proposes an addition to east façade which will bring the newly established façade of the addition closer than 10' feet from a primary façade. The proposal replaces a façade that contains currently non-conform window openings and which contains an entrance which is closer than ten feet to the primary facade. Additionally, neither the existing façade nor the newly established façade will be publicly visible. Finally, the newly established will establish a façade that is keeping with the design criteria and enhance the John Gaw Meem-inspired design of the home, from which the current façade detracts significantly.

i. "Do not damage the character of the district":

Applicant response:
The home on the property is a "contributing" structure is located in the in the Downtown Eastside Historic District (the "Eastside District"). The Eastside District is characterized by "characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles. The proposed enclosure will be in keeping with these characteristics of the district. The current openings on this façade detract from the character of the district because the lack of divided lights. The new façade will remedy this situation. The new façade is not publicly visible, and by being closer than 10' to the primary façade, it will not adversely impact the prominence of that primary façade. As a result, the addition will have no adverse impact on the character of the Eastside District.

Staff response:
Staff agrees with the applicant. The design quality will be improved by this addition and it is sufficiently set back and differentiated from the primary façade so as not to disturb it.

ii. "Are required to prevent a hardship to the applicant or an injury to the public welfare":

Applicant response:

Currently, the non-historic, non-publicly visible addition will allow the Applicant the use of an area currently serving a nonfunctional, unenclosed patio as part of the indoor space of the home, while establishing an enclosed patio area that does not currently exist. The addition creates a more traditional and well-defined entrance to this Meem-inspired design in a manner that Meem himself might well have designed. As such, it does not damage to the public interest, but rather is in keeping with public interest in encouraging the enhancement of the use of properties in the historic districts in a way that is in keeping with the character of those districts.

Staff response:
Staff agrees with the applicant. The addition improves a lack of overall integrity in the structure and accomplishes an informed speculative rehabilitation / reconstruction that is congruent with the work of the original architect. The façade constructed by John Gaw Meem was built over in 1972. This addition offers an entrance in the style of the architect, but in a different location, differentiating it through its location as non-historical, thus avoiding a false sense of history. This is in the interest of the public welfare.

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

Applicant response:
The enclosure strengthens the unique heterogeneous character of the City. That character is made up the various Historic Districts, all of which differ from each other in important ways. The enclosure in this case will strengthen the character of the Eastside District because it is in keeping with the applicable design criteria, promotes the continued viability of home as part of the Eastside District, and allow for the continued use of the structure as a residence by the Applicants.

Staff response:
Staff agrees with the applicant. This represent the best option for bringing a higher design quality to this contributing building.

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Brown Residence – 855 El Caminito
Downtown/Eastside Historic District
May 19, 2021

Main House- Contributing Status
Chapel- Non- Contributing Status

EXISTING CONDITIONS

The existing house, guest house, and chapel currently occupy the lot. The main house may have been built by John Gaw Meem in 1924. The garage was converted into a Chapel in 1968. See HDBI Survey dated June 25, 1991(attached).

The guest house was added to the compound in 1991. It was not a part of the property until then and was 854 Camino Ranchitos.
See HDBI Survey dated June 25, 1991(attached).

We had a determination of the primary facades on April 13, 2021. See attached letter dated April 13, 2021 and the diagram that numbers the facades.

PROPOSED CONSTRUCTION

- We will build yard walls and an entry gate to define the guest parking area, right now there is a driveway that extends the full length of the property. We will define the area of the guest parking with walls that are 5'10" and 6'0" tall. We also propose cayote fencing that is 6'0"tall. See Existing & Proposed Site Plan, A-1.0.

- We will remove the current non-historic entry door and build new entry way in the style of John Gaw Meem. (See attached "Photo One"). This new entry way will include a solid white door painted white (see attached "Photo Two"). This new entry way will be no taller than the existing house and will require an exception criteria

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

since it is not 10 feet back from one of the primary facades. (The exception criteria are attached).

- We will remove existing non-historic window at the front of the Guest House and replace with divided light casement to match Main House and add buttresses to match the facades of the Main House.

- We will buildout the existing connecting portal from the Main House to the Guest House as a mudroom with an overhang roof over the door in the non-historic area between the Main House and the Guest House. Behind the front door we will enclose the existing non-historic portal with glass sliding doors and do some interior changes to make this section function as the owner's entrance.

- We will add a two-car garage attached to the Guest House for the owners to use.

- At the Chapel, we will restore the stepped gable with bell cut-out to replicate the historic façade that is shown in HDBI survey dated June 25, 1991 (see attached).

Richard Martinez

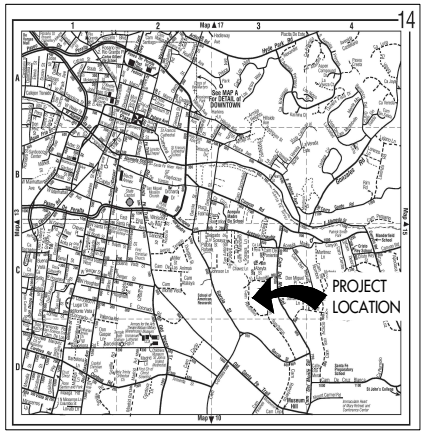
HDRB SUBMITTAL SET
BROWN RESIDENCE ADDITIONS & REMODEL

855 EL CAMINITO
SANTA FE NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:
EAST ON CANYON ROAD. TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE. 918G ACEQUIA MADRE IS ON THE RIGHT.

PROJECT DATA

SCOPE OF WORK: NEW ENTRY GATE, ENTRY SUNROOM ADDITION, GARAGE ADDITION, ENCLOSE EXISTING PORTAL, INTERIOR REMODEL.

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

MAX BUILDING HEIGHT: ??'-0"

NET AREAS (EXISTING):

MAIN HOUSE	
HEATED:	3,033 SQ.FT.
PORTALS:	697 SQ.FT.
GUEST HOUSE	
HEATED:	1,158 SQ.FT.
PORTAL:	124 SQ.FT.
STUDIO	
HEATED:	824 SQ.FT.
PORTAL:	150 SQ.FT.
TOTAL ROOFED AREA:	5,986 SQ.FT.

HEATED ADDITIONS:

SUNROOM ADDITION:	250 SQ.FT.
ENTRY ADDITION	97 SQ.FT.
GARAGE ADDITION:	600 SQ.FT.
TOTAL ROOFED AREA:	6,809 SQ.FT.

LOT AREA: - 29,361.46 S.F.

LOT COVERAGE: - EXISTING = 20.4%
PROPOSED = 23.2%

ZONING: R-3

SPECIAL DISTRICTS: DOWNTOWN & EASTSIDE

HISTORIC BUILDING STATUS: CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN FRONT OF GARAGE

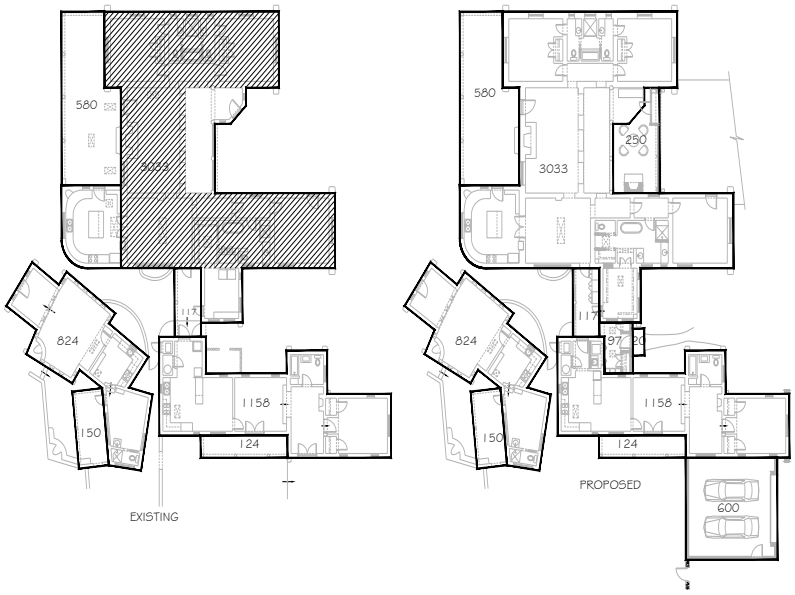
DESIGN PROFESSIONALS

ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925 Santa Fe, NM 87504
(505) 989-4958, Fax (505) 989-8933

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING & PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAMS



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EL CAMINITO
RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

MAY 26, 2021

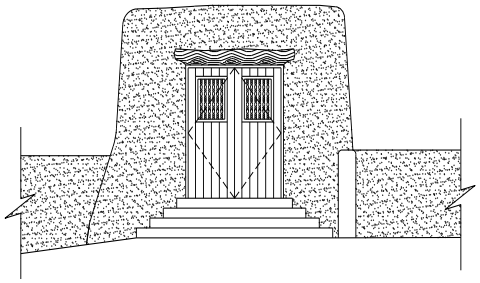
COVER SHEET & PROJECT DATA

A
0.1

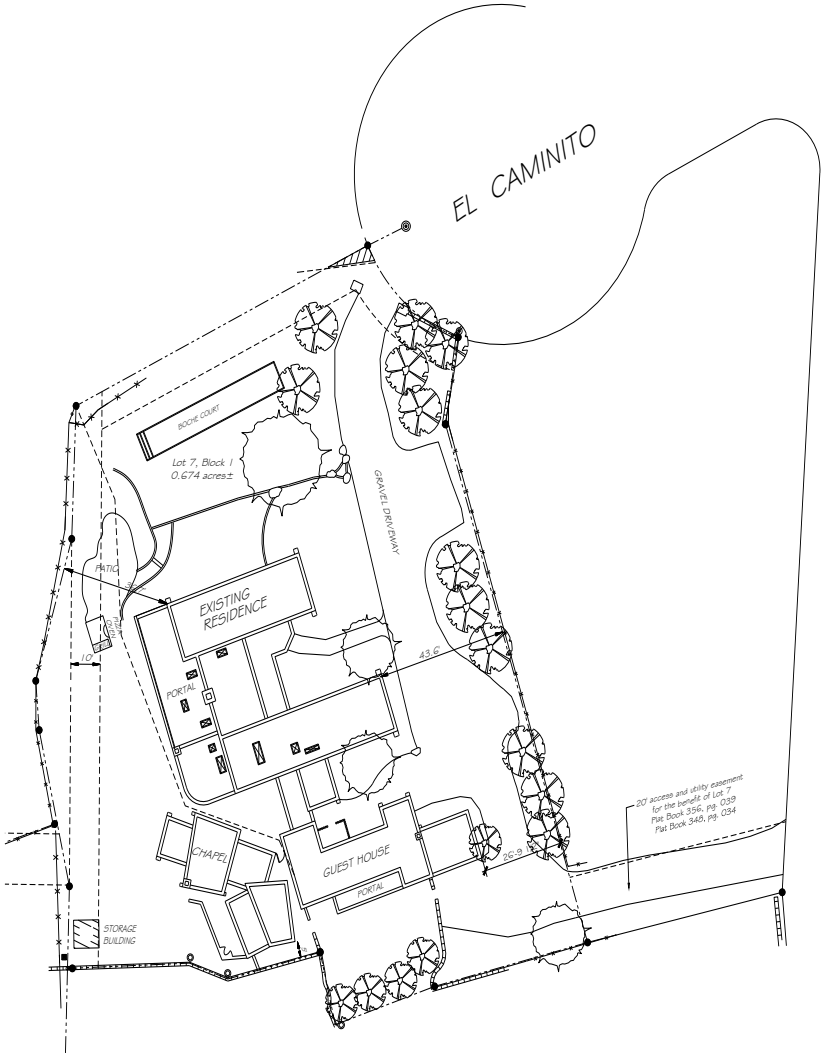
SET #

EL CAMINITO - 2013

2:\2013\8 Conrado\Current Drawings\2013 - El Caminito Reva_2010.0.dwg, 9/24/2013 12:33:03 PM, , AutoCAD PDF (General Documentation).pc3

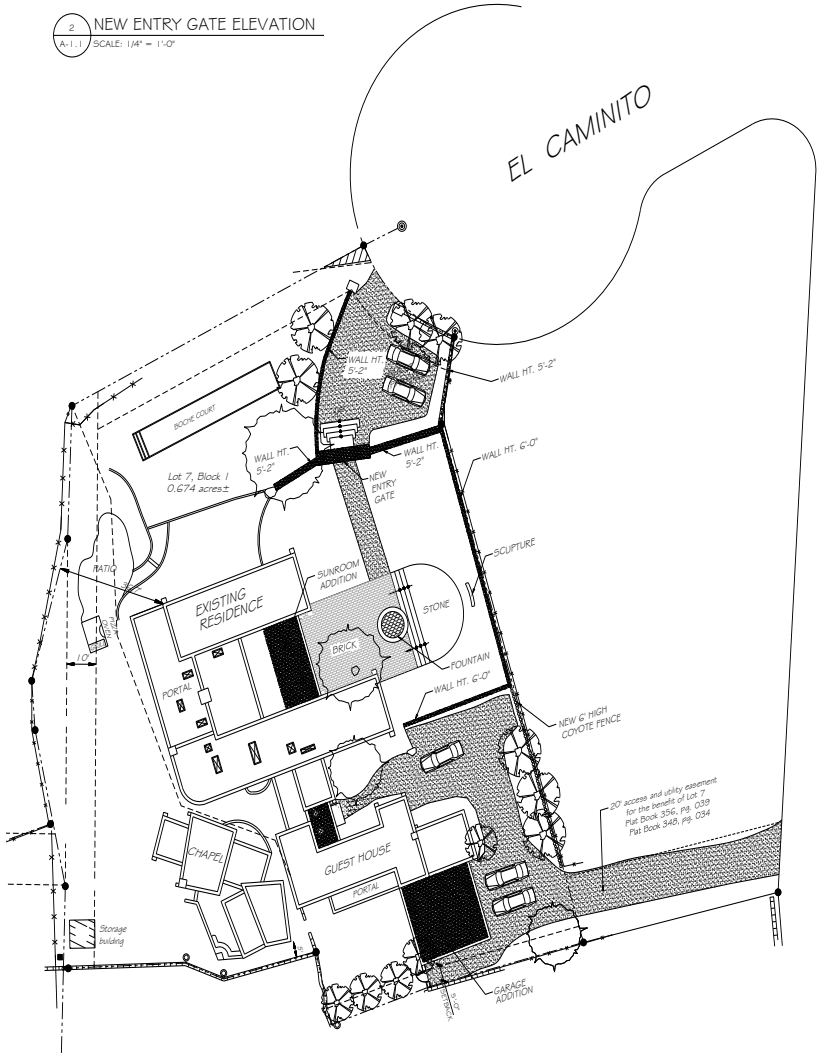


2 NEW ENTRY GATE ELEVATION
A-1.1 SCALE: 1/4" = 1'-0"



1 EXISTING SITE PLAN
A-1.0 SCALE: 1" = 20'-0"

NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1" = 20'-0"

NORTH

GRAPHIC SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

MAY 26, 2021

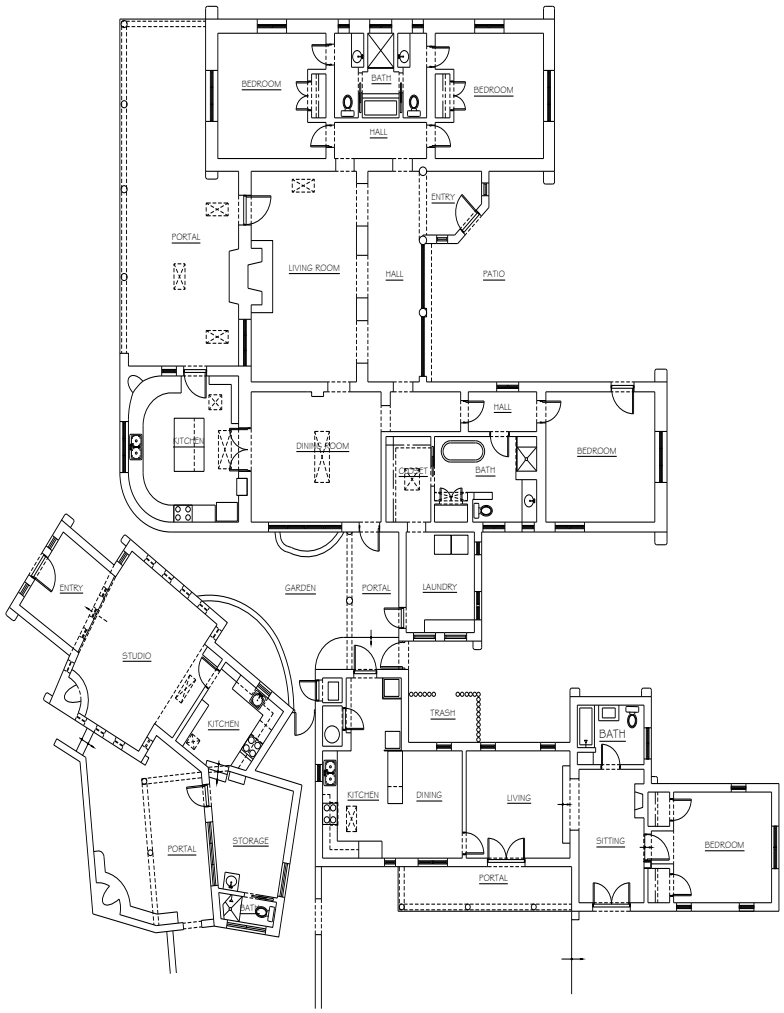
EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

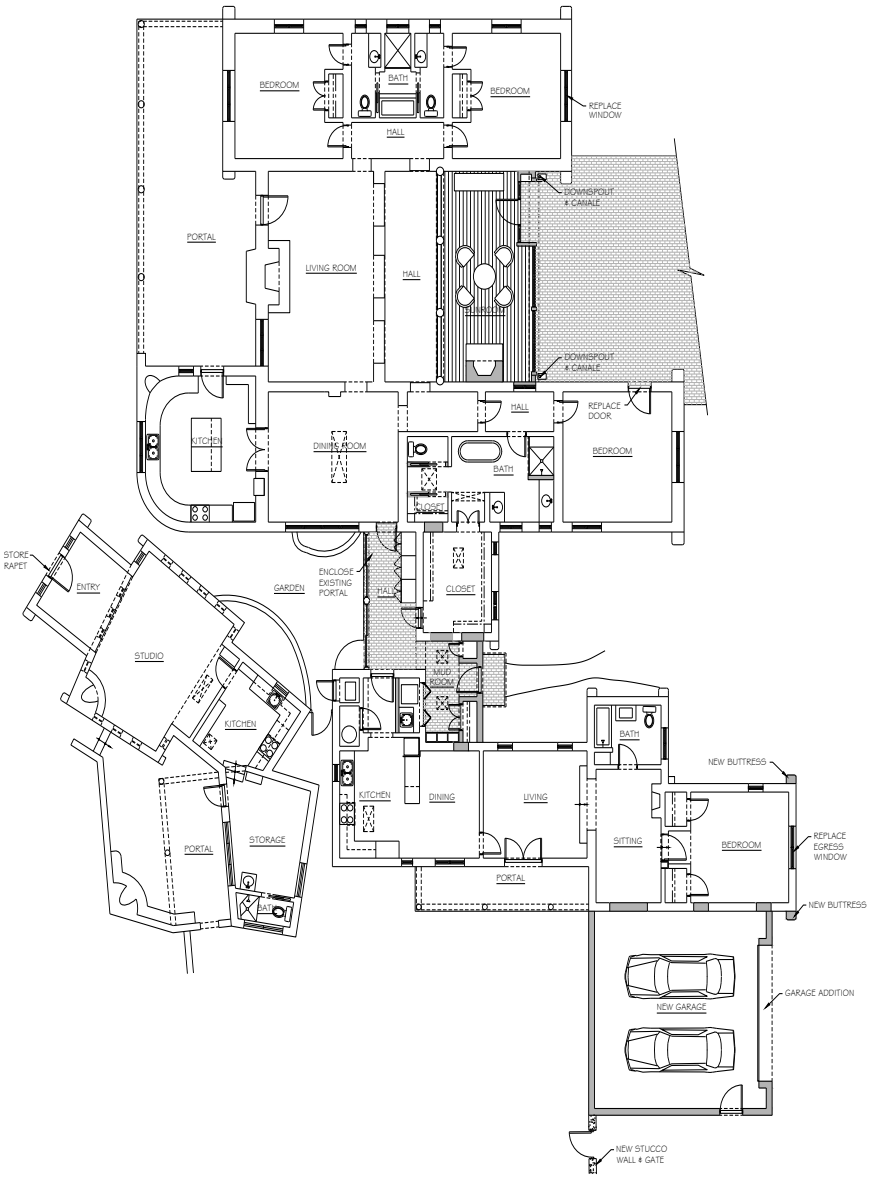
EL CAMINITO - 2013

Z:\2013\13 Caminito\Current Drawings\2013 - El Caminito Reno_2105.10.dwg, 9/24/2021 12:33:08 PM, , AutoCAD PDF (General Documentation).pc3



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH



2 A-2.0 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LEGEND:
Proposed Floor Plan
EXISTING WALLS TO REMAIN
NEW WALLS

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

MAY 26, 2021

EXISTING & PROPOSED FLOOR PLAN

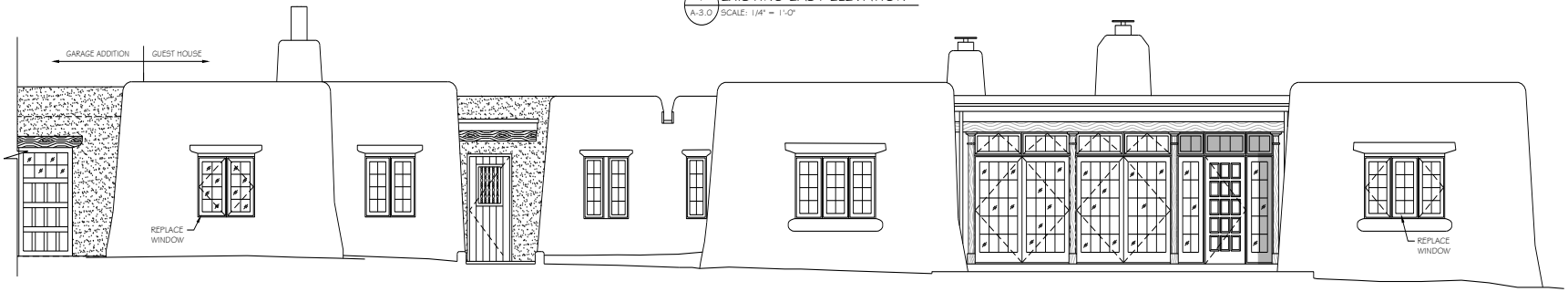
A 2.0

SET #

EL CAMINITO - 2013

2:\2013\8 Caminito\Current Drawings\2013 - El Caminito Reva_2105.10.dwg, 9/24/2013 12:33:13 PM, _AutoCAD PDF (General Documentation).pc3

1 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

3 A-3.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

4 A-3.0 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING
NEW

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

MAY 26, 2021

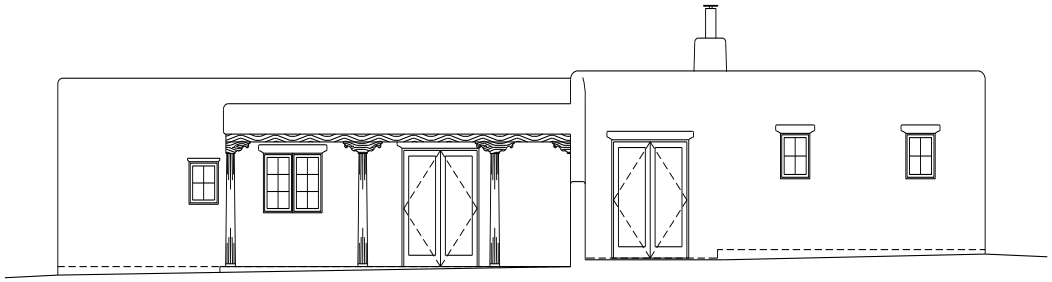
EXISTING & PROPOSED ELEVATIONS

A 3.0

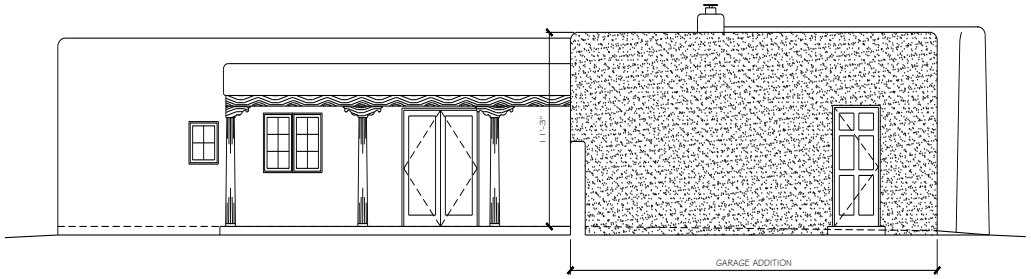
SET #

EL CAMINITO - 2013

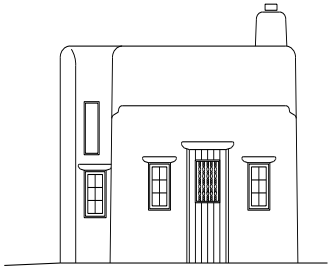
2:\2013\8 Cerrelo\Current Drawings\2013 - El Caminito Reno_210510.dwg, 5/24/2021 12:33:18 PM, _AutoCAD PDF (General Documentation).pc3



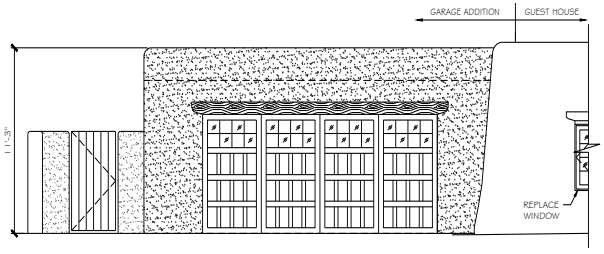
1 A-3.1 EXISTING GUEST HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



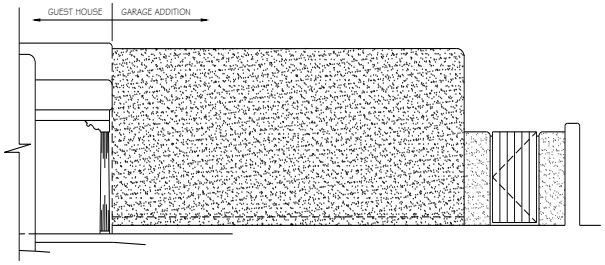
2 A-3.1 PROPOSED GUEST HOUSE/GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



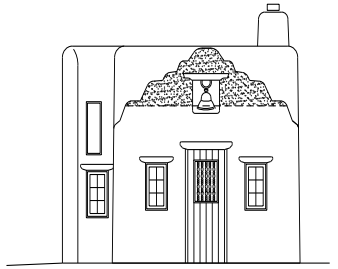
5 A-3.0 CHAPEL EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 A-3.0 CHAPEL PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

MAY 26, 2021

EXISTING & PROPOSED ELEVATIONS

A 3.1

SET #

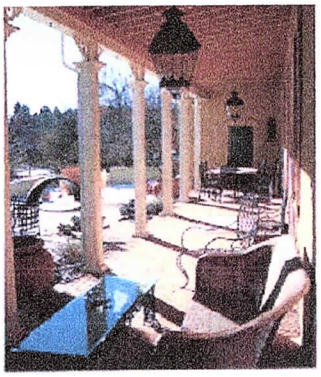
EL CAMINITO - 2013

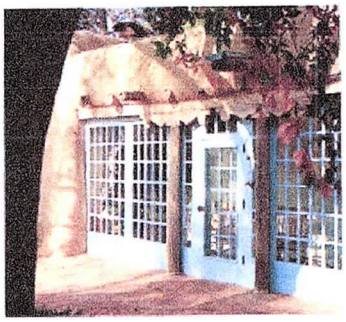
2/3/2013 Corrected\Current Drawings\2013 - El Caminito Reva_2010.0.dwg, 5/24/2021 12:33:28 PM, ...AutoCAD PDF (General Documentation).pc3

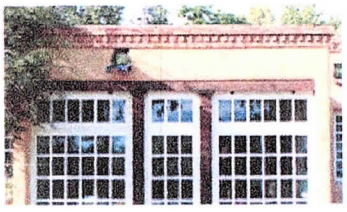
MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Photo one







MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Photo two

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

NORTH WALL OF GUEST HOUSE
(TOWARD WEST)
SAME VIEW AS PHOTO #27
NMHBI H991
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

SOUTH WALL OF GUEST HOUSE
(TOWARD NORTHWEST)
SAME VIEW AS PHOTO #28
NMHBI H991
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
EAST ELEVATION
SAME VIEW AS PHOTO #21
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
VIEW WEST INTO COURTYARD
SAME VIEW AS PHOTO #18
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
NORTH ELEVATION (1 OF 2)
SAME VIEW AS PHOTO #22
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

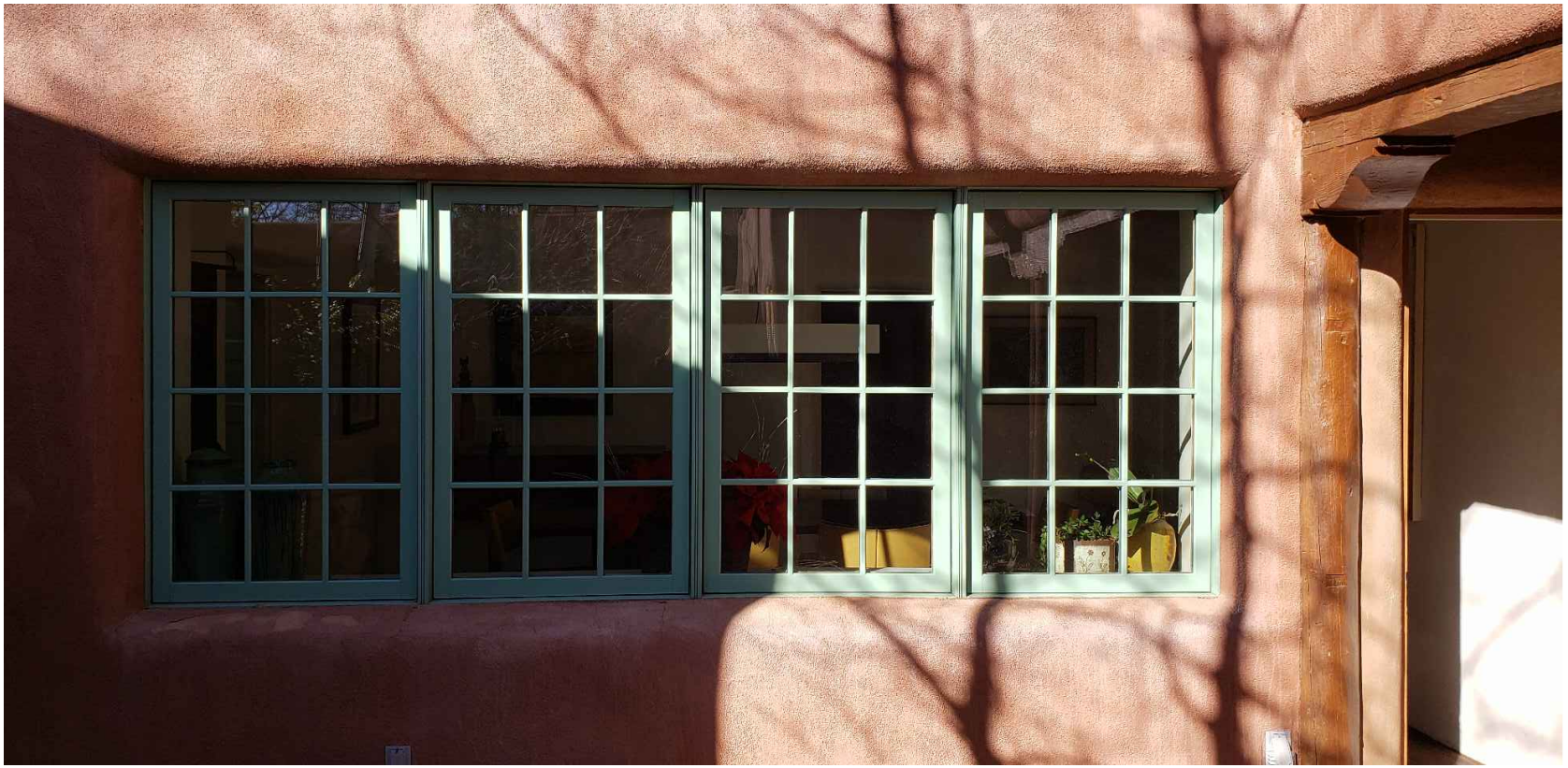
MAIN HOUSE
NORTH ELEVATION (2 OF 2)
SAME VIEW AS PHOTO #22
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
WEST ELEVATION TOWARD SOUTH
SAME VIEW AS PHOTO #23
NMHBI H1961
APRIL 5, 2021



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
SOUTH ELEVATION (1 OF 2)
SAME VIEW AS PHOTO #16
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

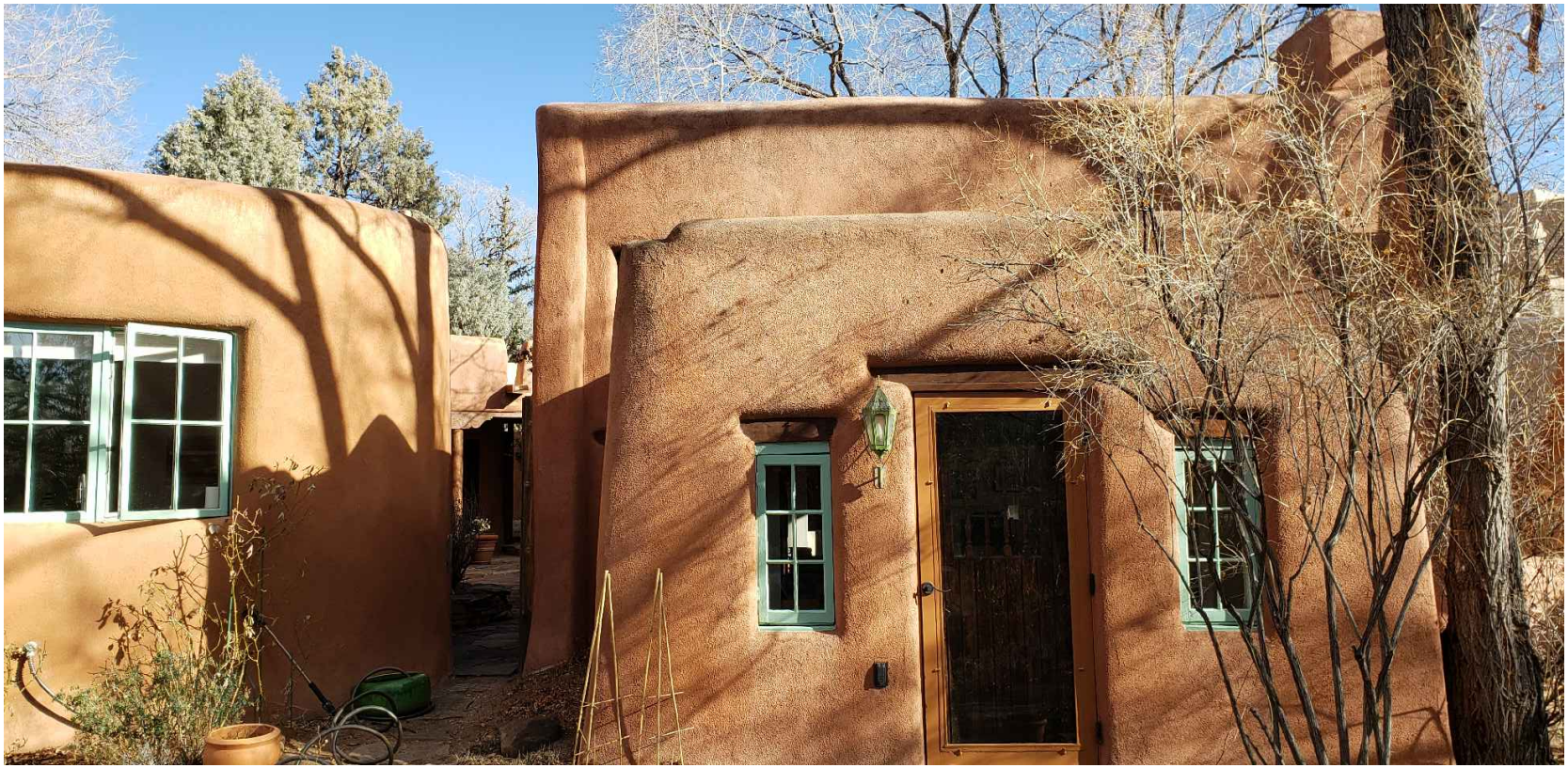
MAIN HOUSE
SOUTH ELEVATION TOWARD EAST
(2 OF 2)
SAME VIEW AS PHOTO #16
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
SOUTH ELEVATION TOWARD WEST
SAME VIEW AS PHOTO #17
NMHBI H1961
APRIL 5, 2021



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

WEST FACADE OF CHAPEL
SAME VIEW AS PHOTO #24
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

SOUTHEAST ADDITION TO CHAPEL
SAME VIEW AS PHOTO #26
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE NORTH ELEVATION
NMHBI DATED JUNE 14, 1983
APRIL 5, 2021

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Exterior Finishes

855 El Caminito

Downtown and Eastside Historic District

May 26, 2021

Stucco –El Rey "Adobe" (to match existing)

New Portal and Windows- White

Responses to Exception Criteria:

I. Exception No. 1

A. Nature of Exception: Enclosure of Portal

The applicant requests an exception to Section 5-2.(D)(4), which states that as follows:

> In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the City, the following standards shall be met:
>
> (4) Existing porches or portals shall not be enclosed.

