City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JULY 13, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:
In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and he ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Historic Districts Review Board meeting will be conducted virtually.

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

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09
Passcode: 263172

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: 867 6622 0699**.**

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

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 22, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case 2021-003719-HDRB. 234 ½ Irvine Street.
2. Case 2021-003720-HDRB. 855 El Caminito.
3. Case 2021-003722-HDRB. 310 Magdelena Road.
4. Case 2021-003726-HDRB. 377 Garcia Street.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case 2020-002693-HDRB. 3 Placita Rafaela. Downtown and Eastside Historic District. Gayla Bechtol, agent for Laura Holmes and Graham Creasey, requests to add a rooftop deck with guardrail and coyote fencing on a non-contributing building.(Angela Bordegaray)

2. Case 2021-003611-HDRB. 84 E. San Francisco. Downtown and Eastside Historic District. John Padilla, agent for Doug Roberts, proposes to increase window and door sizes on non-contributing structure. (Angela Schackel Bordegaray)

H. NEW BUSINESS

1. Case 2021-3844-HDRB. 1160 Camino De Cruz Blanca Telecommunications Facility. Historic Review District. Gravity Pad Partners, LLC, Agent for AT&T/FirstNet NML0255, Applicant, proposes to install new telecommunications facilities at the St. John's College campus, located within the Historic Review District. The proposal includes a sixty-five foot (65') monopole tower and associated ground equipment. The Applicant seeks approval under Sections 14-5.2 and 14-6.2(E) and requests a waiver to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c). (Nicole Ramirez Thomas, nicole@wonderstoneconsulting.com)

2. Case 2021-003830-HDRB. 123 Grant Avenue. Downtown and Eastside Historic District. Georgia O'Keefe Museum, agent for 123-135 Grant LLC, owner, requests a historic status review and primary facade designation, if applicable, for a non-contributing structure. (Daniel Schwab)

3. Case 2021-003829-HDRB. 1302 Cerro Gordo Road. Downtown and Eastside Historic District. Mavrick Lobe and Cristiana Costa, applicants and agents, request a historic status review and primary facade designation, if applicable, for a non-contributing structure. (Daniel Schwab)

4. Case 2021-003832-HDRB. 844 Don Cubero Avenue. Don Gaspar Area Historic District. Steve McCormick, agent for Evelyne and Tim Taylor, owners, requests a historic status review for a contributing structure. A possible status downgrade has been noticed per 14-5.2(C)(2)(d). (Daniel Schwab)

5. Case 2021-003847-HDRB. 620 Garcia Street. Tami and David Schiltz, owners, request a historic status review for a contributing structure with primary elevation designation if appropriate. A historic status downgrade was noticed per 14-5.2(C)(2)(d). (Angela Schackel Bordegaray, asbordegaray@santafenm.gov)

6. Case 2021-003835-HDRB. 905 Don Miguel Place. Downtown and Eastside Historic District. Luna Design Build, agent for Melissa Weiner, owner, requests a historic status review and designation of primary facades if applicable, for a non-contributing structure (Daniel Schwab)

7. Case 2021-003834-HDRB. 905 Don Miguel Place. Downtown and Eastside Historic District. Luna Design Build, agent for Melissa Weiner, owner, proposes to replace windows, change opening dimensions, and restucco a non-contributing structure. (Daniel Schwab)

8. Case 2021-003846-HDRB. 335 Camino Cerritos. Downtown and Eastside Historic District. Martinez Architecture, agent for Bob Brady and Kent Kirkpatrick, request to add 82 sq. ft. to an non-contributing structure including a portal. (Nicole Ramirez Thomas)

9. Case 2020-003845-HDRB. 848 Don Cubero Avenue. Don Gaspara Area Historic District. Will McDonald, agent for Mary L. Ellis, owner, proposes to construct a 232 sq. ft. addition and replace a window on a contributing structure. (Daniel Schwab)

10. Case 2021-003828-HDRB. 701 East Alameda Street, Unit 3.Downtown and Eastside Historic District. Steven P. Brown, owner and agent, proposes to construct a 198 sq. ft. portal on a non-contributing residential structure. (Daniel Schwab)

11. Case 2021-003831-HDRB. 608 ½ Camino de la Luz. Downtown and Eastside Historic District. Will McDonald, agent for Sheri Sinclair and Mike Russo, owners, proposes to construct 6 ft. yard walls, a 150 sq. ft. pergola and deck, replace windows and doors, change window openings and other minor items on a non-contributing structure. (Daniel Schwab)

12. Case 2021-003826-HDRB. 206 McKenzie Street. Downtown and Eastside Historic District. Bradyn Furry, agent for FC3, owner, proposes to construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions are requested to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d)

to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status. (Daniel Schwab)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, July 27, 2021

L. ADJOURN

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

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June 22, 2021

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
June 22, 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:
Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS EXCUSED:
Mr. Buddy Roybal

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

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

B. APPROVAL OF AGENDA

MOTION: Member Katz moved, seconded by Member Guida to approve the agenda as published.

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

C. APPROVAL OF MINUTES:

1. June 8, 2021

MOTION: Member Katz moved, seconded by Member Biedscheid to approve the minutes of June 8, 2021.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

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.

MOTION: Member Katz moved to approve the Findings of Fact and Conclusions of Law. The motion was seconded by Member Guida.

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she was thinking about 314 N. Guadalupe that was brought up by Member Bienvenu at the last meeting. One of her big questions is how the new house was approved as being the main house and who signed off on that. Also, she heard they were not going to support the protection of a view corridor, but for a different

reason. She thought if the Board had been more specific it would lose its status, City Council may have thought differently.

F. STAFF COMMUNICATIONS

Ms. Ramirez Thomas asked to add something to the discussion. Vice Chair Katz asked staff a few months ago to check on what was happening about the solar at the PERA Building. She assumed the Board had seen the article in the New Mexican. Staff tried to contact the newspaper but was only able to speak with the architect. She heard something was going on with the archaeology and the New Mexican reported the project has been canceled, and the solar array will now be off of Camino Carlos Rey.

1. Georgia O'Keeffe Museum (Nicole Ramirez Thomas)

The Georgia O'Keeffe Museum (Applicant) is in the process of designing a 54,000 square foot, single-story museum. It will be 29,000 feet below grade, and 6,000 feet of enclosed mechanical roof space. The proposed location is 123 Grant Avenue with publicly accessible landscape improvements on adjacent property at 135 Grant Avenue. The City Historic Preservation Division (HPD) was first engaged in 2020, but the project failed to move forward at that time. The Applicant did not take possession of the property at 123 Grant Avenue until May 7, 2021. Therefore, the applicant could not engage with City Staff until in full ownership.

She provided a Staff memo on what was advised by Staff of how the project should come to the Board, and the Board will be able to participate in the discussion in several phases.

The Applicant is now working to acquire the land entitlements needed to build the new museum. Part of that process is the Early Neighborhood Notification (ENN) which was scheduled for September, but is now in October, to present the museum to the Planning Commission. Prior to that the case will come to the HDRB because the project exceeds variances on parking in the BCD.

Regarding the Historic status review, the Museum will come before the Historic Districts Review Board (HDRB) regarding the existing east wall on Grant Avenue, for compliance 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.

Ms. Ramirez Thomas continued, in addition to the east wall, a status review is required for a wall at 135 Grant that will be at a different time than the status review for the old Safeway building, which is in July.

She noted that Jennifer Fully was present for any questions from the Board.

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 Historic Districts Review Board Page 2 of 2 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 suggested this approach to the applicant for this project. This is information for HDRB as the process for requests for review of the project begins. The first step is to come before the board on July13th for a historic status review of the property at 123 Grant Avenue. The remaining three items listed above will come subsequent to the needed historic status review.

Chair Rios stated this is on the agenda as an informational item. There were no questions from the Board.

G. OLD BUSINESS

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended 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).

QUESTIONS FOR STAFF

Chair Rios asked if the building would remain contributing.

Ms. Bordegaray said she believes its status would not be jeopardized. The guardrail is only 3 feet tall, and the west primary façade remains visible.

Vice Chair Katz said he recalled there is a provision more favorable to an addition to a primary façade if it is removable. He asked if that was true.

Ms. Bordegaray didn't know if that is expressly stated in Code. She thought it fell within the preservation standards of characteristics of additions that would not jeopardize historic status. She asked Ms. Ramirez Thomas to comment.

Vice Chair Katz said another question is whether the exception should be extended to use non-similar materials. This metal roof is not like anything else on the house. He asked if that was part of the exception being requested.

Ms. Ramirez Thomas said it could be part of the exception.

Attorney Paez referenced Code in subparagraph (C)(1)(d) within the regulations of a contributing structure's purpose and intent. It stated new additions and related, and new construction should be undertaken in such a manner that if removed, the original form and integrity of the historic property and environment would be unimpaired.

Vice Chair Katz said he assumed that would be true here.

Ms. Bordegaray thought it would be true.

Ms. Ramirez Thomas indicated as the downtown and eastside, although the materials are somewhat dissimilar to the existing house, metal roofs for this type of accent on the portal would not usually require a request for an exception for material.

Vice Chair Katz appreciated that the applicant provided a railing allowing a view of the primary façade. He wondered if an iron railing would be less obstructive.

Ms. Bordegaray said she thought the wood separated verticals was more in keeping with the style of the house and wrought iron would stand out more.

APPLICANT'S PRESENTATION

Luca Marino Baker, 38A County Road 84, Santa Fe, New Mexico, was sworn. He said in the process of working to best meet his client's needs, they went through a lot of iterations. One idea was to build on top of the stone façade partition with a Pueblo vernacular portal roof. The problem was the existing canales would be dumping onto a flat roof. His clients would like a lower parapet than the existing and the existing viga ends were encapsulated with a type of sheet metal years ago. They felt this the least obtrusive way to be able to see the primary façade and historic windows. It will provide the clients with protection from the elements of the west facing façade, but more importantly, there is a significant drop from the landing.

The guardrail, as it is designed, solves safety issues and allows the portal to be usable. In addition, it protects the historic windows and doors from the elements and adds comfort. A Pueblo style roof is clunky and would block the view. They feel the shed roof will direct the water to the planter beds and drain down the driveway. They selected the metal roof because aesthetically, metal roofs are used throughout northern New Mexico style houses. There is a lot of precedence. Also, the natural stained wood blends in with the stucco, does not compete with the primary façade. The windows and doors would be seen as a lightweight structure. Lastly, the planter bed is extended off the stone platform and will tie-in with the historic side wall and appear to have always been there.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he agreed. The design is very handsome and a good addition to the house. He asked to confirm that the viga ends would be removed.

Mr. Marino Baker said they would be removed.

Vice Chair Katz asked if an exception would be needed because that is historic material.

Mr. Marino Baker said he assumed that was included in the exception to build on to the primary façade.

Ms. Ramirez Thomas confirmed it is removal of historic material. Previously they discussed keeping the viga tails, even if obscured, but not to remove the historic material.

Vice Chair Katz asked Mr. Marino Baker if possible to leave the viga ends and build as he planned. It would be hidden by the shed roof and would comply with Code and leave the historic material if the portal were removed.

Mr. Marino Baker explained that was looked at, but they were worried the viga ends didn't serve anything, especially with the metal caps. He was not opposed to leaving the vigas and could accomplish the same thing. It would be possible If the suggestion is to attach just under the vigas.

Member Guida said he appreciated the discussion. He thought lowering the intersection point would technically solve keeping the historic material, but would look slapdash. Removing the viga ends would produce a cleaner look and losing some of the historic material would not harm the existing building or status.

Chair Rios asked the applicant if he had indicated that some of the viga ends were not in good condition.

Mr. Marino Baker replied, yes, the metal has been removed and appears to be a combination of dry rot and trapped water. They are not able to verify that what is under the metal will be aesthetically pleasing. Also, they don't want any kind of rot to spread to the inside because the vigas are on the inside of the home as well.

Member Biedscheid said the applicant had stated in response to the exception criteria, that new vigas will be put in. That was preferable to replacing viga ends with new ones, or covering up with stucco, etc. that has been approved. That does not acknowledge that the vigas were ever there. This proposal is a thoughtful way to honor that the vigas were there and solve a necessary problem.

PUBLIC HEARING

Stefani Beninato, PO Box 1601, Santa Fe, was sworn. Said she understood the need for the portal and perhaps a railing. But she thought it totally changes the building when you cannot see the vigas. Also, she preferred the verticals on the railings be further apart to make that even more visible.

BOARD DISCUSSION

Member Larson said her first impression was also that the portal should go beneath the vigas to see the vernacular architecture. Also, that preserves the overall appearance of the parapet. She agreed, however, it would still maintain a lot of the character even if covered to some extent. She found the discussion valuable.

Chair Rios asked to clarify that Member Larson felt the Viga should be retained, but under the portal would be fine.

Member Larson replied, yes.

Member Bienvenu said it is undeniable this dramatically changes the visual appearance of that façade. Its distinctive view and visual presentation that appears today will be lost by this proposal, even being able to see through to it.

He said on the other hand, people have to live in the historic district, and portals are almost essential features. He thought here it appears there does need to be protection on that façade and this seemed the most innocent way to preserve the existing building. Even though it does change it dramatically, the building will still fit in with the Historic District and the streetscape. He thought this the best compromise and solution.

Vice Chair Katz agreed. It would be better if they do not keep the current viga ends given their condition, particularly on the west façade. His concern was whether the project could be approved as the record stands.

Chair Rios asked Ms. Ramirez Thomas to comment on the vigas.

Ms. Ramirez Thomas said 14-5.2 (D)(5).(b) says *"all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced".* She continued reading "*in the event that replacement is necessary the use of new material may be approved. The new material shall match in composition, design, texture and other qualities*". No exception would be needed if the Board considered the replacement of the vigas under the portal as replacement in kind.

Vice Chair Katz asked if the vigas could be left and the portal be put above them.

Chair Rios suggested asking the applicant, but wasn't sure he knew the condition of the vigas.

Mr. Marino Baker said regarding if the portal could go above the existing vigas, they could leave them in place. They are dealing with the slope of the roof. He noted in the photographs how the canales sit directly above the vigas. To ensure proper drainage there are height limitations of the canales. He thanked Member Biedscheid for recognizing his point that the viga's will be replaced with functional vigas.

Chair Rios asked to confirm the viga's would be replaced in kind and he would keep the metal canales.

Mr. Marino Baker said that was correct.

Chair Rios asked if the vigas as proposed, would be under the porch.

Mr. Marino Baker said the vigas will attach with the roofing where they are now, just under the canales.

Chair Rios asked if the vigas would be exposed.

Mr. Marino Baker said yes, the 7 inch vigas will be replaced with slightly smaller 6 inch vigas to allow the roofing and flashing to be under the canales.

MOTION: In Case 2021-003722-HDRB, 310 Magdalena, Member Guida moved to approve the application as submitted and finds that the exception criteria was met. The motion was seconded by Member Bienvenu

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

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)

STAFF REPORT

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. Sometime 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 February 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 10 inches and 6 feet 0 inches;
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 Main House;
5. Add buttresses to match the facades of the Main House;
6. Enclose the existing 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; behind the front door, enclose the existing non-historic portal with glass sliding doors and to create an entrance;
7. Construct a two-car garage attached to the Guest House. This will be to a height of 11 feet 3 inches, stuccoed El Rey “Adobe” to match the house and will have wood doors finished with a medium dark stain to match the house, with windows in the top portion and a wood board pedestrian gate with medium dark wood to the side;
8. 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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios said the house is contributing but has a lot of non-historic parts. She asked if the chapel part was historic.

Mr. Schwab showed photographs from 1991 and 1968 of the chapel that had been subsequently removed. He noted the design is historic, but just by a few years.

Chair Rios asked which of the changes proposed were publicly visible.

Mr. Schwab explained there is some visibility from Camino Ranchitos, but not much that was noticeable. The window change in the buttress was possibly visible, but changes to the entryway are blocked by the house.

Vice Chair Katz said the window in the guesthouse is quite visible from Camino Ranchitos as well as the front of the garage. He said that isn't a problem, but it should be noted.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn in. He referred to the proposed site plan and noted the existing driveway that connects El Caminito to an easement road to Ranchitos. They proposed to sever that connection to gain space for a private patio. The guest parking area will be limited and will have walls and a new entry gate that leads to a patio. The patio will then lead to a front entryway. The plan of the house is very convoluted and has had many additions. The historic part is H shaped in the middle.

He said the non-historic entry will be replaced with a new entryway. Something will be done on the front façade in the style of John Gaw Meem. It consists of three bays similar to the enclosed portal, and will have columns in between the expanses of glass. The third section with the door, will be pushed back and is not in the same plane as the other panels. The entryway was pushed back to also provide shelter as you enter. That section of the building is within 10 feet of the front façade.

The designation of the primary façades was to make the two ends of the H primary, making it difficult when filling in some of the interior to stay outside of 10 feet. They will enclose the connection to the guest house and make that the owner's entrance. They also plan to restore the facade with the chapel and replicate what was there in 1991.

QUESTIONS FOR APPLICANT

Chair Rios asked if the owners wanted to restore the chapel because they liked it.

Mr. Martinez said yes, it isn't visible publicly, but it is charming.

PUBLIC HEARING

Dereck Penfield, 605 Abeyta Street, Santa Fe, was sworn in. He is a nearby neighbor and wanted to show his support for the project. He was pleased the owner is

taking the time and added expense to upgrade the home in the style of the John Gaw Meem vernacular. He thought it will be a great addition to the historic architecture found in the neighborhood.

BOARD DISCUSSION

Member Bienvenu agreed this is a sensitive remodel and a real improvement to the property. He commended Mr. Martinez and the owners.

MOTION: In Case 2021-003720-HDRB. 855 El Caminito, Member Bienvenu moved to approve the application as submitted and found that all of the exception criteria had been met. The motion was seconded by Vice Chair Katz.

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

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)

STAFF REPORT

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.

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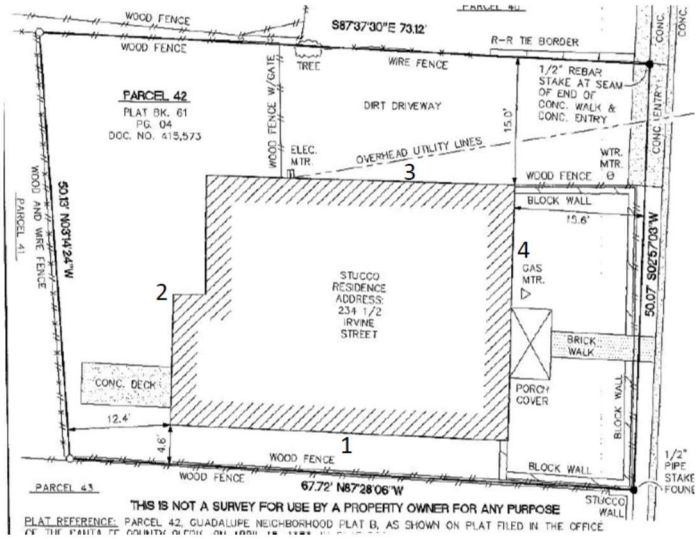
Façade diagram



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 include 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”.

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(I) Westside-Guadalupe Design Standards.

QUESTIONS FOR STAFF

Chair Rios confirmed they want to raise the roof by 2 feet 10 inches.

Mr. Schwab showed the existing roof and the proposed roof with the vigas. The height will be raised to the minimum height to install insulation, etc.

APPLICANT’S PRESENTATION

Gayla Bechtol, 1813 Hano Road, was sworn. She said Mr. Schwab described the project well. The owners don’t want to impact the small scale of the house itself but want architectural detail inside and a more generous ceiling height. They plan to renovate the house over time and that may take 10 years or so. They may eventually want to replace the windows and do more work on the front.

Chair Rios asked to confirm they were requesting skylights.

Ms. Bechtol said yes, there are skylights hidden behind the parapets and the HVAC system, but none will be publicly visible.

Chair Rios complimented Ms. Bechtol on the elevation drawings showing both the existing roof line and the proposed.

Member Biedscheid asked if the stucco color selected will match the existing.

Ms. Bechtol said no, it was meant to be a new color although it is similar. However, the owners have decided just to patch the stucco for now so the existing color will not change.

PUBLIC HEARING

Stefanie Beninato, previously sworn, thought nearly three feet seemed a lot, but the drawing justified what would be added. She appreciated that the architect and the owners were present.

BOARD DISCUSSION

MOTION: In Case 2021-003719-HDRB, 234½ Irvine Street, Member Bienvenu moved to approve the proposal as submitted and finds that all of the exception criteria have been met. The motion was seconded by Member Biedscheid.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended that the exception criteria have been met with respect to windows 1, 2 and 4 (items 1 and 2). Staff recommended 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 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 Standards.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that a latilla fence was not proposed.

Mr. Schwab said that is correct and a wall would replace a fence.

Chair Rios said some of the windows shown appeared to be in very poor condition and appeared to be unrepairable. She asked to confirm the windows to be replaced will be wood clad.

Mr. Schwab believed they would be metal but suggested asking the applicant.

Member Biedscheid asked if a wood clad window is considered replacement in kind on a primary, street facing façade.

Mr. Schwab said he believed the Code wording says that materials will have to be replaced with the same materials. This is not exactly the same material because the

window is wood, with a metal clad. True in-kind replacement would be a wood window, which is why there is an exception.

Member Biedscheid confirmed that the size of the openings was not changing.

Mr. Schwab said window openings for #1 and #4 would not change and the trim will be renewed.

Member Biedscheid asked if the east façade was primary and was told it is not.

APPLICANT'S PRESENTATION

Estevan Trujillo, 133 W. Houghton Street, was sworn in. He said the project started as an addition to what had been already approved. While analyzing the situation with the busy street and the windows, the owner wanted to keep the historic look. The windows in the front are a problem because the canales are directly over them. The water is ruining them and why they want to wood clad and a finish. The clad could be painted to resemble the same window and would protect more from the elements.

Regarding the question of egress for the first bedroom on the northeast, it is a big problem. None of the windows meet the requirement and they want to replace both of the windows to the courtyard, so they are symmetrical.

Chair Rios asked clarification if the reference was to window 3.

Mr. Schwab pointed out what he understood to be the room with the egress.

Mr. Trujillo clarified that the problem with egress is bedroom 2. He noted window #5 is an egress window but barely meets the requirement. And if they cannot do window #3, that window would need to be larger than shown.

PUBLIC HEARING

Ms. Beninato, previously sworn, said this house is one of her favorites in the area. She could see the windows on the west side need to be replaced. She asked what "to meet barely egress" means. She said if it barely meets egress could they make that window slightly larger. She said the asymmetry tells them something about the history of the house and adds to the character.

BOARD DISCUSSION

Jason Kluck, Interim Land Use Director, said as a point of information, the IRC, appendix J, has an exception for a window retrofit allowing a new window to be put into an existing frame that does not meet strict egress requirements.

MOTION: In Case 2021-003726-HDRB, 377 Garcia Street, Member Bienvenu moved to approve the application as submitted and finds that the exception criteria have been met per the staff report. The motion was seconded by Member Guida.

Member Biedscheid said she believed staff's recommendation excluded window #3 and found the exception criteria was not met.

Member Bienvenu thought Mr. Schwab had rescinded that. He asked that Mr. Schwab address window #3.

Chair Rios thought Mr. Schwab had recommended maintaining the openings.

Mr. Schwab said that was correct, he recommended the dimensions of the original window be maintained, because egress is possible. But they should approve replacing the window because of its bad condition.

Chair Rios asked to clarify if Mr. Trujillo said it did not meet egress if the size isn't changed.

Mr. Trujillo explained he was saying that window #5 would meet egress, but barely. He wanted to propose the window be 2-4 inches taller than the original design.

Member Bienvenu said his motion was intended to follow staff's recommendation.

Member Biedscheid thought staff's recommendation was to retain window #3 in size but replace the materials.

Mr. Schwab confirmed that was correct.

Member Biedscheid said the applicant had indicated he wants to change window #5 and make it larger.

Chair Rios confirmed the applicant wanted to increase the size on window #5 by 2-4 inches. She asked Mr. Schwab his position on that.

Mr. Schwab said that was not discussed, but it is not a primary façade and is permissible if the applicant submits an updated plan.

Vice Chair Katz said the enlargement of window 5 was not part of the application and isn't necessary for egress, and as pointed out, does not

need to be done by Code. He thought window #5 should be replaced in kind.

Member Bienvenu said this comes back to staff's recommendation.

Mr. Schwab read staff's recommendation for purposes of the motion: "Staff recommends that the exception criteria have been met with respect to windows 1, 2 and 4 (items 1 and 2). Staff recommends that 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."

RESTATED

MOTION Member Bienvenu said the motion is to adopt staff's recommendation as the findings, and to approve the recommendations as submitted by staff. Member Guida seconded the motion.

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

Member Biedscheid noted the applicant will need to resubmit updated plans for window #3 and it would not be replaced with a door.

I. DISCUSSION ITEMS

Attorney Paez said there is an appeal before the Governing Body for next Wednesday for 1299 Upper Canyon for solid oxidized steel beam replacements that were conditioned to have wood elements.

Also, she noted on the meeting format, the current emergency proclamation to meet remotely expires on July 12, the day before the next meeting. She suggested the City Attorney possibly extend the emergency proclamation. That would give them time to determine how to implement the technology necessary for a hybrid meeting. Possibly it could be the second meeting in July or the first meeting in August. She will keep them posted.

Chair Rios asked about the field trips since she thought everyone had been vaccinated.

Attorney Paez said that was an implementation and staff resource issue. She would defer to Ms. Ramirez Thomas and Jason Kluck regarding the readiness of the van.

Chair Rios said she had not met Jason. She asked his title.

Mr. Kluck explained he was hired as interim Land Use Director. He added that he agreed with Attorney Paez on looking at the status of the van.

J. MATTERS FROM THE BOARD

Chair Rios said she suggested a while back that the more involved or complicated cases be heard first. She thought that was working well and should be continued. Also, she has been promoting for years how important it is to have the existing and the proposed on the same page.

Member Biedscheid noted she would need to be excused for the next meeting.

Director Kluck said on Chair Rios' last point, it would have been helpful to have a structural section of the portal on the first case. He personally would like that information included because it could shorten the debate and clarify a lot. He said possibly staff could include those when appropriate.

K. NEXT MEETING: Tuesday, July 13, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 7:24 pm,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

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

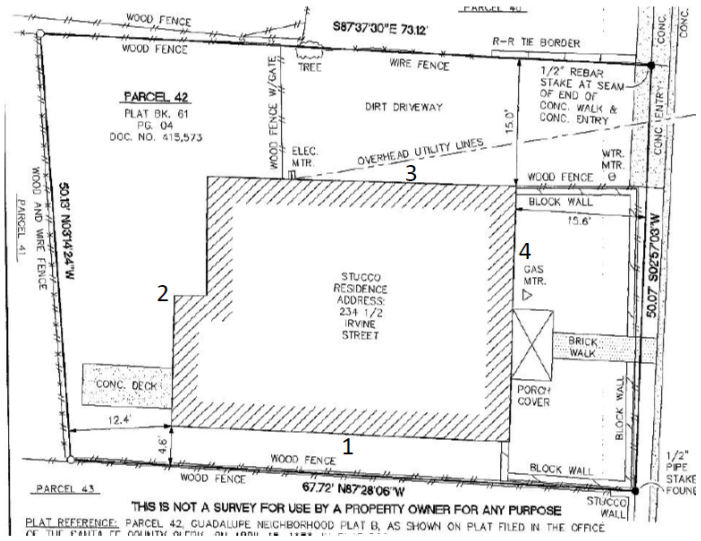
Case #2021-003719-HDRB
Address – 234 ½ Irvine Street
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Morgann Berg and Jeff Tietz

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 22, 2021.

BACKGROUND

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 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 #2021-003376-HDRB, heard on April 13, 2021, the Board designated façade 4, excluding the portal, as primary.

Façade diagram



At this hearing, the Applicant returned to the Board to request 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, and 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".

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's analysis found that the Applicant met all criteria for an exception to alter architectural features on a primary façade. Staff recommended approval of the proposed project and found that the application otherwise complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(I), Westside-Guadalupe Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
7. Under SFCC 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."

8. The Applicant proposes to alter architectural features and spaces that embody the contributing status of the structure.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's analysis regarding the exception criteria.
12. The Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met.
13. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
14. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
16. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application.
3. The Board approves all items requested in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 13TH DAY OF JULY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

July 13, 2021
Date

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

Case #2021-003720-HDRB
Address – 855 El Caminito
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – Elaine and Michael Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 22, 2021.

BACKGROUND

855 El Caminito is a single-family residential structure with accessory structures with contributing status to the Downtown and Eastside Historic District (Main House). 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 (Guest House). 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. Sometime 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 February 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 (Case #2021-3378-HDRB).

At this hearing, the Applicant proposed the following items:

1. Construct yard walls and an entry gate to define the guest parking area, to a height of 5 feet 10 inches and 6 feet 0 inches;
2. Construct coyote fencing to a height of 6 feet;
3. Remove the current non-historic entry door at facade 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 Main House;
5. Add buttresses to match the facades of the Main House;

6. Enclose the existing 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. This will be to a height of 11 feet 3 inches, stuccoed El Rey "Adobe" to match the house and will have wood doors finished with a medium dark stain to match the house, with windows in the top portion and a wood board pedestrian gate with medium dark wood to the side;
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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended that the exception criteria for (1) enclosing a portal and (2) constructing an addition within 10 feet of a primary facade have been met. 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.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(4), "In any review of proposed additions or alterations to structures that have been declared significant or contributing… (4) existing porches or portals shall not be enclosed."
8. The Applicant proposes to enclose a portal on a contributing structure.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(4) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant

has conclusively demonstrated that all exception criteria have been met as required to enclose the portal.

12. Under SFCC Section 14-5.2(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: . . . 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."
13. The Applicant proposes to construct an addition within ten (10) feet of a primary façade.
14. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
15. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met as required to construct an addition within ten (10) feet of a primary facade.
17. 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.
18. 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.
19. 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.
20. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exceptions requested in the Application.
3. The Board approves all items proposed in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 13TH DAY OF JULY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



July 13, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3722-HDRB
Address – 310 Magdalena
Agent's Name – Luca Marino-Baker
Owner/Applicant's Name – Quincy Sweeny & Shehan Prull

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 22, 2021.

BACKGROUND

310 Magdalena is a 1,445 square foot vernacular style single-story residence designated 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.

At this hearing, the Applicant proposed 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 proposed 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.

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's analysis found that the Applicant met all criteria for an exception to add a portal to a primary façade of a contributing building. Staff recommended granting the application based on a finding that the application otherwise complies with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. The Applicant proposes to add a portal, guardrail, and planter to the west primary façade on a contributing building.
8. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) (to add on to a primary façade) would be required for approval of the Application, and the Applicant requested this exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b)(a) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agreed with Staff's analysis with regard to the Applicant's responses to the exception criteria.
11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
12. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that applicable design criteria with regard to design 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: The Board has the authority to review and approve the Application.

1. The Board has the authority to review and approve or deny the Application.
2. The Board approves the exception requested in the Application.
3. The Board approves all items set forth in the Application, as recommended by staff.

IT IS SO ORDERED ON THIS 13TH DAY OF JULY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:



July 13, 2021

Sally A. Paez — Date
Assistant City Attorney

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

Case #2021-003726-HDRB
Address – 377 Garcia Street
Agent's Name – Estevan Trujillo
Owner/Applicant's Name – Dean and Denise Kiklis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 22, 2021.

BACKGROUND

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 street-facing façade and the central courtyard-facing facades 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 Acequia Madre, which are busy and susceptible to exhaust and weather.

At this hearing, the Applicant returned to the Board to request the following items:

1. Replace the two rotted historic windows in the street-facing primary façades (windows #1 and #4) with new clad windows in "dove white" with soundproof glass.
2. In the central courtyard, install French doors on the courtyard-facing primary facades in the same location and style as the bedroom windows (windows #2 and #3). For bedroom 2 (window #2), this item is needed for egress. For bedroom 1 (window #3), this item will allow needed clean air, egress, and improve quality of life.
3. Replace window #8 (kitchen window) on the East elevation. This is a rotted historic window that cannot be repaired. The replacement 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 and 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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended that the Board grant the exception request with respect to windows #1, #2 and, #4 (items 1 and 2). Staff recommended that the Board grant the exception to replace window #3, but not to change the size and dimensions of window #3. Staff otherwise recommended approval of the Application, finding that the remaining items complied with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(E), Downtown and Eastside District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(5)(a)(i), "For all façades of significant and landmark structures and for the primary facades of contributing structures: (i) 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."
8. The Applicant proposes to replace historic windows #1-4 on primary façades and to change the size of windows #2-3.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's analysis regarding the exception criteria.

12. As recommended by staff, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met to replace windows #1-4 and to change the size of window #2, converting it to a French door.
13. The request to increase the size of window #2 (located in Bedroom 2) should be granted because the increased size is needed to provide required egress.
14. As recommended by staff, the Board finds that the Applicant has not met the exception criteria with regard to the Applicant's request to change the size of window #3.
15. The request to increase the size of window #3 (located in Bedroom 1) should be denied because the Bedroom 1 has a second window, window #5, which meets egress requirements.
16. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
17. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
19. 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, except with regard to the request to change the size of window #3.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application with regard to windows #1, #2, and #4.
3. Regarding window #3, the Board grants the exception in part, as it relates to the request to change its materials, and denies the exception in part, as it relates to the request to change its size.
4. The Board approves Items 1 and 3-8 as set forth in the Application, as recommended by Staff.
5. The Board approves the request in Item 2 to replace window #2 with French doors, as recommended by staff.
6. The Board approves the request in Item 2 to replace window #3 and change its materials, as recommended by staff.
7. The Board denies the request in Item 2 to change the size and dimensions of window #3, as recommended by staff.
8. Prior to seeking building permits, the Applicant must submit revised drawings to staff, reflecting that the size of window #3 will not be changed.

IT IS SO ORDERED ON THIS 13TH DAY OF JULY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



July 13, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2020-002693--HDRB

Project Description: Case #2020-002693-HDRB. 3 Placita Rafaela. Downtown & Eastside Historic District. Gayla Bechtol, agent for Laura Holmes and Graham Creasey, owner, proposes to construct a rooftop deck and guardrailing. (Angela Schackel Bordegaray)

Project Location(s): 3 PLACITA RAFAELA
Santa Fe, NM 87505

Contacts:

Property Owner:	Graham H Creasey 3 Placita Rafaela	gcreasey@stanford.edu
Applicant:	Gayla Bechtol 418 Montezuma AVE 11 SANTA FE , NM 87501	gayla@gbasantafe.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H-3079

Year of Construction: circa 1932

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

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

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Case # 2020-002693-HDRB

Address: 3 Plaza Rafaela
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form (H3079)**

__x__ **Zoning Review Sheet**

__X__ **Other: Case 2020-002693-HDRB Board Action Letter**

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other: Board of Adjustment variance approval letter; images of Pueblo design examples**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

Number 3 Placita Rafaela is a Spanish Pueblo style structure built in 1932. It is designated non-Contributing to the Downtown and Eastside Historic District. It has adobe wall-dominated massing, flat roof and parapet, inset portal, and a front courtyard with an adobe yard wall and gate. A small second story was added in 1970, along with a storage shed on the southeast elevation. It has stucco walls and exposed vigas on the east and north elevations; windows are a mix of historic, multi-lite casements and some are aluminum that were added later. The front portal has exposed lintels; the canales are metal; and the front courtyard wall is adobe with a gate.

The board approved a remodel at its October 27, 2020 hearing with the condition that the applicant return to the board for a second story roof deck with guardrail. Since that meeting, the applicant received a variance with respect to rear setback and step back requirements and now seeks to add a roof deck and guardrail.

The applicant proposes the following:

- Add a wood deck and railing atop the second story. The guardrail will be 3'0 – 2"0 tall and run along the perimeter of the roof on the south, east and north elevations. The railing style is, in the applicant's words, "a nod to the rustic woodwork of old Santa Fe Carpenteros that mimic the lathed turned balusters with a flat wood baluster interspersed with plain verticals." An image of its style is in your packet. It will be stained medium brown to blend in more with the walls.
- Attach stuccoed stepped buttresses to the second floor enlarged upper story. The proposed buttresses will flank the sides of the east façade.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 H3079

IDENTIFICATION

ADDRESS: 3 Placita Raphaela
Camino del Monte Sol National Register Historic District

ID NUMBER: 051600007

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ½ RANGE 9 E ½ SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE c.1932 ACTUAL

SOURCE(S) 1932-33 City Directory

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: [residential]

OTHER ____

PRESENT: [residential]

OTHER ____

SURROUNDINGS:

Residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES ✓ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

✓ MAJOR

EXPLAIN: 2nd Storey addition - c. 1970, storage shed on SE facade

OVERALL CONDITION:

____ EXCELLENT ✓ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

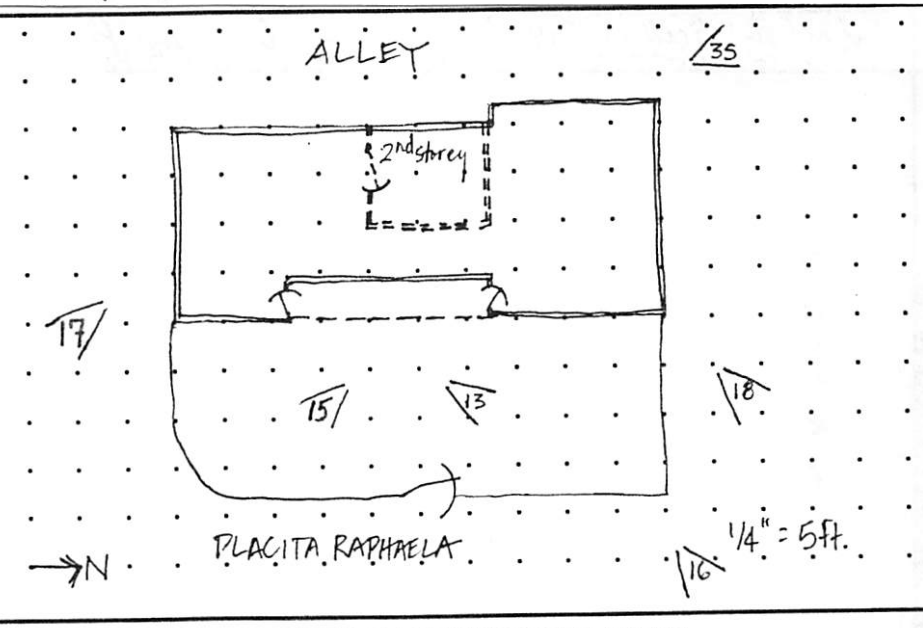
____ YES ____ NO

PHOTO



#16 E facade from NE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

✓ YES ____ NO ____ ELIGIBLE

____ CONTRIBUTING ✓ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

✓ YES ____ NO ____ ELIGIBLE NON CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING ✓ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 6-20-91 BY DB/MG

NEGATIVES WITH NMHPD ROLL # DB2/DB3 NEG # 35/13 TO -/18

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	2nd storey frame construction w/ stucco over
FOUNDATIONS	not visible	
DOORS	2 - at N/S sides of portale - 1/2 lite and solid w/ screen door; in add.	
WINDOWS	multilite wood casements - 4 lite, 2 lite slider on addition	awnings over E, W windows
PORTALES	on E side w/ corbelled posts, exposed lintels	
CANALES	metal canales on E, N, S sides	deepset, recent, one extended over portale
PORCHES	N/A	
BALCONIES	possible at S side of 2nd floor - no railing	
ROOFS	not visible behind parapet, parapet tapers on E side.	built up on S. side
COURTYARDS	landscaped yard E. of house	
FENCES/WALLS	adobe on E side w/ gate	
ARCH. DETAILS	exposed vigas on E, N sides	
OTHER	no chimneys, one metal flue (N)	

COMMENTS current owner added 2nd floor c 1970, owned since 1956, addition compatible in materials but not stylistically; 1944 Harvey Survey - before 2nd floor addition - shows current footprint. 1932-33 city Directory listed as vacant.; 1936-37 # Kenneth Hatchen, writer.

ADDITIONAL PHOTOGRAPHS



#15 E. facade toward NW



#13 E facade toward SW

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

IDENTIFICATION

ADDRESS

3 Placita Raphaela

ID NUMBER 051600007

SURVEYED/RESEARCHED
DATE 6-20-91 BY MG/DB



#17 S facade



#18 N. facade

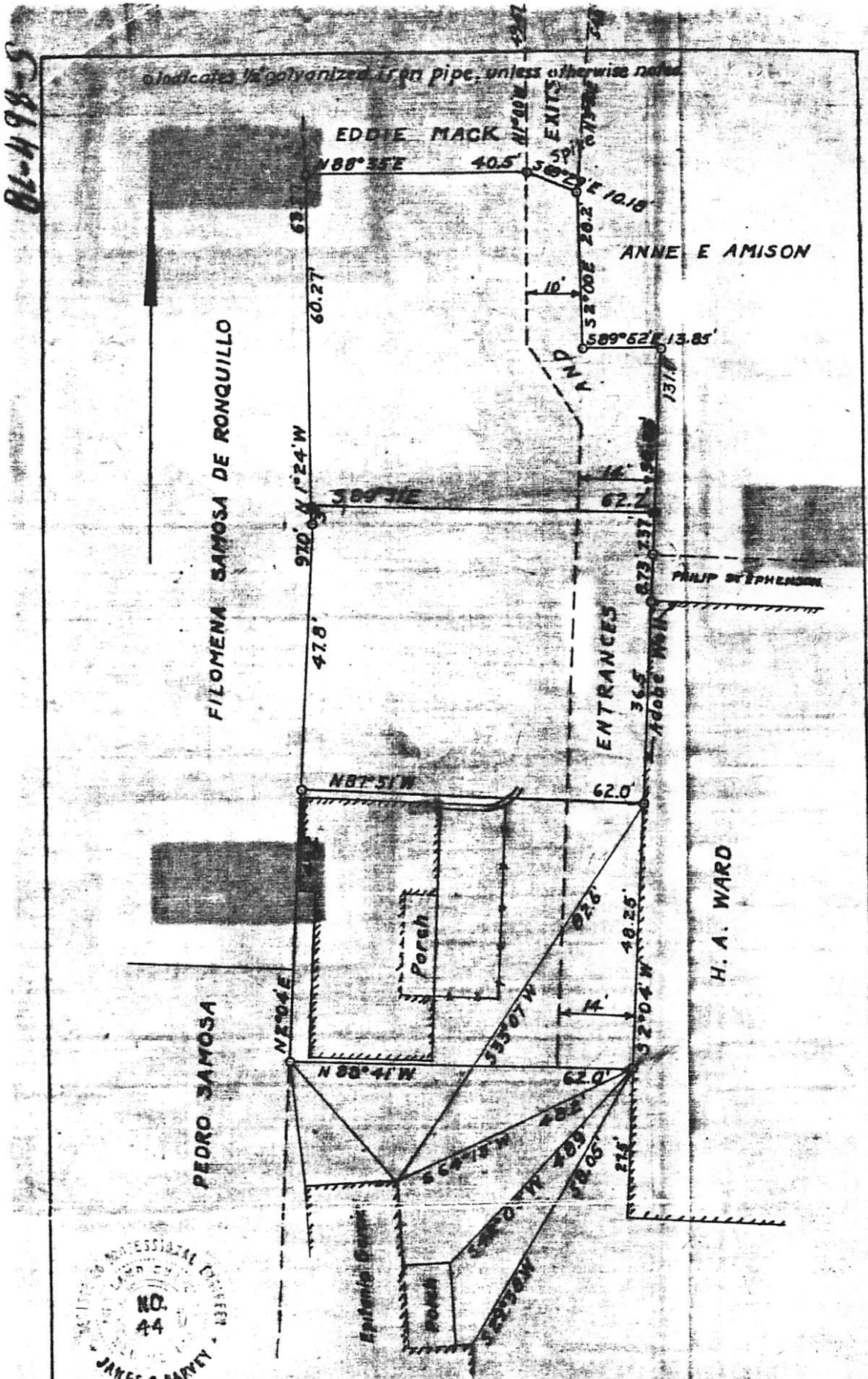


#35 W. facade (rear)

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

Bk-4 98-5

o Indicates ½" galvanized iron pipe, unless otherwise noted



This plat amended Dec. 7th, 1944.

James C. Harvey.

CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field Aug. 12th, 1944

TRACTS OF LAND
SURVEYED FOR
LETTA GORBETT WOFFORD
DISTRICT 2 – SANTA FE N M

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 05160007
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13	easting northing

location description: 3 Placita Rafaela

city/town: Santa Fe

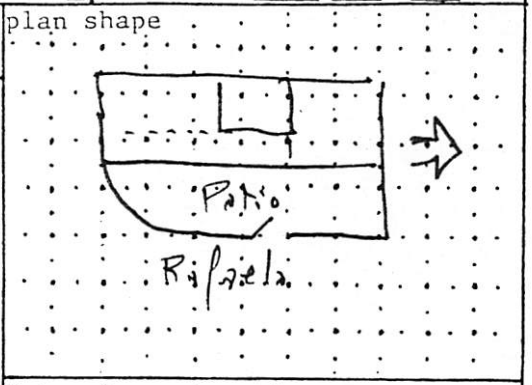
land grant/reservation: ~~land grant/reservation~~

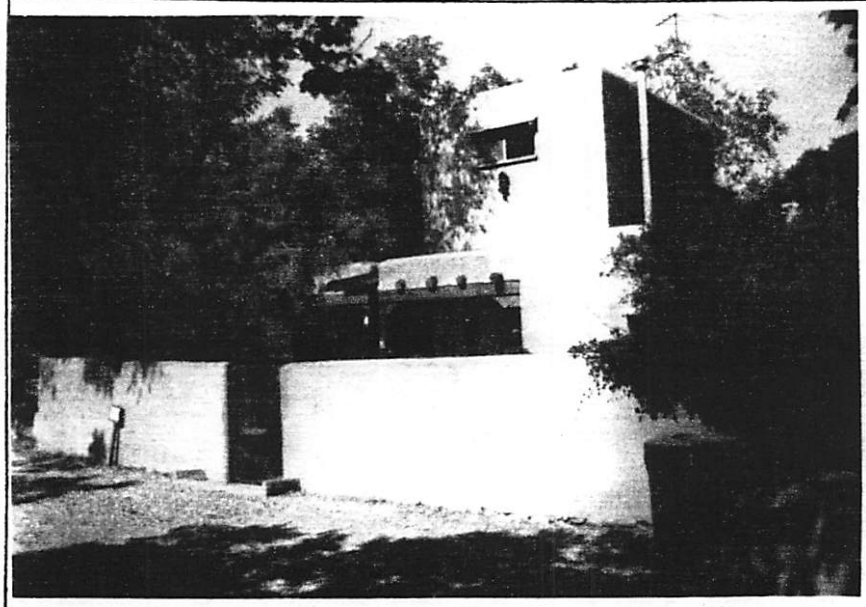
building name:

legal description: tnsp 17 N range 9 E sec 25 NE¼ NE¼

film roll by mb no. 1 | negative nos. ~~11 of 17~~ 14, 15 | loc. of neg. (HPB)

plan shape





date of construction: Pre 1932 estimate _____ actual

source: 1932 City Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___excellent X good
___fair ___deteriorating

style: Pueblo Revival

foundation material: not visible

wall material/surface: Stucco

degree of remodeling
___minor ___moderate X major
describe: Apparent addition of 2nd story

architectural features
Casement windows w turquoise trim and valances over non-portal windows x Metal canales. Gutter S. side. Additional room on top, appears to be addition. Materials ~~but not~~ compatible.

surroundings: Residential

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
___eligible (of interest) ___none

if eligible, why?

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

GAYLA BECHTOL, AIA
ARCHITECTURE + URBAN DESIGN

June 16, 2021

To: City of Santa FeHDRB

Thanks again for your approval of our last project. In our meeting with you we discussed different railing ideas and you asked us to revisit the design and come back to you for approval of our final design. We have contemplated many other choices and have come back to a similar design based on the desired function of using the whole roof as a deck, and subsequently the railing is necessary on all sides of the house for safety.

The proposal includes a railing is that a nod to the rustic woodwork of old Santa Fe Carpenteros that mimic the lathed turned balusters with a flat wood baluster interspersed with plain verticals. The wood will be a natural stain to blend with the other exposed existing wood elements.

We are also asking permission to attach stuccoed stepped buttresses to the second floor in order to relieve the verticality of the facade.

Thank you very much.

Gayla Bechtol, AIA

September 29, 2020

To: City of Santa Fe HDRB

RE: 3 Placita Rafaela, Santa Fe, Downtown Eastside Historic District

The first floor of the non-contributing building at 3 Placita Rafaela was built around 1944, the second floor added in 1970's, and the non-structural vigas added on second floor after 1985. The second floor is accessible by a non-code compliant staircase and therefore used only for storage and access to the roof deck.

Our proposal is to extend the second floor so the wall will line up with the wall below, and there will be room for a bedroom, study and bath; install a wood deck and railings, stained. Original windows shall be repaired, and repainted. The new vinyl windows on the ground floor shall be replaced with painted wood casement similar to existing. The second floor aluminum windows shall be replaced with larger wood casement windows,

418 Montezuma Avenue, Santa Fe, NM 87501
www.gbasantafe.com

also painted. The window on the south wall shall be removed. A new wood gate shall replace the metal gate at the entrance off the driveway. Also proposed repair/replace roof, and re-stucoo after waterproofing and drainage. A new HVAC system shall be installed. The compressor will be on the west side of the house, behind the new coyote fence on the property line. New courtyard landscaping is planned. Also planned are new metal shielded light fixtures at gate. The paint and stucco colors shall remain.

Thank you!

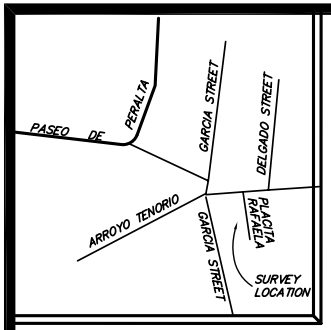


Gayla Bechtol, AIA

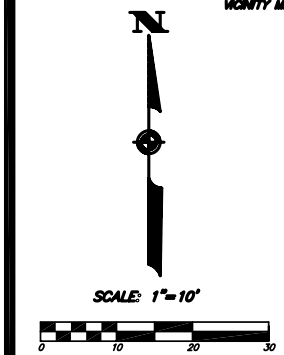
418 Montezuma Avenue, Santa Fe, NM 87501
www.gbasantafe.com

PLAT OF BOUNDARY SURVEY
FOR
CREASEY HOLMES FAMILY TRUST

3 PLACITA RAFAELA, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP



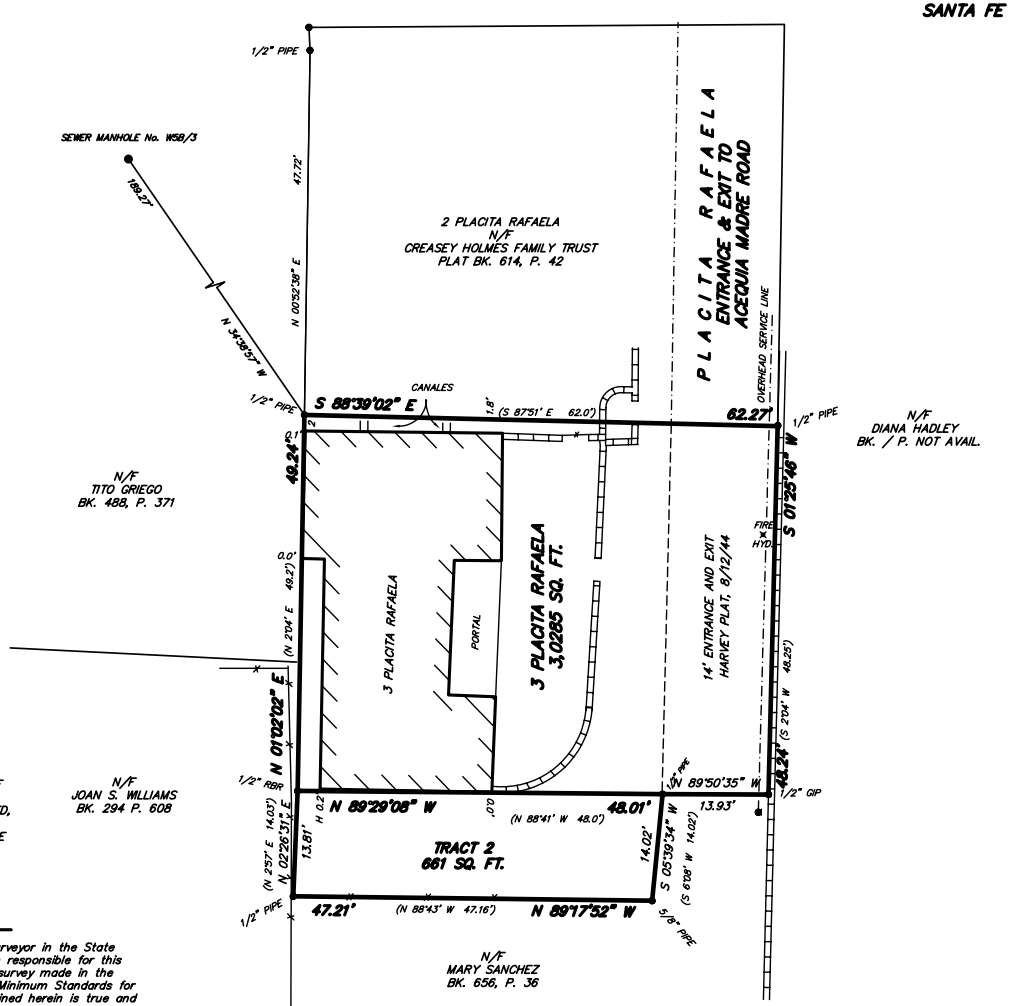
LEGEND

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

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTH BOUNDARY OF SUBJECT PROPERTIES, (S 88°39'02" E), NEW MEXICO STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A PLAT OF "TRACTS OF LAND SURVEYED FOR LETTA GORBETT WOFFORD...) BY JAMES C. HARVEY, DATED AUG. 12, 1944. UNRECORDED, (LEGAL LOT OF RECORD.
(TRACT 2) IS BASED ON A PLAT OF SURVEY FOR LYLE Q. JOHNSON, RECORDED IN PLAT BK. 8, P. 127b, BY GEORGE RIVERA, (LEGAL LOT OF RECORD). BEARINGS IN ( ) ARE FROM SAID PLAT.



CERTIFICATE

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

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK

PRELIMINARY FOR REVIEW

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

INSTRUMENT No. _____

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the_____day of_____A.D. 20____, at_____ o'clock_____ m., and was duly recorded in Book_____, Page_____of the records of Santa Fe County.

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

_____
Deputy

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

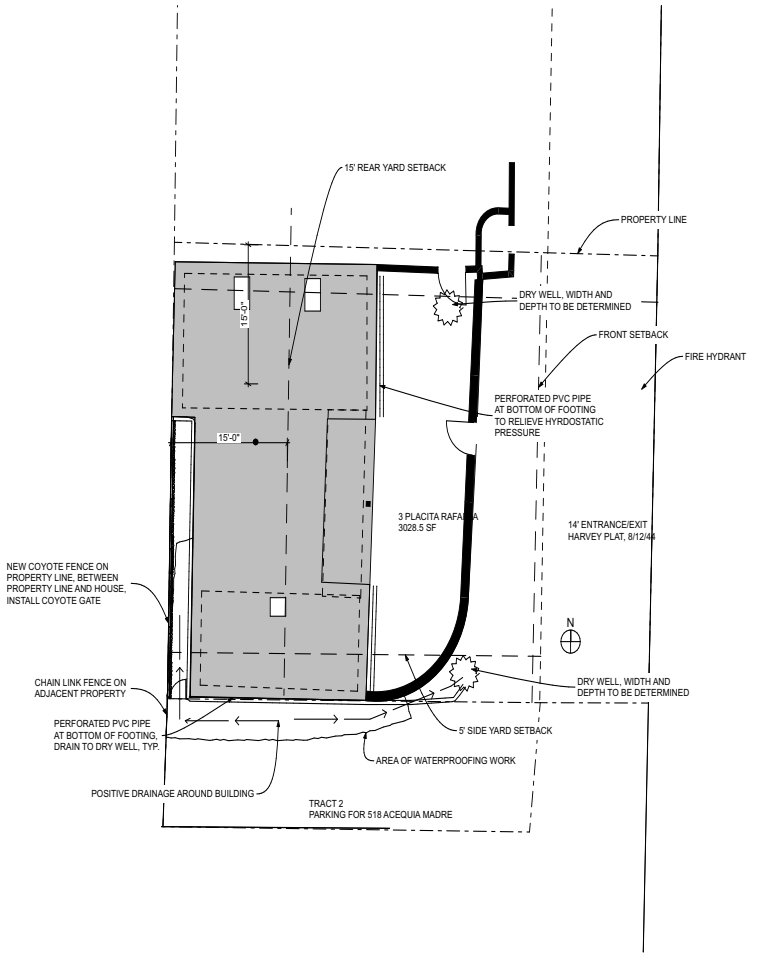
INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: SHEILA MADDEN, BROOKS MORRIS
LOCATION: 3 PLACITA RAFAELA, SANTA FE
PROJECTED SECTION 25, T 17 N, R 9 E, N.M.P.M.
SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.:1-054-098-430-436

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

PROJECT No. 20060395	Dwg. PW	Ckd. DV
	Date: 6/19/20	REV: 2



2 A0.2.0 Site Plan

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

0 4" 8" 16"

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holmes Creasey Renovation
3 Placita Rafaela
Santa Fe , NM 87501

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3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW #2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

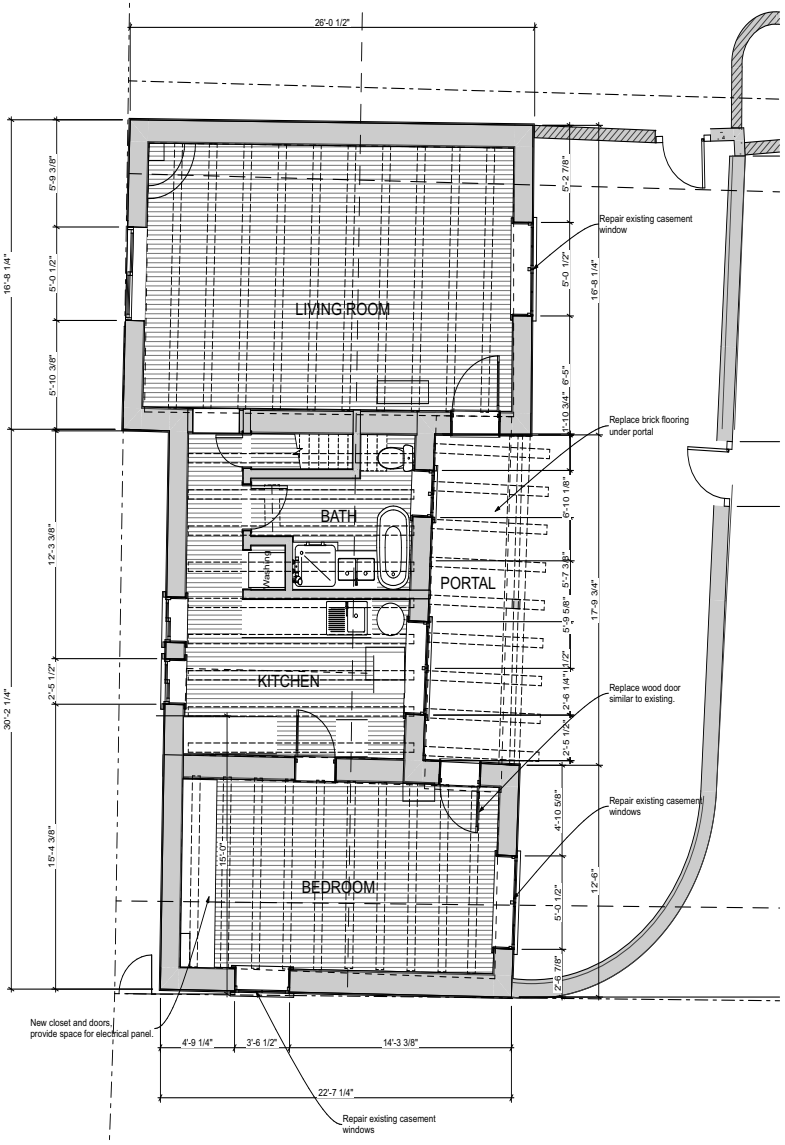
10.19.20 CLARIFICATIONS

5.12.21 DRAINAGE NOTES

Site Plan

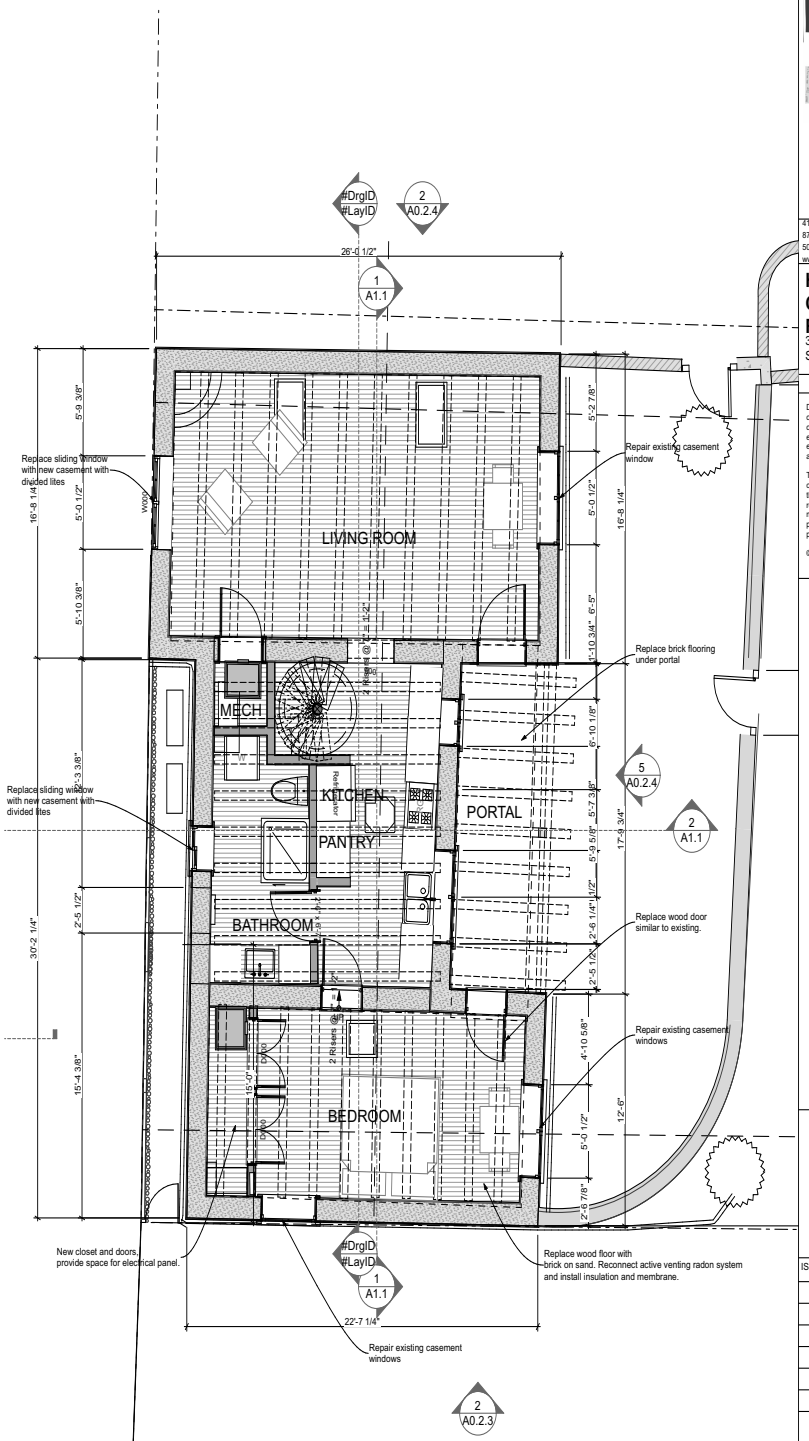
A0.2.0

Printed: 6/25/21



2 A0.2.1 EXISTING GROUND FLOOR

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



1 A0.2.1 PROPOSED GROUND FLOOR

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

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No. 2824
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ISSUED:

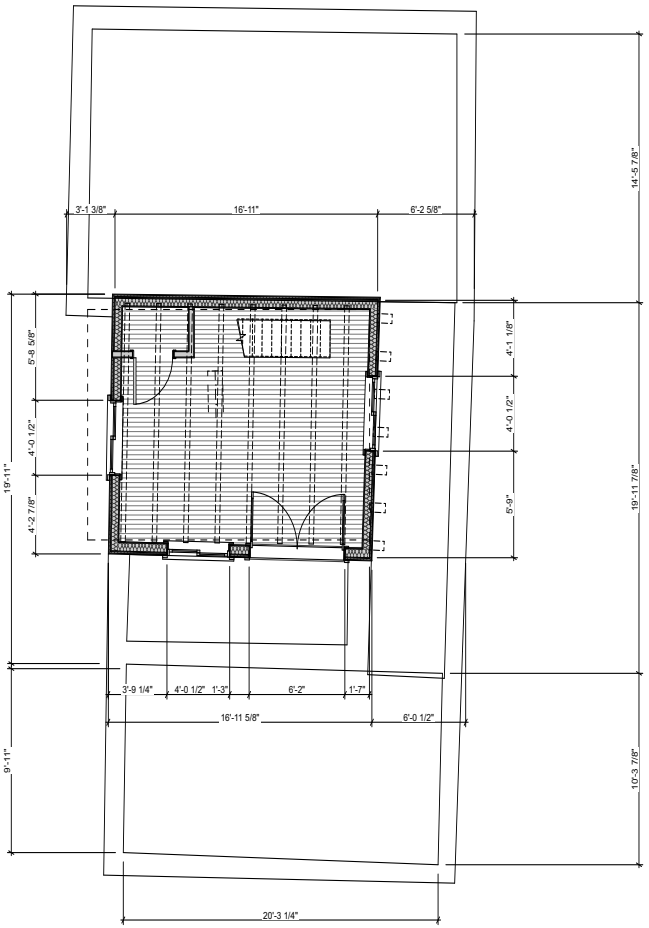
10.19.20 CLARIFICATIONS

5.12.21 DRAINAGE NOTES

GROUND FLOOR PLANS

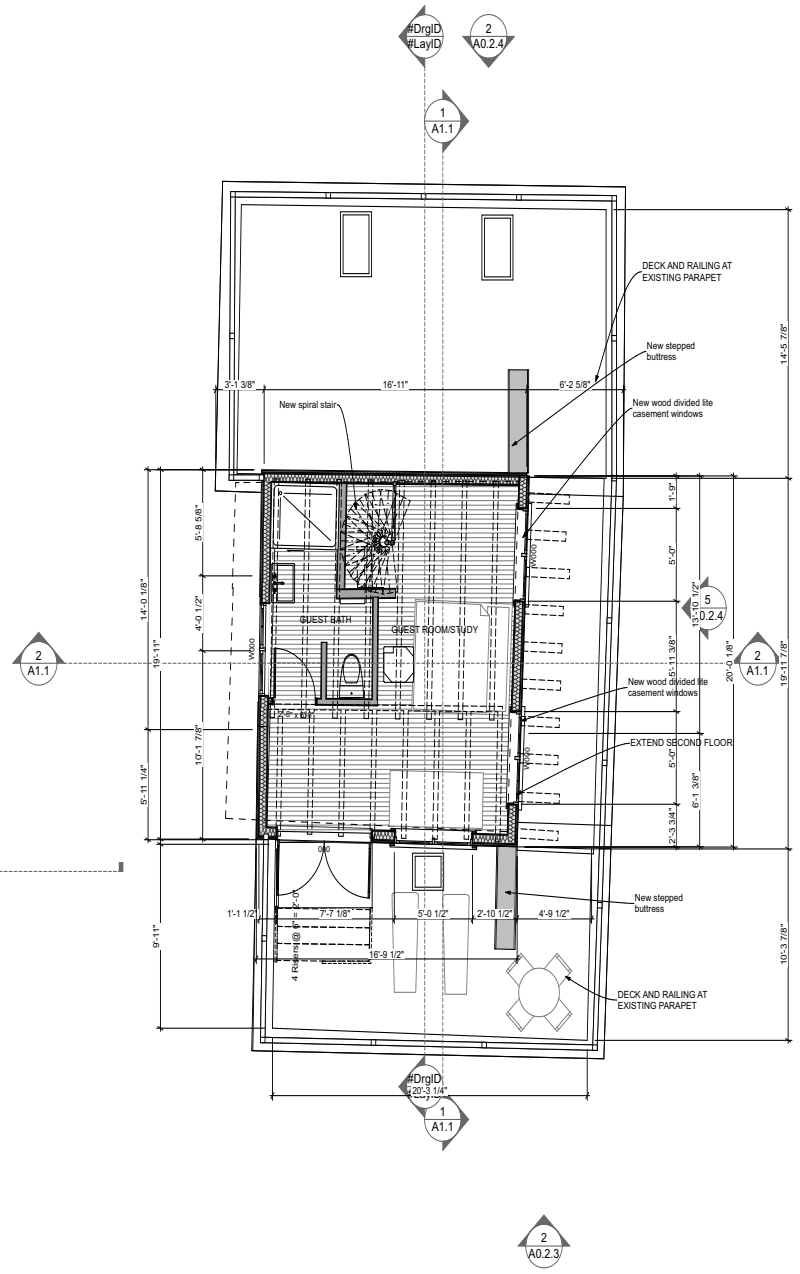
A0.2.1

Printed: 7/6/21



2 A0.2.2 EXISTING SECOND FLOOR

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



1 A0.2.2 PROPOSED SECOND FLOOR

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

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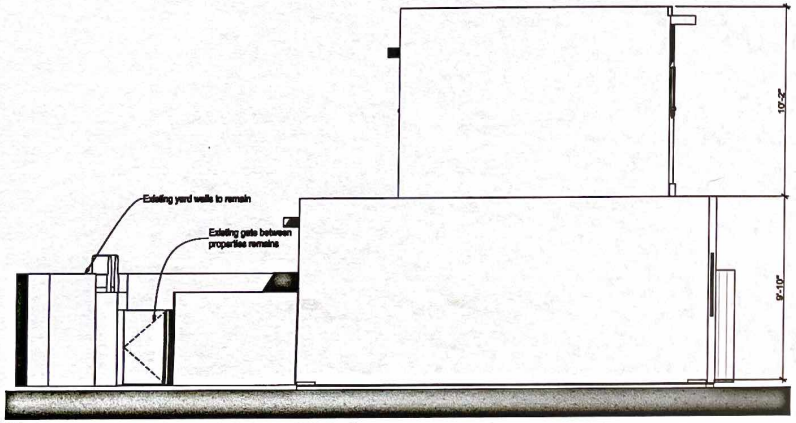
5.12.21 DRAINAGE NOTES

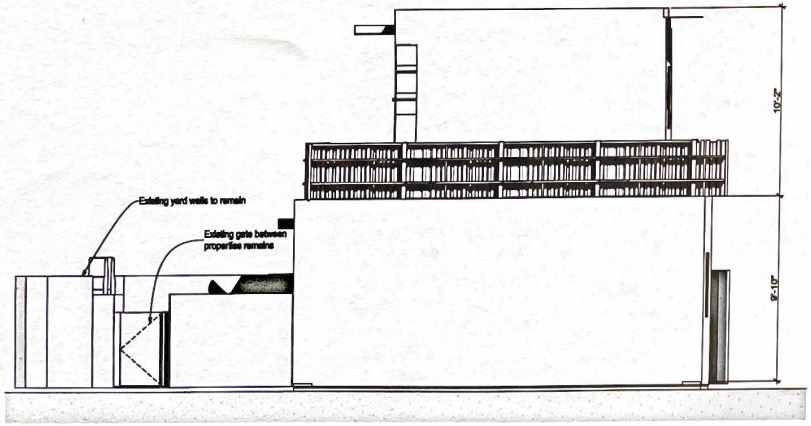
SECOND FLOOR PLANS

A0.2.2

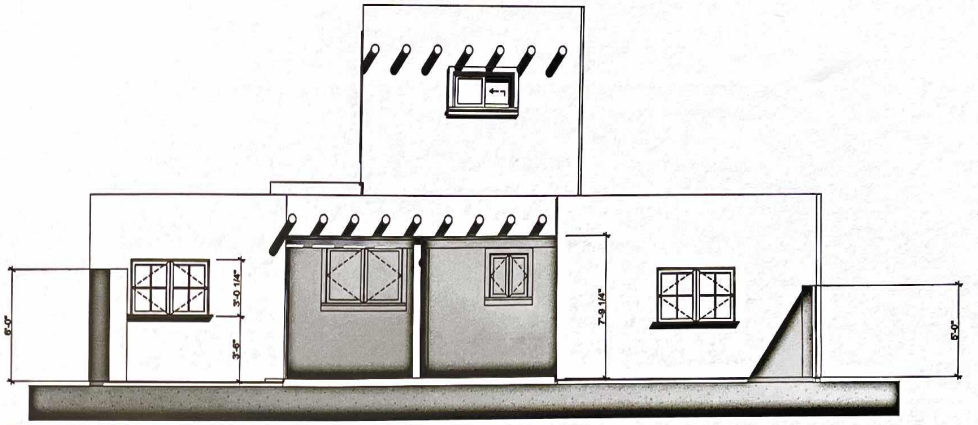
Printed: 7/6/21



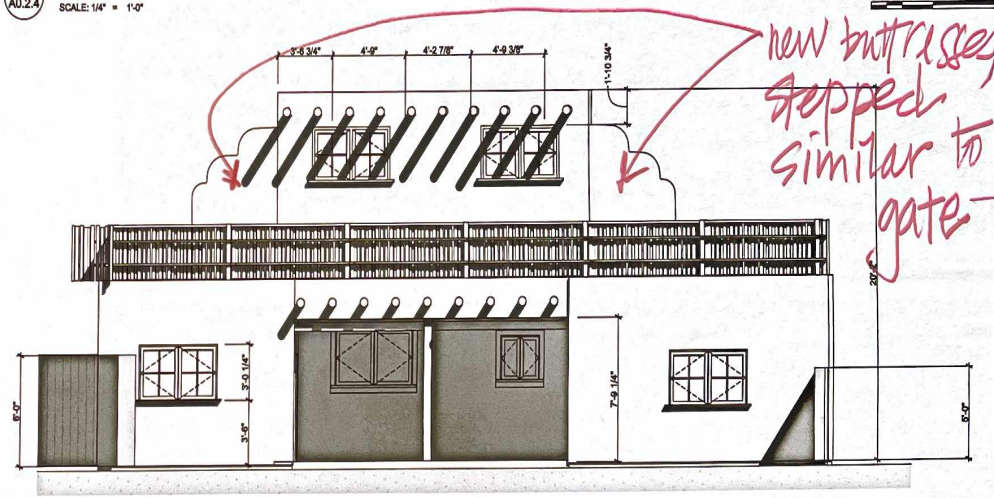
3 A0.2.4 Existing North Elevation
SCALE: 1/4" = 1'-0"



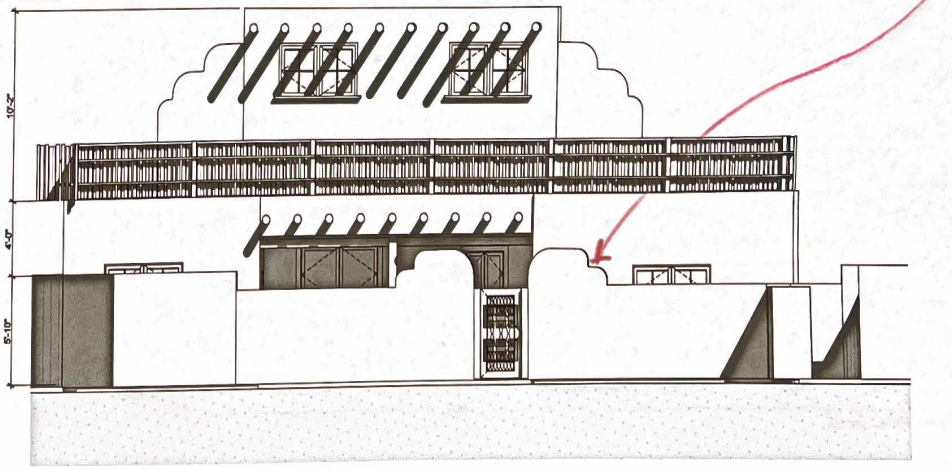
2 A0.2.4 North Elevation
SCALE: 1/4" = 1'-0"



6 A0.2.4 Existing East Elevation
SCALE: 1/4" = 1'-0"



5 A0.2.4 East Elevation
SCALE: 1/4" = 1'-0"



1 A0.2.4 East Elevation from Driveway
SCALE: 1/4" = 1'-0"

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3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW #2

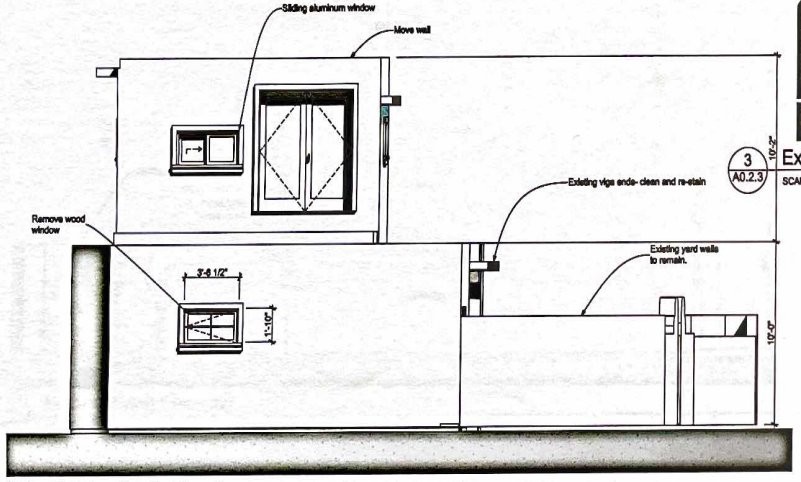
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
10.19.20 CLARIFICATIONS
5.12.21 DRAINAGE NOTES

North and East Elevations

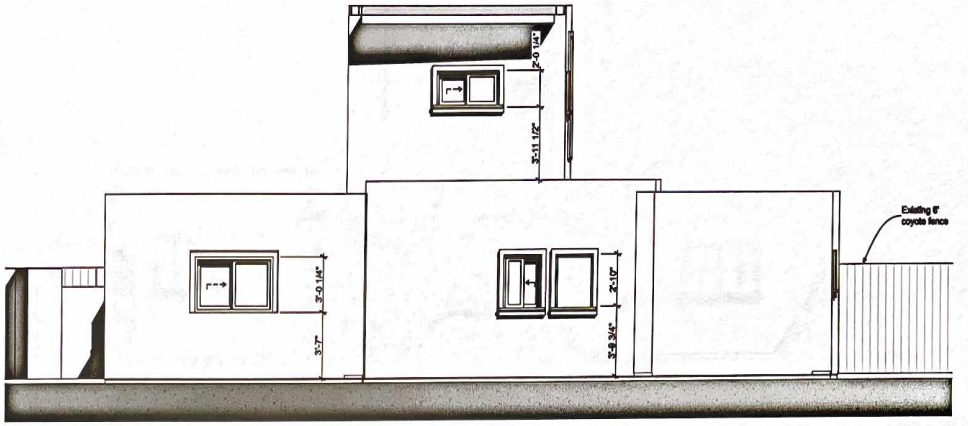
A0.2.4

Printed: 5/12/21



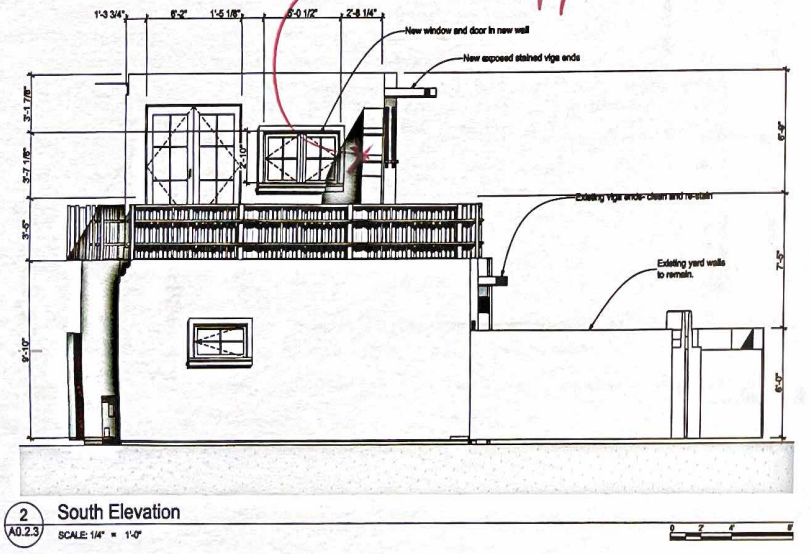
4 A0.2.3 Existing South Elevation

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



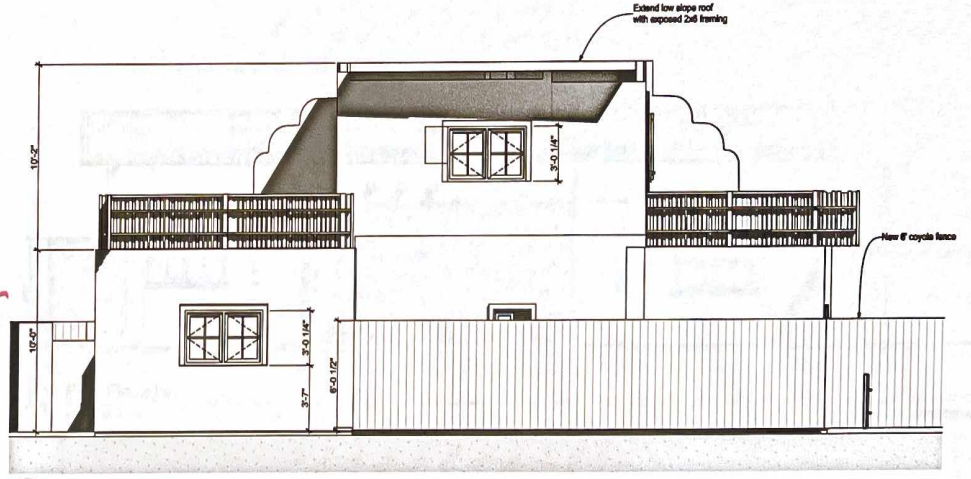
3 A0.2.3 Existing West Elevation

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



2 A0.2.3 South Elevation

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



1 A0.2.3 West Elevation

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

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418 Montezuma Avenue Santa Fe NM 87501
505-660-6301
www.gaylabechtol.com

Holmes Creasey Renovation
3 Placita Rafaela
Santa Fe , NM 87501

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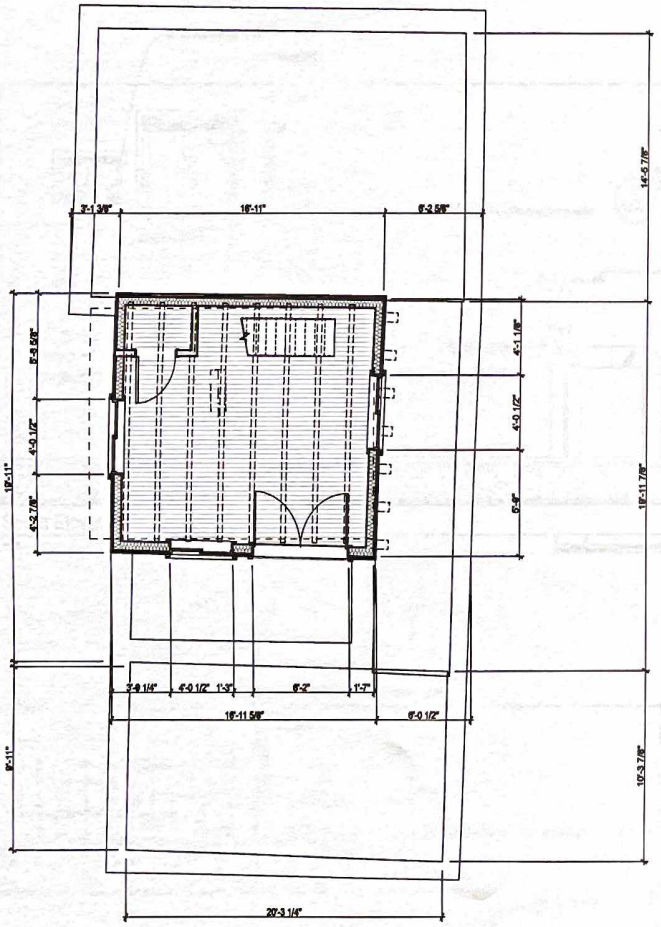
3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW #2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
10.19.20 CLARIFICATIONS
5.12.21 DRAINAGE NOTES

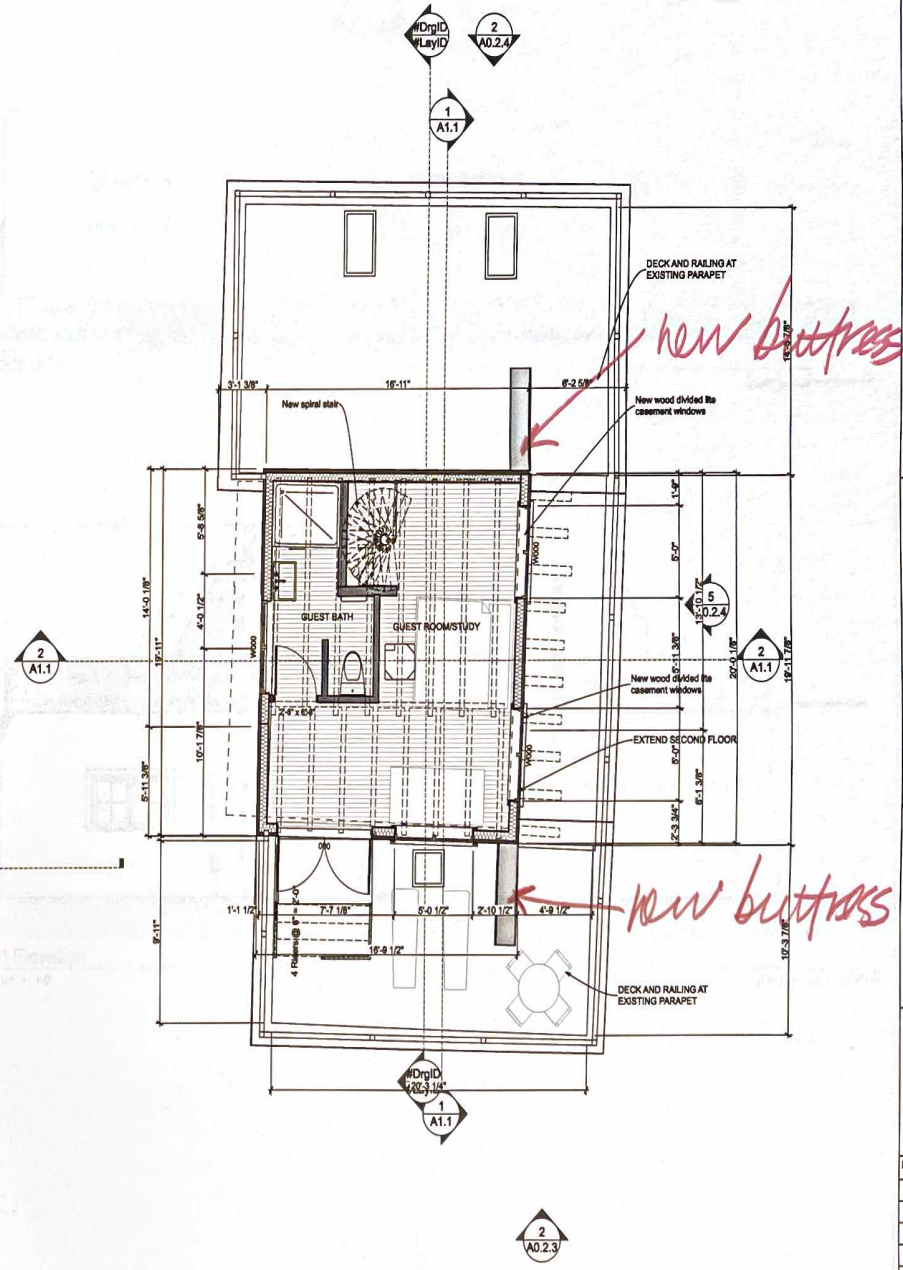
West/South Elevations

A0.2.3



2 A0.2.2 EXISTING SECOND FLOOR

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



1 A0.2.2 PROPOSED SECOND FLOOR

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

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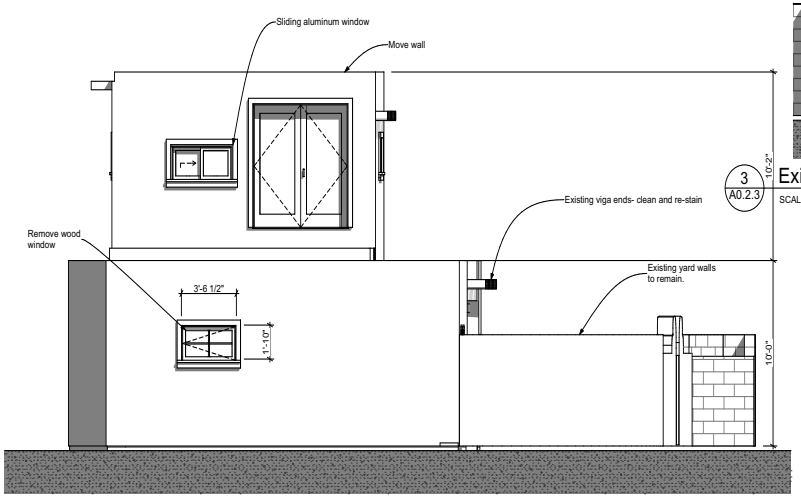
ISSUED:
10.19.20 CLARIFICATIONS
5.12.21 DRAINAGE NOTES

SECOND FLOOR PLANS

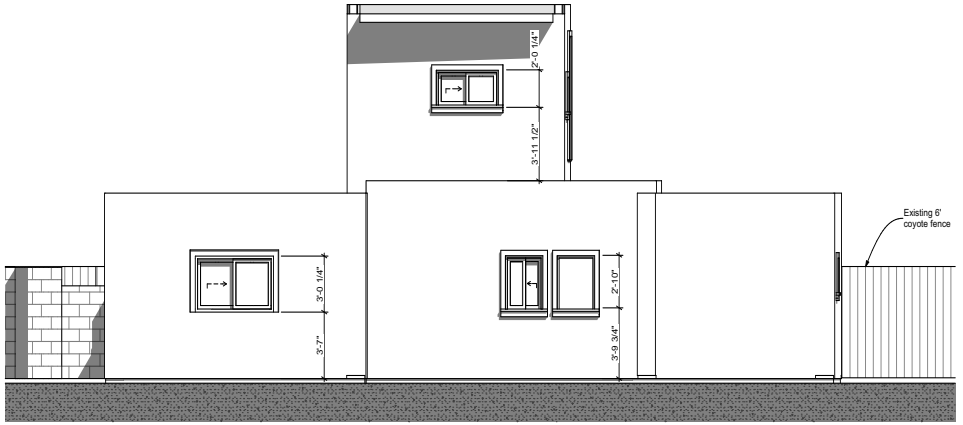
A0.2.2

Printed: 5/1/2021



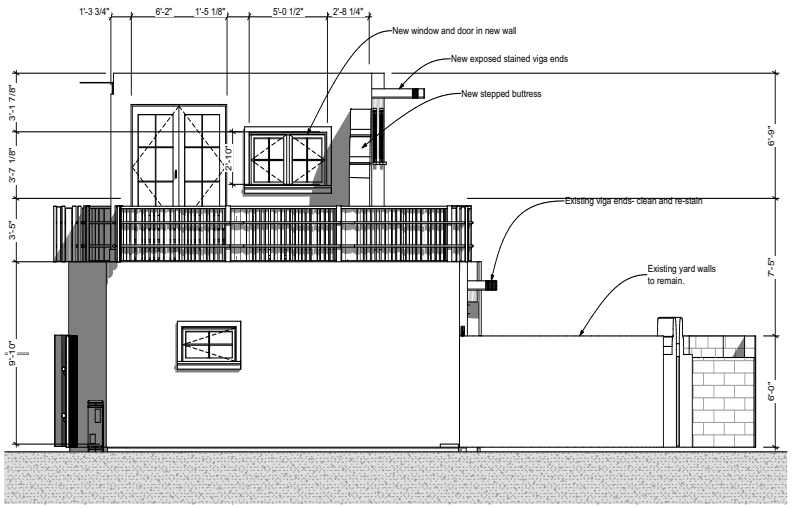
4 A0.2.3 Existing South Elevation

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



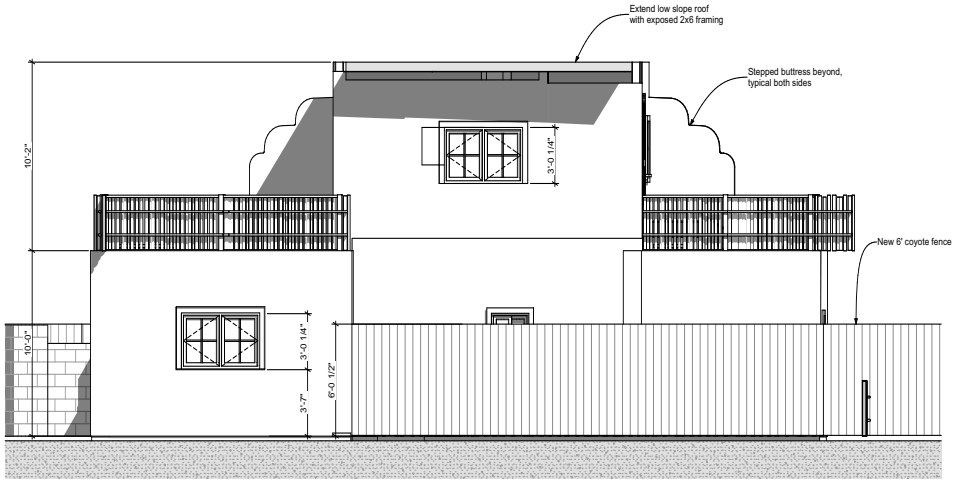
3 A0.2.3 Existing West Elevation

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



2 A0.2.3 South Elevation

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



1 A0.2.3 West Elevation

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

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HISTORIC DISTRICT REVIEW #2

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ISSUED:

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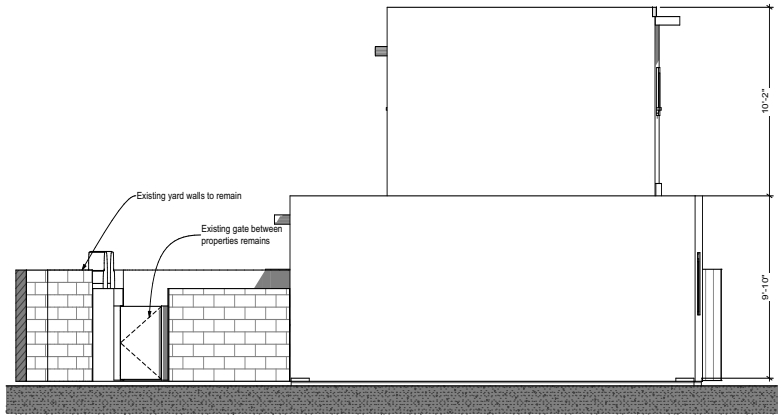
5.12.21 DRAINAGE NOTES

West/South Elevations

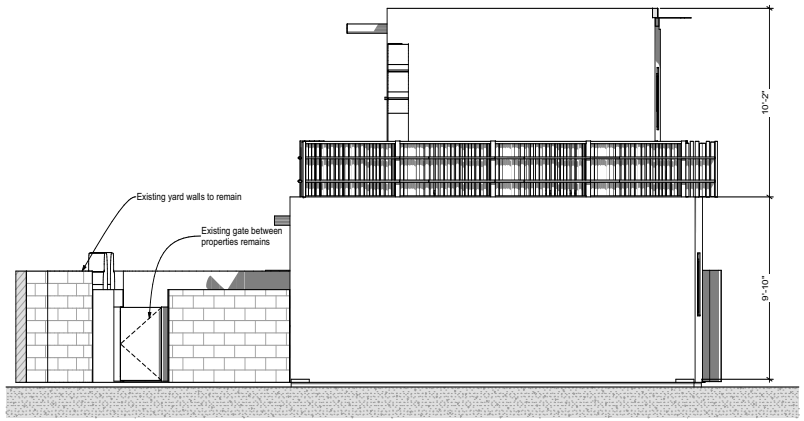
A0.2.3

Printed: 7/6/21



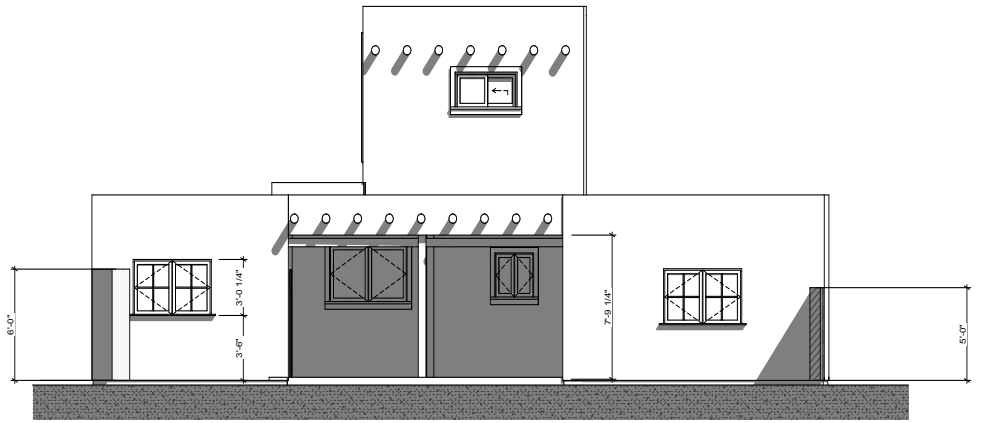
3 A0.2.4 Existing North Elevation

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



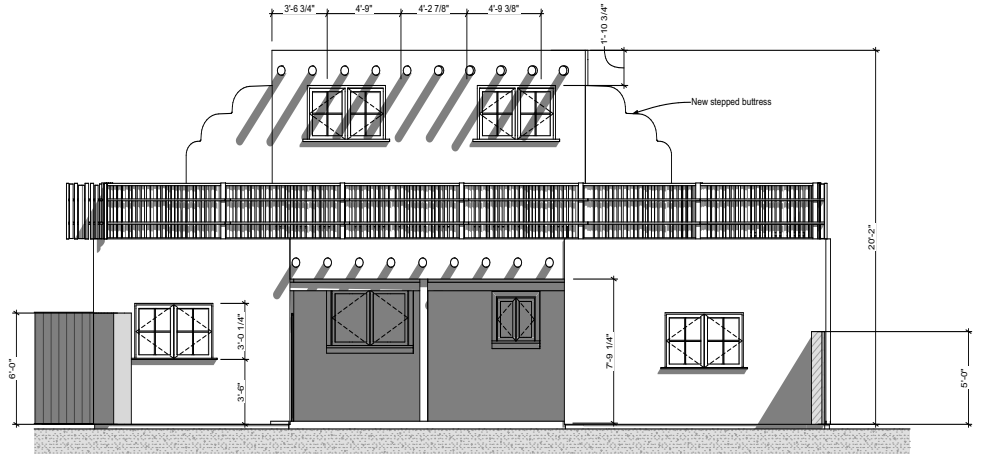
2 A0.2.4 North Elevation

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



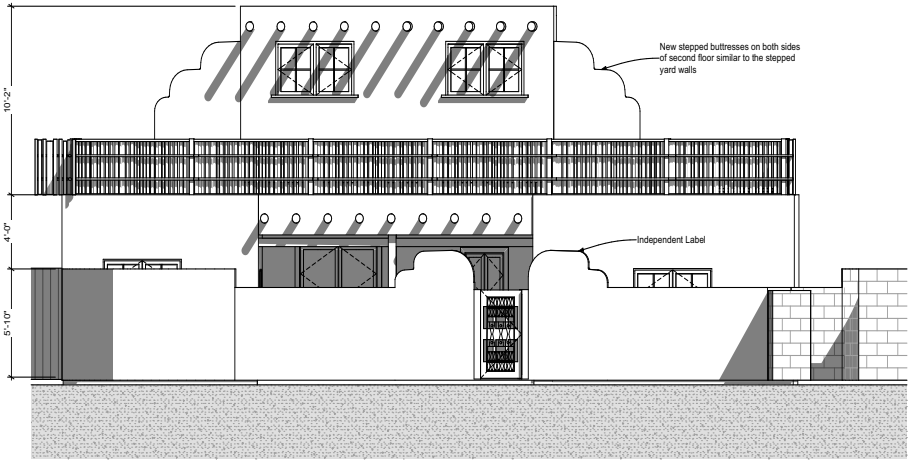
6 A0.2.4 Existing East Elevation

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



5 A0.2.4 East Elevation

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



1 A0.2.4 East Elevation from Driveway

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

Gayla Bechtol Architects

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North and East Elevations

A0.2.4

Printed: 7/6/21

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

March 19, 2021

Gayla Bechtol, AIA
410 Montezuma Avenue
Santa Fe, NM 87501

Subject: Case #2020-2894. #3 Placita Rafaela/ Approval of a variance to SFCC Table 14-7.2-1 to enlarge existing 2nd story structure that is non-conforming in regards to minimum rear yard setback. The property is zoned RC8 (Residential Compound - eight dwelling units per acre), is approximately 0.073 acre, and is within the Downtown and Eastside Historic District

Dear Gayla:

As you know, the Board of Adjustment at their regularly scheduled meeting of January 19, 2021, approved request for a variance from the minimum 15-foot rear yard setback to provide for expansion of existing 2nd story structure from 242 sq. ft. to 340 sq. ft. The Board of Adjustment subsequently approved the associated Findings of Fact and Conclusion of Law at their meeting on February 16, 2021. The approved variance is subject to the following condition of approval:

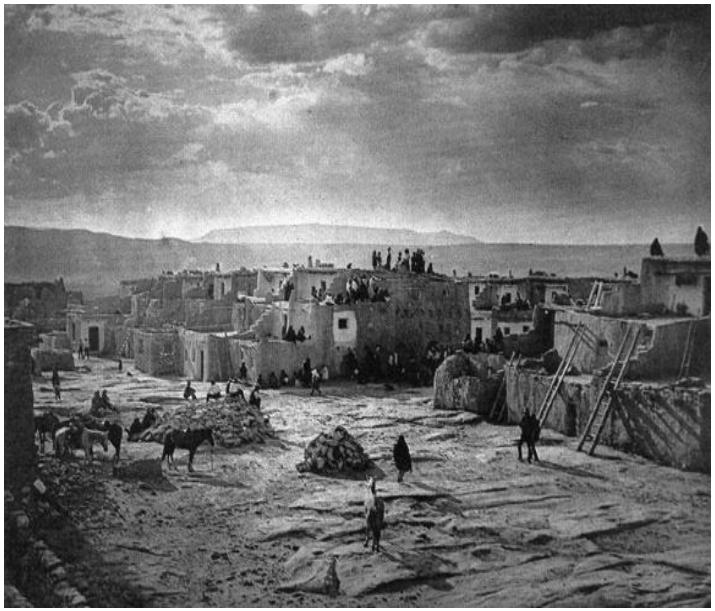
- Applicant shall submit a permit application to the Building Permits Division to review the proposed project for compliance with building code requirements.

Pursuant to Section 14-3.16 (D) "A variance that has not been exercised within three years from the date of the approval expires as provided in Section 14-3.19(B)(5). Approval of the variance may be extended as provided in Section 14-3.19(C)." Per Section 14-3.19(B)(5) "Approval of . . . variances that are not associated with other types of development approval . . . shall expire three years after final action approving them unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6) or unless a different expiration date is specified elsewhere in Chapter 14." In addition, per Section 14-3.17(C)(1)(b) there is a 15-day appeal period for variances which is also triggered by approval of the Findings of Fact and Conclusions of Law.

Please let me know if you have any questions.

Sincerely,

J.Neunuebel
John Neunuebel, Planner Senior
Current Planning Division



4 A0.2.6 Edward Curtis Acoma Pueblo - 1

SCALE: 1:0.71



1 A0.2.6 Camera (1)

SCALE: 1:135.90



3 A0.2.6 IMG_0332

SCALE: 1:2.35



2 A0.2.6 Camera

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

0 4' 8' 16'

Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501

505-660-6301

www.gbasantafe.com

Holmes Creasey Renovation

3 Placita Rafaela

Santa Fe , NM 87501

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

3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW #2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

10.19.20 CLARIFICATIONS

5.12.21 DRAINAGE NOTES

Existing and New 2

A0.2.6

Printed: 6/16/21

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Remodel

Case number: **2021-003611-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 84 E. San Francisco

PROJECT NAMES:

OW – San Shel, Inc.

AP – John Padilla

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION 1912-30s; 1949 Remodel

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

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

Case 2020-003611-HDRB

Address: 84 E. San Francisco
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__X__ Historic Inventory Form (H3237)

__X__ Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards forAll H Districts and 14-5.2(D) Downtown and Eastside Historic District Standards.

BACKGROUND & SUMMARY:

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

The applicant proposes the following window and door alterations:

North Elevation

1. Remove existing glass entry door, sidelight, and transom window and replace with two larger glass doors. New doors will have simulated divided lites.
2. Remove and replace two north façade windows with larger divided lite windows.
3. Remove and replace entry windows that flank the glass entry door with larger windows with simulated divided lites. New windows and doors will be 2" x 4 ½" profile aluminum storefront with a bronze anodized finish and a simulated divided lite pattern.

East Elevation

4. Remove and enlarge double window on the north end by increasing its height 2'. The width will not change, and the header will remain. The effect will be to lower the exterior windowsills 7" inches from the sidewalk. New windows will be simulated divided lites.
5. Remove and enlarge the triple window on the south end, also lengthening the opening by 2'. No changes to the window widths or headers are proposed. New windows will be 2" x 4 ½" profile aluminum storefront with a bronze anodized finish and a simulated divided lite pattern.
6. Replace awnings in-kind. New awnings will be black and use the existing frames.

H 3237

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610477.
field map SFHD # 1	number 477	UTM reference zone 12 13	easting northing

location description

82-84 E. SAN FRANCISCO

city/town
SANTA FE

land grant/reservation

building name

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 18	24	HPB

plan shape



date of construction
1912-30, 1949 estimate ___ actual

source
C. WILSON

use
present residential
other COMM
historic residential
other COMM

condition
___ excellent ✓ good
___ fair ___ deteriorating

style
S. P. REV.

foundation material

wall material/surface

degree of remodeling
___ minor ___ moderate ✓ major
describe:
1949 REMODEL

architectural features

surroundings
COMM

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? NC ALTERATION

comments
J. G. MEEM 1949 REMODEL.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

June 24, 2021

Angela Schackel Bordegaray
Planner Senior - Historic Planning Division
City of Santa Fe

RE: Historic Districts Review Board
Proposed exterior improvements
84 E. San Francisco Street

Dear Angela,
On behalf of Owner and Tenant, who am representing before the Historic Planning Division we request review and approval of the proposed exterior improvements at 84 E. San Francisco Street that is currently listed as a Non-Contributing structure. This structure is in the Downtown and Eastside Historic District. The request is for exterior improvements that include the removal of existing window and door openings and replacing them with new windows and doors in the same locations. The existing awnings on the east elevation are in disrepair and are proposed to be replaced in-kind without altering their sizes or locations.

On the north and east facades, the existing width of the openings and head heights will not be revised by this request. In the North Elevation, East window is 4'-6" x 7'-0" and the West window is 4'-6" x 7'-0" with the Entry Door and Sidelite 5'-0" x 8'-6" with the East and West vestibule windows each 2'-10' x 7'-0". In the East Elevation the South window is three windows 11'-0" x 6'-0" and the North window is two windows 8'-0" x 6'-0". The existing windowsill height are approximately 25" above the interior finished floor and this request will lower the sill to approximately 2" above the interior finished floor height. This change will make the new windowsill height approximately 7" above the existing sidewalk on the north and east elevations. The proposed North Elevation, East window is 4'-0" x 8'-0" and the West window is 5'-6" x 8'-0" with the double Entry Door and 6'-0" x 8'-6" with the East and West vestibule windows each 3'-2" x 8'-0". In the East Elevation the South window is two windows with a width of 11'-0" x 8'-0" and the North window is two windows with a width of 8'-0" x 8'-0".

The windows (East) and window & door (North) storefronts proposed as reflected on the plans will be 2" x 41/2" profile aluminum storefront product with a bronze anodized finish and a simulated divided lite pattern to meet the Land Development Code requirements.

The existing awning on the East Elevation above the North and South windows will be updated. The existing frames will not be altered. The existing black awnings will be removed and replaced with black awning material and will be mounted in the existing frame that is unchanged. Please refer to the existing East Elevation photos.

This proposal:

- The existing visible façade of the building and adjoining walls are of one color and this application does not call for changing the existing stucco color or the introduction of additional color(s) for the stucco finish.

P.O. Box 22986
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japadillaarchitect@gmail.com
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- The existing visible façade surfaces are not under a portal on the North or East elevations.

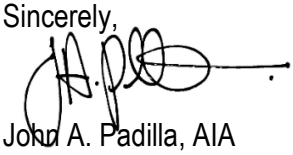
This proposal:

- The proposed Revised Exterior Elevations indicate the introduction of mullions that will divide the glazed areas to dimensions of not greater thirty (30) inches.

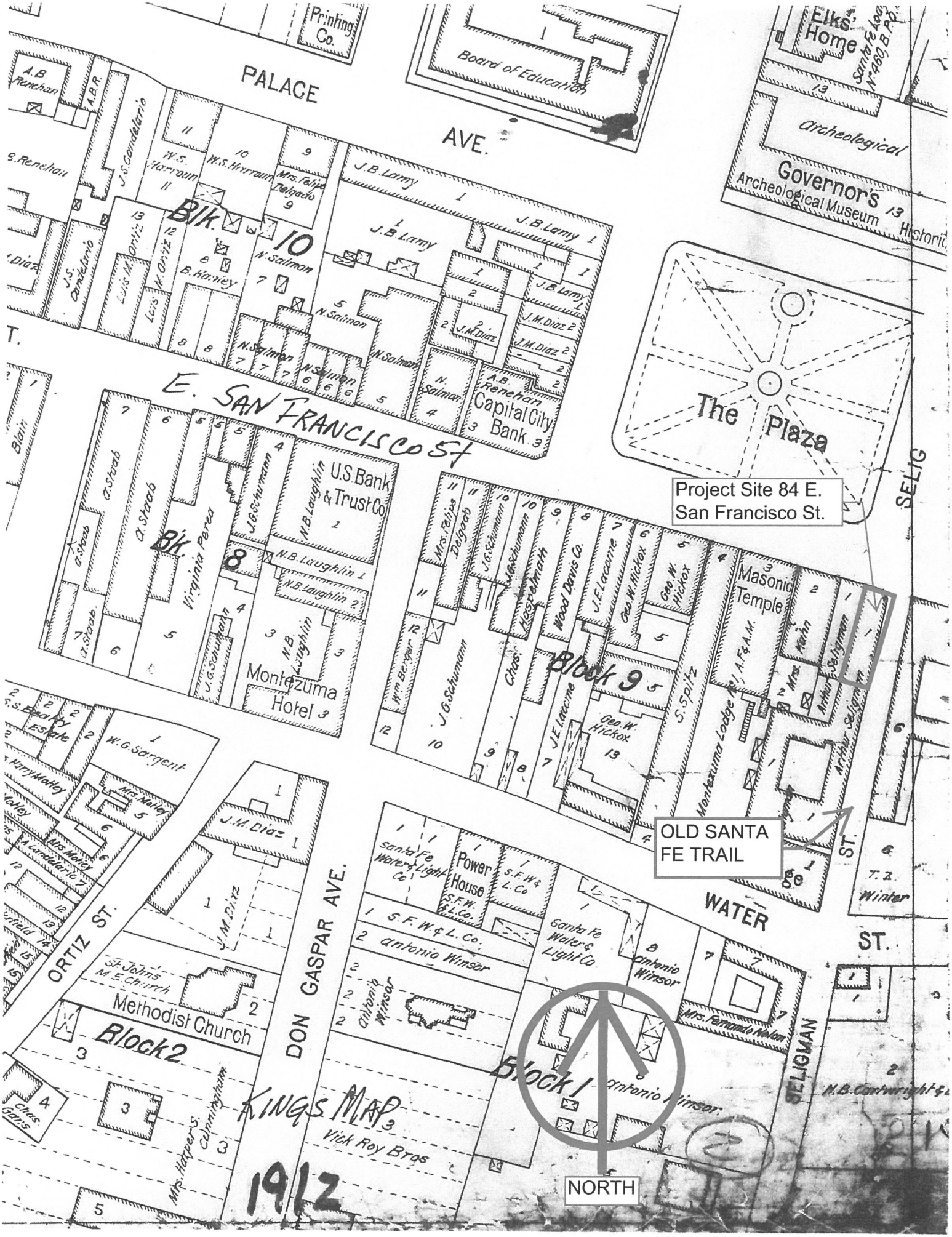
It is our desire to have the Historic Districts Review Board (HDRB) review the information provided and request approval of the proposed improvements along with the requested exception to this non-contributing structure at 84 E. San Francisco Street in the Downtown and Eastside Historic District.

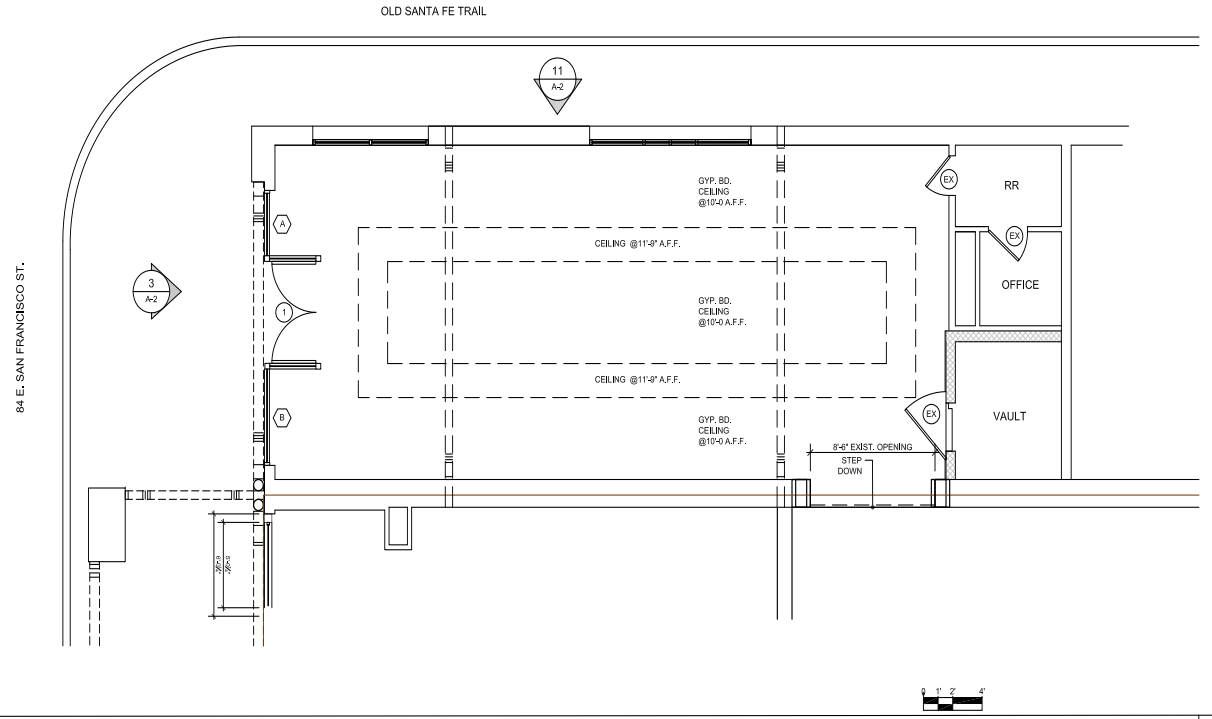
Thank you for your consideration of our request and please let me know if you require any additional information.

Sincerely,

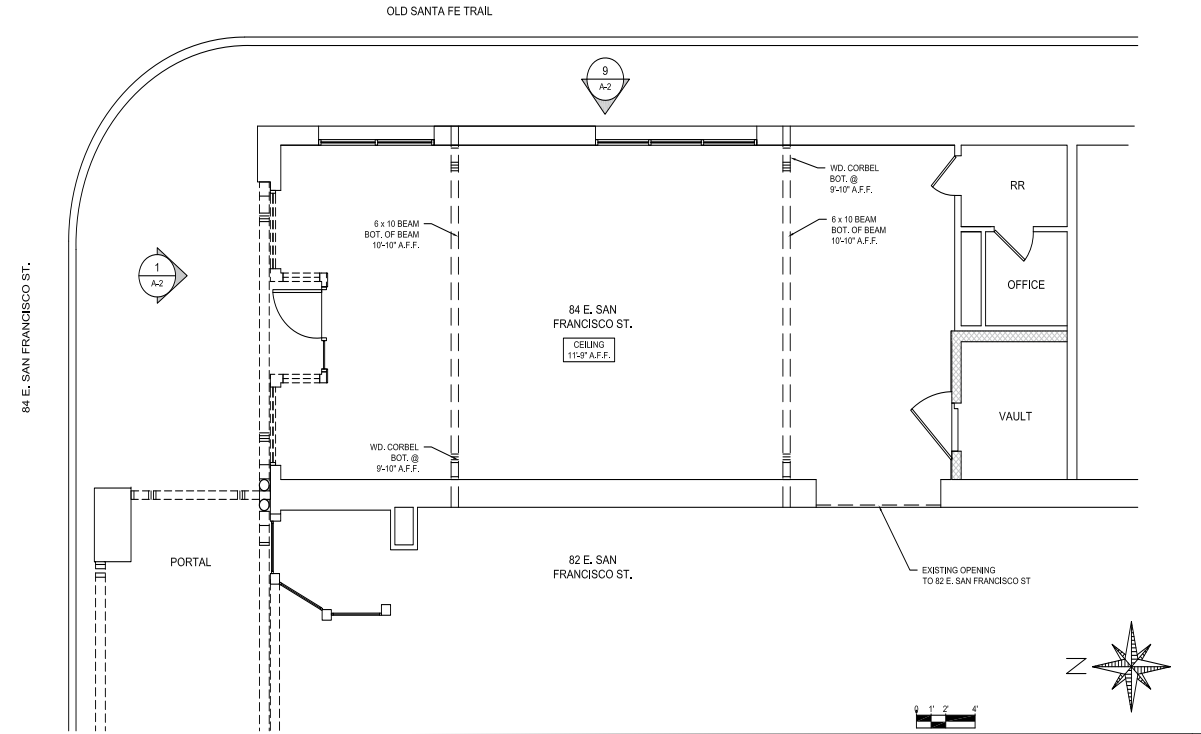


John A. Padilla, AIA
Architect


PALACE AVE.
Printing Co.
Board of Education
Elks' Home
Archeological
Governor's
Archeological Museum
Historic
The Plaza
E. SAN FRANCISCO ST
Project Site 84 E.
San Francisco St.
SELIG
OLD SANTA
FE TRAIL
WATER ST.
ORTIZ ST.
DON GASPAR AVE.
BELLIGMAN
Blk. 10
Blk. 8
Block 9
Block 2
Block 1
U.S. Bank & Trust Co
Capital City Bank
Masonic Temple
Montezuma Hotel
Methodist Church
Power House
KINGS MAP
1912
NORTH



PROPOSED FLOOR PLAN SCALE: $\frac{1}{4}$" = 1'-0" 3



EXISTING FLOOR PLAN SCALE: $\frac{1}{4}$" = 1'-0" 1

JAP ARCHITECT

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(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

IMPROVEMENTS TO
84 E. SAN FRANCISCO STREET
SANTA FE, N.M.

PROJECT NO.: 84ESFST
ISSUE DATE: 06/22/2021
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

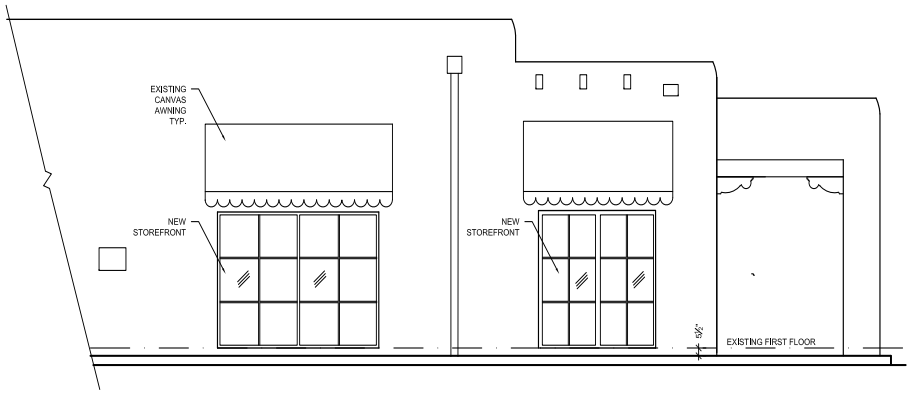
SHEET TITLE:

EXISTING
& PROPOSED
FLOOR PLAN

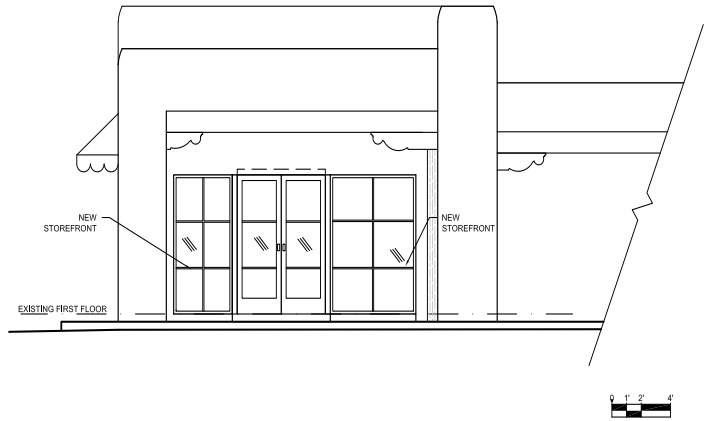
COPYRIGHT 2021
JOHN A. PADILLA AIA

SHEET NO:

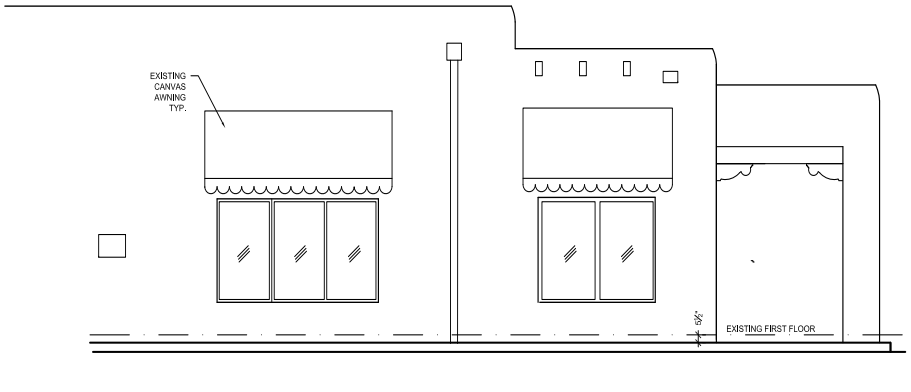
A-1



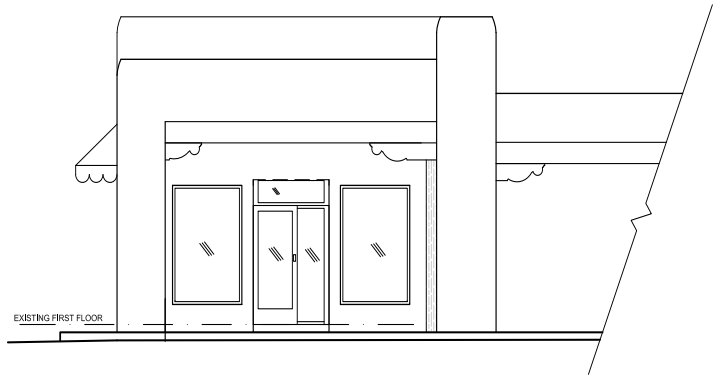
PROPOSED EAST ELEVATION SCALE: 1/4" = 1'-0" 11



PROPOSED NORTH ELEVATION SCALE: 1/4" = 1'-0" 3



EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0" 9



EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0" 1

4

JAP ARCHITECT

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IMPROVEMENTS TO
84 E. SAN FRANCISCO STREET
SANTA FE, N.M.

PROJECT NO.: 84ESFST
ISSUE DATE: 06/22/2021
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING
& PROPOSED
ELEVATIONS

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JOHN A. PADILLA AIA

SHEET NO:

A-2



84 E. San Francisco Street

North Elevation looking East



84 E. San Francisco Street

North Elevation looking West



84 E. San Francisco Street

East Elevation along Old Santa Fe Trail



84 E. San Francisco Street

North Elevation along E. San Francisco Street



Rocki Gorman Gallery

Significant Building Status

Eastside of Old Santa Fe Trail



Passementrie

Significant Building Status

Eastside of Old Santa Fe Trail



Gemsong

Significant Building Status

Eastside of Old Santa Fe Trail



CYNDE ROOF FINE ART

Cutlery of Santa Fe

Significant Building Status

Eastside of Old Santa Fe Trail





DETOURS

La Fonda Hotel

Significant Building Status

Eastside of Old Santa Fe Trail



DETOURS

La Fonda Hotel

Significant Building Status

E. San Francisco Street @ Old Santa Fe Trail



Things Finer

La Fonda Hotel

Significant Building Status

East San Francisco Street





Malouf on the Plaza

Significant Building Status

East San Francisco Street at Old Santa Fe Trail



118 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



112 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



110 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



108 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



San Francisco Street (Southside)

Non-Contributing Building Status

Between Lincoln and Don Gaspar



San Francisco Street (Southside)

Non-Contributing Building Status

Between Lincoln and Don Gaspar



San Francisco Street (Northside)

Non-Contributing Building Status

Between Lincoln and Don Gaspar

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board

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

---

Case # 2021-003844-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

CITY SUBMITTALS

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

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**:

1) Site location map and photographs from the cultural resources study (Burleson 2020)
2) Exhibit A Planning Commission Packet
3) Exhibit B City Request to be a Consulting Party
4) Exhibit C Photo Simulation
5) Exhibit D SHPO Consultation Letter
6) Planning Commission FOF and COL
7) Staff memos and minutes from June 2020, July 2020, and August 2020

APPLICANT SUBMITTALS

__x__ **Proposal Letter:**

____ **Site Plan/Floor Plan**

__x__ **Elevations** See Exhibit A

__x__ **Photographs** See Exhibit A

_____ **Other:**

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application for its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

Gravity Pad Partners, LLC proposes to construct a telecommunications facility on the St. John's College campus in an effort to improve services to the college and its students, as well as the surrounding roads and neighborhoods. The facility is proposed to be a 65-foot-tall monopole with open antennas and associated ground equipment. The location of the pole is proposed to be 72 feet south of Camino de Cruz Blanca (see Exhibit A Planning Commission Packet for application specifications). The proposed facility would provide emergency services through the AT&T/FirstNet network for first responders and would accommodate the collocation of other FCC wireless carriers in the future.

The Applicant submitted a previous application that was denied by the HDRB in August 2020. The Applicant submitted this new application on September 16, 2021. In the new application, the Applicant initially proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage." The proposed telecommunications facility would also include an equipment enclosure at ground level, with dimensions of 72" by 102".

Because St. John's College is listed on the National Register of Historic Places, the Applicant has been working with State Historic Preservation Office (SHPO) of the New Mexico Department of Cultural Affairs to complete the process required by Section 106 of the National Historic Preservation Act. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party (see Exhibit B City Request to be a Consulting Party); and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.

Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65 feet, changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed tower would look like from a variety of vantage points. On February 11, 2021, after reviewing the photo simulations (Exhibit C Photo Simulation), the SHPO formally concurred with the Applicant that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design (Exhibit D SHPO Consultation Letter). The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.

The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City. On March 19, 2021, the Applicant submitted revised plans, reflecting the reduced 65' height and revised monopole design. On July 1, 2021, the City Planning Commission approved the application and adopted written Findings of Fact and Conclusions of Law.

Provided below are the following: requirements for review of telecommunications networks, relevant definitions, a summary of Current Planning staff-recommended Conditions of Approval to the Planning Commission, and responses to the request for waiver as they apply to the Historic Districts.

The Planning Commission packet and the Commission's Findings of Fact and Conclusions of Law are attached to this memorandum for the HDRB's review.

REQUIREMENTS FOR REVIEW OF TELECOMMUNICATIONS NETWORKS (*SFCC § 14-6.2(E)*)

Telecommunications facilities (defined below) that are located in a historic district, do not meet the basic zoning requirements, and cannot be administratively approved must be reviewed by both the Planning Commission and the Historic Districts Review Board. Per the code requirements, any telecommunications antennas or towers that are located in a residentially zoned district and exceed 35 feet in height are required to request a height *waiver* from the Planning Commission. The Applicant requested a height waiver from Planning Commission because the proposed telecommunications facility would be located in a residentially zoned district and is proposed to exceed 35 feet in height.

The Planning Commission, at its July 1, 2021 hearing, determined that the application provides coverage where there is currently a gap in coverage and that there was no other or better design for the facility. The Planning Commission also granted a waiver to exceed the maximum allowable height allowed by the underlying zoning.

In addition to the height waiver granted by the Planning Commission, approval of the application requires a height waiver from the HDRB because the proposed tower would be located within the Historic Review District and would exceed the maximum allowable height allowed by the historic district overlay.

The HDRB, in its review of the proposed telecommunications facility per SFCC § 14-6.2(E), shall review the application in accordance with SFCC § 14-5.2, Historic Districts. General considerations for the HDRB include:

- Whether or not there is a need for the proposed facility to fill a gap in coverage.
- Whether or not this is the best design alternative to meet the need.
- Whether or not the application complies with applicable requirements of SFCC § 14-5.2, Historic Districts.
- Whether or not the application has demonstrated that there is no other less intrusive design for the proposed facility.
- Whether or not there are conditions to be applied to the approval if the application if approved.

Relevant Code Section

14-6.2(E)(4) Planning commission and Historic Design Districts Board Review Required
(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;
(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;
(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and
(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.
(d) The planning commission or the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .
(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i)be in writing;
(ii)cite to the administrative record; and
(iii)shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f)The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

Definitions

Telecommunications Facilities
The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics, and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunications services.

SUMMARY OF CURRENT PLANNING STAFF REPORT TO THE PLANNING COMMISION

Conditions of Approval (*Planning Commission Staff Report, II. Conditions of Approval*)

- No antennae, including co-located antennas, shall extend past the top of the City-approved height of the tower.
- Public and private property must be restored to its preconstruction state.
- A Memorandum of Agreement (MOA) mitigating adverse effects to St. John's College, a listed National Register of Historic Places property, must be created per the FCC's Nationwide Programmatic Agreement. The State Historic Preservation Office, in consultation with the City and other consulting parties, is required to concur with the MOA prior to its establishment. The MOA is created in an effort to resolve visual impacts that the monopole may have on the NRHP property.
- The applicant is responsible for monitoring the maintenance and repair of the telecommunications station and must make their contact information available onsite to ensure that the public can effectively report any issues.
- A noise analysis is required if generators are to be used.
- The construction plans shall note that they comply with the City's Certification of telecommunications facilities.
- The applicant shall seek review and approval of the HDRB.

General Requirements the HDRB May Find Relevant (*Planning Commission Staff Report, IV. General Requirements*)

Zoning
Current Planning staff found that the application did comply with the zoning requirements. While non-residential locations for telecommunications facilities if preferable, these facilities are allowed in any district and in this case the search ring submitted by the applicant was found to require the location of this facility in a residential area in order to serve the college.

Height
The Planning Commission reviewed the application to determine if the need to exceed 35 feet was necessary and they found that it was. Current Planning staff recommended to the Planning commission that conditions regarding revised construction drawings reflecting the approved height of the monopole and that the conditions of the MOA between the FCC and SHPO also be required as part of the approval. These conditions were accepted by the Planning Commission.

Aesthetics
The Planning Commission approved the above ground monopole because the City cannot require the pole to be underground. Staff recommended that there be a condition of approval that the design aesthetics of the monopole reflect the MOA between the FCC and SHPO and that the SHPO take into consideration the comments of the City in regard to aesthetics. In addition, the Planning Commission found that the monopole will not disrupt or alter natural forms or landscapes per the code.

Archaeological Requirements
The archaeological requirements were met under the Section 106 review which included a survey and inventory of the St. John's College campus and no mitigation measures are required.

Telecommunications Facilities Maintenance
Staff recommended that Gravity Pad Partners, LLC be required to timely perform maintenance and repair of the facility and provide contact information for the public to contact them if a maintenance and repair issue is identified.

Restoration of Improvements
Staff conditioned that a reclamation plan be submitted prior to application for permit.

Co-Location Requirements
The proposed tower design accommodates co-location.

Tower Setbacks and Separation Distances Between Towers
The proposed tower meets the requirement to be set back from the lot line, in this case Camino de Cruz Blanca, by being greater than 100% of the proposed tower height.

WAIVER

Per SFCC § 14-6.2(E)(8), a height waiver is required for approval of the application.

In regard to the requested waiver, the HDRB shall consider the following per SFCC § 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i-iii, v, and vi):

- Whether or not the applicant has demonstrated to the satisfaction of the board that all alternatives to the proposed site in the historic district and proposed design have been explored.
- Whether or not the proposed application damages the character of the streetscape.
- Whether or not the proposed application prevents a hardship to the applicant or an injury to the public welfare.
- Whether or not the proposed application strengthens the unique heterogenous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
- Whether or not there are special conditions and circumstances which are not a result of the actions of the applicant.
- Whether or not the application presented provides the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response

(i) Do not damage the streetscape;
a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
a. The proposed monopole would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;
a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1) (a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response

Staff, taking into consideration all of the criteria for the waiver, provides the following responses based on the current application and previous HDRB hearings for this request from Gravity Pad Partners, LLC. The exception criteria outlined in SFCC § 14-5.2(C)(5)(c)(i)-(iii), (v) and (vi) are used for the HDRB's consideration in the approving a waiver to applicable sections of SFCC § 14-5.2. Additionally, the HDRB must find that the Applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design. SFCC § 14-6.2(E)(8)(c)(i).

Streetscape
The district standards for the Historic Review District per 14-5.2(D)(9) which address the height of structure in the historic districts, do not account for structures such as large telecommunications towers. As such, there is no opportunity for the application to comply with the district standards or streetscape standards; hence the request for a height waiver from the HDRB. However, the additional measures to be considered such as public welfare, the design options considered, and the circumstances may be taken into consideration by the HDRB in their evaluation of the impact to the Camino de Cruz Blanca Streetscape.

The Applicant prepared a study to illustrate the impact of the 65-foot monopole on the streetscape. The study looks at the proposed (simulated) monopole from the streetscape as defined in14-5.2(D)(9) and is included as part of the packet materials (see Exhibit C).

Injury to the Public Welfare
The consideration of injury to the public welfare is the lack of services to the college. There is trouble with internet speeds and internet and call quality, and unreliable access to emergency services as a result.

Range of Design Options and Locations
A range of design options were considered and presented to the HDRB in June, July, and August of 2021. These included a bell tower design, a Territorial Revival "watch tower" design, and an 80-foot-tall monopine. It was decided that a 65-foot monopole was a better design option.

In addition to considerations for design options, several sites on campus were evaluated to determine if the location of the tower could be placed further from Camino de Cruz Blanca. These include three other locations on the St. John's College campus, a monopine behind the dorms, the location where a water tank exists behind the college, the roof of Santa Fe Preparatory School, and somewhere at the lower east end of the college. For reasons such as interference in signal, comments from neighbors adjacent to the property, and the determination of the College that particular locations were less favorable, the proposed location near Camino de Cruz Blanca was chosen. The details of the decision for the location of the tower is discussed in the June 23, 2020 staff report.

Special Conditions and Circumstances
Special circumstances which are not the result of the applicant were outlined in the June 2021 staff report. The telecommunications tower located at 1200 Old Pecos trail no longer has the capacity to support of the St. John's College staff and student needs. This results in slow internet speeds, trouble accessing emergency services, and poor quality in calls and internet.

Least Negative Impact per 14-5.2(A)(1)
An 80-foot tower was the preferred alternative to the design however, the applicant recognized the desire for the height of the structure to be minimized due to the impact to the Camino de Cruz Blanca streetscape. A 70-foot-tall tower is considered optimal. The applicant, taking into consideration the comments of the HDRB and others, has reduced the height of the structure to 65-feet and has proposed a monopole, which has much smaller massing than the original monopine proposal and can be painted in order to better camouflage it.

Relevant Code Citations

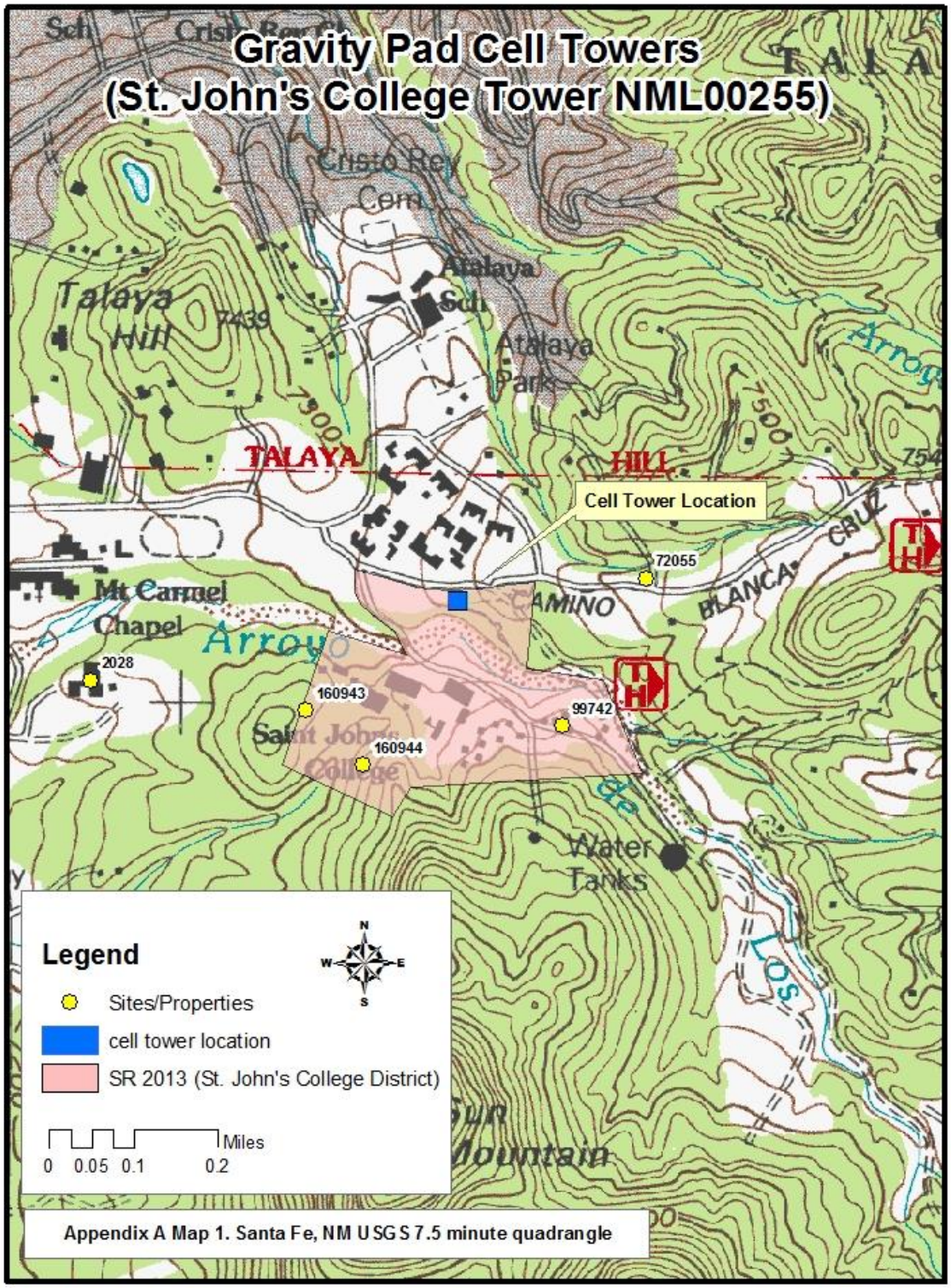
14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities

relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:
(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C)(5)(c), Height, Pitch, Scale, Massing, and Floor Stepbacks, (i-iii), (v), and (vi)
(i) Do not damage the character of the *streetscape* ;
(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;
(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant* ; and
(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

14-5.2(F) Historic Review District
(1) Applicability
(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.
(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.
(2) District Standards
(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:
(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and
(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.
(b)It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.
(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:
(i) Raising the parapet;
(ii) Setting back from the edge of the roof;
(iii) Framing the collector with wood;
(iv) In pitched roofs, by integrating the collector into the pitch;
(v) In ground solar collectors by a *wall* or vegetation;
(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;
(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.
(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .
(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)
(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .
(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.



Appendix A Map 1. Santa Fe, NM USGS 7.5 minute quadrangle



Appendix A Photo 1. Proposed tower location; aspect E



Appendix A Photo 2. Proposed tower location; aspect W.



Appendix A Photo 3. Proposed tower location; aspect N



Appendix A Photo 4. Proposed tower location; aspect S

Gravity Pad Partners, LLC.

PO Box 2755

Corrales, New Mexico 87048

7/7/2021

City of Santa Fe
Land Use Planning Department

P.O. Box 909

Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Historic board Application Narrative Letter

Dear Ms. Thomas,

The following is a complete narrative letter that describes our proposed revised Monopole site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, which has been lowered 15' from the original proposal from last year. The ground equipment is protected from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 + square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

1. (i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground

   equipment will not be visible from the street.

2. (ii) Prevent a hardship to the public welfare;

   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

3. (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:

a. The proposed monopole would be next to and around other trees to assist with the stealth

design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**
(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

1. (i) The application complies with this section;
2. (ii) The proposed telecommunications facilities are necessary to close a demonstrated significant

   gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

3. (iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
   Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- - **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- - **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential

medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- - 3 other locations on the St. John's College Campus.
- - The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- - The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- - The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof

mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

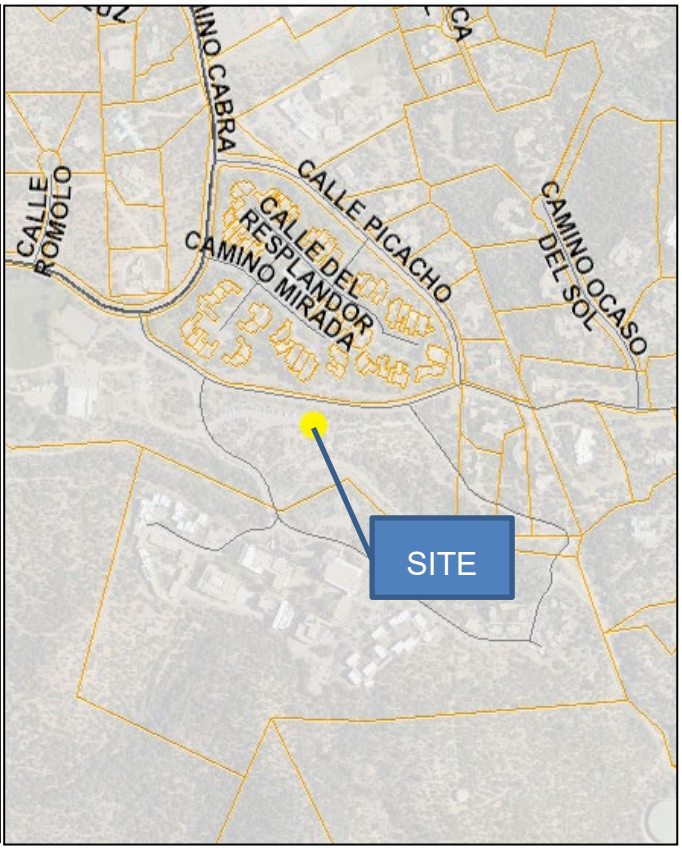
I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____*Sean Milks*_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Land Use Department
Planning Commission Staff Report

Case No: 2020-2639
Hearing Date: July 1, 2021
Applicant: Gravity Pad Partners, LLC
Request: Telecommunication Facility
Location: 1160 Camino De Cruz Blanca
Case Mgr.: Daniel A. Esquibel
Zoning: R-1PUD (Residential- Residential- 1 Dwelling units per acre)
Overlay: Historic Review District
Pre-app. Mtg: May 14, 2020
ENN Mtg.: June 30, 2020, and May 25, 2021
Proposal:
Request approval of a new telecommunication facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review Overlay.



Case #2020-2639. 1160 Camino De Cruz Blanca Telecommunications Facility. Gravity Pad Partners, LLC, Agent, for AT&T/FirstNet NML0255, Applicant, requests approval of a new telecommunication facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review Overlay.

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL**, subject to the recommended conditions of approval, included in Section II of this report.

Three motions will be required in this case:

- ***APPROVE or DENY*** *the Telecommunication Facility under Subsection 14-6.2(E) subject to conditions of approval recommended by staff.*
- ***APPROVE or DENY*** *the waiver to height pursuant to Subsection 14-6.2(E)(8) subject to conditions of approval recommended by staff.*
- ***APPROVE or DENY*** *the Findings of Fact and Conclusions of Law listed in Exhibit A.*

II. CONDITIONS OF APPROVAL

The following are the staff-recommended conditions of approval for this project:

Table 1 Conditions of Approval

#	Condition of approval	Dept/Division	Completion Date
1	The construction plans shall include a note stating that no antenna shall extend past the top of the City-approved height for the tower. This condition extends to all antennas that may co-locate on the tower in the future.	Current Planning Division	Prior to filing an application for building permit
2	The plans shall include measures to restore all public and private property to its pre-construction state, including any improvements, landscaping, fixtures, structures, or facilities damaged during construction.		
3	Pursuant to Section 106 of the National Historic Preservation Act (NHPA) and the FCC's Nationwide Programmatic Agreement, Section VII, the Applicant must enter into a Memorandum of Agreement (MOA) with the Federal Communications Commission (FCC), the State Historic Preservation Office (SHPO), the City, and any other consulting parties to resolve the adverse effect to the St. John's College Campus, which is listed on the National Register.		
4	The MOA must include a provision that limits the height of the tower, antennas, and any future co-locations to the maximum height approved by the City.		
5	The tower elevation drawings must be revised to reflect the City-approved heights for the tower, antennas, and base station.		
6	The MOA must include provisions to minimize the visual impacts of the tower, antenna, and ground equipment, as required by SFCC § 14-6.2(E)(5)(c)(ii). Acceptable methods include concealment, screening, camouflaging, color, materials, texture, shape, size, and location. The proposed equipment will be placed above ground, designed in a manner not to disrupt or alter the natural forms and landscape. The MOA provisions related to visual impacts shall extend to co-locations to ensure uniformity of the tower concealment and minimization of visual impacts.		
7	The applicant shall monitor the base station for maintenance and repair issues, and shall post a sign with contact information to allow persons to report maintenance and repair issues. The applicant must		

	address maintenance and repair issues within 30 days from first contact regarding the issue. The construction plans must reflect the location and design of the information sign. The property owner shall also be held responsible for violations of this condition.		
8	Any generators proposed by the applicant or telecommunication co-locations shall include a noise analysis showing compliance with SFCC § 14-10.2 *"Noise."*		
9	The applicant shall submit a reclamation plan, including a reroute for access to the trail head if required.		
10	The construction plans shall include a note stating the applicant shall comply with SFCC § 14-6.2(E)(5)(l) (Certification).		
11	The Applicant shall seek review and approval from the Historic District Review Board (HDRB)		

III. EXECUTIVE SUMMARY

Gravity Pad Partners, LLC, Agent for AT&T and FirstNet, is requesting to construct a new "*Telecommunications Facilities" (base station)* located at 1160 Camino De Cruz Blanca, off the east end of the St. John's College parking area. The base station design before the Planning Commission is the second design iteration. The first design was presented and denied by the Historic District Review Board (HDRB) on August 11, 2020. The first design was a 75' high mono-pine tower and related equipment. The Applicant has now filed a second application with a new design that consists of a 65' high monopole design tower, open antennas and related ground equipment. The tower will be set back approximately 72 feet from the north property line. As set forth in Subsection 14-12.1, telecommunications facilities are defined as follows:

> *TELECOMMUNICATIONS FACILITIES*
> *The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunication services.*

Review by the Planning Commission is required because the *base station* is in an R-1 District (Residential-1 dwelling unit per acre), and included in the request is a waiver to allow the antennas and tower to exceed the 35-foot height limit for nonresidential use structures in an R-1 District. The Applicant is requesting a waiver pursuant to Subsection 14-6.2(E)(8) "Waivers," to allow both the antenna heights and tower height a maximum height of 65 feet. The waiver will address both the proposed antenna height and any "co-location" on the tower exceeding the 35' height limit allowed by the district.

Subsection 14-6.2(E)(5)(k) requires towers to be set back from property lines by a distance that is at least equal to the height of the tower. The proposed distance to all surrounding property lines exceeds the height of the tower with the closest property line approximately 72 feet, which is the north property line adjacent to Camino De Cruz Blanca.

This public hearing addresses compliance with Subsection 14-6.2(E)(5) *"General Requirements"* and Subsection 14-6.2(E)(8) *"Waivers".*

The Planning Commission does not have authority to consider radio frequency (RF) emissions as part of its review of this case. Federal law provides that no state or local government may regulate the placement, construction, or modification of telecommunications facilities based on the environmental effects of RF emissions. In this context, federal courts in New Mexico have concluded that "environmental effects" include health effects. The Commission's review and decision to approve or deny must not be based upon the environmental or health impacts of RF emissions but rather upon the criteria provided in this report.

The Applicants have complied with all process requirements of Chapter 14 as follows:

- Pursuant to Subsection 14-3.1(E) *"Pre-application"*: Conducted on May 14, 2020;
- Pursuant to Subsection 14-3.1(F) *"Early Neighborhood Notification" ("ENN")*: Conducted two ENN meetings:
    - Virtual meeting conducted with Microsoft Teams on June 30, 2020 (required for Telecommunication before the Planning Commission); and
    - Virtual meeting conducted with Zoom on May 25, 2021 (required by the Land Use Department for changes to the Telecommunication proposal discussed at the May 14, 2020 ENN);
- Pursuant to Subsection 14-3.1(H) "*Notice Requirements*" for ENN's and Public Hearings.

IV. GENERAL REQUIREMENTS

"All towers and antennas, whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable city codes and with the following":

Table 2 General Requirements:

Criterion (a) Zoning Districts; Location:	**Criterion Met:**
Telecommunications facilities* are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:** ***(i) **on existing *structures*;** ***(ii)*** **in *nonresidential* districts; and** ***(iii)*** **in C-2, I-1 and I-2 districts.**	(Yes/No/Conditional/N/A) **YES**

Telecommunication coverage and capacity go hand in hand. Telecommunication facilities are constructed throughout Santa Fe to build networks for the various Telecommunication companies (reference Exhibit F4). The telecommunication facility is proposed on private property within the St. John's College. The proposed location addresses capacity and coverage needs specific to this area for AT&T and FirstNet. However, other Telecommunication companies may be interested in servicing this area and propose co-location on the tower. The proposal is to construct a monopole to mount antennas, and related antenna equipment, and to construct an area on the ground for the transceiver and related ground equipment. Telecommunication facilities are permitted in all zoned districts but are desired in nonresidential, C-2 or I-2 districts. It is not technically feasible to locate this telecommunication facility in a nonresidential, C-2 or I-2 district as they do not exist within the submitted search ring which address the service area. There are no commercially zoned parcels closer than 2 miles from the site.	
Criterion (b) Maximum Height; ***Telecommunications facilities* located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.**	**Criterion Met:** (Yes/No/Conditional/N/A) **CONDITIONAL**
The allowed height in an R-1 District is 35 feet for nonresidential structures on private property. The application includes a waiver request to allow a 65-foot new monopole tower and antennas. If the Planning Commission approves the height waiver, which is addressed in Section V of this staff report, then this criterion will be satisfied. If the Planning Commission denies the waiver, the Applicant will be required to lower the tower and top of antennas to a height of 35 feet. The plans identify an inconsistent height elevation. The east tower elevation identifies top of antennas mounted to a maximum height of 65 feet, while the west tower elevation identifies antenna heights exceeding the Applicant's 65' height waiver request. Under staff's recommended conditions of approval, the tower elevation drawings will need to be revised to reflect City approved heights prior to submitting an application for building permit. The maximum approved height will include and restrict the height of the top of the antenna(s). Staff also recommends a condition that would require the Applicant to include mitigation measures in the Applicant's MOA with the FCC and SHPO that will prohibit any future co-located antennas from exceeding the approved Planning Commission height.	

Criterion (c) Aesthetic Requirements; **Subject to applicable federal standards and design and safety codes, the following criteria must be met:** **(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;** **(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, public *rights of way* and *residentially zoned property*. Acceptable methods to minimize visual impact include concealment, *screening*, camouflaging, color, materials, texture, shape, size and location;** **(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape*; and** **(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application*. Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.**	**Criterion Met:** (Yes/No/Conditional/N/A) **CONDITIONAL**

(i) A criterion that requires placement of telecommunication equipment underground conflicts with 47 U.S.C. § 332 (7)(B)(i)(II), which prohibits City regulation from prohibiting or having the effect of prohibiting the provision of service. The FCC has opined that *"undergrounding requirements can amount to effective prohibitions by materially inhibiting the deployment of wireless service.[1]"* Staff recommends that SFCC Subsection 14-6.2(E)(5)(c)(i) is preempted by federal law and not enforceable.

(ii) St. John's College is listed on the National Registry of Historic Places. The Applicant is working with SHPO to complete the process required by Section 106 of the National Historic Preservation Act. The City is participating as a consulting party. In this process, the Applicant originally proposed a 95' tower designed to look like a pine tree ("monopine"), with related antennas and ground equipment. Based on initial input from SHPO, the Applicant revised the proposed height to 65', changed the design to be a monopole tower with visible antennas and ground equipment, and provided photo simulations. On February 11, 2021, the SHPO formally concluded that the proposal would have an adverse effect on the campus and recommended that the Applicant either (1) change the design or location to remove the adverse effect or (2) develop an MOA to resolve the adverse effect. The Applicant has decided to seek zoning approval from the City before developing an MOA. As a result, the Commission's approval of this application is contingent upon the Applicant entering into an MOA with the FCC, SHPO, and the City. Staff's conditions of approval require the Applicant to incorporate provisions into the MOA that will minimize visual impacts of the monopole tower, antenna, and ground equipment, using acceptable methods as described in 14-6.2(E)(5)(c)(ii).

(iii) The proposed equipment will be placed above ground, designed in a manner not to disrupt or alter the natural forms and landscape. Concealment will satisfy the requirements of 14-6.2(E)(5)(c)(iii).

(iv) The Applicant is not proposing permanent lighting.

Criterion (d) Archaeological Requirements; **Compliance with Section 14-5.3 SFCC 1987 regarding the city's archaeological review districts is required.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
Comments received from the City Historic Preservation Division state that archaeological reconnaissance is not triggered by this application.	
Criterion (e) Signs; **Signs are not allowed unless required for safety reasons or otherwise in compliance with federal, state or local law, or unless permitted by the city;**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant has addressed this criterion.	

[1] FCC FACT SHEET Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment; Accelerating Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment Declaratory Ruling and Third Report and Order WT Docket No. 17-79; WC Docket No. 17-84.

Criterion (f) Telecommunications facilities Maintenance; **All telecommunications facilities shall be maintained so as to be safe, orderly, attractive and in conformity with all applicable federal, state and city laws, ordinances, regulations and codes. Weeds, trash and graffiti shall be promptly removed. All lockable telecommunications facilities shall be kept locked when not being actively serviced. All non-lockable telecommunications facilities shall be kept closed when not being actively serviced.**	**Criterion Met:** (Yes/No/conditional/N/A) **CONDITIONAL**
The Applicant did not address this requirement. Staff's conditions of approval require that Gravity Pad LLC shall monitor the base station for maintenance and repair and provide a sign with contact information to allow neighborhood contact for maintenance and repair issues. All maintenance and repair issues shall be complete within 30 days from contact of the issue. The property owner shall also be responsible for any violation of this section.	
Criterion (g) Noise; **All *telecommunications facilities* shall be designed, constructed and installed in such a manner as to minimize noise to the maximum extent feasible, but in no event shall noise exceed the standards set forth in Article 10-2 SFCC 1987.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
14-10.2 *"Noise"* requires that dBA noise levels in an R-1 Residential Districts not exceed 50 dBA from 7:00 AM – 9:00 PM, and 55 dBA from 9:00 PM – 7:00 AM. No waiver is requested from *SFCC* 14-10.2 *"Noise"*, and this ordinance applies to this proposal and all co-locations to the base station. The Applicant states that *"[a]t no time will the proposed site exceed the standards set forth in Article 10-2 SFCC 1987."* Staff's conditions of approval require that any proposed generator shall include a noise analysis showing compliance with SFCC 14-10.2 *"Noise."*	
Criterion (h) Restoration of Improvements; **Promptly upon completion of a tower or antenna construction, all public and private property improvements, landscaping, fixtures, structures and facilities damaged in the course of construction shall be restored to a condition not less than its condition before commencement of construction or as otherwise agreed to by the applicant.**	**Criterion Met:** (Yes/No/conditional/N/A) **CONDITIONAL**
The Applicant did not address this requirement. Staff's conditions of approval require the Applicant to submit a reclamation plan prior to filing an application for building permit.	
Criterion (i) Airport; **Telecommunications facilities within the Class D airspace surrounding the Santa Fe Airport shall be constructed in conformity with all applicable FAA regulations. A copy of any submittals required to be made to the FAA shall be provided to the city's airport manager at the time the submittal is made to the FAA.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposal is not within a Class D airspace and is not required to submit notification to the FAA.	

Criterion (j) Co-location Requirement; **A tower or tower alternative shall not be approved unless the applicant and the telecommunications owner agree to allow on a nondiscriminatory basis, to the maximum extent technically feasible, the co-location of other antennas on commercially reasonable terms on the approved tower or tower alternative.**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant has designed the tower to accommodate co-location. Two telecommunications providers currently propose to locate on the tower: AT&T and First Net.	
Criterion (k) Tower Setbacks and Separation Distances Between Towers; **All towers shall be set back a distance equal to at least one hundred percent of the height of the tower from any adjoining lot line, measured from the base of the tower. A tower shall not be sited closer than one thousand (1,000) linear feet to another tower, measured from the base of the towers, unless co-location on the existing tower is not technically feasible or would have a significant adverse visual impact. (Ord. No. 2014-31 § 13)**	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposed height of the monopole is 65 feet. The nearest property line from the approximate center of the tower is approximately 75 feet. The distance to the closest existing Telecommunication Stealth Facility is approximately 1.3 miles (7,300 feet).	
Criterion (l) Certification; **On or before one year after the date of any final action approving an application and annually thereafter, the applicant shall provide to the land use director the certification of qualified independent parties that based on an inspection of the approved telecommunications facilities their structural integrity remains intact and they remain in compliance with the radio frequency exposure limits set out in 47 C.F.R. 1.310 Table I (A) and (B).**	**Criterion Met:** (Yes/No/conditional/N/A) **CONDITIONAL**
The Applicant did not address this requirement. Staff's conditions of approval require the applicant to add a note to the development plans stating that the Applicant shall comply with SFCC 14-6.2(E)(5)(l).	

V. WAIVER

Subsection 14-6.2(E)(8) "Waivers" states:

(a) The Planning Commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

As it is stated below, it is not uncommon to find households opting to use mobile phones as primary sources of voice communication versus the landline telephone, and for internet access. The use of mobile technology in household appliances and entertainment systems is also more commonplace. Mobile technology has also enhanced communications for life saving technology within both the public safety and medical fields. FirstNet is an Applicant in this proposal. FirstNet was established out of the 9/11 Commission to enhance communication used by Fire, Police and Emergency Medical Services (EMS). Congress established the First Responder Network Authority (FirstNet) in 2012 as part of the Middle Class Tax Relief and Job Creation Act of 2012.[2] The FirstNet network is being built by AT&T. Staff finds that these circumstances satisfy the criterion of 14-6.2(E)(8)(A)(i).	
(ii) will expedite the approval of an *antenna* or *tower*;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The applicant has stated to *"expedite the approval of any colocation carrier that wanted to locate on the site."*	
(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The applicant is proposing to develop the Telecommunication in accordance with FCC and City standards, including the deployment on the tower of a FirstNet Network.	
(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *tower*s or *antenna*s;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant has agreed and engineered the Base Station to accommodate colocation required by Chapter 14-6.2(E). The applicant is development a MOA as part of the Section 106 Process between the SHPO and FCC to best mitigate to the extent technically feasible adverse visual impacts.	
(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1);	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The Applicant is in al Section 106 process with the SHPO and FCC with the City of Santa Fe as Co Consultants. Following the outcome of City review, the applicant will submit a MOA to address adverse visual impacts to the extent technically feasible. Modification to the application have already been made by the application that reduced the height of the Tower to help address visual impact issues.	
(vi) if the proposed site is located in the escarpment or south-central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposed site is not located within the escarpment or south-central highway corridor overlay districts.	

[2] SEC. 6204. Establishment Of The First Responder Network Authority.

(vii)	improved *telecommunication services* to Santa Fe residents and institutions.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The applicant is proposing to enhance service with limited to no service in the area. The construction of the Base Station will improve service for AT&T customers in the area, as well as provided FirstNet service in the area. Colocation of other carriers will expand additional carrier service to area residents and institutions.		

The Applicant has addressed items (i) through (vii) above (reference Exhibit G *"Applicant Submittals"*).