The applicant proposes to enclose a narrow portal on the west elevation between the main residence and the adjacent guest house. The portal is not historic and not publicly visible.

B. Criteria and Responses:

i. "Do not damage the character of the district":

The home on the property is a "contributing" structure is located in the in the Downtown Eastside Historic District (the "Eastside District"). The Eastside District is characterized by characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles. The proposed enclosure will be in keeping with these characteristics of the district. The portal is not historic and not publicly visible. As a result, the enclosure will have no impact, much less an adverse impact on the character of the district.

ii. "Are required to prevent a hardship to the applicant or an injury to the public welfare":

Currently, the non-historic, non-publicly visible portal serves an outdoor connection between the main residence and the guest house. The enclosure will allow for the use of the passageway by the Applicant to prevent the owners from having to go outside to access the main residence from the new mudroom to the main house. The enclosure will have no impact at all on the public welfare.

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

The enclosure strengthens the unique heterogeneous character of the City. That character of the City is made up the various Historic Districts, all of which differ from each other in important ways. The enclosure in this case will strengthen the character of the Eastside District because it is in keeping with the applicable design criteria, promotes the continued viability of home as part of the Eastside District, and allow for the continued use of the structure as a residence by the Applicants.

II. Exception No. 2

C. Nature of Exception: Setback from Primary Façade Less than 10'

The applicant requests an exception to Section 5-2.(D)(2)(d), which states that as follows:

> In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the City, the following standards shall be met:
>
> > (2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade.

The applicant proposes an addition to east façade which will bring the newly established façade of the addition closer than 10' feet from a primary façade. The proposal replaces a façade that contains currently non-conform window openings and which contains an entrance which is closer than ten feet to the primary facade. Additionally, neither the existing façade nor the newly established façade will be publicly visible. Finally, the newly established will establish a façade that is keeping with the design criteria and enhance the John Gaw Meem-inspired design of the home, from which the current façade detracts significantly.

D. Criteria and Responses:

i. "Do not damage the character of the district":

The home on the property is a "contributing" structure is located in the in the Downtown Eastside Historic District (the "Eastside District"). The Eastside District is characterized by "characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles. The proposed enclosure will be in keeping with these characteristics of the district. The current openings on this façade detract from the character of the district because the lack of divided lights. The new façade will remedy this situation. The new façade is not publicly visible, and by being closer than 10' to the primary façade, it will not adversely impact the prominence of that primary

façade. As a result, the addition will have no adverse impact on the character of the Eastside District.

ii. "Are required to prevent a hardship to the applicant or an injury to the public welfare":

Currently, the non-historic, non-publicly visible addition will allow the Applicant the use of an area currently serving a nonfunctional, unenclosed patio as part of the indoor space of the home, while establishing an enclosed patio area that does not currently exist. The addition creates a more traditional and well-defined entrance to this Meem-inspired design in a manner that Meem himself might well have designed. As such, it does not damage to the public interest, but rather is in keeping with public interest in encouraging the enhancement of the use of properties in the historic districts in a way that is in keeping with the character of those districts.

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".

The enclosure strengthens the unique heterogeneous character of the City. That character is made up the various Historic Districts, all of which differ from each other in important ways. The enclosure in this case will strengthen the character of the Eastside District because it is in keeping with the applicable design criteria, promotes the continued viability of home as part of the Eastside District, and allow for the continued use of the structure as a residence by the Applicants.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003719--HDRB

Project Description:

Project Location(s): 234 IRVINE ST 1/2
Santa Fe, NM 87501

Contacts:

Property Owner: Jeff Tietz
234 1/2

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 2020

Year of Construction: 1932

Project Type: Remodel

Historic Building Name:

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House	**234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**Santa Fe ID #2427** **4. County: Santa Fe** **Parcel # 10069632**

5. Property Type:
x Buildings: House
__Structures:
__Site __ Object

6. Date of Survey: N/A

7. Previous Survey Date(s):
_x_Yes: July 23, 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6867873,-105.9529323

10. Photo Information: Robyn Powell, photographer. View of front, east elevation, facing northwest.

11. Brief Description of the Property:

The former Apodaca house is a small adobe house located on the west side of Irvine Street in the Westside-Guadalupe Historic District. The approximately 1,198-square-foot, single-story dwelling is set back from the street and somewhat obscured by a tall board fence. Behind the fence is a low, block wall topped with stones. A gravel drive edges along the property's north side; the south has a small side yard. Landscaping is minimal, consisting of a few mature junipers trained to look like shade trees. Constructed in c.1932, with likely subsequent additions, the adobe house is roughly a square in plan. Homes of similar configuration surround the house. However, immediately to the north is a solar condominium erected in the late 1970s; to the south, an older family compound divided into apartments.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: c.1932. Santa Fe County Assessor date: 1940
_ _Known _x_ Estimated Source: city directory, 1940 federal census

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Gayla Bechtol, Gayla Bechtol Architects

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

Owner: Jeff Tietz and Morgann Berg

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

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

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

22. National or State Register:

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

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

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

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

House recommended for Contributing Structure status to Westside-Guadalupe Historic District, 03/17/2021

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Adolfo and Antonia Apodaca/
Adolfo and Rosina Apodaca House

2. Location:

234½ Irvine Street
Santa Fe
Westside-Guadalupe Historic District

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

4. County: Santa Fe

5. Date of Survey: N/A

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

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

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

__ Wood: Tongue and Groove __ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ 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: gravel

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Aluminum Clad	1-1	2
Sliding	Aluminum	1-1	3
Sliding	Vinyl	1-1	1
Single-Hung	Aluminum	1/1	1
Single-Hung	Vinyl	1/1	1
Combination	Aluminum Clad	1-F-1	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Diamond Light	Wood	1
Single-Leaf	Hexagon Light	Vinyl	1

12. Chimneys N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1932; additions to rear, west, elevation; visual and material evidence
#2 Date: Post-1932; replacement of original windows; 1985 HBI and visual and material evidence
#3 Date: Post-1985; replacement of east elevation windows; 1985 HBI and visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

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

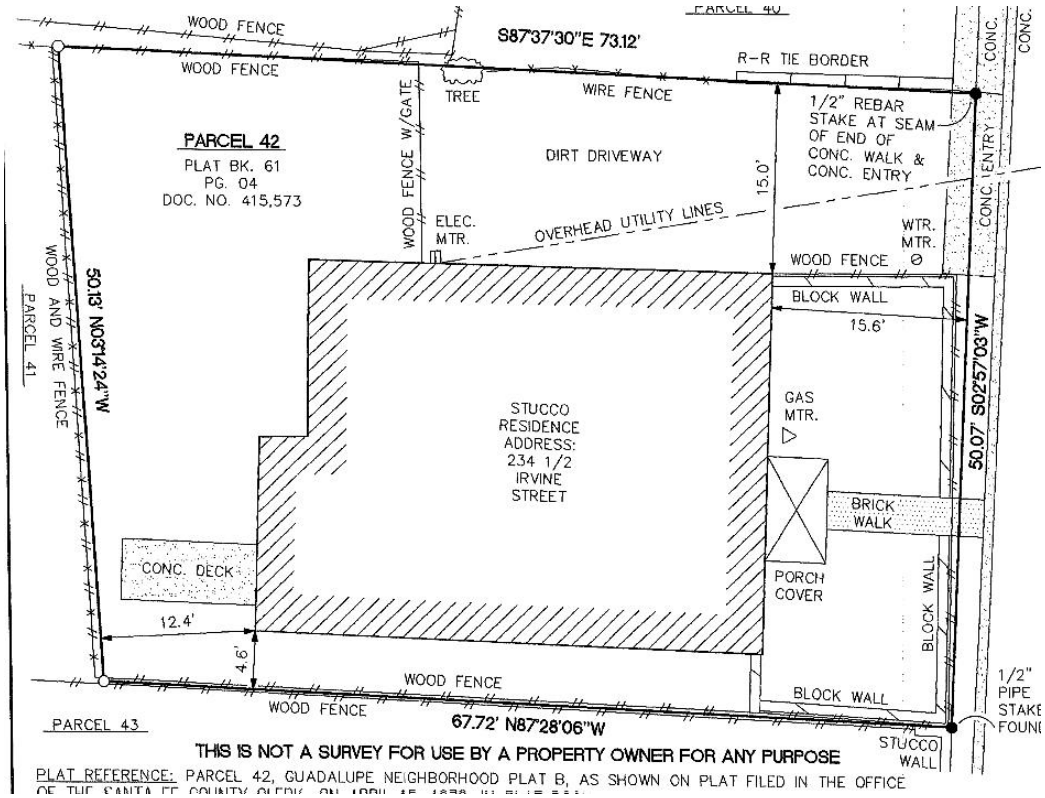
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of survey plat, December 2020. Courtesy Armijo Surveys.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Architectural Description Continued

East – Front Façade

The home's street-positioned façade is symmetrical, with a centered entry flanked by single window openings. Approached by a few steps, a Pueblo Revival-style portal shelters the front door (Photo 2). It has a box-like shape, with rectangular openings, and was probably added some time after the house was built. A lintel scored with "bullet" marks spans its front (Photo 3). The lintel is supported by undersized corbels marked in the same manner. Its decking is made of vigas which appear to have once extended through the parapet. Portions of the stucco have been painted; other areas show delamination. North and south of the portal are vertically oriented openings holding non-original, single-light aluminum-clad casements (Photo 4).

North

The north elevation, next to the driveway, is the utilitarian side of the house. The east end is blank (Photo 5); a few non-historic windows start near the west corner, providing light to a kitchen and mudroom (Photo 6). Its parapet steps down to the west, where it meets an addition.

West

Facing a small patio, the rear elevation appears to be made of several additions (Photo 7). These little volumes contain the mudroom, bathroom, and laundry. They are of a lower height than the assumed older portion of the home. The mudroom is glazed with a band of non-historic sliding windows. Their position suggests a passive solar intention. Its roof projects with a shallow overhang trimmed with fascia.

Projecting a few feet from the mudroom is a separate volume holding a bathroom and laundry. The bathroom has one small vinyl window. The laundry is fenestrated with a window opening holding an AC, a non-historic window, and a pressed vinyl door with a hexagonal light. This section's overhang is different than the mudroom's and carries a metal gutter.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

South

The south elevation looks onto a small side yard (Photo 2). It starts at the east with a large aluminum-clad combination window — center fixed glass flanked by operable sash — at the living room (Photo 8). The width of the opening is presumably non-historic and made to accommodate the ranch house-style window. Next is a similar combination window admitting light to a bedroom. The elevation terminates at the roof with the lower roofed laundry addition.

The house sits on raised *contra pared*-like foundation. Its walls reveal several iterations of stucco, with the north side marked by broad fan swoops made with a trowel or float. Its roof is flat and penetrated with a few vents.

The vernacular home reveals a design intention across its front façade with the portal and shaped parapet. With its centered half-circle and flared ends, the parapet seems to be a folk interpretation of the transitional Mission-to-Pueblo period. The secondary elevations are purely functional, with the west side the most unharmonious. The combination windows on the private south elevation are curious, as they represent a common upgrade (typically reflecting improved heating and/or a response to the ranch house trend) usually found only on street-facing elevations.

Historical Overview

Historic Context: Westside Suburbanization (1887-1932)

Starting in the late 19th century, large parcels (either raw or under irrigation) on Santa Fe's west side began to be subdivided. The first of these was the Irvine Addition, platted in 1887 for Catherine Irvine.[1] It is here that the house is located.

Both of Scottish descent, Catherine Irvine and her husband, Alexander G. arrived in Santa Fe in the early 1870s because of Alexander's health. In Santa Fe, he started a stove and metal business, later partnering with another Scotsman, William A. McKenzie, as the Irvine & McKenzie Hardware Company. Following this he served as a United States Indian Agent, first with the Utes and then with the Navajos. The couple had

[1] "Round About Town," *Santa Fe Daily New Mexican*, June 1, 1887, 4.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: N/A

extensive real estate holdings in Santa Fe. Alexander G. Irvine died in 1882, leading to a dilemma over their real estate.

The Irvine Addition came up for auction on Saturday, June 4, 1887, with nearly $5,000 in lots sold the first few hours. Both locals and out-of-state investors swooped in, buying every lot of the plat. Santa Fe boosters took the sale as a good sign of the city's future.[2] But — hampered by poor roads, a recession, and a lack of sewerage — the addition did not fully develop as intended.

Confusingly — or perhaps revealing the truth — the 1912 King's map of Santa Fe shows the west side of Irvine Street entirely under the ownership of the Ortiz family, a name that would stick with the neighborhood through the early 20th century (Figure 2). Instead of tidy town lots, there were large, lumpy parcels with only a few houses at the north and south ends of the street.

With the push of Santa Fe westward, the Irvine Addition began to fill in with houses in the 1920s. By 1928, there were 23 homes on Irvine between Alto and Dunlap streets.[3] These included principal homes on the street and a few "rear" units, mostly rentals. Eighty percent of the homes were occupied by people with Spanish surnames. The same percentage owned their homes. Like many traditional neighborhoods, it had its *tiendacita* — the Handy Store, run by the Ortiz family.

Though not widely acknowledged, Irvine Street and its neighboring roads represented the first Hispanic suburbanization of Santa Fe.

The Apodacas

The Apodacas were one of the families to move into the developing neighborhood and they would build the subject house. Before the move, Adolfo and his family lived in his sister's home on West De Vargas Street, in a house that would be demolished during urban renewal in the early 1970s. Based on city directories, Adolfo and Antonia had moved onto the Irvine Street property by 1932.

---

[2] "Confidence in Santa Fe," *Weekly New Mexican*, June 9, 1887, 4.

[3] The following conclusions are based on analysis of data in the 1928 Santa Fe city directory. Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1928-39 (El Paso: Hudspeth Directory Company, 1928), 207.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Eight years later, the 1940 federal census recorded the occupants of 234 ½ Irvine Street. It included two households: Adolfo and Antonia, and one child, Adolfo, Jr., and older son Manuel living with his wife, Bonny.[4] The primary house was valued at $300. Adolfo worked as a janitor at the Paris Theatre on West San Francisco Street and later at a weaving shop. The supplementary census recorded that Spanish was spoken, and that the women, beyond their work as homemakers, additionally served as domestics in private homes.

Adolfo, Jr. took over the property after his parents' death. Born in 1928, the younger Adolfo attended local schools, graduating from Santa Fe High School after World War II. He served in the construction division of the army during the Korean War. After the conflict, Adolfo married Rosina Layda Romero, a Santa Fe native who grew up on Upper Canyon Road. Adolfo joined the New Mexico State Highway Department, where he worked as a draftsman. The couple raised four children in the house: Ronald, Robert, Donald, and Marsha.

The street strengthened in Hispanic population, having a 100% Spanish surname population by the late 1950s. Its grocery needs were served by Larribas Grocery & Market, operated by their neighbor, Antonio Larribas.

The street remained a Hispanic-dominant neighborhood through the 1970s. The change began in the early 1970s, as the Westside became the target of several urban renewal initiatives. The family left the street in the late 1970s. Following a trend of slow-paced gentrification, Irvine Street began to evolve. By 1980, the Apodaca house was under different ownership.

Newspaper advertisements show it being used as a meditation center for the Dharma Study Group, a Tibetan Buddhism group. By this time, the home to the south had been divided into a five-unit rental and a duplex; the lot to the north was redeveloped as a four-unit passive solar condominium. Walls and fences began to appear.

Building Evolution

[4] United States Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 13B; Enumeration District: 25-8B.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

The house probably started as a four-room cube, as depicted on the existing floor plan (Figure 4). To this were added the back portions holding the mudroom, bathroom, and laundry. As to when these additions occurred is unknown. Aerial photographs for the area are limited. A blurry image from 1951 shows the house but it is unclear whether the additions had been made by then (Figure 5). The next aerial from 1978 captures the footprint that is in place today, including the portal and rear extensions (Figure 6).

Conclusion

While it has experienced alterations, including additions and window changes which likely affected the dimensions of rough openings, the house retains sufficient historic integrity across its publicly visible elevations. In this way, it still can communicate its historical context and assumed architectural intention.

For these reasons, the recommendation is to upgrade the house to Contributing Structure to the Guadalupe-Westside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Illustrations

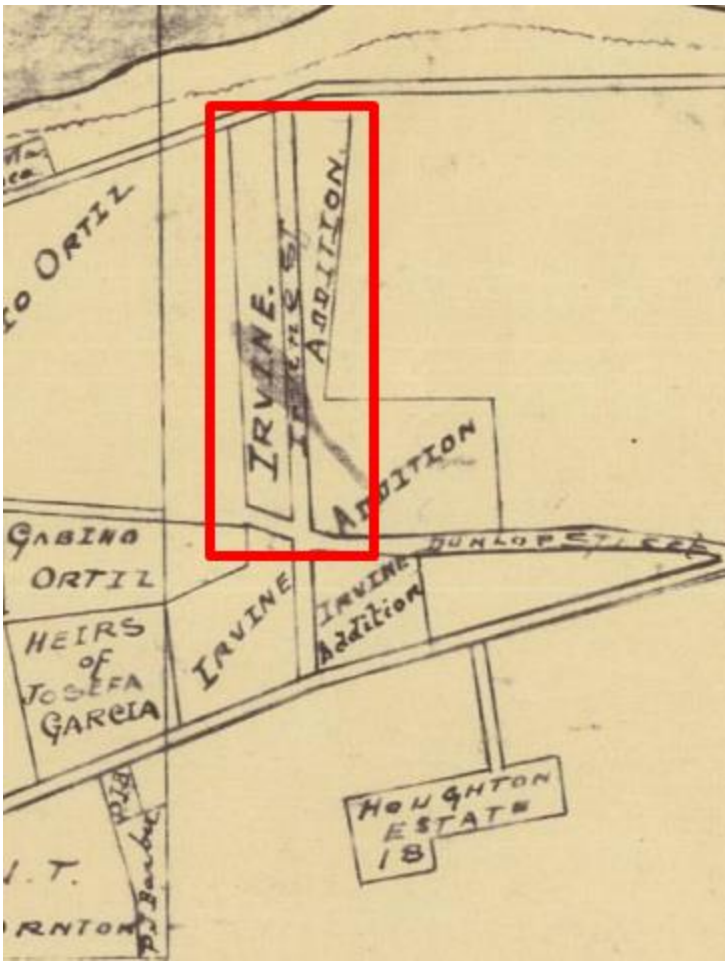


Figure 1: Portion of William White, "Owners of Land within the Santa Fe Grant Outside the City Limits," 1897-98.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Adolfo and Antonia Apodaca/** **Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Figure 2: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Adolfo and Antonia Apodaca/** **Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe," c.1957. Note how lot had double frontage at the time. Courtesy City of Santa Fe GIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

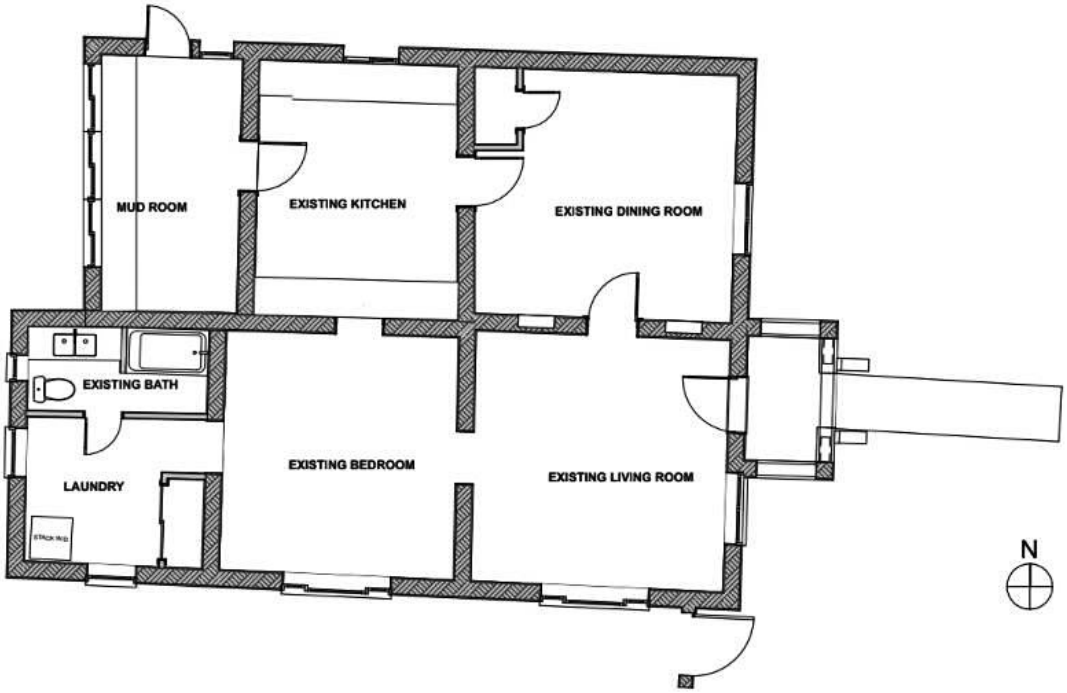


Figure 4: Existing floor plan, 2021.
Gayla Bechtol Architects.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Figure 5: May 26, 1951, aerial photograph.
Courtesy City of Santa Fe GIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Figure 6: September 11, 1978, aerial photograph.
Courtesy New Mexico Department of Transportation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photographs

(All images taken by Gayla Bechtol, September 20, 2020, unless otherwise noted)

Photo 1: Streetscape view.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 2: Front, east façade.
Camera facing northwest.
March 9, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 3: East elevation portal.
Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 4: East elevation, south elevation.
Camera northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 5: North elevation
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 6: North elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 7: West elevation
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Adolfo and Antonia Apodaca/** **Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 8: Interior, Living Room.
Camera facing southeast.
2020 real estate listing image.
Leyba Real Estate LLC

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 5/18/21	**234 ½ Irvine**
Property Owner of Record: Jeff Tietz & Morgann Berg	**Proposed Construction Description: Replace Roof; Interior Renovations- Kitchen renovation, new electrical with some alteration of some interior framing. Footprint of structure will not change.**
Applicant/Agent Name: Jeff Tietz	
Contact Person Phone Number: (512) 585 - 4662	**TOTAL ROOF AREA:**

Zoning District:___**R-21**_____

Overlay: □ Escarpment _____**N/A**_____
□ Flood Zone* **N/A**
□ Other: __**Westside Guadalupe Historic District**_____

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

Supplemental Zoning Submittals Required for Building Permit: **N/A**
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector** **N/A**
□ Visibility Triangle Required

Use of Structure: **X** Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes___**N/A**_____

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

Lot Coverage :__34___%
□Open Space Required:_____

Setbacks:
Proposed Front: **_15.0'_** Minimum:**_7'____**
2nd Front? _____
Proposed Rear: **12'4'**___ Minimum: __**15'**__
Proposed Sides: L_**4.5'**_R **15'** Minimum:_**5'**_

Height: Proposed __**12'6"**__
Maximum Height: **24 ft.**_____ or
X Regulated by Historic Districts Ordinance: **14'11"**
□ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:__**2**___

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

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

_____**[□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**

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:
X Preliminary Approval □with conditions □ Rejected
Comments/Conditions:_____
_____

REVIEWER: _____*Donna Wynant*_____ **DATE:** _**5/18/21**___

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: June 22, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2021-003719-HDRB

Address: 234 ½ Irvine Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria responses

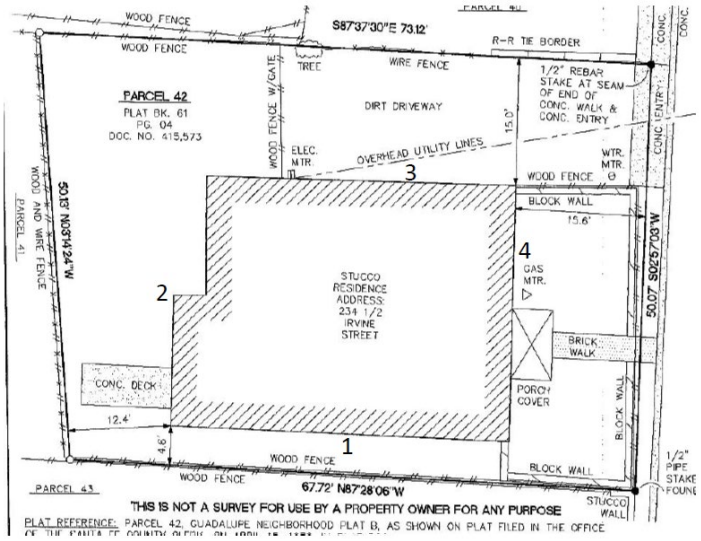
STAFF RECOMMENDATION:

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(I) Westside-Guadalupe Design Standards.

BACKGROUND & SUMMARY:

234 ½ Irvine Street is a 1,198 square foot single-family residential structure built in a simplified Spanish Pueblo Revival style around 1932, with non-contributing status to the Westside-Guadalupe Historic District. It is constructed of adobe. The street- facing façade, façade 4, has a centered portal and non-historic windows on each side. The west, north and south elevations are utilitarian, with limited public visibility. In Case 2020-003376-HDRB, heard on April 13, 2021, the Board designated façade 4, excluding the portal, as primary.

Façade diagram



The applicant now returns with the following Items:

1) Roof replacement and parapet alterations. The roof will be raised by 2 feet 10 inches to ensure structural compliance and to achieve a minimum required roof height. The parapet will be rebuilt along the contributing façade (façade 4) to preserve parapet elements, notably corner flares and centered half dome.
2) The new height of the structure will be 13 feet 7 inches, below the maximum allowable height of 14 feet 11 inches.
3) Add new drainage system to new roof, including canales at rear of house.
4) All roof appurtenances will be hidden behind parapets. These will clued vents and skylights with a 6-inch dome.
5) Add a ground-mounted condenser unit for new mini-split HVAC system in side yard behind fence. This will not be visible from street.
6) Increase the north (façade 3) elevation window frame height from 22 inches to 36 inches and move it east approximately 5 inches. It will be a metal clad window with simulated divided lights and will replace an existing vinyl window. A further non-historic window on this elevation, to the west, will be removed.
7) Stucco over the new exposed bond beam and roof framing, repair stucco along roof edges, restore architectural elements of contributing facade (corner flares, centered half dome). The

stucco color will be a custom to match a Behr "wild ginger" paint color matched to the existing house. Stucco will be patched and repaired where windows are altered and for repairs.
8) Window trim will be painted in Behr "rainmaster".

EXCEPTION CRITERIA

Exception to Section 14-5.2(D)(1)(a): "The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

(i) Do not damage the character of the district

Applicant Response:
This renovation will not damage the character of the Westside-Guadalupe Historic District for at least three (3) reasons.
1. The renovation will not change the style of the contributing front facade. The character-defining architectural elements of the façade — the centered half-circle and corner flares — will be rebuilt just as they are. Please see included drawings of the proposed east (front) elevation.
2. The added height will not significantly alter the proportionality or character of the property. The house is a low, modest adobe box, and it will remain a low, modest adobe box after the renovation — still lower than many of its immediate neighbors. The proposed height increase will leave the final height of the structure nearly a foot and a half below the maximum allowable height for the district, which is 14' 11".
3. Rebuilding and insulating the roof will ensure the longevity of the original adobe walls and the architectural features of the façade, preserving the character of the district. If the roof joists are not replaced with either thicker or deeper joists, they will continue to bow, eventually sagging enough to allow water infiltration and deterioration of the adobe walls. The joists are embedded in the facade, and as they continue to bend, the façade will begin to crack, damaging the contributing architectural features. We hope to preserve these features for many decades to come.

Staff Response:
Staff agrees with the applicant. This project constitutes a rehabilitation of a historic structure for contemporary use. Materials that embody the status will be removed but architectural features, specifically the historic parapet form, will be recreated. This exception is needed to ensure that minimum living and structural standards can be met. The measures allow the building to be preserved into the future as an inhabitable structure.

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

Applicant Response:
We are seeking to remedy three (3) problems that violate building codes and could reasonably be considered hardships for occupants of the property: 1) insulation/interior temperature 2) ceiling height and 3) structural integrity of the roof. Additionally, problem (3) presents potential hardships for the aging historic material itself.

1. The home lacks proper roof insulation per current building codes. This presents a hardship to the occupants in the form of increased energy expenditures. In cold weather, heat escapes primarily through the roof, and without adequate insulation, extra heating would be required to keep the house warm. The expense of heating the home would be significant. Also, extra energy use, unnecessary in a properly insulated home, would contribute to global warming, harming the public welfare. A higher, reframed roof is necessary to adequately insulate the property, and this is not possible without impacting some historic material (see response to criterion iii below).
2. The roof joists in a significant part of the original adobe structure are only a little over six and a half feet high — almost a half foot under the minimum height required by current building codes. This is not high enough to ensure that occupants can safely engage in normal domestic activities in these areas of the property. The roof must be higher to ensure safety and bring the ceiling height up to code, which is not possible without impacting historic materials (see response to criterion iii below).
3. The roof joists are insufficiently thick/deep for the span of the interior rooms per current building code, and are beginning to bow under the weight of the existing roof. In combination with a lack of modern support structures (wall plates, secure joist connections and sill plates, etc.), the inadequate joists suggest that the current structure poses a hazard to the occupants and to the existing historic material in the structure. They also constitute a source of anxiety for anyone residing in the property. Replacing the joists is not possible without removing historic materials (see response to criterion iii below).

Staff Response:
Staff agrees with the applicant. This project constitutes a rehabilitation of a historic structure for contemporary use. Materials that embody the status will be removed but architectural features, specifically the historic parapet form, will be recreated. This exception is needed to ensure that minimum living and structural standards can be met. Not granting the exception creates a hardship to 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 structural issues that this renovation will resolve — inadequate roof insulation, inadequate ceiling height and inadequate roof and ceiling support structures — require raising and reframing the roof. We consulted with multiple builders — including Oskar Porter, of Compadre Custom Construction, and Jim Hays, of Hays Associates, Inc. — about the possibility of raising and reframing the roof to address these issues without altering the contributing front façade.
The builders we spoke with were unanimous in saying that this was unavoidable, simply because the joists are cemented into the front façade, and there is no way to address the current structural issues without replacing those joists. From the builders' perspective, no additional design options exist that allow this historic structure to be made livable for current (and future) Westside-Guadalupe Historic District residents.

Staff Response:
Staff agrees with the applicant. Staff sees no way to resolve structural deficiencies without raising the roof.

ARCHITECTURAL HISTORY

Information below from HCPI completed by architectural historian John Murphey on March 17, 2021.

234 ½ Irvine Street is a small adobe house, approximately 1,198 square feet, located on the west side of Irvine Street in the Westside-Guadalupe Historic District. Constructed c. 1932 in the Spanish-Pubelo Revival style, with likely subsequent additions, it is set back from the street and roughly a square in plan.

The property probably started as a four-room cube. To this were added the back portions holding the mudroom, bathroom and laundry. The portal was also probably added later. It is unknown when these additions occurred. Aerial photographs for the area are limited. A blurry image from 1951 shows the house but it is unclear whether the additions had been made by then. The next aerial, from 1978, captures the footprint that is in place today, including the portal and rear extensions.

RENOVATION PROJECT ELEMENTS

1) Roof replacement and parapet alterations

NB: Roof replacement is necessary to address code violations and structural issues: 1) undersized roof joists beginning to bow 2) roof joists and decking at rear of original structure violate minimum ceiling height codes under 6'6" 3) insufficient insulation for current energy codes, pumice is no longer allowed in roofs.

- Remove existing roof over original adobe structure (~900 square feet) and replace with new roof, including new framing
    - Add bond beam to existing adobe walls and add new vigas and pocket roof framing for insulation
    - Rebuild parapet along contributing facade to preserve parapet elements, notably corner flares and centered half dome

2) Increase height of structure

- Raise east facade elevation by 2'-10", remaining below height restriction of 14'-11" for a total height of 13'-7" at finished grade

3) Canales

- Add new drainage system to new roof, including canales at rear of house.