Subsection14-6.2(E)(8)(b) "Wavers" identifies *"Factors to be considered in granting a waiver"* to justify the Findings which include:

(i) the design of the proposed telecommunications facilities, with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

Staff Review:
The design of the proposed tower is being processed by the SHPO along with the City through the Planning Commission and Historic Districts Review Board (HDRB). The application is subject to Section 106 review with the SHPO, and the City acting as a consulting party. The original design was a 75-foot-high monopine tower. As a result of the Section 106 process the Applicant reduced the tower from a 75-foot-high monopine tower to a 65' high monopole design. Comments and correspondence received from the SHPO regarding the tower design stated despite the reduction to 65' in height, "*Section 106 consultation found that the proposed cell tower would result in an adverse effect to the St. Johns College Campus, which is listed on the National Register."* The Applicant is now proposing a 65' high monopole design through the City. Following the City process the Applicant submit a MOA in accordance with Section 106 procedures with the SHPO and the FCC to address adverse impacts, pending the outcome of City Review. The MOA will address agreed mitigation methods for the monopole tower. Due to this ongoing process, Staff's conditions require that the MOA include mitigation measures that follow acceptable methods to minimize the visual impact such as concealment, screening, camouflaging, color, materials, texture, shape, size, and location. The proposed equipment will be placed above ground, designed not to disrupt or alter the natural forms and landscape. Concealment shall satisfy the requirements of 14-6.2(E)(5)(c)(ii).

(ii) the nature of uses on adjacent and nearby properties, including proximity to residentially zoned property, the BCD and historic, escarpment and south-central highway corridor overlay district;

Staff Review:
The College is made up of several tracts of land. The project site is located on a tract of land approximately 19.04 acres adjoining Camino De Cruz Blanca. The property is

zoned R-1 (Residential- 1 Dwelling unit per acre) and is within the Historic Review District overlay district. The College is an institutional use allowed within an R-1 District. The project tract includes tennis courts, soccer fields, parking areas, and the College facility buildings. The adjacent uses consist of the additional college facilities and residential lands (reference Table 3 and Figure 1 below).

Table 3 Adjacent Uses

Direction	USE	Approximate Distance (ft)	Zoning
North	Los Miradores	150	Residential
East	Single Family	637	
West	Tennis courts, a soccer field, park, parking areas, buildings.	924	Institutional
South	College Campus and Student Dorms	443	

Figure 1 Distance to Uses (reference Exhibit F3)



(iii) the surrounding topography;

Staff Review:
The topography around the site is hilly and located within the City's Mountainous and Difficult Terrain.

(iv) the surrounding vegetation;

Staff Review:
The surrounding vegetation consists of mature evergreen and shrubs throughout the area. An arroyo runs along the southern boundary of the project tract and has been identified as a FEMA flood zone. The arroyo separates the main college campus and project site. The proposed project site is located at the east end of the parking area for the lower trailhead for the Atalaya Mountain Trail. The trailhead access will need to be rerouted around the telecommunication facility.

(v) the availability of existing towers or other structures for co-location or of alternative antenna configurations with less visual impact;

Staff Review:
There are no towers in the area, the Applicant has proposed a tower design that will allow co-location. The applicant has stated in the ENN that colocation on existing structures are not feasible due to the property owner constraints or network incompatibility. The Applicant will need to address co-location in the MOA to insure uniformity of the tower concealment and mitigation to visual impacts.

(vi) the proposed ingress and egress; and

Staff Review:
The Applicant will utilize existing ingress/egress from the College entrance to access the site.

(vii) improved telecommunication services to Santa Fe residents and institutions.

Staff Review:
The telecommunication industry has seen vast changes in technology from its introduction by the American Telephone & Telegraph (AT&T) Company in 1943 in its analog form through today with the implementation of its digital form and efficient use of bandwidth. In today's era, the *"Fourth Generation"* technology (Long Term Evolution and Long Term Evolution Advanced i.e. 4GLTE, 4GLTE Advanced) has revolutionized the mobile platform by increasing speed and bandwidth with Generation 5 under development and now being deployed throughout the United States.

It is not uncommon to find households opting to use mobile phones as primary sources of voice communication versus the landline telephone, and for internet access. The use of mobile technology in household appliances and entertainment systems is also more commonplace. Mobile technology has also enhanced communications for life saving technology within both the public safety and medical fields.

The telecommunication industry continues to advance itself toward its migration to the *"Fifth Generation"* (5G) technology for faster download and upload speeds, beaming technology and low latency[3] mobile communication.

New technology often meets with stagnant legislation that fails to keep up with the industries changes and demands. These demands include:

- Medical monitoring,
- Autonomous vehicles,
- Machine automation,
- Machine-to-machine communication,
- Global Positioning Systems (GPS) for use in mapping and direction,
- Voice and video communication,
- Email and text data,
- Entertainment i.e. social media, gaming, movie streaming,
- Cloud based application i.e. IOS Siri, Google Now and Microsoft Cortana, and
- The internet of things (IoT) i.e. smart devices such as watches, thermostats, and home and business security surveillance monitors etc.

The list of mobile uses is extensive and continuously increasing. As the population of these technologies increases the demand on the Telecommunication Industry is to provide more bandwidth with faster and reliable mobile service. A Telecommunication Facility in the area will improve telecommunication services to residents, institutions and visitors by adding capacity, along with improving the overall telecommunication network service within the City of Santa Fe. There will also be the potential for co-location for diversity of carrier services such as T-Mobile, Verizon and Dish Network etc.

VI. EARLY NEIGHBORHOOD NOTIFICATION

Neighborhood meetings and two Early Neighborhood Notification (ENN) meetings were held regarding the proposed telecommunication facility and waiver. The first ENN occurred on June 30, 2020, and the second ENN occurred on May 25, 2021. Both ENN's were conducted virtually; first, via Microsoft Teams and the second via Zoom.

[3] Latency is another element that contributes to network speed. The term latency refers to any of several kinds of delays typically incurred in processing of network data. A so-called low latency network connection is one that experiences small delay times, while a high latency connection suffers from long delays.

June 30, 2020, ENN:
The meeting attendance included the Applicants, City staff, plus many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation.

Members of the public noted four main concerns:

1. The concern that was raised identified the location of the tower and the negative visual impacts to the residences of Los Miradores to the north, single-family residences to the east, and travelers along Camino De Cruz Blanca.
2. The monopine design did not blend in with the immediate environment identifying the only 75' high pine tree in the area bringing more attention to the structure as a telecommunication tower.
3. The College property had other tower locations including building mounted antennas that were less impactive to the neighbors and travelers along Camino De Cruz Blanca.
4. Why a co-location on the city water tank located southeast of the college was not a viable location.

May 25, 2021, ENN:
The meeting attendance included the Applicant, City staff, and many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation. The second meeting addressed changes to the tower design, which came about as a result of the Section 106 review with the SHPO and included a reduction in height from 75' to 65' and a monopole design versus a monopine design. The position of the attendees did not waver from the first ENN on Jun 30, 2020, except for one who argued that the Applicant should not be allowed to continue through the application process because the application has already been denied by the Historic District Review Board (HDRB). The position of the City Attorney's Office is that the Board's denial of the initial application does not preclude the opportunity of the Applicant to submit a new application with a revised design and additional information.

VII. EXPIRATION DATE

Per 14-3.19(B)(6), the approval shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

VIII. EXHIBITS:

EXHIBIT A: Findings of Fact and Conclusions of Law

EHXIBIT B: SHPO and HDRB Comments and review

1) HDRB action letter to the applicant
2) Correspondence from City Historic Division addressing archaeological concerns.
3) SHPO response to Section 106

EXHIBIT C: Early neighborhood Notification

1) Guidelines (June 30, 2020)
2) Meeting Notes (June 30, 2020)
3) Guidelines (May 25, 2021)
4) Meeting Notes (May 25, 2021)

Exhibit D: Correspondence

Exhibit E: United States Code (USC) and Code of Federal Regulations (CFR)

EXHIBIT F: Maps and Photos

1) Zoning Map
2) Aerial Photo
3) Use Distance
4) Telecommunication networks with the city

EXHIBIT G: Applicant Submittals*

1) Application Materials

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Planning & Land Use Department Director	Jason Kluck	*JMK*
Land Use Current Planning Planner Manager	Noah Berke, AICP	*NLB*
Land Use Department Case Manager	Dan Esquibel	DAE

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT A

Findings of Fact and Conclusions of Law

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2020-2639
Address – St. John's College, 1160 Camino de Cruz Blanca
Agent's Name – Gravity Pad Partners, LLC
Owner/Applicant's Name – AT&T/FirstNet NML0255

THIS MATTER came before the Planning Commission (Commission) for hearing on July 1, 2021 upon the application (Application) of Gravity Pad Partners, LLC, as agent for AT&T/FirstNet NML0255 (Applicant). The Applicant requests approval of a new telecommunications facility and a waiver to the maximum height allowed in an R-1 zoning district (Project). The proposed Project site is located at the St. John's College Campus at 1160 Camino del Cruz Blanca and is approximately 19.04 acres (Property). The Property is zoned R-1 PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review overlay district.

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

FINDINGS OF FACT

Background

1. The St. John's College campus is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development) and is located within the City's Historic Review District overlay district.
2. On September 16, 2021, the Applicant submitted an application for a new telecommunications facility on the campus.
3. The proposed project site is located at the east end of the northern parking area adjacent to the lower trailhead for the Atalaya Mountain Trail.
4. In the application, the Applicant proposed to construct a new telecommunications tower on the campus to a height of 75 feet, designed to look like a single pine tree, or "monopine," with the antennas hidden by "foliage."
5. The proposed telecommunications facility would also include an equipment enclosure at ground level, with dimensions of 72" by 102".
6. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.
7. The Applicant has designed the tower and ground equipment to accommodate additional FCC wireless carriers that want to co-locate on the tower in the future.
8. St. John's College is listed on the National Register of Historic Places.
9. Because the College is listed on the National Register, the Applicant has been working with State Historic Preservation Office (SHPO) of the New Mexico Department of Cultural

Affairs to complete the process required by Section 106 of the National Historic Preservation Act.

10. On December 7, 2020, the City sent a letter to the Applicant, requesting to participate in the Section 106 process as a consulting party; and on February 25, 2021, the Applicant sent a letter to the City, granting the City's request to participate as a consulting party.
11. Based on initial input from SHPO, the Applicant reduced the proposed tower height to 65', changed the design of the tower from a monopine to a monopole with visible antennas and ground equipment, and provided photo simulations showing what the proposed 65' monopole tower would look like from a variety of vantage points.
12. On February 11, 2021, after reviewing the photo simulations, the SHPO formally concluded that the proposed telecommunications facility would have an adverse effect on the federally listed property due to the tower's inconsistent design with the property's setting, including the architecture and landscape design.
13. The SHPO found that the industrial design and height of the tower would have an overwhelming presence and would detract from the campus's historic setting.
14. The SHPO recommended that the Applicant either (1) change the design or location to remove the adverse effect on the registered property, or (2) develop a Memorandum of Agreement (MOA) with the FCC, SHPO, and City to resolve the adverse effect, as contemplated by the FCC's Nationwide Programmatic Agreement, Section VII.
15. The Applicant has decided to seek zoning approval from the City before developing an MOA with the FCC, SHPO, and City.
16. On March 19, 2021, the Applicant submitted revised plans, reflecting the reduced 65' height and revised monopole design.

Procedural Requirements

17. The Santa Fe City Code ("SFCC") Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC §1 4-3.1(F)(2)(a)(ix)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
18. A pre-application conference was held on May 14, 2020.
19. The Applicant conducted two virtual ENN meetings, on June 30, 2020 (to discuss the original application), and on May 25, 2021 (to discuss the revised height and design).
20. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meetings was properly given.
21. The ENN meeting was attended by representatives of the Applicant, City staff, and many members of the public. Members of the public raised concerns about the location of the tower; negative visual impacts on nearby residences and travelers on Camino de Cruz Blanca; the proposed design of the monopine; the perceived availability of other, less impactful locations; and whether the new telecommunications facility could be added to an existing tower or structure.
22. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
23. SFCC Section 14-6.2(E)(6) sets forth certain submittal requirements that must be included with an application for a telecommunications facility (Submittal Requirements).

24. Staff determined that the Application would meet the Submittal Requirements and the requirements for Planning Commission approval set forth in SFCC Section 14-6.2(E)(5) and (8) if the Commission approves the Application subject to certain conditions of approval, as set forth in the Staff Report.

SFCC Section 14-6.2(E) - General

25. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(a) provides that a "tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the [Commission] for compliance with this section and all applicable city codes."
26. Pursuant to SFCC Section 14-6.2(E)(4)(a), to approve an application, the Commission must "determine that: (i) the application complies with [SFCC Section 14-6.2(E)]; (ii) the proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed; (iii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable."
27. Pursuant to SFCC Section 14-6.2(E)(4)(d), the Commission may place conditions upon its approval of the application if the conditions do not prohibit or have the effect of prohibiting the provision of telecommunication services.
28. Pursuant to SFCC Section 14-6.2(E)(4)(a)(i), the Commission finds that the Application complies with SFCC Section 14-6.2(E) if the Application is approved subject to the conditions of approval set forth in the Staff Report and the Applicant demonstrates that a height waiver is warranted.
29. Pursuant to SFCC Section 14-6.2(E)(4)(a)(ii), and based on the information set forth in the Staff Report and exhibits and the additional testimony and evidence presented at the hearing, the Commission finds that the proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage.
30. Pursuant to SFCC Section 14-6.2(E)(4)(a)(iii), and based on the information set forth in the Staff Report and exhibits and the additional testimony and evidence presented at the hearing, the Commission finds that the Applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable.

SFCC Section 14-6.2(E)(8) – Height Waiver

31. The maximum allowable height for a nonresidential structure in an R-1 zoning district is 35 feet.
32. The Applicant requests for a waiver to allow the antennas and tower to be constructed to a maximum height of 65 feet.
33. Pursuant to SFCC Section 14-6.2(E)(5)(b), "[t]elecommunications facilities located on new structures shall not exceed the maximum height for buildings otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of telecommunications facilities shall be one hundred feet."

34. Under SFCC Section 14-6.2(E)(8)(a), the Commission may grant a waiver to the standards set forth in SFCC Section 14-6.2(E)(8)(a) or otherwise within its jurisdiction if the Commission finds that the waiver meets the criteria set forth in SFCC Section 14-5.2(E)(8)(a)(i)-(vi).
35. SFCC Section 14-6.2(E)(8)(b)(i)-(vii) lists factors that the Commission must consider in granting a waiver, including the proposed design of the telecommunications facilities, the uses on nearby properties, the surrounding topography and vegetation, the availability of existing towers or other structures for co-location, the proposed ingress and egress to the site, and whether the Project will result in improved telecommunication services to Santa Fe residents.
36. The Staff Report includes an analysis of the factors set forth in SFCC Section 14-6.2(E)(8)(b)(i)-(vii).
37. Pursuant to SFCC Section 14-6.2(E)(8)(a)(i), the Commission finds that granting the height waiver is in the best interest of the community as a whole because it will expand wireless coverage for both personal and emergency uses and facilitate the use of advanced and developing technology.
38. Pursuant to SFCC Section 14-6.2(E)(8)(a)(ii), the Commission finds that granting the height waiver will expedite the approval of the proposed telecommunications facilities and the co-location by other carriers who wish to use the site in the future.
39. Pursuant to SFCC Section 14-6.2(E)(8)(a)(iii), the Commission finds that granting the height waiver will not jeopardize the public health, safety and welfare to the extent that the City has jurisdiction to regulate these matters. The telecommunications facilities will be developed in accordance with FCC and City standards and will include the deployment of a FirstNet network, which will provide important tools to public safety agencies and first responders, allowing them to get more information quickly. Pursuant to SFCC Section 14-6.2(E)(4)(c) and federal law, the Commission may not regulate the placement of telecommunications facilities on the basis of the environmental effects of radio frequency emissions where such telecommunications facilities comply with FCC regulations.
40. Pursuant to SFCC Section 14-6.2(E)(8)(a)(iv), the Commission finds that granting the height waiver will mitigate the adverse impacts of tower proliferation and limit the need for construction of new towers or antennas because the Applicant has engineered the tower and base station to accommodate co-location, as required by SFCC Section 14-6.2(E). The Commission further finds that the adverse visual impacts of the antenna will be mitigated through the pending Section 106 process.
41. Pursuant to SFCC Section 14-6.2(E)(8)(a)(v), the Commission finds that granting the height waiver will better serve the purposes of the City's telecommunications ordinance because the height is required to support the desired coverage and technology, the proposed height has already been reduced through the pending Section 106 process, and the MOA required by federal law will be designed to further mitigate adverse impacts of the height.
42. Pursuant to SFCC Section 14-6.2(E)(8)(a)(vi), the Commission finds that the proposed site is not located in the escarpment or south central highway corridor overlay districts.
43. Based on the information set forth in the Staff Report and exhibits and the additional testimony and evidence introduced at the hearing, the Commission finds that all criteria for granting a waiver to the maximum height in an R-1 zoning district have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Commission has the authority to review and approve or deny the Application, including the request to exceed the maximum height allowed in an R-1 zoning district.
2. The Project is subject to the requirements and standards set forth in SFCC Section 14-6.2(E), Telecommunications.
3. The Application will meet the general requirements set forth in SFCC Section 14-6.2(E)(5) and the Submittal Requirements set forth in SFCC Section 14-6.2(E)(6) if the Application is approved with the conditions recommended by staff, which must be met before the Applicant files an application for a construction permit.
4. The Applicant has demonstrated that the waiver criteria set forth in SFCC Section 14-6.2(E)(8)(b) have been met as required to obtain a waiver to exceed the maximum height allowed in an R-1 zoning district.
5. The Application should be approved subject to the conditions recommended by staff because the conditions are necessary for compliance with SFCC Section 14-6.2(E) and do not prohibit or have the effect of prohibiting the provision of telecommunication services.
6. The Commission's approval of these written Findings of Fact and Conclusions of Law constitutes the date of final action by the City Planning Commission.
7. To obtain full City zoning approval of the Project, the Applicant must also obtain review and approval from the Historic Districts Review Board.

WHEREFORE, IT IS ORDERED ON THIS 1ST DAY OF JULY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Commission approves the Application, including the request for a waiver to the maximum height allowed in the R-1 zoning district, subject to the conditions of approval recommended by staff. The approval shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

_____ _____

Sally A. Paez Date:
Assistant City Attorney

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT B

SHPO and HDRB Comments and review

Attachments:

1) HDRB action letter to the applicant
2) Correspondence from City Historic Division addressing archaeological concerns.
3) SHPO response to Section 106

EXHIBIT B1

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Sean Milks of Gravity Pad Partners, LLC, agent for St. John's College, owner, proposes to install a 75'-tall AT&T "monopine" telecommunications tower. A telecommunications waiver is requested to exceed the maximum allowable height, per Section 14-6.2(E)(8)(c).

Case number: **2020-002194-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1160 Camino de Cruz Blanca

OW – St. John's College Attn: Michael Duran 1160 Camino de Cruz Blanca Santa Fe, NM 87505
MichaelDuran@sjc.edu

AP – Gravity Pad Partners LLC Attn: Sean Milks 205 Tierra Corrales Corrales, NM 87048 sean@thefsg.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (Board) acted on your request at its hearing held August 11, 2020. The Board denied the proposal on the basis that the applicant failed to demonstrate with substantial evidence that the requirements set forth in the Santa Fe City Code (SFCC) Subsections 14-6.2(E)(4)(b) and 14-6.2(E)(8)(c) have been met. Specifically, the applicant failed to demonstrate that no other less intrusive means or alternative to the proposed siting and design is practicable because the applicant did not show that existing structures or towers of a lower height would be inadequate to allevaite the gap in coverage. Additionally, the applicant failed to qualify for a waiver to the maximum allowable height of sixteen feet (16') because the applicant failed to show that that the proposal would not damage the character of the historic district and that the proposal would provide the least negative impact with respect to the purposes of the Historic Districts Ordinance, SFCC § 14-5.2. For further information please call 955-6605.

Sincerely,

Lisa Gavioli Roach

Lisa Gavioli Roach
Historic Preservation Division Manager

EXHIBIT B2

Re: St. Johns Tower

Nicole Thomas <nicole@wonderstoneconsulting.com>

Fri 6/4/2021 8:29 AM

To: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Dan,
No archaeological work is needed. The project doesn't meet the threshold for the district it is in, but also, as part of the Section 106 compliance a study was performed.
Thanks,
Nicole

From: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Date: Wednesday, June 2, 2021 at 11:53 AM
To: Nicole Thomas <nicole@wonderstoneconsulting.com>
Subject: RE: St. Johns Tower

Is there archaeological requirements for this proposed tower?

Dan Esquibel
Planner Senior
Land Use Dept., Current Planning Division
Office: 505-955-6587
Email: daesquibel@santafenm.gov

EXHIBIT B3

Michelle Lujan Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 11, 2021

Sean Milks
Gravity Pad Partners, LLC
sean@thefsg.com

Re: Log 113831, St. Johns Cell Tower, 1160 Camino De Cruz Blanca, Santa Fe

Dear Mr. Milks:

I am writing in regard to Gravity Pad Partners' Section 106 SHPO submittal (FCC File No. 0009221522) and subsequent photo simulation for a proposed cell tower at the St. Johns College Campus. The original Section 106 consultation found that the proposed cell tower would result in an adverse effect to the St. Johns College Campus, which is listed on the National Register. Our office, however, recommended that a photo simulation of the cell tower be completed to better assess whether the tower would result in an adverse effect. Based on review of the photo simulation and the original Section 106 submittal, as well as our own records, SHPO concurs that the tower will result in an adverse effect to the National Register listed St. Johns Campus due to the tower's inconsistent design with the property's setting, including its architecture and landscape design.

We noted in the St. Johns National Register nomination the following: "St. John's College in Santa Fe is significant at the state level under National Register Criterion C in the area of landscape architecture because its landscape plan, designed by Garrett Eckbo, reflects mid-20th-century ideas in landscape design." The proposed tower will stand at 95-feet tall and its industrial design will not blend with the property's setting; rather its overwhelming presence will detract from the campus's historic setting. We recommend that you first determine whether the tower's design or location can be changed to reach a no adverse effect. If this is not possible, the proponent must develop a memorandum of agreement (MOA) to resolve the adverse effect (please refer to the FCC's Nationwide Programmatic Agreement, Section VII). Prior to developing a plan to resolve the adverse effect and develop the MOA, we strongly recommend that you set up a meeting with our office and other interested consulting parties to determine how to best proceed with the MOA. Our office has example and template MOAs and can assist with the development of an MOA.

Please contact me if you would like to discuss this project further. I can be reached at andy.wakefield@state.nm.us or 505.827.6162.

Sincerely,

S. Wakefield

S. Andrew Wakefield
Archaeologist

From: towernotifyinfo@fcc.gov
To: Wakefield, Andy, DCA
Subject: [EXT] Section 106 Notification of SHPO/THPO Concurrence- Email ID #5561653
Date: Thursday, February 11, 2021 3:15:36 PM

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:
Date of Action: 02/11/2021
Direct Effect: Adverse Effect on one or more Historic Properties in APE
Visual Effect: No Adverse Effect on Historic Properties in APE
Comment Text: Log 113831. We recommend that the proponent first determine whether the tower's design or location can be changed to reach a no adverse effect. If this is not possible, the proponent must develop a memorandum of agreement (MOA) to resolve the adverse effect (please refer to the FCC's Nationwide Programmatic Agreement, Section VII). Prior to developing a plan to resolve the adverse effect and develop the MOA, we strongly recommend that you set up a meeting with our office and other interested consulting parties to determine how to best proceed with the MOA. Our office has example and template MOAs and can assist with the development of an MOA.

File Number: 0009221522
TCNS Number: 204259
Purpose: Update
Original Purpose: New Tower Submission Packet

Notification Date: 7AM EST 11/18/2020

Applicant: Gravity Pad Partners LLC
Consultant: Hammerstone Environmental
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: St. John's
Site Address: 1160 Camino De Cruz Blanca
Detailed Description of Project:
Site Coordinates: 35-40-6.7 N, 105-54-42.4 W
City: Santa Fe
County: SANTA FE
State:NM
Lead SHPO/THPO: State Historic Preservation Office of New Mexico

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Re: FCC Section 106 (St. John's Tower) (Log 113831)

From: Sean Milks <sean@thefsg.com>
Sent: Thursday, February 11, 2021 3:52 PM
To: Wakefield, Andy, DCA <Andy.Wakefield@state.nm.us>
Cc: Esquibel, Daniel <daesquibel@santafenm.gov>; BERKE, NOAH L. <nlberke@santafenm.gov>; PAEZ, SALLY A. <sapaez@santafenm.gov>; Nicole Thomas <nicole@wonderstoneconsulting.com>; Moffson, Steven, DCA <Steven.Moffson@state.nm.us>; Ensey, Michelle, DCA <michelle.ensey@state.nm.us>; 'Kevin Winner (kevin@winnermanagement.net)' <kevin@winnermanagement.net>; Richard <richardburleson70@yahoo.com>
Subject: [EXT] Re: FCC Section 106 (St. John's Tower) (Log 113831)

Thank you for the clarification Andy. So at this point what do you think we can do in an effort to not have the site as adverse affect? We have to be taller than the tree line. Do you feel that the monopine would blend in better at the 65 ft level? Any feedback would be appreciated.

Thank you,

Sean Milks
602-330-5150

From: "Wakefield, Andy, DCA" <Andy.Wakefield@state.nm.us>
Date: Thursday, February 11, 2021 at 2:45 PM
To: Sean Milks <sean@thefsg.com>
Cc: "Esquibel, Daniel" <daesquibel@santafenm.gov>, "BERKE, NOAH L." <nlberke@santafenm.gov>, "PAEZ, SALLY A." <sapaez@santafenm.gov>, Nicole Thomas <nicole@wonderstoneconsulting.com>, "Moffson, Steven, DCA" <Steven.Moffson@state.nm.us>, "Ensey, Michelle, DCA" <michelle.ensey@state.nm.us>, "'Kevin Winner (kevin@winnermanagement.net)'" <kevin@winnermanagement.net>, Richard <richardburleson70@yahoo.com>
Subject: RE: FCC Section 106 (St. John's Tower) (Log 113831)

Hi Sean,

Yes, I put 95 feet from the original submittal, but our analysis of whether it was an adverse effect was based on the photo simulations, which would have been the 65 feet. Our assessment concurs with your contractor's original assessment of adverse effect.

Please let me know if you would like to discuss this further.

Thanks.

Andy Wakefield
Archaeologist
New Mexico Historic Preservation Division
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, New Mexico 84501
505.827.6162

From: Sean Milks [mailto:sean@thefsg.com]
Sent: Thursday, February 11, 2021 3:03 PM
To: Wakefield, Andy, DCA
Cc: Esquibel, Daniel; BERKE, NOAH L.; PAEZ, SALLY A.; Nicole Thomas; Moffson, Steven, DCA; Ensey, Michelle, DCA; 'Kevin Winner (kevin@winnermanagement.net)'; Richard
Subject: [EXT] Re: FCC Section 106 (St. John's Tower) (Log 113831)

Hi Andy,

Thank you for the letter and your response. The letter states that the monopole at 95' would have an adverse affect on the St. John's campass however we have lowered the site to 65'. Can you please confirm that you still feel the site will have an adverse affect if it was lowered to 65'?

Thank you,

Sean Milks
602-330-5150

From: "Wakefield, Andy, DCA" <Andy.Wakefield@state.nm.us>
Date: Thursday, February 11, 2021 at 1:54 PM
To: Sean Milks <sean@thefsg.com>
Cc: "Esquibel, Daniel" <daesquibel@santafenm.gov>, "BERKE, NOAH L." <nlberke@santafenm.gov>, "PAEZ, SALLY A." <sapaez@santafenm.gov>, Nicole Thomas <nicole@wonderstoneconsulting.com>, "Moffson, Steven, DCA" <Steven.Moffson@state.nm.us>, "Ensey, Michelle, DCA" <michelle.ensey@state.nm.us>
Subject: RE: FCC Section 106 (St. John's Tower) (Log 113831)

Hi Sean,

Please see the attached SHPO consultation letter for this project. These comments and SHPO concurrence with the adverse effect assessment will also be submitted through the FCC E106 system.

Please contact me if you would like to discuss this further.

Thanks.

Andy Wakefield
Archaeologist
New Mexico Historic Preservation Division
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, New Mexico 84501
505.827.6162

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT C

Early neighborhood Notification

Attachments:

1) Guidelines (June 30, 2020)
2) Meeting Notes (June 30, 2020)
3) Guidelines (May 25, 2021)
4) Meeting Notes (May 25, 2021)

EXHIBIT C1

ENN GUIDELINES

Applicant Information

Project Name: NML0255 ST. John's college

Name: Miks (Last) Sean (First) C (M.I.)

Address: P.O. Box 2755 (Street Address) Suite/Unit #

Corrales (City) NM (State) 87048 (ZIP Code)

Phone: 602 330-5150 E-mail Address: SeanC@Thef5G.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

please see Attached

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT ***For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.***

please see attached

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

please see Attached

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN ***For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

please see attached

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

Please see attached

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE ***For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

please see attached

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS ***For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.***

Please see Attached

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

please see Attached

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

please see attached

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

Please see attached

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

please see Attached

(l) ADDITIONAL COMMENTS (optional)

(a) Effect on character and appearance of the surrounding neighborhoods

Architectural design review – The proposed site is a new 75' telecommunications Monopine located next to several other existing monopines near the parking lot of the St. John's College located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505. The exact location of the proposed lease area is depicted on the attached site plan attached to this letter. The proposed ground space for the tower and equipment will be directly below the monopine and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The entire area will be approximately 50' x 50'.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Lighting – No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Signs – There will be no signage on the existing telecommunications facility. No additional signage is proposed except as required by law.

Telecommunications – This is for AT&T/FirstNet increased coverage and capacity in this area, and for providing enhanced E-911 services for all first responders.

Open space and trails and parks – AT&T/FirstNet is proposing to build a site in an unincorporated area of the St. John's campus, next to a parking lot. The proposed location will not take up any parking spaces and will not interfere with any of the walking trails that surround the St. John's campus. The equipment area is minimal impact to open space, trails or parks, and further will be mitigated by fencing that blends into the surrounding area. Access to the trail will not be impacted by this proposal as our equipment area will be located north of the trail.

Landscaping – Landscaping is not required, and is not being proposed.

BCD regulations are met – The proposed site is not located in the Business Capital District so there will be no impact to the BCD.

Number of stories of buildings – Not applicable for this proposal.

The average setbacks – The site meets or exceeds the setbacks for this area.

Mass and scale of the project – The proposal is to build a new 75' monopine that will be located near several other existing monopines. The proposed facility will be disguised as best as possible to blend in with the natural surroundings. The proposed ground space for the tower and equipment will be directly below the monopine and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The site is unmanned and

generates low DB levels, no dust, odor or vibration that would adversely affect the surrounding area.

Architectural style of any construction – The proposed site is designed to aesthetically blend into the area by building a monopine where there are existing monopines. AT&T/FirstNet proposed colors consistent with Santa Fe's color pallet and the existing fencing in the area for the ground equipment will further integrate the site into the area by designing it to blend in to the surrounding area as much as possible.

Access to public places, open spaces or trails – The proposed site creates no adverse effect on access to public places, open spaces or access to trails.

(b) Effect on protection of the physical environment

Terrain management – The proposed ground equipment compound is located next to the parking lot and would have a minimal effect on the physical environment.

Escarpment – This proposal will not adversely impact the topography of the subject parcel or surrounding parcels.

Landscape – Landscaping is not required, and is not being proposed.

BCD – This site is not in the Business Capital District.

Architectural design – The proposed site is designed to aesthetically blend into the area by building a monopine in an area where there are existing trees. Although we can't make it invisible, we are proposing a location that that would blend in to the landscape. The panel antennas will be painted to match the foliage of the leaves on the tree. The 6' coyote fencing will match the existing fence the is currently in the area which will further integrate the site into the area by designing it to blend in to the surrounding area.

Flood plain – this proposed site is not in an identified flood zone. Flood control regulations will be met or mitigated as required.

Trash generation – This is proposed as an unmanned facility and will not generate trash.

Lighting - No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Fire risk – The proposed site will comply with Santa Fe fire code. The system is monitored 24 hours a day, seven days a week by an automated system as well as by the AT&T Mobility network operations center.

Use of hazardous materials – This project will not generate hazardous materials because of this proposal.

Easements – A power and/or phone easement will be required to provide electricity and communications for the proposed site and will not impact open space or other environmental features.

(c) **Impacts on any prehistoric, historic, archaeological, or cultural sites or structures, including acequias and the historic downtown**

BCD - This site is not in the Business Capital District.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Archaeological review – As part of FCC requirements, all wireless license holders must perform a full environmental study including NEPA and SHPO reports before construction of a new communications site to identify any potential impact to endangered species or subsurface artifacts. AT&T/FirstNet follows the recommendations of these reports including archeological surveys, if required. Based upon past information, it does not appear that there will be any negative environmental or cultural impacts from this proposal. If mitigation however is required, AT&T/FirstNet will comply with that mitigation.

Project's compatibility with any historic or cultural sites located on the property where the project is proposed – There are no know historic or cultural sites located on the property.

(d) **Relationship to existing density and land use within the surrounding area**

The proposed facility is unmanned and will not affect parking, pedestrian safety, congestion, flow of pedestrian or vehicular traffic for the disabled, children, low-income and elderly services. AT&T/FirstNet will utilize an access easement to visit the site for monthly maintenance and/or emergencies.

This proposed wireless telecommunications facility will provide better continuous coverage for AT&T/FirstNet customers in Santa Fe. The added E-91 services will also cover the St. John's college campus for the students/faculty in case of an emergency. The improved coverage will enhance the daily lives of the citizens of Santa Fe with fewer dropped calls and improved access to internet services.

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

AT&T/FirstNet communication network in Santa Fe helps to foster this goal by the following:

1. Improving the climate for doing business in Sant Fe by improving the communication infrastructure that all business needs to thrive.
2. Ensuring that Santa Fe's skilled and competitive workforce can communicate effectively.
3. Attracting and retaining entry level and high-end job opportunities by delivering the nation's fastest wireless network to the Santa Fe residents.

(g) **Effect upon availability of affordable housing and availability of housing choices for all Santa Fe residents.**

The proposed plan for AT&T/FirstNet will not affect affordable housing and the availability of housing choice for Santa Fe residents. As many residential land line phones are being replaced by mobile phones the necessity of better coverage, capacity, and internet coverage is more important than ever for households and families.

(h) **Effect upon public services such as firs, police protection, school services and other public services and other public services or infrastructure elements such as water, power, sewer, communications, bus systems, commuter or other services or facilities.**

The proposed wireless telecommunications facility is an unmanned facility. Maintenance is required approximately once a month for a few hours unless there is an emergency or equipment outages that require repairs. This proposal will not require school services, water, sewer, gas, bus systems, or other public services or facilities other than police and fire protection as well as power and telephone line use.

The power and telephone usage at the proposed location are consistent with standard commercial demands and would not interfere with the existing power and telephone usage in the City of Santa Fe. The proposed location would improve the coverage and capacity for AT&T/FirstNet in this area. This proposed facility will enhance the communications in this area for emergency providers and personnel using AT&T/FirstNet, as well as providing emergency E-911 wireless services for the first responders.

(i) **Impacts upon water supply, availability and conservation methods**.

The proposed wireless telecommunications facility is an unmanned facility that does not require water; therefore, this is not applicable where water conservation and sewer usage is concerned. There will not be any distribution lines interfered with for this proposal.

(j) **Effect on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhoods and recreational activity and employment centers.**

The proposed facility is an unmanned facility where it offers wireless phone and internet coverage for AT&T/FirstNet customers. This proposal offers covers and capacity for

AT&T/FirstNet customers where there is limited coverage and capacity currently. This proposal promotes community integration, social balance, and takes into consideration pedestrian-oriented design, linkages among neighborhoods, recreational activity and employment centers by offering the necessary wireless coverage to contract others through their wireless devices.

(k) **Effect upon Santa Fe's urban form**

The proposed wireless communication site will have little effect on the physical aspect of Santa Fe's urban form as AT&T/FirstNet proposes to install antennas on a concealed monopine. The supporting equipment cabinets will be placed below the monopine and behind a 6' coyote fence to match the existing fencing in the area.

By integrating this proposed site on the monopine, it limits the impact urban design, as it blends in with the surrounding environment. Socially the urban form is positively impacted by the proposed site as it expands the ability of citizens to communicate with each other and share information to enhance their lives and culture. In addition, it will provide improved access to essential E-911 services increasing safety and security in the City of Sant Fe

EXHIBIT C2

City of Santa Fe
Land Use Department
Early Neighborhood Notification Meeting Notes

Project Name	ENN: Telecommunication Facility and Waiver
Project Location	1160 Camino De Cruz Blanca Road
Project Description	New Telecommunications Facility with waiver to height and setback.
Applicant / Owner	Gravity Pad Towers
Agent	Sean Milks
Pre-App Meeting Date	May 14, 2020
ENN Meeting Date	June 30, 2020
ENN Meeting Location	Virtual Meeting via Microsoft Teams
Application Type	ENN
Land Use Staff	Dan Esquibel
Other Staff	None
Attendance	N/A

Notes/Comments:
The meeting attendance included the Applicants, City staff, plus many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation.

Members of the public noted four main concerns:

1. The concern that was raised identified the location of the tower and the negative visual impacts to the residences of Los Miradores to the north, single-family residences to the east, and travelers along Camino De Cruz Blanca.

2. The mono-pine design did not blend in with the immediate environment identifying the only 75’ high pine tree in the area bringing more attention to the structure as a telecommunication tower.
3. The College property had other tower locations including building mounted antennas that were less impactive to the neighbors and travelers along Camino De Cruz Blanca.
4. Why a co-location on the city water tank located southeast of the college was not a viable location.

EXHIBIT C3

ENN GUIDELINES

Applicant Information

Project Name: NML0253 St. John's College

Name: Mills (Last) Sean (First) C (M.I.)

Address: P.O. Box 2755 (Street Address)

Suite/Unit #

Española (City) NM (State) 87048 (ZIP Code)

Phone: (602) 330-5150 E-mail Address: Sean@TheFSG.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.*

See Attached

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

N

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

N

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

(l) ADDITIONAL COMMENTS (optional)

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: NM 2255 St. John's College monopole
2. Location of Property: 1160 Camino de Cruz Blanca, 87505
3. Owner/Agent Name: Gravity AAD Partners
   Mailing Address: P.O. Box 2755, Corrales, NM 87048
   Phone & Fax: 602-330-5150
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	N/A	N/A

5. Elementary School Zone for Proposed Development: N/A
6. Middle School Zone for Proposed Development: N/A
7. High School Zone for Proposed Development: N/A
8. Build out Rates (Year/s: #/yr): N/A

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400

(a) Effect on character and appearance of the surrounding neighborhoods

Architectural design review – The proposed site is a new 65' telecommunications Monopole, lowered 15' from the original proposed site, located next to near the parking lot of the St. John's College located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505. The exact location of the proposed lease area is depicted on the attached site plan attached to this letter. The proposed ground space for the tower and equipment will be directly below the monopole and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The entire area will be approximately 50' x 50'.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Lighting – No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Signs – There will be no signage on the existing telecommunications facility. No additional signage is proposed except as required by law.

Telecommunications – This is for AT&T/FirstNet increased coverage and capacity in this area, and for providing enhanced E-911 services for all first responders.

Open space and trails and parks – AT&T/FirstNet is proposing to build a site in an unincorporated area of the St. John's campus, next to a parking lot. The proposed location will not take up any parking spaces and will not interfere with any of the walking trails that surround the St. John's campus. The equipment area is minimal impact to open space, trails or parks, and further will be mitigated by fencing that blends into the surrounding area. Access to the trail will not be impacted by this proposal as our equipment area will be located north of the trail.

Landscaping – Landscaping is not required, and is not being proposed.

BCD regulations are met – The proposed site is not located in the Business Capital District so there will be no impact to the BCD.

Number of stories of buildings – Not applicable for this proposal.

The average setbacks – The site meets or exceeds the setbacks for this area.

Mass and scale of the project – The proposal is to build a new 65' monopole. The proposed facility will be disguised as best as possible to blend in with the natural surroundings. The proposed ground space for the tower and equipment will be directly below the monopole and will be hidden behind a 6 ft Coyote fence to match the existing fence in the area. The site is unmanned and generates low DB levels, no dust, odor or vibration that would adversely affect the surrounding area.

Architectural style of any construction – The proposed site is designed to aesthetically blend into the area by building a monopole that has the smallest possible circumference and array of antennas. AT&T/FirstNet proposed colors consistent with Santa Fe's color pallet and the existing fencing in the area for the ground equipment will further integrate the site into the area by designing it to blend in to the surrounding area as much as possible.

Access to public places, open spaces or trails – The proposed site creates no adverse effect on access to public places, open spaces or access to trails.

(b) Effect on protection of the physical environment

Terrain management – The proposed ground equipment compound is located next to the parking lot and would have a minimal effect on the physical environment.

Escarpment – This proposal will not adversely impact the topography of the subject parcel or surrounding parcels.

Landscape – Landscaping is not required, and is not being proposed.

BCD – This site is not in the Business Capital District.

Architectural design – The proposed site is designed to aesthetically blend into the area by building a shorter monopole in an area where there are existing trees. Although we can't make it invisible, we are proposing a location that that would blend in to the landscape as much as possible. The 6' coyote fencing will match the existing fence the is currently in the area which will further integrate the site into the area by designing it to blend in to the surrounding area.

Flood plain – this proposed site is not in an identified flood zone. Flood control regulations will be met or mitigated as required.

Trash generation – This is proposed as an unmanned facility and will not generate trash.

Lighting - No lighting is proposed for this project, which is in accordance with the City's regulations/direction.

Fire risk – The proposed site will comply with Santa Fe fire code. The system is monitored 24 hours a day, seven days a week by an automated system as well as by the AT&T Mobility network operations center.

Use of hazardous materials – This project will not generate hazardous materials because of this proposal.

Easements – A power and/or phone easement will be required to provide electricity and communications for the proposed site and will not impact open space or other environmental features.

(c) **Impacts on any prehistoric, historic, archaeological, or cultural sites or structures, including acequias and the historic downtown**

BCD - This site is not in the Business Capital District.

Historic Districts – The proposed site location is located within the boundaries of the City of Santa Fe Historic Review District and will be subject to all associated reviews and approvals.

Archaeological review – As part of FCC requirements, all wireless license holders must perform a full environmental study including NEPA and SHPO reports before construction of a new communications site to identify any potential impact to endangered species or subsurface artifacts. AT&T/FirstNet follows the recommendations of these reports including archeological surveys, if required. Based upon past information, it does not appear that there will be any negative environmental or cultural impacts from this proposal. If mitigation however is required, AT&T/FirstNet will comply with that mitigation.

Project's compatibility with any historic or cultural sites located on the property where the project is proposed – There are no know historic or cultural sites located on the property.

(d) **Relationship to existing density and land use within the surrounding area**

The proposed facility is unmanned and will not affect parking, pedestrian safety, congestion, flow of pedestrian or vehicular traffic for the disabled, children, low-income and elderly services. AT&T/FirstNet will utilize an access easement to visit the site for monthly maintenance and/or emergencies.

This proposed wireless telecommunications facility will provide better continuous coverage for AT&T/FirstNet customers in Santa Fe. The added E-91 services will also cover the St. John's college campus for the students/faculty in case of an emergency. The improved coverage will enhance the daily lives of the citizens of Santa Fe with fewer dropped calls and improved access to internet services.

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(g) **Effect upon availability of affordable housing and availability of housing choices for all Santa Fe residents.**

The proposed plan for AT&T/FirstNet will not affect affordable housing and the availability of housing choice for Santa Fe residents. As many residential land line phones are being replaced by mobile phones the necessity of better coverage, capacity, and internet coverage is more important than ever for households and families.

(h) **Effect upon public services such as firs, police protection, school services and other public services and other public services or infrastructure elements such as water, power, sewer, communications, bus systems, commuter or other services or facilities.**

The proposed wireless telecommunications facility is an unmanned facility. Maintenance is required approximately once a month for a few hours unless there is an emergency or equipment outages that require repairs. This proposal will not require school services, water, sewer, gas, bus systems, or other public services or facilities other than police and fire protection as well as power and telephone line use.

The power and telephone usage at the proposed location are consistent with standard commercial demands and would not interfere with the existing power and telephone usage in the City of Santa Fe. The proposed location would improve the coverage and capacity for AT&T/FirstNet in this area. This proposed facility will enhance the communications in this area for emergency providers and personnel using AT&T/FirstNet, as well as providing emergency E-911 wireless services for the first responders.

(i) **Impacts upon water supply, availability and conservation methods**.

The proposed wireless telecommunications facility is an unmanned facility that does not require water; therefore, this is not applicable where water conservation and sewer usage is concerned. There will not be any distribution lines interfered with for this proposal.

(j) **Effect on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhoods and recreational activity and employment centers.**

The proposed facility is an unmanned facility where it offers wireless phone and internet coverage for AT&T/FirstNet customers. This proposal offers covers and capacity for

AT&T/FirstNet customers where there is limited coverage and capacity currently. This proposal promotes community integration, social balance, and takes into consideration pedestrian-oriented design, linkages among neighborhoods, recreational activity and employment centers by offering the necessary wireless coverage to contract others through their wireless devices.

(k) **Effect upon Santa Fe's urban form**

The proposed wireless communication site will have little effect on the physical aspect of Santa Fe's urban form as AT&T/FirstNet proposes to install antennas on a slimline monopole. The supporting equipment cabinets will be placed below the monopole and behind a 6' coyote fence to match the existing fencing in the area.

By integrating this proposed site on the shorter 65' monopole, it limits the impact urban design, as it blends in with the surrounding environment. Socially the urban form is positively impacted by the proposed site as it expands the ability of citizens to communicate with each other and share information to enhance their lives and culture. In addition, it will provide improved access to essential E-911 services increasing safety and security in the City of Sant Fe

EXHIBIT C4

City of Santa Fe
Land Use Department
Early Neighborhood Notification Meeting Notes

Project Name	ENN: Telecommunication Facility and Waiver
Project Location	1160 Camino De Cruz Blanca Road
Project Description	New Telecommunications Facility with waiver to height.
Applicant / Owner	Gravity Pad Towers
Agent	Sean Milks
Pre-App Meeting Date	May 14, 2020
ENN Meeting Date	May 25, 2021
ENN Meeting Location	Virtual Meeting via Zoom
Application Type	ENN
Land Use Staff	Dan Esquibel
Other Staff	None
Attendance	N/A

Notes/Comments:
The meeting attendance included the Applicant, City staff, and many members of the public. The meeting began with a staff introduction regarding city process, followed by a presentation of the proposal by the Applicants. Questions and answers followed the presentation. The second meeting addressed changes to the tower design which came about as a result of the Section 106 review with the SHPO and included a reduction in height from 75' to 65' and a monopole design versus a mono-pine design.

The position of the attendees did not waver from the first ENN on Jun 30, 2020, except for one which identified that the applicant should not be allowed to continue through the application process because the application has already been denied by the Historic District Review Board.

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT D

Correspondence

ST JOHN'S College

May 26, 2021

To: Dan Esquibel, City Planner, City of Santa Fe
From: Daniel Campbell, Director of Public Safety, St. John's College Santa Fe
Re: Cell Tower proposal, Sean Milks

Mr. Esquibel, my name is Daniel Campbell, and I am the new Director of Public Safety for St. John's College Santa Fe. Since I started in January of this year, I have been inquiring about why the area of the college does not have cell service coverage. I have been told that attempts have been made in the past but did not find success with city council because of the neighborhood association. I am not going to mince words; the reality is the neighborhood association and others in the area are resistant because a cell tower is not aesthetically pleasing. When considering the needs and services being denied to community members not having cell service, this is not only an issue of equity, but an issue of public safety.

I think it would be prudent to offer more information about myself to give you background on my perspective. Prior to taking this position with St. John's College, I spent over 20 years in law enforcement with the Albuquerque Police Department. My career exposed me to different aspects of being a first responder from being first on scene to running a critical incident as the Incident Commander. I have a background and personal experience in emergency management. With that being said, I know the value of communication during a critical incident. Where the neighborhood and fellow community members see a view obstruction, I see a potential for someone in a crisis not being able to get the help they need.

I think it is valuable to give you a recent history of events that have created concern for having to deal with poor or no cell communication. The reality is our campus relies on landline service to call our public safety department. This can be a problem if all my staff is out on a patrol or handling a situation. This means that we must forward the landline to our cell phone. This can create problems where there is spotty or no signal. We have had many calls that started with the phrase, "I couldn't get ahold of Public Safety." A review of these situations all share the same pattern. The team member monitoring calls was away from the landline and never received a call on the cell phone. Without compromising staff, student, and facility confidentiality, we have had situations where someone on campus was experiencing a mental health crisis and/or other type of medical emergency. One situation that comes directly to mind was a member of our campus having a medical emergency walking to the security post at the front of the campus to contact the public safety staff. This was another situation where the public safety officer's cell phone did not have service and the calls did not reach them. I could go on with numerous examples that include community members on the trails and predatory animal sightings on campus, but that would only take away from your time. Instead, I would like to offer my practical reasons and concerns for the need to improve cell service in the area.

Let me start by saying that communication is essential in the event of an emergency. First response to an event begins with having the ability to report an incident as it is happening. This can be lifesaving if the caller is already injured, or harm is imminent. Communication is also part

of an Emergency Response Plan as it is essential to coordinate with others as they implement Protective Actions. Finally, it is not just a St. John's issue, it is a community issue. We have a high school and elementary next door, and those kids, teachers, and staff may need to rely on cell communication in the event of an emergency.

The following are various contingencies and practical applications not being addressed with our current lack of cell service.

1. **Human Threat** – As of the date of this letter there are currently 17,399 gun violence deaths in the United States.
    a. **Workplace violence** is a growing concern nationwide and can result in death or bodily harm not only to individual parties but the entire workplace. The United States is recording gun violence incidents at alarming rates. Workplace violence events are often unexpected with little to no warning. Not everyone has the advantage to get on a landline to report.
    b. **Active Shooters** are always a real threat, especially to educational institutions. Our college, Santa Fe Prep, and Atalaya Elementary provide easy targets, especially due to the remote mountainous location. A shooter can kill their victims, then escape into the mountains avoiding immediate capture.
    c. **Domestic Violence** is also a trend that is continuing to rise, and our campus is not immune. Victims of domestic violence may need to rely on a cell phone as they may not be able to escape to an area with a landline. Not to mention, many victims have concealed their phones to secretly text for help or call and keep the line open for first responders. This is something I know from personal experience as I have felt the anxiety of trying to get to a victim in trouble.

2. **Nature –** Nature is often a threat that goes unnoticed until it is right on top of you.
    a. **Animals** - About a month ago St. John's had a bobcat sighting on campus. Furthermore, St. John's is in an area where a bear could easily wander onto campus. If a student, staff, or faculty member is walking the trail, or outside and not able to get into a campus building, this could be disastrous for both the person and the animal.
    b. **Natural Disasters** - Snow, thunderstorms, and other weather events can happen rapidly, and if you are hiking, it may be difficult to navigate back to shelter without assistance. It is not uncommon for a new and even experience hiker to get lost. Having cell service on the trail could mean locating them quickly.

3. **Emergency Notification** - Omnilert/e2campus is St. John's emergency notification service. This program has Wi-Fi push notification abilities, but if you are beyond Wi-Fi range it is useless unless there is also cell service. We use this service to send out various types of high priority and emergency notification.

4. **First Responders** - Fire, police, as well as search and rescue may need to rely on cell service, especially if the person needing help does not know their location. This could mean using the map application on their phone and dropping a pin to help first responders locate them quickly. Furthermore, first responders' radios also rely on cell towers as

repeaters/boosters; this is how their radios can work over a great distance. I know as a matter of fact, that prior to the digital age, radio communication (analog) was easily broken especially in rural areas. (First-hand knowledge).

Mr. Esquibel, these are a few examples to the importance to having adequate cell service. I am also fully aware that the local community can be quite outspoken, and at times, litigious. The reality is that despite the "eye sore" this tower could ultimately mean the difference between life and death. I hope that at some point our neighbors and community members can recognize the importance communication plays in emergency response and coordination. The truth is this is probably not something that has ever crossed their minds. This is not a criticism; it is a fact. As a retired police officer who has spoken many times in front of community member meetings, these types of actions have to be explained to those who do not have the experience. Regardless of the counter arguments for not wanting this cell tower, I know that I am speaking from experience. I have spent my adult life serving my community. I know the panic when someone needs help and the relief everyone feels when you arrive on scene. So, I say with confidence that a human life is worth exponentially more than an obstructed view; in fact, there is no comparison.

Thank you for your time and consideration. If you wish to speak to me further about this, please feel free to reach out to me anytime.

Sincerely,



Daniel Campbell
Director of Public Safety
St. John's College Santa Fe
Cell: (505) 280-8243
e-mail: daniel.campbell@sjc.edu

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT E

Code and FCC References

United States Code Annotated
Title 47. Telecommunications (Refs & Annos)
Chapter 5. Wire or Radio Communication (Refs & Annos)
Subchapter III. Special Provisions Relating to Radio (Refs & Annos)
Part I. General Provisions

47 U.S.C.A. § 332

§ 332. Mobile services

Effective: March 23, 2018
Currentness

(a) Factors which Commission must consider

In taking actions to manage the spectrum to be made available for use by the private mobile services, the Commission shall consider, consistent with section 151 of this title, whether such actions will--

(1) promote the safety of life and property;

(2) improve the efficiency of spectrum use and reduce the regulatory burden upon spectrum users, based upon sound engineering principles, user operational requirements, and marketplace demands;

(3) encourage competition and provide services to the largest feasible number of users; or

(4) increase interservice sharing opportunities between private mobile services and other services.

(b) Advisory coordinating committees

(1) The Commission, in coordinating the assignment of frequencies to stations in the private mobile services and in the fixed services (as defined by the Commission by rule), shall have authority to utilize assistance furnished by advisory coordinating committees consisting of individuals who are not officers or employees of the Federal Government.

(2) The authority of the Commission established in this subsection shall not be subject to or affected by the provisions of part III of Title 5 or section 1342 of Title 31.

(3) Any person who provides assistance to the Commission under this subsection shall not be considered, by reason of having provided such assistance, a Federal employee.

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(4) Any advisory coordinating committee which furnishes assistance to the Commission under this subsection shall not be subject to the provisions of the Federal Advisory Committee Act.

(c) Regulatory treatment of mobile services

(1) Common carrier treatment of commercial mobile services

(A) A person engaged in the provision of a service that is a commercial mobile service shall, insofar as such person is so engaged, be treated as a common carrier for purposes of this chapter, except for such provisions of subchapter II as the Commission may specify by regulation as inapplicable to that service or person. In prescribing or amending any such regulation, the Commission may not specify any provision of section 201, 202, or 208 of this title, and may specify any other provision only if the Commission determines that--

(i) enforcement of such provision is not necessary in order to ensure that the charges, practices, classifications, or regulations for or in connection with that service are just and reasonable and are not unjustly or unreasonably discriminatory;

(ii) enforcement of such provision is not necessary for the protection of consumers; and

(iii) specifying such provision is consistent with the public interest.

(B) Upon reasonable request of any person providing commercial mobile service, the Commission shall order a common carrier to establish physical connections with such service pursuant to the provisions of section 201 of this title. Except to the extent that the Commission is required to respond to such a request, this subparagraph shall not be construed as a limitation or expansion of the Commission's authority to order interconnection pursuant to this chapter.

(C) As a part of making a determination with respect to the public interest under subparagraph (A)(iii), the Commission shall consider whether the proposed regulation (or amendment thereof) will promote competitive market conditions, including the extent to which such regulation (or amendment) will enhance competition among providers of commercial mobile services. If the Commission determines that such regulation (or amendment) will promote competition among providers of commercial mobile services, such determination may be the basis for a Commission finding that such regulation (or amendment) is in the public interest.

(D) The Commission shall, not later than 180 days after August 10, 1993, complete a rulemaking required to implement this paragraph with respect to the licensing of personal communications services, including making any determinations required by subparagraph (C).

(2) Non-common carrier treatment of private mobile services

A person engaged in the provision of a service that is a private mobile service shall not, insofar as such person is so engaged, be treated as a common carrier for any purpose under this chapter. A common carrier (other than a person that was treated as

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a provider of a private land mobile service prior to August 10, 1993) shall not provide any dispatch service on any frequency allocated for common carrier service, except to the extent such dispatch service is provided on stations licensed in the domestic public land mobile radio service before January 1, 1982. The Commission may by regulation terminate, in whole or in part, the prohibition contained in the preceding sentence if the Commission determines that such termination will serve the public interest.

(3) State preemption

(A) Notwithstanding sections 152(b) and 221(b) of this title, no State or local government shall have any authority to regulate the entry of or the rates charged by any commercial mobile service or any private mobile service, except that this paragraph shall not prohibit a State from regulating the other terms and conditions of commercial mobile services. Nothing in this subparagraph shall exempt providers of commercial mobile services (where such services are a substitute for land line telephone exchange service for a substantial portion of the communications within such State) from requirements imposed by a State commission on all providers of telecommunications services necessary to ensure the universal availability of telecommunications service at affordable rates. Notwithstanding the first sentence of this subparagraph, a State may petition the Commission for authority to regulate the rates for any commercial mobile service and the Commission shall grant such petition if such State demonstrates that--

(i) market conditions with respect to such services fail to protect subscribers adequately from unjust and unreasonable rates or rates that are unjustly or unreasonably discriminatory; or

(ii) such market conditions exist and such service is a replacement for land line telephone exchange service for a substantial portion of the telephone land line exchange service within such State.

The Commission shall provide reasonable opportunity for public comment in response to such petition, and shall, within 9 months after the date of its submission, grant or deny such petition. If the Commission grants such petition, the Commission shall authorize the State to exercise under State law such authority over rates, for such periods of time, as the Commission deems necessary to ensure that such rates are just and reasonable and not unjustly or unreasonably discriminatory.

(B) If a State has in effect on June 1, 1993, any regulation concerning the rates for any commercial mobile service offered in such State on such date, such State may, no later than 1 year after August 10, 1993, petition the Commission requesting that the State be authorized to continue exercising authority over such rates. If a State files such a petition, the State's existing regulation shall, notwithstanding subparagraph (A), remain in effect until the Commission completes all action (including any reconsideration) on such petition. The Commission shall review such petition in accordance with the procedures established in such subparagraph, shall complete all action (including any reconsideration) within 12 months after such petition is filed, and shall grant such petition if the State satisfies the showing required under subparagraph (A)(i) or (A)(ii). If the Commission grants such petition, the Commission shall authorize the State to exercise under State law such authority over rates, for such period of time, as the Commission deems necessary to ensure that such rates are just and reasonable and not unjustly or unreasonably discriminatory. After a reasonable period of time, as determined by the Commission, has elapsed from the issuance of an order under subparagraph (A) or this subparagraph, any interested party may petition the Commission for an order that the exercise of authority by a State pursuant to such subparagraph is no longer necessary to ensure that the rates for commercial mobile services are just and reasonable and not unjustly or unreasonably discriminatory. The Commission shall provide reasonable opportunity for public comment in response to such petition, and shall, within 9 months after the date of its submission, grant or deny such petition in whole or in part.

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(4) Regulatory treatment of communications satellite corporation

Nothing in this subsection shall be construed to alter or affect the regulatory treatment required by title IV of the Communications Satellite Act of 1962 of the corporation authorized by title III of such Act.

(5) Space segment capacity

Nothing in this section shall prohibit the Commission from continuing to determine whether the provision of space segment capacity by satellite systems to providers of commercial mobile services shall be treated as common carriage.

(6) Foreign ownership

The Commission, upon a petition for waiver filed within 6 months after August 10, 1993, may waive the application of section 310(b) of this title to any foreign ownership that lawfully existed before May 24, 1993, of any provider of a private land mobile service that will be treated as a common carrier as a result of the enactment of the Omnibus Budget Reconciliation Act of 1993, but only upon the following conditions:

(A) The extent of foreign ownership interest shall not be increased above the extent which existed on May 24, 1993.

(B) Such waiver shall not permit the subsequent transfer of ownership to any other person in violation of section 310(b) of this title.

(7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

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(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions

For purposes of this paragraph--

(i) the term “personal wireless services” means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term “personal wireless service facilities” means facilities for the provision of personal wireless services; and

(iii) the term “unlicensed wireless service” means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

(8) Mobile services access

A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to common carriers for the provision of telephone toll services. If the Commission determines that subscribers to such services are denied access to the provider of telephone toll services of the subscribers' choice, and that such denial is contrary to the public interest, convenience, and necessity, then the Commission shall prescribe regulations to afford subscribers unblocked access to the provider of telephone toll services of the subscribers' choice through the use of a carrier identification code assigned to such provider or other mechanism. The requirements for unblocking shall not apply to mobile satellite services unless the Commission finds it to be in the public interest to apply such requirements to such services.

(d) Definitions

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For purposes of this section--

(1) the term "commercial mobile service" means any mobile service (as defined in section 153 of this title) that is provided for profit and makes interconnected service available (A) to the public or (B) to such classes of eligible users as to be effectively available to a substantial portion of the public, as specified by regulation by the Commission;

(2) the term "interconnected service" means service that is interconnected with the public switched network (as such terms are defined by regulation by the Commission) or service for which a request for interconnection is pending pursuant to subsection (c)(1)(B); and

(3) the term "private mobile service" means any mobile service (as defined in section 153 of this title) that is not a commercial mobile service or the functional equivalent of a commercial mobile service, as specified by regulation by the Commission.

CREDIT(S)

(June 19, 1934, c. 652, Title III, § 332, formerly § 331, as added Pub.L. 97-259, Title I, § 120(a), Sept. 13, 1982, 96 Stat. 1096; renumbered § 332, Pub.L. 102-385, § 25(b), Oct. 5, 1992, 106 Stat. 1502; amended Pub.L. 103-66, Title VI, § 6002(b)(2)(A), Aug. 10, 1993, 107 Stat. 393; Pub.L. 104-104, § 3(d)(2), Title VII, §§ 704(a), 705, Feb. 8, 1996, 110 Stat. 61, 151, 153; Pub.L. 115-141, Div. P, Title IV, § 402(g), Mar. 23, 2018, 132 Stat. 1089.)

47 U.S.C.A. § 332, 47 USCA § 332
Current through PL 117-15 with the exception of PL 116-283, Div. A, Title XVIII, which takes effect January 1, 2022.

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United States Code Annotated
Title 47. Telecommunications (Refs & Annos)
Chapter 13. Public Safety Communications and Electromagnetic Spectrum Auctions
Subchapter IV. Spectrum Auction Authority

47 U.S.C.A. § 1455

§ 1455. Wireless facilities deployment

Effective: March 23, 2018
Currentness

(a) Facility modifications

(1) In general

Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104-104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) Eligible facilities request

For purposes of this subsection, the term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves--

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

(3) Applicability of environmental laws

Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

(b) Federal easements, rights-of-way, and leases

(1) Grant

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If an executive agency, a State, a political subdivision or agency of a State, or a person, firm, or organization applies for the grant of an easement, right-of-way, or lease to, in, over, or on a building or other property owned by the Federal Government for the right to install, construct, modify, or maintain a communications facility installation, the executive agency having control of the building or other property may grant to the applicant, on behalf of the Federal Government, subject to paragraph (3), an easement, right-of-way, or lease to perform such installation, construction, modification, or maintenance.

(2) Application

(A) In general

The Administrator of General Services shall develop a common form for applications for easements, rights-of-way, and leases under paragraph (1) for all executive agencies that, except as provided in subparagraph (B), shall be used by all executive agencies and applicants with respect to the buildings or other property of each such agency.

(B) Exception

The requirement under subparagraph (A) for an executive agency to use the common form developed by the Administrator of General Services shall not apply to an executive agency if the head of an executive agency notifies the Administrator that the executive agency uses a substantially similar application.

(3) Timely consideration of applications

(A) In general

Not later than 270 days after the date on which an executive agency receives a duly filed application for an easement, right-of-way, or lease under this subsection, the executive agency shall--

(i) grant or deny, on behalf of the Federal Government, the application; and

(ii) notify the applicant of the grant or denial.

(B) Explanation of denial

If an executive agency denies an application under subparagraph (A), the executive agency shall notify the applicant in writing, including a clear statement of the reasons for the denial.

(C) Applicability of environmental laws

Nothing in this paragraph shall be construed to relieve an executive agency of the requirements of division A of subtitle III of Title 54 or the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

(D) Point of contact

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Upon receiving an application under subparagraph (A), an executive agency shall designate one or more appropriate individuals within the executive agency to act as a point of contact with the applicant.

(c) Master contracts for communications facility installation sitings

(1) In general

Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104-104; 110 Stat. 151) or any other provision of law, the Administrator of General Services shall--

(A) develop one or more master contracts that shall govern the placement of communications facility installations on buildings and other property owned by the Federal Government; and

(B) in developing the master contract or contracts, standardize the treatment of the placement of communications facility installations on building rooftops or facades, the placement of communications facility installations on rooftops or inside buildings, the technology used in connection with communications facility installations placed on Federal buildings and other property, and any other key issues the Administrator of General Services considers appropriate.

(2) Applicability

The master contract or contracts developed by the Administrator of General Services under paragraph (1) shall apply to all publicly accessible buildings and other property owned by the Federal Government, unless the Administrator of General Services decides that issues with respect to the siting of a communications facility installation on a specific building or other property warrant nonstandard treatment of such building or other property.

(3) Application

(A) In general

The Administrator of General Services shall develop a common form or set of forms for communications facility installation siting applications that, except as provided in subparagraph (B), shall be used by all executive agencies and applicants with respect to the buildings and other property of each such agency.

(B) Exception

The requirement under subparagraph (A) for an executive agency to use the common form or set of forms developed by the Administrator of General Services shall not apply to an executive agency if the head of the executive agency notifies the Administrator that the executive agency uses a substantially similar application.

(d) Definitions

In this section:

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(1) Communications facility installation

The term "communications facility installation" includes--

(A) any infrastructure, including any transmitting device, tower, or support structure, and any equipment, switches, wiring, cabling, power sources, shelters, or cabinets, associated with the licensed or permitted unlicensed wireless or wireline transmission of writings, signs, signals, data, images, pictures, and sounds of all kinds; and

(B) any antenna or apparatus that--

(i) is designed for the purpose of emitting radio frequency;

(ii) is designed to be operated, or is operating, from a fixed location pursuant to authorization by the Federal Communications Commission or is using duly authorized devices that do not require individual licenses; and

(iii) is added to a tower, building, or other structure.

(2) Executive agency

The term "executive agency" has the meaning given such term in section 102 of Title 40.

CREDIT(S)

(Pub.L. 112-96, Title VI, § 6409, Feb. 22, 2012, 126 Stat. 232; Pub.L. 115-141, Div. P, Title VI, § 606(a), Mar. 23, 2018, 132 Stat. 1101.)

47 U.S.C.A. § 1455, 47 USCA § 1455
Current through PL 117-15 with the exception of PL 116-283, Div. A, Title XVIII, which takes effect January 1, 2022.

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Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6001

§ 1.6001 Purpose.

Effective: January 14, 2019
Currentness

This subpart implements 47 U.S.C. 332(c)(7) and 1455.

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

Current through October 22, 2020; 85 FR 67311.

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Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6002

§ 1.6002 Definitions.

Effective: December 5, 2019
Currentness

Terms not specifically defined in this section or elsewhere in this subpart have the meanings defined in this part and the Communications Act of 1934, 47 U.S.C. 151 et seq. Terms used in this subpart have the following meanings:

(a) Action or to act on a siting application means a siting authority's grant of a siting application or issuance of a written decision denying a siting application.

(b) Antenna, consistent with § 1.1320(d), means an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Commission authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under part 15 of this chapter.

(c) Antenna equipment, consistent with § 1.1320(d), means equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, located at the same fixed location as the antenna, and, when collocated on a structure, is mounted or installed at the same time as such antenna.

(d) Antenna facility means an antenna and associated antenna equipment.

(e) Applicant means a person or entity that submits a siting application and the agents, employees, and contractors of such person or entity.

(f) Authorization means any approval that a siting authority must issue under applicable law prior to the deployment of personal wireless service facilities, including, but not limited to, zoning approval and building permit.

(g) Collocation, consistent with § 1.1320(d) and the Nationwide Programmatic Agreement (NPA) for the Collocation of Wireless Antennas, appendix B of this part, section I.B, means—

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(1) Mounting or installing an antenna facility on a pre-existing structure; and/or

(2) Modifying a structure for the purpose of mounting or installing an antenna facility on that structure.

(3) The definition of "collocation" in § 1.6100(b)(2) applies to the term as used in that section.

(h) Deployment means placement, construction, or modification of a personal wireless service facility.

(i) Facility or personal wireless service facility means an antenna facility or a structure that is used for the provision of personal wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communications services.

(j) Siting application or application means a written submission to a siting authority requesting authorization for the deployment of a personal wireless service facility at a specified location.

(k) Siting authority means a State government, local government, or instrumentality of a State government or local government, including any official or organizational unit thereof, whose authorization is necessary prior to the deployment of personal wireless service facilities.

(l) Small wireless facilities are facilities that meet each of the following conditions:

(1) The facilities—

(i) Are mounted on structures 50 feet or less in height including their antennas as defined in § 1.1320(d); or

(ii) Are mounted on structures no more than 10 percent taller than other adjacent structures; or

(iii) Do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;

(2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in § 1.1320(d)), is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;

(4) The facilities do not require antenna structure registration under part 17 of this chapter;

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(5) The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in § 1.1307(b).

(m) Structure means a pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless service (whether on its own or comingled with other types of services).

Credits

[84 FR 59567, Nov. 5, 2019]

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

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47 C.F.R. § 1.6003

§ 1.6003 Reasonable periods of time to act on siting applications.

Effective: January 14, 2019
Currentness

(a) Timely action required. A siting authority that fails to act on a siting application on or before the shot clock date for the application, as defined in paragraph (e) of this section, is presumed not to have acted within a reasonable period of time.

(b) Shot clock period. The shot clock period for a siting application is the sum of—

(1) The number of days of the presumptively reasonable period of time for the pertinent type of application, pursuant to paragraph (c) of this section; plus

(2) The number of days of the tolling period, if any, pursuant to paragraph (d) of this section.

(c) Presumptively reasonable periods of time—

(1) Review periods for individual applications. The following are the presumptively reasonable periods of time for action on applications seeking authorization for deployments in the categories set forth in paragraphs (c)(1)(i) through (iv) of this section:

(i) Review of an application to collocate a Small Wireless Facility using an existing structure: 60 days.

(ii) Review of an application to collocate a facility other than a Small Wireless Facility using an existing structure: 90 days.

(iii) Review of an application to deploy a Small Wireless Facility using a new structure: 90 days.

(iv) Review of an application to deploy a facility other than a Small Wireless Facility using a new structure: 150 days.

(2) Batching.

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(i) If a single application seeks authorization for multiple deployments, all of which fall within a category set forth in either paragraph (c)(1)(i) or (iii) of this section, then the presumptively reasonable period of time for the application as a whole is equal to that for a single deployment within that category.

(ii) If a single application seeks authorization for multiple deployments, the components of which are a mix of deployments that fall within paragraph (c)(1)(i) of this section and deployments that fall within paragraph (c)(1)(iii) of this section, then the presumptively reasonable period of time for the application as a whole is 90 days.

(iii) Siting authorities may not refuse to accept applications under paragraphs (c)(2)(i) and (ii) of this section.

(d) Tolling period. Unless a written agreement between the applicant and the siting authority provides otherwise, the tolling period for an application (if any) is as set forth in paragraphs (d)(1) through (3) of this section.

(1) For an initial application to deploy Small Wireless Facilities, if the siting authority notifies the applicant on or before the 10th day after submission that the application is materially incomplete, and clearly and specifically identifies the missing documents or information and the specific rule or regulation creating the obligation to submit such documents or information, the shot clock date calculation shall restart at zero on the date on which the applicant submits all the documents and information identified by the siting authority to render the application complete.

(2) For all other initial applications, the tolling period shall be the number of days from—

(i) The day after the date when the siting authority notifies the applicant in writing that the application is materially incomplete and clearly and specifically identifies the missing documents or information that the applicant must submit to render the application complete and the specific rule or regulation creating this obligation; until

(ii) The date when the applicant submits all the documents and information identified by the siting authority to render the application complete;

(iii) But only if the notice pursuant to paragraph (d)(2)(i) of this section is effectuated on or before the 30th day after the date when the application was submitted; or

(3) For resubmitted applications following a notice of deficiency, the tolling period shall be the number of days from—

(i) The day after the date when the siting authority notifies the applicant in writing that the applicant's supplemental submission was not sufficient to render the application complete and clearly and specifically identifies the missing documents or information that need to be submitted based on the siting authority's original request under paragraph (d)(1) or (2) of this section; until

(ii) The date when the applicant submits all the documents and information identified by the siting authority to render the application complete;

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(iii) But only if the notice pursuant to paragraph (d)(3)(i) of this section is effectuated on or before the 10th day after the date when the applicant makes a supplemental submission in response to the siting authority's request under paragraph (d)(1) or (2) of this section.

(e) Shot clock date. The shot clock date for a siting application is determined by counting forward, beginning on the day after the date when the application was submitted, by the number of calendar days of the shot clock period identified pursuant to paragraph (b) of this section and including any pre-application period asserted by the siting authority; provided, that if the date calculated in this manner is a "holiday" as defined in § 1.4(e)(1) or a legal holiday within the relevant State or local jurisdiction, the shot clock date is the next business day after such date. The term "business day" means any day as defined in § 1.4(e)(2) and any day that is not a legal holiday as defined by the State or local jurisdiction.

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

Current through October 22, 2020; 85 FR 67311.

End of Document

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Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6100

§ 1.6100 Wireless Facility Modifications.

Effective: January 14, 2019
Currentness

(a) [Reserved by 83 FR 51886]

(b) Definitions. Terms used in this section have the following meanings.

(1) Base station. A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

(2) Collocation. The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

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(3) Eligible facilities request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

(i) Collocation of new transmission equipment;

(ii) Removal of transmission equipment; or

(iii) Replacement of transmission equipment.

(4) Eligible support structure. Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) Existing. A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) Site. For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

(7) Substantial change. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

> (A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

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(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside the current site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i) through (iv).

(8) Transmission equipment. Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) Tower. Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) Documentation requirement for review. When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) Timeframe for review. Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) Tolling of the timeframe for review. The 60–day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

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(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) Failure to act. In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) Remedies. Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

Credits

[80 FR 28203, May 18, 2015; 83 FR 51886, Oct. 15, 2018]

SOURCE: 56 FR 57598, Nov. 13, 1991; 57 FR 187, Jan. 3, 1992; 58 FR 27473, May 10, 1993; 59 FR 22985, May 4, 1994; 61 FR 45618, Aug. 29, 1996; 61 FR 46561, Sept. 4, 1996; 61 FR 52899, Oct. 9, 1996; 62 FR 37422, July 11, 1997; 63 FR 67429, Dec. 7, 1998; 63 FR 71036, Dec. 23, 1998; 64 FR 63251, Nov. 19, 1999; 65 FR 10720, Feb. 29, 2000; 65 FR 19684, April 12, 2000; 65 FR 31281, May 17, 2000; 69 FR 77938, Dec. 29, 2004; 71 FR 26251, May 4, 2006; 74 FR 39227, Aug. 6, 2009; 75 FR 9797, March 4, 2010; 76 FR 43203, July 20, 2011; 77 FR 71137, Nov. 29, 2012; 78 FR 10100, Feb. 13, 2013; 78 FR 15622, March 12, 2013; 78 FR 41321, July 10, 2013; 78 FR 50254, Aug. 16, 2013; 79 FR 48528, Aug. 15, 2014; 80 FR 1268, Jan. 8, 2015; 81 FR 40821, June 23, 2016; 81 FR 52362, Aug. 8, 2016; 81 FR 79930, Nov. 14, 2016; 81 FR 86601, Dec. 1, 2016; 82 FR 8171, Jan. 24, 2017; 82 FR 18581, April 20, 2017; 82 FR 20839, May 4, 2017; 82 FR 24561, May 30, 2017; 82 FR 41103, Aug. 29, 2017; 82 FR 41544, Sept. 1, 2017; 82 FR 55331, Nov. 21, 2017; 82 FR 58758, Dec. 14, 2017; 83 FR 2556, Jan. 18, 2018; 83 FR 4600, Feb. 1, 2018; 83 FR 7401, Feb. 21, 2018; 83 FR 46836, Sept. 14, 2018; 83 FR 47095, Sept. 18, 2018; 83 FR 48963, Sept. 28, 2018; 83 FR 51884, Oct. 15, 2018; 83 FR 61089, Nov. 27, 2018; 83 FR 63095, Dec. 7, 2018; 84 FR 8618, March 11, 2019; 84 FR 50999, Sept. 26, 2019; 84 FR 57363, Oct. 25, 2019, unless otherwise noted.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; 28 U.S.C. 2461, unless otherwise noted.

Notes of Decisions (5)

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July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT F

Maps and Photos

Attachments:

1. Zoning Map
2. Aerial Photo
3. Use Distance
4. Telecommunication networks with the city

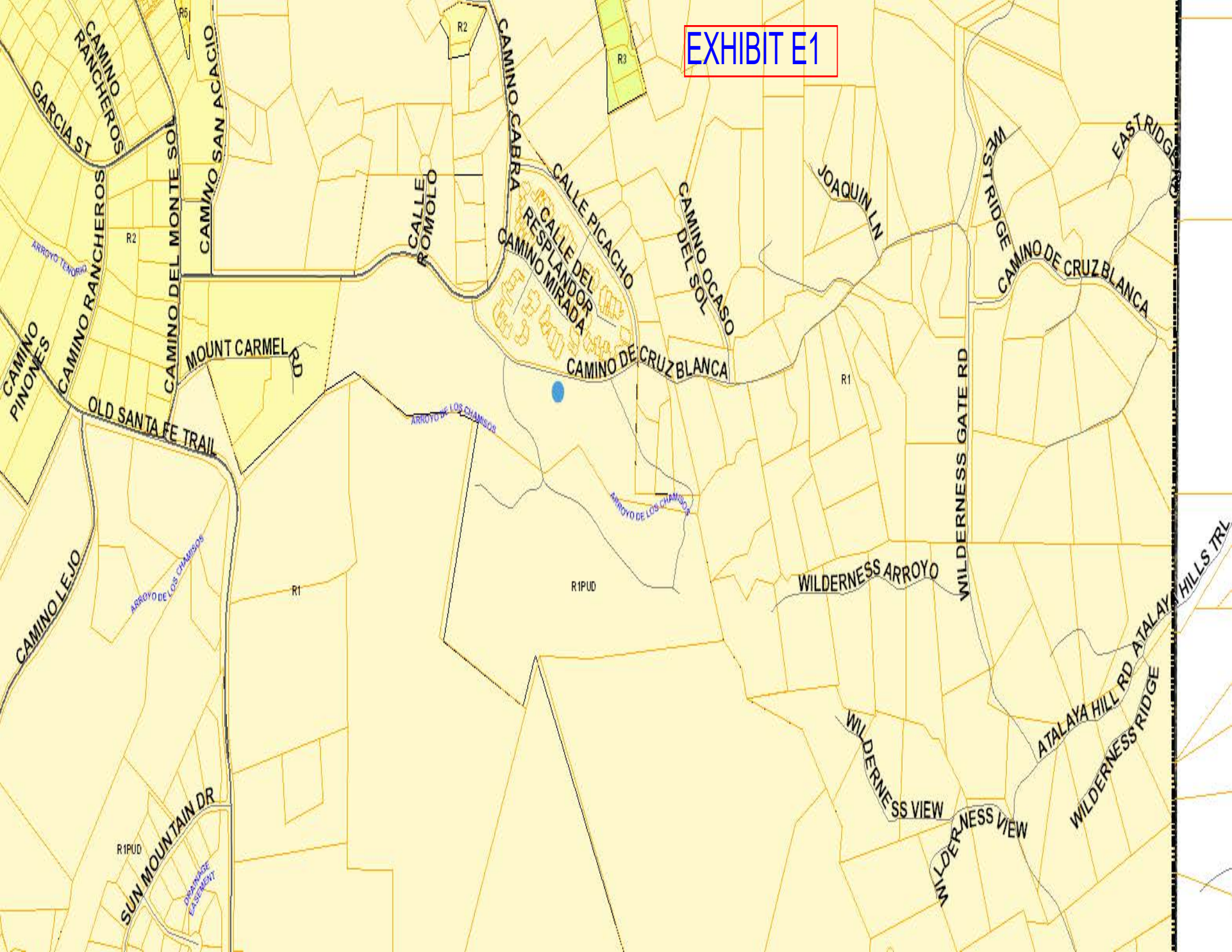


EXHIBIT E1
CAMINO RANCHEROS
GARCIA ST
CAMINO SAN ACACIO
CAMINO CABRA
CALLE ROMOLO
CALLE PICACHO
CALLE DEL RESPLANDOR
CAMINO MIRADA
CAMINO OCASO DEL SOL
JOAQUIN LN
WEST RIDGE
EAST RIDGE RD
CAMINO DE CRUZ BLANCA
CAMINO DEL MONTE SOL
CAMINO RANCHEROS
CAMINO PINONES
MOUNT CARMEL RD
OLD SANTA FE TRAIL
ARROYO TENORIO
ARROYO DE LOS CHAMISOS
WILDERNESS GATE RD
WILDERNESS ARROYO
CAMINO LEJO
SUN MOUNTAIN DR
DRAINAGE EASEMENT
WILDERNESS VIEW
ATALAYA HILL RD
WILDERNESS RIDGE
R1
R1PUD
R2
R3
R5

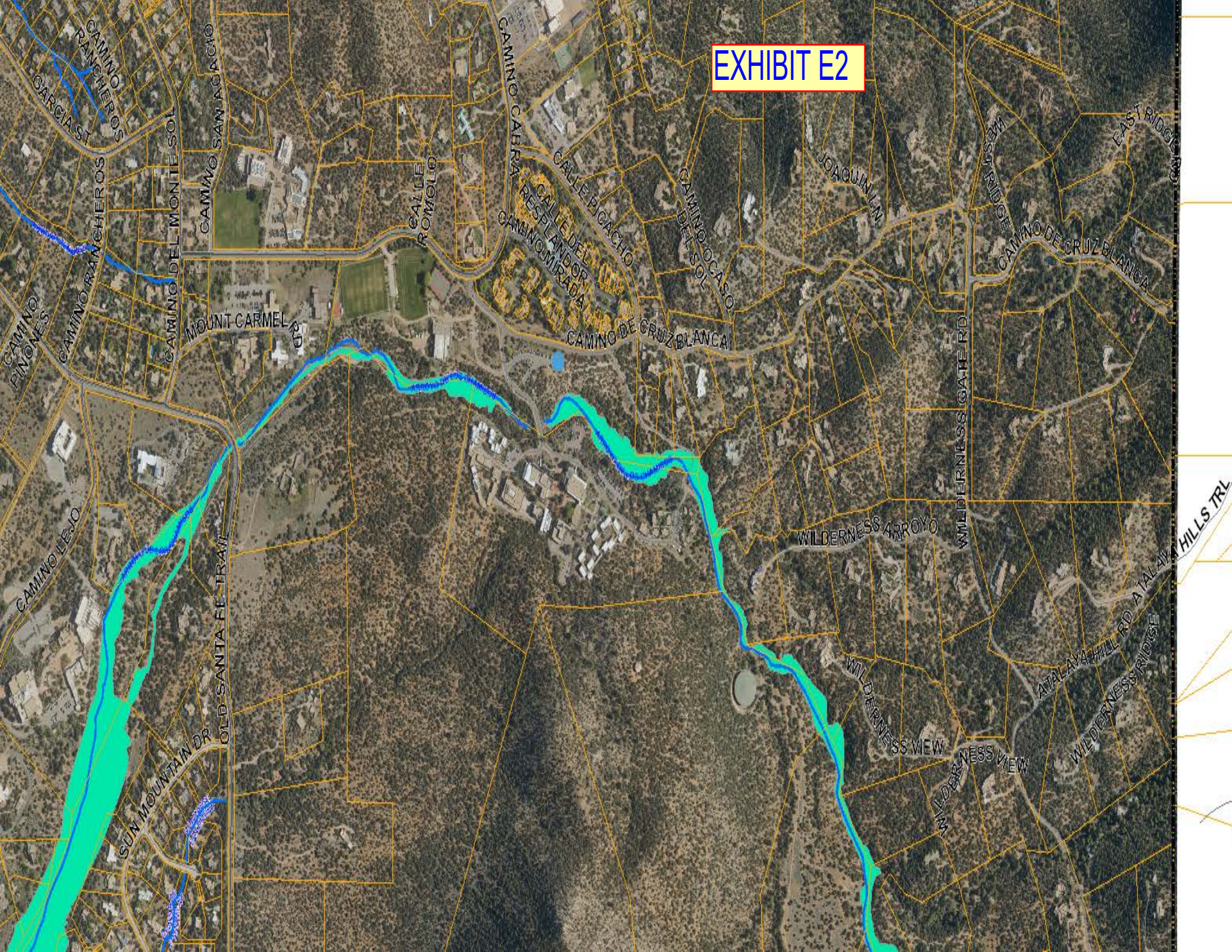
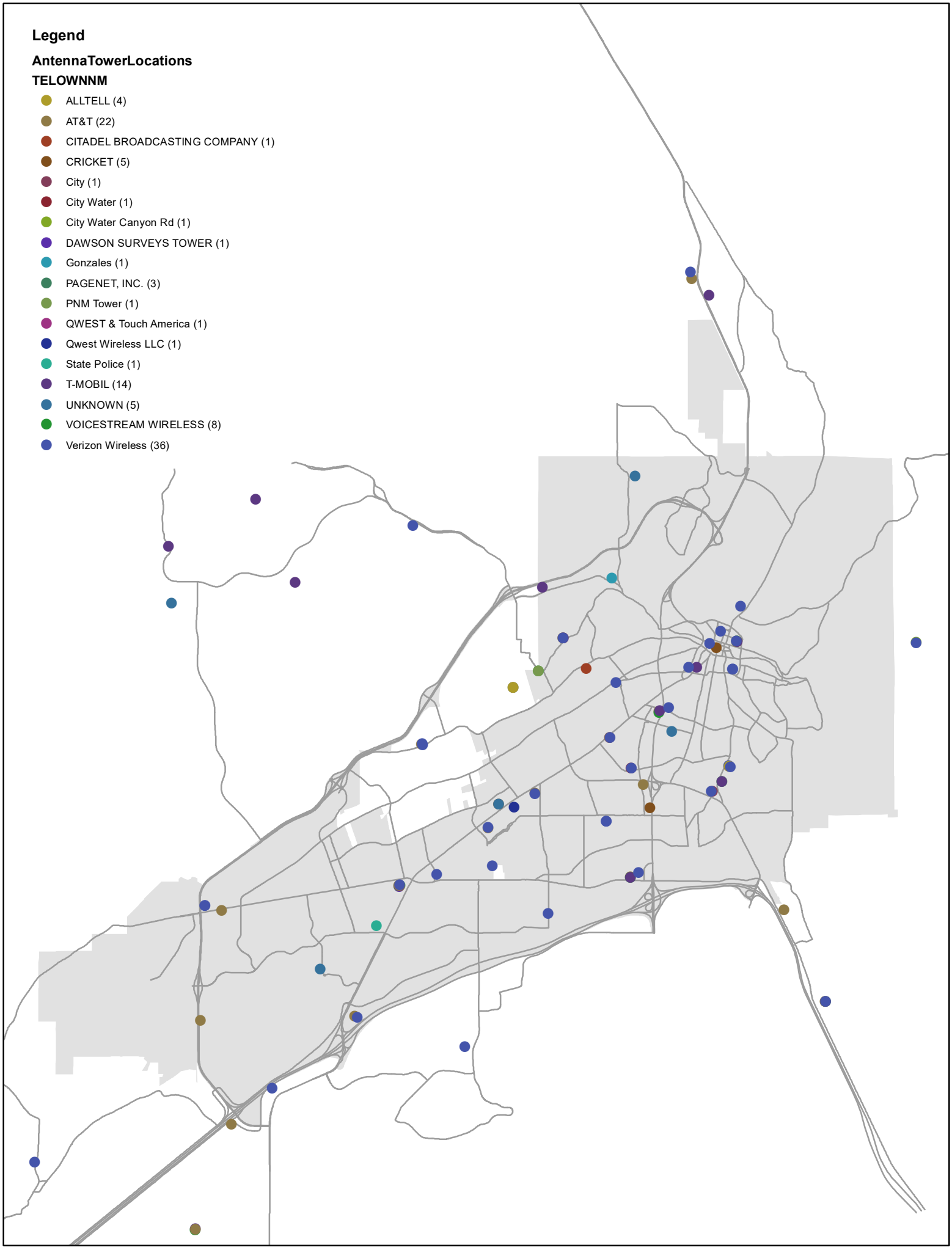


EXHIBIT E2
CAMINO RANCHEROS
GARCIA ST
CAMINO RANCHEROS
CAMINO DEL MONTE SOL
CAMINO SANTA CRUZ
CAMINO CABRA
CALLE ROMOLO
CALLE DEL RESPLANDOR
CAMINO MIRADA
CALLE PICACHO
CAMINO OCASO DEL SOL
JOAQUIN LN
WEST RIDGE
EAST RIDGE RD
CAMINO DE CRUZ BLANCA
CAMINO PINONES
MOUNT CARMEL RD
CAMINO DE CRUZ BLANCA
CAMINO LEJO
OLD SANTA FE TRAIL
SUN MOUNTAIN DR
WILDERNESS ARROYO
WILDERNESS RD
ATALAYA HILL RD
ATALAYA HILLS TRL
WILDERNESS VIEW
WILDERNESS VIEW
WILDERNESS RIDGE


EXHIBIT E3
Total: 924.35 ft
924.35 ft
Total: 150.78 ft
150.78 ft
CAMINO DE CRUZ BLANCA
637.90 ft
Total: 637.90 ft
443.03 ft
Total: 443.03 ft


Legend
AntennaTowerLocations
TELOWNNM
ALLTELL (4)
AT&T (22)
CITADEL BROADCASTING COMPANY (1)
CRICKET (5)
City (1)
City Water (1)
City Water Canyon Rd (1)
DAWSON SURVEYS TOWER (1)
Gonzales (1)
PAGENET, INC. (3)
PNM Tower (1)
QWEST & Touch America (1)
Qwest Wireless LLC (1)
State Police (1)
T-MOBIL (14)
UNKNOWN (5)
VOICESTREAM WIRELESS (8)
Verizon Wireless (36)

July 01, 2021
Planning Commission
Case #2020-2639
1160 Camino De Cruz Blanca Road
Telecommunication Facility and Waiver

EXHIBIT G

Application Materials

Attachment:

1. Application Narrative Letter-Land Use
2. S255 Application Narrative Letter-Revised
3. S255 Compatibility visual impact letter
4. Revised waiver letter
5. Noise Letter
6. FAA Information
7. Search Ring
8. 0232062-SEAL-tower drawings
9. Photo SIM's SJC Parking Lot visibility assessment rev
10. NML00255 LTE Propagation Maps
11. 0255.14623999.FCD_REV 1.LTE 1C.10-22-20 (PART A)-C-1.1
12. 0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART A)
13. 0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART B)

EXHIBIT G1

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

6/17/2021

City of Santa Fe
Land Use Planning Department
P.O. Box 909
Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Narrative Letter

Dear Mr. Esquibel,

The following is in response to your October 1st 2020 letter. Below is a complete letter, revising and/or answering the items missing from our application.

- 14.6.2(E)(5)(c)(iv): "aesthetic requirements, Permanent Lighting". As per the FAA approval letter, dated 04/24/2020, the proposed Monopole is not required to be lite. The only light that will be installed is the technician light that is over the outdoor equipment. It is only turned on when the technician has to be at the site at night during an emergency. The light will not be installed higher then 8 feet and will not be seen by the surrounding neighbors.
- 14.6.2(e)(5)(d) "Archaeological requirements" The proposed facility performed and submitted a complete NEPA report to capture any and all archaeological requirements. Once the report is finalized a copy will be submitted to the City of Santa Fe for its records.
-

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, with antennas which protects from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 ± square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

(i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

(ii) Prevent a hardship to the public welfare;
   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:
   a. The proposed monopole would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape.

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(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;

a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**

(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

(i) The application complies with this section;

(ii) The proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data

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speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

(iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- **Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

Gravity Pad Towers, LLC.
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June 17, 2021

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: ____*Sean Milks*_____

Name: Sean Milks
Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

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EXHIBIT G2

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

06/17/2021

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter of Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Application Submittal requirement

Dear Mr. Esquibel,

The following is an application letter as required by section 14-6.2 E (6) of the City of Santa Fe telecommunications ordinance. The proposed telecommunications facility is described as the following: The proposal is for approval of installation of a new 65' Monopole, with coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot. This letter will be signed an authorized applicant and will attesting to its trust and completeness. coverage maps showing the level of existing RF coverage and RF coverage after construction of the proposed telecommunications facilities.

(iii) The search ring of the specific area is attached to the application. It shows the specific area on where our site needs to be in relation to our specific network. This area would meet our coverage objective.

We originally met with the St. John's College and explained the area that our radio Frequency engineers had us look for a site near the hiking trails near the northern parking lot. This specific area has the elevation and clearance needed to communicate with AT&T site number S246 St. John's Church located at 1200 Old Pecos Trail.

This area was reviewed and approved by the St. John's College. We had numerous meeting with the neighborhoods in an effort to come up with a specific location and/or design type. Despite our numerous efforts to come up with an agreed upon site location, the neighborhood representatives would not agree to any of the 3 locations. They simply do not want to see the 65' Monopole yet want to have the service.

We have dropped the setback waiver as the location of the tower will meet the 1:1 setback from the property line.

We discussed the idea of lowering the proposed site by 15'. The engineers explained that we could in fact lower the site by 15' however by doing this it would have less coverage for the surrounding areas of Santa Fe. The other issue with lowering the height of the site, future carriers such as Verizon, T-Mobile and Dish network couldn't use the site because it would not see over the existing trees. Our original plan of 80' will allow for one site to be built with the capability of accommodating all of the FCC wireless carriers. There would not be a need for a 2nd or 3rd site needed for the area.

(b) Section 14-5.2 The reason we chose a Monopole with a coyote fence was chosen because we feel it was the least intrusive site design. Although the site has to be a lot taller than the existing trees, the color of the monopole helps blend into the landscape. A standard monopole, grey in color is the normal site design and is the smallest overall structure that can be used. The 65' Monopole, along with a coyote fence to match the existing fence would not make the site invisible but would blend in better than any other site design.

(c) As per the FCC 47 C.RR,1,1310 the City can't tell us where we have to put the site. We have 3 locations that will all work. We are willing to work with the City to place the site in the best location for everyone involved.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: ____Sean Milks_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

EXHIBIT G3

Gravity ~~Pad~~ Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

06/17/2021

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter regarding compatibility, visual impacts for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Statement regarding compatibility, visual impacts

Dear Mr. Esquibel,

The following is a Letter regarding compatibility, visual impacts on the proposed Monopole site with the St. John's College as per the City of Santa Fe ordinance.

> The proposed telecommunications facility is designed, constructed and will be installed in such a manner as to minimize the visual impact upon adjacent lands, public rights of way and residentially zoned property. We used a monopole to minimize visual impact using the smallest overall structure possible, color, materials, texture, shape, size and location. Much consideration has been involved in the design of the equipment cabinet. We purposely went with a smaller, shorter cabinet and took the location of the trees and existing coyote fencing to place the equipment area away from the general public. By using the same coyote fencing both in height and design in an effort to match the existing area as to blend as much as possible. The placement of the equipment is installed as to minimize the impact to adjacent lands, public rights of way and residentially zoned property. The monopole itself is the smallest site out of the 3 site types. The color grey, while not making it invisible, will blend in with the trees in the area.

Sincerely,

Sean Milks

Sean Milks

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-3119

EXHIBIT F4

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

10/16/2020

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter of Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Waiver letter

Dear Mr. Esquibel,

The following is a waiver letter for the St. John's College telecommunications site as per the City of Santa Fe ordinance subsection 14-6.2 (E)(8).

AT&T Mobility/FirstNet is respectfully requesting a waiver regarding the height limitation for the proposed site. This proposal exceeds the height limits for structures in an R-1PUD District and height limits within the Historic Review District. This request is in accordance with 14-6.2(e)(8). The current allowable height is 36 feet. The entire area is R-1PUD and the 36 feet is not high enough for the site to see over the trees so that is why we are requesting the waiver. In order to provide much needed coverage in the area, this waiver has to be approved or the college nor any of the surrounding neighborhoods will benefit from Cellular telecommunications.

The following will address all of the standards set forth in 14-6.2(E)(8)(a) as well as each of the factors set forth in 14-6.2(E)(8)(b).

14-6.2(E)(8)(a)

(i) The proposed telecommunications facility is in the best interest of the community as a whole. The current service is either non-existent or marginal at best. The AT&T Mobility/FirstNet federally funded project is to provide emergency services in areas that do not currently have E911 for the first responders. The College has expressed a huge concern regarding an active shooter situation and the lack of wireless coverage on the campus as well as the surrounding neighborhoods. This site would provide this service as well as collocation services for the remaining FCC wireless carriers.

(ii) As owner of the site, Gravity Pad would agree to expedite the approval of any colocation carrier that wanted to locate on the site.

(iii) By building the site it not only would not jeopardize the public health, safety and welfare, it is being proposed to do just that. The site is designed and being proposed with the main purpose to serve the residence and visitors of Santa Fe.

(iv) The proposed telecommunication facility unfortunately can not be invisible. We feel the design and location of the site will help mitigate the adverse visual impacts of the community. No matter where the site would be built, it would have some sort of adverse visual impact on someone. The proposed location, which is surrounded by trees in every direction will not hide the site completely, but it will blend in to the best possible way. The service to the campus and surrounding neighborhoods will be at a maximum effectiveness in the current location.

(v) The site is not being proposed in the escarpment or south central highway corridor overlay districts so this section does not apply.

(b)

(i) The design of the proposed telecommunications site are using the elements that reduce and eliminate adverse visual impact as much as possible. First, the ground equipment is being housed behind a 6ft coyote fence, including the access gate and will match the existing 6ft coyote fence that surrounds the property to the North. Second, the Monopole was designed to be the same color as the surrounding trees. Although the height is above the tree line in order for the site to transmit the signals it is the least visually intrusive site that we could build. The monopole branches and foliage hides the antennas and we paint and cover the antennas with "socks" so they can't be seen from a distance. The lower portion of the tree has fake bark to also assist with making he site the least visually intrusive as possible using the latest technology available.

(ii) The nature of the underline use of the property is a College campus. Because of the open spaces and trees with the walking trails and being away from the public most of the time is one of many factors in choosing the locations. The property is completely surrounded by residential homes and thus was not possible to locate the site else where.

(iii) The surrounding topography made it difficult to pick the exact location. We chose the proposed site so not to affect the beginning of the walking trails and didn't want to take up any parking spaces in the process.

(iv) The surrounding vegetation was also considered when choosing the location. The proposed location also limits the amount of bushes that would need to be relocated and we feel that none of the existing trees will have to be removed or replanted.

(v) There is not another existing tower or structure within 1 mile of the proposed site.

(vi) The proposed ingress and egress is directly in front of the parking lot and will not affect any parking spots.

(vii) The proposed site is being designed to provide the residents and visitors including the institutions optimum cellular communications including data and emergency services for the first responders. Currently you can not make a phone call with any carrier in any of the buildings with confidence. This not only would provide AT&T Mobility/FirstNet but it would be designed to accommodate the other wireless providers as well.

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

March 4, 2021

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____
Name: Sean Milks
Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 8th day of March, 2021, by Sean Milks as the Managing member of Gravity Pad Partners, a New Mexico corporation on behalf of said corporation.

_____
Notary Public: Kevin Winner
My Commission Expires: 10/30/21

OFFICIAL SEAL
KEVIN WINNER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/30/21

Gravity Pad Towers, LLC.
PO Box 2755
Corrales, NM 87048
towers@gravitypad.com
Fax: 240-332-0899

EXHIBIT G5

Gravity Pad Partners, LLC.
PO Box 2755
Corrales, New Mexico 87048

09/16/2020

City of Santa Fe
Land Use Department
Dan Esquibel Planner Senior
801 W. San Mateo Road
Santa Fe, NM 87505

Re Letter of Noise information for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Noise Information on decibel levels and emergency operating conditions

Dear Mr. Esquibel,

The following is a Letter of Noise Information on decibel levels and emergency operating conditions on The proposed Monopine site with the St. John's College as per the City of Santa Fe ordinance.

The proposed telecommunications facility is designed, constructed and will be installed in such a manner as to minimize noise to the maximum extent feasible. At no time will the proposed site exceed the standards set forth in Article 10-2 SFCC 1987.

Sincerely,

Sean Milks

Sean Milks

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

EXHIBIT G6

Aeronautical Study No.
2020-ASW-5098-OE

Issued Date: 04/24/2020

Kevin Winner
Gravity Pad BTS LLC
PO Box 2755
Corrales, NM 87048

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower St Johns College Monopine
Location:	Santa Fe, NM
Latitude:	35-40-06.70N NAD 83
Longitude:	105-54-42.40W
Heights:	7352 feet site elevation (SE)
	95 feet above ground level (AGL)
	7447 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 10/24/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynnette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASW-5098-OE.

Signature Control No: 436189536-437559152 (DNE)
Lynnette Farrell
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

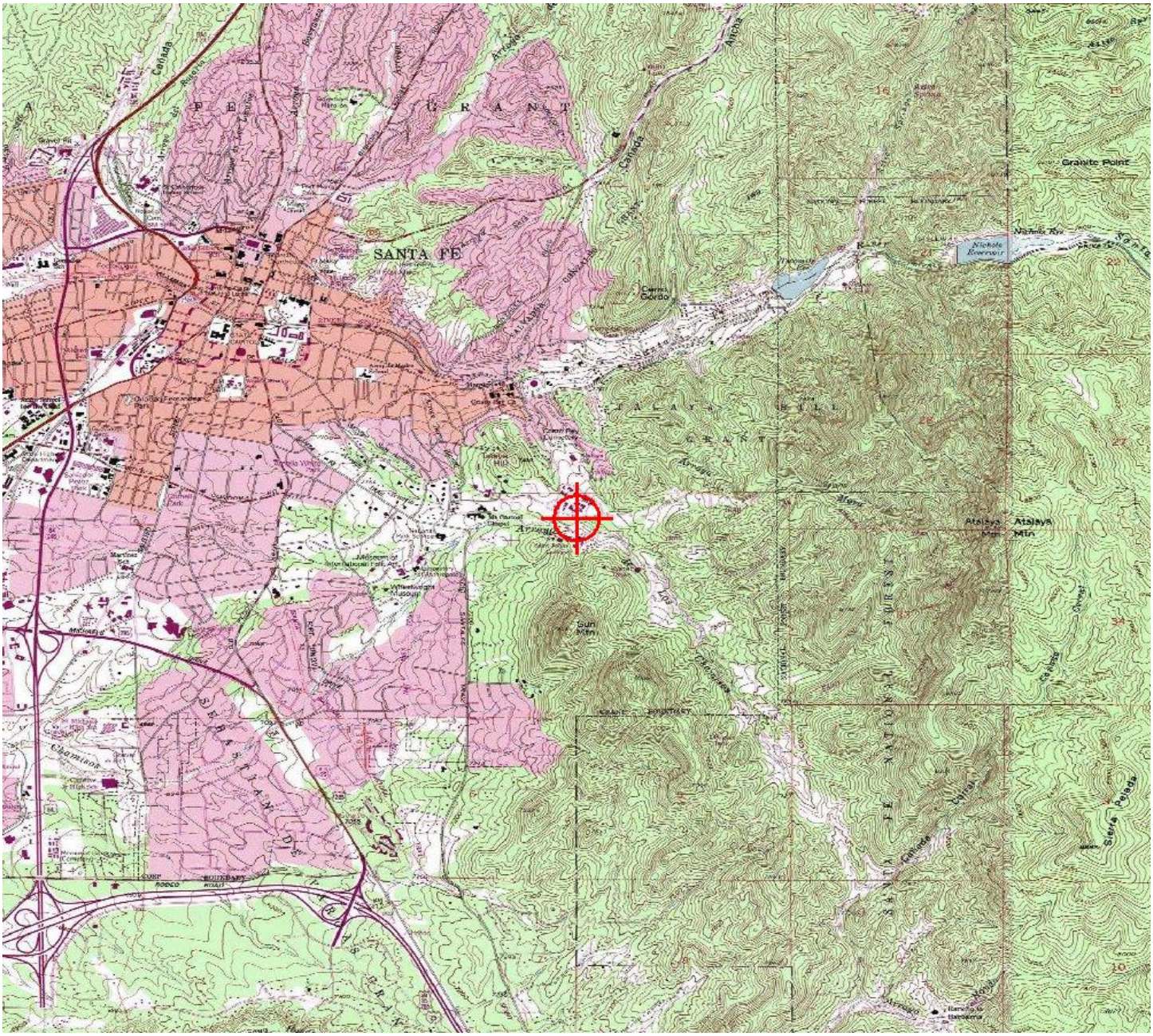
Frequency Data for ASN 2020-ASW-5098-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W

List of telecommunications facilities planned by AT&T/FirstNet wireless within 3 miles of the proposed site at 1160 Camino de Cruz Blanca:

There currently are no proposed sites by AT&T/FirstNet within 3 miles of the proposed facility.

TOPO Map for ASN 2020-ASW-5098-OE



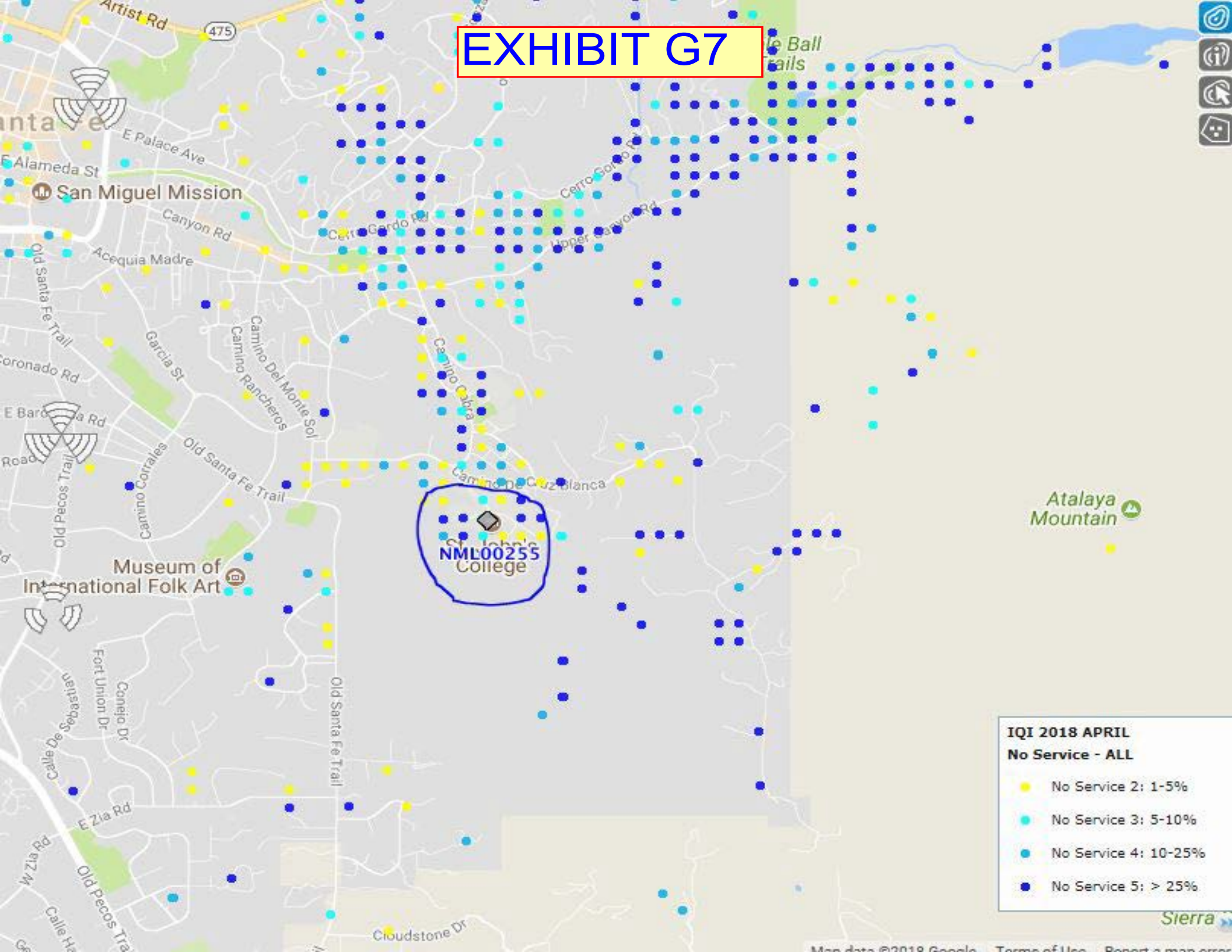
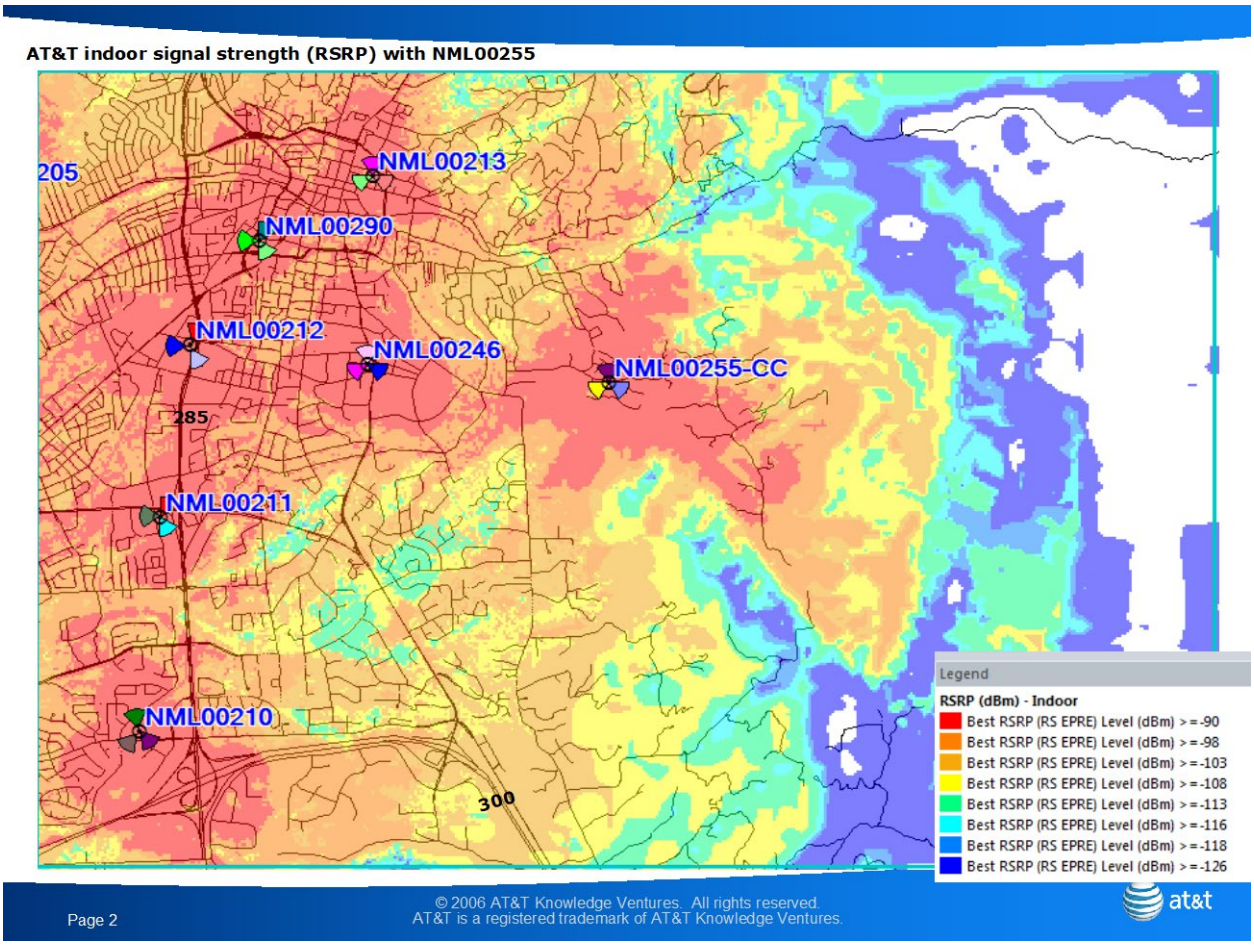


EXHIBIT G7
Artist Rd
475
E Palace Ave
E Alameda St
San Miguel Mission
Canyon Rd
Acequia Madre
Old Santa Fe Trail
Garcia St
Camino Del Monte Sol
Camino Rancheros
Camino Cabra
Camino de Cruz Blanca
Coronado Rd
Old Pecos Trail
Camino Corrales
Museum of International Folk Art
NML00255
College
Atalaya Mountain
Fort Union Dr
Conejo Dr
Calle De Sebastian
E Zia Rd
W Zia Rd
Cloudstone Dr
Sierra
IQI 2018 APRIL
No Service - ALL
No Service 2: 1-5%
No Service 3: 5-10%
No Service 4: 10-25%
No Service 5: > 25%

EXHIBIT G8



List of telecommunications facilities owned/leased by AT&T/FirstNet wireless within 3 miles of the proposed site at 1160 Camino de Cruz Blanca:

-	NML0246 St. John's Church	1200 Old Pecos Trail	35.671228, -105.936473
-	NML00210 BLM building	301 Dinosaur Trai	35.598439, -106.037895l
-	NML00211 Pollon Plaza	2009 South Pacheco	35.65846, -105.95861
-	NML00212 Montoya building	329 W Cordova road	35.673711, -105.954639
-	NML00290 Hotel Santa Fe	537 S. Guadalupe	35 40' 57.7", -105 56' 49.2"
-	NML00213 Ft. Marcy tower	222 E. Marcy Street	35 41' 16.986", -105 56'5.505"
-	NML00239 School for the deaf	4851 Paseo del Sol	35 37' 17.1", -106 2' 41.5"
-	NML00243 Bailios	3294 Cerrillos Rd.	35 38' 58.9", -105 59' 53.2"
-	NML00251 St. Francis	122 HWT 599	35 42' 42.356, -105 56' 22.085"
-	NML00254 Old Pecos	3101 Old Pecos Trail	35 38'36.348", -105 55' 44.644"
-	NML00289 State Capital	1120 Paseo De Peralta	35 40' 55.9", -105 56' 10.1"

EXHIBIT G9

1 Fairholm Avenue
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079

January 28, 2020

Winner Management
Attn: Kevin Winner
P. O. Box 2755
Corrales, NM. 87048

Reference: 65' Future 95' Tapered Steel Pole
Sandoval County, NM.

File Number: 232062

Copies	Drawing Number	Description
1	232062 -01-D1R1	Design Sealed for the State of New Mexico
1	232062-01-F1R1	Foundation
1	B090548	Foundation Notes

Email: kevin@winnermanagement.net

Sincerely,

Danny Otten

crp

1 Fairholm Avenue
Peoria, IL 61603 USA
Phone: (309)-566-3000
Fax: (309)-566-3079

DATE: JANUARY 28, 2020

PURCHASER: WINNER MANAGEMENT

PROJECT: 65 FT TAPERED STEEL POLE

FILE NUMBER: 232062

DRAWINGS: 232062-01-D1 R1 , 232062-01-F1 R1 , B090548

I CERTIFY THAT THE REFERENCED DRAWINGS WERE PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE DESIGN AND LOADING CRITERIA SPECIFIED BY THE PURCHASER AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO.

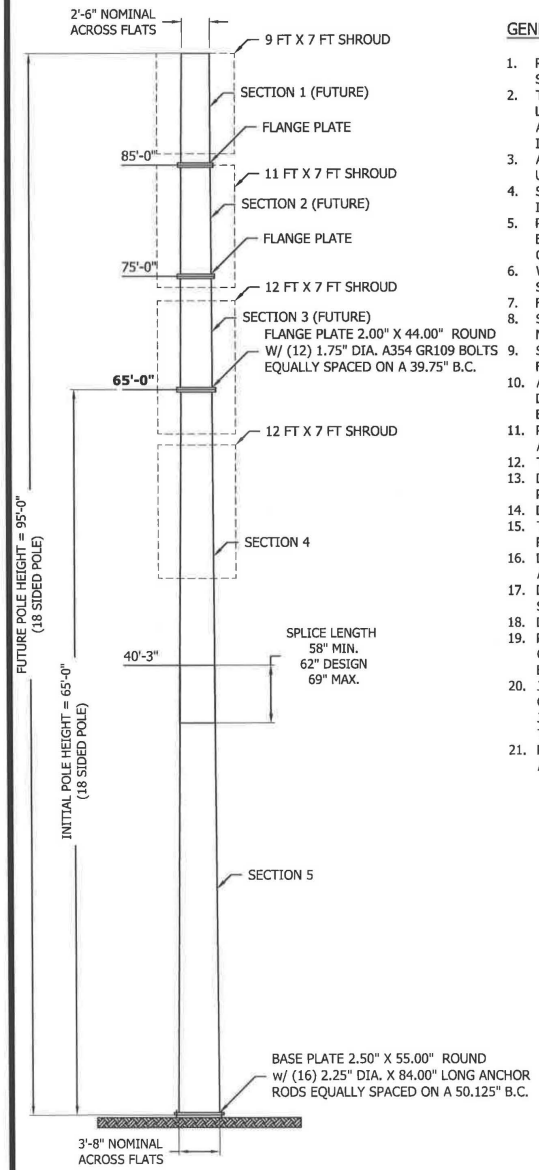
THE REFERENCED FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL PARAMETERS. A GEOTECHNICAL SITE INVESTIGATION SHALL BE PERFORMED PRIOR TO INSTALLATION FOR COMPETENT PROFESSIONAL EXAMINATION AND VALIDATION OF THE SUITABILITY OF THE PRESUMPTIVE SOIL PARAMETERS FOR THE SITE.

CERTIFIED BY: _____

DATE: 1/28/20

FABIB JIRJI AZOURI
NEW MEXICO
13991
REGISTERED PROFESSIONAL ENGINEER

Products for a Growing World of Technology®



GENERAL NOTES

1. ROHN PRODUCTS POLE DESIGNS CONFORM TO ANSI/TIA-222-G UNLESS OTHERWISE SPECIFIED UNDER POLE DESIGN LOADING.
2. THE DESIGN LOADING CRITERIA INDICATED HAS BEEN PROVIDED TO ROHN. THE DESIGN LOADING CRITERIA HAS BEEN ASSUMED TO BE BASED ON SITE-SPECIFIC DATA IN ACCORDANCE WITH ANSI/TIA-222-G AND MUST BE VERIFIED BY OTHERS PRIOR TO INSTALLATION.
3. ANTENNAS AND LINES LISTED IN POLE DESIGN LOADING TABLE ARE PROVIDED BY OTHERS UNLESS OTHERWISE SPECIFIED.
4. STEP BOLTS WITH SAFETY CLIMB SYSTEM ARE PROVIDED AS A CLIMBING FACILITY FOR THE INSTALLATION OF THE STRUCTURE.
5. POLE MEMBER DESIGN DOES NOT INCLUDE STRESSES DUE TO ERECTION SINCE ERECTION EQUIPMENT AND CONDITIONS ARE UNKNOWN. DESIGN ASSUMES COMPETENT AND QUALIFIED PERSONNEL WILL ERECT THE POLE.
6. WORK SHALL BE IN ACCORDANCE WITH ANSI/TIA-222-G, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES".
7. FIELD CONNECTIONS SHALL BE BOLTED. NO FIELD WELDS SHALL BE ALLOWED.
8. STRUCTURAL BOLTS SHALL CONFORM TO GRADE A325 PER ASTM F3125, EXCEPT WHERE NOTED.
9. STRUCTURAL STEEL AND CONNECTION BOLTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ANSI/TIA-222-G.
10. ALL HIGH STRENGTH BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". NO OTHER MINIMUM BOLT TENSION OR TORQUE VALUES ARE REQUIRED.
11. PURCHASER SHALL VERIFY THE INSTALLATION IS IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR OBSTRUCTION MARKING AND LIGHTING.
12. TOLERANCE ON POLE STEEL HEIGHT IS EQUAL TO PLUS 1% OR MINUS 1/2%.
13. DESIGN ASSUMES THAT, AS A MINIMUM, MAINTENANCE AND INSPECTION WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE IN ACCORDANCE WITH ANSI/TIA-222-G.
14. DESIGN ASSUMES LEVEL GRADE AT POLE SITE.
15. THE PURCHASER SHALL VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED TIA REV. G "PRESUMPTIVE" CLAY SOIL PARAMETERS.
16. DESIGN ASSUMES ALL ANTENNAS ARE MOUNTED SYMMETRICALLY TO MINIMIZE TORQUE, IF APPLICABLE.
17. DESIGN ASSUMES ALL PANEL ANTENNAS WITH MOUNTING FRAMES ARE MOUNTED SYMMETRICALLY.
18. DESIGN ASSUMES ALL TRANSMISSION LINES ARE ROUTED INTERNALLY.
19. POLE SHAFT CONFORMS TO ASTM A572 GR 65. POLE BASE PLATE AND TOP PLATE STEEL CONFORMS TO ASTM A572 GR 50 WITH CHARPY IMPACT REQUIREMENTS. POLE ANCHOR BOLTS CONFORM TO ASTM A615 GR75.
20. JACKING LUGS ARE PROVIDED ABOVE AND BELOW EACH SLIP JOINT TO FACILITATE THE USE OF JACKING DEVICES. NON-STAINING LUBRICANTS SHALL BE APPLIED TO THE SLIP JOINTS. JACKING FORCES SHOULD BE APPLIED UNTIL THE JOINT IS TIGHT WITH NO GAPS GREATER THAN 1/4".
21. POLE DESIGN INCLUDES (3) FUTURE 10 FT EXTENSION TO 75, 85, & 95 FT WITH FUTURE ANTENNA LOADING.

MAXIMUM FACTORED REACTIONS			
DOWNLOAD	=	56.6	KIPS
SHEAR	=	24.0	KIPS
O.T.M	=	1,622.7	FT-KIPS

TOWER DESIGN LOADING

DESIGN WIND LOAD PER ANSI/TIA-222-G USING THE FOLLOWING DESIGN CRITERIA:
ASCE 7-16 ULTIMATE WIND SPEED (NO ICE): 104 MPH
BASIC WIND SPEED (W/ICE): 30 MPH PER ASCE 7-16
DESIGN ICE THICKNESS: 0.50" PER ASCE 7-16
EXPOSURE CATEGORY: C
STRUCTURE CLASS: II
TOPOGRAPHIC CATEGORY: 1
EARTHQUAKE SPECTRAL RESPONSE ACCELERATION: S_S: 0.442, S_1: 0.144, SITE CLASS: D

THIS STRUCTURE HAS BEEN DESIGNED TO SUPPORT THE FOLLOWING LOADS:

ELEVATION (FT)	ANTENNA LOADING	LINE SIZE (NOM)
TOP	LIGHTNING ROD	-
[FUTURE] C.L. @ 91	84" DIA. X 108" LONG SHROUD	(9) 1-5/8"
[FUTURE] C.L. @ 80	84" DIA. X 132" LONG SHROUD	(9) 1-5/8"
[FUTURE] C.L. @ 67	84" DIA. X 144" LONG SHROUD	(9) 1-5/8"
C.L. @ 54	84" DIA. X 144" LONG SHROUD	(9) 1-5/8"

POLE DESIGN INCLUDES (3) FUTURE 10 FT EXTENSIONS TO 75, 85, & 95 FEET WITH FUTURE ANTENNA LOADING, LINES, AND 7 FT DIA. SHROUDS

SECTION SCHEDULE

SECTION	LENGTH (FT)	DIAMETER BOT	DIAMETER TOP	WALL THICK (IN)	Fy (KSI)	WEIGHT (KIPS)
1 (FUTURE)	10.00	31.53	30.00	0.2500	65.0	0.9
2 (FUTURE)	10.00	33.04	31.53	0.2500	65.0	0.9
3 (FUTURE)	10.00	34.55	33.04	0.2500	65.0	1.0
4	29.96	39.19	34.55	0.2500	65.0	3.1
5	40.21	44.00	37.76	0.2500	65.0	4.7

NOTE:
FOR POLYGONAL POLES, DIAMETER IS MEASURED ACROSS FLATS. TABULATED WEIGHTS ARE APPROXIMATE. REFER TO ASSEMBLY DRAWING FOR FINAL WEIGHTS. ALL WEIGHTS SHALL BE VERIFIED PRIOR TO LIFTING.

FILE NO.
232062

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP
1	REVISED INITIAL HEIGHT TO 65 FT DATE: 1/28/2020	SWG	HA	HA

ROHN® PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

WINNER MANAGEMENT
DESIGN PROFILE
65 FT OF 95 FT TSP

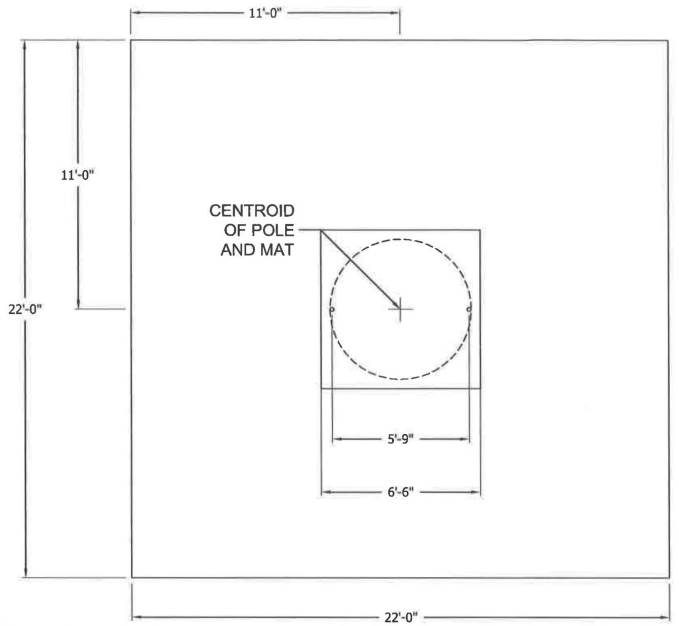
DWN:	CHK'D:	DATE:
SWG	HA	1/27/2020

ENG'R:	SHEET #:
HA	1 OF 1

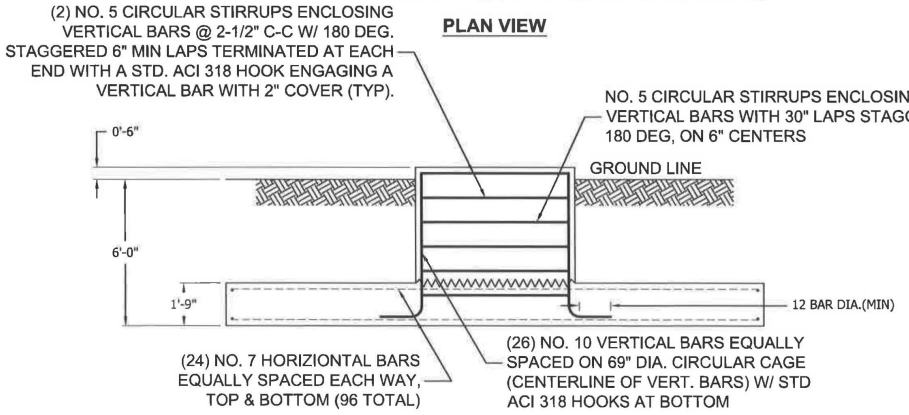
PRJ. ENG'R:	PRJ. MANG'R:
SWG	

DRAWING NO:	REV:
232062-01-D1	1

NOTE: SEE DRAWING NO. B090548 FOR STANDARD FOUNDATION NOTES.



PLAN VIEW



ELEVATION VIEW

FACTORED REACTIONS

O.T.M. =	1,622.7 FT-K
DOWNLOAD =	56.6 KIPS
SHEAR =	24.0 KIPS

CONCRETE VOLUME

SQUARE PIER	7.4 CU.YDS
PAD	31.4 CU.YDS
TOTAL	38.8 CU.YDS

FILE NO. 232062

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP
1	UPDATED REACTIONS DATE: 1/28/2020	SWG		

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MAT W/RAISED PIER
PRESUMPTIVE CLAY PER ANSI/TIA-222-G

DWN:	CHK'D:	DATE:
SWG	HA	11/5/2019

ENG'R:	SHEET #:
HA	1 OF 1

PRJ. ENG'R:	PRJ. MANG'R:
SWG	

DRAWING NO:	REV:
232062-01-F1	1

STANDARD FOUNDATION NOTES
ANSI/TIA-222-G

1. STANDARD FOUNDATION DESIGNS ARE IN ACCORDANCE WITH ANSI/TIA-222-G, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES" FOR THE FOLLOWING PRESUMPTIVE CLAY SOIL PARAMETERS:

N (blows/ft) [blows/m]	Φ (deg)	Y (lb/ft3) [kN/m3]	C (psf) [kPa]	Ultimate Bearing (psf) [kPa]		Ultimate Skin Friction (psf) [kPa]	k (pci) [kN/m3]	ε_{50}
				Shallow Fnds.	Deep Fnds.			
8 [26]	0	110 [17]	1000 [48]	5000 [240]	9000 [431]	500 [24]	150 [41,000]	0.01
GROUND WATER TABLE IS AT OR BELOW FOUNDATION DEPTH MAXIMUM FROST PENETRATION DEPTH LESS THAN FOUNDATION DEPTH								

2. THE PURCHASER SHALL VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED ANSI/TIA-222-G PRESUMPTIVE CLAY SOIL DESIGN PARAMETERS AND THAT THE DEPTH OF STANDARD FOUNDATIONS ARE ADEQUATE BASED ON THE FROST PENETRATION AND/OR ZONE OF SEASONAL MOISTURE VARIATION AT THE SITE. FOUNDATION DESIGN MODIFICATIONS MAY BE REQUIRED IN THE EVENT PRESUMPTIVE CLAY SOIL PARAMETERS ARE NOT APPLICABLE FOR THE ACTUAL SUBSURFACE CONDITIONS ENCOUNTERED.
3. A SITE-SPECIFIC INVESTIGATION IS REQUIRED FOR CLASS III STRUCTURES IN ACCORDANCE WITH ANSI/TIA-222-G.
4. FOUNDATION DESIGNS ASSUME FIELD INSPECTIONS WILL BE PERFORMED BY THE PURCHASER'S REPRESENTATIVE TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON THE CONDITIONS EXISTING AT THE SITE.
5. WORK SHALL BE IN ACCORDANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS, LOCAL CODES, SAFETY REGULATIONS AND UNLESS OTHERWISE NOTED, THE LATEST REVISION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
6. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
7. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENT OF ACI 318 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI (31.0 MPa) IN 28 DAYS.
8. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 3/4 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING SHALL BE UTILIZED TO PREVENT HONEYCOMBS OR VOIDS.
9. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SPLICES IN REINFORCEMENT SHALL NOT BE ALLOWED UNLESS OTHERWISE INDICATED.
10. REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING, THROUGHOUT PLACEMENT OF CONCRETE AND DURING EXTRACTION OF TEMPORARY CASING.
11. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
12. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES (76 mm) UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO INSURE A 3 INCH (76 mm) MINIMUM COVER ON REINFORCEMENT. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 mm) NOR BE LESS THAN 2 INCHES (51 mm).
13. SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF VERTICAL REINFORCING CAGES TO INSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
14. FOUNDATION DESIGNS ASSUME STRUCTURAL BACKFILL TO BE COMPACTED IN 8 INCH (200 mm) MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ADDITIONALLY, STRUCTURAL BACKFILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 110 POUNDS PER CUBIC FOOT (17 kN/m3).
15. FOUNDATION DESIGNS ASSUME AN INSTALLATION ON A PROPERLY DRAINED LEVEL SITE.
16. FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.
17. ALL CONSTRUCTION AND SAFETY EQUIPMENT AND TEMPORARY SUPPORTS REQUIRED FOR CONSTRUCTION SHALL BE DETERMINED, FURNISHED AND INSTALLED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS CHOSEN BY THE CONTRACTOR. ALL CONSTRUCTION ACTIVITIES SHALL BE PREFORMED BY COMPETENT, QUALIFIED AND TRAINED PERSONNEL.
18. FOR FOUNDATION AND ANCHOR TOLERANCES SEE ANCHOR ROD LAYOUT DRAWING.
19. LOOSE MATERIAL SHALL BE REMOVED FROM BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. SIDES OF EXCAVATION SHALL BE ROUGH AND FREE OF LOOSE CUTTINGS.
20. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, INFILTRATION OF WATER OR SOIL AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
21. FREE FALL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING SIDES OF EXCAVATION, FORMWORK, REINFORCING BARS, ANCHORAGES, FORM TIES, CAGE BRACING OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
22. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL EXCEPT FOR PIERS SUPPORTED ON SPREAD FOUNDATIONS. FORMS FOR PIERS SHALL BE REMOVED PRIOR TO PLACING STRUCTURAL BACKFILL.
23. CONSTRUCTION JOINTS, IF REQUIRED IN DRILLED PIER OR CAISSON FOUNDATIONS, SHALL BE AT LEAST 12 INCHES (305 mm) BELOW BOTTOM OF EMBEDMENTS AND MUST BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES NO OTHER CONSTRUCTION JOINTS.
24. CONSTRUCTION JOINTS, IF REQUIRED AT THE BASE OF PIERS SUPPORTED ON SPREAD FOUNDATIONS, SHALL BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES NO OTHER CONSTRUCTION JOINTS.
25. CASING, IF USED, SHALL NOT BE LEFT IN PLACE. EQUIPMENT, PROCEDURES, AND PROPORTIONS OF CONCRETE MATERIALS SHALL INSURE CONCRETE WILL NOT BE ADVERSELY DISTURBED UPON CASING REMOVAL. DRILLING FLUID, IF USED, SHALL BE FULLY DISPLACED BY CONCRETE AND SHALL NOT BE DETRIMENTAL TO CONCRETE OR SURROUNDING SOIL. CONTAMINATED CONCRETE SHALL BE REMOVED FROM TOP OF FOUNDATION AND REPLACED WITH FRESH CONCRETE.
26. TOP OF FOUNDATION SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISHED. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" X 3/4" (19 mm X 19 mm) MINIMUM.
27. FOR ANCHOR BLOCK TYPE FOUNDATIONS, FOR GUYED MASTS, ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED FOR STEEL GUY ANCHORS IN DIRECT CONTACT WITH SOIL. DESIGN ASSUMES PERIODIC INSPECTIONS WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE TO DETERMINE IF ADDITIONAL ANCHOR CORROSION PROTECTION MEASURES SHALL BE IMPLEMENTED BASED ON OBSERVED SITE-SPECIFIC CONDITIONS.

FILE NO.

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP
5	ADDED NOTES BELOW TABLE DATE: 12/19/2018	JHY	HA	HA

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ANSI/TIA-222-G
STANDARD FOUNDATION DESIGN NOTES

DWN:	CHK'D:	DATE:
FAD	HA	11/20/2009

ENG'R:	SHEET #:
HA	1 OF 1

PRJ. ENG'R:	PRJ. MANG'R:

DRAWING NO:	REV:
B090548	5

TowerSoft
ENGINEERING SOFTWARE

TSTower - v 5.8.5 Tower Analysis Program
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R1

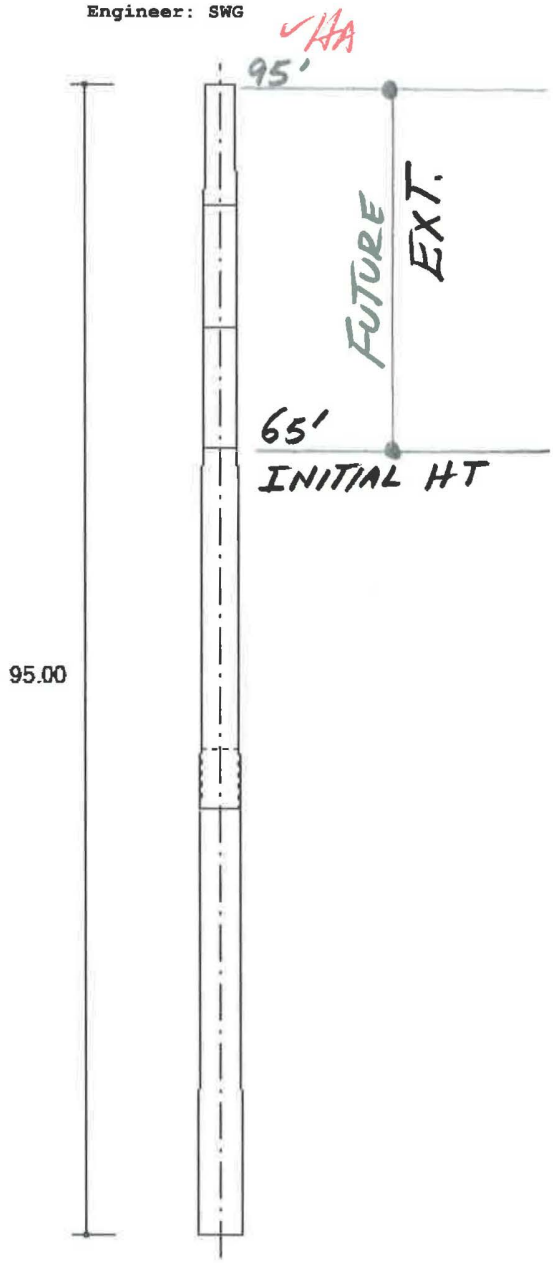
File: W:\Jobs\2019\232062\232062.out
Contract: 232062
Project: 65 FT OF 95 FT TSP
Date and Time: 1/28/2020 9:39:50 AM

Revision: 1
Site:
Engineer: SWG

DESIGN SPECIFICATION

Design Standard: ANSI/TIA-222-G-2005 Add.2
Ultimate Design Wind Speed (No Ice) = 104.0 (mph)
Nominal Design Wind Speed (No Ice) = 80.6 (mph)
Basic Wind Speed (With Ice) = 30.0 (mph)
Design Ice Thickness = 0.25 (in)
Structure Class = II
Exposure Category = C
Topographic Category = 1

Sct.	Length (ft)	Overlap (ft)	Top Dia. (in)	Bot Dia. (in)	Thick. (in)	
5	10.00	0.00	30.00	31.53	0.2500	FUTURE
4	10.00	0.00	31.53	33.04	0.2500	
3	10.00	0.00	33.04	34.55	0.2500	
2	29.96	0.00	34.55	39.14	0.2500	
1	40.21	5.17	37.84	44.00	0.2500	



MAXIMUM BASE REACTIONS

Download (Kips)	56.6
Shear (Kips)	24.0
Moment (Kipsft)	1623.0

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Site:
Engineer: SWG

Section A: PROJECT DATA

Project Title:	65 FT OF 95 FT TSP
Customer Name:	WINNER MANAGEMENT
Site:	
Contract No.:	232062
Revision:	1
Engineer:	SWG
Date:	Jan 28 2020
Time:	09:39:38 AM
Design Standard:	ANSI/TIA-222-G-2005 Addendum 2

GENERAL DESIGN CONDITIONS

Start wind direction:	0.00 (Deg)
End wind direction:	315.00 (Deg)
Increment wind direction:	45.00 (Deg)
Elevation above ground:	0.00(ft)
Gust Response Factor Gh:	1.10
Structure class:	II
Exposure category:	C
Topographic category:	1
Material Density:	490.1(lbs/ft^3)
Young's Modulus:	29000.0(ksi)
Poisson Ratio:	0.30
Weight Multiplier:	1.06

WIND ONLY CONDITIONS:

Ultimate Design Wind Speed (No Ice):	104.00(mph)
Nominal Design Wind Speed (No Ice):	80.56(mph)
Directionality Factor Kd:	0.95
Importance Factor I:	1.00
Wind Load Factor:	1.60
Dead Load Factor:	1.20

WIND AND ICE CONDITIONS:

Basic Wind Speed (With Ice):	30.00(mph)
Directionality Factor Kd:	0.95
Wind Load Importance Factor Iw:	1.00
Ice Thickness Importance Factor Ii:	1.00
Ice Thickness:	0.25(in)
Ice Density:	56.19(lbs/ft^3)
Wind Load Factor:	1.00
Dead Load Factor:	1.20
Ice Load Factor:	1.00

WIND ONLY SERVICEABILITY CONDITIONS:

Serviceability Wind Speed:	60.00(mph)
Directionality Factor Kd:	0.85
Importance Factor I:	1.00
Wind Load Factor:	1.00
Dead Load Factor:	1.00

EARTHQUAKE CONDITIONS:

Site class definition:	D
Spectral response acceleration Ss:	0.442
Spectral response acceleration S1:	0.144
Accelaration-based site coefficient Fa:	1.446
Velocity-based site coefficient Fv:	2.224
Design spectral response acceleration Sds:	0.426
Design spectral response acceleration Sd1:	0.214
Seismic analysis method:	1

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Site:
Engineer: SWG

Fundamental frequency of structure f1:	0.677
Total seismic shear Vs (Kips) :	2.43

Analysis performed using: TowerSoft Finite Element Analysis Program

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Revision: 1
Site:
Engineer: SWG

Section B: STRUCTURE GEOMETRY

Total Height (ft)	Bottom Diameter (in)	Top Diameter (in)
95.00	44.00	30.00

Sect. No.	Length (ft)	Overlap (ft)	Bot Dia. (in)	Top Dia. (in)	Thick. (in)	Sides	Joint Type	Yield Stress (ksi)	Mass (lbs)	Calculated Taper (in/ft)
5 FUTURE	10.00	0.00	31.53	30.00	0.2500	18-sided	Flange	65.0	873.4	0.15300
4 FUTURE	10.00	0.00	33.04	31.53	0.2500	18-sided	Flange	65.0	916.9	0.15100
3 FUTURE	10.00	0.00	34.55	33.04	0.2500	18-sided	Flange	65.0	960.2	0.15100
2	29.96	0.00	39.14	34.55	0.2500	18-sided	Telescopic	65.0	3137.7	0.15308
1	40.21	5.17	44.00	37.84	0.2500	18-sided	Flange	65.0	4681.1	0.15308
Total Mass:									10569.4	

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Revision: 1
Site:
Engineer: SWG

Section D: TRANSMISSION LINE DATA

Transmission Lines Position

No.	Bot El (ft)	Top El (ft)	Desc.	Radius (ft)	Az.	Orient.	No.	Shielded	Shielded Lines	Antenna
1	0.00	95.00	3/8" CABLE	3.00	0.00	0.00	1	No	0	
2	0.00	90.50	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	
3	0.00	79.50	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	
4	0.00	67.00	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	
5	0.00	54.00	LDF7P-50A	0.00	0.00	0.00	9	Yes	9	

Transmission Lines Details

No.	Desc.	Width (in)	Depth (in)	Unit Mass (lb/ft)
1	3/8" CABLE	0.38	0.38	1.00
2	LDF7P-50A	2.01	2.01	0.92
3	LDF7P-50A	2.01	2.01	0.92
4	LDF7P-50A	2.01	2.01	0.92
5	LDF7P-50A	2.01	2.01	0.92

Utilization of the cross-section for TX Lines: 10.94%

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Site:
Engineer: SWG

Section F: POINT LOAD DATA

Structure Azimuth from North:0.00

POINT LOADS

No.	Description	Elev. (ft)	Radius (ft)	Azim. (Deg)	Orient. (Deg)	Vertical Offset (ft)	Tx Line	Comments
1	LIGHTNING ROD	95.00	0.00	0.0	0.0	0.00		
2	9 FT SHROUD	90.50	0.00	0.0	0.0	0.00		
3	11 FT SHROUD	79.50	0.00	0.0	0.0	0.00		
4	12 FT SHROUD	67.00	0.00	0.0	0.0	0.00		
5	12 FT SHROUD	54.00	0.00	0.0	0.0	0.00		

POINT LOADS WIND AREAS AND WEIGHTS

No.	Description	Frontal Bare Area (ft^2)	Lateral Bare Area (ft^2)	Frontal Iced Area (ft^2)	Lateral Iced Area (ft^2)	Weight Bare (Kips)	Weight Iced (Kips)	Gh
1	LIGHTNING ROD	1.00	1.00	2.00	2.00	0.10	0.20	1.10
2	9 FT SHROUD	114.00	114.00	228.00	228.00	3.00	9.00	1.10
3	11 FT SHROUD	139.00	139.00	278.00	278.00	3.00	9.00	1.10
4	12 FT SHROUD	152.00	152.00	304.00	304.00	3.00	9.00	1.10
5	12 FT SHROUD	152.00	152.00	304.00	304.00	3.00	9.00	1.10

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Site:
Engineer: SWG

Section H: STRUCTURE DISPLACEMENT DATA

Load Combination Wind Only - Serviceability

Wind Direction Maximum displacements

Elev. (ft)	N-S Disp (in)	W-E Disp (in)	Vert.Disp (in)	N-S Rot (deg)	W-E Rot (deg)	Twist Rot (deg)
95.00	11.5	-11.5	-0.1	-0.84	-0.84	0.00
93.33	11.2	-11.2	-0.1	-0.84	-0.84	0.00
91.67	10.9	-10.9	-0.1	-0.84	-0.84	0.00
90.00	10.6	-10.6	-0.1	-0.84	-0.84	0.00
88.33	10.3	-10.3	-0.1	-0.84	-0.84	0.00
86.67	10.0	-10.0	-0.1	-0.84	-0.84	0.00
85.00	9.7	-9.7	-0.1	-0.83	-0.83	0.00
83.33	9.4	-9.4	-0.1	-0.83	-0.83	0.00
81.67	9.1	-9.1	-0.1	-0.83	-0.83	0.00
80.00	8.8	-8.8	-0.1	-0.83	-0.83	0.00
78.33	8.6	-8.6	-0.1	-0.83	-0.83	0.00
76.67	8.3	-8.3	-0.1	-0.82	-0.82	0.00
75.00	8.0	-8.0	-0.1	-0.82	-0.82	0.00
73.33	7.7	-7.7	-0.1	-0.81	-0.82	0.00
71.67	7.4	-7.4	-0.1	-0.81	-0.81	0.00
70.00	7.1	-7.1	-0.1	-0.80	-0.81	0.00
68.33	6.8	-6.8	0.0	-0.80	-0.80	0.00
66.67	6.6	-6.6	0.0	-0.79	-0.79	0.00
65.00	6.3	-6.3	0.0	-0.78	-0.79	0.00
60.09	5.5	-5.5	0.0	-0.76	-0.76	0.00
55.18	4.7	-4.7	0.0	-0.73	-0.73	0.00
50.27	4.0	-4.0	0.0	-0.69	-0.69	0.00
45.36	3.3	-3.3	0.0	-0.64	-0.64	0.00
40.45	2.7	-2.7	0.0	-0.59	-0.59	0.00
35.28	2.1	-2.1	0.0	-0.53	-0.53	0.00
29.40	1.5	-1.5	0.0	-0.46	-0.46	0.00
23.52	0.9	-0.9	0.0	-0.37	-0.37	0.00
17.64	0.5	-0.5	0.0	-0.29	-0.29	0.00
11.76	0.2	-0.2	0.0	-0.19	-0.19	0.00
5.88	0.1	-0.1	0.0	-0.10	-0.10	0.00
0.00	0.0	0.0	0.0	0.00	0.00	0.00

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Site:
Engineer: SWG

Section K: POLE OUTPUT LOAD DATA

Load Combination: Max Envelope
Wind Direction: Maximum

Elev. (ft)	Axial Ld. (kips)	Shear Ld. (kips)	Torque (kipsft)	Bend Mom. (kipsft)
95.00	0.32	0.09	0.00	0.00
93.33	0.32	0.09	0.00	0.16
93.33	0.53	0.20	0.01	0.16
91.67	0.53	0.20	0.01	0.49
91.67	3.63	1.53	0.01	0.49
90.00	3.63	1.53	0.01	3.04
90.00	10.57	4.50	0.02	3.04
88.33	10.57	4.50	0.02	10.52
88.33	10.80	4.60	0.02	10.52
86.67	10.80	4.60	0.02	18.03
86.67	11.03	4.71	0.03	18.03
85.00	11.03	4.71	0.03	25.87
85.00	11.27	4.82	0.03	25.87
83.33	11.27	4.82	0.03	33.90
83.33	11.50	4.93	0.04	33.90
81.67	11.50	4.93	0.04	42.11
81.67	11.74	5.04	0.04	42.11
80.00	11.74	5.04	0.04	50.50
80.00	18.70	8.52	0.05	50.50
78.33	18.70	8.52	0.05	64.41
78.33	21.84	10.07	0.05	64.41
76.67	21.84	10.07	0.05	81.18
76.67	22.10	10.18	0.06	81.19
75.00	22.10	10.18	0.06	98.14
75.00	22.36	10.29	0.06	98.15
73.33	22.36	10.29	0.06	115.29
73.33	22.62	10.40	0.07	115.29
71.67	22.62	10.40	0.07	132.61
71.67	22.89	10.51	0.07	132.62
70.00	22.89	10.51	0.07	149.77
70.00	23.15	10.62	0.08	149.78
68.33	23.15	10.62	0.08	167.46
68.33	25.34	11.74	0.08	167.47
66.67	25.34	11.74	0.09	187.02
66.67	33.30	15.90	0.09	187.03
65.00	33.30	15.90	0.09	213.51
65.00	33.87	16.11	0.10	213.53
60.09	33.87	16.11	0.10	291.93
60.09	34.73	16.43	0.11	291.96
55.18	34.73	16.43	0.11	372.43
55.18	42.92	20.40	0.13	372.46
50.27	42.92	20.40	0.13	472.41
50.27	46.16	21.85	0.14	472.44
45.36	46.16	21.85	0.14	578.82
45.36	47.12	22.13	0.16	578.85
40.45	47.12	22.13	0.16	687.34
40.45	48.11	22.41	0.17	687.36
35.28	48.11	22.41	0.17	803.09
35.28	49.56	22.70	0.19	803.11
29.40	49.56	22.70	0.19	935.95
29.40	51.09	22.98	0.21	935.97
23.52	51.09	22.98	0.21	1070.50
23.52	52.29	23.22	0.22	1070.51
17.64	52.29	23.22	0.22	1206.54
17.64	53.51	23.44	0.24	1206.54
11.76	53.51	23.44	0.24	1344.68
11.76	54.75	23.63	0.25	1344.68

5.88	54.75	23.63	0.25	1483.27
5.88	55.99	23.81	0.27	1483.26
0.00	55.99	23.81	0.27	1623.04
Base	56.61	23.98	0.26	1623.04

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Engineer: SWG

Section L: STRENGTH ASSESSMENT DATA
Load Combination Max Envelope
Wind Direction Maximum

Elev. (ft)	Axial Ld. (kips)	Axial Cap (kips)	Moment (kipsft)	Mom. Cap (kipsft)	Assess.
95.00	0.32	1675.53	0.00	1024.76	0.000
93.33	0.32	1685.36	0.16	1039.68	0.000
93.33	0.53	1685.36	0.16	1039.68	0.000
91.67	0.53	1695.11	0.49	1054.66	0.001
91.67	3.63	1695.11	0.49	1054.66	0.002
90.00	3.63	1704.78	3.04	1069.69	0.003
90.00	10.57	1704.78	3.04	1069.69	0.007
88.33	10.57	1714.38	10.52	1084.77	0.008
88.33	10.80	1714.38	10.52	1084.77	0.012
86.67	10.80	1723.90	18.03	1099.91	0.019
86.67	11.03	1723.90	18.03	1099.91	0.019
85.00	11.03	1733.35	25.87	1115.09	0.026
85.00	11.27	1733.35	25.87	1115.09	0.026
83.33	11.27	1742.59	33.90	1130.13	0.033
83.33	11.50	1742.59	33.90	1130.13	0.033
81.67	11.50	1751.76	42.11	1145.21	0.040
81.67	11.74	1751.76	42.11	1145.21	0.040
80.00	11.74	1760.86	50.50	1160.34	0.046
80.00	18.70	1760.86	50.50	1160.34	0.048
78.33	18.70	1769.88	64.41	1175.52	0.059
78.33	21.84	1769.88	64.41	1175.52	0.060
76.67	21.84	1778.82	81.18	1190.74	0.073
76.67	22.10	1778.82	81.19	1190.74	0.073
75.00	22.10	1787.69	98.14	1206.00	0.087
75.00	22.36	1787.69	98.15	1206.00	0.087
73.33	22.36	1796.48	115.29	1221.31	0.100
73.33	22.62	1796.48	115.29	1221.31	0.100
71.67	22.62	1805.20	132.61	1236.65	0.113
71.67	22.89	1805.20	132.62	1236.65	0.113
70.00	22.89	1813.85	149.77	1252.03	0.125
70.00	23.15	1813.85	149.78	1252.03	0.125
68.33	23.15	1822.42	167.46	1267.46	0.138
68.33	25.34	1822.42	167.47	1267.46	0.138
66.67	25.34	1830.91	187.02	1282.91	0.152
66.67	33.30	1830.91	187.03	1282.91	0.154
65.00	33.30	1839.33	213.51	1298.41	0.172
65.00	33.87	1840.56	213.53	1300.68	0.172
60.09	33.87	1865.22	291.93	1347.17	0.225
60.09	34.73	1865.22	291.96	1347.17	0.225
55.18	34.73	1889.22	372.43	1393.93	0.276
55.18	42.92	1889.22	372.46	1393.93	0.278
50.27	42.92	1912.54	472.41	1440.94	0.338
50.27	46.16	1912.54	472.44	1440.94	0.339
45.36	46.16	1935.20	578.82	1488.15	0.400
45.36	47.12	1935.20	578.85	1488.15	0.400
40.45	47.12	1957.19	687.34	1535.55	0.459
40.45	48.11	1957.19	687.36	1535.55	0.460
35.28	49.56	1964.47	803.11	1551.61	0.530
29.40	49.56	1989.65	935.95	1608.62	0.594
29.40	51.09	1989.65	935.97	1608.62	0.595
23.52	51.09	2013.87	1070.50	1665.78	0.656
23.52	52.29	2013.87	1070.51	1665.78	0.656
17.64	52.29	2037.14	1206.54	1723.04	0.714
17.64	53.51	2037.14	1206.54	1723.04	0.714
11.76	53.51	2059.44	1344.68	1780.33	0.769
11.76	54.75	2059.44	1344.68	1780.33	0.770
5.88	54.75	2080.78	1483.27	1837.60	0.821

5.88	55.99	2080.78	1483.26	1837.60	0.822
0.00	55.99	2101.17	1623.04	1894.81	0.871

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Engineer: SWG

Section M: SECTION PROPERTIES DATA

Elev. (ft)	Diam. (in)	Width (in)	Thick. (in)	W/t	Area (in^2)	S (in^3)
95.0	30.0	4.8	0.250	19.2	23.6	173.25
93.3	30.3	4.8	0.250	19.3	23.8	176.24
93.3	30.3	4.8	0.250	19.3	23.8	176.24
91.7	30.5	4.9	0.250	19.5	24.0	179.26
91.7	30.5	4.9	0.250	19.5	24.0	179.26
90.0	30.8	4.9	0.250	19.7	24.2	182.31
90.0	30.8	4.9	0.250	19.7	24.2	182.31
88.3	31.0	5.0	0.250	19.9	24.4	185.38
88.3	31.0	5.0	0.250	19.9	24.4	185.38
86.7	31.3	5.0	0.250	20.1	24.6	188.48
86.7	31.3	5.0	0.250	20.1	24.6	188.48
85.0	31.5	5.1	0.250	20.2	24.8	191.60
85.0	31.5	5.1	0.250	20.2	24.8	191.60
83.3	31.8	5.1	0.250	20.4	25.0	194.71
83.3	31.8	5.1	0.250	20.4	25.0	194.71
81.7	32.0	5.1	0.250	20.6	25.2	197.84
81.7	32.0	5.1	0.250	20.6	25.2	197.84
80.0	32.3	5.2	0.250	20.8	25.4	201.00
80.0	32.3	5.2	0.250	20.8	25.4	201.00
78.3	32.5	5.2	0.250	20.9	25.6	204.18
78.3	32.5	5.2	0.250	20.9	25.6	204.18
76.7	32.8	5.3	0.250	21.1	25.8	207.39
76.7	32.8	5.3	0.250	21.1	25.8	207.39
75.0	33.0	5.3	0.250	21.3	26.0	210.63
75.0	33.0	5.3	0.250	21.3	26.0	210.63
73.3	33.3	5.4	0.250	21.5	26.2	213.88
73.3	33.3	5.4	0.250	21.5	26.2	213.88
71.7	33.5	5.4	0.250	21.7	26.4	217.17
71.7	33.5	5.4	0.250	21.7	26.4	217.17
70.0	33.8	5.5	0.250	21.8	26.6	220.47
70.0	33.8	5.5	0.250	21.8	26.6	220.47
68.3	34.0	5.5	0.250	22.0	26.8	223.81
68.3	34.0	5.5	0.250	22.0	26.8	223.81
66.7	34.3	5.5	0.250	22.2	27.0	227.16
66.7	34.3	5.5	0.250	22.2	27.0	227.16
65.0	34.6	5.6	0.250	22.4	27.2	230.55
65.0	34.6	5.6	0.250	22.4	27.2	231.04
60.1	35.3	5.7	0.250	22.9	27.8	241.31
60.1	35.3	5.7	0.250	22.9	27.8	241.31
55.2	36.1	5.9	0.250	23.5	28.4	251.79
55.2	36.1	5.9	0.250	23.5	28.4	251.79
50.3	36.8	6.0	0.250	24.0	29.0	262.50
50.3	36.8	6.0	0.250	24.0	29.0	262.50
45.4	37.6	6.1	0.250	24.5	29.6	273.43
45.4	37.6	6.1	0.250	24.5	29.6	273.43
40.5	38.3	6.3	0.250	25.0	30.2	284.58
40.5	38.3	6.3	0.250	25.0	30.2	284.58
35.3	39.1	6.4	0.250	25.6	30.9	296.56
35.3	38.6	6.3	0.250	25.2	30.4	288.40
29.4	39.5	6.5	0.250	25.9	31.1	302.15
29.4	39.5	6.5	0.250	25.9	31.1	302.15
23.5	40.4	6.6	0.250	26.5	31.9	316.21
23.5	40.4	6.6	0.250	26.5	31.9	316.21
17.6	41.3	6.8	0.250	27.1	32.6	330.59
17.6	41.3	6.8	0.250	27.1	32.6	330.59
11.8	42.2	6.9	0.250	27.8	33.3	345.30
11.8	42.2	6.9	0.250	27.8	33.3	345.30
5.9	43.1	7.1	0.250	28.4	34.0	360.32
5.9	43.1	7.1	0.250	28.4	34.0	360.32

0.0	44.0	7.3	0.250	29.0	34.7	375.66

Note: w/t values marked with * (asterisk) indicate width to thickness exceeding maximum allowable values by standards.

Customer: WINNER MANAGEMENT
Project: 65 FT OF 95 FT TSP
Site: CORRALES #2- NM
Engr. File: 232062
Build Code: ANSI/TIA-222-G-2005

ROHN Products

R1

Mat Foundation

ver.2.2.14

Design Parameters

	Load Case					
Description	**1**	**2**	**3**	**4**	**5**	**Service**
Total Moment, ft-kips	1,622.74	1,613.46	289.13	184.22	182.88	502.00
Total Shear, kips	23.98	23.96	4.14	2.43	2.43	7.43
Total Tower Wt, kips	30.17	22.61	56.61	30.23	22.67	25.19
Max. Uplift, kips	N/A	N/A	N/A	N/A	N/A	N/A
Shear, kips	N/A	N/A	N/A	N/A	N/A	N/A
Max Download, kips	N/A	N/A	N/A	N/A	N/A	N/A
Shear	N/A	N/A	N/A	N/A	N/A	N/A
Soil L.F.	1.20	0.90	1.20	1.20	0.90	1.00
Concrete L.F.	1.20	0.90	1.20	1.20	0.90	1.00

Foundation	
Ht. AGL, ft	0.50
Depth, ft.	6.00
Pole	
Butt OD, ft	3.67
Offset, in	.00
Soil	N/A
Blow Count	N/A
Inplace Unit Wt, pcf	110.00
Submerged Unit Wt, pcf	60.00
Friction Angle, ϕ, deg.	30.00
Cohesion, ksf	N/A
Uplift Angle, deg.	30.00
Water Depth, ft	None
Ult Bearing Capacity, ksf	5.00

Mat	
Thickness, ft	1.75
Width, ft	22.00
EA, in	18.00
Batter, in/ft	0.00

Anchor Bolts	
Diameter, in	2.2500
No.	16
Length, in	84.00
Bolt Circle, in	50.13
Projection, in	13.00
Concrete	
28 Day Strength, ksi	4.50
Dry Unit Wt, pcf	150.00
Wet Unit Wt, pcf	88.00

Pier	
Height, ft	4.75
Diameter, ft	6.50
No. Piers	1
Shape	Square

Pocket	
Diameter, in	N/A
Thickness, ft	N/A

Rebar Fy	
Vertical, ksi	60.00
Circular, ksi	60.00
Horizontal, ksi	60.00

↳ REV'G' PRESUMPTIVE 'CLAY'

Results

ϕM_N – Parallel Axis	3,335.67	ft-kips
ϕM_N – Diagonal Axis	3,399.77	ft-kips
Moment – Interaction Ratio	0.530	
ϕV_N – Lateral Load	92.85	kips
Lateral Load – Interaction Ratio	0.258	

Final Mat Dimension : 22.00 x 22.00 x 1.75 ft. thick w/ (1) 6.50 ft. Square Pier

Final Pocket Dimension : Pockets not required

Total Volume of Concrete : 38.8 yd^3

Designed By: SWG
Date: 28 Jan,20 @ 09:48 AM

Checked By: HA
Date: 1/20/20

Customer: WINNER MANAGEMENT
Project: 65 FT OF 95 FT TSP
Site: CORRALES #2- NM
Engr. File: 232062
Build Code: ANSI/TIA-222-G-2005

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OTM Capacity

Controlling Load Case: 2 [Wind w/Min. Dead Load]
Foundation Width = 22.00 ft
M_U = 1,769.2 ft-kips

	ϕM_N, ft-kips	x, ft	N	σ_{ur}
Parallel	3,335.7	4.502	0.205	5.00
Diagonal	3,399.8	9.952	0.320	5.00

ϕM_N= 3,335.67 ft-kips IRatio = 0.530
ϕV_N = 92.85 kips IRatio = 0.258

Mat Design

γ_e = 121.67 pcf

						Moment, ft-kips/ft		Shear, kips/ft	
Exterior Slab	**x, ft**	**N**	**σ_R, ksf**	**P_s kips**	**P_{su} kips**	**DownLoad Side**	**Uplift Side**	**Download Side**	**Uplift Side**
Parallel	14.639	0.665	1.49	17.70	0.00	20.26	31.92	5.23	7.51
Diagonal	18.143	0.583	1.52	17.70	0.00	13.18	19.18	4.54	6.04

Punching Shear	**Download**			**Uplift**			**Description**
	Interior	**Edge**	**Corner**	**Interior**	**Edge**	**Corner**	
b_o, ft	31.33	N/A	N/A	N/A	N/A	N/A	2-Way Shear
Vsu, psi	54.92	N/A	N/A	N/A	N/A	N/A	
ϕVc, psi	211.09	N/A	N/A	N/A	N/A	N/A	
IR	0.26	N/A	N/A	N/A	N/A	N/A	
0.5*M_{ut}, ft-kips	521.0			N/A			Moment transfer to slab
B_e, ft	11.8			N/A			
M_u, ft-kips/ft	44.3			N/A			
Edge Distances: a = 11.00 ft. b = 11.00 ft. c = 11.00 ft.							

Summary	**Max. Value**	**Utilization**
Slab Moment, ft-kips/ft	44.34	0.779
Slab Shear, kips/ft	7.51	0.343
Punching Shear, psi	54.92	0.260
Soil Bearing Required, σ_{UR}, ksf	2.02	0.405

Mat Reinforcement	
Min. Steel Area (Strength)	.501 in^2/ft.
Min. Steel Area (Temperature)	.227 in^2/ft.
Steel Strain Actual	0.020
Minimum Steel Strain Required	0.005

24 - #7 Horizontal bars equally spaced @11.22 in., each way, top and bottom, total of 96, A_s = 0.656 in^2/ft

Designed By: SWG
Date: 28 Jan,20 @ 09:48 AM

Checked By: HA
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Customer:	WINNER MANAGEMENT
Project:	65 FT OF 95 FT TSP
Site:	CORRALES #2- NM
Engr. File:	232062
Build Code:	ANSI/TIA-222-G-2005

ROHN Products

Mat Foundation

ver.2.2.14

Pier Design

Controlling Load Case: 1 [Wind w/Max. Dead Load]

C = 30.17 kips	Vc = 23.98 kips	Mc = 1,736.65 ft-kips
T = .00 kips	Vt = .00 kips	Mt = .00 ft-kips
Fy = 60.00 ksi	Fyt = 60.00 ksi	L.F. = 1.00
H = 78.00 in.	Ds = 69.00 in.	F'c = 4.50 ksi
U = 1.00	Irs = Square	

*** **NOTE**: Pier cross section is Square ***

SUMMARY OF ANALYSIS

Minimum area of steel required	= 30.420 in^2	(Rhomin = 0.0050)
Area of steel provided.	= 32.936 in^2	(Rhoactual = 0.0054)
Maximum steel area limit	= 382.270 in^2	(Rhomax = 0.0628)

(26) #10 Vertical Bars equally spaced w/ #5 Circular Ties @ 6" on center.

CIRCULAR TIE DATA

Vu < 0.85*Vc/2, shear reinforcement is not required

Use maximum tie spacing specified in ACI 318,
Section 7.10.5 for compression reinforcement.

DEVELOPMENT LENGTH MODIFIERS FOR BAR DEVELOPMENT

Modifier for tension development = 0.667
Modifier for compression development = 0.165
REQUIRED Ld = MODIFIER * BASIC Ld * ACI 318 MODIFIERS, (12 in. min.)

Designed By:	SWG	Checked By:	HA
Date:	28 Jan,20 @ 09:48 AM	Date:	1/28/20

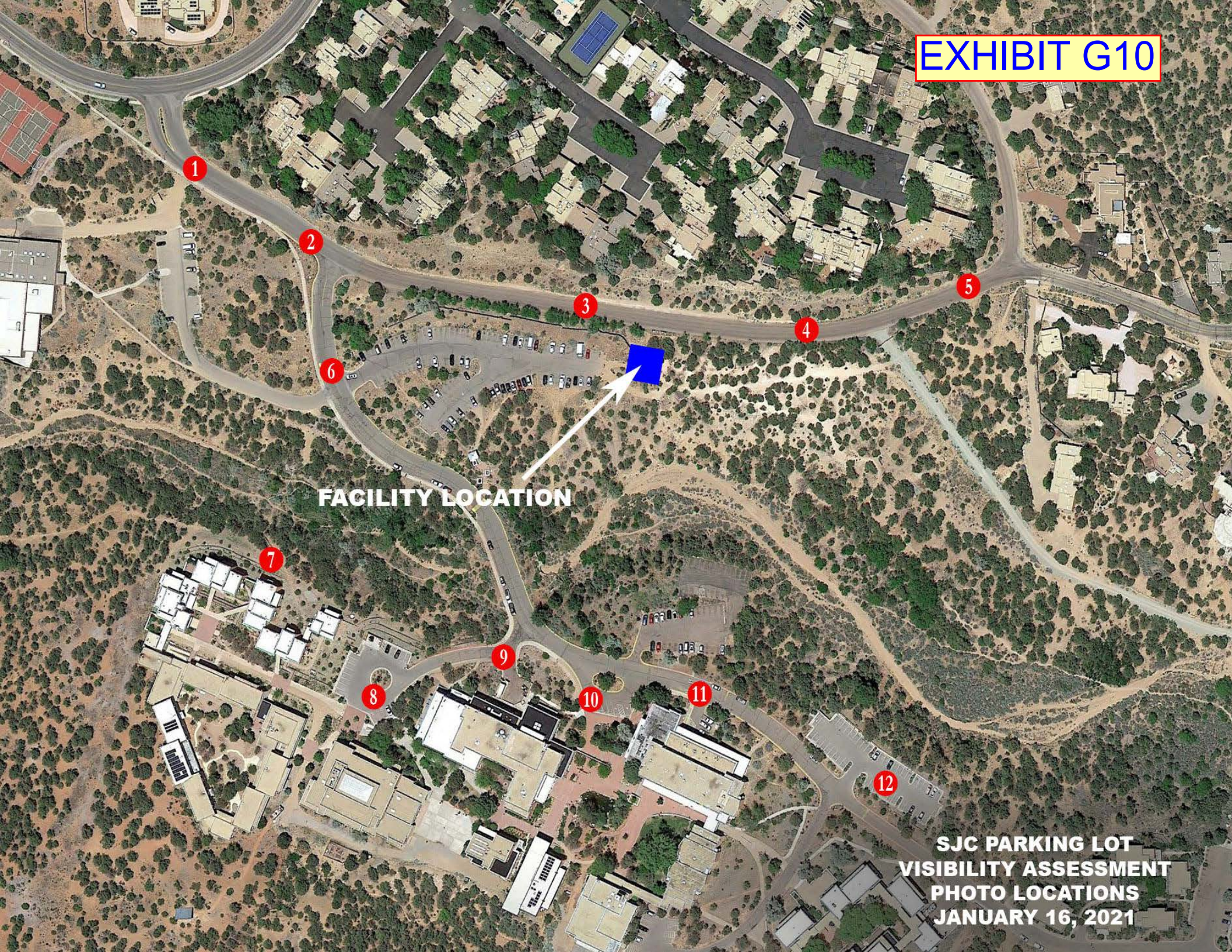


EXHIBIT G10
1
2
3
4
5
6
FACILITY LOCATION
7
8
9
10
11
12
SJC PARKING LOT
VISIBILITY ASSESSMENT
PHOTO LOCATIONS
JANUARY 16, 2021

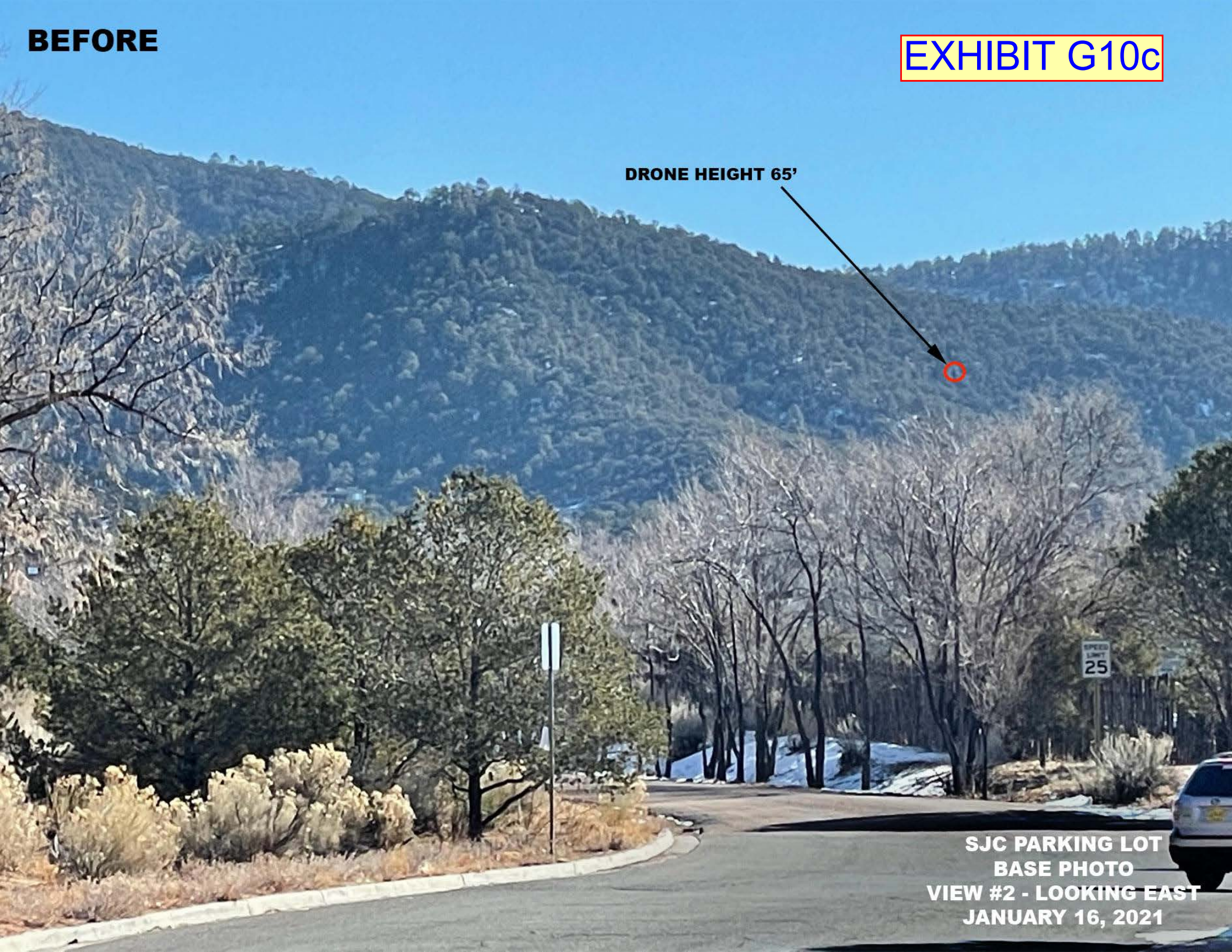
EXHIBIT G10a



EXHIBIT G10b



SJC PARKING LOT
PHOTO SIMULATION
VIEW #1 - LOOKING EAST
JANUARY 16, 2021


BEFORE
EXHIBIT G10c
DRONE HEIGHT 65'
SPEED LIMIT 25
SJC PARKING LOT
BASE PHOTO
VIEW #2 - LOOKING EAST
JANUARY 16, 2021


AFTER
EXHIBIT G10d
SPEED LIMIT
25
SJC PARKING LOT
PHOTO SIMULATION
VIEW #2 - LOOKING EAST
JANUARY 16, 2021

EXHIBIT G10e



EXHIBIT G10f




BEFORE
EXHIBIT G10g
65’
SJC PARKING LOT
BASE PHOTO
VIEW #4 - LOOKING WEST
JANUARY 16, 2021

AFTER

EXHIBIT G10h




BEFORE
EXHIBIT G10i
DRONE HEIGHT 65’
NO PARKING ART TIME
SJC PARKING LOT
BASE PHOTO
VIEW #5 - LOOKING WEST
JANUARY 16, 2021

AFTER

EXHIBIT G10j



SJC PARKING LOT
PHOTO SIMULATION
VIEW #5 - LOOKING WEST
JANUARY 16, 2021


EXHIBIT G10k
DRONE HEIGHT 65’
FREEING MINDS
A Campaign for St. John’s College
SJC PARKING LOT
BASE PHOTO
VIEW #6 - LOOKING EA
JANUARY 16, 2021


EXHIBIT G10I
FREEING MINDS
A Campaign for St. John's College
SJC PARKING LOT
PHOTO SIMULATION
VIEW #6 - LOOKING EA
JANUARY 16, 2021

BEFORE

EXHIBIT G10m



AFTER

EXHIBIT G10n



BEFORE

EXHIBIT G10o



AFTER

EXHIBIT G10p



BEFORE

EXHIBIT G10q



AFTER

EXHIBIT G10r



BEFORE

EXHIBIT G10s



AFTER

EXHIBIT G10t



BEFORE

EXHIBIT G10u



AFTER

EXHIBIT G10v



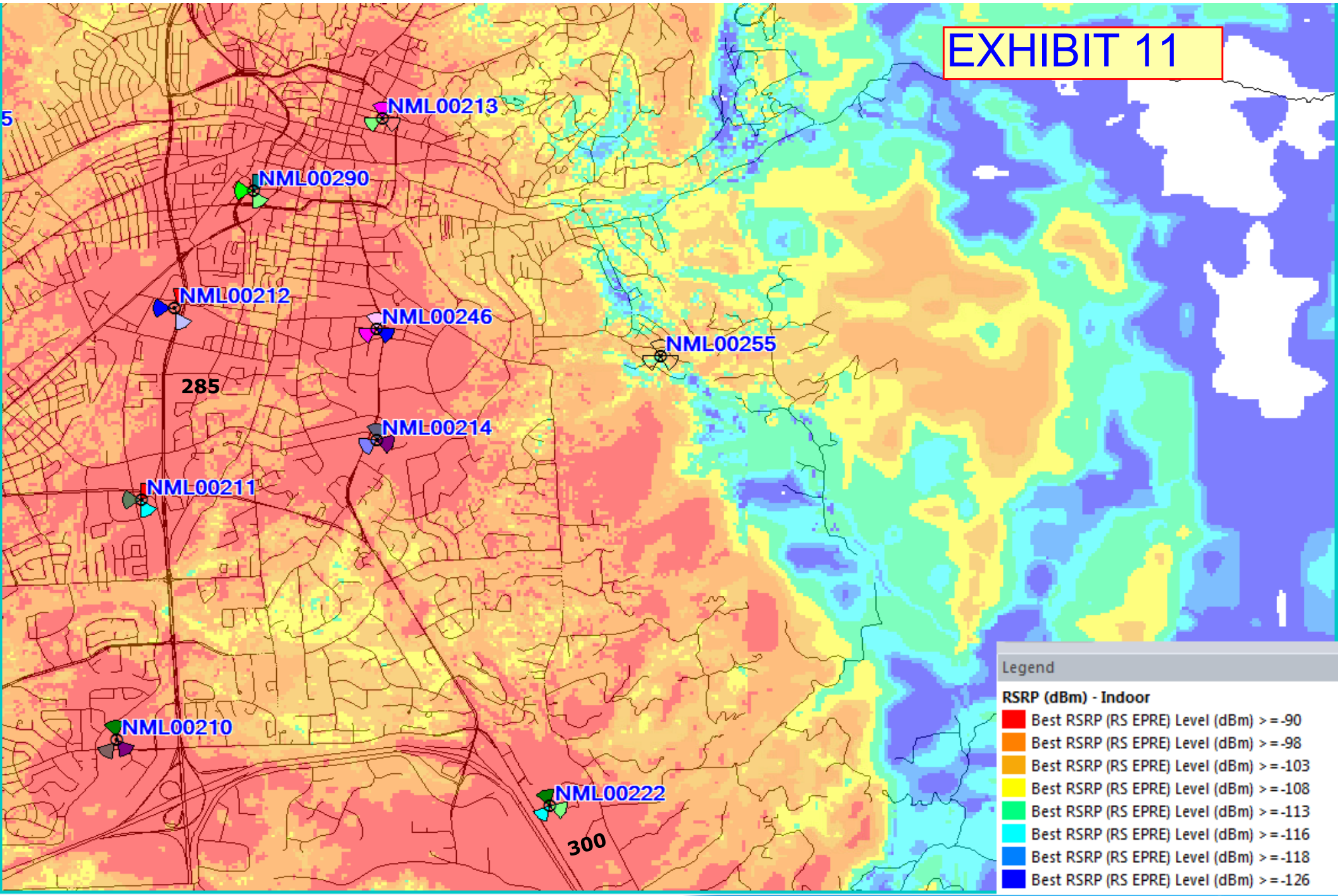
BEFORE

EXHIBIT G10w




AFTER
EXHIBIT G10x
SJC PARKING LOT
PHOTO SIMULATION
VIEW #12 - LOOKING NORTHWEST
JANUARY 16, 2021

AT&T indoor signal strength (RSRP) without NML00255



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AT&T indoor signal strength (RSRP) with NML00255

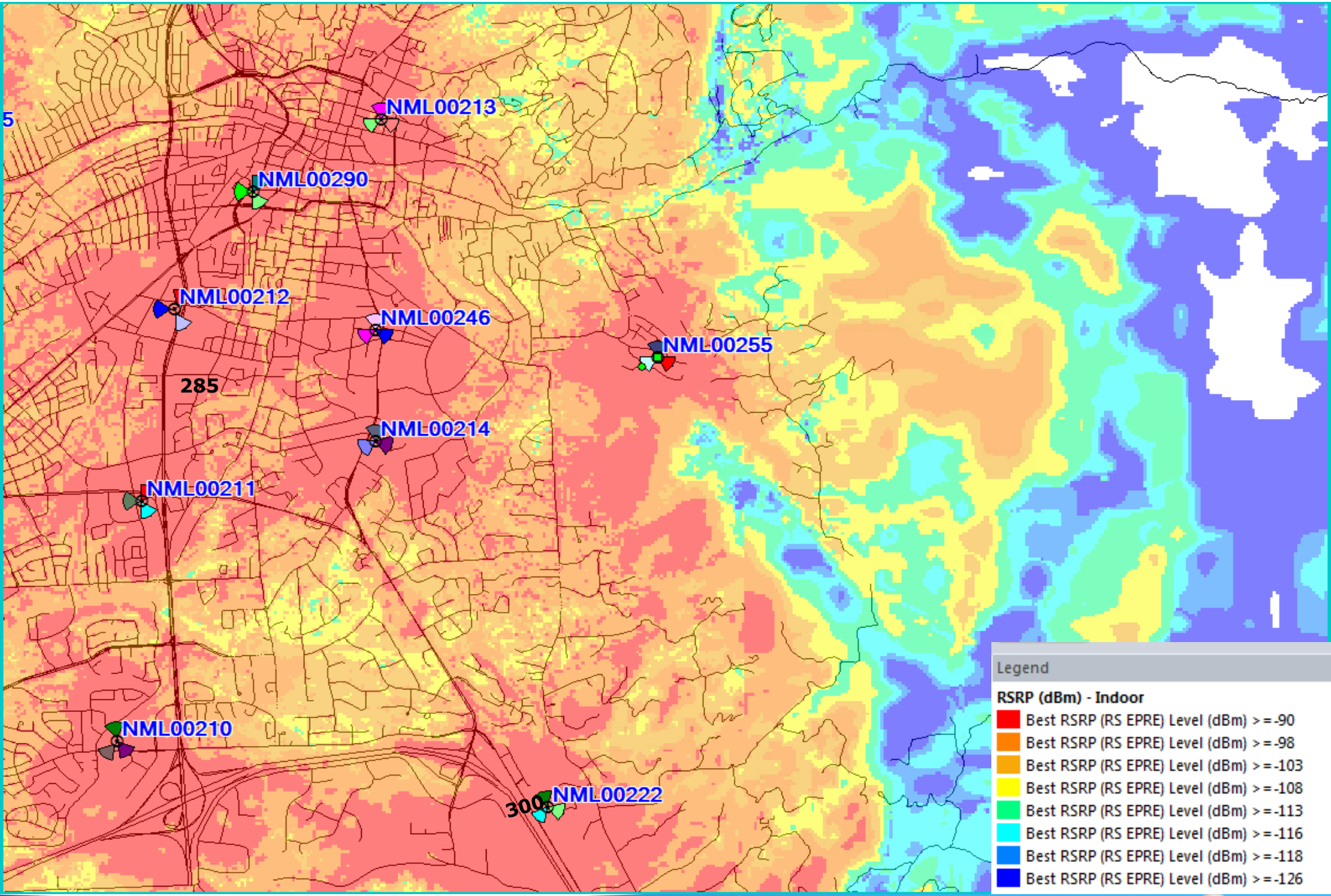

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EXHIBIT G12

DISCLAIMER NOTE:

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EXISTING BUILDING (TYP.)

CAMINO DE CRUZ BLANCA

CTL BORE 950' NEW 7W ARMORED FUTURE-PATH BETWEEN NEW 3048 HHS IN PUBLIC RIGHT OF WAY.

CTL PULL 12 STRAND FIBER CABLE FROM THE MEET-POINT HH TO THE NEMA CABINET.

MEET-POINT
CTL PLACE 3048 HH IN THE DIRT. NEW SPLICE CASE.

40' NEW 4" CONDUIT
NEW INNERDUCT.
NEW PULL TAPE.

EDGE OF ASPHALT

EXISTING 6' COYOTE FENCE (TYP)

EXISTING PARKING AREA

NEW AT&T 3-BAY DELTA WUC AND POLAR POWER HORIZIONTAL 20KW DIESEL DC GENERATOR (8220-100-D-20-03) BY OEM ON 7'-4" X 14'-0" GRAVITY MOUNT PLATFORM

NEW 75'-0" MONOPINE BY GRAVITY PAD

POSITION OF GEODETIC COORDINATE

24'-8"±

51'-0"±

75'-0"±

EXISTING UTILITY EQUIPMENT ON H-FRAME

EXISTING UTILITY VAULT

DRIVEWAY (SITE ACCESS)

CONCRETE PAN

10' TRAIL EASEMENT PER BOOK 229 PAGES 036-037

EDGE OF ASPHALT

PARENT PARCEL
APN: 99306814
ZONING: CI-1
ST JOHN'S COLLEGE

EXISTING TREE (TYP.)

CAMINO CABRA
(PRIVATE ROAD)

EXISTING RAW LAND

EXISTING TREE AREA

TRUE NORTH

1/C-1 ENLARGED SITE PLAN
SCALE (24" X 36"): 1" = 20'-0"

0 10 20 40 60

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
C	02/28/20	UPDATED AS PER REDLINES	AVP
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRUCTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP

SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

C-1.1

EXHIBIT G13

PROJECT INFORMATION

PROJECT MANAGER	
COMPANY:	MD7
ADDRESS:	10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130
CONTACT:	RYAN LARSON
PHONE:	(858) 964-7441
E-MAIL:	RLARSON@MD7.COM
PROJECT OWNER	
COMPANY:	AT&T
ADDRESS:	1355 WEST UNIVERSITY DRIVE MESA, AZ 85201-5419
PROFESSIONAL OF RECORD	
COMPANY:	TRYLON TSF
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038
CONTACT:	KATYA SERAVALLE
PHONE:	1-855-669-5421
E-MAIL:	KATYA.SERAVALLE@TRYLON.COM
TOWER OWNER	
NAME:	GRAVITY PAD PARTNERS, LLC
ADDRESS:	PO BOX 2755 CORRALES, NM 87048
PROPERTY OWNER	
NAME:	ST JOHNS COLLEGE
ADDRESS:	CAMINO DE LA CRUZ BLANCA SANTA FE, NM 87501

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED

SITE INFORMATION

SITE ADDRESS:	1160 CAMINO DE CRUZ BLANCA SANTA FE, NM 87505
LATITUDE:	35.668550° 35° 40' 06.78" N
LONGITUDE:	-105.911781° 105° 54' 42.41" W
LAT / LONG TYPE:	NAD83
GROUND ELEVATION:	7352'± AMSL
ZONING/JURISDICTION:	CITY OF SANTA FE
APN:	99306814
PROPOSED LEASE AREA:	600 SQ.FT.
OCCUPANCY GROUP:	U-UNMANNED WCF
CONSTRUCTION TYPE:	II-B
COUNTY:	SANTA FE COUNTY
EXISTING USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

811 Know what's below. Call before you dig.

AT&T

N255 / NML00255

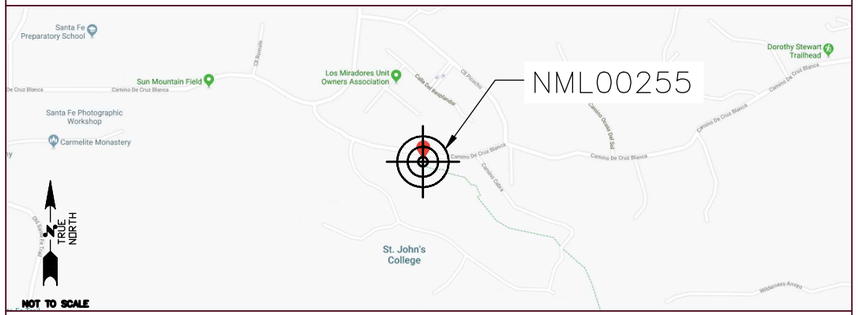
SJC PARKING LOT

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

FA#: 14623999 USID: 275858

LTE 1C PTN: 3903A0LD5C

VICINITY MAP



DRIVING DIRECTIONS

FROM ALBUQUERQUE INTERNATIONAL SUNPORT, 2200 SUNPORT BLVD, ALBUQUERQUE, NM 87106:
GET ON I-25 N FROM SUNPORT BLVD, SUNPORT LOOP SE AND SUNPORT BLVD. HEAD EAST ON SUNPORT BLVD. USE THE MIDDLE LANE TO STAY ON SUNPORT BLVD. SLIGHT RIGHT TO STAY ON SUNPORT BLVD. KEEP LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO TURN SLIGHTLY LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO MERGE WITH SUNPORT LOOP SE. KEEP LEFT TO CONTINUE ON SUNPORT BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE WITH I-25 N TOWARD I-40 N/DOWNTOWN/SANTA FE. FOLLOW I-25 N TO NM-466 N/OLD PECOS TRAIL IN SANTA FE COUNTY. TAKE EXIT 284 FROM I-25 N. MERGE WITH I-25 N. TAKE EXIT 284 FOR NM-466/OLD PECOS TR. CONTINUE ON NM-466 N/OLD PECOS TRAIL. TAKE E ZIA RD AND OLD SANTA FE TRAIL TO CAMINO DE CRUZ BLANCA IN SANTA FE. TURN LEFT ONTO NM-466 N/OLD PECOS TRAIL (SIGNS FOR SANTA FE). TURN RIGHT ONTO E ZIA RD. TURN LEFT ONTO OLD SANTA FE TRAIL. TURN RIGHT ONTO CAMINO DEL MONTE SOL. TURN RIGHT ONTO CAMINO DE CRUZ BLANCA. TURN RIGHT TO STAY ON CAMINO DE CRUZ BLANCA. DESTINATION WILL BE ON THE RIGHT

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITIONA OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILING CODE: 2015 NM BUILDING CODE
2. PLUMBING CODE: 2012 NM PLUMBING CODE
3. MECHANICAL CODE: 2012 NM MECHANICAL CODE
4. ELECTRICAL CODE: 2017 NM ELECTRICAL CODE
5. LIGHTNING PROTECTION CODE: NFPA 780-2017
6. TIA-222-G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

RFDS NAME:	NML00255-1C,2C,3C,4C
RFDS ID:	3493096
VERSION:	1.00
DATE:	10/23/2019
UPDATED BY:	ac7856
DATE/TIME UPDATED:	10/23/2019 3:02:51 PM
NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	3
NUMBER OF RRHs:	6
NUMBER OF FIBER/DC SQUIDS:	1
NUMBER OF FIBER TRUNK CABLES:	1
NUMBER OF DC TRUNK CABLES:	3

APPROVALS

AT&T (RF):		DATE:
AT&T (CONST):		DATE:
AT&T (SAM):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

JURISDICTIONAL APPROVALS

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:
CHANGES ON THE NEW MONOPOLE:

- INSTALL (1) NEW 65'-0" MONOPOLE TOWER BY GRAVITY PAD
- INSTALL NEW TRIPLE T-ARM MONOPOLE MOUNT WITH REINFORCEMENT
- INSTALL (1) NEW 8'-0" PANEL ANTENNAS PER SECTOR, TOTAL OF (3)
- INSTALL (2) NEW REMOTE RADIO HEAD (RRH) PER SECTOR, TOTAL OF (6)
- INSTALL (1) NEW DC/FIBER SURGE PROTECTOR ON TOWER
- INSTALL (3) NEW DC POWER CABLE TRUNKS
- INSTALL (1) NEW FIBER CABLE TRUNK
- PAINT TOWER EQUIPMENT TO MATCH MONOPOLE BRANCHES

CHANGES ON THE EXISTING AT&T EQUIPMENT ENCLOSURE AREA:

- INSTALL NEW 8' HIGH WOODEN COYOTE FENCE COMPOUND BY GRAVITY PAD
- INSTALL (1) NEW 3-BAY DELTA WALK-UP-CABINET (WUC) ON GRAVITY MOUNT COMBO PLATFORM
- INSTALL (1) POLAR POWER HORIZONTAL 20KW DIESEL DC GENERATOR (8220-100-D-20-03) BY OEM ON GRAVITY MOUNT COMBO PLATFORM
- INSTALL (1) NEW FACTORY-INSTALLED EMERSON 5100 -48VDC POWER PLANT OUTFITTED WITH (7) NEW HE 2KW -48VDC RECTIFIERS BY OEM
- INSTALL (1) NEW GPS ANTENNA ON WIC BY AT&T
- INSTALL (1) NEW ICE BRIDGE FROM WIC TO TOWER BY AT&T
- INSTALL (2) NEW DC-12 ON WIC BY OEM
- INSTALL (1) NEW METER, 200A, 120/240V, 1PH, 3 WIRE, 4 CLIP AND DISCONNECT ON PROPOSED H-FRAME BY GRAVITY PAD
- INSTALL (1) NEW GROUND RING IN AT&T LEASE AREA BY AT&T
- INSTALL (1) NEW TRANSFORMER BOX ON PAD BY PNM
- INSTALL (1) NEW NEMA BOX FOR FIBER SERVICE ON H-FRAME

DC POWER PLAN REVIEW

- NEW DC BREAKERS AS FOLLOWS:
- (2) 15A [NEQ. 00706] 7705 SIAD
- (2) 20A [NEQ. 00466] NOKIA FSM4 BBU W/ ASIA
- (3) 50A [NEQ. 00710] B12/B14 AIRSCALE 320W AHLBA RRH
- (3) 50A [NEQ. 00710] B25/B66 AIRSCALE 320W AHFIB RRH
- (2) 60A [NEQ. 00711] FUSE PANEL
- SITE HAS A PERMANENT STANDBY GENERATOR, MINIMUM REQUIRED BATTERY BACKUP TIME IS 2.0 HOURS

BATTERY CHECK:

- INSTALL (8) NEW MARATHON M12V190FT BATTERIES, CONFIGURED AS (4) CELLS PER STRING @ -48VDC NOMINAL TO ACHIEVE 3.30 HRS OF BATTERY RESERVE CAPACITY

ELECTRICAL PANEL REVIEW:

- SEE PROPOSED AC PANEL SCHEDULE

HVAC UNITS:

- WUC IS OEM EQUIPPED WITH FACTORY THERMOSYPHON COOLING SYSTEM.

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	2
LS-1	SITE SURVEY	2
C-1	OVERALL SITE PLAN	2
C-1.1	ENLARGED SITE PLAN	2
C-2	COMPOUND PLAN	2
C-3	EQUIPMENT AND ANTENNA LAYOUTS	2
C-4	ELEVATIONS	2
E-1	PANEL SCHEDULE AND GROUNDING PLANS	2
E-2	ONE LINE DIAGRAM AND FAULT CALCULATIONS	2

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0	05/28/20	ISSUE FOR CONSTRUCTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

SITE INFORMATION

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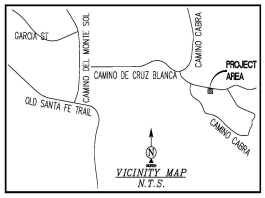
TITLE SHEET

SHEET NO.

T-1



SURVEY DATE
11/21/2019

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS "ZONE X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #35049C0416E, DATED 12/04/2012.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. SUFFICIENT INFORMATION TO PRECISELY MAP THE SUBJECT PARCEL AND THE RIGHT-OF-WAY OF CAMINO DE CRUZ BLANCA WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

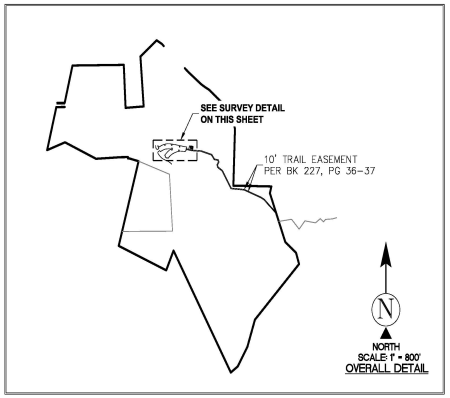
LEASE AREA LEGAL DESCRIPTION
A PORTION OF SAINT JOHN'S COLLEGE PROPERTY WITHIN THE CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID LEASE AREA, FROM WHICH AN IRON PIPE AT THE SOUTHWEST CORNER OF SAINT JOHNS COLLEGE TRACT K AS SHOWN ON UNRECORDED LEASE AREA SITE SURVEY BY SIERRA LAND SURVEYING INC. DATED FOR REVIEW NOVEMBER 3, 2001, WITH A NORTHING OF 1697644.94 AND AN EASTING OF 1739891.15, BEARS SOUTH 40°19'10" WEST, 1509.63 FEET; AND FROM WHICH AN IRON PIPE ALONG THE EAST LINE OF SECURITY TRACT AS SHOWN ON SAID SURVEY, WITH A NORTHING OF 1698413.17 AND AN EASTING OF 1740587.61, BEARS SOUTH 36°13'06" 474.47 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 11°53'46" EAST, 20.00 FEET; THENCE SOUTH 78°06'14" EAST, 30.00 FEET; THENCE SOUTH 11°53'46" WEST, 20.00 FEET; THENCE NORTH 78°06'14" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET (0.01 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE
RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

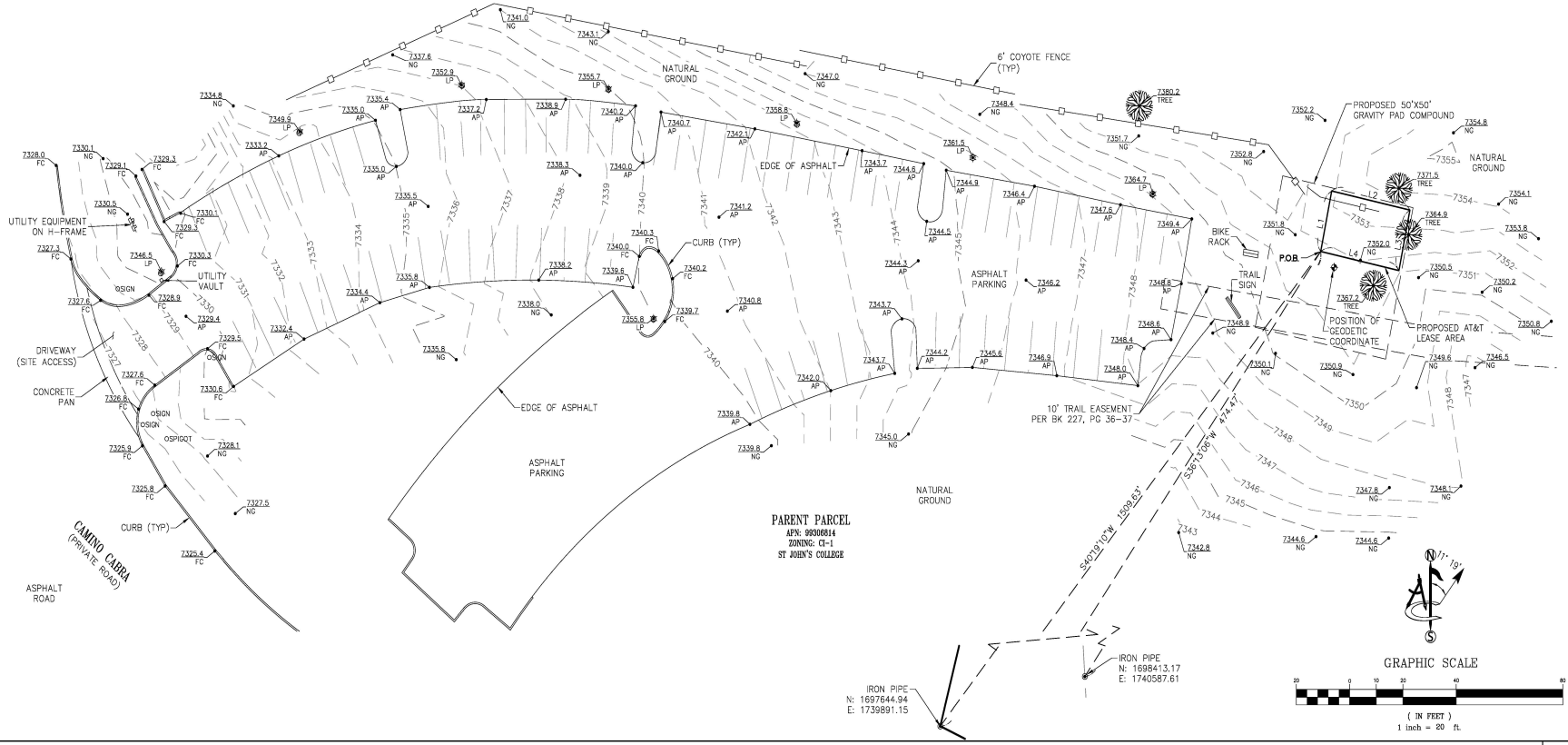


LEGEND

FC AP	FACE OF CURB TOP OF ASPHALT	LP NG	TOP OF LIGHT POLE NATURAL GROUND
	DECIDUOUS TREE		EVERGREEN TREE
7350.0	SPOT ELEVATION		POSITION OF GEODETIC COORDINATE
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATE
LATITUDE 35° 40' 06.77" (35.668547°) NORTH (NAD83)
LONGITUDE 105° 54' 42.41" (105.911781°)WEST(NAD83)
GROUND ELEVATION @ 7352.0' (NAVD88)

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	20.00'	N11°53'46"E
L2	30.00'	S78°06'14"E
L3	20.00'	S11°53'46"W
L4	30.00'	N78°06'14"W



AT&T

ambit consulting
410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:

Trylon
1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

NO.	DATE	DESCRIPTION	BY
1	12/03/19	PRELIMINARY	LO
2	12/19/19	DESIGN	CK
3	04/06/20	COMMENTS	MF
4	05/12/20	REVISE LEASE	RAG

SITE INFORMATION:
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SITE NAME: SJC PARKING LOT
FA#: 14623999
USID: 275858

1160 CAMINO DE CRUZ BLANCA
SANTA FE, NM 87505

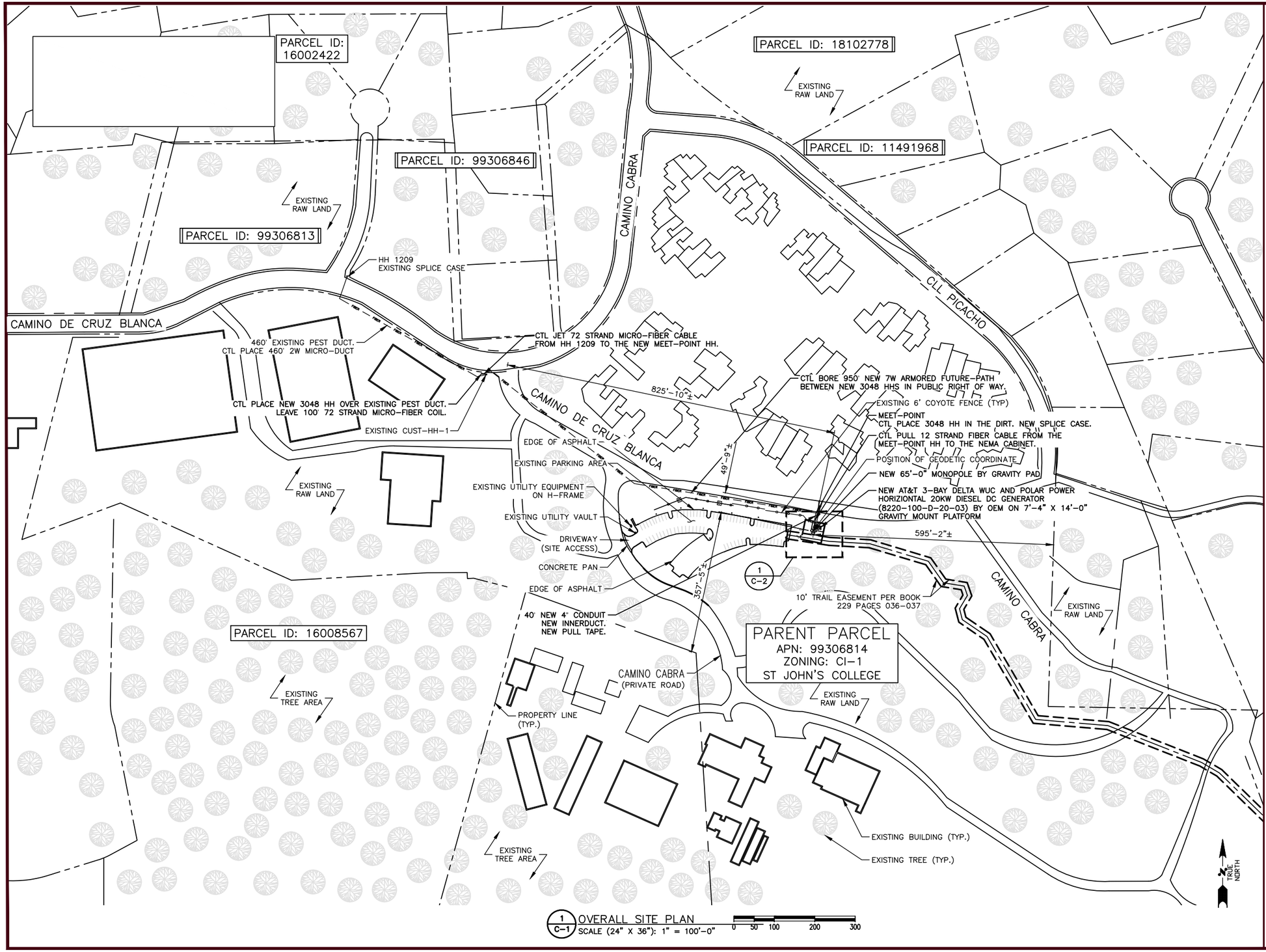
SANTA FE COUNTY

SEAL:

SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
LS-1

SITE PLAN



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CLIFF ABERNATHY MEYER 22991 PROFESSIONAL ENGINEER
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SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NO.

C-1

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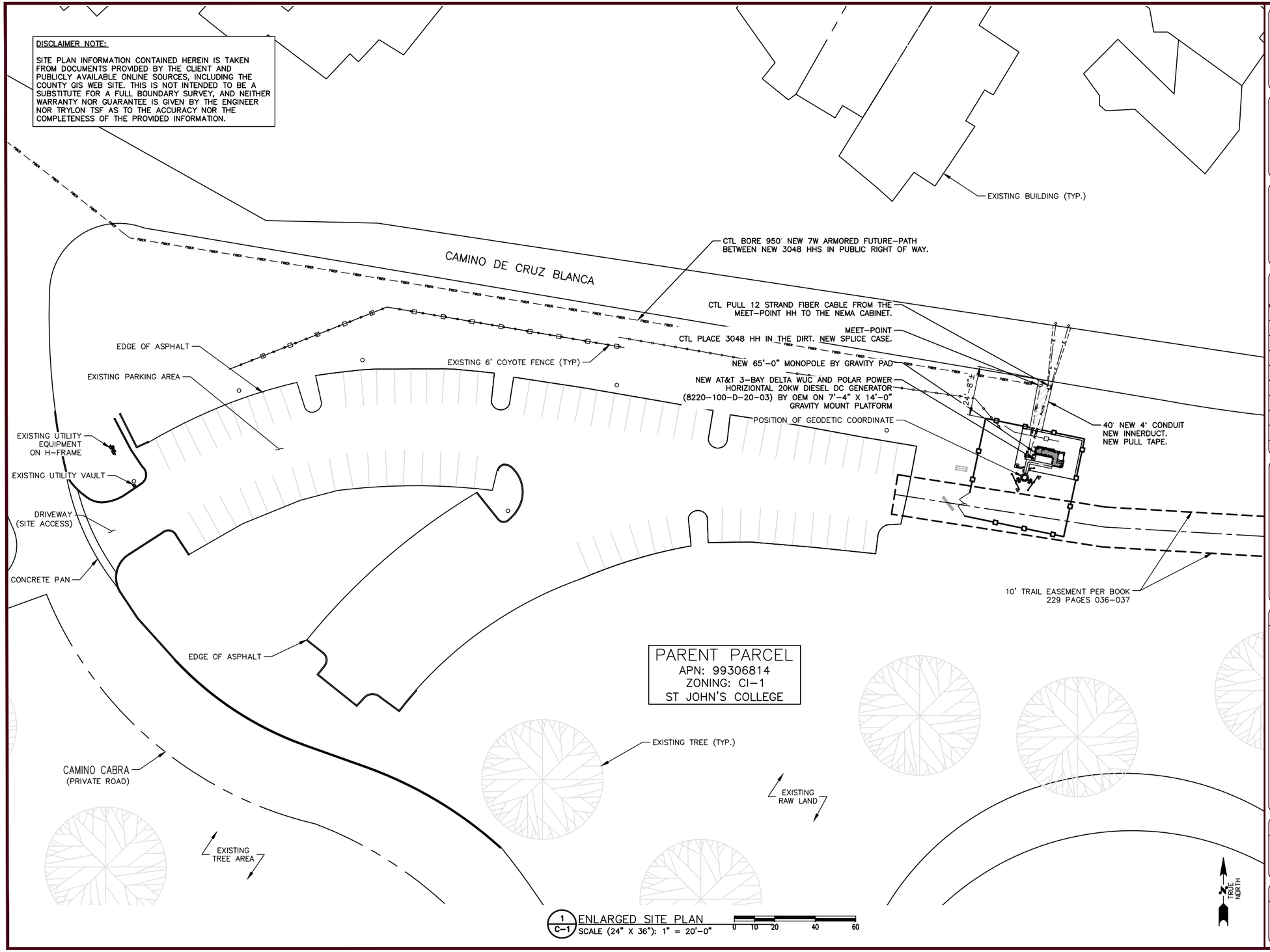

1 C-1 ENLARGED SITE PLAN
SCALE (24" X 36"): 1" = 20'-0"
0 10 20 40 60

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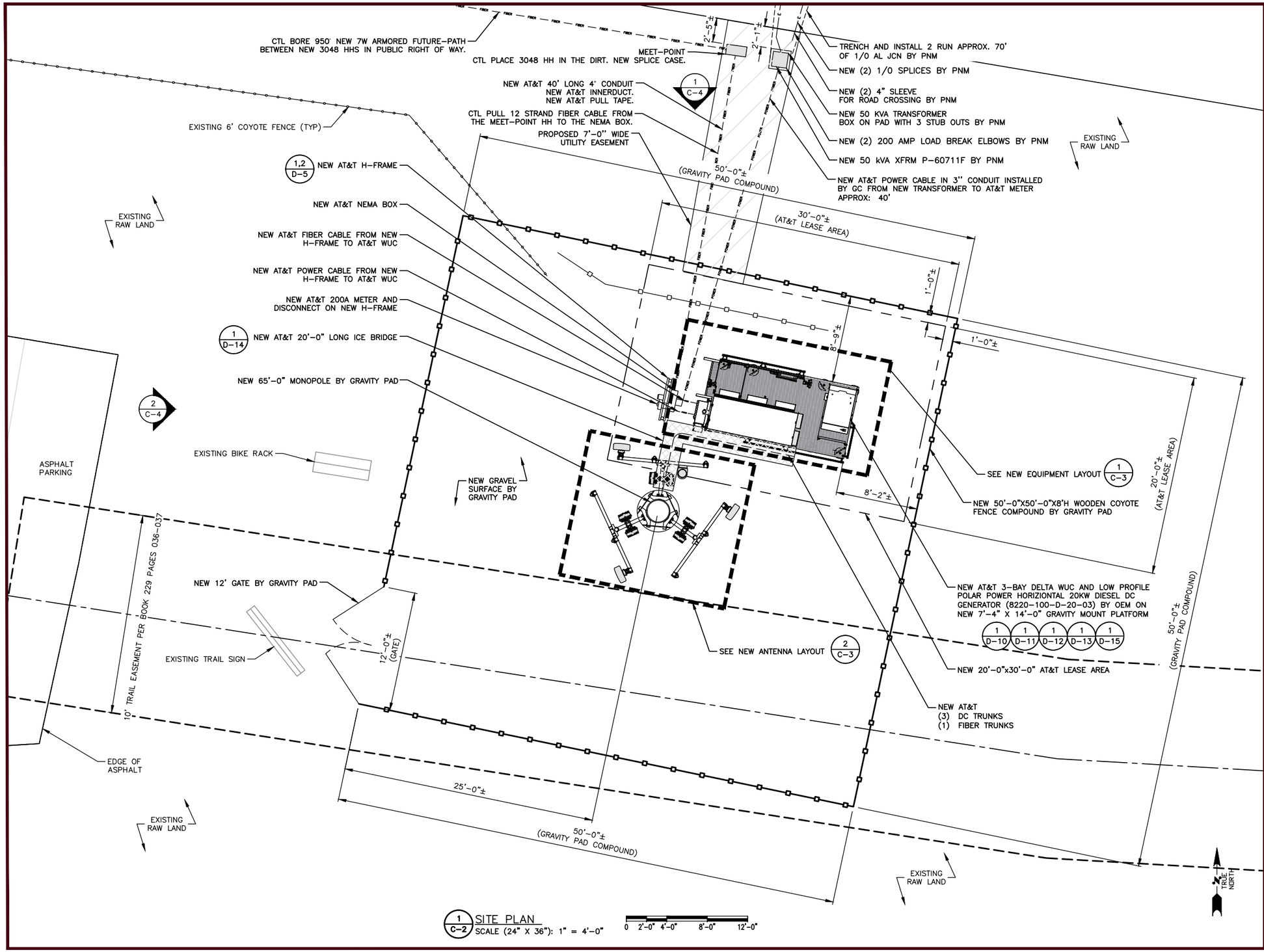

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md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

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0	05/28/20	ISSUE FOR CONSTRUCTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER
3-19-21

SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA, SANTA FE, NM 87505

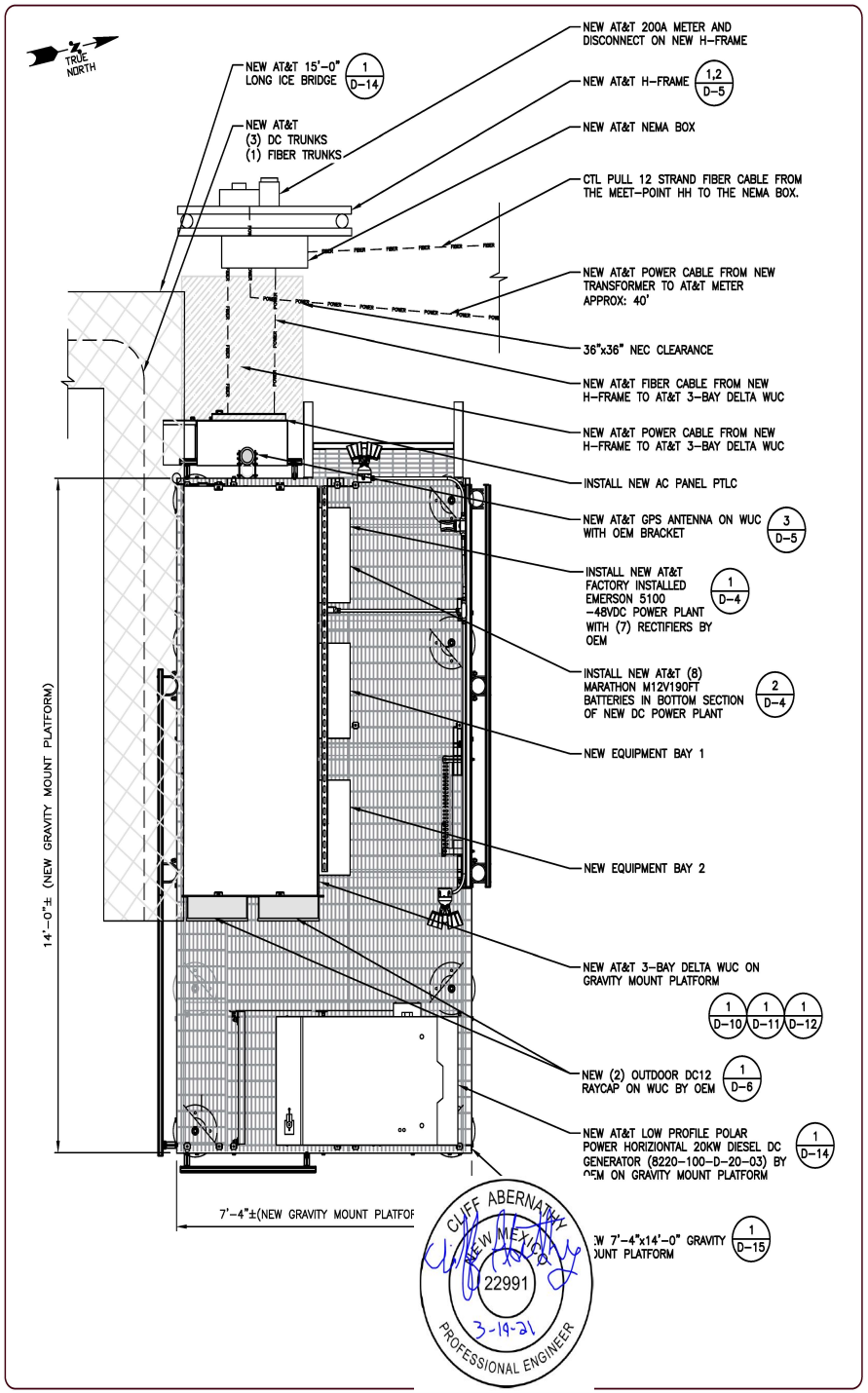
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

COMPOUND PLAN

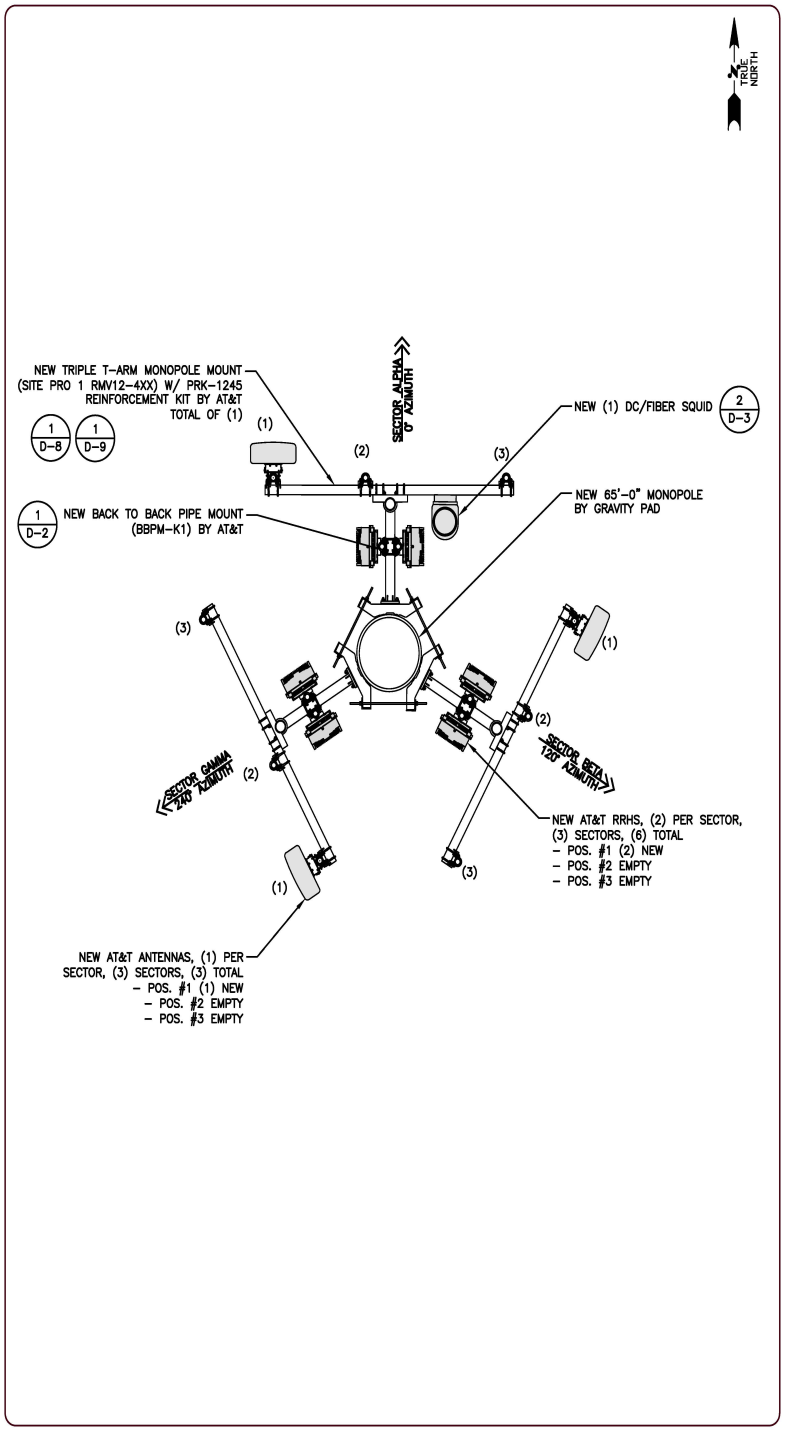
SHEET NO.

C-2



1 C-3 EQUIPMENT PLAN – NEW
SCALE (24" X 36"): 1" = 16"

0 0'-8" 1'-4" 2'-8" 4'-0"



2 C-3 ANTENNA PLAN – NEW
SCALE (24" X 36"): 1" = 2'-0"

0 1'-0" 2'-0" 4'-0" 6'-0"

AT&T
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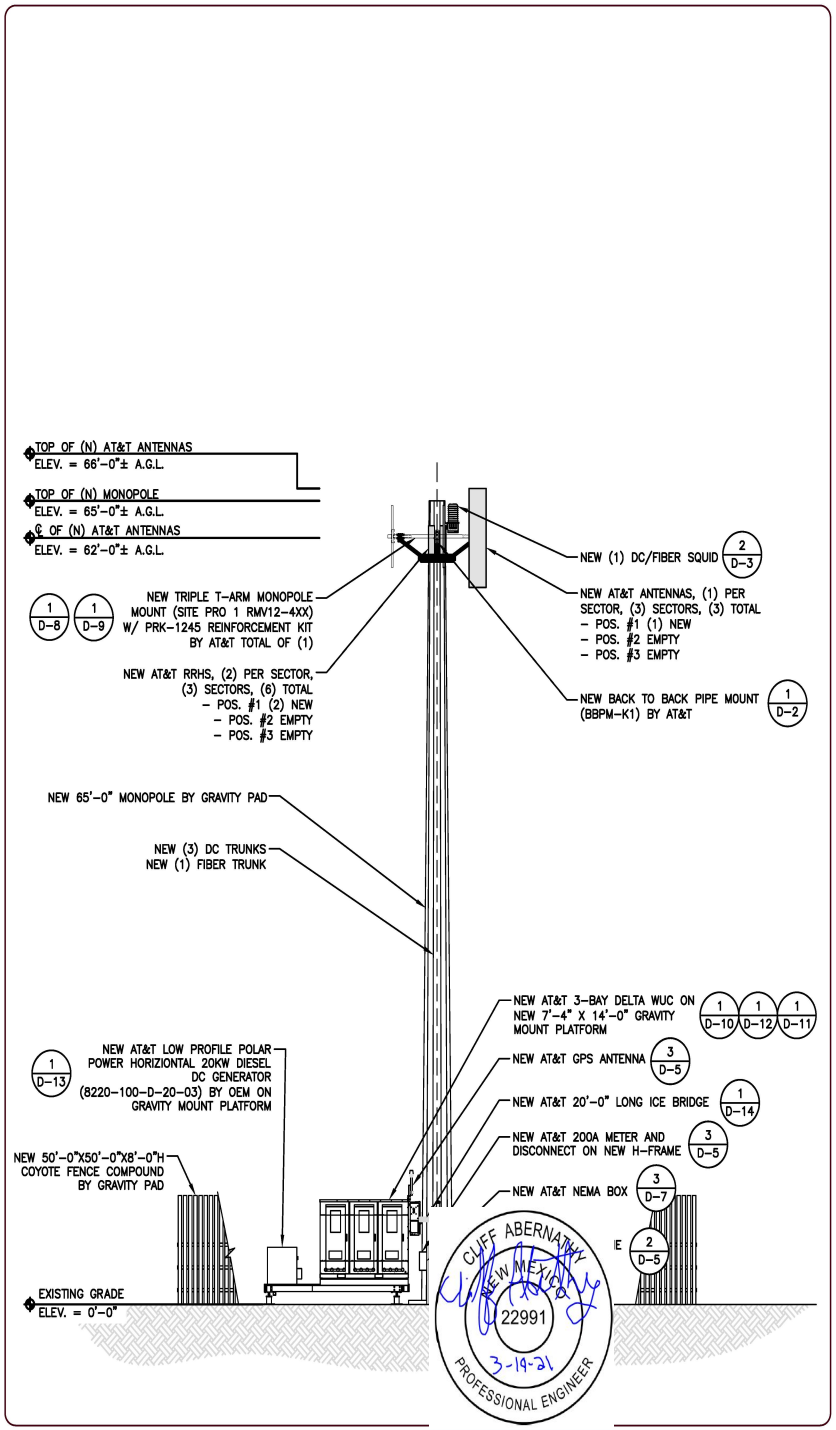
SHEET DESCRIPTION

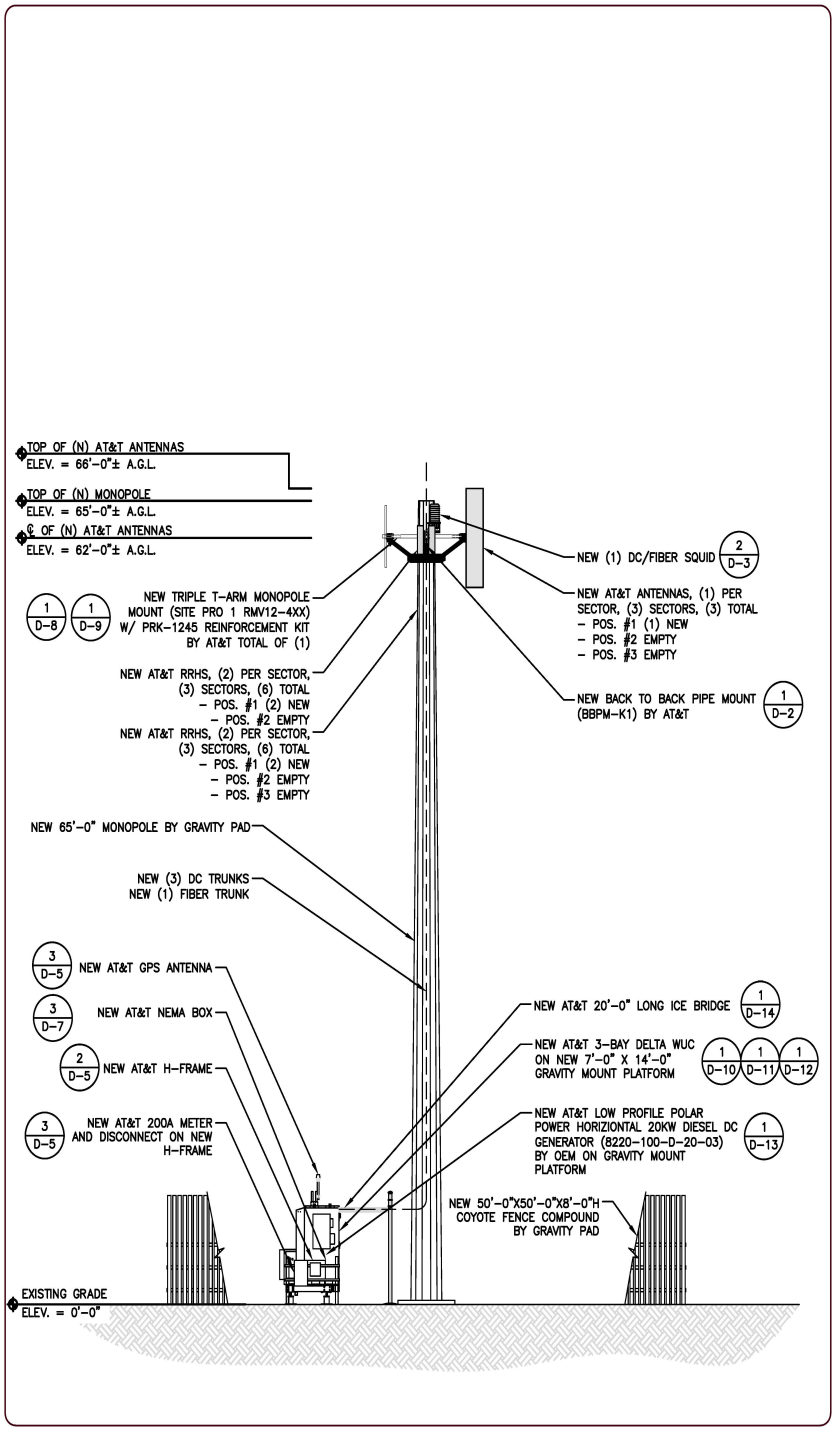
EQUIPMENT AND ANTENNA LAYOUTS

SHEET NO.

C-3



1 C-4 NORTH ELEVATION - NEW
SCALE (24" X 36"): 1" = 5'-4"
0 2'-8" 5'-4" 10'-8" 16'-0"



2 C-4 WEST ELEVATION - NEW
SCALE (24" X 36"): 1"=5'-4"
0 2'-8" 5'-4" 10'-8" 16'-0"

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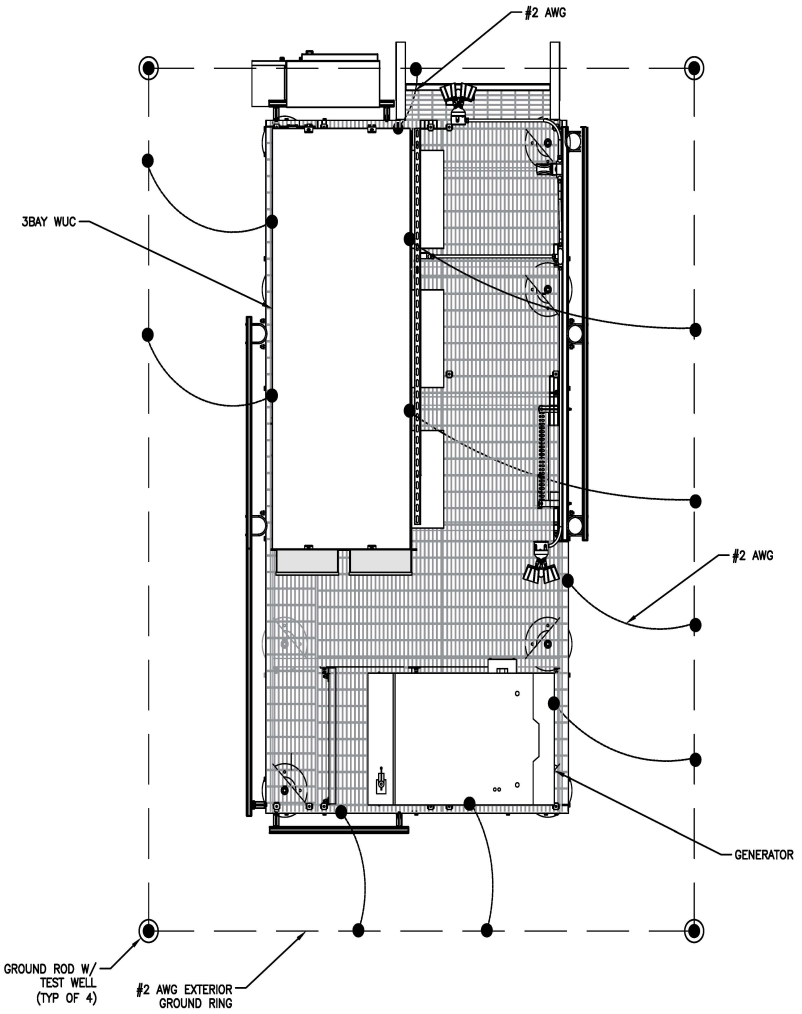
SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

C-4

NOTE:
GC TO TIE INTO TOWER GROUND RING PER AT&T SPECS



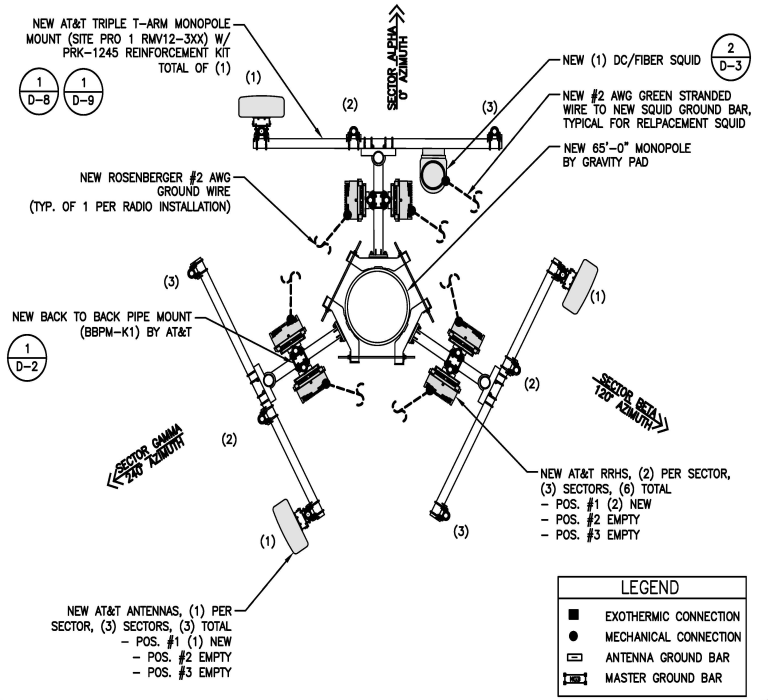
LEGEND
EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
ANTENNA GROUND BAR
MASTER GROUND BAR

NOTE:
-ALL NEW EQUIPMENT MUST BE GR(
RING OR HALO PER AT&T SPECIFICA
-CONTRACTOR TO REPLACE ALL MIS
GROUNDING CONNECTIONS AS REQUI

CLIFF ABERNATHY NEW MEXICO 22991 3-19-21 PROFESSIONAL ENGINEER

1 E-1 EQUIPMENT PLAN – NEW
SCALE (24" X 36"): 1'=16"

0 0'-8" 1'-4" 2'-8" 4'-0"



LEGEND
EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
ANTENNA GROUND BAR
MASTER GROUND BAR

2 E-1 ANTENNA GROUNDING PLAN
SCALE (11" X 17"): 1" = 2'-0"

0 1'-0" 2'-0" 4'-0" 6'-0"

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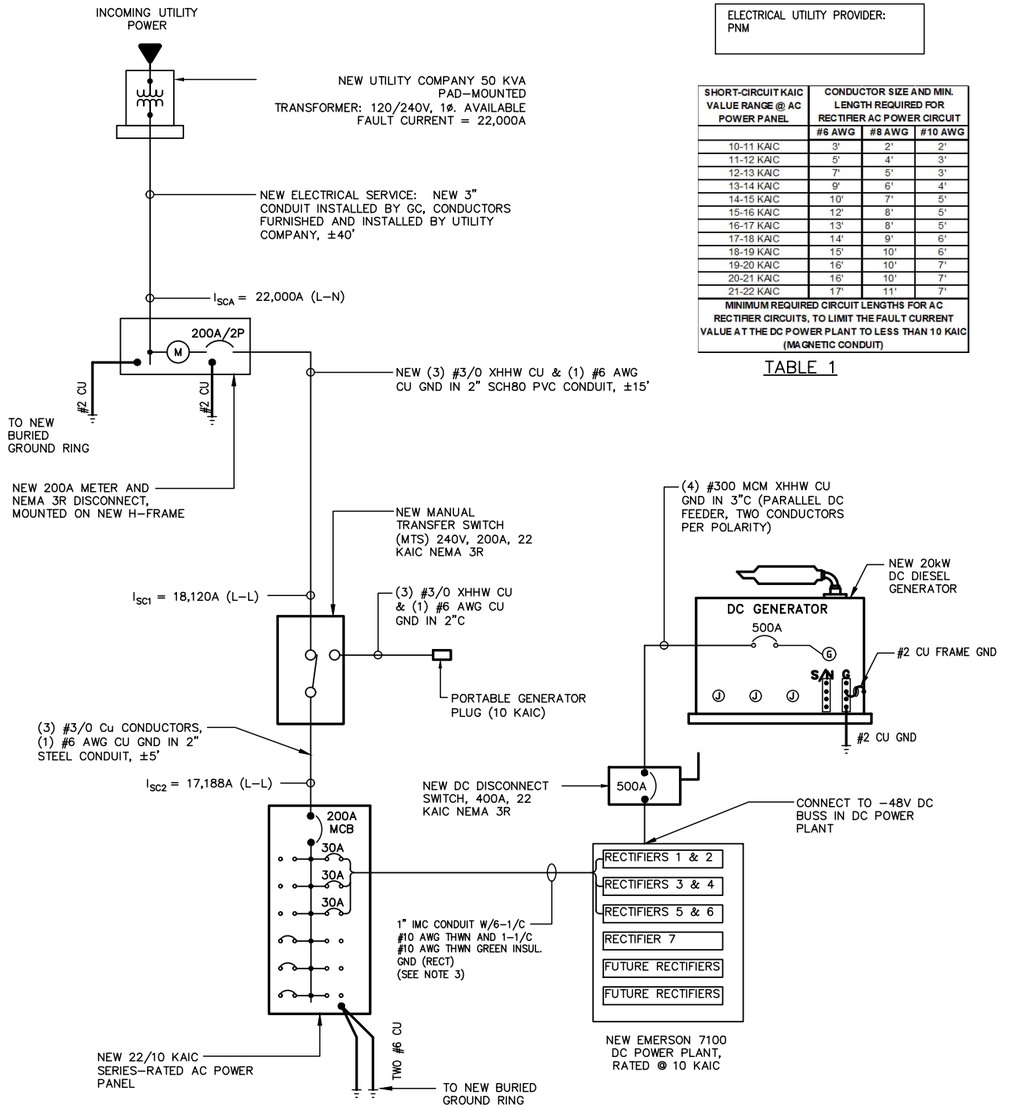
SHEET DESCRIPTION

PANEL SCHEDULE AND GROUNDING PLANS

SHEET NO.

E-1



ELECTRICAL UTILITY PROVIDER:
PNM

SHORT-CIRCUIT KAIC VALUE RANGE @ AC POWER PANEL	CONDUCTOR SIZE AND MIN. LENGTH REQUIRED FOR RECTIFIER AC POWER CIRCUIT		
	#6 AWG	#8 AWG	#10 AWG
10-11 KAIC	3'	2'	2'
11-12 KAIC	5'	4'	3'
12-13 KAIC	7'	5'	3'
13-14 KAIC	9'	6'	4'
14-15 KAIC	10'	7'	5'
15-16 KAIC	12'	8'	5'
16-17 KAIC	13'	8'	5'
17-18 KAIC	14'	9'	6'
18-19 KAIC	15'	10'	6'
19-20 KAIC	16'	10'	7'
20-21 KAIC	16'	10'	7'
21-22 KAIC	17'	11'	7'
MINIMUM REQUIRED CIRCUIT LENGTHS FOR AC RECTIFIER CIRCUITS, TO LIMIT THE FAULT CURRENT VALUE AT THE DC POWER PLANT TO LESS THAN 10 KAIC (MAGNETIC CONDUIT)			

TABLE 1

NOTES:

1) ALL CIRCUIT BREAKERS AND/OR FUSES SHALL BE SERIES RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT INDICATED. THE SERIES COMBINATION RATINGS SHALL BE MARKED ON THE EQUIPMENT BY THE MANUFACTURER IN ACCORDANCE WITH NEC ARTICLE 110.22 & 240.86.

2) PROVIDE WARNING LABELS PER N.E.C. 110.22 FOR BOTH THE PANEL AND MAIN DISCONNECT. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWING:
"CAUTION – SERIES COMBINATION SYSTEM RATED 22KAIC/10KAIC. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".

3) CONDUCTORS FROM NEW AC POWER PANEL TO NEW DC POWER PLANT HAVE BEEN DERATED FOR MORE THAN (3) CURRENT-CARRYING CONDUCTORS WITHIN A SINGLE CONDUIT.

NML00255
AC POWER PANEL No. 001 (PROPOSED)
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A
MAIN BREAKER RATING (A): 200 SYSTEM VOLTAGE (V): 240

DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
EMERSON RECTIFIERS #1 & #2	2000	nc	30	1	2720		2	20	nc	720	INTERIOR RECEPTACLES
	2000	nc		3		2240	4	20	nc	240	SITE LIGHTS
EMERSON RECTIFIERS #3 & #4	2000	nc	30	5	2240		6	15	nc	240	WUC RECEPTACLE
	2000	nc		7		2180	8	20	nc	180	EXTERIOR GFCI
EMERSON RECTIFIERS #5 & #6	2000	nc	30	9	2250		10	20	nc	250	GENSET BTTY CHARGER
	2000	nc		11		3000	12	20	nc	1000	GENSET BLOCK HEATER
EMERSON RECTIFIERS #7 & #8	2000	nc	30	13	2000		14				BLANK
	2000	nc		15		2000	16				BLANK
EMERSON RECTIFIERS #9 & #10	2000	nc	30	17	2000		18				BLANK
	2000	nc		19		2000	20				BLANK
EMERSON RECTIFIERS #11 & #12	2000	nc	30	21	2000		22				BLANK
	2000	nc		23		2000	24				BLANK
EMERSON RECTIFIERS #13 & #14	2000	nc	30	25	2000		26				BLANK
	2000	nc		27		2000	28				BLANK
SPARE (OFF)			30	29	0		30				BLANK
				31		0	32				BLANK
BLANK				33	0		34				BLANK
BLANK				35		0	36				BLANK
BLANK				37	0		38				BLANK
BLANK				39		0	40				BLANK
BLANK				41	0		42				BLANK
PHASE TOTALS (VA):					15210	15420					
CURRENT PER PHASE (A):					127	129	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					30630		Legend: c = continuous, nc = non-continuous				

PANEL CAPACITY (KVA):	48.0	CONNECTED LOAD (KVA):	30.6
PANEL LOADING (100% non-cont. load) (KVA):	30.6		
PANEL LOADING (125% continuous load) (KVA):	0.0		
PANEL LOADING (TOTAL) (KVA):	30.6		
SPARE CAPACITY (KVA):	17.4		

NOTE:

NEW ELECTRICAL EQUIPMENT SHORT-CIRCUIT INTERRUPT RATINGS ARE BASED UPON FUTURE INSTALLATION OF A 200KVA, 1ø TRANSFORMER TO SUPPORT (4) 200A ELECTRICAL SERVICES.

AC LINE-LINE FAULT CURRENT CALCULATIONS
NOTE: CALCULATIONS BASED UPON THE POINT-TO-POINT METHOD

ENTER THE FOLLOWING INPUTS:		
AVAILABLE FAULT CURRENT, FROM GOVERNING UTILITY COMPANY (LEAVE BLANK IF UNKNOWN)	22000	AMPS
FAULT CURRENT AT ELECTRIC METER		
SHORT CIRCUIT CURRENT RMS SYMMETRICAL	22000	AMPS
LINE-LINE FAULT CURRENT AT SECONDARY: $I_{SC(L-L)} = I_{S-C}$/TOTAL IMPEDANCE	22000	AMPS
LINE-NEUTRAL FAULT CURRENT AT SECONDARY: $I_{SC(L-N)} = I_{S-CN}$/TOTAL IMPEDANCE	22000	AMPS
FAULT CURRENT AT MANUAL TRANSFER SWITCH		
CABLE LENGTH FROM METER TO MTS ("L")	15	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	240	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	1	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	MAGNETIC	
PHASE CONDUCTOR CONSTANT ("C_1")	12844	
NEUTRAL CONDUCTOR CONSTANT ("C_2")	12844	
F_{SC-LL}: $F_{SC-LL}=(2 \times L \times I_{SC}) / (C_1 \times N \times V_{L-L})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C1 \times N \times V_{L-L})$, THREE-PHASE	0.2141	
F_{SC-LN}: $F_{SC-LN}=(2 \times L \times I_{SC}) / (C_2 \times N \times V_{L-N})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C2 \times N \times V_{L-N})$, THREE-PHASE	0.4282	
M_{SC-LL}: $M_1=(1/(1+F_1))$	0.8237	
M_{SC-LN}: $M_2=(1/(1+F_2))$	0.7002	
LINE-LINE FAULT CURRENT AT MANUAL TRANSFER SWITCH: [ISC,L-L x M1]	18120	AMPS
LINE-NEUTRAL FAULT CURRENT AT MANUAL TRANSFER SWITCH: [ISC,L-N x M2]	15404	AMPS
FAULT CURRENT AT AC POWER PANEL		
CABLE LENGTH FROM MANUAL TRANSFER SWITCH TO AC POWER PANEL ("L")	5	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	240	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	1	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	NONMAGNETIC	
PHASE CONDUCTOR CONSTANT ("C_1")	13923	
NEUTRAL CONDUCTOR CONSTANT ("C_2")	13923	
F_{SC-LL}: $F_{SC-LL}=(2 \times L \times I_{SC}) / (C_1 \times N \times V_{L-L})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C1 \times N \times V_{L-L})$, THREE-PHASE	0.0542	
F_{SC-LN}: $F_{SC-LN}=(2 \times L \times I_{SC}) / (C_2 \times N \times V_{L-N})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC}) / (C2 \times N \times V_{L-N})$, THREE-PHASE	0.0922	
M_{SC-LL}: $M_1=(1/(1+F_1))$	0.9486	
M_{SC-LN}: $M_2=(1/(1+F_2))$	0.9156	
LINE-LINE FAULT CURRENT AT AC POWER PANEL: [ISC,L-L x M1]	17188	AMPS
LINE-NEUTRAL FAULT CURRENT AT AC POWER PANEL: [ISC,L-N x M2]	14104	AMPS

1 / E-2 ONE LINE DIAGRAM AND FALUT CALCULATIONS

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ONE LINE DIAGRAM AND FALUT CALCULATIONS

SHEET NO.

E-2

EXHIBIT G14

AT&T

N255 / NML00255

SJC PARKING LOT

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LTE 1C PTN: 3903A0LD5C

PART "B" STANDARD DETAILS, NOTES, SCHEMATICS, AND DIAGRAMS

APPROVALS

		DATE:
AT&T (CONST):		DATE:
AT&T (SAM):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

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CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: REFERENCE SITE SPECIFIC DRAWINGS

ELECTRICAL CODE: REFERENCE SITE SPECIFIC DRAWINGS

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
NATIONAL ELECTRICAL CODE 2017 (WITH CITY AMENDMENTS)
LIGHTNING PROTECTION CODE: NFPA 780 – 2017, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	2
T-2	SPECIFICATIONS	2
T-3	GENERAL REQUIREMENTS, LEGENDS & ABBREVIATIONS	2
D-1	DETAILS	2
D-2	DETAILS	2
D-3	DETAILS	2
D-4	DETAILS	2
D-5	DETAILS	2
D-6	DETAILS	2
D-7	DETAILS	2
D-8	DETAILS	2
D-9	DETAILS	2
D-10	DETAILS	2
D-11	DETAILS	2
D-12 TO 14	DETAILS	2
D-15	GRAVITY MOUNT PLATFORM	2
D-16	CONNECTION DIAGRAM AND CONDUIT SIZES	2
D-17	LTE ALARM BLOCK ASSIGNMENTS	2
G-1	GROUNDING PLANS, DETAILS & NOTES	2

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SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

SPECIFICATIONS

GENERAL CONSTRUCTION NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – AT&T MOBILITY
OEM – ORIGINAL EQUIPMENT MANUFACTURER

2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.

3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.

5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

6. DELETED.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.

9. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE OWNER. ROUTING OF TRENCHING SHALL BE APPROVED BY OWNER.

10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2 IN.
#5 AND SMALLER & WWF	1–1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:	
SLAB AND WALL	3/4 IN.
BEAMS AND COLUMNS	1–1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOV SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPT SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEE APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE I RAMSET/REDHEAD OR APPROVED EQUAL.

7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN LESS THAN 50 CUBIC YARDS (UBC 1905.6.1.3) IN THAT EVENT THE FOLLOWING SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;
(A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
(B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.
FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE TEST.

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

GROUNDING NOTES:

1. THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE OWNER FOR RESOLUTION.

2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

3. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.

4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.

6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.

9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.

3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.

4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.

6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE AT&T MOBILITY
ITION FOR SITE SIGNAGE.

ITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS
IT AND TOWER AREAS.

L OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN
S, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE
FINISHED SURFACE APPLICATION.

AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY
ER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND
D TO PREVENT EROSION.

RACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.

2. CONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. CONTRACTOR SHALL SUBMIT MODIFICATIONS TO OWNER FOR APPROVAL.

3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.

4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.

6. POWER PHASE CONDUCTORS (I.E., HOTS)SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODEJS SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS..

7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S)..

8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.

9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILE TIE WRAPS.

10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.

13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.

14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).

15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.

17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.

23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.

25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

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DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

SPECIFICATIONS

SHEET NO.

T-2

LEGEND

- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECHANICAL GRND. CONN.
- CADWELD
- GROUND ACCESS WELL
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- FND. MONUMENT
- SPOT ELEVATION
- SET POINT
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- EXISTING MASONRY
- CONCRETE
- EARTH
- PLYWOOD
- SAND
- WOOD CONT.
- WOOD BLOCKING
- STEEL
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- A — COAXIAL CABLE
- X — CHAIN LINK FENCING
- OHT/OHP — OVERHEAD TELEPHONE/OVERHEAD POWER
- OHT — OVERHEAD TELEPHONE LINE
- OHP — OVERHEAD POWER LINE
- E — POWER RUN
- F/P — FIBER/POWER RUN
- T — TELCO RUN
- T/E — POWER/TELCO RUN
- G — GROUNDING CONDUCTOR
- GROUNDING CONDUCTOR
- CONDUIT UNDERGROUND
- FUSE, SIZE AND TYPE AS INDICATED.
- SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB
- MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE
- LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336
- 5/8" X 10'-0" ,CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
- CHEMICAL GROUND ROD (KIT GROUND ROD)
- CADWELD CONNECTION
- MECHANICAL CONNECTION
- HALO GROUND CONNECTION
- CIRCUIT BREAKER
- UTILITY METER BASE
- TRANSFORMER
- STEPDOWN TRANSFORMER
- RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBEL CATALOG #5362
- S — TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
- S_{WP} — TOGGLE SWITCH, 1P-120V-15A, "WP"
- IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
- POLE
- (N) POLE MOUNTED XFMER
- EXISTING POLE MOUNTED XFMR
- (N) PAD MOUNTED XFMER
- EXISTING PAD MOUNTED XFMER

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
AC	ALTERNATE CURRENT/AIR CONDITIONER
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AT.	AMPERE TRIP
AWG.	AMERICAN WIRE GAUGE
BATT.	BATTERY
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BR.	BRANCH
BRKR.	BREAKER
BTCW.	BARE TINNED COPPER WIRE
BTS.	BASE TRANSMISSION SYSTEM
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
C	CONDUIT
CAB.	CABINET
CANT.	CANTILEVER(ED)
CB.	CIRCUIT BREAKER
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT
C.I.P.	CAST IN PLACE
CKT.	CIRCUIT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DC	DIRECT CURRENT
DEM.	DEMAND
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EGR.	EMERGENCY GENERATOR RECEPTACLE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EXIST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
FAC.	FACTOR
F/A	FIRE ALARM
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR	FLUORESCENT
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
FU	FUSE
G	GROUND
GR	GROWTH (CABINET)
GA.	GAUGE
GEN.	GENERATOR
GI.	GALVANIZE(D)
G.F.C. I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB.	GLUE LAMINATED BEAM
GND	GROUND
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
GSM	GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)
HDBC	HARD DRAWN COPPER WIRE
HDR.	HEADER
HGR.	HANGER
HPS	HIGH PRESSURE SODIUM
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN.(")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
LG.	LENGTH
L.	LONG(ITUDINAL)
LPS	LOW PRESSURE SODIUM
LTE	LONG TERM EVOLUTION (
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MTS.	MANUAL TRANSFER SWITCI
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MAI
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
OBIF	OPTICAL BASEBAND INTER
OH	OVERHEAD
O.C.	ON CENTER
OPNG.	OPENING
P	POLE
PCS	PERSONAL COMMUNICATION SERVICES
PH	PHASE
PLY.	PLYWOOD
PNLBD	PANELBOARD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
PRI	PRIMARY
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
RBS	RADIO BASE STATION (BASE STATION 3G NETWORKS)
RCPT.	RECEPTACLE
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)
RX-AIT	RECEIVER AIR INTERFACE TRAY
SAF	SAFETY
SCH.	SCHEDULE
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
SHT.	SHEET
SIM.	SIMILAR
S.N.	SOLID NEUTRAL
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SURF	SURFACE
SW	SWITCH
TEL.	TELEPHONE
TEMP.	TEMPORARY
	UNTED AMPLIFIER
	Y VOLTAGE)
	NTENNA
	JRB
	OUNDATION
	ATE (PARAPET)
	EEL
	ALL
	OUND
	ERS LABORATORY INC.
	MOBILE TECH. SYS.
	E TECH.)
	DTED OTHERWISE
	RNATING CURRENT
	FIELD
	I)
W.P.	WEATHERPROOF
WT.	WEIGHT
WT.	WEIGHT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE
℄	CENTERLINE
℄	PLATE, PROPERTY LINE



GENERAL REQUIREMENTS

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.

2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.

3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.

5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.

2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.

3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.

4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

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IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
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H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

SITE INFORMATION

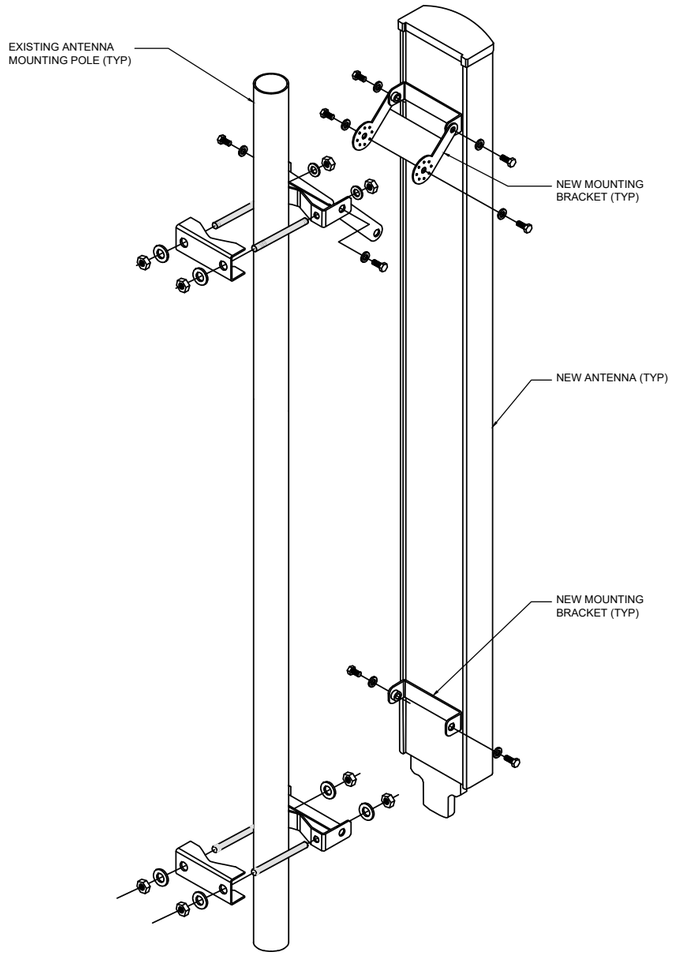
SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

GENERAL REQUIREMENTS, LEGENDS & ABBREVIATIONS

SHEET NO.

T-3



NOTE:
ALL PIPES BRACKETS AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE

1 / D-1 ANTENNA MOUNTING DETAIL



General Specifications

Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	12
RF Connector Quantity, low band	4
RF Connector Quantity, high band	8
RF Connector Interface	4.3-10 Female
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	954.0 N @ 150 km/h 214.5 lbf @ 150 km/h

NNH4-65C-R6-V3

Wind Loading, lateral	331.0 N @ 150 km/h 74.4 lbf @ 150 km/h
Wind Loading, maximum	1235.0 N @ 150 km/h 277.6 lbf @ 150 km/h
Effective Projected Area (EPA), frontal	0.90 m^2 | 9.69 ft^2
Effective Projected Area (EPA), lateral	0.31 m^2 | 3.34 ft^2
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	2438.0 mm | 96.0 in
Width	498.0 mm | 19.6 in
Depth	197.0 mm | 7.8 in
Net Weight, without mounting kit	46.3 kg | 102.1 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (4) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male

2 / D-1 NNH4-65C-R6-V3 ANTENNA DETAIL

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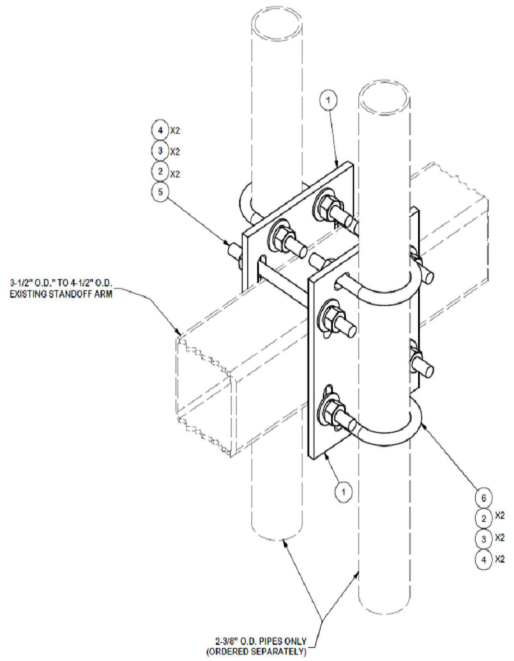
SHEET DESCRIPTION

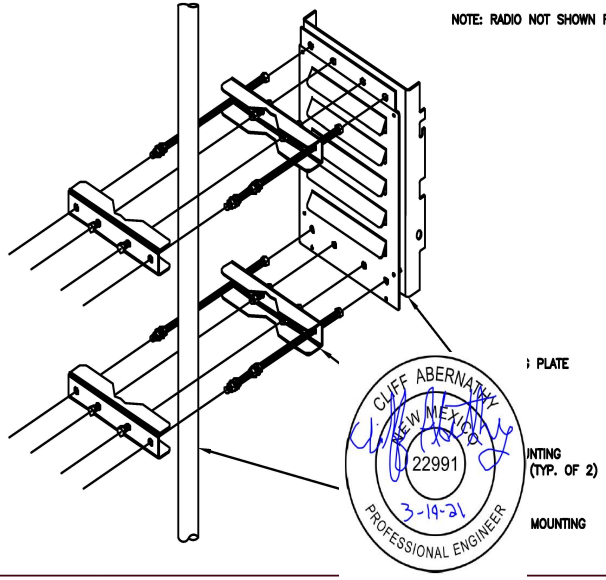
DETAILS

SHEET NO.

D-1

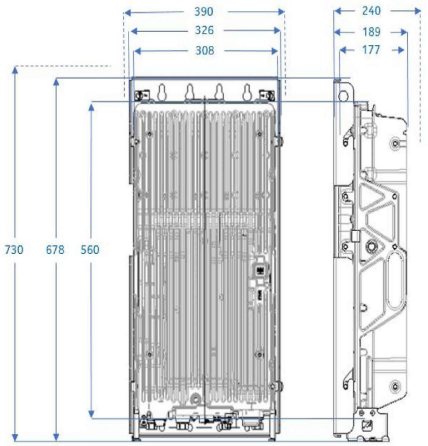


BACK TO BACK PIPE MOUNT (BBPM-K1)



1 / D-2 RRU MOUNTING DETAIL

AHLBA Dimensions



All dimensions in mm

Core: 560 X 308 X 177 = 31L
Envelope: 678 X 326 X 189 = 42L
Envelope with cover (dotted lines): 730 X 390 X 240

Product name	AirScale Dual RRH 4T4R B12/14 320W AHLBA - 474240A
Supported frequency bands	3GPP Band 12 and Band 14
Frequencies	Band 12: DL 729–745MHz, UL 699–715MHz Band 14: DL 758–768MHz, UL 788–798MHz
Number of TX/RX ports	4
Instantaneous Bandwidth IBW	Band 12: 16MHz, Band 14: 10MHz
Occupied Bandwidth OBW	Band 12: 15MHz, Band 14: 10MHz
Output power	80W per TX port shared between bands (e.g. 4x40W per band)
Dimensions (mm) height x width x depth	730x390x240 (overall not-to-exceed with cover and bracket)
Weight (kg)	<46 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	525W (ETSI 24h Avg – 4x20W per band, 40W per TX port)
Antenna ports	4TX/RX, 4.3-10+
Optical ports	2 x CPRI 9.8 Gbps
ALD control interfaces	AISG3.0 from ANT1, 2, 3, 4 and RET (Power supply ANT1 and ANT3)
Other interfaces	External alarm MDR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal book mount
Surge protection	Class II 5kA

2 / D-2 AIRSCALE DUAL RRH 4T4R B12/14 320W

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COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-2

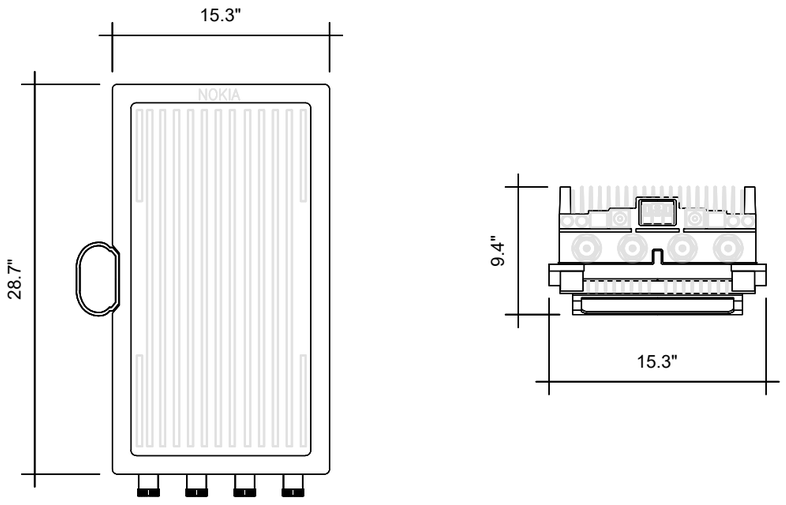
NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

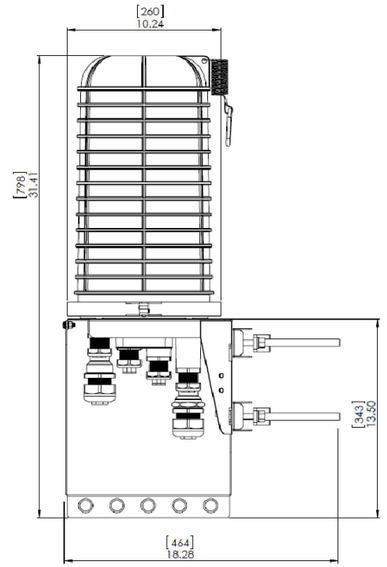
DIMENSIONS, HxWxD: 560 X 308 X 149 (MM) (CORE)
28.7" X 15.3" X 9.4" (CORE)

730 X 390 X 240 (MM)
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

28.7" X 15.3" X 9.4"
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

WEIGHT: < 40 (kg)
< 88.2 lbs
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)





Electrical		
Model Number		DC9-48-60-24-8C-EV
CEQ / ANT Number		CEQ.21427
Number of Circuits Protected		9
Surge Protective Device (SPD) Type per UL 1449 4th Edition		Type 2
Surge Protection Class as per IEC 61643-11		Class I
Nominal Operating DC Voltage [U_c]		-48 VDC
Nominal Discharge Current [I_n] per UL 1449 4th Edition		20 kA 8/20 µs
Maximum Impulse (Lightning) Current [I_{max}] per IEC 61643-11		12.5 kA 10/350 µs
Maximum Continuous Operating DC Voltage [U_c] (MCOV)		60 VDC
Voltage Protection Level [U_p] at 12.5kA per IEC 61643-11		160 V
Voltage Protection Level [U_p] at 5kA per IEC 61643-11		145 V
Voltage Protection Rating (VPR) per UL 1449 4th Edition		330 V
Suppression Technology		MOV
Strikesorb Module Type 2CA (UL 1449 4th edition)		30-V1-2CEV
Protection Modes:	Normal Mode	-48V to Return
	Common Mode	Return to Ground
Mechanical		
Connection Terminal (Suppression) Method (for all power cables)		Compression lug 2 hole, #10, 5/8 pitch, #12 – #4 AWG [3.3 – 21.15 mm²]
Connection Terminal (Terminal Block) Method	Copper	#12 to #4 AWG [3.3 – 21.15 mm²]
Fiber Connection Method		LC-LC Single Mode
Environmental Ingress Protection (IP) Rating		IP 68
Operating Temperature (°C)		-40° C to +100° C
Storage Temperature (°C)		-70° C to +80° C
Cold Temperature Cycling IEC 61300-2-22		-30° C to +60° C 200 hrs @5 PSI
Resistance to Aggressive Materials CEI IEC 61073-2		Including Acids and Bases
UV Protection ISO 4892-2 Method A		Xenon-Arc 2160 hrs
Enclosure Type		Outdoor NEMA 4X
Enclosure Dimensions (L x W x H)		18.28" x 10.24" x 31.4" [464 x 260 x 797 mm]
Weight*		System: 16.0 lbs [7.25 kg] Mount: 10.2 lbs [4.62 kg] Total: 26.2 lbs [11.87 kg]
Combined Wind Loading	Sustained | Gust	150 mph Sustained: 105.7 lbs [470 N] | 195 mph Gust: 213.6 lbs [950 N]
Optional Kits Available		
Trunk Gland Kit A	CEQ.21428	Oval Gasket for 4AWG and 6AWG Trunk
Trunk Gland Kit B	CEQ.21429	Oval Gasket for (2) 4AWG Trunks
Trunk Gland Kit C	CEQ.21434	Oval Gasket for (2) 8AWG Trunks

1 D-3 NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

2 D-3 DC9-48-60-24-8C-EV DETAIL

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CLIFF ABERNATHY 22991 NEW MEXICO PROFESSIONAL ENGINEER 3-19-21

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COUNTY:
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SHEET DESCRIPTION

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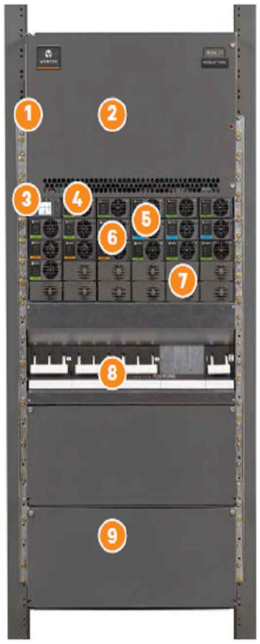
SHEET NO.

D-3



PHYSICAL CHARACTERISTICS			
Mounting	Standard 19" rack mounting	Standard 19" and 23" rack mounting	
Distribution Shelf / Cabinet Dimensions (H x W x D)	1U x 19" x 15" shelf	4U x (19" or 23") x 15" cabinet (19" depth with AC/solar termination panel)	8U x (19" or 23") x 15" cabinet
Module Shelf Dimensions (H x W x D)	1U x 19" x 15"	1U x (19" or 23") x 15"	1U x (19" or 23") x 15"
System Dimensions (H x W x D)	(3.5" up to 5.25") x 19" x 15"	(8.75" to 7.5") x (19" or 23") x 23.14" (with batteries)	
AC Accessibility	Rear/front		Rear
DC Load Accessibility	Front		h front and top access

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

1 D-4 EMERSON NETSURE 5100 POWER PLANT DETAIL
SCALE: NTS



TECHNICAL CHARACTERISTICS AND DATA

Nominal voltage	12 V
Float charge	2,29 V/C @ 20 °C
Capacity	CP 10min 1,6V/C 20°C 4600W/Bloc
	CC 10h 1,8V/C 20°C 190Ah
Short circuit current	3653 A (IEC60896-21/22)
Internal resistance	3,4 mΩ (IEC60896-21/22)
Terminal	F-M6-90°
Terminal Torque	11 Nm
Container	UL 94-HB (Polypropylene)
Temperature range	-40°C to 55°C
Dimensions (l x b/w x h)	125 x 559 x 318 mm
Weight	62 kg
Origin	Castanheira, Portugal

2 D-4 MARATHON M12V190FT BATTERY DETAIL
SCALE: NTS

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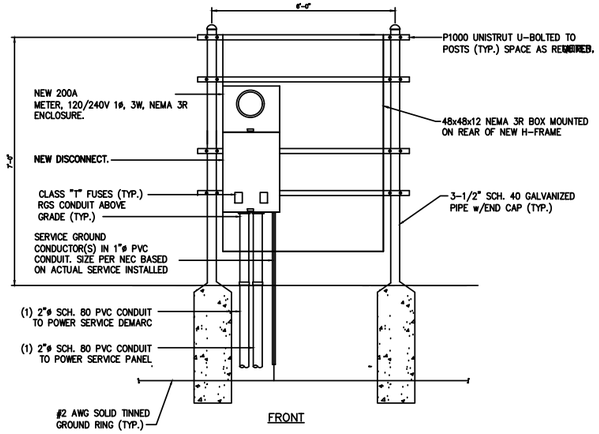
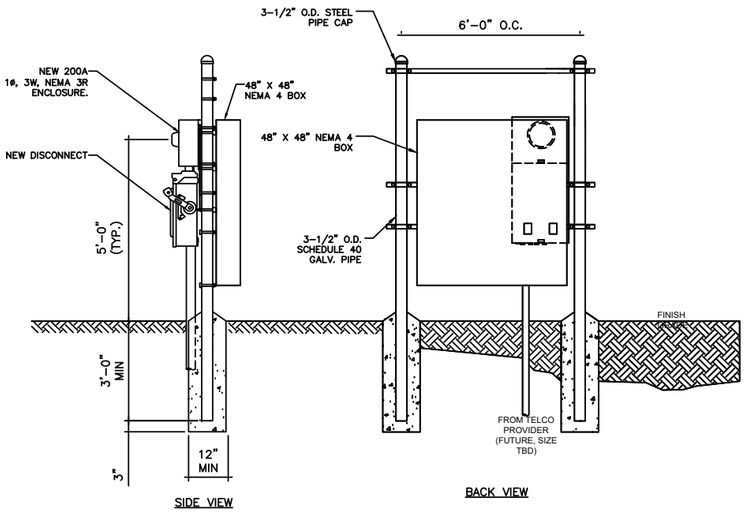
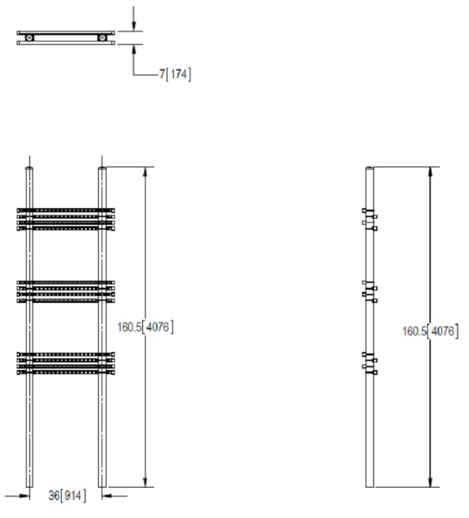
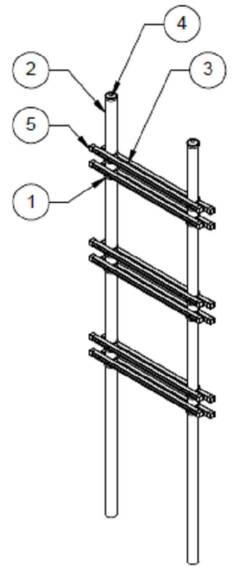
D-4





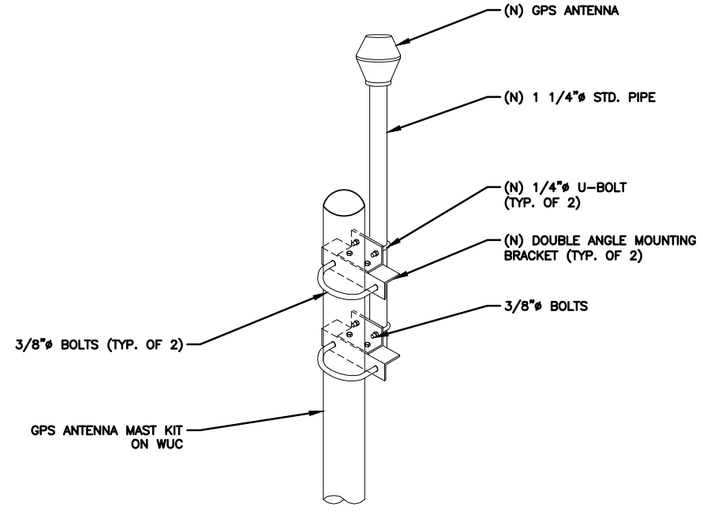
1/D-5 METER & DISCONNECT MOUNTING DETAIL





ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT	NOTE NO.
1	GUB-3365	3/8" X 3-5/8" X 5-1/4" GALV U-BOLT	24	0.40 LBS	
2	MF130165	3-1/2" O.D. X 160" L SCH 40 PIPE	2	78.64 LBS	
3	MT50448	1-5/8" SQ. SUPPORT RAIL 48" LONG	12	7.26 LBS	
4	PC-034	Ø3½" PIPE CAP	2	0.54 LBS	
5	PTCR01	END CAP	24	0.05 LBS	

2/D-5 H-FRAME MTC401548H DETAIL



3/D-4 GPS ANTENNA MOUNTING DETAIL

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md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS



SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

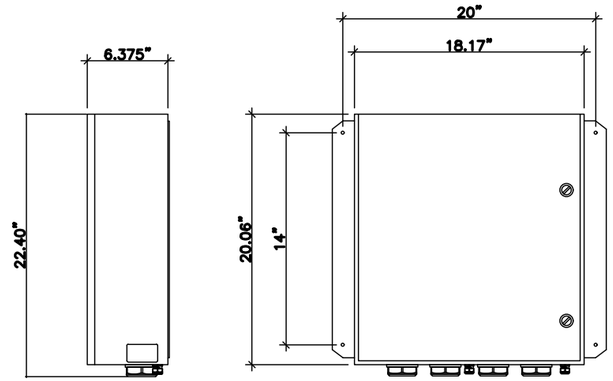
DETAILS

SHEET NO.

D-5

RAYCAP DC12-48-60-0-25E DC SURGE SUPPRESSOR

- DIMENSIONS, HXWXD: 20.06"X18.17"X6.375"
- WEIGHT: ±56.3 LBS (INCLUDES MOUNTING KIT)
- COLOR: LIGHT THAN

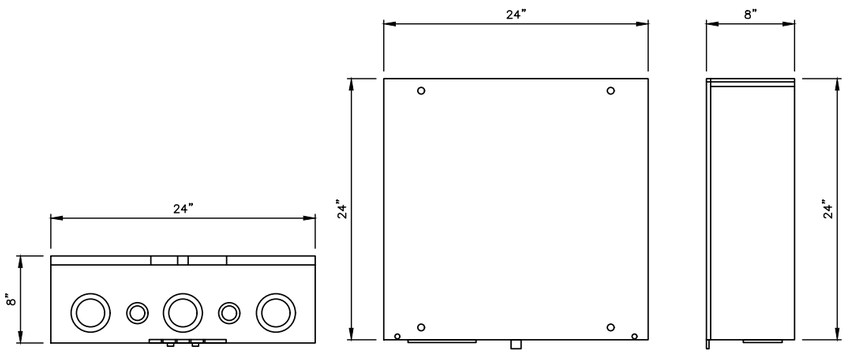


SIDE VIEW FRONT VIEW

1 / D-6 OUTDOOR DC12 DETAIL
SCALE: NTS

HOFFMAN A24R248 NEMA BOX

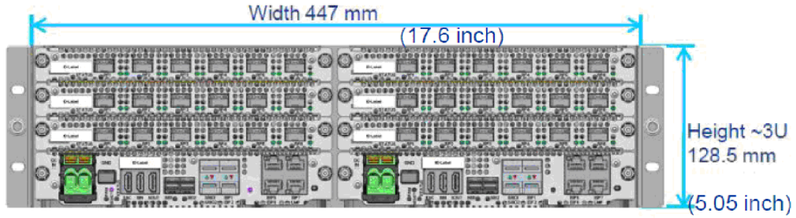
- DIMENSIONS, HxWxD: 24"x24"x8"
- WEIGHT: ±30.0 LBS
- COLOR: GREY



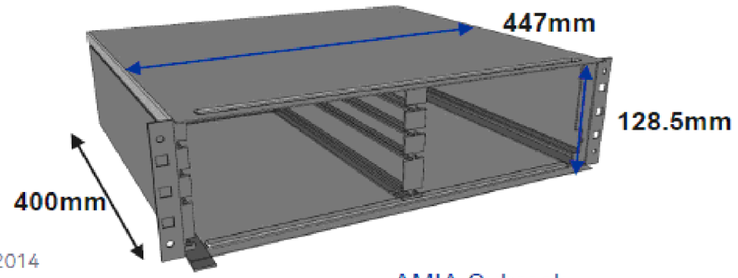
BOTTOM FRONT SIDE

2 / D-6 NEMA BOX DETAIL
SCALE: NTS

FSM4 Physical dimensions



- Size: 3 RU, 19" rack-mountable, 40cm(15.75 inch) deep
- Max weight - 50 lbs
- W X D X H - 17.6 inch x 15.75 inch x 5.05 inch



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AMIA Subrack



3 / D-6 FSM4 DETAIL
SCALE: NTS

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2	03/18/21	UPDATED AS PER REMARKS	ARS

CHIEF ABERNATHY MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

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275858
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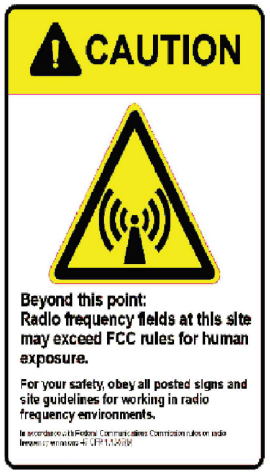
COUNTY:
SANTA FE COUNTY

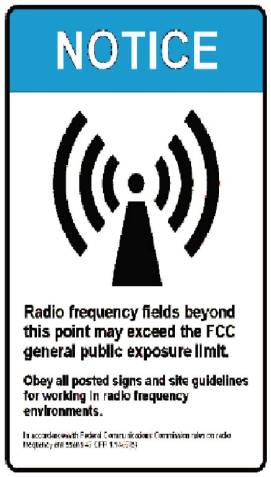
SHEET DESCRIPTION

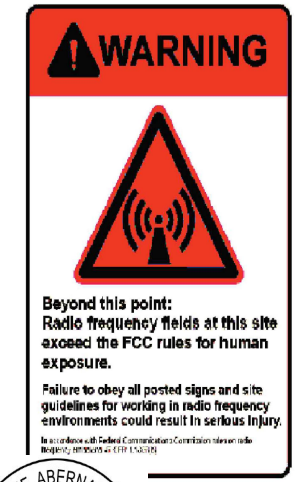
DETAILS

SHEET NO.

D-6



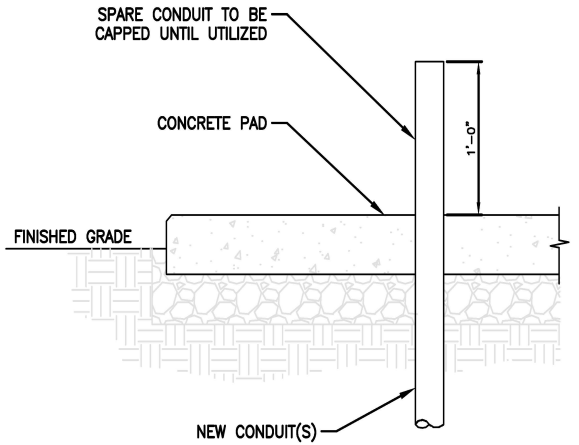






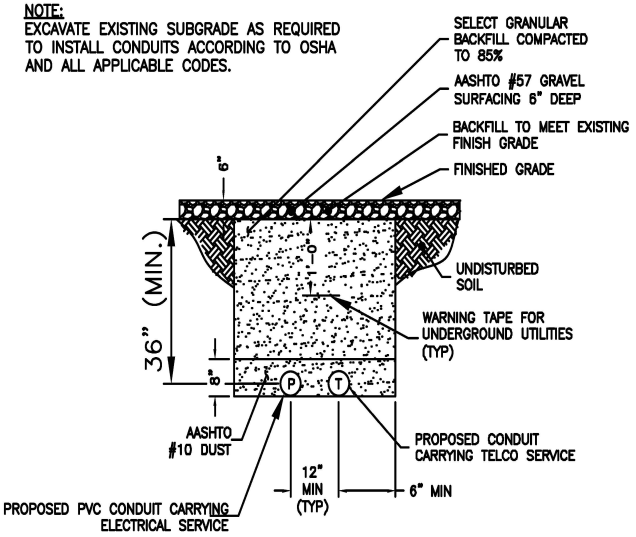
1 D-7 RF SAFETY SIGNAGE DETAIL
SCALE: NTS

NOTE:
ALL CONDUITS SHALL BE INSTALLED WITH PULL STRINGS



2 D-7 CONDUIT PENETRATION DETAIL
SCALE: NTS

NOTE:
EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS ACCORDING TO OSHA AND ALL APPLICABLE CODES.



3 D-7 TYPICAL TRENCH DETAIL
SCALE: NTS

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SHEET DESCRIPTION

DETAILS

SHEET NO.

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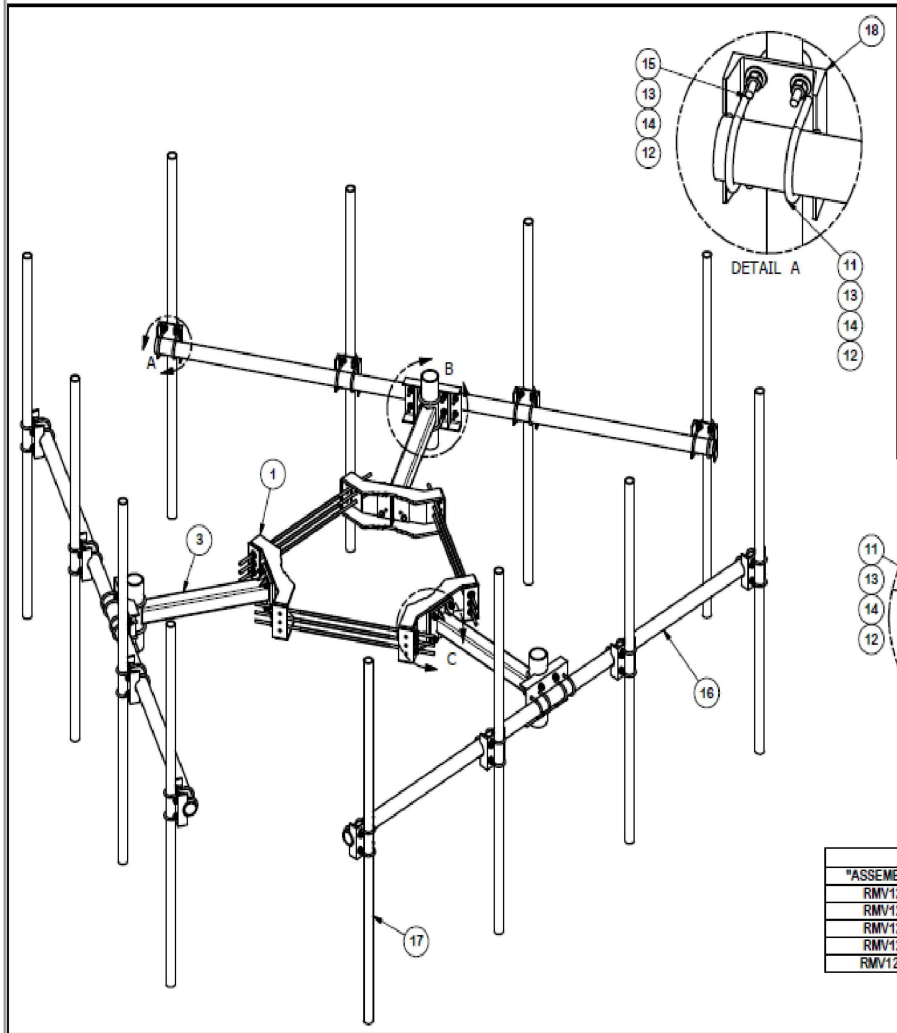

PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.40	3.59
2	9	G58R-48	5/8" X 48" GALV THREADED ROD		4.39	39.52
3	3	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.29	201.88
4	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2.75	0.36	4.27
5	12	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.41
6	42	G58LW	5/8" HDG LOCKWASHER		0.03	1.10
7	24	A58NUT	5/8" HDG A325 HEX NUT		0.13	3.12
8	6	X-UB5458	5/8" X 4-5/8" X 7" X 3" U-BOLT (HDG.)		0.26	1.54
9	18	G58FW	5/8" HDG USS FLATWASHER		0.07	1.27
10	18	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	2.34
11	36	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)		0.26	9.25
12	114	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	8.17
13	114	G12FW	1/2" HDG USS FLATWASHER		0.03	3.89
14	114	G12LW	1/2" HDG LOCKWASHER		0.01	1.59
15	24	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.26	6.17
16	3	P3150	3-1/2" X 150" SCH 40 GALVANIZED PIPE	150.000 in	94.80	284.40
17	12	A	B	C	D	
18	12	X-SP219	SMALL SUPPORT CROSS PLATE	8.250 in	8.61	103.33
19	3	X-SP216	LARGE SUPPORT CROSS PLATE		20.83	62.48

ANTENNA PIPES

"ASSEMBLY NO."	PART NO. "A"	PART DESCRIPTION "B"	LENGTH "C"	UNIT WT. "D"	TOTAL WT.
RMV12-463	P263	2-3/8" O.D. SCH. 40 PIPE	63"	19.22	1,219.29
RMV12-472	P272	2-3/8" O.D. SCH. 40 PIPE	72"	23.07	1,265.49
RMV12-484	P284	2-3/8" O.D. SCH. 40 PIPE	84"	26.91	1,311.57
RMV12-496	P296	2-3/8" O.D. SCH. 40 PIPE	96"	30.76	1,357.77
RMV12-4126	P126	2-3/8" O.D. SCH. 40 PIPE	126"	40.76	1477.77

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
ANGLE ENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

PROPRIETARY NOTE:
DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

RE	DESCRIPTION OF REVISIONS
	REVISION HISTORY
A	REMOVED FLATWASH. AT ARM TO CLAMP RING CONNECT
B	ADDED 10' 6" ANTENNA MOUNTING PIPES

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

DESCRIPTION: MONOPOLE TRIPLE T-ARM FOR 12 ANTENNAS

SITE PRO 1 — A valmont COMPANY
Engineering Support Team: 1-888-753-7446
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.
4516	CEK 4/15/2011		SEE "ASSEMBLY NO."
CLASS 81 / SUB 01	DRAWING USAGE: CUSTOMER	CHECKED BY: BMC 7/2/2015	DWG. NO.: RMV12-4XX

PAGE 1 OF 2

PROPOSED RMV12-4XX MOUNT DETAIL

1 / D-8 SECTOR FRAME DETAIL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
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1-855-669-5421

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0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
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2	03/18/21	UPDATED AS PER REMARKS	ARS

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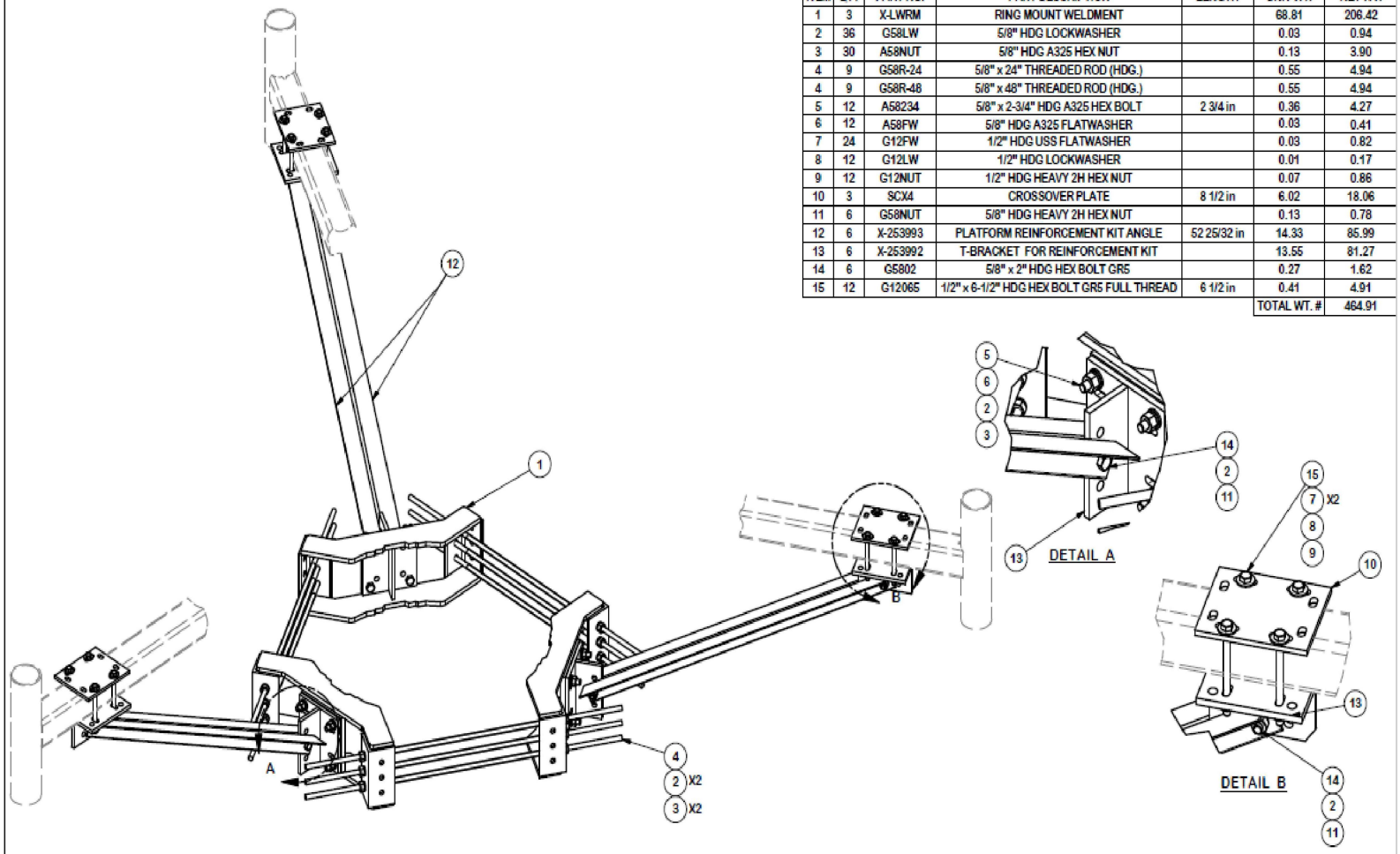
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-8



PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	36	G58LW	5/8" HDG LOCKWASHER		0.03	0.94
3	30	A58NUT	5/8" HDG A325 HEX NUT		0.13	3.90
4	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.55	4.94
4	9	G58R-48	5/8" x 48" THREADED ROD (HDG.)		0.55	4.94
5	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36	4.27
6	12	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.41
7	24	G12FW	1/2" HDG USS FLATWASHER		0.03	0.82
8	12	G12LW	1/2" HDG LOCKWASHER		0.01	0.17
9	12	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.86
10	3	SCX4	CROSSOVER PLATE	8 1/2 in	6.02	18.06
11	6	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	0.78
12	6	X-253993	PLATFORM REINFORCEMENT KIT ANGLE	52 25/32 in	14.33	85.99
13	6	X-253992	T-BRACKET FOR REINFORCEMENT KIT		13.55	81.27
14	6	G5802	5/8" x 2" HDG HEX BOLT GR5		0.27	1.62
15	12	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	6 1/2 in	0.41	4.91
					TOTAL WT. #	464.91

TOLERANCE NOTES

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LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
** L OTHER MACHINING *(± 0.030")*
L OTHER ASSEMBLY *(± 0.060")*

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DESCRIPTION: PLATFORM REINFORCEMENT ON A 12" TO 45" POLE 4' 6" ANGLE

SITE PRO 1 — A valmont COMPANY
Engineering Support Team: 1-888-753-7446
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	PAGE
4488	CEK 4/10/2014		PRK-1245	1 OF 2
CLASS: 81	SUB: 01	DRAWING USAGE: CUSTOMER	CHECKED BY: BMC 4/10/2014	DWG. NO.: PRK-1245

CLIFF ABERNATHY — NEW MEXICO — 22991 — 3-19-21 — PROFESSIONAL ENGINEER

PROPOSED PRK-1245 REINFORCING KIT DETAIL

1 / D-9 SECTOR FRAME DETAIL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
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COUNTY:
SANTA FE COUNTY

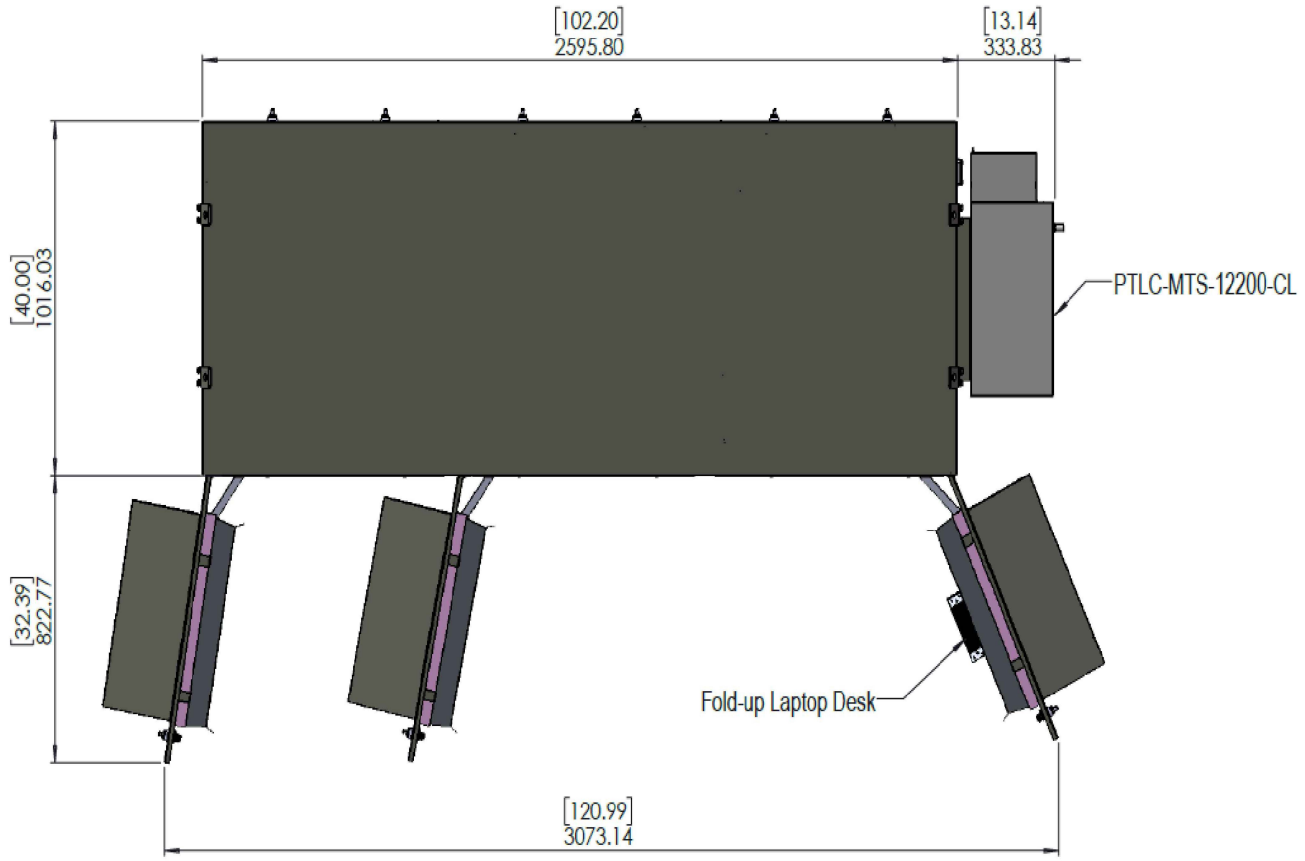
SHEET DESCRIPTION

DETAILS

SHEET NO.

D-9

NEQ. 20111



1 D-10 WUC SHELTER PLAN
SCALE: 1-1/2" = 1'-0"

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

DELTA 台達電子工業股份有限公司 DELTA ELECTRONICS, INC.

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DIMENSIONAL TOLERANCES — HOLES : ±0.05 ANGLES : ±0.5°

( )		DECIMALS		( )		( )	
<30	±0.25	X	±0.3	UP~100	±0.2	250~300	±0.4	UP~600	±1.5
>30~100	±0.35	XX	±0.2	100~150	±0.25	300~350	±0.45	600~900	±2.4
>100~300	±0.5	XXX	±0.1	150~200	±0.3	350~400	±0.5	900~OVER	±3.1
ABOVE 300	±0.6			200~250	±0.35				

SCALE	1:14	UNIT	mm	USED ON	-

Drawn:	02.28.2018	Design:	02.28.2018
Bryan Kearse		Bryan Kearse	

THIRD ANGLE PROJECTION

Description: FOOTPRINT w/DOOR SWING

A3 SIZE

Part No. ESOF030-HCV01 REV. 0A

SHEET 2 OF 2 ISSUE DATE: 07.18.2017

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MESA, AZ 85201

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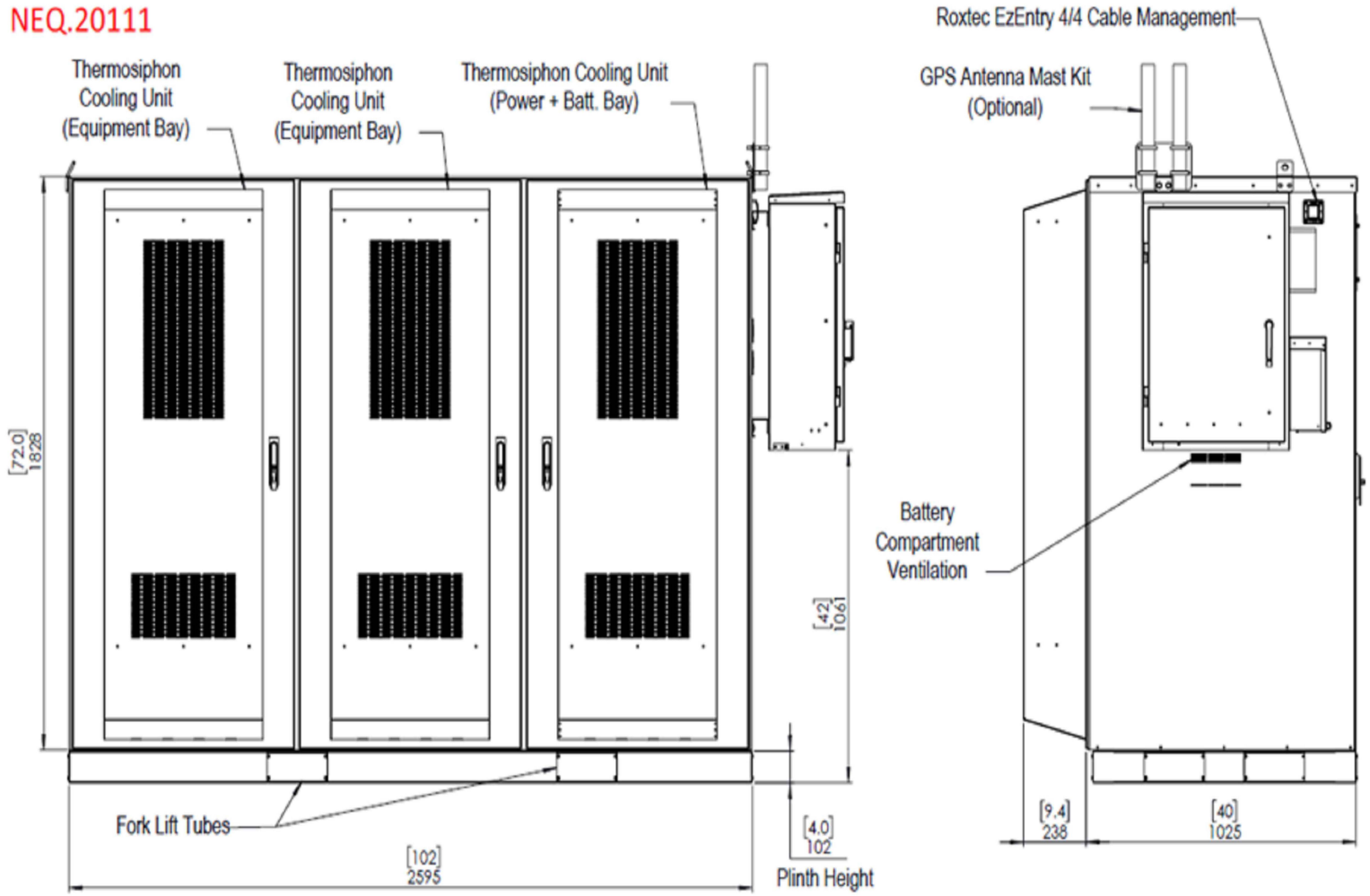
NEQ.20111



Note:
1. Total System Cooling Capacity (as shown) is 9100W
2. 2nd Equipment Bay Thermosiphon Cooling Door can be added as field install kit for future site growth

CLIFF ABERNATHY NEW MEXICO 22991 3-19-21 PROFESSIONAL ENGINEER

1 D-11 WUC ELEVATION
SCALE: 1" = 1'-0"

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DIMENSIONAL TOLERANCES — HOLES: ±0.05 ANGLES: ±0.5°

( )		DECIMALS	( )		( )	
<30	±0.25	X ±0.3	UP-100	±0.2	250-300	±0.4
>30-100	±0.35		100-150	±0.25	300-350	±0.45
>100-300	±0.5	X.X ±0.2	150-200	±0.3	350-400	±0.5
ABOVE 300	±0.8	X.XX ±0.1	200-250	±0.35		

SCALE 1:14 | UNIT mm | USED ON *

Drawn: 04.27.2018 Bryan Kearse
Design: 04.27.201* DEIC

THIRD ANGLE PROJECTION

Description: EXTERIOR CABINET LAYOUT

A3 SIZE

Part No. ESOF030-HCU01 REV 0E

SHEET 7 OF 13 ISSUE DATE: 04.27.2018

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
D	03/02/20	UPDATED AS PER REMARKS	VEN
E	03/04/20	UPDATED AS PER REMARKS	AVP
F	04/06/20	UPDATED AS PER REMARKS	AVP
G	04/24/20	UPDATED AS PER REMARKS	AVP
H	05/13/20	UPDATED AS PER REMARKS	AVP
0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS

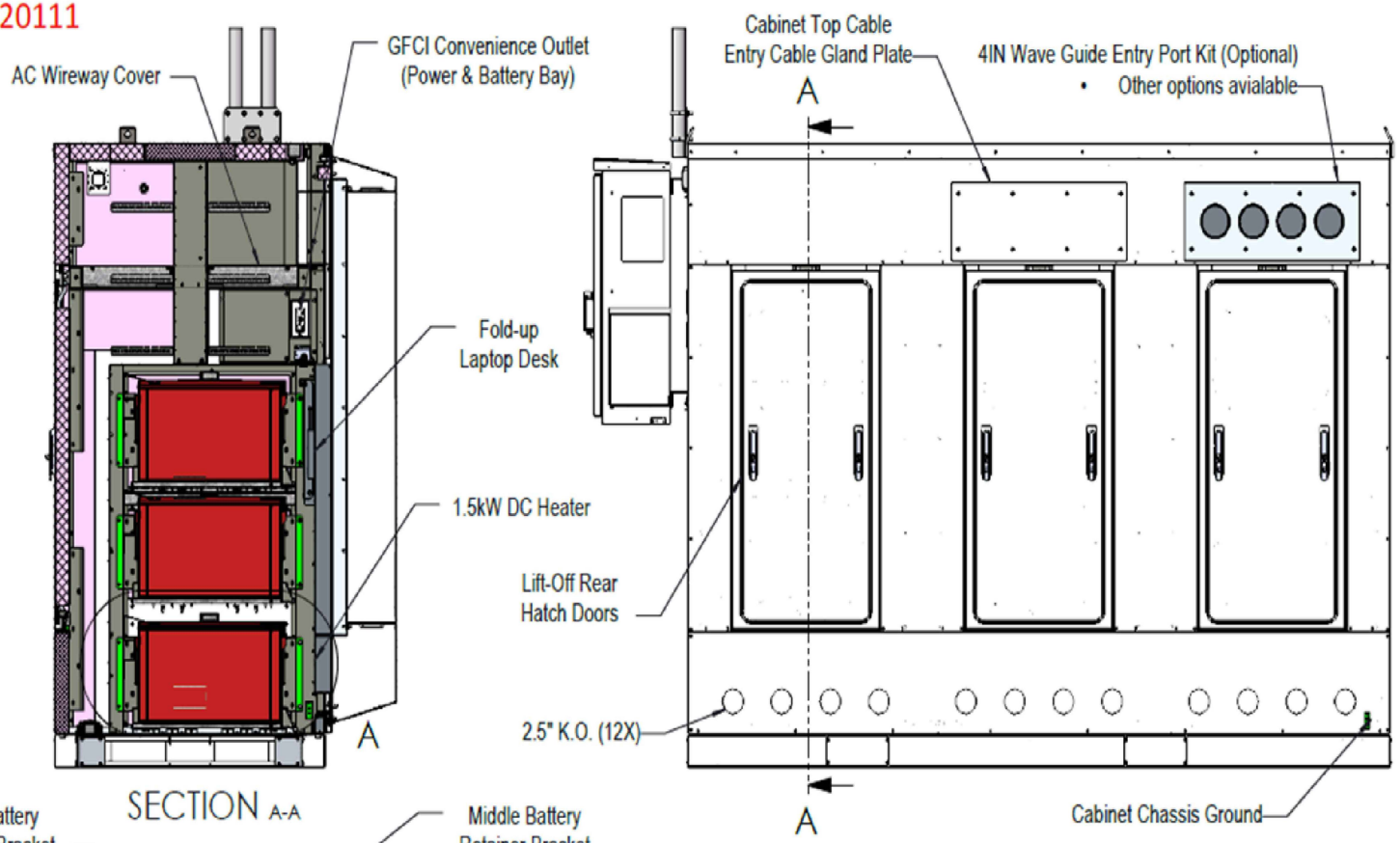
SITE INFORMATION

SITE ID:
NML00255
SITE NAME:
SJC PARKING LOT
FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

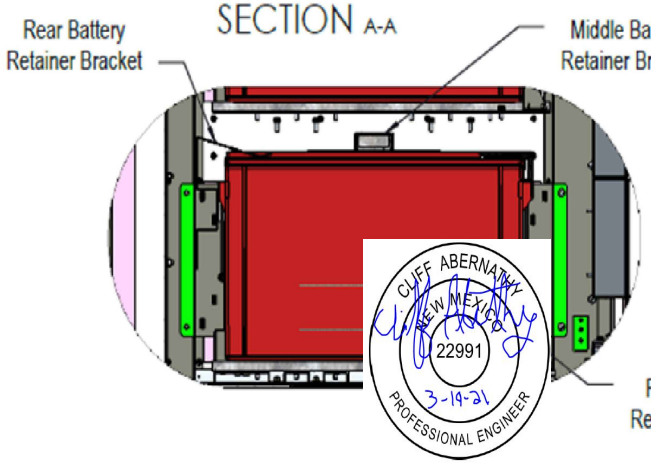
SHEET DESCRIPTION
DETAILS

SHEET NO.
D-11

NEQ.20111



SECTION A-A



DETAIL A
SCALE 1 : 7

1 D-12 WUC ELEVATION
SCALE: 1" = 1'-0"

台達電子工業股份有限公司
DELTA ELECTRONICS, INC.

Drawn: 04.27.2018 Bryan Kearse
Design: 04.27.2018 DEIC

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DIMENSIONAL TOLERANCES HOLES : ±0.05 ANGLES : ±0.5°

( )		M		( )		( )	
<30	±0.25	DECIMALS		UP~100	±0.2	250~300	±0.4	UP~600	±1.5
>30~100	±0.35	X	±0.3	100~150	±0.25	300~350	±0.45	600~900	±2.4
>100~300	±0.5	X.X	±0.2	150~200	±0.3	350~400	±0.5	900~OVER	±3.1
ABOVE 300	±0.5	X.XX	±0.1	200~250	±0.35				

SCALE 1:14 | UNIT mm | USED ON

THIRD ANGLE PROJECTION

Description: CABINET LAYOUT

A3 SIZE

Part No. ESOF030-HCU02

REV. 0E

SHEET 3 OF 13 | ISSUE DATE: 04.27.2018

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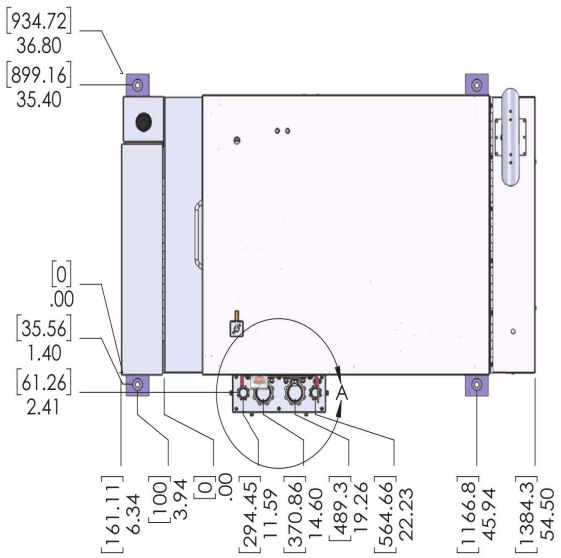
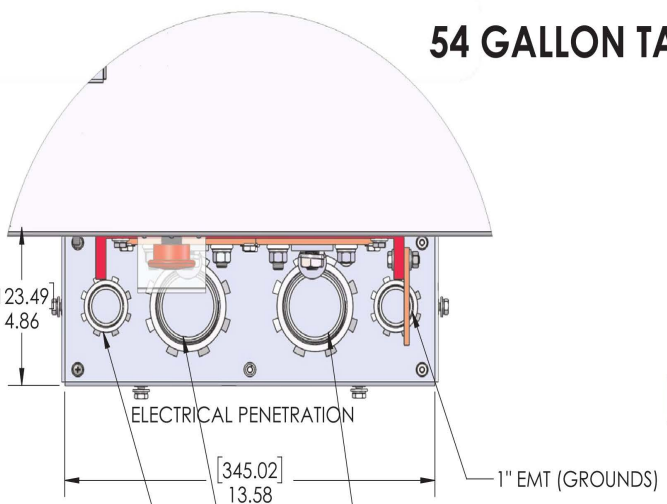
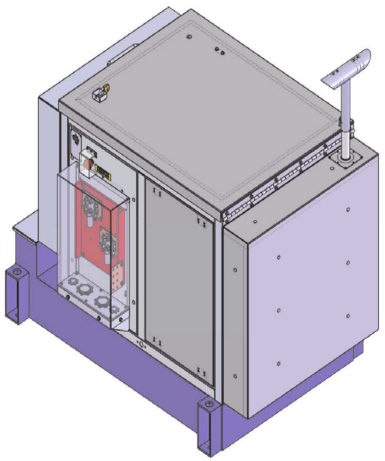
DETAILS

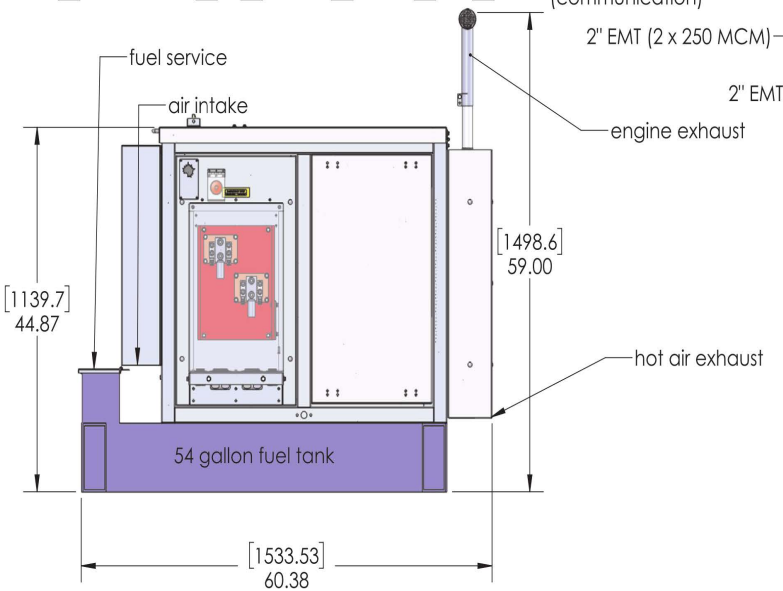
SHEET NO.
D-12

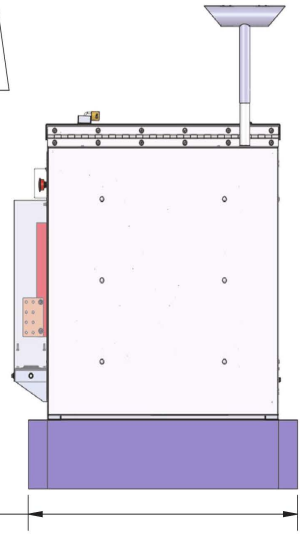
54 GALLON TANK CONFIGURATION











REV	DESCRIPTION
	INITIAL RELEASE

ENTS:

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

PROPRIETARY AND CONFIDENTIAL
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NEXT ASSY	USED ON
APPLICATION	

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES ARE:
FRACTIONS ±1/32" DECIMALS X.X±0.1" X.XX±0.03" X.XXX±0.010" ANGLES ±1/2°
MATERIAL --
FINISH
DO NOT SCALE DRAWING

CAD GENERATED DRAWING DO NOT MANUALLY UPDATE

APPROVALS	DATE
DRAWN GLEESON	2/16/17
CHECKED	
ENG APPR.	
MFG APPR.	
Q.A.	

POLAR POWER INC.
249 E GARDENA BLVD, GARDENA, CA 90248

TITLE: GENERATOR ENCLOSURE, BASE ASSY, TALLER

SIZE	DWG. NO.	REV
B	88-25-0100-1	A-5

SCALE: 1:16 WEIGHT: 1 SHEET 1 OF 3

1 D-13 PROPOSED POLAR POWER DC GENERATOR (8220-100-D-20-03) DETAIL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

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10590 WEST OCEAN AIR DRIVE SUITE 300
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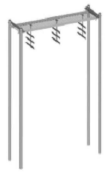
D-13



WB-K410-B15

Safety Grated Waveguide Bridge Kit, 24 in x 10 ft, with four 15 ft 4 in direct burial posts

Product Classification

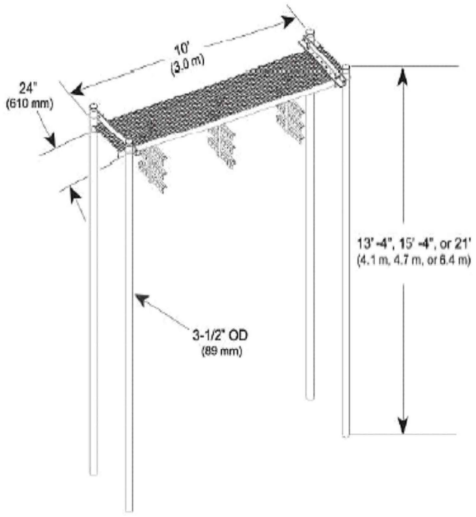
Product Type	Waveguide bridge kit

Dimensions

Height	4572.0 mm | 180.0 in
Length	3.0 m | 10.0 ft
Weight	270.4 kg | 596.0 lb

General Specifications

Application	Direct burial
Cable Runs, quantity	24
Includes	Caps | Channel | Hardware | Posts | Support brackets | Trapeze
Material Type	Hot dip galvanized steel
Package Quantity	1
Pipe Length	4.7 m | 15.3 ft
Pipe, quantity	4





MT-287

Wedge Anchor, 3/4 in x 7 in

Product Classification

Product Type	Anchor

Dimensions

Pipe Outer Diameter	19.1 mm | 3/4 in
Height	25.4 mm | 1.0 in
Length	177.8 mm | 7.0 in
Width	25.4 mm | 1.0 in

General Specifications

Material Type	Plated steel
Includes	Anchors
Package Quantity	1





WB-T24-3

Trapeze Kit, triple tee, 24 in wide, three rungs

Product Classification

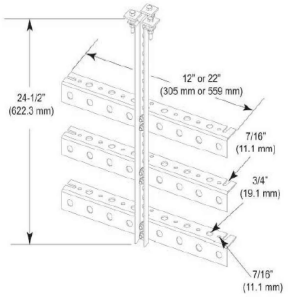
Product Type	Trapeze kit

Dimensions

Width	609.6 mm | 24.0 in
Height	76.2 mm | 3.0 in
Length	635.0 mm | 25.0 in
Weight	5.9 kg | 13.0 lb

General Specifications

Application	Waveguide bridge kit, 24 in
Cable Runs, quantity	24
Hole Size	3/4 in | 7/16 in
Hole, quantity	24
Includes	Angle brackets | Mounting hardware
Material Type	Hot dip galvanized steel
Mounting	Waveguide bridge channel
Package Quantity	1
Rungs, quantity	3





WB-CY210

Safety Grated Waveguide Bridge Channel, 24 in x 10 ft

Product Classification

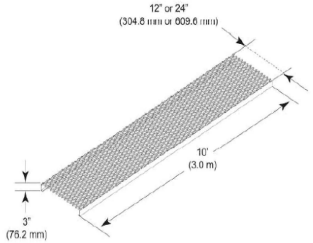
Product Type	Waveguide bridge channel

Dimensions

Height	76.2 mm | 3.0 in
Length	3.0 m | 10.0 ft
Weight	50.4 kg | 111.0 lb

General Specifications

Application	Waveguide bridge kit, 24 in
Includes	Bridge channel
Material Type	Hot dip galvanized steel
Package Quantity	1





MF-273

Direct Burial Pipe Column, 15 ft 4 in

Product Classification

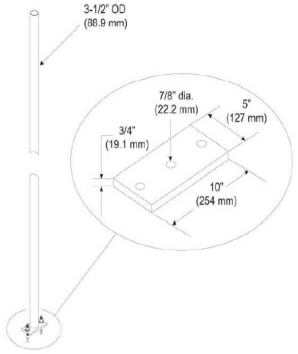
Product Type	Pipe column

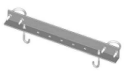
Dimensions

Height	4673.6 mm | 184.0 in
Length	88.9 mm | 3.5 in
Pipe Outer Diameter	88.9 mm | 3 1/2 in
Weight	52.6 kg | 116.0 lb

General Specifications

Application	Direct burial
Includes	Anchors | Pipe
Material Type	Hot dip galvanized steel
Mounting	Waveguide bridge support bracket
Package Quantity	1
Pipe Length	4.7 m | 15.3 ft
Pipe, quantity	1





WB-CS24-3

Safety Grated Channel Support, 24 in wide for 3-1/2 in OD pipe

Product Classification

Product Type	Support bracket

Dimensions

Height	101.6 mm | 4.0 in
Length	101.6 mm | 4.0 in
Weight	8.2 kg | 18.0 lb

General Specifications

Application	Waveguide bridge kit, 24 in
Includes	Channel support bracket | Hardware
Material Type	Hot dip galvanized steel
Mounting	Pipe, 88.9 mm (3-1/2 in) OD
Package Quantity	1

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
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Trylon
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IRVING, TEXAS 75038
1-855-669-5421

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0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
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SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-14

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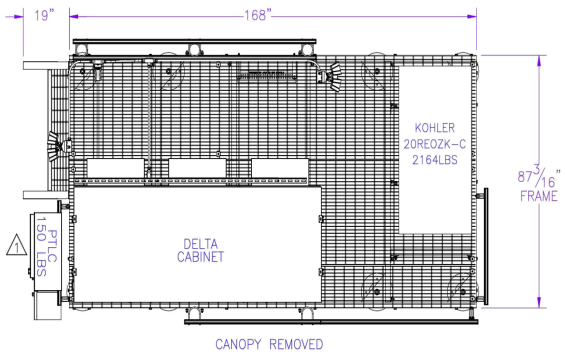
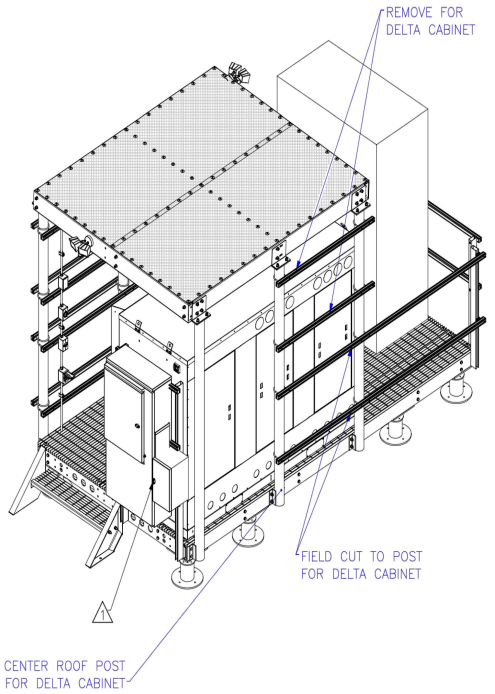
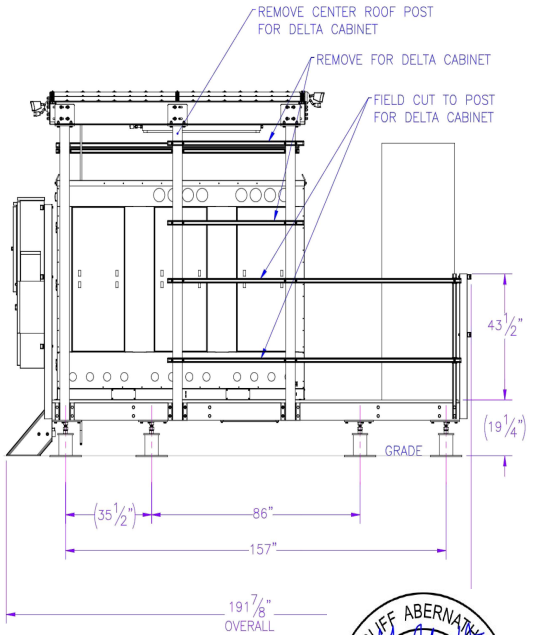
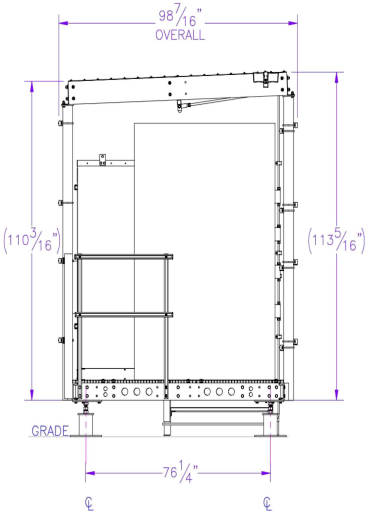
REVISIONS				
REV.	DESCRIPTION	DATE	BY	APPROVED
1	REPLACED PTLC-MTS WITH PTLC-ATS	01.22.2019	RLWJr	

SALES









SURFACE FINISH √ UNLESS OTHERWISE SPECIFIED	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES	APPROVALS	DATE	ELECTRO MECHANICAL INDUSTRIES, INC. 11230 NEESHAW DRIVE HOUSTON, TEXAS 77065 1-800-453-0050
MATERIAL SEE PARTS LIST	TOLERANCES .0 ± .06 .00 ± .01 .000 ± .005	DRAWN RLWJr	01.14.2019	TITLE: 87"X168" BOLT TOGETHER PLATFORM GRAVITY MOUNT W EXPANDED METAL CANOPY SALES
THIRD ANGLE PROJECTION	FRACTIONS ± 1/16	CHECKED		
	ANGLES ± .25°	ENGINEER/DESIGNER		
	HOLES:	PRODUCTION		
NEXT ASSY / USED ON	DRILLED OR PUNCHED +1/32			SIZE B DRAWING NO. 1000-0010-0131 REV 1
APPLICATIONS	BURNED +1/32			SCALE: 1:40 WEIGHT: 3413.3 lbs. SHEET 1 OF 1

CLIFF ABERNATHY
NEW MEXICO
22991
3-19-21
PROFESSIONAL ENGINEER

1 D-15 GRAVITY MOUNT PLATFORM FOR WUC

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SANTA FE COUNTY

SHEET DESCRIPTION

GRAVITY PLATFORM DETAILS

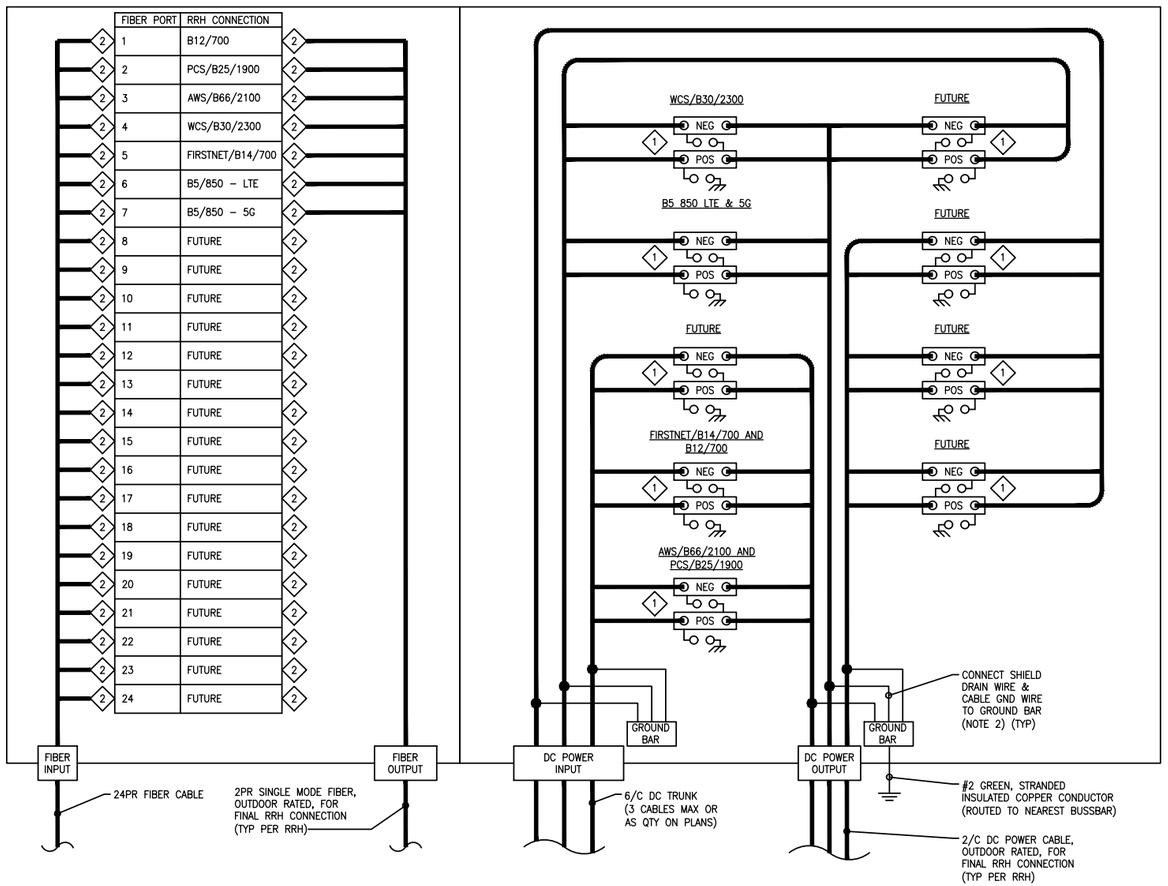
SHEET NO.