4) Roof appurtenances

- Existing (6) – a*ll vents behind parapets*
    - Exhaust vent for gas furnace
    - Exhaust vent for gas furnace
    - Exhaust vent for gas furnace
    - Exhaust vent for gas range
    - Exhaust vent for gas water heater
    - Vestigial vent (purpose unknown, currently unused)
- Proposed additional appurtenances (6) – *all vents and skylights hidden by parapet*

  - New exhaust vent for new gas range, hidden behind parapet – not visible from street
  - New exhaust vent for new on-demand gas water heater
  - Four new skylights (two above living-dining area, one above kitchen, one above bedroom/study)

5) HVAC

- Add condenser unit for new mini-split HVAC system in side yard behind fence – not visible from street

6) Window

- Increase north elevation window frame height from 22" to 36" and move east apporximately 5"
- Remove window at mud room

7) Stucco

- Stucco over new exposed bond beam and roof framing, repair stucco along roof edges, restore architectural elements of contributing facade (corner flares, centered half dome)
- See stucco samples
- Re-stucco north elevation window frame
- Patch existing stucco

8) Paint

- New paint for window trim (see provided samples)

Historic Districts and Historic Landmarks Design Standards and Signage Exception Criteria

234 1/2 Irvine Street

Description of proposed renovation

To bring the roof and ceilings of 234 ½ Irvine Street into compliance with building and energy codes, we need to remove and rebuild the roof.

The roof lacks adequate insulation to comply with energy codes; the ceiling height in the rear rooms is almost a half foot below code due to the height of the roof joists and decking; and the roof joists are only about half as deep as they should be per current building codes.[*] The joists are beginning to bow under the weight. The roof renovation will address these three structural issues, as well as adding modern components that will ensure lasting structural integrity (e.g., wall plates and bond beams).

The main components of the renovation include removing the existing roof and beams and decking and installing a bond beam (likely concrete). In the process, construction will impact some of the original historic material and we will likely need to reconstruct the character-defining features of the parapet.

When we replace the roof, we would like to raise the ceiling to 9' AFF, increasing the contributing facade by 2'- 10" or less in the front rooms; the height will be greater in the rear rooms.

We would like to raise the front wall approximately 2'-10", rebuilding the profile as is. We will remain under the 14'-11" height restriction, probably ending up at a height of 13' -7".

Exception criteria and responses

We are requesting an exception to Design Standards and Signs, D-1 (a). Here are the criteria and our responses.

(i) Do not damage the character of the district

Response:

This renovation will not damage the character of the Westside-Guadalupe Historic District for at least three (3) reasons.

[*] Applicable codes for roof and ceiling structure are IRC R801, R802, R806 and R903; applicable code for insulation is R906; and applicable code for ceiling height is R305.

1. The renovation will not change the style of the contributing front facade. The character-defining architectural elements of the façade — the centered half-circle and corner flares — will be rebuilt just as they are. Please see included drawings of the proposed east (front) elevation.

2. The added height will not significantly alter the proportionality or character of the property. The house is a low, modest adobe box, and it will remain a low, modest adobe box after the renovation — still lower than many of its immediate neighbors. The proposed height increase will leave the final height of the structure nearly a foot and a half below the maximum allowable height for the district, which is 14' 11".

3. Rebuilding and insulating the roof will ensure the longevity of the original adobe walls and the architectural features of the façade, preserving the character of the district. If the roof joists are not replaced with either thicker or deeper joists, they will continue to bow, eventually sagging enough to allow water infiltration and deterioration of the adobe walls. The joists are embedded in the facade, and as they continue to bend, the façade will begin to crack, damaging the contributing architectural features. We hope to preserve these features for many decades to come.

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

Response:

We are seeking to remedy three (3) problems that violate building codes and could reasonably be considered hardships for occupants of the property: 1) insulation/interior temperature 2) ceiling height and 3) structural integrity of the roof. Additionally, problem (3) presents potential hardships for the aging historic material itself.

1. The home lacks proper roof insulation per current building codes. This presents a hardship to the occupants in the form of increased energy expenditures. In cold weather, heat escapes primarily through the roof, and without adequate insulation, extra heating would be required to keep the house warm. The expense of heating the home would be significant. Also, extra energy use, unnecessary in a properly insulated home, would contribute to global warming, harming the public welfare. A higher, reframed roof is necessary to adequately insulate the property, and this is not possible without impacting some historic material (see response to criterion iii below).

2. The roof joists in a significant part of the original adobe structure are only a little over six and a half feet high — almost a half foot under the minimum height required by current building codes. This is not high enough to ensure that occupants can safely engage in normal domestic activities in these areas of the property. The roof must be higher to ensure safety and bring the ceiling height up to code, which is not possible without impacting historic materials (see response to criterion iii below).

3. The roof joists are insufficiently thick/deep for the span of the interior rooms per current building code, and are beginning to bow under the weight of the existing roof. In combination with a lack of modern support structures (wall plates, secure joist connections and sill plates, etc.), the inadequate joists suggest that the current structure poses a hazard to the occupants and to the existing historic material in the structure. They also constitute a source of anxiety for anyone residing in the property.

Replacing the joists is not possible without removing historic materials (see response to criterion iii below).

(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 structural issues that this renovation will resolve — inadequate roof insulation, inadequate ceiling height and inadequate roof and ceiling support structures — require raising and reframing the roof. We consulted with multiple builders — including Oskar Porter, of Compadre Custom Construction, and Jim Hays, of Hays Associates, Inc. — about the possibility of raising and reframing the roof to address these issues without altering the contributing front façade.

The builders we spoke with were unanimous in saying that this was unavoidable, simply because the joists are cemented into the front façade, and there is no way to address the current structural issues without replacing those joists. From the builders' perspective, no additional design options exist that allow this historic structure to be made livable for current (and future) Westside-Guadalupe Historic District residents.

Property Information

Project Type: Historic Renovation and Addition

Owners: Morgann and Jeff Berg and Tietz

Site Address: 234 1/2 Irvine Street Santa Fe New Mexico 87501

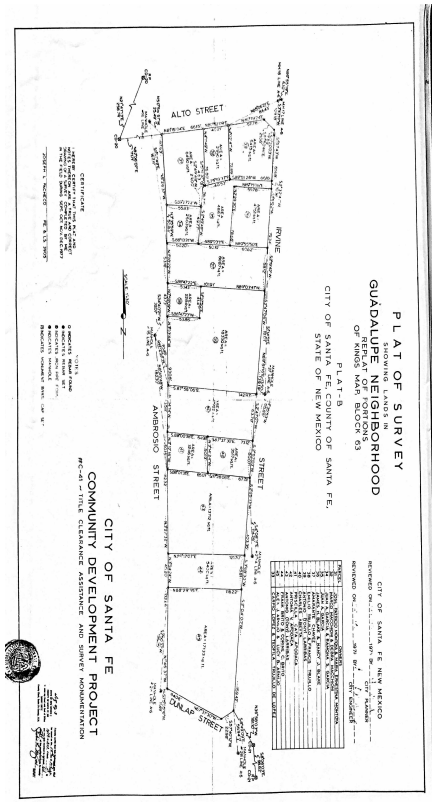
Legal Description:
Parcel 42, Guadalupe Neighborhood Plat B

Assessor Parcel Number: 42

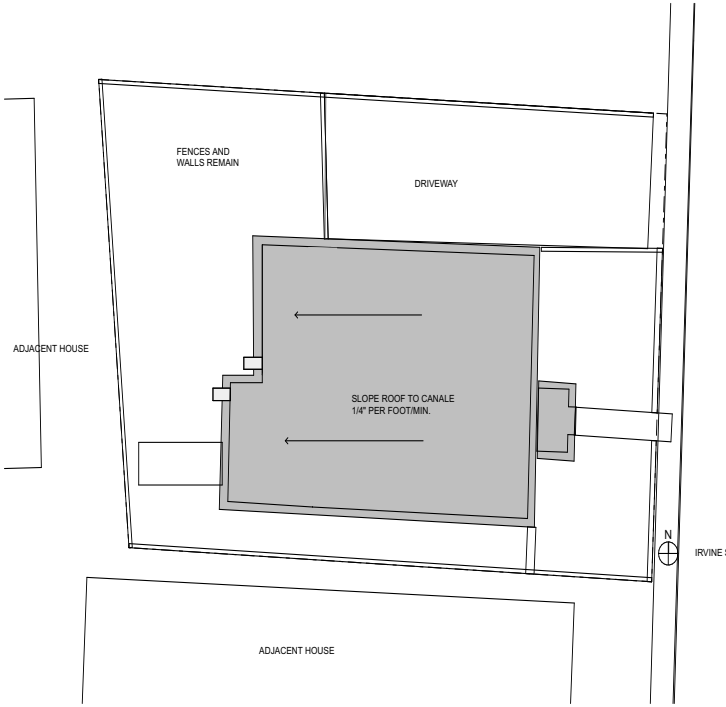
Zoning: R-21

Setbacks: Side XX'-X", Rear XX'-X", Front XX'-X"

Building Height: R-21



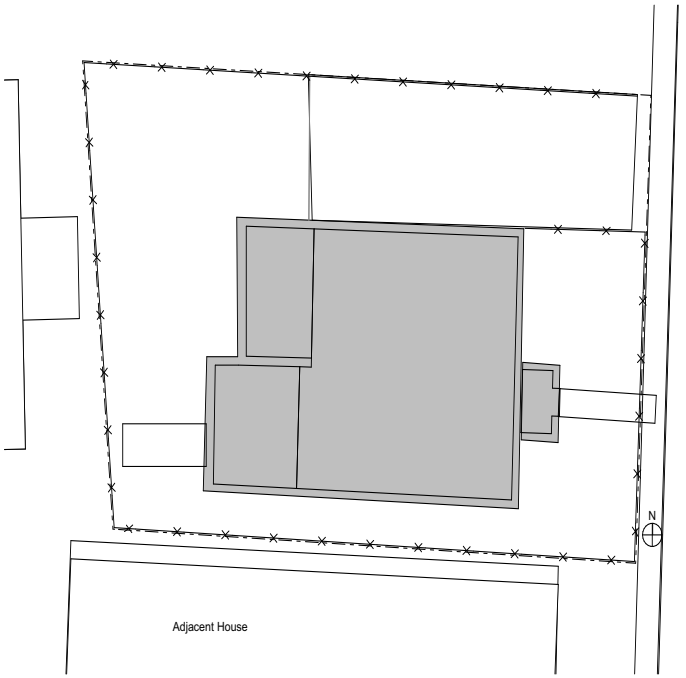
5 1.1 Plat of Survey
SCALE: 1" =100'



3 1.1 SITE PLAN PROPOSED
SCALE: 1/8" = 1'-0"

1 1.1 PROPOSED STREET VIEW

6 1.1 Site Context
SCALE: 1" = 20'



4 1.1 SITE PLAN EXISTING
SCALE: 1/8" = 1'-0"

2 1.1 EXISTING STREET VIEW

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Berg and Tietz Historic Renovation

Project Number: 2020

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

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

© Gayla Bechtol Architects

RENOVATION
234 1/2 Irvine Street
Santa Fe , New Mexico
87501

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

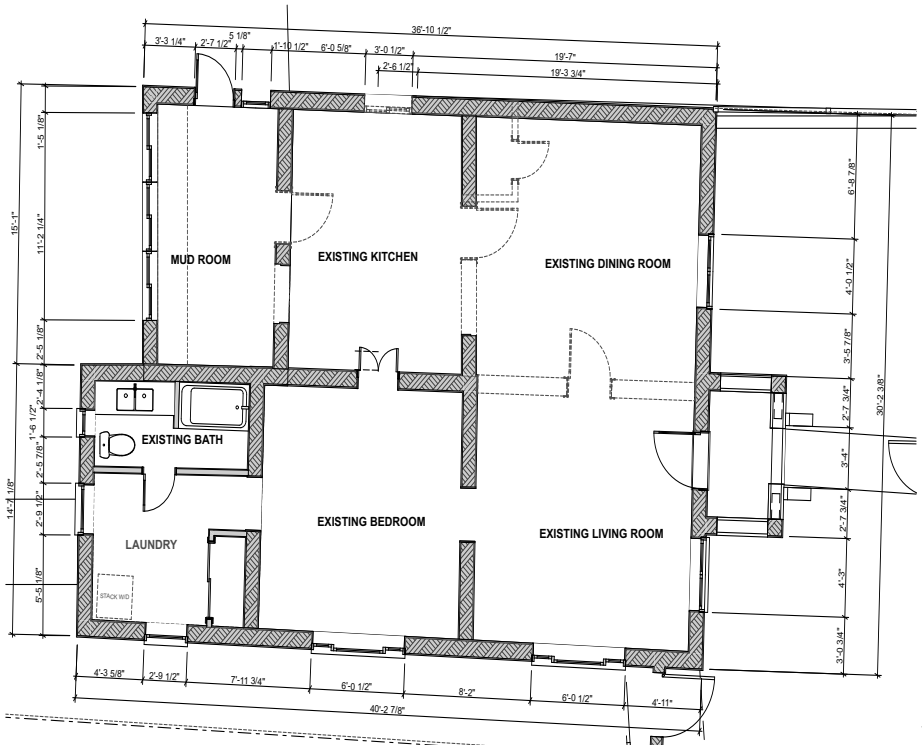
ISSUED:

05/26/21 HDRB REVIEW SET

Cover Sheet and Site Plan

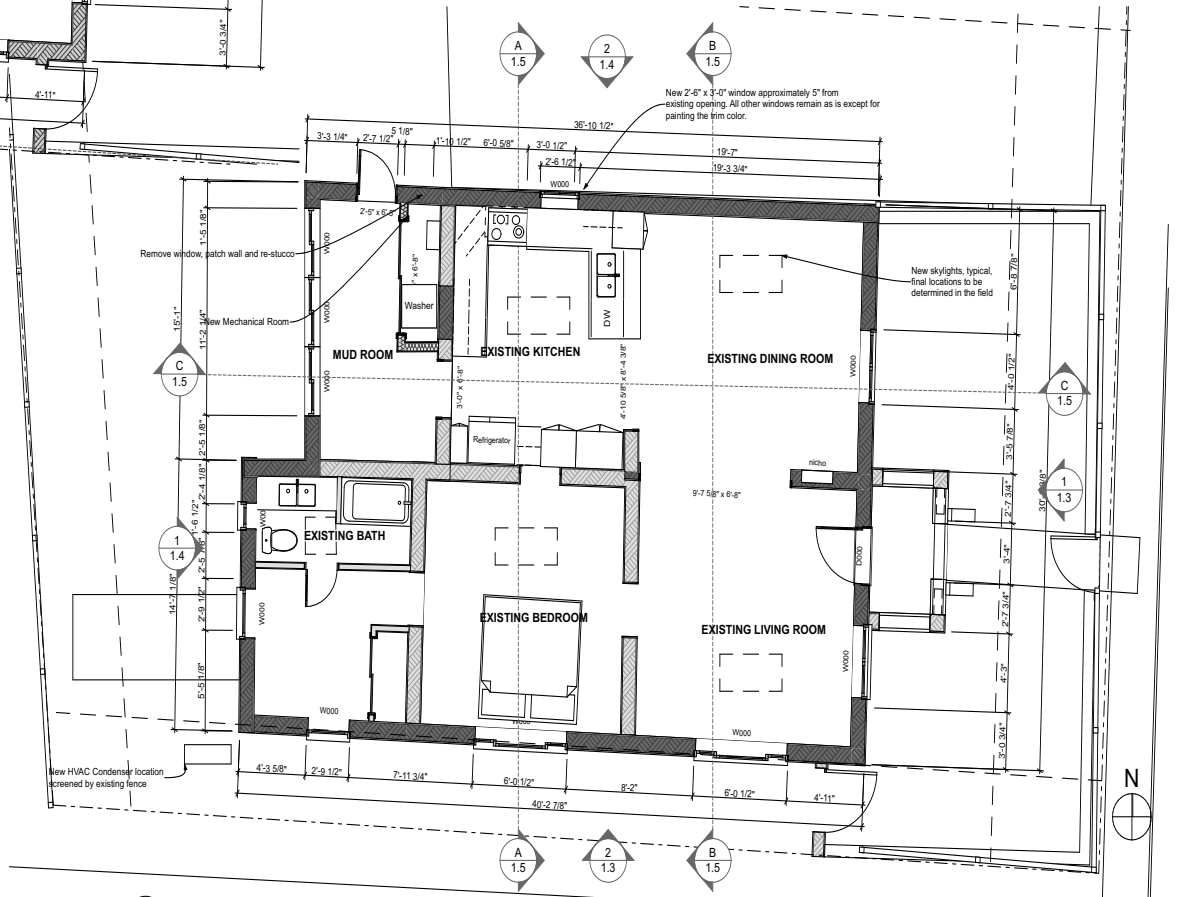
1.1

Printed: 5/25/21



2 1.2 GROUND LEVEL

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



1 1.2 GROUND LEVEL - Proposed

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

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Berg and Tietz Historic Renovation

Project Number: 2020

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

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

© Gayla Bechtol Architects

RENOVATION
234 1/2 Irvine Street
Santa Fe , New Mexico
87501

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

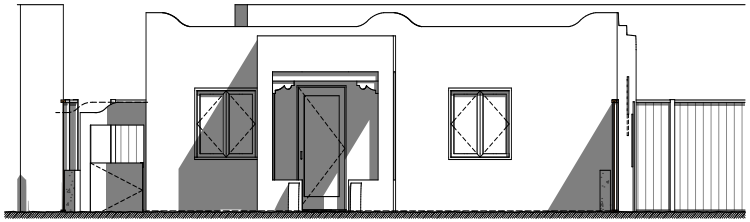
ISSUED:

05/26/21 HDRB REVIEW SET

Ground Level Plan

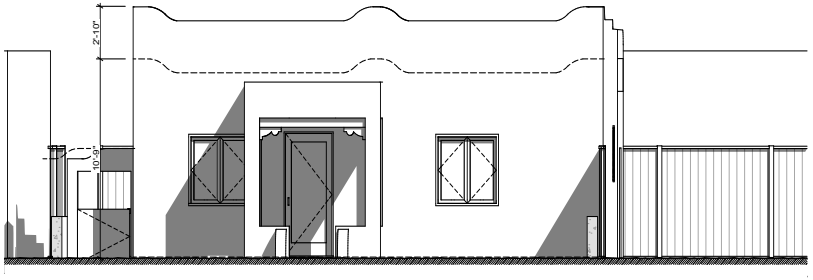
1.2

Printed: 5/25/21



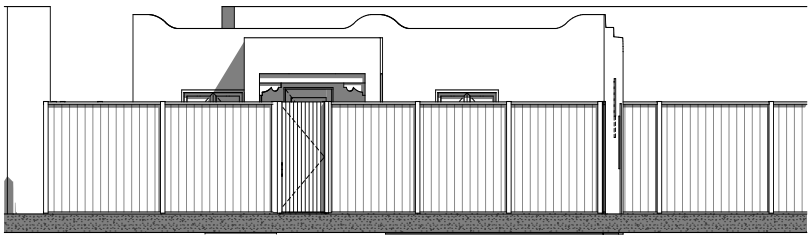
3 / 1.3 EXISTING East Elevation

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



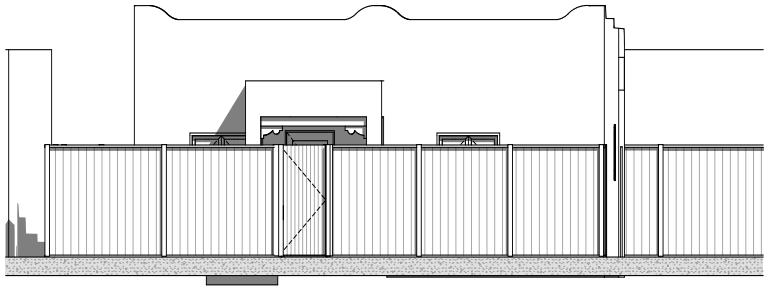
1 / 1.3 PROPOSED East Elevation

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



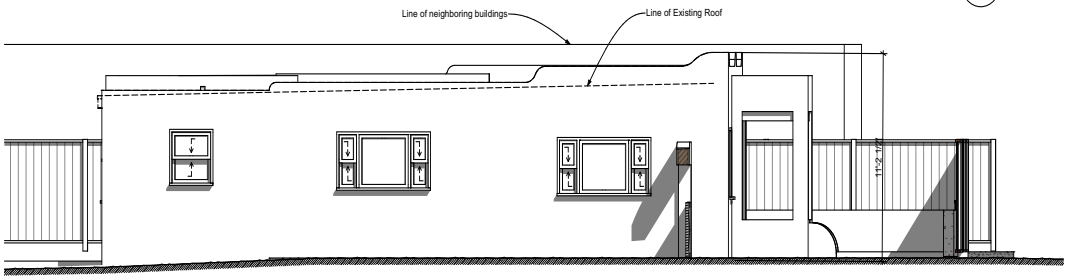
2 / 1.3 EXISTING STREET VIEW

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



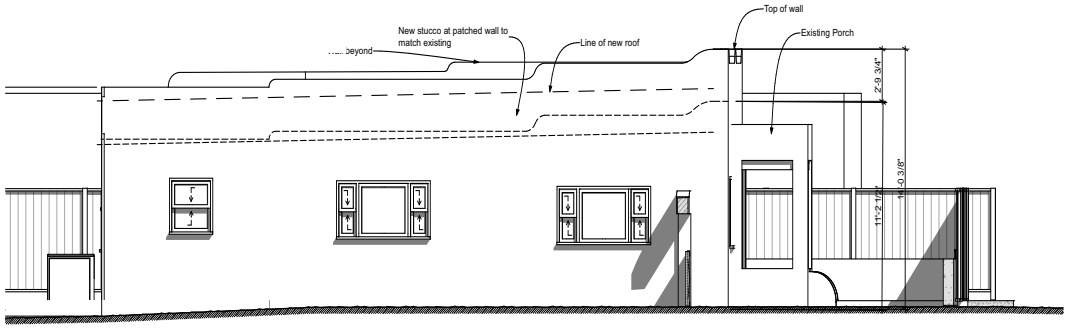
2 / 1.3 PROPOSED STREET VIEW

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



4 / 1.3 EXISTING South Elevation

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



2 / 1.3 PROPOSED South Elevation

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

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Berg and Tietz Historic Renovation

Project Number: 2020

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

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

© Gayla Bechtol Architects

RENOVATION
234 1/2 Irvine Street
Santa Fe , New Mexico
87501

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

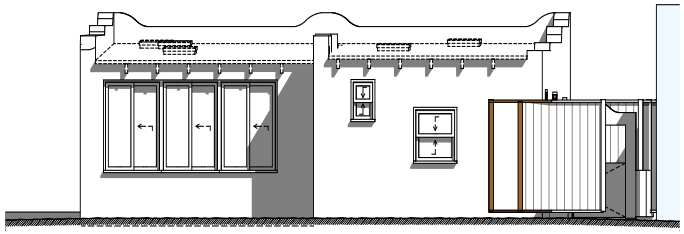
ISSUED:

05/26/21 HDRB REVIEW SET

Elevations

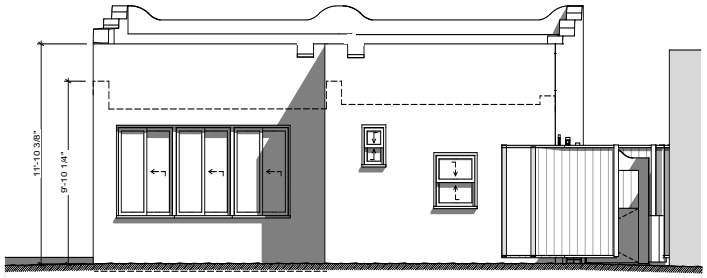
1.3

Printed: 5/25/21



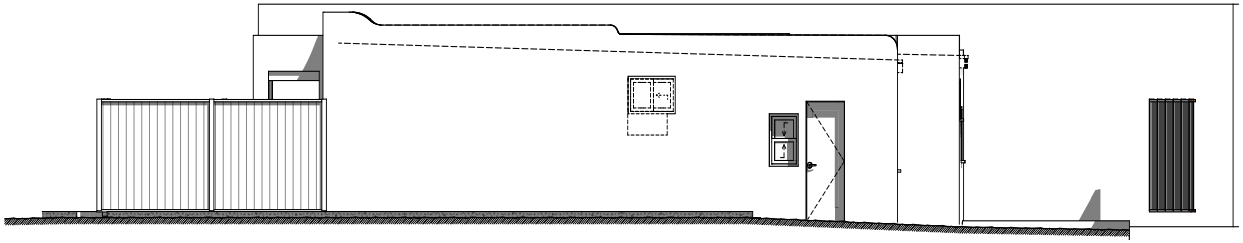
3 / 1.4 Existing West Elevation

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



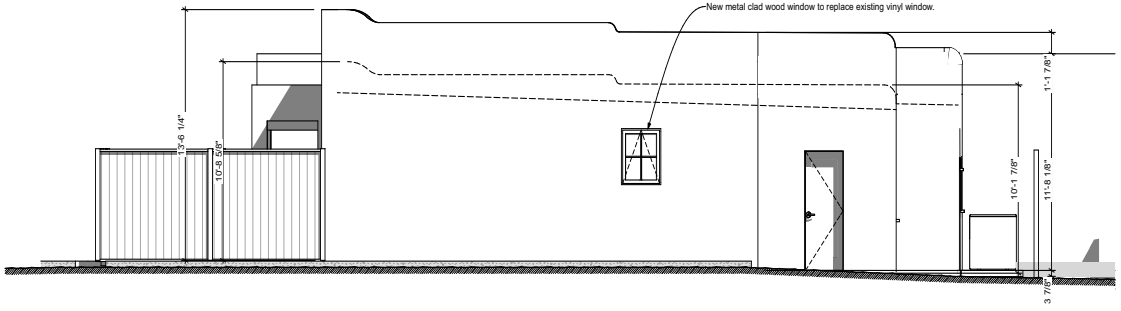
1 / 1.4 PROPOSED West Elevation

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



4 / 1.4 Existing North Elevation

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



2 / 1.4 PROPOSED North Elevation

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

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Berg and Tietz Historic Renovation

Project Number: 2020

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

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

© Gayla Bechtol Architects

RENOVATION
234 1/2 Irvine Street
Santa Fe , New Mexico
87501

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

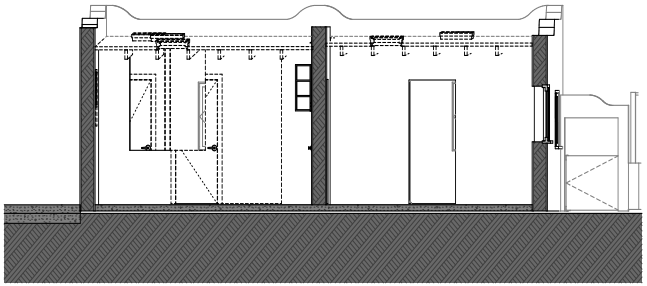
ISSUED:

05/26/21 HDRB REVIEW SET

Elevations

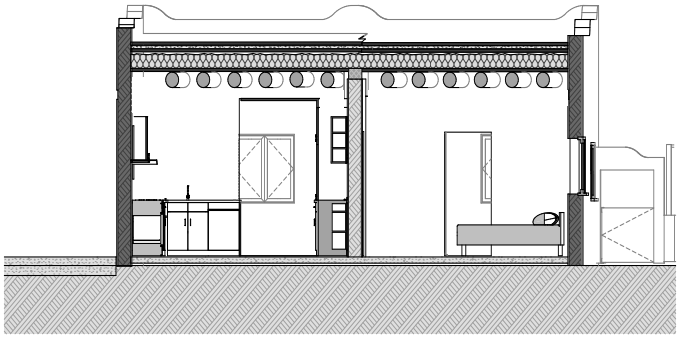
1.4

Printed: 5/25/21



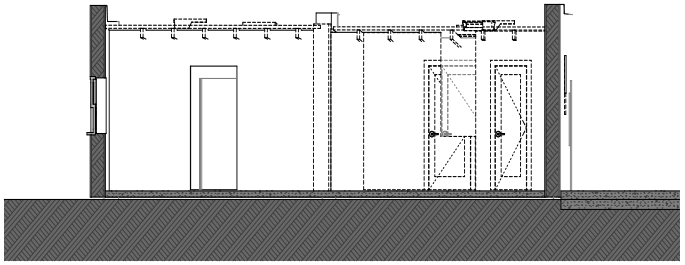
A 1.5 Building Section A - Existing

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



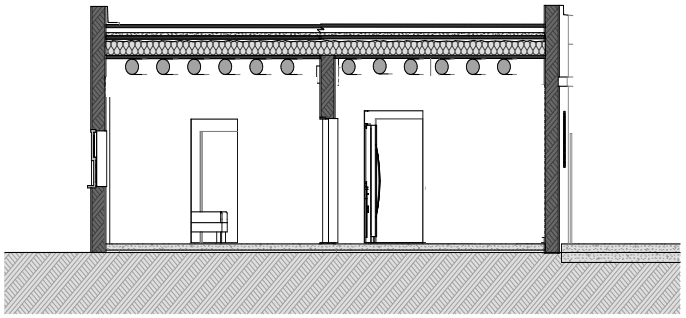
A 1.5 Building Section A- PROPOSED

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



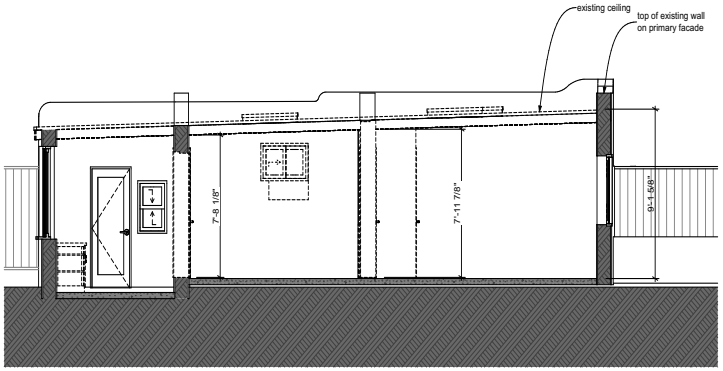
B 1.5 Building Section B - Existing

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



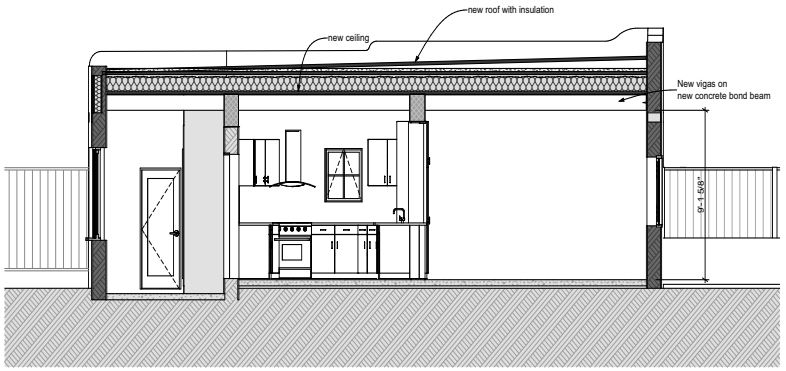
B 1.5 Building Section B- PROPOSED

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



C 1.5 Building Section C - Existing

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



C 1.5 Building Section C-PROPOSED

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

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501

505-660-6301

www.gbasantafe.com

Berg and Tietz Historic Renovation

Project Number: 2020

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

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

© Gayla Bechtol Architects

RENOVATION
234 1/2 Irvine Street
Santa Fe , New Mexico
87501

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

ISSUED:

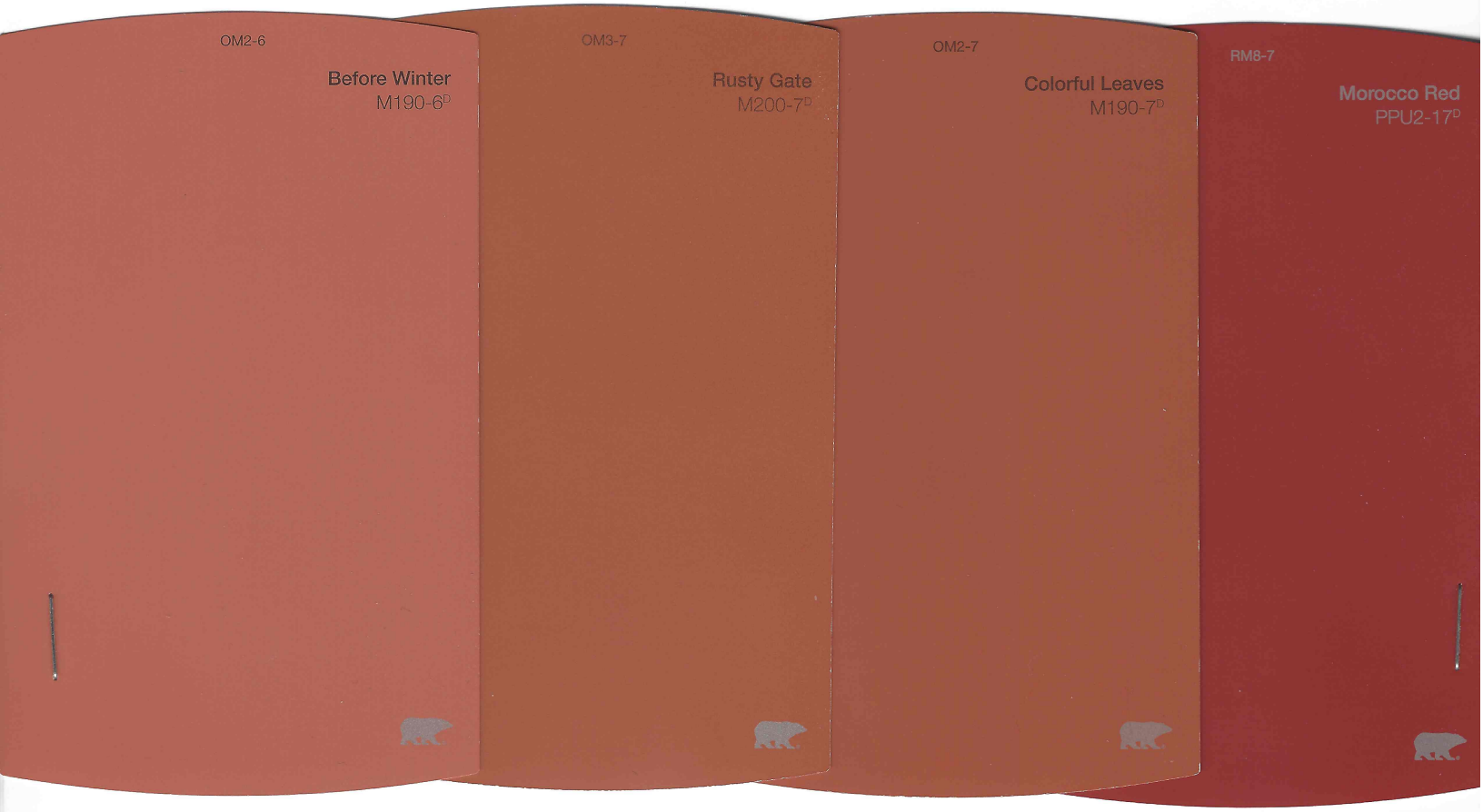
05/26/21 HDRB REVIEW SET

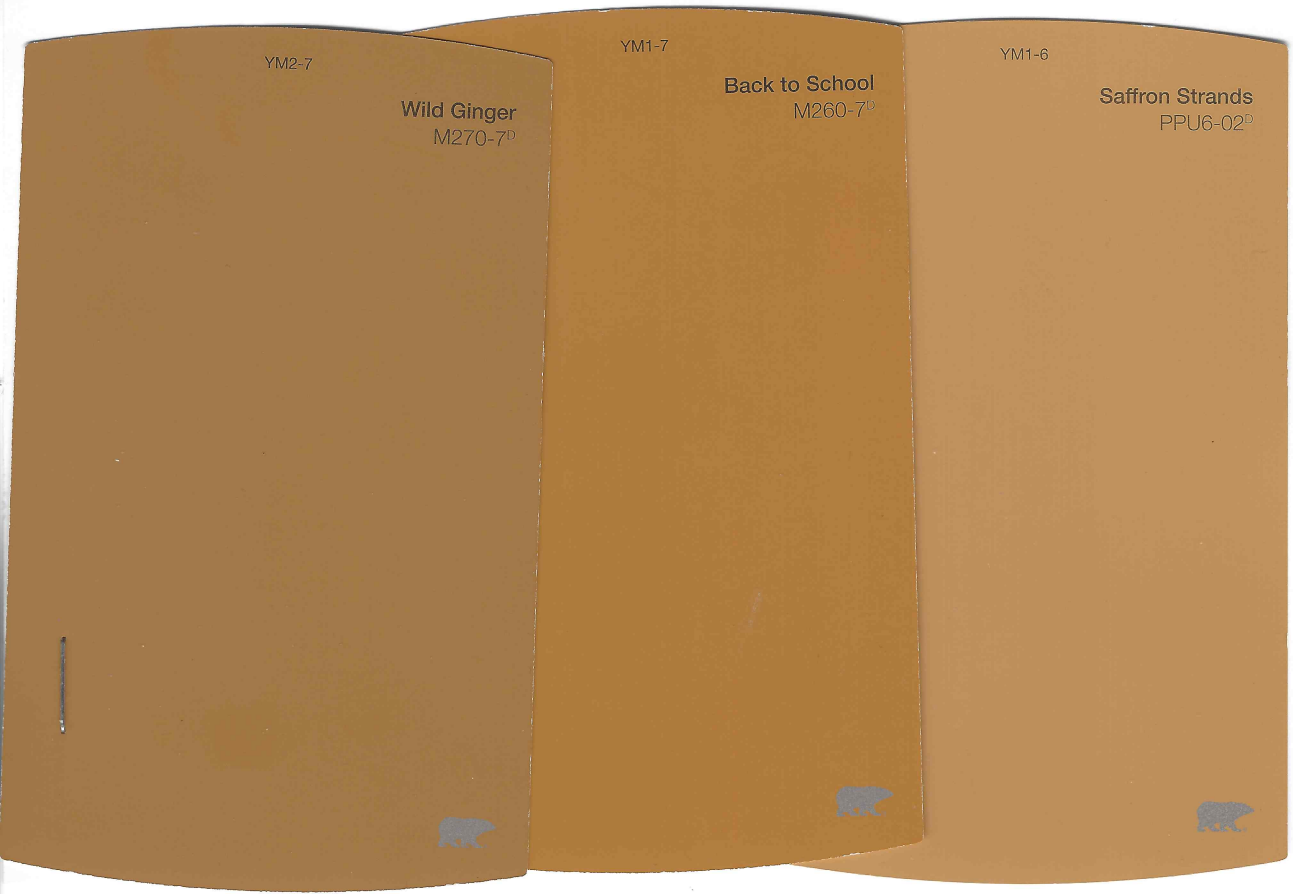
Sections

1.5

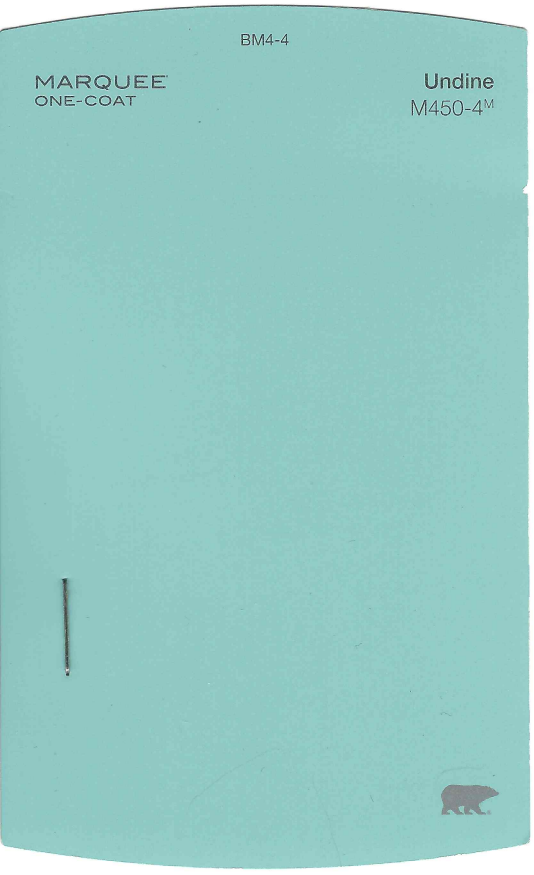
Printed: 5/25/21

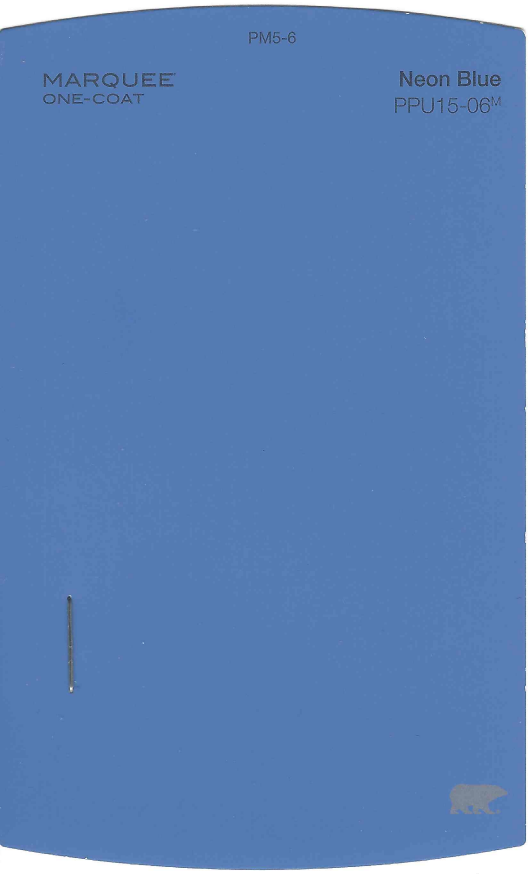
234½ Irvine St. - exterior paint swatches





234 ½ Irvine St. – trim swatches (exterior)





GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

FRONT FAÇADE, FACING EAST

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

FRONT FAÇADE WITH SOUTH FACING SIDE AND CORNER

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

DRIVEWAY FAÇADE FACING NORTH. ADJACENT PROPERTY TO THE REAR ALSO VISIBLE

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

CONTEXT TO THE SOUTH ON IRVINE STREET

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

CONTEXT ACROSS IRVINE STREET

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

IRVINE STREET LOOKING NORTH

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

IRVINE STREET LOOKING SOUTH

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

CONTEXT ADJACENT PROPERTYT TO THE NORTH ON IRVINE STREET

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

234 ½ Irvine Street, Santa Fe, NM 5/26/21

CONTEXT ADJACENT PROPERTY TO THE WEST AT THE REAR YARD

320 Aztec Street, Suite C, Santa Fe, NM www.gbasantafe.com

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003726--HDRB

Project Description:

Project Location(s): 377 GARCIA ST
Santa Fe, NM 87501

Contacts:

Property Owner: Dean Kiklis
377 Garcia Street
Santa Fe, NM 87501

Applicant: Estavan Trujillo e3designlab@mac.com
133 W HOUGHTON ST
SANTA FE, NM 87501

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1982

Year of Construction: Pre-1912

Project Type: Remodel

Historic Building Name:

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 1/22/14 TIME 8:55 AM.
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 28, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 28, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: January 14, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-172	540 E. Palace Ave., Unit C	Case #H-13-104	302 Camino Cerrito
Case #H-12-053	540 E. Alameda	Case #H-14-001	135 W. Palace, Ste. 101
Case #H-13-016B	461 Acequia Madre	Case #H-14-002A	536 ½ W. Alameda
Case #H-13-073	908 Galisteo Street	Case #H-14-002B	536 ½ W. Alameda
Case #H-13-076B	Defouri Street Bridge	Case #H-14-003	356 & 358 Hillside Ave.

F. ACTION ITEMS

1. Case #H-14-004. 506 San Antonio Street. Downtown & Eastside Historic District. Barbara Felix Architecture & Design, agent for Paul and Ashley Margetson, owners, proposes to expand an existing deck and second story balcony on the rear of a non-contributing residential structure, replace wooden slats on the south fence with irregular coyote latillas at 6' high, and relocate an "L" shaped board fence at 6' high. (David Rasch).

2. Case #H-14-005. 1413 Paseo de Peralta. Don Gaspar Area Historic District. Harry Perez-Daple, agent for 1413 Paseo LLC, owner, proposes to remodel a contributing commercial structure by repairing historic primary elevation windows, replacing all doors and some non-historic windows, altering or creating new openings on non-primary elevations, installing metal canopies, and making other site improvements. (David Rasch).

3. Case #H-14-006A. 377 Garcia Street. Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean &Denise Kiklis, owners, proposes an historic status review with primary elevation designations. (David Rasch).

4. Case #H-14-006B. 377 Garcia Street. Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes to remodel a contributing residential structure by constructing 124 sq. ft. of additions, removing an historic window, closing and creating window openings, and constructing a pergola and yardwalls. Three exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)), remove historic materials (Section 14-5.2(D)(5)(a)(i)), and to close an existing opening and create a new opening (Section 14-5.2(D)(5)(a)(ii and iii)). (David Rasch).

G. COMMUNICATIONS

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
January 28, 2014

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	2
Approval of Minutes January 14, 2014	Approved as amended	2-3
Findings of Fact & Conclusions of Law	Approved as presented	3
Communications	Presentation by Nick Schiavo	3-5
Action Items 1. Case #H-14-004 506 San Antonio Street	Approved with conditions	5-7
2. Case #H-14-005 1413 Paseo de Peralta	Approved with conditions	7-11
3. Case #H-14-006A 377 Garcia Street	Postponed	11
4. Case #H-14-006B 377 Garcia Street	Postponed	11
G. Communications	One	11
H. Matters from the Board	Comments	11
I. Adjournment	Adjourned at 6:15 p.m.	12

MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

January 28, 2014

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:
Mr. Bonifacio Armijo [excused]

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Interim City Attorney
Mr. Zach Shandler, Assistant City Attorney
Mr. Matt O'Reilly, Land Use Director
Mr. Carl Boaz, 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 Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch noted that cases #3 and #4 were postponed at the applicant's request because the applicant was out of town. They would be heard at the February 11, 2014 meeting.

He said the administration moved communications later in the agenda. But he asked that for this meeting, communications be moved forward for Mr. Nick Schiavo to explain about hot boxes

Ms. Walker moved to approve the agenda as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: January 14, 2014

Ms. Mather requested the following changes to the minutes:

On page 19, last sentence should say "PVC" instead of "PVA and "She" instead of "He."

On page 21, 3rd paragraph, it should said "PVC trim" and not "PVA trim."

In the next paragraph, the last sentence should say "was willing to use painted wood trim."

On page 24, 3rd paragraph from the bottom should say, "Ms. Mather had a concern about the original motion." and then "Chair Woods recalled that after the motion ..."

On page 25, first paragraph, first sentence should say, "discovered brick coping was there..."

On page 34, in the motion it should say, "to place a window (not a door)."

On page 39 in the Board action, it should say "Mr. Boniface seconded the motion."

On page 71 in the Board action it should say "Ms. Mather agreed." (not Ed).

Mr. Boniface requested the following changes to the minutes:

On page14, second paragraph from the bottom it should said "south, west and north" (not east).

On page 60, first paragraph, it should say "Mr. Boniface seconded the motion." (instead of "Bonifacio.)

Ms. Rios requested the following changes to the minutes:

On page 20, second to last paragraph, it should say, "The point he made was good, and she would agree to paint the building."

On page 58, 5th paragraph, it should say, "proposed" (not "have.")

On page 59, last paragraph, it should say, "historic city" (not historic time).

Chair Woods requested the following changes to the minutes:

On page 16, bottom of the page, it should say, "Mr. Enfield had given the Board a number of additional drawings at this meeting."

On page 17, it should say, "Chair Woods asked Mr. Rasch if the building was to be painted."

On page 58, second to last paragraph, it should say, "from an engineering perspective ~~stream~~ ..."

On page 60, in the middle, after the motion, it should say, "Chair Woods said she agreed with what he said."

On page 66, 2/3 down the page, it should say, "five feet from the house to the fence was pretty tight."

Ms. Rios moved to approve the minutes of January 14, 2014 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-05-172	**540 E. Palace Ave., Unit C**	**Case #H-13-104**	**302 Camino Cerrito**
Case #H-12-053	**540 E. Alameda**	**Case #H-14-001**	**135 W. Palace, # 101**
Case #H-13-016B	**461 Acequia Madre**	**Case #H-14-002A**	**536 ½ W. Alameda**
Case #H-13-073	**908 Galisteo Street**	**Case #H-14-002B**	**536 ½ W. Alameda**
Case #H-13-076B	**Defouri Street Bridge**	**Case #H-14-003**	**356 & 358 Hillside Ave.**

Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.

G. Communications;

Mr. Nick Schiavo provided an explanation of the purpose of hot boxes which were used by the Water Department as water backflow preventers. He said they were set up to eliminate the possibility of contaminating the drinking water back into the City water system. They were called hot boxes because they

were heated to prevent freezing.

Mr. Katz asked if they could be installed underground.

Mr. Schiavo said they had issues with them underground - mainly freezing but also because of the increased cost of putting them underground.

Mr. Katz asked if they had to be in front of wall.

Mr. Schiavo said yes, for access to them to make sure they were functioning properly.

Mr. Katz asked how often the City did check them.

Mr. Schiavo said it was not as often as they would like.

Mr. Katz asked if they could be put in a courtyard.

Mr. Schiavo thought it would be possible but that would make it more difficult for staff to access them.

Ms. Rios asked if they could be moved after they were first located.

Mr. Schiavo explained that the box had to be within 30' of the connection to the City's water line and that was almost always in the ROW. He imagined it could be moved a few feet but that the location must meet code requirement of within 30'.

Ms. Rios asked if they could be screened.

Mr. Schiavo agreed. Contractors have proposed coyote fence - something we could access.

Chair Woods said the one they reviewed was six feet by four feet.

Mr. Schiavo said it could have a narrower space to the wall. He talked with staff and could drive by and look at it.

Chair Woods said the Board saw it as a huge thing there and obtrusive. She was always concerned with having a safe water supply. It would require a change to the ordinance to screen them.

Mr. Katz wondered if in this situation an insert in the wall could have been done. It would have looked a whole lot better. He asked if there was a way to keep the hot box from so seriously detracting from the historic building.

Mr. Schiavo said he would have to see a sketch in order to answer that.

Mr. Katz asked if with gates, staff could access it.

Mr. Schiavo agreed.

Ms. Mather understood that at the present time the hot box was not part of their process. She asked if there was some way that the Board could be notified that a hot box would be part of a particular project.

Mr. Schiavo clarified that a hot box was required on all commercial buildings.

Ms. Mather reasoned that the Board could be notified of any commercial project in the historic districts.

Mr. O'Reilly said this wasn't something the utility company had ability to bring to the Board. Not every commercial project would need a new hot box. But with a new project, the City could have the applicant show that hot box on the plans and possibly integrate it with a wall ahead of time. They were not anything an applicant would have prepared in detail for this Board but because of the size and the concern, staff could ask the applicant to show that on the drawings as part of normal water connections and figure out the best place for it. The Board wouldn't see a lot of them.

Sometimes it wasn't absolutely clear that a new hot box would be required so there might be some instances where it wouldn't be there.

Chair Woods thought that would be great. She agreed that it hadn't happened that often but when it did it was so prevalent and if there was any way to make it less prevalent, it would help.

Mr. O'Reilly understood in this case there was no alternative but maybe they could have moved the wall but now would be cost prohibitive. But as Mr. Schiavo said, a fence could be put around it or some landscaping in front with an access door.

Chair Woods thanked Mr. Schiavo for coming to the meeting.

F. ACTION ITEMS

1. **Case #H-14-004. 506 San Antonio Street.** Downtown & Eastside Historic District. Barbara Felix Architecture & Design, agent for Paul and Ashley Margetson, owners, proposes to expand an existing deck and second story balcony on the rear of a non-contributing residential structure, replace wooden slats on the south fence with irregular coyote latillas at 6' high, and relocate an "L" shaped board fence at 6' high. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

506 San Antonio Street a two-story, single-family residence that was constructed in the Territorial Revival style in 1990, including a deck and second-floor balcony located on the rear elevation. The building

is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following four items.

1. The rear deck will be expanded by approximately 12' to the west and the second-story balcony will be expanded approximately 5' to the west at the same height as the existing railing at 14' 6" above the deck. The character of the deck and balcony will not change.

2. Additional site work at the deck area include stuccoed walls with flagstone caps at various heights all below the maximum allowable height of 6', a barbeque area with counter tops, and two small "ponds" in a flagstone patio.

3. The existing 6' high chain-link fence with wooden board facing on the south lotline will be replaced with a 6' high coyote fence with irregular latilla tops.

4. The existing "L"-shaped board fence will be moved to a slightly different location within the same general vicinity of the south side of the residence.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Rios said the Board members on the site visit today noticed an awning on the east side on the second story and asked if its installation had been approved by this Board.

Mr. Rasch didn't recall if there was any approval on it. He didn't know if the applicant would know either but he would look into it.

Ms. Mather referred to page 13 where at the bottom on the proposed south elevation there was a screen shown and asked if that was part of this proposal.

Mr. Rasch agreed.

Ms. Mather asked if it was a wood screen.

Mr. Rasch suggested she ask the applicant.

Applicant's Presentation

Present and sworn was Ms. Sibylle Mueller, 511 Agua Fria, who said they would leave the awning. It was existing when she became involved in this project. On the balcony side on the west façade was a

similar awning over the door into the bedroom. They matched so she assumed they were put up at the same time.

Questions to the Applicant

Chair Woods said if those awnings had not been approved, they would need to come before the Board.

Ms. Mueller said the material on the trellis would be wood to match existing. They wanted to screen plants. The owner had white lace there now to block the sun.

Ms. Rios asked if they would have any outside lighting.

Ms. Mueller agreed. They would have lights on the south side. At the balcony the bedroom was cantilevered into the deck below and they would like to take out the down lights and put the lights in the ceiling there. They would also like some step lights from the deck down to the patio and wouldn't illuminate the yard.

Ms. Rios asked if they would have any rooftop appurtenances.

Ms. Mueller said they wouldn't.

Public Comment

Present and sworn was Ms. Stefanie Beninato who said the process of the Board's field trip was subject to the Open Meetings Act and their site visit was a violation of the Open Meetings Act.

Action of the Board

Ms. Rios moved to approve Case #H-14-004 per staff recommendations with conditions that any proposed exterior lighting be taken to staff for review and approval, have no rooftop appurtenances, and ensure that the awnings were approved by the Board. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

2 **Case #H-14-005. 1413 Paseo de Peralta.** Don Gaspar Area Historic District. Harry Perez-Daple, agent for 1413 Paseo LLC, owner, proposes to remodel a contributing commercial structure by repairing historic primary elevation windows, replacing all doors and some non-historic windows, altering or creating new openings on non-primary elevations, installing metal canopies, and making other site improvements. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1413 Paseo de Peralta is a commercial building that was constructed before 1912 in the Territorial style. Additions to the front block include historic massing to make an "L"-shape and the incorporation of a free-standing apartment at the rear after 1982. The building is listed as contributing to the Don Gaspar Area Historic District and the street-facing north elevation is designated as primary.

The applicant proposes to remodel the property with the following five items.

1. The historic windows on the primary elevation will be repaired and retained. Wood trim will be repainted in white, brick coping will be repointed, and the building will be reroofed and restuccoed with a cementitious material that matches the existing color. A dado of unspecified color will be placed on the west-facing façade of the "L". All metal security screening will be removed.

2. All doors and all non-primary elevation windows will be replaced with thermal-pane units clad in white with new wood trim painted in white. Window and door openings will be altered on the non-primary elevations. Pitched steel canopies with arched brackets will be installed over doors on the east, west, and rear north elevations.

3. A low picket fence and 6' high coyote fence trash enclosure will be constructed on the east lotline.

4. A 6' high coyote fence will be installed along a portion of the west lotline with a planting strip.

5. Existing brick paving will be replaced with new brick paving and a planter area in the front yard. The brick walk will be expanded to include entries to rear units. The remainder of the lot will be refinished with an asphalt seal-coat.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Ms. Mather, in looking at page 10, noticed that the signage would be refinished. She asked if that would come to Mr. Rasch for approval.

Mr. Rasch said the signage would be approved by the Permit Division but that Division did follow the historic code in their review.

Ms. Mather noted on that same site plan that it looked like the coyote fencing was just on one strip of the wall.

Mr. Rasch agreed. It was only on the central portion of that west wall.

Ms. Rios asked if he identified the primary façade.

Mr. Rasch said it was the street-facing north elevation, designated by the Board in a former case.

Ms. Rios asked if the changes proposed would still allow it to be contributing.

Mr. Rasch agreed.

Ms. Mather asked if the applicant provided the lighting designs.

Mr. Rasch said he did not.

Ms. Walker asked about the color of the dados.

Mr. Rasch thought it looked like rusted steel but the applicant could clarify that.

Applicant's Presentation

Present and sworn was Mr. Harry Perez-Daple, 134 Alamo Drive, who brought a colored rendition and color samples for the Board. He said the dados were made of raw steel with an oil finish on it for minor rusting. He showed the rendering to the board and the steel sample.

Questions to the Applicant

Ms. Mather said there was no lighting design in the packet.

Mr. Perez-Daple said the light design was just a metal shoe sconce. He didn't know how large yet. The structure by law had to be 7' above grade because of a requirement for handicapped access. The lights would be metal and shielded.

Ms. Mather asked regarding the planter fence if he would remove some asphalt there.

Mr. Perez-Daple agreed. The wall was on the neighbor's property so they would use planter for the vines.

Ms. Mather asked if they also would have landscaping behind the building on the east.

Mr. Perez-Daple said on east and south was existing landscaping. The doors from each of the units to the east and not sure who would do that. They were not publicly visible.

Mr. Boniface noted on page 11 a trash enclosure gate and asked what it was made of.

Mr. Perez-Daple said it was existing and of wood material that was too deteriorated and he would have

it treated naturally. He clarified it was of wood planking - fence material.

Mr. Boniface asked about any wall around the planting strip.

Mr. Perez-Daple said it would not have a wall. He explained that the parking area was pretty tight there.

Ms. Rios asked him to describe entry door.

Mr. Perez-Daple proposed that the new entry door would be steel clad with four lights. It had an existing steel clad door now. It would be painted white.

Ms. Rios wondered if that was an appropriate door on the primary façade.

Mr. Perez-Daple said he was willing to put a wood door on the primary façade.

Ms. Rios asked if the trim was exactly the same as existing.

Mr. Perez-Daple agreed. He would just refurbish it. He didn't know if they would be operable but he would restore them.

Chair Woods pointed out that the steel canopies, as regulated in 14-05.2C would be an additional conjectural feature. It was not anything like the contributing building there now. When asked if they were they conjectural in this district.

Mr. Perez-Daple thought they were elegant and understated in those back units. The back units had been added much later. There was nothing in terms of style on those rear units. That parking and rear façade couldn't handle a lot of territorial fenestration. He didn't want to have columns because of the tight space there.

Public Comment

Ms. Beninato (previously sworn) had concerns about the Board's violations of the Open Meeting Act with their field trip and also with Mr. Rasch testifying and giving his opinion without being under oath. Everyone coming to this Board had to be sworn in and there was case law to that effect.

She said the Board seemed to be getting lax particularly about lights. She said she lived close to that building and was more concerned about noise but the lights wouldn't be down lit and mounted by the doors on north, east and west sides and the lights proposed in the parking area were not necessary there. The street lights provided sufficient light.

The west elevation was visible to the public. She knew this was not a status review but she agreed with Chair Woods that it was conjectural. 777 Acequia Madre was allowed conjectural additions and this was not primary and not visible so she didn't see the overhangs as functional.

Action of the Board

Mr. Boniface moved to approve Case #H-14-005 as presented with a condition that the applicant would take light fixture designs to staff for review and approval. Mr. Katz seconded the motion.

Ms. Rios asked that the front door be made of wood. Mr. Boniface and Mr. Katz agreed that the amendment was friendly and the motion passed by unanimous voice vote.

3. **Case #H-14-006A. 377 Garcia Street.** Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean &Denise Kiklis, owners, proposes an historic status review with primary elevation designations. (David Rasch).

This case was postponed under Approval of Agenda.

4. **Case #H-14-006B. 377 Garcia Street.** Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes to remodel a contributing residential structure by constructing 124 sq. ft. of additions, removing an historic window, closing and creating window openings, and constructing a pergola and yardwalls. Three exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)), remove historic materials (Section 14-5.2(D)(5)(a)(I)), and to close an existing opening and create a new opening (Section 14-5.2(D)(5)(a)(ii and iii)). (David Rasch).

This case was postponed under Approval of Agenda.

Mr. Boniface moved to postpone both cases to the February 11, 2014 meeting. Mr. Katz seconded the motion and it passed by unanimous voice vote.

G. COMMUNICATIONS

Mr. Rasch said he handed out the meeting schedule list.

Ms. Mather said she wouldn't be present for the March 11 meeting.

H. MATTERS FROM THE BOARD

Mr. Katz asked about removal of Matters from the Floor from the agenda.

Mr. O'Reilly said none of the City's other quasi-judicial boards take petitions from the floor. If a member of the public had a problem with that, they could take it to City Council.

Mr. O'Reilly added that it was the Chair's discretion. It was the Board's prerogative.

I. ADJOURNMENT

The meeting was adjourned at 6:15. p.m.

Approved by:

Sharon ~~Woods~~, Chair

Submitted by:

Carl G. Boaz, Inc. by Carl Boaz

City of Santa Fe, New Mexico

memo

DATE: June 22, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2021-003726-HDRB

Address: 377 Garcia Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the exception criteria have been met with respect to windows 1, 2 and 4 (items 1 and 2). Staff recommends that an exception criteria have been met to replace window 3, but not to change its size.

For items 1 and 2, if the exception criteria have been met, and for items 3 - 8, 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 Standards.

BACKGROUND & SUMMARY:

377 Garcia Street is a single-family Residence constructed in the Territorial style before 1912. It has a historic designation of "contributing" to the Downtown and Eastside Historic District with the west façade and the central courtyard facades façades 1-4) designated primary. The historic rectangular shaped building has thick adobe walls, double or triple 6 lite windows, and a brick cornice. The street-facing façade is symmetrical and includes a centered wooden door and an arched opening into a small courtyard, two wooden canales with flashing and two historic painted 6 lite windows.

On February 11, 2014, in case H-14-009, the Board heard an application for constructing additions in the courtyard and on the south facade, constructing a pergola and making repairs. The courtyard addition was denied and the remaining items were never carried out. The permits have since expired. The house is adjacent to Garcia and near to Acequia Madre, which are busy and susceptible to exhaust and weather.

The applicant now proposes the following:

1. Replace the two rotted historic windows in the street façades (façades 1 and 4) with new clad windows in "dove white" with soundproof glass. An exception to Section 14-5.2(D)(5)(a)(i) is requested to replace historic windows on a primary façade.
2. In the central courtyard, install French doors in the same location and style as the bedroom windows (facades 2 and 3). For bedroom 2, this is needed for egress. For bedroom 1, it will allow needed clean air, egress, and improve quality of life. An exception to Section 14-5.2(D)(5)(a)(i) is requested to replace historic windows on a primary façade.
3. Replace window #8 (kitchen window) on the East elevation. This is a rotted historic window so that repair is not possible. It will be wood clad with the same divided lites and profile style as the existing.
4. Restucco the structure to match the existing using a special El Rey color.
5. Replace the existing latilla fence running from north to south with a yard wall to a height of 6 feet. It will be stuccoed to match the house hand have brick cap. It will include a wooden vertical board gate stained white.
6. Add a stone planter to the property line to act as a spatial barrier between the gate and the street.
7. Install horizontal wood slats over the beams to complete the Trellis Pergola. It will match the trellis in dove white.
8. Install exterior lighting of oil rubbed bronze to the sides of the central gateway and the courtyard doors.

EXCEPTION CRITERIA:

An exception is requested to Section 14-5.2(D)(5)(a)(i). "For all façades of significant and ladmark structues and for the primary facades of contributing structures: Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or resorted shall be duplicated in the size, style and material of the original. Thermal double pane glass may be sued. No opening shall widened or narrowed.

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

Applicant Response:

As mentioned on the proposed letter and as shown in the photos and West elevations, we have two symmetrical West facing windows with almost symmetrical cananle over each window. Restoring the windows in wood is problematic by reason of the prevailing winds and weather patterns from the West. If not properly maintained no matter of the owners, over time the windows will decay quicker than a painted clad system. The final painted finish will match the historic windows and will last longer. This system will not change the character of the house or district. The windows will function like the old windows remaining in-swing windows.

Staff Response:

Staff agrees with the applicant with respect to facades 1, 2, and 4. The integrity of the building will be retained through a sensitive rehabilitation of the structure through the replacement of windows on facades 1, 2, and 4. Staff recommends that changing the size of the window on façade 3 could be seen to cause damage to the district by creating a false sense of history.

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

Applicant Response:

The commercial activity of the street creates a special need for a good window system that would create less maintenance. Maintaining the windows on a busy street is not a comfortable experience because of the exhaust, time to paint and re-paint the wood and some speeding car drivers not being respectful of workers. This window system would require a window design that closes tightly for noise. A good manufactured window would provide that certainty for they have been tested. The canales and the roof drainage cannot be moved as easily because the expense of re-sloping the roof and moving the canales. Tapping into the existing brick cornice could damage the old bricks plus, moving the canales would require historic approval and was not in the original design. The current roof was replaced and repaired to protect the structure before work was stopped.

The shopper center view of the house looks on to two private bedrooms, thus citing the issues mentioned in the letter. The current window openings are the major livability concern for the distance and height from the street. We propose to replace the windows with new windows and trim with the approved painted finish that was dove white.
The expense of rebuilding the custom windows frames and trim turned out to be cost prohibited and was and is not in the budget.

Staff Response:
Staff agrees with the applicant with respect to all facades to replace the windows. However, changing the size of window 3 does not seem to be grounded in a hardship, as a door is not needed for egress purposes.

(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 window and door systems need an insulated glass and frames for the building walls and foundations are not insulated. The code requires insulated windows; the current windows have plexiglass to help stopping cold and drafts. Having good insulated window system will help with energy usage and help to combat climate change.
Replacing the window with a similar look and paint finish will appear historic as rebuilding the existing windows. It's in our best interest to stop further deterioration of the adobe wall no matter who lives, owns, or uses the property for many years to come.

Staff Response:
With regard to facades 1, 2, and 4. Staff agrees with the applicant. There are no viable options for shielding the residents from noise and weather. Façade 2 needs an egress possibility, which warrants this exception. For façade 3, staff does not find the need to change opening dimensions.

NEW MEXICO HISTORIC BUILDINGS INVENTORY FORM

H2098

building threatened? yes	surveyed date 2-10-84 by mb	county Santa Fe	ID no. 0516 11168
field map SFHD	number 3-1168	UTM reference zone 12 13	easting northing

location description: 377 Garcia

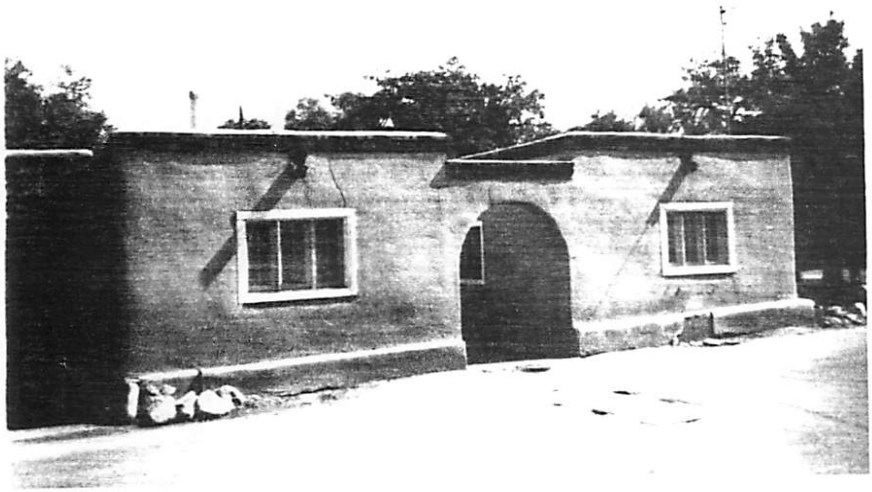
city/town: Santa Fe

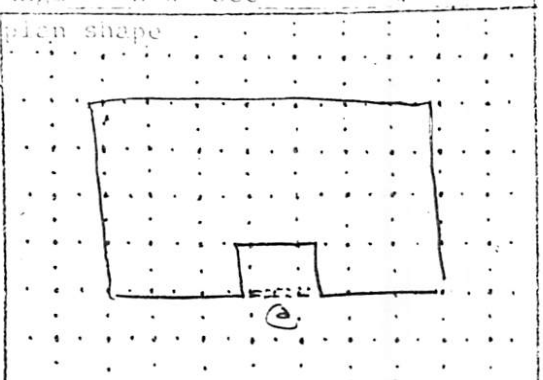
land grant/reservation:

building name: Martinez House (1928)

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

film roll by mb no. 7	negative nos. 29	loc. of neg. HPB	plan shape





date of construction: Pre 1912 estimate actual

source: Kings

use
present: residential
other:
historic: residential
other:

condition
excellent x good
fair deteriorating

degree of remodeling
x minor moderate major
describe:

style: Territorial Rev.

foundation material: Concrete (?)

wall material/surface: Adobe / Stucco

architectural features
Roof – flat w brick coping, dentil course, metal canales, metal flues
Windows – 6 lite csmt, white surround
Door – 4 lite / wood panel (white)
Entry – (2) stuccoed arch w dropped coping over

surroundings: Res

relationship to surroundings
x similar not similar

district potential
yes no

significance
eligible x of interest none

if eligible, why? contrib.

comments

associated buildings? yes.
what type?

if inventoried, list ID nos.

see back? yes

Calle Commercial LLC

1254 Calle De Comercio
Santa Fe, NM 87507
Ph. 505-438-7199
Email windowra@aol.com

May 11, 2021

Estevan Trujillo
Re; 377 Garcia St
(see attached pictures)

Historic Assessment

NW/SW #1 & #4
(2) 52 X 36 LSR 2W4H inswing casement
- Sills rotted so bad that water has been leaking into the walls
- Flat casings pulled away from structure and leaking in the walls to point of leaking into the adobe
- 9" jambs bottom 12" rotting putty glazing coming off and divided lite bars rotting
- Sashes rotted and bottom rails all separated
- Inside sill missing and adobe crumbling
- Plexiglass storms are non-historic

Courtyard North #3
(1) 35 X 37 LR 2W3H inswing casement
- Sills rotted so bad that water has been leaking into the walls
- Flat casings pulled away from structure and leaking in the walls to point of leaking into the adobe
- 9" jambs bottom 12" rotting putty glazing coming off and divided lite bars rotting
- Sashes rotted and bottom rails all separated
- Inside sill missing and adobe crumbling
- Plexiglass storms are non-historic
- Aluminum sill flashing on window is trapping moisture into the wall

Courtyard South #2
(1) 38 X 35 LR 2W3H LR inswing casement
- Sills rotted so bad that water has been leaking into the walls
- Flat casings pulled away from structure and leaking in the walls to point of leaking into the adobe
- 9" jambs bottom 12" rotting putty glazing coming off and divided lite bars rotting
- Sashes rotted and bottom rails all separated
- Inside sill missing and adobe crumbling
- Plexiglass storms are non-historic

East #8
(1) 38 X 35 LR 2W3H inswing casement

- Sills rotted so bad that water has been leaking into the walls
- Flat casings pulled away from structure and leaking in the walls to point of leaking into the adobe
- 9" jambs bottom 12" rotting putty glazing coming off and divided lite bars rotting
- Sashes rotted and bottom rails all separated
- Inside sill missing and adobe crumbling
- Plexiglass storms are non-historic

It would be of my professional opinion that the saving of the windows would be difficult because the wood jambs of the window are the bucks.
You will need to remove those to repair the adobe. In doing so, this will destroy the jambs of the windows and the sashes and sills are already rotted beyond repair. In this case I feel it is more important to save the structure. I think the windows should be replaced with like and kind. The window in the bedroom to be made to meet egress.