D-15

DC9 FIBER CONNECTIONS

FIBER PORT	RRH CONNECTION
1	B12/700
2	PCS/B25/1900
3	AWS/B66/2100
4	WCS/B30/2300
5	FIRSTNET/B14/700
6	B5/850 – LTE
7	B5/850 – 5G
8	FUTURE
9	FUTURE
10	FUTURE
11	FUTURE
12	FUTURE
13	FUTURE
14	FUTURE
15	FUTURE
16	FUTURE
17	FUTURE
18	FUTURE
19	FUTURE
20	FUTURE
21	FUTURE
22	FUTURE
23	FUTURE
24	FUTURE

DC9 DC POWER CONNECTIONS



NOTES:
1. TRUNK GLAND KITS:
   - TRUNK GLAND KIT A: OVAL GASKET FOR #4 AND #6AWG TRUNK (CEQ. 21428)
   - TRUNK GLAND KIT B: OVAL GASKET FOR (2) #4 AWG TRUNKS (CEQ. 21429)
   - TRUNK GLAND KIT C: OVAL GASKET FOR (2) #8 AWG TRUNKS (CEQ. 21434)
2. WHEN SHIELDED CABLE IS USED CONNECT CABLE SHIELD DRAIN WIRE AND GROUND WIRE TO GROUND BAR.
3. FIRST SQUID INSTALLED WILL BE ALARMED TO THE LOWEST BAND (OR FIRST INSTALLED) RRH ON ALPHA SECTOR. IN THE EVENT THE ALARM CABLE CANNOT BE CONNECTED TO ALPHA IT WILL BE ACCEPTABLE TO ALARM TO THE CLOSEST PHYSICAL SECTOR ON AN EXCEPTION BASIS.
4. 2ND SQUID INSTALLED WILL BE ALARMED TO THE LOWEST BAND (OR FIRST INSTALLED) RRH ON BETA SECTOR.
4. 3RD SQUID INSTALLED WILL BE ALARMED TO THE LOWEST BAND (OR FIRST INSTALLED) RRH ON GAMMA SECTOR.
5. AN RRH WILL NEVER HAVE MORE THAN ONE SQUID ALARMED ON IT.
6. SQUID ALARMS ARE NOT TO BE DAISY CHAINED.

◇2 = LC CONNECTOR

◇1 = STRIKESORB PROTECTION MODULE BY RAYCAP

1 / D-15 DC SURGE SUPPRESSION SYSTEM

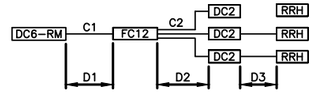


FIGURE 1 – TRUNK CABLE TO JUNCTION BOX

MAXIMUM CABLE LENGTHS FOR FIGURE 1

C1 SIZE	C2 SIZE	D2 LENGTH (FT.)	D1 LENGTH (FT) 75	100	125	150	175	200	
8AWG	8AWG		191	166	141	116	91	66	250
	10AWG		119	103	88	72	56	41	16
	12AWG		75	65	55	45	36	26	10
10AWG	8AWG		145	105	65	25	–	–	6
	10AWG		90	65	40	15	–	–	–
	12AWG		57	41	25	10	–	–	–
12AWG	8AWG		75	11	–	–	–	–	–
	10AWG		47	7	–	–	–	–	–
	12AWG		29	4	–	–	–	–	–

CABLE C3 MAY BE EITHER 10AWG OR 12AWG. LENGTH D3 IS 16 FEET ALL CASES

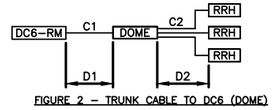


FIGURE 2 – TRUNK CABLE TO DC6 (DOME)

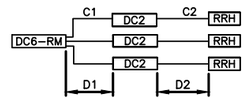


FIGURE 3 – DIRECT CABLE TO DC2

MAXIMUM CABLE LENGTHS FOR FIGURES 2 AND 3

D1/D2 LENGTH (FT)			
CABLE	8 AWG	10 AWG	12 AWG
C1	265	165	104
C2	16	16	16

NOTES:
1. CABLES LENGTHS ARE APPLICABLE FOR ALU 700MHZ & AWS FREQUENCY RRH MODELS.
2. NOMINAL SYSTEM VOLTAGE IS –48V DC, SUPPLIED FROM A 48V BATTERY. NORMAL OPERATING VOLTAGE IS 52V.
3. CABLE LENGTHS BASED ON ROSENBERGER CABLES.

2 / D-15 LTE CONDUCTOR SIZES

3 / D-15 NOT USED

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

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0	05/28/20	ISSUE FOR CONSTRCUTION	AVP
1	10/22/20	UPDATED AS PER REMARKS	AVP
2	03/18/21	UPDATED AS PER REMARKS	ARS



SITE INFORMATION

SITE ID:
NML00255

SITE NAME:
SJC PARKING LOT

FA #: 14623999

USID #:
275858

SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505

COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

CONNECTION DIAGRAM AND CONDUIT SIZES

SHEET NO.

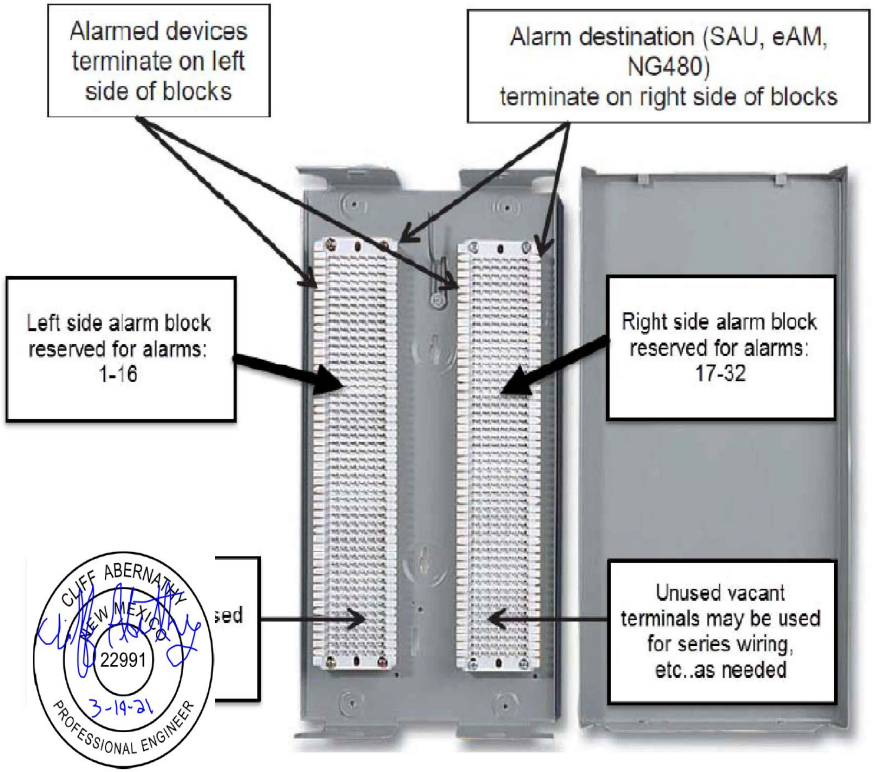
D–16

AT&T New Site Build: Desert Southwest Market (DSW) External Alarming Template: ARIZONA/NEW MEXICO v1.0 4/7/17

Indoor Alarm Block #1: Positions 1-16 (+9 vacant positions)			
Alarm # (pair)	Normal Contact State (NC or NO)	AT&T Alarm Label/Verbiage	Comments or Factory Alarm
1	NC	RBS PNC DC MJ	MAJOR
2	NC	RBS PNC DC MN	MINOR
3	NC	RBS SIDE LIGHT FAILURE	MAJOR
4			
5	NC	RBS PWR AC SPD	MAJOR
6	NC	RBS GMA FAIL	MAJOR
7	NC	RBS TWR LIGHT BEACON FAIL	CRITICAL
8			
9			
10	NC	RBS TWR STROBE LIGHT FAIL	CRITICAL
11	NC	RBS PNC FUSE FAIL	MAJOR
12		RBS TMA PDU FUSE FAIL	MAJOR
13	NC	RBS RXAIT FAIL	CRITICAL
14			
15	NC	RBS LTE RRU AT DC SYS SPD	MAJOR
16	NC	RBS HYDROGEN DETECTED	CRITICAL
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			

Indoor Alarm Block #2: Positions 17-32 (+9 vacant positions)			
Alarm # (pair)	Normal Contact State (NC or NO)	AT&T Alarm Label/Verbiage	Comments or Factory Alarm
17	NC	RBS INTRUSION	MAJOR
18	NC	RBS SMOKE	CRITICAL
19	NC	RBS COMMERCIAL POWER FAIL	CRITICAL
20	NC	RBS HVAC 1 FAIL	CRITICAL
21	NC	RBS HVAC 2 FAIL	CRITICAL
22	NC	RBS TEMP HIGH	CRITICAL
23	NC	RBS DC RECT MJ	MAJOR
24	NC	RBS DC RECT MN	MAJOR
25	NC	RBS BATT ON DISCHARGE	CRITICAL
26	NC	RBS DC HIGH VOLT	CRITICAL
27	NO	RBS GENERATOR FUEL LEAK	CRITICAL
28	NO	RBS GENERATOR RUNNING	MAJOR
29	NO	RBS GENERATOR FUEL LOW	CRITICAL
30	NO	RBS GENERATOR FAIL	CRITICAL
31	NO	RBS GENERATOR THEFT	CRITICAL
32	NO	RBS GENERATOR MJ	MAJOR
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			
Vacant			

Shelter OEM installed 50 pair 3x3 66 blocks



1 D-17 LTE ALARM BLOCK ASSIGNMENTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

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275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA,
SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

LTE ALARM BLOCK ASSIGNMENTS

SHEET NO.

D-17

GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE, WHICH EVER IS DEEPER.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
   A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
   B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

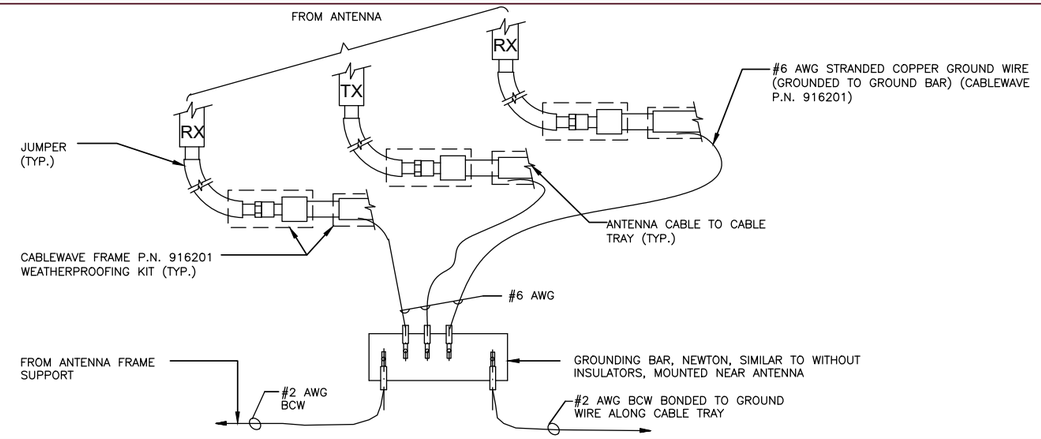
GROUNDING LEGEND

GROUNDING LINE TYPE:

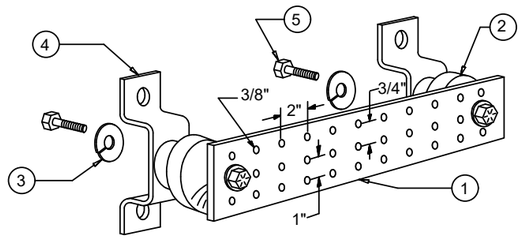
NEW CONDUIT	
POWER	———
GAS	———
GROUNDING	———
WATER	———
STREET LIGHT	———
	———
SEWER	———
OVERHEAD POWER / TELCO	———OHT/OHP———
OVERHEAD POWER	———OHP———
OVERHEAD TELCO	———OHT———
FIBER	———
STORM DRAIN	═══

GROUNDING SYMBOLS:

- 5/8" X 10'-0" .CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
- CHEMICAL GROUND ROD (XIT GROUND ROD)
- CADWELD CONNECTION
- MECHANICAL CONNECTION
- HALO GROUND CONNECTION
- GROUND BAR



1 / G-1 ANTENNA CABLE GROUND



1- TINNED COPPER GROUND BAR, 1/4"x4"x20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.

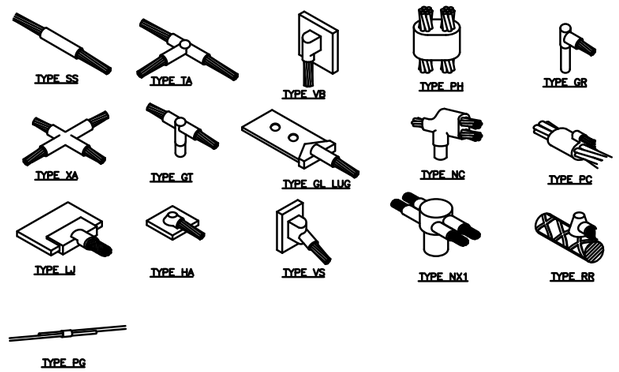
2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4

3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8

4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-5056

5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1

2 / G-1 MASTER GROUND BAR



3 / G-1 CADWELDS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

md7
10590 WEST OCEAN AIR DRIVE SUITE 300
SAN DIEGO, CA 92130

Trylon
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CLIFF ABERNATHY NEW MEXICO 22991 PROFESSIONAL ENGINEER 3-19-21

SITE INFORMATION

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FA #: 14623999
USID #:
275858
SITE ADDRESS:
1160 CAMINO DE CRUZ BLANCA, SANTA FE, NM 87505
COUNTY:
SANTA FE COUNTY

SHEET DESCRIPTION

GROUNDING PLANS, DETAILS & NOTES

SHEET NO.

G-1

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

December 7, 2020

SENT VIA EMAIL: sean@thefsg.com

Gravity Pad Partners, LLC
Attn: Sean Milks and Kevin Winner, Owners
P.O. Box 2755
Corrales, NM 87048

Re: Request for Section 106 Consulting Party Status for the Proposed Telecommunications Tower Project at 1160 Camino de Cruz Blanca

Dear Mr. Milks and Mr. Winner:

As you know, Gravity Pad Partners, LLC, proposes to construct a new telecommunications tower within the city limits of Santa Fe, New Mexico ("City"). The proposed telecommunications tower would be located at 1160 Camino de Cruz Blanca, on the campus of St. John's College. On November 17, 2020, Gravity Pad Partners, LLC, contacted the City regarding the initiation of consultation with the New Mexico State Historic Preservation Office ("NM SHPO") pursuant to Section 106 of the National Historic Preservation Act, which requires the Federal Communications Commission ("FCC") to take into account the effects of its undertakings on historic properties. *See* 36 C.F.R. § 800.1(a).

The Section 106 review process is detailed in the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* ("NPA"), *see* FCC 04-222, Appendix B. The NPA provides for review by NM SHPO and states that the local government is entitled to act as a consulting party in the Section 106 process. *See id.* Part V.F.

The proposed project is located within a City of Santa Fe designated historic district. It is subject to local agency review under the Santa Fe City Code ("SFCC") Sections 14-6.2(E), *Telecommunications Facilities*; 14-5.2(D), *General Design Standards for All H Districts*; and 14-5.2(F), *Historic Review District.* Pursuant to these ordinances, the proposed telecommunications tower will require review and approval by the City's Planning Commission and the City's Historic Districts Review Board.

By this letter, the City of Santa Fe requests to engage in this process as a consulting party. As a consulting party, the City would be entitled to: (1) receive notices, copies of submission packets,

correspondence, and other documents provided to NM SHPO during the Section 106 review process; and (2) be provided an opportunity to have the City's views expressed and taken into account by Gravity Pad Partners and NM SHPO, and, where appropriate, by the FCC. *See* NPA, Part V.G.

Please confirm whether the City may serve as a consulting party in the Section 106 review process. Feel free to contact me or City staff copied below with any questions about this matter.

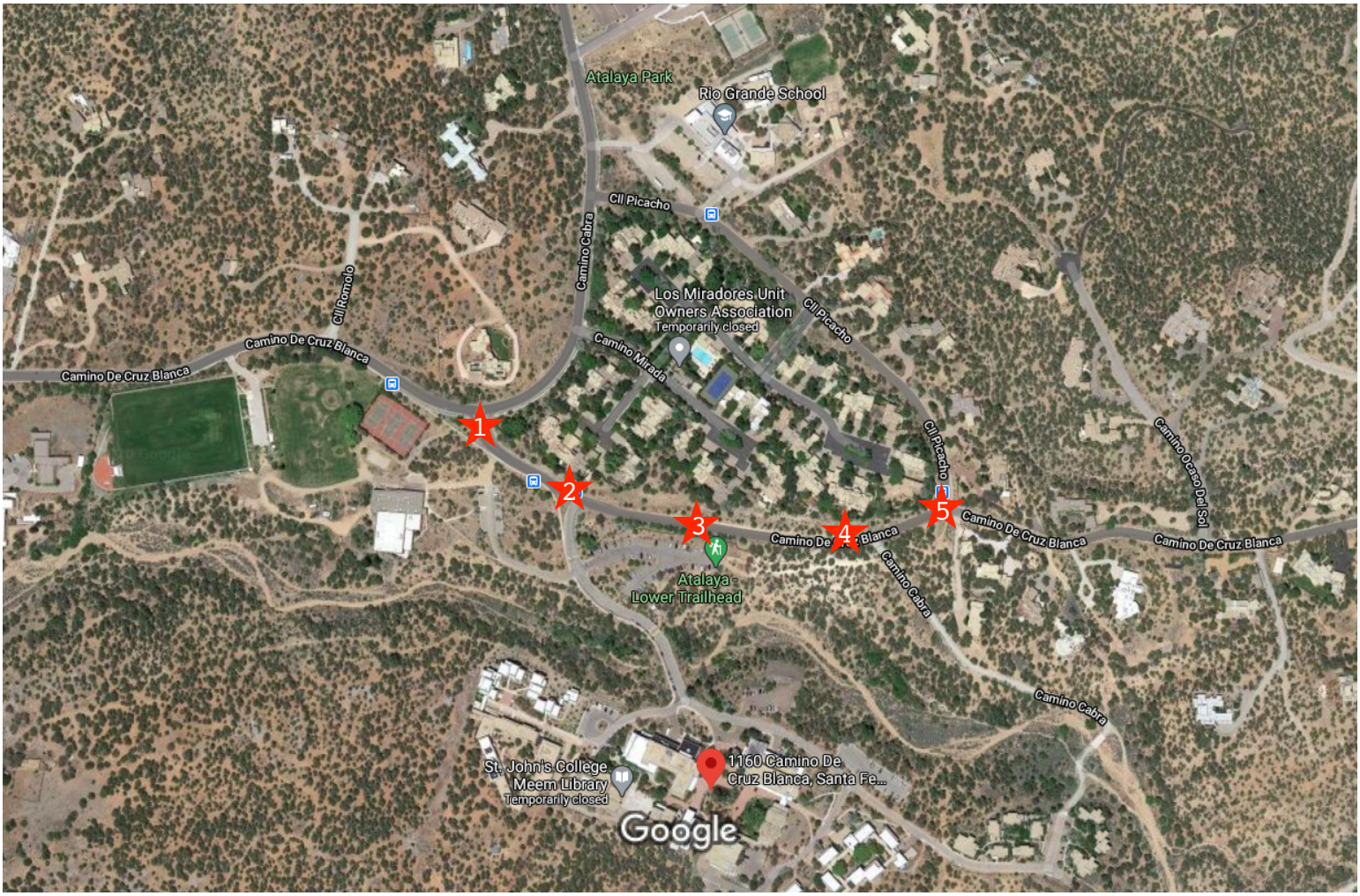
Sincerely,

Jarel LaPan Hill

Jarel LaPan Hill, City Manager

Cc: Elias Isaacson, Planning and Land Use Director
Nicole Ramirez Thomas, Acting Manager, Historic Preservation Division
Daniel Esquibel, Senior Planner
Erin McSherry, City Attorney
Marcos Martinez, Senior Assistant City Attorney
Sally Paez, Assistant City Attorney
Richard Burleson
Michelle Ensey
Steven Moffson
Andy Wakefield

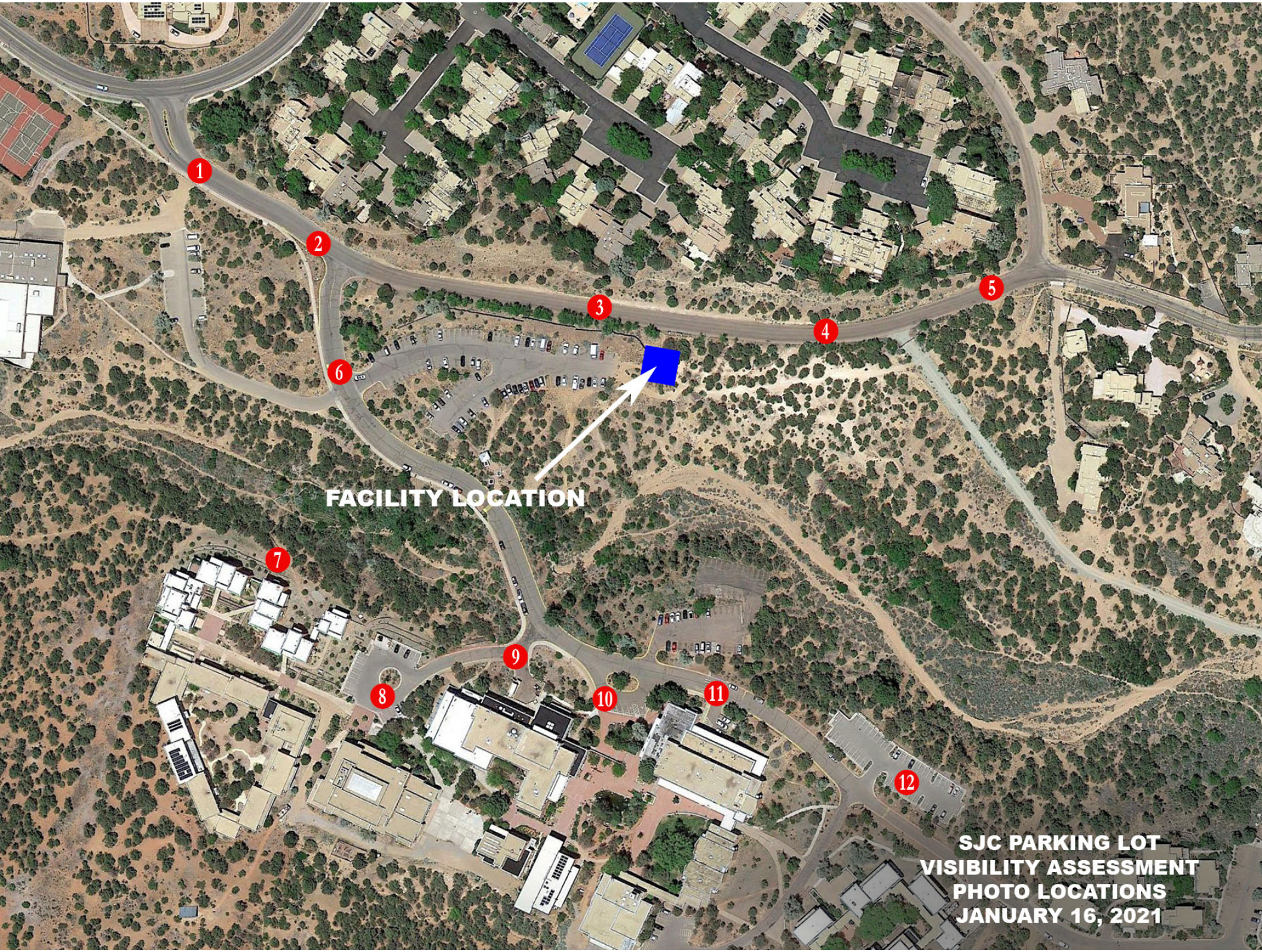
Google Maps 1160 Camino De Cruz Blanca



Imagery ©2020 Maxar Technologies, NMRGIS, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft

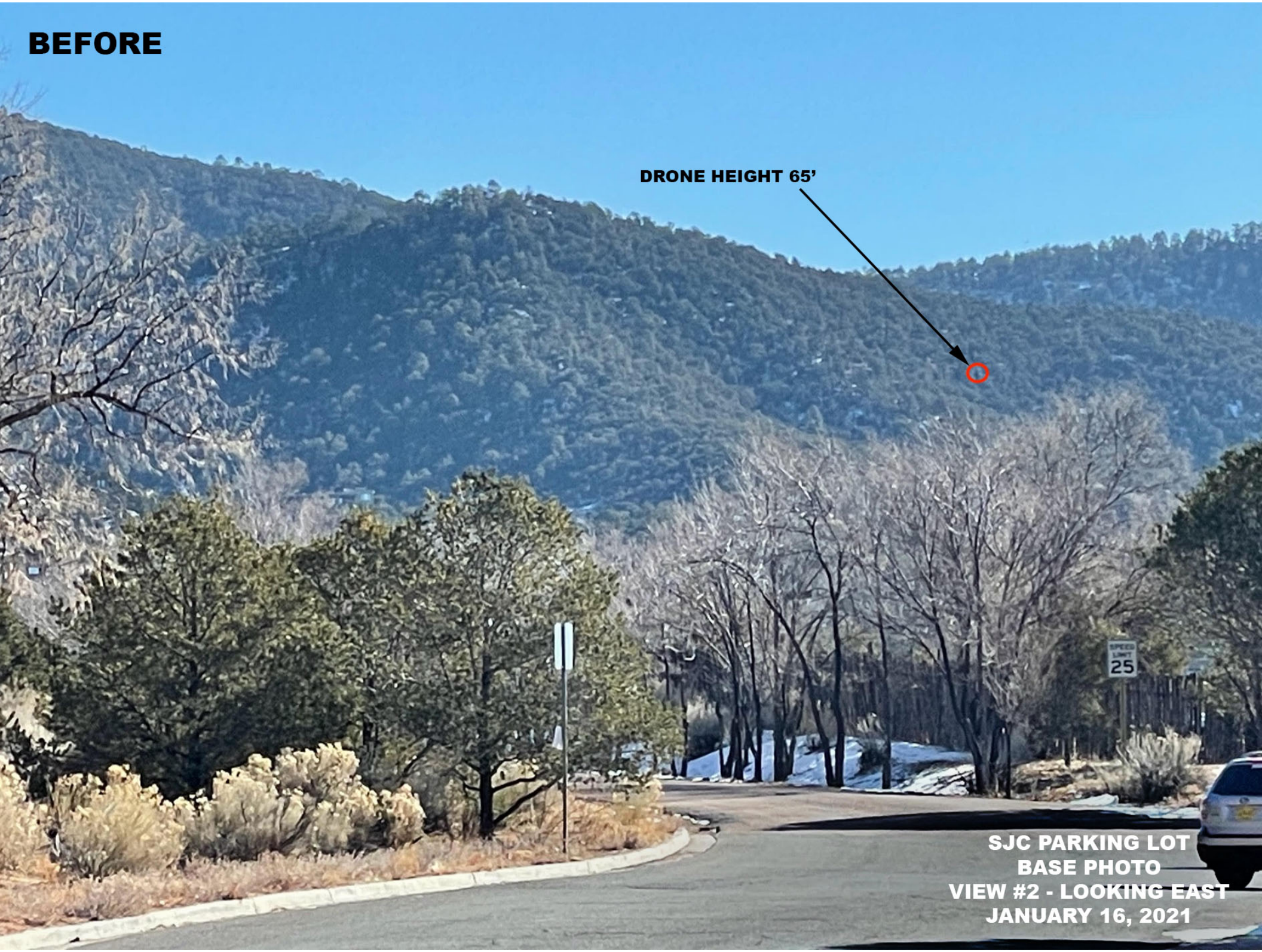
Points 1-5 are part of the applicable streetscape as shown in this map. These were the points of view requested by the City. The HDRB may take into account the height of a structure and the applicable streetscape per 14-5.2(D)(9).

Points 6-12 as indicated in the following image were requested by SHPO as part of the Section 106 consultation.


1
2
3
4
5
6
FACILITY LOCATION
7
8
9
10
11
12
SJC PARKING LOT
VISIBILITY ASSESSMENT
PHOTO LOCATIONS
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SPEED LIMIT 25
SJC PARKING LOT
BASE PHOTO
VIEW #1 - LOOKING EAST
JANUARY 16, 2021


AFTER
SPEED
LIMIT
25
SJC PARKING LOT
PHOTO SIMULATION
VIEW #1 - LOOKING EAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SPEED LIMIT 25
SJC PARKING LOT
BASE PHOTO
VIEW #2 - LOOKING EAST
JANUARY 16, 2021


AFTER
SPEED LIMIT 25
SJC PARKING LOT
PHOTO SIMULATION
VIEW #2 - LOOKING EAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65'
SJC PARKING LOT
BASE PHOTO
VIEW #3 - LOOKING SOUTHEAST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #3 - LOOKING SOUTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #4 - LOOKING WEST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #4 - LOOKING WEST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
NO PARKING ANY TIME
SJC PARKING LOT
BASE PHOTO
VIEW #5 - LOOKING WEST
JANUARY 16, 2021


AFTER
NO PARKING ANY TIME
SJC PARKING LOT
PHOTO SIMULATION
VIEW #5 - LOOKING WEST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
FREEING MINDS
A Campaign for St. John’s College
SJC PARKING LOT
BASE PHOTO
VIEW #6 - LOOKING EAST
JANUARY 16, 2021


AFTER
FREEING MINDS
A Campaign for St. John's College
SJC PARKING LOT
PHOTO SIMULATION
VIEW #6 - LOOKING EAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #7 - LOOKING NORTHEAST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #7 - LOOKING NORTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #8 - LOOKING NORTHEAST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #8 - LOOKING NORTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
STOP
SJC PARKING LOT
BASE PHOTO
VIEW #9 - LOOKING NORTHEAST
JANUARY 16, 2021


AFTER
STOP
SJC PARKING LOT
PHOTO SIMULATION
VIEW #9 - LOOKING NORTHEAST
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #10 - LOOKING NORTH
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #10 - LOOKING NORTH
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #11 - LOOKING NORTH
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #11 - LOOKING NORTH
JANUARY 16, 2021


BEFORE
DRONE HEIGHT 65’
SJC PARKING LOT
BASE PHOTO
VIEW #12 - LOOKING NORTHWEST
JANUARY 16, 2021


AFTER
SJC PARKING LOT
PHOTO SIMULATION
VIEW #12 - LOOKING NORTHWEST
JANUARY 16, 2021

Michelle Lujan Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 11, 2021

Sean Milks
Gravity Pad Partners, LLC
sean@thefsg.com

Re: Log 113831, St. Johns Cell Tower, 1160 Camino De Cruz Blanca, Santa Fe

Dear Mr. Milks:

I am writing in regard to Gravity Pad Partners' Section 106 SHPO submittal (FCC File No. 0009221522) and subsequent photo simulation for a proposed cell tower at the St. Johns College Campus. The original Section 106 consultation found that the proposed cell tower would result in an adverse effect to the St. Johns College Campus, which is listed on the National Register. Our office, however, recommended that a photo simulation of the cell tower be completed to better assess whether the tower would result in an adverse effect. Based on review of the photo simulation and the original Section 106 submittal, as well as our own records, SHPO concurs that the tower will result in an adverse effect to the National Register listed St. Johns Campus due to the tower's inconsistent design with the property's setting, including its architecture and landscape design.

We noted in the St. Johns National Register nomination the following: "St. John's College in Santa Fe is significant at the state level under National Register Criterion C in the area of landscape architecture because its landscape plan, designed by Garrett Eckbo, reflects mid-20th-century ideas in landscape design." The proposed tower will stand at 95-feet tall and its industrial design will not blend with the property's setting; rather its overwhelming presence will detract from the campus's historic setting. We recommend that you first determine whether the tower's design or location can be changed to reach a no adverse effect. If this is not possible, the proponent must develop a memorandum of agreement (MOA) to resolve the adverse effect (please refer to the FCC's Nationwide Programmatic Agreement, Section VII). Prior to developing a plan to resolve the adverse effect and develop the MOA, we strongly recommend that you set up a meeting with our office and other interested consulting parties to determine how to best proceed with the MOA. Our office has example and template MOAs and can assist with the development of an MOA.

Please contact me if you would like to discuss this project further. I can be reached at andy.wakefield@state.nm.us or 505.827.6162.

Sincerely,

S. Wakefield

S. Andrew Wakefield
Archaeologist

City of Santa Fe, New Mexico

memo

DATE: June 23, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

---

Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

The applicant proposes to construct a 75-foot-tall "monopine" telecommunications tower on the campus of St. John's College. The proposed tower will have antennae which will be hidden by designed foliage, and ground equipment are to be screened behind a proposed 6-foot-high coyote fence to match an adjacent section of existing fencing. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.

As described in the packet, the applicant worked with the Executive Board of St. John's College and explored the entire 250-acre campus, including the rooftops of all buildings, in order determine three possible locations for the proposed tower. After meeting with surrounding neighbors, a location next to the parking lot near the trailhead to Sun Mountain Trail was selected because of the density of trees and the adjacent 6-foot-high coyote fencing in order to blend into the surroundings as much as possible. The site was also selected to maximize coverage for the campus as well as the surrounding neighborhoods while still being able to communicate with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.

- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level. Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

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

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

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

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

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

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applican*t shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the

planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first

class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

City of Santa Fe, New Mexico

memo

DATE: July 14, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

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Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (photosim images)

__x__ **Other:**

1) Exhibit A: Radio Frequency Propagation Study
2) Exhibit B: Google Earth map showing alternate locations considered
3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere
4) Exhibit D: Previous survey of West Dorm site
5) Exhibit E: Previous survey of Santa Fe Prep School site
6) Exhibit F: area zoning
7) Exhibit G: Specifications for the "Monopine" (drawings and calculations)

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca comprises the campus of St. John's College. On June 23, 2020, the applicant came before the HDRB to propose construction of a 75-foot-tall "monopine" telecommunications tower on the campus. After discussing the merits of the project, the Board requested additional information regarding alternative locations that were considered and to better demonstrate that the proposal represents the least obtrusive option to close the gap in cell coverage for the area. The applicant has provided extensive additional information (see Exhibits A through G) and comes before the Board again for further discussion and approval of the proposed project.

As described in the packet, the applicant worked with the Executive Board of St. John's College and explored the entire 250-acre campus, including the rooftops of all buildings, in order determine three possible locations for the proposed tower. After meeting with surrounding neighbors, a location next to the parking lot near the trailhead to Atalaya Mountain Trail was selected because of the density of trees and the adjacent 6-foot-high coyote fencing in order to blend into the surroundings as much as possible. The site was also selected to maximize coverage for the campus as well as the surrounding neighborhoods while still being able to communicate with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. The proposed tower will have antennae which will be hidden by designed foliage, and ground equipment are to be screened behind a proposed 6-foot-high coyote fence to match an adjacent section of existing fencing. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the

standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed

- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties is what we present to you here now. This location, next to the parking lot in next to the beginning of a walking trail currently has multiple trees as well as a 6 ft coyote fencing. Understanding that we can't complete camouflage the monopine, this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level. Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

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

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

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

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell

phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

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

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

Staff Response: Staff finds that the applicant's response to this criterion is insufficient to demonstrate that it has been met and recommends that additional testimony from the applicant is needed.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map

shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be

determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

City of Santa Fe, New Mexico

memo

DATE: August 11, 2020

TO: Historic Districts Review Board Members

FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

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Case # 2020-002194-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: N/A
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter:** Email from Sean Milks, dated August 3, 2020

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs** (photosim images)

__x__ **Other:**

1) Location Options Map
2) Option 1: Bell Tower Structure Design (80' tall)
3) Option 2: Territoria Revival Style Watch Tower Sketch (height not specified)
4) Option 3: Monopine Design (80' tall)
5) HDRB Action Letter from the July 14, 2020 hearing
6) Exhibits A through G from the July 14th proposal

STAFF RECOMMENDATION:

Staff defers to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per Section 14-6.2(E)(8)(c), but otherwise recommends approval of the application in compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Historic Review District.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca comprises the campus of St. John's College. On June 23, 2020, the applicant came before the HDRB to propose construction of a 75-foot-tall "monopine" telecommunications tower on the campus. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. After discussing the merits of the project, the Board requested additional information regarding alternative locations that were considered and to better demonstrate that the proposal represents the least obtrusive option to close the gap in cell coverage for the area. On July 14, 2020, the applicant provided extensive additional information (see Exhibits A through G), but the Board felt that there was too much uncertainty regarding the proposed location as a result of the need for further discussion with the neighbors, that they postponed the case for up to 30 days to allow for additional time.

Now, the applicant returns to the Board to propose alternative siting and design options for the cell tower, after having made efforts to reach agreement with a group of neighbors. An agreement has not been reached; however, the following three options are presented for the Board's consideration:

1) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. (see Option 1 design schematic in the packet).
2) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus, and the height is unspecified but will attempt to match the height of surrounding trees and buildings.
3) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the application feels would minimize its visual impact.

Under SFCC Section 14-6.2(E) Telecommunications Facilities, the Historic Districts Review Board must review the telecommunications application for compliance with the design requirements of Section 14-5.2 (Historic Districts) and relevant subsections of 14-6.2(E) and to ensure that the applicant has "demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable." The applicant provides lengthy discussion in the packet regarding the decision-making process around siting of the facility, which has been summarized above. In terms of the design standards of 14-5.2, staff has determined that the application is subject to the height limits and scale requirements, as specified in 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District. The maximum allowable height for the site is 16 feet. Because the proposed tower height of 75 feet exceeds the maximum allowable height for the site, a waiver is requested as specified in Section 14-6.2(8)(c), and criteria and responses are provided below.

TELECOMMUNICATION FACILITY WAIVER CRITERIA AND RESPONSES:

A waiver is requested to exceed the maximum allowable height, which is governed by Section 14-5.2(D)(9)(c). As specified in Section 14-6.2(E)(8)(c), the HDRB may grant a waiver of the standards set forth in the Telecommunications Facilities subsection (which refers to the standards in 14-5.2 for facilities located in historic districts) if the Board finds that the applicant has demonstrated that it has explored all alternatives to the proposed site and design and if the Board finds that the applicant has met exception criteria (i), (ii), (iii), (v), and (vi) in Section 14-5.2(C)(5)(c).

Discussion of Alternatives to Proposed Site and Design:

Applicant Response: The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 70' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopine structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- 3 other locations on the St. John's College Campus.
- A monopine on the Southwest area behind the dorms. The neighbors next to the site preferred the location that it currently proposed
- The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the campus. After that we met with the neighbors that land connects to the College and asked for their input. The location that was chosen by all parties was presented in June, and the three alternatives discussed further with neighors are presented now. The site options were chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site options will be able to communicate with the next closest site (S246) located at the St. John's Church. Third, we looked for any existing structures that could be used. None of the rooftops/ structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site. Lastly, the proposed options for siting will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

Staff Response: Staff finds that the applicant has explored alternative locations and has taken multiple factors into consideration in both siting and design.

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

Applicant Response: The character of the streetscape is not compromised. The applicants' fence and ground equipment will not be visible from the street. The proposed three new alternatives were selected to minimize damage to the district.

Staff Response: Staff recommends that additional testimony from the applicant is needed to determine if the criterion has been met.

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

Applicant Response: The proposal will not create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell

phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

Staff Response: Staff finds that the application would address the need for enhanced wireless coverage in the area and suggests that improved emergency communications would prevent an injury to the public welfare.

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

Applicant Response: The proposed monopine would be next to and around other trees to assist with the stealth design. While the site will not be invisible it does blend in with the landscape. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape. The three additional options were selected with surrounding neighborhood character in mind, as well.

Staff Response: Staff recommends that additional testimony from the applicant is needed to determine if this criterion has been met.

(v) Are due to special conditions which are not a result of the actions of the applicant

Applicant Response: There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopine.

Staff Response: Staff finds that this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14-5.2(A)(1).

Applicant Response: The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

Staff Response: Staff finds that the applicant has made efforts to adhere to the purpose and standards set forth in 14-5.2 but defers to the Board as to whether this criterion has been substantially met.

RELEVANT CODE CITATIONS:

14-6.2 (E) Telecommunication Facilities

(4) Planning commission and Historic Design Districts Board Review Required

(a) A *tower* or *antenna* that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with this section and all applicable *city* codes. In approving an *application* , the planning commission shall determine that:

(i) the *application* complies with this section;

(ii) the proposed *telecommunications facilities* are necessary to close a demonstrated significant gap in service coverage of the *applicant* based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

(iii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting and design is practicable;

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application* , the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commissioner the historic districts review board may place conditions upon its approval of an *application* , but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services* .

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

(f) The planning commission and historic districts review board shall each review *applications* submitted under this section as soon as reasonably practicable without regard to the other's schedule or decision.

(5) General Requirements

All *towers* and *antennas* , whether administratively approved or requiring planning commission or historic districts review board approval, shall comply with all applicable *city* codes and with the following:

(a) Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, *telecommunications facilities* shall be sited:

(i) on existing *structures* ;

(ii) in *nonresidential* districts; and

(iii) in C-2, I-1 and I-2 districts.

(b) Maximum Height

Telecommunications facilities located on existing *structures* shall not exceed the height of the *structure* upon which the facility is located unless otherwise allowed under this section. *Telecommunications facilities* located on new *structures* shall not exceed the maximum height for *buildings* otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1 and I-2 districts the height limit of *telecommunications facilities* shall be one hundred feet.

(c) Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

(i) *telecommunications facilities* shall be installed underground to the maximum extent technically feasible;

(ii) if above ground, the *telecommunications facilities* shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, *public rights of way* and *residentially zoned property* . Acceptable methods to minimize visual impact include concealment, *screening* , camouflaging, color, materials, texture, shape, size and location;

(iii) consideration shall be given to minimize disruption to or *alteration* of the natural land forms and *landscape* ; and

(iv) permanent lighting of *telecommunications facilities* shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the *application* . Permanent lighting shall not include equipment status indicator lights exceeding fifteen watts of power.

(d) Archaeological Requirements

Compliance with Section 14-5.3 SFCC 1987 regarding the *city's* archaeological review districts is required.

(8) Waivers

(a) The planning commission may grant a waiver of the standards set forth in this section or otherwise within its jurisdiction only if the planning commission finds that the waiver:

(i) is in the best interest of the community as a whole;

(ii) will expedite the approval of an *antenna* or *tower* ;

(iii) will not jeopardize the public health, safety and welfare, to the extent the *city* has jurisdiction;

(iv) will either mitigate the adverse visual impacts of *antenna* and *tower* proliferation or limit the need for construction of new *towers* or *antennas* ;

(v) will better serve the purposes set forth in Subsection 14-6.2(E)(1); and

(vi) if the proposed site is located in the escarpment or south central highway corridor overlay districts, that the *applicant* has demonstrated to the satisfaction of the planning commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those districts is not practicable.

(b) Factors to be considered in granting a waiver include:

(i) the design of the proposed *telecommunications facilities* , with particular reference to design elements that reduce or eliminate adverse visual impact including lighting;

(ii) the nature of uses on adjacent and nearby *properties* , including proximity to *residentially zoned property* , the BCD and historic, escarpment and south central highway corridor overlay districts;

(iii) the surrounding topography;

(iv) the surrounding vegetation;

(v) the availability of existing *towers* or other *structures* for co-location or of alternative *antenna* configurations with less visual impact;

(vi) the proposed ingress and egress; and

(vii) improved *telecommunication services* to Santa Fe residents and institutions.

(c) The historic districts review board may grant a waiver of the standards set forth in this subsection or otherwise within its jurisdiction only if the board finds that:

(i) the *applicant* has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and

(ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met.

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(D)(9)(c) Height

(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map

shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape* .

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade* , whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street* .

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be

determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

14-5.2(D)(9)(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape* , or the *building* on which the addition is proposed.

14-5.2 (F) Historic Review District

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures* , and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street* , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales* . The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .

(h) When parking spaces are required for commercial or multi-family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street*, they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

ITEM # 20-0488

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

Case #2020-002194-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Sean Milk, Gravity Pad Partners, LLC
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2020.

FINDINGS OF FACT

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

General

1. 1160 Camino de Cruz Blanca comprises the campus of St. John's College. **[August 11, 2020 HDRB Minutes, p. 39]**
2. The campus is located within the City's Historic Review District and is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development). ***[Id.]***
3. Saint John's College ("Owner/Applicant"), through Gravity Pad Partners, LLC ("Agent"), proposes to construct a new telecommunications tower on the campus to a height of 75-80 feet. ***[Id.]***
4. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. ***[Id.]***
5. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
6. 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 evaluated the factors relevant to the Application. **[August 11, 2020 Staff Report]**
7. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District, *see* SFCC § 14-5.2(I). ***[Id.]***

8. Staff determined that the maximum allowable height for new structures on the subject property, as calculated pursuant to the Historic Districts Ordinance, is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
9. Under SFCC Section 14-5.2(E)(8)(c), the Board "may grant a waiver of the standards . . . within its jurisdiction only if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
10. Because the proposed tower height of 75 to 80 feet exceeds the maximum allowable height of 16 feet for the site, Staff determined that a height waiver would be required for approval of the Application, as specified in SFCC Section 14-6.2(8)(c). **[August 11, 2020 HDRB Minutes, p. 40]**
11. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards. ***[Id.]***
12. The Applicant has had three public hearings before the Board, on June 23, 2020; July 14, 2020; and August 11, 2020.
13. 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.

June 23, 2020 Hearing

14. At the first public hearing, held June 23, 2020, Owner/Applicant, through its Agent, proposed to construct a 75-foot-tall "monopine" telecommunications tower. **[June 23, 2020 HDRB Minutes, p. 45]**
15. The proposed tower would be designed to look like a tall pine tree and would have antennae hidden by designed artificial foliage and ground equipment screened behind a 6-foot-high coyote fence to match an adjacent section of existing fencing. ***[Id.]***
16. The design drawings submitted by the Applicant reflect that the artificial foliage at the top of the monopine would extend higher than the 75-foot tower. **[June 23, 2020 Staff Report, p. 36]]**
17. According to the Agent, the Agent worked with the Executive Board of St. John's College and explored the 250-acre campus, including the rooftops of all buildings, to identify three possible locations for the proposed tower. **[June 23, 2020 HDRB Minutes, p. 45]**
18. The Owner/Applicant selected a location next to the parking lot near the trailhead to the Atalaya Mountain Trail. ***[Id.]***
19. According to the Agent, this location was selected due to the density of trees and the adjacent 6-foot-high coyote fencing, and because this location would allow the tower and associated ground equipment to blend into the surroundings as much as possible. ***[Id.]***
20. The site was also selected to maximize coverage for the campus and surrounding neighborhoods and to facilitate communication with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. ***[Id.]***

21. Board members expressed concern about the height, visibility, and location of the proposed tower, which would be close to Camino de Cruz Blanca and the trailhead for the Atalaya Mountain Trail and connecting trail system. **[*Id.* at 46-55]**
22. The proposed monopine will not look like the existing trees at the proposed site, which do not exceed a height of approximately 40 feet. **[*Id.* at 50]**
23. The Agent did not propose any alternative siting locations to the Board for consideration at the first public hearing and presented only a single site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
24. The Agent testified that the Owner/Applicant had rejected a location behind the dorms and had identified the proposed location near the trailhead as the best location. **[*Id.* at 47]**
25. The Agent did not provide the Board with quantitative data or evidence at the first hearing, such as propagation studies demonstrating the lack of coverage. **[*Id.* at 49]**
26. The Agent testified that existing coverage in the area without the tower is about 88%, and that with the tower, the coverage would be about 98% but did not provide any documentation or evidence to support this assertion. **[*Id.*]**
27. The Agent testified that he did not know if other locations would be adequate to meet coverage requirements because the proposed site was the only site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
28. The Agent testified that the proposed height of the tower was necessary to allow the tower to communicate with the telecommunications site located at St. John's Methodist Church but did not provide any documentation or evidence to support this assertion.. **[*Id.*]**
29. After discussing the merits of the project, the Board voted unanimously to postpone the case until July 14, 2020, so that the Applicant could submit additional information about alternative locations and evidence demonstrating that the proposal represents the least intrusive option for closing the gap in cell coverage for the area. **[*Id.* at 55]**

July 14, 2020 Hearing

30. At the July 14, 2020 hearing, the Applicant provided additional information for the Board's consideration, which was attached to the Staff Report, as follows: (1) Exhibit A: Radio Frequency Propagation Study; (2) Exhibit B: Google Earth map showing alternate locations considered; (3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere; (4) Exhibit D: Previous survey of West Dorm site; (5) Exhibit E: Previous survey of Santa Fe Prep School site; (6) Exhibit F: area zoning; and (7) Exhibit G: Specifications for the "Monopine" (drawings and calculations). **[July 14, 2020 Staff Report & Exhibits]**
31. At the hearing, members of the Board noted that the Board still lacked information about whether there was a better location on campus. **[July 14, 2020 HDRB Minutes, p. 32]**
32. The Agent testified that the Owner/Applicant was considering additional locations and that negotiations with a group of neighbors were ongoing. **[*Id.* at 39]**
33. The Agent agreed to toll the 150-day "shot clock" established by federal law for 30 days to allow for additional negotiations with the community. **[*Id.*]**
34. After discussing the merits of the project, the Board voted unanimously to postpone the case until August 11, 2020 to allow the Owner/Applicant additional time to work with neighbors to consider alternative siting, in conjunction with a thirty-day tolling of the federal shot chock. **[*Id.* at 45]**

August 11, 2020 Hearing

35. Following the July 14, 2020 hearing, the Agent and Owner/Applicant made efforts to reach an agreement with a group of neighbors, but no agreement had been reached prior to the August 11, 2020 hearing. **[August 11, 2020 HDRB Minutes, p. 39]**
36. At the August 11, 2020 hearing, the Agent presented three alternative siting and design options for the Board's consideration as follows: **[*Id.* at 39-40]**
    a) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. **[August 11, 2020 Staff Report, pp. 15-16]**
    b) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus. **[*Id.* at 15, 17-19]**
    c) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the Owner/Applicant believed would minimize its visual impact. **[*Id.* at 15, 20-24]**
37. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
38. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. **[August 11, 2020 HDRB Minutes, p. 39]** *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).
39. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
40. The Owner/Applicant did not present any alternatives for a tower with a height of less than 75-80 feet or evidence that a tower of that height was the minimum necessary to close the gap in coverage for the area. **[August 11, 2020 HDRB Minutes, pp. 39-54]**
41. The Owner/Applicant did not present any alternatives for co-locating new telecommunications antenna(s) on one or more of the existing structures on the campus. **[*Id.*]**
42. The Board finds that the Owner/Applicant failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
43. The maximum allowable height for a new structure at 1160 Camino de Cruz Blanca is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
44. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
45. The Board finds that the Owner/Applicant has failed to demonstrate to the satisfaction of the Board that the Owner/Applicant has explored all alternatives including the alternatives for a shorter tower or for the colocation of new antennas on one or more of the existing buildings. **[*Id.* at 54]**

46. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
47. The Board finds that granting the waiver would damage the character of the streetscape because the height of the proposed structures are out of character with and intrusive to the Historic Review District. **[August 11, 2020 HDRB Minutes, p. 54]**
48. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
49. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height of 16 feet unless the project will "[p]rovide the least negative impact with respect to the purpose of" the Historic Districts Ordinance, as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
50. The Board finds that the Owner/Applicant has failed to demonstrate that the proposal will provide the least negative impact with respect to the purposes of the Historic Districts Ordinance because the Applicant failed to provide sufficient information to demonstrate that no less impactful site and design is available. **[August 11, 2020 HDRB Minutes, p. 54]**

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
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 property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board cannot grant the Application because the Owner/Applicant has failed to demonstrate that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable; specifically, the Owner/Applicant has failed to show that existing structures or towers of a lower height could not be utilized to close the gap in coverage for the area.
6. The Board cannot grant a waiver to the maximum allowable height of 16 feet because the Owner/Applicant has failed to demonstrate that the waiver criteria in SFCC Sections 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i)-(iii) and (v)-(vi) have been met; specifically, the Owner/Applicant has failed to demonstrate (1) that it has explored all alternatives to the proposed site in the historic district and to the proposed height and design; (2) that the waiver would not damage the character of the streetscape; and (3) that the proposal would have the least negative impact with respect to the purposes of the Historic Districts Ordnance.

WHEREFORE, IT IS ORDERED ON THIS 8TH DAY OF SEPTEMBER 2020 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Board denies the Application, including the request for a waiver to the maximum allowable height.

Cecilia Rios
Chair

9/23/2020
Date

FILED:

Yolanda Y. Vigil
City Clerk

9/24/20
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

September 8, 2020
Date

STEPHEN DURKOVICH
Trial Lawyer

Santa Fe Number
(505) 986-1800

July 12, 2021

VIA ELECTRONIC MAIL

Historic Preservation Division Staff
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909
ljmcculley@santafenm.gov

Re: *Application No. 2021-003844-HDRB for a telecommunication tower located at St. John's College, 1160 Camino de Cruz Blanca, Santa Fe, New Mexico 87505*

Members of the Board:

Please accept this as the submission of the Upper Camino Cruz Blanca Neighborhood on the telecommunication tower proposed at St. John's College.

GRAVITY PAD'S APPLICATION FOR WAIVER ON THE HEIGHT LIMITATIONS OF A TELECOMMUNICATION TOWER AT ST. JOHN'S COLLEGE WAS DENIED BY THE HISTORIC DISTRICT REVIEW BOARD ON AUGUST 11, 2020.

On August 11, 2020, (see City of Santa Fe Historic District Review Board *Findings of Facts and Conclusions of Law* Case# 2020-002194-HDRB) the Historic Review Board turned down Gravity Pad's application for a 75-foot tower adjoining the Los Miradores Residential Development. The decision of the Historic Review Board on August 11th remains the law governing the height of any proposed telecommunication tower on St. John's property. An IPRA request (Inspection of Public Records Act) made of the City on June 23rd of this year disclosed that Gravity Pad made but a single application for a waiver in the Historic District height requirements for a telecommunication tower in 2020.[1] A still further IPRA request on June 23rd disclosed that Gravity Pad made no new or additional request for approval of a telecommunication tower height waiver in the Historic District in 2021.[2]

[1] See June 23rd IPRA request and City of Santa Fe's response # 21-2764.
[2] See June 23rd IPRA request and City of Santa Fe's Response # 21-2765.

Gravity Pad has nevertheless attempted to pursue a height waiver for a 65-foot tower under the same 2020 application (Case# 2020-002194-HDRB). In doing so,[3] Gravity Pad has informed the surrounding neighborhoods and the Planning Commission that it was doing so as an amendment to its earlier 2020 HDRB application. Gravity Pad in fact has made no request for an amendment of its 2020 Historic District height waiver application. Further, there can be no amendment of Gravity Pad's 2020 request for a height waiver after the Historic Review Board decided that issue on August 11, 2020.

All of this was pointed out to Gravity Pad by the Upper Camino Cruz Blanca neighborhood representatives in June of this year

GRAVITY PAD'S APPLICATION FOR A TELECOMMUNICATION TOWER MADE LAST WEEK, ON JULY 7, 2021, IS NOT RIPE FOR HEARING BEFORE THE HISTORIC DISTRICT REVIEW BOARD'S MEETING ON JULY 13, 2021.

Apparently acknowledging that the Historic Review Board's decision of August 11, 2020 was binding on it, Gravity Pad finally made a new application to the Historic Review Board for approval of a 65-foot tower on July 7th of this year. Gravity Pad's July 7th application for a height waiver is not ripe for a hearing before the Historic Review Board less than a week after filing it. None of the procedural requisites to the processing of that application including Neighborhood Notification have yet been met.

Interim Historic Preservation Division Manager Nicole Thomas in her July 13, 2021 memo to the Historic District Review Board for its July 13, 2021 review hearing, states:

> "..that the applicant submitted a previous application that was denied by the HDRB in August 2020. This new application was submitted on September 16, 2021."

The Interim Division Manager's statement is obviously incorrect. September of 2021 has not yet arrived. More importantly, Gravity Pad made no new application for a height waiver until Wednesday of last week (see Exhibit A). Thus the only application current at the time the Historic Preservation Division Manager scheduled the 65-foot height issue before the Historic District Review Board was

[3] See June 23rd IPRA request and City of Santa Fe's response # 21-2766.

last year's request, Case # 2020-002194-HDRB, rejected by the Historic Review Board on August 11th.

THE UPPER CAMINO CRUZ BLANCA NEIGHBORHOOD DOES NOT OPPOSE ST. JOHN'S REQUEST FOR A TELECOMMUNICATION TOWER SIMILAR TO THAT ERECTED AT ST. JOHN'S UNITED METHODIST CHURCH OR AT THE HOTEL SANTA FE.

The Upper Camino Cruz Blanca Neighborhood agrees with the need for a telecommunication tower to provide internet service for St. John's College and the surrounding neighborhood. A telecommunication tower disguised no differently than the ones at St. John's United Methodist Church and the Hotel Santa Fe will provide wireless communication access equal to that provided to the neighborhoods surrounding St. John's United Methodist Church and the Hotel Santa Fe (see Exhibits B & C).

THE UPPER CAMINO CRUZ BLANCA NEIGHBORHOOD STRONGLY OPPOSES THE HEIGHT, LOCATION AND STYLE OF THE 65-FOOT TOWER PROPOSED BY GRAVITY PAD ADJACENT TO THE LOS MIRADORES RESIDENTIAL DEVELOPMENT

A 65-foot telecommunication tower is not necessary for the broadcast of wireless telecommunication to St. John's and the surrounding neighborhood.

Gravity Pad proposes a construction of a 65-foot tower for its own interest as opposed to the telecommunication needs of St. John's and the adjoining neighborhoods.[4] A 65-foot tower allows Gravity Pad to give AT&T the first position for its antennas while leasing out lower levels to Verizon, Sprint and other carriers adding to Gravity Pad's pure profit after construction. When asked at the neighborhood meeting how much it makes on each contract with each of the other telecommunication carriers, Gravity Pad refused to answer.

In short, Gravity Pad is looking after its own interests as opposed to St. John's. Notably, St. John's is not a party to Gravity Pad's illegal efforts to proceed with the construction of a 65-foot tower without a current application to do so. Gravity Pad has never informed St. John's that it was proceeding this year

[4] Gravity Pad has argued that a height of 65-feet is necessary for the telecommunication tower to stand out above the existing (40-foot) trees. In fact, there are no 40-foot trees in the line of sight between the transmitter at St. John's United Methodist Church and most of the other locations available for a communicating antenna on the St. John's campus.

on the basis of its 2020 application for a height waiver despite the Historic Review Board's rejection of it in August of last year. Gravity Pad's course is entirely of its own making and almost exclusively directed towards its own interests.

CONCLUSION

Gravity Pad waited until last week, July 7th, to file a valid application with the Historic Review Board to waive its 16-foot height limitation on a telecommunication tower. Whenever filed, the purported need for a telecommunication antennae for St. John's and the adjoining neighborhood can be met without a tower of the height or the appearance of what Gravity Pad suggests. Representatives of the Upper Camino Cruz Blanca neighborhood have met with representatives from St. John's to suggest the development of other alternatives to the 65-foot tower. The neighborhood is actively seeking to assist St. John's in developing those alternatives. Requiring Gravity Pad's application of July 7, 2021 to proceed through normal channels with all the prerequisites will provide the time necessary to allow that to happen.

Stephen Durkovich

ITEM # 20-0488

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

Case #2020-002194-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Sean Milk, Gravity Pad Partners, LLC
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2020.

FINDINGS OF FACT

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

General

1. 1160 Camino de Cruz Blanca comprises the campus of St. John's College. **[August 11, 2020 HDRB Minutes, p. 39]**
2. The campus is located within the City's Historic Review District and is zoned R-1 PUD (Residential – 1 dwelling unit per acre; planned unit development). ***[Id.]***
3. Saint John's College ("Owner/Applicant"), through Gravity Pad Partners, LLC ("Agent"), proposes to construct a new telecommunications tower on the campus to a height of 75-80 feet. ***[Id.]***
4. The purpose of the tower is to provide improved communications capability for emergency services and first responders, as well as enhanced personal wireless service in the surrounding area. ***[Id.]***
5. The Santa Fe City Code ("SFCC") Section 14-6.2(E)(4)(b) provides that the Board shall review and approve a "tower or antenna that is located in a historic district and is not otherwise permitted or administratively approved . . . in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an application, the [B]oard shall determine that: (i) the application complies with applicable requirements of Section 14-5.2 and this section; and (ii) the applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable."
6. 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 evaluated the factors relevant to the Application. **[August 11, 2020 Staff Report]**
7. Staff determined that the proposed telecommunications tower is subject to the height limits and scale requirements that apply in the City's historic districts, *see* SFCC § 14-5.2(D)(9), and that the design of the structure must adhere as closely as practicable to the design standards for the Historic Review District, *see* SFCC § 14-5.2(I). ***[Id.]***

8. Staff determined that the maximum allowable height for new structures on the subject property, as calculated pursuant to the Historic Districts Ordinance, is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
9. Under SFCC Section 14-5.2(E)(8)(c), the Board "may grant a waiver of the standards . . . within its jurisdiction only if the [B]oard finds that: (i) the applicant has demonstrated to the satisfaction of the [B]oard that it has explored all alternatives to the proposed site in the historic district and to the proposed design; and (ii) the conditions of Sections 14-5.2(C)(5)(c)(i) through (iii), (v) and (vi) have been met."
10. Because the proposed tower height of 75 to 80 feet exceeds the maximum allowable height of 16 feet for the site, Staff determined that a height waiver would be required for approval of the Application, as specified in SFCC Section 14-6.2(8)(c). **[August 11, 2020 HDRB Minutes, p. 40]**
11. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether all the criteria for a waiver of the maximum allowable height have been met, per SFCC Section 14-6.2(E)(8)(c), but otherwise recommended approval of the application on the basis that it complied with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and SFCC Section 14-5.2(I) Historic Review District Design Standards. ***[Id.]***
12. The Applicant has had three public hearings before the Board, on June 23, 2020; July 14, 2020; and August 11, 2020.
13. 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.

June 23, 2020 Hearing

14. At the first public hearing, held June 23, 2020, Owner/Applicant, through its Agent, proposed to construct a 75-foot-tall "monopine" telecommunications tower. **[June 23, 2020 HDRB Minutes, p. 45]**
15. The proposed tower would be designed to look like a tall pine tree and would have antennae hidden by designed artificial foliage and ground equipment screened behind a 6-foot-high coyote fence to match an adjacent section of existing fencing. ***[Id.]***
16. The design drawings submitted by the Applicant reflect that the artificial foliage at the top of the monopine would extend higher than the 75-foot tower. **[June 23, 2020 Staff Report, p. 36]]**
17. According to the Agent, the Agent worked with the Executive Board of St. John's College and explored the 250-acre campus, including the rooftops of all buildings, to identify three possible locations for the proposed tower. **[June 23, 2020 HDRB Minutes, p. 45]**
18. The Owner/Applicant selected a location next to the parking lot near the trailhead to the Atalaya Mountain Trail. ***[Id.]***
19. According to the Agent, this location was selected due to the density of trees and the adjacent 6-foot-high coyote fencing, and because this location would allow the tower and associated ground equipment to blend into the surroundings as much as possible. ***[Id.]***
20. The site was also selected to maximize coverage for the campus and surrounding neighborhoods and to facilitate communication with the nearest tower, located at St. John's Methodist Church on Old Pecos Trail. ***[Id.]***

21. Board members expressed concern about the height, visibility, and location of the proposed tower, which would be close to Camino de Cruz Blanca and the trailhead for the Atalaya Mountain Trail and connecting trail system. **[*Id.* at 46-55]**
22. The proposed monopine will not look like the existing trees at the proposed site, which do not exceed a height of approximately 40 feet. **[*Id.* at 50]**
23. The Agent did not propose any alternative siting locations to the Board for consideration at the first public hearing and presented only a single site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
24. The Agent testified that the Owner/Applicant had rejected a location behind the dorms and had identified the proposed location near the trailhead as the best location. **[*Id.* at 47]**
25. The Agent did not provide the Board with quantitative data or evidence at the first hearing, such as propagation studies demonstrating the lack of coverage. **[*Id.* at 49]**
26. The Agent testified that existing coverage in the area without the tower is about 88%, and that with the tower, the coverage would be about 98% but did not provide any documentation or evidence to support this assertion. **[*Id.*]**
27. The Agent testified that he did not know if other locations would be adequate to meet coverage requirements because the proposed site was the only site that had been approved by the Owner/Applicant. **[*Id.* at 49-50]**
28. The Agent testified that the proposed height of the tower was necessary to allow the tower to communicate with the telecommunications site located at St. John's Methodist Church but did not provide any documentation or evidence to support this assertion.. **[*Id.*]**
29. After discussing the merits of the project, the Board voted unanimously to postpone the case until July 14, 2020, so that the Applicant could submit additional information about alternative locations and evidence demonstrating that the proposal represents the least intrusive option for closing the gap in cell coverage for the area. **[*Id.* at 55]**

<u>July 14, 2020 Hearing</u>

30. At the July 14, 2020 hearing, the Applicant provided additional information for the Board's consideration, which was attached to the Staff Report, as follows: (1) Exhibit A: Radio Frequency Propagation Study; (2) Exhibit B: Google Earth map showing alternate locations considered; (3) Exhibit C: Photo of another "Monopine" tower recently installed elsewhere; (4) Exhibit D: Previous survey of West Dorm site; (5) Exhibit E: Previous survey of Santa Fe Prep School site; (6) Exhibit F: area zoning; and (7) Exhibit G: Specifications for the "Monopine" (drawings and calculations). **[July 14, 2020 Staff Report & Exhibits]**
31. At the hearing, members of the Board noted that the Board still lacked information about whether there was a better location on campus. **[July 14, 2020 HDRB Minutes, p. 32]**
32. The Agent testified that the Owner/Applicant was considering additional locations and that negotiations with a group of neighbors were ongoing. **[*Id.* at 39]**
33. The Agent agreed to toll the 150-day "shot clock" established by federal law for 30 days to allow for additional negotiations with the community. **[*Id.*]**
34. After discussing the merits of the project, the Board voted unanimously to postpone the case until August 11, 2020 to allow the Owner/Applicant additional time to work with neighbors to consider alternative siting, in conjunction with a thirty-day tolling of the federal shot chock. **[*Id.* at 45]**

August 11, 2020 Hearing

35. Following the July 14, 2020 hearing, the Agent and Owner/Applicant made efforts to reach an agreement with a group of neighbors, but no agreement had been reached prior to the August 11, 2020 hearing. **[August 11, 2020 HDRB Minutes, p. 39]**
36. At the August 11, 2020 hearing, the Agent presented three alternative siting and design options for the Board's consideration as follows: ***[Id.* at 39-40]**
    a) Option 1: A "Bell Tower" design located further south from Camino de Cruz Blanca. The proposed tower is 80 feet in height and features the St. John's College name and logo. **[August 11, 2020 Staff Report, pp. 15-16]**
    b) Option 2: A Territorial Revival Style "watch tower" structure located slightly further south than Option 1. The design of this tower would be similar to the existing watch tower on St. John's College campus. ***[Id.* at 15, 17-19]**
    c) Option 3: An 80-foot-tall "monopine" located further south and east of the originally proposed location, in an undeveloped area that the Owner/Applicant believed would minimize its visual impact. ***[Id.* at 15, 20-24]**
37. SFCC Section 14-6.2(E) is intended to "[m]inimize adverse land use impacts of towers and antennas by: (i) encouraging the location of towers in nonresidential districts" and "(ii) requiring the co-location of antennas, minimizing new tower sites and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible."
38. Approval of the Application would result in the siting of a new, free-standing tower in a residential district, within one of the City's five historic districts. **[August 11, 2020 HDRB Minutes, p. 39]** *See* SFCC § 14-5.2(E)-(I) (setting forth design standards for each of the five districts).
39. Under SFCC Section 14-6.2(E)(4)(b), the Board is not permitted to approve a telecommunications facility unless the applicant has demonstrated that no less intrusive means or alternatives to the proposed siting is practicable.
40. The Owner/Applicant did not present any alternatives for a tower with a height of less than 75-80 feet or evidence that a tower of that height was the minimum necessary to close the gap in coverage for the area. **[August 11, 2020 HDRB Minutes, pp. 39-54]**
41. The Owner/Applicant did not present any alternatives for co-locating new telecommunications antenna(s) on one or more of the existing structures on the campus. ***[Id.]***
42. The Board finds that the Owner/Applicant failed to demonstrate that no less intrusive means or alternatives to the proposed siting is practicable.
43. The maximum allowable height for a new structure at 1160 Camino de Cruz Blanca is 16 feet. **[August 11, 2020 HDRB Minutes, p. 40]**
44. Under SFCC Section 14-6.2(E)(8)(c)(i), the Board is not permitted to grant a waiver to the maximum allowable height unless "the applicant has demonstrated to the satisfaction of the board that it has explored all alternatives to the proposed site in the historic district and to the proposed design."
45. The Board finds that the Owner/Applicant has failed to demonstrate to the satisfaction of the Board that the Owner/Applicant has explored all alternatives including the alternatives for a shorter tower or for the colocation of new antennas on one or more of the existing buildings. ***[Id.* at 54]**

46. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver would "not damage the character of the streetscape." *See* SFCC § 14-5.2(C)(5)(c)(i).
47. The Board finds that granting the waiver would damage the character of the streetscape because the height of the proposed structures are out of character with and intrusive to the Historic Review District. **[August 11, 2020 HDRB Minutes, p. 54]**
48. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height unless the waiver is required to "[p]revent a hardship to the applicant or an injury to the public welfare." *See* SFCC § 14-5.2(C)(5)(c)(ii).
49. Under SFCC Section 14-6.2(E)(8)(c)(ii), the Board is not permitted to grant a waiver to the maximum allowable height of 16 feet unless the project will "[p]rovide the least negative impact with respect to the purpose of" the Historic Districts Ordinance, as set forth in Subsection 14-5.2(A)(1). *See* SFCC § 14-5.2(C)(5)(c)(vi).
50. The Board finds that the Owner/Applicant has failed to demonstrate that the proposal will provide the least negative impact with respect to the purposes of the Historic Districts Ordinance because the Applicant failed to provide sufficient information to demonstrate that no less impactful site and design is available. **[August 11, 2020 HDRB Minutes, p. 54]**

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board concludes as follows:

1. The Board has the authority to review and approve or deny the Application.
2. The Board must review the Application for compliance with the design requirements of SFCC Section 14-5.2 (Historic Districts) and with relevant subsections of Section 14-6.2(E) (Telecommunications Facilities).
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 property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
5. The Board cannot grant the Application because the Owner/Applicant has failed to demonstrate that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable; specifically, the Owner/Applicant has failed to show that existing structures or towers of a lower height could not be utilized to close the gap in coverage for the area.
6. The Board cannot grant a waiver to the maximum allowable height of 16 feet because the Owner/Applicant has failed to demonstrate that the waiver criteria in SFCC Sections 14-6.2(E)(8)(c) and 14-5.2(C)(5)(c)(i)-(iii) and (v)-(vi) have been met; specifically, the Owner/Applicant has failed to demonstrate (1) that it has explored all alternatives to the proposed site in the historic district and to the proposed height and design; (2) that the waiver would not damage the character of the streetscape; and (3) that the proposal would have the least negative impact with respect to the purposes of the Historic Districts Ordnance.

WHEREFORE, IT IS ORDERED ON THIS 8TH DAY OF SEPTEMBER 2020 BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE:

Considering the forgoing findings and conclusions, the Board denies the Application, including the request for a waiver to the maximum allowable height.

Cecilia Rios
Chair

9/23/2020
Date

FILED:

Yolanda Y. Vigil
City Clerk

9/24/20
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

September 8, 2020
Date

Gravity Pad Partners, LLC.

PO Box 2755

Corrales, New Mexico 87048

7/7/2021

City of Santa Fe
Land Use Planning Department

P.O. Box 909

Santa Fe, NM 87501

Re Application letter/Zoning Application for a Telecommunications Facility located at the St. John's College – 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 – AT&T/FirstNet NML0255

Historic board Application Narrative Letter

Dear Ms. Thomas,

The following is a complete narrative letter that describes our proposed revised Monopole site with the St. John's College.

First, we met with the St. John's College executive board and went over the entire 250-acre campus for areas that would minimize the overall appearance of the site. We narrowed it down to 3 locations that spread across the North portion of the campus. After that we met with the neighbors that has land in close proximity and asked for their input. The location that was chosen by us is what we present to you here now. This location, 400 feet just East of the Northern most parking lot. Understanding that we can't completely camouflage the monopole this location will blend in to the area as much as possible. The ground equipment will be behind a coyote fence that will completely hide it from view at ground level.

Second, the site was chosen using propagation maps/studies to determine the maximum amount of coverage for a large percentage of the campus as well as the surrounding roads and neighborhoods. The site will be able to communicate with the next closest site (S246) located at the St. John's Church.

Third, we looked for any existing structures that could be used. None of the rooftops/structures on campus were tall enough to meet the coverage objective as well as communicate with the next closest site.

Lastly, the proposed site will not only provide emergency services through the AT&T/FirstNet network for first responders but the tower will be able to accommodate all of the FCC wireless carriers for future use. That means we will only need one site for any future needs including 5G.

14-5.2 Historic Districts

On behalf of the St. John's College and AT&T/FirstNet, this letter is provided as part of the Historic Design Review Board 14-5.2 and Telecommunications Facilities 14-6.2E, submittal requirements for the above referenced property. The proposal is for approval of installation of a new 65' Monopole, which has been lowered 15' from the original proposal from last year. The ground equipment is protected from public view coyote fencing to match the existing fence to screen the ground equipment as required by 14-5.2(I)(1)(e). The proposal is also for approval to construct an equipment enclosure, at ground level 72" X 102". The alterations are proposed on the Non-Contributing dirt area next to the parking lot (no parking spaces in this area) at the North area lot

1160 Camino de Cruz Blanca known as the St. John's College, is located directly off of Camino de Cruz Blanca. The total acreage is 250.01 acres + (10,890,000 + square feet). The property is within the 65' of the Camino de Cruz Blanca road just off of the north parking lot area.

This proposal is request for approval of a 65' monopole for the AT&T/FirstNet for E911 and emergency services for the first responders as well as ground equipment to be hidden behind a 6ft coyote fence similar to the fence that currently on the property. This monopole will also be capable of accommodating additional FCC wireless carriers in the future use.

The construction of the coyote screening wall to conceal the ground equipment in a residential area is required in the historic district and will match the existing coyote fencing running along the North property line along Camino de Cruz Blanca. This request for the coyote fence complies with all the criteria listed as follows:

1. (i) Do not damage the streetscape;
   a. The character of the streetscape is not compromised. The applicants' fence and ground

   equipment will not be visible from the street.

2. (ii) Prevent a hardship to the public welfare;

   a. The proposal will create a hardship for the public welfare. In fact public welfare will be increased as the addition of the wireless facility will increase cell phone users access to the E911 services and wireless communications in the surrounding neighborhoods as well as the St. John's campus.

3. (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents reside within the Historic Districts:

a. The proposed monopole would be next to and around other trees to assist with the stealth

design. While the site will not be invisible it does blend in with the landscape.
(iv) Are due to special conditions and circumstances which are peculiar to the land or structures involves and which are not applicable to other lands or structures involved and which are not applicable to other lands or structures in the related streetscape;
a. Due to the location of the site, well away from the main campus and tucked away between the walking trails and the North parking, this unique heterogeneous feature to blend in with the existing trees and now with the lowered height will just be above the tree line and will assist with the site blending in to the landscape and to match the existing coyote fencing to hide the ground equipment which will not be seen from any streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

a. There is a demonstrated need for improved wireless services and most importantly emergency 911 for the entire campus as well as the neighboring public/private streets and homes around the St. John's College. Cell phone demand has increased exponentially, access to E911 is a major concern for the safety and welfare of Santa Fe residents. Due to the lack of tall structures in the area of the St. John's College, AT&T/FirstNet Radio engineers have solved the "gap" with the proposal of the Monopole.

(vi) Provide the least negative impact with respect to the purpose of the section as set forth in 14- 5.2(A)(1).

a. The request is in keeping with the general provisions and purpose of the section as set forth in 14-5.2(I)(1)(a&b), 14-5.2(I)(1(e), and Subsection 14-5.2(D).

14-6.2(E) **Telecommunication Facilities**
(4)(a) A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission for compliance with the section and all applicable city codes. In approving an application, the planning commission shall determine that:

1. (i) The application complies with this section;
2. (ii) The proposed telecommunications facilities are necessary to close a demonstrated significant

   gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed;

The proposed site located at 1160 Camino de Cruz Blanca, Santa Fe, NM 87505 has been identified by AT&T Mobility and FirstNet for a coverage and capacity site. This location will off load traffic from the S246 St. John's Church located at 1200 Old Pecos trail. This site is exceeding the capacity and is 1.40 miles away so the coverage is extremely lacking. Currently, wireless users in the St. John's College area are experiencing slower speeds, difficulty accessing the E911 Services, high capacity internet resources and general poor call quality, which is even more prevalent as the demand grows in the City of Santa Fe for wireless services. The proposed site will greatly improve access to Emergency 911 services, the reliability of voice and data capacity to residents and visitors in the St. John's campus area and the neighborhood near and around the College including the Santa Fe Preparatory school. Our population is turning to more and more reliance of wireless devices and AT&T/FirstNet is committed to meet that demand. The capacity improvement is necessary to improve wireless users experience when it comes to data speeds, latency, and availability of the network. The St. John's college site, allows for improved E911 service in the area which means increased reliability of access to emergency service for the health and safety of the population of Santa Fe.

3. (iii) The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting and design is practicable;
   Since 2010, there has been several attempts to secure a cell site in this location to bridge the gap between the existing wireless facility at 1200 old Pecos Trail (S246) and the proposed site. AT&T Mobility has analyzed the feasibility of alternative site in the surrounding vicinity. It was determined that:

- **- The lack of coverage in this area is caused by the distance of the next closest site (1.40 miles) as well as elevation change.**
- **- Population Density – The addition of the new site will distribute cell phone user traffic more evenly. By successfully optimizing the distribution of cell phone user traffic, there will be less congestion, higher data speed, better quality voice and video calls.**

St. John's College NML0255 solves all of these issues in the St. John's College campus/neighborhood

Technical information supports the proposed height of the proposed antennas radius centers. The proposed site with antenna centerlines of 62' will allow for better optimization of serving the radius, permitting radio engineers to increase or decrease the service area to absorb users from, or disperse users to, nearby sites. Those using E911 services and wireless customers will benefit from improved call quality and increase data throughout speeds.

Due to the small size of the search area (approximately 0.50 miles) AT&T/FirstNet is limited to alternative wireless facility options (see search area map). Potential

medium height structures within the search ring was limited to considering the potential medium height structures within the search ring AT&T/FirstNet opted to work with the St. John's College for a Monopole structure in an area of the campus that currently is not being utilized. The College was extremely concern of the lack of emergency services for an active shooter situation.

Following is a list of the sites considered:

- - 3 other locations on the St. John's College Campus.
- - The existing water tank up on the hill behind the College to the East. The elevation was 200 ft higher and was creating interference with the other existing sites
- - The lower east end of the College didn't not work also because of the elevation and was causing interference with the other sites. Ultimately the College preferred it in the proposed location.
- - The Santa Fe Preparatory school gym. In 2011 an attempt was researched to see if a roof

mounted solution would work but because of the lower elevation of the school it was not able to cover over 70% of the St. John's campus.

Acknowledgement

I acknowledge that the application and related submittal constitute a public record under the New Mexico inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with City practice.

By: _____*Sean Milks*_____ Name: Sean Milks

Title: Site acquisition Director, Gravity Pad Partners, LLC, on behalf of AT&T/FirstNet

Exhibit

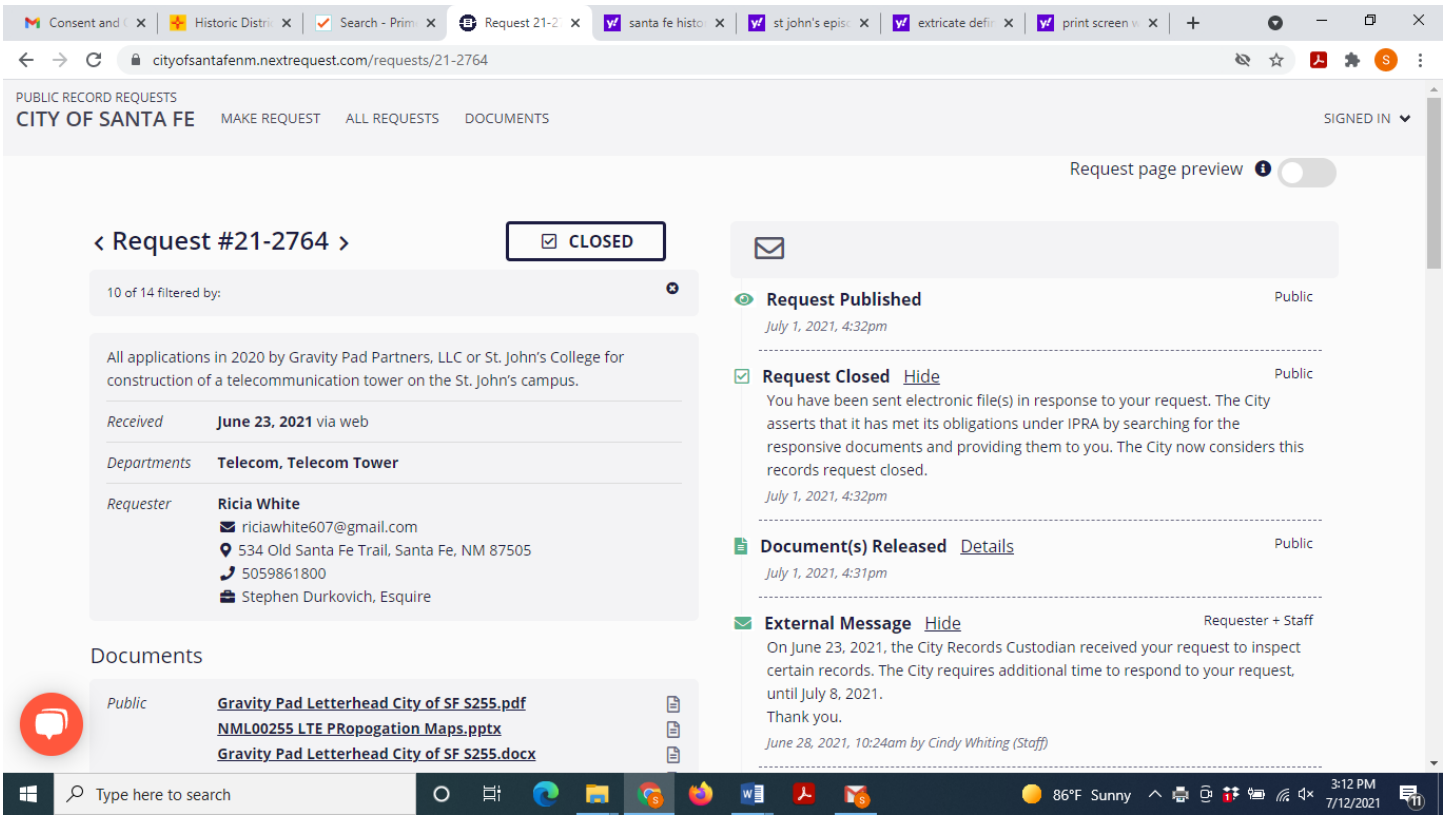
B

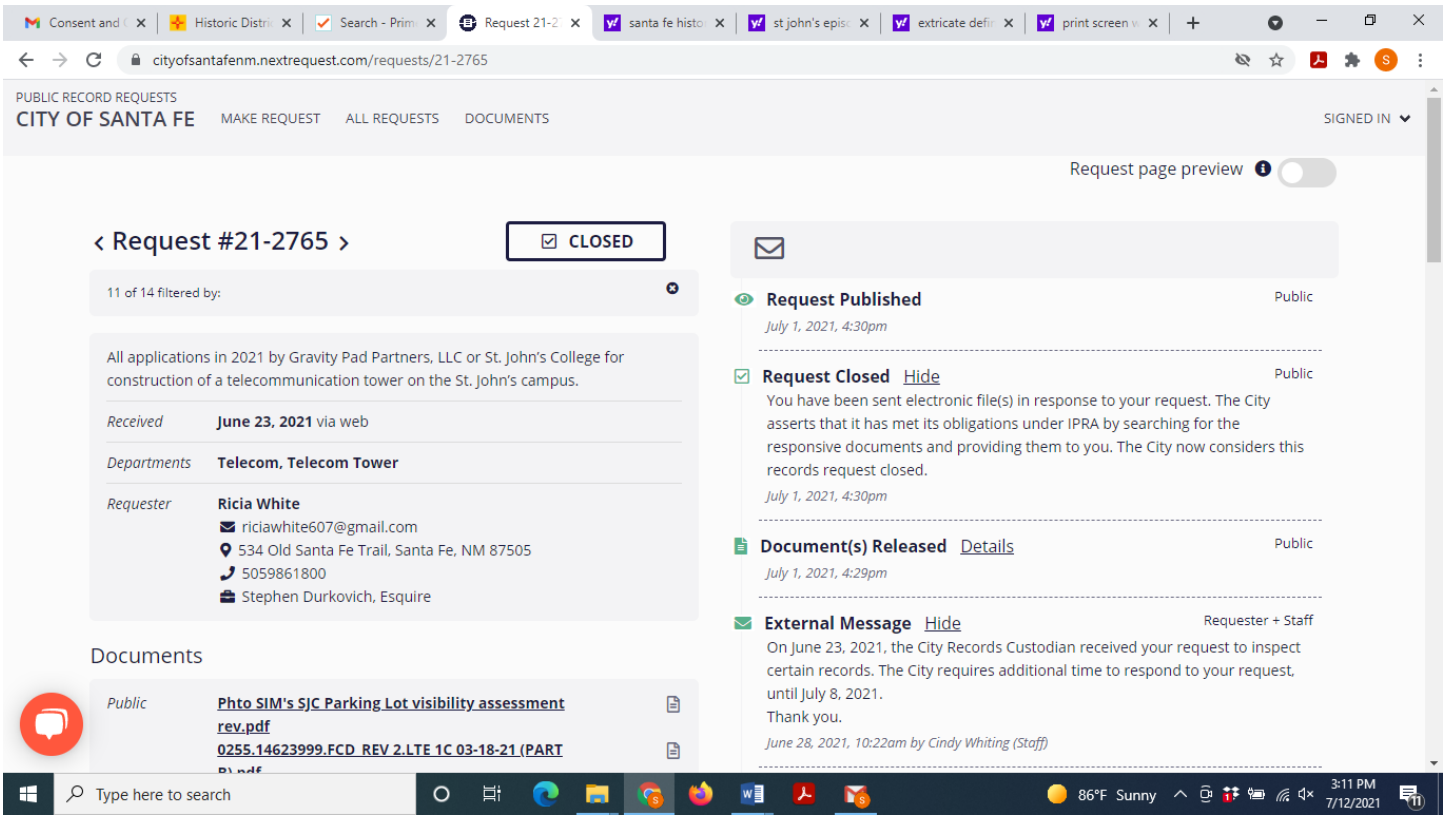


Exhibit

C




cityofsantafenm.nextrequest.com/requests/21-2764
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
‹ Request #21-2764 ›
CLOSED
10 of 14 filtered by:
All applications in 2020 by Gravity Pad Partners, LLC or St. John's College for construction of a telecommunication tower on the St. John's campus.
Received June 23, 2021 via web
Departments Telecom, Telecom Tower
Requester Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
Documents
Public
Gravity Pad Letterhead City of SF S255.pdf
NML00255 LTE PRopogation Maps.pptx
Gravity Pad Letterhead City of SF S255.docx
Request Published
Public
July 1, 2021, 4:32pm
Request Closed Hide
Public
You have been sent electronic file(s) in response to your request. The City asserts that it has met its obligations under IPRA by searching for the responsive documents and providing them to you. The City now considers this records request closed.
July 1, 2021, 4:32pm
Document(s) Released Details
Public
July 1, 2021, 4:31pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The City requires additional time to respond to your request, until July 8, 2021.
Thank you.
June 28, 2021, 10:24am by Cindy Whiting (Staff)
Type here to search
86°F Sunny
3:12 PM
7/12/2021


cityofsantafenm.nextrequest.com/requests/21-2765
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
‹ Request #21-2765 ›
CLOSED
11 of 14 filtered by:
All applications in 2021 by Gravity Pad Partners, LLC or St. John's College for construction of a telecommunication tower on the St. John's campus.
Received June 23, 2021 via web
Departments Telecom, Telecom Tower
Requester Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
Documents
Public
Phto SIM's SJC Parking Lot visibility assessment rev.pdf
0255.14623999.FCD_REV 2.LTE 1C 03-18-21 (PART
Request Published
Public
July 1, 2021, 4:30pm
Request Closed Hide
Public
You have been sent electronic file(s) in response to your request. The City asserts that it has met its obligations under IPRA by searching for the responsive documents and providing them to you. The City now considers this records request closed.
July 1, 2021, 4:30pm
Document(s) Released Details
Public
July 1, 2021, 4:29pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The City requires additional time to respond to your request, until July 8, 2021.
Thank you.
June 28, 2021, 10:22am by Cindy Whiting (Staff)
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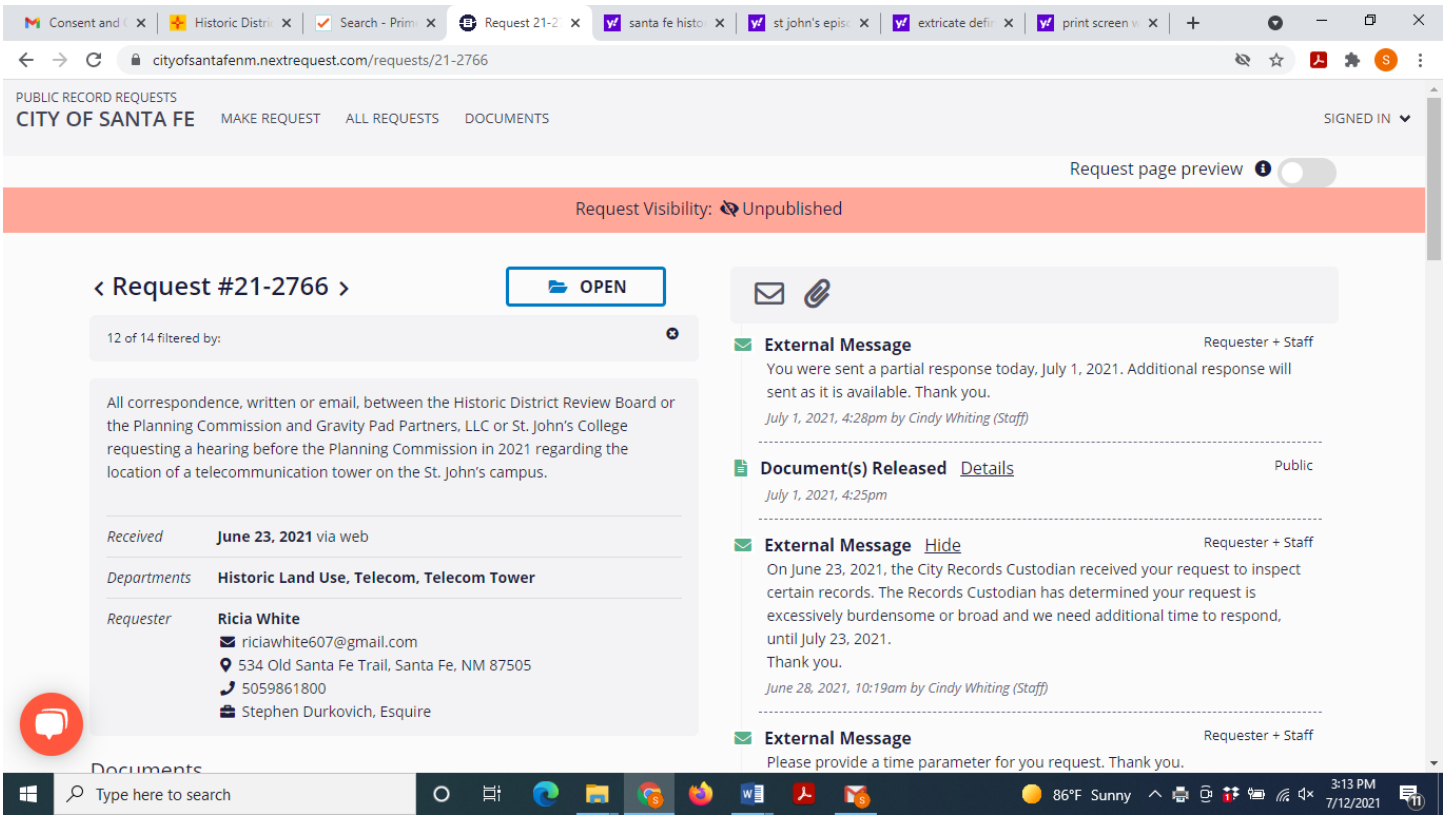
7/12/2021


cityofsantafenm.nextrequest.com/requests/21-2766
PUBLIC RECORD REQUESTS
CITY OF SANTA FE
MAKE REQUEST
ALL REQUESTS
DOCUMENTS
SIGNED IN
Request page preview
Request Visibility: Unpublished
‹ Request #21-2766 ›
OPEN
12 of 14 filtered by:
All correspondence, written or email, between the Historic District Review Board or the Planning Commission and Gravity Pad Partners, LLC or St. John's College requesting a hearing before the Planning Commission in 2021 regarding the location of a telecommunication tower on the St. John's campus.
Received
June 23, 2021 via web
Departments
Historic Land Use, Telecom, Telecom Tower
Requester
Ricia White
riciawhite607@gmail.com
534 Old Santa Fe Trail, Santa Fe, NM 87505
5059861800
Stephen Durkovich, Esquire
External Message
Requester + Staff
You were sent a partial response today, July 1, 2021. Additional response will sent as it is available. Thank you.
July 1, 2021, 4:28pm by Cindy Whiting (Staff)
Document(s) Released Details
Public
July 1, 2021, 4:25pm
External Message Hide
Requester + Staff
On June 23, 2021, the City Records Custodian received your request to inspect certain records. The Records Custodian has determined your request is excessively burdensome or broad and we need additional time to respond, until July 23, 2021.
Thank you.
June 28, 2021, 10:19am by Cindy Whiting (Staff)
External Message
Requester + Staff
Please provide a time parameter for you request. Thank you.
Documents
Type here to search
86°F Sunny
3:13 PM
7/12/2021

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003830--HDRB

Project Description:

Project Location(s): 123 GRANT AVE
Santa Fe, NM 87501

Contacts:

Property Owner: 123-135 Grant LLC chartley@okeeffemuseum.org

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2021

Year of Construction:

Project Type: Historic Status Review

Historic Building Name: Safeway Building

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003830-HDRB

Address: 123 Grant Avenue
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the historic status of the structure remain non-contributing per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

123 Grant Avenue is a 19,000 square foot non-residential structure constructed originally in 1966 as a downtown Safeway supermarket facing onto a 21,000 square foot asphalt parking lot. It currently has a non-contributing status. It was originally designed with a "generalized Pueblo Revival appearance" including a portal with wooden posts and corbels, although the actual storefront was a standard modern form, with large plate-glass windows and sliding doors. The building has seen extensive changes over the years, including the enclosing of the west-facing portal in 1983 and its reinstatement with a different design in 1993. In that year, the doors and windows were also changed in size and location. The landscaping and smaller structures also date from around 1993. The building's use as a supermarket ended in 1993, when it was converted into offices.

A more extensive history of the structure is given in the HCPI from June 2021.

Georgia O'Keeffe Museum

June 15, 2021

Daniel Schwab, Senior Planner
200 Lincoln Avenue
Land Use Department
Historic Preservation Division
City of Santa Fe
Santa Fe, NM 87501

RE: Status Review Request
123 Grant Avenue, Santa Fe

Dear Mr. Schwab:

The Georgia O'Keeffe Museum (Museum, or GOKM) is requesting a historical status review of a building with an address at 123 Grant Avenue, Santa Fe, NM. The property on which the building is located was transferred to the Museum on May 07, 2021. GOKM created an entity, 123-135 Grant LLC, to acquire, develop, and own the property.

The existing structure previously served as a Safeway chain supermarket building constructed in 1965 and was significantly altered in the early 1990s. The current designation status of the building is Noncontributing to the Downtown and Eastside Historic District.

The Museum's historic architecture and cultural resources consultant, John Murphey, prepared a comprehensive Historic Cultural Properties Inventory form regarding the buildings history. Given the large extent of changes made to the structure in the 1990s, Mr. Murphey concluded it was too altered to achieve a Contributing status. The alterations, many of them significant, have affected its overall historic design and character. In its current condition and form, it is not identifiable as a chain grocery store.

Based on these findings, we agree with the resources consultant's recommendation to maintain the building's current Non-Contributing status, and greatly appreciate your status review.

Cody Hartley
123-135 Grant, LLC
Director, Georgia O'Keeffe Museum

Attachments: HCPI form

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:

Safeway No. 921
Georgia O'Keeffe Museum Education Annex

2. Location:

123 Grant Avenue, Santa Fe
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: 051610070

4. County: Santa Fe
Parcel # 12365440

5. Property Type:
x Buildings: Two
x Structures: Walls
__ Site __ Object

6. Date of Survey:
September 3, 2020; June 13, 2021

7. Previous Survey Date(s):
_x_ Yes: October 4, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6889797,-105.9401476



10. Photo Information Lorn Tryk, photographer. September 3, 2020 View west and south elevations, facing northeast.

11. Brief Description of the Property:

Opened in 1966, the former Safeway No. 921 is a roughly 19,000-square-foot rectangular box ornamented with mid-1990s Pueblo Revival trim. The one-story, free-standing building sits at the back of its lot on Grant Avenue, with its south wall shadowing Sheridan Street. At the front, it faces west onto a roughly 21,500-square-foot asphalt parking lot. Converted into office space in 1993, the building holds the Georgia O'Keeffe Museum Education Annex and a title company.

Continued on Page 5.

12. Who uses the property? Office Space

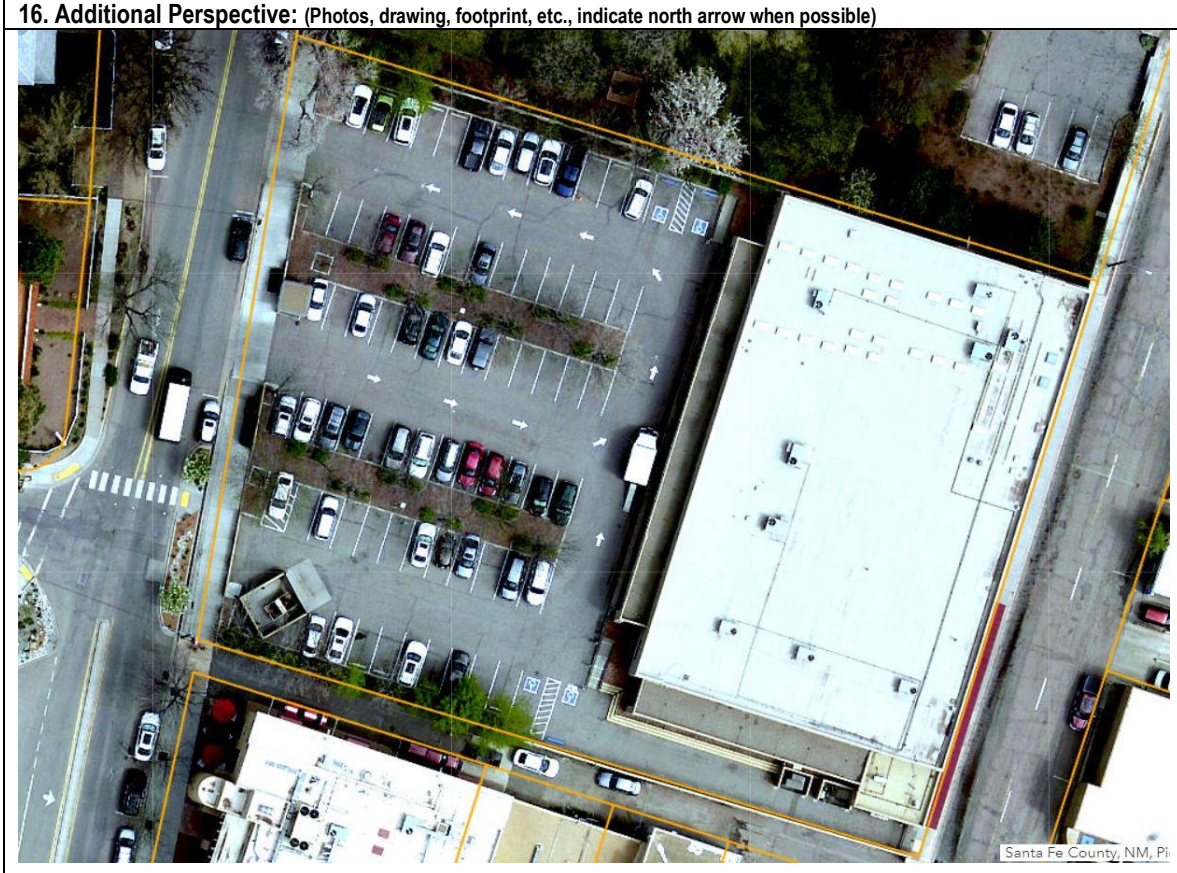
13. Construction Date: Unknown
Date: 1966; altered c.1982-83, 1993, 1994
_x _Known __ Estimated Source: newspaper accounts and other published documents

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

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

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

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



Source: Office of the Santa Fe County Assessor, 2021.

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: Georgia O'Keeffe Museum

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

Owner: 123-135 Grant Avenue LLC

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

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: Building _x_ No Status: Walls and Parking Attendant Booth; Per City of Santa Fe official designation map.

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

Non-Contributing: Building (Safeway), Parking Attendant Booth, and all Structures and Landscape Improvements, June 16, 2021.

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Safeway No. 921 Georgia O'Keeffe Museum Education Annex	123 Grant Avenue, Santa Fe *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: September 3, 2020; June 13, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

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

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

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

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

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

__ Wood: Tongue and Groove __ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __1 ½ __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: _x_ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Single-Hung	Aluminum-clad	8/8	17
Fixed	Wood	12	1

11. Doors __ N/A

Type	Style	Material	Number
Double	½-Glass, Pane	Wood	4
Single-Leaf	Solid [security grate]	[?]	1

12. Chimneys N/A

13. Porches __ N/A
Type: __ Entry _2_ Partial-Width - Portal __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 1982-83; enclosure of *portal* and re-orientation of west elevation entries and expansion of loading dock area; drawings and photographs
#2 1993; major renovation project affecting all but north elevation, including two new *portale*s, new and repositioned windows and doors; removal of loading dock; change of color and stucco, etc. HDRB case files, drawings, photographs and visual evidence.
#3 1994; additional changes to fenestration on west and east elevations; HDRB case files, drawings, photographs and visual evidence.

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

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival - Modern Interpretation
__ 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

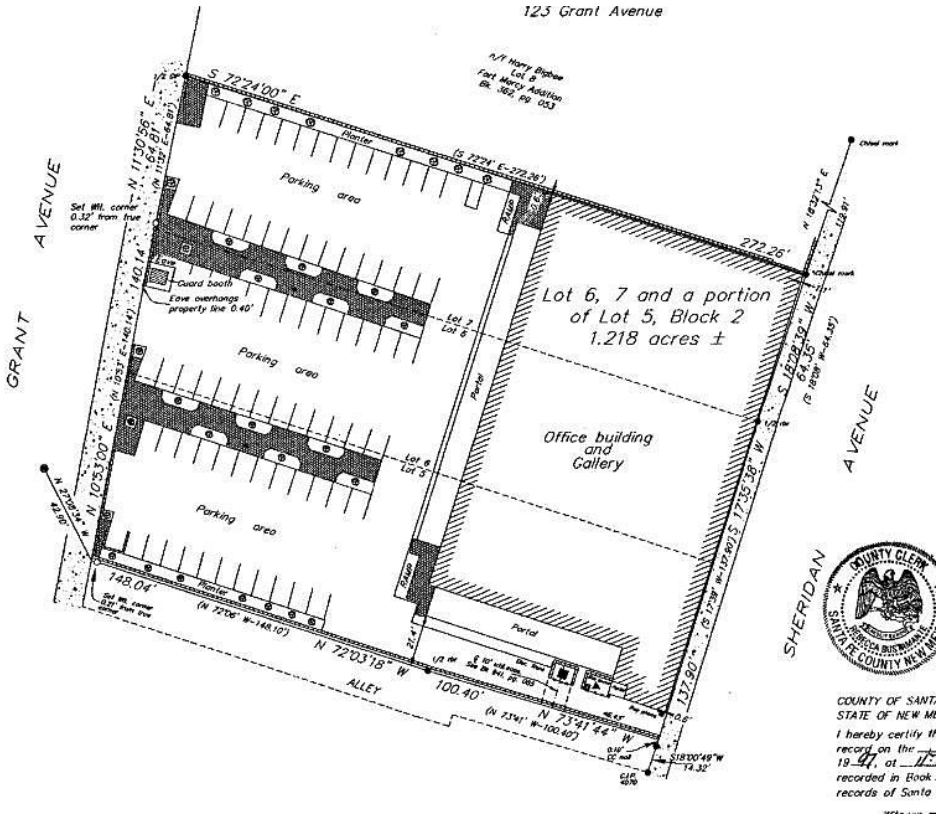
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion 1997 survey plat, courtesy Sierra Land 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: **Safeway No. 921** **Georgia O'Keeffe Museum Education Annex**	**2. Location:** **123 Grant Avenue, Santa Fe** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 051610070**
		4. County: Santa Fe
		5. Date of Survey: **September 3, 2020; June 13, 2021**

Architectural Description Continued

West Façade

A 136-foot-long, non-historic *portal* characterizes the west façade (Photos 1 & 2). It was erected in 1993 to replace an earlier portal that had been enclosed in 1982-83. Heavier in appearance than the original, the reconstructed portal projects across a brick-paved floor (Photo 3). Nine rustic posts, topped with stylized *zapatos* corbels, support the structure. The original portal was lower, with a thinner profile, and without a rounded parapet (Figures 15 & 16).

The current design is bulkier, representing the oversized aesthetic of its period. The original portal sheltered tall show windows bracketed by automatic doors (Figures 15 & 16). This fenestration was removed in 1982-83 when the original portal was closed (Figures 17 & 18).

During the 1993 renovation, the elevation was divided into three commercial offices. This introduced a completely different form of fenestration, consisting of oversized residential multi-light windows and half-glass-wood-panel doors (Photos 4 & 5). The windows are uniformly Pella aluminum-clad wood units in an eight-over-eight pattern of lights. Additional tenant improvements in 1994 altered a few of these openings and installed a large fixed wood window at the southwest corner (Photo 2).

South

The south elevation was historically the working side of the building, containing a ramp and a loading dock. The 1993 renovation dramatically changed the elevation. It created a 920-square-foot portal and punched a historically blank wall with new fenestration (Photos 6 & 7). Similar to the west façade, the portal is robust in proportion, amply covering an elevated brick walkway. A line of non-historic eight-over-eight windows breaks up the once-solid wall. The renovation removed the loading ramp and filled in the truck delivery door opening.

East

Aligned along Sheridan Street is the back side of the building (Photos 8 & 9). This elevation originally had only two openings, with grilles ventilating the supermarket's

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: **Safeway No. 921** **Georgia O'Keeffe Museum Education Annex**	**2. Location:** **123 Grant Avenue, Santa Fe** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 051610070**
		4. County: Santa Fe
		5. Date of Survey: **September 3, 2020; June 13, 2021**

back room. The 1993 renovation introduced new fenestration, including several doors and six new windows. Like the other elevations, these hold eight-over-eight clad units. A further tenant improvement changed a door opening, filling it with stucco (Photo 10).

North

This elevation, abutting against part of an older lot line wall, has no fenestration and represents the only unaltered part of the building (Photo 11).

Landscaping/Site Improvements

The site was completely redeveloped in 1993. Work involved creating a three-aisle parking lot with planter islands, planter beds, and low concrete walls along Grant Avenue (Photo 12). Further work in 1995 introduced a stylized Pueblo Revival parking attendant booth (Photo 13) and a stuccoed dumpster enclosure. The east-west wall on the north is associated with 135 Grant Avenue and will be evaluated separately for that property.

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: **Safeway No. 921** **Georgia O'Keeffe Museum Education Annex**	**2. Location:** **123 Grant Avenue, Santa Fe** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 051610070**
		4. County: Santa Fe
		5. Date of Survey: **September 3, 2020; June 13, 2021**

Historical Overview

This overview is an account of three adjacent lots in downtown Santa Fe and the changes that have occurred since the Spanish colonial period. It focuses on a modern Safeway supermarket erected on the site in 1965 that became unrecognizable after a major renovation in the early 1990s.

Synopsis of Safeway Building Evolution

Santa Fe Safeway No. 1	Erected	1941
Santa Fe Safeway No. 1	Demolished	1966
Safeway No. 921	Erected	1965
Safeway No. 921	Portal Enclosure	1982-83
Safeway No. 921	Major Renovation	1993-94

Presidio Period: c.1610-1846

The building sits in an area historically part of the *royal presidio*, a military fortification that protected Santa Fe. The site likely started as an informal encampment that was only officially organized into a presidio after Reconquest.[1]

Joseph Ramón de Urrutia y de las Casas's 1766 map of Santa Fe — the first graphic depiction of the villa — does not indicate a presidio; the area traditionally considered to be the presidio's parade ground is instead shown as cornfields (Figure 1). Fray Francisco Atanasio Domínguez, in his 1776 missions report, does not mention a presidio, except in the context of satire. He instead describes a lone barrack used to hold prisoners west of the Palace of the Governors.[2]

[1] Elinore M. Barrett, *The Spanish Colonial Settlement Landscapes of New Mexico, 1598-1680* (Albuquerque: University of New Mexico Press, 2012), 84. There are differing opinions on the origin and extent of Santa Fe's presidio. Based on a review of archival records, Barrett believes a formal presidio didn't develop until 1693-94.

[2] Fray Francisco Atanasio Dominguez, *The Missions of New Mexico, 1776* (Albuquerque: University of New Mexico Press, 1956), 40.

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: **Safeway No. 921** **Georgia O'Keeffe Museum Education Annex**	**2. Location:** **123 Grant Avenue, Santa Fe** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 051610070**
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According to a drawing made by Governor Fernando de la Concha in 1787, the presidio had fleshed out by that time, expanding north to what is today Paseo de Peralta.[3] This is indicated, along with the basic form of the fortification, in a 1793 map (Figure 2)

The presidio fell into disrepair during the Mexican period, and was described at that time as only a few adobe buildings holding a few soldiers. The deteriorated encampment was surrounded by an adobe wall which has been called *La Muralla*.[4] It was later mined of bricks to raise revenue.

Fort Marcy Period: 1846-1895

Brigadier General Stephen Watts Kearny's August 18, 1846 conquest of Villa de Santa Fe renewed the old presidio. His 1,600-man "Army of the West" likely used the site for an encampment and staging area. Accompanying Kearny, Lieutenants William H. Emory and Jeremy F. Gilmer of the Topographical Engineers Corps surveyed Santa Fe.

A reconnaissance map prepared by Emory and Gilmer showed the outline of the presidio — a long, north-south rectangle stretching from the Plaza to a point near present-day Paseo de Peralta (Figure 3). Its center — assumed to be its onetime parade ground — is marked as a cornfield. Small adobe barracks edge the field on its east, west, and north sides.

The U.S. Army reorganized the site, building new infrastructure and naming it Fort Marcy, after William Learned Marcy, a U.S. Senator, and at the time the Secretary of War. Work at the site included turning a meandering Colonial-era road along its western boundary into Grant Avenue, and creating the north-south Lincoln Avenue on the other side.

The fort saw use during the Civil War, as a small garrison. Federal troops were mustered from the site in 1862 to engage in battles at Valverde (February 20-21) and Glorieta Pass (March 26-28). The latter resulted in Confederate casualties, and the surviving soldiers were temporarily treated at Fort Marcy before returning to Texas.

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[3] Corinne P. Sze and Beverly Spears, *Santa Fe Historic Neighborhood Study* (Santa Fe: N. Mex.: City of Santa Fe, 1988), 45; Susan Hazen-Hammond, *A Short History of Santa Fe* (San Francisco: Lexicos, 1988), 67.

[4] Janet LeCompte, "When Santa Fe Was a Mexican Town, 1821-1846, In *Santa Fe: History of an Ancient City*, ed. David Grant Noble (Santa Fe: School for Advanced Research Press, 1989), 81.

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After the Civil War, the fort was designated a military reservation — signaling its decreasing role in protecting Santa Fe. The site became the Fort Marcy Military Reservation by executive order on August 28, 1868. The move came as the Army focused on modernizing its military force, "as it abandoned its small temporary frontier posts and consolidated troops into larger regional installations."[5] The shift toward larger, more uniform posts required a greater degree of planning for military installations and the individual buildings and structures populating them.

Planning of posts in New Mexico came under the Army Quartermaster's Office, led by General Montgomery C. Meigs. Responding to criticism of the condition of Western forts, Meigs, a trained engineer, called for the development of standard fort plans. First introduced in 1872, standard plans covered a host of installation structures, from hospitals to barracks to bakeries and laundries. These included a range of standard residential designs for commissioned and non-commissioned officers in either a bachelor or family arrangement.

Brigadier General Marshall I. Ludington, Chief Quartermaster of the District of New Mexico, oversaw the program to upgrade Fort Marcy and other posts in the region. The Quartermaster Division of Missouri was responsible for the engineering and architectural design.

Officers' Quarters – the New American Style

Construction of the Officers' Quarters (officially titled Officers' Houses) began in 1870 with quarried stone foundations. Like the earlier fort structures, the quarters were made of adobe. Yet their form took a radical departure from previous Santa Fe architecture. Instead of placing rooms in a single file, they had a central hall plan with rooms on either side, arranged two rooms deep. Dating to the Georgian period, the central passage (as a double-pile plan) created a flow of separate rooms — often in a parlor, dining, chamber, and kitchen configuration. The quarters at Fort Marcy included additional rooms in an ell at the rear, and bedrooms in an upper story accessed by a straight run of stairs from the hall.

[5] Paul Chattey, et al, U.S. Army Corps of Engineers, Seattle District, "Context Study of the United States Quartermaster General Standardized Plans, 1866-1942" (Prepared for the U.S. Army Environmental Center, Environmental Compliance Division, Aberdeen Proving Ground, Maryland, November 1997), 33.

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The appointment of the exterior moved in a thoroughly American direction. The front façade, with its five-bay arrangement, harkened to typical fenestration of the Federal or Adamesque period. The symmetrical pattern of tall multi-light sash windows topped with entablature type headers was equally reminiscent of the Federal manner. The centered entry, enframed with its small-pane transom and sidelights, further communicated an earlier American influence. The early American style continued with the use of louvered shutters and quoins at corners. One of the most important influences of the Officers' Quarters was its shed-roof portico.

The officers' houses were likely the first American-plan homes in Santa Fe. Yet, with all of their impressive display of earlier American architectural motifs and forward floor plan, the Officers' Quarters had no significant influence on Santa Fe's architecture. Instead, the fort's barracks would influence what would come to be defined as the Territorial style.

Two parties of the Wheeler Expedition — an important survey of land west of the 100th Meridian — arrived in Santa Fe in June 1873. One of the members, a cartographer named Timothy H. O'Sullivan, photographed the completed Officers' Quarters (Figure 5). The multi-year survey additionally mapped the military reservation, producing the most accurate post-Civil War picture of its layout (Figure 4). Various parties of the study used the parade grounds north of the officers' housing over the years as an encampment.[6]

Closing the Fort

Change arrived again in the 1890s when the Army began making small improvements to the reservation. Working included installing pitched roofs over another set of officers' quarters near the post hall.[7] Marcy Street — a road first proposed by the city in 1881[8] — was constructed, providing central east-west passage across the military reservation.

In 1895 the federal government announced that it would remove soldiers from the fort. As expressed by Lieutenant General John McAllister Schofield, "Santa Fe [had] always been a nice place for the soldiers, but [there were] not enough soldiers in the army to

[6] *Daily New Mexican*, September 18, 1876, 1.
[7] "Army Orders," *Santa Fe New Mexican*, April 26, 1892, 4.
[8] Sze and Spears, *Santa Fe Historic Neighborhood Study,* 47-48.

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garrison other and more important posts – hence the removal of troops from Fort Marcy."[9]

Santa Fe citizens protested the move, hoping the War Department would reactivate the fort. An editorial in the *Daily New Mexican* found it "unwelcome news" but admitted that it "is hardly to be expected that troops could be assigned to this post, out of repair and unfit, as any sensible man knows."[10] The paper hoped that the government would build a new fort south of town.

City officials, however, welcomed the news, claiming the military reservation was theirs, as it was within the original Santa Fe land grant. But with the grant unsettled, there was little expectation Washington would give the fort away. Despite several efforts by Governor William Taylor Thornton to alter the secretary of war's decision, the reservation was turned over to the Department of Interior by executive order on June 15, 1895.

Proposed National Sanatorium Period: 1896-1904

In 1896, the American Invalid Aid Society of Boston, working with United States Senator Jacob Gallinger (R-New Hampshire), approached Congress with a bill to turn the old fort into a tuberculosis sanatorium of national scale. Introduced to Congress in April of that year, the bill established that the society would be given the property, with the provision that the sanatorium would be in operation within two years.[11]

The *New Mexican* weighed in, stating it found the idea "noble," and "one that appeals to the best that there is in man," but concluded that the "prospect of a large colony of consumptives being planted here is not alluring, neither is it pleasant," and worrying about the transmission of the disease to the local population.[12] Similarly, George W. Knaebel, representing the Santa Fe Board of Trade, questioned the bill, fearing that New England would send its worst paupers to Santa Fe.[13] The board instead backed a

[9] "Schofield Says No," *Santa Fe Daily New Mexican*, June 1, 1895, 1.
[10] "This Settles It," *Santa Fe Daily New Mexican*, September 23, 1895, 4.
[11] "A Proposed National Sanatorium," *Medical Record* (February 27, 1897), 307.
[12] "The Consumptive Sanitarium," *Santa Fe Daily New Mexican*, October 14, 1897, 2.
[13] "The Fort Marcy Reserve," *Santa Fe Daily New Mexican*, April 27, 1896, 4.

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competing proposal by United States Senator M. Henry Teller (R-Colorado) to use the site as a school for Pueblo Indian children.[14]

Given the pushback, the American Invalid Aid Society modified its ambition, pursuing Fort Stanton in Lincoln County instead as a more appropriate site, as it was "removed from any center of population and all danger from infection."[15]

With the debate of the national sanatorium over, Senator Thomas Catron, president of the Santa Fe Board of Education, angled to have the abandoned fort turned over to the city to fund a new school — a critical need for the growing community.[16]

City Ownership Period: 1904-1905

Following a January 5, 1904, presidential proclamation, the federal government divested the land, deeding the 17.7-acre tract and its roughly 20 structures to the City of Santa Fe.[17] The next month, the city turned the area over to the board of education.

Under the agreement, the board would use some of the land to build a school, selling excess property to raise money for its construction. The same year, the board began selling off parcels, starting with Blocks 5 and 6 — a wide swath between Palace Avenue and Federal Place, and Lincoln and Washington avenues. At the same time, work began to clear off Block 4 (the current location of City Hall) to build a school.

Alfred M. Bergere, the first judicial district court clerk who had purchased one of the officers' quarters (now the Georgia O'Keeffe Research Center), complained about the demolition, saying that the adobes thrown onto Marcy Street had made it "absolutely impassable."[18]

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[14] "Wanted for the Indians," *Santa Fe Daily New Mexican*, April 25, 1891, 1.
[15] *Santa Fe Daily New Mexican*, December 27, 1897, 2.
[16] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990* (Albuquerque: University of New Mexico Press, 2001), 46.
[17] Joint Committee on Printing, *A Compilation of the Messages and Papers of the Presidents, Volume XV* (New York: Bureau of National Literature, Inc., c.1904), 6948.
[18] Bergere's comment paraphrased in "Delgado Appointed," *Santa Fe New Mexican*, September 7, 1904, 1.

The remaining acreage was sold and platted the same year as the Fort Marcy Addition.[19] The subject property was included within lots 5, 6, and, 7 of the new addition (Figure 7).

Private Residences Period: 1904-c.1948

The 1902 Sanborn Fire Insurance map showed the subject parcel contained two 1870s Officers' Quarters (Figure 8). The house to the south had expanded with several frame additions and small brick-built attachment at the rear. Both surviving military-era homes included large wood-frame stables.

Between 1902 and 1908, a new residence was erected on the open lot between the two Fort Marcy period houses. The compact, one-story brick house had a gabled plan with a centered porch front entry (Figure 9). The three houses evolved during the 1910s, with the older military residences simplifying in footprint. By 1921, two of the three homes had automobile garages at the rear (Figure 10). They would all be removed by the 1950s (Figure 11).

Capsule Property Histories

115 Grant Avenue
The southernmost house, historically addressed as 115 Grant Avenue (Lot 5), came under the ownership of Dr. James A. and Laura H. Miller. The couple arrived in Santa Fe in 1908, establishing themselves in the former Officers' Quarters. Miller, a doctor with a degree from Cincinnati Medical College (now University of Cincinnati) established a practice in Santa Fe and became an elder of the First Presbyterian Church. Doctor Miller died on his front porch on the night of June 26, 1912.[20]

[19] "Notice," *Santa Fe New Mexican*, August 4, 1904, 8.
[20] "Dr. James A. Miller Falls Dead at His Home," *Santa Fe New Mexican*, June 27, 1912, 6.

Laura continued to live in the house with her daughter Mary, and son-in-law, Charles Freeman, until the late 1920s. Laura Miller died in her home shortly before midnight on June 15, 1929.

A year later, the federal census documents Mary as the owner of the property, then worth $10,000. In the early 1930s, the house converted into apartments, and before its demolition in 1940, was rented by William B. Hall, a roofer, and his wife Mary.

119 Grant Avenue

The newer, middle house (Lot 6), worked as a rental for most of its lifespan. Hyman and Sarah Galanter lived in the residence in the mid-1920s. Hyman, a native of Lithuania, arrived in the United States in 1906, settling in Santa Fe in 1924. He ran a dry goods business, and later operated a scrapyard on Pino Street. The 1930 census notes the couple's main language was Yiddish. City directory entries indicate a high turnover of tenants in the 1930s, with the residence indicated several times as vacant. Just before demolition, Alex and Ethel Kalanges (Kalangis) rented the property. Of Greek ancestry, Kalanges arrived in Santa Fe to co-manage Faith Café, a popular West San Francisco Street eatery in the building now occupied by Evangelo's Cocktail Lounge.

125 Grant Avenue

Julian A. Martinez owned the northernmost house (Lot 7) — one of the original Officers' Quarters — for four decades. Born in 1851 in Arroyo Hondo, Martinez was a descendant of a grantee of the Tierra Amarilla Grant.[21] Martinez resettled his family in Santa Fe in 1903. The 1910 federal census documents Martinez at the house with his wife, Marina, and three children, including daughter, May.[22] Julian died in 1941 at the age of 91 and the property went to his children. Starting in 1942, it was the home and practice of Dr. Yacki R. Raizizun, a naturopath, author, and widely traveled lecturer.

Born in 1893, in Bombay, India, Yacki Radix Raizizun arrived in San Francisco in 1915, during the Panama-Pacific International Exposition.[23] Raizizun first settled in Chicago, where he married fellow spiritualist Ruth Ezra Holden. In the mid-1920s, Raizizun began

[21] "Don Julian Martinez Dies," *Santa Fe New Mexican, November* 16, 1941, 2.
[22] United States federal census, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 4A; Enumeration District: 130.
[23] "Raizizun Rites Set Thursday*," El Paso Times*, August 4, 1966, 8-

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to lecture for the Chicago chapter of the First Society Spiritualists, a sect of American Spiritualism that believed in communicating with the dead. By the 1920s, Raizizun had expanded his lecture circuit to neighboring states, presenting nighttime talks mixing psychology and occultism.

By mid-decade, his circuit had grown to the eastern seaboard, where he delivered week-long series of lectures that promised "Astounding Revelations in the Secrets of Esoteric Psychology." [24] Raizizun authored numerous books, from the cultic *Manual of Occult Development*, to yogic instruction in *The Science of Proper Breathing*, to the emerging trend of vegetarianism in *Meat and Its Effects*; and to reach the Babbitt-types in *The Psychology of Success*. In Santa Fe, Raizizun married May Martinez, Julian and Marina Martinez's daughter and a school teacher who would become a noted children's book author.

The Raizizuns were in good spiritualist company, being neighbors to Edna Ballard — co-founder of the "I AM" movement — who had relocated from Los Angeles in 1941 to an old adobe residence a block away. The Raizizuns lived in the Grant Avenue house until 1952, renting part of it to Ben Martinez, May's brother. They later moved to El Paso, where Dr. Raizizun died in 1953, with May following in 1976.

After the Raizizuns left Santa Fe, the old Officers' Quarters converted to commercial use, last holding the Dependable Cab Company before being demolished.

Grocery Store Period: 1941-1992

The houses on the lower two lots were demolished in 1941 to make way for a new Safeway store. Safeway first entered Santa Fe in 1928, opening a store on Palace Avenue. At the time, the grocery scene in Santa Fe included dozens of small grocers, most mom-and-pop stores serving Hispanic majority neighborhoods. Safeway followed Piggly Wiggly, a national retail chain that built a store on Don Gaspar Avenue in 1922.

Established in 1915 in American Falls, Idaho, and incorporated in Maryland in 1926 as Safeway Stores, Inc., the growing grocery retail company saw promise in New Mexico. Big stores, like Safeway, could offer customers lower prices and a wide array of items by purchasing in volume from wholesalers. Like the big-box stores of this age, these chain

[24] Advertisement, *Brooklyn Daily Eagle*, October 17, 1925, 12-A.

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groceries — with their wholesale discounting, low prices, and relentless advertising — soon squeezed out smaller and independent grocers.

The Palace Avenue unit (the sixth Safeway in New Mexico) was financed by the Blatt family and opened on April 21, 1928, as Santa Fe Safeway Store No. 1. It joined 1,200 Safeway units stretching from Florida to California. Typical of its period, it was furnished with wood shelving and display boxes, with pyramids of canned goods along its walls. Five years later, Santa Fe received its second Safeway, opening in the new Dendahl Building on Galisteo Street (now Seret & Sons).

Both of these early stores were limited by their floor space and parking. In the late 1930s, Safeway began to look for a site to build a modern store — including onsite parking — following its standard plan. The lots on Grant Avenue were acquired with both former residences, including one of the original Officers' Quarters, demolished in January 1941.

Santa Fe Store No. 1

Architect Gordon F. Street, a former principal in John Gaw Meem's firm, drew up plans for the new store, following one of Safeway's standard designs. By then, Safeway had established a uniform façade and floor plan that reflected its format of mixed self-service and counter assistance for customers arriving principally by automobile.

Self-service, first introduced by Piggly Wiggly, allowed the shopper to move about freely, picking items from open shelves and paying for them at the front of the store in a check-out lane.[25] Before self-service, shoppers had to request items individually from clerks behind a counter. Typical of the emerging self-service supermarket, Santa Fe Store No. 1 was fashioned as a long rectangle, with its short side facing the street (Figure 11). Constructed with a concrete frame and a tile curtain wall, it was considered fireproof.

The west façade, facing Grant Avenue, was organized as an enframed window wall. As with other Safeways across the country, it had a pattern of bays holding tall display windows on low bulkheads, interrupted by a set of double wood entry doors topped with a large ventilating transom. Differing from the standard, the Santa Fe design

[25] Kathleen Drowne and Patrick Huber, *The 1920s* (Westport, Ct.: Greenwood Press, 2004), 128.

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received a sloping Spanish tile roof (Figure 12). The $21,000 building was erected by the Albuquerque contractor, Kilbourne L. House.

Strictly Modern

The new Safeway opened on June 5, 1941 (Figure 13). The interior featured "new and strictly modern equipment" and was finished with chrome fixtures and indirect and fluorescent lighting in what Safeway called the Streamline style. It had a dedicated concrete parking lot along its south elevation, representing, according to the *New Mexican*, the "largest parking lot in the city."[26] Including equipment, the final cost of construction was $75,000. With its completion, Safeway shuttered the Palace Avenue unit, which was only half the size of the new building.

The new Safeway came at time when war preparations began to affect construction, both locally and nationally. Safeway discontinued its acquisition of new properties, and closed several warehouse and plant operations. Yet, it finished 1941 with a 19% increase in sales, netting $475,124,885 nationally.[27]

Remodeling and New Designs

In 1961, Santa Fe Store No. 1 received extensive interior remodeling, but its floor space was already deficient. The same year, the company built one of its new standard models on St. Francis Drive (now Natural Grocers) that offered far more floor space and parking. Based on San Francisco Bay Area prototypes developed by architectural firm Wurster, Bernardi & Emmons in 1959[28], the new Safeway models used a barrel-vaulted roof, allowing a floor-to-ceiling glass façade. Like many cost-conscious versions, the St. Francis Safeway had a gable roof form; still, with its glue-laminated curved beams, it satisfied Safeway's goal of light and spaciousness.

[26] "Safeway No. 1 Will Move to New Location," *Santa Fe New Mexican*, May 27, 1941, 10.
[27] Safeway Stores Incorporated, *Annual Report of Safeway Stores Incorporated, Year Ended December 31st 1941* (no publisher, 1941), no page.
[28] "Safeway Stores Announce Large Construction," *Architect and Engineer* (April 1959), 31.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Safeway No. 921

Safeway reconsidered the Grant Avenue site, realizing the building's position could be changed to gain more parking and floor space. Santa Fe Store No. 1 was still an attractive location, serving families living in east and north sides of town.

In 1965, Safeway hired the Albuquerque firm of Neuner and Cabaniss, Architect and Engineers, to design a new supermarket-style store. Formed in 1951 by architect August A. Neuner and engineer Jack Knisley Cabaniss, the architect-engineering firm worked mostly under government contracts, designing test structures for Kirtland and Holloman Airforce bases and Los Alamos National Laboratory. Neuner and Cabaniss additionally worked in the commercial sector, creating designs for New Mexico Safeway stores.[29]

To maximize the site, Safeway acquired the northern lot. With the lot cleared, Neuner and Cabaniss could create a larger building arranged on a north-axis. The repositioning increased the floor space, boosting it to 19,000 square feet. Moving the building to the back of the lot permitted more parking, particularly in front, which reflected the norm of the drive-up supermarket.

Constructed by Ballard & Sons, of Carlsbad, the concrete building took on a generalized Pueblo Revival appearance. As with most supermarkets, Neuner directed his attention to the façade, which came under review by the Historic Styles Committee.[30] The flat façade came decorated with long a *portal*, with wood posts topped with *zapata*-type corbels. Behind the portal was a thoroughly modern storefront, with a uniform line of large plate-glass show windows flanked by double automatic doors. The south elevation — the working side of the building — had no fenestration. A separate volume at the southeast corner enclosed a loading area entered through a steel roll-up door.

Opened to the public on February 8, 1966, Store No. 921 was modern inside. The $186,000 building boasted a separate meat cutting room with a window so that customers could watch the butchers prepare meat delivered by a conveyor belt. It featured 60' of fresh meat cases, 24' of frozen meat, 62' of dairy products, and 30' of ice cream display.[31] The various areas of the store were marked in pastel colors (a soft

[29] Information on Neuner and Cabaniss was derived from contemporary newspaper accounts, public records, and AIA directory entries.

[30] "Safeway Plans New Store Here," *Santa Fe New Mexican*, March 25, 1965, 1.

[31] "New Safeway Store to Open on Grant Street Tuesday," *Santa Fe New Mexican*, February 7, 1966, 9.

yellow signaled produce), lending to a "relaxing atmosphere in which customers may shop at leisure."[32] The building was air-conditioned, and bright. Important to Santa Feans, Safeway Stores announced that it would hire locals for both manager and service positions (Figure 14).

Safeway Stores' 1966 annual report highlighted the new Santa Fe store as one of a handful of the 158 units built that year that responded to local conditions:

> While our aim in store design is toward a basic style for familiar identification and saving in construction costs, exceptions are not uncommon. Architectural style is sometimes altered for such reasons as zoning laws, special local motif, unique terrain.[33]

The accompanying images included a Foster Hyatt watercolor rendering of the Santa Fe store (Figure 15), and a photograph of a unit in Santa Rosa, California, that incorporated a 100-year-old redwood into its façade.

Soon after opening, the 1941 Safeway building was demolished, creating a 63-car parking lot landscaped by Santa Fe Nursery.

Alterations and Changes

Perhaps due to its exposure, the portal was enclosed in the early 1980s. The design, created by Foster, Henry, Henry & Thorpe, an industrial architecture firm based in El Paso, added stucco between the portal posts to hold 16 slit-like windows (Figures 17 & 18). New entry doors were installed at the north and south ends of the portal. The project additionally extended the loading dock area.

The odd-looking façade came about during a time of change for the grocery chain. In 1986, a New York holding company purchased Safeway to avoid a hostile takeover. Two years later, the company sold off its 59-unit El Paso Safeway Division — which included New Mexico — to Furr's, a lower-end grocery retailer headquartered in Lubbock, Texas. Furr's, which already had two markets and a cafeteria in Santa Fe, continued to run the

[32] Ibid.

[33] Safeway Stores Incorporated, *1966 Annual Report* (Oakland, Calif.: Safeway Stores Incorporated, 1966), 11.

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Grant Avenue store and three other Santa Fe locations under the Safeway name. In 1991, Furr's Supermarkets, a separate company, took over the Santa Fe Safeway units, rebranding them as Furr's Supermarket.

The former Store No. 921 held on for another year, before closing for good at 8 p.m. on Saturday, September 12, 1992.

Commercial Office Period: 1993-Present

In addition to its 31 employees, the store's closure was lamented by its regular customers, as it was the last major grocery market in downtown Santa Fe. People feared that the building would become a gallery or hotel.[34] Its new owners, a pool of investors using the name Poobah Corporation, hired the local firm of Terraplen, Architects, Planners, Landscape Architects to remodel the grocery into commercial office space.

Terraplen came before the Historic Design Review Board in 1993 with a scheme to create additional square footage by building a partial second story (H-93-111). Originally proposed as a Pueblo Revival design, it included new portals along the west, east, and south elevations and new fenestration along all but the north side (Figure 20). A second iteration modified the design to the Territorial Revival style. Another revision returned to the Pueblo Revival manner at a one-story height. The proposed east portal was removed from consideration, as it did not meet BCD standards.

Work began on the $450,000 renovation project in the fall of 1993. It included building new portales along the west and south elevations. The west structure presented a heavier appearance than the 1965 design, which had a lighter parapet and stylized battered ends. The new design over-emphasized Pueblo elements and added an elevated brick floor. With this improvement, the former open storefront was closed and divided into offices with separate entries. The same scheme was applied to the south. Both of these principal façades received oversized residential windows with a divided light sash. Similar, but smaller windows were introduced to the east (Sheridan Street) elevation.

The first tenant, a title company, moved into the building soon after. The following year, an art gallery expressed interest in the renovated building, resulting in a change of the

[34] Bob Quick, "Shoppers Lament Closure," *Santa Fe New Mexican*, August 27, 1992, B4.

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front façade fenestration which altered a design that had been approved by the board (H-94-45). The final design, representing what is in place today, was completed in late 1994, with the Betts and Riva Yares galleries taking over the space. Tenant improvements installed a large fixed window to the south end of the front façade (H-94-143)(Figure 21).

Additional improvements involved the construction of a Pueblo Revival-style parking attendant's booth and a stucco application to a dumpster enclosure (H-95-1).

Burnett Foundation Ownership

The Poobah Corporation sold the property to the Burnett Foundation in 1997. A Fort Worth-based arts and culture foundation overseen by Anne Windfohr Marion and her husband John L. Marion, the foundation purchased the adjacent Bergere House the same year.

In 1998, the Marions founded the Georgia O'Keeffe Museum and Study Center, representing the artist's first permanent collection. As part of its operations, the museum used the old Safeway building as a learning center and annex to the main collection. In May 2021, the parcel holding the Safeway building was transferred to the Georgia O'Keeffe Museum.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Erected in 1965 as a design to satisfy the needs of a modern supermarket while respecting the style of the historic district, Safeway No. 921 was first altered in 1982-83, with the enclosure of its façade. In 1993, this portal was re-instated, but at a different size, proportion, and design. The major renovation also added numerous new window openings to all but the north elevation and created a large portal across the south elevation.

In summary, the 1993-94 project changed the original window and door locations and added new units where none existed before. It altered original character-defining features such as the loading ramp, and introduced new conjectural elements. As a result, all but the north elevation has been significantly altered.

The smaller structures, site work, and landscaping are non-historic, all dating to the 1993-95 period.

Conclusion

Given the cumulative impact of these alterations (all made after the historic period), the Safeway No. 921 building does not retain sufficient historic integrity to communicate its original design and historical period and associations.

For these reasons, the Safeway building and all structures and landscape improvements are recommended Noncontributing to the City of Santa Fe Downtown and Eastside Historic District.

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Illustrations

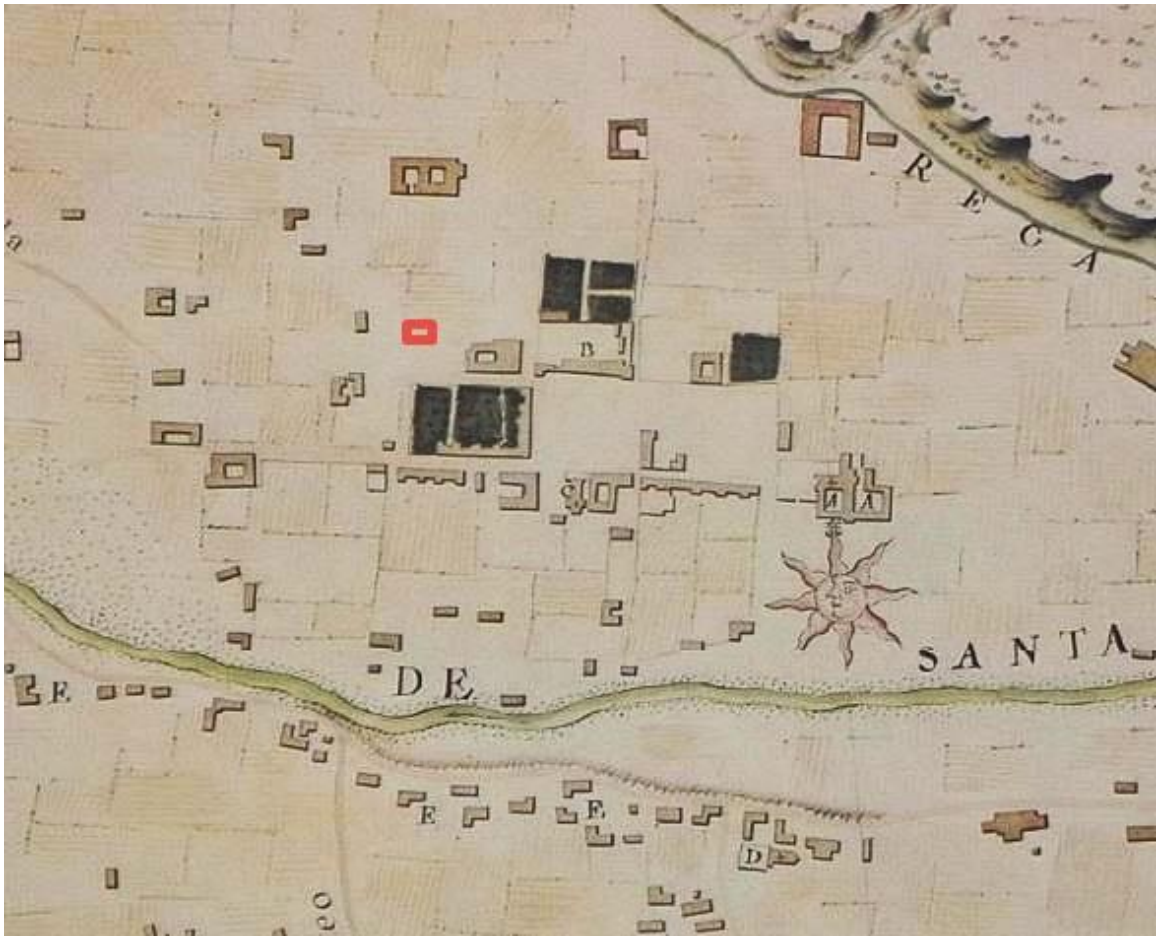

Figure 1: Portion of "*Plano de la villa de Santa Fée, Capital del Reino de Nuebo Mexico*," 1766.
Creator: Joseph Ramón de Urrutia y de las Casas.
Red rectangle indicates approximate location of subject property.

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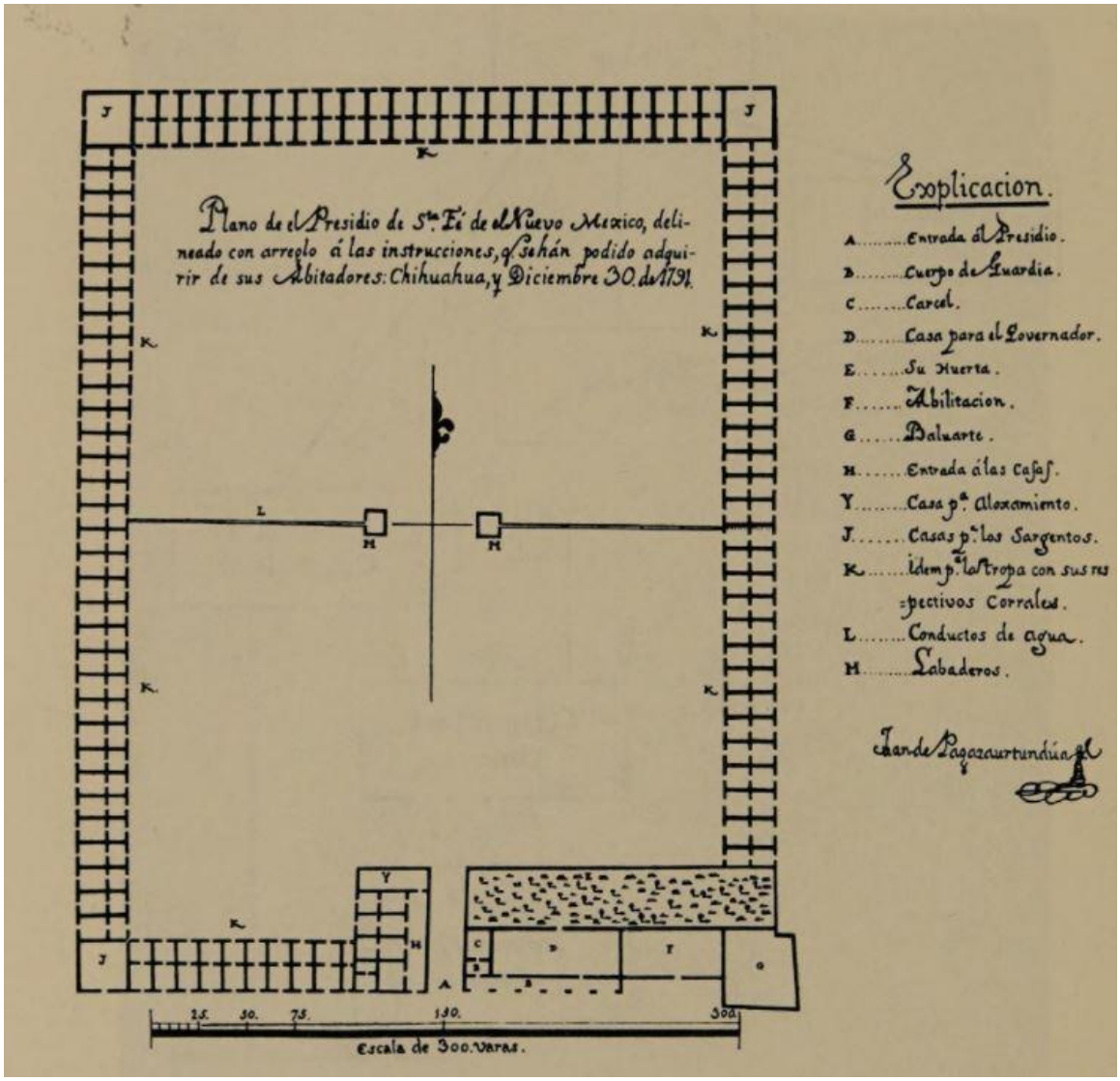

Figure 2: "*Plano de El Presidio de Sta. Fi de El Nuevo Mexico*," 1791.
Creator: Unknown.

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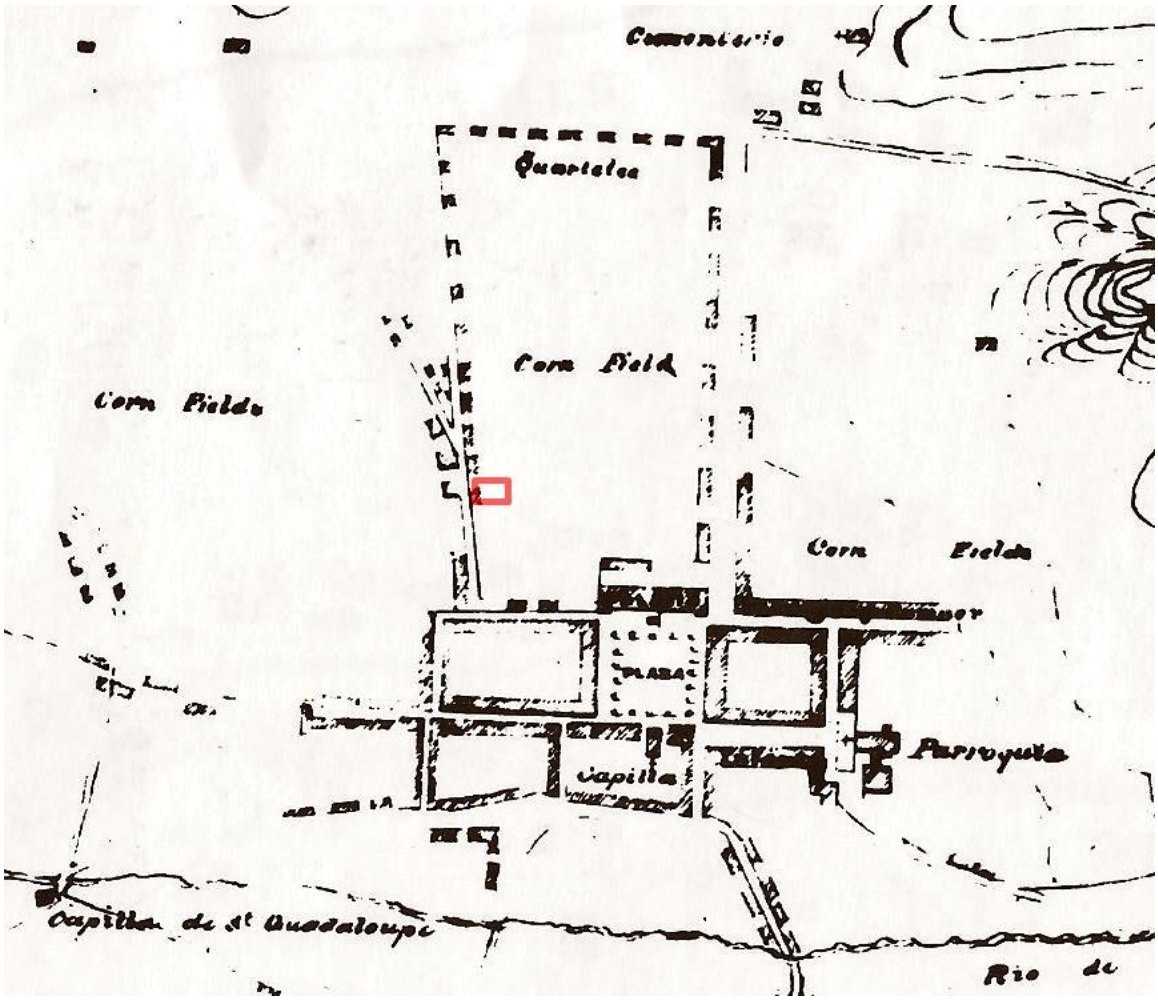

Figure 3: Portion of "Reconnaisance (sic) of Santa Fé and the Environs," 1846.
Creator: William H. Emory and Jeremy F. Gilmer.
Red rectangle indicates approximate location of subject property.

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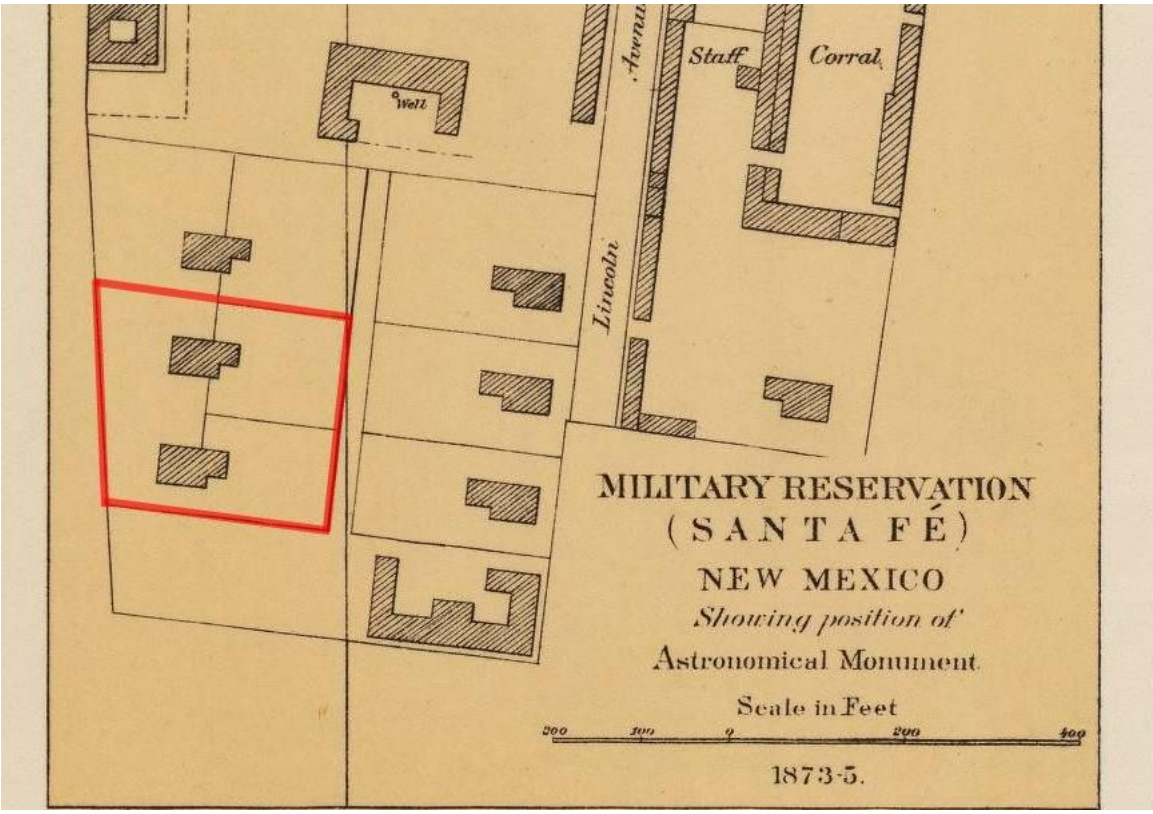

Figure 4: Portion of "Military Reservation (Santa Fé) New Mexico, Showing Position of Astronomical Monument," 1873-75.
Creator: George M. Wheeler, Corps of Engineers, U.S. Army.
Red outline indicates approximate boundary of subject parcel.

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Figure 5: Portion of 1873 photograph showing the two Officers' Quarters within the subject parcel. Creator: Timothy H. O'Sullivan. Courtesy National Archives, College Park, Maryland.

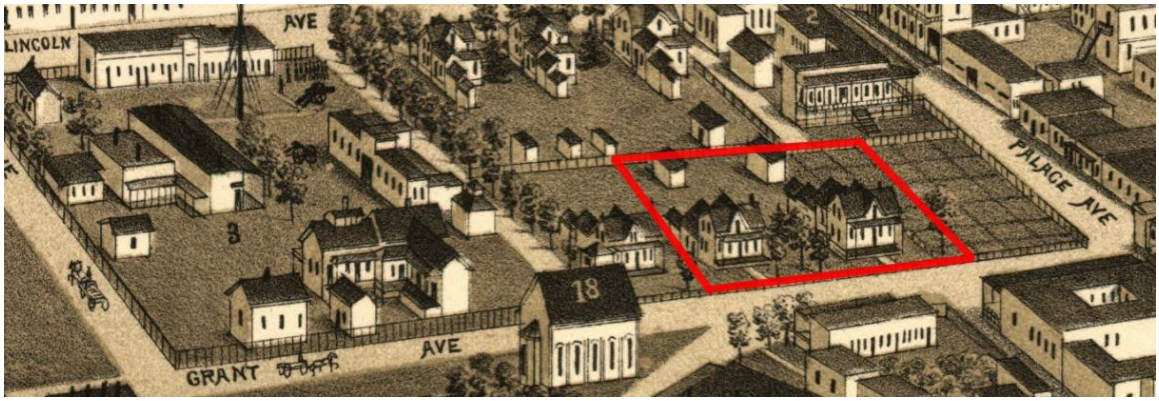

Figure 6: Portion of "Bird's Eye View of the City of Santa Fé, N.M. 1882."
Creator: J. J. Stoner.
Red outline indicates approximate boundary of subject parcel.

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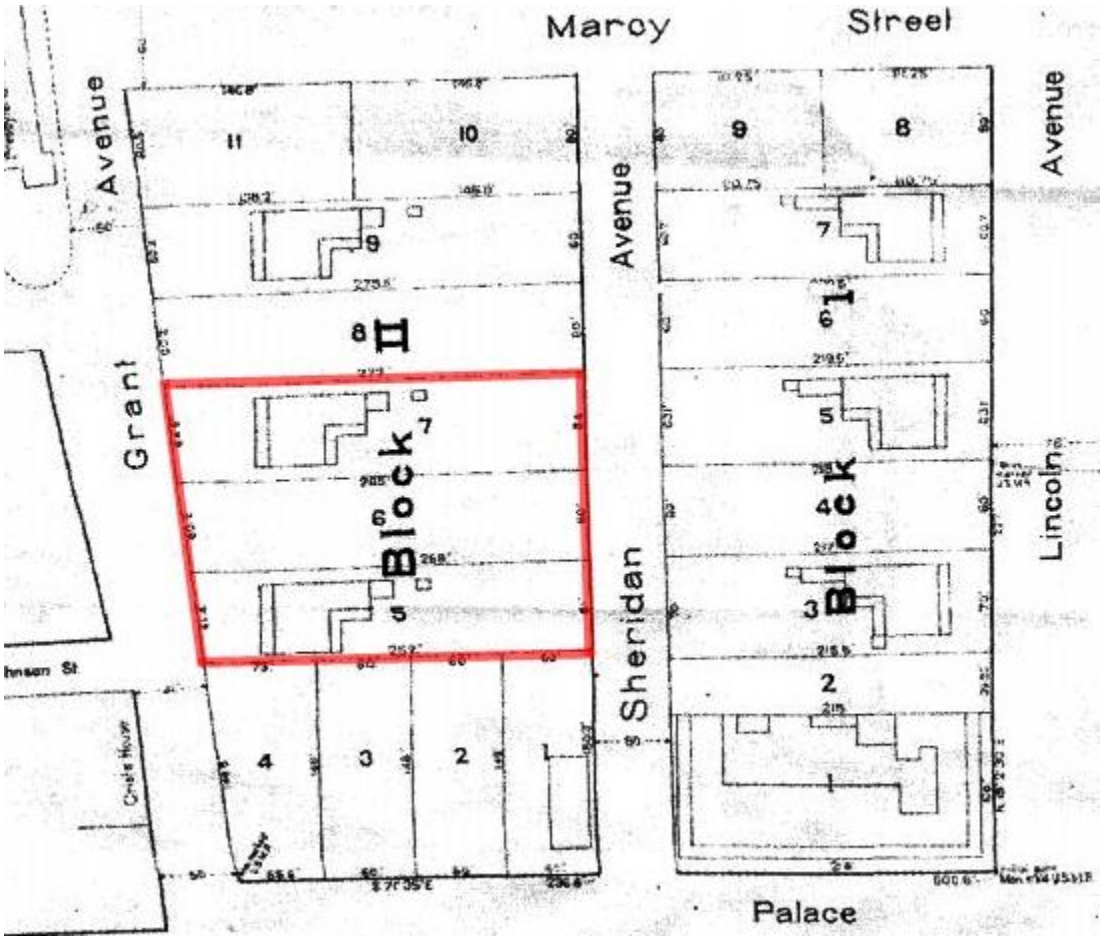

Figure 7: Portion of "Amended Plat, Fort Marcy Addition, 1904."
Creator: Unknown.
Red outline indicates approximate boundary of subject parcel.

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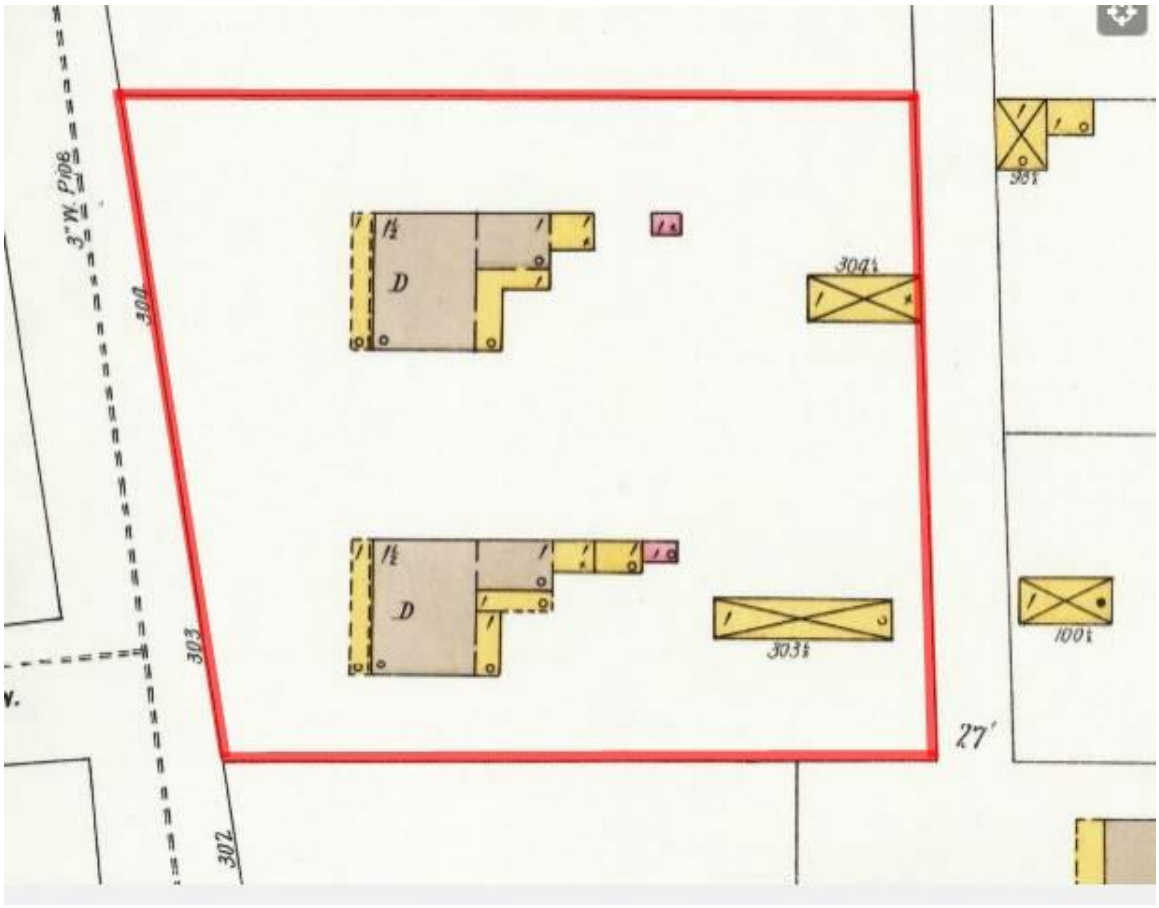

Figure 8: Portion of 1902 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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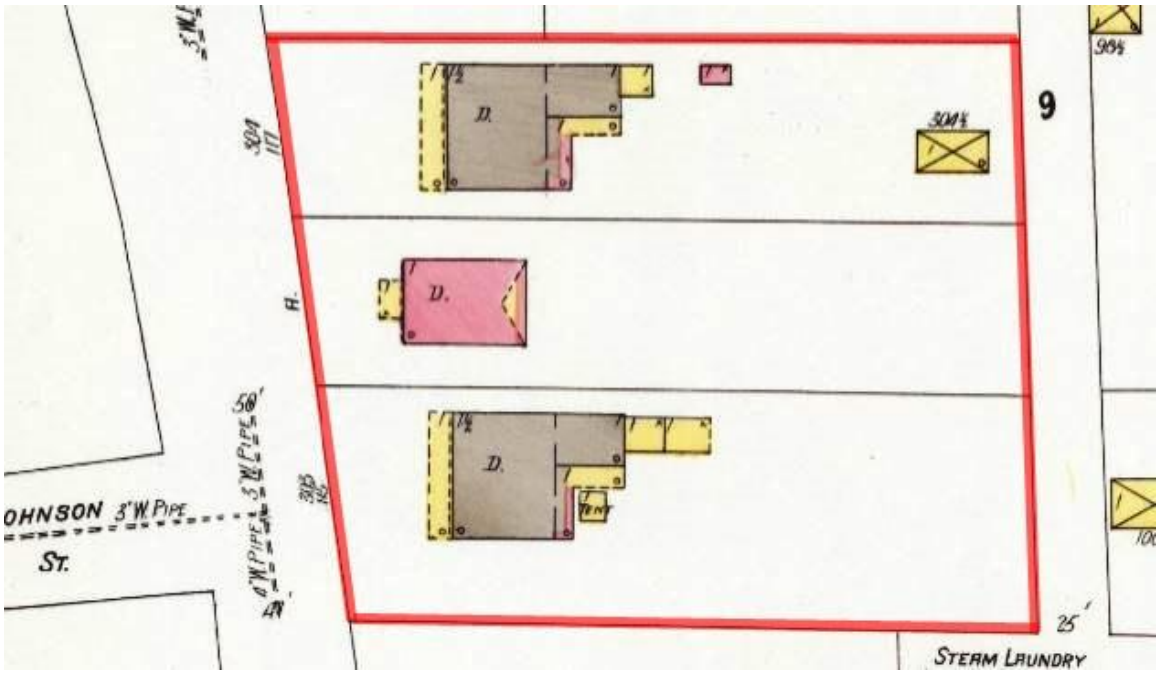

Figure 9: Portion of 1908 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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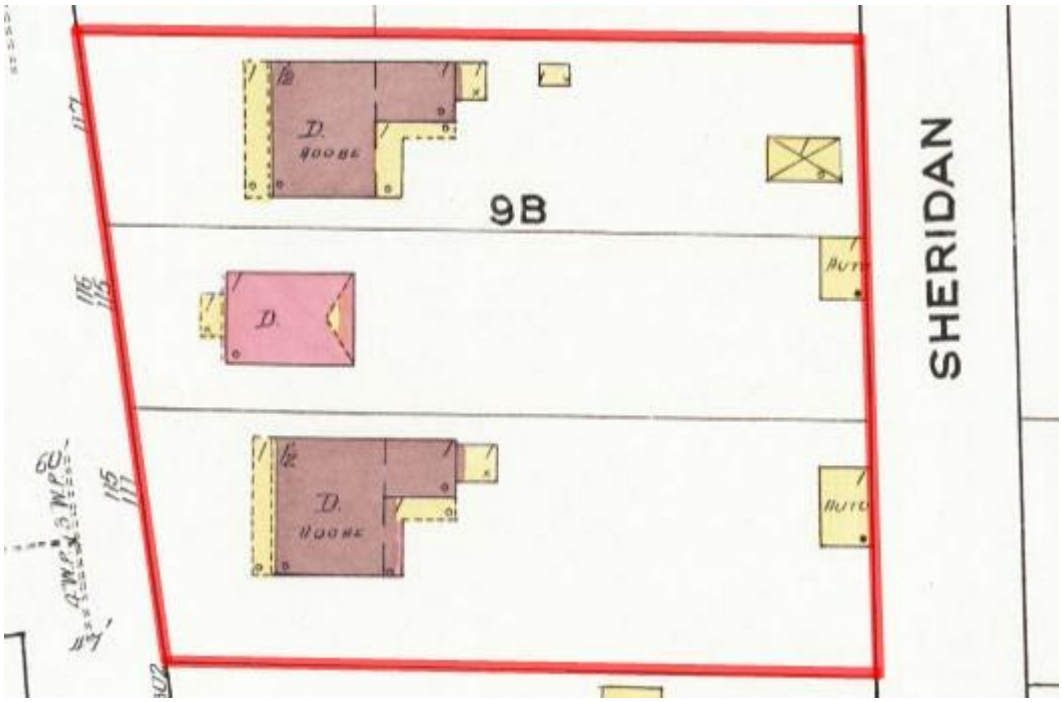

Figure 10: Portion of 1921 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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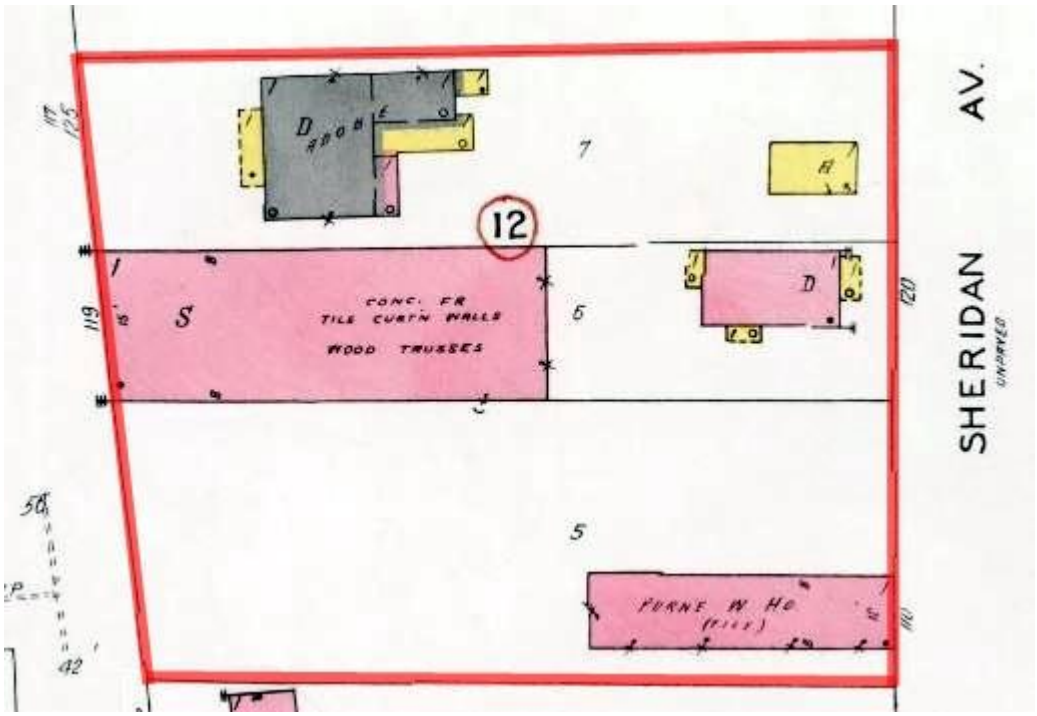

Figure 11: Portion of 1948 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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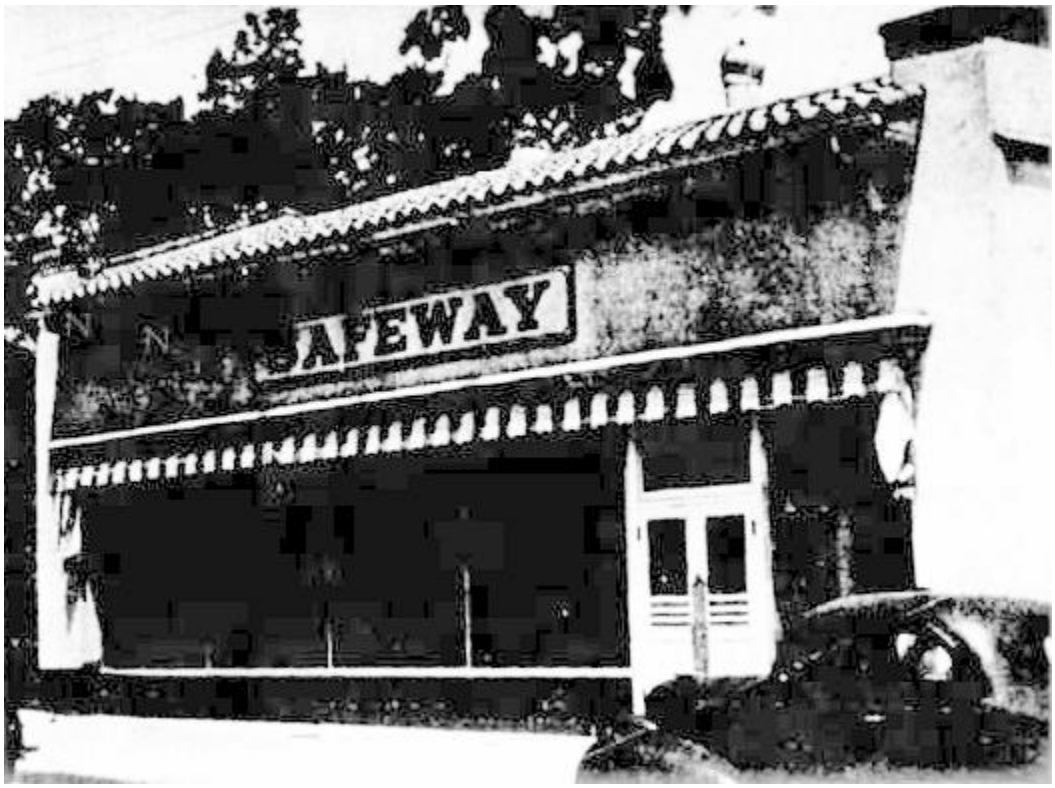

Figure 12: Santa Fe Safeway No. 1, 1941.
Demolished in 1966.
Courtesy Santa Fe New Mexican.

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Figure 13: June 1941 opening day advertisements for Santa Fe Safeway No. 1. Courtesy Santa Fe New Mexican.

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ISAAC ROMERO — The new Safeway store manager is 29 years old and lives with his wife, Marcella, and their three children at 333 Fiesta St. He has been with Safeway seven and one half years. He is a native of Santa Fe.

LEO E. BARELA — The assistant store manager was born in Questa. He now lives at 1311 Avenida Aliso with his wife, Stella, and their four children. He has been with Safeway four years. He is 37 years old.

JOE GOMEZ — The market manager is 38 years old and a native of Santa Fe. He and his wife, Andrea, and their four children live at 315 West Gomez Rd. He has been with Safeway for nine years and has been market manager since 1961.

JIMMIE MARTINEZ — The produce manager is 23 years old and has been with the company five years. He and his wife, Florine, live with their two children at 1922 Camino la Canada. He also is a native of Santa Fe.

New Safeway Store to Open on Grant Street Tuesday

Figure 14: Roster of Safeway No. 921 managers.
Courtesy Santa Fe New Mexican.



Figure 15: c.1965 watercolor rendering of Safeway No. 921.
Creator: Foster Hyatt.

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Figure 16 c. 1977 photograph of Safeway No. 921.
Creator: Arthur Taylor.
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 17: 1984 photograph of altered Safeway No. 921.
Creator: Harry Weiss. Courtesy New Mexico Historic Preservation Division.

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Figure 18: Portion of 1984 photograph of altered Safeway No. 921.
Creator: Harry Weiss.
Courtesy New Mexico Historic Preservation Division.

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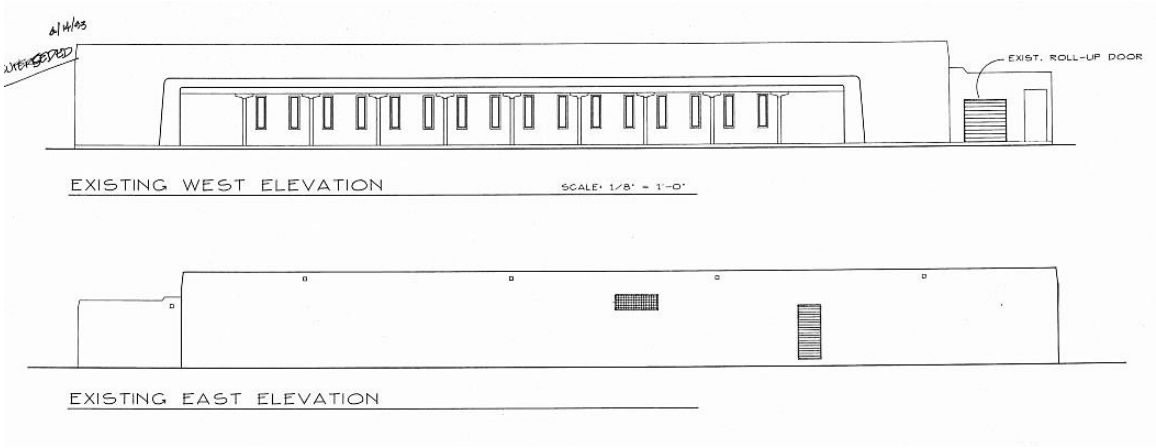

Figure 19: Existing elevation drawings of west and east elevations, c.1993. Case H-93-111. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division

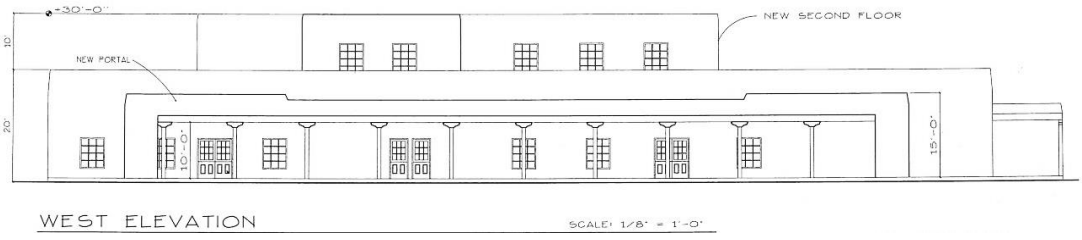

Figure 20: Proposed Pueblo Revival scheme, 1993. Case H-93-111. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division.

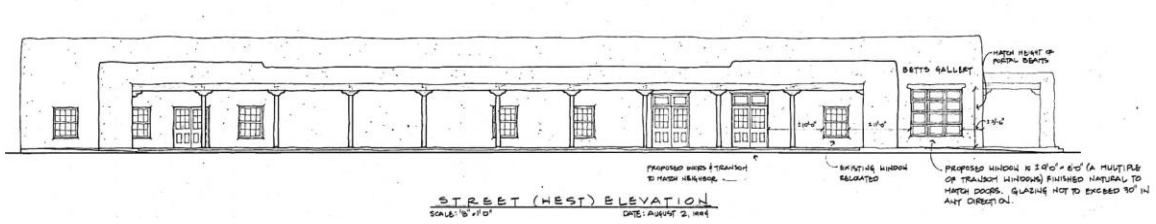

Figure 21: Final scheme of west elevation showing tenant improvements, 1994. H-94-143. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division

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Figure 22: 1958 aerial photograph showing Santa Fe Safeway No. 1.
Note demolition of middle Officers' Quarters.
Courtesy New Mexico Department of Transportation.
Red outline indicates approximate boundary of subject parcel.

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Figure 23: 1978 aerial photograph showing Safeway No. 921
Note existence of south elevation loading ramp.
Courtesy New Mexico Department of Transportation.
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Figure 24: Composite image showing c.1977 and 2020 photographs of front (west) façade.

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Survey Photographs



Photo 1: West (front) elevation composite shot.
Camera facing east.
Lorn Tryk: September 3, 2020.



Photo 2: West façade.
Camera facing northeast.
Robyn Powell: June 13, 2021.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Safeway No. 921** **Georgia O'Keeffe Museum Education Annex**	**2. Location:** **123 Grant Avenue, Santa Fe** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 051610070**
		4. County: Santa Fe
		5. Date of Survey: **September 3, 2020; June 13, 2021**



Photo 3: West façade portal.
Camera facing south.
Robyn Powell: June 13, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: West façade, south end.
Camera facing east.
Robyn Powell: June 13, 2021.

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Photo 5: West façade.
Typical clad window found throughout building.
Camera facing east.
Robyn Powell: June 13, 2021.

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Photo 6: West and south elevations, panographic shot.
Camera facing northeast.
Lorn Tryk: September 3, 2020.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: South elevation *portal*.
Camera facing west.
Robyn Powell: June 13, 2021.

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Photo 8: South and east elevations.
Camera facing northwest.
Robyn Powell: June 13, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: East elevation, composite shot.
Camera facing northeast.
Lorn Tryk: September 3, 2020.

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Photo 10: East elevation, north end.
Red indicates opening modifications.
Camera facing west.
Robyn Powell: June 13, 2021.

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		4. County: Santa Fe
		5. Date of Survey: **September 3, 2020; June 13, 2021**

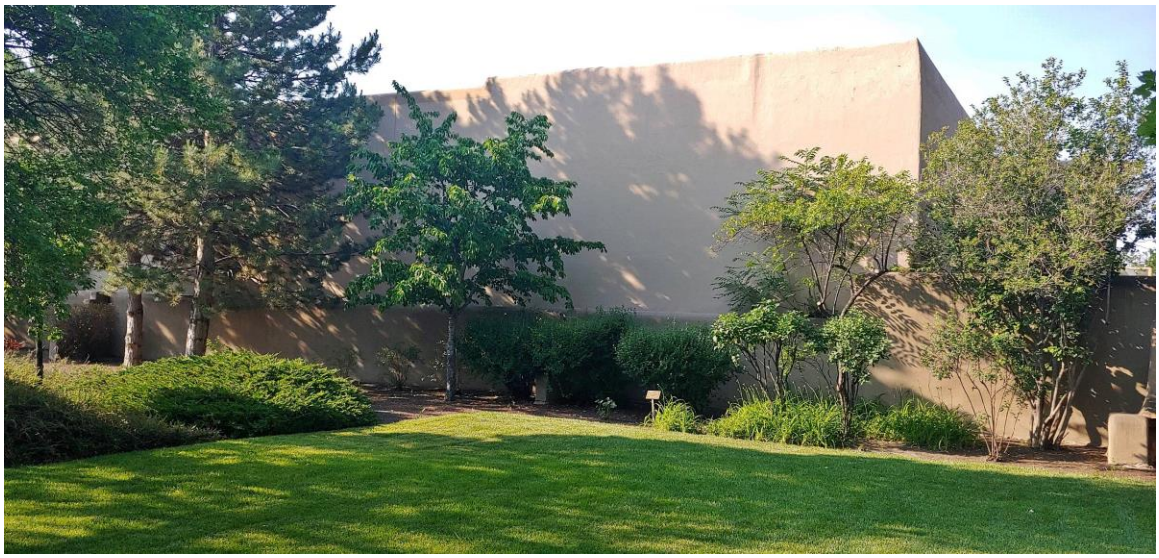

Photo 11: North elevation.
Camera facing southwest.
Robyn Powell: June 13, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: **September 3, 2020; June 13, 2021**



Photo 12: Low walls along Washington Avenue.
Camera facing southeast.
Robyn Powell: June 13, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: Parking Attendant Booth at Washington Avenue.
Camera facing northeast.
Robyn Powell: June 13, 2021.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003829--HDRB

Project Description:

Project Location(s): 1302 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Property Owner: Mavrick Lobe
108 Placita Halcon
Santa Fe, NM 87505
jackblobe@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2021

Year of Construction: 1960s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003829-HDRB

Address: 1302 Cerro Gordo Road
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the historic status of the structure be retain its historic status of "non-contributing" per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

1302 Cerro Gordo Road is an approximately 1,900 square foot single family residential structure located in the Downtown and Eastside Historic District. The applicant requests a historic status review.

The house is constructed in around 1961 in a ranch style. It has an asphalt roof with a shallow pitch and stuccoed walls. The northeast corner is dominated by a carport with a slight pitch, which is connected to the main house. To the west on the north façade is a multi-paneled wood door and tall fixed wood windows. The windows appear to be more vertically extended and to sit lower than on the original plan, although their position and form are approximately the same.

The east elevation shows the gable of the pitched roof, leading into the carport and one small window whose position has been moved since the original construction.

The south elevation contains three windows whose size and position have been altered at an unknown date. The west portion was originally a roofed patio. This was enclosed in the around 1990 and has large windows. In the 1980s, solar water collectors were installed on the roof. These were screened with plywood to meet the requirements of the Historic Styles Committee.

The west façade shows mostly this enclosed porch, having originally been a windowless wall.

The site also includes a non-historic CMU wall that was partially stuccoed and given an archway in the 2000s.

More details on the history of the property can be found in the 2021 HCPI.

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:
Beverly A. Averitt House	**1302 Cerro Gordo** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H 1377**
		4. County: Santa Fe **Parcel # 10126300**

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



6. Date of Survey: June 9, 2021.

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

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6829005,-105.9125494

10. Photo Information: Robyn Powell, photographer. **View of front, north elevation, facing s**outh.

11. Brief Description of the Property:

Situated on a slight slope on the south side of Cerro Gordo Road is an approximately 1,900-square-foot ranch house constructed in circa 1961. The home sits near the front of its nearly 320-foot-deep lot, below road grade (Photo 1). It is approached along a shared gravel drive from the east. The land is minimally landscaped, consisting of a CMU wall defining the backyard. The back area is divided in two with an axial path.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: ca.1961
_ _Known _x_ Estimated **Source:** drawings and city directories

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

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar – ranch house**
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, 2021

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: Mavrick Lobe and Cristiana Costa

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

Owner: Mavrick Lobe and Cristiana Costa

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No* __Yes * Beyond boundary of Santa Fe Historic District (SRCP 260)

If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

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

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

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

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

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

Historic Cultural Properties Inventory (HCPI) Detail Form
(FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H 1377
Beverly A. Averitt House	1302 Cerro Gordo Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: June 9, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

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

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

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

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

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

__ Wood: Tongue and Groove __ Other: Frame

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	9
Fixed	Wood	2 and 3	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Single-Leaf	¾ - Glass w/sidelights	Metal	1

12. Chimneys
One, brick interior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: late 1980s, early '90s; enclosure of rear porch; oral informant, period photographs, and visual and material evidence.

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

16. Primary Architectural Style **__ Not Applicable**

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

Notes: **Other: Ranch**

17. Documents Available and Their Locations

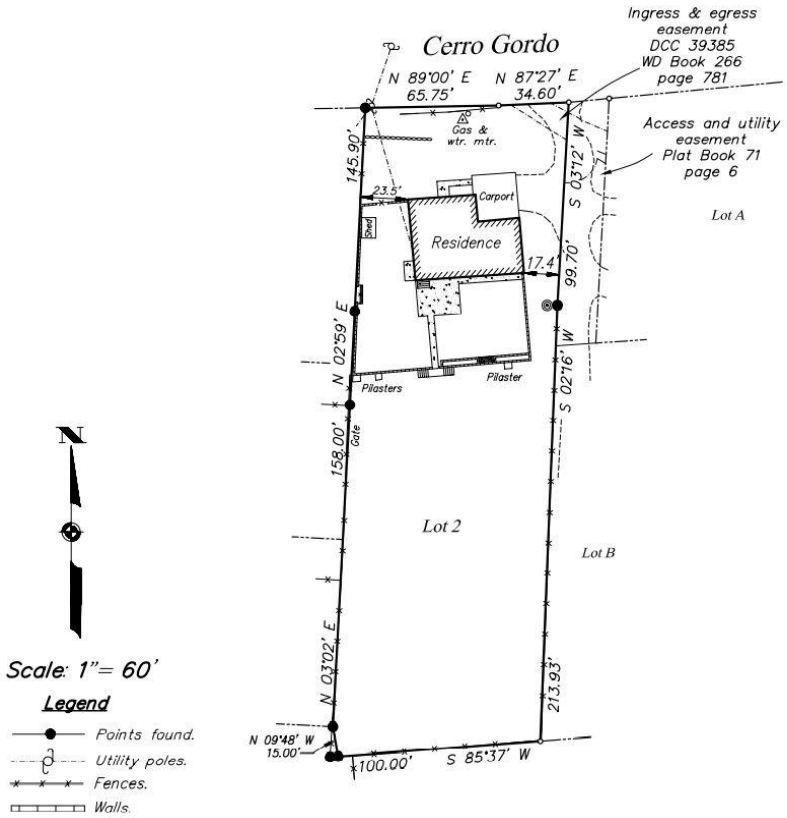
New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

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

S I T E:

18. Attached or Associated Properties *Are associated properties eligible for listing:* ***N/A***

19.Site Plan: Portion of 2020 survey, courtesy Sierra Land Surveying, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Architectural Description Continued

Setting

North, east, and south are expansive views of Picacho Peak, Cerro Gordo, and Atalaya and Sun and Moon mountains. The house is situated near the north end of its rectangular, roughly 0.7-acre lot

North – Front Façade

This long elevation facing the road is dominated by its carport (Photos 2, 3 & 4). The roughly 472-square-foot structure pushes out from the home by nearly 10’ and takes up almost 39% of the façade. The carport was originally designed with a north-facing gable to complement the home’s side-gabled form (Figure 8) but in the end, a nearly flat shed roof was selected. Beyond the carport to the west is a concrete walkway leading to the front door (Photo 3). The entry, a multi-panel wood door, is flanked by tall, fixed wood windows. These appear extremely low when viewed from the interior.

East

The awkwardness of the carport is amplified when viewing this side elevation (Photo 2). The flat, simple elevation has a single window near the northeast corner. The window’s position differs from the 1961 drawing, which had it closer in line with the gable apex (Figure 9). The roof has a medium pitch, contemporary of its period. However, the play of the roof is marred by a run of painted vertical boards starting at the top plate. The boards, painted barn red, continue north across half of the carport.

The roof is covered with weathered rolled asphalt. A line of sun-bleached plywood sheets rises from its ridge like a dorsal fin (Photo 3). The Historic

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Styles Committee required these to hide solar collectors behind the house on the south slope. The two older solar water collectors are faced with sun-whitened fiberglass panels.

South

The south elevation encloses the private functions of the home. The east third of the elevation is an unarticulated wall punched with three sliding windows of differing size, providing light to bedrooms (Photo 5). As designed in 1961, the windows were large units of a uniform size (Figure 10). The façade's west end was originally open as a roofed patio. The gable carried over the space in the design, with an exposed wood beam and rafters delineating its south opening (Figure 10). As a cutout to the mass, it mirrored the carport. At some point in the late 1980s or early '90s, the space was enclosed with a frame addition faced with stucco. The roughly 274-square-foot area introduced much larger windows than the unaffected portion of the elevation (Photo 6).

West

The enclosed porch became a large part of the west elevation (Photo 7). Designed initially as a windowless wall, the modification introduced large sliding units at the south end. Similar to the east elevation, vertical gable boards run between the top plate and the roof.

Site Improvements

As described earlier, the only site improvements involve sections of concrete walkway and patio and a CMU wall defining the backyard. (Photo 8) The wall is at points covered with stucco on both the interior and exterior; at others on only one side, and along many stretches not stuccoed at all. West of the house (at the north elevation) starts a stuccoed section

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holding double wood gate doors (Photo 9). The section is roughly 24’ in length and steps from 4’-7” to approximately 7’ in height. The feature is non-historic.

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		4. County: Santa Fe
		5. Date of Survey: June 9, 2021

Historical Overview

Area Context

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural use. The area remains lightly populated, with tracts of relict farmland incorporated into larger residential lots.

Cerro Gordo Roads falls within the Jose Antonio Lucero Grant, a grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. At its initial survey in 1885 the grant stood at 700 acres, but it was reduced in private claims court to a mere nine acres.[1]

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

The ownership of the subject property is identified on the 1917 Hydrographic Survey map (Figure 2). The 3.5-acre plot, then under wheat cultivation, was owned by Cayatono [Cayatano] Gonzalez [Gonzales], a relative of the Armijo family. Gonzales and his neighbors, many from the

[1] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, < https://econtent.unm.edu/digital/collection/catron/id/21041> Accessed June 11, 2021.

[2] "Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1; Rose Armijo, telephone conversation with John W. Murphey, January 11, 2021.

Armijo family, were members of the ditch association and raised alfalfa and corn primarily in the acequia-fed fields.[3]

The area remained rural and in agricultural production through the Great Depression. Slow changes arrived in the 1950s, including paving portions of Cerro Gordo Road and introducing school bus service.

1302 Cerro Gordo Road

While its origin is unclear, neighborhood lore recalls that the parcel holding the house came as a wedding gift with the marriage of Rosalie Cordova and Max Martinez.[4] Cordova's parents lived on the adjacent parcel to the east, numbered 1320 Cerro Gordo Road (Figure 3).

In the early 1960s, the young couple began planning a house for the site. By early 1961, the plan had been realized with drawings showing a contemporary ranch house (Figure 12). Reflecting its period, the floor plan separated public and private spaces into a somewhat hybrid open plan. The front (public) portion had a combined living room-dining room, entered from the door on the north elevation. Three adjacent bedrooms, aligned along a hall, formed the private section at the southeast corner. Taking up the southwest corner was a den and kitchen, with a pair of aluminum sliding doors opening to a covered porch and deck.

Again according to neighborhood lore, the couple didn't live in the house long, divorcing soon after its construction. For a time, Earl and Nadine Shelton rented the property. The Sheltons arrived in Santa Fe in 1961, with Earl starting the Capitol Office Equipment company. Nadine died in 1964,

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

[4] Kerry Sharer, telephone conversation with John Murphey, June 2, 2021. Kerry is the second child of Deryll and Beverly Averitt and grew up in the subject house. Rosalie Cordova and Max Martinez's marriage is confirmed in a 1955 newspaper account.

with Earl leaving the house soon after.[5] Based on city directories, the property remained vacant for several years.

Beverly A. Averitt: Ranch Girl-School Administrator

The house's strongest association is with Beverly Averitt, a Harding County ranch girl who became a high school administrator (Figure 13). Born in 1943 to Monroe Gabriel and Celeta Alberta Mackey, Beverly grew up on a ranch near Solano. Her father's side, the Mackeys, had their hearth in the Hondo Valley, where her grandfather, John Mackey, had served as a Lincoln County judge.[6] Her mother's family, the Kidds, originally from Texas, had arrived with the sweep of homesteaders into Harding County in the 1910s and '20s.

Located midway between Mosquero and Roy, Solano began in 1903 as a water tank stop on the Dawson Branch of the El Paso and Northeastern Railroad. With the establishment of a depot — a railroad passenger car without wheels — the community became a jumping-off spot for homesteaders.[7] Reflecting this trend, Beverly's grandfather, Oscar H. Kidd, was awarded a 640-acre homestead near Solano in 1926.[8] During this period, Solano emerged as the largest community in Harding County. Today, Solano's population is approximately 45, slightly higher than at the worst part of the Great Depression.

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[5] Shelton later married Rosalie Cordova.

[6] Information on the Kidds and Mackeys is derived from federal census records and public documents.

[7] John W. Murphey, "Intensive Level Survey: Commercial Corridors of Roy, Solano, and Mosquero Harding County, New Mexico" (historic context and survey report prepared for New Mexico Main Street, June 2015), 33.

[8] Serial Patent Record, Accession Number 979293, New Mexico, Issued May 18, 1926 (Bureau of Land Management, General Land Office Records), <https://glorecords.blm.gov/details/patent/default.aspx?accession=979293&docClass=SER&sid=2gi5eogy.sh2> Accessed June 11, 2021.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Beverly attended Roy Union High School, where she excelled, serving in student government. After graduation in 1961, she enrolled in Eastern New Mexico University to study education. At Eastern, she met Deryll M. Averitt, a Texas native whose family had moved to Los Alamos during the war. The couple married, relocating to California briefly where they had their first daughter.[9] Upon returning to New Mexico, Beverly completed her studies at Eastern, receiving an outstanding business student award.[10]

The young family moved to Santa Fe in 1967. There Deryll took a job as a manager at Claude's on Canyon Road, while Beverly taught in the business department of Loretto Academy during its last year of operation. Beverly then moved on to St. Michaels, where she instructed for 20 years, becoming head of the business department and later the assistant principal. Beverly made history at St. Mike's, becoming the first female wrestling referee in New Mexico.[11]

The couple moved into the Cerro Gordo home in the late 1960s, raising two daughters.

Deryll, who had gone into teaching as an instructor at the College of Santa Fe, died in 1993. By this time, Beverly had moved on to Española Valley High School, where she again taught in the business department. She became the high school's principal for a time in the early 2000s, putting in nearly 20 years of service.

With her mother's declining health, she commuted between Santa Fe and Roy to care for her.[12] She eventually moved back to Harding County, leaving the Santa Fe house unoccupied.

---

[9] Sharer, telephone conversation with John Murphey.
[10] "New Principal is Named for Loretto," *Santa Fe New Mexican*, July 30, 1967, A2.
[11] "Lady Ref Gaining Confidence," *Santa Fe New Mexican*, January 14, 1980, B3.
[12] Sharer, telephone conversation with John Murphey.

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Beverly A. Averitt died in 2018, in Las Vegas, at age 74. She is buried along with family members at the Solano Cemetery in Harding County.

Changes to the House

The Averitts made only a few changes to the home, one significant. At some point, Beverly had the house painted pink, with a blue roof and blue trim.[13] Taking advantage of solar tax credits in the early 1980s, they installed two solar water collectors on the roof, of which the Historic Styles Committee required them to screen with plywood.[14] Both are still found on the roof.

The most significant change came in the late 1980s or early 1990s when the back deck was enclosed with a frame addition (Figure 14). The project added approximately 274 square feet to the house and threw off the balance of the rear elevation's original design. More minor changes include a few replaced windows.

The originally unadorned CMU wall was improved in the ca. the 2000s, with selected areas coated with stucco and an arch opening installed near the home's northwest corner.

[13] Sharer, telephone conversation with John Murphey.
[14] Ibid.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The unaltered core of the house likely dates to 1961 and is discernable in a 1966 aerial photograph. In the late 1980s or early '90s, its character-defining rear roofed porch was enclosed. This event changed the home's plan and design and added non-compatible windows. Its suburban ranch house form is typical and is not recognized as an accepted type of "Santa Fe" style within the ordinance.

Conclusion

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

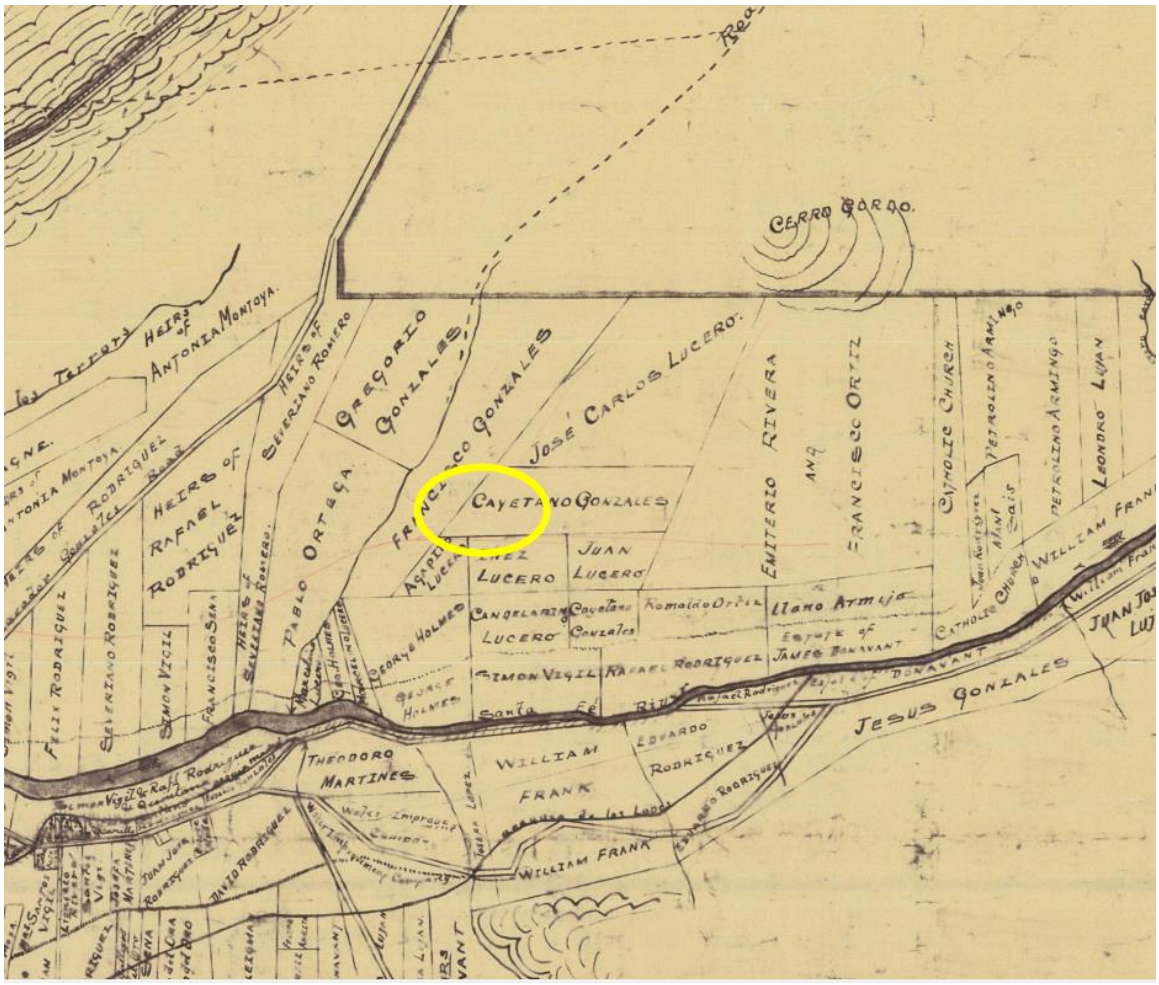

Figure 1: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
Circle indicates general location of subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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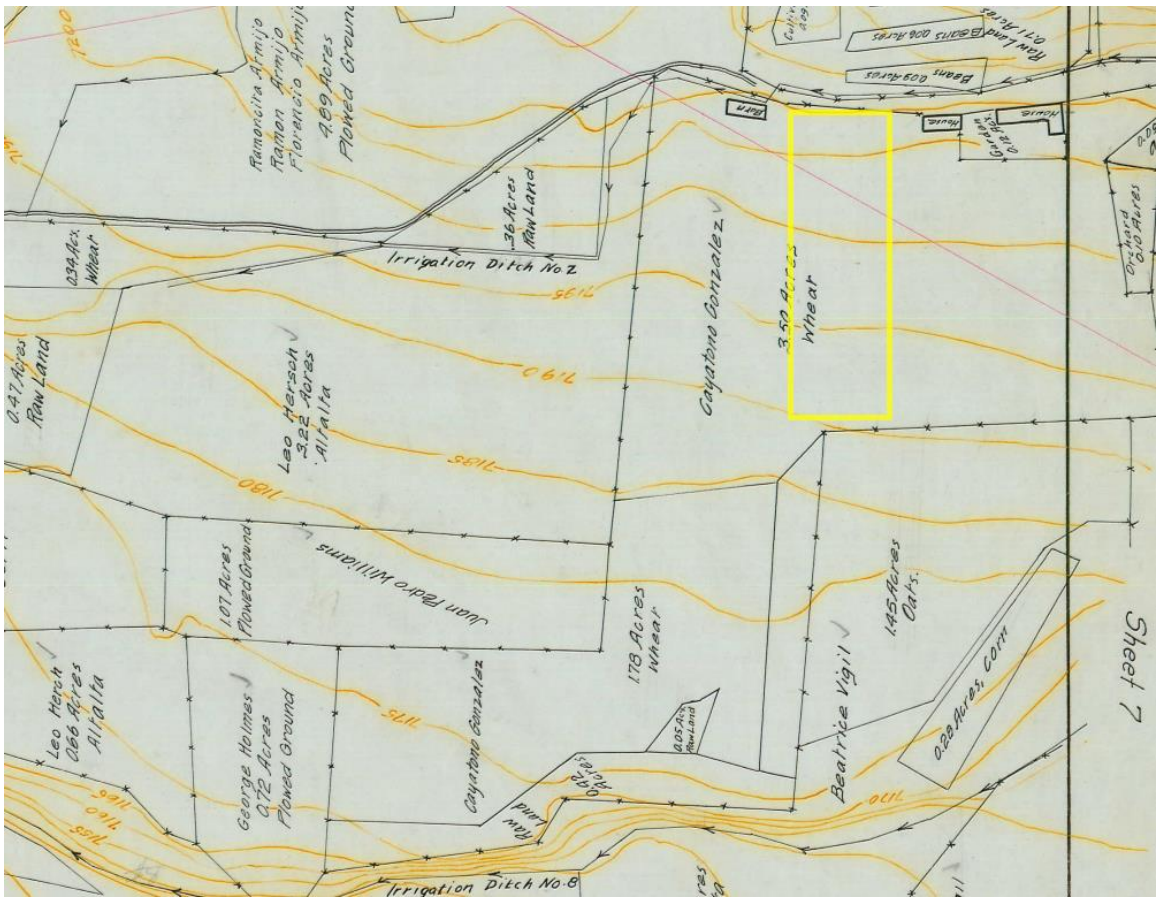

Figure 2: Portion of State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.
Yellow rectangle indicates approximate location of current property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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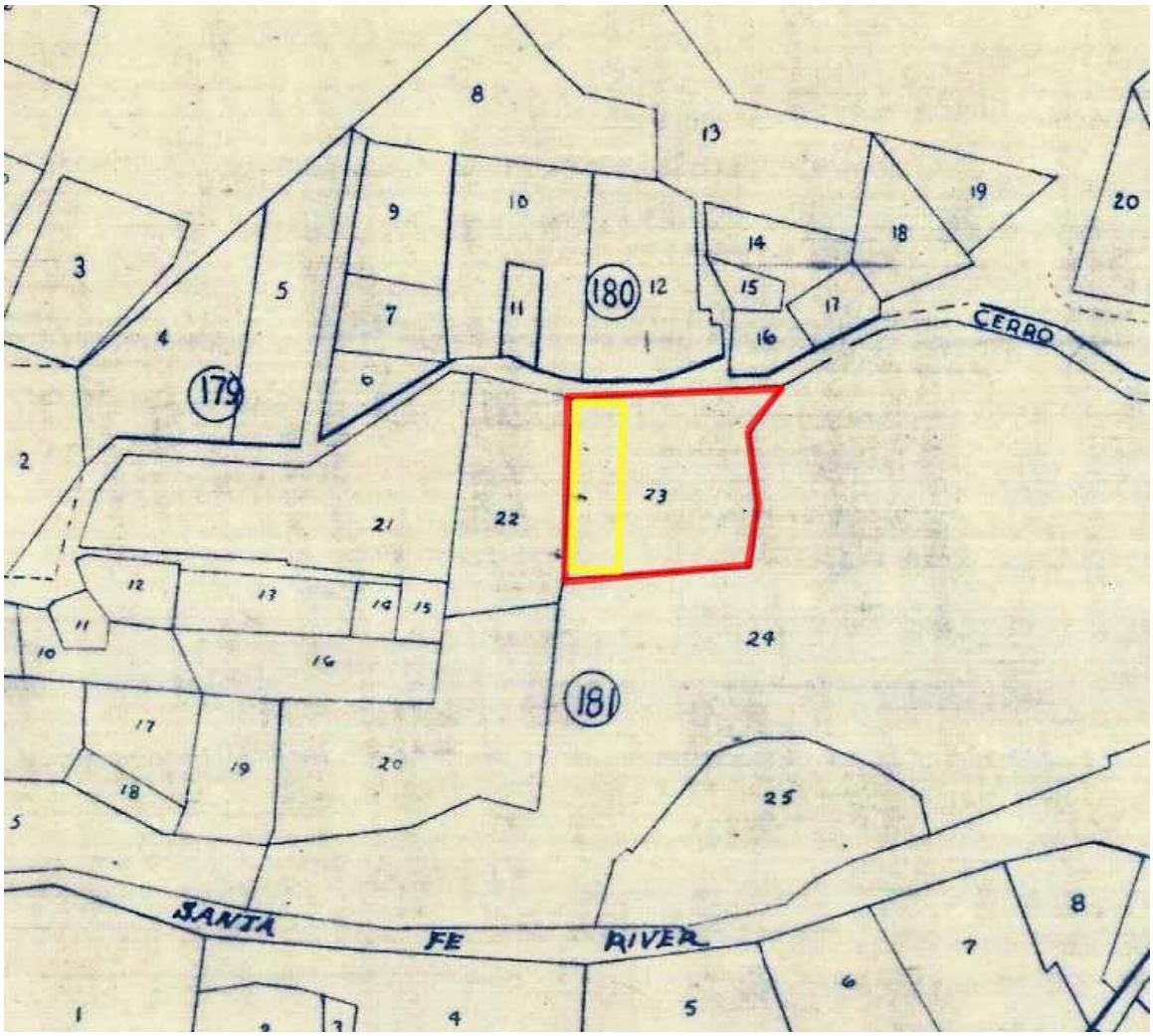

Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.
Yellow rectangle indicates approximate location of current property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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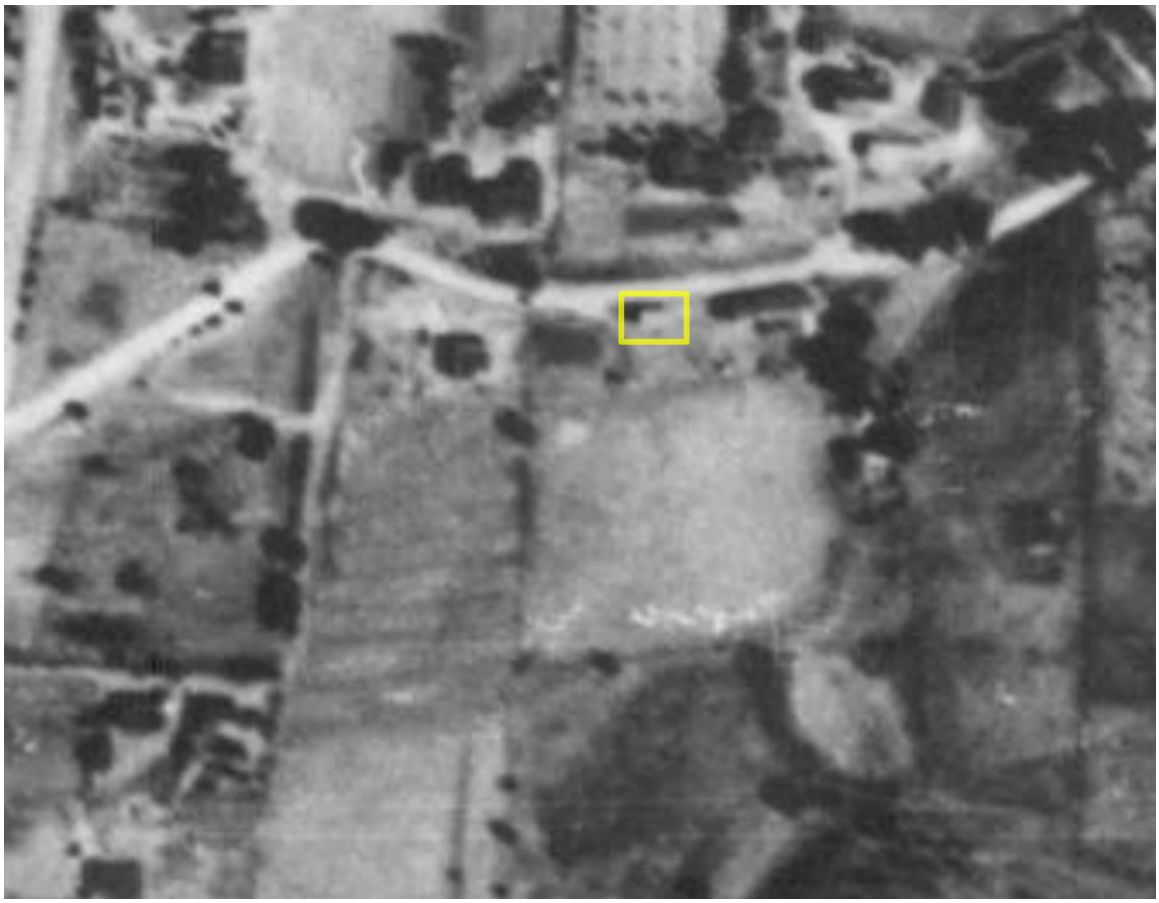

Figure 4: May 26, 1951 aerial photograph.
Rectangle shows structure close to the road which was likely demolished to build the present house. Courtesy EDAC - University of New Mexico.

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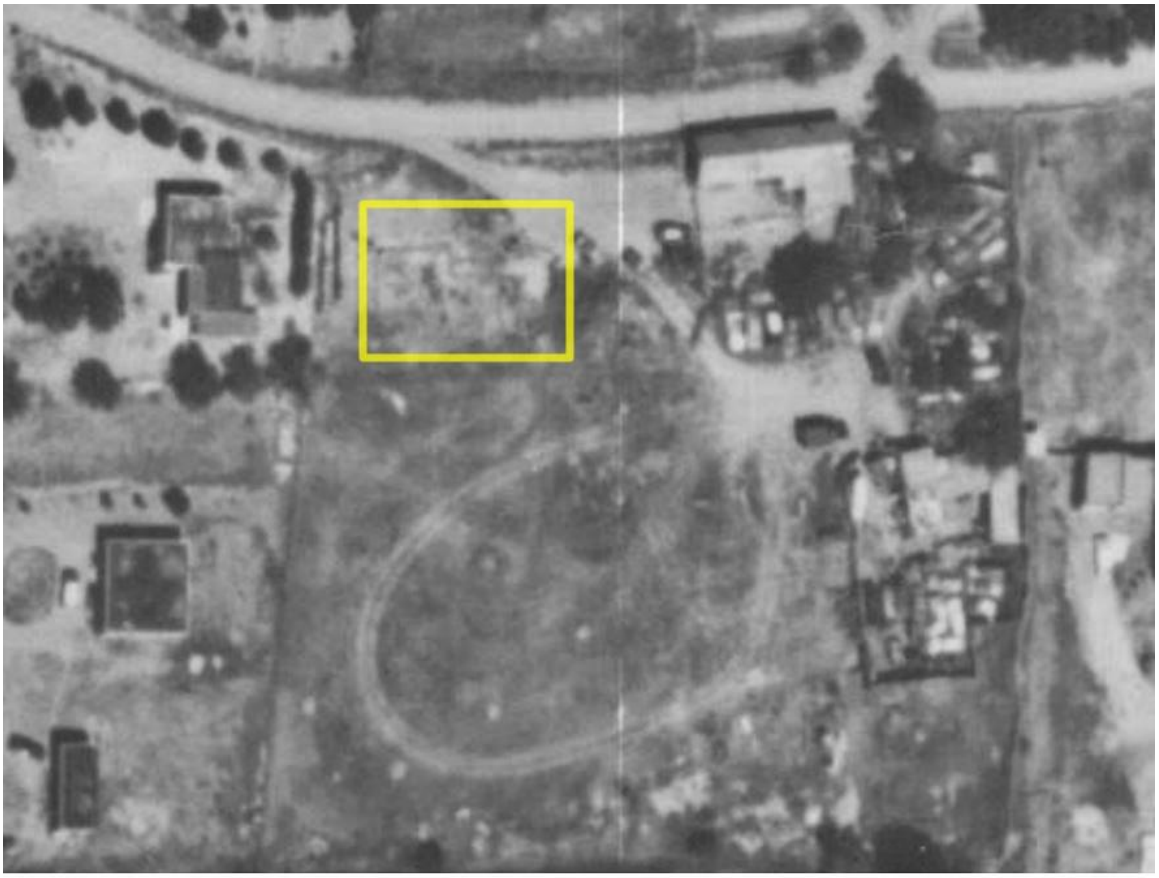

Figure 6: August 18, 1960, aerial photograph.
Previous structure removed. Rectangle indicates ground activity; potentially foundation construction. Courtesy City of Santa Fe, GIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 7: May 2, 1966 aerial photograph.
House in place with original configuration. Courtesy City of Santa Fe, GIS.

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

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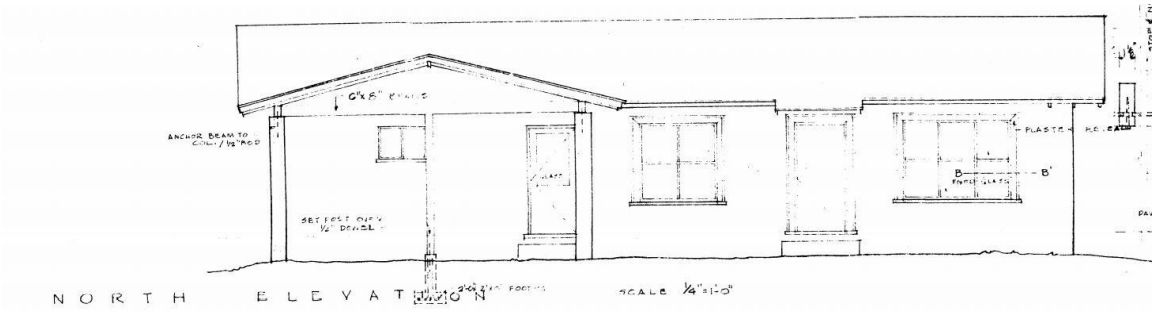

Figure 8: February 1961, north elevation.

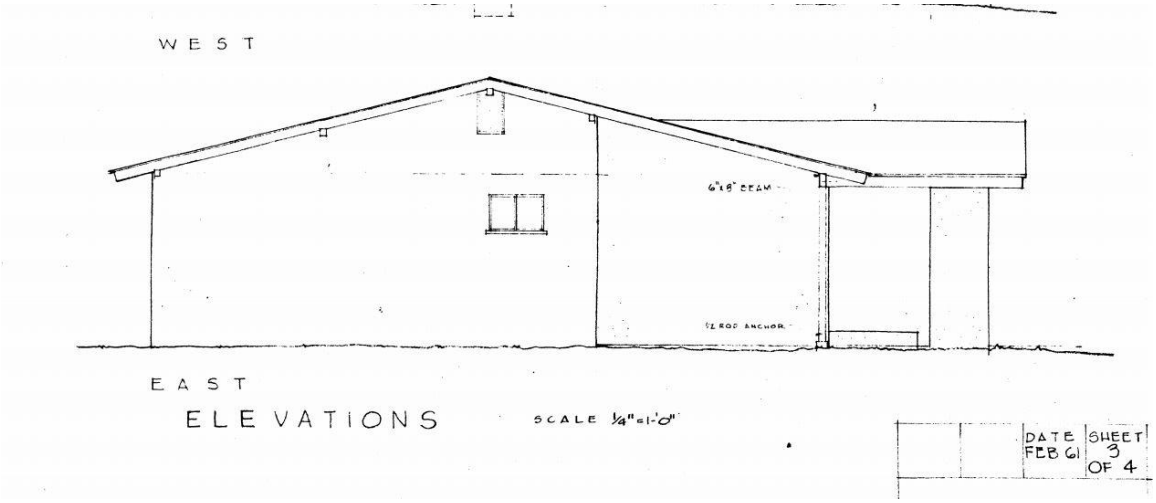

Figure 9: February 1961, north elevation.

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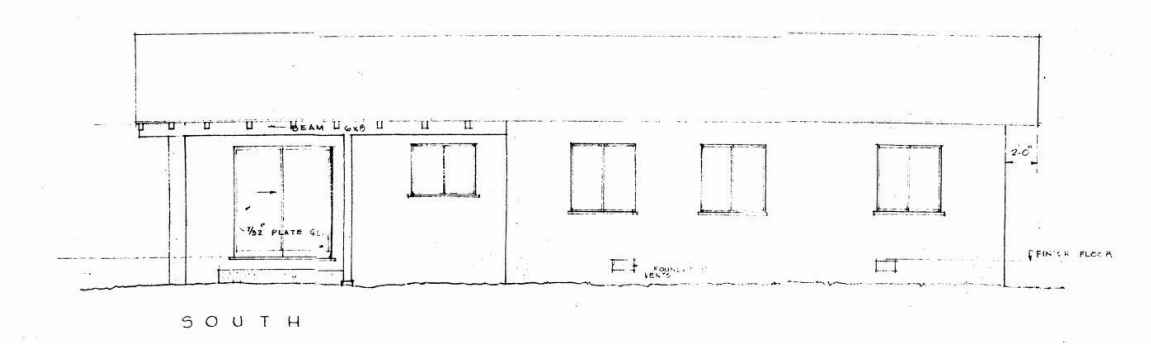

Figure 10: February 1961, south elevation.

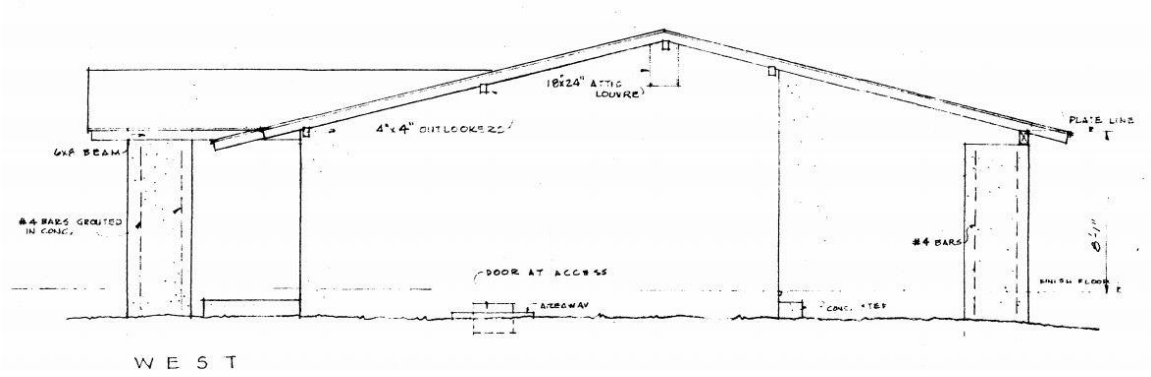

Figure 11: February 1961, west elevation.

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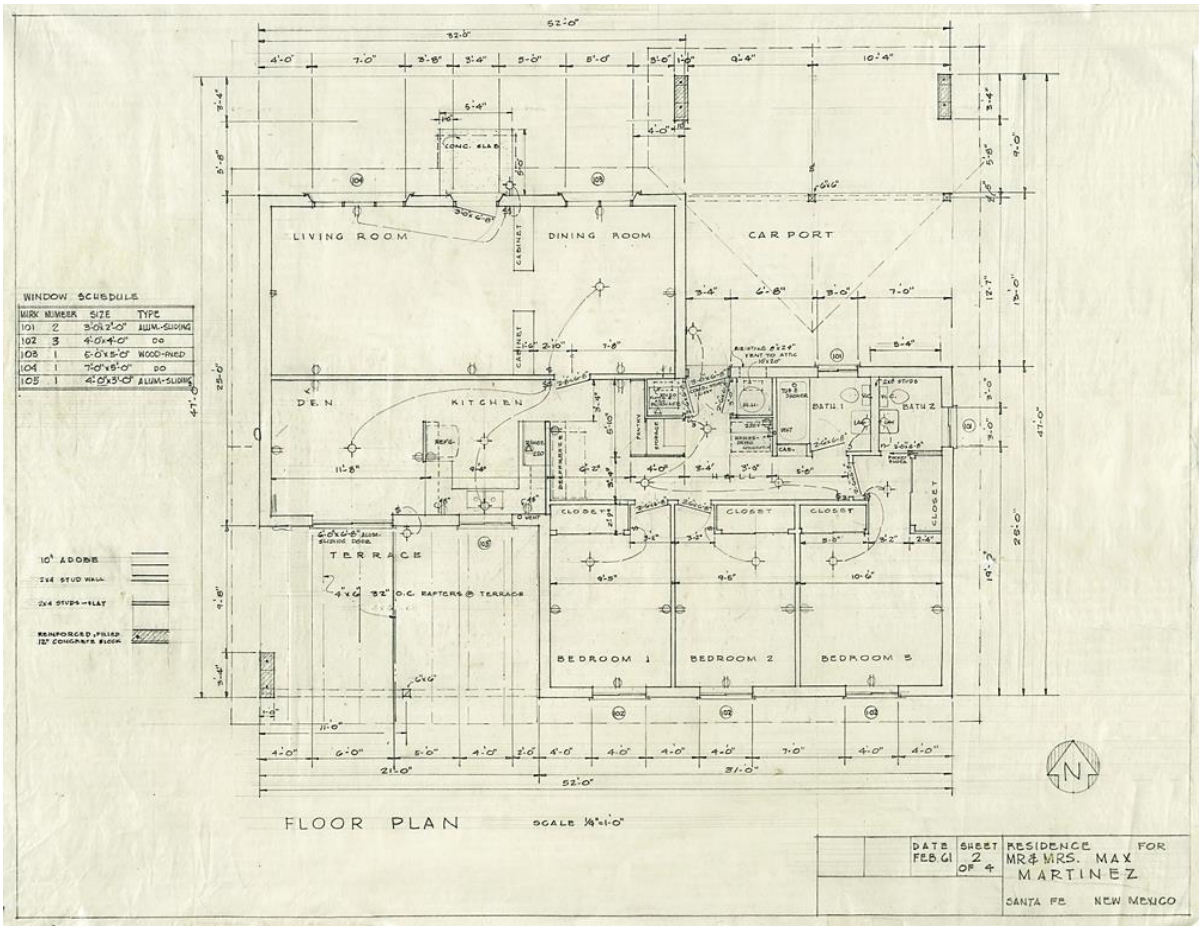

Figure 12: February 1961, floor plan.

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Figure 13: Beverly A. Averitt. Top, composite portrait, second grade to high school teacher. Bottom, Beverly (far right) as junior class president, Roy High School, 1960.

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Figure 14: ca. 1983 photograph.
Original open porch configuration present; current stucco gate not in existence.
Courtesy City of Santa Fe Historic Preservation Division.

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Survey Photographs

(All images taken by Robyn Powell on June 9, 2021 unless otherwise noted)



Photo 1: Cerro Gordo Road; subject house at left.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: North and east elevations.
Camera facing southeast.

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

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Photo 3: North elevation.
Camera facing southeast.

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Photo 4: Carport, north elevation.
Camera facing south.

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Photo 5: South elevation.
Camera facing northwest.

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Photo 6: West end of south elevation; enclosed porch.
Camera facing north.

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Photo 7: West elevation; enclosed porch, right.
Camera facing northeast.

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

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Photo 8: Backyard perimeter wall.
Camera facing northwest.

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Photo 9: Non-historic gate.
Camera facing south.

June 15, 2021

Mavrick Lobe & Cristiana Costa

200 Lincoln Avenue
Land Use Department
Historic Preservation Division
City of Santa Fe
Santa Fe, NM 87501

Re: Request for Status Review: 1302 Cerro Gordo Road (PN#10126300)

Dear Mr. Schwab:

Per your site visit worksheet, we are requesting a historical status review for our home. We purchased the property April 2021 and hope to make needed improvements.

We understand from the attached HCPI that it was constructed in the early 1960s and altered in the 1990s. It is currently designated Noncontributing to the Downtown and Eastside Historic District.

We agree with Mr. Murphey's assessment that it should remain Noncontributing. It is not of architectural interest and has been altered. The style itself seems out of place in the neighborhood.

The home inspection report shows the house to be in a state of disrepair. In addition, the mechanical, structural, and electrical systems are not to code. Of particular concern is the lack of egress at the bedroom windows. These are some of the issues we need to address to make the house habitable.

Thank you for your consideration.

Mavrick Lobe & Cristiana Costa

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003829--HDRB

Project Description:

Project Location(s): 1302 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Property Owner: Mavrick Lobe
108 Placita Halcon
Santa Fe, NM 87505
jackblobe@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2021

Year of Construction: 1960s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003829-HDRB

Address: 1302 Cerro Gordo Road
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the historic status of the structure be retain its historic status of "non-contributing" per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

1302 Cerro Gordo Road is an approximately 1,900 square foot single family residential structure located in the Downtown and Eastside Historic District. The applicant requests a historic status review.

The house is constructed in around 1961 in a ranch style. It has an asphalt roof with a shallow pitch and stuccoed walls. The northeast corner is dominated by a carport with a slight pitch, which is connected to the main house. To the west on the north façade is a multi-paneled wood door and tall fixed wood windows. The windows appear to be more vertically extended and to sit lower than on the original plan, although their position and form are approximately the same.

The east elevation shows the gable of the pitched roof, leading into the carport and one small window whose position has been moved since the original construction.

The south elevation contains three windows whose size and position have been altered at an unknown date. The west portion was originally a roofed patio. This was enclosed in the around 1990 and has large windows. In the 1980s, solar water collectors were installed on the roof. These were screened with plywood to meet the requirements of the Historic Styles Committee.

The west façade shows mostly this enclosed porch, having originally been a windowless wall.

The site also includes a non-historic CMU wall that was partially stuccoed and given an archway in the 2000s.

More details on the history of the property can be found in the 2021 HCPI.

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:
Beverly A. Averitt House	**1302 Cerro Gordo** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H 1377**
		4. County: Santa Fe **Parcel # 10126300**

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



6. Date of Survey: June 9, 2021.

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

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6829005,-105.9125494

10. Photo Information: Robyn Powell, photographer. **View of front, north elevation, facing s**outh.

11. Brief Description of the Property:

Situated on a slight slope on the south side of Cerro Gordo Road is an approximately 1,900-square-foot ranch house constructed in circa 1961. The home sits near the front of its nearly 320-foot-deep lot, below road grade (Photo 1). It is approached along a shared gravel drive from the east. The land is minimally landscaped, consisting of a CMU wall defining the backyard. The back area is divided in two with an axial path.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: ca.1961
_ _Known _x_ Estimated **Source:** drawings and city directories

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

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar – ranch house**
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, 2021

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: Mavrick Lobe and Cristiana Costa

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

Owner: Mavrick Lobe and Cristiana Costa

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No* __Yes * Beyond boundary of Santa Fe Historic District (SRCP 260)

If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

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

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

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

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

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

Historic Cultural Properties Inventory (HCPI) Detail Form
(FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H 1377
Beverly A. Averitt House	1302 Cerro Gordo Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: June 9, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

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

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

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

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

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

__ Wood: Tongue and Groove __ Other: Frame

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	9
Fixed	Wood	2 and 3	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Single-Leaf	¾ - Glass w/sidelights	Metal	1

12. Chimneys
One, brick interior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: late 1980s, early '90s; enclosure of rear porch; oral informant, period photographs, and visual and material evidence.

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

16. Primary Architectural Style **__ Not Applicable**

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

Notes: **Other: Ranch**

17. Documents Available and Their Locations

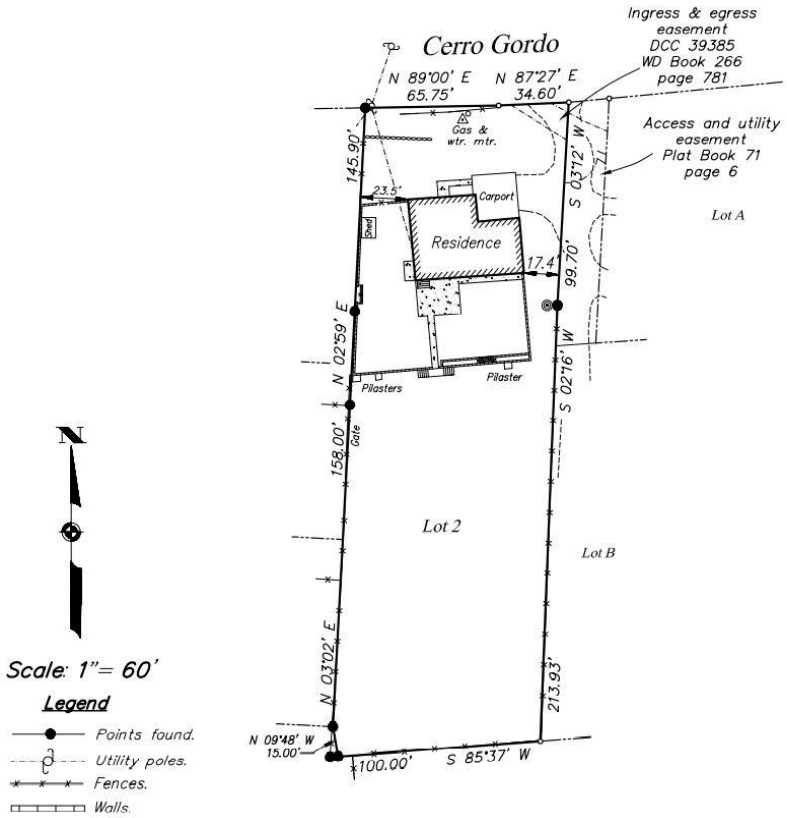
New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

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

S I T E:

18. Attached or Associated Properties *Are associated properties eligible for listing:* ***N/A***

19.Site Plan: Portion of 2020 survey, courtesy Sierra Land Surveying, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

Setting

North, east, and south are expansive views of Picacho Peak, Cerro Gordo, and Atalaya and Sun and Moon mountains. The house is situated near the north end of its rectangular, roughly 0.7-acre lot

North – Front Façade

This long elevation facing the road is dominated by its carport (Photos 2, 3 & 4). The roughly 472-square-foot structure pushes out from the home by nearly 10’ and takes up almost 39% of the façade. The carport was originally designed with a north-facing gable to complement the home’s side-gabled form (Figure 8) but in the end, a nearly flat shed roof was selected. Beyond the carport to the west is a concrete walkway leading to the front door (Photo 3). The entry, a multi-panel wood door, is flanked by tall, fixed wood windows. These appear extremely low when viewed from the interior.

East

The awkwardness of the carport is amplified when viewing this side elevation (Photo 2). The flat, simple elevation has a single window near the northeast corner. The window’s position differs from the 1961 drawing, which had it closer in line with the gable apex (Figure 9). The roof has a medium pitch, contemporary of its period. However, the play of the roof is marred by a run of painted vertical boards starting at the top plate. The boards, painted barn red, continue north across half of the carport.

The roof is covered with weathered rolled asphalt. A line of sun-bleached plywood sheets rises from its ridge like a dorsal fin (Photo 3). The Historic

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Styles Committee required these to hide solar collectors behind the house on the south slope. The two older solar water collectors are faced with sun-whitened fiberglass panels.

South

The south elevation encloses the private functions of the home. The east third of the elevation is an unarticulated wall punched with three sliding windows of differing size, providing light to bedrooms (Photo 5). As designed in 1961, the windows were large units of a uniform size (Figure 10). The façade's west end was originally open as a roofed patio. The gable carried over the space in the design, with an exposed wood beam and rafters delineating its south opening (Figure 10). As a cutout to the mass, it mirrored the carport. At some point in the late 1980s or early '90s, the space was enclosed with a frame addition faced with stucco. The roughly 274-square-foot area introduced much larger windows than the unaffected portion of the elevation (Photo 6).

West

The enclosed porch became a large part of the west elevation (Photo 7). Designed initially as a windowless wall, the modification introduced large sliding units at the south end. Similar to the east elevation, vertical gable boards run between the top plate and the roof.

Site Improvements

As described earlier, the only site improvements involve sections of concrete walkway and patio and a CMU wall defining the backyard. (Photo 8) The wall is at points covered with stucco on both the interior and exterior; at others on only one side, and along many stretches not stuccoed at all. West of the house (at the north elevation) starts a stuccoed section

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holding double wood gate doors (Photo 9). The section is roughly 24’ in length and steps from 4’-7” to approximately 7’ in height. The feature is non-historic.

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Historical Overview

Area Context

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural use. The area remains lightly populated, with tracts of relict farmland incorporated into larger residential lots.

Cerro Gordo Roads falls within the Jose Antonio Lucero Grant, a grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. At its initial survey in 1885 the grant stood at 700 acres, but it was reduced in private claims court to a mere nine acres.[1]

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

The ownership of the subject property is identified on the 1917 Hydrographic Survey map (Figure 2). The 3.5-acre plot, then under wheat cultivation, was owned by Cayatono [Cayatano] Gonzalez [Gonzales], a relative of the Armijo family. Gonzales and his neighbors, many from the

[1] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, < https://econtent.unm.edu/digital/collection/catron/id/21041> Accessed June 11, 2021.

[2] "Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1; Rose Armijo, telephone conversation with John W. Murphey, January 11, 2021.

Armijo family, were members of the ditch association and raised alfalfa and corn primarily in the acequia-fed fields.[3]

The area remained rural and in agricultural production through the Great Depression. Slow changes arrived in the 1950s, including paving portions of Cerro Gordo Road and introducing school bus service.

1302 Cerro Gordo Road

While its origin is unclear, neighborhood lore recalls that the parcel holding the house came as a wedding gift with the marriage of Rosalie Cordova and Max Martinez.[4] Cordova's parents lived on the adjacent parcel to the east, numbered 1320 Cerro Gordo Road (Figure 3).

In the early 1960s, the young couple began planning a house for the site. By early 1961, the plan had been realized with drawings showing a contemporary ranch house (Figure 12). Reflecting its period, the floor plan separated public and private spaces into a somewhat hybrid open plan. The front (public) portion had a combined living room-dining room, entered from the door on the north elevation. Three adjacent bedrooms, aligned along a hall, formed the private section at the southeast corner. Taking up the southwest corner was a den and kitchen, with a pair of aluminum sliding doors opening to a covered porch and deck.

Again according to neighborhood lore, the couple didn't live in the house long, divorcing soon after its construction. For a time, Earl and Nadine Shelton rented the property. The Sheltons arrived in Santa Fe in 1961, with Earl starting the Capitol Office Equipment company. Nadine died in 1964,

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

[4] Kerry Sharer, telephone conversation with John Murphey, June 2, 2021. Kerry is the second child of Deryll and Beverly Averitt and grew up in the subject house. Rosalie Cordova and Max Martinez's marriage is confirmed in a 1955 newspaper account.

with Earl leaving the house soon after.[5] Based on city directories, the property remained vacant for several years.

Beverly A. Averitt: Ranch Girl-School Administrator

The house's strongest association is with Beverly Averitt, a Harding County ranch girl who became a high school administrator (Figure 13). Born in 1943 to Monroe Gabriel and Celeta Alberta Mackey, Beverly grew up on a ranch near Solano. Her father's side, the Mackeys, had their hearth in the Hondo Valley, where her grandfather, John Mackey, had served as a Lincoln County judge.[6] Her mother's family, the Kidds, originally from Texas, had arrived with the sweep of homesteaders into Harding County in the 1910s and '20s.

Located midway between Mosquero and Roy, Solano began in 1903 as a water tank stop on the Dawson Branch of the El Paso and Northeastern Railroad. With the establishment of a depot — a railroad passenger car without wheels — the community became a jumping-off spot for homesteaders.[7] Reflecting this trend, Beverly's grandfather, Oscar H. Kidd, was awarded a 640-acre homestead near Solano in 1926.[8] During this period, Solano emerged as the largest community in Harding County. Today, Solano's population is approximately 45, slightly higher than at the worst part of the Great Depression.

---

[5] Shelton later married Rosalie Cordova.

[6] Information on the Kidds and Mackeys is derived from federal census records and public documents.

[7] John W. Murphey, "Intensive Level Survey: Commercial Corridors of Roy, Solano, and Mosquero Harding County, New Mexico" (historic context and survey report prepared for New Mexico Main Street, June 2015), 33.

[8] Serial Patent Record, Accession Number 979293, New Mexico, Issued May 18, 1926 (Bureau of Land Management, General Land Office Records), <https://glorecords.blm.gov/details/patent/default.aspx?accession=979293&docClass=SER&sid=2gi5eogy.sh2> Accessed June 11, 2021.

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Beverly attended Roy Union High School, where she excelled, serving in student government. After graduation in 1961, she enrolled in Eastern New Mexico University to study education. At Eastern, she met Deryll M. Averitt, a Texas native whose family had moved to Los Alamos during the war. The couple married, relocating to California briefly where they had their first daughter.[9] Upon returning to New Mexico, Beverly completed her studies at Eastern, receiving an outstanding business student award.[10]

The young family moved to Santa Fe in 1967. There Deryll took a job as a manager at Claude's on Canyon Road, while Beverly taught in the business department of Loretto Academy during its last year of operation. Beverly then moved on to St. Michaels, where she instructed for 20 years, becoming head of the business department and later the assistant principal. Beverly made history at St. Mike's, becoming the first female wrestling referee in New Mexico.[11]

The couple moved into the Cerro Gordo home in the late 1960s, raising two daughters.

Deryll, who had gone into teaching as an instructor at the College of Santa Fe, died in 1993. By this time, Beverly had moved on to Española Valley High School, where she again taught in the business department. She became the high school's principal for a time in the early 2000s, putting in nearly 20 years of service.

With her mother's declining health, she commuted between Santa Fe and Roy to care for her.[12] She eventually moved back to Harding County, leaving the Santa Fe house unoccupied.

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[9] Sharer, telephone conversation with John Murphey.
[10] "New Principal is Named for Loretto," *Santa Fe New Mexican*, July 30, 1967, A2.
[11] "Lady Ref Gaining Confidence," *Santa Fe New Mexican*, January 14, 1980, B3.
[12] Sharer, telephone conversation with John Murphey.

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Beverly A. Averitt died in 2018, in Las Vegas, at age 74. She is buried along with family members at the Solano Cemetery in Harding County.

Changes to the House

The Averitts made only a few changes to the home, one significant. At some point, Beverly had the house painted pink, with a blue roof and blue trim.[13] Taking advantage of solar tax credits in the early 1980s, they installed two solar water collectors on the roof, of which the Historic Styles Committee required them to screen with plywood.[14] Both are still found on the roof.

The most significant change came in the late 1980s or early 1990s when the back deck was enclosed with a frame addition (Figure 14). The project added approximately 274 square feet to the house and threw off the balance of the rear elevation's original design. More minor changes include a few replaced windows.

The originally unadorned CMU wall was improved in the ca. the 2000s, with selected areas coated with stucco and an arch opening installed near the home's northwest corner.

[13] Sharer, telephone conversation with John Murphey.
[14] Ibid.

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

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Evaluation of Historical Status

The unaltered core of the house likely dates to 1961 and is discernable in a 1966 aerial photograph. In the late 1980s or early '90s, its character-defining rear roofed porch was enclosed. This event changed the home's plan and design and added non-compatible windows. Its suburban ranch house form is typical and is not recognized as an accepted type of "Santa Fe" style within the ordinance.

Conclusion

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

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Illustrations

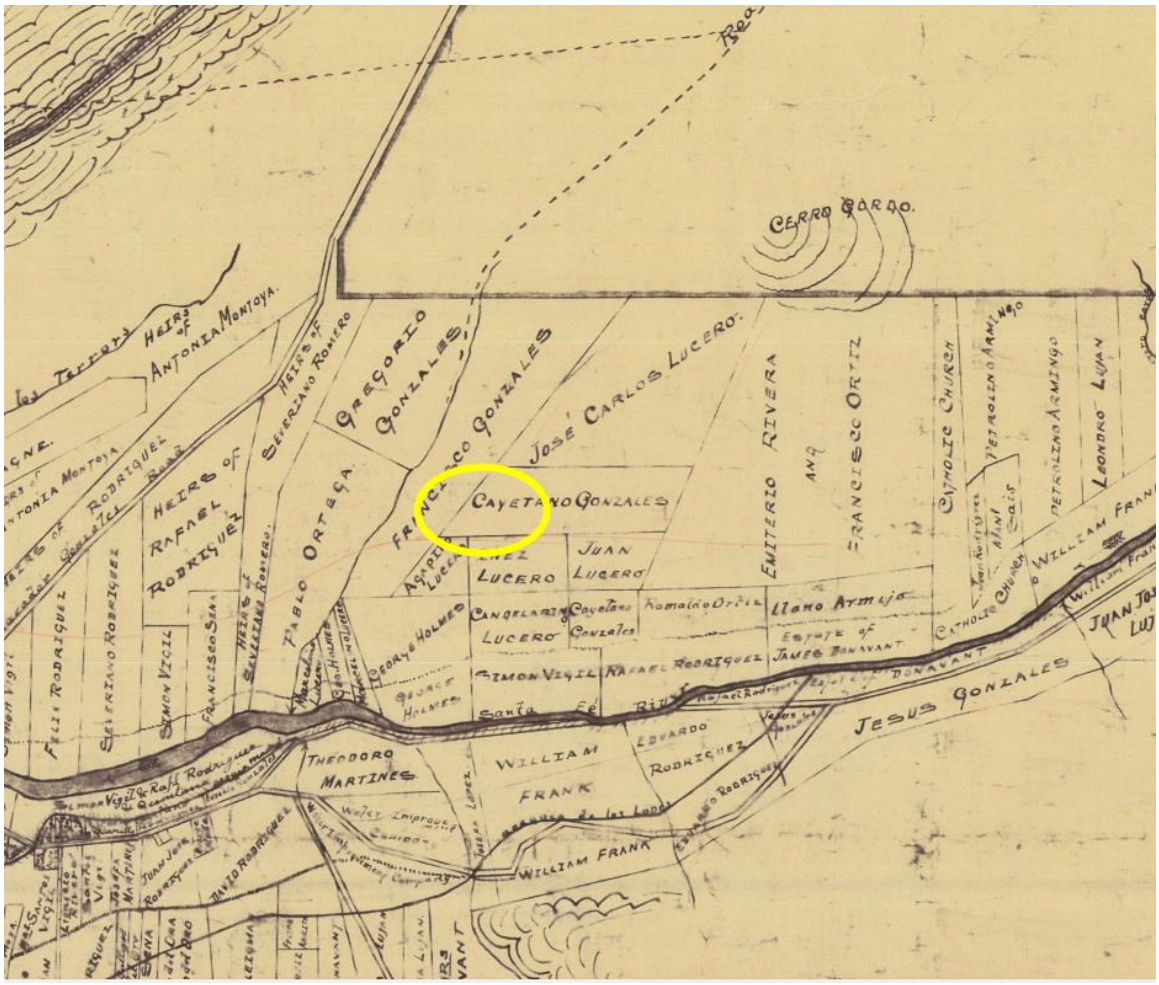

Figure 1: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
Circle indicates general location of subject property.

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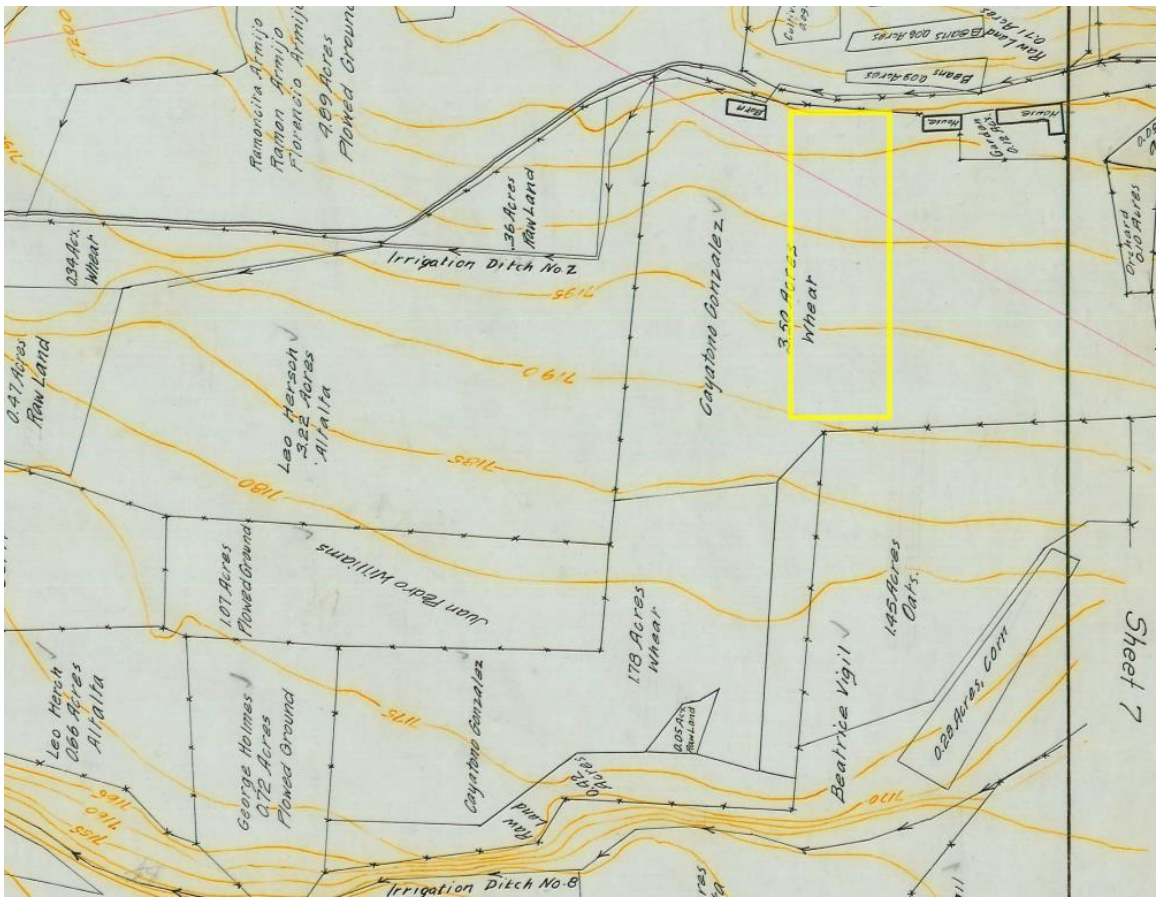

Figure 2: Portion of State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.
Yellow rectangle indicates approximate location of current property.

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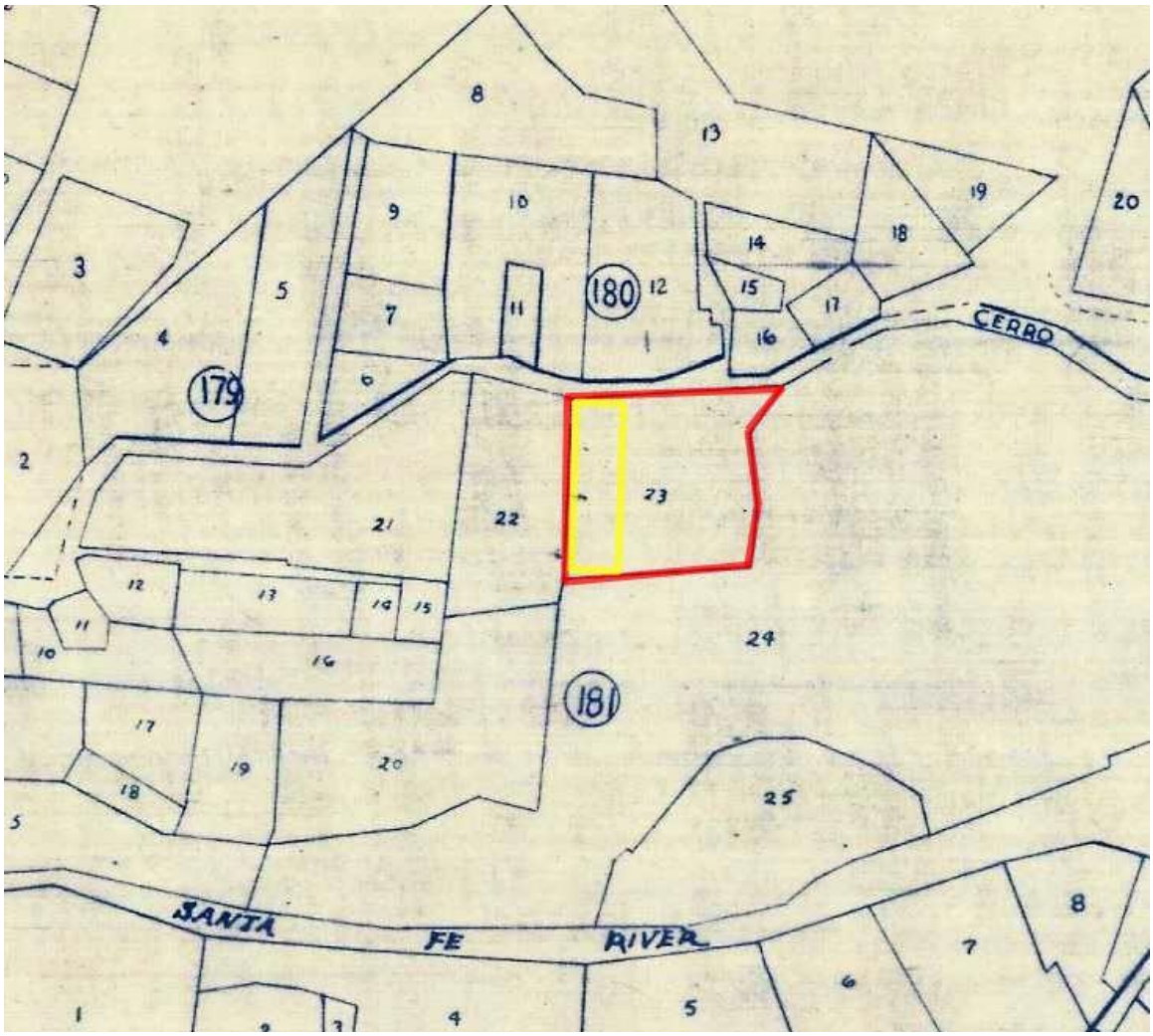

Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.
Yellow rectangle indicates approximate location of current property.

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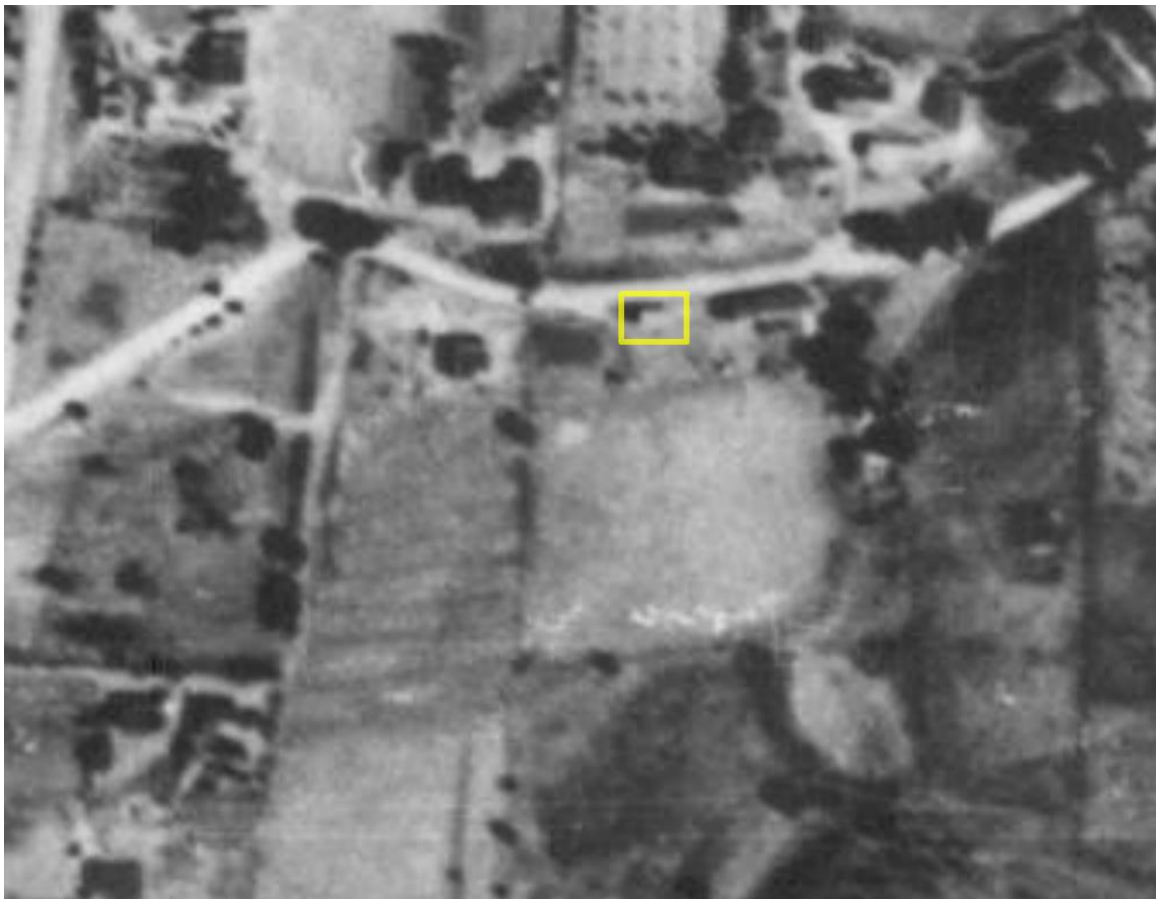

Figure 4: May 26, 1951 aerial photograph.
Rectangle shows structure close to the road which was likely demolished to build the present house. Courtesy EDAC - University of New Mexico.

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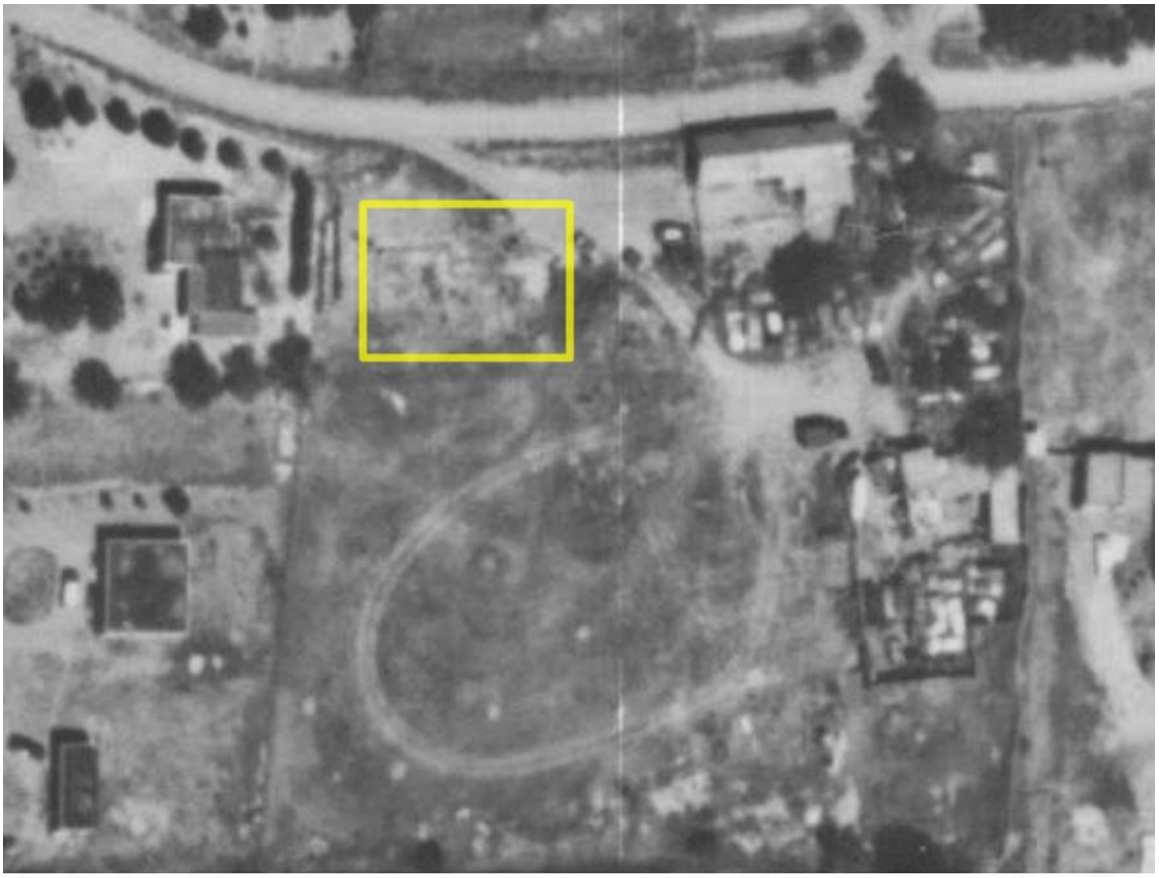

Figure 6: August 18, 1960, aerial photograph.
Previous structure removed. Rectangle indicates ground activity; potentially foundation construction. Courtesy City of Santa Fe, GIS.

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Figure 7: May 2, 1966 aerial photograph.
House in place with original configuration. Courtesy City of Santa Fe, GIS.

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For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

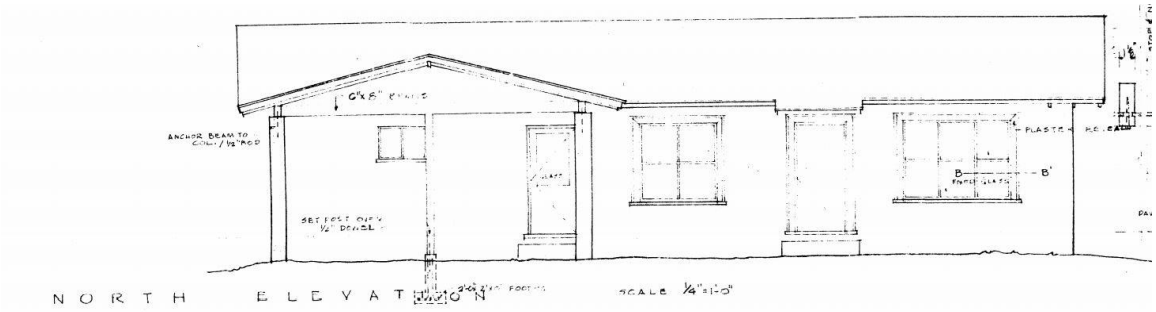

Figure 8: February 1961, north elevation.

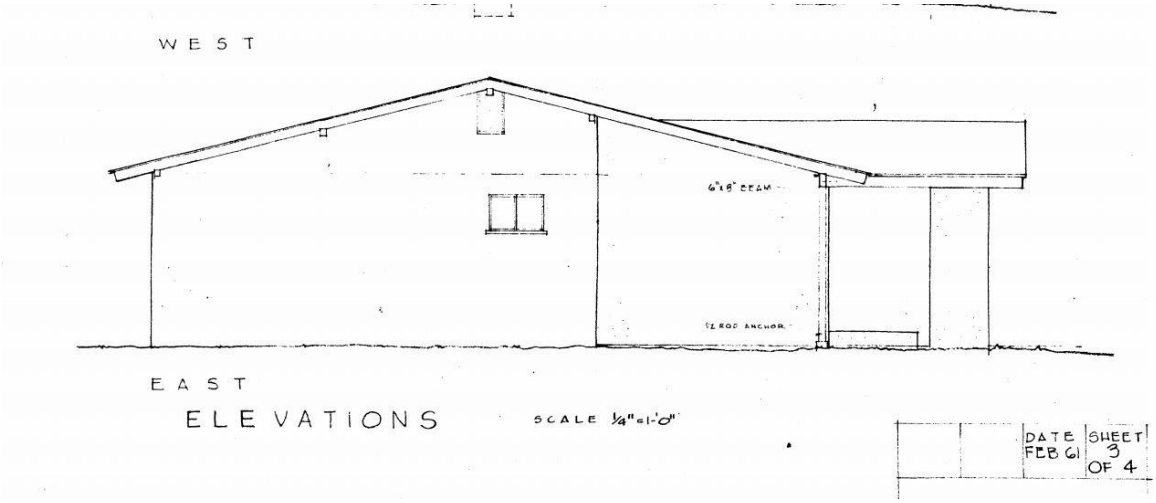

Figure 9: February 1961, north elevation.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

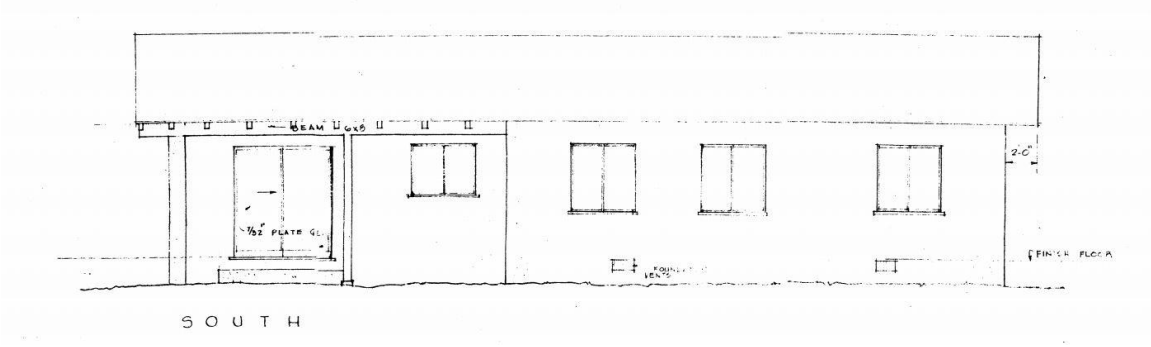

Figure 10: February 1961, south elevation.

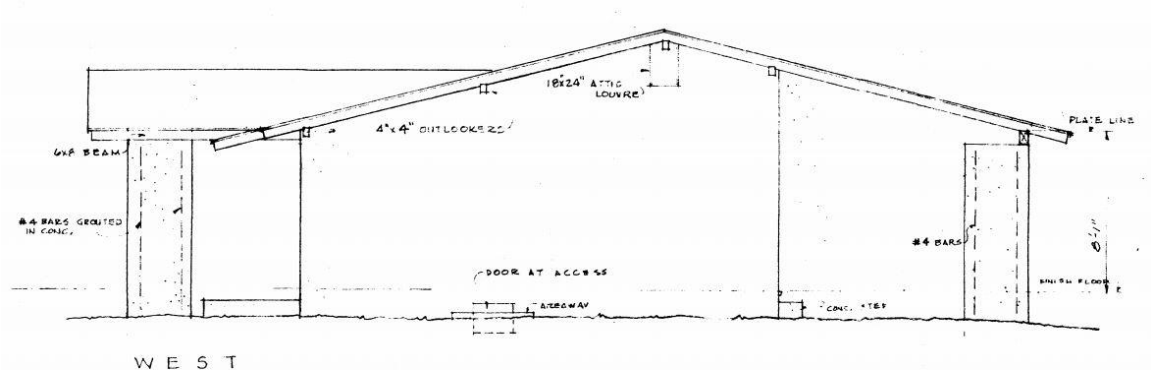

Figure 11: February 1961, west elevation.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

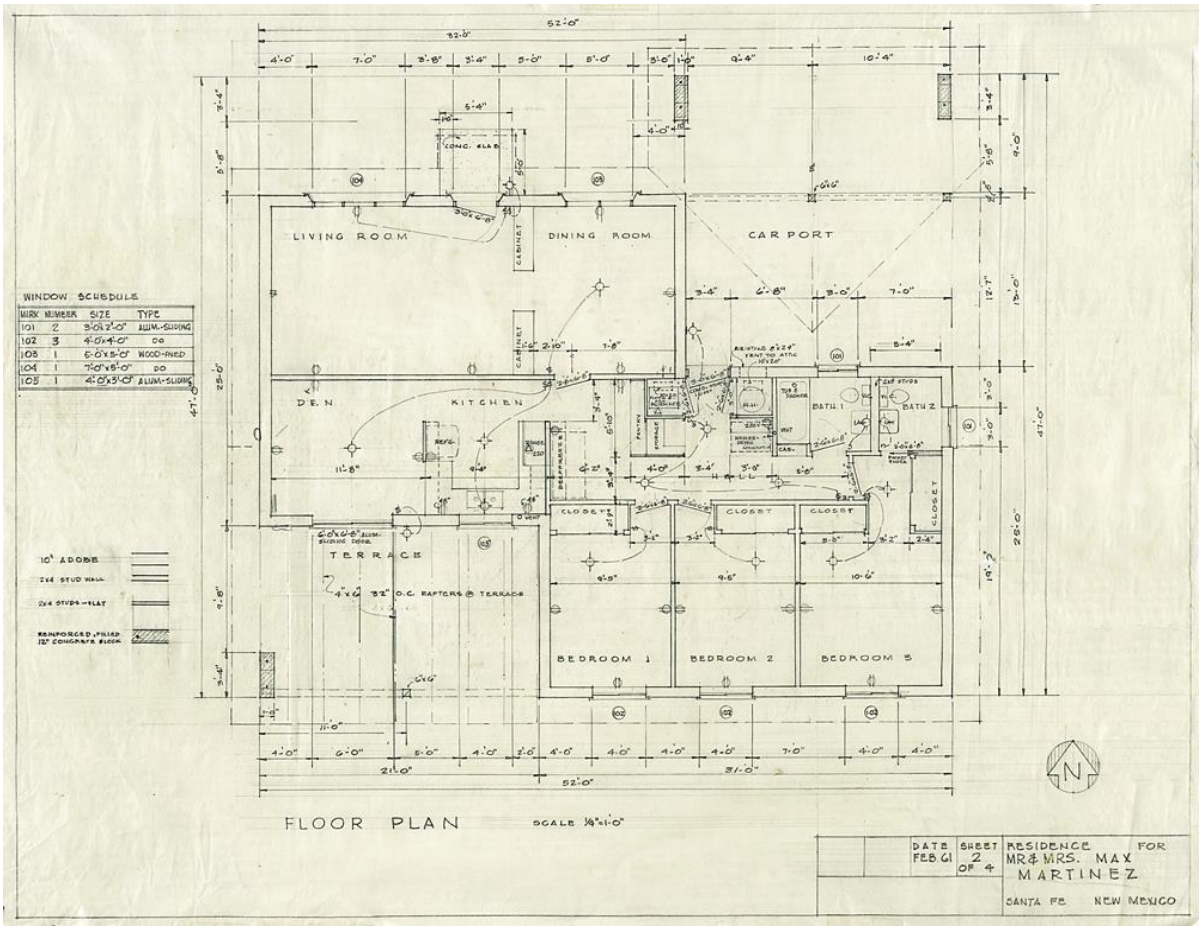

Figure 12: February 1961, floor plan.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**





Figure 13: Beverly A. Averitt. Top, composite portrait, second grade to high school teacher. Bottom, Beverly (far right) as junior class president, Roy High School, 1960.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Figure 14: ca. 1983 photograph.
Original open porch configuration present; current stucco gate not in existence.
Courtesy City of Santa Fe Historic Preservation Division.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Survey Photographs

(All images taken by Robyn Powell on June 9, 2021 unless otherwise noted)



Photo 1: Cerro Gordo Road; subject house at left.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 2: North and east elevations.
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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 3: North elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 4: Carport, north elevation.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 5: South elevation.
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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 6: West end of south elevation; enclosed porch.
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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 7: West elevation; enclosed porch, right.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 8: Backyard perimeter wall.
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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 9: Non-historic gate.
Camera facing south.

June 15, 2021

Mavrick Lobe & Cristiana Costa

200 Lincoln Avenue
Land Use Department
Historic Preservation Division
City of Santa Fe
Santa Fe, NM 87501

Re: Request for Status Review: 1302 Cerro Gordo Road (PN#10126300)

Dear Mr. Schwab:

Per your site visit worksheet, we are requesting a historical status review for our home. We purchased the property April 2021 and hope to make needed improvements.

We understand from the attached HCPI that it was constructed in the early 1960s and altered in the 1990s. It is currently designated Noncontributing to the Downtown and Eastside Historic District.

We agree with Mr. Murphey's assessment that it should remain Noncontributing. It is not of architectural interest and has been altered. The style itself seems out of place in the neighborhood.

The home inspection report shows the house to be in a state of disrepair. In addition, the mechanical, structural, and electrical systems are not to code. Of particular concern is the lack of egress at the bedroom windows. These are some of the issues we need to address to make the house habitable.

Thank you for your consideration.

Mavrick Lobe & Cristiana Costa

Canyon Neighborhood Association

8 July 2021

Daniel Schwab
Senior Planner, Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue Santa Fe NM 87504
dnschwab@santafenm.gov

Mr. Schwab:

We are writing regarding Case 2921-3830 for 1302 Cerro Gordo, "Mavrick Lobe & Cristina Costa request historic status review and primary facade designation, if applicable to a non-contributing structure." As we understand it, the Historic Design Review Board must first determine whether the structure is "contributing", i.e. whether it needs to be preserved as is or in a similar form, or whether it can be remodeled extensively. The opinion of the Canyon Neighborhood Association is that the structure should NOT be considered as contributing to the architectural integrity of the neighborhood. The owner should be allowed to remodel extensively, in a manner that will bring the property more in line with the existing architectural styles of the neighborhood.

While not wishing to be unkind or disrespectful to those who built the home or may have lived there, the board of the Canyon Neighborhood Association has looked at the current structure and the plans for remodel, and uniformly agree that the remodel would be a dramatic improvement. Some of the longer term neighbors remember the original construction, which was created largely from found or heavily discounted materials by a builder who worked at a local supply store, without much regard for the formal plan submitted, surrendering aesthetics to expediency. Though the original structure dates from the 1960s, there has been significant change more recently including a remodel and a new paint color in the early 1990s. Comments from the neighborhood association board included "there is nothing redeeming about the existing house," "the ugliest house on Cerro Gordo," and "anything would be an improvement."

We have not reviewed the proposed new design in great detail, as we understand the current threshold issue is not about the new design but the contributing or non-contributing nature of the existing structure. We understand the basic plan to shift it to become more of a classic flat-roofed adobe style home in the style of many other homes on Cerro Gordo. The cluttered open carport would be replaced with a garage, while the entrance would be re-located away from the street, all of which seem appropriate. As long as the final details of the remodel plan lie within the range of acceptable local styles, without appropriate height and massing, and do not require variances, we will have no objection to the new design.

Please enter this letter into the record for the hearing, and do not hesitate to contact us if you have further questions.

Sincerely,

James Gollin, President
Canyon Neighborhood Association
jgollin@gmail.com

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003832--HDRB

Project Description:

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

Contacts:

Property Owner: Tim Taylor bandgeckos@aol.com
844 Don Cubero Avenue
Santa Fe, NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2020-003832-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Preliminary Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

____ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the historic status of the structure be downgraded from "contributing" to "non-contributing" per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. The garage in question in this case was constructed in a Spanish Pueblo Revival Style in 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 that the structure in 1930 had east and west windows, which have now been removed.

On April 13, 2021, in Case 2021-003372-HDRB, the HDRB designated the east façade of the garage as primary. On June 8, 2021, in Case 2021-003670-HDRB, the board postponed an application for remodel, requesting that the applicant either redesign or request a status downgrade, noting that the proposed application would not maintain the Contributing status of the structure.

The applicant returns today to the Board to request a downgrade of historic status. The neighboring owners have been noticed of a possible lowering of status per Section 14-5.2(C)(2)(d)(2).

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:

Edwin F. and Maria R. Wolfe House

2. Location:

844 Don Cubero Avenue
Don Gaspar Area Historic District

3. Local Reference Number:
Santa Fe ID #: H1686

4. County: Santa Fe
Parcel # 13043584

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



6. Date of Survey: February 23, 2021

7. Previous Survey Date(s):
_x_Yes: August 1982
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.677221,-105.9476101

10. Photo Information: Robyn Powell, photographer. View of front, east elevation, facing northwest.

11. Brief Description of the Property:

Located near the Don Gaspar Area Historic District's southwest tip, the former Edwin and Maria Wolfe house is a one-story-over-basement, single-family residence constructed in c.1928. It is situated on the west side of Don Cubero Avenue, and like many other homes on the street, sits at a uniform setback. Its 2,030 square feet include the original floor plan and a c.1990s, 450-square-foot addition appended to the back.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: c.1928. Santa Fe County Assessor date: 1926.
_ _Known _x_ Estimated Source: Period photograph, street assessment, city directories

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

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

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

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



Source: Office of the Santa Fe County Assessor

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

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

For: Tim and Evelyne Taylor

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

Owner: Tim and Evelyne Taylor

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: House and Garage
__ Non-contributing: House _x_ No Status: Wall Per City of Santa Fe official designation map.

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

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

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

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

_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

Known Material: Clay Hollow Tile

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Wood	1	1
Casement	Wood	8	20
Casement	Wood	6	4
Casement	Wood	6	2
Cellar	Wood	3	8
Fixed&Awning	[?]	4	1
Hopper	Wood	1	5
Art Glass	Leaded Glass	[?]	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Panel	Wood	1
Single Leaf	Panel&Glass	Wood	1
Single Leaf	Half Light	Composite	1
Overhead	Sectional	Metal	1

12. Chimneys
One, interior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1948; removal of windows at Garage; Sanborn Fire Insurance Map
#2 Date: Post-1969; change of Garage roof drainage, including removal and addition of parapets; aerial photographs and visual and material evidence
#3 Date: c.1985-1994; creation of rear addition to House; 1982 HBI, aerial photographs and visual and material evidence

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

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

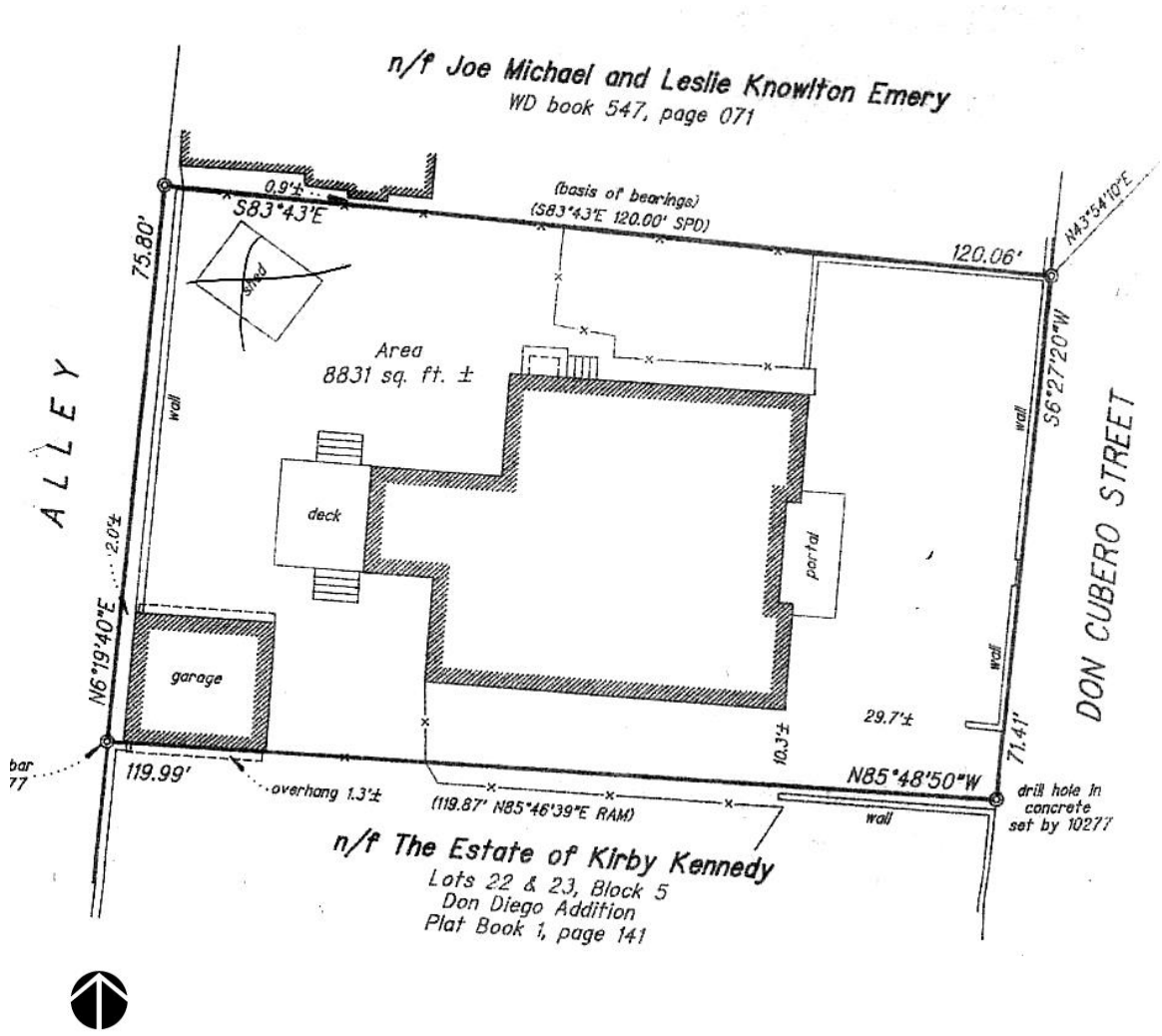
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

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



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

Architectural Description Continued

Setting

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

East – Front Façade

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

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

South

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

West

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

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		4. County: Santa Fe
		5. Date of Survey: February 23, 2021

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

North

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

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

Garage

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

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

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

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

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

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

Yard Walls

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

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

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

Historical Overview

Historic Context: South Side Suburbanization (1887-1932)

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

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

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

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

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

Don Diego Addition

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

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

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

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

[2] Advertisement, *Santa Fe New Mexican*, January 13, 1913, 5.
[3] Advertisement, *Santa Fe New Mexican*, August 11, 1913, 8.

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rumor) "should double the value of the lots now practically being given away in the Don Diego Addition."[4]

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

The Dentist

Dr. Edwin F. Wolfe, a dentist with a practice in the second story of a building overlooking the Plaza, was one of those who bought into Don Cubero. Born in Wisconsin on August 4, 1881, Edwin Ferdinand Wolfe graduated from Northwestern University's Dental School in 1902.[5] At the university, he was a member of Xi Psi Phi, an international dental fraternity.

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

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

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

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[4] "Local Items," *Santa Fe New Mexican*, March 16, 1916, 8.

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

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

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

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

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

Edwin and Marie raised two children, Bill[8] and Margaret. The 1930 census recorded the young family at the home. The house was valued at $6,000, and the street was entirely populated with Anglo-American homeowners, all born outside of New Mexico.[9]

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

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[77] "Wanted to Buy," *Santa Fe New Mexican*, August 24, 1926, 5.

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

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

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

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

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

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

Conclusion

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

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

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

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Illustrations

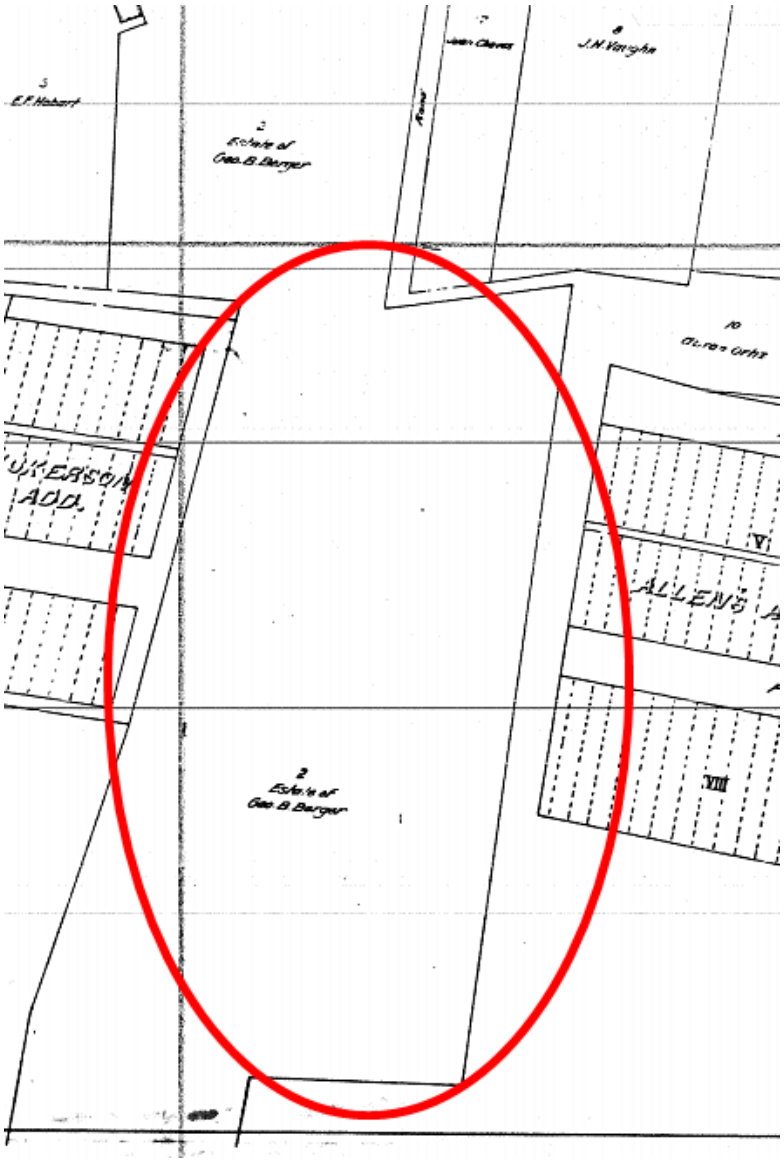

Figure 1: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Future location of Don Diego Addition.

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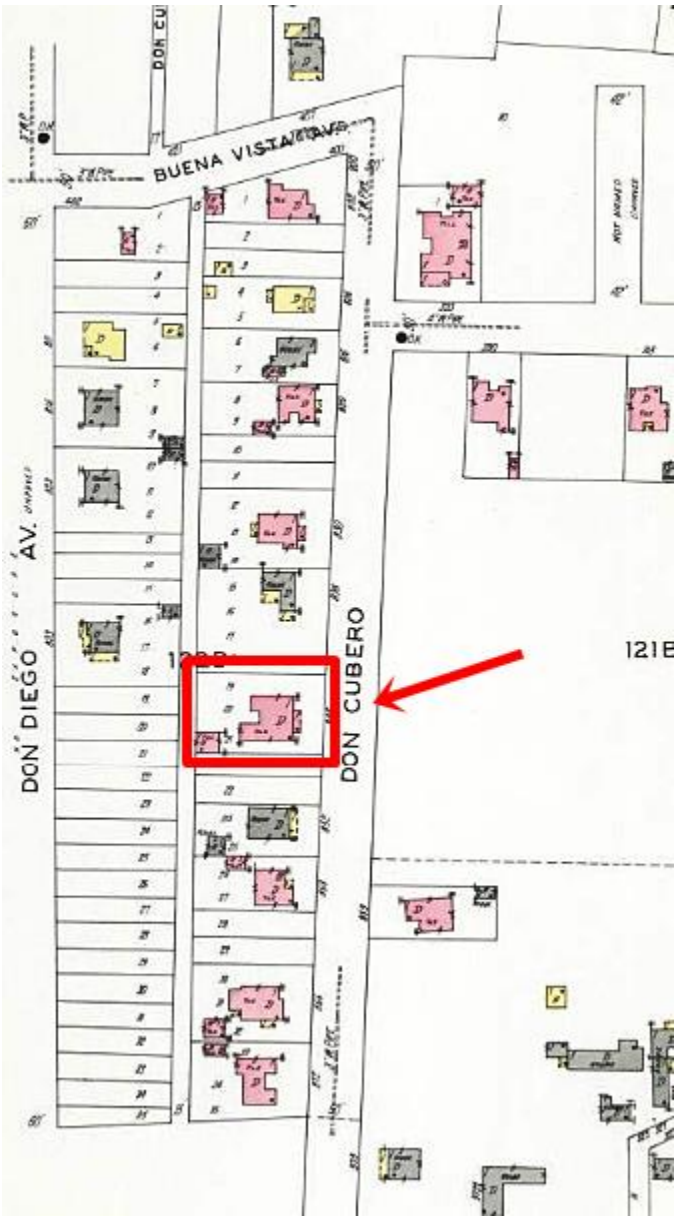

Figure 2: Don Cubero Avenue, 1930 Sanborn Fire Insurance Map, Sheet 21.

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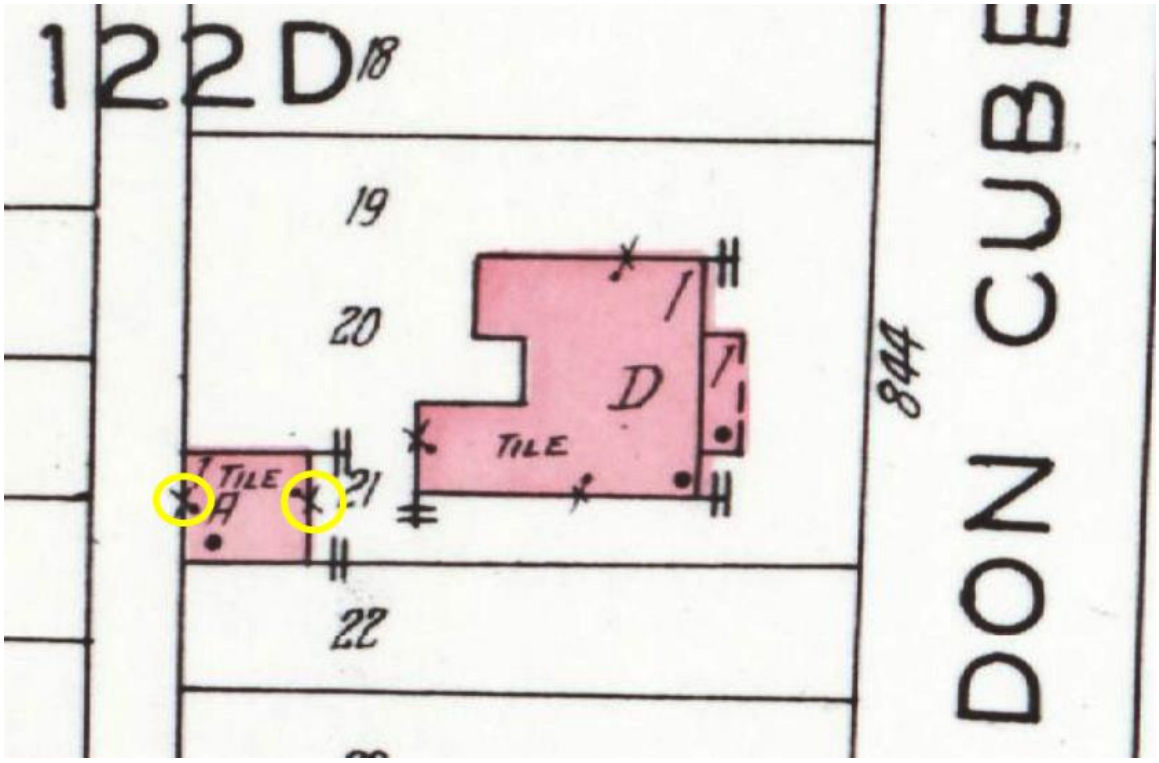

Figure 3: Subject House, 1930 Sanborn Fire Insurance Map, Sheet 21. Note designation of windows at east and west elevations of Garage.

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

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

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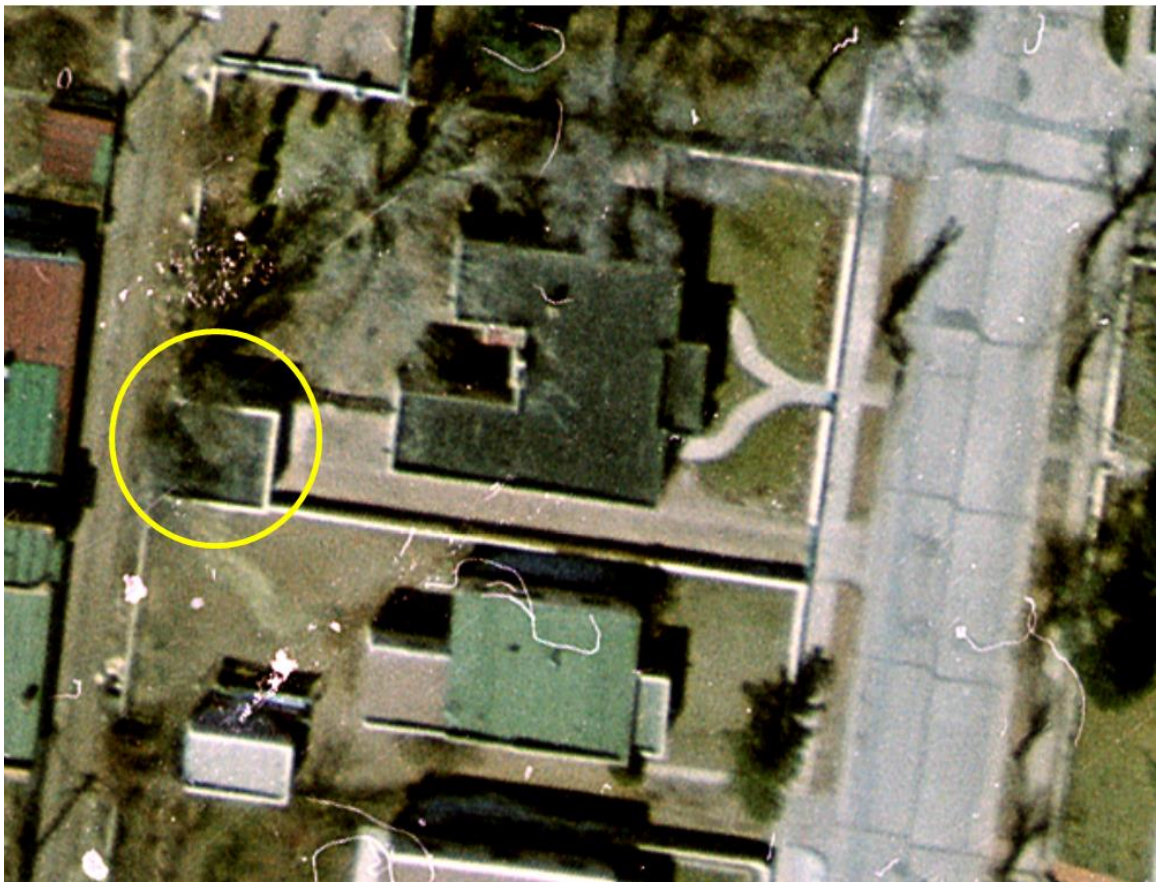

Figure 6: February 27, 1969, aerial photograph.
Note arrangement of parapets over garage.
Courtesy New Mexico Department of Transportation.

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Survey Photographs

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



Photo 1: Street view.
Camera facing west.

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

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Photo 3: Typical casement windows.
Camera facing west.

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Photo 4: South elevation.
Camera facing northeast.

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

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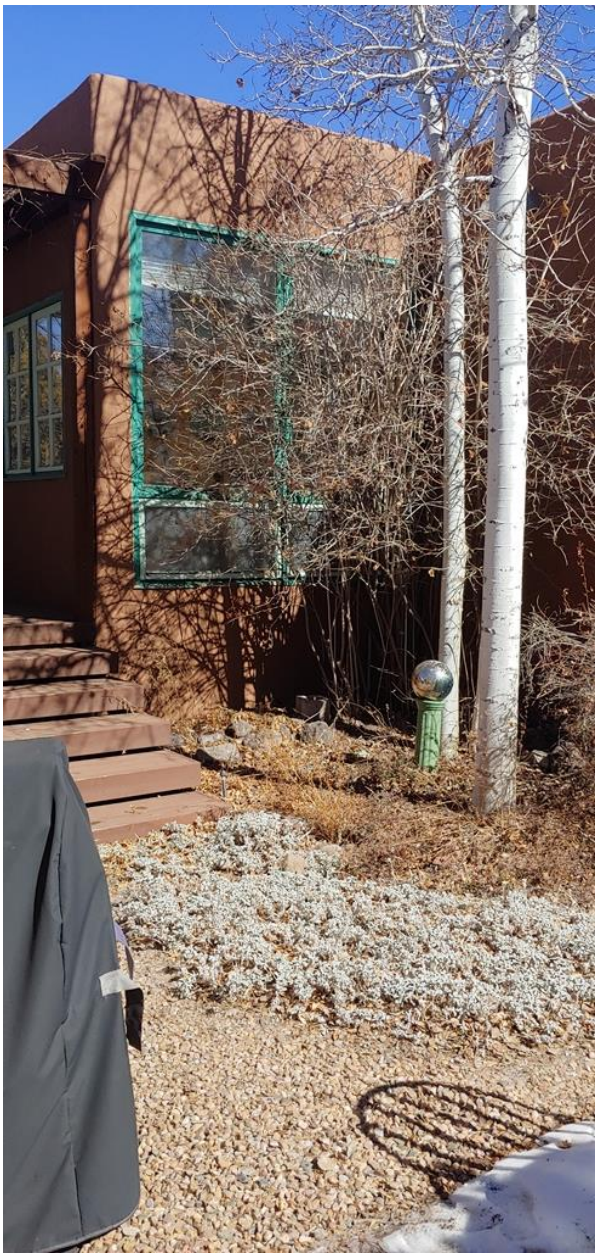

Photo 6: Addition, south elevation.
Camera facing northeast.

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

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



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

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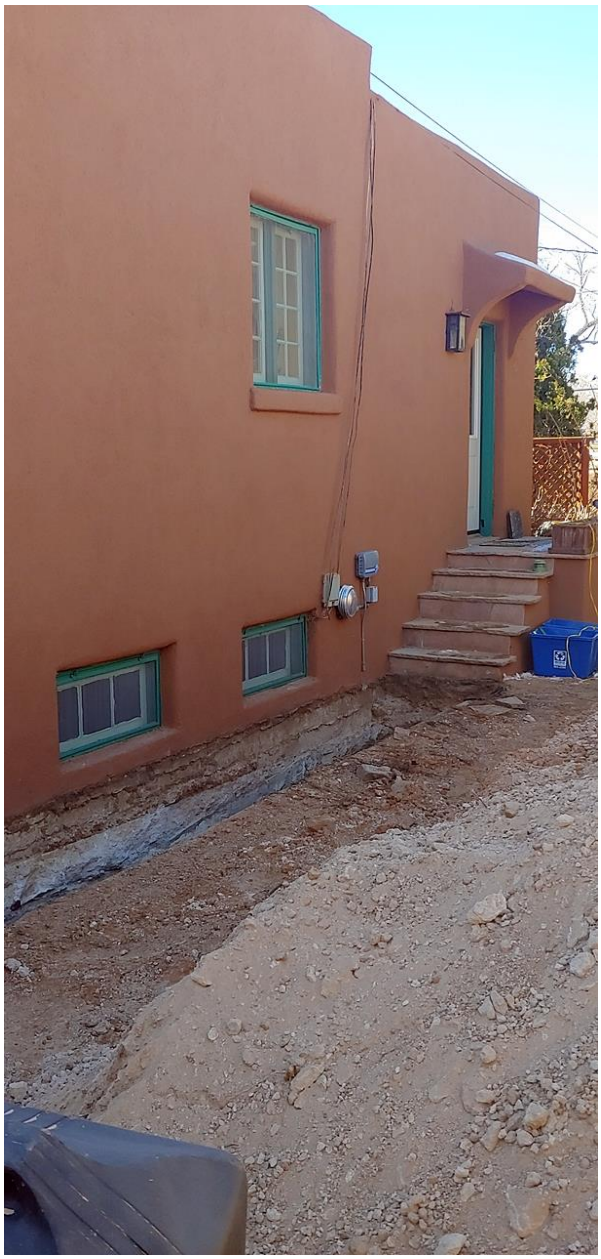

Photo 10: West half of north elevation.
Camera facing southwest.

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

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Photo 12: Garage, east elevation.
Note extended parapet.
Camera facing southwest.

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Photo 13: Garage, south elevation.
Note removed parapet and addition of overhang and windows.
Camera facing northeast.

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Photo 14: Garage, north elevation.
Note removed parapet and addition of overhang.
Camera facing southwest.

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Photo 15: Garage, roof.
Note extended parapets at east and west elevations.
Camera facing southwest.

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



Photo 16: Yard Wall at street.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



Photo 17: Interior Yard Wall.
Camera facing west.



1 VIEW OF GARAGE FROM DRIVEWAY
NO SCALE

McCormick Architects LLC

1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199
McCORMICKARCHITECTS.COM

844 Don Cubero
SANTA FE

MARCH 22, 2021

PH2



1 EXISTING EAST ELEVATION AT GARAGE
NO SCALE

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199
McCormickarchitects.com

844 Don Cubero
SANTA FE

March 22, 2021

PH7



1 EXISTING TRELLIS
NO SCALE

McCormick Architects LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199
McCORMICKARCHITECTS.COM

844 Don Cubero
SANTA FE

JUNE 15, 2021

PH1



GREEN AT FRAME IS SIMILAR TO SHERWIN WILLIAMS "ARGYLE"

MINT AT SASH IS SIMILAR TO SHERWIN WILLIAMS "MINT CONDITION"

1 EXISTING WINDOW
NO SCALE

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199
McCormickarchitects.com

844 Don Cubero
Santa Fe

June 15, 2021

PH5



1 EXISTING NORTH ELEVATION AT GARAGE
NO SCALE

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199
McCormickarchitects.com

844 Don Cubero
SANTA FE

March 22, 2021

PH8



1 EXISTING NW ELEVATION AT GARAGE
NO SCALE

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199
McCormickarchitects.com

844 Don Cubero
Santa Fe

May 11, 2021

PH3



1 EXISTING SW ELEVATION AT GARAGE
NO SCALE

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199
McCormickarchitects.com

844 Don Cubero
Santa Fe

May 11, 2021

PH4

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199

June 22nd, 2021

Historic Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Garage at 844 Don Cubero

Dear Historic Review Board:

We are applying to downgrade the status of the existing 360 sqft garage at 844 Don Cubero from "contributing" to "non-contributing". The garage was likely built at the same time as the house (circa 1928) and has had extensive reworking of the roof, parapets, windows, and doors.

The current south facade is lined with non-historic windows. The roof used to drain to the alley and now drains to the north which required the removal of parapets. The East and West facades used to have windows which were removed.

The changes to this garage are extensive. We feel that it is not contributing to the historic character of the district.

Thank you for your consideration,



6.22.21

Steve McCormick date

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Historic Status Downgrade Request

Case number: **2021-003847-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 620 Garcia Street

PROJECT NAMES:

OW/APP – David and Tamara Schiltz

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 X No ☐
PUBLICLY VISIBLE FACADE-NORTH	Yes X No ☐
PUBLICLY VISIBLE FACADE-SOUTH	Yes X No ☐
PUBLICLY VISIBLE FACADE-WEST	Yes No X
HISTORIC DISTRICT INVENTORY NUMBER	NONE
YEAR OF CONSTRUCTION	Not known

PROJECT TYPE

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

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

HISTORIC BUILDING NAME **Not Known**

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

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Case # 2021-003847-HDRB

Address: 620 Garcia Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

NONE **Historic Inventory Form**

_NA_ **Zoning Review Sheet**

APPLICANT SUBMITTALS

_X_ **Proposal Letter**

_X_ **Site Plan/Floor Plan**

_X_ **Elevations**

_X_ **Photographs**

RECOMMENDATION:

Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures in the Historic Districts, staff recommends downgrading the building's historic status from contributing to non-contributing due to multiple and substantial alterations that have eroded its overall historic integrity.

BACKGROUND & SUMMARY:

620 Garcia is an approximately 1,500 sf Spanish-Pueblo vernacular building designated contributing to the Downtown and Eastside Historic District. It is single-story, low-slung with rounded parapets and exposed vigas. It has undergone extensive alterations; multiple additions and all windows have been replaced. The front (east) elevation at the street features an irregular array of windows of type, style and material. Window openings have been increased. It has a rooftop solar structure atop a bank of clerestory windows. Its historic 3' adobe yard wall has been raised to 6' along Garcia.

The applicant requests a downgrade to the building's historic status from contributing to non-contributing.

The owner provided a letter regarding the structure's construction sequence. She obtained the information from her neighbor who lives adjacent (north) to the subject property. Her neighbor, Jake Garcia, provided her with his account of the house's ownership and construction changes over the years. According to Mr. Garcia, the structure was owned and altered by many different residents. The original home was built in the 1940s by Paul Garcia after he returned from WWII. His family lived there until they outgrew the home. The next owner built the 3' yard wall and added a garage. The garage was later converted into a bedroom and bathroom. It was purchased by new owners in the 70s and again by new residents who added the east portal. Other changes include the addition of a living room and dining room off the bedroom. Solar panels and clerestory windows were added, along with a fireplace. The wall height was raised from 3' to 6'. Windows were replaced in the 1980s.

May 28, 2021

Angela Schackel Bordegaray
Planner Senior
Historic Planning Division
200 Lincoln Avenue
City of Santa Fe

RE: Historic Status Review Request
620 Garcia Street
Sana Fe, NM

Dear Angela,

We are requesting that the Historic District Review Board consider a status downgrade of our property at 620 Garcia St. Currently the home is listed as a contributing structure. This request is for a downgrade of the existing structure to Non-Contributing due to the extent of changes and alterations completed to the structure prior to our acquisition of this property.

Is is our desire to have the Historic Districts Review Board (HDRB) review the information provided and request they determine the structures current Historic status and identify the residence located at 620 Garcia Street as Non-Contributing.

In the process of developing a plan to rehab this home I have was able to meet my next-door neighbor Jake Garcia and learn some of the homes history and the many owners who have added on and remodeled it over the years.

- The original home was built in the 1940s by Paul Garcia after he return from WWII The Garcia family lived there until they out grew the home.
- It was purchased by the Foxes two twin sisters who built the wall around the outside of the house. The wall was roughly 3 ft tall. They then added a garage which is since has been converted to a bedroom/bathroom.
- The Flynn's purchased it in the 70's
- After the Flynn's moved the house was purchased by Frank and Jane Carry. They were contractors who turned the garage into a master bedroom added the east portal. It appears that the living room dining room were added sometime off of the master bedroom and they put in the clear story lights in the living room and added a fireplace. They also increased the outside wall height from 3ft to 6ft. They replaced windows. I do not have the exact year this was done but it appears to be early 80s.
- Attached are current photos of the exterior of the home.

Thank you for your consideration of our request and please let me know if you require any additional information.

Sincerely,

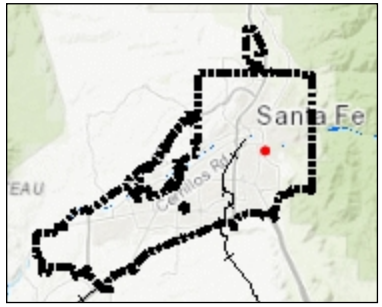
Tamara Schiltz

563-343-7562

Santa Fe
Mapping the City Different

620 Garcia





Legend

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

Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Notes

Brian and Tami Schiltz
Window replacement
May 2021

94.0 0 47.02 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION


South facing.


East facing Garcia St. Portal
added in the 80’s


Solar Clear Story


East facing bedroom that use to be the garage inside the portal.


East facing Garcia St.
Wall height was 3‘ added height to 6’ in one of the last renovations. 1980s


East facing inside the courtyard.


North facing side of the house. I believe this is the original house.


West facing wall bordering with Jake Garcia
gutters added 2000?and wall added in the 80’s

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003835--HDRB

Project Description:

Project Location(s): 905 DON MIGUEL PL
Santa Fe, NM 87505

Contacts:

Property Owner: Melissa Weiner

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2021-003835-HDRB

Address: 905 Don Miguel Place
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the house and front yard wall be designated a historic status of "contributing" with façades 3a and 3b being primary, per Section 14-5.2(C)(2).

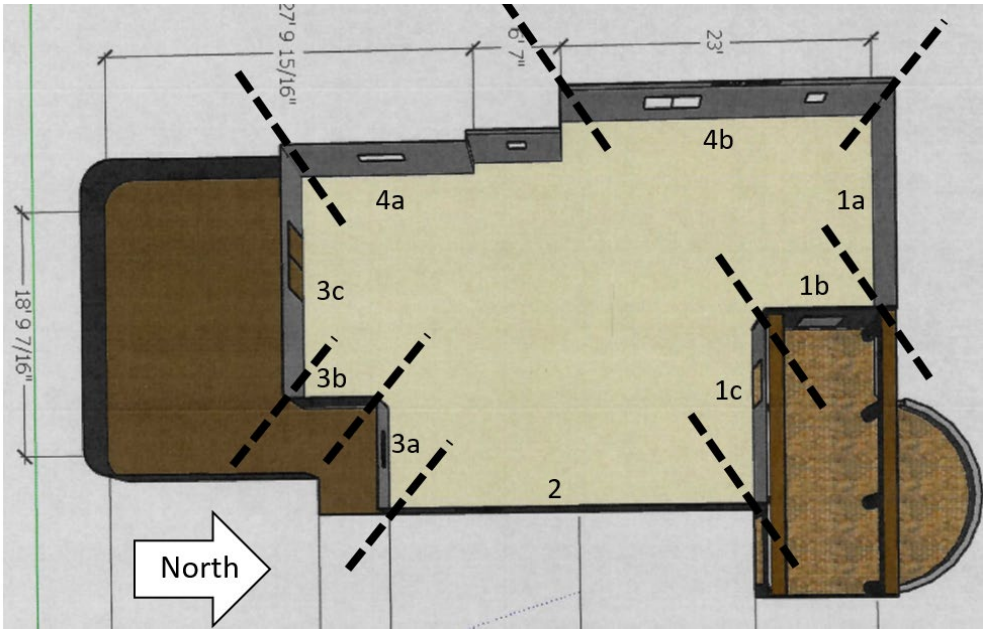
BACKGROUND & SUMMARY:

905 Don Miguel Place is a circa 1000 square foot single-family residential structure with non-contributing historic status to the Downtown and Eastside Historic District. It was constructed in 1949 in Spanish Pueblo Revival style.

Until recently, this house was in very poor repair and water-damaged, and the owner undertook repairs without seeking Historic approval. The state of the structure before the repairs was photographically documented.

The building appears to have its original footprint, and no additions have been made. It faces south onto Don Miguel Place. A high yard wall is placed directly on the street and encloses the front of the structure, running east to west and then from the southeast corner to the north. It is historic but appears to have been lengthened in the 1990s towards the north to connect to the post at the corner of the entry portal which is placed at the southwest corner.

Facades are numbered in the following manner:



The structure has an essentially rectangular form with a corner entry portal with wood posts and corbels. The western portion of the south-facing façade (façade 3a, 3b) had a divided light window in 1992, which has been subsequently changed to a double door. The wood 2-by-6 board front door and south-facing window have matching lintels that are presumed historic and are shown on the 1992 HCPI.

The remaining facades are without design concept or character-defining features. The exterior of the house has been re-stuccoed numerous times since 1992 and the windows before last year's replacement were non-historic aluminum sliders.

The portal in the rear (façade 1b, 1c) has original posts that were severely rotten in 2020, have been shortened at the base and given brick footers. The doors are non-historic. To the north of the portal there is a semi-circular knee-high wall which is presumed to be historic.

H1866

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 905 DON MIGUEL PLACE
JOE GONZALES OWNER IN 1949

ID NUMBER: 051600224

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

_____ ESTIMATE 1949 ACTUAL

SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
SP PUEBLO REVIVAL

USE:

HISTORIC (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: SOME WINDOWS CHANGED

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

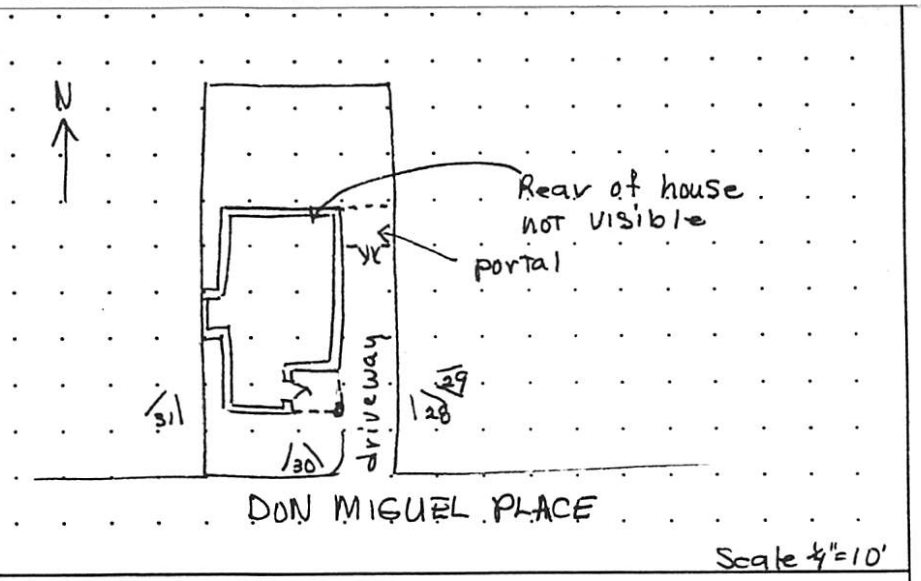
____ YES X NO

PHOTO



#5-29 EAST PORTAL

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/5/92 BY AC

NEGATIVES WITH NMHPD ROLL # AC5 NEG # 28 TO 31

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO	BLD IS IN GOOD CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	WOOD PANEL	
WINDOWS	WOOD FRAME - 4 LITE PAIRED CASEMENT SOUTH SIDE	EAST SIDE WOOD FRAME SLIDING 4 6/6 DBH
PORTALES	AT ENTRANCE SOUTH SIDE CORBELS & VIGAS - BRICK FLOOR	
CANALES		
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS NORTH ROOF LOWER WITH WOOD FASCIA	
COURTYARDS	ENCLOSED FRONT YARD	
FENCES/WALLS	5 FT ADOBE WALL ENCLOSES YARD UNPLASTERED WITH STUCCO CAP	
ARCH. DETAILS	DOUBLE LEAF DOORS NORTH END OF DRIVEWAY MAY OPEN TO PORTAL	
OTHER	STUCCO REPAIR AROUND SLIDING WINDOW EAST SIDE	

COMMENTS BLD. IS A SIMPLE VERSION OF ANGLO SP PUEBLO REVIVAL, PROFESSIONALLY BUILT.

ADDITIONAL PHOTOGRAPHS



#5-30 SOUTH PORTAL



#5-28 EAST ELEVATION

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

IDENTIFICATION

ADDRESS 905 DON MIGUEL PLACE

ID NUMBER 0516005224

SURVEYED/RESEARCHED
DATE 5/5/92 BY AC



#5-31 WEST WALL

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 16-6-83 by mb	Santa Fe	051600224

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description

905 don Miguel ~~Lane~~ Place

city/town

Santa Fe

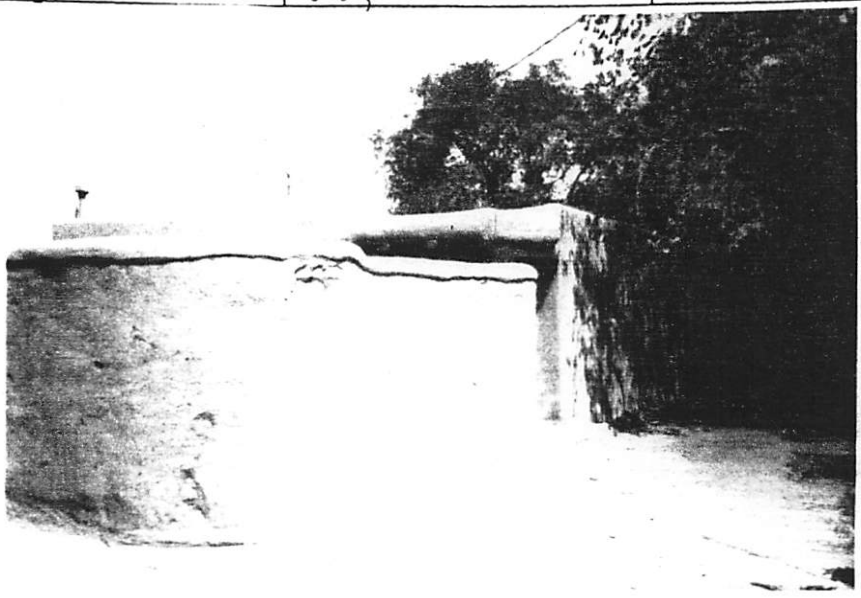
~~land grant/reservation~~

building name

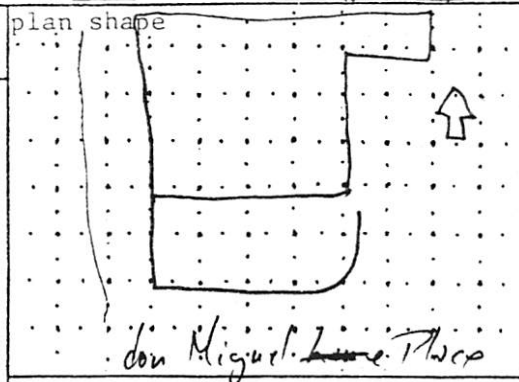
legal description

tnsp 17 N range 10 E sec 30 NW¼ SE¼

film roll	negative nos.	loc. of neg.
by mb no. 12	20, 21	HPB



plan shape



date of construction

Pr 1982 estimate _____ actual

source

1982 Directory

use

present residential

other _____

historic residential

other _____

condition

___ excellent X good

___ fair ___ deteriorating

style

Pueblo Revival

foundation material

Not vis

wall material/surface

Stucco

degree of remodeling

X minor ___ moderate ___ major

describe:

architectural features

Windows - 4 lite w casement, wood casement, turquoise trim, lintels concealed

Portal - Small corbeles, vigas axe trimmed, point vertical

Canal - 1 small wood

Shed roof in back w drip plate

1 metal flue

surroundings

Residential

relationship to surroundings

X similar ___ not similar

district potential

X yes ___ no

significance

___ eligible X of interest ___ none

if eligible, why?

comments

~~wall~~ ——— note - adobe plaster w concrete cap

Streetscape

hedge

wire fence

wood fence

landscape

street trees

stone curb

0 setback

acequia

associated buildings? X yes

what type?

Garage attached

if inventoried, list ID nos.

see back? ___ yes

Luna Design Build

2891 Trades West Road Ste A
Santa Fe, NM 87507

Daniel Schwab
City of Santa Fe Land Use Department
P.O. Box 909
Santa Fe, NM 87504

Regarding: 905 Don Miguel Place

On behalf of Melissa Weiner, proxy for Weiner, Stanford, and Brian the owner of the above property, attached is a packet of documents detailing all of the issues we spoke about regarding the exterior of the house.

1. North elevation door replacement
2. West elevation window replacements - 2x same dimension and style, 1x fixed adjusted in size
3. Restucco on entire house

I have also attached a number of documents to describe all the exterior wall and the work that has been done, either before the house was purchased as well as work that we have performed.

1. Diagrams with dimensions
2. Before pictures
3. After pictures

The work we plan on performing is detailed below

1. Install divided light sashes to the Kitchen and Laundry room windows
2. Finish all exterior stucco with the approved color of El Rey La Morena

Please let me know if there is anything else I can do to help resolve this issue.

Adam Fried, Owner
Luna Design Build
505-60-5199
Samuel Colbourne
505-204-2133

Luna Design Build

2891 Trades West Road Ste A
Santa Fe, NM 87507

Daniel Schwab
City of Santa Fe Land Use Department
P.O. Box 909 Santa Fe, NM 87504

Photo & Diagram Reference

North Wall / Backyard

- Bedroom door installed between 1992 - 2003
- Previous backdoor installed between 1992 - 2003 (broken and inoperable)
    - Replaced with similar door by Luna Design
- Portal double gate installed prior to 1992 (as shown in historic docs)
- Portal built before 1992

East Wall / Driveway Side

- Office window installed prior to 1992 (as shown in historic docs)
- Bedroom window installed prior to 1992 (as shown in historic docs)
- Front door installed prior to 1992 (as shown in historic docs)

South Wall / Street Facing

- Perimeter wall - Exposed adobe covered between 1992 - 2003
- Double french patio door installed between 1992 -2003
- Small street facing window installed prior to 1992 (as shown in historic docs)

West Wall

- Living room window installed between 1992 - 2003
- Laundry room window (broken plexiglass)
    - Replaced with smaller fixed glass window by Luna Design Build
- Kitchen window (broken and inoperable)
    - Replaced with same size and style window by Luna Design Build
- Bathroom window (broken and inoperable)
    - Replaced with same size and style window by Luna Design Build

Santa Fe Historic Preservation
200 Lincoln Ave
Santa Fe, NM 87501

To Whom It May Concern:

This information is to address your request about the work I have done on 905 Don Miguel Place since purchasing it from Greg Gorman in 2003. I haven't done very much to the exterior. I've included what I have done to the interior, exterior and a bit of history that Greg Gorman included with other documents.

I believe the original owner of the house was Eulagio and Saloma Vargas. One document with their names is from 1951.

The deed for the house from Michael and Janet Bauer to Greg Gorman was dated 1980.

I purchased the house in October of 2003.

I had some electric, plumbing and roof repair in 2004.

In 2004 I had vents cut in the back of the house and along the front wall of the portal.

I added gravel to the driveway in 2004.

In 2011, I had more roof repairs and coating done.

October 2015, I had the outside plumbing lines replaced.

In 2014, I replaced the roof, redid the stucco, and added Rinnai heaters.

Thank you for your time and efforts. Should you have any further questions, please contact me.