Best regards,

Ra M Patterson

Ra Patterson

#1

#1

window
#1

WINDOW #1

صورة #٦

V. #

Window
#4

Photo #4

WINDOW
#4

WINDOW
#4

#4

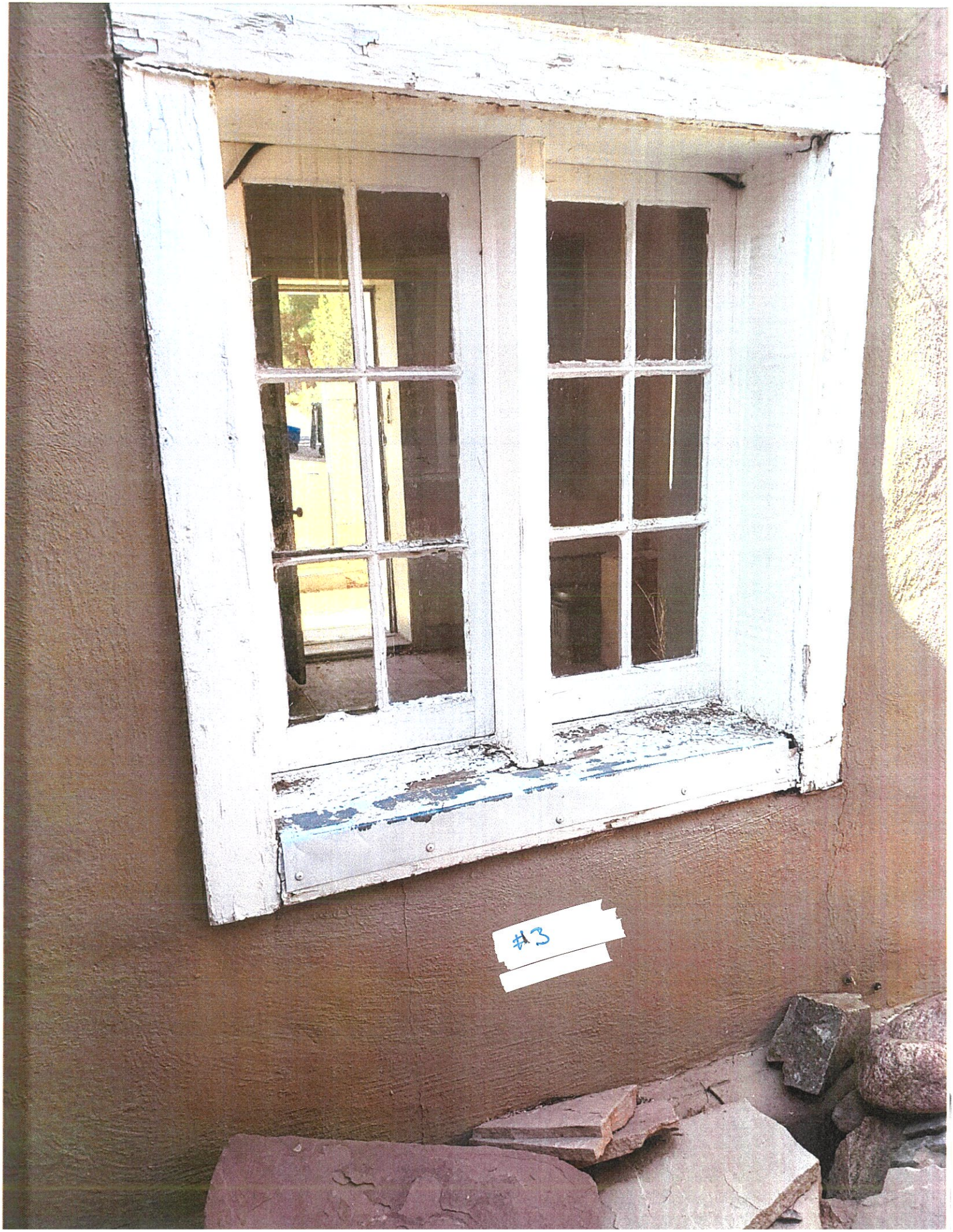
#41

#2

WINDOW #2
WALL / WINDOW
SEPERATION

WINDOW
#2

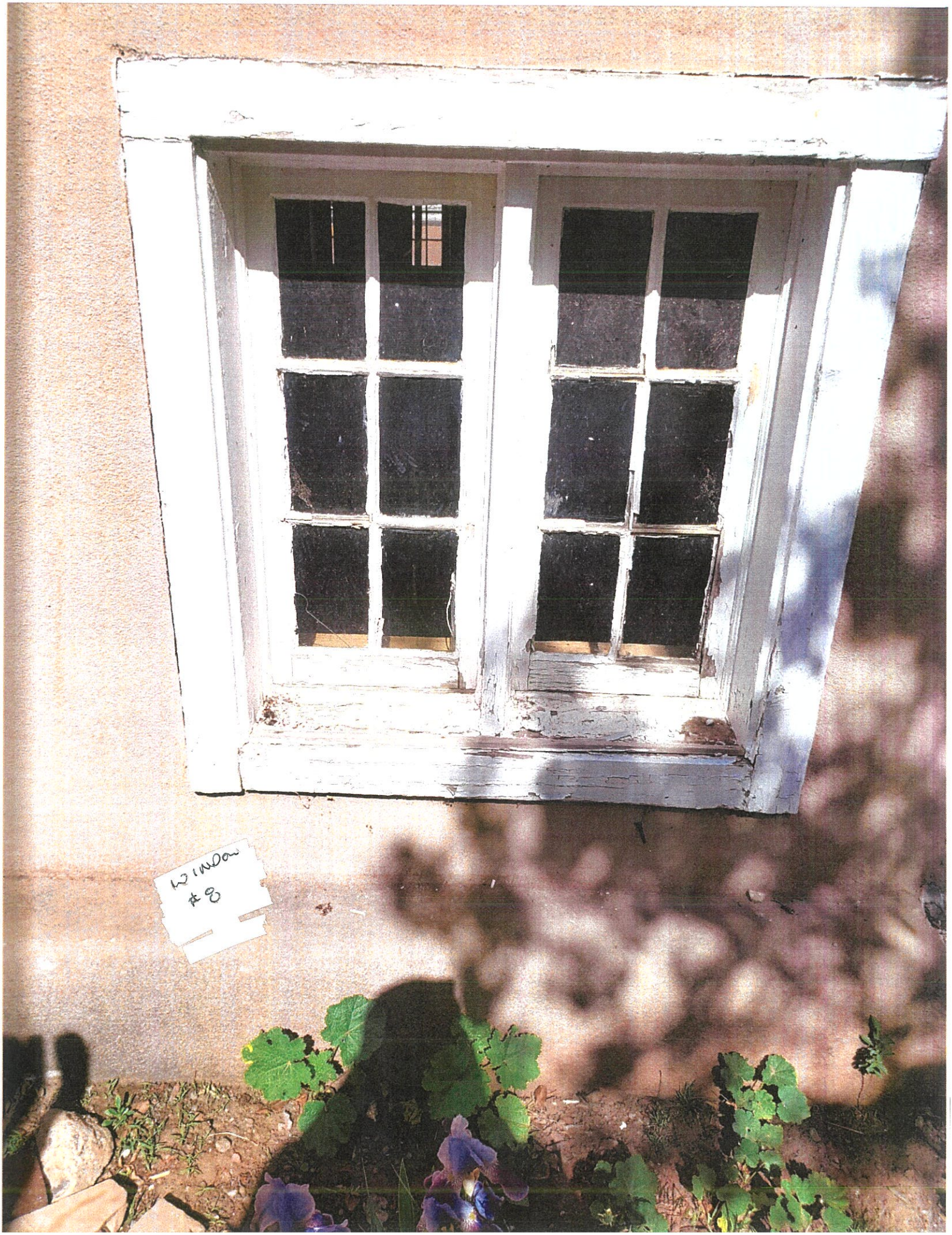
Window
#2


#3

#3

WINDOW
#3

#3


WINDOW
#8

City of Santa Fe
Plan Review Comments Report (2021-14013-INTR)

PERMIT ADDRESS: 377 GARCIA ST
Santa Fe, NM 87501

PARCEL: 10909056

APPLICATION DATE: 02/23/2021 **SQUARE FEET:** 1,097.00 **DESCRIPTION:** re-issue of permit 14-631

EXPIRATION DATE: **VALUATION:** $150,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	ESTEVAN TRUJILLO		133 WEST HOUGHT ST SANTA FE, NM 87505
Contractor	ROQELIO OLVERA	OLVERA CONSTRUCTION	
Property Owner	DEAN KIKLIS	DEAN & DENISE KIKLIS	1746 PINE ST BOULDER, CO 80302

Building Review Residential Alterations Int Only

REVIEW ITEM	STATUS	REVIEWER
Expediter Approval v.1	Requires Revision	Amanda RomeroAvila email: alromeroavila@santafenm.gov
Grading/Drainage v.1	Approved	Martin Gabaldon email: mcgabaldon@santafenm.gov

REISSUE PERMIT #14631. INTERIOR REMODEL AND PERGOLA:
General Condition(s) of approval:
-Less than 250 SF of new impervious area added, no additional ponding req'd.
-Existing grade, drainage & flow patterns cannot be changed in a way that would increase runoff from the lot.
-At canales, provide drop inlet or splash blocks and swales as needed to ensure that runoff reaches storage, landscape, or other designated area(s).
-Drip edges at the perimeter of the structure shall have a gravel base, gutter system or another means to protect from erosion & ensure that runoff reaches storage, landscape or other designated area(s).
-Assure positive drainage away from entire structure.
-Finish floor shall be six(6) inches min. above finish grade.
-Assure structure does not encroach into any easement(s).
-Maintain any setback requirements.
Final G&D inspection REQUIRED.

Historic Division v.1	Requires Revision	Gary Moquino email: gsmoquino@santafenm.gov

Historic Board approval expired. Need approval from H-Board or H-staff.

Residential Building v.1	Requires Revision	Richard Valentine email: ravalentine@ci.santa-fe.nm.us

BUILDING: corrections requested on submitted plans for re-issue of permit 2014-0631 - which consisted of new stuccoed yard wall with gate, new 6' high coyote fence with gate, new applied roofing material, restore exterior brick coping, new 78 sf utility room addition attached south side of residence, new open roof pergola attached to east side of residence - architectural stamp provided with plans from kenneth a. payson #2975 (note: new work to complete project is both addition and open roof pergola as per attached letter on plans - both addition and pergola must indicate and refer to 2015 irc building codes - since plans show and stamped by architect of a date of 03-31-2014)

Residential Green Building v.1	Requires Revision	Robert Ortiz email: roortiz@santafenm.gov

please provide chapter 12 from the green code

Residential Zoning v.1	Approved	Daniel Esquibel email: daesquibel@ci.santa-fe.nm.us

Additions (remodel and pergola) compiles with chapter 14-7.1, TABLE 14-7.2-1: Table of Dimensional Standards for Residential Districts (Note 1, 14)

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 4.30.2021	377 GARCIA STREET, SANTA FE, NEW MEXICO 87505
Property Owner of Record: Dean and Denise Kiklis	**Proposed Construction Description:** FINISH CONSTRUCTION ON RENEWED PERMIT WITH ADDITIONAL WORK YARD WALL, WINDOW REPLACEMENT AND INTERIOR MODIFICATIONS
Applicant/Agent Name: e3 design lab - estevan trujillo	
Contact Person Phone Number: ( ) - 505.310.3487	**TOTAL ROOF AREA:**

Zoning District: RC8

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

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

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

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

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

Terrain: □ 30% slopes N/A

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

Lot Coverage : 36.9 % %
□Open Space Required:_____

Setbacks:
Proposed Front: 7 Minimum: EXISTING
2nd Front? _____
Proposed Rear: 15 Minimum: EXISTING
Proposed Sides: L 5 R 5 Minimum: EXISTING
Height: Proposed EXISTING BUILDING PROPOSED 6' HIGH YARD WALL
Maximum Height: 24 or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

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

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

Estevan Trujillo
_____ **[□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**

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: None

REVIEWER: Lee Logston **DATE:** 5/4/2021

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

Revised 20 November 2020

377 Garcia Street
Historic letter

Daniel Schwab and the Historic Board
The city of Santa Fe,
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909
Historic Review Committee

June 1, 2021

e3 design lab
133 West Houghton Street
Santa Fe, New Mexico 87501

Dear Daniel Schwab, staff and the Historic Board,

Proposal Letter: 377 Garcia Street – Historic Re-application and additional work.

History of Residence
377 Garcia Street is a single-family Residence constructed in the Territorial style before 1912. The historic rectangular shaped building has thick adobe walls, double or triple 6 lite windows, a brick cornice and a thickened foundation wall base for reinforcement. The street façade is symmetrical, that includes a multi colored the brick cornice, and a wooden door and arched opening to a small courtyard, two wooden canales with flashing and (two) triple painted 6 lite windows. The residence is listed contributing to the Downtown and Eastside Historic District.

A building permit was issued in October of 2014. One small addition and a yard wall were added to the south elevation. A pergola, coyote fences, and drainage pond was added to the east (back side of property) of the house. Because some of the permitted design work did not feel right to the owner the project was put on hold. Both historic and the building permit have since expired.

The existing residence is adjacent to Garcia Street. The bedroom wing of the house sits on Garcia Street. During the day the intersections of Garcia Street and Acequia Madre are busy with city activity limiting privacy, is susceptible to exhaust, and road noise associated with modern life. The street elevation (West side) is the most exposed to the commotion and prevailing weather elements like storms and wind.

Proposed Main House work
We propose to renew the permit, and finish the project with a few modifications

New Work Proposed
The proposed work is to adjust the project to make it more livable.

West Elevation
We proposed to replace the two windows in the street façade with a similar profile window system (using a wood clad windows system with white trim and soundproof glass). The owners are sympathetic to the historic nature of the west façade, the canale over the windows is important for the West façade but this condition makes the owner's reluctant to restoring the window because the prevailing winds from the West and water from the canales will over time will decay the windows and trim thus further deterioration of the adobe wall. The street and shopping center views of the house look on to two private bedrooms, thus citing the issues mentioned above. The current window openings on the street are the major livability concern. Replacing the window with a similar look is the only responsible preservation method for the building and appropriate decency for it's users

under these extraordinary existing conditions. We propose to replace the windows with new windows and trim with the approved painted finish that was dove white.

Small Court Yard
The residence has a tiny courtyard that is unique to the house. The house has two outdoor spaces, the newly created patio and trellis and the tiny courtyard. We propose to open the courtyard to the bedrooms with narrow French doors in the same location and style as the bedroom windows (refer to windows 2 and 3 on the floor plan). Bedroom two (2) has no egress window. Bedroom one has a permitted egress window to the south. Opening bedroom two to the courtyard will allow for an egress opening to the outdoors. Both bedroom windows to the West (street window) contain issues mentioned because of the associated location. Opening both small bedrooms to the tiny outdoor courtyard will allow needed clean air, egress, light and a private opening for the bedrooms plus it will bring to the courtyard a lively life.

Window #8
Window #8 (kitchen Window) on the East elevation was permitted as restore. We propose to make the kitchen windows a wood clad unit with the same divided lites and profile style as the existing window.

Stucco Color
The permitted stucco color is by Omega Products with a specific color not mentioned. We propose to match the existing stucco colors of the guesthouse with the closest color found. Adobe an El Rey color is the closest match. The contractor is to match the color of Adobe using either Omega or El Rey as manufactures.

Fencing and Yard Wall
We propose to replace the existing west facing latilla fence with a 6' high yard wall and a new wooden gate. The wall would be setback 35 feet from the pavement and 31 feet from the property line. The wall will contain a simpler brick cap with a mixture of red and brown colors to match the existing cornice of the house. The gate will be vertical wood planks, stain white with clavos to match the un-finished arched gate to courtyard.

Front Yard, Streetscape View, and Landscape
The small arched courtyard gate to the pavement of the street is 5'-0". Automobiles drive from 4'-0 up to 3'-0" from the gate. We propose to add a stone planter to the property line to act as a space barrier between the gate and the street. This will allow user of the gate a moment to define space before running into autos on this busy street. The rocks planter will be integrated with river rock in a wholesome manner with the existing stone splash under the canales.

Trellis Pergola
We propose to install horizontal wood slats or perlins over the beams to complete the Trellis/ Pergola and for protection from the sun. The perlins finish will match the trellis in dove white.

Exterior Lighting
We propose to use the approved and permitted exterior light fixtures.

I hope that these changes and needed improvements meet with your satisfaction.

Sincerely yours,

Estevan Trujillo
e3 design lab Agent

377 Garcia Street
Historic letter

Daniel Schwab
The city of Santa Fe,
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909
Historic Review Committee

May 28, 2021

e3 design lab
133 West Houghton Street
Santa Fe, New Mexico 87501

Dear Daniel Schwab,

Exception #3: 377 Garcia Street – Window replacements on primary façade.

As mention on the proposed letter and as shown in the photos and West elevations, we have two symmetrical West facing windows with almost symmetrical cananle over each window. Restoring the windows in wood is problematic by reason of the prevailing winds and weather patterns from the West. If not properly maintained no matter of the owners, over time the windows will decay quicker than a painted clad system. The final painted finish will match the historic windows and will last longer. This system will not change the character of the house or district. The windows will function like the old windows remaining in-swing windows.

The commercial activity of the street creates a special need for a good window system that would create less maintenance. Maintaining the windows on a busy street is not a comfortable experience because of the exhaust, time to paint and re-paint the wood and some speeding car drivers not being respectful of workers. This window system would require a window design that closes tightly for noise. A good manufactured window would provide that certainty for they have been tested.

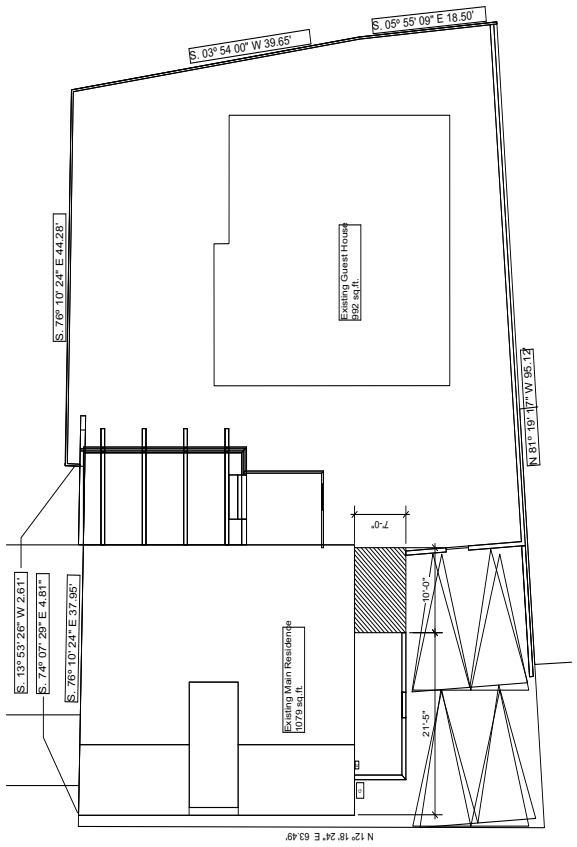
The canales and the roof drainage cannot be moved as easily because the expense of re-sloping the roof and moving the canales. Tapping into the existing brick cornice could damage the old bricks plus, moving the canales would require historic approval and was not in the original design. The current roof was replaced and repaired to protect the structure before work was stopped.

The shopper center view of the house looks on to two private bedrooms, thus citing the issues mentioned in the letter. The current window openings are the major livability concern for the distance and height from the street. We propose to replace the windows with new windows and trim with the approved painted finish that was dove white.

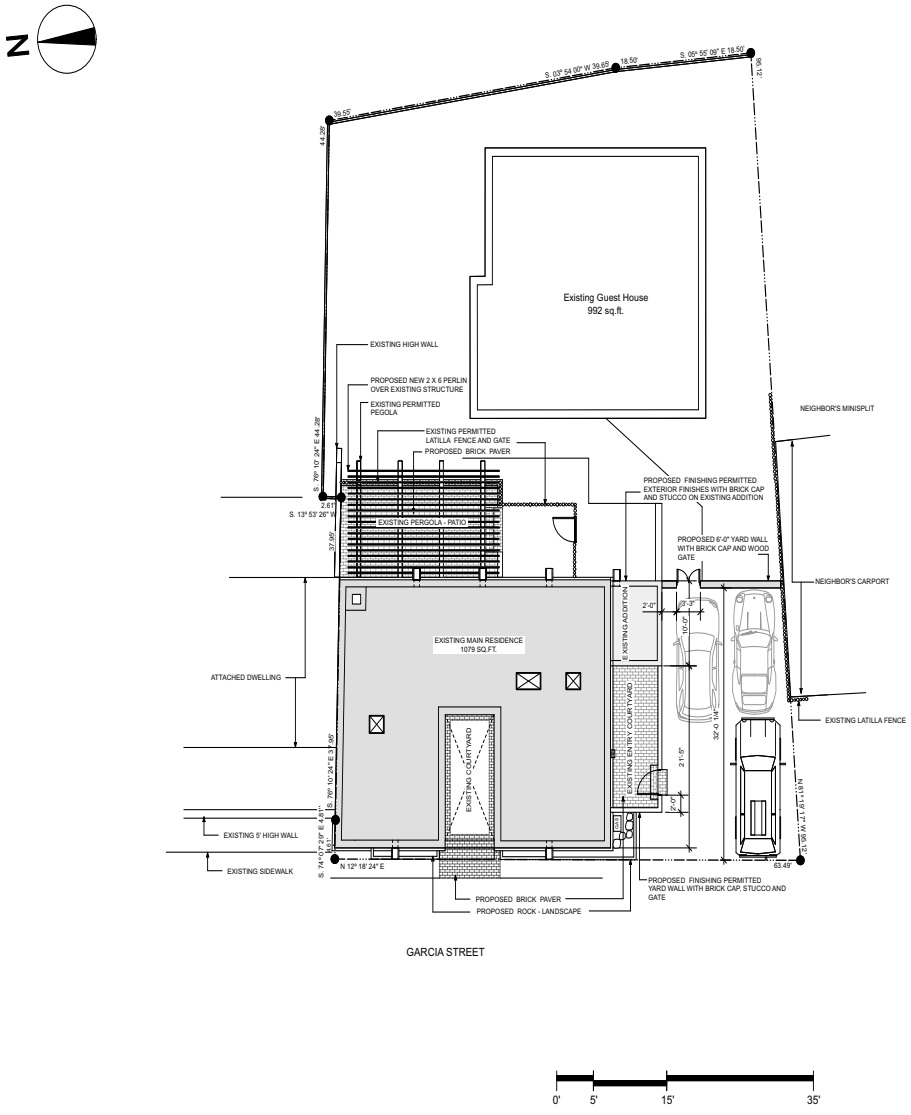
The expense of rebuilding the custom windows frames and trim turned out to be cost prohibited and was and is not in the budget.

The window and door systems need an insulated glass and frames for the building walls and foundations are not insulated. The code requires insulated windows; the current windows have plexi glass to help stopping cold and drafts. Having good insulated window system will help with energy usage and help to combat climate change.

Replacing the window with a similar look and paint finish will appear historic as rebuilding the existing windows. It's in our best interest to stop further deterioration of the adobe wall no matter who lives, owns, or uses the property for many years to come



2 PLOT PLAN - PROPOSED
Scale: 1/8" = 1'-0"



PREVIOUSLY APPROVED SITE PLAN

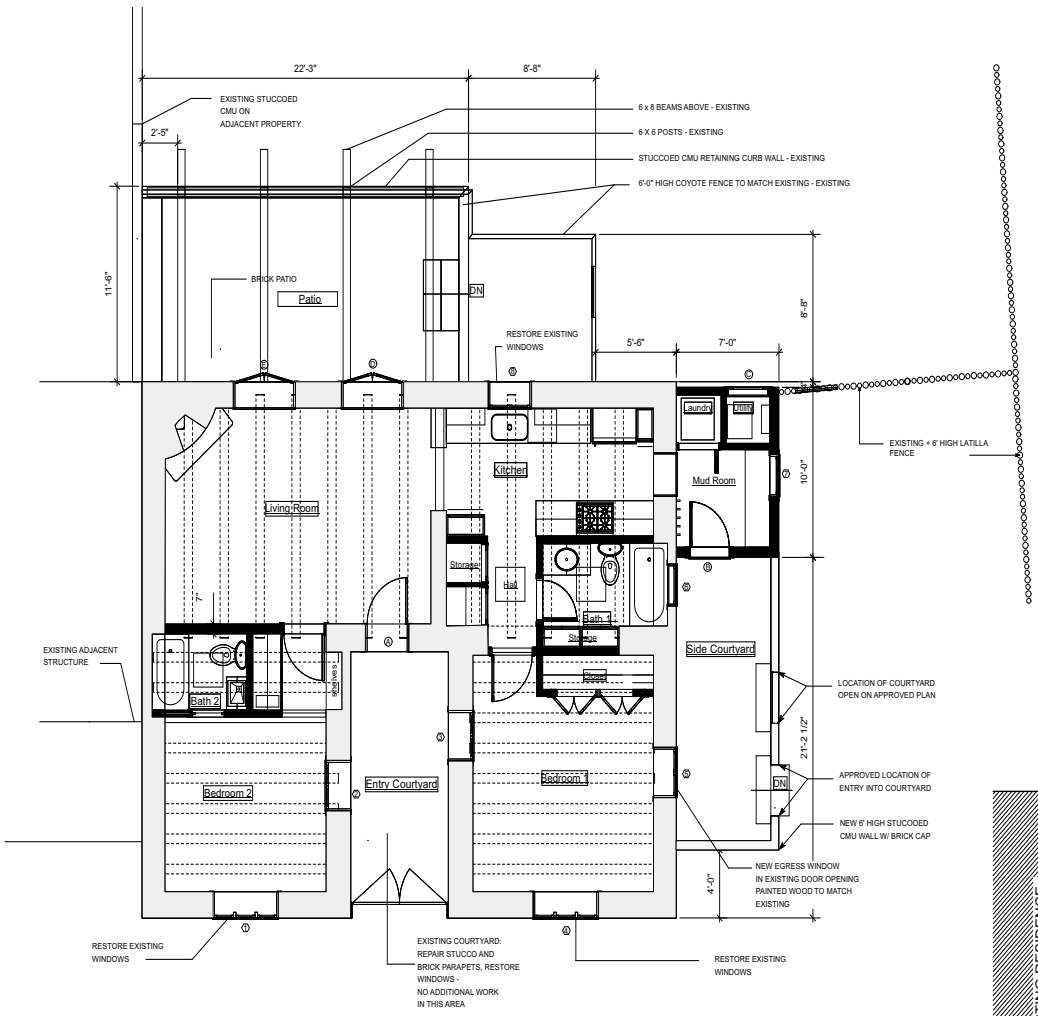
1/8" = 1' - 0"

PROPOSED SITE PLAN

1/8" = 1' - 0"

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

A1.0



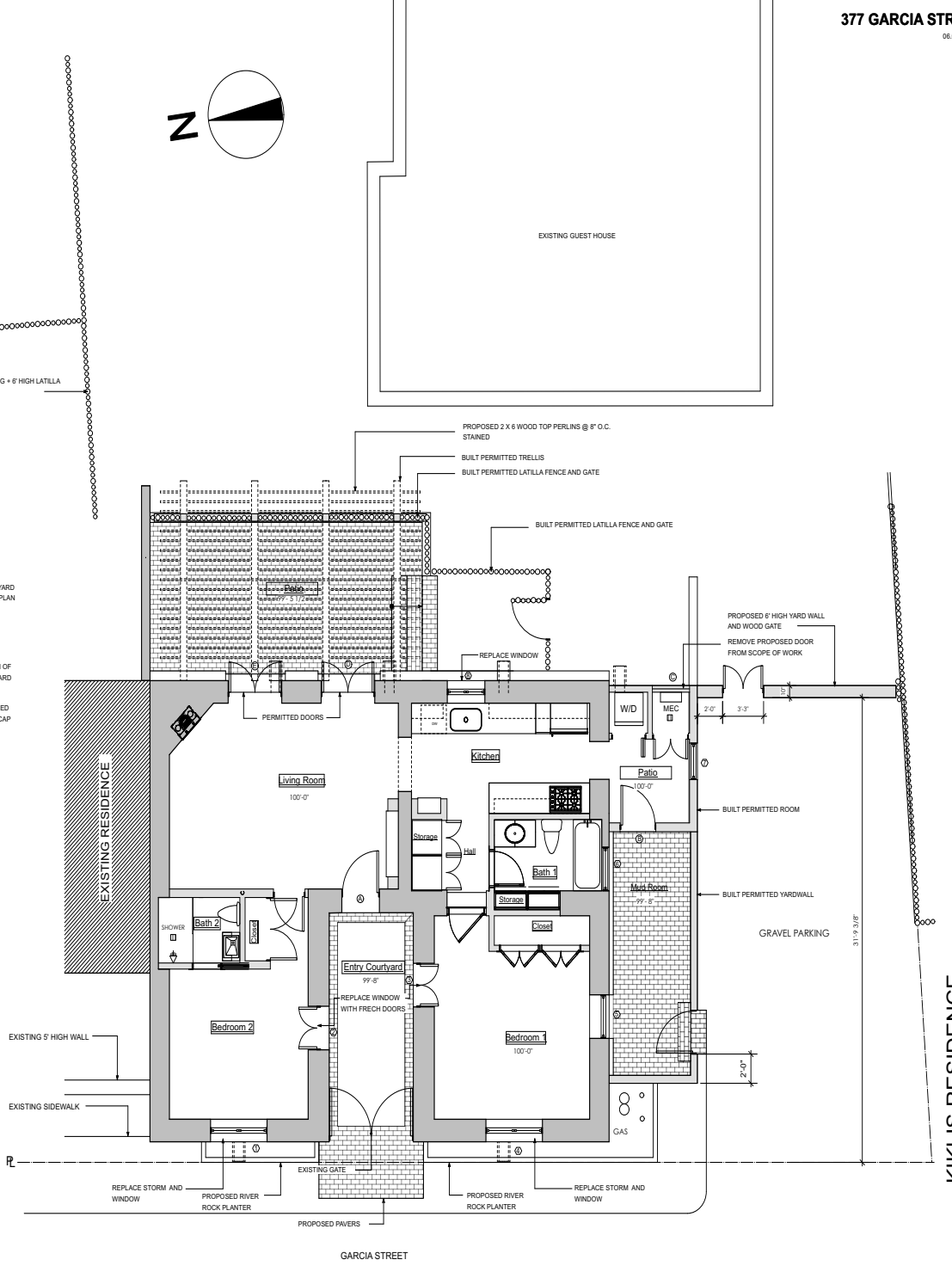
EXISTING WALL TO REMAIN

NEW 2X FRAME WALL

EXISTING AND PREVIOUSLY APPROVED - FLOOR PLAN

1/4" = 1' - 0"

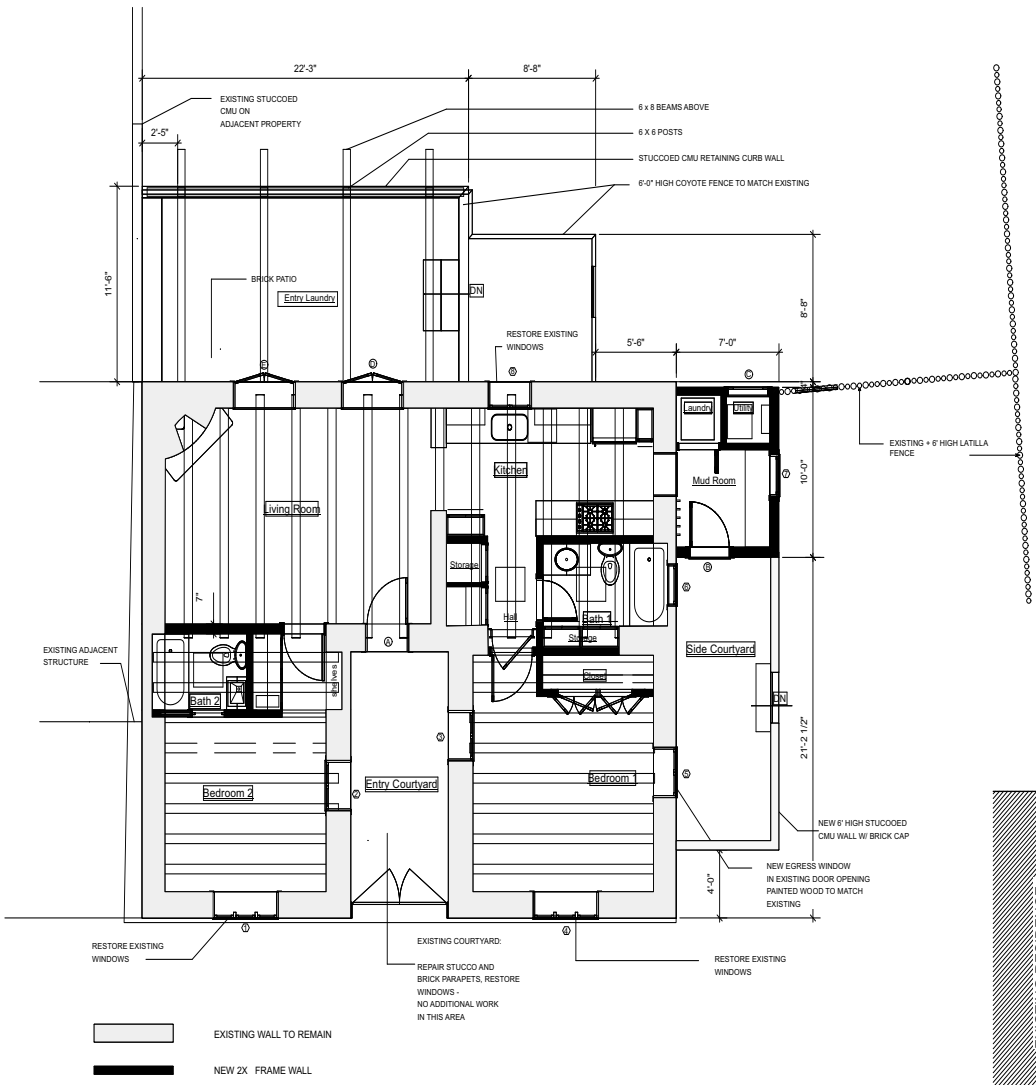
0' 5' 15' 35'



PROPOSED - FLOOR PLAN

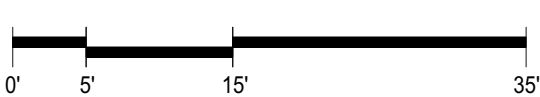
1/4" = 1' - 0"

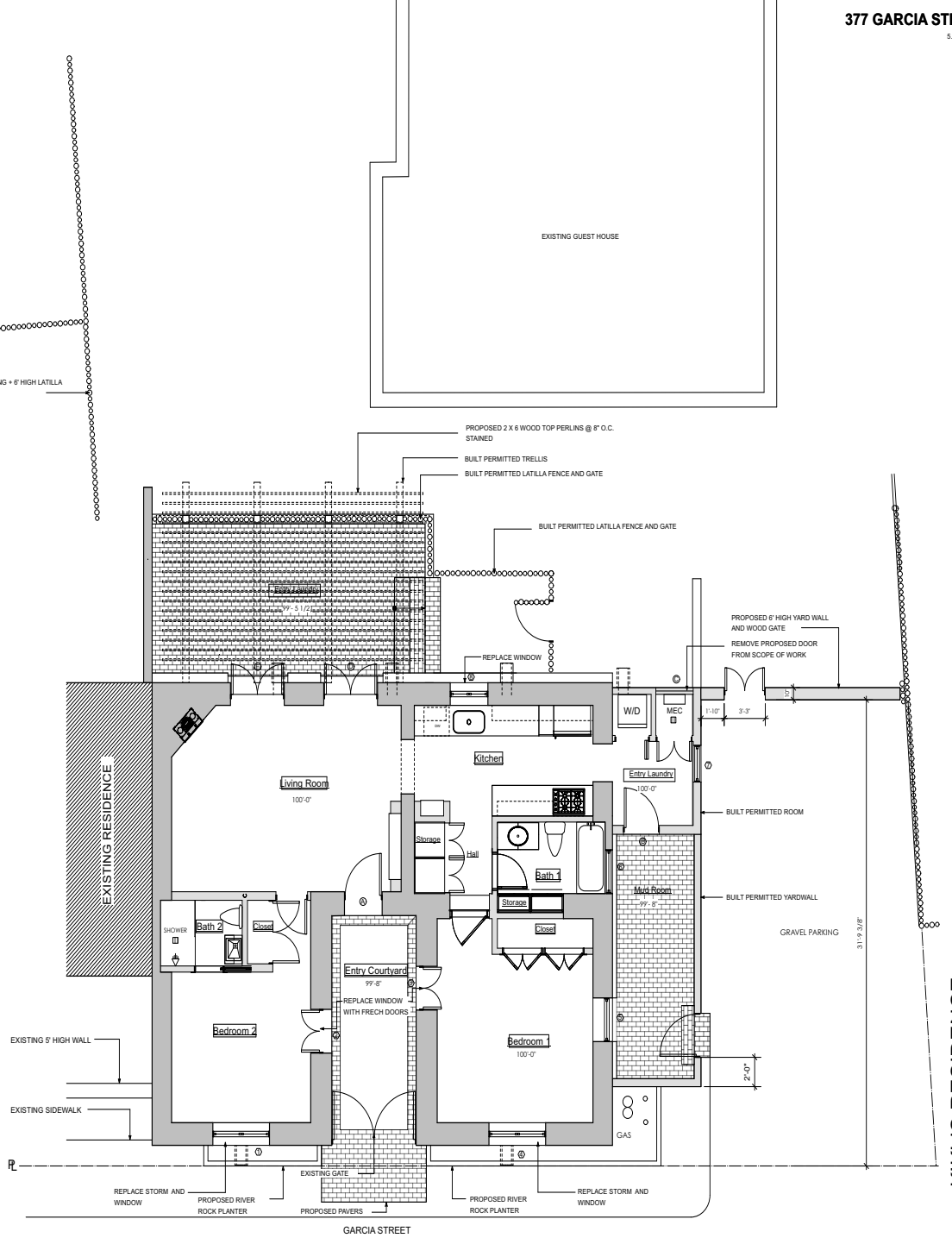
KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505



PERMITTED FLOOR PLAN

1/4" = 1' - 0"

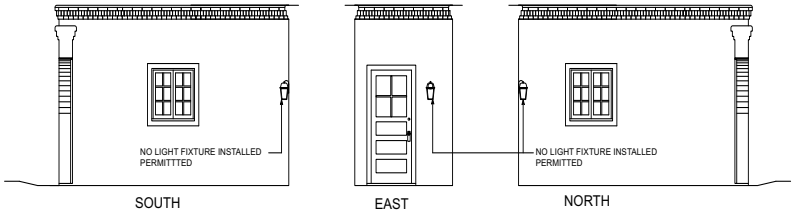




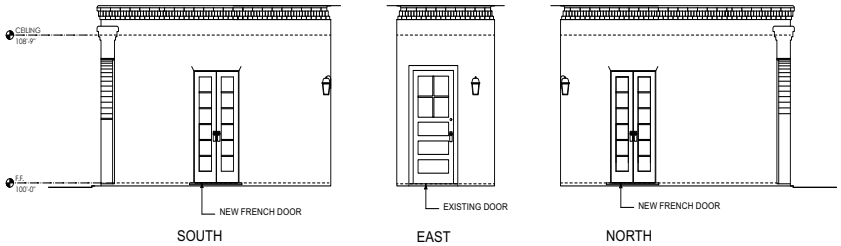
PROPOSED FLOOR PLAN

1/4" = 1' - 0"

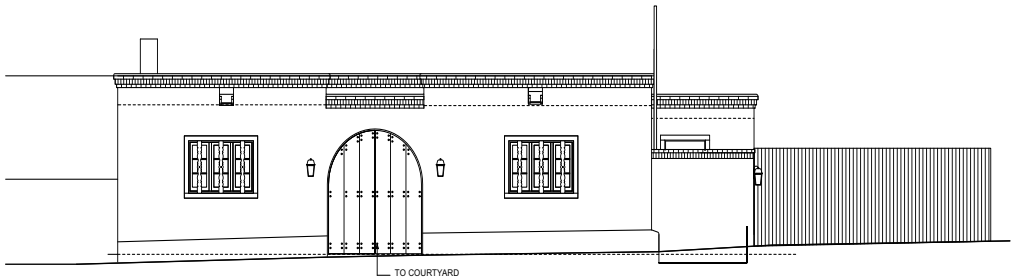
KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505



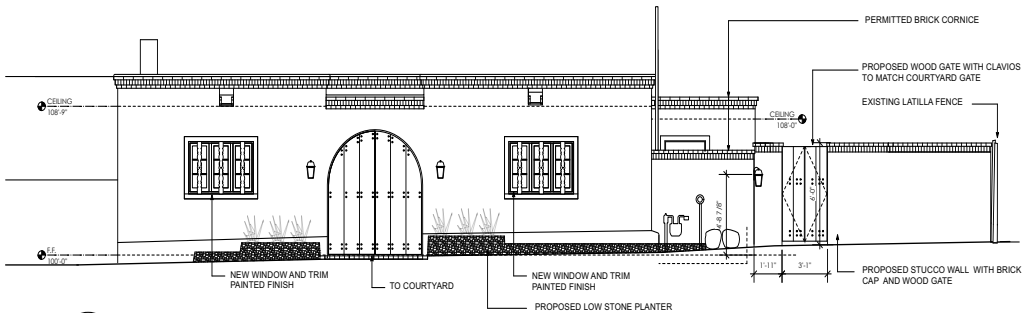
4 PERMITTED & EXISTING COURTYARD ELEVATION
Scale: 1/4" = 1'-0"



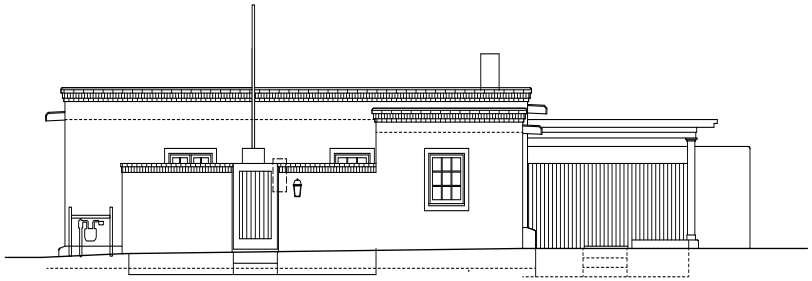
3 PROPOSED COURTYARD ELEVATIONS
Scale: 1/4" = 1'-0"



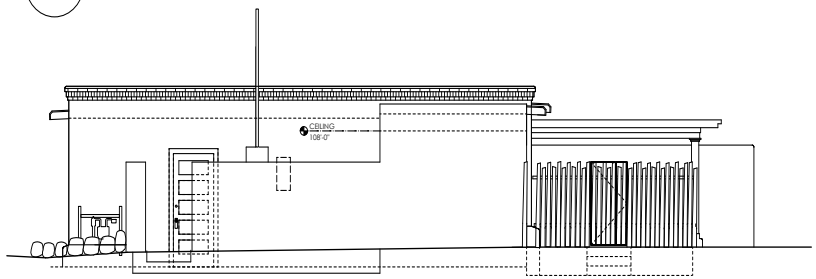
2 PERMITTED ELEVATION - WEST & STREET
Scale: 1/4" = 1'-0"



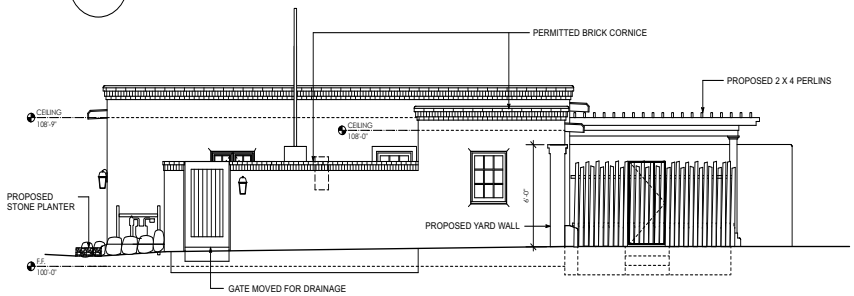
1 PROPOSED ELEVATION - WEST & STREET
Scale: 1/4" = 1'-0"



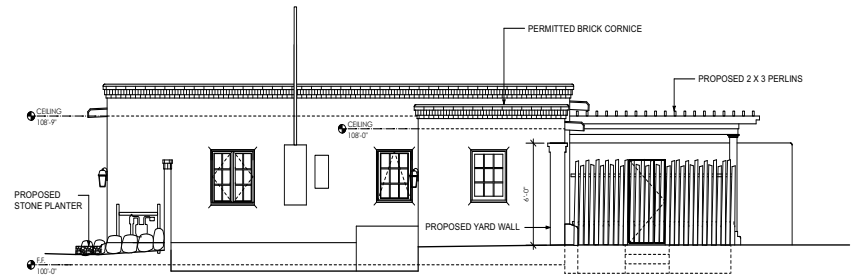
8 PREVIOUSLY APPROVED ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



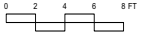
7 EXISTING ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



6 PROPOSED ELEVATION - SOUTH
Scale: 1/4" = 1'-0"

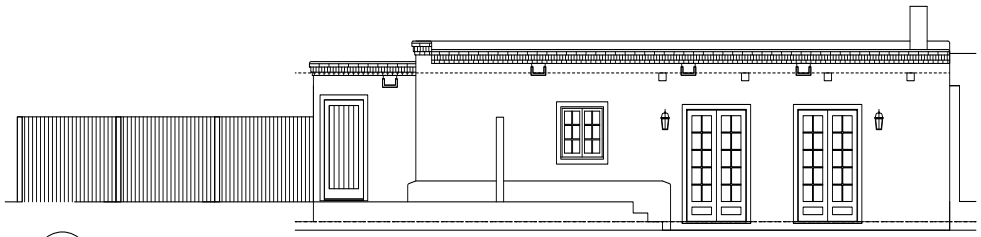


5 PROPOSED COURTYARD ELEVATION - SOUTH
Scale: 1/4" = 1'-0"

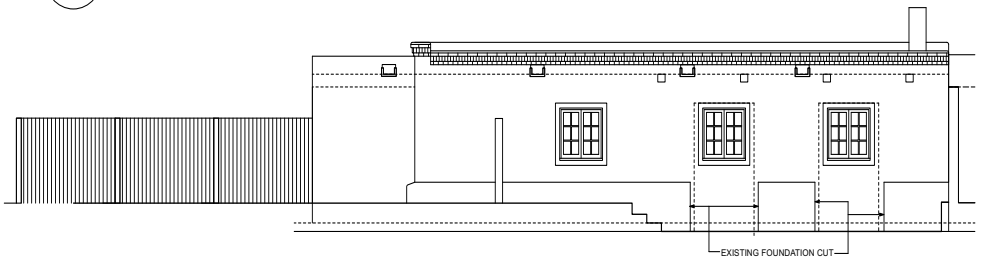


KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

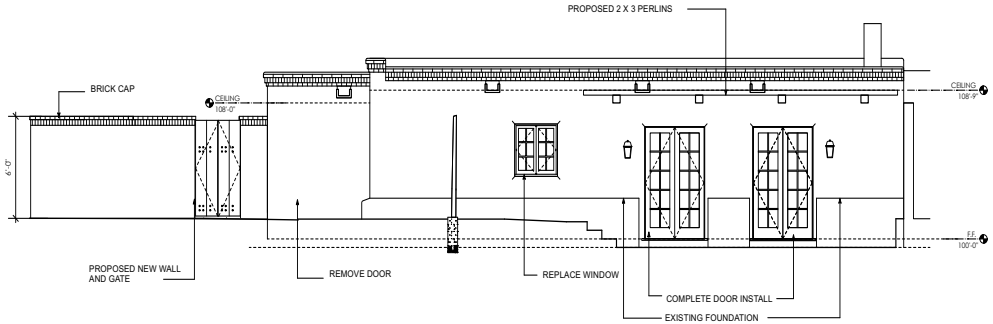
A3.0



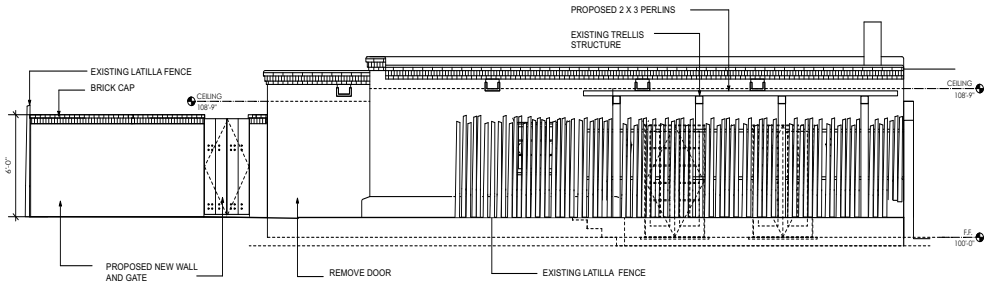
9 PERMITTED EAST ELEVATION/SECTION
Scale: 1/4" = 1'-0"



10 EXISTING EAST ELEVATION/SECTION
Scale: 1/4" = 1'-0"

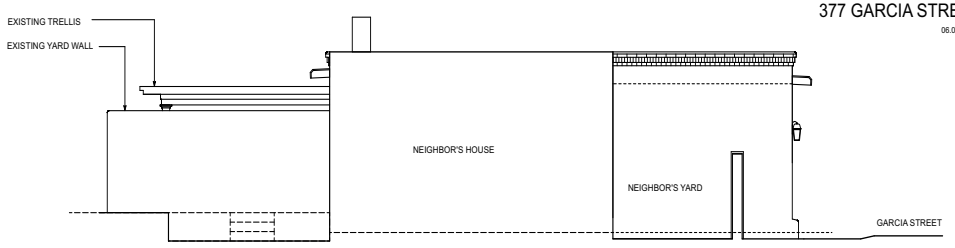


11 PROPOSED EAST ELEVATION/SECTION
Scale: 1/4" = 1'-0"

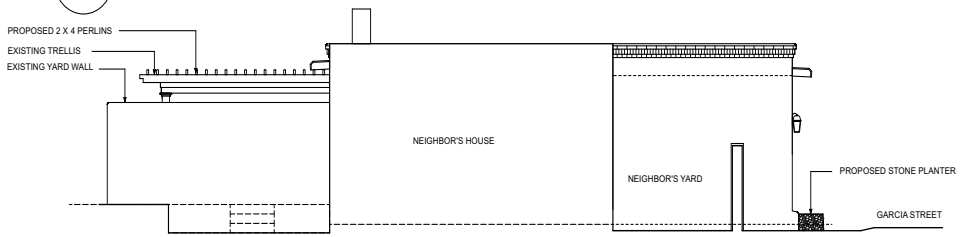


12 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

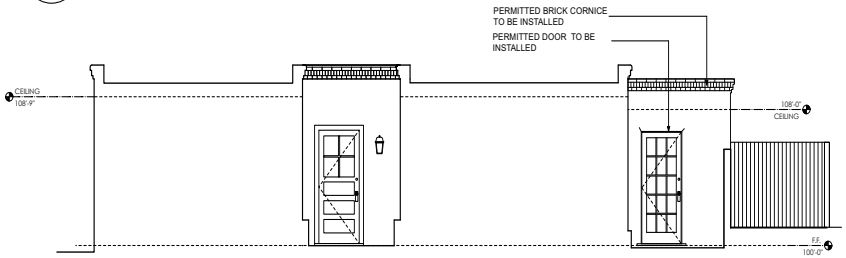
0 2 4 6 8 FT



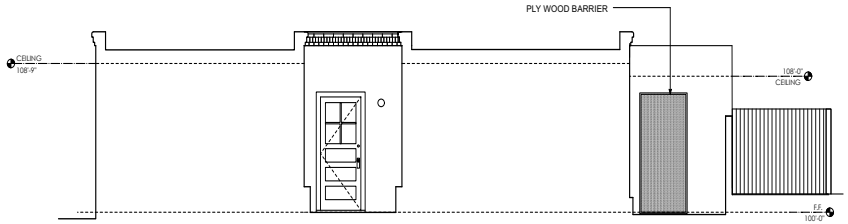
17 PERMITTED & EXISTING EAST ELEVATION/SECTION
Scale: 1/4" = 1'-0"



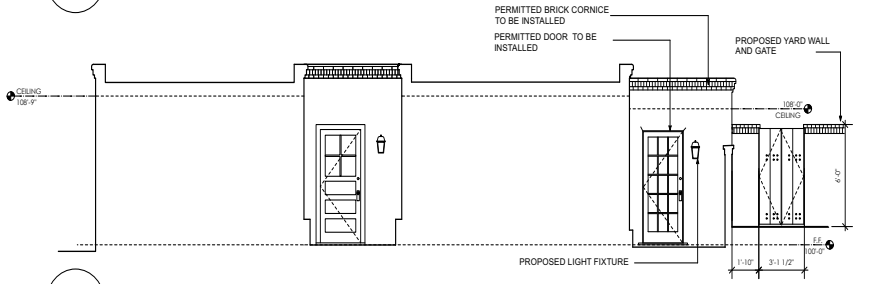
16 PROPOSED EAST ELEVATION/SECTION
Scale: 1/4" = 1'-0"



15 PREVIOUSLY APPROVED WEST INTERIOR ELEVATION/SECTION
Scale: 1/4" = 1'-0"



14 EXISTING WEST INTERIOR ELEVATION/SECTION
Scale: 1/4" = 1'-0"



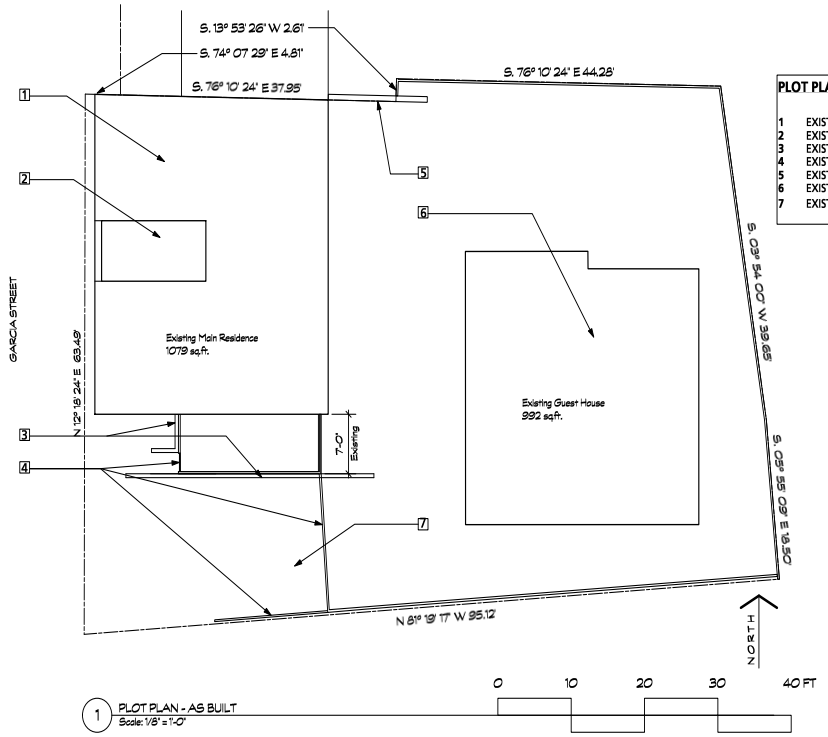
13 PROPOSED WEST INTERIOR ELEVATION/SECTION
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT

KIKLIS RESIDENCE

377 GARCIA STREET
SANTA FE, NM 87505

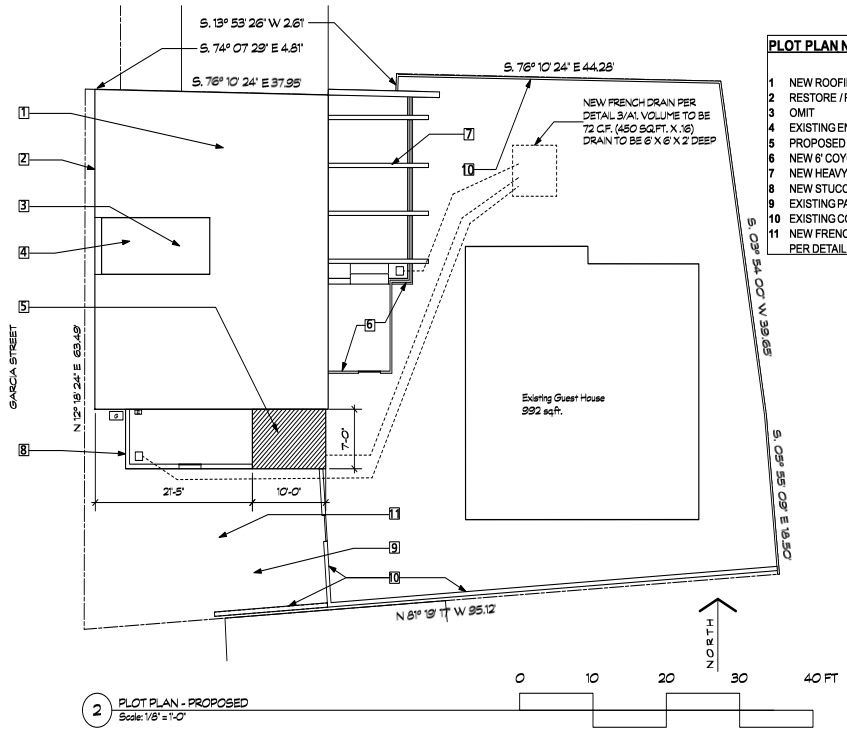
A3.1



1 PLOT PLAN - AS BUILT
Scale: 1/8" = 1'-0"

PLOT PLAN NOTES - AS-BUILT

1 EXISTING MAIN RESIDENCE TO REMAIN
2 EXISTING ENCLOSED ENTRY COURTYARD
3 EXISTING STUCCOED CMU CURB
4 EXISTING COYOTE FENCE AND GATE
5 EXISTING 6' HIGH STUCCOED CMU WALL
6 EXISTING GUEST HOUSE TO REMAIN
7 EXISTING PARKING AREA



2 PLOT PLAN - PROPOSED
Scale: 1/8" = 1'-0"

PLOT PLAN NOTES - PROPOSED (MAIN RESIDENCE)

1 NEW ROOFING - CLASS 'A' TORCH DOWN SINGLE PLY ROOFING
2 RESTORE / REPAIR EXISTING BRICK COPING
3 OMIT
4 EXISTING ENTRY COURTYARD TO REMAIN
5 PROPOSED 70 SQ.FT. UTILITY ROOM ADDITION
6 NEW 6' COYOTE FENCE AND GATE
7 NEW HEAVY TIMBER TRELLIS / PERGOLA
8 NEW STUCCOED CMU WALL WITH BRICK CAP AND NEW GATE
9 EXISTING PARKING AREA TO REMAIN
10 EXISTING COYOTE FENCES AND GATE TO REMAIN
11 NEW FRENCH DRAIN TO CAPTURE NEW ROOF WATER AND PATIO DRAINS PER DETAIL 3A1

377 GARCIA STREET MAIN RESIDENCE

PROPOSED REMODEL / ADDITION:

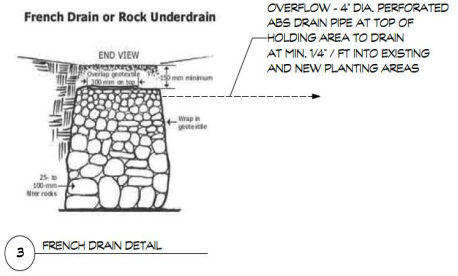
NEW STUCCO
RE-ROOF
RESTORE / REPAIR EXISTING BRICK COPING
70 SQ.FT. UTILITY ROOM ADDITION
RESTORE / REPAIR EXISTING WINDOWS PER ELEVATIONS
NEW WINDOWS AND EXTERIOR DOORS PER PLANS
NEW COYOTE FENCE AND GATE
NEW TRELLIS / PERGOLA AT REAR PATIO
COMPLETE INTERIOR REMODEL

377 GARCIA STREET PROJECT DATA:

LOT AREA	5,530 SQ.FT.
ALLOWABLE LOT COVERAGE @ 40%	2,212 SQ.FT.
EXISTING MAIN HOUSE	1,079 SQ.FT.
EXISTING GUEST HOUSE	992 SQ.FT.
TOTAL EXISTING ROOFED AREA	2,071 SQ.FT.
TOTAL EXISTING LOT COVERAGE	0.00%
PROPOSED ADDITION TO MAIN HOUSE	70 SQ.FT.
PROPOSED TOTAL ROOFED AREA	2,141 SQ.FT.
PROPOSED TOTAL LOT COVERAGE	0.00%

Architectural Drawing Index:

A1 Plot Plan, Notes, Abbreviations, Map, Symbols, Index
A2 As Built and Proposed Floor Plans
A3 As Built and Proposed Roof Plans
A4 As Built and Proposed Elevations
A5 Section / Details
A6 Foundation Plan / Schedules
A7 Specifications 1
A8 Specifications 2



3 FRENCH DRAIN DETAIL

CONSTRUCTION PLANS
JULY 24, 2014

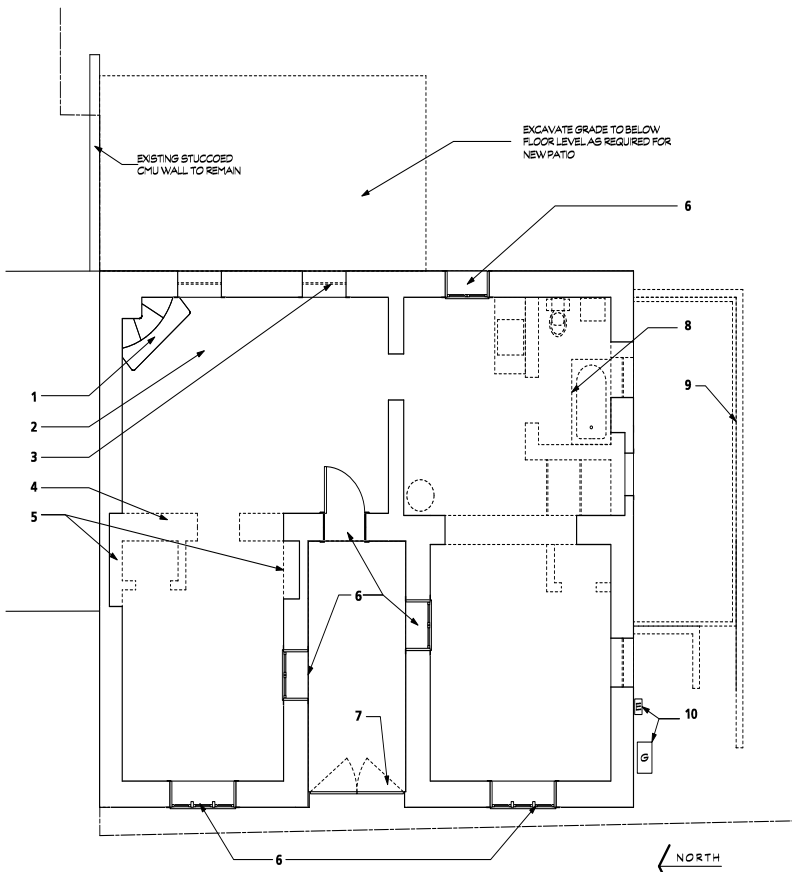
PLOT PLAN - AS BUILT
PLOT PLAN - PROPOSED
PROJECT DATA

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

Revision	Date

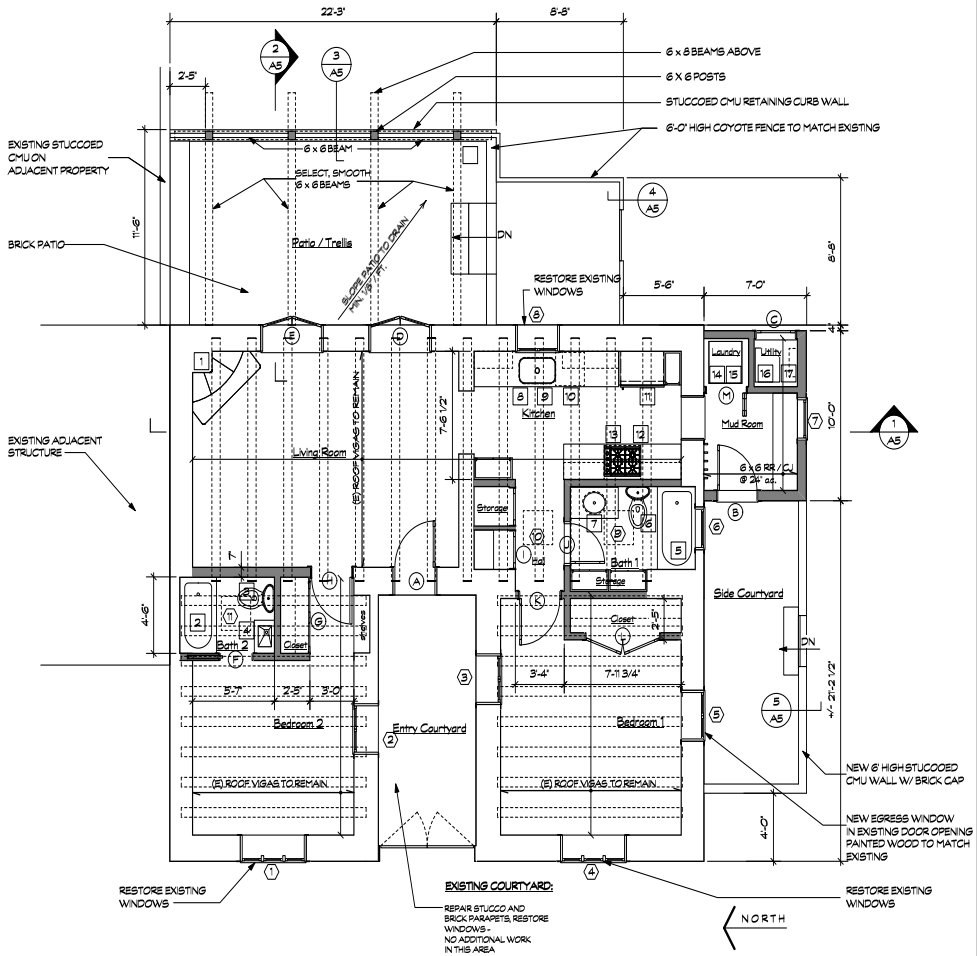
Sheet
A1
of

Date 7 / 24 / 14



AB AS BUILT FLOOR PLAN / DEMOLITION PLAN
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



1 FLOOR PLAN W/ PROPOSED REVISIONS
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT

EXISTING WALL TO REMAN

NEW 2X FRAME WALL

DEMOLITION NOTES

1 EXISTING FIREPLACE TO REMAIN - REPAIR AS REQUIRED
2 EXISTING FLOORING TO BE REPLACED - PROVIDE ALLOWANCE
3 REMOVE EXISTING DOORS AND WINDOWS AS REQUIRED TO COMPLETE NEW WORK
4 DEMOLISH INTERIOR WALLS AS REQUIRED TO COMPLETE NEW WORK
5 REMOVE PORTION OF ADOBE WALL AS SHOWN
6 EXISTING DOOR & WINDOWS TO BE RESTORED / REPAIRED
7 REMOVED EXISTING GATES AND JAMBS
8 REMOVE EXISTING EXISTING FIXTURES AND APPLIANCES
9 REMOVE EXISTING CURB AND COYOTE FENCE
10 EXISTING UTILITIES TO BE REPLACED AS REQUIRED