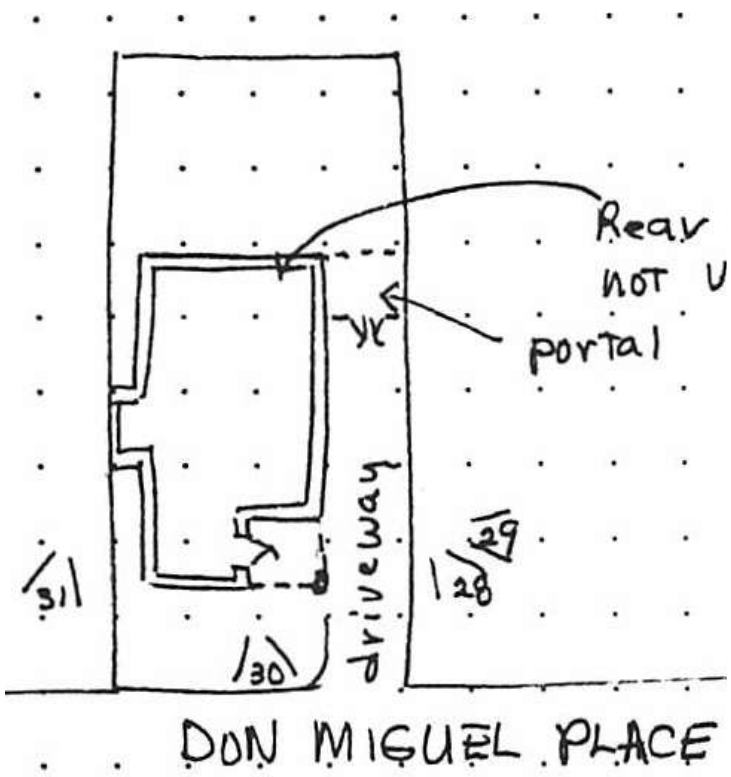
Kindest regards,

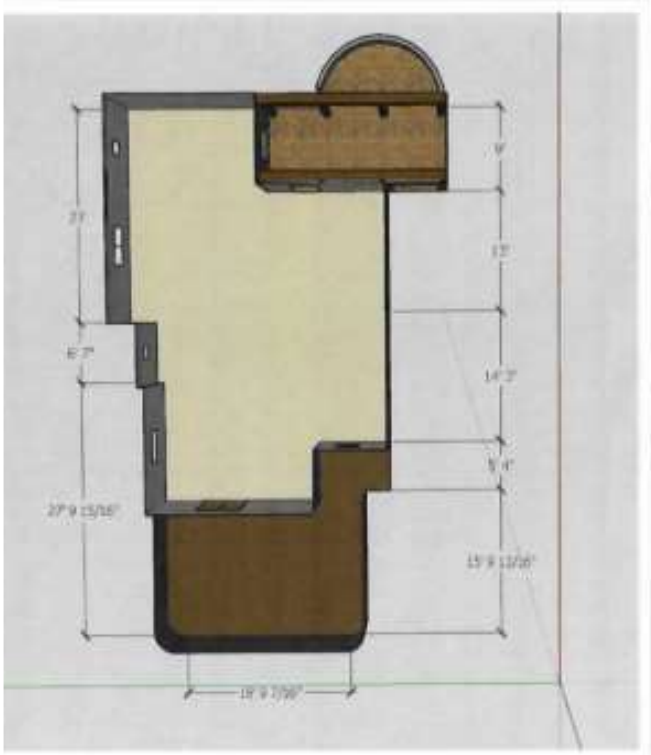
--
Melissa Weiner
Stray Dog Media
339 Carnahan
San Antonio, TX 78209
210-305-1994


905 Don Miguel Pl
Santa Fe, NM 87505
903
Don Miguel Pl
Don Miguel Pl
Don M
W
E
S

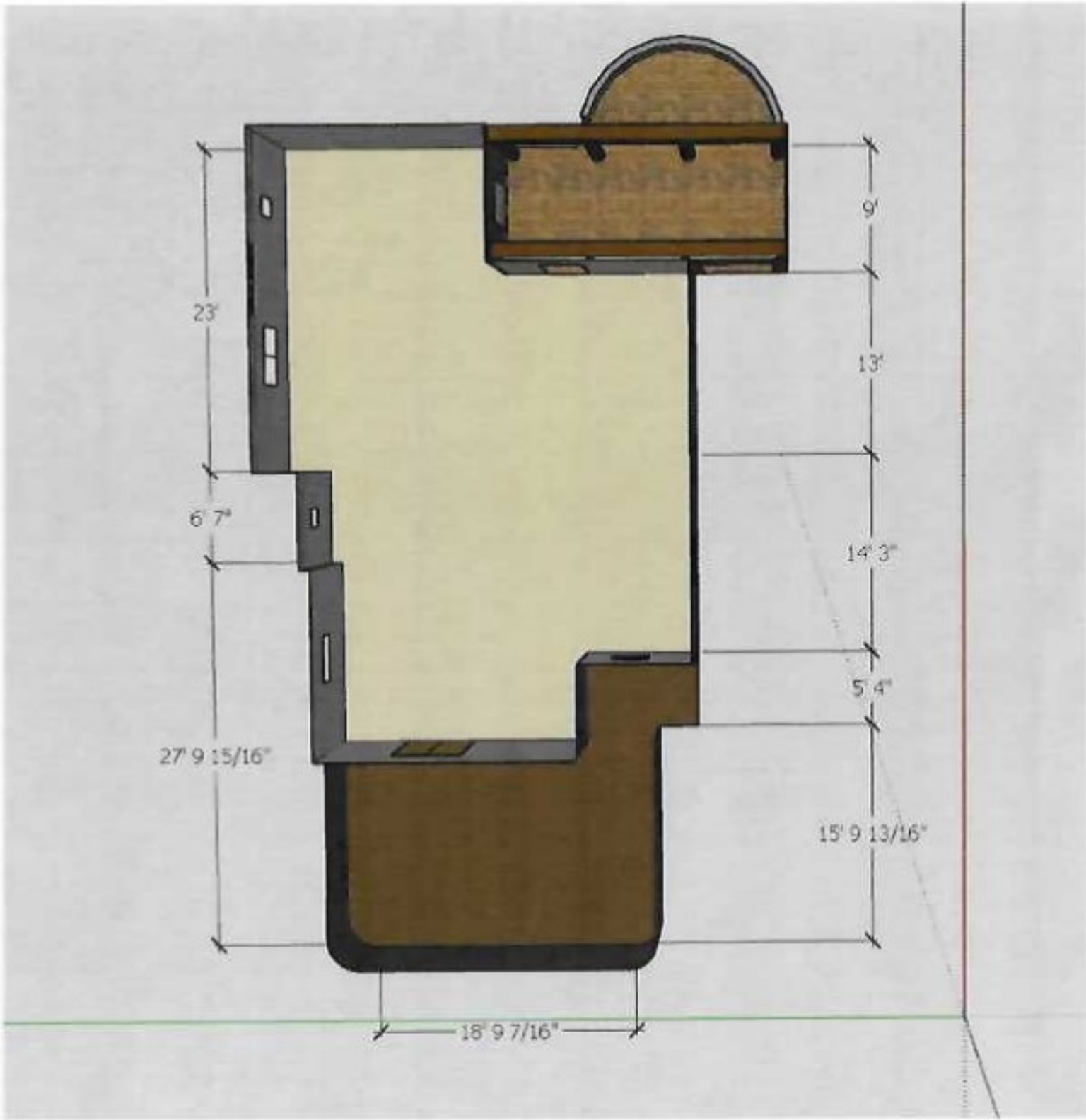
905 Don Miguel Place (Status)



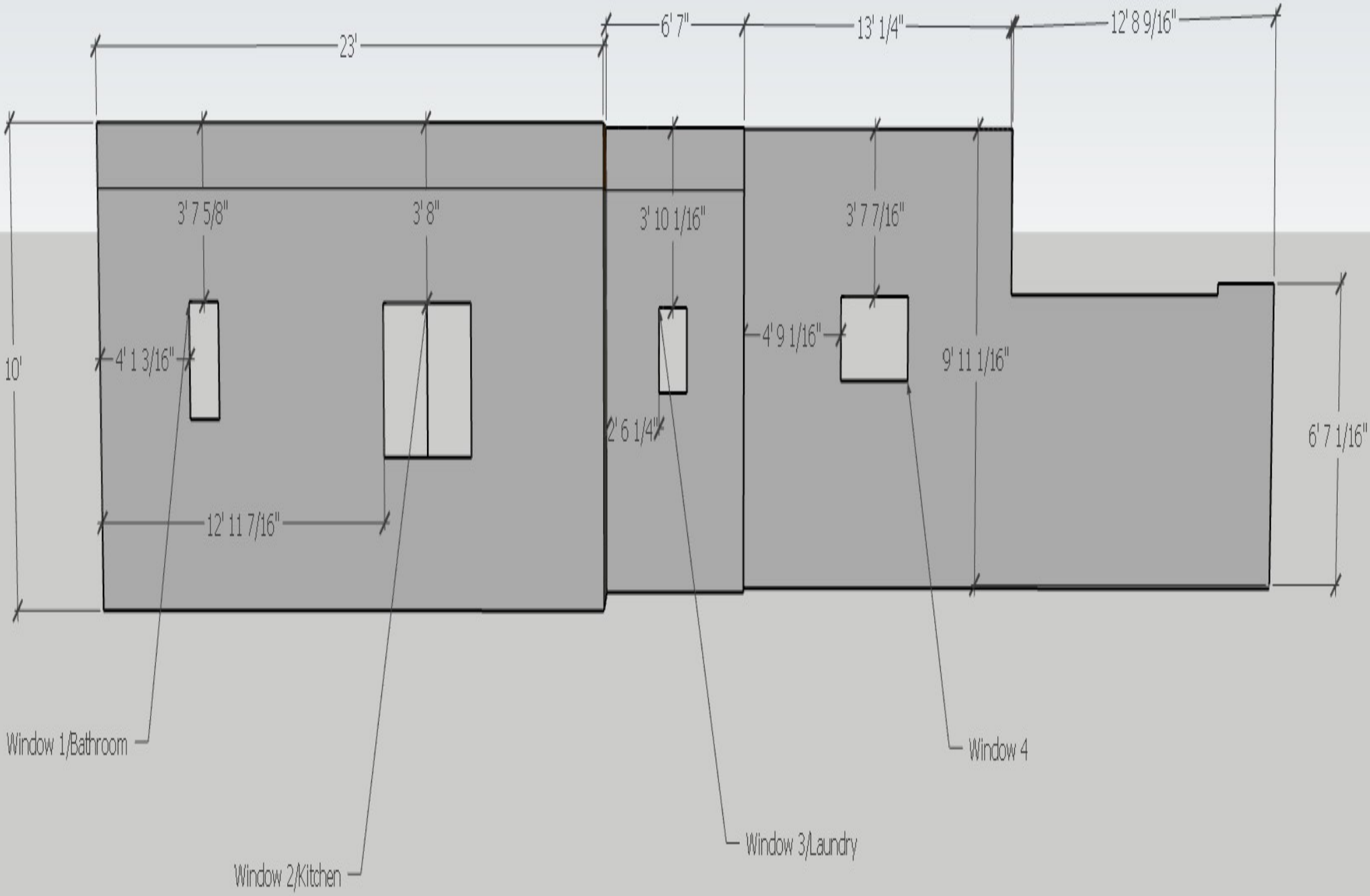




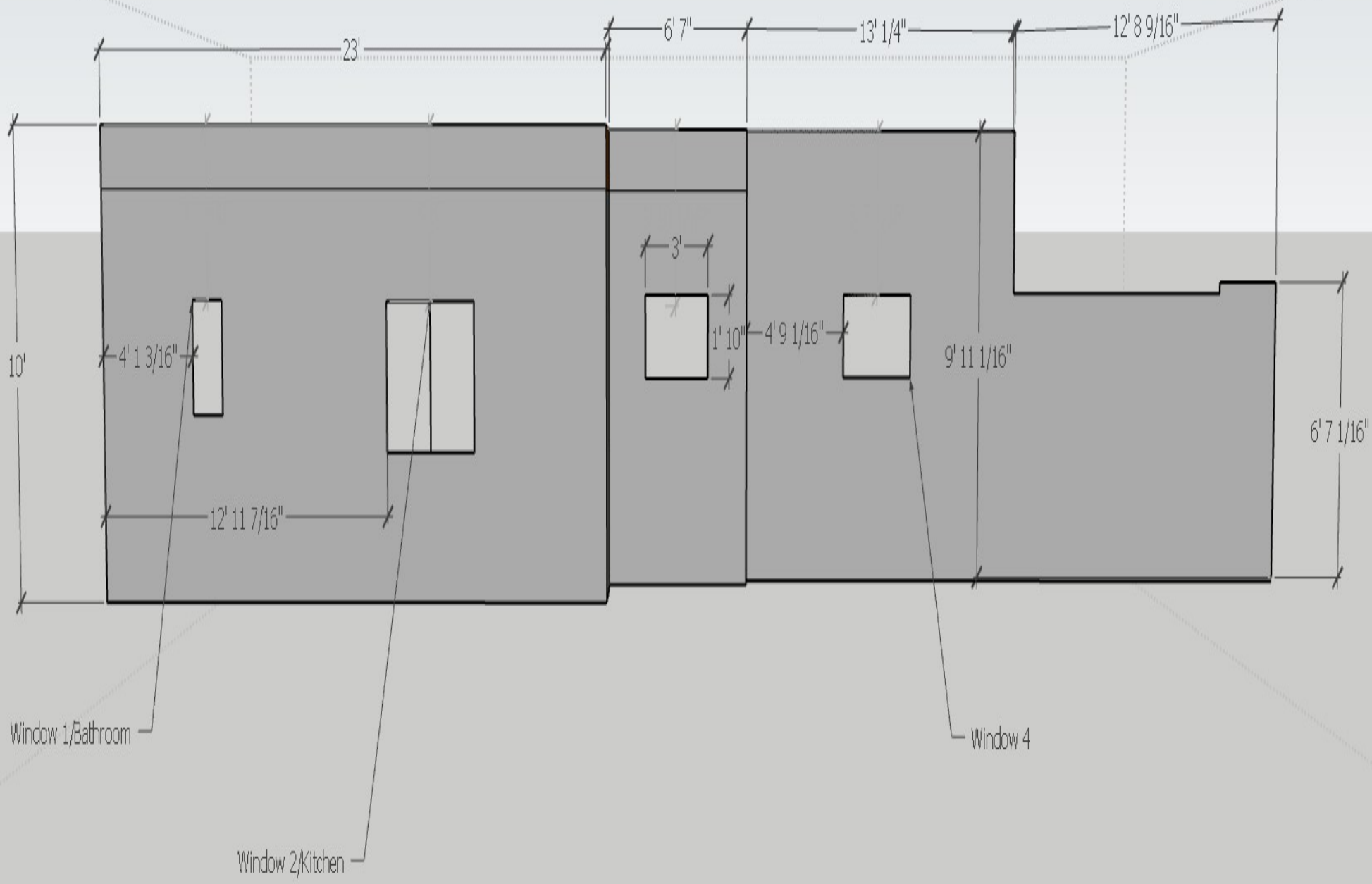
N



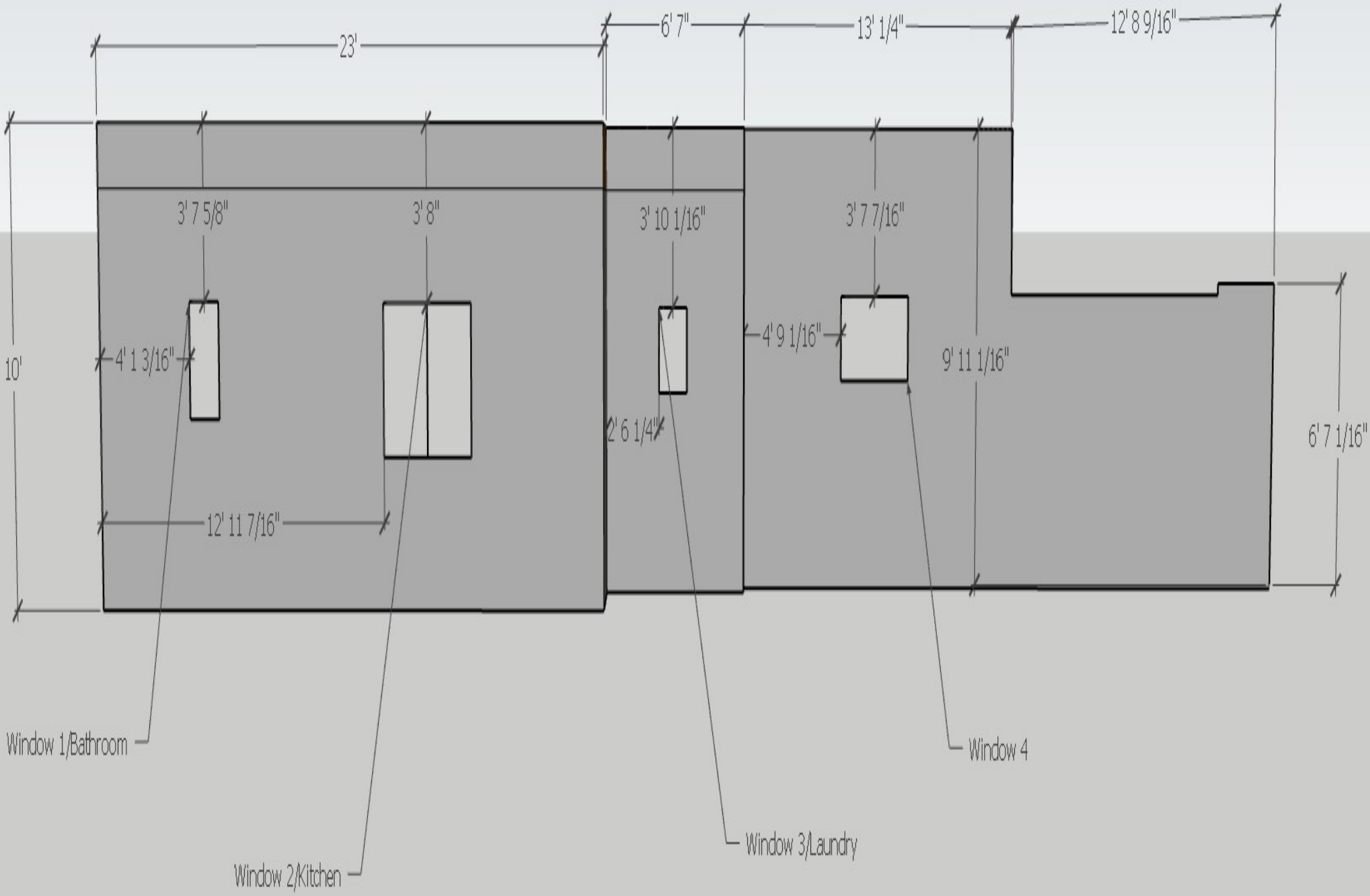
FACADE 4 - WEST WALL

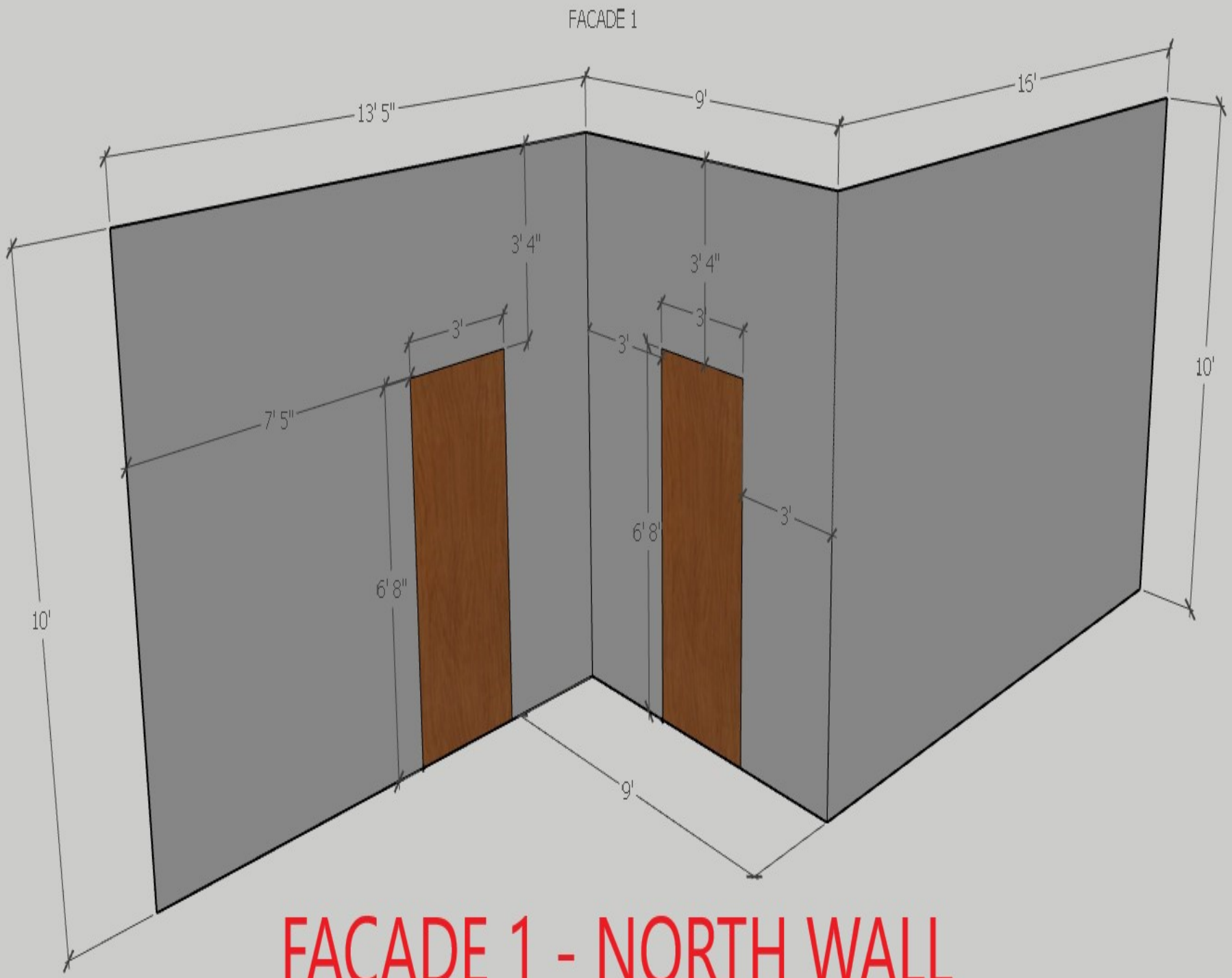


FACADE 4

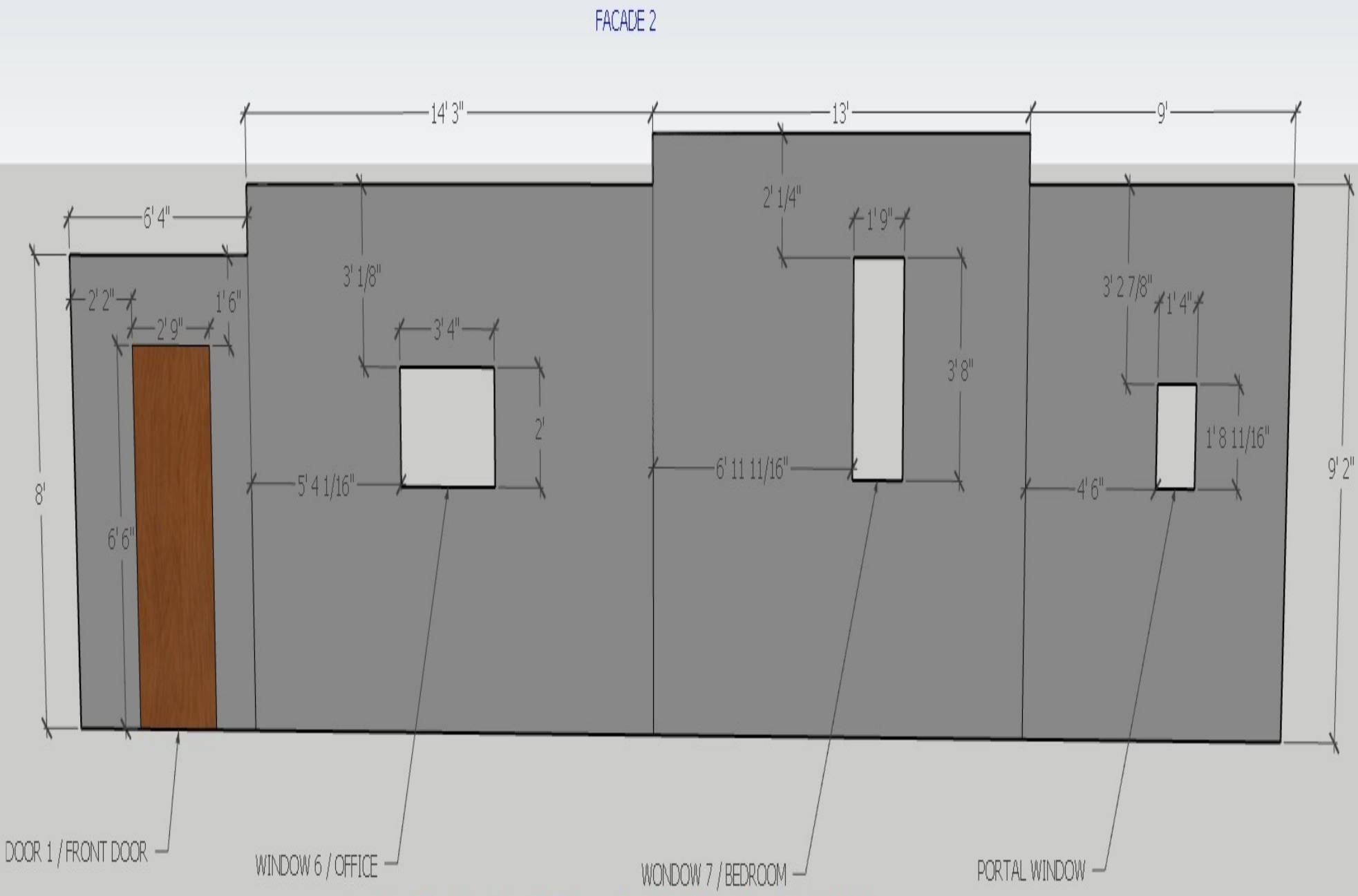

23'
6' 7"
13' 1/4"
12' 8 9/16"
10'
4' 1 3/16"
12' 11 7/16"
3'
1' 10"
4' 9 1/16"
9' 11 1/16"
6' 7 1/16"
Window 1/Bathroom
Window 2/Kitchen
Window 4

FACADE 4 - WEST WALL

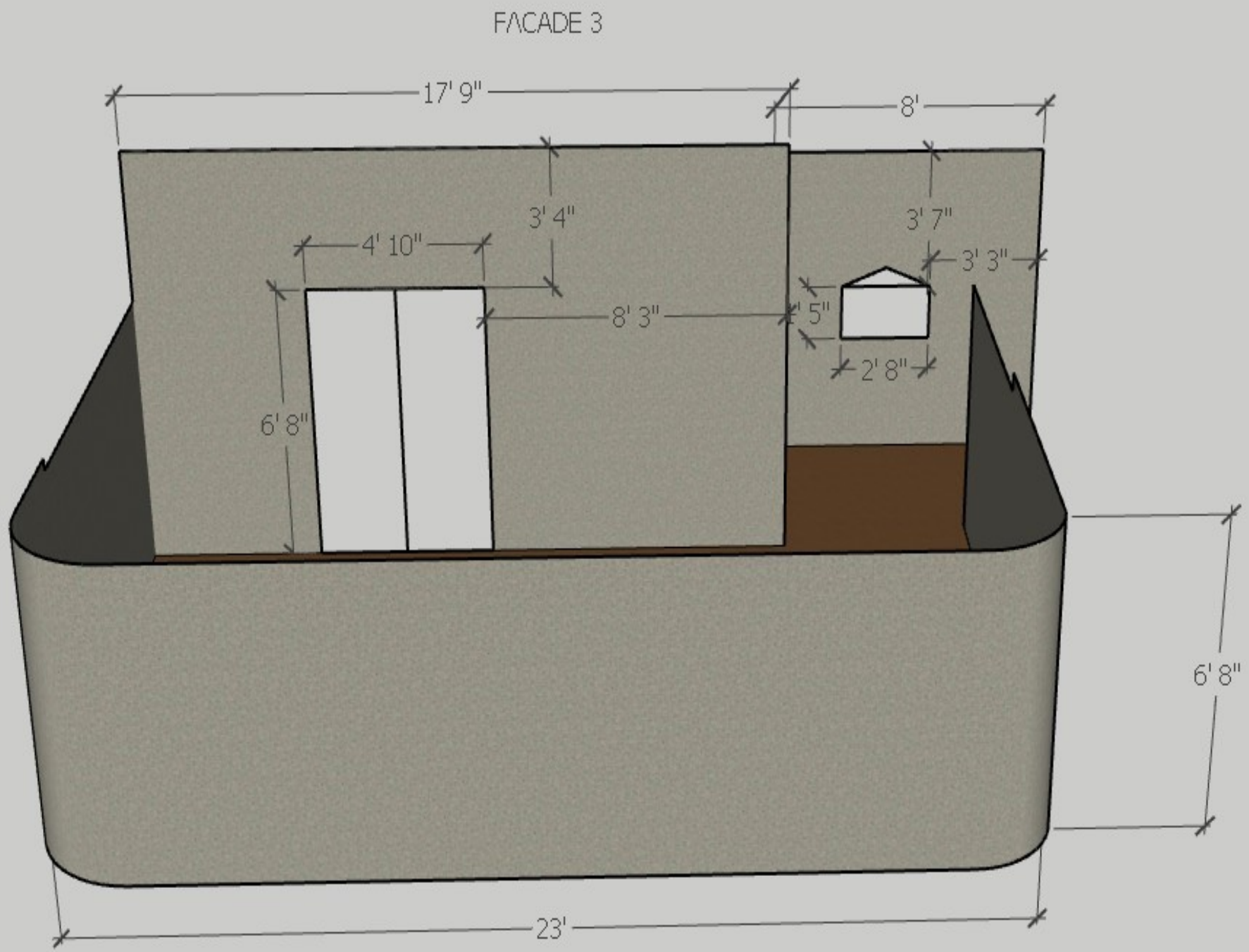




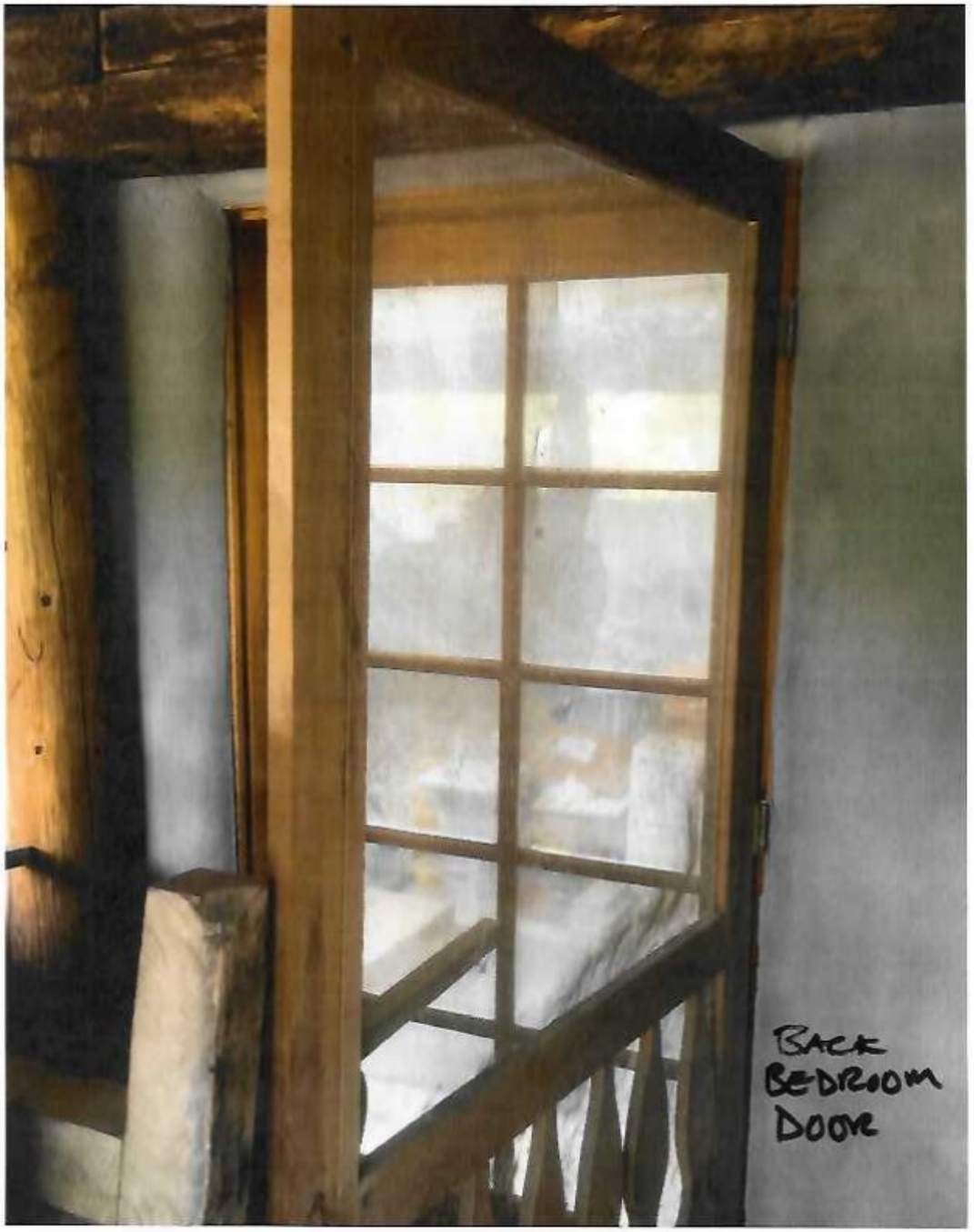
FACADE 1 - NORTH WALL



FACADE 2 - EAST WALL



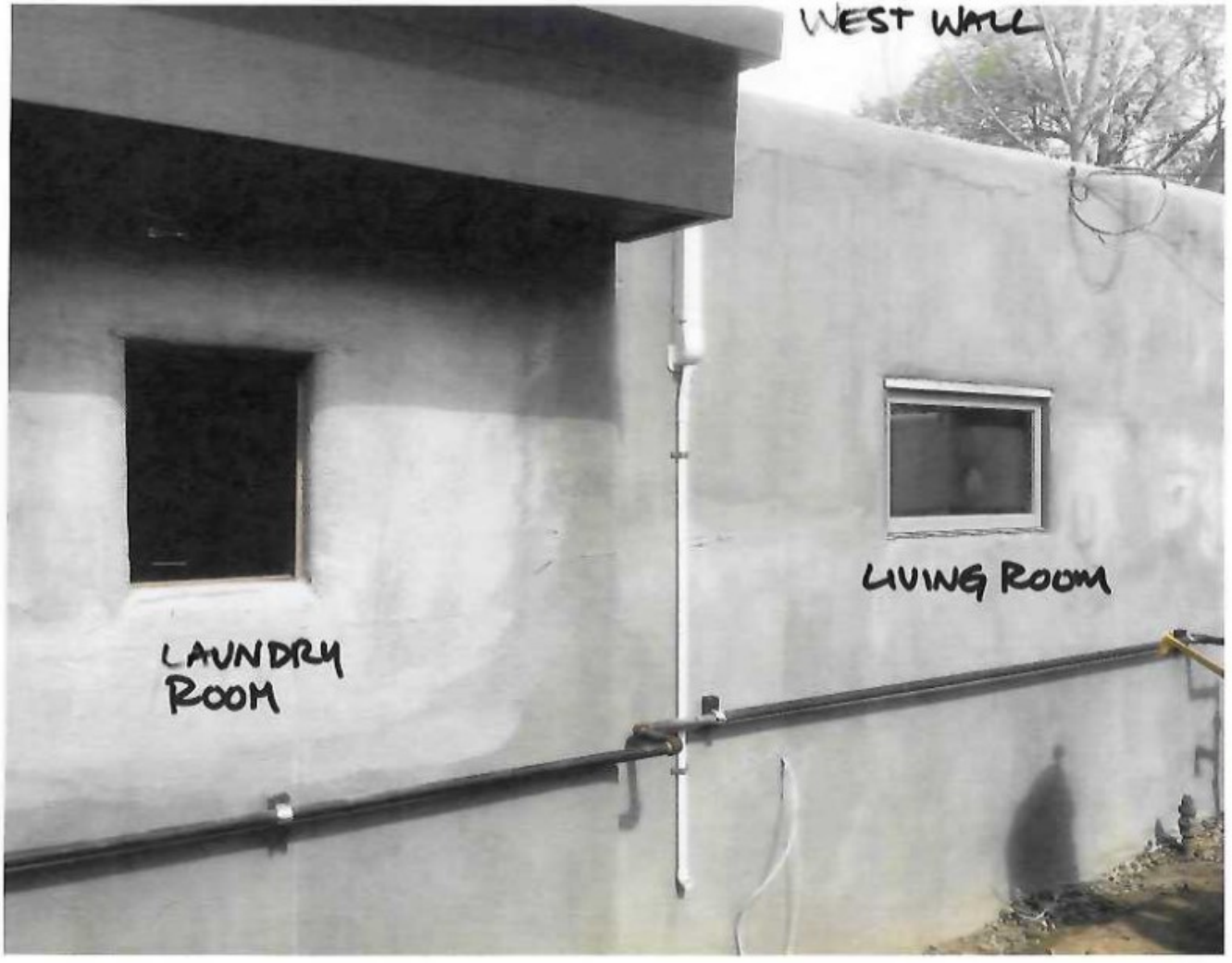
FACADE 3 - SOUTH WALL

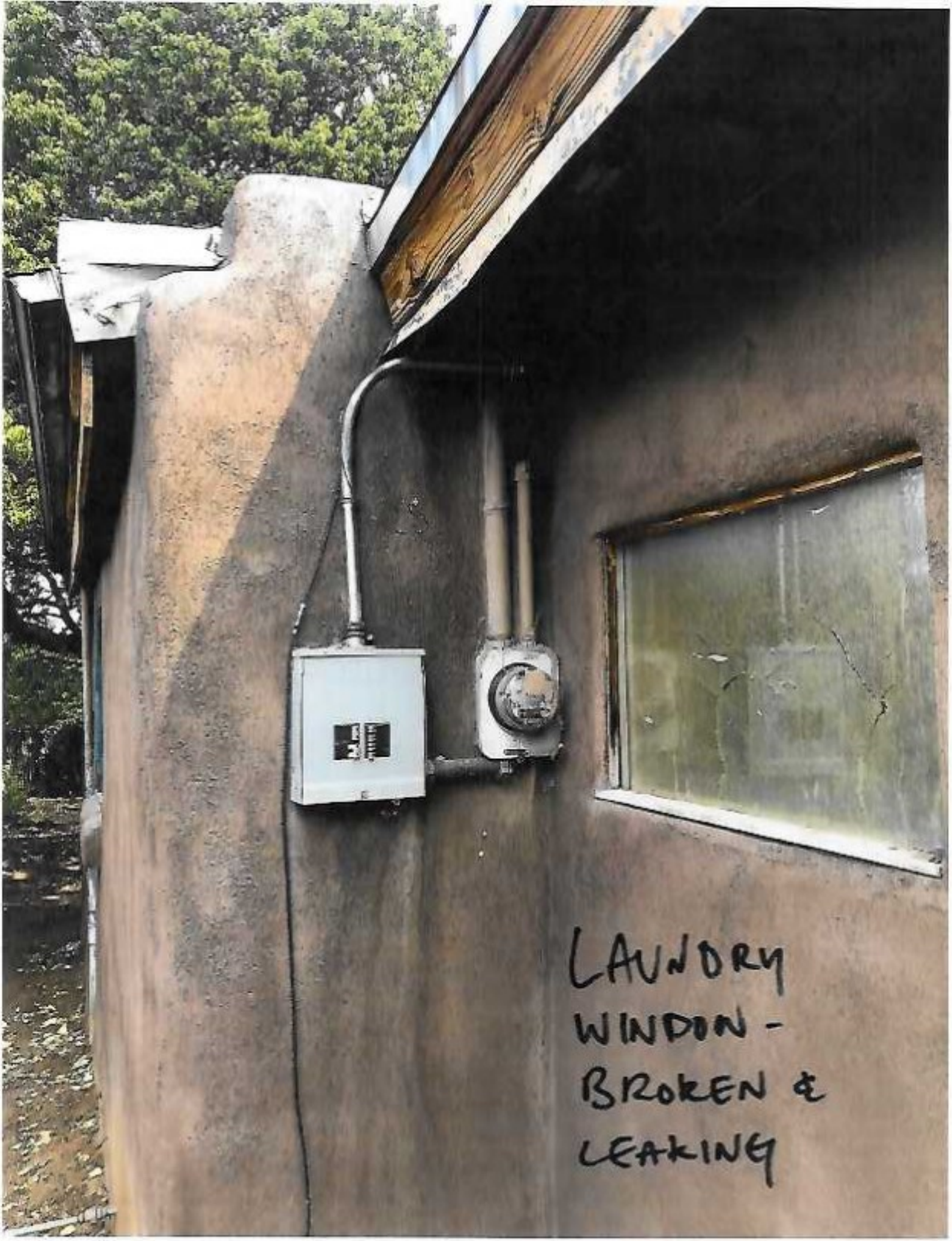

BACK
BEDROOM
DOOR




WEST WALL
KITCHEN
WINDOW


BATH
KITCHEN


WEST WALL
LIVING ROOM
LAUNDRY ROOM


LAUNDRY
WINDOW -
BROKEN &
LEAKING



SOUTH WALL

- Double door installed prior to 1992



FRONT PERIMETER WALL
EXTENDED TO PORTAL BETWEEN
1992 & 2001

EAST WALL

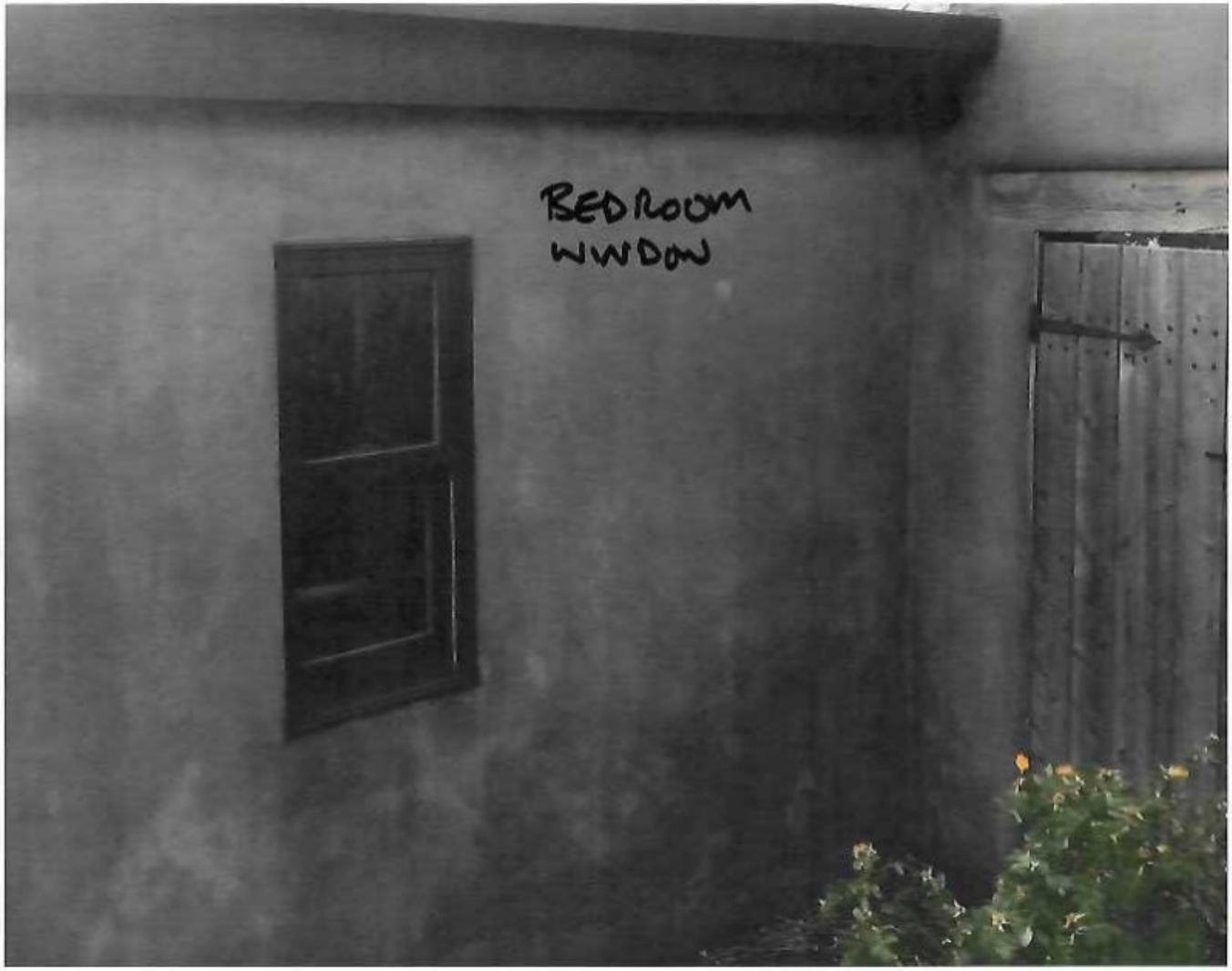
PORTAL ADJUSTED
BETWEEN 1992 – 2003



OFFICE WINDOW

EAST WALL
OFFICE WINDOW




BEDROOM
WINDOW

PORTAL GATE



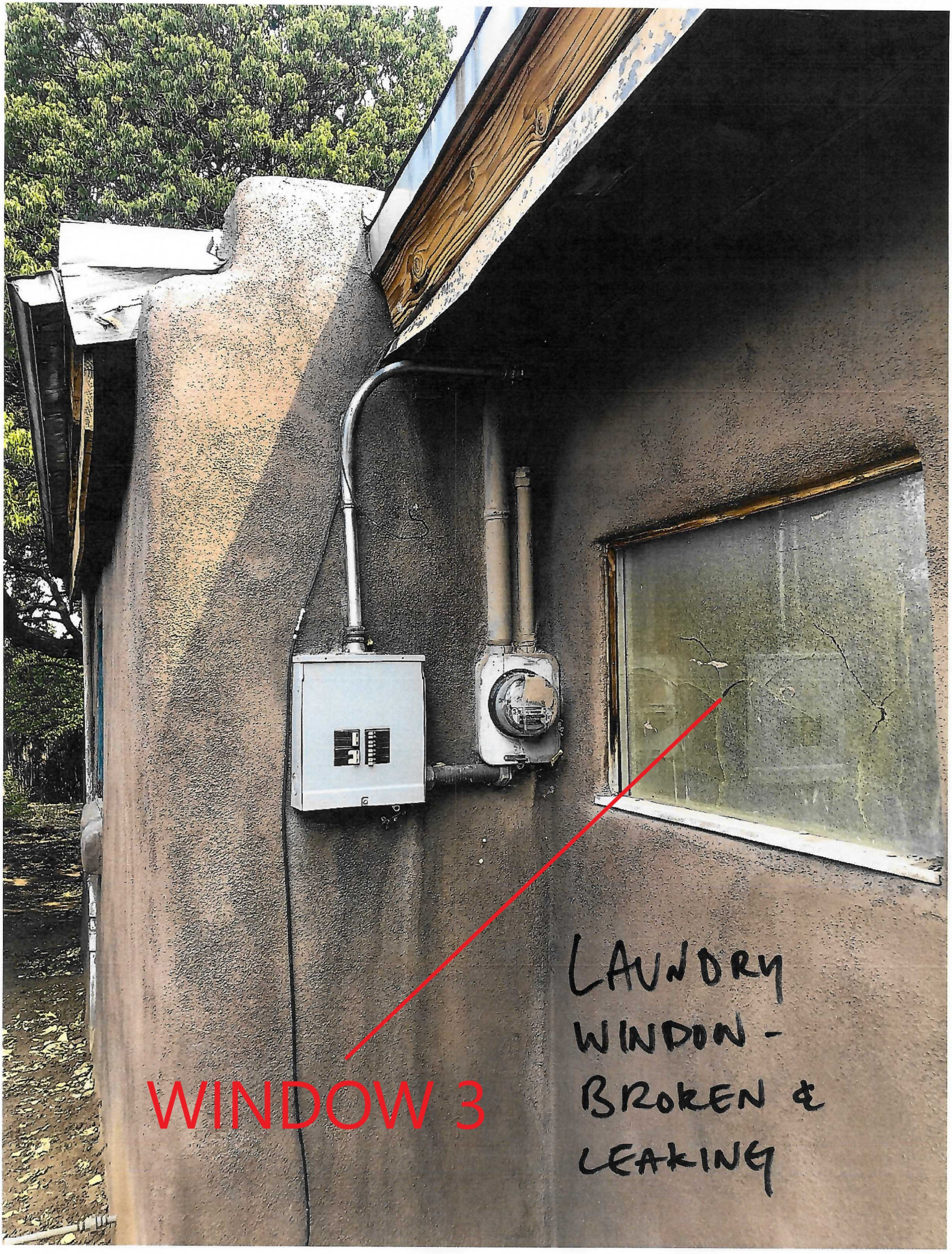


MAIN ENTRY

&

STREET FACING WINDOW


WINDOW 3


WINDOW 3
LAUNDRY WINDOW - BROKEN & LEAKING

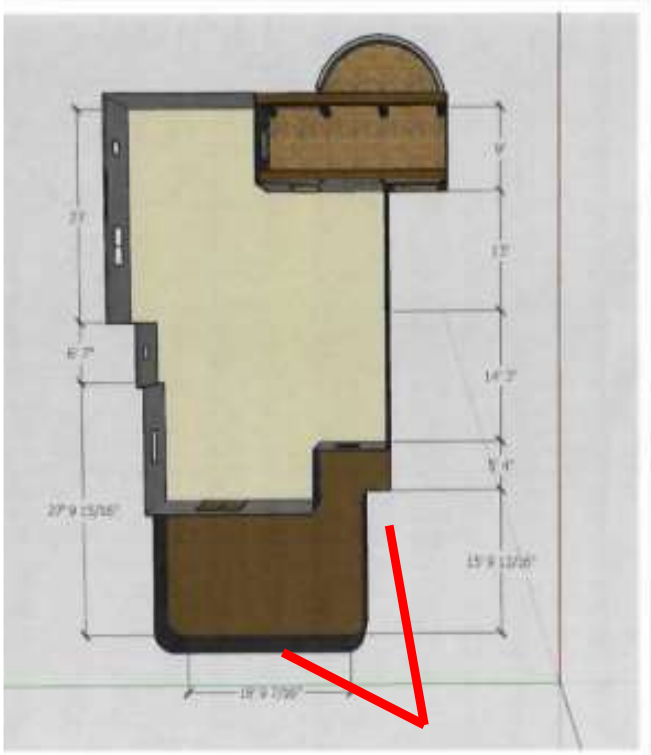

WINDOW 1
WINDOW 2


WINDOW 1
WINDOW 2

905 Don Miguel Place (Status)



1983





Today

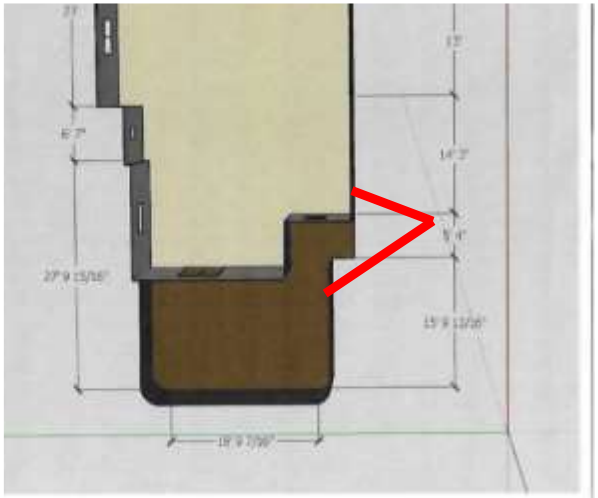


905 Don Miguel Place (Status)

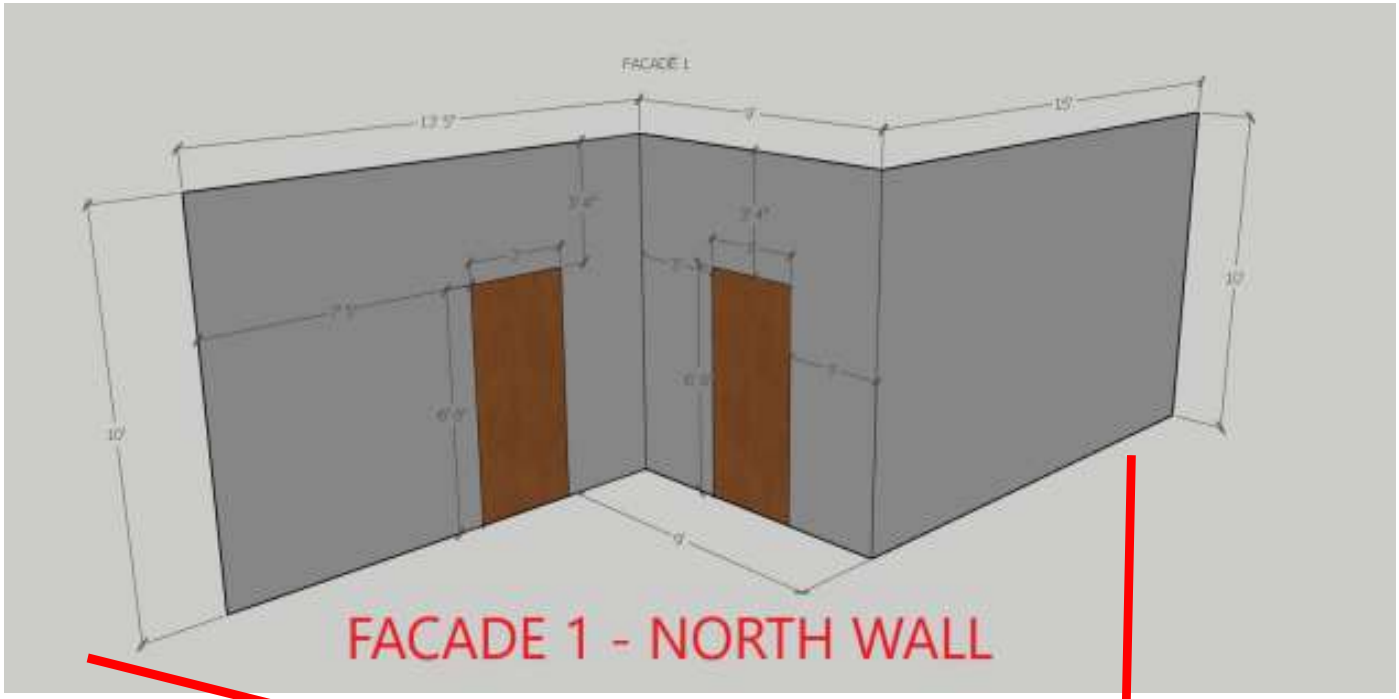




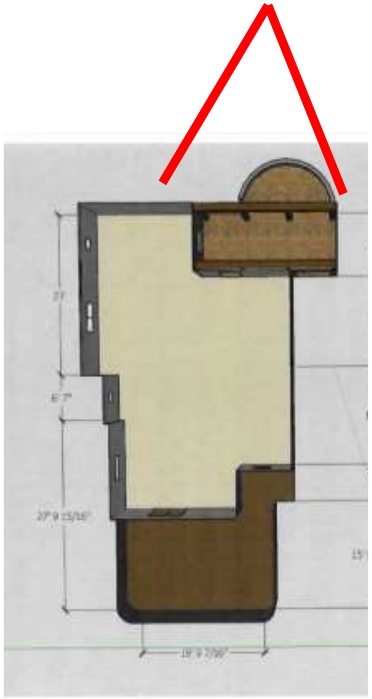




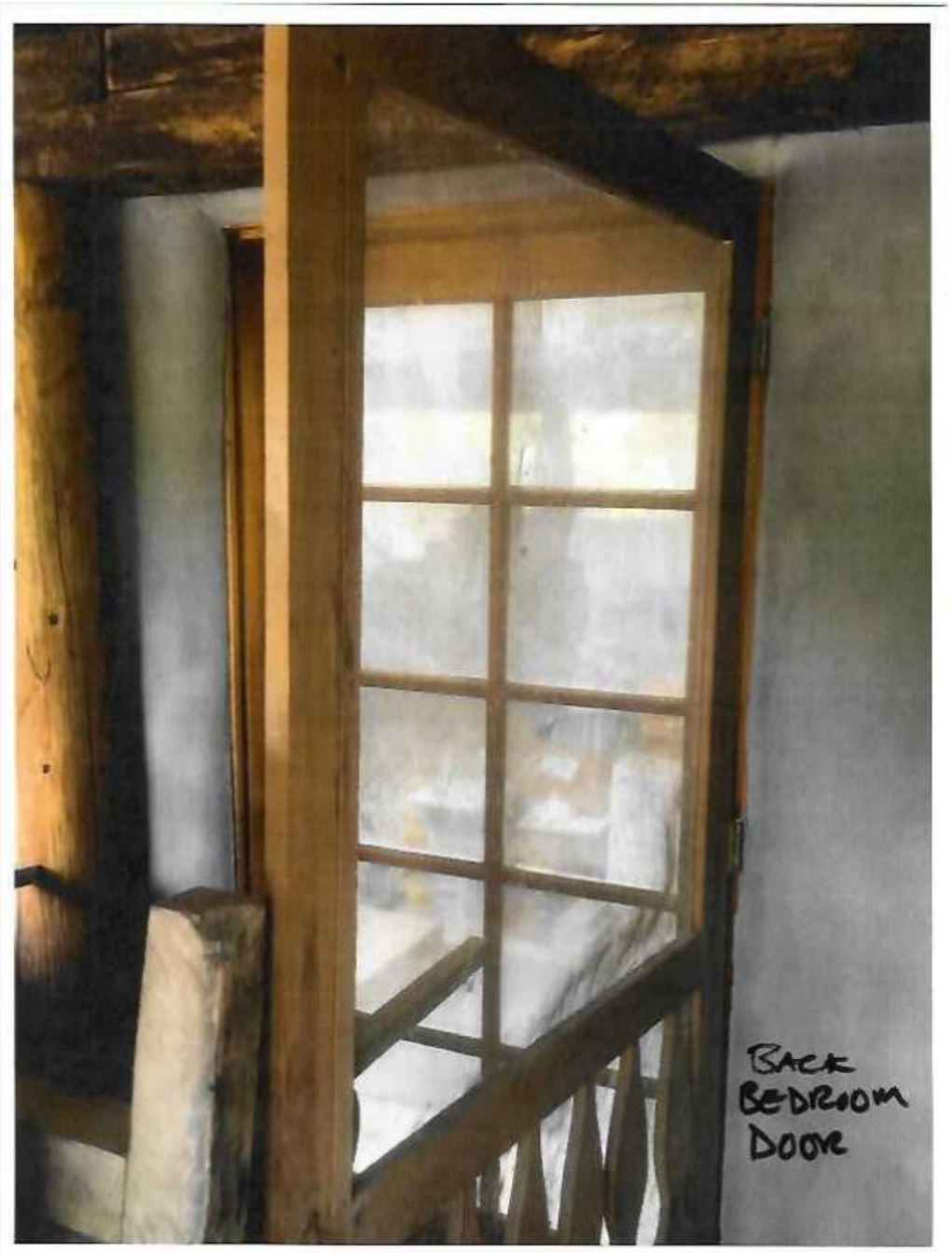
905 Don Miguel Place (Status)







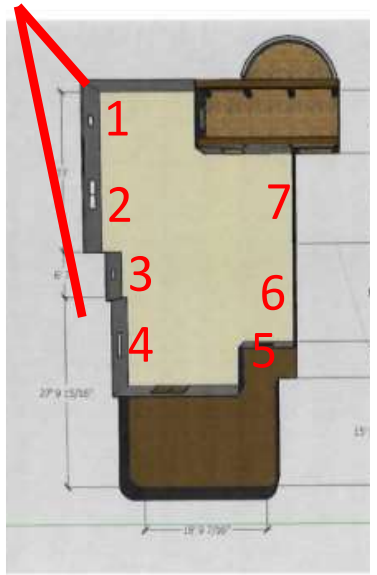
905 Don Miguel Place (Status)





905 Don Miguel Place (Status)

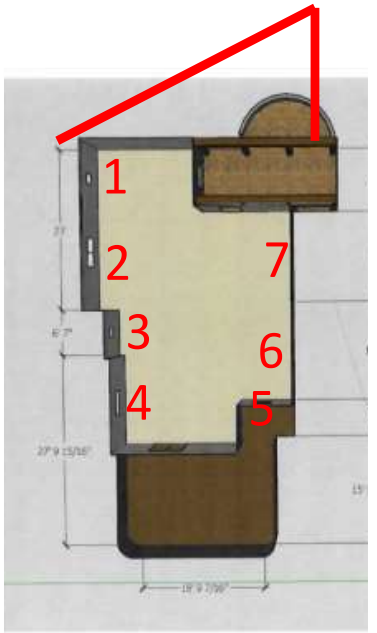




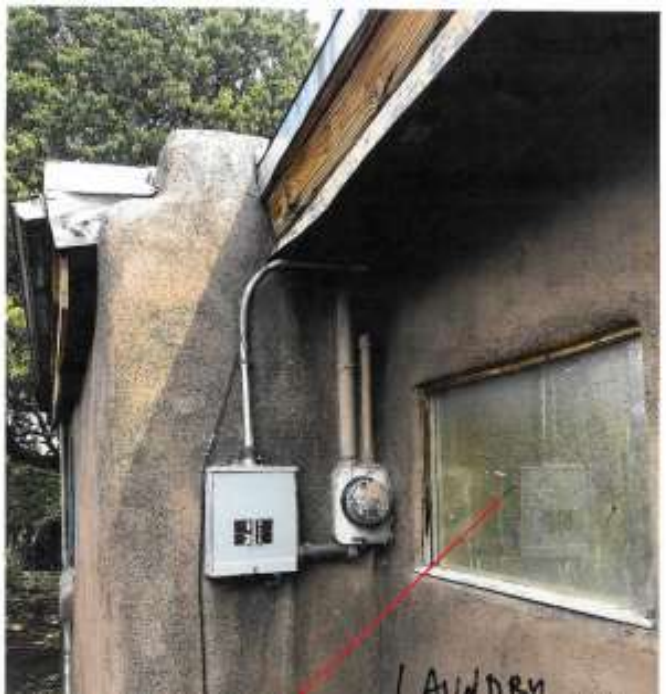


905 Don Miguel Place (Status)

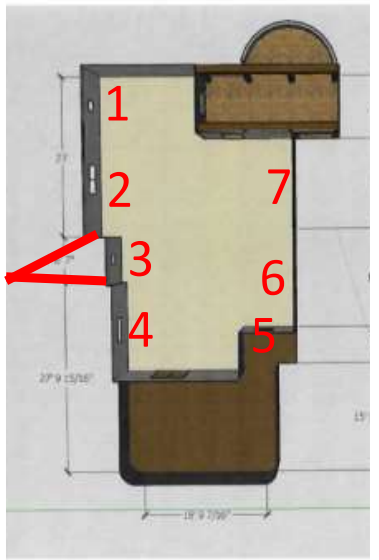


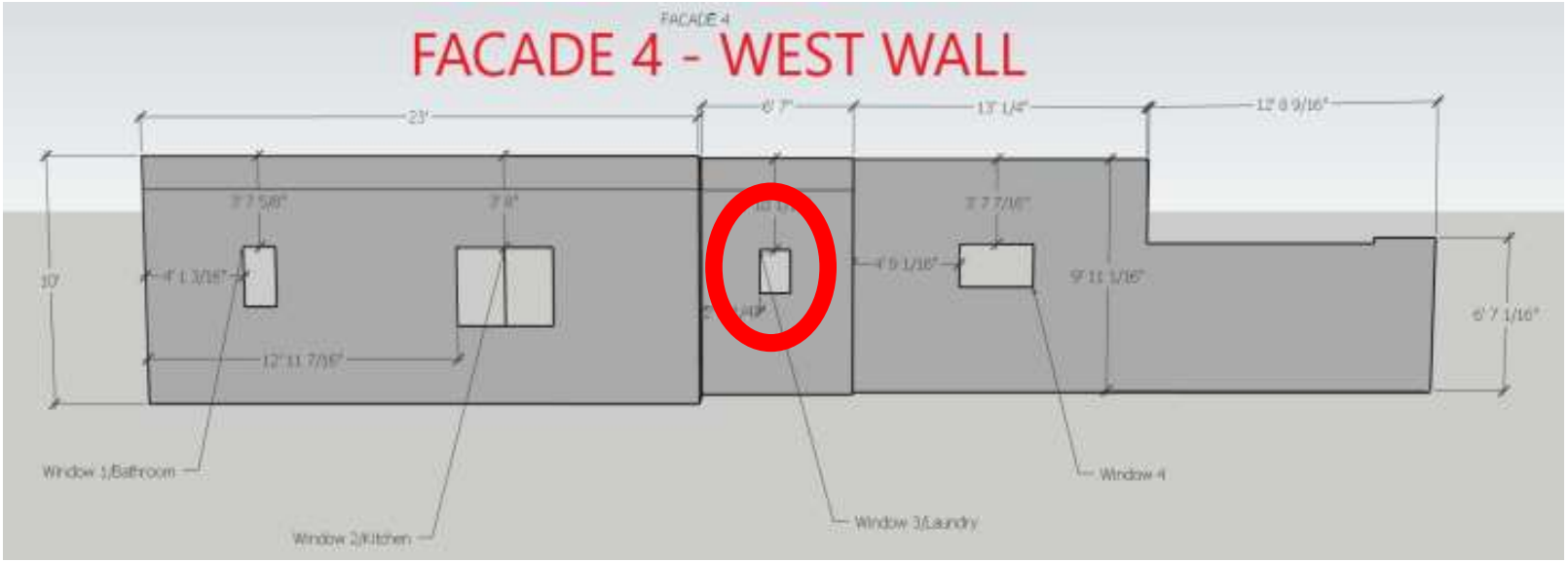


905 Don Miguel Place (Status)





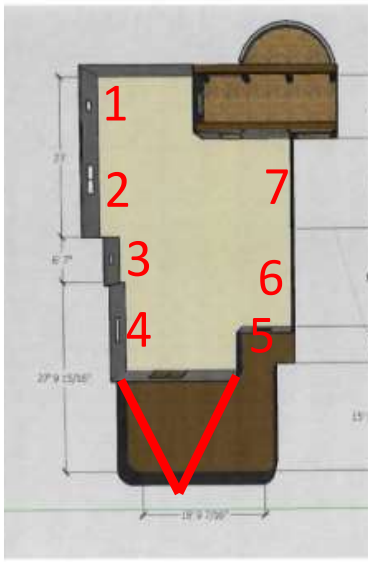




905 Don Miguel Place (Status)

1992





Today



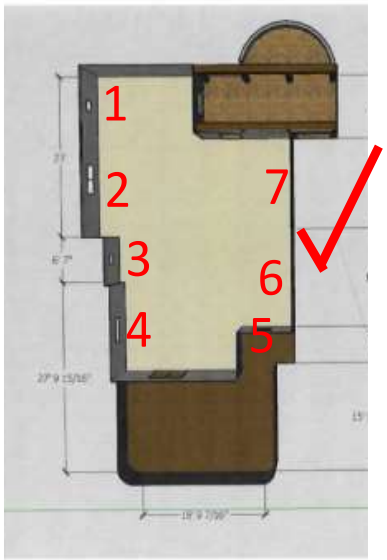
905 Don Miguel Place (Status)



1992



2020



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003835--HDRB

Project Description:

Project Location(s): 905 DON MIGUEL PL
Santa Fe, NM 87505

Contacts:

Property Owner: Melissa Weiner

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003834-HDRB

Address: 905 Don Miguel Place
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

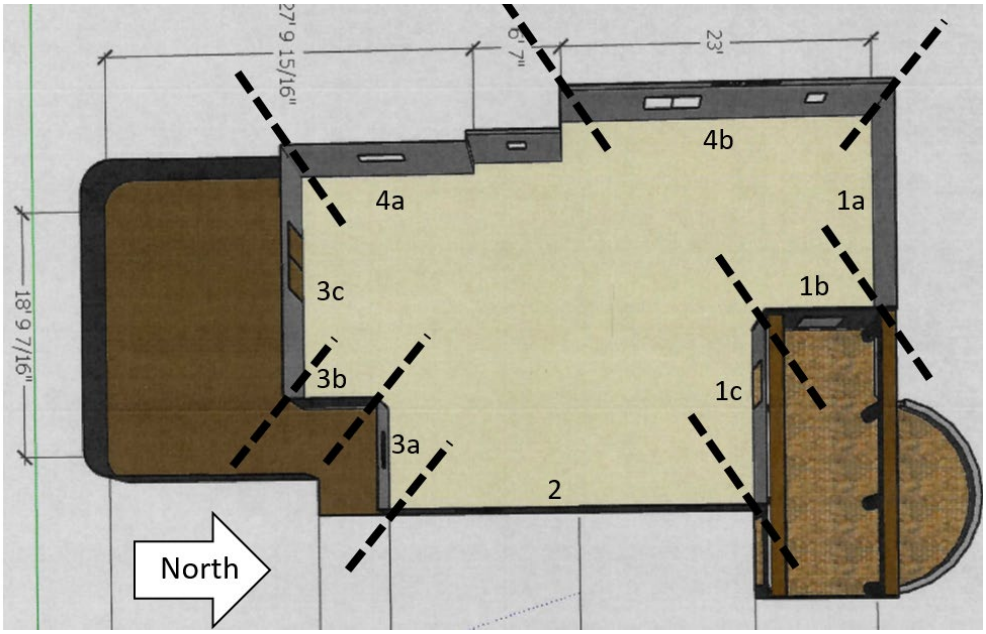
STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

905 Don Miguel Place is a circa 1000 square foot single-family residential structure with non-contributing historic status to the Downtown and Eastside Historic District. It was constructed in 1949 in a Spanish Pueblo Revival style.

Facades are numbered in the following manner:



Until 2020, this house was in very poor repair and water-damaged. The owner undertook repairs without seeking Historic approval.

In Case 2021-003835-HDRB the Board review the historic status of the structure.

The applicant now proposes the following items:

1. Replace non-historic window # 1. It will be a divided-light single casement window of aluminum clad, colored dark bronze.
2. Replace double casement window # 2 in the same material and color as above;
3. Replace one fixed glass window, adjusting size to accommodate a header;
4. Re-stucco the house and yard walls. The stucco will be El Rey cementitious “La Modena”.
5. Paint front portal (façade 3) posts green to match existing;
6. Refurbish portal posts, set on brick pedestals on façade 1;
7. Install new downspouts and gutters as necessary in dark brown;
8. Paint soffits in dark brown color to match on facades 2 and 4;
9. Re-oil portal at façade 1.

H1866

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 905 DON MIGUEL PLACE
JOE GONZALES OWNER IN 1949

ID NUMBER: 051600224

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

_____ ESTIMATE 1949 ACTUAL

SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
SP PUEBLO REVIVAL

USE:

HISTORIC (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: SOME WINDOWS CHANGED

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

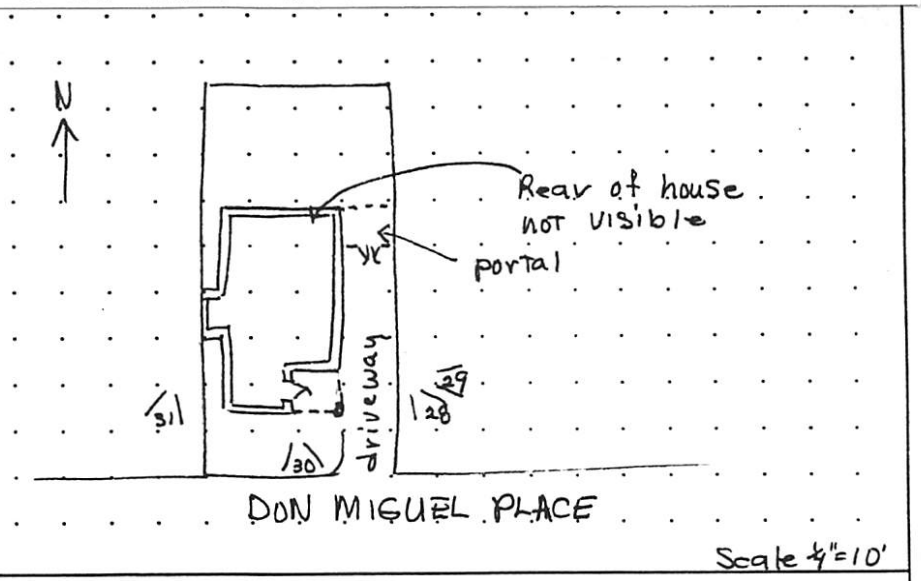
____ YES X NO

PHOTO



#5-29 EAST PORTAL

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/5/92 BY AC

NEGATIVES WITH NMHPD ROLL # AC5 NEG # 28 TO 31

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO	BLD IS IN GOOD CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	WOOD PANEL	
WINDOWS	WOOD FRAME - 4 LITE PAIRED CASEMENT SOUTH SIDE	EAST SIDE WOOD FRAME SLIDING 4 6/6 DBH
PORTALES	AT ENTRANCE SOUTH SIDE CORBELS & VIGAS - BRICK FLOOR	
CANALES		
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS NORTH ROOF LOWER WITH WOOD FASCIA	
COURTYARDS	ENCLOSED FRONT YARD	
FENCES/WALLS	5 FT ADOBE WALL ENCLOSES YARD UNPLASTERED WITH STUCCO CAP	
ARCH. DETAILS	DOUBLE LEAF DOORS NORTH END OF DRIVEWAY MAY OPEN TO PORTAL	
OTHER	STUCCO REPAIR AROUND SLIDING WINDOW EAST SIDE	

COMMENTS BLD. IS A SIMPLE VERSION OF ANGLO SP PUEBLO REVIVAL, PROFESSIONALLY BUILT.

ADDITIONAL PHOTOGRAPHS



#5-30 SOUTH PORTAL



#5-28 EAST ELEVATION

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

IDENTIFICATION

ADDRESS 905 DON MIGUEL PLACE

ID NUMBER 0516005224

SURVEYED/RESEARCHED
DATE 5/5/92 BY AC



#5-31 WEST WALL

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 16-6-83 by mb	Santa Fe	051600224

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description

905 don Miguel ~~Lane~~ Place

city/town

Santa Fe

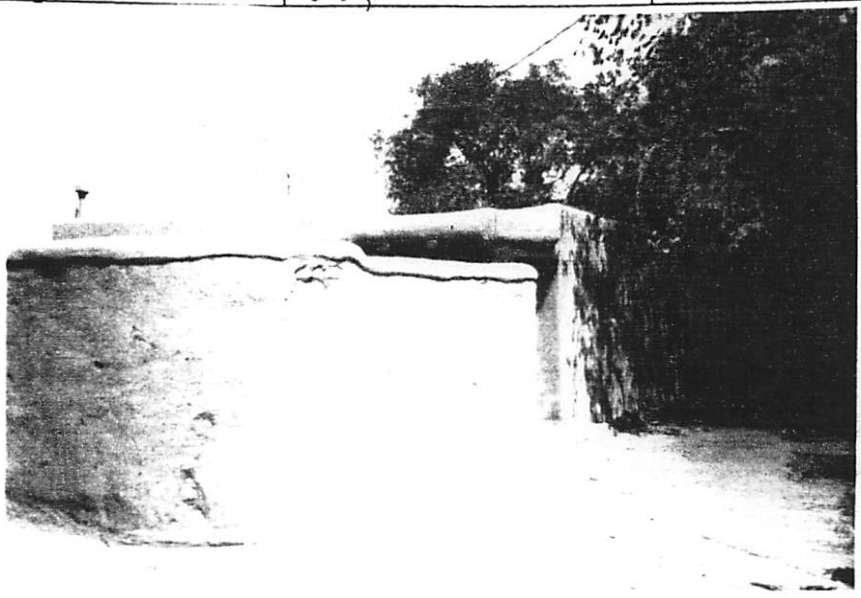
~~land grant/reservation~~

building name

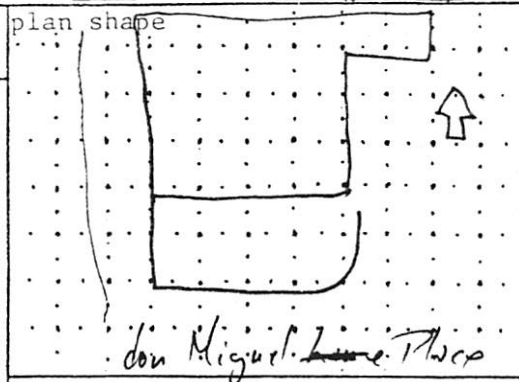
legal description

tnsp 17 N range 10 E sec 30 NW¼ SE¼

film roll	negative nos.	loc. of neg.
by mb no. 12	20, 21	HPB



plan shape



date of construction

Pr 1982 estimate _____ actual

source

1982 Directory

use

present residential

other _____

historic residential

other _____

condition

___ excellent X good

___ fair ___ deteriorating

style

Pueblo Revival

foundation material

Not vis

wall material/surface

Stucco

degree of remodeling

X minor ___ moderate ___ major

describe:

architectural features

Windows - 4 lite w casement, wood casement, turquoise trim, lintels concealed

Portal - Small corbeles, vigas axe trimmed, point vertical

Canal - 1 small wood

Shed roof in back w drip plate

1 metal flue

surroundings

Residential

relationship to surroundings

X similar ___ not similar

district potential

X yes ___ no

significance

___ eligible X of interest ___ none

if eligible, why?

comments

~~wall~~ ——— note - adobe plaster w concrete cap

Streetscape

hedge

wire fence

wood fence

landscape

street trees

stone curb

0 setback

acequia

associated buildings? X yes

what type?

Garage attached

if inventoried, list ID nos.

see back? ___ yes

Luna Design Build

2891 Trades West Road Ste A
Santa Fe, NM 87507

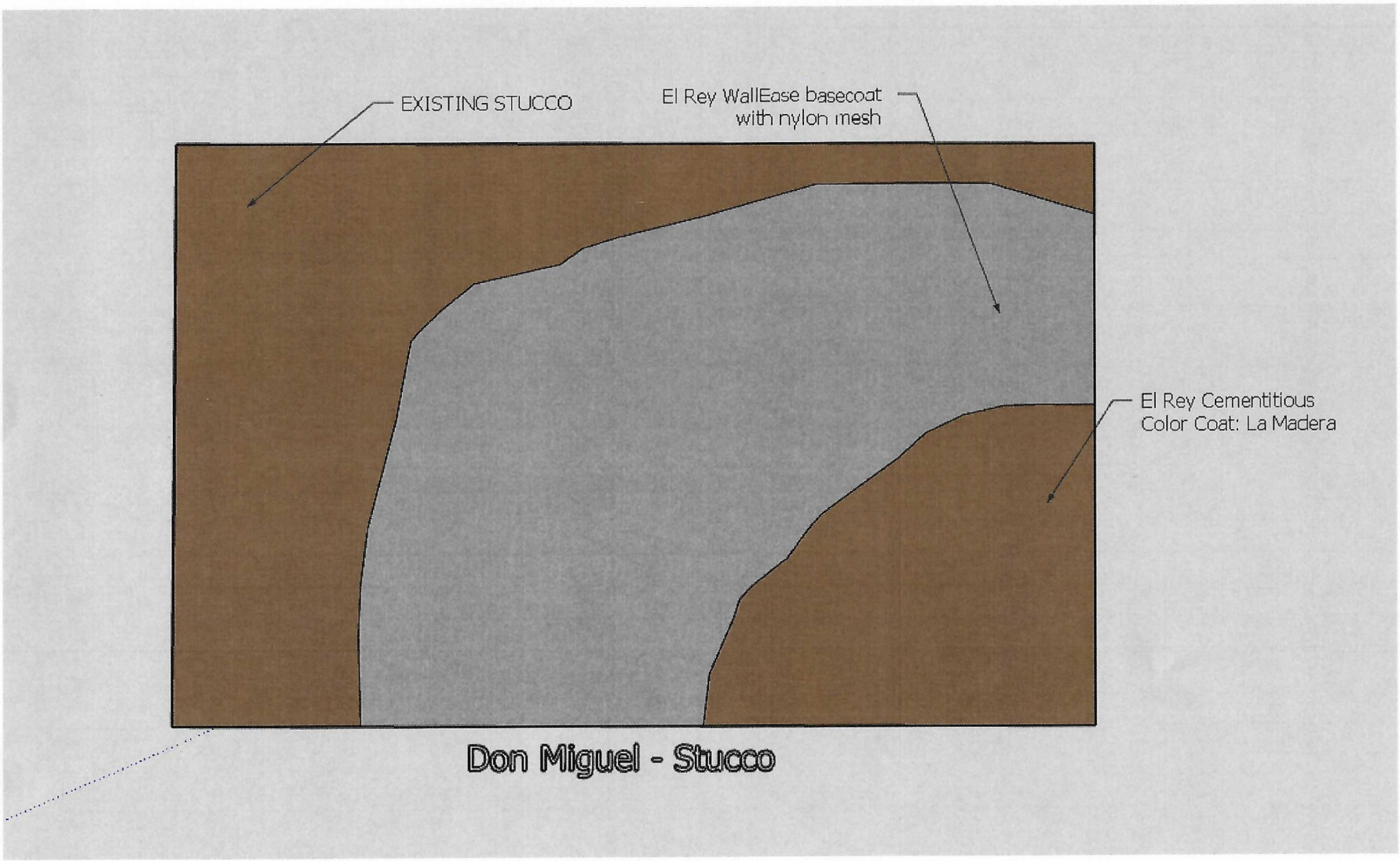
Proposal for Remodel Application

Daniel Schwab
City of Santa Fe Land Use Department
P.O. Box 909
Santa Fe, NM 87504

Regarding: 905 Don Miguel Place

On behalf of the owner of the above property, attached are documents detailing all of the proposed work to be performed on 905 Don Miguel Place.

1. New divided-lite Single Casement Bathroom window to be installed on West elevation to replace failed window of same size and style as existing unit is rotted and inoperable
2. New divided-lite Double Casement Kitchen window to be installed on West elevation to replace failed window of same size and style as existing unit is rotted and inoperable
3. One fixed glass window adjusted in size to replace pre-existing fixed plexiglass window; previous window had been installed improperly without a header and thus compromised
4. Re-stucco of house and yard walls to resolve excessive cracking and spalling, i.e. failed existing stucco. Intention is to use the approved 2-coat system with 1-coat WallEase and nylon mesh, followed with El Rey cementitious color coat in La Modena.



Don Miguel - Stucco

EL REY PREMIUM COLORS



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

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

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

30 SOAPSTONE 73 | 80 SOFT ROSE 60 | 90 CANDLELIGHT 76 | 100 COLONIAL WHITE 79 | 101 NAVAJO WHITE 71 | 102 CAMEO 67

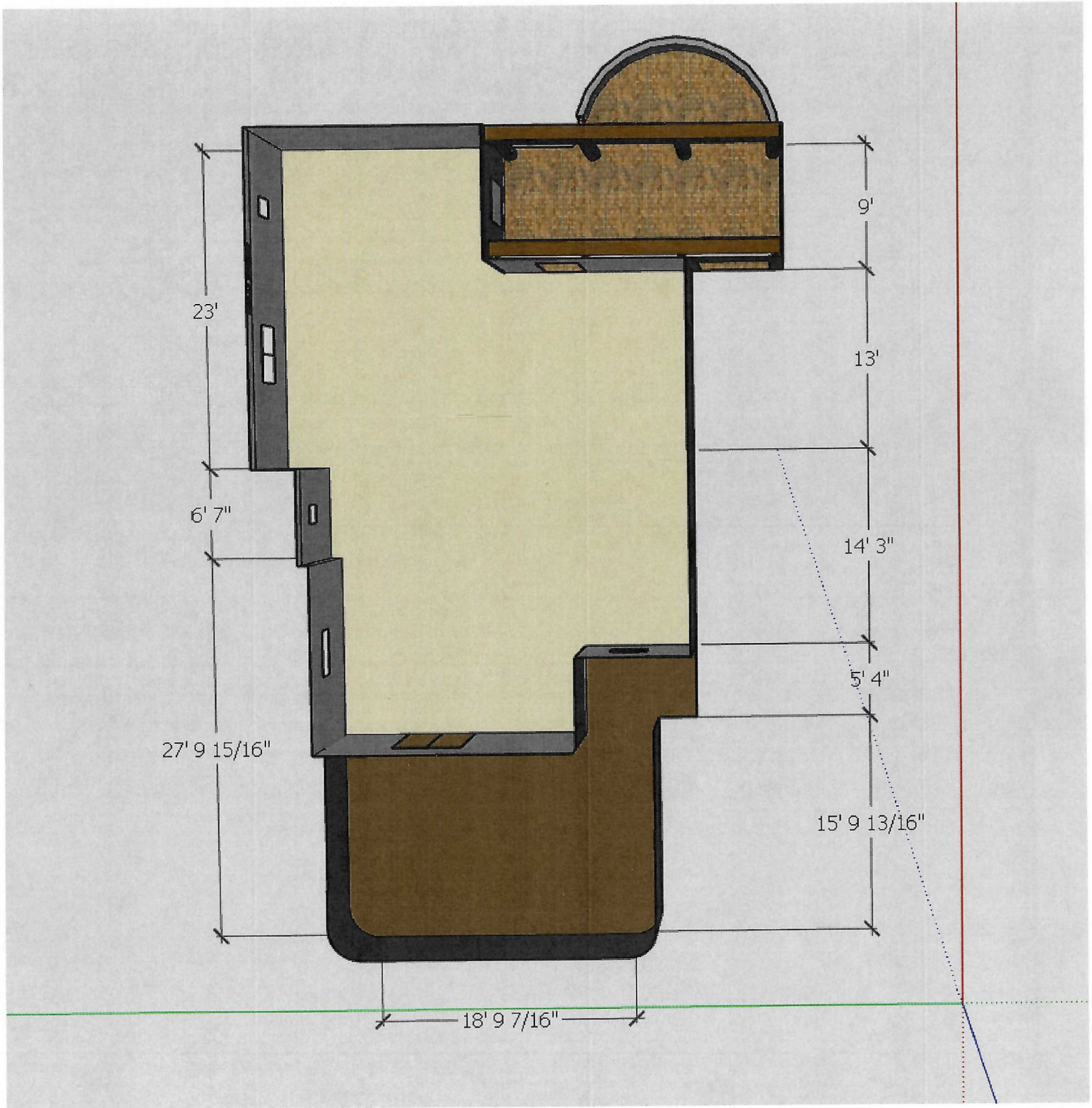
103 SAND 52 | 105 BAMBOO 47 | 106 BUCKSKIN 35 | 107 DENIM 47 | 108 KOKANEE 54 | 110 ASH 60

113 DOVE GRAY 60 | 114 DESERT ROSE 39 | 115 COTTONWOOD 32 | 116 ADOBE 24 | 117 FAWN 45 | 118 SUEDE 38

119 PALOMINO 55 | 121 SANDALWOOD 56 | 122 STRAW 42 | 124 CORAL 35 | 125 LA LUZ 20 | 127 HACIENDA 59

128 CREAM 61 | 129 IVORY 74 | 130 PUEBLO 53 | 135 SAHARA 35 | 197 LA MORENA 19 | 212 MADERA 24

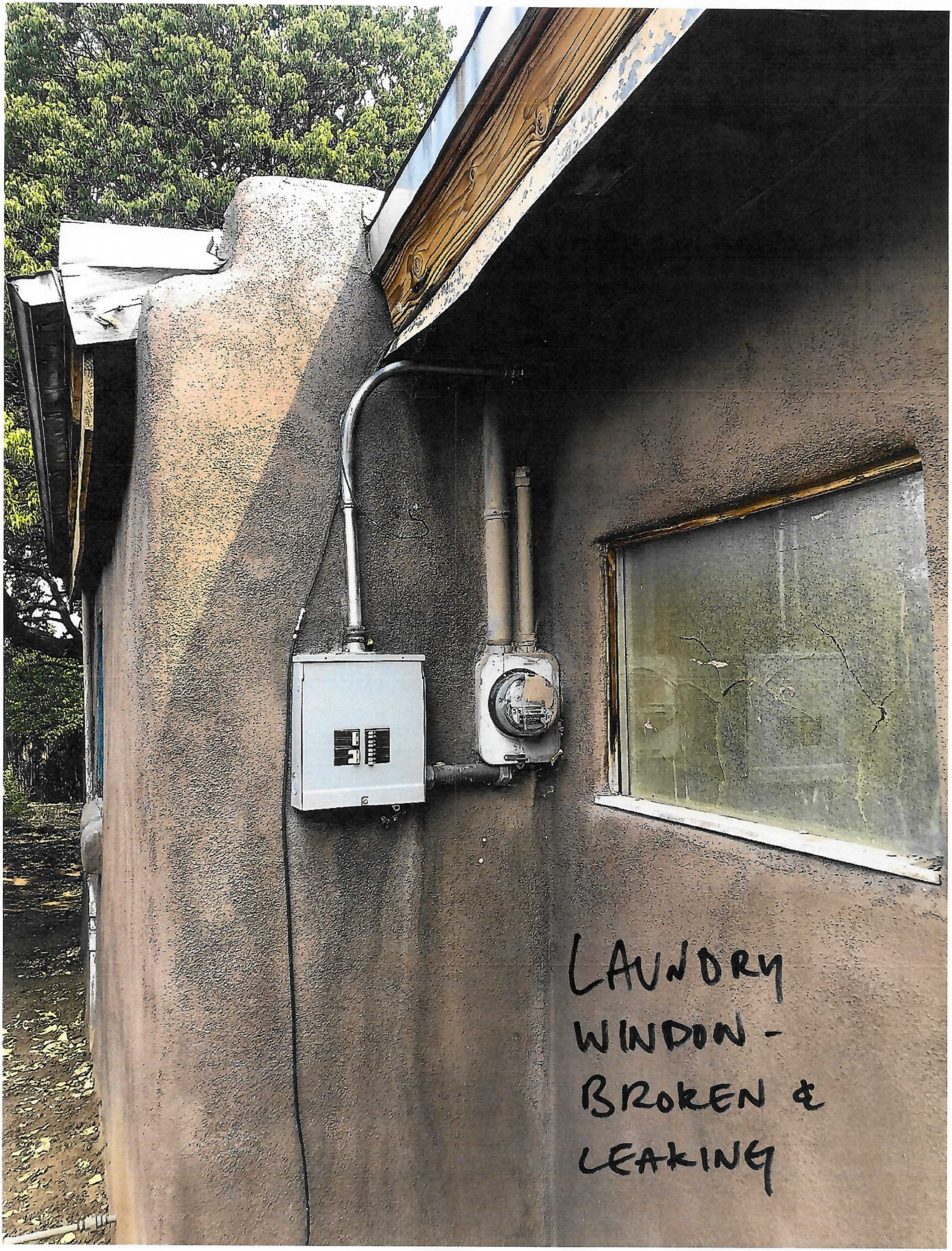
N

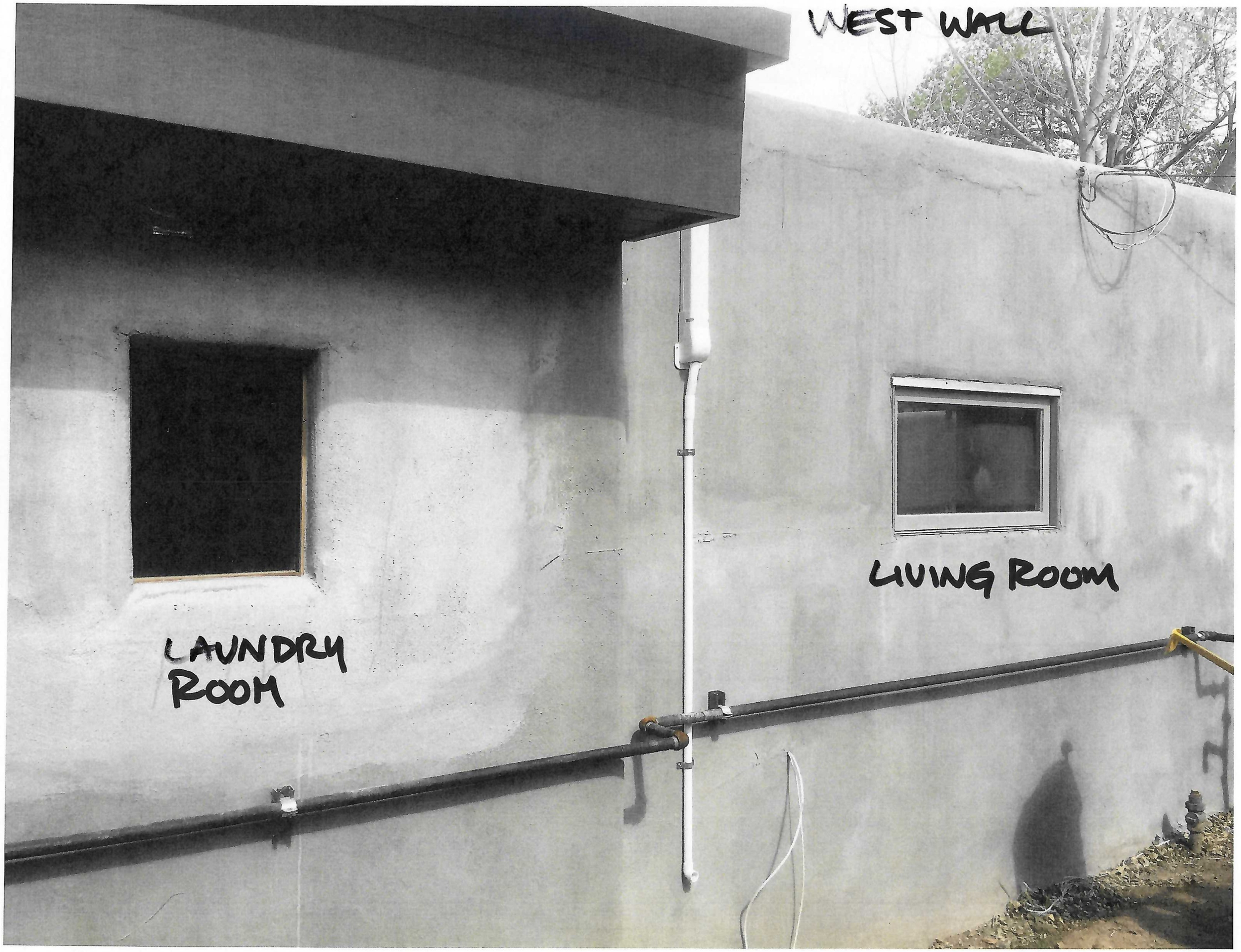



905 Don Miguel Pl,
Santa Fe, NM 87505
18 min drive - home
907
903
Don Miguel Pl
Don Miguel Pl
Don M
N
W
E
E
S


BATH
KITCHEN


WEST WALL
KITCHEN
WINDOW
ANDERSEN
ANDERSEN


LAUNDRY
WINDOW -
BROKEN &
LEAKING


WEST WALL
LAUNDRY ROOM
LIVING ROOM

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2+

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Additional Info:

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- Can only be installed with the light facing down.
- Dark Sky compliant.

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QUESTION: **What are wiring specs? What size box does it attach to? Regular 110volt, 20 amp multi outlet circuit?**
Britt B on May 19, 2021

ANSWER: This wall light operates off 120v and mounts to your standard wall junction box. If you are unfamiliar with installing a fixture such as this, we recommend consulting with a certified electrician for further details on electrical codes and installation requirements for your specific project. You may also contact our Customer Service Department and they will be happy to email you a copy of the assembly/installation instructions if needed. They can be reached by phone, chat or email: https://www.lampsplus.com/contact-us/

Reply · Inaccurate · Dan T Staff on May 19, 2021

Add Answer · I Have This Question Too (0)

QUESTION: **I also would like to know the light spread. How can I reach Customer Service for a spec sheet?**
Jane E on Nov 1, 2020

ANSWER: Photometric specs are not available for this wall light. The specifications are listed on our website. If more information is needed, please contact one of our Lighting and Home Decor Specialists by calling 1-800-782-1967.

Reply · Inaccurate · Dan T Staff on Nov 1, 2020

Read All 2 Answers · Add Answer · I Have This Question Too (0)

QUESTION: **Have a sheet showing the light spread?**
A shopper on Sep 25, 2020

ANSWER: We have instructions that customer service can get you.

Reply · Inaccurate · Justin Z Staff on Sep 25, 2020

Add Answer · I Have This Question Too (4)

QUESTION: **can this light be dimmed?**

robert m on Sep 24, 2020

ANSWER: Light not dimmable.

Reply · Inaccurate · Justin Z Staff on Sep 28, 2020

Add Answer · I Have This Question Too (1)

QUESTION: **Is this the price of a pair or one unit?**

A shopper on Sep 16, 2020

ANSWER: This is a single light.

Reply · Inaccurate · Justin Z Staff on Sep 16, 2020

Add Answer · I Have This Question Too (0)

QUESTION: **how do I find line drawing for your light fixtures?**

Erin M on Sep 14, 2020

ANSWER: We don't have line drawings. Just the specs in the bullet points and the instructions.

Reply · Inaccurate · Justin Z Staff on Sep 14, 2020

Add Answer · I Have This Question Too (0)

QUESTION: **I this light motion sensible?**

Sean S on Aug 26, 2020

ANSWER: No, not that I'm aware

Reply · Inaccurate · Jessy on Aug 26, 2020 · *Purchased on Jul 10, 2019*

Add Answer · I Have This Question Too (0)

QUESTION: **What kind of bulb does this light use? I need the type and size.**

Stephen k on Jun 3, 2020

ANSWER: This wall light has a built-in LED that cannot be changed.

Reply · Inaccurate · Justin Z Staff on Jun 3, 2020

Add Answer · I Have This Question Too (0)

QUESTION: **Does the black finish fade after long exposure to bright sunlight?**

Sylvia d on Apr 29, 2020

ANSWER: We have had our lights alongside our garage door for two years and they look as good as when we installed them. They are exposed to rain, snow, sun, cold and heat - all of the weather and temperature variations we see here in the Midwest and still look new. Very happy with this purchase. The lights give off the a nice, low-key soft lighting that is perfect to in our wooded home setting.

Reply · Inaccurate · Lynn S on May 5, 2020 · *Purchased on Jul 30, 2018*

Read All 3 Answers · Add Answer · I Have This Question Too (0)

QUESTION: **Can you describe the degree of wash for this light? 120 degrees down wash?**

A shopper on Mar 22, 2020

ANSWER: I am a purchaser of this light fixture and Lamps Plus asked me to respond to your question. While I cannot give you a specific degree of illumination, I can say that we are very happy with the look of these fixtures which we installed on each side of our garage door. We were looking for outdoor lights that did not impede on our neighbor's driveway which is adjacent to ours. We wanted enough

light to give some illumination to the back of our driveway and garage entry on our wooded lot. We accomplished both. And, the gold interior of the fixture gives off a soft light that is quite beautiful. Hope this is helpful.

Reply · Inaccurate · Lynn S on Mar 22, 2020 · *Purchased on Jul 30, 2018*

Read All 3 Answers · Add Answer · I Have This Question Too (1)

QUESTION: **Possible to run off 24 volts?**
A shopper on Nov 13, 2019

ANSWER: This wall light operates off of 110-120V AC.
Reply · Inaccurate · Dan T Staff on Nov 13, 2019

Add Answer · I Have This Question Too (0)

QUESTION: **Is this fixture water-resistant?**
A shopper on Jun 13, 2019

ANSWER: This being an outdoor wall light, this is wet location rated.
Reply · Inaccurate · Dan T Staff on Jun 13, 2019

Read All 2 Answers · Add Answer · I Have This Question Too (0)

QUESTION: **Can I connect this to directly to a 110 circuit or I need a driver ?**
Joe S on Feb 6, 2019

ANSWER: Hi – the light operates off of 110-120V AC.
Reply · Inaccurate · Dan T Staff on Feb 6, 2019

Add Answer · I Have This Question Too (0)

QUESTION: **how many lumens?**
A shopper on Jan 27, 2019

ANSWER: 1,150.
Reply · Inaccurate · Shannon B on Jan 27, 2019 · *Purchased on Dec 9, 2018*

Add Answer · I Have This Question Too (0)

QUESTION: **Is this light dimmable?**
A shopper on Jan 8, 2019

ANSWER: Hi - This is a non-dimmable fixture.
Reply · Inaccurate · Dan T Staff on Jan 8, 2019

Read All 2 Answers · Add Answer · I Have This Question Too (0)

SHOW 6 MORE QUESTIONS FOR THIS PRODUCT +

CUSTOMER PHOTOS

CUSTOMER REVIEWS

Review This Item For a Chance to Win $500.00! view rules

Review More Purchases | My Posts

5.0 / 5.0

4 Reviews

5 Stars	4
4 Stars	0

3 Stars	0
2 Stars	0
1 Star	0

Search reviews and questions

Sort by Most Helpful

Functional

Clean modern lines

February 6, 2019
Romy M

Purchased over 2 years ago

Was this review helpful? (2) (1) · Flag as Inappropriate

Beautiful

Very well made. Understated elegance.

August 28, 2020
Karen D

Purchased 1 year ago

Was this review helpful? (0) (0) · Flag as Inappropriate

Clean and simple.

June 8, 2020
Matthew C

Purchased 1 year ago

Was this review helpful? (0) (0) · Flag as Inappropriate

Easy to install and great illumination

November 25, 2018
E paul K

Purchased over 2 years ago

Was this review helpful? (1) (1) · Flag as Inappropriate

BACK TO TOP

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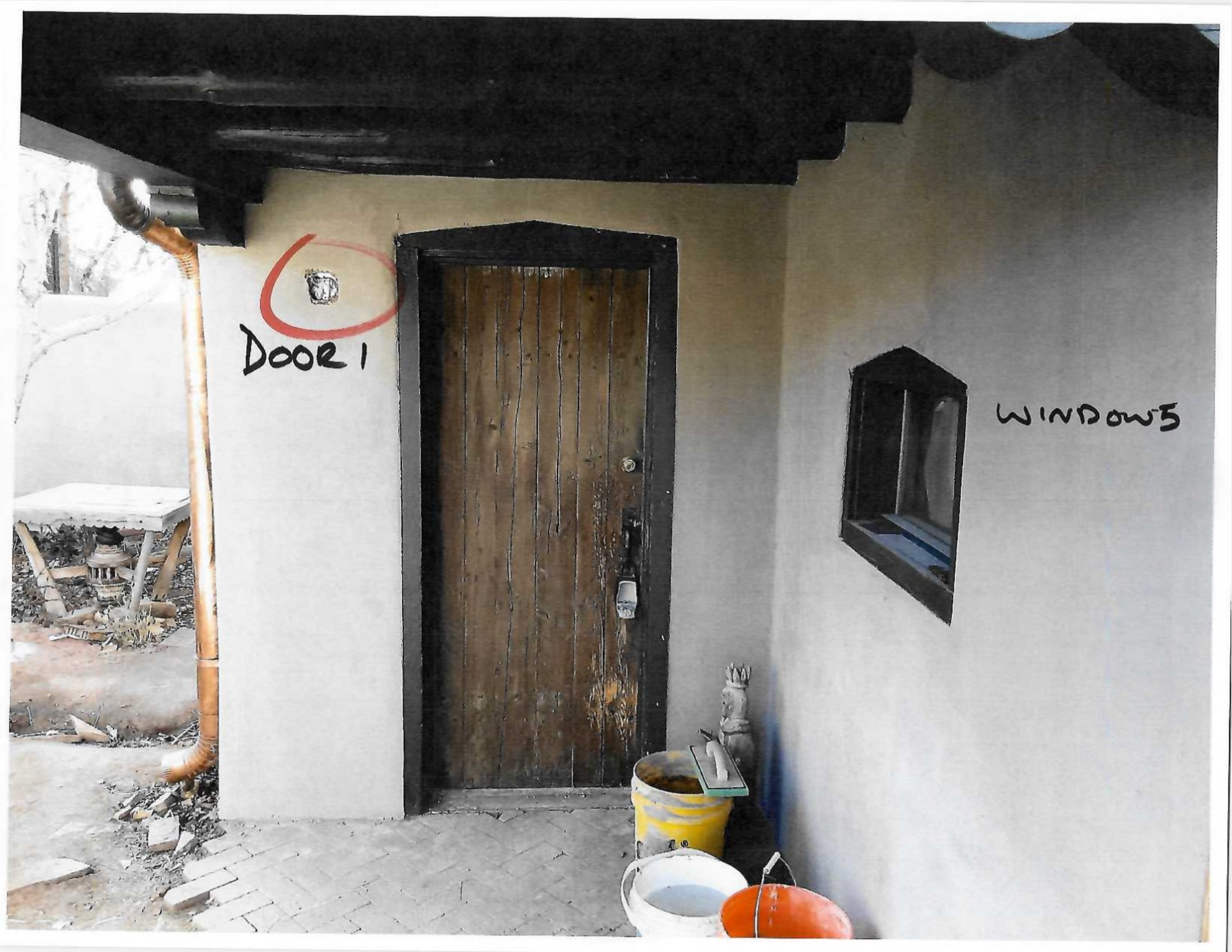
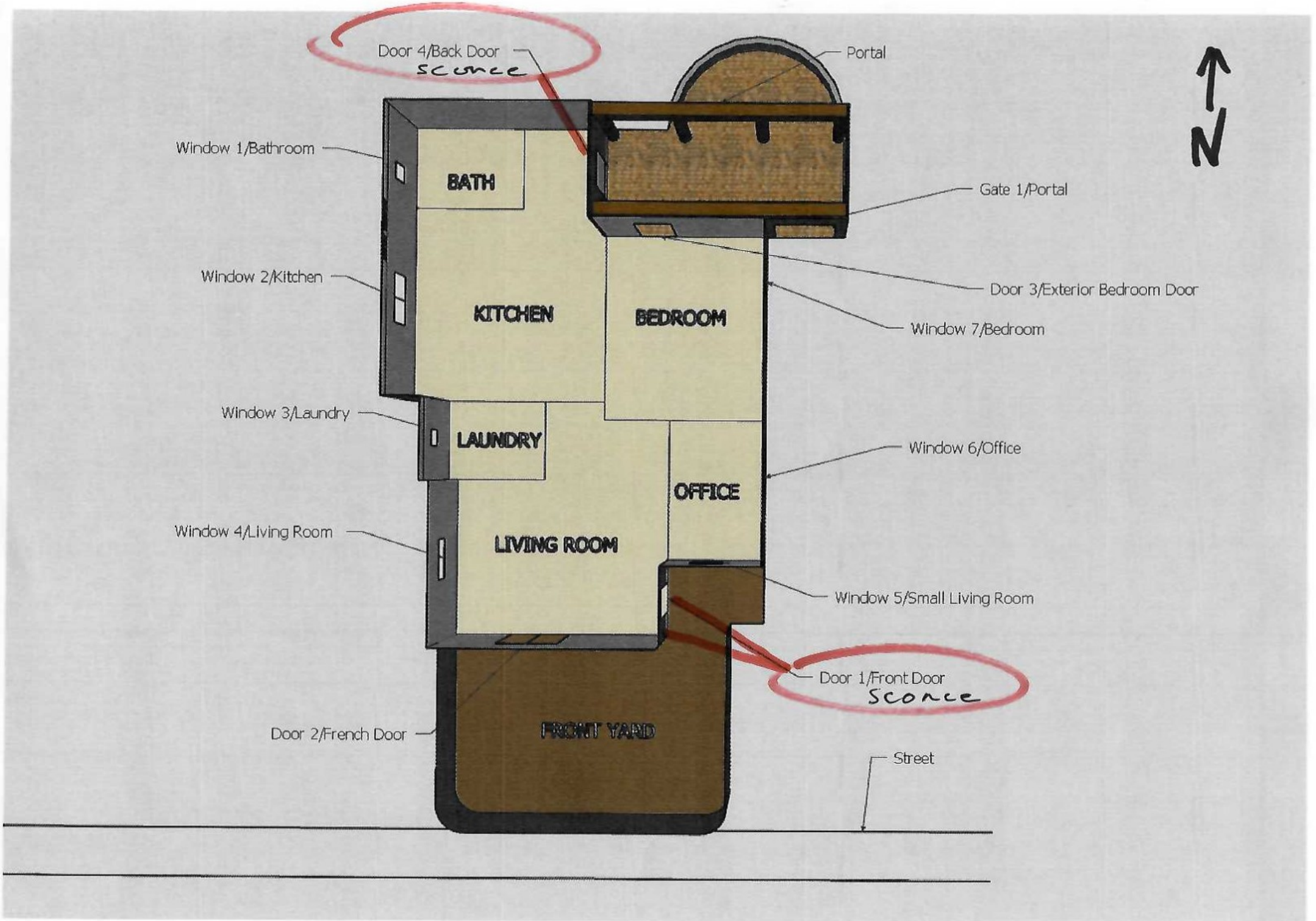
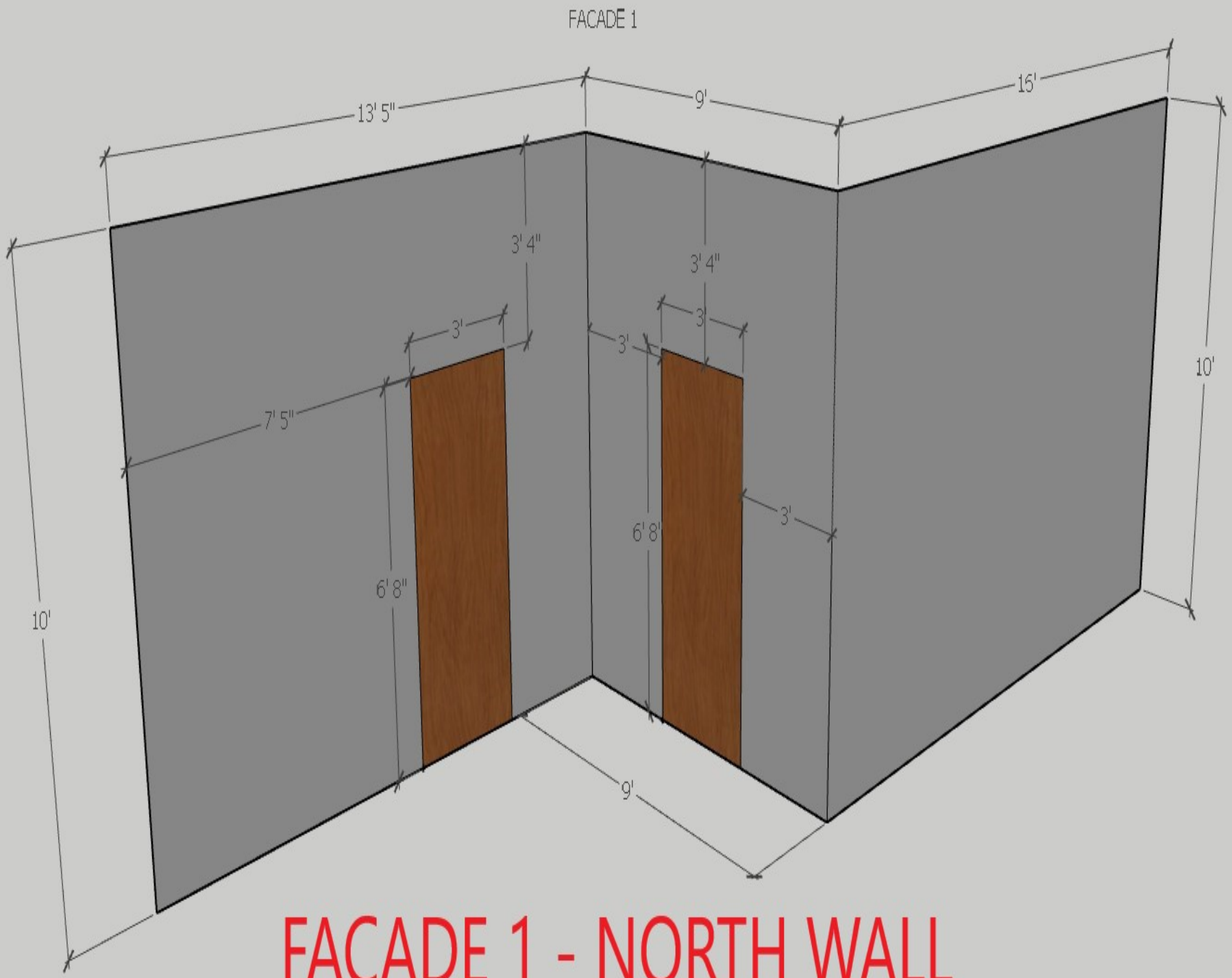
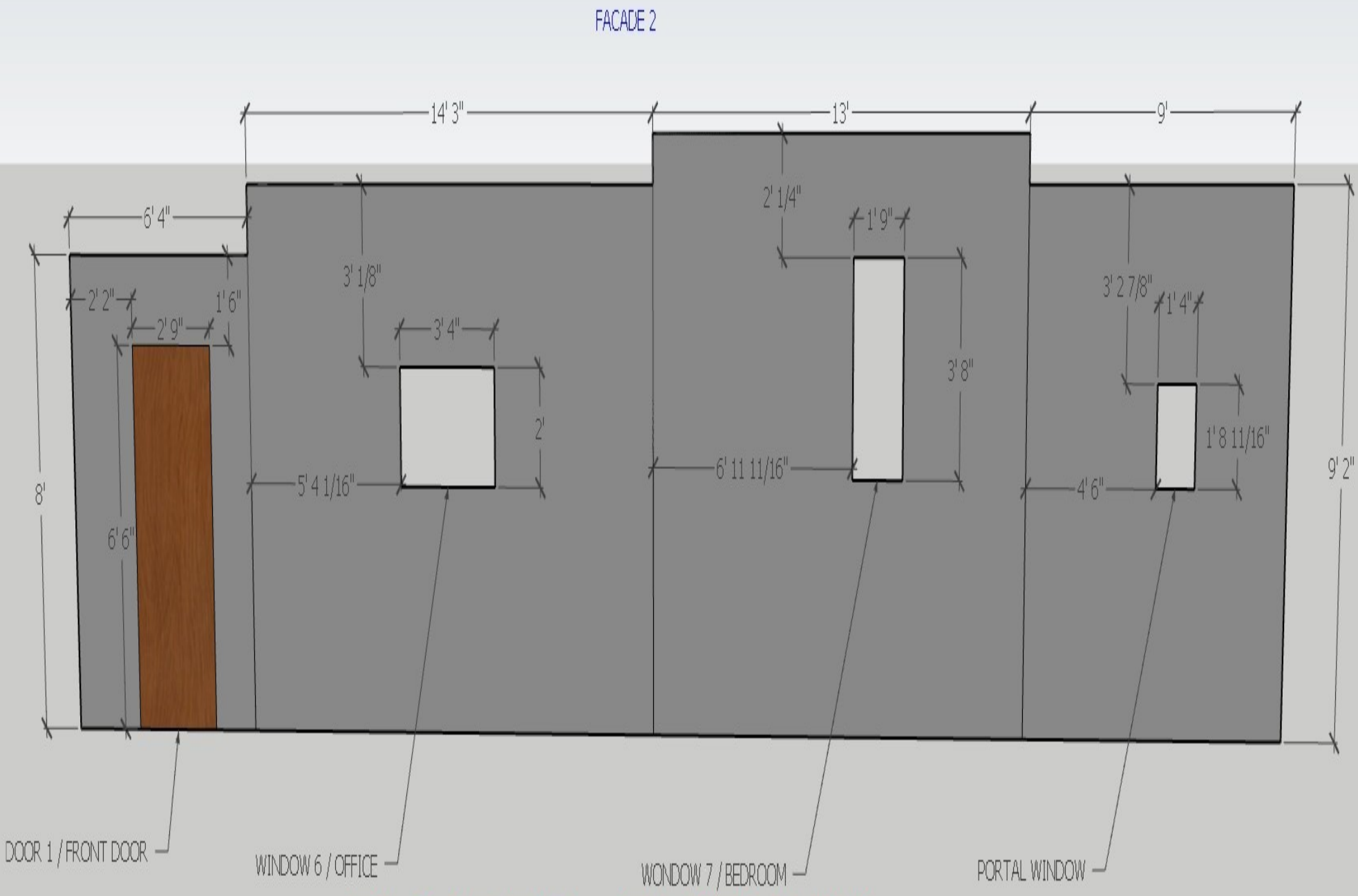
Door 4


DOOR 1
WINDOWS

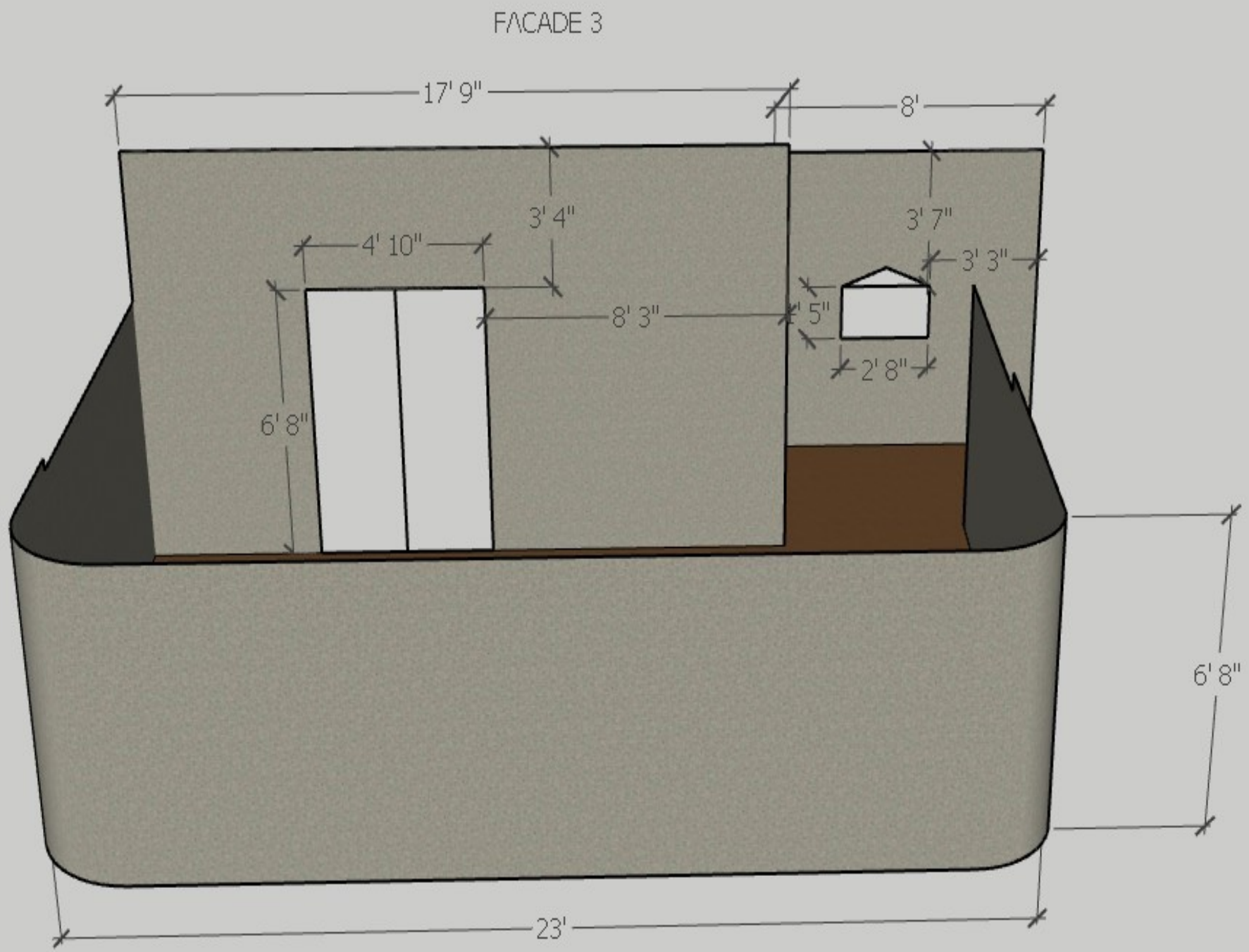

Door 4/Back Door
sconce
Portal
N
Window 1/Bathroom
BATH
Gate 1/Portal
Window 2/Kitchen
KITCHEN
BEDROOM
Door 3/Exterior Bedroom Door
Window 7/Bedroom
Window 3/Laundry
LAUNDRY
Window 6/Office
OFFICE
Window 4/Living Room
LIVING ROOM
Window 5/Small Living Room
Door 1/Front Door
sconce
Door 2/French Door
FRONT YARD
Street



FACADE 1 - NORTH WALL

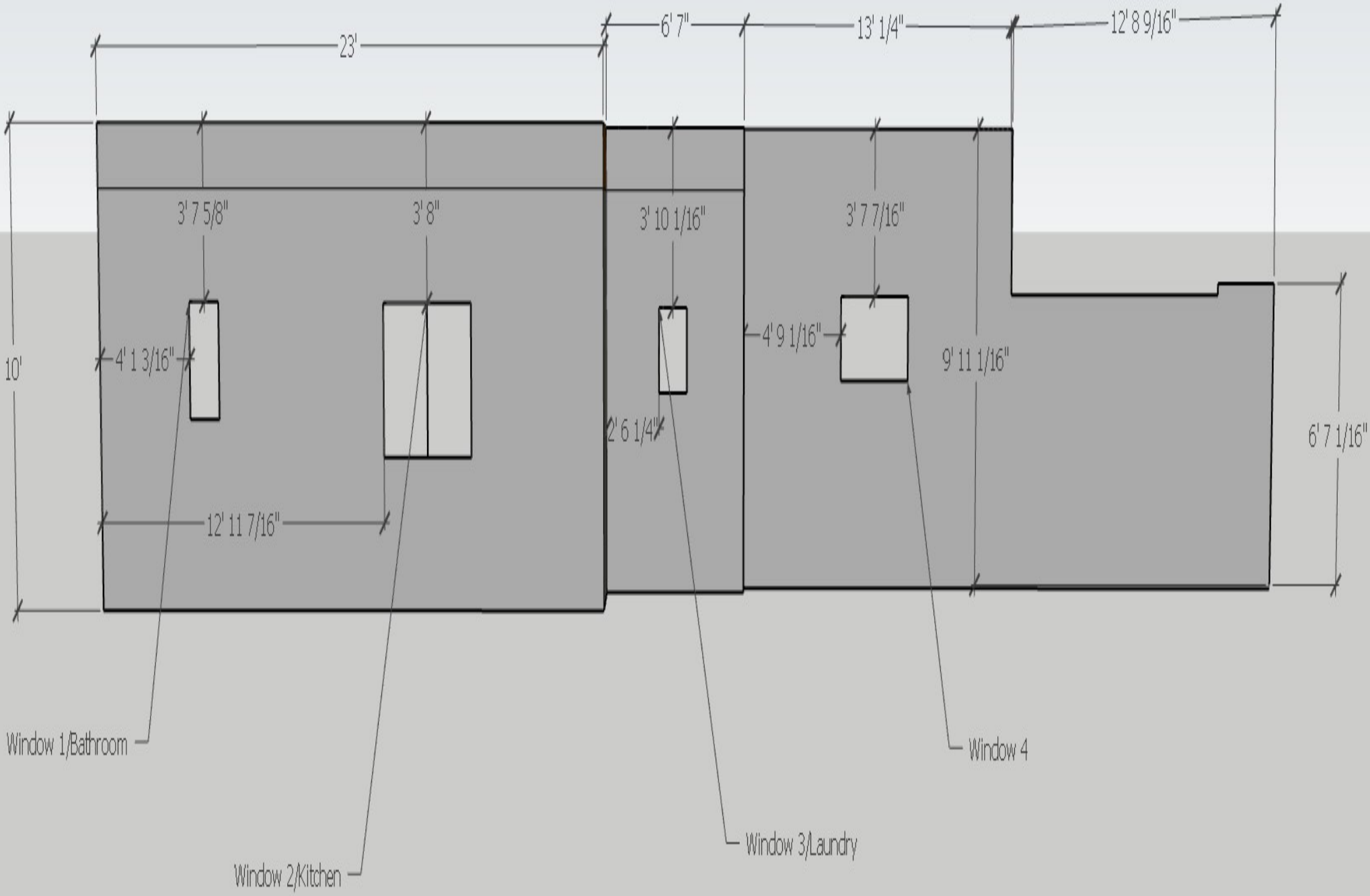


FACADE 2 - EAST WALL

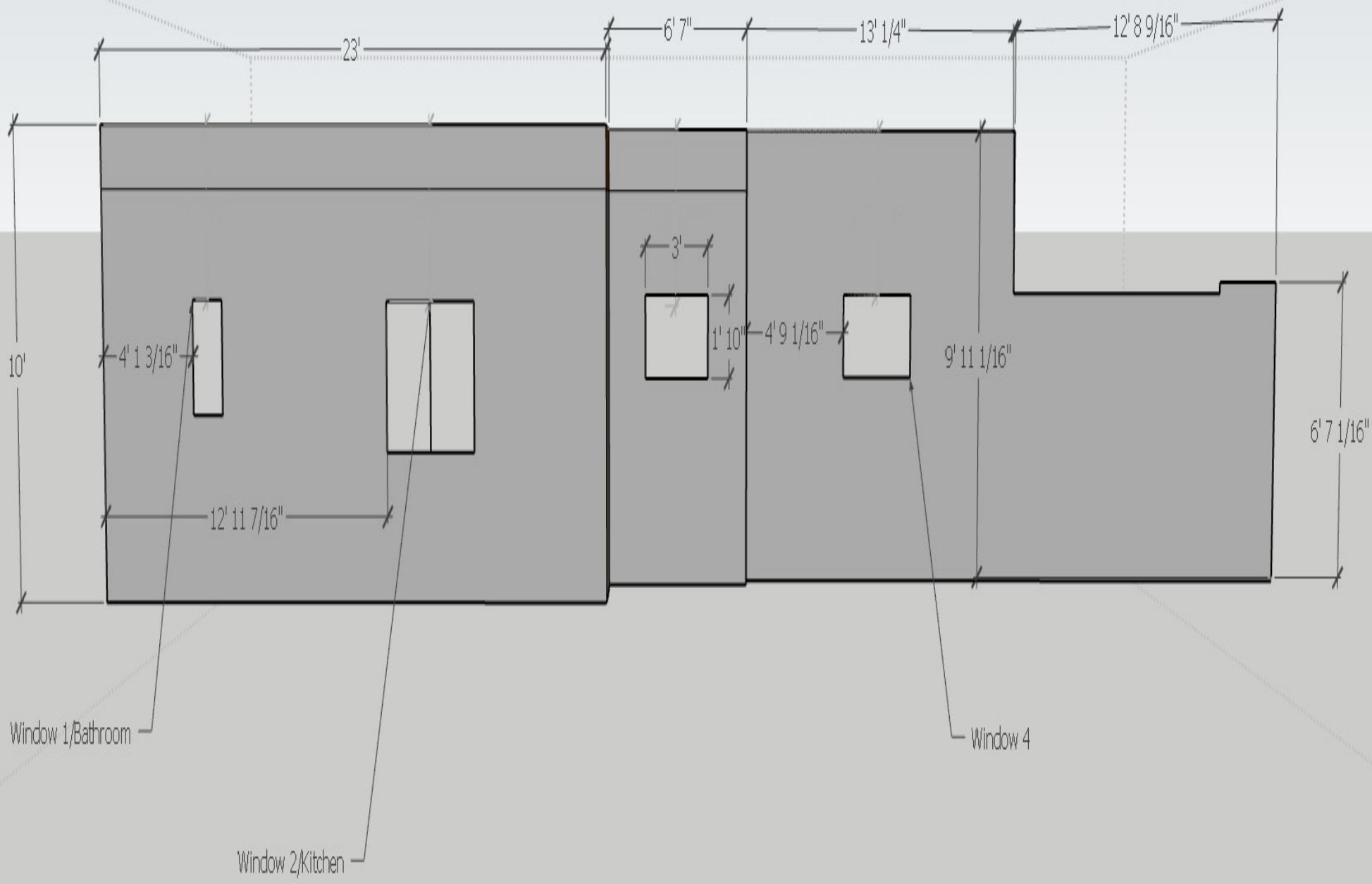


FACADE 3 - SOUTH WALL

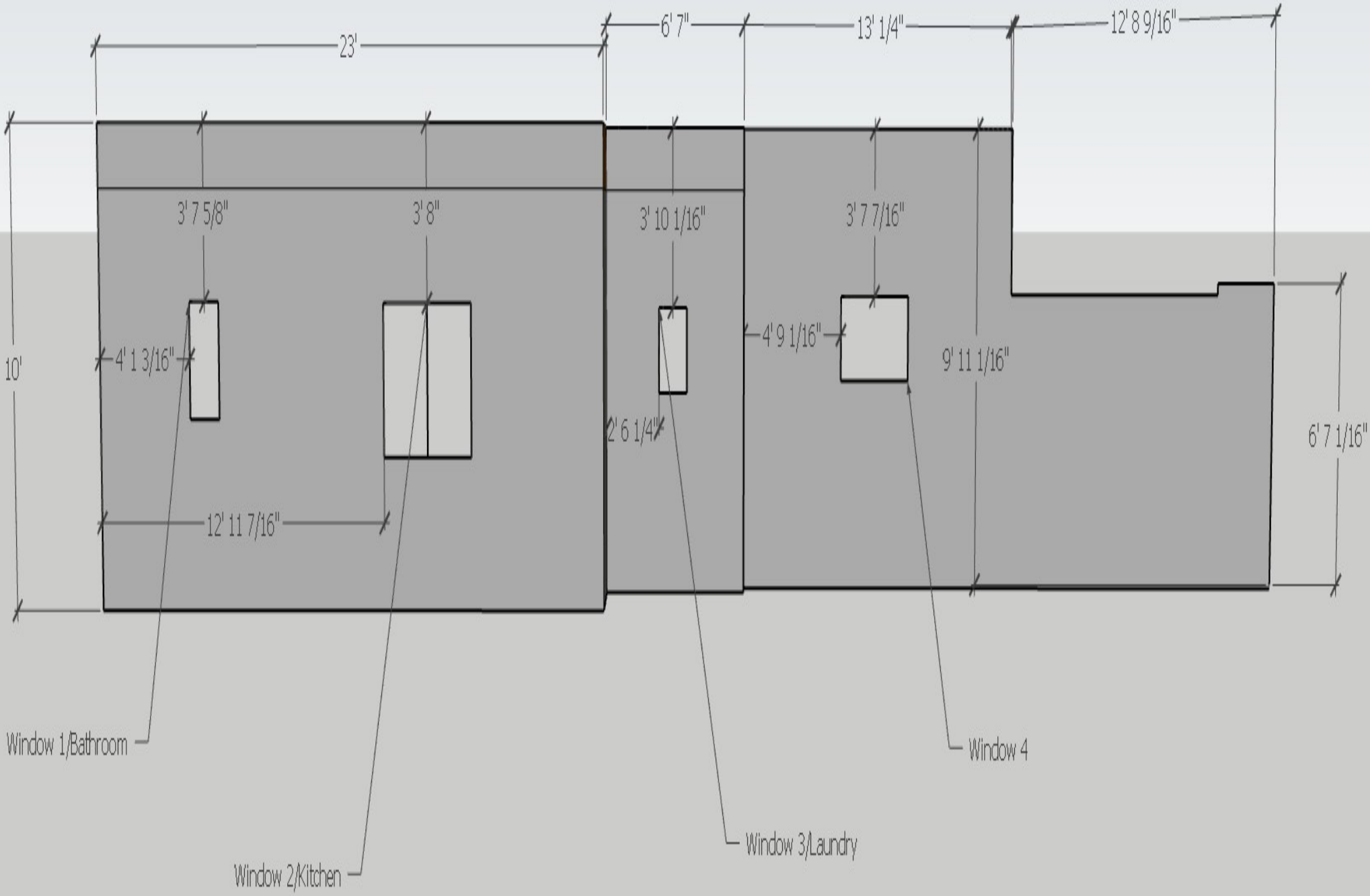
FACADE 4 - WEST WALL



FACADE 4


23'
6' 7"
13' 1/4"
12' 8 9/16"
10'
4' 1 3/16"
12' 11 7/16"
3'
1' 10"
4' 9 1/16"
9' 11 1/16"
6' 7 1/16"
Window 1/Bathroom
Window 2/Kitchen
Window 4

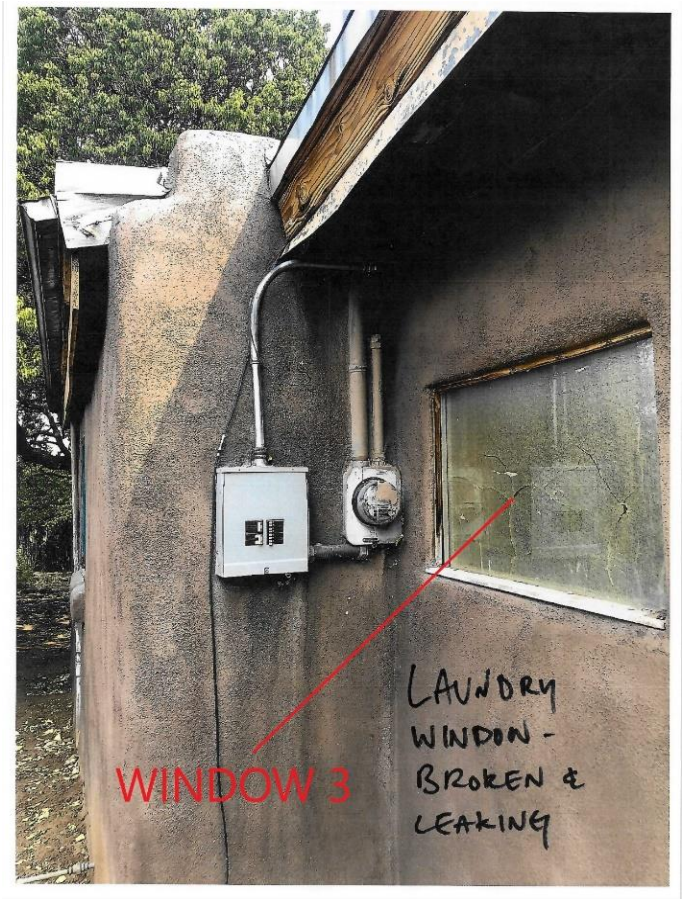
FACADE 4 - WEST WALL



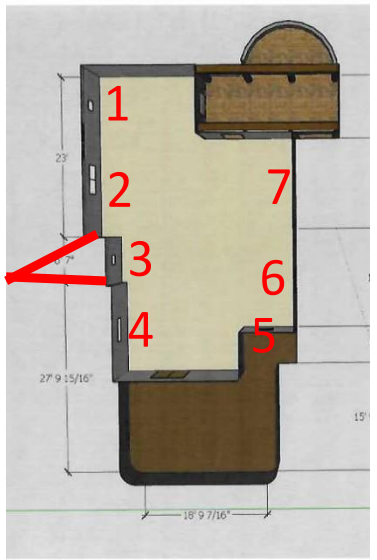
905 Don Miguel Place (remodel)



905 Don Miguel Place (remodel)







905 Don Miguel Place (remodel)







905 Don Miguel Place (remodel)



905 Don Miguel Place (remodel)



City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board

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

---

Case # 2021-003846-HDRB

Address: 330 Camino Cerrito
Historic Status: Noncontributing
Historic District: Historic Review

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter:

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the application and finds that is complies with 14-5.2(D) General Design Standards and 14-5.2(E) Downtown and Eastside Historic District.

Background and Summary:

335 Camino Cerrito is a single-family residential structure built in the Santa Fe vernacular style with rooms and additions being created as the family grew and later as the homeowners added to the house. The property was constructed sometime after 1930. In 2017 the property came before the HDRB for a historic status review and the house was designated as non-contributing to the district. A remodel of the house also came before the HDRB in 2017 and was approved. A 1,017 sq. ft. studio remodel was approved. The applicant now comes before the HDRB to request revisions to that approval.

The applicant proposes the following remodel:

1. Eliminate a bedroom window on the west elevation.
2. Add a window to the living room on the west elevation.
3. Reconfigure the guesthouse to accommodate a storage room, change a bathroom to a powder room, and add a portal to the east elevation. This will result in an addition of 84 sq. ft. changing the 2017 approved square footage of 1,017 sq. ft. to 1,101 sq. ft.

H682

building threatened yes	surveyed date 3-XII-84 by mb	county Santa Fe	Fe no. 051611631
[illegible] SFHD-6-1631	number	U.S. reference easting zone 12 13	northing

location description
335 ~~(2)~~ Cerrito
336? MG Feb 16 '94

city/town
Santa Fe

land grant/reservation

building [illegible]

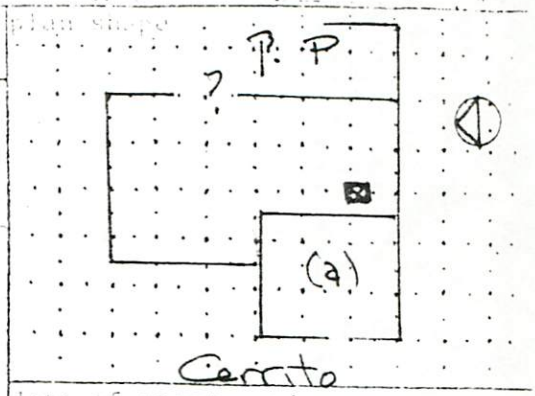
legal description
tnsp N S range E W sec ½ ¼

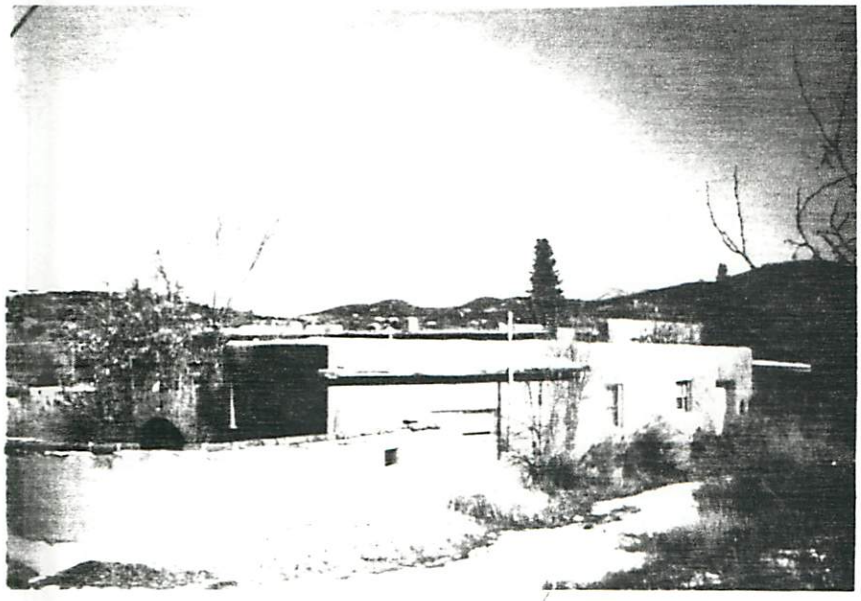
file roll by mb no. 22

negative nos. 14

loc. of neg. [illegible]

plan shape





date of construction
1930± estimate ____ actual
source

use
present residential
other
historic residential
other

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major
describe:
Possible addition at (a)

style
NMURB
~~[illegible]~~ Vernacular

foundation material
NV

wall material/surface
Adobe Stucco

architectural features
Roof - Shed at (a) + Portal
Rest flat w parapet. 1 msry chimney
3 mtl flues
Windows - 3/1 - Exp. lintel. Bullnosed.
Alum sldg
4 lite & fixed mtl csmt
Door - Wd panel.

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? CONTRIB

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PROPOSAL FOR THE GUEST HOUSE
335 CAMINO CERRITO RESIDENCE
Downtown/Eastside Historic District
June 24, 2021

EXISTING CONDITIONS:

Our application was approved for renovations to the Main House, addition to Guest House in accordance with the Historic letters dated August 8, 2017, and December 15, 2017 (see attached). We show the approved site plan on A-1.0.

PROPOSED CONSTRUCTION:

We are now proposing changes to the approved Guest House to accommodate the retaining walls, which were recently built onsite.

- We have modified the Guest House to avoid the retaining wall.
- We have made interior changes to the Guest House; on the west side we have eliminated the west window in the bedroom, and we added a west window in the living room.
- In the studio we added a non-visible portal in place of the overhang in order to match the Main House.
- In the studio we added a storage room and changed the bathroom into a powder room.
- This results in an increase of 84 Square Feet from approved 1,017 Square Feet to proposed 1,101 Square Feet.

Richard Martinez, Martinez Architecture Studio PC

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Richard Martinez agent for Robert Brady, owner proposes to construct 687 sq. ft. of additions to the main residence, 546 sq. ft. of additions to the guest residence, freestanding 460 sq. ft. carport, replace windows, and remove an existing portal on a non-contributing residential property.

Case number: H-17-050B
Project Type: HDRB

PROJECT LOCATION (S): 335 Camino Cerrito

PROJECT NAMES:

OW – Robert Brady	P.O. Box 925	Santa Fe, NM 87504	
AP – Richard Martinez	P.O. Box 925	Santa Fe, NM 87504	505-989-4958

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 8, 2017. The decision of the Board was to approve the application as submitted with the condition that the parapet at the studio addition be lowered by 2 feet , that the overhang at the entrance of the studio on the west elevation be lowered, and that the revised drawings shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

Nicole A Ramirez Thomas

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: December 15, 2017

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior: NRT (STAFF INITIALS)

Date Submitted: Dec 11, 2017

Contact Name: Richard Martinez

Phone Number: 989-4758

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 335 Camino Cerrito

Description of Proposed Work:

- ~~New~~ Delete a window on the north elevation
- New drawings for east elevation addition at guest house to comply with the Board's condition that the guest house height be lowered by 2 ft. (see drawings).
- At east elevation change slide doors at portal from 3-bay to 4-bay.
- Replacement of 2 doors (a pair of doors) on the north elevation
- Move window on ~~east~~ south elevation to east elevation at SE corner of main house.
- Lower ~~eyebrow~~ eyebrows over west elevation guest house entrance.

☑ I agree to the conditions of approval above.

Sarah Coffman — Print Name

Signature

12/21/17 — Date

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes ☐ No	PERMIT or PERMIT REVISION REQUIRED	NHRT
☑ Yes ☐ No	ROUTE TO HISTORIC DIVISION	NHRT
☑ Yes ☑ No	INTERIM HISTORIC INSPECTION	NHRT
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	NHRT

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: JULY 24, 2017

Property Owner of Record: BOB BRADY

Applicant/Agent Name: RICHARD MARTINEZ

Contact Person Phone Number: 505989-4958

Site Address: 335 CAMINO CERRITO

Proposed Construction Description: ADDITION TO SINGLE FAMILY RESIDENCE

TOTAL ROOF AREA: 4,544 S.F.

Zoning District: R-5

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: DOWNTOWN + EASTSIDE

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: 34.8 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 13'-6"
Maximum Height: 15'-3" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible N/A
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.

RICHARD MARTINEZ [☐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 Richard Martinez DATE 7-24-17

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~~: R-5 / DOWNTOWN/EASTSIDE HD. CHANGES FROM 5/15/17 AS FOLLOWS: RECONFIGURING GUEST HOUSE.

REVIEWER: Margaret Ambrosino **DATE:** 7/31/17

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

Revised 1-14-13



WEST ELEVATION



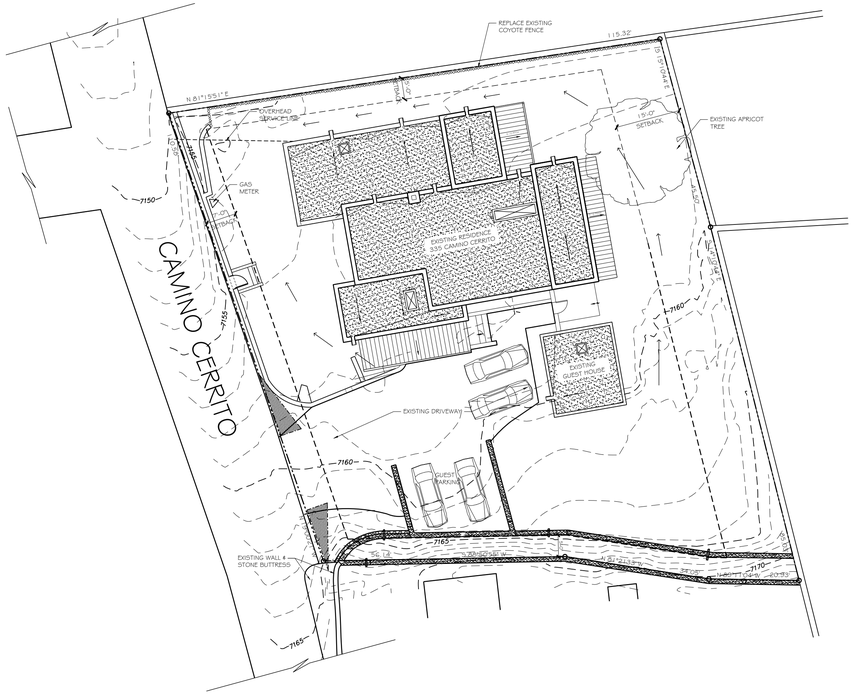
EAST ELEVATION

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

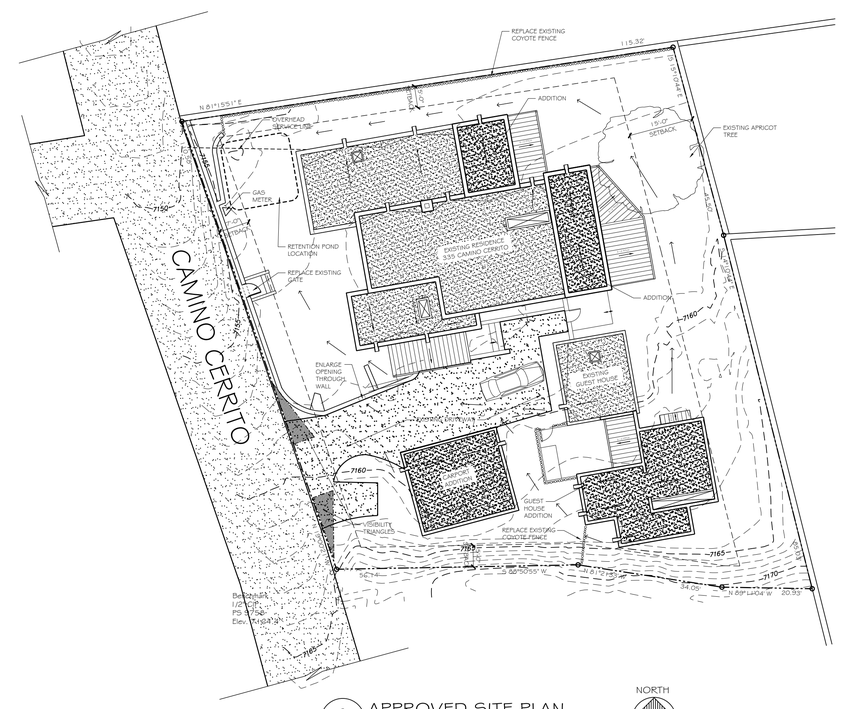
CAMINO CERRITO
335 CAMINO CERRITO
SANTA FE, NEW MEXICO 87505

GUEST HOUSE
JUNE 24, 2021



1 A-1.0 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH



2 A-1.0 APPROVED SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

APPROVED BY HISTORIC ON
DECEMBER 15, 2017



3 A-1.0 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 48'

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

CAMINO CERRITO
335 CAMINO CERRITO
SANTA FE, NEW MEXICO

JUNE 24, 2021

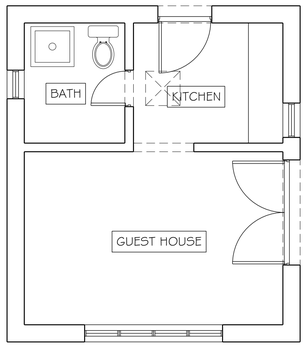
EXISTING, APPROVED & PROPOSED SITE PLANS

A
1.0

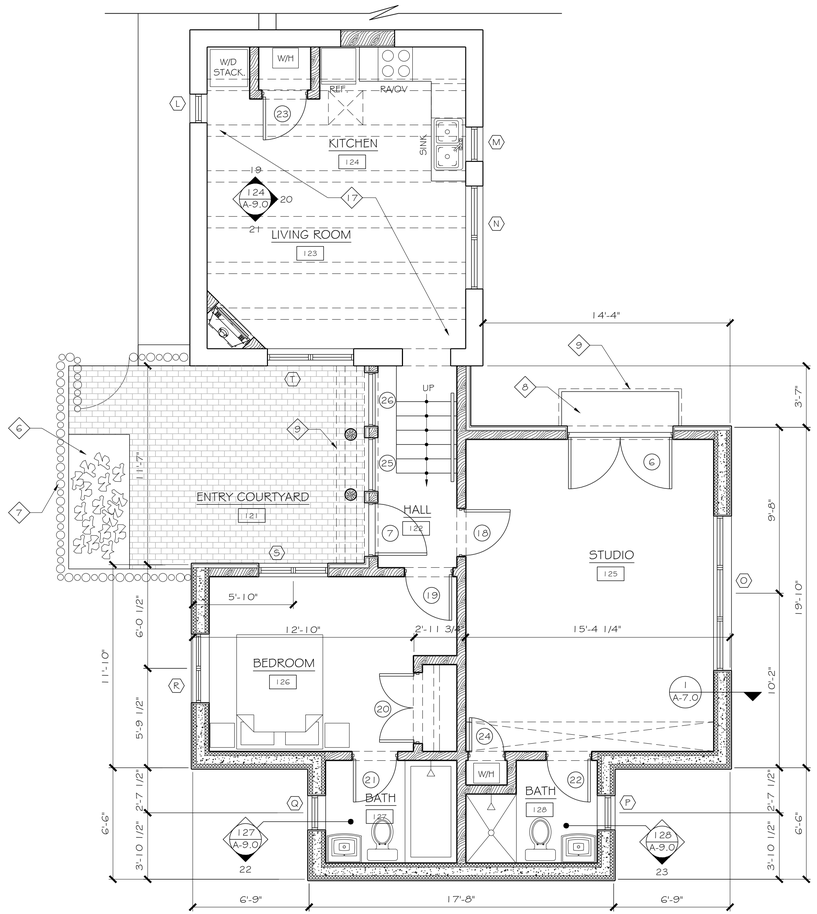
SET #

CAMINO CERRITO - 1707

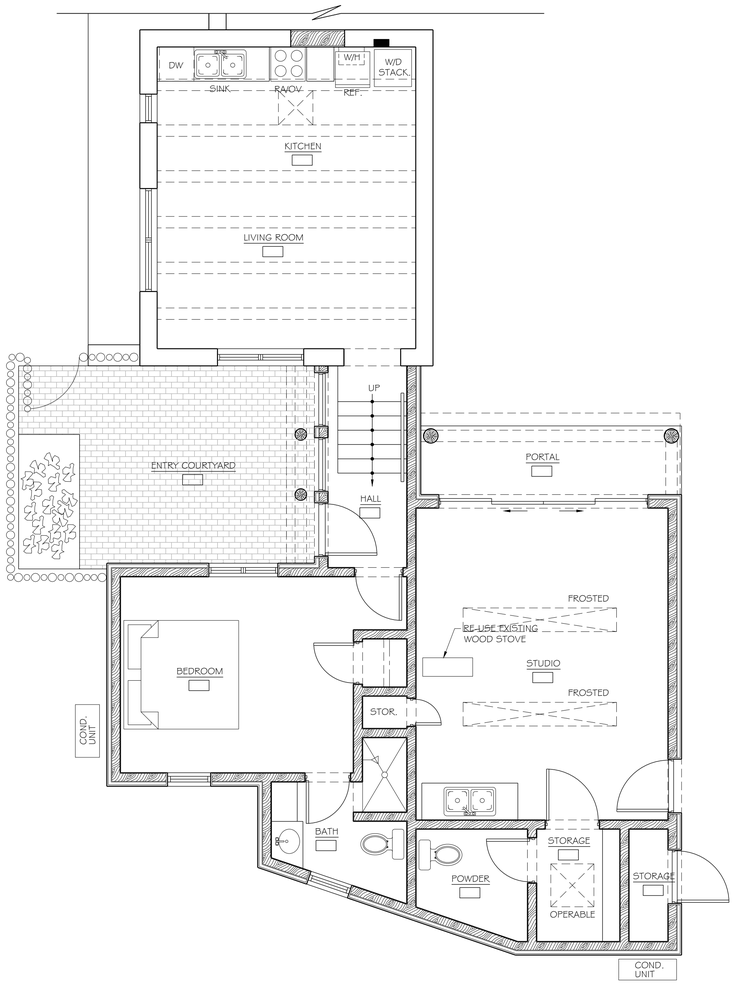
Z:\zArchived Files\1707-Camino Cerrito\Current Drawings\00 - 2021\1707 - Camino_Cerrito_21060426.dwg, 6/24/2021 2:48:40 PM, , AutoCAD PDF (General Documentation).pc3



1 A-2.0 EXISTING GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-2.0 APPROVED GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A-2.0 PROPOSED GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

CAMINO CERRITO
335 CAMINO CERRITO
SANTA FE, NEW MEXICO

JUNE 24, 2021

EXISTING, APPROVED & PROPOSED GUEST HOUSE FLOOR PLAN

A 2.0

SET #

CAMINO CERRITO - 1707

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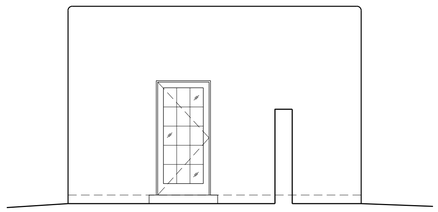
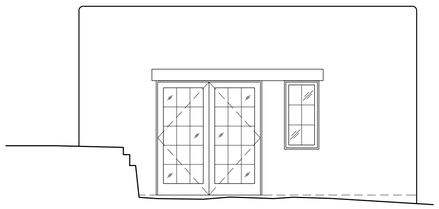
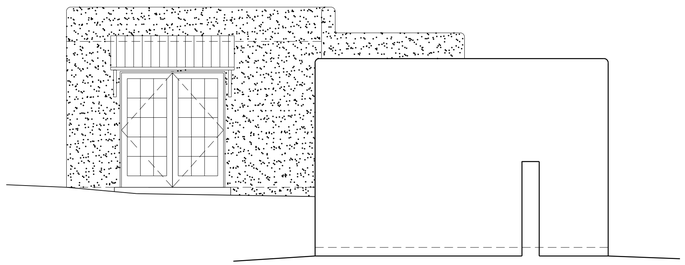


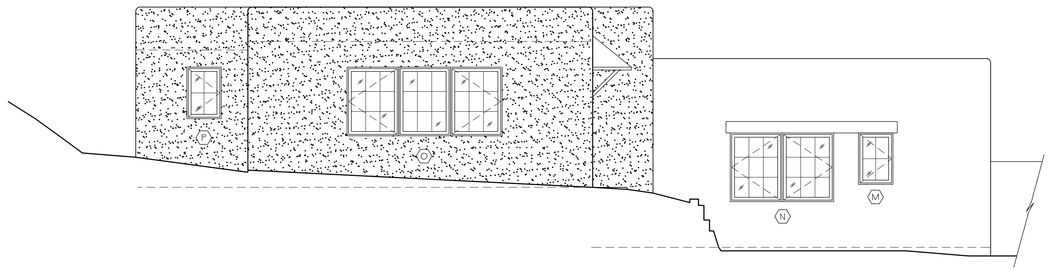
1 / A-3.0 EXISTING GUEST HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



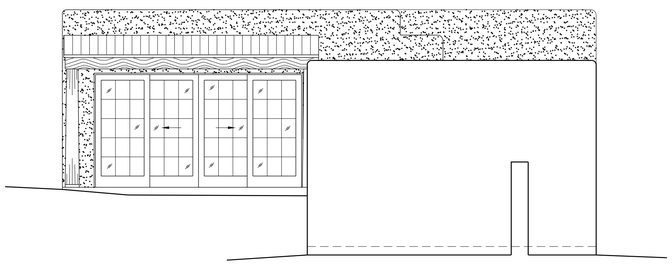
4 / A-3.0 EXISTING GUEST HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



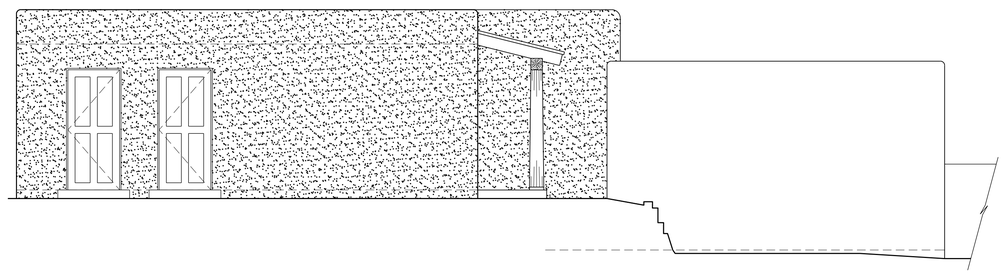
1 / A-3.0 APPROVED GUEST HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 / A-3.0 APPROVED GUEST HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3.0 PROPOSED GUEST HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 / A-3.0 PROPOSED GUEST HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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EXISTING, APPROVED & PROPOSED GUEST HOUSE ELEVATION

A
3.0

SET #

CAMINO CERRITO - 1707

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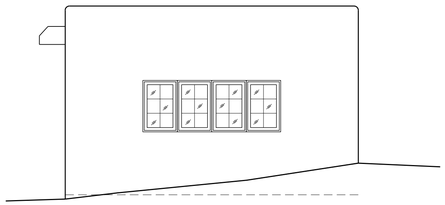
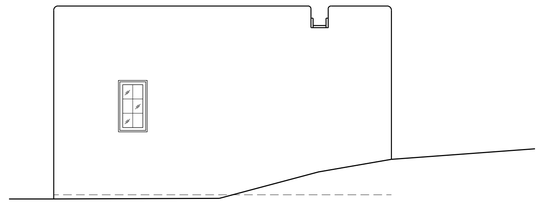
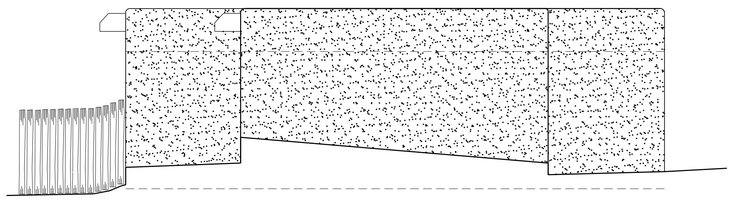


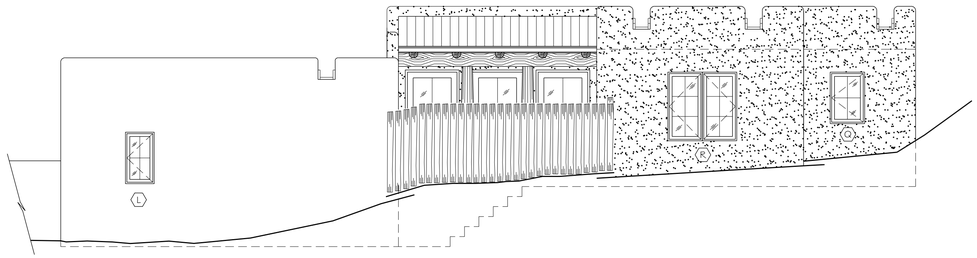
1 / A-3.1 EXISTING GUEST HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



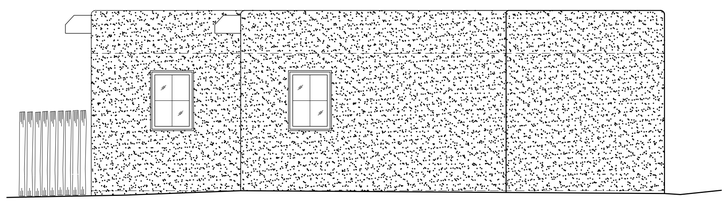
7 / A-3.0 EXISTING GUEST HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



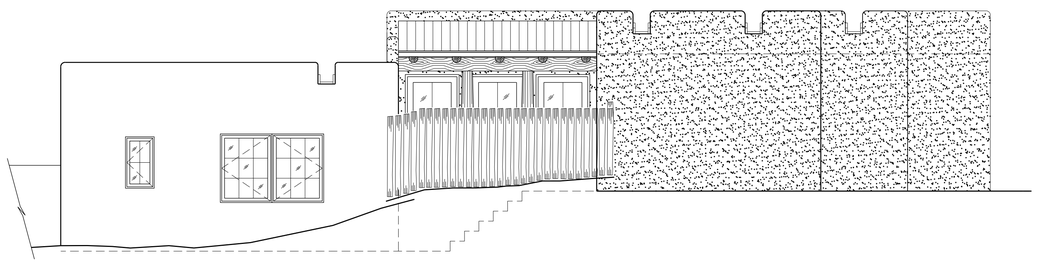
2 / A-3.1 APPROVED GUEST HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



7 / A-3.0 APPROVED GUEST HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 / A-3.1 PROPOSED GUEST HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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

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JUNE 24, 2021

EXISTING, APPROVED & PROPOSED GUEST HOUSE ELEVATIONS

A
3.1

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CAMINO CERRITO - 1707

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City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003845--HDRB

Project Description:

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

Contacts:

Property Owner: Mary Ellis
848 Don Cubero Ave
Santa Fe, NM 87505

Applicant: WILL MCDONALD will.wfd@gmail.com
488 ARROYO TENORIO ST C
SANTA FE , NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003845-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards.

BACKGROUND & SUMMARY:

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

The 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.

In case 2021-003668-HDRB, heard on June 8, 2021, the HDRB designated primary facades for the main house, but not the garage.

The applicant now proposes the following:

1. A 232 square foot addition to the northwest corner. It will be 11 feet 4 inches in height, below the maximum allowable height, and will be set back 10 feet from the east façade.
2. The stucco will be cementitious El Rey "Fawn".
3. On the main house, replace an existing window and change dimensions on the south, non-primary façade. This will revert to a previous size in the original design of the house. The height will be reduced from 48 inches to 16 inches.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6/14/21

Property Owner of Record: Mary Louise Ellis

Applicant/Agent Name: Will McDonald

Contact Person Phone Number: (505)930-1149

Site Address: 848 Don Cubero

Proposed Construction Description: Addition to accessory unit

TOTAL ROOF AREA: 1598 sf

Zoning District: R-5

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

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

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage: 26.5 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: NO CHANGE Minimum: _____
2nd Front? 7'-7"
Proposed Rear: _____ Minimum: _____
Proposed Sides: L 7'10" R _____ Minimum: 3'-2"

Height: Proposed 11'-4"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

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

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

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

Will McDonald [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 6/14/21

To Be Completed By City Staff:

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

Zoning Approval:
☒ Preliminary Approval ☐ with conditions ☐ Rejected
Comments/Conditions: A setback affidavit will be required at the time of permit for the rear yard

REVIEWER: Lee Logston DATE: 6/15/2021

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

Revised 20 November 2020

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

June 16, 2021

RE: 848 Don Cubero
Addition to Accessory Structure

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

Daniel,

Attached are documents detailing a project at 848 Don Cubero in the Don Gaspar Historic District that we wish to be reviewed by the Historic Districts Review Board at the meeting on Tuesday, July 13, 2021.

This pueblo style residence is constructed of adobe while the accessory structure, a former garage, is constructed of pen tile. The estimated construction date is 1928. Renovations in the early 1990's include a small addition to the rear (west) of the residence, window replacement and replacing the garage door on the accessory unit with double hung windows and a pedestrian door.

The present owner, Lou Ellis, purchased this property in 2013.

The project we propose is a 232 square foot addition to the accessory unit. This building will be used as an etching studio for the owner. The addition will be 11'-4' in height at the highest point of the perimeter above finished grade which will match existing grade. The ceiling height will be 8 feet with a standard parapet. The addition will be set back 10 feet from existing the east façade of the building which is presumed to be a Primary Façade of a Contributing Structure in order to meet the requirements of the Historic Design Standards.

The windows and doors will be aluminum clad wood- Color-White. The stucco will be cementitious El Rey- Color: Fawn 117.

In addition we propose replacing an existing 28"x48" double hung window (in a bathroom shower) on the south elevation with a 28"x 16" awning window. Drawings from the 1992 Historic submittal (attached) indicate this window was short originally. We are returning it to its historic dimensions. The window will be wood painted white to match the others.