CONSTRUCTION PLANS
JULY 24, 2014

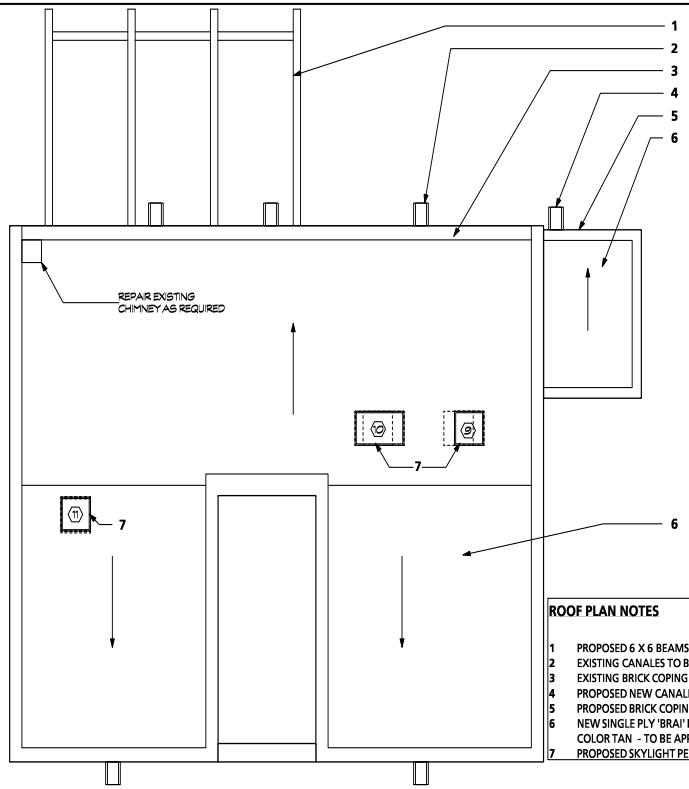
FLOOR PLAN - AS BUILT
FLOOR PLAN - PROPOSED

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

Revision	Date

Sheet
A2
of

Date 7 / 24 / 14

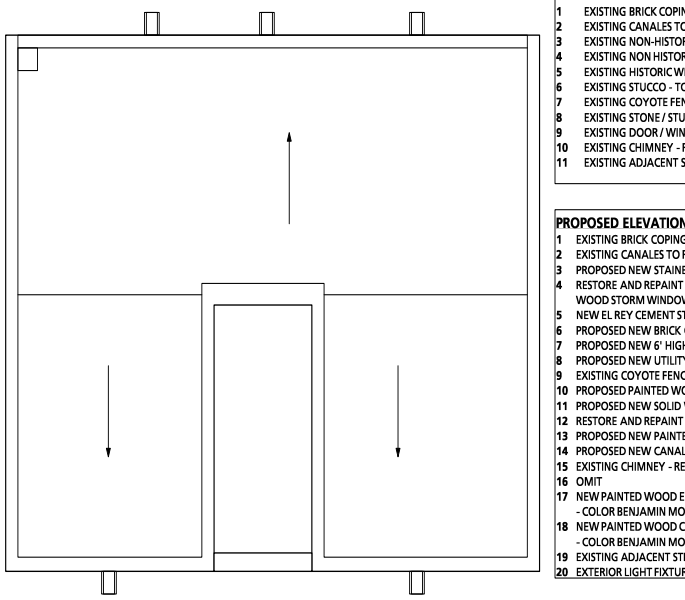


R ROOF PLAN W/ PROPOSED REVISIONS
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT

ROOF PLAN NOTES

1	PROPOSED 6 X 6 BEAMS / TRELLIS
2	EXISTING CANALES TO BE REPAIRED
3	EXISTING BRICK COPING TO BE REPAIRED
4	PROPOSED NEW CANALES TO MATCH EXISTING
5	PROPOSED BRICK COPING TO MATCH EXISTING PATTERN
6	NEW SINGLE PLY 'BRAI' ROOFING - PER SPECIFICATIONS SHEET A7 COLOR TAN - TO BE APPROVED
7	PROPOSED SKYLIGHT PER SCHEDULE A6



R ROOF PLAN - AS BUILT
Scale: 1/4" = 1'-0"

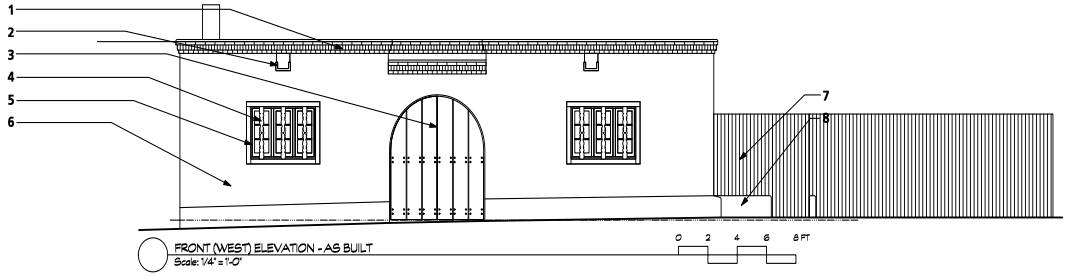
0 2 4 6 8 FT

AS-BUILT ELEVATION NOTES

1	EXISTING BRICK COPING TO REMAIN - REPAIR AS REQUIRED
2	EXISTING CANALES TO REMAIN - REPAIR AS REQUIRED
3	EXISTING NON-HISTORIC GATE TO BE REMOVED / REPLACED
4	EXISTING NON HISTORIC WINDOW BARS - TO BE REMOVED
5	EXISTING HISTORIC WINDOWS TO BE REPAIRED / REPAINTED AS REQUIRED
6	EXISTING STUCCO - TO BE RE-COATED TO MATCH EXISTING
7	EXISTING COYOTE FENCE TO BE REMOVED
8	EXISTING STONE / STUCCO CURB - TO BE REMOVED
9	EXISTING DOOR / WINDOWS TO BE REMOVED
10	EXISTING CHIMNEY - REPAIR AS REQUIRED
11	EXISTING ADJACENT STRUCTURE

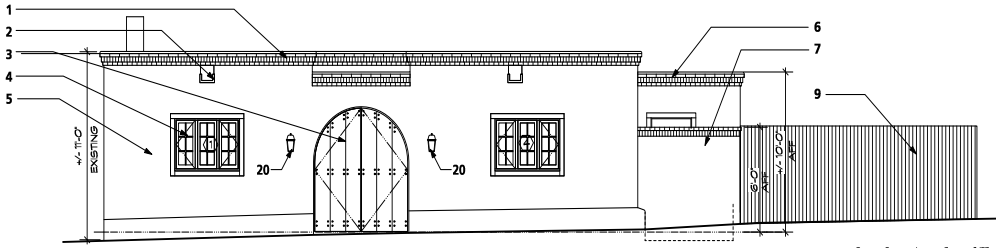
PROPOSED ELEVATION NOTES

1	EXISTING BRICK COPING TO REMAIN - REPAIR AS REQUIRED
2	EXISTING CANALES TO REMAIN - REPAIR AS REQUIRED
3	PROPOSED NEW STAINED WOOD GATE TO REPLACE EXISTING
4	RESTORE AND REPAINT EXISTING WOOD WINDOWS- PROVIDE NEW PAINTED WOOD STORM WINDOWS / SCREENS - COLOR BENJ MOORE "WHITE DOVE"
5	NEW EL REY CEMENT STUCCO - COLOR TO MATCH EXISTING - RE-LATH PER SPEC. DIV. IX 1a,1b,1c SHT A8
6	PROPOSED NEW BRICK COPING TO MATCH EXISTING
7	PROPOSED NEW 6' HIGH STUCCOED CMU WALL WITH BRICK CAP
8	PROPOSED NEW UTILITY ROOM DOOR - COLOR BENJ MOORE "WHITE DOVE"
9	EXISTING COYOTE FENCE AND GATE TO REMAIN
10	PROPOSED PAINTED WOOD TRELLIS AND POSTS COLOR BENJ MOORE "WHITE DOVE"
11	PROPOSED NEW SOLID WOOD GATE - COLOR BENJAMIN MOORE "WHITE DOVE"
12	RESTORE AND REPAINT EXISTING ENTRY DOOR TO REMAIN
13	PROPOSED NEW PAINTED WOOD AND GLASS DOORS - COLOR BENJ MOORE "WHITE DOVE"
14	PROPOSED NEW CANAL TO MATCH EXISTING
15	EXISTING CHIMNEY - REPAIR AS REQUIRED
16	OMIT
17	NEW PAINTED WOOD EGRESS WINDOWS (PER CODE) TO MATCH EXISTING WINDOWS - COLOR BENJAMIN MOORE "WHITE DOVE"
18	NEW PAINTED WOOD CASEMENT WINDOWS - DETAILS TO MATCH EXISTING WINDOWS - COLOR BENJAMIN MOORE "WHITE DOVE"
19	EXISTING ADJACENT STRUCTURE
20	EXTERIOR LIGHT FIXTURE



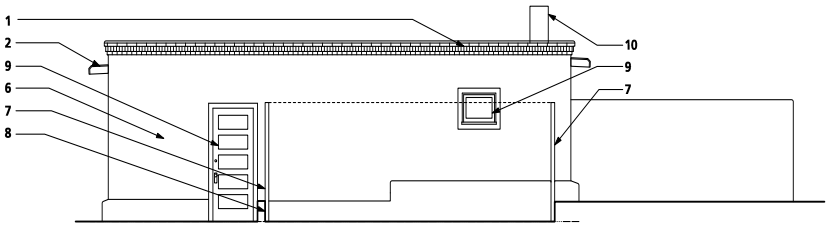
FRONT (WEST) ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



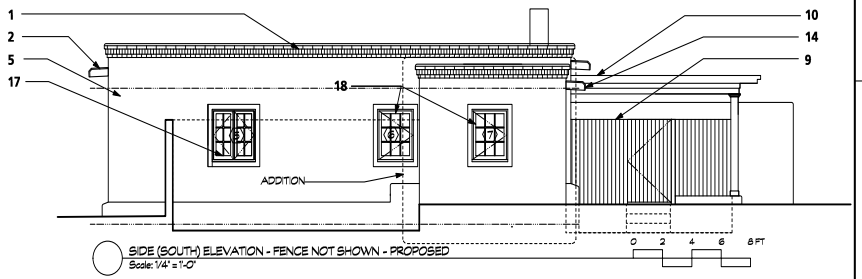
FRONT (WEST) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



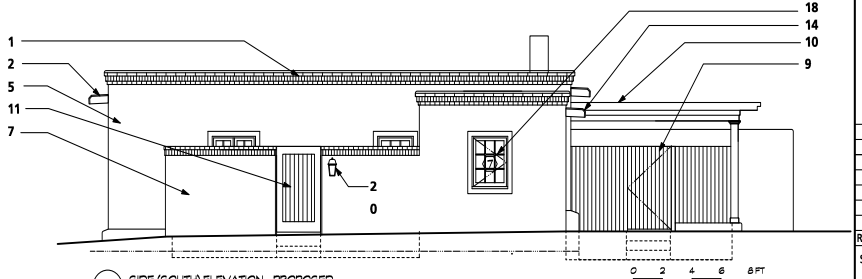
SIDE (SOUTH) ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



SIDE (SOUTH) ELEVATION - FENCE NOT SHOWN - PROPOSED
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



SIDE (SOUTH) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT

CONSTRUCTION PLANS
JULY 24, 2014

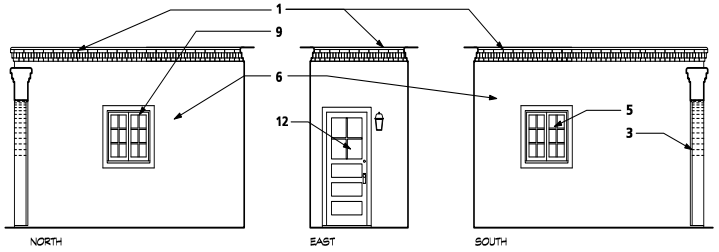
ROOF PLAN - AS BUILT AND PROPOSED
ELEVATIONS - AS BUILT AND PROPOSED
WEST AND SOUTH

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

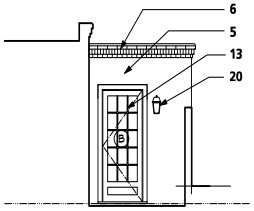
Revision	Date

Sheet
A3
of

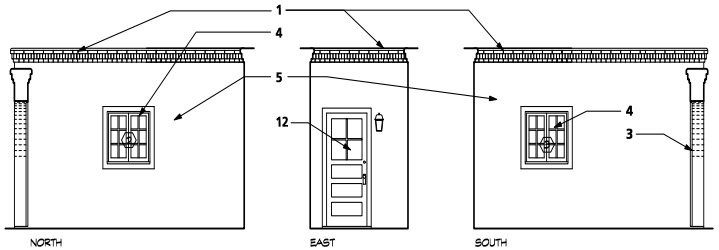
Date 7 / 24 / 14



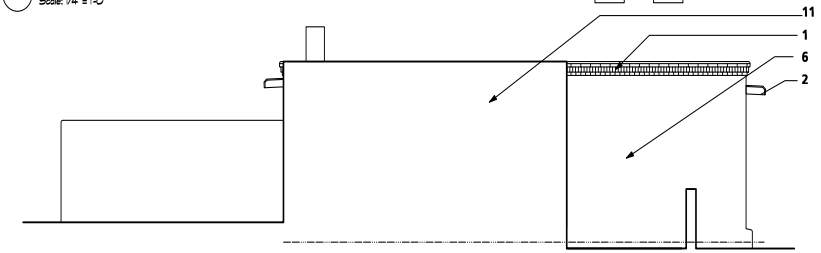
WEST COURTYARD ELEVATIONS - AS BUILT
Scale: 1/4" = 1'-0"



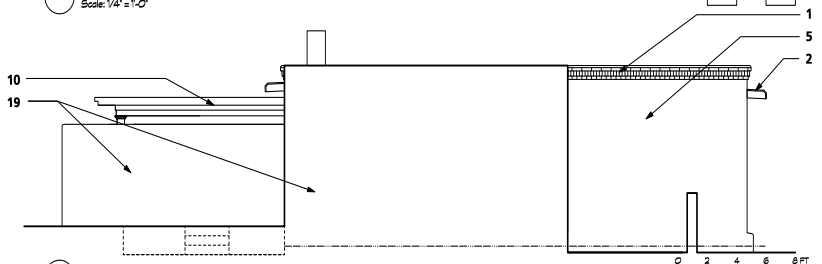
MUDROOM ADDITION EAST
Scale: 1/4" = 1'-0"



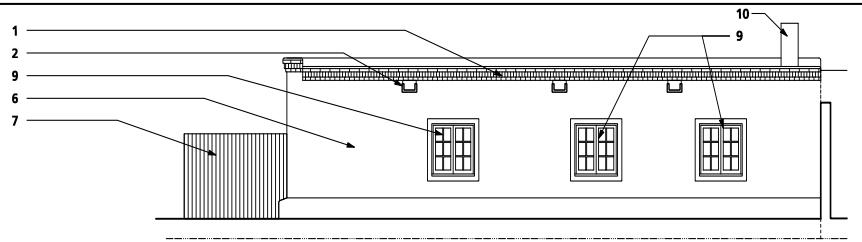
WEST COURTYARD ELEVATIONS -PROPOSED
Scale: 1/4" = 1'-0"



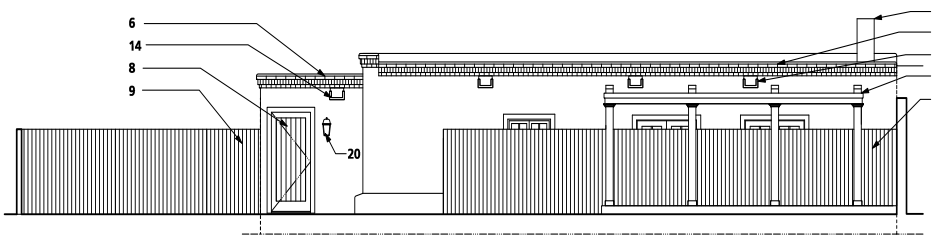
SIDE (NORTH) ELEVATION CUT THROUGH ATTACHED ADJACENT RESIDENCE - AS BUILT
Scale: 1/4" = 1'-0"



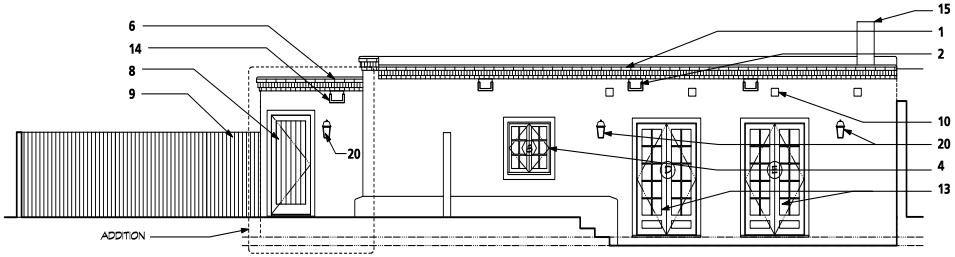
SIDE (NORTH) ELEVATION CUT THROUGH ATTACHED ADJACENT RESIDENCE - PROPOSED
Scale: 1/4" = 1'-0"



REAR (EAST) ELEVATION - AS BUILT
Scale: 1/4" = 1'-0"



REAR (EAST) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



REAR (EAST) ELEVATION - SECTION THROUGH PATIO / TRELLIS - PROPOSED
Scale: 1/4" = 1'-0"

AS-BUILT ELEVATION NOTES

1 EXISTING BRICK COPING TO REMAIN - REPAIR AS REQUIRED
2 EXISTING CANALES TO REMAIN - REPAIR AS REQUIRED
3 EXISTING NON-HISTORIC GATE TO BE REMOVED / REPLACED
4 EXISTING NON HISTORIC WINDOW BARS - TO BE REMOVED
5 EXISTING HISTORIC WINDOWS TO BE REPAIRED / REPAINTED AS REQUIRED
6 EXISTING STUCCO - TO BE RE-COATED TO MATCH EXISTING
7 EXISTING COYOTE FENCE TO BE REMOVED
8 EXISTING STONE / STUCCO CURB - TO BE REMOVED
9 EXISTING DOOR / WINDOWS TO BE REMOVED
10 EXISTING CHIMNEY - REPAIR AS REQUIRED
11 EXISTING ADJACENT STRUCTURE

PROPOSED ELEVATION NOTES

1 EXISTING BRICK COPING TO REMAIN - REPAIR AS REQUIRED
2 EXISTING CANALES TO REMAIN - REPAIR AS REQUIRED
3 PROPOSED NEW STAINED WOOD GATE TO REPLACE EXISTING
4 RESTORE AND REPAINT EXISTING WOOD WINDOWS- PROVIDE NEW PAINTED WOOD STORM WINDOWS / SCREENS - COLOR BENJ MOORE "WHITE DOVE"
5 NEW EL REY CEMENT STUCCO - COLOR TO MATCH EXISTING - RE-LATH PER SPEC. DIV. IX 1a,1b,1c SHT A8
6 PROPOSED NEW BRICK COPING TO MATCH EXISTING
7 PROPOSED NEW 6' HIGH STUCCOED CMU WALL WITH BRICK CAP
8 PROPOSED NEW UTILITY ROOM DOOR - COLOR BENJ MOORE "WHITE DOVE"
9 EXISTING COYOTE FENCE AND GATE TO REMAIN
10 PROPOSED PAINTED WOOD TRELLIS AND POSTS COLOR BENJ MOORE "WHITE DOVE"
11 PROPOSED NEW SOLID WOOD GATE - COLOR BENJAMIN MOORE "WHITE DOVE"
12 RESTORE AND REPAINT EXISTING ENTRY DOOR TO REMAIN
13 PROPOSED NEW PAINTED WOOD AND GLASS DOORS - COLOR BENJ MOORE "WHITE DOVE"
14 PROPOSED NEW CANAL TO MATCH EXISTING
15 EXISTING CHIMNEY - REPAIR AS REQUIRED
16 OMIT
17 NEW PAINTED WOOD EGRESS WINDOWS (PER CODE) TO MATCH EXISTING WINDOWS - COLOR BENJAMIN MOORE "WHITE DOVE"
18 NEW PAINTED WOOD CASEMENT WINDOWS - DETAILS TO MATCH EXISTING WINDOWS - COLOR BENJAMIN MOORE "WHITE DOVE"
19 EXISTING ADJACENT STRUCTURE
20 EXTERIOR LIGHT FIXTURE

CONSTRUCTION PLANS
JULY 24, 2014

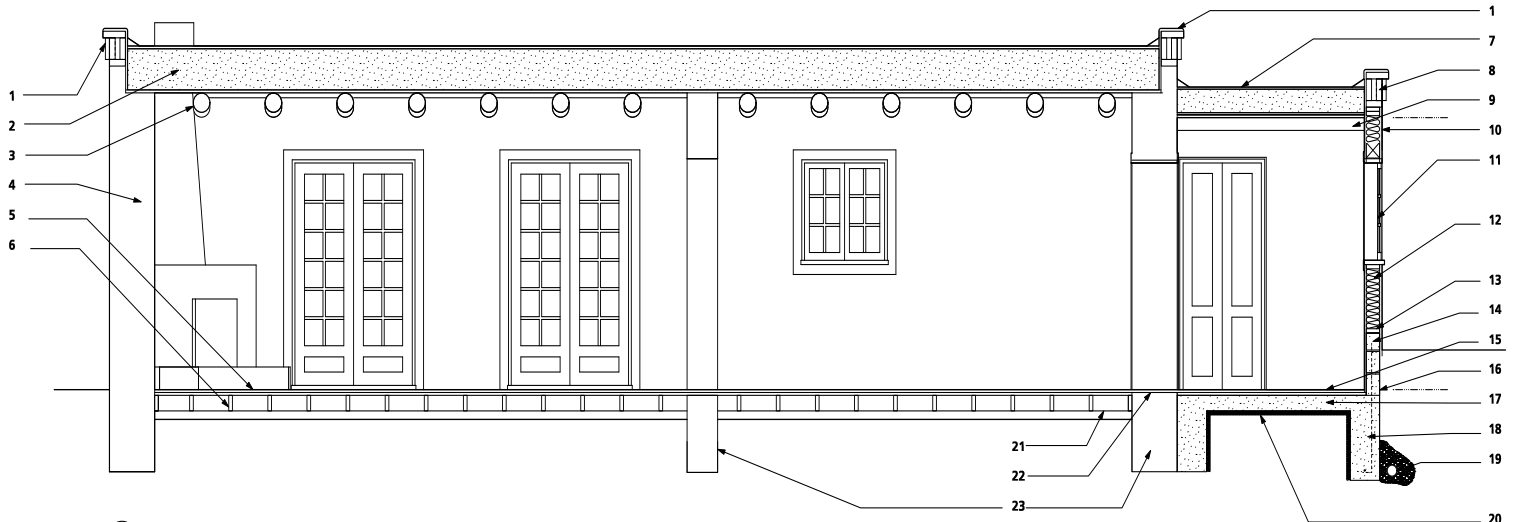
ELEVATIONS - AS BUILT AND PROPOSED
EAST, NORTH, COURTYARD
AND PROPERTY LINE WALL

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

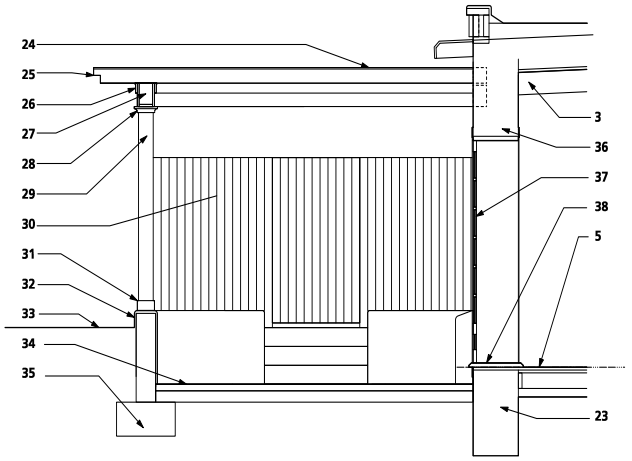
Revision	Date

Sheet
A4
of

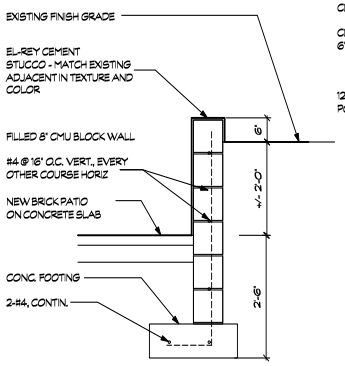
Date 7 / 24 / 14



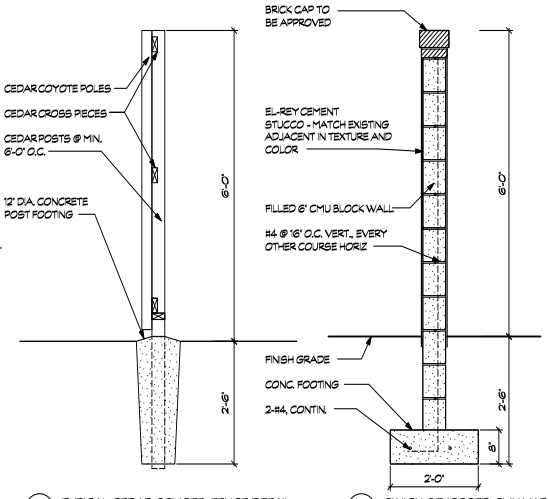
1 / A5 SECTION THROUGH LAUNDRY ROOM ADDITION
Scale: 1/2" = 1'-0"



2 / A5 SECTION THROUGH TRELLIS ADDITION
Scale: 1/2" = 1'-0"



3 / A5 STUCCOED CMU RETAINING WALL
3/4" = 1'-0"



4 / A5 TYPICAL CEDAR COYOTE FENCE DETAIL
3/4" = 1'-0"

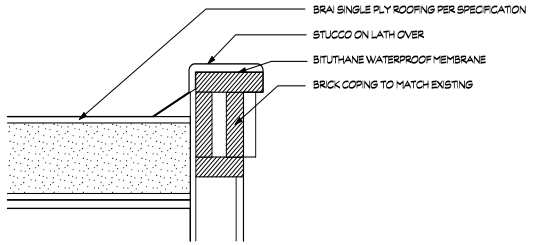
5 / A5 6' HIGH STUCCOED CMU YARD WALL DETAIL
3/4" = 1'-0"

SECTION NOTES

1 RESTORE / REPAIR EXISTING BRICK COPING
2 NEW ROOF OVER NEW OR EXISTING INSULATION - TO BE DETERMINED
3 EXISTING VIGAS TO REMAIN
4 EXISTING ADOBE WALLS TO REMAIN PER PLAN
5 NEW WOOD FLOORING
6 EXISTING FRAMING TO REMAIN - REPAIR AS REQUIRED
7 NEW SINGLE PLY TORCH DOWN ROOFING OVER R-38 INSULATION
8 NEW BRICK COPING TO MATCH EXISTING PER DETAIL 6/A5
9 6 X 6 SMOOTH PINE BEAMS @ 24" O.C. PER PLAN
10 CEMENT STUCCO OVER 2 X 6 FRAME WALLS
11 WINDOW PER ELEVATION AND SCHEDULE
12 R-19 INSULATION IN EXTERIOR FRAME WALLS
13 P.T. PLATE WITH INSECT BARRIER
14 6" REINF. CMU FOUNDATION WALL
15 NEW WOOD FLOORING ON PLYWOOD OVER 15# BUILDING PAPER
16 WATERPROOFING - BITUTHANE OR EQUAL
17 4" REINF. CONC. SLAB
18 12" WIDE REINF. CONC. FOOTING W/ CONT. #4 BAR AT BOTTOM AND #4AND #4 @ 16" O.C. VERTICAL
19 FOUNDATION DRAIN IN GRAVEL

SECTION NOTES CONT'D

20 1 1/2" THICK RIGID INSULATION
21 INSTALL UNDERFLOOR HEAT TO BE APPROVED
22 NEW FLOORING CONTINUOUS BETWEEN EXISTING HOUSE AND ADDITION
23 EXISTING FOUNDATION - VERIFY IN FIELD
24 COPPER FLASHING AT EXPOSED TRELLIS BEAMS
25 PAINTED SELECT 6 X 6 TRELLIS BEAMS WITH SHAPED ENDS TO BE APPROVED
26 PAIINTED 1 X TRIM TO BE APPROVED
27 6 X 8 BEAM
28 PAINTED CROWN MOLDIING TO BE APPROVED
29 PAINTED 1 X TRIM OVER 4 X 4 POSTS
30 NEW COYOTE FENCE AND GATE BEYOND
31 PAINTED 1 X BASE TRIM
32 STUCCOED CMU RETAINING WALL
33 EXISTING GRADE
34 BRICK PATIO SET ON 4" REINF. CONC SLAB
35 24" WIDE X 12" DEEP REINF. CONC. FOOTING
36 NEW HEADER AS REQUIRED
37 NEW DOOR PER ELEVATIONS AND SCHEDULE



6 / A5 BRICK COPING DETAIL
Scale: 1 1/2" = 1'-0"

CONSTRUCTION PLANS
JULY 24, 2014

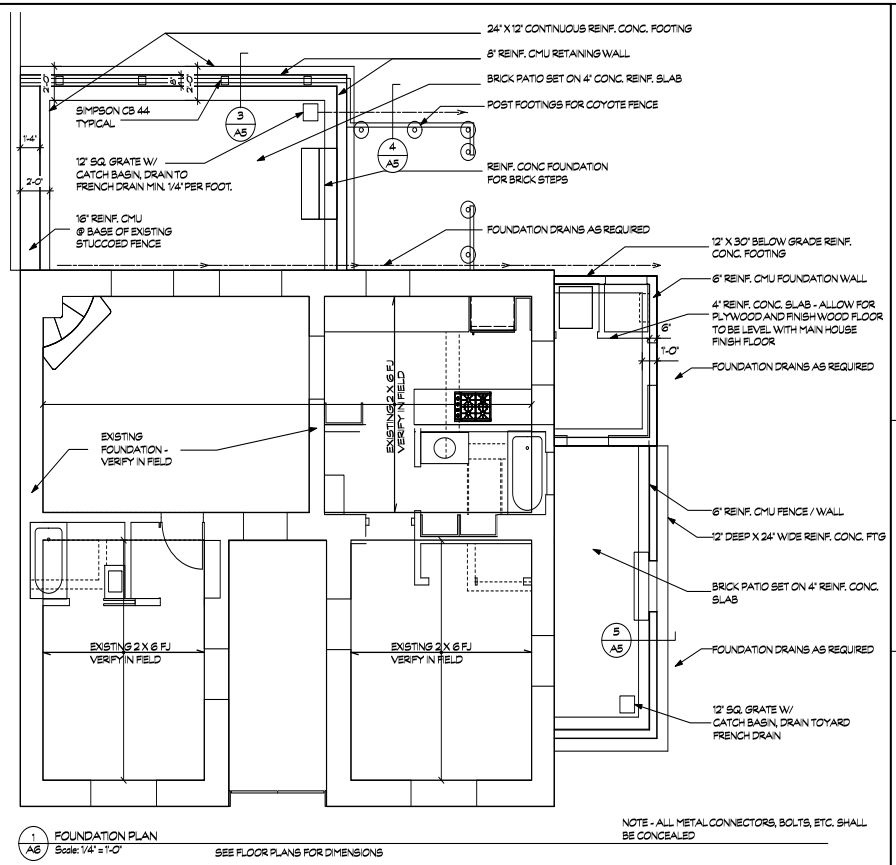
SECTIONS
DETAILS

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

Revision	Date

Sheet
A5
of

Date 7 / 24 / 14



1 A6 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

NOTE - ALL METAL CONNECTORS, BOLTS, ETC. SHALL BE CONCEALED

SEE FLOOR PLANS FOR DIMENSIONS

Fixture Schedule Provide allowance for all fixtures. All fixtures to be approved by owner prior to purchase.

#	Location	Description	Manufacturer	Model	Remarks
1	Living Room	Fireplace	Existing	Masonry FP	Repair as required - provide gas log lighter
2	Bath 2	Tub / Shower	TBD	TBD - 30" wide x 54" long	
2A	Bath 2	Tub / Shower fittings	"		pressure / temp mixer per code
3	Bath 2	Toilet	"	Round front seat	1.6 gal per flush
4	Bath 2	Lavatory	"		
4A	Bath 2	Faucet	"	4" spread max.	
5	Bath 1	Tub / Shower	"	TBD - 32" wide x 60" long	
5A	Bath 1	Tub / Shower fittings	"		pressure / temp mixer per code
6	Bath 1	Toilet	"	Round front seat	1.6 gal per flush
7	Bath 1	Lavatory	"		
7A	Bath 1	Faucet	"		
8	Kitchen	Sink	"	30" wide	
8A	Kitchen	Faucet	"		
9	Kitchen	Disposal	"	1HP min.	
10	Kitchen	Dishwasher	"		
11	Kitchen	Refrigerator	"	36" wide	
12	Kitchen	Range	"	30" wide	provide gas connection
13	Kitchen	Range Hood	"	30" wide	
14	Laundry	Washing Machine	"	TBD - stackable	
15	Laundry	Dryer	"	TBD - stackable	provide gas connection and vent
16	Utility	HVAC	"	TBD	high efficiency - underfloor heat ; provide gas connection
17	Utility	On-Demand Water Heater	Rinnai	TBD	provide gas connection

Finish Schedule All finishes and materials to be approved by owner prior to purchase and installation

Location	Floor Material	Floor Finish	Base Material	Base Finish	Wall Material	Wall Finish	Ceiling Material	Ceiling Finish	Special / Remarks
Living Room	New Wood	Stain / Seal TBD	None	None	Existing / New Plaster	Paint	Plaster / Vigas	Paint	
Kitchen	"	"	"	"	"	"	"	"	Cabinets and Counters to be approved
Mud Room	"	"	"	"	"	"	Plaster / Beams	"	
Hall	"	"	"	"	"	"	Plaster / Vigas	"	
Bath 1	"	"	Tile	Seal	Plaster / Tile	Paint / Seal	"	"	See interior elevations
Bedroom 1	"	"	None	None	Existing / New Plaster	Paint	"	"	
Bedroom 2	"	"	"	"	"	"	"	"	
Bath 2	"	"	Tile	Seal	Plaster / Tile	Paint / Seal	"	"	See Interior Elevations
Closet (All)	"	"	None	None	Existing / New Plaster	Paint	"	"	Painted wood shelves to be approved

Window Schedule Windows shall be painted wood throughout. Manufactured by Vent Vue or approved equal except where noted otherwise. TDL or ADL 7/8" muntins per elevations.

#	Room	Type	Manufacturer	Model #	Approximate Unit Size (W x H)	Finished Head Ht.	Interior Finish	Exterior Finish	Remarks
1	Bedroom 2	Existing 3-Casement	Existing	See Elevations	4'-6" x 3'-0"	Existing +/- 6'-8"	Paint	Paint	Restore and Repaint Existing - Operable sashes with new wood framed screens
2	Bedroom 2	Existing 2-Casement	"	"	3'-0" x 3'-0"	"	"	"	"
3	Bedroom 1	"	"	"	"	"	"	"	"
4	Bedroom 1	Existing 3-Casement	"	"	4'-6" x 3'-0"	"	"	"	"
5	Bedroom 1	Pr. Casement	To be Determined	"	3'-0" x 3'-0"	"	"	"	New window at existing header - Match Existing details / Egress window
6	Bath 1	Casement	"	"	2'-4" x 3'-0"	6'-8"	"	"	Tempered glass - Epoxy paint in Tub / Shower
7	Mud Room	"	"	"	2'-4" x 3'-0"	"	"	"	
8	Kitchen	Existing 2-Casement	Existing	"	3'-0" x 3'-0"	Existing +/- 6'-8"	"	"	Restore and Repaint Existing - Operable sashes with new wood framed screens
9	Bath 1	Fixed Glass Skylight	Insulite or Equal		2'-0" x 2'-0"	@ roof	By Manuf.	By Manuf.	Flat Glass Skylight to be approved
10	Hall	"	"	"	"	"	"	"	"
11	Bath 2	Vented Glass Skylight	"	"	"	"	"	"	"

Door Schedule Doors shall be stained 6-panel wood to match existing throughout. Manufactured by TM Cobb or approved equal except where noted otherwise

#	Location	Type	Fin. Head Ht.	Manufacturer	Nominal Opening Size	Hardware	Interior Finish	Exterior Finish	Remarks
A	Living Room	Existing Wood and Glass	Existing +/- 6'-8"	-	-	KK / DB	Paint	Paint	Restore as required ; Repaint
B	Mud Room	Wood and Glass	6'8"	Simpson or Equal	2'-8" x 6'-8" x 1 3/4"	KK / DB	"	"	Design to be approved per Elevation
C	Utility	Louvered Wood	"	"	2'-8" x 6'-8" x 1 3/4"	KK	"	"	"
D	Living Room	Pr. Wood and Glass	"	"	4'-0" x 6'-8" x 1 3/4"	FB / KK / DB	"	"	"
E	Living Room	Pr. Wood and Glass	"	"	4'-0" x 6'-8" x 1 3/4"	FB / KK / DB	"	"	"
F	Bedroom 2	Wood Panel Pocket Slider	"	"	2'-2" x 6'-8" x 1 3/8"	PDI	"	-	"
G	Bedroom 2	Pr Wood Panel	"	"	4'-0" x 6'-8" x 1 3/8"	BC / DK	"	-	"
H	Bedroom 2	Wood Panel	"	"	2'-8" x 6'-8"x 1 3/8"	PL	"	-	"
I	Master Hall	Pr Wood Panel	"	"	4'-8" x 6'-8"x 1 3/8"	BC / DK	"	-	"
J	Bath 1	Wood Panel	"	"	2'-4" x 6'-8" x 1 3/8"	PL	"	-	"
K	Bedroom 1	Wood Panel	"	"	2'-8" x 6'-8"x 1 3/8"	PL	"	-	"
L	Bedroom 1	Pr Wood Panel	"	"	5'-0" x 6'-8" x 1 3/8"	BC / DK	"	-	"
M	Mud Room	Pr. Louvered	"	"	2'-8" x 6'-8" x 1"	BF	"	-	"

DOOR NOTES:

1. Shop Drawings And Door Sample Shall Be Approved By Owner Prior To Fabrication.
2. All Hardware Shall Be Approved By Owner Prior To Purchase - Provide Allowance
3. Provide Head Flashing And Weatherstrip @ Exterior Doors As Required And Per Details Sheet GN-1
4. Inteiror Doors Shall Be Manufactured By Simpson Or Approved Equal
5. All New Stained Doors Shall Be Vertical Grain Douglas Fir
6. See Door And Window Hardware Notes Throughout Plans
7. All Exterior Glass Doors To Be Dual Glazed (min. 5/8" Thermopane)
8. Doors between garage and the dwelling unit shall be self-closing and self-latching, solid wood or honeycomb core steel not less than 1 3/8" thick, or have a minimum fire protection rating of 20 minutes.

Door and Window Hardware Schedule

Existing Doors and New Doors shall have,z Oil-Rubbed Bronze hardware except where noted otherwise.
Replace all existing hinges with Oil-Rubbed Bronze to be approved
Final selections to be approved by owner prior to purchase

AH	Awning Window Hardware - Provide Pole Operator
BC	Ball Catch @ top of each panel
BF	Bifold Hardware - heavy duty to be approved
CC	Cabinet Catch to be approved
CH	Casement Window Hardware
CK	Cabinet knob to be approved
DB	Deadbolt - Keyed on outside
DH	Double Hung Latch and Tracks
DK	Dummy knob
DS	Door Stop to be approved
Ent	Entrance Lockset
FB	Flushbolt @ top and bottom of stationary panel
GD	Electric Garage Door operator w/ remote control to be approved
HO	Hold-Open Hook and Eye to be approved
KK	Keyed Doorknob
KM	Keyed Mortise Lock
PDE	Pocket Door - exterior grade hardware
PDI	Pocket Door - interior grade hardware - with lock to be approved
PP	Brass Push Plate
PAS	Passage latch
PL	Privacy Lock
SH	Spring Hinge - self closing- @ floor and head
SLE	Sliding Door - Exterior Hardware - by Manufacturer
TL	Transom Latch and Chain

DOORS ARE TO BE BY SIMPSON OR APPROVED EQUAL - THERMAL GLAZED LAMINATED OR TEMPERED - DETAILS TO MATCH EXISTING

ALL HARDWARE ON NEW AND EXISTING DOORS TO BE BALDWIN ORB OR APPROVED EQUAL

CONSTRUCTION PLANS
JULY 24, 2014

FOUNDATION PLAN
SCHEDULES

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

Revision	Date

Sheet
A6
of

Date 7 / 24 / 14

Division I General Requirements

1. All work , unless otherwise indicated in these specifications, shall be governed by the current edition of the 'General Conditions of the Contract for Construction, AIA Document A201.

2. The contractor shall be responsible for performing all work in accordance with latest Uniform Building Code and all other applicable City, County State and Federal Ordinances. Where discrepancies exist between these plans and governing codes and ordinances, the codes and ordinances shall take precedence. Contractor shall bring any such discrepancies to the attention of the architect prior to proceeding with the work.

3. Contractor shall field verify all dimensions and existing conditions.

4. Contractor shall notify architect of any discrepancies between the drawings and site conditions prior to proceeding with the work.

5. Contractor shall remove waste material and keep the job site 'broom clean' daily.

6. In no case shall dimensions be scaled from the drawings.

7. Base bid shall consist of the work described in the drawings and specifications except work marked 'NIC' (Not In Contract) or 'By Owner.'

8. With the exception of assessments and the general building plan check and permit, the Contractor shall pay for other necessary plan checking and building permits, inspections, texts and fees necessary for the completion of the work.

9. The Contractor shall be liable for loss of or damage to materials delivered on the job whether or not installed in the work.

10. No substitutions or changes of any kind in the work will be permitted without the owner's or architect's written permission.

11. The Contractor shall provide temporary barricades or other protection necessary to safeguard his employees, the owner or the public against accidents while the work is in progress.

12. The contractor shall provide temporary approved sanitary facilities for the duration of the work.

13. Lines and levels of the work shall be the responsibility of the Contractor who shall establish secondary bench marks and reference lines as necessary for use in laying out the work of the various trades.

14. On site utilities required in the performance of the work shall be arranged for by the contractor. Owner will pay power and water company for same.

15. The Contractor shall be responsible for adequately providing all shoring, cribbing, bracing, etc., required in the excavations and construction of this project. The Contractor shall coordinate the work between all the trades. (S)he shall also make certain that (s)he is aware of the work of other contractors relating to this project even though such work may not be part of this general contract.

Division II Site Preparation and Demolition

1. Scope:
All labor, materials, equipment and services necessary for site preparation and demolition. Work includes, but is not limited to:
a. Removal of any existing construction, paving or other work which interferes with or should be removed in order to accommodate the work. This includes removal of plant material indicated or otherwise required to perform the work.
b. Rough and Finish Grading.
c. Remove existing partitions, windows, doors, ceilings, floor coverings, fixtures, appliances,conduit, pipes, ducts and any other work as shown on the drawings and/or required to accommodate the work of the Contract.
d. Storage or stock piling of any removed and salvageable material intended for reuse or as requested by the owner.

2. a. Requirements:
1. Contractor shall be responsible for safety of all persons and good order of premises this work affects. He shall also be responsible for proper and complete performance of all work of this Section.
2. Notify Utility Companies or Owner of all utilities to be cut off, modified or relocated. Maintain active utilities and protect same. Remove and/or cap abandoned utilities.
3. Maintain protections and barricades as required. Cooperate with other trades requiring access.
4. It shall be the Contractor's full responsibility to examine the site and the conditions pertaining thereto and determine the extent of work to be done. All existing conditions are not necessarily shown on the drawings or noted herein and can be determined only by examination of the premises by the Contractor.

b. Protection:
1. Contractor shall be responsible for all existing improvements within or outside working area. Repair or replace existing improvements damaged during work of this Section with material of same kind, quality and size. Material or equipment temporarily removed for protection and not damaged shall be reinstalled.
2. Provide signs to exclude persons except those connected with work from entering working area.
3. Execute work of this section to protect adjacent and nearby property, buildings, shrubs,trees from damage which might occur from any cause.
4. Take precautions to provide necessary bracing or shoring during the course of any demolition.

c. Examine the Contract Drawings to establish the extent of the existing building portion to be and extent of the building to remain. Where questions or discrepancies exist, obtain Architect's ruling on the extent and/or intent of such discrepancies before commencing work.

3. Salvage Materials:
a. All salvageable materials not indicated in the plans or by Owner's direction to be relocated or retained by the Owner shall become the property of the Contractor.
b. Unsalvageable items shall be removed from the site as specified for debris.

Division III Concrete Work

1. Scope:
Includes the furnishing of all labor and materials and equipment necessary to complete all concrete and cement finish work.

2. See General notes on Structural Plans. Notes on plans supercede these specifications

3. **Materials:**

RediMix - 2500 psi @ 28 days.
Cement - A standard brand of Portland Cement conforming to ASTM C-150 Type I. If aggregate and sand has excess alkali content, use Type II cement.
Aggregate - conform to ASTM C-33 sized to maximum of 1" . Max. 1% of deletereous substances and shall be non-reactive.
Reinf. Steel - Reinforcing Steel shall be deformed bars conforming to ASTM A-615, Grade 40.
Welded Wire - Conform to ASTM A-185

4. Concrete Work:
Set up forms to dimensions given on plans, using material of proper strength and size to hold straight and true. Fill forms with cement mortar. Take precautions where removing forms that concrete is thoroughly set and will not chip or spall.

5. Embedded Items:
All structural steel, bolts, anchorage inserts, sleeves, rough hardware and other details required to be embedded in the concrete shall be accurately installed prior to placing of concrete and secured in precise position in such manner as will preclude displacement during the pouring and compactingoperations .

6. Curing:
Upon completion of pouring concrete, allow concrete 24 hours to set before removing forms. Keep moist for two days. Soak with water during this period at least twice a day.

7. Interior Concrete Slabs:
Cement finishing shall be wood float finish unless otherwise indicated on the drawings and shall be completed the same day that pour is made. All Finishes shall be true, smooth and clean. All Floors shall be in a plane within a tolerance of 1/8" in 10 feet with special care given where slabs meet vertical surfaces.

8. Exterior Concrete Slabs and Walks:
Screed and grid tamp to elevations and contours indicated on drawings. Provide constant directional broom finish unless otherwise indicated on the drawings.

9. Colored Concrete:
Provide samples of concrete coloring for approval by architect and owner where indicated on plans. Integral Concrete Color shall be by Scofield or approved equal.

10. Any form or screed varying more than 1/4" in 20 feet from true line shall not be permitted.

Division IV Masonry

1. Scope:
All masonry work necessary to complete brick , block , stone and any other work which may be shown on the drawings including necessary reinforcing forms, ties, etc.

2. Materials:

Brick: Standard common brick to match existing. Salvage brick from demolished portions of house may be utilized provided they are in good condition.
Block: ASTM C-90 Grade **A** light weight units.
Grout: Pea Gravel mix 2000 psi @ 28 days.
Mortar: Type S: conform to UBC (min F'c = 1800 psi @ 28 days)
Reinf. Steel: ASTM A-15 and A-305 splice min. 40 bar dia.

3. Curing:
All masonry work wetting shall be held to a minimum. Cover fresh masonry work if there is a possibility of rain.

4. Miscellaneous Metal:
Anchor Bolts, clips, etc. shall be set as required and shall conform to ASTM A-36 .

5. Masonry work shall be in accordance with the best stancards of the trade by skilled journeymen. All exposed surfaces shall be kept free of mortar and grout drippings. Units shall be carborundum sawcut so as to provide the desired shapes, sizes and exposed textures as indicated on the drawings and to carry out the architectural intent.

Joints and coursing shall be running bond except where otherwise indicated on the drawings. Take special care to compress joints and close any cracks or voids.

Division V Miscellaneous Metals

1. Flashing:
Shall be min. 24 GA galvanized iron , copper, or baked enamel aluminum. Exposed flashings and roof edge drips shall be approved by architect prior to installation.

2. Gutters and Downspouts:
Galvanized Iron (min 22 GA) . Installed as indicated on the drawings unless otherwise approved by architect or owner.
Provide sample of shapes to be used for architect's approval prior to fabrication and installation.

3. Framing Hardware:
By Simpson Co., as listed on structural plans and details.

4. Structural Steel:
See Structural Notes, Sheet S-

5. Wrought Iron:
Contractor shall provide shop drawings and material samples of all wrought iron work for approval by architect prior to fabrication and installation.

6. All miscellaneous iron used on the exterior shall be galvanized. All other iron shall be cleaned and given one shop coat of approved primer except where embedded in concrete.

Division VI(A) Rough Carpentry

1. Scope:
Furnishing of all labor, materials, equipment and appliances necessary to complete the work shown on the drawings and/or specified in this section.

2. Materials:
Wood:
a. All framing lumber, plywood, sheathing, etc. shall be grade stamped per Structural Notes and Architectural Drawings.
b. All exposed framing lumber shall be selected for appearance. Architect shall reject any exposed framing lumber that has not been selected for appearance.
c. Wood in contact with concrete shall be pressure treated.
d. There shall be no use of particle board of any kind unless specifically approved in advance in writing by the owner.

Miscellaneous Metals:
a. Includes any structural shapes, angles, etc.; rough hardware; iron gates and railings, overhead garage door hardware and any other required shown miscellaneous iron.
b. Unless otherwise noted, all joints shall be welded and exposed surfaces ground or dressed to produce a neat connection.
c. Field measure for proper and adequate fabrication.
d. Anchors for securing miscellaneous metal to concrete or block shall be approved anchors not less than 3/8". Powder actuated drive fasteners, if approved, may be used for concealed work only.
e. Nailing per Structural Notes sheet S-

3. Typical Framing Details:
a. Wall framing shall be 2x4 studs @ 16" o.c. unless otherwise noted on the plans. Provide double 2x4 top plates with min. 48" cap splices. Where top plates are discontinuous provide 1 1/2" x 24" x 16 GA straps with 4-10d nails @ each end.
b. Provide double joists under all partitions parallel to joists.
c. Provide double trimmers each side of openings 6'-10" wide or greater.
d. Block all floor joists max. 8'-0" o.c. and at all bearing points. Block all roof rafters max. 10'-0" o.c. and at all bearing points.
e. Provide additional blocking as required for plumbing fixtures, cabinets, accessories, lighting fixtures, etc.
f. Let in braces shall be 1x6 or approved type steel straps. Bracing must cross a minimum of 4 stud spaces.
g. Contractor shall take care that no framing hardware shows where framing lumber is indicated to be exposed on the plans. If this is in conflict with the structural details, Contractor shall bring any discrepancies to the architect's attention prior to proceeding with the work.
h. Contractor shall guarantee the floors against excessive squeaking or other noises when walked on.

4. Lintel Schedule (Unless otherwise noted on the drawings):

0'-0" - 3'-11"	**4x4**	**D.Fir #1**
4'-0" - 5'-11"	**4x6**	"
6'-0" - 7'-11"	**4x8**	"
8'-0" - 9'-11"	**4x10**	"
10'-0" - 11'-11"	**4x12**	"

5. Superintendence:
Perform work of this section under direction of capable foreman. (S)He shall carefully lay out the work; shall see that work is protected, shall examine drawings and specifications concerning work of other crafts; shall cooperate with subcontactors doing work under this contract and with all other trades regardless of whether included in the contract or not.

6. See Structural Sheet S- for additional structural notes.

Division VI (b) **Finish Carpentry**

1. Scope:
Furnishing and installing all millwork and cabinets shown on the drawings, specified herein, or as necessary to complete the job. Furnishing and installing doors, windows, finish hardware and bathroom trim.

2. Materials:

a. Exposed finish wood to be 'clear' or 'natural' finish shall be clear Douglas Fir , #1 Pine or #1 Spruce.
Paint finish may be #2 Pine or #2 Spruce. MDF may be used for paint finish trim where specifically approved by the architect. MDF shall comply with 4.504.5 and Green Note 25. sht. A1
b. Select Structural for exposed posts or beams.
c. All mouldings, wood veneers, cabinets, bookcases and ceiling materials shall be as indicated on the drawings.
d. All veneer sheets must be approved by the owner and architect prior to purchase and installation.
e. There shall be no use of particle board of any kind unless specifically approved in advance in writing by the owner.

3. Cabinets:
a. Finish veneer plywood to be approved, except where noted otherwise on the drawings.
b. Exposed plywood edges shall be banded except as otherwise indicated on the drawings.
c. Drawers shall have full extension roller slides.
d. Countertops shall be wood, corian, laminate, tile, stone, or other as indicated on the drawings.
e. Face frames and doors shall be as indicated on the drawings.
f. 'European' style concealed, self closing hinges except where noted otherwise on the drawings.
g. Contractor shall verify dimensions of all fixtures and appliances prior to fabrication.
h. All doors shall be guaranteed against warping or twisting out of straight in excess of 1/8" across the diagonal. Further guarantee against shrinkage, cracking, buckling or coming loose.
i. There shall be no use of particle board of any kind unless specifically approved in advance in writing by the owner.

4. Samples:
Before fabrication of cabinets, owner shall approve a finished sample of the cabinet door construction to be used. Contractor shall arrange for presentation of same.

5. Shop Drawings:
Contractor shall provide shop drawings for architect's approval prior to fabrication of cabinetry.

6. Sealing:
Seal all unexposed surfaces with moisture proof sealer prior to installation of all wood frames, cabinets, etc.
Sealing of all doors and other finish wood shall be done immediately upon delivery as specified under the Painting Division.

Division VII Thermal and Moisture Protection

1. Scope:
Furnishing and installing Roofing, Insulation, Flashings, Gutters, Downspouts, Caulking, Skylights and any and all other materials required , whether indicated on the plans or not, to provide a weathertight building.

2. Roofing:
All roofing shall be Class 'A' unless otherwise noted on the plans. match existing Fiberglas shingle roofing.

Single Ply Membrane Roofing, Built Up Roofing, Elastomeric Deck Coat, etc:
Install in accordance with manufacturer's recommendations ,all applicable codes and ordinances, and latest edition of the **NRCA Low Slope Roofing Manual** .Color to be approved by architect and owner.

Fiberglas and other Composition Shingles, Slate ,Clay Tile or Standing Seam Metal Roofing:
Install in accordance with manufacturer's recommendations ,all applicable codes and ordinances and
latest edition of the NRCA Steep Slope Roofing Manual. Color to be approved by architect & owner.

Guarantee:
Roofing shall be guaranteed against leakage for a period of 5 years and a letter to that effect shall be furnished by the applicator.

3. Waterproofing:
All below surface waterproofing and drainage systems shall be installed in accordance with manufacturer's recommendations, all applicable codes and ordinances, and the latest edition of the **NRCA Waterproofing Manual.**

4. Sheet Metal:
a. See Division V notes regarding Flashings and Gutters/Downspouts.
b. Provide flashings at all locations indicated on the drawings and all other locations as required to achieve a waterproof condition.
c. Provide and install all other material, flashings, stops, louvers, etc. required and usual under this Division to complete the building and to comply with building department requirements, including any required wall louvers, foundation vents, etc. Contractor shall obtain Architect's approval for placement and design of all exposed louvers and vents prior to installation.
d. Sheet metal where possibly exposed to weather shall be thoroughly cleaned and prime coated , where indicated 'paint finish' as specified under Painting Division of the Specifications.
e. Nails used in connection with sheet metal shall be galvanized.

5. Caulking and Sealants:
a. Completely seal all joints around frames, openings in exterior walls and roof, joints between one material and another, other joints requiring caulking, elsewhere indicated and/or reasonably required to be caulked. Fill joints slightly concave.
b. Apply caulking with gun or knife as required. Use sufficient pressure to fill all voids and joints solid. Superficial pointing and skin beads not acceptable. Remove excess compound. Leave all surfaces neat, smooth and clean. All joints shall be weathertight.
c. Material shall be 'Architectural Grade.' Compound shall be of proper consistency, not affected by vibration, exposed climatic changes, capable of forming thick, tough elastic film on surface and remaining permanently plastic underneath. Color to be approved by owner or architect.
d. For joints more than 1/2" deep, pack with approved material to within 1/2" of the surface.

6. Insulation:
Fiberglas batts with kraft paper vapor barrier on interior, unless noted otherwise on the plans:

Roof/Ceiling - 9 1/2" **(R-30)**
Rigid Roof/Clg- 4" **(R-30)**
Exterior Walls - 3 1/2" **(R-13)**
Underfloor - 5 1/2" **(R-19)**
Between Floors - 5 1/2" **(R-19)**

7. Skylights: see Division VIII (Doors and Windows)

8. Siding:

a. Shingle Siding
Siding shall be Cedar Shingles, machine split, mounted on Plywood as manufactured by Shakertown Panels, or approved equal, installed in accordance with manufacturer's specifications.

b. Redwood Trimwork
Trim shall be #1 redwood material , back and face primed with mildew and stain blocking primer prior to installation.

Division VIII Doors, Windows, Skylights

1. Scope:
Provide and install doors, windows and skylights per drawings and schedules, Sheet A–10 .

2 Materials:
a. Per schedules and drawings
b. Finish hardware , hinges, etc. shall be as per schedule. Contractor's bid shall also include any other finish hardware required for complete installation but not specifically called out in the drawings and schedules.

CONSTRUCTION PLANS
JULY 24, 2014

SPECIFICATIONS 1

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

Revision	Date

Sheet
A7
of

Date 7 / 24 / 14

3. Doors:
a. All doors shall be guaranteed against warping or twisting out of straight in excess of 1/8" across the diagonal. Further guarantee against shrinkage, cracking, buckling or coming loose.
b. Contractor shall provide sample of hardware for owner's approval if not specified on the plans.
c. Exterior doors shall be installed with copper or galvanized head flashing.
d. Provide weatherstripping,drip base and sill per code and drawings. All aluminum sills, drips, etc. shall be 'bronze ' finish.
e. Provide extended exterior oak sills per drawings and schedule.

4. Windows:
a. Windows shall be per Window Schedule - material and manufacturer shall be approved by the owner . Substitutions will only be allowed upon written approval of the architect.
b. Provide copper or galvanized head flashing at all exterior windows.
c. Provide weatherstripping as required by code.
d. All hardware shall be as per schedule unless specifically approved in writing by the architect.'Bronze' finish unless otherwise noted.
e. Provide extended redwood exterior sills per drawings and schedule.

5. Skylights:
a. Velux skylight to be installed in accordance with manufacturer's specifications and all applicable codes and ordinances.

Division IX Finishes

1. Lath and Plaster:
a. Scope:
All labor and materials required to furnish and install all plastering work as indicated on the drawings, specified herein and necessary to complete the work, including, but not limited to the following:
1. Lathing: Gypsum, paperbacked or expanded metal
2. Portland Cement Plaster
3. Accessories such as screeds, casings, corner beads, etc.
4. Scratch coat for ceramic tile installation
5. Exterior Stucco

b. Materials:
1. Portland cement shall conform to ASTM C-150 , Type I.
2. Hydrated lime shall conform to ASTM C-6 Type N.
3. Sand for plastering shall conform to ASTM C-144.
4. Metal lath for all cement plaster soffits shall be 3.4# galvanized expanded metal lath or approved self-furring paperbacked wire mesh.
5. Accessories such as corner beads, casings, separation screeds, etc. shall be 'Milcore' , Fry Reglet Co., or equal type 1 galvanized. Install accessories as indicated on drawings or as otherwise required to carry out the design intent, and as approved by the Architect prior to proceeding with plastering.

c. Exterior Stucco:
1. Provide cement plaster - 3 coats, 7/8" thick total
2. Integral color as specified by the architect. Where color specified is not a standard color. Color match and Stucco shall be supplied by'Omega Products' (714-556-3830) and 12"square samples delivered to the site for approval by architect and owner prior to purchase and installation of color coat. Samples shall be in the finish specified on the plans.
3. Finish shall be 20/30 sand , smooth steel troweled, or other as specified on the drawings.
4. Apply over K-Lath or approved equal.
5. Reinforce all corners or openings in walls and change in direction of walls.
6. Wire mesh reinforcement shall be placed at junction of door heads and jambs and other similar conditions which may be subject to plaster cracking.
7. Peel back existing stucco 12" min. where flush patching with new stucco is required.
8. Conractor shall provide all scaffolding necessary to complete the work.

d. Protection:
All adjacent work shall be properly protected.

e. Clean-Up:
Plaster Contractor shall leave building and site cleaned of all debris or rubbish which has been caused by this work. This includes all downhill refuse.

f. Guarantee:
Plaster Contractor shall guarantee all plastering for a period of one year from date of acceptance of the building.

2. Drywall:

a. Scope:
All labor and materials necessary to complete the drywall installation, including but not limited to taping, metal grounds, corner beads, spackling and sanding in connection with drywall work.

b. Materials:
1. 5/8" thick type 'x' throughout except as noted below.
2. 5/8" thick 'greenboard' at wet areas (bathrooms, laundry, kitchen counters, etc.)
3. 3/8" thick where covering up existing damaged ceilings or walls.

c. Application:
All joints shall be reinforced with perforated tape and 3 coats joint compound. Entire finished surface shall be covered with a complete 'skim coat' of drywal mud. No exposed paper. Encase all exposed edges and corners with galvanized steel casing beads. Wall surface shall be smooth (unless noted otherwise on the plans) and even and ready for painting.

d. Workmanship:
Drywall (or interior plaster) finish shall be flat and even with no noticeable joints or variations. Should walls be finished with a moderately reflective material such as semi-gloss enamel, irregularities at joints or nails or screws in wall surfaces should not be discernable.

3. Tile:
a. Scope:
Furnish and install all ceramic tile, stone, or Corian where called for including the preparation of surfaces, setting and cleaning of all work upon completion. If any scratch coat backing is required, it shall be done under Section IX.1, Lathing and Plastering. The Contractor installing this work shall see that any scratch coat or other backing is properly installed to receive the work.

b. Materials
Tile , stone and grout per finish schedule shall be selected by the owner. Tile delivered to the site shall be approved by the owner prior to installation.

c. Installation:
Workmanship and materials shall be in accordance with standards set forth in the current edition of the 'Tile Handbook' published by Tile Council of America and subject to Uniform and local Building Codes. Thinset may be used only at dry locations, not in showers of above tubs.

d. Layout:
Contractor shall arrange an appointment with the Architect at the job prior to the installation to verify layout, joints, etc.

e. Allowances:
Provide a material allowance of $10.00 per square foot for tile and pre-cut stone where indicated on the plans.
Provide a material allowance of $ per square foot for interior stone slabs.

4. Wood Flooring:
a. Scope:
Furnish, install and apply finish to all wood strip, parquet or other wood flooring as indicated on the drawings.

b. Materials:
Contractor shall provide finished samples to be approved by owner and architect prior to purchase and installation of flooring. Architect reserves the right to reject individual pieces of flooring, even after installation, if they vary substantially from the approved samples in appearance or length.

c. Finish:
Contractor shall apply 3 coats of finish, with sanding between coats, prior to completion of the project, and one more final sanding and coat of finish after all other work on the project has been completed.

d. Guarantee:
Contractor shall guarantee the wood floor against shrinkage or buckling for a minimum of two years after the Certificate of Occupancy is issued.

5. Painting:
a. Scope:
Furnish all labor, materials and equipment necessary for painting as specified herein, noted on the drawings, or as necessary to complete the work.

b. Preparation:
All finish woodwork or trim may be smoothed and sanded by others, but the painter shall properly prepare all surfaces to receive the finish herein specified. Wood finish shall be sandpapered smooth after every coat except the last. All knots and sappy spots shall be first touched up with pure shellac or other approved stain blocker. Wood frames and trim to beprimed before installation.

c. Exterior work:
1. Stucco: Integrally colored where so indicated - no paint required.
2. Metal (galvanized): Phophoric acid etch and 3 coats of exterior synthetic enamel.
3. Mullions, posts, sills, beams, casing, trim, window and door sash: Exterior stain blocking primer and 3 coats of exterior semi gloss enamel.
4. Stain, where indicated on plans: 2 coats of Cabots or approved equal. Color as specified by the architect. Apply at least one coat before assembly.

d. Interior Work:
1. Wood (painted): Enamel undercoat and complete coverage (2-3 coats, as required) with semi gloss enamel.
2. Wood (natural): Stain (if indicated) and 3 coats satin finish 'Deft' varnish.
3. Drywall: One coat sealer and complete coverage (2-3 coats, as required) with acrylic latex flat paint or eggshell enamel as approved by the owner.

e. Colors:
Colors shall be as selected by architect or owner. Up to 3 different interior and 3 different exterior colors may be selected.

f. Samples:
1. Contractor shall provide up to 6 quarts of paint samples (standard or color match) as requested by owner or architect. Material costs for samples in excess of 10 shall be paid for by the owner.
2. All colors shall be approved on site by the owner prior to purchase of paint and application.

3. Paint shall be by Benjamin Moore as specified by the architect or owner. No substitutions shall be allowed unless approved in writing by the owner and the architect.

g. Cleaning:
Painter shall be responsible to protect and keep clean all areas that are not to be painted, stained or varnished.

h. Paint-out Work:
Paint out such items as electric panels, access panels, heating registers, wall and door louvers to match color of adjacent surfaces.

Division X Specialties

1. Shower Enclosure:
Provide and install shower enclosure per drawings.
Glass shall be clear, tempered approved for shower installation.
Frameless shower enclosure - details to be approved by architect prior to fabrication - provide allowance.

2. Fireplaces:
Install wood stove and zero clearance fireplace per plans and attached specifications.

3. Finish Hardware and Bathroom Accessories:

a. Scope:
Furnish and install all hardware (door stops, cabinet knobs, etc.) and bathroom accessories shown on the drawings and as necessary for the installation of a complete job. Hardware specifically called for under other sections such as rough hardware, door and window hardware, etc. is to be furnished under those sections and is not a part of this allowance.

b. Allowances:
Provide allowances for all hardware not otherwise specified on the drawings that is necessary for the installation of a complete job.
c. Owner and architect shall select all hardware under this section.

Division XI Mechanical Equipment

1. Plumbing:

a. Scope:
Furnish and install all fixtures, piping, venting, flashing, etc. necessary for the installation of a complete job. Owner shall select and approve all fixtures prior to purchase and installation. Contractor shall install any fixtures to be provided by the owner.

b. Code and Regulations:
All plumbing work shall be in accordance with local plumbing laws and the latest edition of the Standard Plumbing Code.

c. Materials:
Water supply to be copper. provide a new 1" copper supply line from the existing meter to the house. All new copper piping throughout.
Gas piping to be as required by code.
Soil , waste and vent pipe to be as required by code. Provide cleanouts at all changes of direction. No cleanout accesses may be located in visible interior positions.
Meter locations to be approved by utility companies as required.

d. Appliances:
Verify proper plumbing rough-in requirements and provide for same, together with required vacuum breakers, etc. at all owner or contractor furnished appliances shown on the drawings.

2. Heating and Air Conditioning:

a. Scope:
Furnish and install gas-forced air heating system to be approved by owner.

b. System Design:
Heating subcontractor shall provide specifications , duct layout and recommended register locations for approval by owner and architect.

c. Installation:
Shall be complete with supply and other ductwork properly sized for adequate flow and quiet operation with and adjustable type registers, thermostat and any other work necessary for a properinstallation and as indicated on the drawings.
All work shall be in accordance with all applicable codes and ordinances.

d. Guarantee:
Workmanship and materials to be guaranteed for one year from issuance of Certificate of Occupancy

Division XII Electrical

1. Scope:
Furnish and install wiring together with necessary breakers, switches, grounding, etc. for lighting, receptacles, heating, etc. and furnishing and installation of light fixtures and electrical equipment herein specified or shown on the drawings. Contractor shall verify that existing switches, outlets, wiring and fixtures to remain are in good working order and meet current code requirements.

2. Codes:
All wiring and materials shall comply strictly with regulations of local and state authorities and the latest edition of the National Electric Code. Comply with 'Certified Adequate Wiring' requirements as specified by the Pacific Coast Electrical Association.

3. Service and Panel:
Before submitting bid, Contractor shall determine if existing services and panel are adequate and include any necessary changes to same in this bid. Contractor shall arrange with the Utility Company for relocation of meter and overhead wires as required.

4. Switches and Outlets:
Switches and outlets shall be standard by Leviton or approved equal, mounted as shown on the Electrical plans. Plates shall be smooth, color to be selected by the architect.

5. Telephone, Cable TV and HiFi System:
Provide conduit or other method of concealing telephone and Hi-Fi wires and Cable TV wires to telephone or TV outlets shown. Such concealment shall run to outside point of telephone or Cable TV connection from Hi-Fi cabinet to speaker locations and to Cable location. Contractor shall see that any pre-wiring is arranged for.

6. Light Fixtures and Electric Bathroom Heaters :
Provide boxes for fixtures at locations marked on plans and install fixtures specified or to be selected as follows:
a. Provide an allowance for invoice cost of fixtures ,bathroom heaters and smoke detectors as shown on the drawings. Surface mounted fixtures not specified shall be provided by the owner and installed by the contactor.
b. Verify adequate delivery time of fixtures immediately upon selection.

7. Low Voltage Lighting:
Puchase of lights and transformers for any low voltage lighting is to be under fixture allowance. Complete installation including wiring to be by Contractor.

8. Appliances:
Where direct connection in lieu of plug in receptacle is required, connect appliances.

9. Door Chimes and Button:
Nutone chimes and buttons to be selected by owner. Include any required low voltage transformer.
Rough-in wiring for doorbell at future rear gate location.

10. Alarm, Intercom and HiFi system:
Furnishing and installing any alarm, intercom and Hi-Fi work shall not be in the contract. However, the Contractor and the Electrician shall assist, coordinate, cooperate and provide any necessary power, backing, sleeves and other work not typically furnished under alarm, intercom and Hi-Fi work.

CONSTRUCTION PLANS
JULY 24, 2014

SPECIFICATIONS 2

KIKLIS RESIDENCE
377 GARCIA STREET
SANTA FE, NM 87505

Revision	Date

Sheet
A8
of

Date 7 / 24 / 14