I believe this is a complete description of the project elements. Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,

Will McDonal

GROSS AREA CALCULATIONS

AREA IN SQUARE FEET

	EXISTING	NEW	TOTAL
RESIDENCE	1080	0	1080
ACCESSORY UNIT	194	232	426
PORTAL	92	0	92
TOTAL ROOFED	1366	232	1598
TOTAL ROOFED AREA WITH ADDITION			1598
LOT AREA			6035
LOT COVERAGE, roofed area percentage			26.5



NORTH

SITE PLAN

Scale: 1" = 10 ft

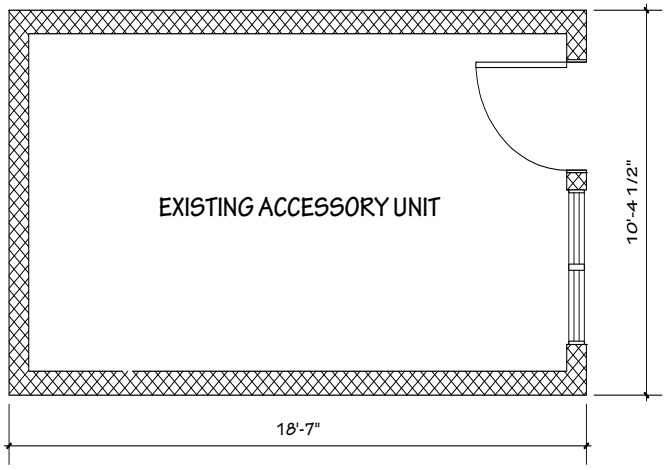
0 10' 20'

DON CUBERO

848 DON CUBERO

June 14, 2021 SHEET 1

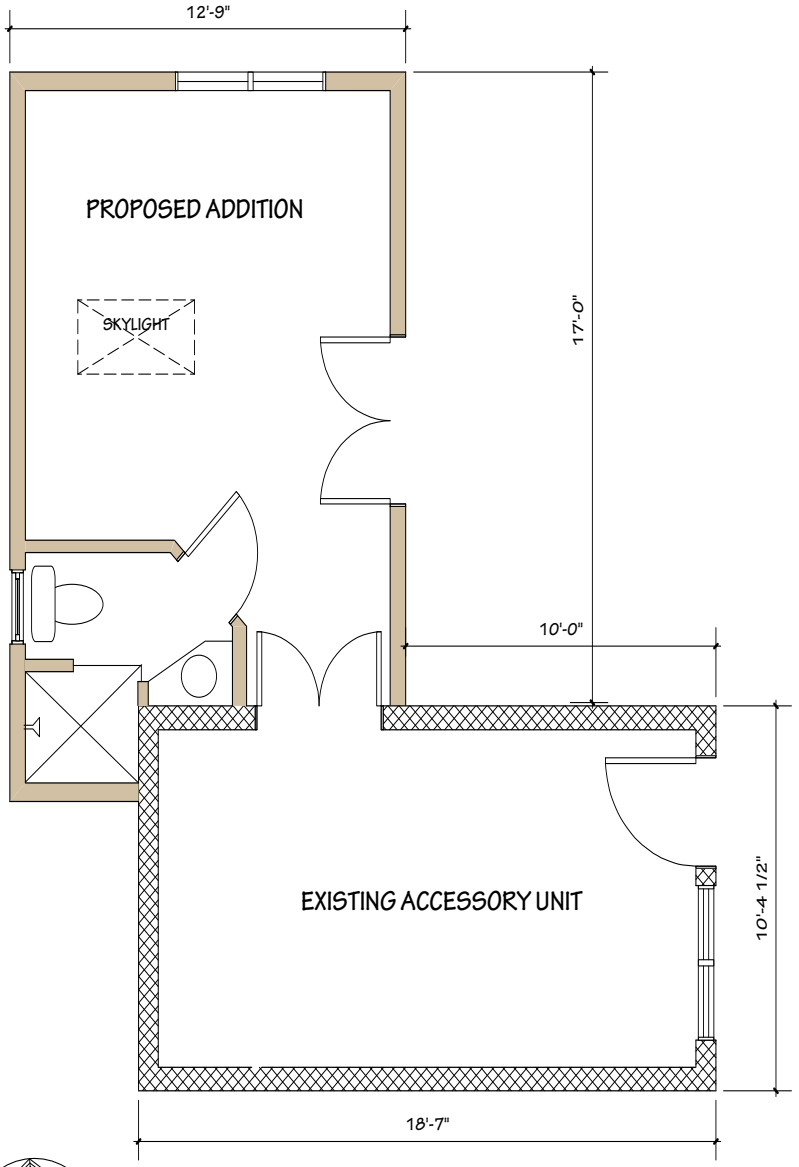
Lee Logston
6/15/2021



NORTH

EXISTING FLOOR PLAN

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



NORTH

PROPOSED FLOOR PLAN

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

EXISTING PEN TILE WALL

PROPOSED FRAME WALL

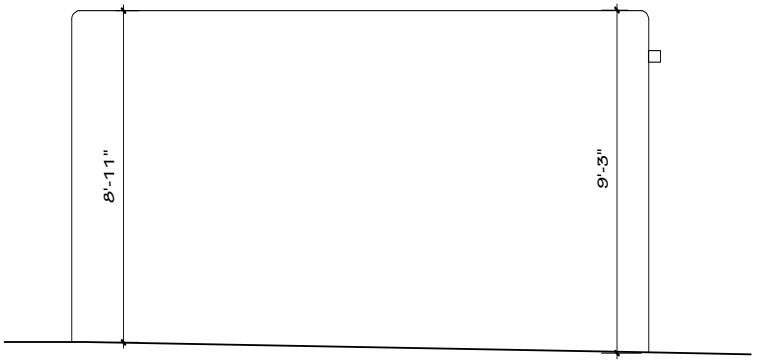
Lee Logston
6/15/2021

848 DON CUBERO

0 5' 10'

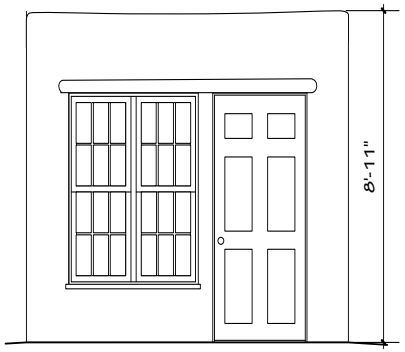
June 14, 2021

SHEET 2



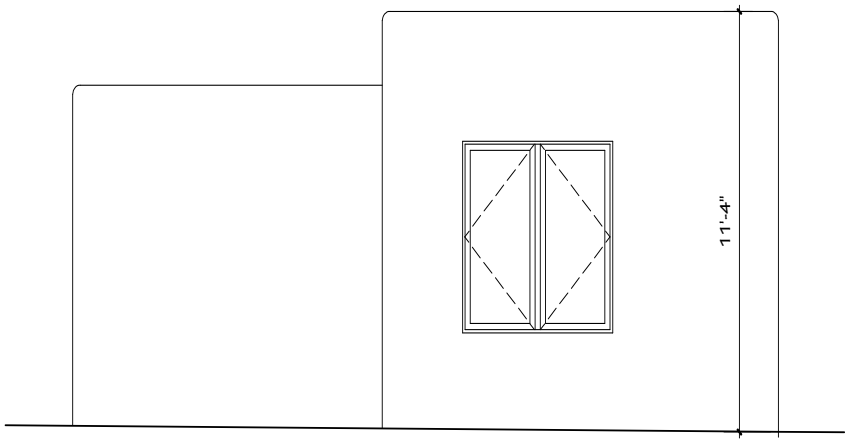
EXISTING NORTH ELEVATION

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



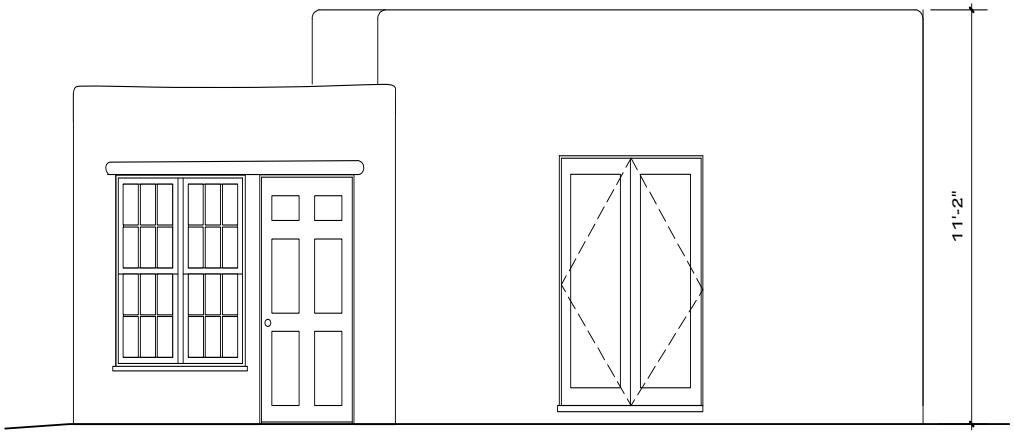
EXISTING EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED EAST ELEVATION

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

NOTE: GRADES SHOWN ARE EXISTING GRADES. NO CHANGE IN GRADE IS PROPOSED WITH THIS PROJECT

ACCESSORY STRUCTURE

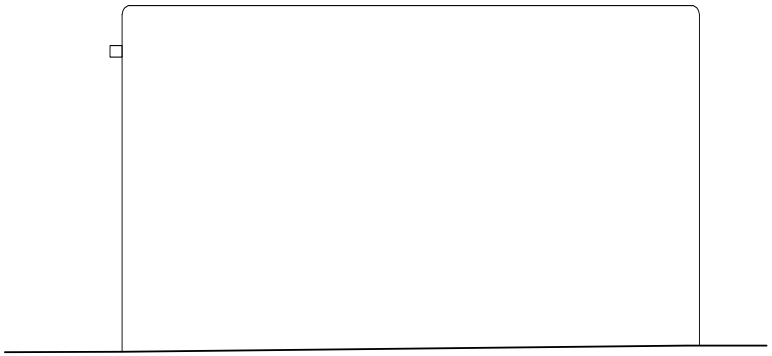
848 DON CUBERO

0 5' 10'

June 14, 2021

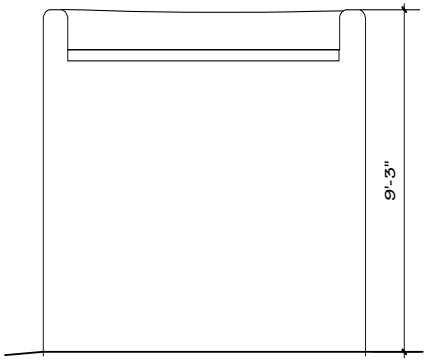
SHEET 3

Lee Logston
6/15/2021



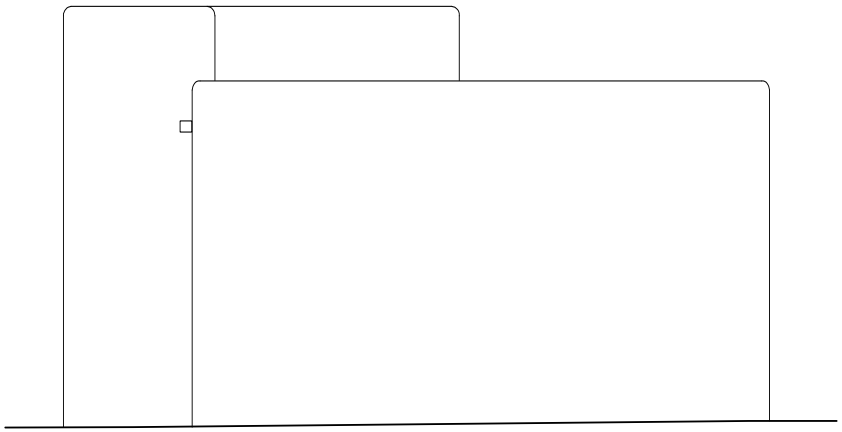
EXISTING SOUTH ELEVATION

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



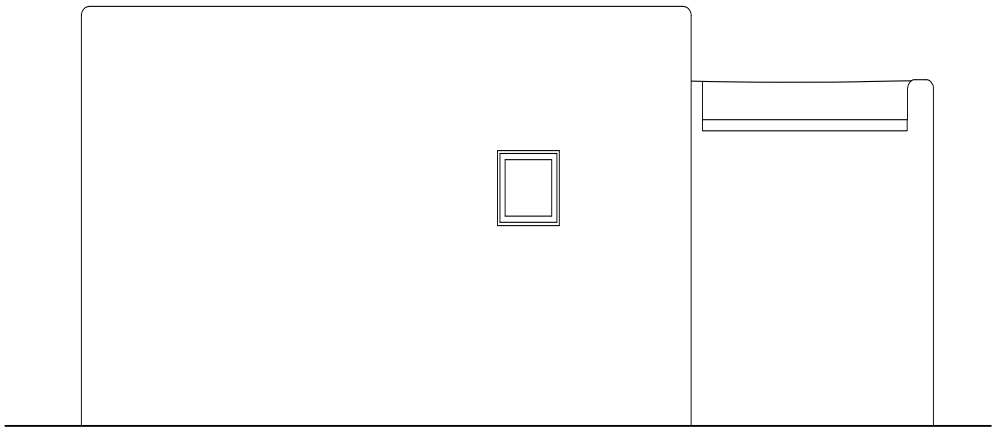
EXISTING WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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

NOTE: GRADES SHOWN ARE EXISTING GRADES. NO CHANGE IN GRADE IS PROPOSED WITH THIS PROJECT

ACCESSORY STRUCTURE

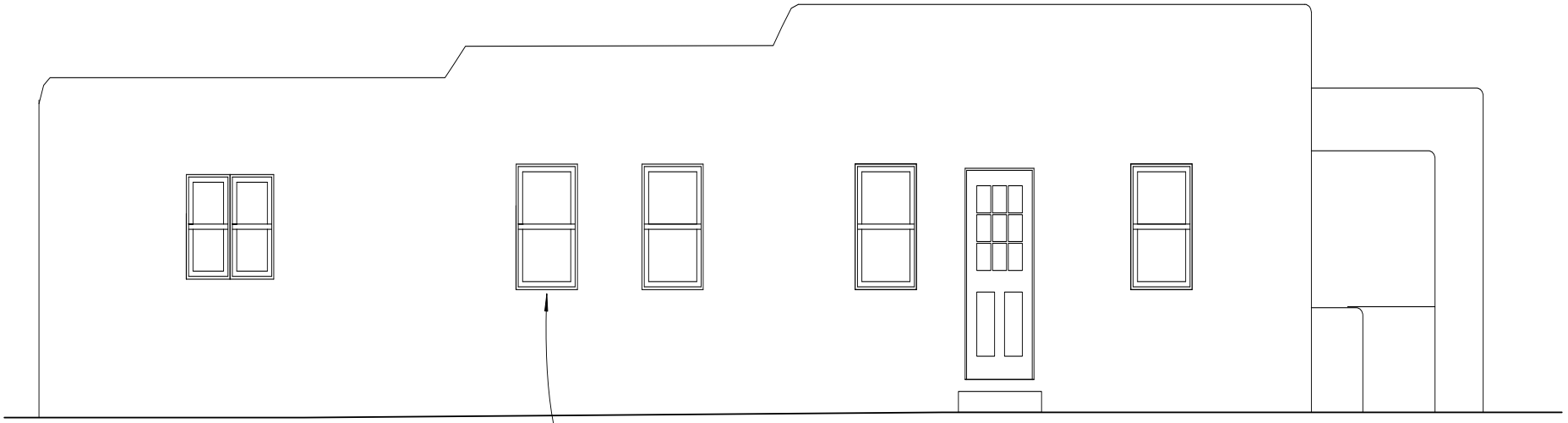
848 DON CUBERO

0 5' 10'

Lee Logston
6/15/2021

June 14, 2021

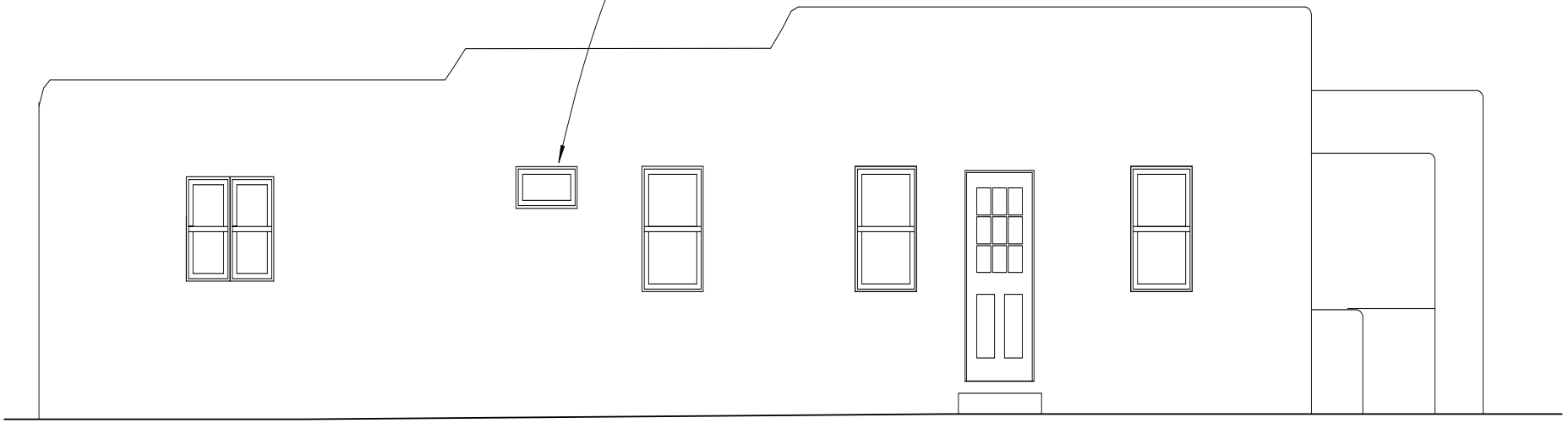
SHEET 4



EXISTING SOUTH ELEVATION

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

WINDOW
REPLACEMENT



PROPOSED SOUTH ELEVATION

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

RESIDENCE 848 DON CUBERO

0 5' 10'

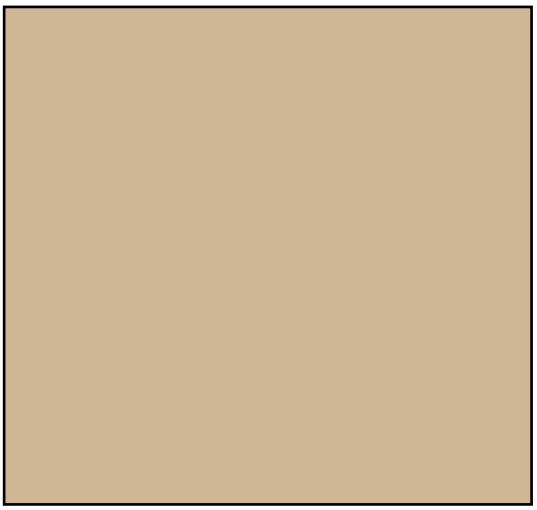
Lee Logston
6/15/2021

June 14, 2021

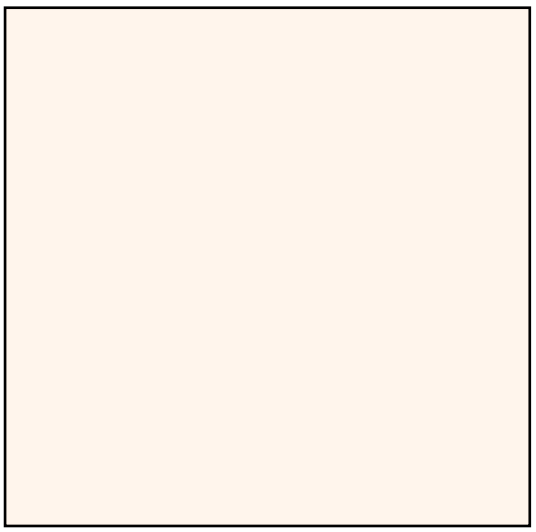
SHEET 5

848 Don Cubero

Stucco to be El Rey cementitious
Color: Fawn 117



Window cladding color:
Sierra Pacific
White 001





Accessory Unit viewed from street

848 Don Cubero



Residence East Elevation-Street facing

848 Don Cubero



Accessory Unit-East Elevation

848 Don Cubero



Accessory Unit-North Elevation

848 Don Cubero



Accessory Unit-North and West Elevation

848 Don Cubero



Residence South Elevation-viewed from street

848 Don Cubero



Residence Partial South Elevation

848 Don Cubero

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003828--HDRB

Project Description:

Project Location(s): 701 E ALAMEDA ST 3
Santa Fe, NM 87501

Contacts:

Property Owner: Steven p Brown
701 E Alameda #3
Santa Fe, 87504

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003828-HDRB

Address: 701 East Alameda, Unit 3
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

___ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

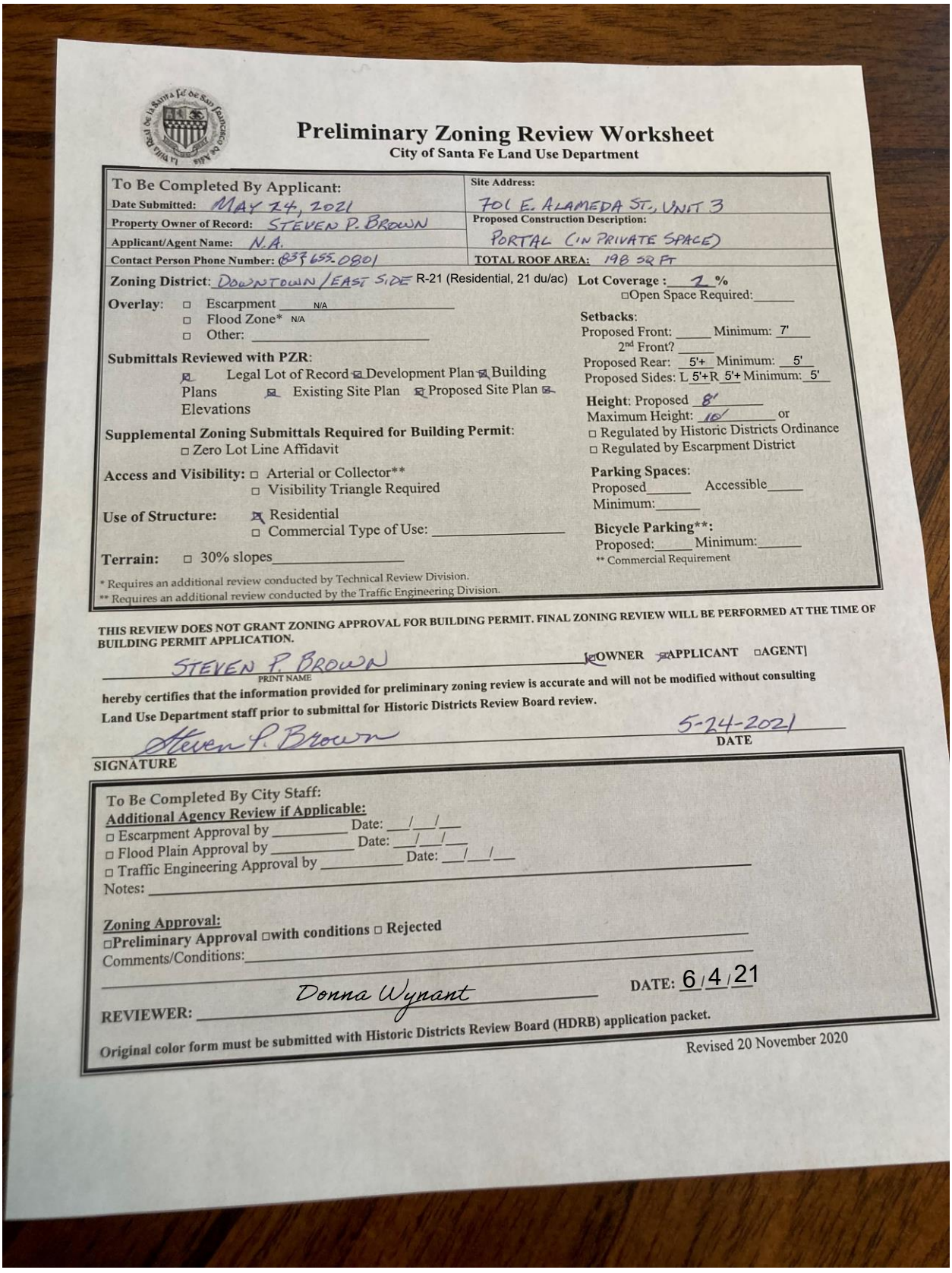
____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

701 East Alameda is a non-historic single-family residential structure in the Downtown and Eastside. The applicant is seeking approval for a red-tagged 198 square foot portal located at the rear of the property with no public visibility. It will be constructed of pine wood finished with a natural varnish and a torch-down roof. At 10 feet height, it will stand below the 15-foot structure.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: MAY 24, 2021	701 E. ALAMEDA ST., UNIT 3
Property Owner of Record: STEVEN P. BROWN	Proposed Construction Description:
Applicant/Agent Name: N.A.	PORTAL (IN PRIVATE SPACE)
Contact Person Phone Number: (83) 655.0801	TOTAL ROOF AREA: 198 SQ FT

Zoning District: DOWNTOWN/EAST SIDE R-21 (Residential, 21 du/ac) **Lot Coverage :** 2 %
□Open Space Required:_____

Overlay: □ Escarpment N/A
□ Flood Zone* N/A
□ Other: _____

Setbacks:
Proposed Front: _____ Minimum: 7'
2nd Front? _____
Proposed Rear: 5'+ Minimum: 5'
Proposed Sides: L 5'+R 5'+ Minimum: 5'

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

Height: Proposed 8'
Maximum Height: 10' or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

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

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

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

Terrain: □ 30% slopes_____

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

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

STEVEN P. BROWN [☒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.

Steven P. Brown 5-24-2021
SIGNATURE **DATE**

To Be Completed By City Staff:
Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: __/__/__
□ Flood Plain Approval by _____ Date: __/__/__
□ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

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

REVIEWER: Donna Wynant **DATE:** 6/4/21

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

Revised 20 November 2020

PZR Worksheet

Steven P. Brown, Ph.D.
701 E. Alameda St., Unit 3
Santa Fe, NM 87501
832-655-0801

To the Historic Districts Review Board:

I am applying after the fact for approval of a new portal I have built at the rear of my condominium unit at 701 E. Alameda St., Unit 3. It was not my intent to disrespect the authority of the Historic Preservation Department; I just honestly had no clue about being subject to that requirement. It is my sincere intention to rectify this error completely and expeditiously. I have been trying to do this for some time now, but seemingly have undertaken the necessary steps in reverse order. I just didn't know better.

The portal in question is an open-air structure attached by brackets to the back of my condominium unit. It covers 198 square feet of my back yard (drawings and photos attached). The materials are premium grade, 6" x 6" treated pine upright posts set on 18" cement footings, 4" x 6" treated pine outer roof beams (front and back), 4" x 4" treated pine joists, and true 1" x 12" rough cut pine roof planks. Wood surfaces are finished with natural varnish. The roof covering is 90 lb. felt roofing over tar paper.

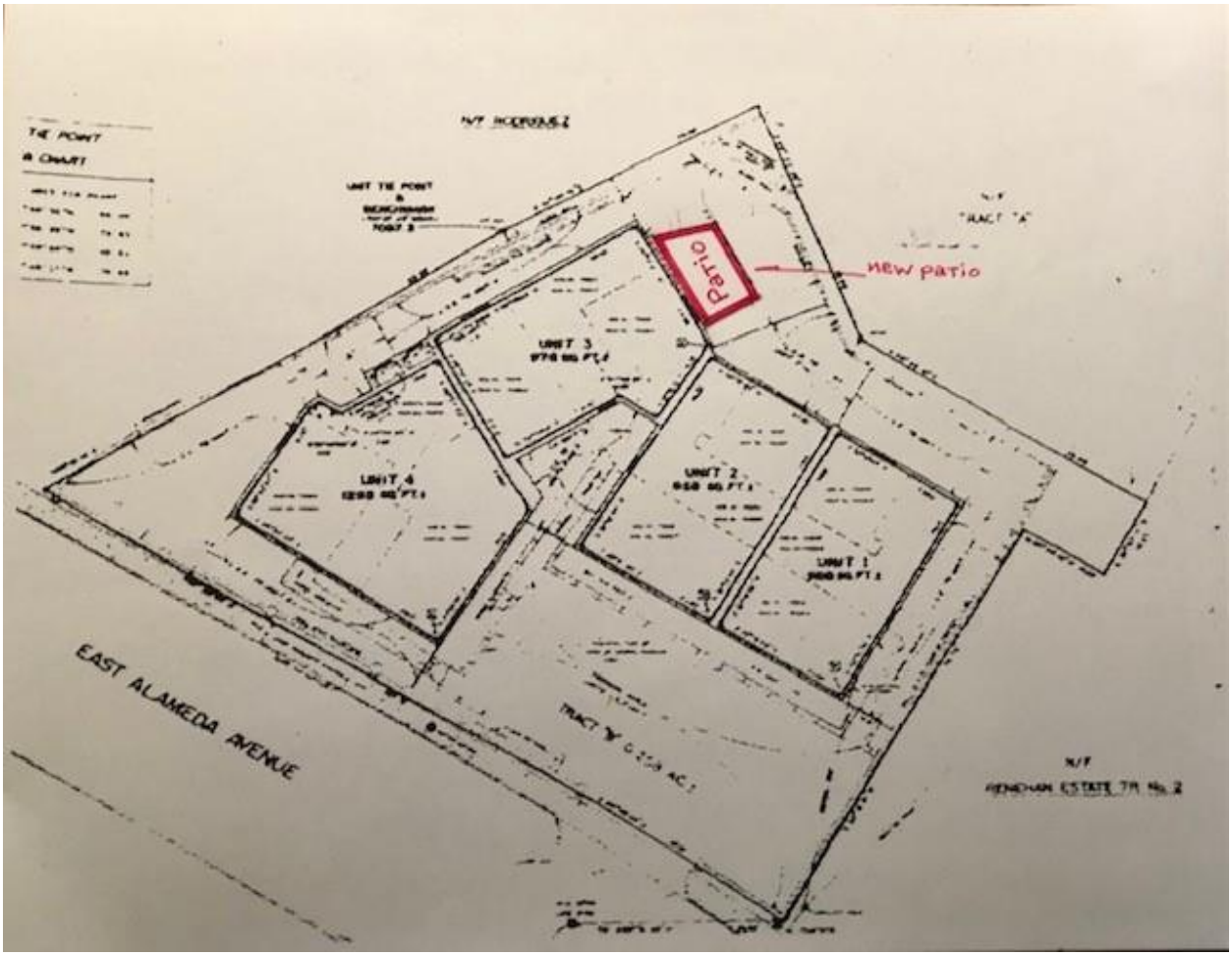
Fences at least seven feet high enclose the yard and portal on three sides, with the residence covering the fourth side. Thus, the portal is not visible or accessible from any place other than my residence. If you don't happen to be coming through my bedroom, you don't even know it's there. There is no visual impact because it is in a completely private space and not visible outside of that space.

I am happy to pay a fine, if necessary, for my process infraction, as well as the requisite fees. I now understand the requirements and am happy to comply with them in every essential detail. The portal complies with code, is very attractive, and substantially improves the utility, comfort, attractiveness, and value of my home.

Inasmuch as it cannot be seen from anywhere other than my home, the public has nothing at stake in the structure. I'm guilty of building the portal without prior approval, and am sorry for that, but it does no harm to anyone or anything.

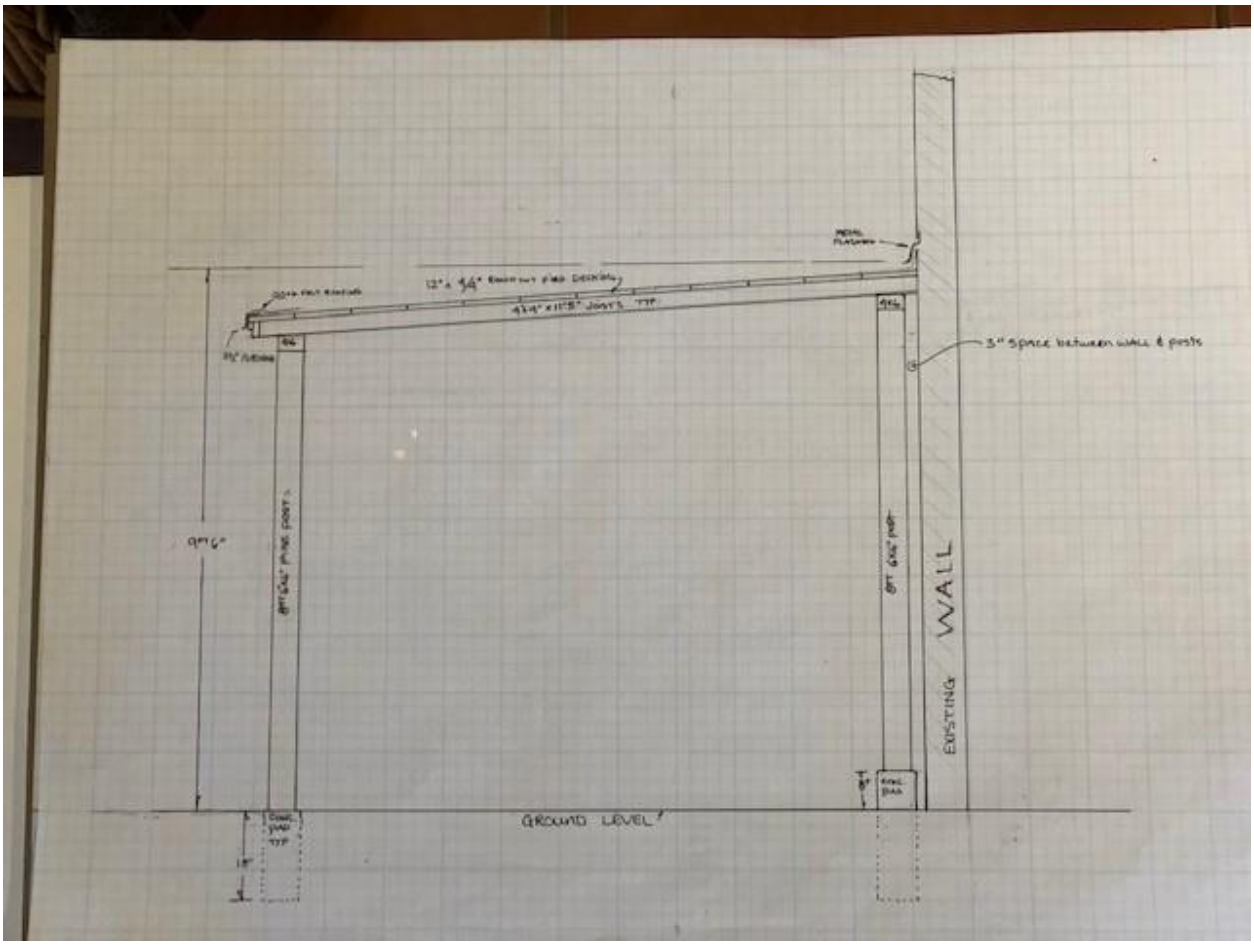
Respectfully,

Steven P. Brown, Ph.D.

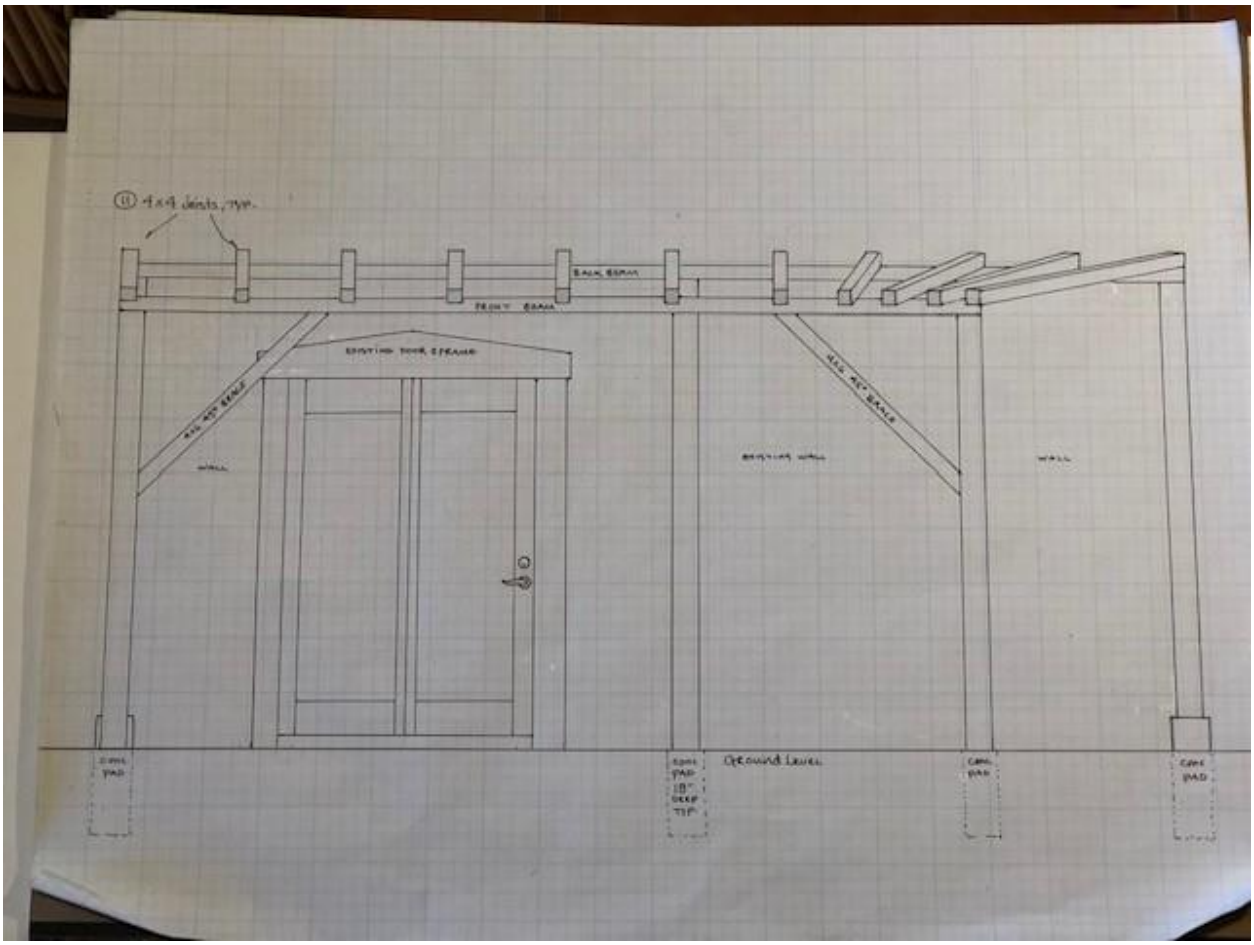


Placement of Portal on the Property

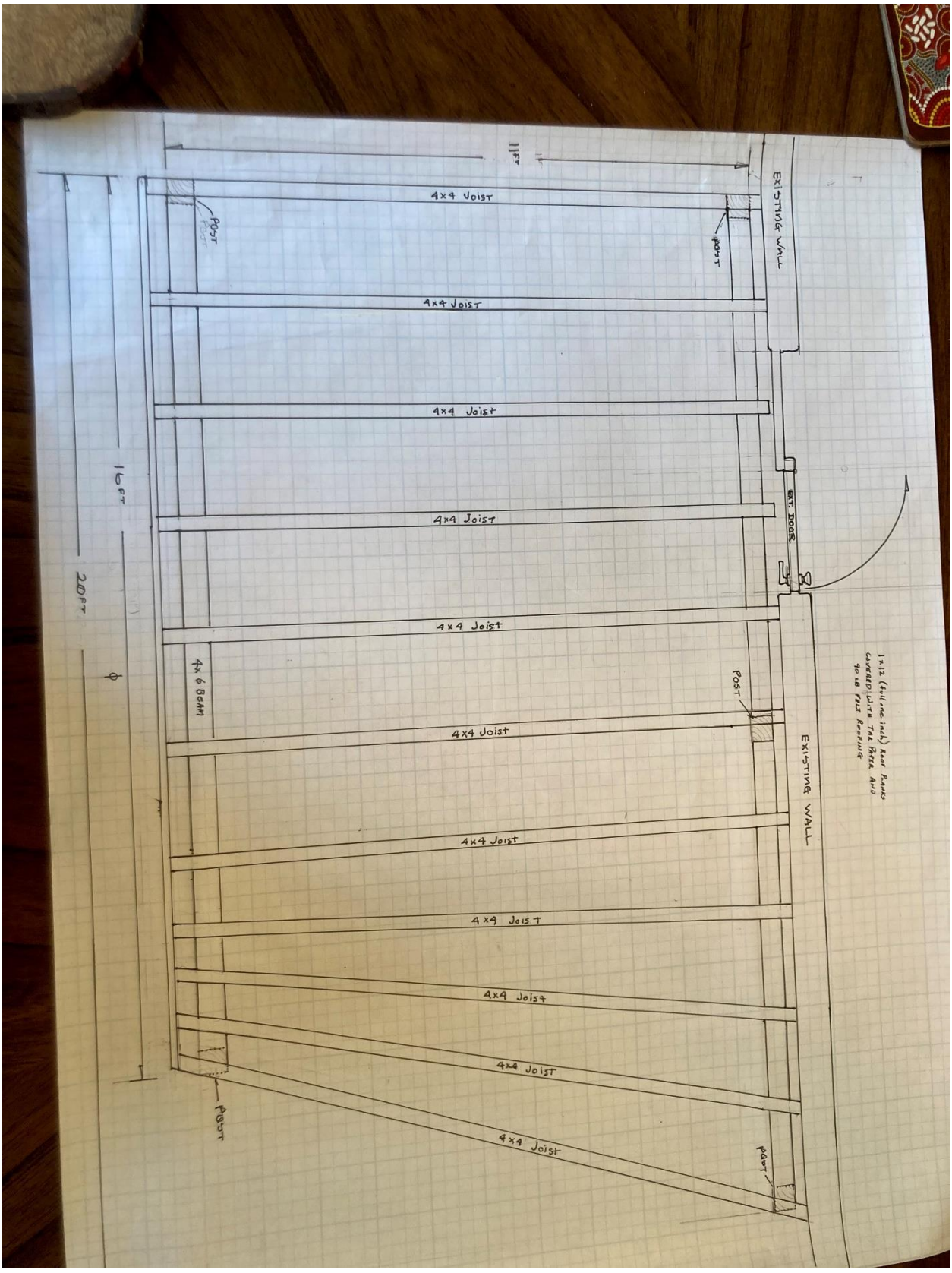
DJW 6/4/21



Side View Drawing



Front View Drawing



Top View Drawing



Front of the Building, 701 E. Alameda St.



Portal looking southeast



Portal looking southeast, taken from raised terrace



Portal looking southeast, from ground level

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003831--HDRB

Project Description:

Project Location(s): 608 CAMINO DE LA LUZ 1/2
Santa Fe, NM 87505

Contacts:

Property Owner: Sheri & Mike Sinclair & Russo sherionhart@aol.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003831-HDRB

Address: 608 ½ Camino de la Luz
Historic Status: contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

608 ½ Camino de la Luz is a Spanish Pueblo revival style single-family residential structure constructed in around 1950. It has no public visibility and has a non-contributing historic status. Its windows are all non-historic aluminum sliders and additions of a bathroom and a mechanical room enclosing part of the portal stem from around the year 2000.

The applicant proposes several items which are detailed in this report, including window replacement, restuccoing, construction of fences and construction of a deck:

1. Replace west portion of the portal with pergola with latillas with a natural wood stain and re-using existing posts.
2. Re-stucco with El Rey cementitious stucco-color: Sand 103
3. New 6-foot yard wall with pilasters at ends. East pilaster supports portal
4. Mechanical room reduced in size
5. New wooden gate at south end of portal between mechanical room and yard wall stained with Cabot Semi-Solid stain- Color: Granite
6. 6' coyote fence between west end of yard wall and portal, built to the maximum allowable height.
7. Refurbished French doors at west end of portal painted to match window color-Sierra Pacific Patina Green 051
8. 6' coyote fence from house to west property line with wooden gate
9. 6' coyote fence along west property line
10. Wooden deck, approximately 12" high, on north side of house
11. Six low-profile skylights to be hidden from public view by parapets
12. Replace all aluminum slider windows same size except for the two on the living room (units 2 & 3 on the window and door schedule) which will be slightly larger
13. Remove windows on north elevation and in their place install casement windows and doors (units 5, 6 and 7 on the window and door schedule)
14. All existing exterior doors to be replaced with atrium doors- Color: Sierra Pacific Patina Green 051
15. New windows to be aluminum clad wood-Color: Sierra Pacific Patina Green 051
16. Exposed wood trim to be stained with Cabot Semi-Transparent stain-Color: Cordovan Brown

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6/11/21

Property Owner of Record: Sheryl Sinclair

Applicant/Agent Name: Will McDonald

Contact Person Phone Number: (505) 930-1149

Site Address: 608 1/2 Camino de la Luz

Proposed Construction Description: Window replacement, yard wall, fences

TOTAL ROOF AREA: 1558

Zoning District: R-5

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

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage: 43.4%
☐ Open Space Required: _____

Setbacks: NO CHANGE
Proposed Front: 5.2' Minimum: _____
2nd Front? _____
Proposed Rear: 4.8' Minimum: _____
Proposed Sides: L 17' R 3.5' Minimum: _____

Height: Proposed NO CHANGE 11'-3"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 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.

Will McDonald [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 6/11/21

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:

X ☑ Preliminary Approval ☐ with conditions ☐ Rejected
Comments/Conditions: _____

REVIEWER: Lee Logston DATE: 6/14/21

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

Revised 1-14-15

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

June 15, 2021

RE:608 1/2 Camino de la Luz
Renovation of existing building

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

Daniel,

We request that the attached documents detailing modifications to the property at 608 1/2 Camino de la Luz be reviewed by the Historic Districts Review Board at the meeting on Tuesday, July 13, 2021.

This pueblo style adobe structure has evolved by accretion with the original building dating to about 1950. The most recent addition, the bathroom, was built on the front, south elevation, around 2000. The mechanical room that encloses part of the portal was likely built at that time. Except for the recent bathroom addition the windows are aluminum sliders. None of the exterior doors are historic.

The present owners, Sheri Sinclair and Mike Russo purchased this property in April of this year. The intend to remodel the interior and make some changes to the exterior. The itemized list of each part and element of the proposed project is as follows:

- Replace west portion of portal with pergola
- Re-stucco with El Rey cementitious stucco-color: Sand 103
- New yard wall with pilasters at ends. East pilaster supports portal
- Mechanical room reduced in size
- New wooden gate at south end of portal between mechanical room and yard wall
- 6' coyote fence between west end of yard wall and portal
- Refurbished french doors at west end of portal painted to match window color- Sierra Pacific Patina Green 051
- 6' coyote fence from house to west property line with wooden gate
- 6' coyote fence along west property line
- Wooden deck, approximately 12" high, on north side of house
- 6 low profile skylights to be hidden from public view by parapets
- Replace all aluminum slider windows same size except for the two on the living room (units 2 & 3 on the window and door schedule) which will be slightly larger
- Remove windows on north elevation and in their place install casement windows and an atrium door (units 5, 6 and 7 on the window and door schedule)

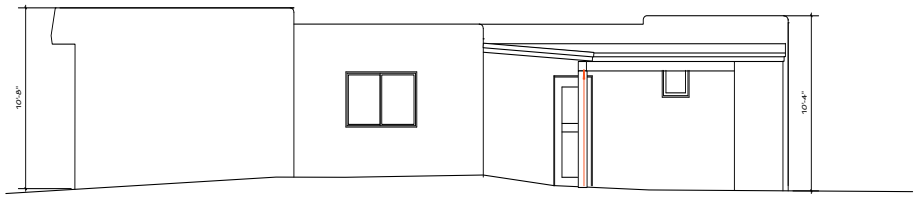
- All existing exterior doors to be replaced with atrium doors- Color: Sierra Pacific Patina Green 051
- New windows to be aluminum clad wood-Color: Sierra Pacific Patina Green 051
- Exposed wood trim to be stained with Cabot Semi-Transparent stain-Color: Cordovan Brown
- Gates to be stained with Cabot Semi-Solid stain- Color:Granite

I believe this is a complete description of the project elements. Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,



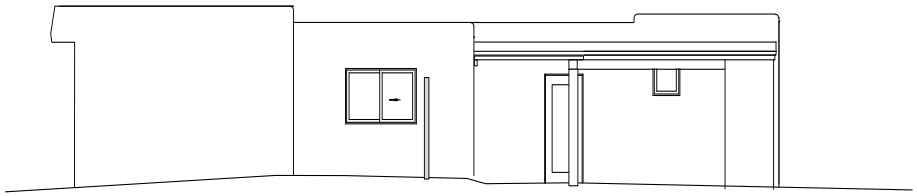
Will McDonald



EXISTING WEST ELEVATION

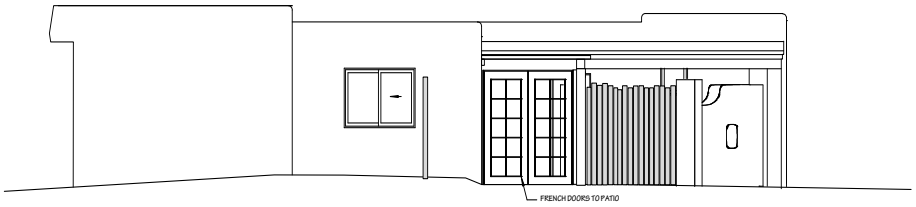
Scale: 1/4" = 1'-0"

0 5' 10'



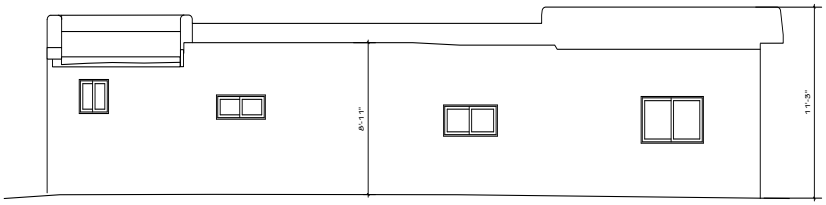
PROPOSED WEST ELEVATION

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



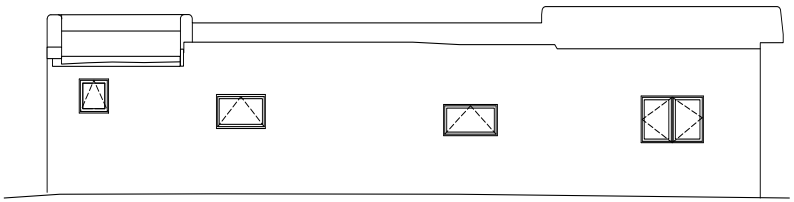
PROPOSED WEST ELEVATION SHOWING WALLS, FENCES AND GATES

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



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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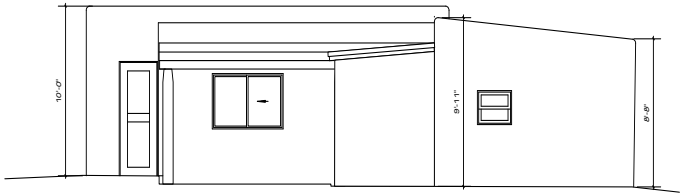
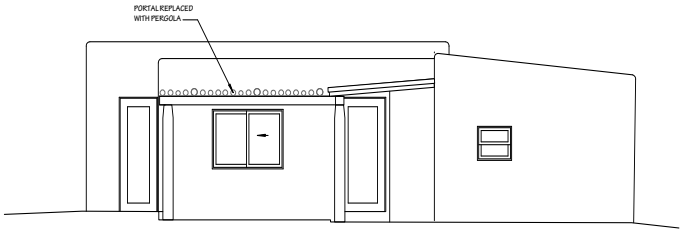


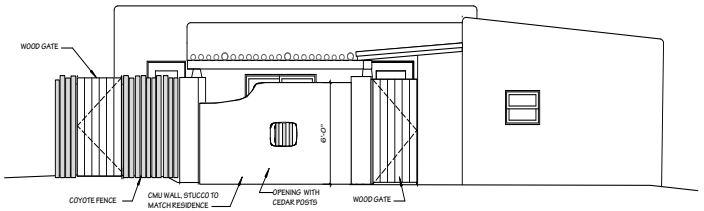
EXISTING SOUTH ELEVATION

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



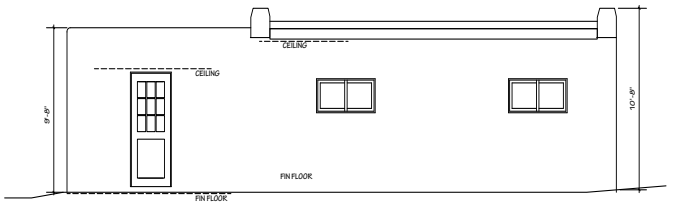
PROPOSED SOUTH ELEVATION

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



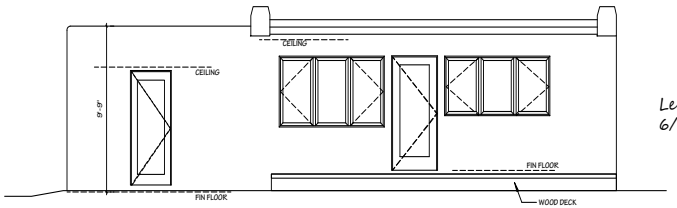
PROPOSED SOUTH ELEVATION SHOWING WALLS, FENCES AND GATES

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



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

0 5' 10'

NOTE: NO CHANGES ARE PROPOSED TO PARAPET HEIGHTS

Lee Logston
6/14/2021

HISTORIC REVIEW
ELEVATIONS

(505)930-1149
wilwidlgmail.com
488 C Arroyo Tenorio
Santa Fe New Mexico 87505

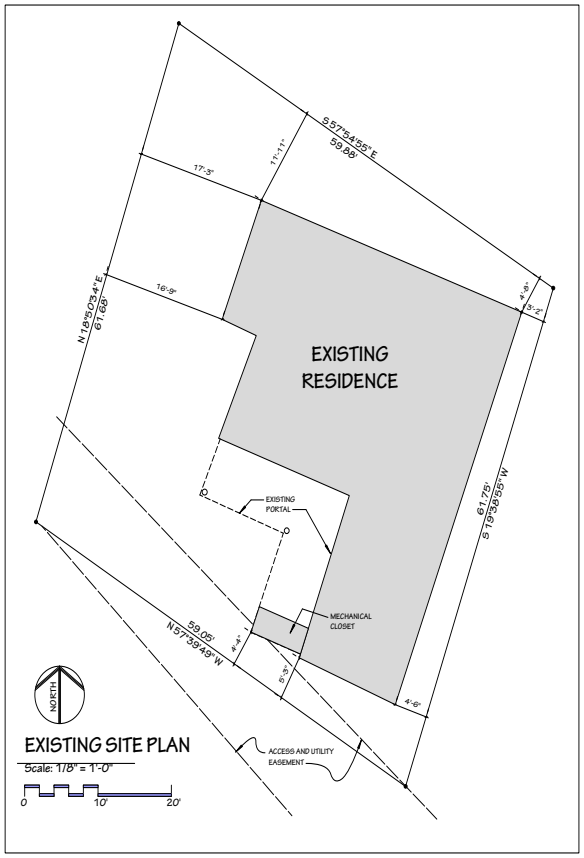
walking fish DESIGN

608 1/2 Camino de la Luz
SANTA FE NEW MEXICO

DATE: 6/11/21

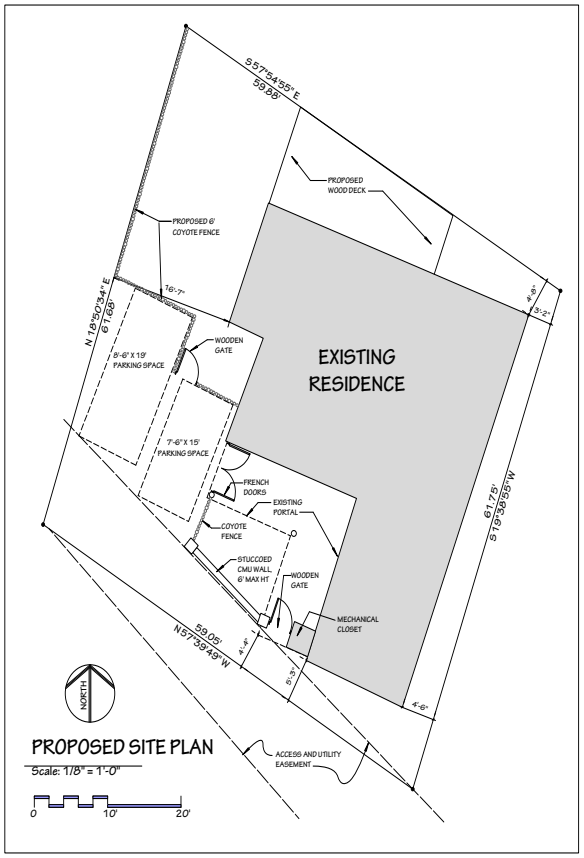
SHEET:

3



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

Lee Logston
6/14/2021

HISTORIC REVIEW

EXISTING & PROPOSED SITE PLANS

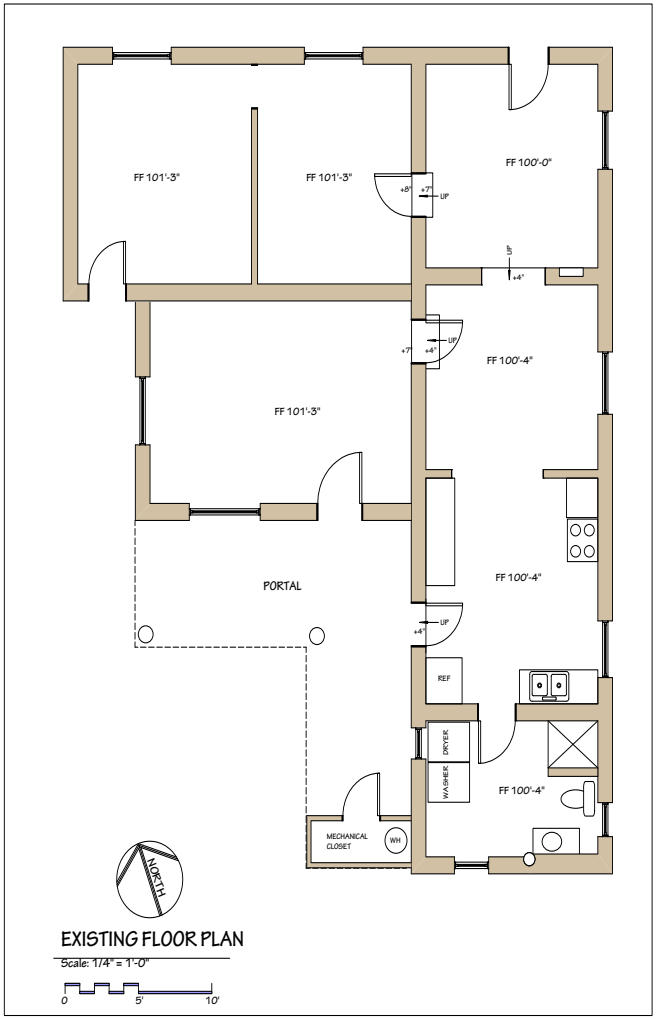
(505)930-1149
walkingfishdesign.com
488 CAmino Tenorio
Santa Fe New Mexico 87505
walking fish DESIGN

608 1/2 Camino de la Luz
SANTA FE NEW MEXICO

DATE: **6/11/21**

SHEET:

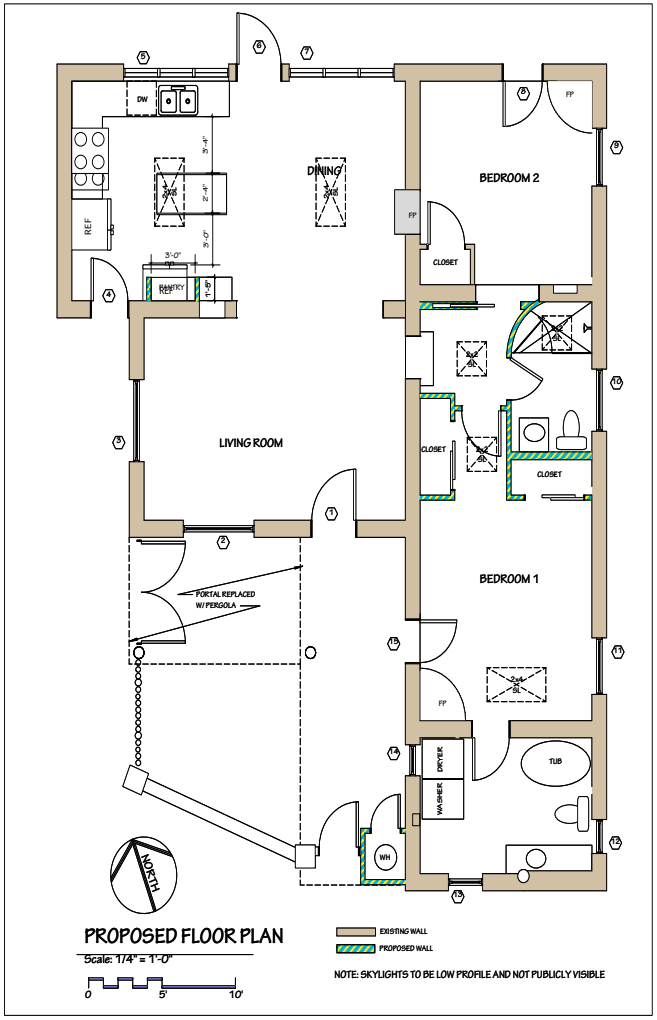
1



EXISTING FLOOR PLAN

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

0 5' 10'



PROPOSED FLOOR PLAN

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

0 5' 10'

NOTE: SKYLIGHTS TO BE LOW PROFILE AND NOT PUBLICLY VISIBLE

WINDOW AND DOOR SCHEDULE

UNIT SIZE:28x48=2'4" x 4'-0" New units to match existing openings unless noted otherwise

#	LOCATION	UNIT TYPE	UNIT SIZE	SWING	NOTES
1	Living room	Atrium Door	36x80	RH	
2	Living Room	Horiz Slider	58x26		New Unit: 60x42
3	Living Room	Horiz Slider	58x26		New Unit: 60x42
4	Kitchen	Atrium Door	30x80	LH	
5	Kitchen	Casement	28x40x3	LFR	Unit in new opening
6	Dining	Atrium Door	36x80	RHR	Unit in new opening
7	Dining	Casement	28x48x3	LFR	Unit in new opening
8	Bedroom 2	Atrium Door	32x80	RH	
9	Bedroom 2	Casement	20x32x2	LR	
10	Bath 2	Awning	44x22		
11	Bedroom 1	Awning	40x24		New Unit: 40x24
12	Bath 1	Awning	24x24		
13	Bath 1				Existing window to remain
14	Bath 1				Existing window to remain
15	Bedroom 1	Atrium Door	30x68		

Lee Logston
6/14/2021

HISTORIC REVIEW

EXISTING & PROPOSED FLOOR PLANS

(505)930-1149
walk45@gmail.com
48 Calle Fresnal
Santa Fe New Mexico 87505

walking fish DESIGN

608 1/2 Camino de la Luz
SANTA FE NEW MEXICO

DATE: 6/11/21

SHEET: 2



608 1/2 Camino de la Luz

South Elevation



608 1/2 Camino de la Luz

South & West Elevation



608 1/2 Camino de la Luz

South Elevation Detail



608 1/2 Camino de la Luz

West Elevation Detail



608 1/2 Camino de la Luz West Elevation, South End



608 1/2 Camino de la Luz West Elevation, North End



608 1/2 Camino de la Luz

North Elevation viewed from NW



608 1/2 Camino de la Luz North Elevation viewed from NE



608 1/2 Camino de la Luz

East Elevation viewed from NE



608 1/2 Camino de la Luz

East Elevation viewed from SE



608 1/2 Camino de la Luz

View up driveway



608 1/2 Camino de la Luz

View down driveway

EXTERIOR FINISHES
608 1/2 Camino de la Luz

Stucco:
Cementitious -El Rey
Color: Sand 103



Window and Door color:
Sierra Pacific
Patina Green 051



Exposed Wood: (except gates)
Cabot Semi-Transparent stain
Color: Cordovan Brown



Wooden gates:
Cabot Semi-Solid stain
Color: Granite



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003826--HDRB

Project Description:

Project Location(s): 206 MCKENZIE ST 4
Santa Fe, NM 87501

Contacts:

Property Owner: FC3 LTD CO
PO Box 2083
Santa Fe, NM 87504-2083

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: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003826-HDRB

Address: 206 McKenzie 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**

__x__ **Other:** Exception criteria responses

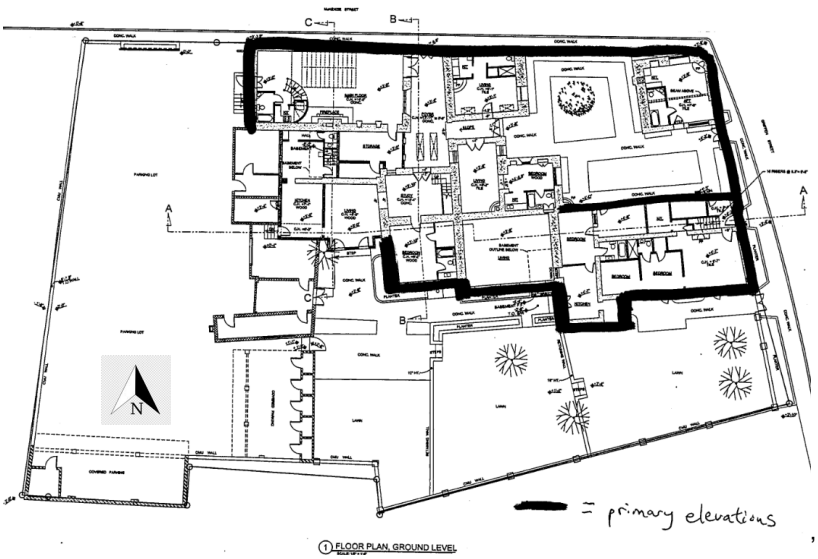
STAFF RECOMMENDATION:

Staff recommends that the exception criteria 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.

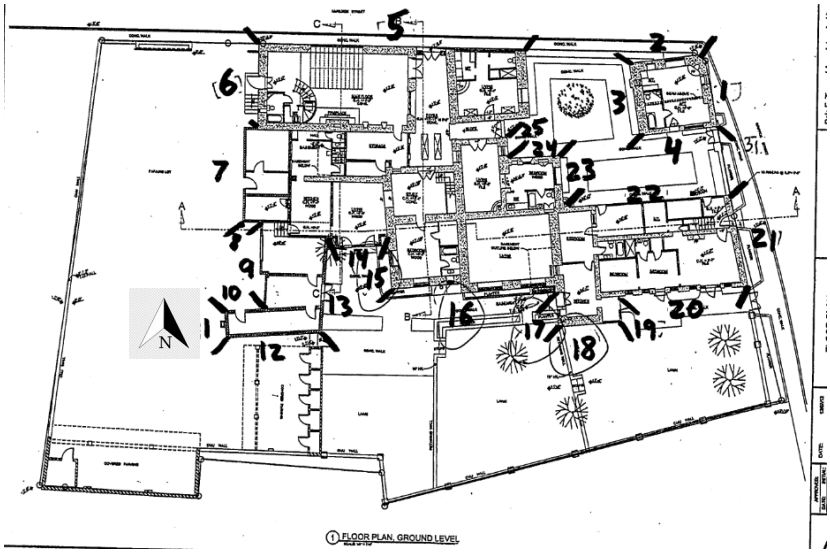
BACKGROUND & SUMMARY:

206 McKenzie Street was constructed in a vernacular manner (according to the HCPI) by 1898. It has undergone numerous changes including style changes. The long projected hallway and the massing between an addition built for solar gain (greenhouse) and the garage at the southwest corner of the main building was in place by 1948. After 1970, pitched roofs and alterations to the garages westernmost massing occurred and two fee-standing carports were constructed.

In 2013 (case H-13-003), the HDRB designated the structure contributing and designated primary facades those below.



The facades were numbered as follows:



The applicant now proposes a series of changes:

1. Exterior window protection in the form of wrought iron grates on the north façade (façade 5);
2. Construct a plaster cornice on the north façade (façade 5), a primary elevation, which will require an exception to alter features that embody the status (Section 14-5.2(D)(1)(a)). Changes are needed on the roof to improve drainage and to conceal a proposed skylight on the roof;
3. Construct a new carport. It will be 629 square feet, have wood posts and beams and a torch-down roof;
4. Construct a new greenhouse to replace the non-historic solar addition at the position of façade 7, which was condemned and demolished. This will require an exception to construct within 10 feet of a primary façade (Section 14-5.2(E)(1)(c)) and to construct a structure with more window than wall area (14-5.2(E)(1)(c)). It will be constructed of divided-light clad windows and decorative metal panels painted white.

EXCEPTION CRITERIA

1. **Greenhouse: Exception to section 14-5.2(E)(1)(c) to construct a structure with more window than wall area**

(i) Does not damage the character of the district

Applicant Response:
By taking cues for the new greenhouse structure from the existing design, we are ensuring that, not so much the character of the district but the overall character of the building, is maintained. The new greenhouse is designed to look as if it is a natural addition to the remaining building while identifying it as a greenhouse as and also keeping those elements which allow the new structure to function properly as a greenhouse. To function properly, an exception to the window/wall ratio is requested.

Staff Response:
Staff agrees with the applicant. The design is meant to harmonize with the existing structure, thus contributing to the district.

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

Applicant Response:
The very nature of a greenhouse requires that it possesses a large expanse of glass to function properly. The amount of glass needed exceeds the proportion delineated by city code as acceptable. While adding sizable amounts of glass, the proposed design does try to retain portions of the exposed wall and roof which are solid and opaque so as to not have a structure entirely enclosed in glass. Also, with the placement of the greenhouse tucked into a bay of the existing structure and surrounded on three sides by solid walls, its exposure is further limited.

The window grates provide the necessary protection dictated by the owner's internal safety requirements in order for the company to continue to function. Without the added window security, the owner's company would be violating their own safety standards.

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 intent of the historic standards and procedures are to keep a heterogenous look to the overall city of Santa Fe. But, because the building at 206 McKenzie is an anomaly within the fabric of Santa Fe, to introduce designs and elements meant for the city as a whole into the unique character that is the White Building, would weaken its design integrity rather than enforce it. To fit within the city and not dilute its unique aesthetic, the White Building must look for design precedence within itself and not at the surrounding areas, thus strengthening the heterogeneous character of the building itself.

To confirm this, several designs found throughout Santa Fe were considered as precedence for this alteration. All of them, while cohesive with Santa Fe as a whole, actually served to detract from the White Building and actually introduce an additional design aesthetic to a building that already has several different aesthetics.

Staff Response:
Staff agrees with the applicant.

2. New Parapet Over Main Entry: Exception to Section 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status

(i) Does not damage the character of the district

Applicant Response:

The design of the new parapet on the existing building over the main entry replicates the parapet design found on the building immediately adjacent to the main entry. By copying this existing design, we are ensuring that, not so much the character of the district but the overall character of the building, is maintained. The new parapet is designed to look as if it is an extension of the existing parapet next to it.

Staff Response:
Staff agrees with the applicant. This structure pre-dates the design standards of the City of Santa Fe and has its own design integrity. This proposal will complement the design of the existing

historic structure and thus not harm the district. The portion of the structure to be altered is non-historic.

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

Applicant Response:

Presently, the roof over the main entry drains by sheet flow directly over the main entry and onto the sidewalk below which in turn directs water and snow directly into the circulation path of the public sidewalk. Adding a parapet would provide the ability to direct roof drainage into an internal downspout, under the sidewalk and out into the street, completely bypassing a passerby or visitor to the building.

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 intent of the historic standards and procedures are to keep a heterogenous look to the overall city of Santa Fe. But, because the building at 206 McKenzie is an anomaly within the fabric of Santa Fe, to introduce designs and elements meant for the city as a whole into the unique character that is the White Building, would weaken its design integrity rather than enforce it. To fit within the city and not dilute its unique aesthetic, the White Building must look for design precedence within itself and not at the surrounding areas, thus strengthening the heterogeneous character of the building itself.

To confirm this, several designs found throughout Santa Fe were considered as precedence for this alteration. All of them, while cohesive with Santa Fe as a whole, actually served to detract from the White Building and actually introduce an additional design aesthetic to a building that already has several different aesthetics.

Staff Response:
Staff agrees with the applicant. The response shows that a thorough investigation of alternatives was carried out.

3. **Greenhouse: Exception to Section 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade**

(i) Does not damage the character of the district

Applicant Response:

By taking cues for the new greenhouse structure from the existing design, we are ensuring that, not so much the character of the district but the overall character of the building, is maintained. The new greenhouse is designed to look as if it is a natural addition to the remaining building while identifying it as a greenhouse as and also keeping those elements which allow the new structure to function properly as a greenhouse. To function properly, an exception to the window/wall ratio is requested.

Staff Response:
Staff agrees with the applicant. This is an exceptional structure with its own design coherence that is aside from the design standards which it pre-dates.

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

Applicant Response:
We would like to be able to be rebuild the greenhouse that was on the property when it was bought in 2019. Safety is the only reason we took part of the existing structure down. If we are not able to put back the greenhouse, we will be unable to restore the building to it architectural and historical integrity.
This building at 206 McKenzie is unique in several ways – the amalgam of styles and influences, informed by the extensive travel of two previous owners (Hazel Hyde and Edna Ballard) in the 1930s-1940s is not common in Santa Fe. These successive owners built unusual - but highly functional spaces for their lives - structures that have formed one of the most iconic buildings in downtown Santa Fe.
We will use the greenhouse to grow plants – showy annuals each season and supplemental perennials that form the foundation of our courtyard gardens. At one time this building was noted for its rose garden. We are bringing back a sense of significance and place through the gardens. Due to climate change, the garden has been replanted with an eye to water conservation (we collect all roof water into 15,000 gallons of cisterns) but does include a few roses as a nod to the past glories. The greenhouse will allow us to grow and fill in the garden over the years continuing our careful planning. We also expect to be able to grow some small amount of plants for local farmer's markets, as Edna oversaw growing edibles for her community and staff through the time of the St Germaine I Am residence.

Staff Response:
Staff agrees with the applicant. It was necessary to remove the existing greenhouse. It would be a hardship to be forced to conform to the code when the morphology of the structure has historically contained one in this location.

(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 intent of the historic standards and procedures are to keep a heterogenous look to the overall city of Santa Fe. But, because the building at 206 McKenzie is an anomaly within the fabric of Santa Fe, to introduce designs and elements meant for the city as a whole into the unique character that is the White Building, would weaken its design integrity rather than enforce it. To fit within the city and not dilute its unique aesthetic, the White Building must look for design precedence within itself and not at the surrounding areas, thus strengthening the heterogeneous character of the building itself.

To confirm this, several designs found throughout Santa Fe were considered as precedence for this alteration. All of them, while cohesive with Santa Fe as a whole, actually served to detract from the White Building and actually introduce an additional design aesthetic to a building that already has several different aesthetics.

Staff Response:
Staff agrees with the applicant. The greenhouse addition will be clearly differentiated through its materials, and set forward from, the primary façade. It is impossible to set *back* from this façade in this location. Most other facades are primary and this is the location of a former greenhouse. Other locations or design solutions do not come into question.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 051610071

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H2258

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
portion by
_____ ESTIMATE 1890 ACTUAL Sanborn map
SOURCE(S)

BUILDING DATA

ARCHITECTURAL STYLE:
Territorial/Ren. Rev./Mission Rev./Industrial/Cottage

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments & studio

SURROUNDINGS:
residential, commercial, religious, government

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? carport (intrusive)

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR additions, raising of courtyard walls, demolition of 142

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

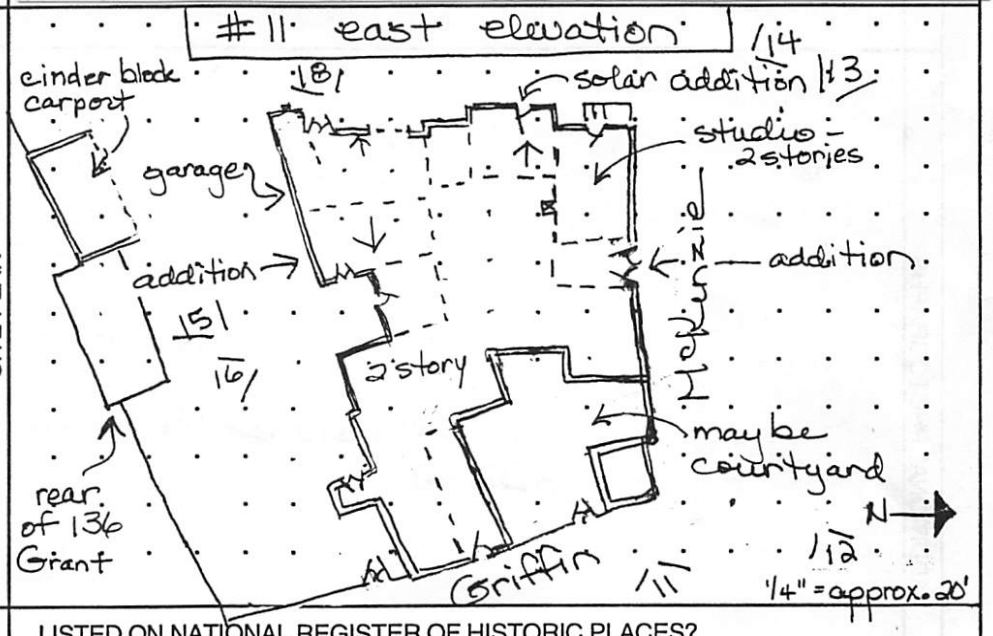
X YES ___ NO

PHOTO



#11 east elevation 1/14

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14

DB11 # 15-17 & 19

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with undulating parapet on E, brick coping SE & NE, straight parapet on NW with concrete coping, shed roofed solar W center, pitched intersecting
BUILDING WALLS	gable on garage SW, N center has mixtilinear parapet w/ some brick coping walls white painted plaster, cracking & peeling (adobe, tile)
FOUNDATIONS	not visible
DOORS	E - recessed wood panel with single upper light, painted wrought iron grille, pair of wd panel with varied panel sizes, french 2nd story; N - pair of carved wood panel; S - wood french, one with alum. storm door, one with sidelights; garage rear - dutch w/ 9 lights
WINDOWS	1/1 wd DHWs with hardware cloth screens; 3 tier industrial NE; steel window wall N on studio; metal casement on W, N corner; S - 6/6 wd DHWs, 6 light casement with hanging screens
PORCHES OR PORTALES	shed roofed solar portion W center - steep shed roof with corr. fiberglass; sunporch 2nd story E - pairs of 8 light casement windows
BALCONIES	
COURTYARDS	E - 2 courtyards hidden by very high walls with wood gates
FENCES/WALLS	
ARCH. DETAILS	E - buttressed frieze, simple cornices on doors; flagstone sills, E block planters, E; wrought iron grilles, balustrades
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#12 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

146 Griffin &
206 McKenzie

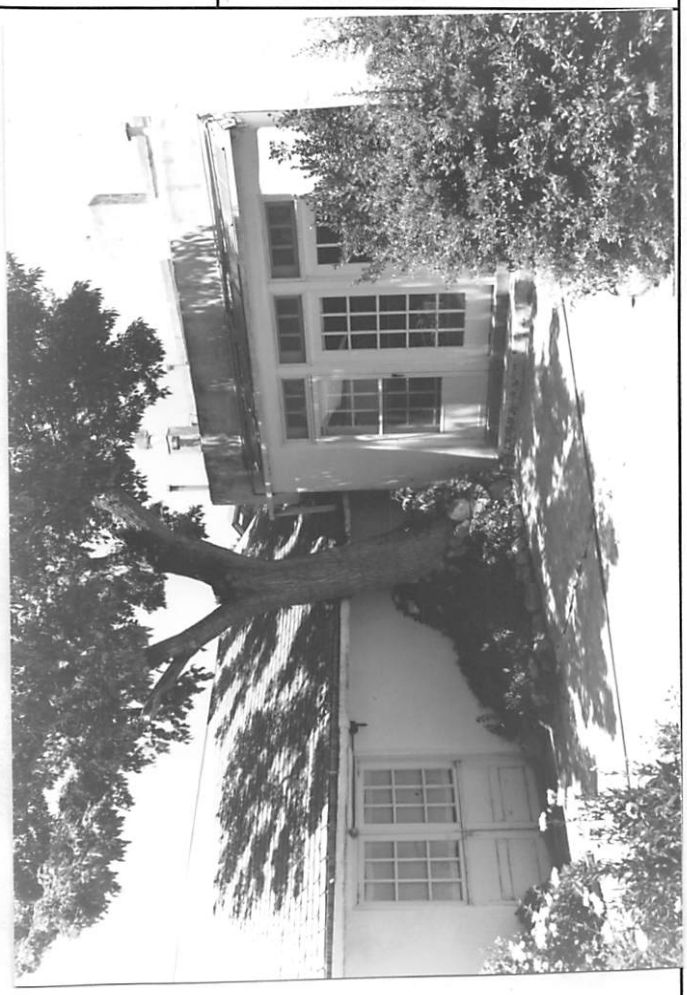
ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H 2258

SURVEYED/RESEARCHED
DATE 7/95 BY DB



#18 west elevation



#16 south elevation, W end



#15
south center

ntation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

146 Griffin &
206 Mc Kenzie

ID NUMBER: 0516 | 0071

SANTA FE ID NUMBER: #2258

SURVEYED/RESEARCHED
DATE 7/95 BY OB



#13 north elevation



#14
northwest

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION		
ADDRESS	146 Griffin & 206 McKenzie	ID NUMBER: 0516 10071
		SANTA FE ID NUMBER: H 2258
		SURVEYED/RESEARCHED DATE 7/95 BY DB

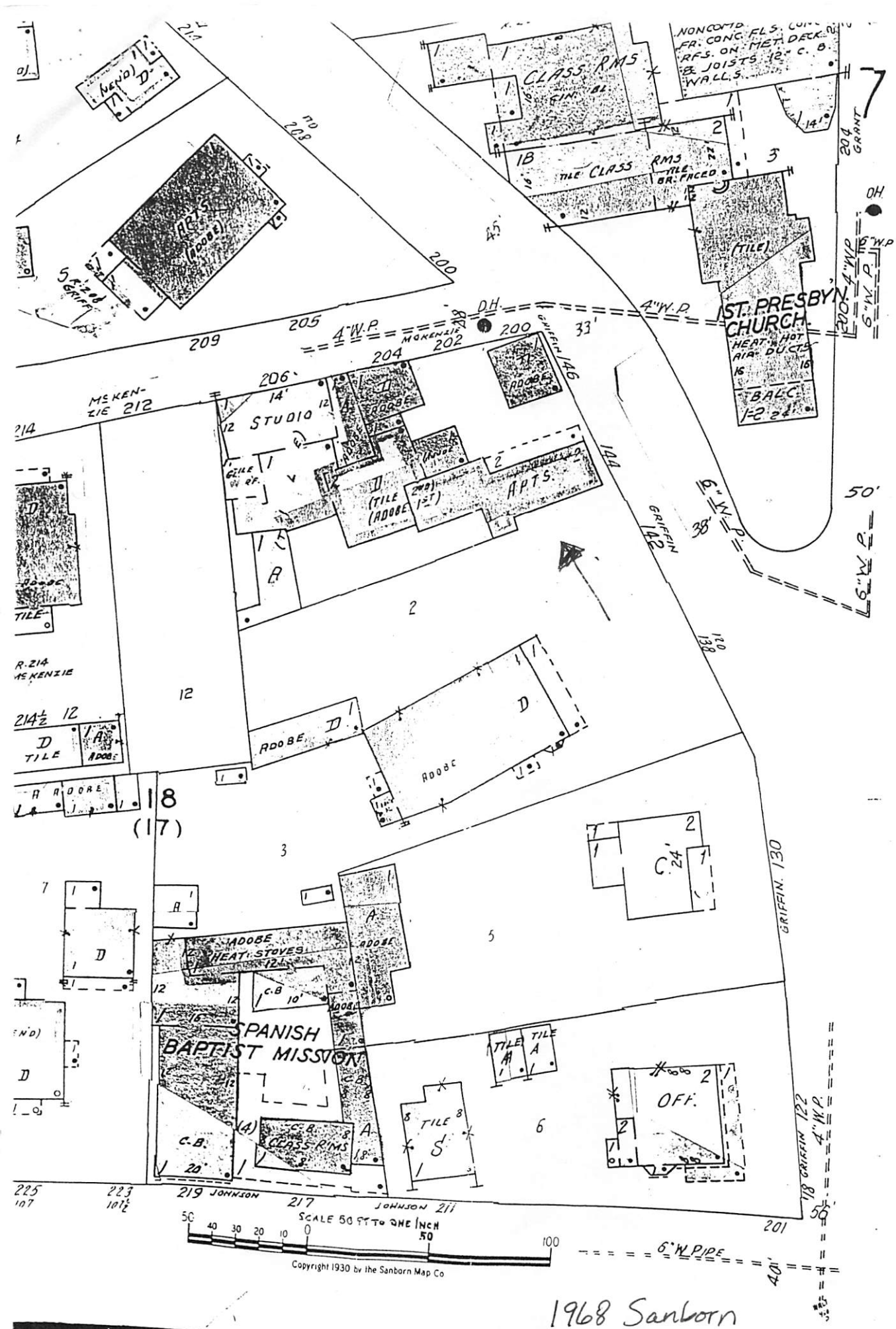
The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorico and an activist for preservation of local culture.

Major changes occurred between 1934 and 1937 (see photos) when the artist Hazel Hyde lived at 206 McKenzie. The large studio was added for sculptor George Blodgett, the second story was added to the Griffin section, and the espadana was added on the north. The Griffin street facade was remodeled from Territorial to a Renaissance Revival appearance, although the brick coping remained.

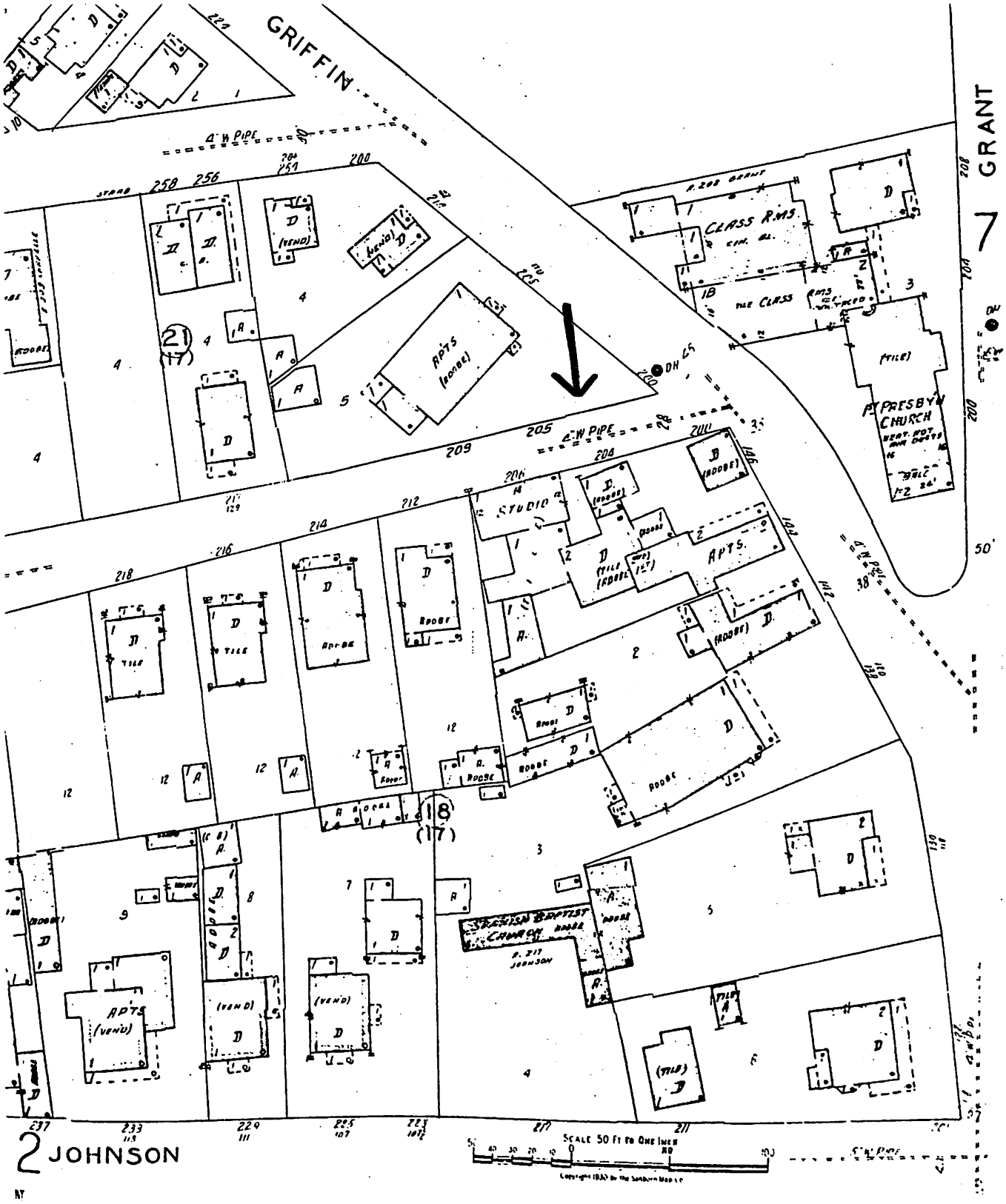
Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of the I Am religious sect.

The current owner does not wish to permit survey, so that it was impossible to determine the exact building configuration. Intrusive cinder block carport on SW.

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

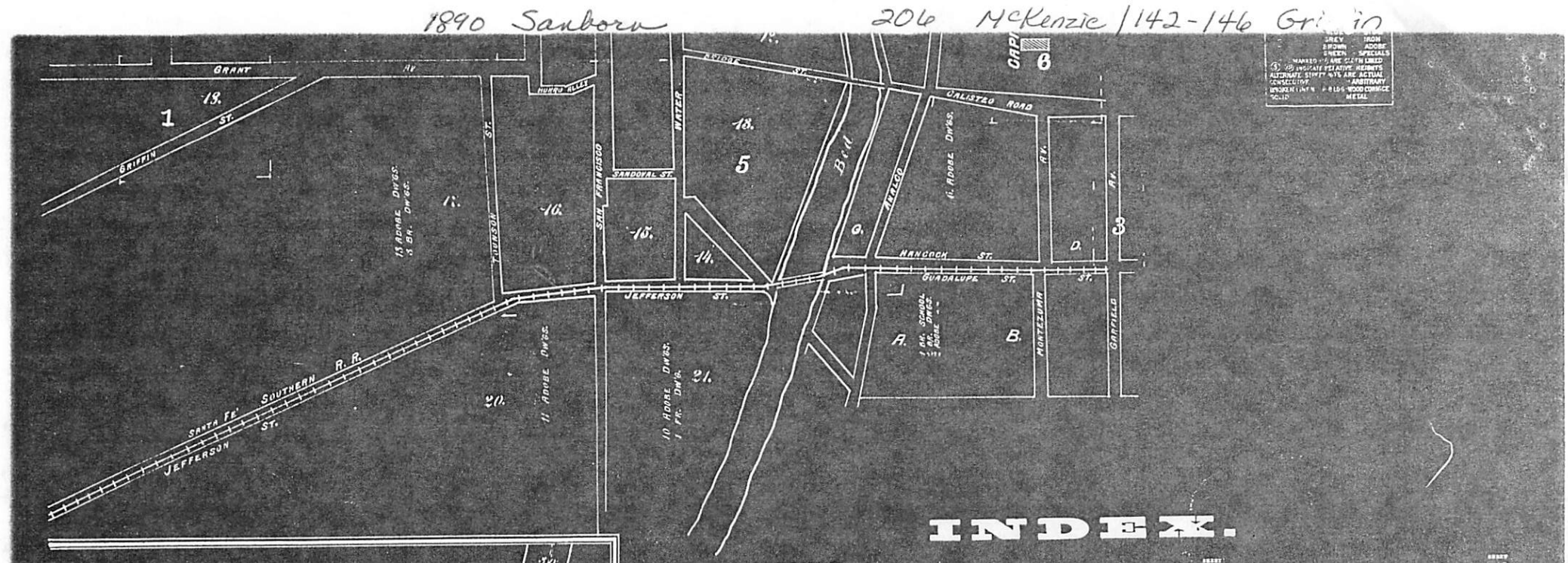


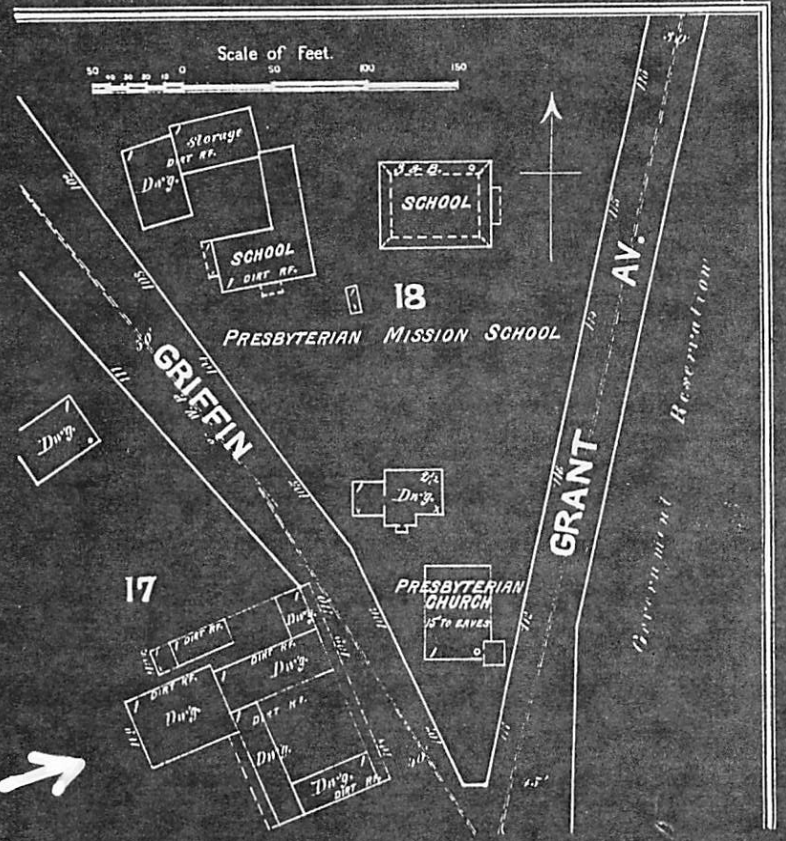
1968 Sanborn



1948 Sanborn 142-146 Griffin / 206 McKenzie

1890 Sanborn 206 McKenzie / 142-146 Griffin





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Towns
Santa Fe
Streets
McKenzie 1

69249

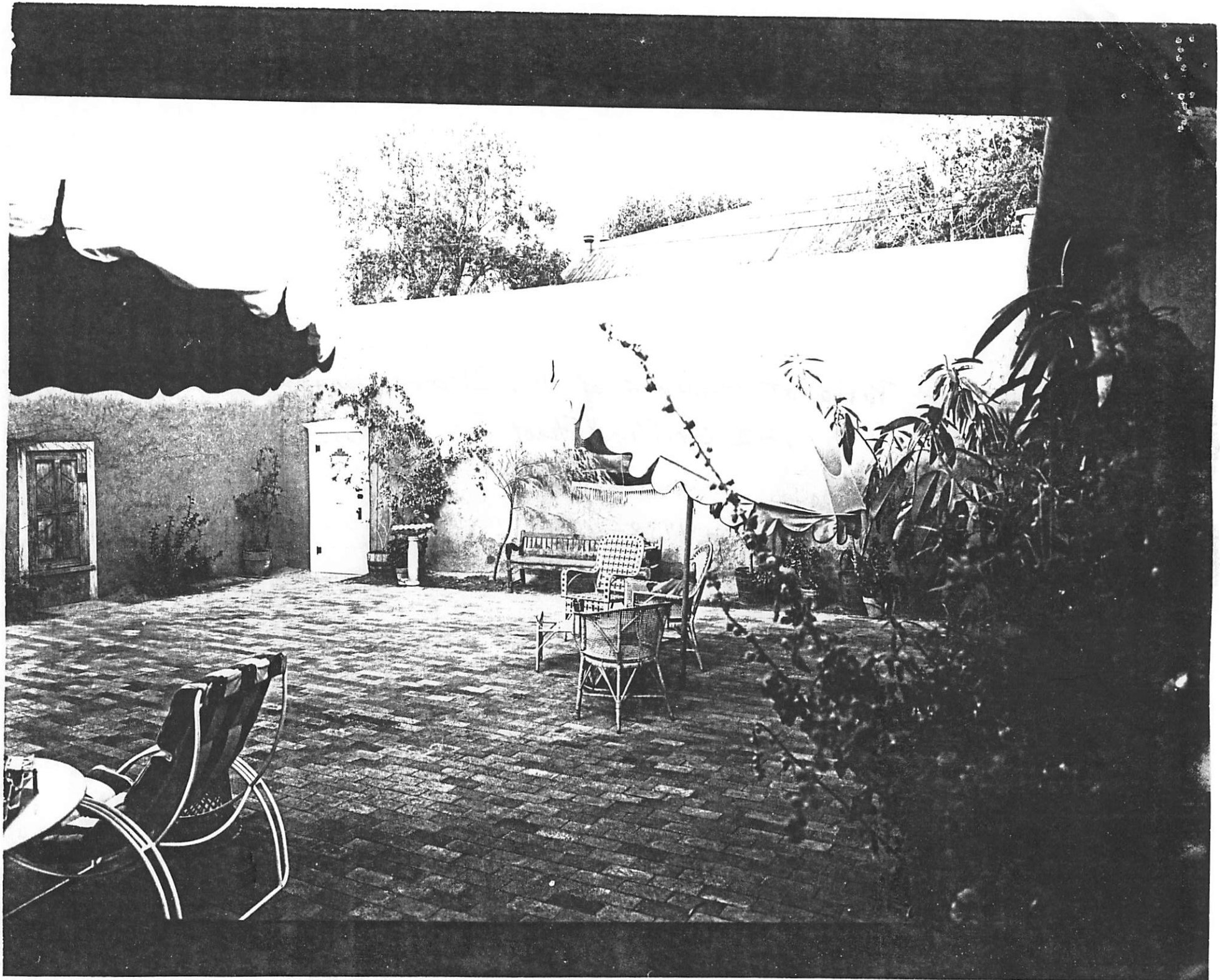
film

Property at corner of Griffin and McKenzie Streets
Santa Fe

(Left section, fronting on Griffin, originally built about 1882 — long known as the Escudero property; later owned by J. A. Martinez of Taos County and his daughter, Mrs. Cleofas Jaramillo [who lived there ca 1922-1932 and 1938-43; her daughter was murdered there in 1931]. The author Hazel Hyde occupied part of the property ca 1934-1940; the large studio at right was built for the sculptor George Blodgett ca 1935. Ca 1942-1954 owned by Mrs. Edna Ballard, a founder of the I Am religious group.)

ca 1936

PHOTO BY T. HARMON PARKHURST



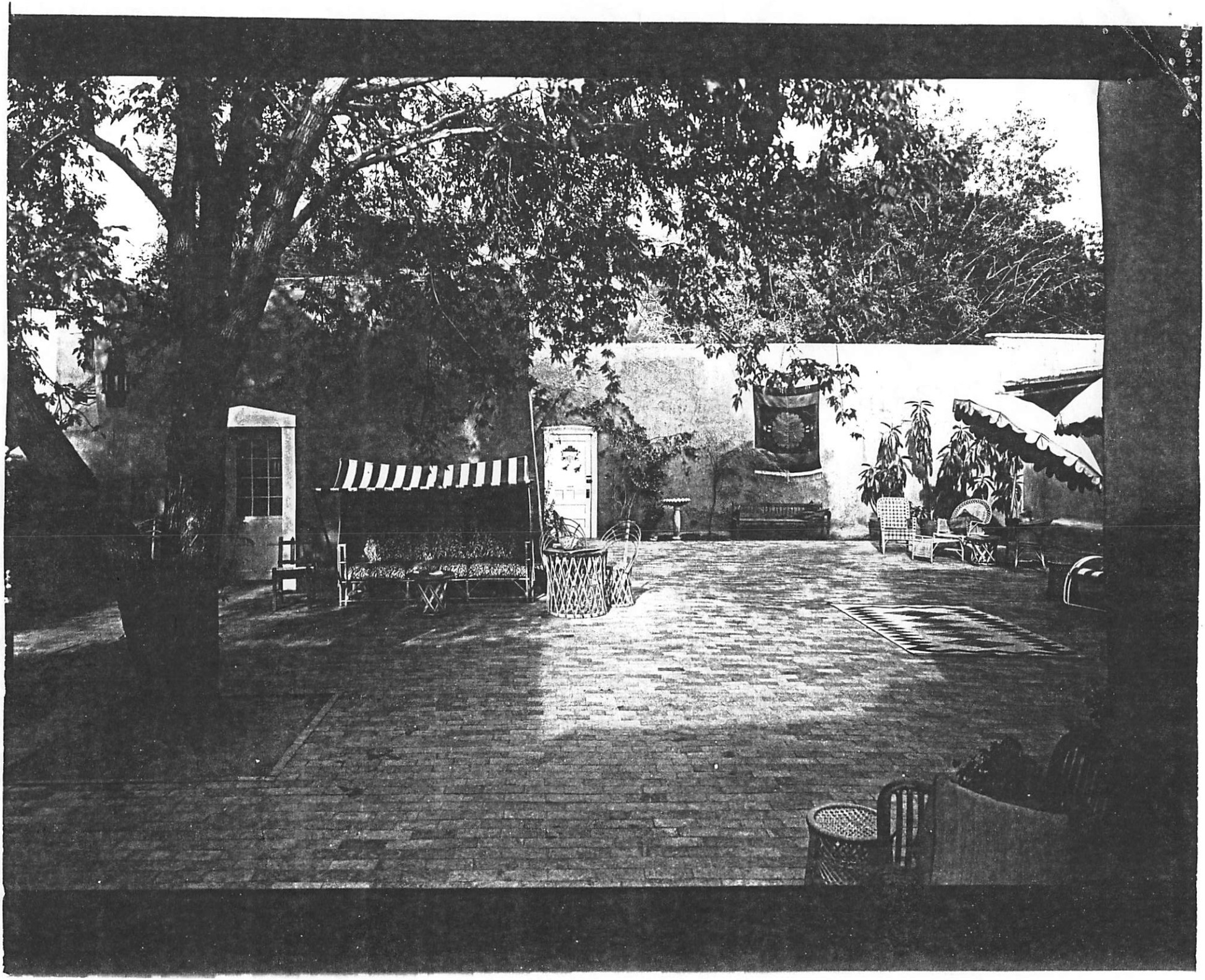
Jaram.
Santa Fe
Homes
C. Jaramillo

69251

Patio at residence of Mrs. Cleofas Jaramillo (and others)
142 Griffin Street (at McKenzie)
Santa Fe
ca 1938-42

PHOTO BY T. HARMON PARKHURST

#4



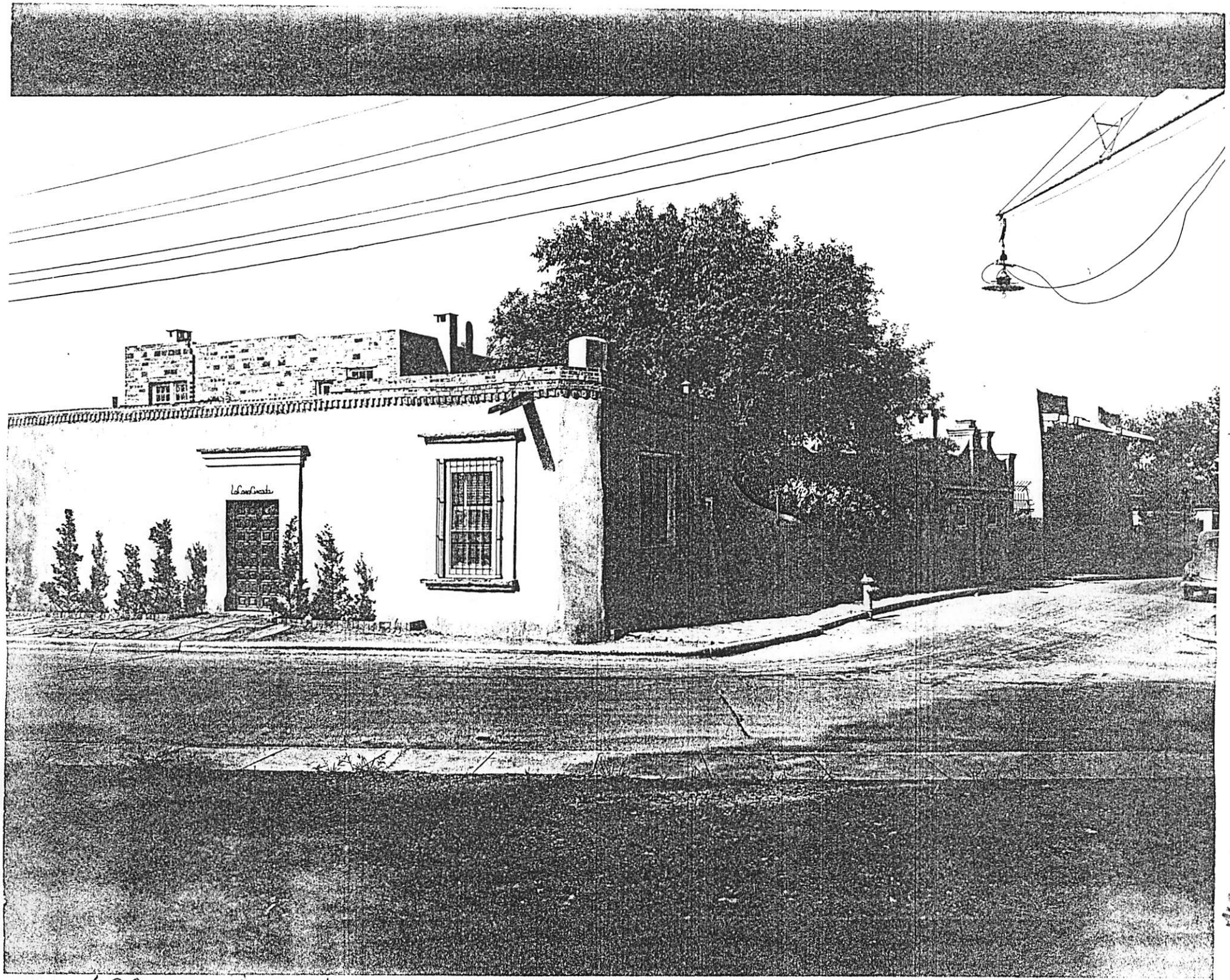
Towns
Santa Fe
Homes
C. Jaramillo

film

69241

Patio at residence of Mrs. Cleofas Jaramillo (and others)
142 Griffin Street (at McKenzie)
Santa Fe
ca 1938-42

PHOTO BY T. HARMON PARKHURST 43



MNM 69235 146 Griffin c. 1937

building threatened? yes	surveyed date 10/12/84 by HMW	county SANTA FE	ID no. 051610071
field map # SFHD # 1	number 71	UTM reference zone 12 13 easting	northing

location description

142-146 GRIFFIN

206 ~~Garcia~~ MCKENZIE

SW CORNER

city/town SANTA FE

land ~~grant~~/reservation

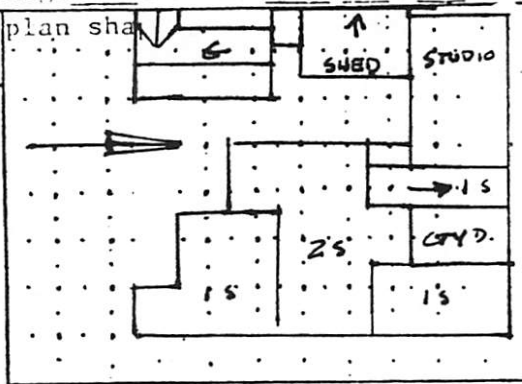
building name

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

film roll by HMW no. SFHD # 3	negative nos. 32, 33, 34	loc. of neg. HPB



plan sha



date of construction
+ 1930-42 ADDS.
PRE1885 estimate ___ actual
source

style

TERR. REV.

foundation material
UNK.

wall material/surface
ADOBE TILE / STUCCO

use
present [residential]
other ___
historic [residential]
other ___

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe:
LONG EVOLUTION

architectural features
FLAT RFS.

2 STORY SECTION: CONC. COPING W/ DENTIL. R. HEADERS OVER HDR COURSE; STUCCO WALLS; 15-LIGHT FRENCH DOORS W/ PROJ. PLAIN SURROUNDS, FLAT LINTEL & SILL & GRILL; 6/6 D.H. WD WDWS W/ GRILL; SGL-LIGHT SGL LEAF WD. DOOR; 2ND STORY SUN PORCH W/ 8 LIGHT WD CASM'T WDWS.

1 STORY SECTION: DBL WD DOOR TO PATIO W/ CARVED PANELS.

comments CORNER: BLIND WDW W/ CONC. SURR & GRILL; OLD SGL COPING - RECESS'D STR / 2 PROJ STR / RECESS'D HDR / PROJ. STR / DENTIL. R. HDR / STR (↓).

N SIDE: SPAN. BAROQUE / NEO. MIXTILINEAR PEDIMENT / ESPADAÑA W/ 4 LIGHT WD CASM'TS BELOW; DBL DOOR TO PATIO W/ STAR OF DAVID CARVED IN LINTEL.

REAR: 2 STORY STUDIO W/ LGE STUDIO WDWS OF 35 LIGHTS - 6 OPERABLE.

surroundings
COMMERCIAL

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
✓ eligible ___ of interest ___ none

if eligible, why? PRIMARY.

associated buildings? ___ yes
what type?

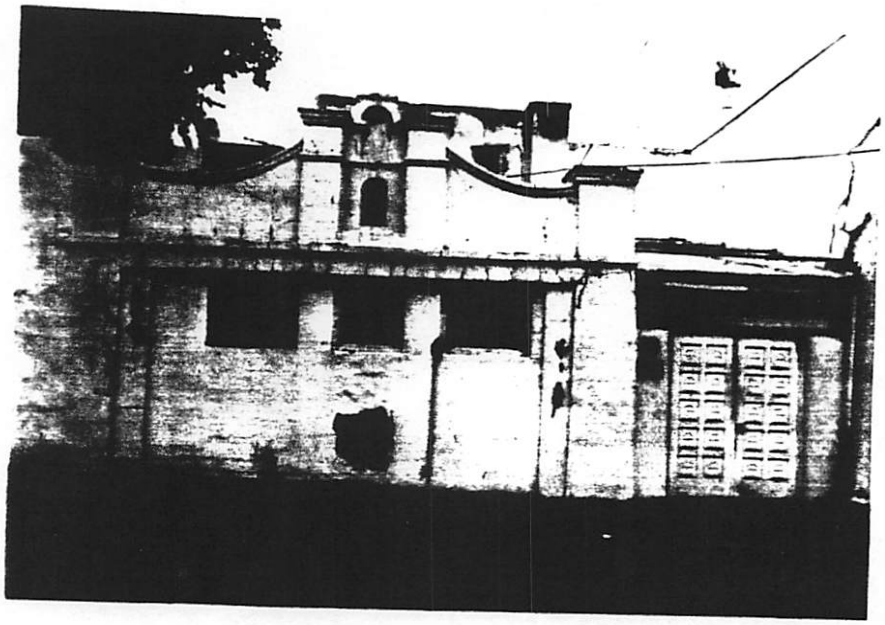
if inventoried, list ID nos.

see back? ✓ yes

IDE:

2 STORY; 6/6 D.H. W.D WDWS. TRIM & SHINGLES.

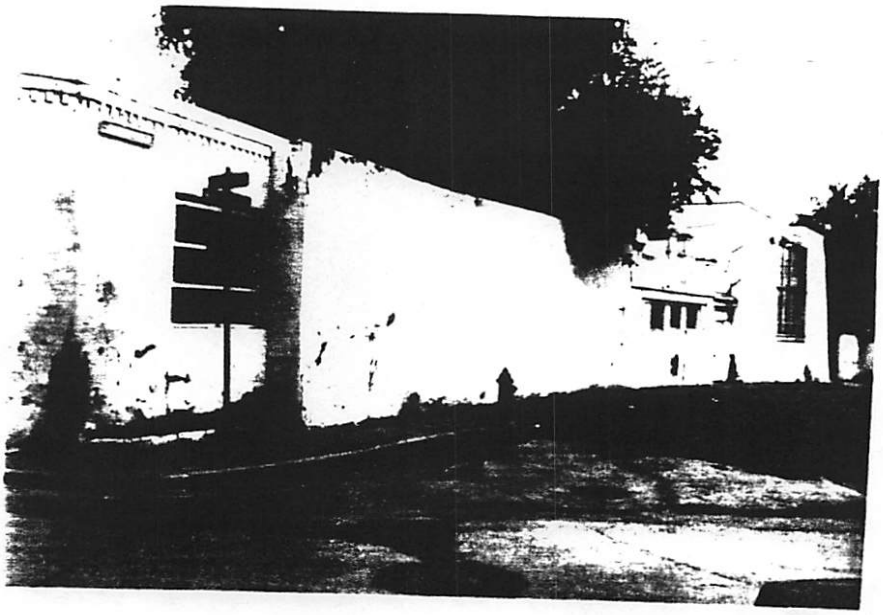
15-LIGHT FRENCH DOORS ON 1ST FLOOR.



COMMENTS:

PORTIONS OF 1 FLOOR OF THIS COMPLEX ARE DATE 1885 - ONLY EXTERIOR EARLY PART VISIBLE AT NE CORNER: THIS PORTION OF PHOTO.

ORIGINALLY WAS A RESIDENCE, THEN MULTIPLE RESIDENCE, THEN LA CASA CERRADA W/ BOARDING RMS & RESTAURANT. EVENTUALLY BECAME RESIDENTIAL COMPOUND OF MRS. BALLARD — FOUNDER/LEADER OF I AM SECT. SHE CARRIED 1930's ALTERATIONS. 2ND STORY ADDS, STUCCO, SPAN - BAROQUE ESPADAÑA.



A VERY COMPLEX SITE EVOLUTION WARRANTS COMPLETE DOCUMENTATION. INTERIOR I COULD NOT ACCESSIBLE.

SIGNIFICANCE RESTS NOT ONLY ON ARCHITECTURE, BUT ASSOCIATION W/ FAMOUS PERSON/GROUP.

History of the Building:

GENERAL PROPERTY INFORMATION

Legal Description

The property is legally described on a survey plat entitled "Plat of Boundary Survey for Christopher C. Hill, White Buffalo Ltd., a Texas Limited Partnership."

A copy of the latest survey plat is provided under Historic Documents.

Zoning and Status

The subject property is located in the McKenzie sub-district of the Business Capitol District, as designated by the Santa Fe Zoning Office. The City of Santa Fe Historic Structures Survey Map, compiled from 1983 through 1995, lists the adobe structures on the property as a Contributing structure. The current Status established in 2005 is listed as CONTRIBUTING except for a parking shed and storage shed at the south west end of the property.

It must be noted that at one time the status was "suggested" by the 2005 Surveyor as "possibly significant" due to its association with (unnamed) historic persons and not due to architectural cohesiveness or unique design or perfection. The structure that is most associated with Historic figures and this property was 142 Griffen Street which was torn down in 1951.

Property Description

The property is located at 206 McKenzie Street in the City of Santa Fe, Santa Fe County, New Mexico. It is designated on King's Official Map of Santa Fe (circa1912), as lying within lots 1, 2 and the eastern end of lot 12 in block 18.

(Ref:Sanborn Maps & King's Map). The property currently consists of approximately 0.6104 acres of developed land.

The property is currently comprised of several interconnecting one- and two-floor structures with yard walls that are constructed of adobe, hallow masonry tile (pen-tile 1902-1945) and concrete masonry units (pumice block). The overall footprint of the building is approximately 8500 s.f., that was forged over a period from 1886 to the 1970's.

The remainder of the property is occupied by courtyards that lie between the remnants of former structures and in gardens along the south side where an historic structure (142 Griffin Street) once occupied a prominent place on the streetscape.

A parking area along the west side of the property was once occupied by a 1920s brick residence (212 McKenzie Street) and several adobe structures.

The architectural design and detailing of the property is a true combination of early Pueblo Revival style adobe buildings that have been fitted with adaptations of Spanish Baroque detailing on some windows and gates and an impressive espadana (bell tower like) facade over a room that faces McKenzie Street.

Territorial coping, iron window grille work and other details were applied in the 1930s and major demolitions and second story additions executed in brick and pen tile were accomplished in the 1940s. No major changes have taken place on the exterior primary facades since 1958.

Through the 1960s and 1970s interior modifications were accomplished to create apartments and commercial offices within the structure. CMU storage units, parking sheds, aluminum windows, garage doors and a few infill projects were inflicted upon the exterior of the property during the same period of time, however; most of it was applied to non-primary facades and what can be considered as noncontributing structures.

Boundaries

The property is bounded on the north by McKenzie Street. The address 206 McKenzie Street has slowly become the address of choice for the entire complex. The McKenzie Street elevation can be considered one of two primary facades.

The east boundary of the property is on Griffin Street. (Formerly Griffin Avenue). The access to courtyards and parts of the commercial occupancies are located on Griffin, but these are not the primary access points. These gates were primary access to portions of the complex that once carried the addresses of 146 and 142 Griffin. It is noted that a street realignment, subsequent to 1960, removed a large section of sidewalk and promenade along the east boundary of the complex. CMU planters that now define the streetscape along the east boundary are not historic fabric associated with the original buildings.

The boundary to the South - Southeast is partially on Grant Avenue, however; the historic structure once located on the edge of the property carried an address of 142 Griffin. Walls were raised to a height, generally 10 feet above grade during the 1940s to create an effective visual screen to assure privacy for the religious sect that owned the building complex during the 1940s and 1950s.

The south boundary is created by a high CMU wall that segregates the 206 McKenzie property from the "Hovey House" (once designated as the Historic Tully house). The 136 Griffin Street building, now called the "Hovey House" was restored by the Historic Santa Fe Foundation in the early 1970s and remains one of the flagship historic properties for that foundation. The history of the subject property was tied to the Historic Santa Fe Foundation property in the early development of the streetscape.

The Hovey House has been re-purposed over the years as attorney offices, galleries and, most recently, as an antique retail establishment but none the less remains a significant property.

The west boundary of the subject property is defined by the continuation of the white painted, CMU block that shows up as early as 1958 on survey maps. The white painted wall that surrounds the parking lot and some non contributing parking sheds. It should be noted that the grade in the parking lot has been raised approximately 1-9" higher than the original grade and thus may mask some historic walls or foundations in that area. An archaeologist has been engaged to study the unseen aspects of the site.

History

This document will study the building design and persons associated therewith in a manner that hopefully brings into clear focus the history and significance of the property.

It is clear that a building was located on this site as early as 1846 as found on the historic Gilmer map of that date. Although it appears that the 2005 surveyor inappropriately attributed portions of the Historic Santa Fe Foundation "Hovey House" at 136 Griffin Street as part of the current 206 McKenzie property.

Other maps have been presented that indicate that there was a possible structure in this vicinity on the 1766 Urritia map. It is almost impossible to determine if the structures represented on those maps actually represent this particular complex.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

It is important to point out that the property at 206 McKenzie is associated with several other addresses as follows:

142 Griffin Street- (now torn down)

146 -148 Griffin Street

206 McKenzie

210 -212 McKenzie

Ms. Cleofus Jaramillo was associated with the building at 142 Griffin Street, which is identified on the Sanborn Fire Insurance maps as an adobe one-story structure located set back from Griffin Street in what is now a large courtyard; that structure was demolished sometime soon after 1948 by Bullard. Thus the portions of the complex associated most with C. Jaramillo were destroyed.

210 McKenzie Street was a 1920 -1930 era residence that was associated with a J.C. Martinez as late as 1930 according to the City directories. It is not known if that J.C. Martinez was related to the original Martinez-Jaramillo ownership; and that house, too, was razed as early as 1934 to make room for the two-story studio that was constructed under the supervision of Hazel Hyde.

It is interesting to note that Hazel Hyde built the studio for her husband George Blodgett, a sculptor artist, but he left her and the studio soon after it was constructed according to some resources.

The location of the 212 McKenzie Street house and several adobe structures south of this house were located where the existing parking is to the west of the main structures.

It is also apparent by the measuring and documentation that has been accomplished by the current team of professionals; that the parking lot area has been raised with imported fill, approximately 1-9" over its entire area.

An archeological study is being accomplished to further document historic "events" on this property. The results of that study have not been completed as of this report.

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The earliest Fire Insurance maps that show the property indicate that it was developed for residential use at least since 1898. The building configuration on this and succeeding maps indicate that the core of some of the existing adobe structures may date from this era, although the historic structures survey indicates that the structures date from 1931 to 1945. At some time between 1931 and 1948, the Fire Insurance map made in 1948 shows the addition of Pen Tile structures along the west side of the existing adobe buildings. The map also shows that Pen Tile upper floors were added to some of the existing adobe buildings (Note: Pen Tile refers to the brick masonry units manufactured at the New Mexico State Penitentiary, formerly located in the Cordova Road area in Santa Fe; many buildings in Santa Fe dating from these years are constructed from Pen Tile which date from 1902 to the late 1940s).

What is important is the "nature" of this building and the associated structures adjacent to this building has been a nature of "change". Major change has been the characterization from every surveyor who has been assigned to assess the structure for historic character. If there are components or remnants of the structure that date back to the earliest maps of "urbanized" Santa Fe, it can be said that those building remnants have lost their intrinsic character and significance to the current form and nature of the current structure.

Association with People

The deeds to the structure reveal a somewhat clear path of ownership and a glimpse into the sequence of development of the property.

The original post contact property ownership was associated with a grant to Antonio Lucero de Godoy in 1693. He came to New Mexico with Don Diego De Vargas and after the Revolt of 1680 returned in 1690 to claim land and be part of the New Spain.

The grant was hewn down through purchase and inheritance to a property that was purchased by a family named Escudero in the late 1800's. Some historic references to the Escudero property have been found but need further study to resolve a chain of title. It appears that there was a structure on the site as early as 1851.

The more "modern" day events from the 1890s to the property as it has evolved in 1960s begins with a plat that is described in the 1884 Gilmore map as the Oliver P Hovey estate. The Hovey estate encompassed a large area that was bounded by a property line of almost 250 feet along Griffin and Grant Streets and almost 300 feet along what is now known as McKenzie Street.

Most of the property to the west along what is now McKenzie Street was vacant and used for agricultural purposes. There was an unnamed acequia that ran though US Military parade fields to the east of this property and down what would later be called McKenzie Street. In the 1920s, formal development of the areas north and west of the Hovey Estate resulted in several small brick houses being built that show up on the 1930 maps.

James Conklin's son in law named Pickney Tully acquired the 136 Griffin Street in 1857 but only lived there for a few years .The property was acquired and restored by the Historic Santa Fe Foundation in 1974-1978

It is important the "significant" Owners of the 206 McKenzie Street properties made significant changes to the property, then moved on. They were not associated with the property for more than 10 or 12 years.

Cleofus Jaramillo

The property at 206 McKenzie is most associated with Col. V. Jaramillo, a member of the Governor Otero staff and a resident of Arroyo Hondo, who died an untimely death in early 1921. After his death, his wife, the beautiful (see historic picture) Cleofus Jaramillo came to Santa Fe from her home in El Rito and assumed ownership of the property.

Mrs. Jaramillo inherited the property from her father, J.A. Martinez of Taos and Arroyo Hondo,NM. Mr. Martinez purchased the property from Hovey who was another James Conklin son-in-law. Cleofus Jaramillo occupied a portion of 142 Griffin Street from 1923 through the early 1930s. In 1931, her adult daughter was murdered in one of the front apartments of 142 Griffin Street. Her association with the property ended at that time.

Ms. Jaramillo is known for the formation of the La Sociedad de Folklorico of Santa Fe in 1935 and writing of a simple cookbook in 1942. Her autobiography "The Romance of a Little Village Girl" was published by Sunstone press in 1955, one year before her death in 1956.

Her association with the 206 property postdated these accomplishments, but the building seemed to carry an association with Ms. Jaramillo for several years after her departure from the building. This is noted in some historic photos captured by Harmon Parhurst, a well-known Santa Fe Photographer who attributed the photos as Mrs. Jaramillo's house even though it was owned at the time by Hazel Hyde, a real estate agent and entrepreneur.

Hazel Hyde

Hazel Hyde is associated with the property as the owner of the property starting in the early 1930s. She is also shown to occupy several apartments within the various structures and is credited with several major additions and alterations of the building complex. She also is shown as owner and operator of a "dining room" called El Cercado, which occupied one of the front apartments at 146 Griffin Street and used the courtyard on the north side of the complex as a patio with a gate that opened onto McKenzie Street.

Her contributions are documented in some of the Parkhurst photos and includes the large 18-foot high studio and the Spanish Baroque facade on McKenzie Street and some stone detailing around doors and windows on Griffin Street.

The studio was constructed ostensibly for the use of George Blodgett, her husband for a short period of time. He can be described as a light- to middle-weight member of the Santa Fe artist colony. (See document from 1930) Very little is known about his works except that he worked in bronze and kept to a narrow subject matter of North Americans and portrait busts. (See bust of K. Chapman)

The classic north-facing window and skylight popular with the Taos artists is clearly influenced by the north-facing skylights and window walls of Joseph Sharp, Blumenstein and Couse to name a few. The light monitor in this form was not as popular in Santa Fe. This maybe an iconic use of the architectural detail in Santa Fe and a clear character defining feature; although, George Blodgett made little use of the studio and was disassociated with Helen Hyde before 1938. He may have left Santa Fe soon thereafter.

Ms. Hyde is also noted as the person who wrote one of the books on the potter, Maria Martinez of San Juan Pueblo. It is not known if she developed a friendship with Ms Hyde or had another relationship that was formed to write the book. The book was written in the 1960s, well after Ms. Hyde's association with the buildings at 206 McKenzie.

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Ms. Hyde also accomplished several other changes to the structure to accommodate it to her needs. A second-story addition to a middle apartment was constructed of brick and "Pen Tile" as documented in the Parkhurst photos. It appears that the Spanish Baroque detailing may have been added to enhance the romantic notion of the courtyard restaurant that occupied parts of the building at 146 Griffin, notably the Northeast corner.

She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

Another white building at 510 Old Taos Highway is currently identified as owned and operated by the St. Germaine Foundation and may have also been purchased in the early 1940s according to some documents.

The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

Walter O Ingram

In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

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: (historic and/or current name for property) Escudero House *(Escudero tr. Sp.* 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.	1. Location: 206 McKenzie Street	3. Local Reference Number: 051610071 (H2258) 4. County Santa Fe County, NM.

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

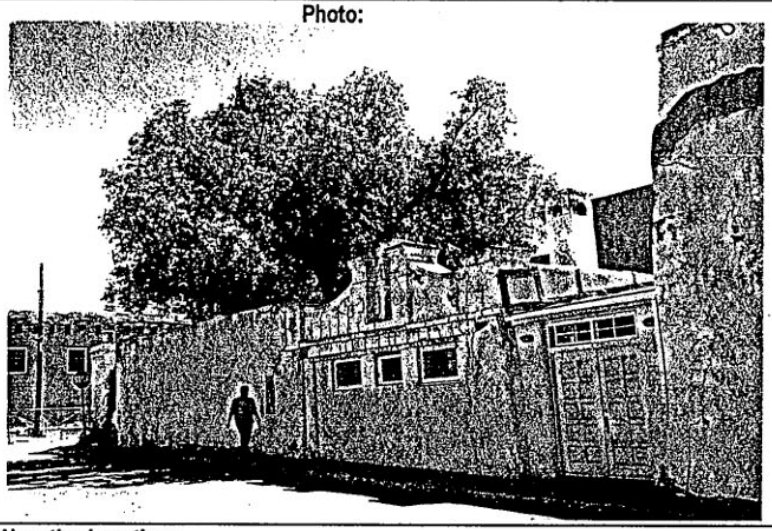
6. Date of Survey:
09-15-2005

7. Previous Survey Date(s):
October 12 , 1984
July, 1995

8. Name of Project:
City Contract 22720.510300

9. UTM NAD 27
Zone: 13
Easting: 414933
Northing: 3949748

Photo:



1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).

10. Photo Information
Digital 09-15-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504.

11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.

12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

14. Setting: __ Suburban __ Rural __ Village X Urban If Urban: X Commercial __ Industrial X Residential __ Public

15. Relationship to Surroundings: X Similar _____ Dissimilar

Comments: primarily Territorial

HCPI Base Form (FORM 1)

(Continued from other side)

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



2. South Elevation fronting Griffin Street (TMc 09-15- 2005).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X Unknown __ None ___ Low __ Moderate ___High

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

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

If 'no' or unknown, do you think this property is eligible for listing? ___No X Yes
Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

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

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X Continuation Sheets, # pages:

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It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

Garage door openings were enlarged and new garage doors were placed over these openings to complete the accommodations for the tenants.

Conclusion

It is the opinion of this writer that the additions and modifications to the west facing structures has rendered those structures as noncontributing to the historic context of the structures that remain from the 1930 to 1958 period of significance for the complex. The McKenzie Street and Griffin Street facades are sufficiently unchanged over 50 years to qualify those buildings as Contributing to the Downtown Santa Fe Historic District.

Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light tough that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

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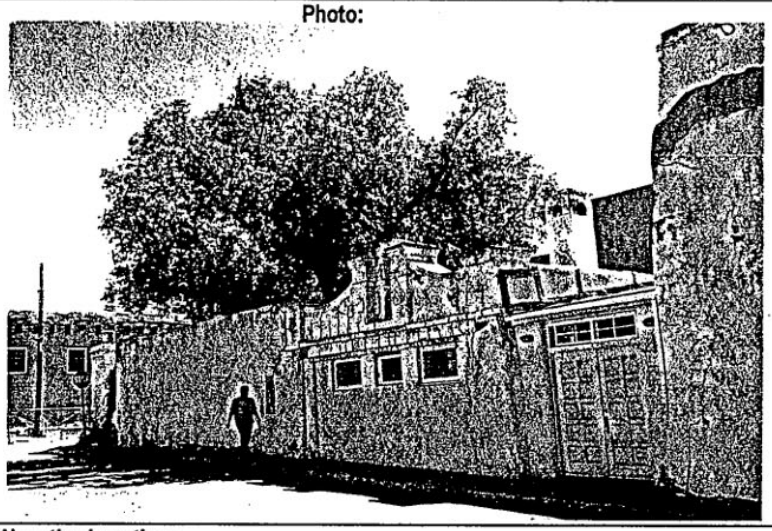

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11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.

12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

14. Setting: __ Suburban __ Rural __ Village X Urban If Urban: X Commercial __ Industrial X Residential __ Public

15. Relationship to Surroundings: X Similar _____ Dissimilar

Comments: primarily Territorial

HCPI Base Form (FORM 1)

(Continued from other side)

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



2. South Elevation fronting Griffin Street (TMc 09-15- 2005).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X Unknown __ None ___ Low __ Moderate ___High

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

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

If 'no' or unknown, do you think this property is eligible for listing? ___No X Yes
Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

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

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X Continuation Sheets, # pages:

Ms. Hyde also accomplished several other changes to the structure to accommodate it to her needs. A second-story addition to a middle apartment was constructed of brick and "Pen Tile" as documented in the Parkhurst photos. It appears that the Spanish Baroque detailing may have been added to enhance the romantic notion of the courtyard restaurant that occupied parts of the building at 146 Griffin, notably the Northeast corner.

She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

Another white building at 510 Old Taos Highway is currently identified as owned and operated by the St. Germaine Foundation and may have also been purchased in the early 1940s according to some documents.

The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

Walter O Ingram

In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

Garage door openings were enlarged and new garage doors were placed over these openings to complete the accommodations for the tenants.

Conclusion

It is the opinion of this writer that the additions and modifications to the west facing structures has rendered those structures as noncontributing to the historic context of the structures that remain from the 1930 to 1958 period of significance for the complex. The McKenzie Street and Griffin Street facades are sufficiently unchanged over 50 years to qualify those buildings as Contributing to the Downtown Santa Fe Historic District.

Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light tough that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

Ms. Jaramillo is known for the formation of the La Sociedad de Folklorico of Santa Fe in 1935 and writing of a simple cookbook in 1942. Her autobiography "The Romance of a Little Village Girl" was published by Sunstone press in 1955, one year before her death in 1956.

Her association with the 206 property postdated these accomplishments, but the building seemed to carry an association with Ms. Jaramillo for several years after her departure from the building. This is noted in some historic photos captured by Harmon Parhurst, a well-known Santa Fe Photographer who attributed the photos as Mrs. Jaramillo's house even though it was owned at the time by Hazel Hyde, a real estate agent and entrepreneur.

Hazel Hyde

Hazel Hyde is associated with the property as the owner of the property starting in the early 1930s. She is also shown to occupy several apartments within the various structures and is credited with several major additions and alterations of the building complex. She also is shown as owner and operator of a "dining room" called El Cercado, which occupied one of the front apartments at 146 Griffin Street and used the courtyard on the north side of the complex as a patio with a gate that opened onto McKenzie Street.

Her contributions are documented in some of the Parkhurst photos and includes the large 18-foot high studio and the Spanish Baroque facade on McKenzie Street and some stone detailing around doors and windows on Griffin Street.

The studio was constructed ostensibly for the use of George Blodgett, her husband for a short period of time. He can be described as a light- to middle-weight member of the Santa Fe artist colony. (See document from 1930) Very little is known about his works except that he worked in bronze and kept to a narrow subject matter of North Americans and portrait busts. (See bust of K. Chapman)

The classic north-facing window and skylight popular with the Taos artists is clearly influenced by the north-facing skylights and window walls of Joseph Sharp, Blumenstein and Couse to name a few. The light monitor in this form was not as popular in Santa Fe. This maybe an iconic use of the architectural detail in Santa Fe and a clear character defining feature; although, George Blodgett made little use of the studio and was disassociated with Helen Hyde before 1938. He may have left Santa Fe soon thereafter.

Ms. Hyde is also noted as the person who wrote one of the books on the potter, Maria Martinez of San Juan Pueblo. It is not known if she developed a friendship with Ms Hyde or had another relationship that was formed to write the book. The book was written in the 1960s, well after Ms. Hyde's association with the buildings at 206 McKenzie.

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She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

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The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

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In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

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Conclusion

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Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light tough that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

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: (historic and/or current name for property) Escudero House *(Escudero tr. Sp.* 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.	1. Location: 206 McKenzie Street	3. Local Reference Number: 051610071 (H2258) 4. County Santa Fe County, NM.

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

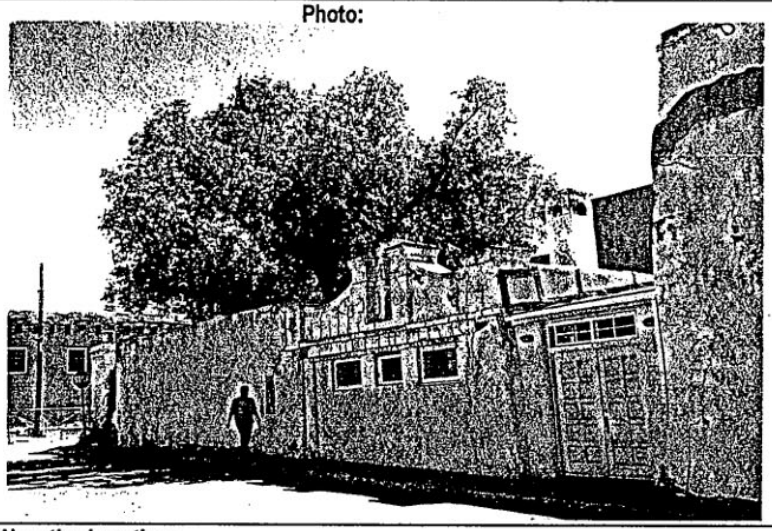
6. Date of Survey:
09-15-2005

7. Previous Survey Date(s):
October 12 , 1984
July, 1995

8. Name of Project:
City Contract 22720.510300

9. UTM NAD 27
Zone: 13
Easting: 414933
Northing: 3949748

Photo:



1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).

10. Photo Information
Digital 09-15-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504.

11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.

12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

14. Setting: __ Suburban __ Rural __ Village X Urban If Urban: X Commercial __ Industrial X Residential __ Public

15. Relationship to Surroundings: X Similar _____ Dissimilar

Comments: primarily Territorial

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

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

6. Date of Survey:
09-15-2005

7. Previous Survey Date(s):
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July, 1995

8. Name of Project:
City Contract 22720.510300

9. UTM NAD 27
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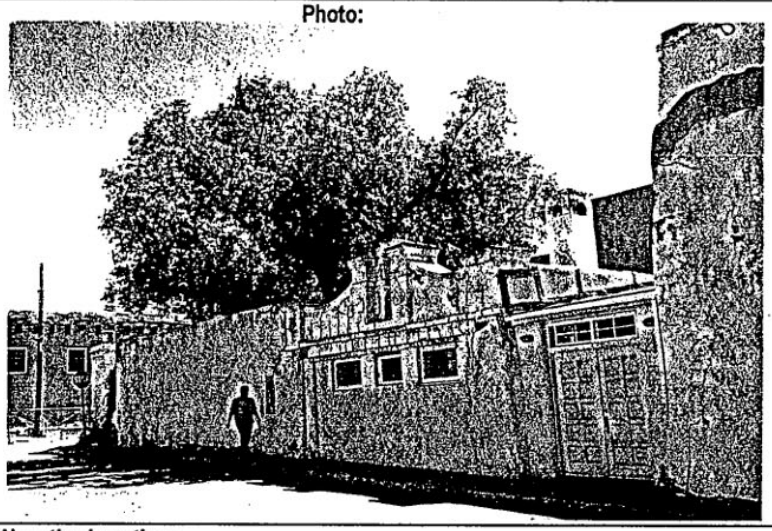
Photo:



1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).

10. Photo Information
Digital 09-15-2005

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12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

14. Setting: __ Suburban __ Rural __ Village X Urban If Urban: X Commercial __ Industrial X Residential __ Public

15. Relationship to Surroundings: X Similar _____ Dissimilar

Comments: primarily Territorial

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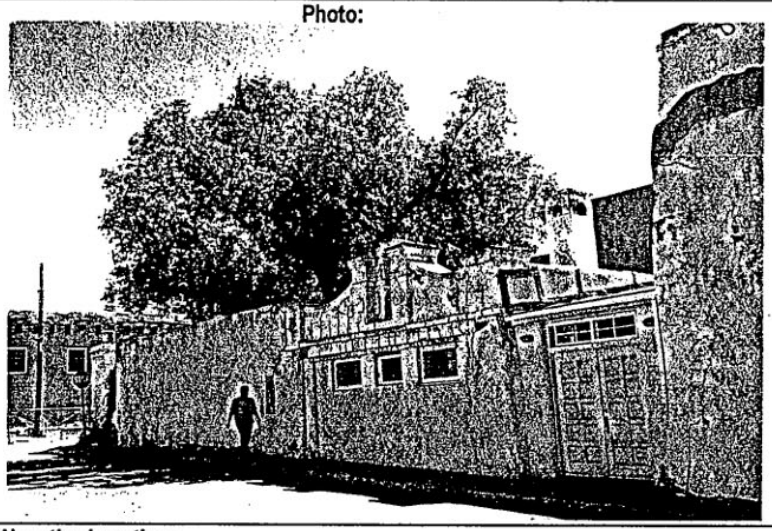

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HCPI Base Form (FORM 1)

(Continued from other side)

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



2. South Elevation fronting Griffin Street (TMc 09-15- 2005).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X Unknown __ None ___ Low __ Moderate ___High

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

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

If 'no' or unknown, do you think this property is eligible for listing? ___No X Yes
Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

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

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X Continuation Sheets, # pages:

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Her contributions are documented in some of the Parkhurst photos and includes the large 18-foot high studio and the Spanish Baroque facade on McKenzie Street and some stone detailing around doors and windows on Griffin Street.

The studio was constructed ostensibly for the use of George Blodgett, her husband for a short period of time. He can be described as a light- to middle-weight member of the Santa Fe artist colony. (See document from 1930) Very little is known about his works except that he worked in bronze and kept to a narrow subject matter of North Americans and portrait busts. (See bust of K. Chapman)

The classic north-facing window and skylight popular with the Taos artists is clearly influenced by the north-facing skylights and window walls of Joseph Sharp, Blumenstein and Couse to name a few. The light monitor in this form was not as popular in Santa Fe. This maybe an iconic use of the architectural detail in Santa Fe and a clear character defining feature; although, George Blodgett made little use of the studio and was disassociated with Helen Hyde before 1938. He may have left Santa Fe soon thereafter.

Ms. Hyde is also noted as the person who wrote one of the books on the potter, Maria Martinez of San Juan Pueblo. It is not known if she developed a friendship with Ms Hyde or had another relationship that was formed to write the book. The book was written in the 1960s, well after Ms. Hyde's association with the buildings at 206 McKenzie.

Ms. Hyde also accomplished several other changes to the structure to accommodate it to her needs. A second-story addition to a middle apartment was constructed of brick and "Pen Tile" as documented in the Parkhurst photos. It appears that the Spanish Baroque detailing may have been added to enhance the romantic notion of the courtyard restaurant that occupied parts of the building at 146 Griffin, notably the Northeast corner.

She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

Another white building at 510 Old Taos Highway is currently identified as owned and operated by the St. Germaine Foundation and may have also been purchased in the early 1940s according to some documents.

The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

Walter O Ingram

In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

Garage door openings were enlarged and new garage doors were placed over these openings to complete the accommodations for the tenants.

Conclusion

It is the opinion of this writer that the additions and modifications to the west facing structures has rendered those structures as noncontributing to the historic context of the structures that remain from the 1930 to 1958 period of significance for the complex. The McKenzie Street and Griffin Street facades are sufficiently unchanged over 50 years to qualify those buildings as Contributing to the Downtown Santa Fe Historic District.

Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light tough that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

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: (historic and/or current name for property) Escudero House *(Escudero tr. Sp.* 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.	1. Location: 206 McKenzie Street	3. Local Reference Number: 051610071 (H2258) 4. County Santa Fe County, NM.

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

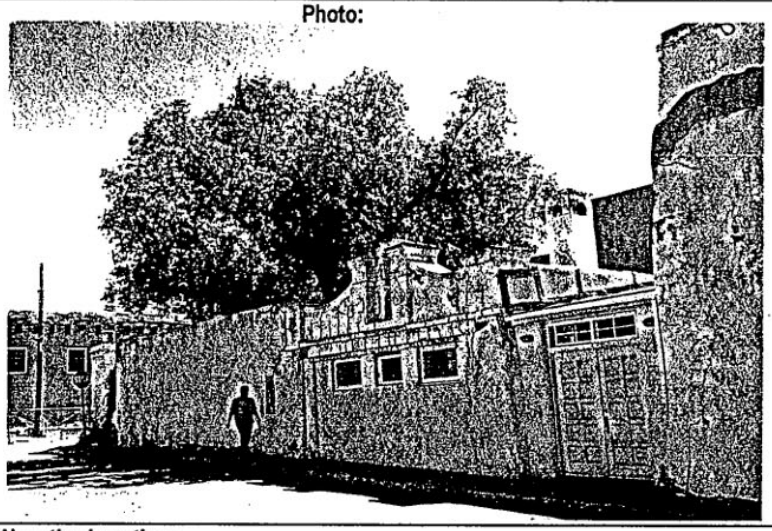
6. Date of Survey:
09-15-2005

7. Previous Survey Date(s):
October 12 , 1984
July, 1995

8. Name of Project:
City Contract 22720.510300

9. UTM NAD 27
Zone: 13
Easting: 414933
Northing: 3949748

Photo:



1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).

10. Photo Information
Digital 09-15-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504.

11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.

12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

14. Setting: __ Suburban __ Rural __ Village X Urban If Urban: X Commercial __ Industrial X Residential __ Public

15. Relationship to Surroundings: X Similar _____ Dissimilar

Comments: primarily Territorial

HCPI Base Form (FORM 1)

(Continued from other side)

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



2. South Elevation fronting Griffin Street (TMc 09-15- 2005).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X Unknown __ None ___ Low __ Moderate ___High

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

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

If 'no' or unknown, do you think this property is eligible for listing? ___No X Yes
Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

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

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X 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

2. Name of property: (historic and/or current name for property)	1. Location:	3. Local Reference Number:
Escudero Property	206 McKenzie Street	051610071 (H2258)
		4. County: Santa Fe County, NM.
		5. Date of Survey: 09-15-2005

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

X Adobe	X Brick	__ Composition	X Concrete: Block
__ Concrete: Cast Stone	X Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
X Metal: Corrugated	X Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__ Stone: Rusticated	X Stone: Tabular
X Stucco	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	Wood: Log	__ Wood: Shingle
___ Wood:).	Other:		

7. Number of Stories: __ N/A
Number: X 1 ___11/2 X 2
__ 21/2 Other:_____

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

9. Roof: __ N/A
Shape: X Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave X Parapet
Materials: __ 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

Notes: Not Known. Access to courtyards not granted.

11. Doors __ N/A

Type	Style	Material	Number

Notes: Not Known. Access to courtyards not granted.

12. Chimneys

Not Known. Access to courtyards not granted.

13. Porches

Type: Not Known. Access to courtyards not granted.
__ Full-Width __ Wrap

14. Other Significant Features:

15. Modifications: __ No known modifications

#1 addition of 2-story studio Date: 1930s X Known ___Estimated__ Source: local informant.

#2_____ Date:_____Known __ Estimated__ Source:

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

Historic Maps (City Planning GIS)
Sanborn maps (Frey Angelica Library)
City Directories (Frey Angelica Library)
NM HBI Form 12/20/1984 No. 05160071 (H2258) City of Santa Fe Planning.

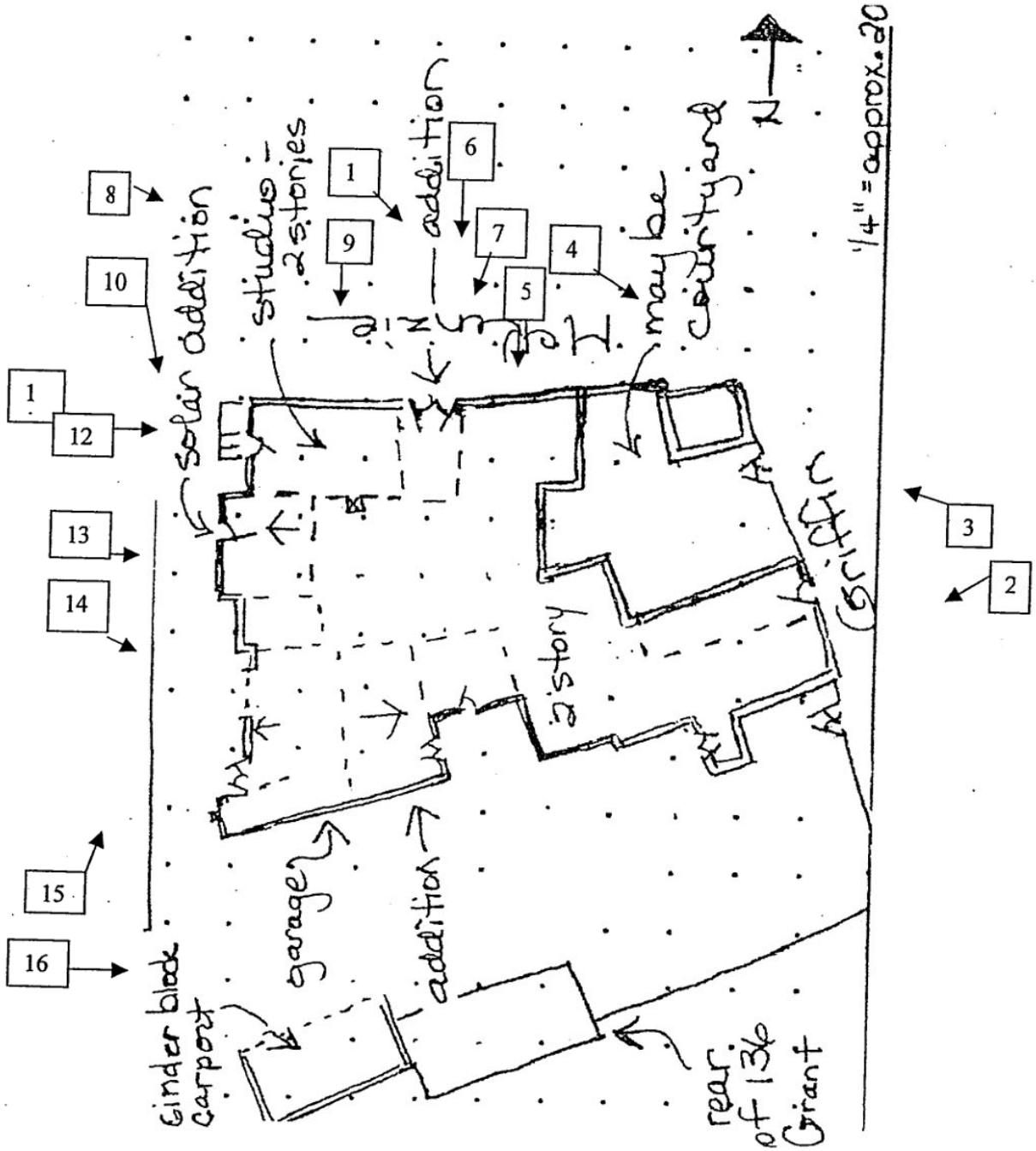
Velazquez, Miariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

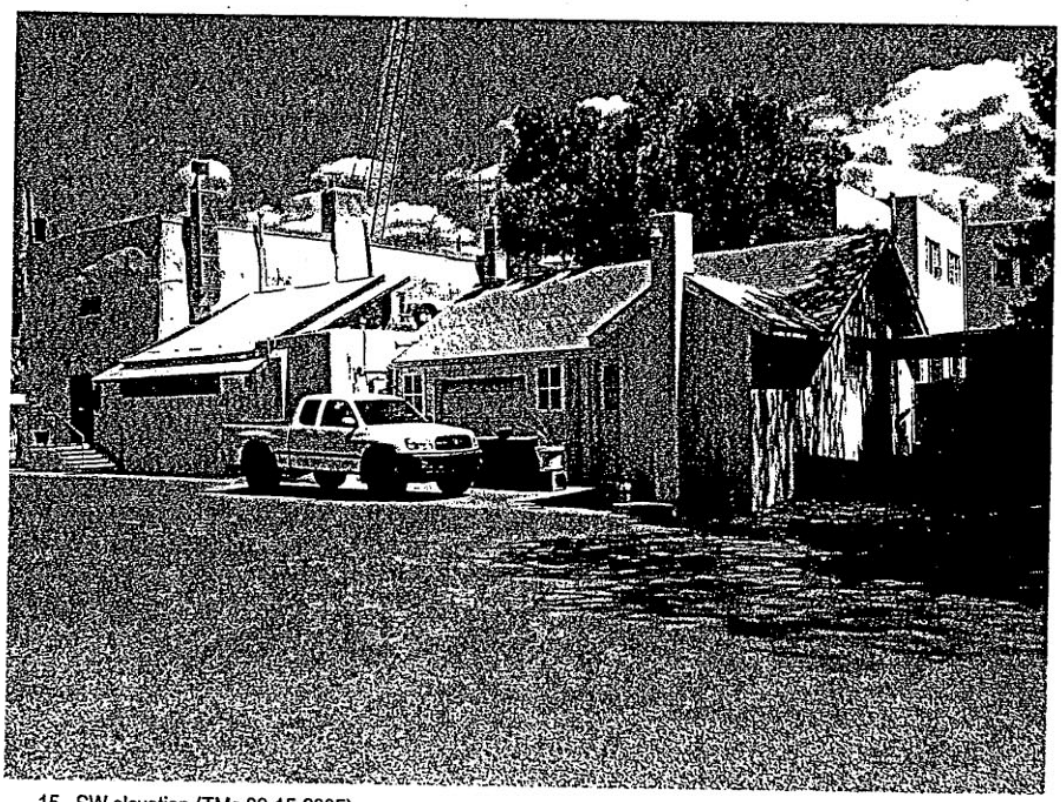
SITE:

18. Attached or Associated Properties: 206 McKenzie is attached to and historically associated with 146 Griffin.
Are associated properties eligible for listing? Unknown

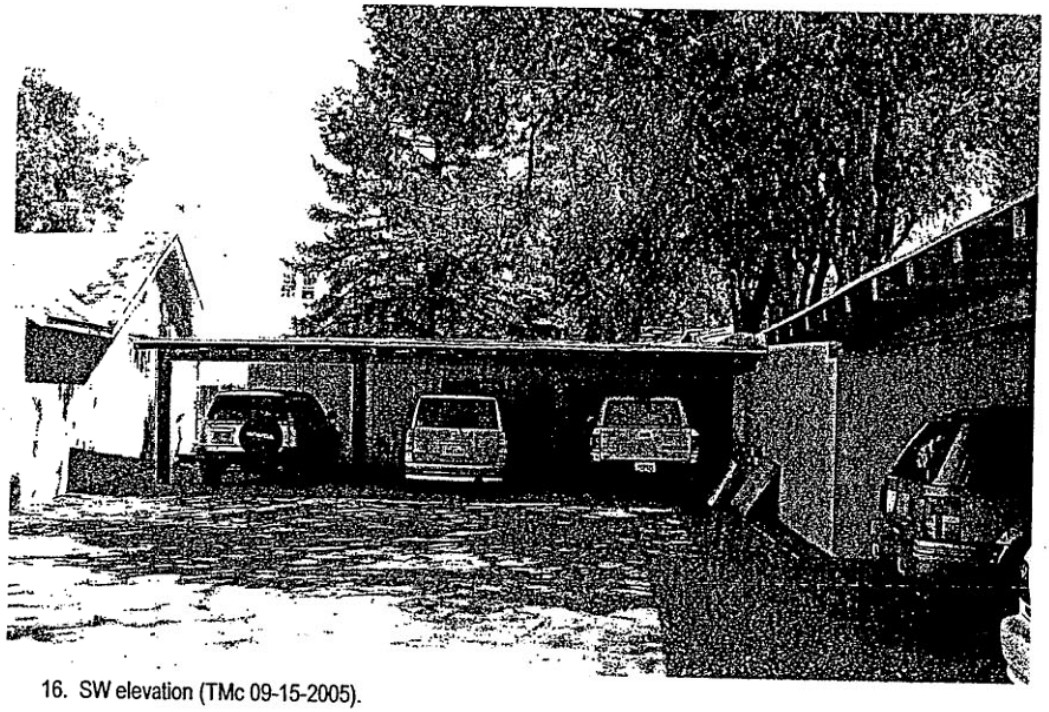
19.Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

Photographic Reconciliation (from 1995 HBI H2258 planview).

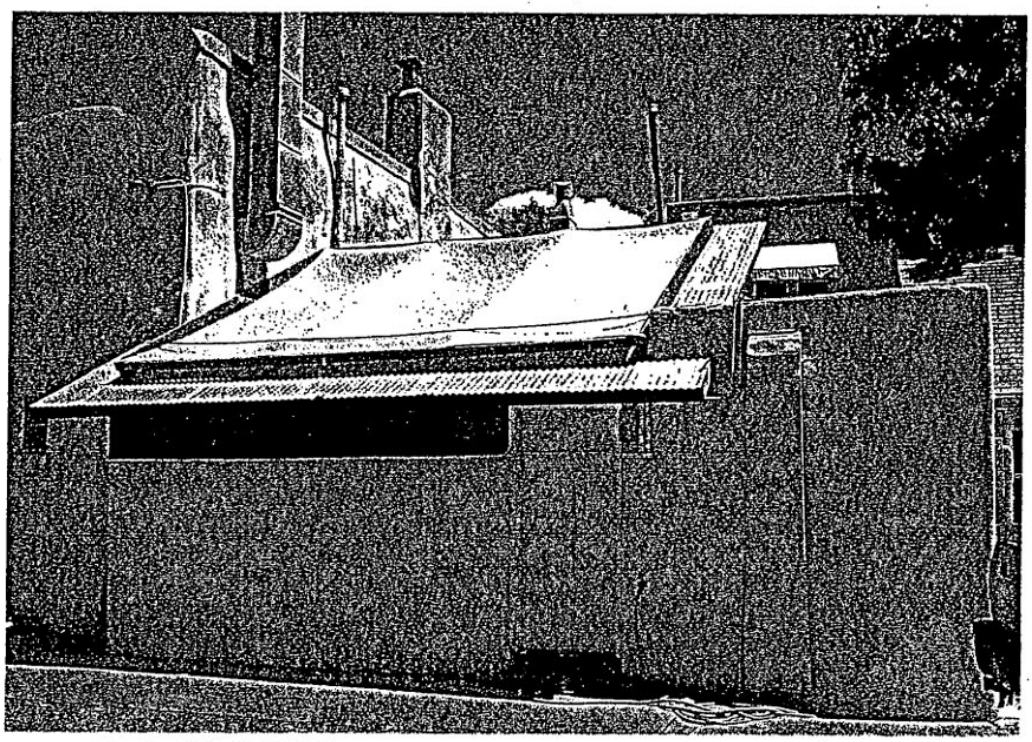




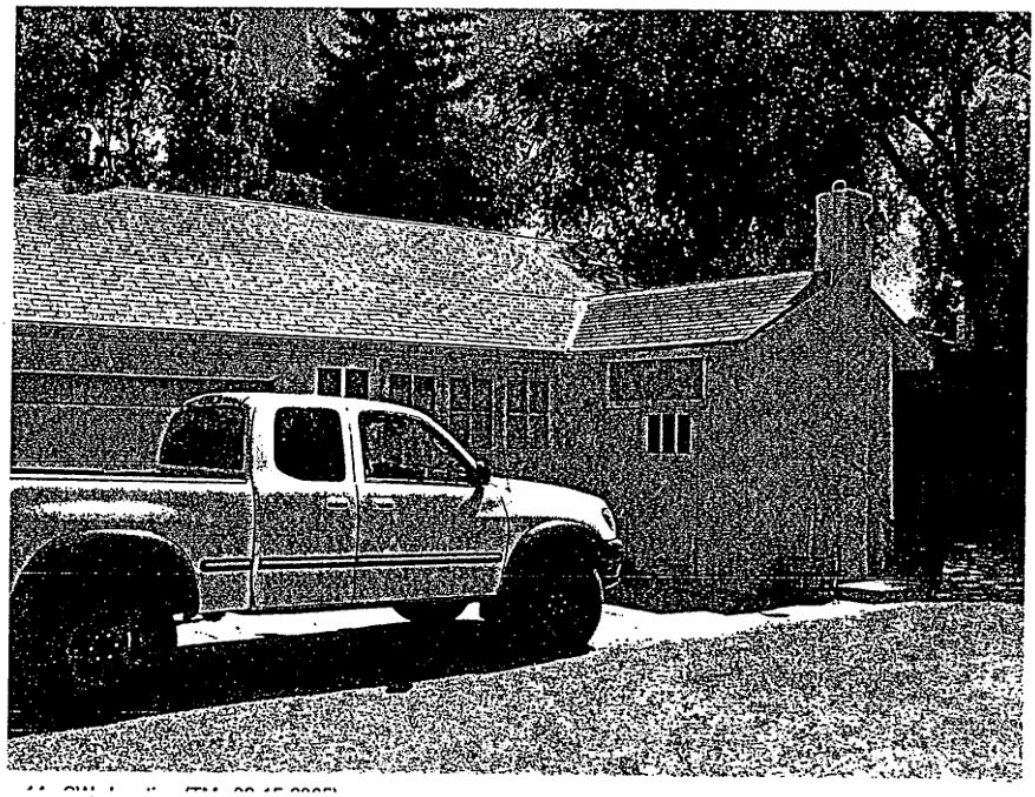
15. SW elevation (TMc 09-15-2005).

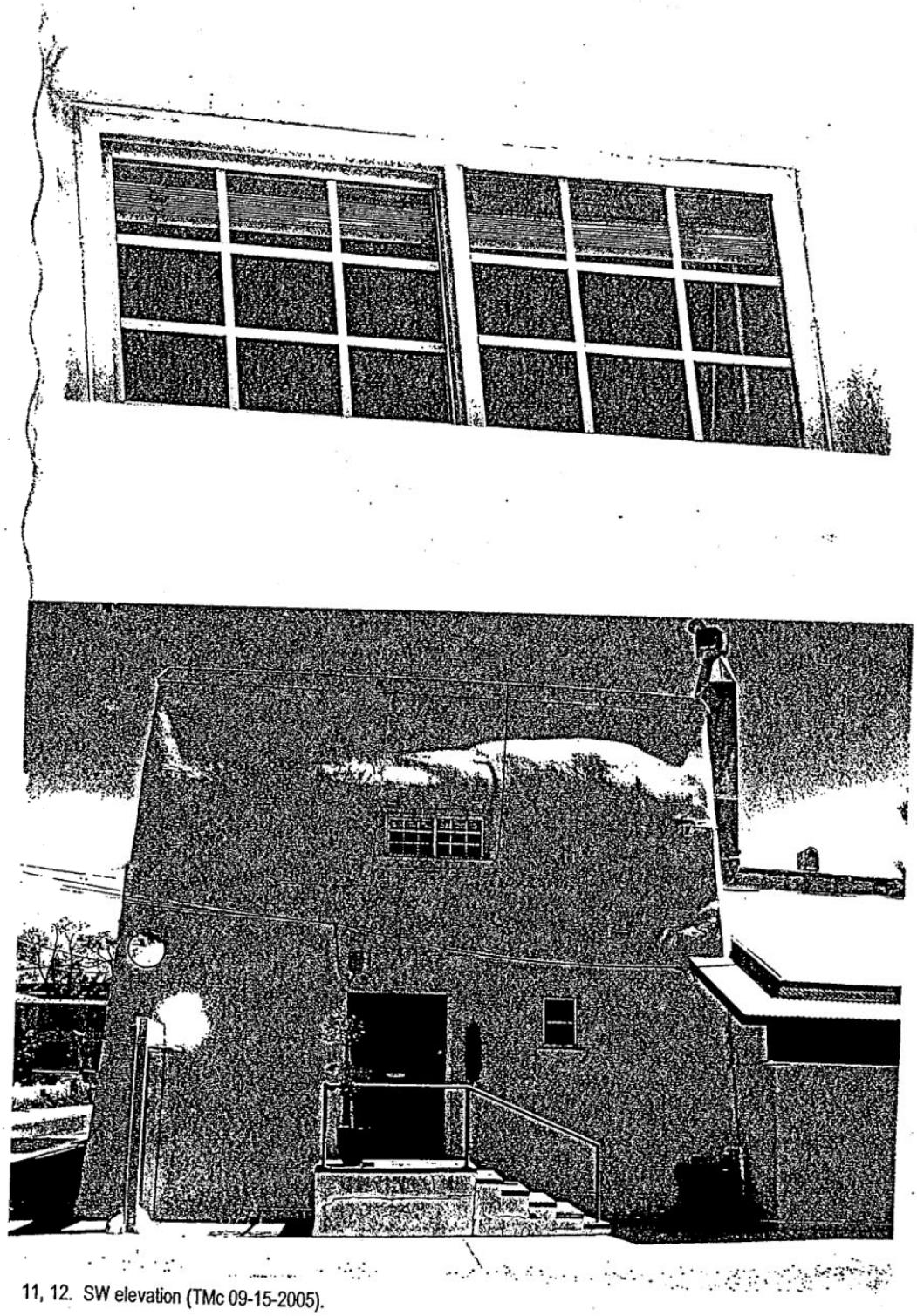


16. SW elevation (TMc 09-15-2005).



13. NW elevation (TMc 09-15-2005).

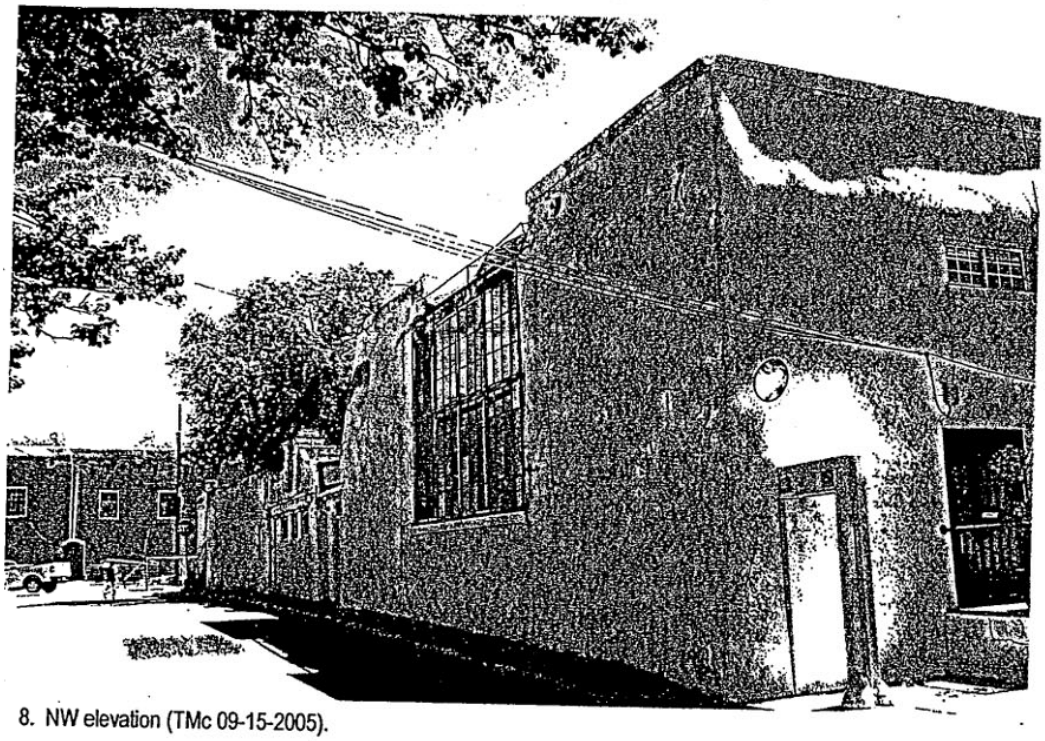




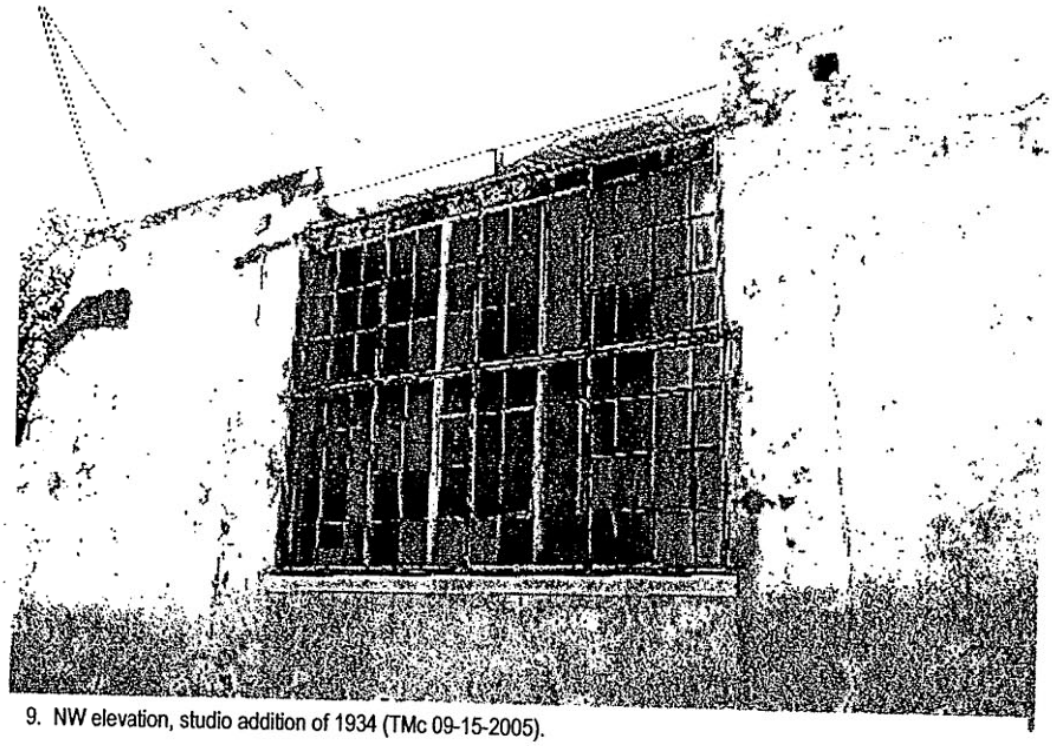
11, 12. SW elevation (TMc 09-15-2005).



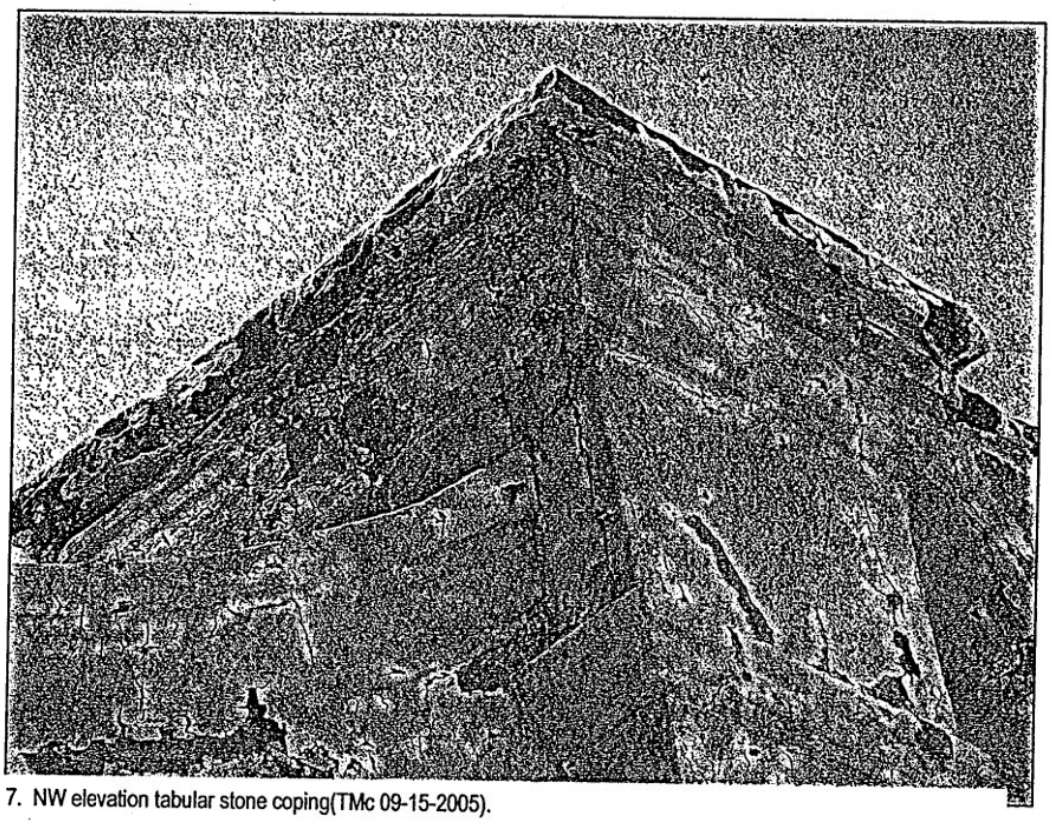
10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



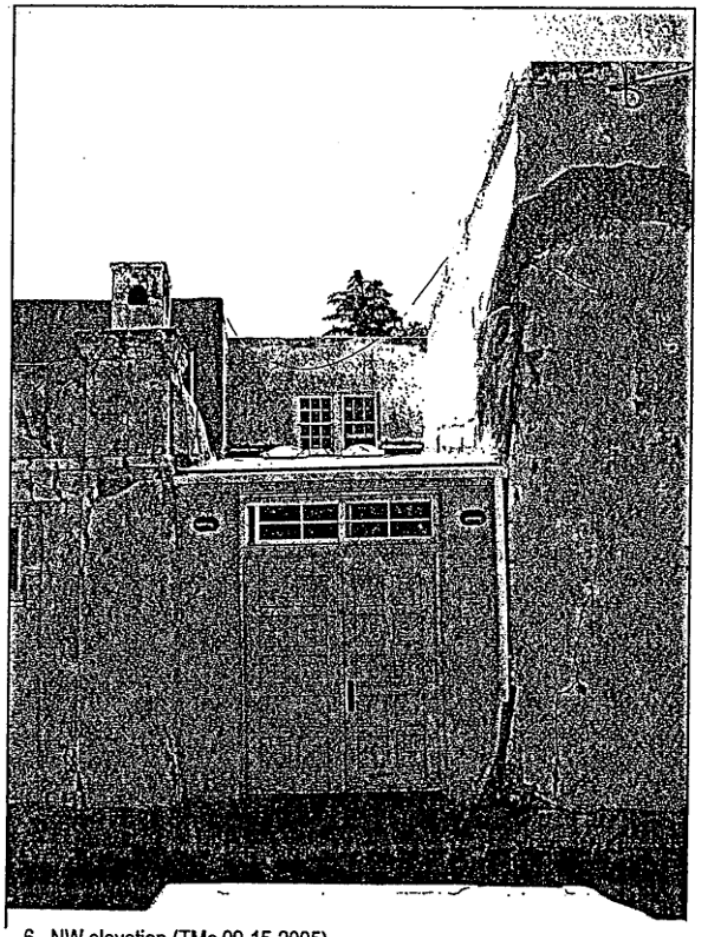
8. NW elevation (TMc 09-15-2005).



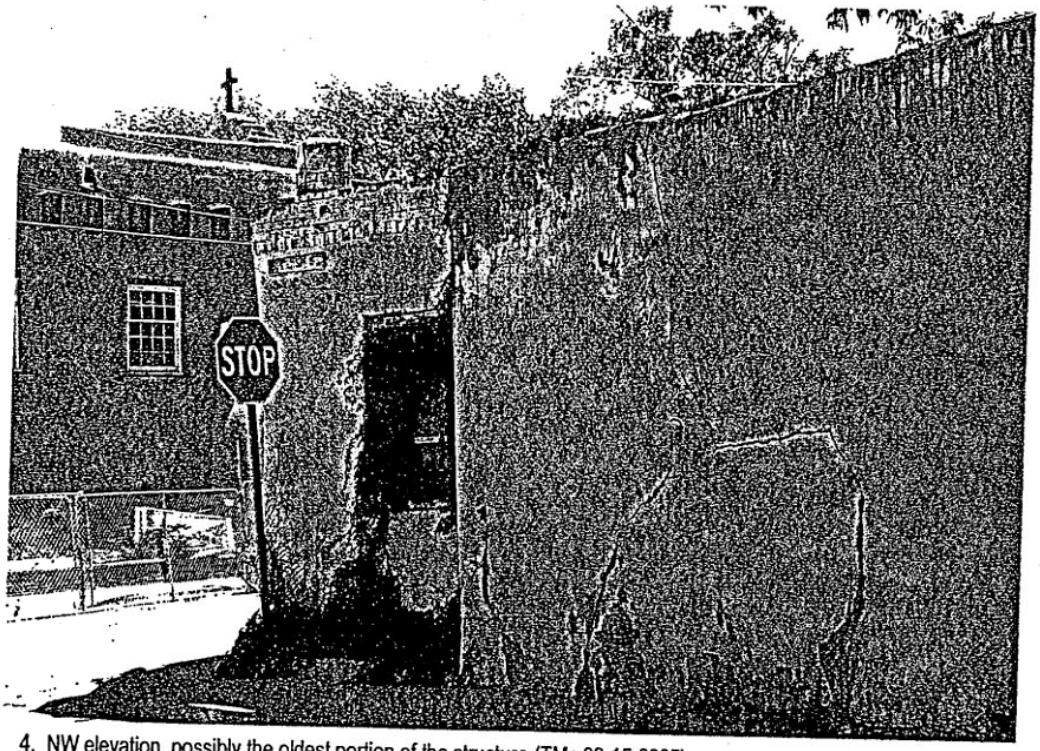
9. NW elevation, studio addition of 1934 (TMc 09-15-2005).



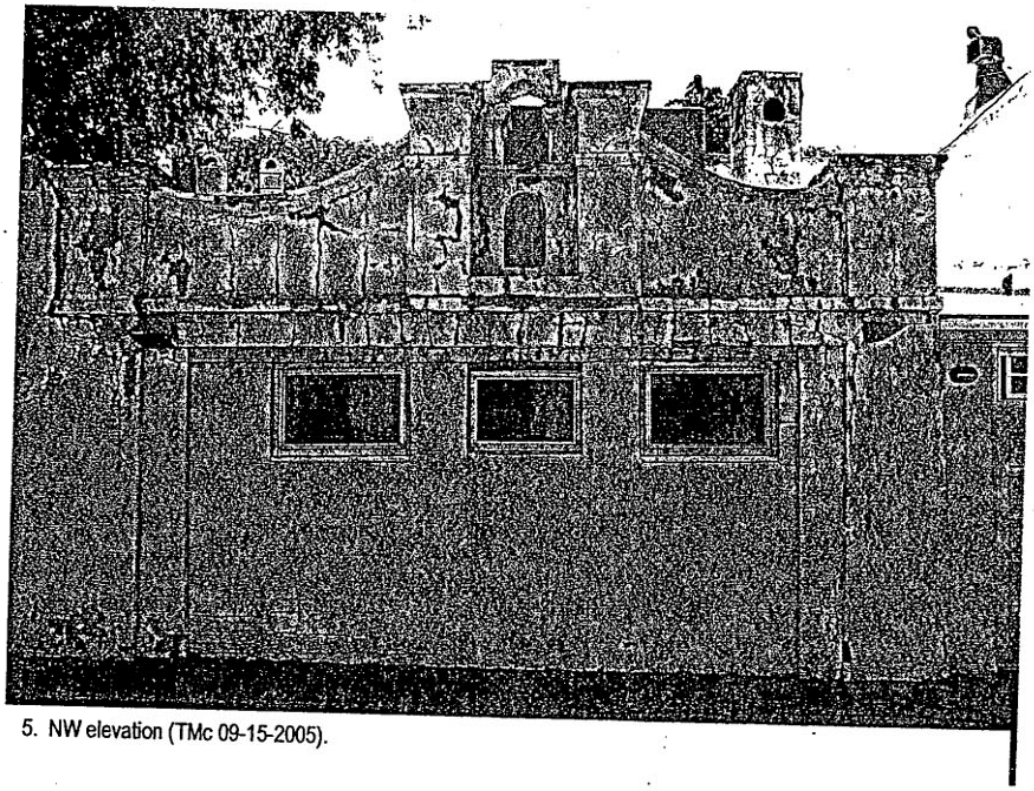
7. NW elevation tabular stone coping(TMc 09-15-2005).



6. NW elevation (TMc 09-15-2005).



4. NW elevation, possibly the oldest portion of the structure (TMc 09-15-2005).



5. NW elevation (TMc 09-15-2005).

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 0516 100 71

BUILDING NAME:

SANTA FE ID NUMBER: H2258

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
portion by
____ ESTIMATE 1890 ACTUAL Sanborn map
SOURCE(S)

BUILDING DATA

ARCHITECTURAL STYLE: Territorial/Ren. Rev./Mission Rev./Industrial/Cottage

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER apartments & studio

SURROUNDINGS: residential, commercial, religious, government

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? carport (intrusive)

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR additions, raising of courtyard walls, demolition of 142

EXPLAIN:

OVERALL CONDITION:

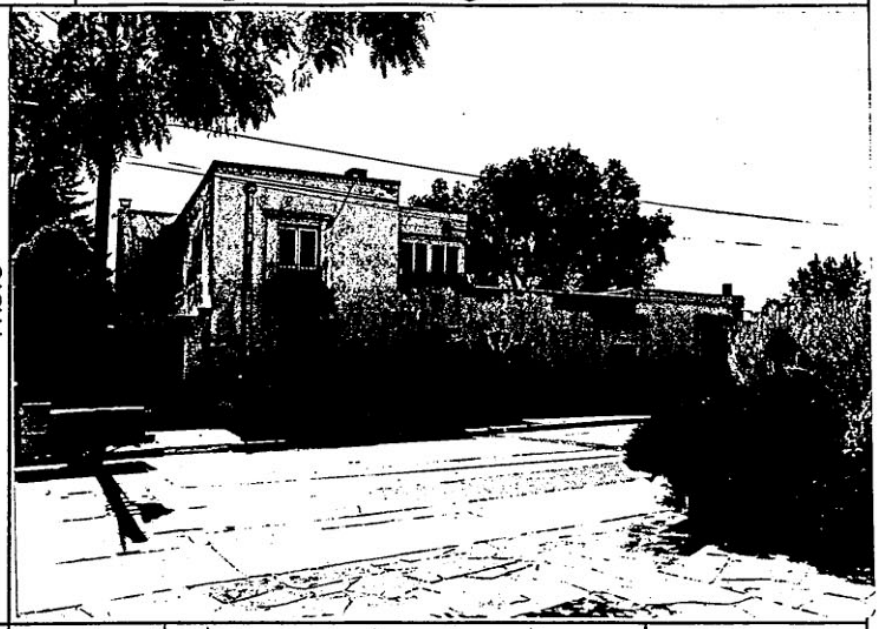
____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

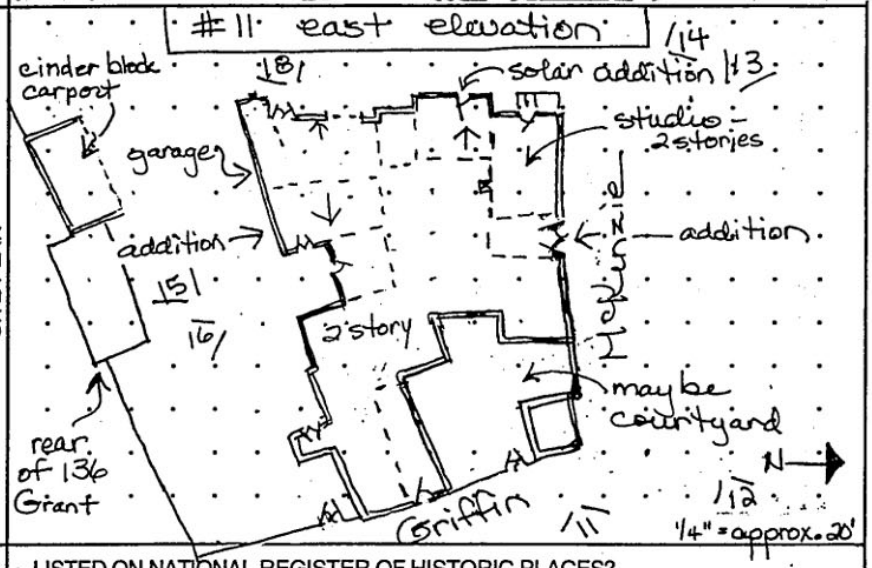
X YES ____ NO

PHOTO



#11 east elevation 1/14

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 7/95 BY DB

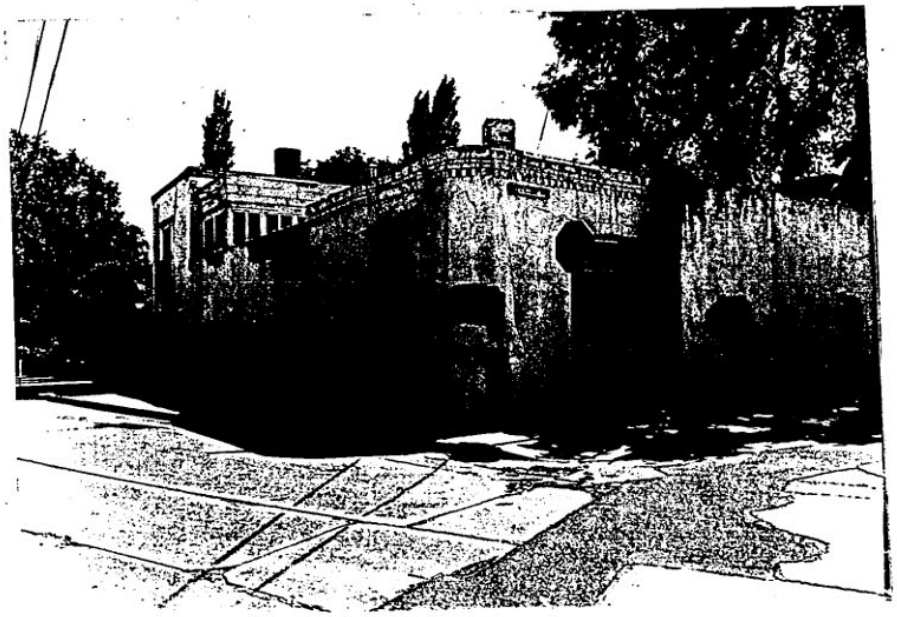
NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14

DB 11 # 15-1/2 & 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with undulating parapet on E; brick coping SE & NE, straight parapet on NW with concrete coping, shed roofed solar W center, pitched intersecting
BUILDING WALLS	gable on garage SW, N center has mixtilinear parapet w/ some brick coping walls white painted plaster, cracking & peeling (adobe, tile)
FOUNDATIONS	not visible
DOORS	E - recessed wood panel with single upper light, painted wrought iron grille, pair of wd panel with varied panel sizes, french 2nd story; N - pair of carved wood panel; S - wood french, one with alum. storm door, one with sidelights; garage rear - dutch w/ 9 lights
WINDOWS	1/1 wd DHWs with hardware cloth screens; 3 tier industrial NE; steel window wall N on studio; metal casement on W, N corner; S - 6/6 wd DHWs, 6 light casement with hanging screens
PORCHES OR PORTALES	shed roofed solar portion W center - steep shed roof with corr. fiberglass; sunporch 2nd story E - pairs of 8 light casement windows
BALCONIES	
COURTYARDS	E - 2 courtyards hidden by very high walls with wood gates
FENCES/WALLS	
ARCH. DETAILS	E - buttressed frieze, simple cornices on doors; flagstone sills, E block planters, E; wrought iron grilles, balustrades
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#12 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H 2258

SURVEYED/RESEARCHED DATE 7/95 BY DB

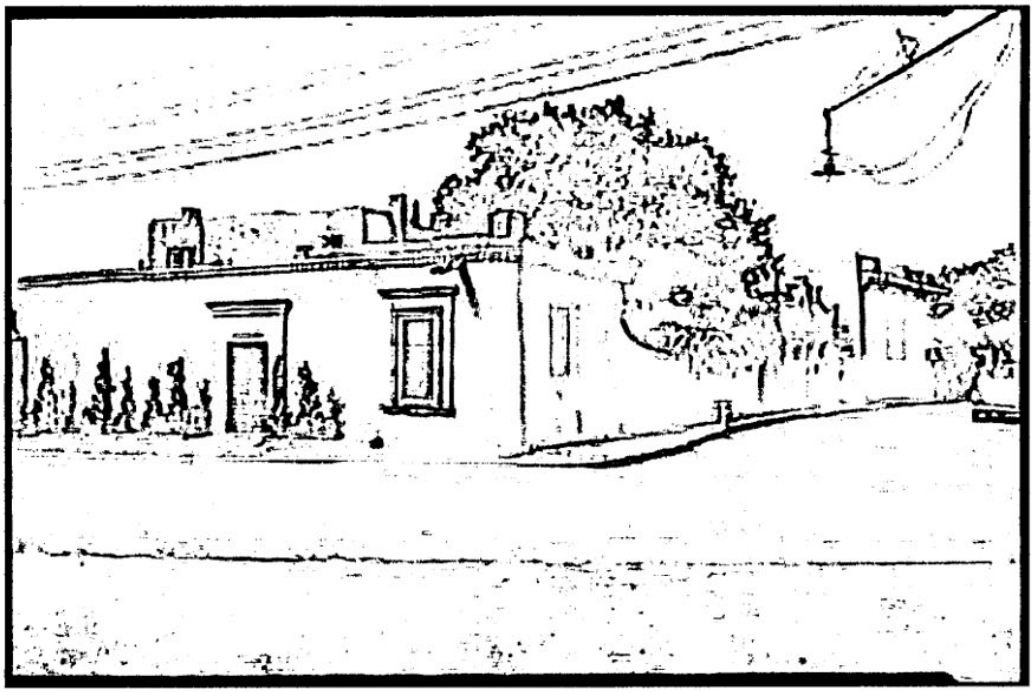
The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorico and an activist for preservation of local culture.

Major changes occurred between 1934 and 1937 (see photos) when the artist Hazel Hyde lived at 206 McKenzie. The large studio was added for sculptor George Blodgett, the second story was added to the Griffin section, and the espadana was added on the north. The Griffin street facade was remodeled from Territorial to a Renaissance Revival appearance, although the brick coping remained.

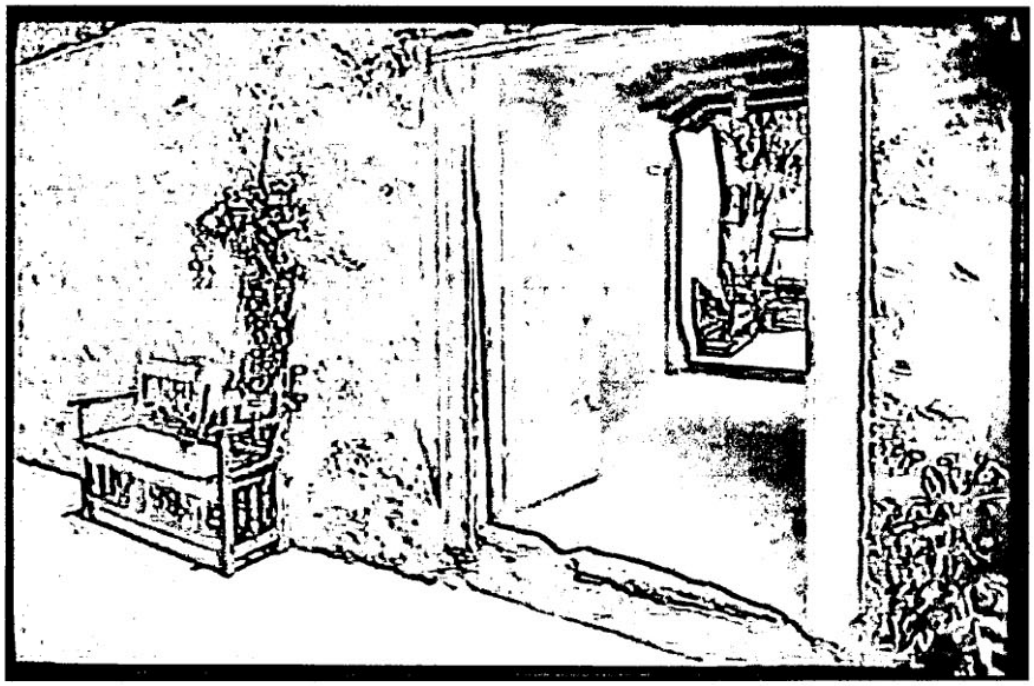
Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of the I Am religious sect.

The current owner does not wish to permit survey, so that it was impossible to determine the exact building configuration. Intrusive cinder block carport on SW.

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



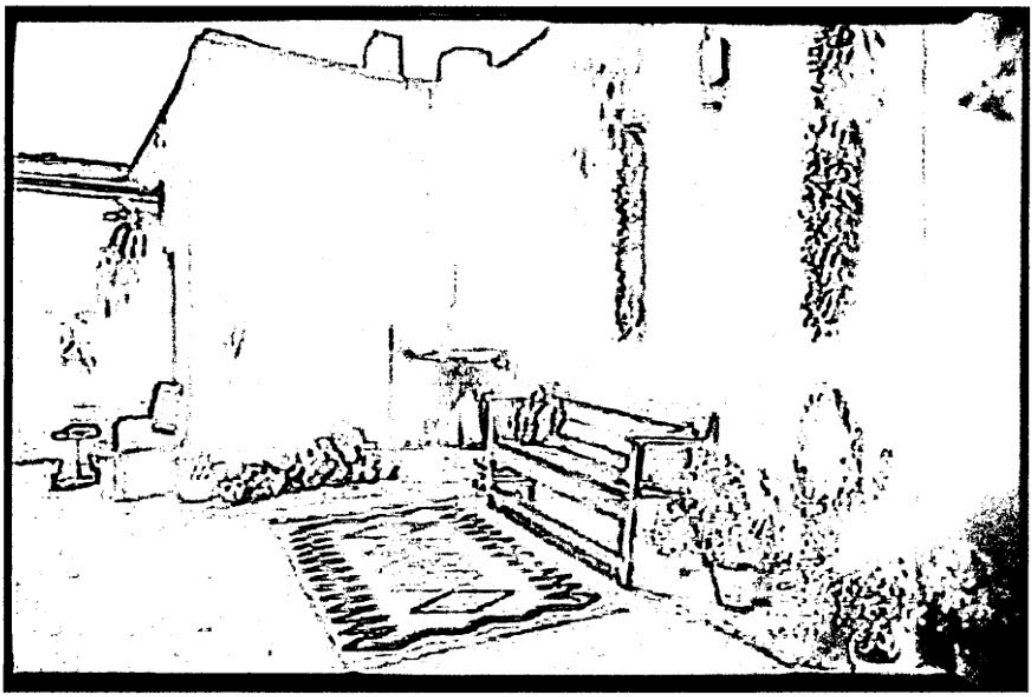
NORTH EAST CORNER
206 McKENZIE
CIRCA 1938
PARKHURST PHOTO



GATE AT 142 GRIFFEN ST.
VIEW TO WEST THROUGH ZAGUAN
BUILDINGS AND ZAGUAN REMOVED BY 1950.
BY EDNA BALLARD, "I AM" RELIGIOUS SECT.

CIRCA 1939

PARKHURST PHOTO.



NORTH PATIO
VIEW TO EXTERIOR FIREPLACE ON SOUTH WALL
146 GRIFFEN STREET.

PARKHURST PHOTO



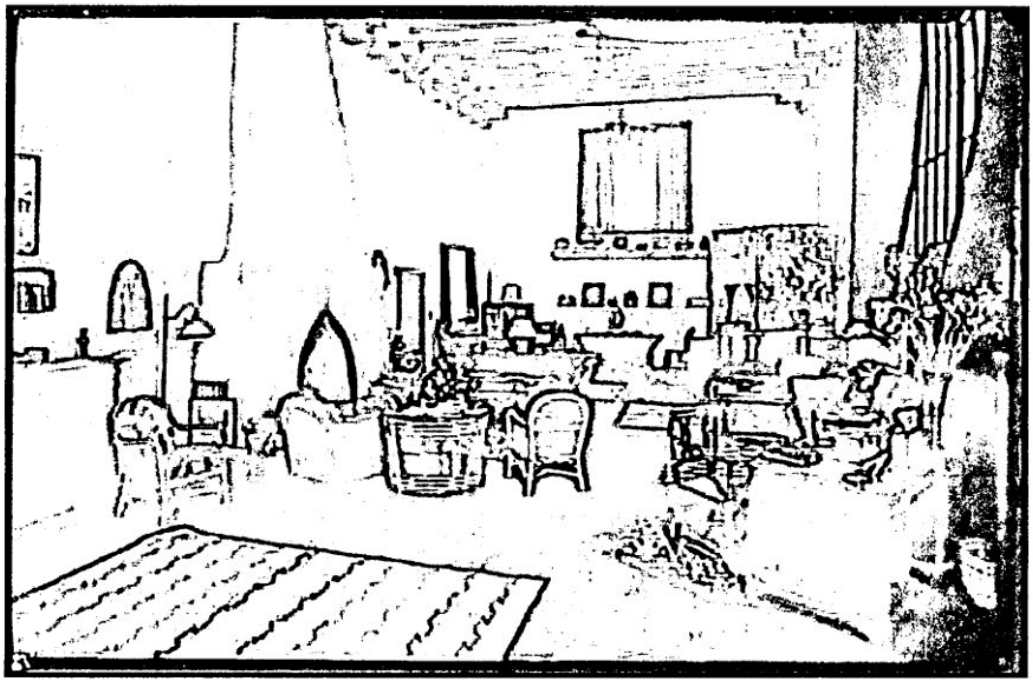
NORTH PATIO
206-200 MCKENZIE ST / 146 GRIFFEN ST.
VIEW TO WEST.

NOTE: GATE TO NORTH AT MCKENZIE ST.
OPEN AIR ZAGUAN BETWEEN THE STRUCTURES
AND STUDIO FARTHER WEST.

PARKHURST PHOTO



SOUTH PATIO
142 GRIFFEN STREET
"CERCADO DINING ROOM."
OPERATED BY HAZEL HYDE
CIRCA 1938
PARKHURST PHOTO.



HAZEL HYDE STUDIO
ORIGINALLY BUILT FOR GEORGE BLODGETT
VIEW LOOKING WEST

NOTE : WEST DOOR MISSING

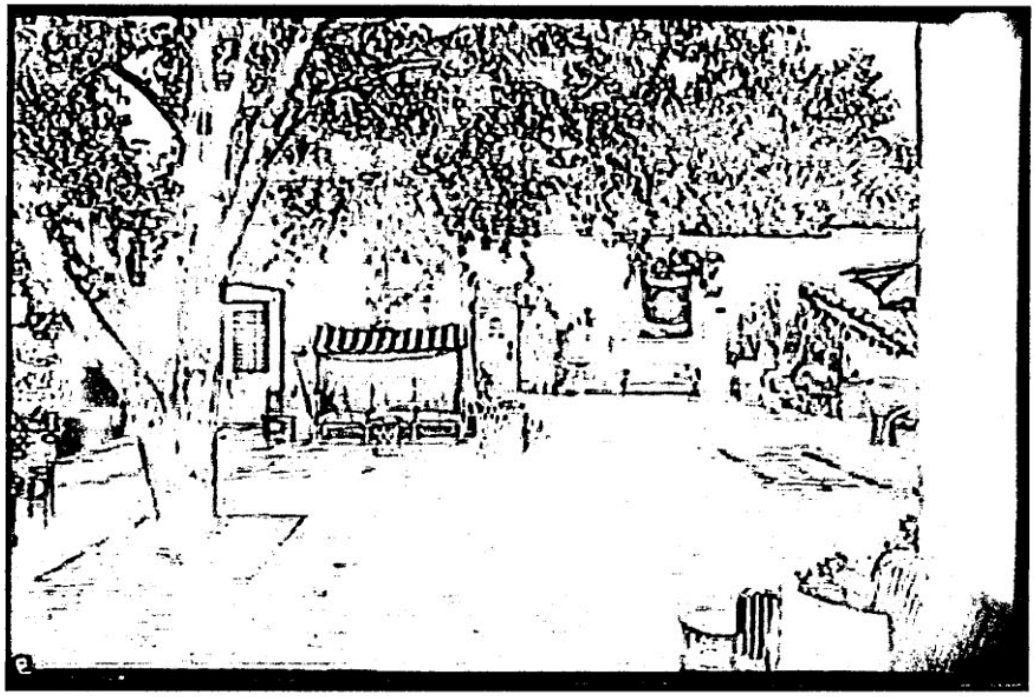
PARKHURST PHOTO.



NORTH COURTYARD VIEW TO NORTH-EAST
GATE GOES TO GRIFFEN STREET.
BUILDING BEYOND WALL IS PRESBYTERIAN CHURCH
PRIOR TO BEING REMODELLED TO PUEBLO REVIVAL

CIRCA 1938

PARKHURST PHOTO

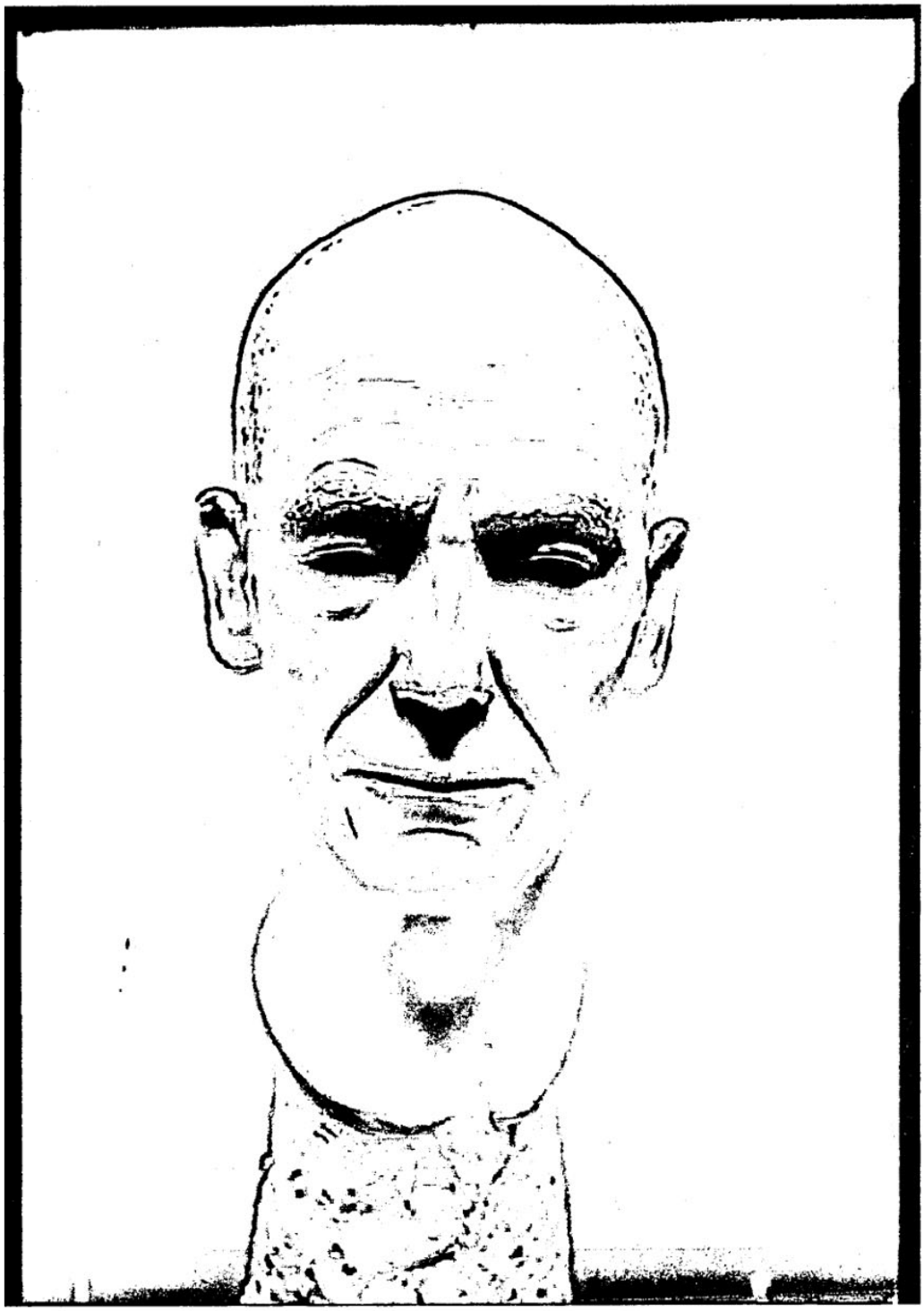


NORTH COURTYARD VIEW TO EAST.
146 GRIFFEN ST.
CIRCA 1938

PARKHURST PHOTO



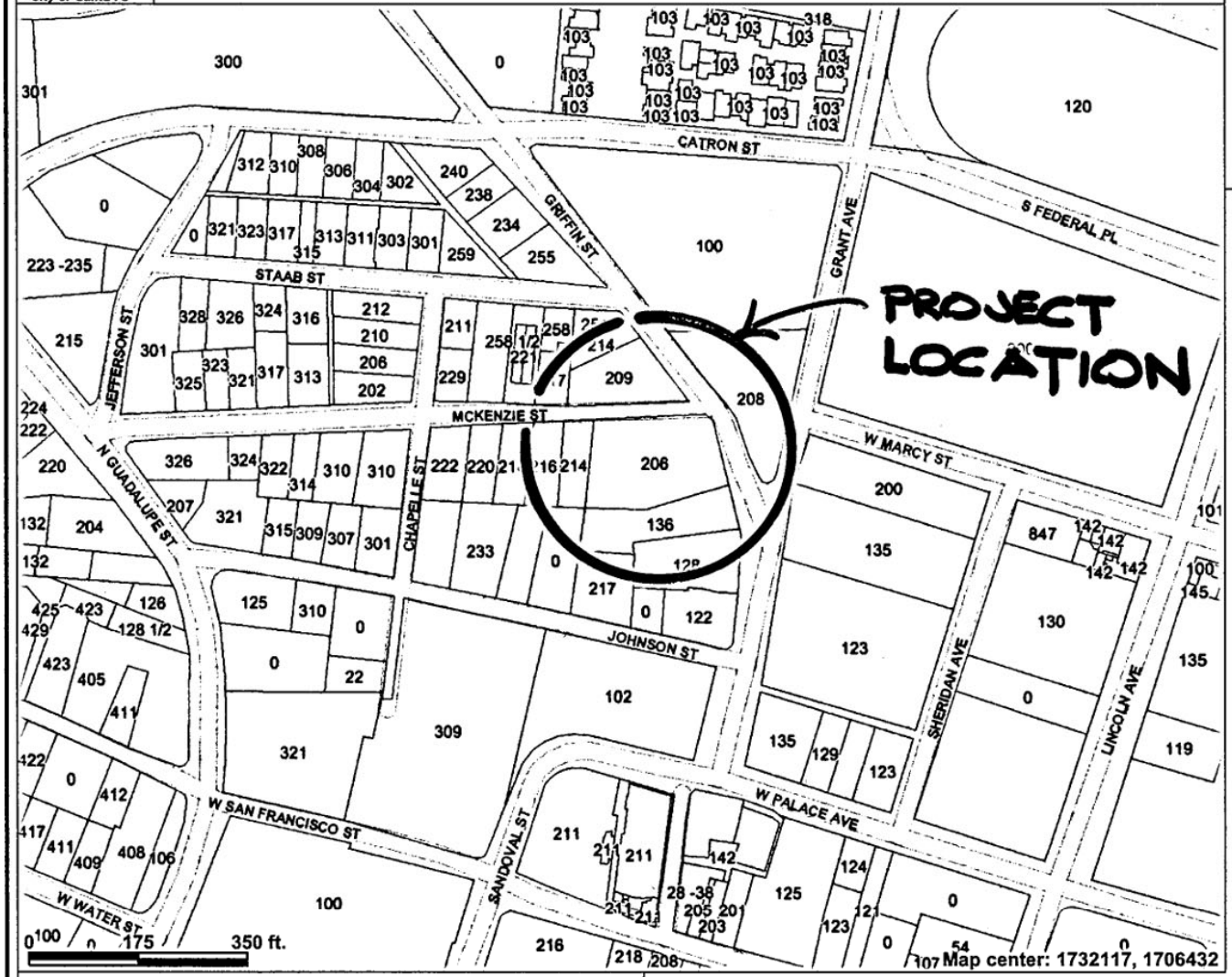
CLEOFUS JARAMILLO
1901 PHOTO
AGE 23

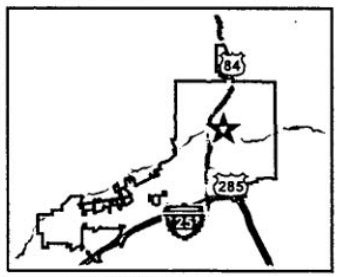


BUST OF KEN CHAPMAN
BY GEORGE BLODGETT
AGE UNKNOWN.

Historic Maps and Documents

206 McKenzie St. Location





Legend

- City Limits
- Parcels
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets

Scale: 1:2,939

Map center: 1732117, 1706432

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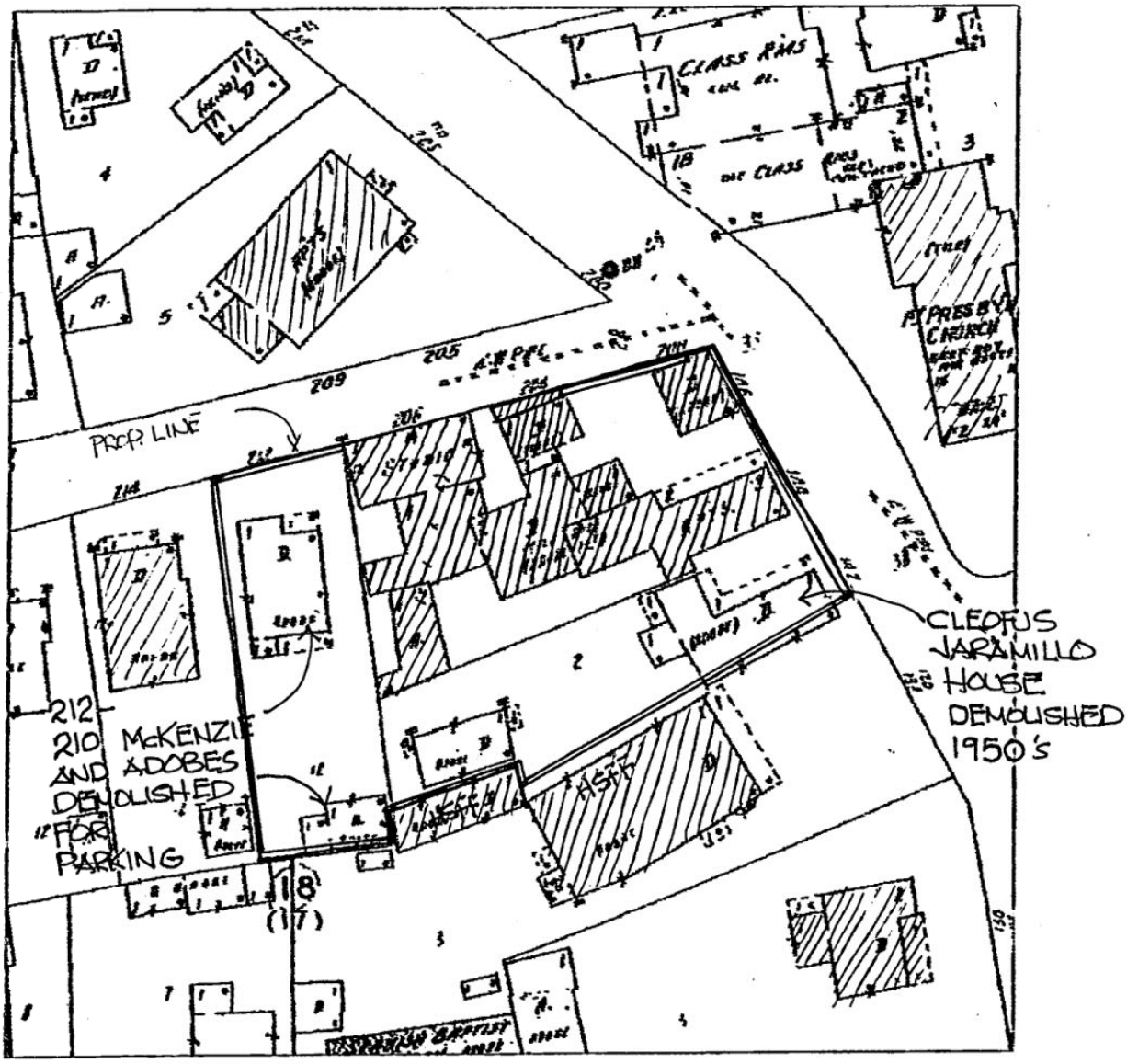

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1948

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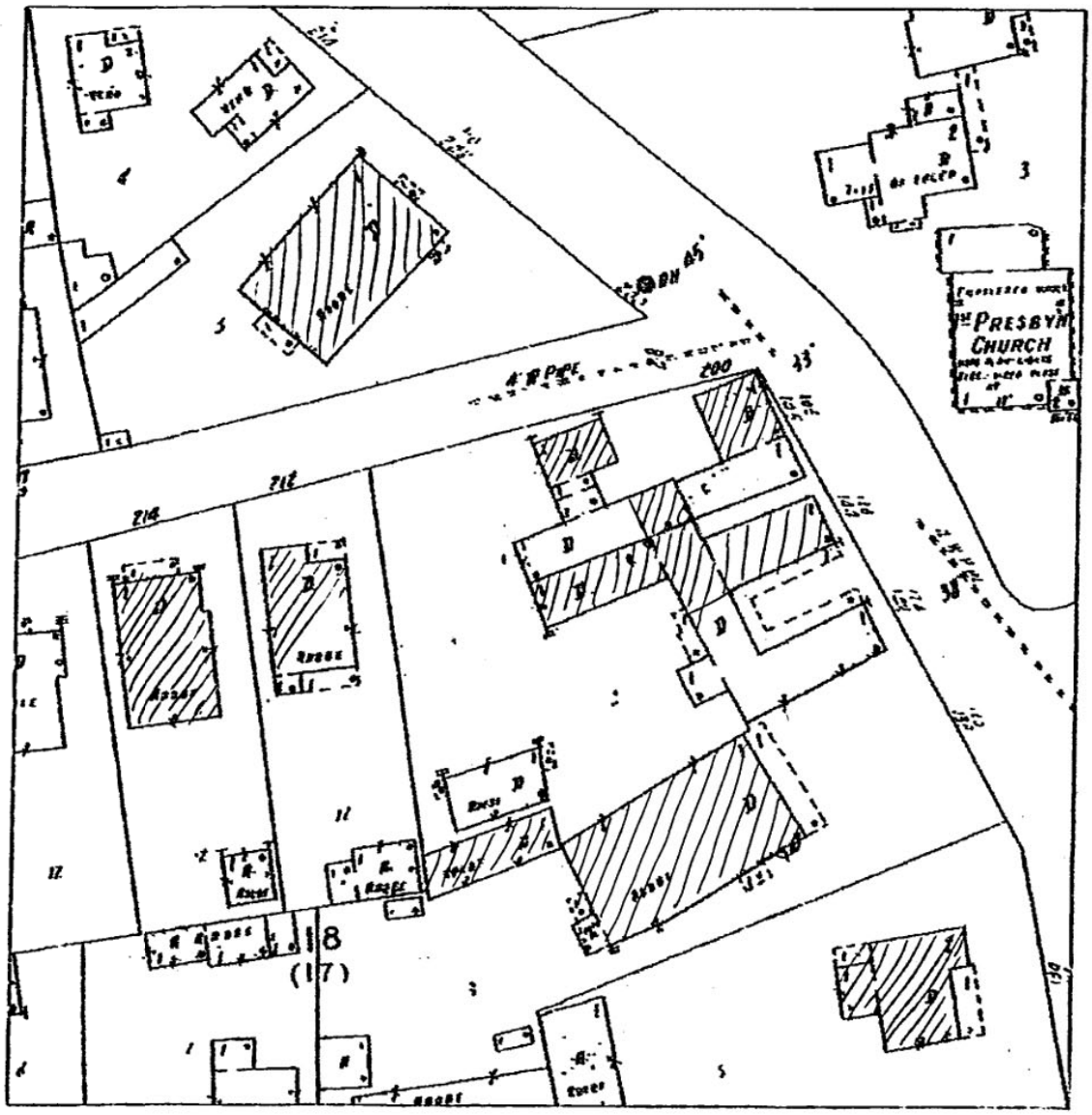

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1930

HATCHED AREAS INDICATE PORTIONS OF EXISTING STRUCTURES THAT MAY REMAIN FROM PREVIOUS COMPLEX

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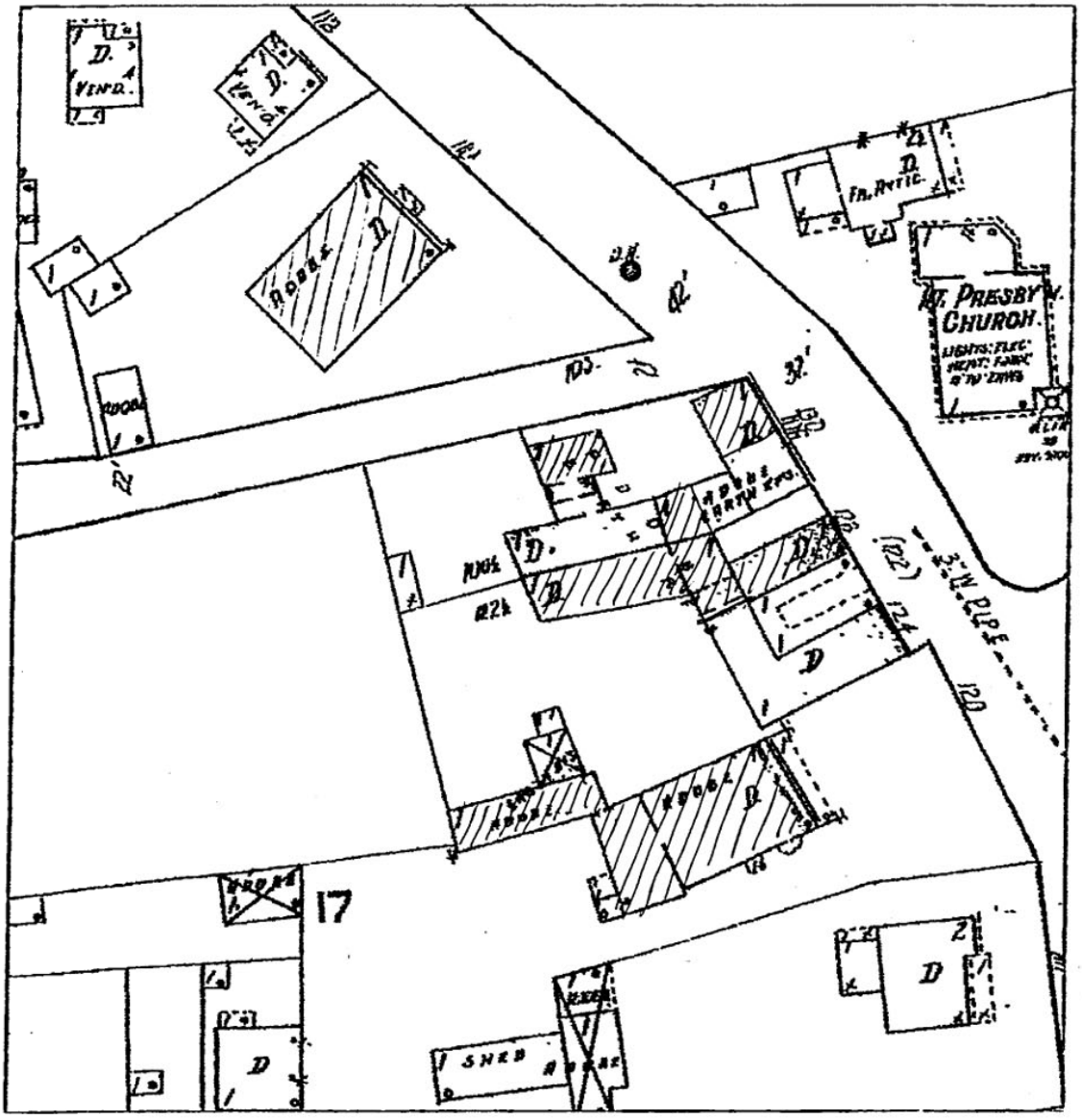

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1921

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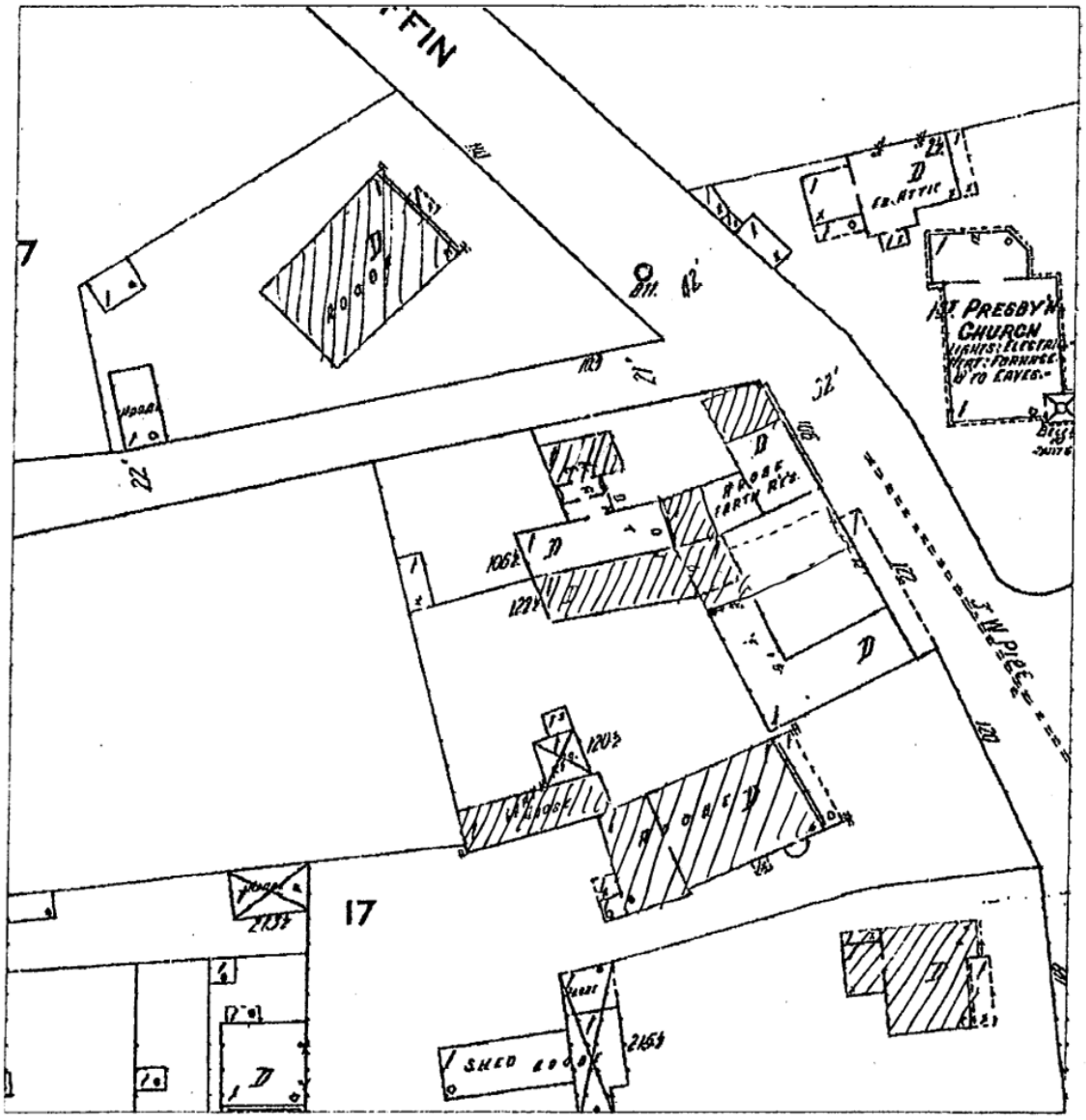

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1913

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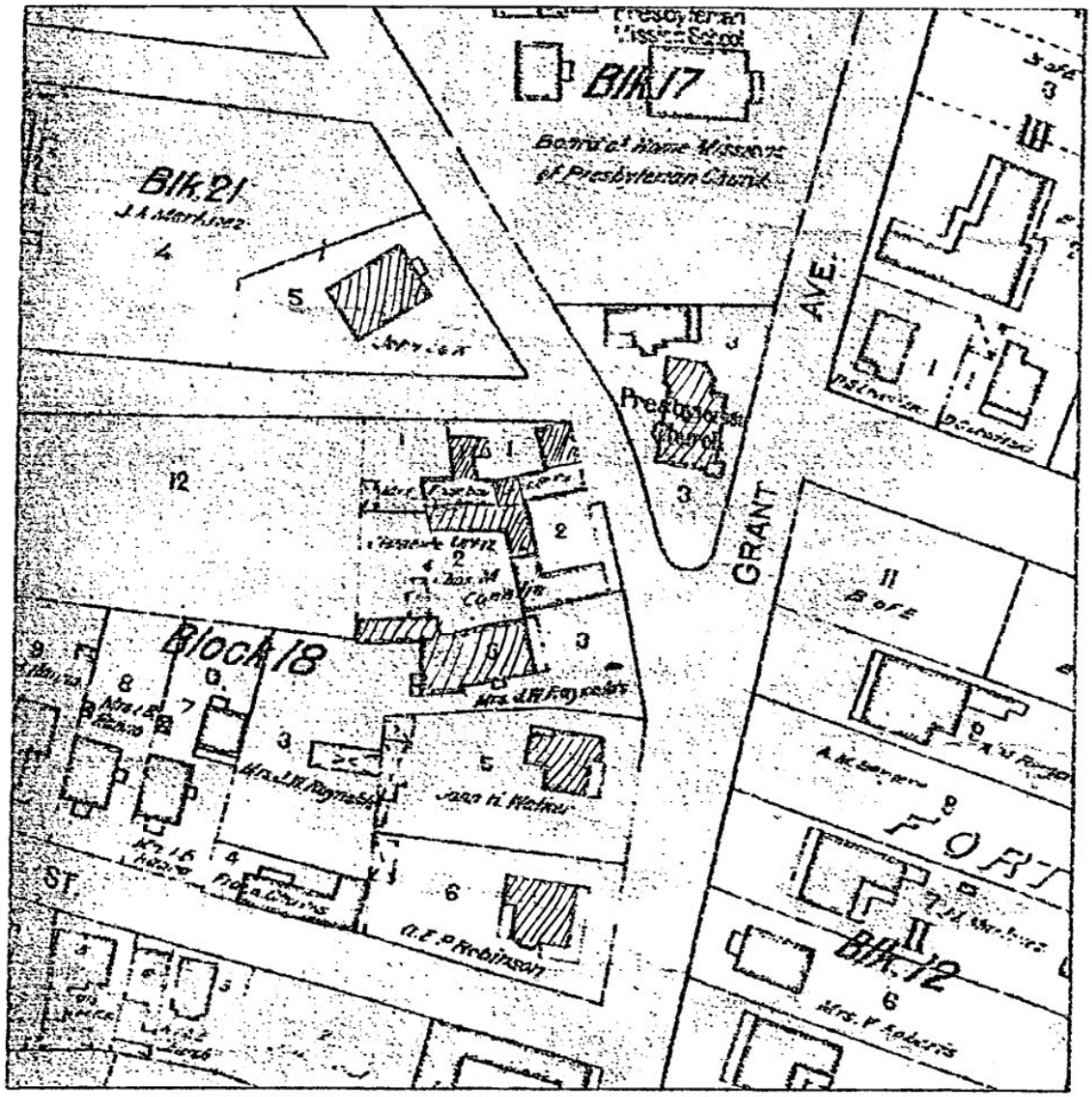

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

King's Official Map of Santa Fe, 1912
Block 18, Lots 1 - 2

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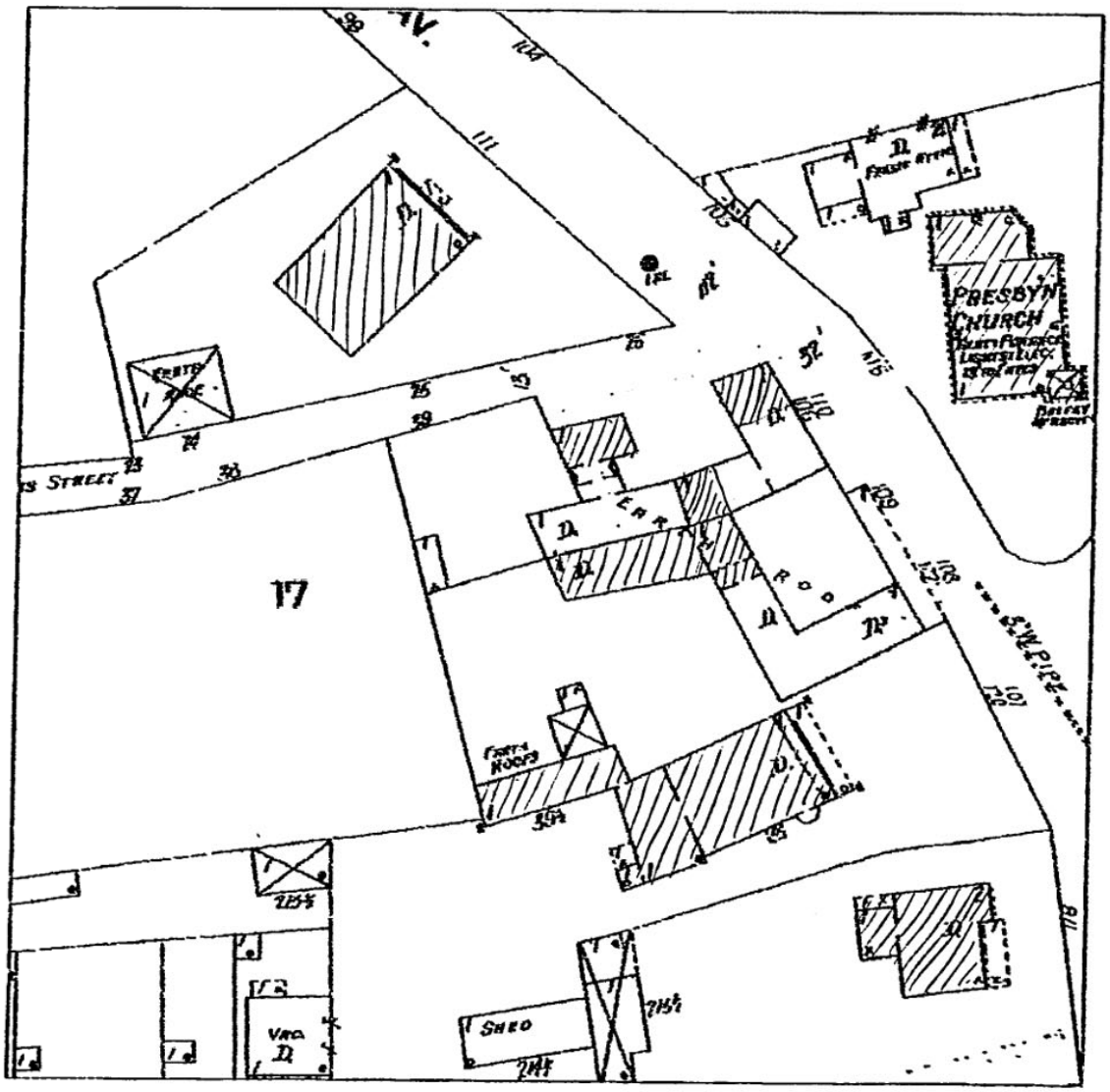

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1908

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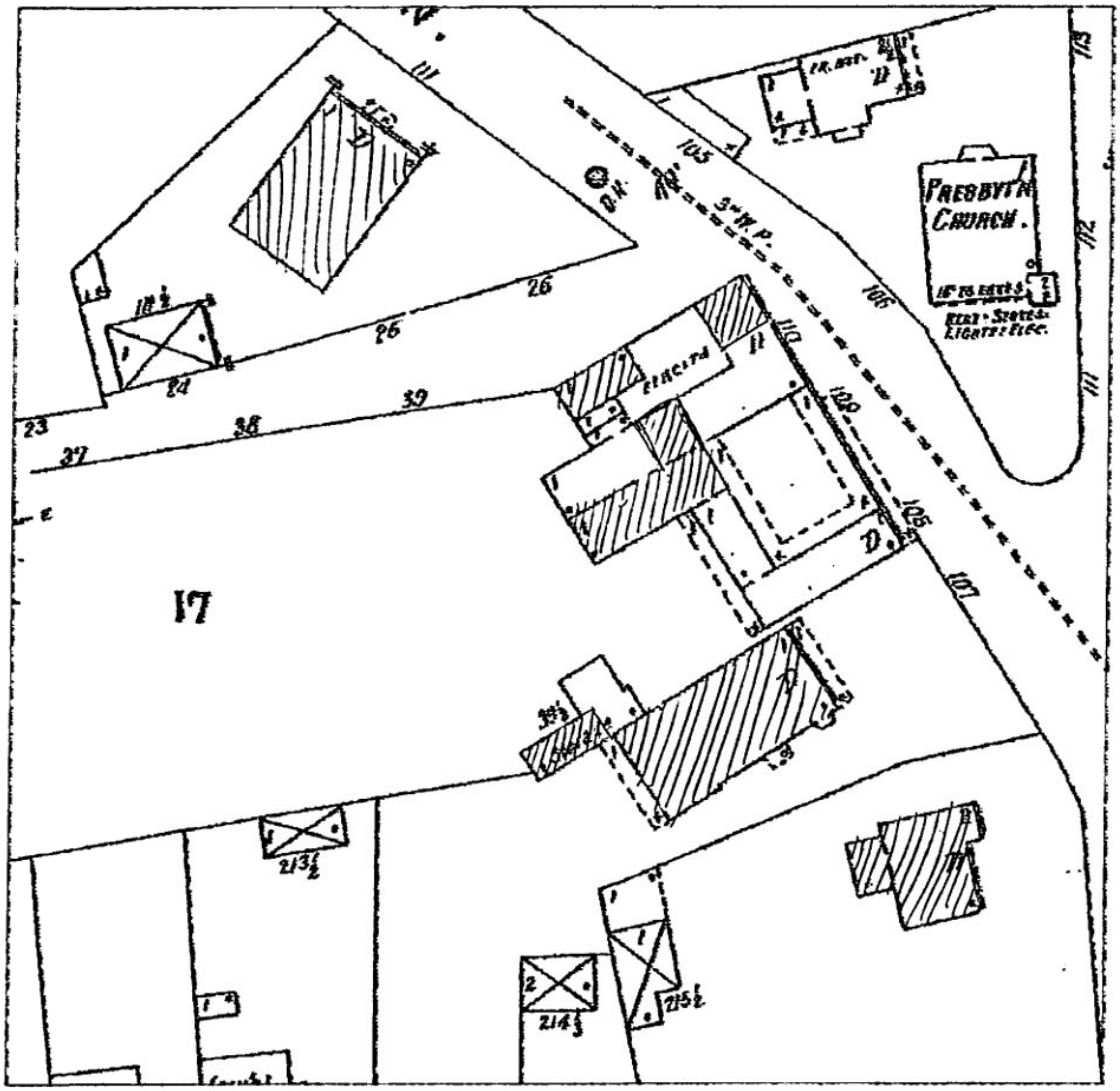

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1902

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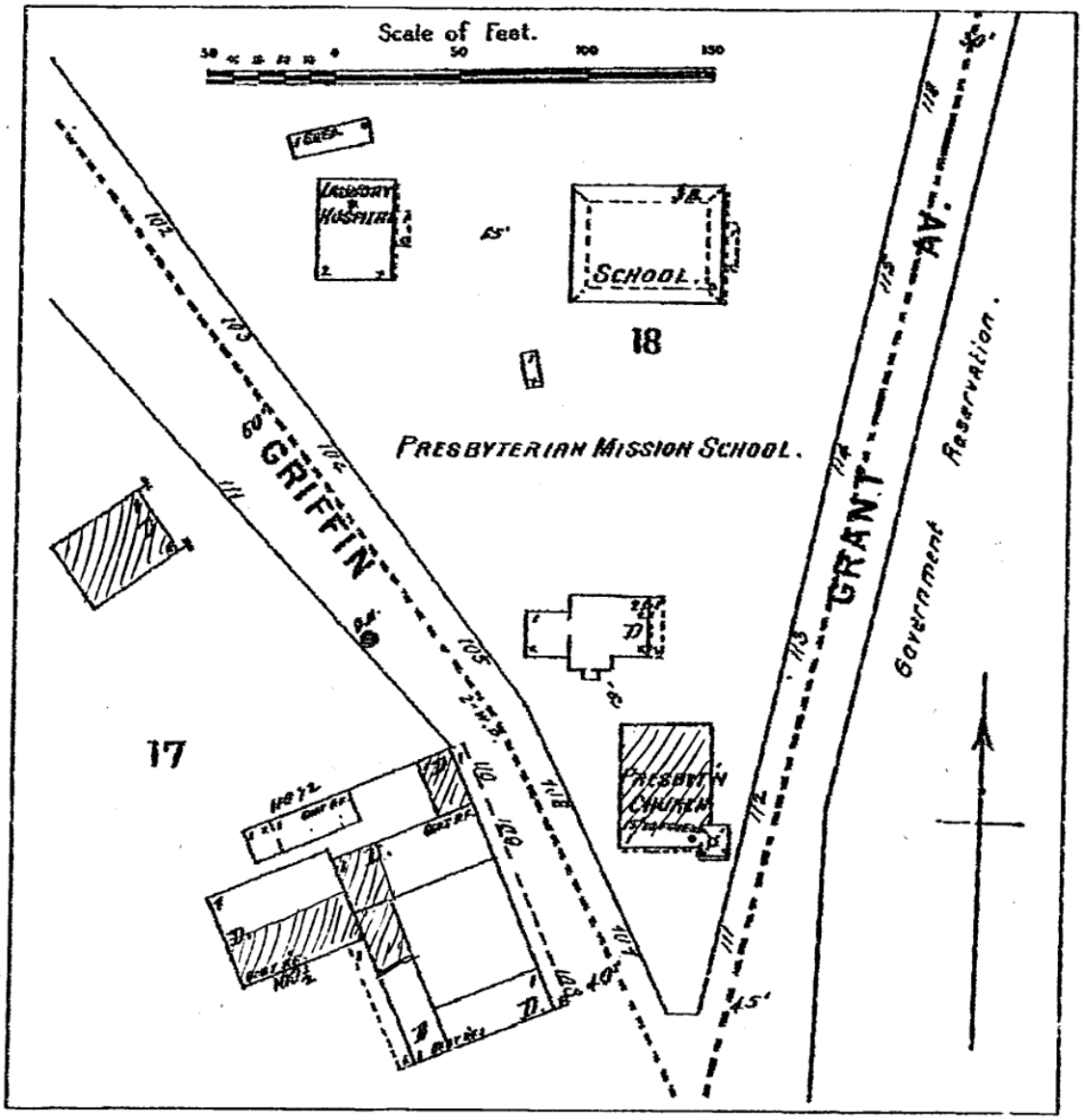

Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1898

206 McKenzie Street
206 McKenzie Street
Santa Fe, NM 87501

Inquiry Number: 3474538.3
December 11, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/11/12

Site Name:
206 McKenzie Street
206 McKenzie Street
Santa Fe, NM 87501

EDR Inquiry # 3474538.3

Client Name:
M & E Engineering Inc
1222 Luisa Street
Santa Fe, NM 87505

Contact: Ann Quarles

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by M & E Engineering Inc were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, State, Zip: Santa Fe, NM 87501
Cross Street:
P.O. # Prj. No. #12152
Project: McKenzie St. Phase I
Certification # 1241-4786-B2F5

Maps Provided:

1970	1902
1948	1898
1930	
1921	
1913	
1908	

Sanborn® Library search results
Certification # 1241-4786-B2F5

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1970 Source Sheets


Volume 1, Sheet 2

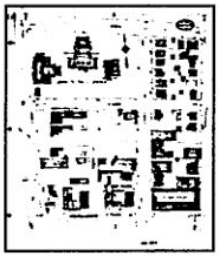

Volume 1, Sheet 6


Volume 1, Sheet 7

1948 Source Sheets


Volume 1, Sheet 2


Volume 1, Sheet 6


Volume 1, Sheet 7

1930 Source Sheets

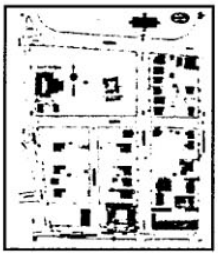

Volume 1, Sheet 2


Volume 1, Sheet 6


Volume 1, Sheet 7

1921 Source Sheets


Volume 1, Sheet 2

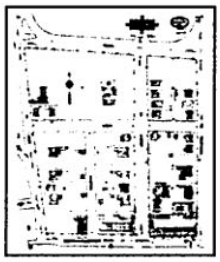

Volume 1, Sheet 3


Volume 1, Sheet 5

1913 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 3



Volume 1, Sheet 5

1908 Source Sheets



Volume 1, Sheet 5



Volume 1, Sheet 7



Volume 1, Sheet 8

1902 Source Sheets



Volume 1, Sheet 4

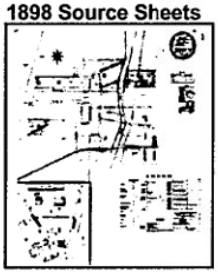


Volume 1, Sheet 7



Volume 1, Sheet 8

1898 Source Sheets



Volume 1, Sheet Keymap/Sheet1

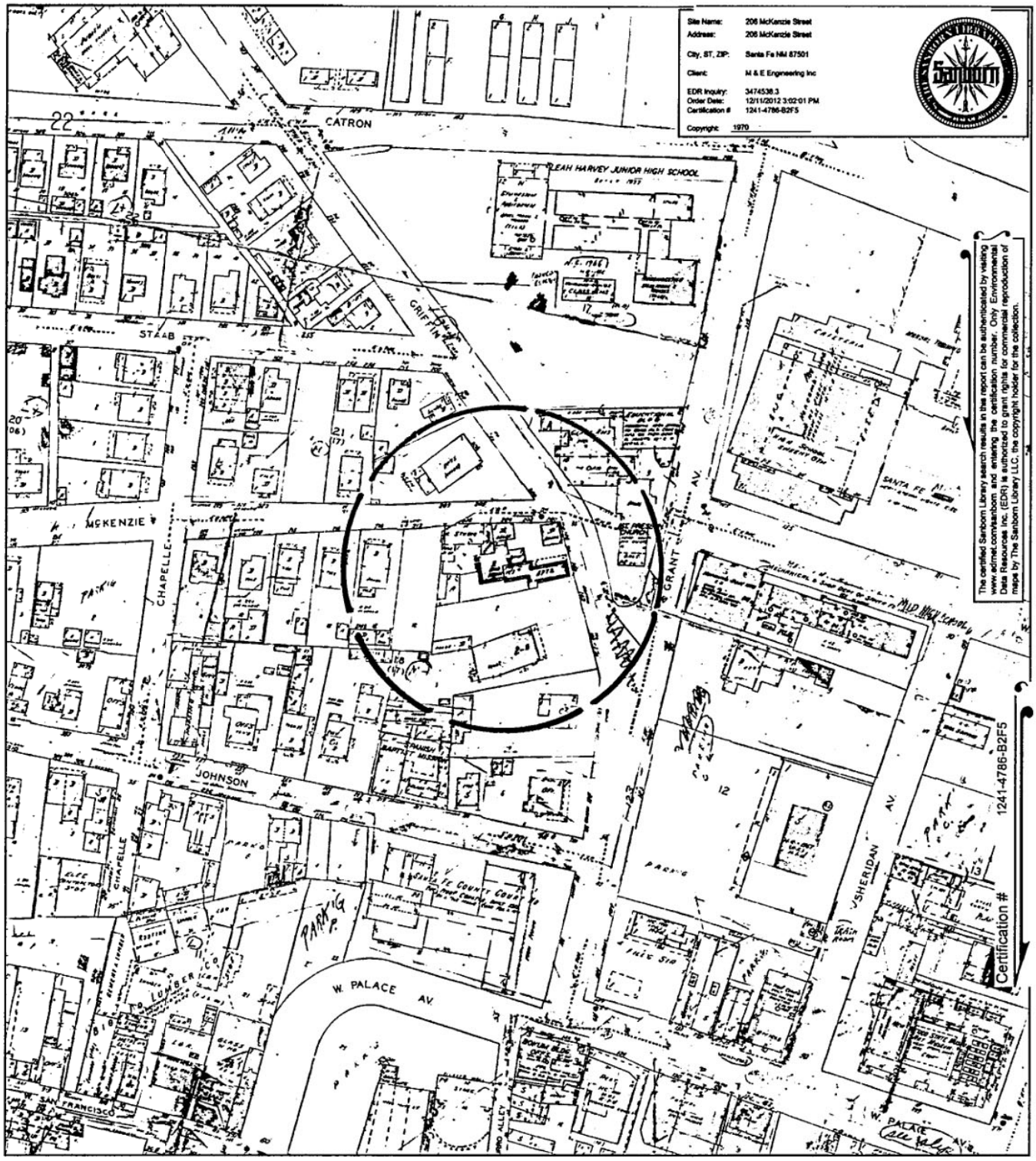


Volume 1, Sheet 4



Volume 1, Sheet 5

1970 Certified Sanborn Map



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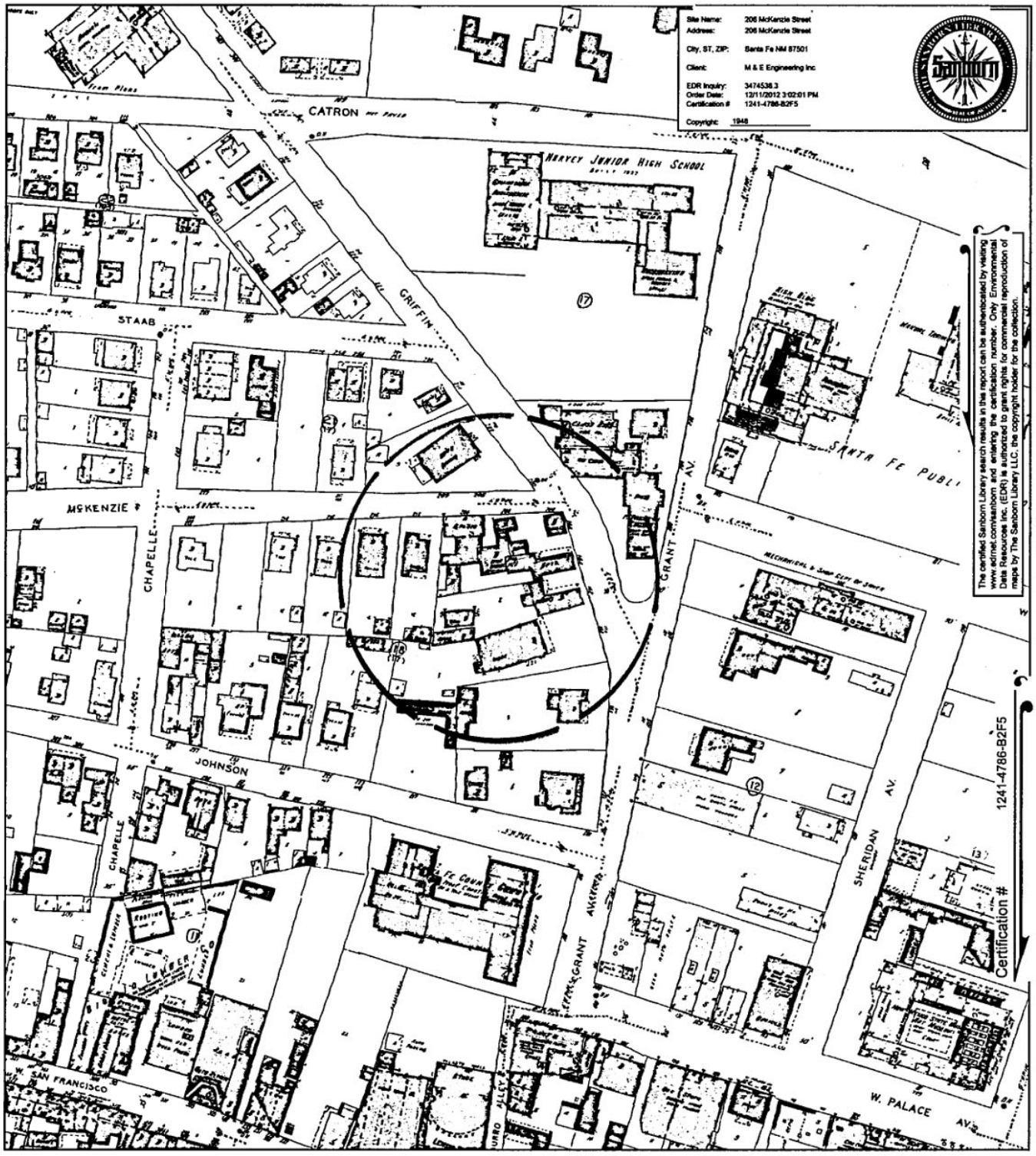
Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1948 Certified Sanborn Map



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Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1930 Certified Sanborn Map

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
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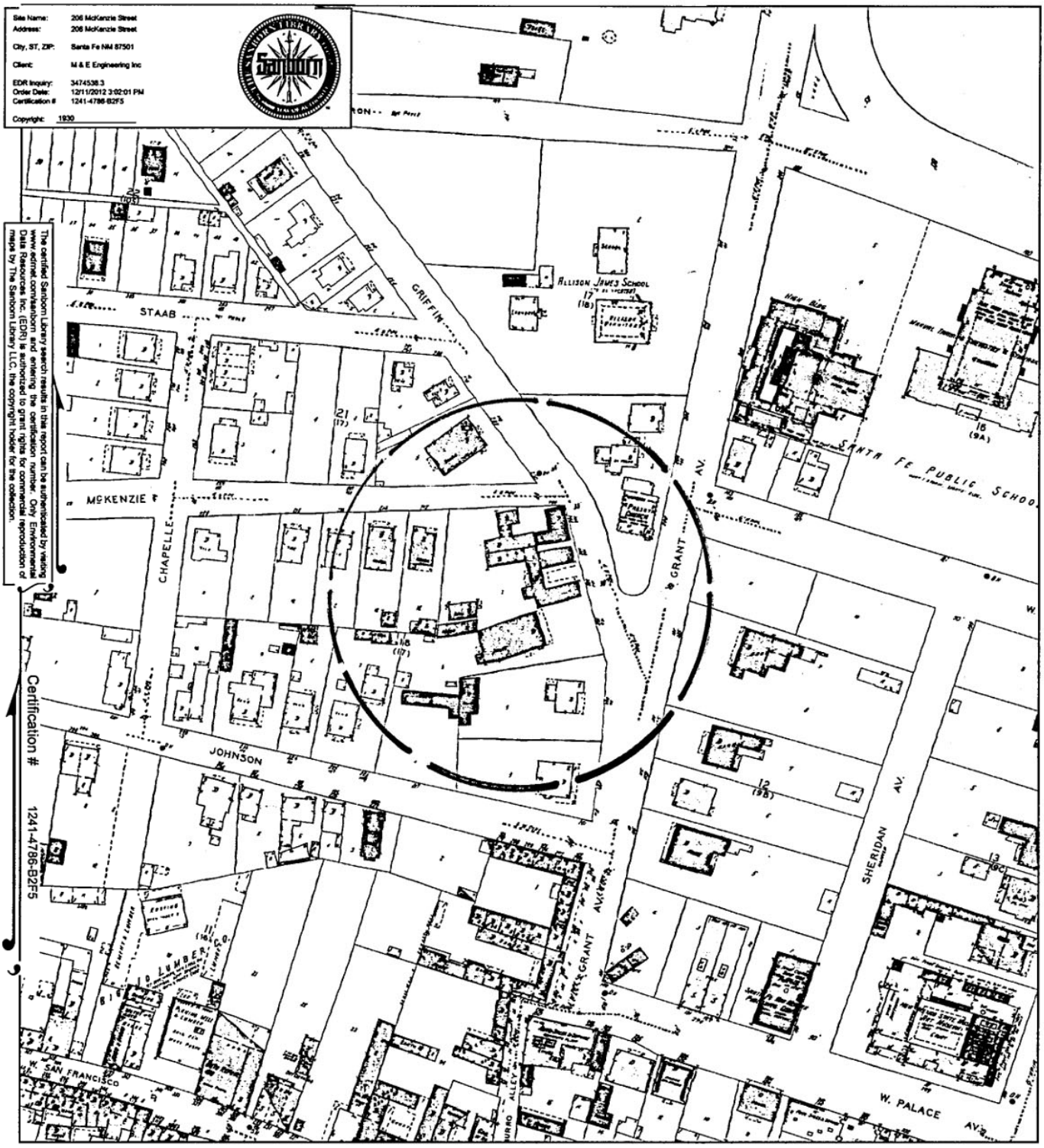

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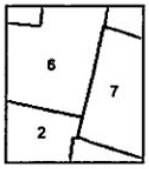
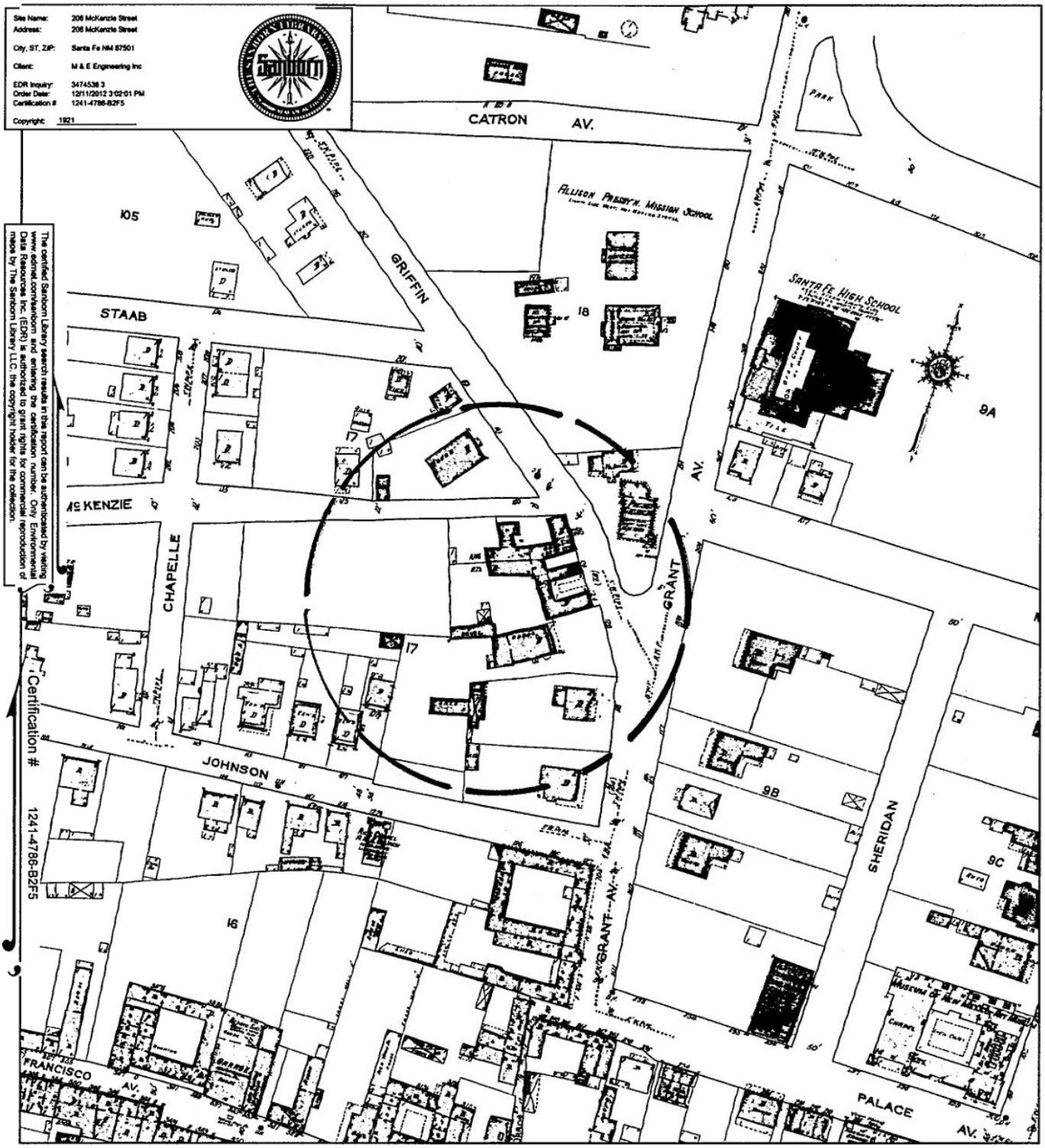


Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1921 Certified Sanborn Map



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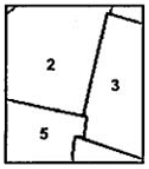

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

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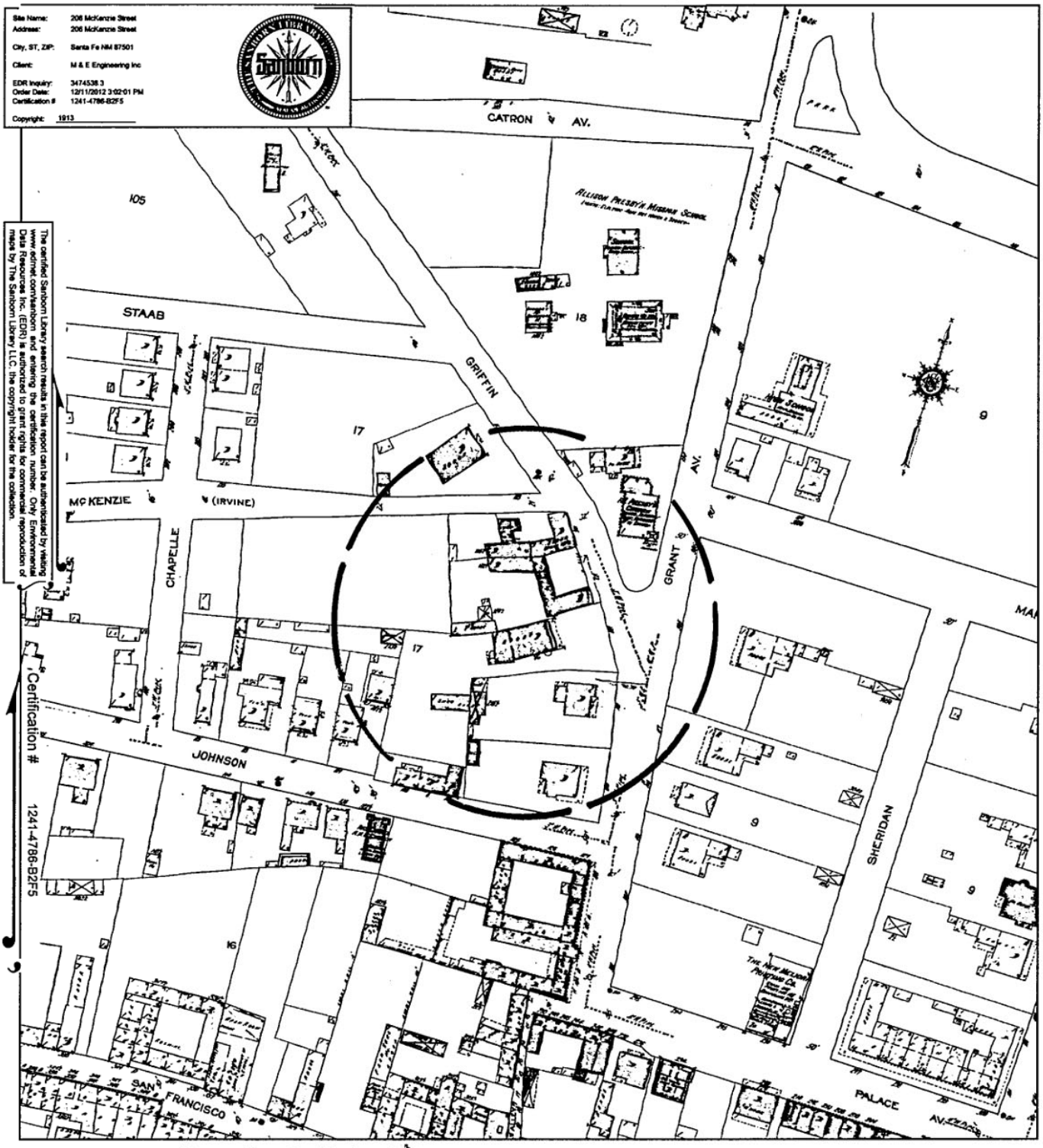
13 Certified Sanborn Map



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Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

0 Feet 150 300 600

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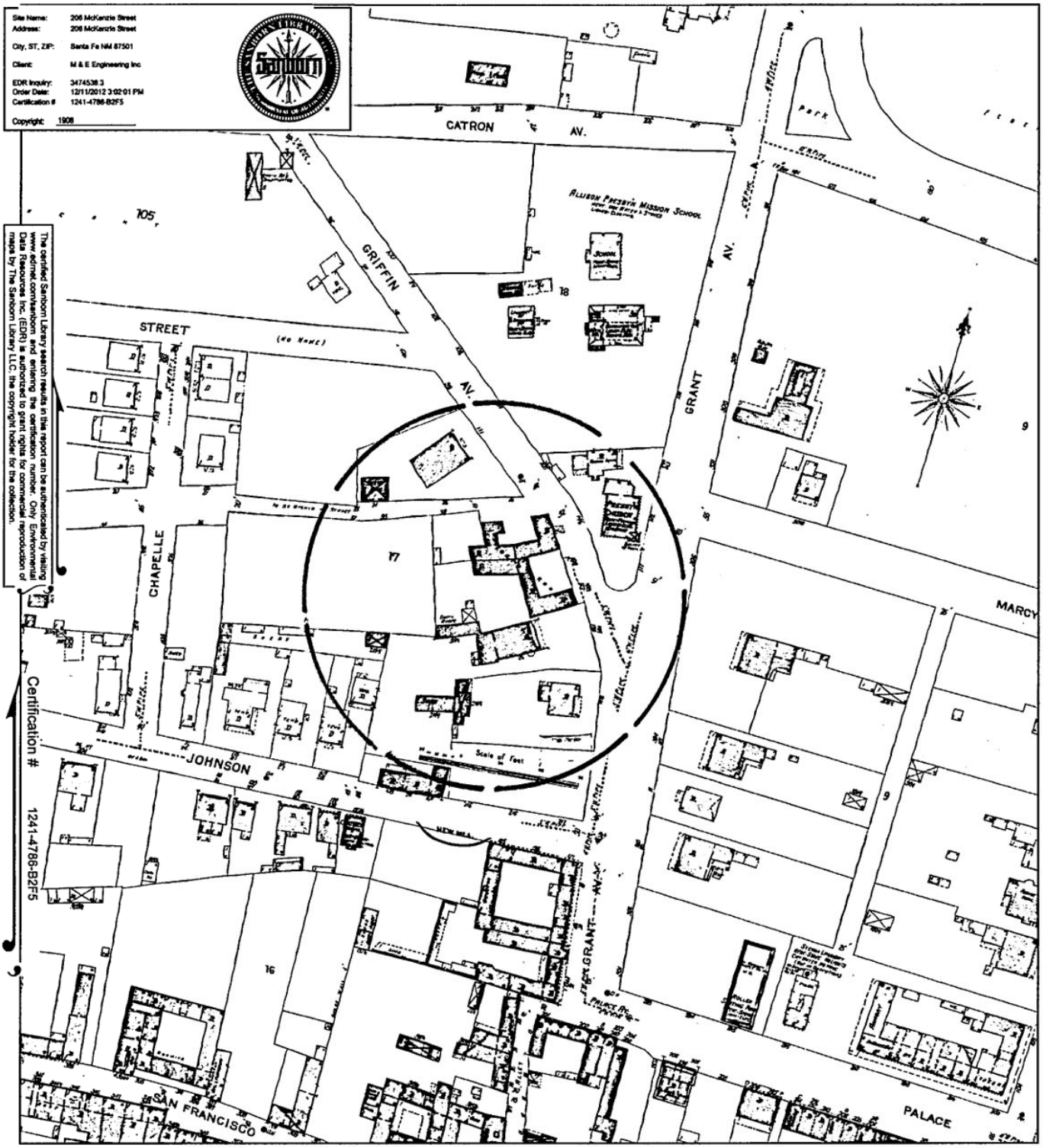
1908 Certified Sanborn Map

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
Copyright: 1908



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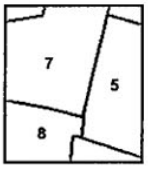

Volume 1, Sheet 5
Volume 1, Sheet 7
Volume 1, Sheet 8

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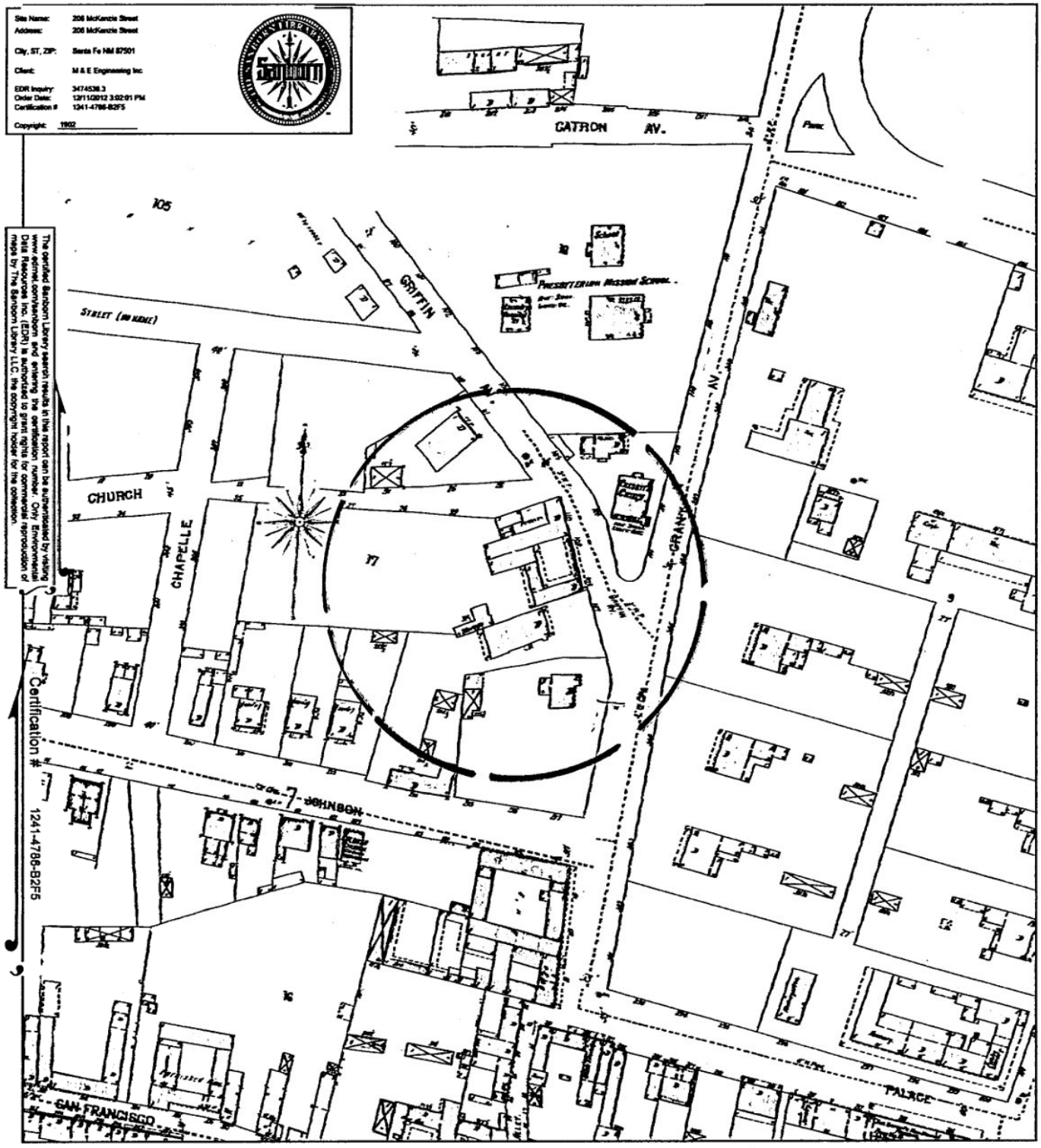
1902 Certified Sanborn Map



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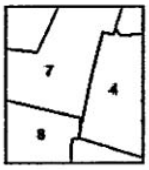

Vpnnn f!2-ITi f f u5
Vpnnn f!2-ITi f f u8
Vpnnn f!2-ITi f f u9

N

4585649!.!4!!!lqbhf!22

1898 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
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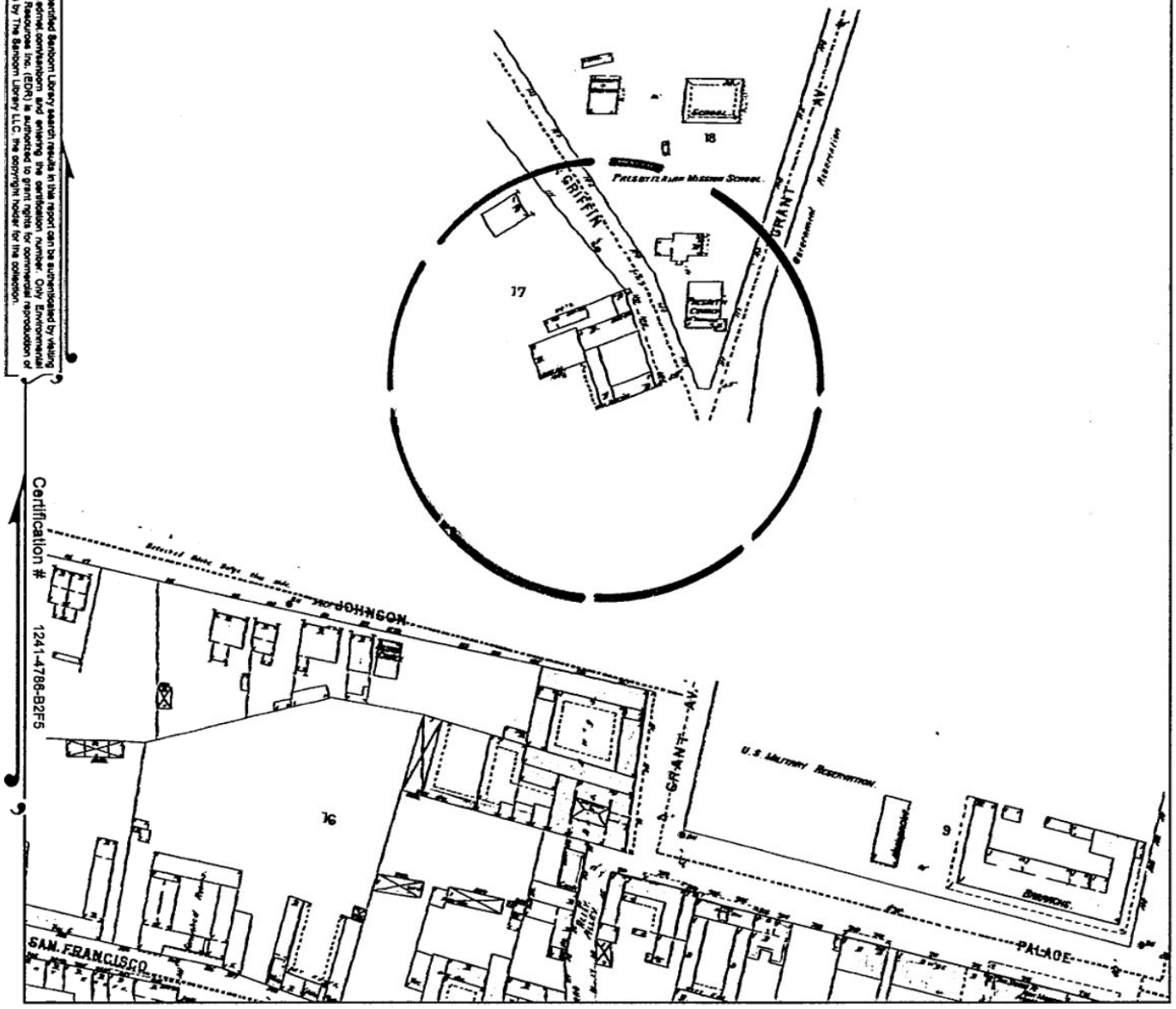

Certification # 1241-4786-B2F5

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Volume 1, Sheet 4
Volume 1, Sheet 5

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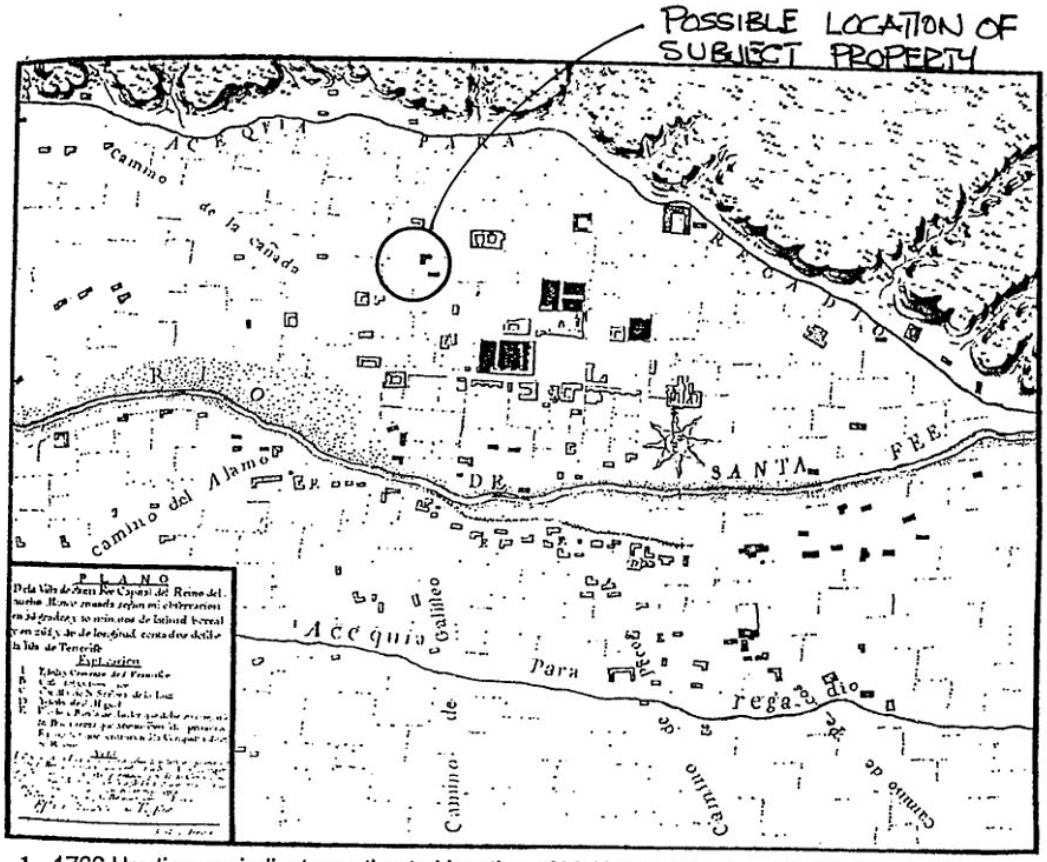
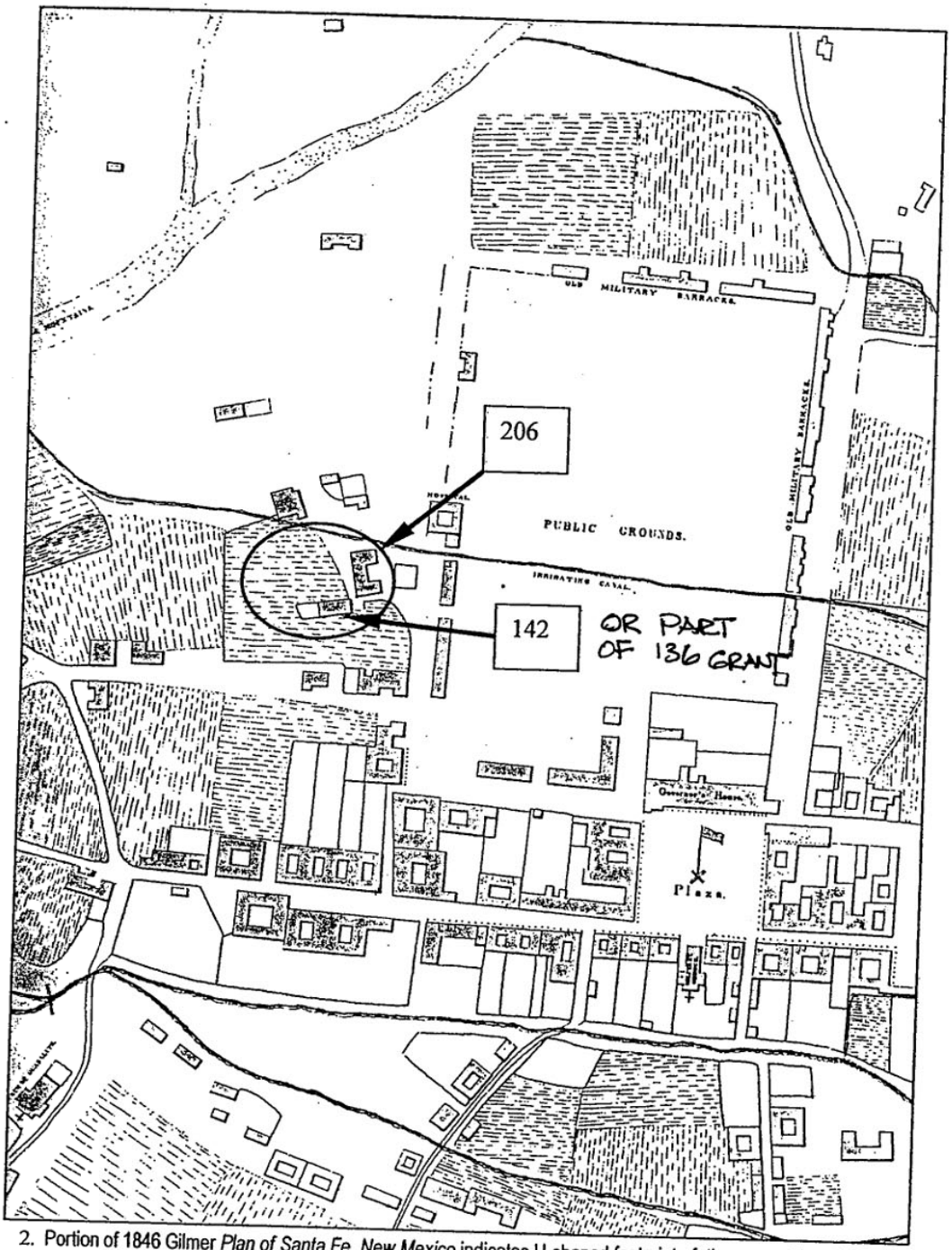
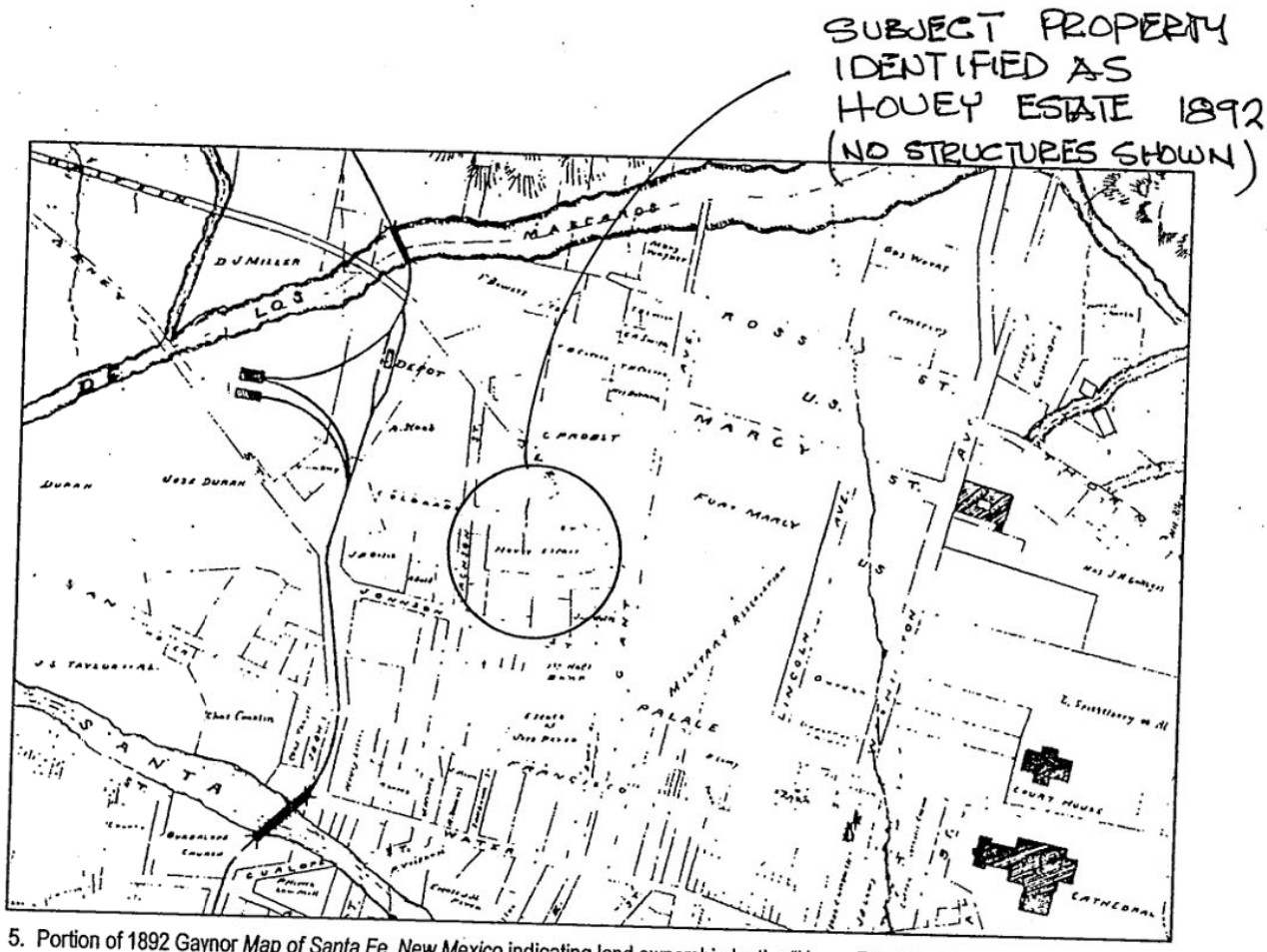


1. 1766 Urrutia map indicates estimated location of McKenzie Street and Griffin Street (City Planning HPD 2005).



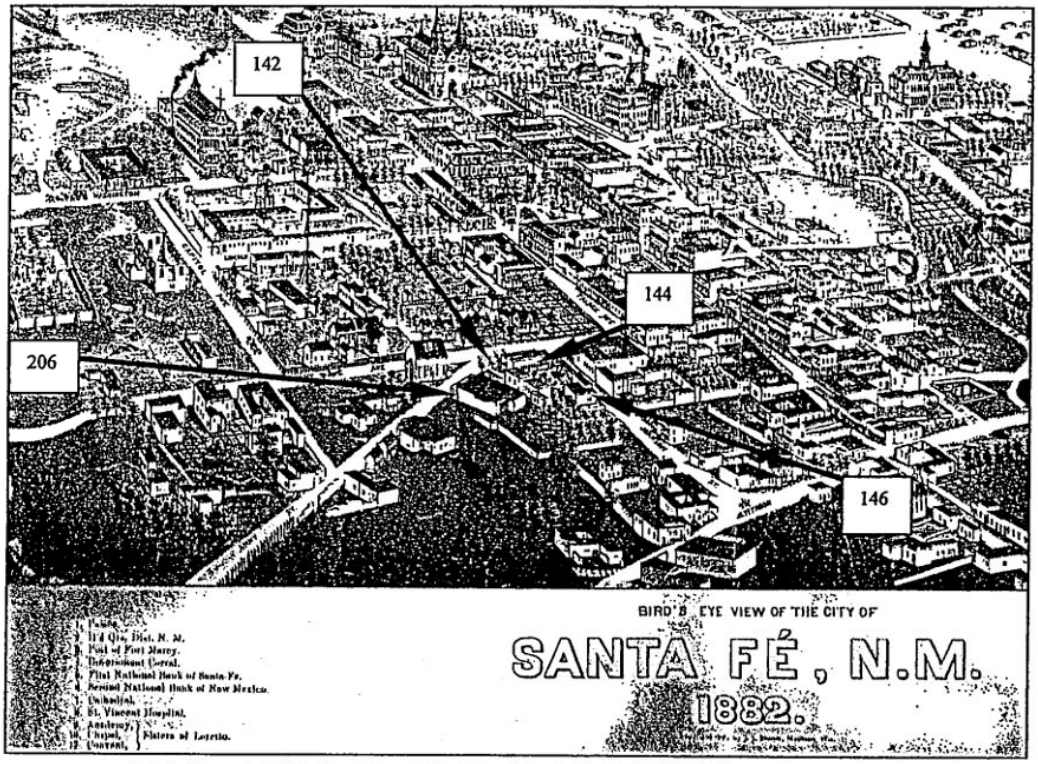
2. Portion of 1846 Gilmer *Plan of Santa Fe, New Mexico* indicates U-shaped footprint of the present location of 142 Griffin Street and 206 McKenzie Street and unnamed 17th Century acequia (City Planning HPD 2005).



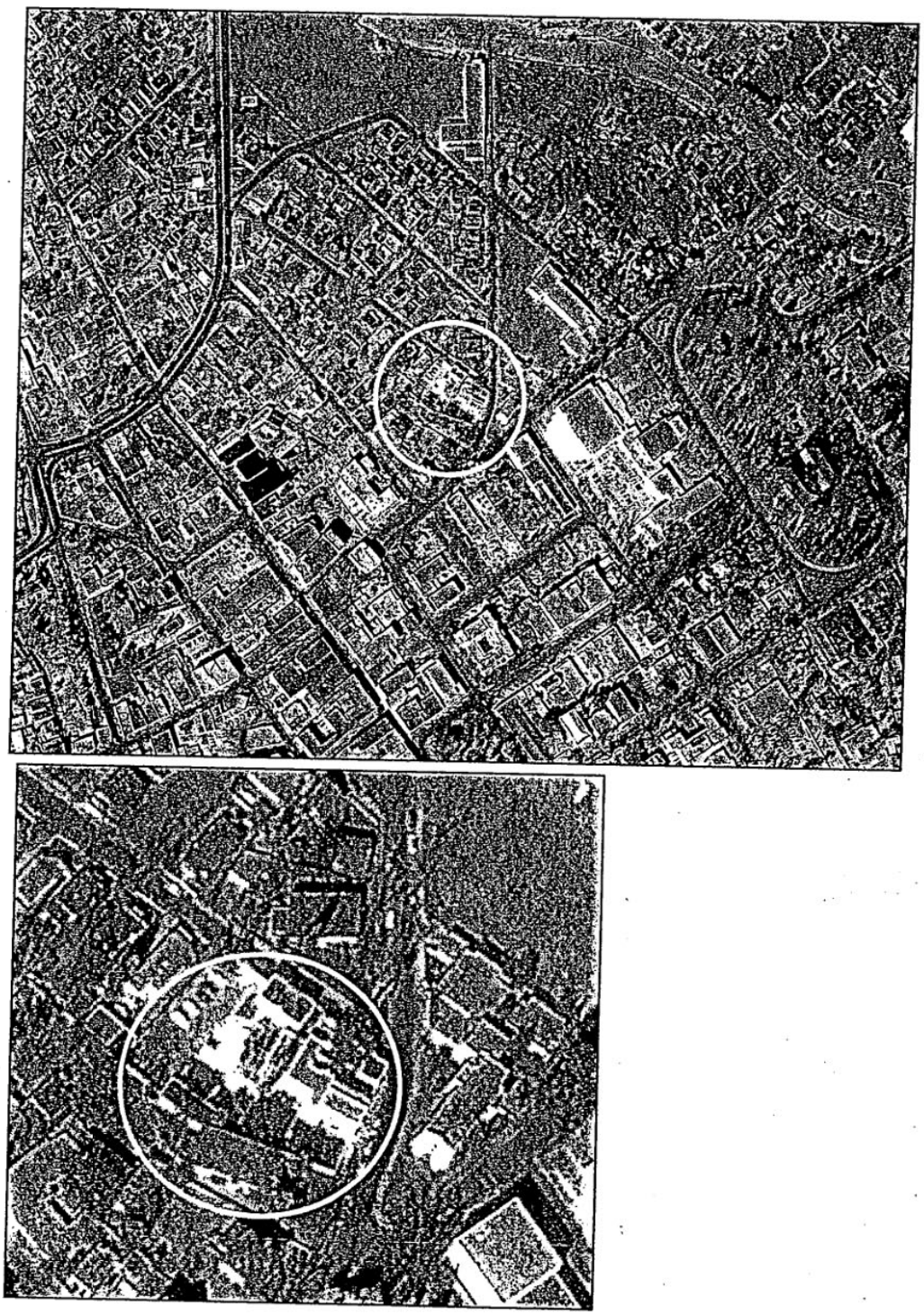
5. Portion of 1892 Gaynor *Map of Santa Fe, New Mexico* indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).



3. Portion of 1884-1886 Hartmann *Map of the City of Santa Fe, N. M.* indicates a similar configuration of buildings as is observed on the 1846 Gilmer map at the present location of 146 Griffin Street/206 McKenzie street (City Planning HPD 2005).



4. Portion of J. J. Stoner's *Bird's Eye View of the City of Santa Fe, N.M. 1882* indicates the presence of structures at the present location of 206 McKenzie Street , 142 Griffin Street (Arny Street), 144 Griffin Street, 146 Griffin Street (City Planning HPD 2005).



9. 1958 NM DOT aerial photograph indicates absence of structure at 142 Griffin

GERI ENVIRONMENTAL CONSULTANTS
A Division of GERI, Inc.
1808 Second St, Suite D P.O. Box 4873 Santa Fe, NM 87502 Phone (505) 988-4143 FAX (505) 982-6759
E-Mail: geri@geri-fsi.com Internet: www.geri-fsi.com

206 McKenzie Street, Santa Fe, NM
Chain of Title
5/6/2011

Ownership of the property for the last 50 years was investigated as an aid in determining past property use.

1. Assumption Warranty Deed, Christopher C. Hill, Gallagher Headquarters Ranch Development Ltd., White Buffalo Ltd. to 206 McKenzie Ltd., 6/14/2006, Instrument # 1437895.

2. Warranty Deed, Arturo "Arthur" Rodriguez to Christopher C. Hill, 5/17/2006, Instrument # 1433710.

Note: For items 1 and 2, the deeds reference a survey entitled "Plat of Boundary Survey for Christopher C. Hill *et. al.*," registered 5/17/2006 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 623, page 48.

3. Personal Representative Deed, Edna Wyatt for the Estate of Walter O. Ingram to Arturo "Arthur" Rodriguez , 5/3/2001, Book 1900, Page 73.

4. Deed, St. Germain Foundation to Walter O. Ingram, 3/20/1973, Book 299, Page 456. | CONSISTENT W/ ORAL HISTORY

Note: Items 3 and 4 reference "A Survey for Saint Germain Foundation, Santa Fe, Santa Fe County, New Mexico," registered 2/19/1954 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 5, page 258. The St. Germain Foundation is a religious sect which, at the time of this investigation, still maintains a church at 510 Old Taos Highway in the City of Santa Fe, New Mexico. 54

5. Warranty Deed, Mrs. S.W. Ballard to St. Germain Foundation , 7/15/1955, Book 117, Page 347.

Note: Item 5 references the 1912 King's Official Map of Santa Fe.

2001
1973
38 yrs

From: dfzinn <dfzinn@aol.com>
FEB fzinn <dfzinn@aol.com>
D 4 un, Dec 23, 2012 1:30 pm

1951 - The Flaming Sword of Saint Germain

On January 5, 1951, the Santa Fe New Mexican front page carried a banner headline: " 'I Am' Leader Sued Here." The story involved Hepzibah Powell, a 75 year-old woman bedridden at St. Vincent Hospital, who filed a suit against Edna Ballard, leader of the controversial religious sect known as the Mighty I Am. Mrs. Powell, through her lawyer, Donnan Stephenson, claimed that Ballard had promised to take care of all of Powell's earthly needs and to protect Powell's interests in the next world. In return, Powell gave Ballard $9,000 in cash and $3,000 in jewels. But Ballard had refused to pay her hospital bills. Powell, in her lawsuit, asked for her $12,000 back plus $50,000 in punitive damages.

For her part, Ballard issued a statement to the United Press that the lawsuit was nothing more than a smear campaign.The $12,000 was simply a donation to her ministry and she had no obligation to return it. Ballard, who identified herself as president of the St. Germain Foundation, sniffed, "If she (Powell) had brought as much love and blessing into the world as I have, she wouldn't be in this shape."

The New Mexican story went on to remind readers that the federal government had indicted Ballard which led to a series of sensational trials during the war years. But the story actually began much earlier.

→ Sometime in 1930, Edna Ballard learned that her husband, Guy Ballard, was the reincarnation of Jesus. And Moses, Frances Bacon, Buddha, George Washington and nearly every illustrious personage of the last four thousand years of human history. In this life, Guy Ballard was a rather less colorful mining engineer from Newton, Kansas who had married, in 1916, a charming concert harpist named Edna Wheeler. Both shared a deep interest in theosophy, a rather elaborate belief that a group of immortals that had transcended the cycle of reincarnation were guiding human destiny from above. This philosophy was a large and generous one, easily accommodating theories concerning the occult, magic potions, astrology and the lost continents of Atlantis and Lemuria.

As Guy Ballard tells it, he was climbing California's Mount Shasta when he became thirsty. He felt a presence behind him and there, on the mountain top, Ballard encountered Le Comte de Saint Germain. The count was a mysterious occultist and magician who took his name from the French village, Saint Germain, in which he resided. The Count was fabulously wealthy, loved jewels and was reputed to converse with the spirits. And he had died in 1784. To Ballard in 1930, however, Saint Germain appeared to be none the worse for it.

Saint Germain offered Ballard a creamy drink which Ballard found wonderfully exhilarating, then he told Ballard an amazing tale. Saint Germain was a member of an elite group of humans known as the Great White Brotherhood, each of whom had undergone multiple reincarnations so successfully that they had "ascended" to become Masters to guide human history. Saint Germain himself had been tasked with leading the human race through the Aryan age of Aquarius, a Seventh Plane of existence, into the light of the Violet Flame. There might also have been something about Atlantis as well. At any rate, Saint Germain required someone to speak for him on earth and so appointed Guy Ballard, his wife Edna (herself the reincarnation of Joan of Arc and Benjamin Franklin) and his son Donald as "Accredited Messengers" of the Ascended Masters.

Ballard began to spread the teachings of Saint Germain first in Chicago, then in Los Angeles through an organization he called the Mighty I AM. (The name is taken from a verse in Exodus which describes Moses encountering a burning bush calling his name. When Moses inquires who it is, the voice of God responds by saying, "I am who I am. This is what you are to say to the Israelites: 'I am has sent me to you.'")

By 1938, Ballard had gathered, some say, more than a million followers who devoured the "decrees" of Saint Germain as revealed to him. These decrees resembled high speed chanting. This constituted the I Am Activity, an amalgamation of Theosophist ideas and various occult notions which proved very popular in California. Eager

followers bought books, pamphlets, posters, rings – even a New Age Cold Cream – and otherwise showered the Ballards with "love offerings" in the neighborhood of $3 million (in Depression-era America!), enabling the Accredited Messengers to live a decidedly luxurious lifestyle.

Then, in 1939, Guy Ballard died of heart failure. This was inconvenient as he had often declared his body physically indestructible and preached that he would someday ascend, body and soul, to become a Master himself. His quick-thinking widow, Edna, had the body cremated and told the followers that Ballard had indeed "ascended," leaving her in charge. As principal Accredited Messenger, Edna Ballard took the name Lotus Ray King

Barely weeks after Guy Ballard's death, the United States government indicted Edna Ballard and her son, Donald, with mail fraud. Simply put, the Ballards were charged with manufacturing a bogus religion and using it to separate money from the gullible.

The Ballards were convicted in spite of, or perhaps because of Edna's invocations of the Ascended Masters and the Violet Flame. Donald's defense fared no better: he claimed that he could make himself invisible at will and that, using his psychic powers, he had sunk several German U-Boats during the war. The conviction was appealed, resulting in a historic Supreme Court decision holding that the truth of a religious belief may not be examined under our Constitution although the sincerity of that belief may be put before a jury. United States v. Ballard, 322 US 78 (1944). Because the trial court allowed inquiry outside the constitutional bounds, the Ballards' conviction was fatally flawed.

It was a close decision, 5-4, with Justice Robert Jackson's dissent the most often quoted. Excerpts follow:

> I should say the defendants have done just that for which they are indicted. If I might agree to their conviction without creating a precedent, I cheerfully would do so. I can see in their teachings nothing but humbug, untainted by any trace of truth. But that does not dispose of the constitutional question whether misrepresentation of religious experience or belief is prosecutable; it rather emphasizes the danger of such prosecutions....
>
> In the first place, as a matter of either practice or philosophy I do not see how we can separate an issue as to what is believed from considerations as to what is believable. The most convincing proof that one believes his statements is to show that they have been true in his experience. Likewise, that one knowingly falsified is best proved by showing that what he said happened never did happen.
>
> How can the Government prove these persons knew something to be false which it cannot prove to be false? If we try religious sincerity severed from religious verity, we isolate the dispute from the very considerations which in common experience provide its most reliable answer . . .
>
> Some who profess belief in the Bible read literally what others read as allegory or metaphor, as they read Aesop's fables. Religious symbolism is even used by some with the same mental reservations one has in teaching of Santa Claus or Uncle Sam or Easter bunnies or dispassionate judges. It is hard in matters so mystical to say how literally one is bound to believe the doctrine he teaches and even more difficult to say how far it is reliance upon a teacher's literal belief which induces followers to give him money....
>
> If the members of the ["I Am"] sect get comfort from the celestial guidance of their "Saint Germain," however doubtful it seems to me, it is hard to say that they do not get what they pay for. Scores of sects flourish in this country by teaching what to me are queer notions. It is plain that there is wide variety in American religious taste. The Ballards are not alone in catering to it with a pretty dubious product.
>
> The chief wrong which false prophets do to their following is not financial. The collections aggregate a tempting total, but individual payments are not ruinous. I doubt if the vigilance of the law is equal to making money stick by over-credulous people.
>
> But the real harm is on the mental and spiritual plane. There are those who hunger and thirst after

> higher values which they feel wanting in their humdrum lives. They live in mental confusion or moral anarchy and seek vaguely for truth and beauty and moral support. When they are deluded and then disillusioned, cynicism and confusion follow.
>
> The wrong of these things, as I see it, is not in the money the victims part with half so much as in the mental and spiritual poison they get. But that is precisely the thing the Constitution put beyond the reach of the prosecutor, for the price of freedom of religion or of speech or of the press is that we must put up with, and even pay for, a good deal of rubbish.
>
> Prosecutions of this character easily could degenerate into religious persecution. I do not doubt that religious leaders may be convicted of fraud for making false representations on matters other than faith or experience, as for example if one represents that funds are being used to construct a church when in fact they are being used for personal purposes. But that is not this case, which reaches into wholly dangerous ground.
>
> When does less than full belief in a professed credo become actionable fraud if one is soliciting gifts or legacies? Such inquiries may discomfort orthodox as well as unconventional religious teachers, for even the most regular of them are sometimes accused of taking their orthodoxy with a grain of salt. I would dismiss the indictment and have done with this business of judicially examining other people's faiths.

On re-trial, the Ballards were again convicted and the matter went up on appeal in 1946. The Supreme Court overturned the conviction again, this time on the sole basis that women had been unconstitutionally excluded from the jury, never reaching the merits. The government took no further court action but, through its administrative agencies, successfully denied the I Am Activity access to the mails and tax exemption on religious grounds for nearly a decade.

It was in the midst of these troubled times, in March of 1942, that Edna Ballard purchased a large house in Santa Fe at 510 Old Taos Highway, moved the Saint Germain Press there and opened an I Am school. By 1951, the members of the I Am sect, usually wearing colorful clothes, were a familiar part of the Santa Fe scene. (The sect members wore different colors for each day of the week; Saturday, for example, was a day for violet or purple colors. The colors red and black, however, were evil and never worn.)

In January of 1951, the I Am School was hosting some 600 students from around the nation who had come to hear Edna Ballard's "dictations" from Saint Germain and otherwise receive the blessings of the Messenger, Lotus Ray King.Then came the headline in the New Mexican on January 5, 1951, opening old wounds and inflicting fresh ones.

The following day, about 40 I Am students -- almost all women -- crashed through the front door of the New Mexicanoffices on Marcy Street, demanding to speak to the editors. A few were led to meet with editors Will Harrison and John Mickey McGuire where they delivered an ultimatum to the stunned newspapermen. Mrs. Ballard, they told the editors, demanded the right to review and approve any article regarding the Powell lawsuit before publication or else the newspaper faced a citywide boycott of its advertisers. Other students spread out through the plant, condemning secretaries and printers with strange incantations. The police were called to escort wandering I AM students to the more public areas of the building. Things appeared peaceful if somewhat noisy.

Then, in the midst of debate, a "portly woman in a fur trimmed coat" slapped the paper's managing editor, John Mickey McGuire, in the face. Another unidentified student slapped editor Will Harrison. Even Calla Hay, the society editor, injured a finger attempting to avoid a roundhouse from an I Am student. Someone broke an antique table in the editor's conference room. The newspaper was threatened variously with death by a Divine Hand, a $10 million libel suit, bankruptcy, a boycott of advertisers and, worst of all, the "flaming sword of Saint Germain." Police removed four male I Am students who were threatening employees with fists but the majority of the students simply planted themselves in the building and refused to move.

In less than an hour, the police – armed with a restraining order issued by a District Judge David Chavez – escorted the I Am students out of the building. Though closed for five hours, the newspaper brought out the Saturday edition on time with this headline: "Angry 'I Am' Mob Lays Siege to New Mexican on Suit Tale." The somewhat defiant editor of

the New Mexican issued this editorial:

No Thank You, Mrs. Ballard

Mrs. Edna Ballard, president of the I Am activity, has threatened the New Mexico with boycott and rioting, unless she is permitted to read and approve before publication articles relating to a suit filed in district court Friday by an I AM student accusing the I AM president of fraud.

The proposal to call off the boycott, which Mrs. Ballard said had been arranged among merchants of the city, and to keep mobs out of The New Mexican building came after five hours of siege Saturday morning in which throngs who said they were Mrs. Ballard's followers crowded through the newspaper building, slapping three employees, breaking a piece of furniture and engaging in verbal abuse.

It is a disturbing situation in a little town where we have all been living together in mutual respect and happiness, and we trust it will soon pass.

But more disturbing is the demand to print or not print news under threat of financial ruin. It is the first time, we think, that anything like this has been presented to the New Mexican in its 101 year history of publication.

Of course we cannot comply. If Mrs. Ballard or her representatives want space in the New Mexican to present their views, they may have it. But they may not determine the nature of the news that we are to publish.

We trust this threat was a hasty one and made in excitement. We hope it was because it would not be good to have among us a group that would censor the public information given to a community of 30,000.

Meanwhile (with cheek still tingling) the New Mexican wishes for its neighbors an early settlement of the difficulties that have risen among them and a return to the happy days.

A few days later, attorneys for Ballard and the I AM group arrived in Santa Fe, ostensibly to investigate the Powell matter but they also appeared for Mrs. Ballard in the scheduled January 12, 1951 hearing on the restraining order before Judge Chavez. But there was no hearing. Instead, the lawyers for the New Mexican and for Mrs. Ballard arrived at a settlement in which the injunction action against Ballard was dismissed and Mrs. Ballard issued this statement:

It is a matter of regret if any students of the "I Am" Religious Activity created a public disturbance at the office of the New Mexican the 6th of January last. It was not and never has been my intention that for any of our people to create any public disturbance, and I sincerely regret that any violence occurred. In making any protest they had in mind, it should have been done peacefully and with dignity.

President and publisher of the New Mexican, Robert McKinney, reiterated the newspaper's policy of printing the news as they saw fit and graciously accepted Ballard's statement which the newspaper generously called an "apology."There was no further action arising of this curious incident. No personal injury suits were filed by Harrison, McGuire or Hay; no property damages were sought and, despite front page photographs as graphic evidence, no criminal charges for assault or battery were lodged. It was as if it had never happened. More interestingly, the Hepzibah Powell case was never again mentioned in the pages of the Santa Fe New Mexican.

Eventually, Ballard and most of the school left Santa Fe to settle in Schaumberg, Illinois where Ballard died in 1971. Today, the numbers of the faithful have dwindled considerably. After Edna's 1961 death (or "transition" as it is called within the organization), a board of directors now passes along Saint Germain's messages while Donald Ballard long ago left the movement to run a manufacturing plant. The Mighty I Am is still based in Chicago but maintains about 300 activity "centers" throughout the United States, including a "Sanctuary" in the house off Old Taos Highway in Santa Fe, New Mexico.

I find myself thoroughly puzzled by the whole affair. The New Mexican, victim of an astonishing outrage, responded by yapping like a chihuahua about censorship yet seeking harmonious relations with a patently deranged bag of nuts. Back to "the happy days," indeed. Its only legal action – a simple injunction – was dumped when la presidente Ballard uttered a mealy-mouthed statement of general regret without even the scent of personal responsibility, a statemen which only the deluded could call an apology. Most tellingly, the newspaper made sure never to offend the Ascended Masters by not mentioning Ballard or the I Am group again.

Perhaps the lesson, if there is one, is this: While the pen may be mightier than the sword, it isn't mightier than the flaming sword of Saint Germain.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 9:20 am

QUICK FACTS AND KEYWORDS for George Blodgett

Birth/Death	Lived/Active	Often Known For
- 1888 (Northfield, Minnesota) - 1958 (Santa Fe, New Mexico)	New Mexico/Oregon	sculptor-native American portrait

Artist Colony
* Santa Fe Artist Colony

Noted Gallery Representation, Pre 21st Century
* Grand Central Art Galleries, New York City

Methods
* Sculpture, Sculptor

Media
* Bronze

Styles
* Realism, Representation, Realist, Naturalist

Subjects
* Indian, Native American Figure, Genre, Portrait, Symbolism
* Portrait
* Portrait Bust Sculpture

Geography/Places Lived and/or Worked
* New Mexico Before 1940

Some Exhibitions
* Brooklyn Museum of Art

Schools
* Academie Julian, Student

Chronology
* Early 20th Century Before 1950

The above Keywords are derived from what AskART has identified from our research for this artist and are intended as an additional tool for information. Sources include books, periodicals, auction records, family members, friends, and professional researchers. AskART has derived Quick Facts as a brief overview; it is not a complete list rather it is a list that is most frequently cited.

Sent from my iPad

NOT ASSOCIATED WITH PROPERTY AFTER 1937.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 5:19 pm

EARLY PRINT BY NEW MEXICO ARTIST NORMA VAN SWERINGEN
ABOUT THE PRINT: Norma Van Sweringen is the rare "native born" New Mexican artist who arrived in the Land of Enchantment well before it was "discovered" by the other well-known artists from back east. When she illustrated scenes such as this, she tells a story. This one depicts a woman dressed in a "rebosa" – the native dress of Hispanic women of the day – having just passed through the entry gate, walking back toward her home. The two "family" burros, standing side by side, seem to be transfixed by the laundry, freshly hung, flapping in the breeze. Van Sweringen doesn't miss a thing – including a tree in the corral to provide afternoon shade for the burros during the long, hot summer days and an old pick-up bed that's been converted to a water trough. The simple lines of the mountains in the distance place the location somewhere in northern New Mexico. It is all brought together by the deft hand of Van Sweringen.
SIZE: The image area measures 9-3/4 x 12-1/8 inches and sheet size is 10-1/8 x 13-1/8 inches.
CONDITION: This very large linocut print is in very good to excellent condition, is unsigned and has limited margins (a common issue with some early prints and printmakers). A small piece of paper tape remains along the top edge of the verso, there's a tear on the deckled edge, a bend on two corners (one slightly in the image – bottom left) and a small spot near one of the burro's rump. This spot appears to be a paper defect and nothing more. Please note: Our photos appear to be a little pink in nature, in reality, this print has been printed on a light yellow stock. It's a great print and undoubtedly from a very low edition. We've only seen two prints by this rare and listed woman artist in our 30+ years of collecting and the other one we sold last year.
ABOUT THE ARTIST: Norma Van Sweringen or Van Swearingen was known as a painter and illustrator. Born in San Marcial, New Mexico on September 2, 1888, she died October 4, 1953 in Santa Fe, New Mexico. – Source: An Encyclopedia of Woman Artists of the American West by Phil Kovinick and Marian Yoshiki-Kovinick. In my copy of Artists of the Canyons & Caminos: Santa Fe: Early Twentieth Century By Edna Robertson and Sarah Nestor, she's listed as an active participant with a "who's who" of 1930's artists.
Here's an excerpt: "Meanwhile, the Art Museum (Museum of New Mexico), under the direction of Mrs. R, Van Stone, continued its open-door policy. An Article in El Palacio, on August 1930, told of plans for the Annual Exhibition of Artists and Sculptors of the Southwest, which was to coincide with the Fiesta:
Plans for the annual exhibition are far advanced. Mrs. Mary R. Van Stone, curator of the art gallery, has mailed invitations to 73 artists asking them to participate. Each artist now working in the southwest is assured of representation, and more than one work of each will be exhibited if space permits. For this reason, paintings over 12 square feet in area will be submitted to a jury. These invitations were mailed to the following artists: Santa Fe – Frank C. Applegate, George W. Blodgett, Jozef Bakos, Henry Balink Gustave Baumann, Harry Behn, Gerald Cassidy, Howard Coluzzi, Mrs. Fayette Curtis, Russell Cowles, Catherine C. Critcher, May Connell, Randall Davey, Andrew Dasburg, Allison Sommerville Dodge, Claire Dieman, John Dorman, Fremont Ellis, O.S. Emblem, William Penhallow Henderson, Raymond Jonson, Dorothy Kent, Cyril Kay Scott, Datus Myers, Alice Clark Myers, Evaline Myers, Gladys Milligan, Willard Nash, Helen Needham, B.J.O. Nordfelt, Guyrah Newkirk, Howard Ashman Patterson, Sheldon Parsons, Olive Rush, Charles S. Rawles, Warren E. Rollins, Albert H. Schmidt, Will Shuster, John Sloan, Norma Van Swearingen , Theodore Van Soelen, Dorothy Stewart, Eugenie Shonnard, Beulah Stevenson, Beulah Sutherland, Carlos Vierra, Dr. Charles Winchester, and Mrs. West.
She was also the illustrator for CABALLEROS The Romance of Santa Fe and the Southwest By Ruth Laughlin
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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: (historic and/or current name for property)

Escudero House

(Escudero tr. Sp. 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.

1. Location:

206 McKenzie Street

3. Local Reference Number:
051610071 (H2258)

4. County
Santa Fe County, NM.

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

6. Date of Survey:
09-15-2005

7. Previous Survey Date(s):
October 12 , 1984
July, 1995

8. Name of Project:
City Contract 22720.510300

9. UTM NAD 27
Zone: 13
Easting: 414933
Northing: 3949748

Photo:



1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).

10. Photo Information
Digital 09-15-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504.

11. Brief Description of the Property: **206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.**

12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

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

15. Relationship to Surroundings: X Similar _____Dissimilar

Comments: primarily Territorial

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

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



2. South Elevation fronting Griffin Street (TMc 09-15- 2005).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X Unknown __ None ___ Low __ Moderate ____High

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown X No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? ___No X Yes
Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No X Yes
If yes: X Contributing **____Non-contributing __ Unknown**

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X 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

2. Name of property: (historic and/or current name for property)

Escudero Property

1. Location:

206 McKenzie Street

3. Local Reference Number:
051610071 (H2258)

4. County
Santa Fe County, NM.

5. Date of Survey: 09-15-2005

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

X Adobe	X Brick	__ Composition	X Concrete: Block
__ Concrete: Cast Stone	X Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
X Metal: Corrugated	X Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__ Stone: Rusticated	X Stone: Tabular
X Stucco	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	Wood: Log	__ Wood: Shingle
___ Wood:).	Other:		

7. Number of Stories: __ N/A
Number: X 1 ___11/2 X 2
__ 21/2 Other:_____

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

9. Roof: __ N/A
Shape: X Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave X Parapet
Materials: __ 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

Notes: Not Known. Access to courtyards not granted.

11. Doors __ N/A

Type	Style	Material	Number

Notes: Not Known. Access to courtyards not granted.

12. Chimneys

Not Known. Access to courtyards not granted.

13. Porches

Type: Not Known. Access to courtyards not granted.
__ Full-Width __ Wrap

14. Other Significant Features:

15. Modifications: __ No known modifications

#1 addition of 2-story studio Date: 1930s X Known ___Estimated__ Source: local informant.

#2_____ Date:_____Known __ Estimated__ Source:

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations
Historic Maps (City Planning GIS)
Sanborn maps (Frey Angelica Library)
City Directories (Frey Angelica Library)
NM HBI Form 12/20/1984 No. 05160071 (H2258) City of Santa Fe Planning.

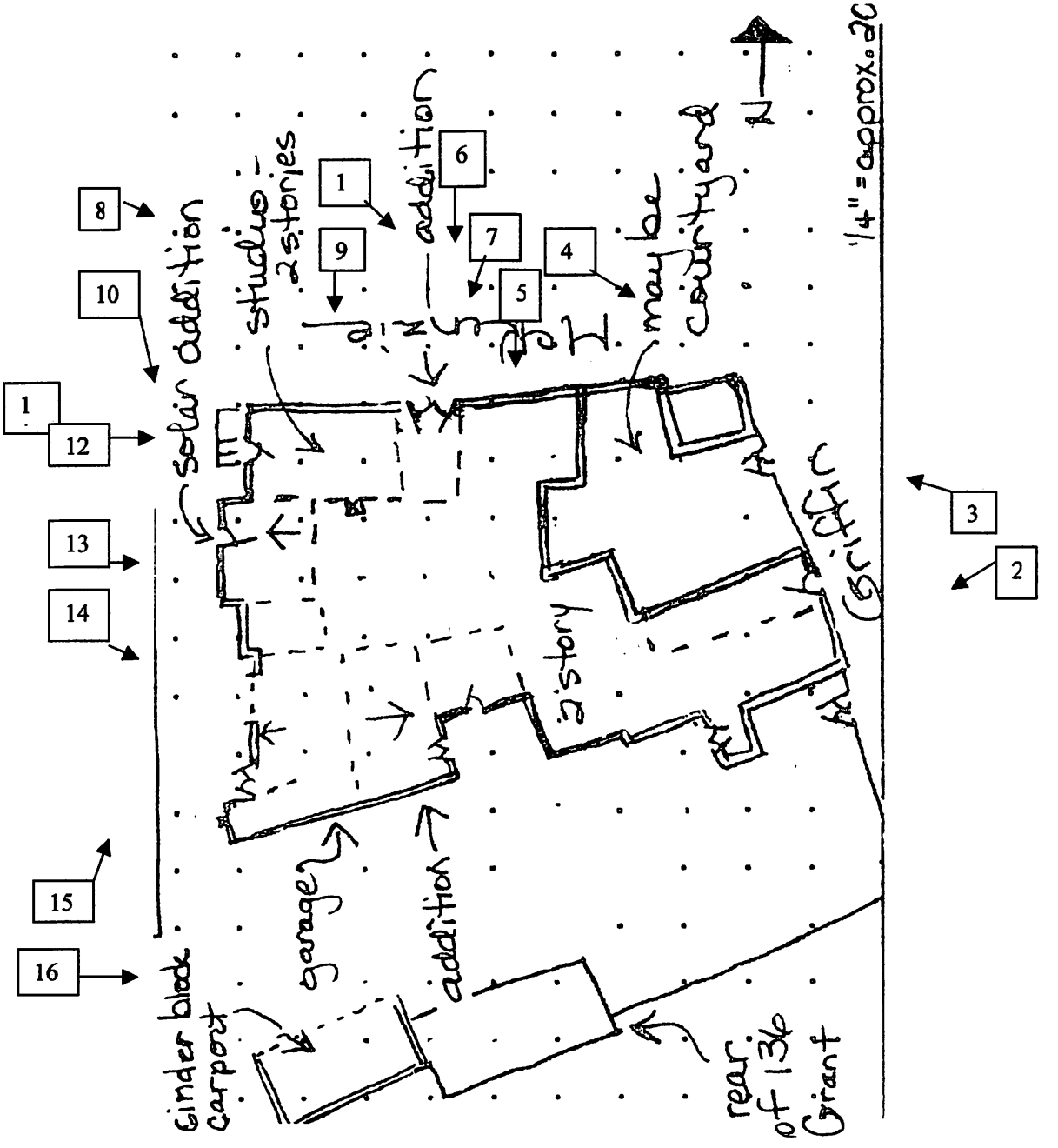
Velazquez, Miariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

SITE:

18. Attached or Associated Properties: 206 McKenzie is attached to and historically associated with 146 Griffin.
Are associated properties eligible for listing? Unknown

19.Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

Photographic Reconciliation (from 1995 HBI H2258 planview).



Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
3. Name of property: (historic and/or current name for property) Escudero Property	**4. Location:** 206 McKenzie street	**3. Local Reference Number:** 051610071 (H2258) **4. County** Santa Fe County, NM. **5. Date of Survey:** 09-15-2005



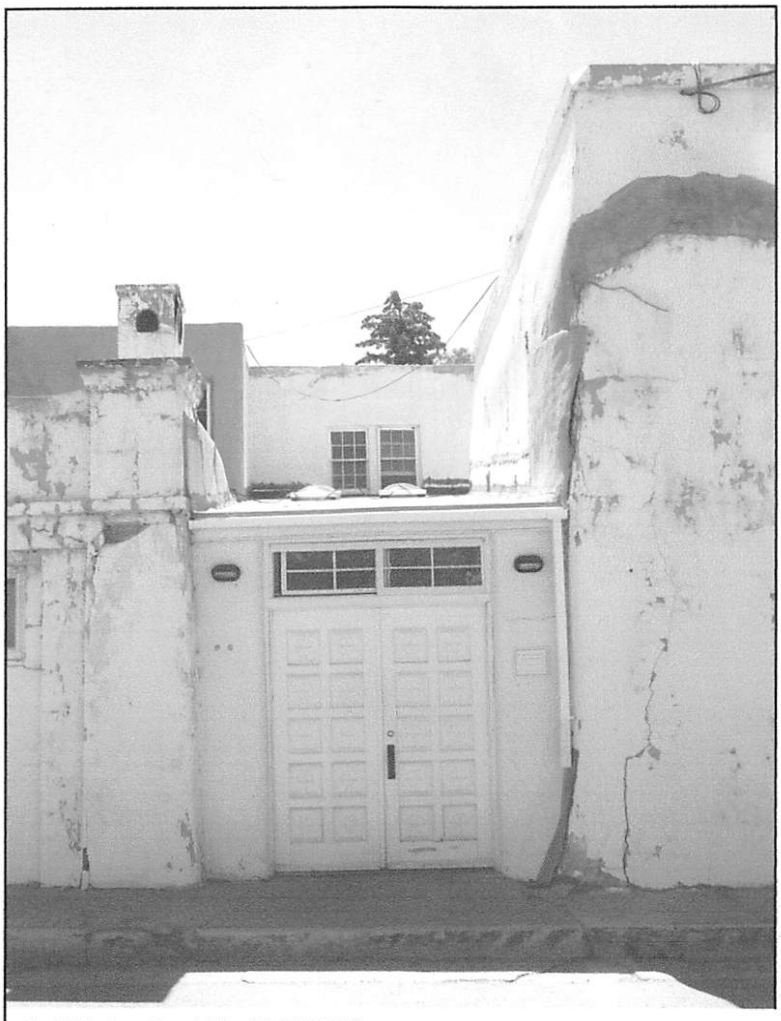
3. NE elevation, possibly the oldest portion of the structure (TMc 09-15-2005).



4. NW elevation, possibly the oldest portion of the structure (TMc 09-15-2005).



5. NW elevation (TMc 09-15-2005).



6. NW elevation (TMc 09-15-2005).



7. NW elevation tabular stone coping(TMc 09-15-2005).



8. NW elevation (TMc 09-15-2005).

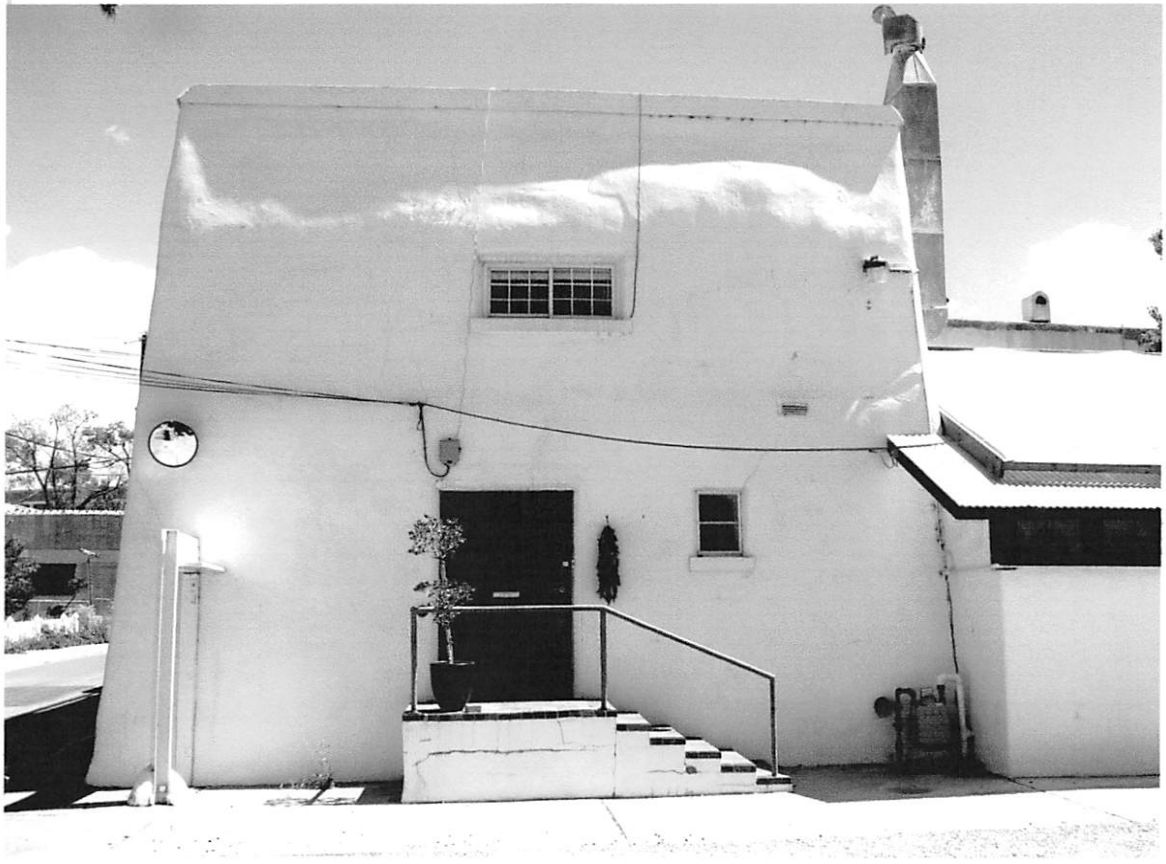


9. NW elevation, studio addition of 1934 (TMc 09-15-2005).

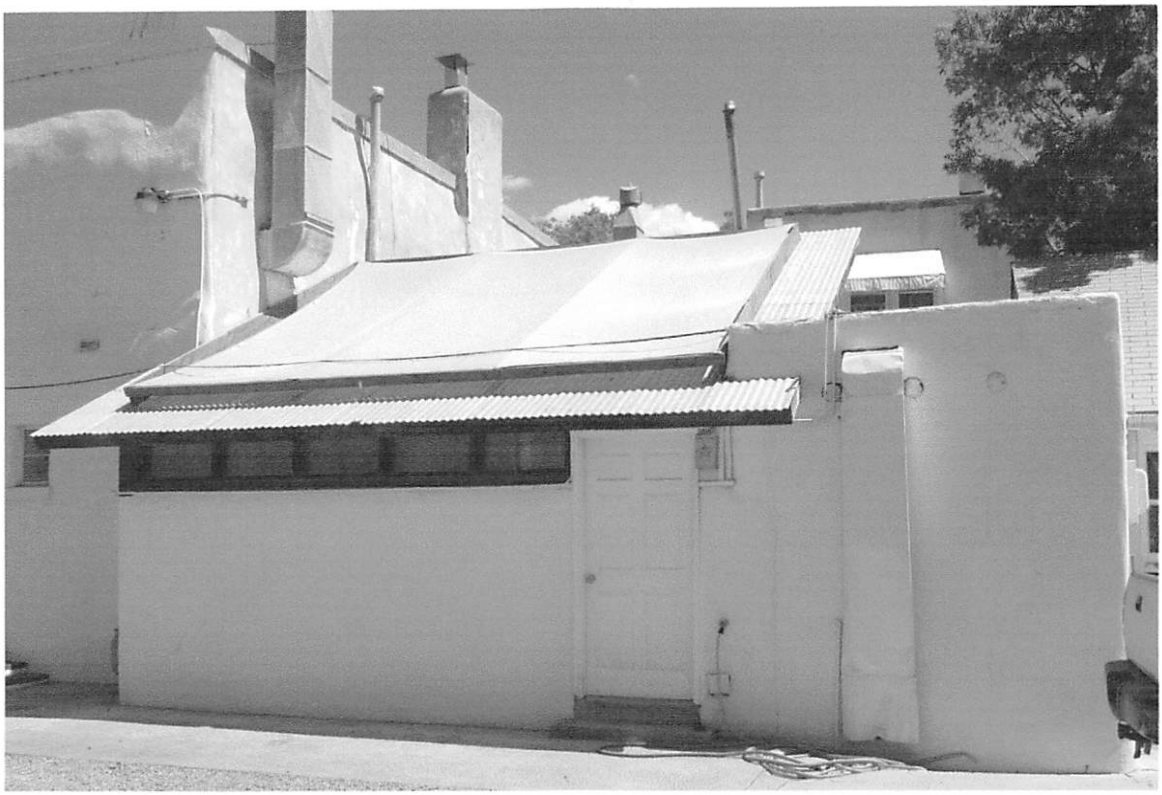


10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



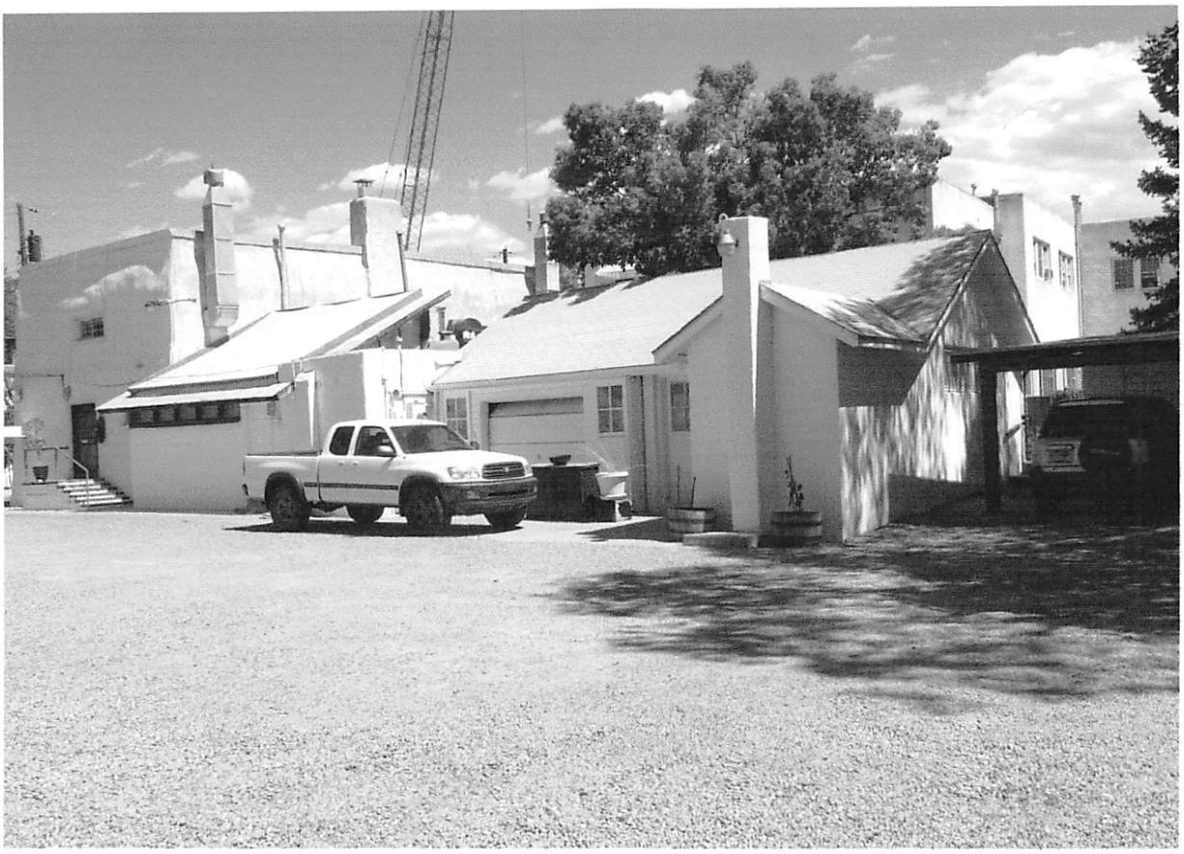


11, 12. SW elevation (TMc 09-15-2005).

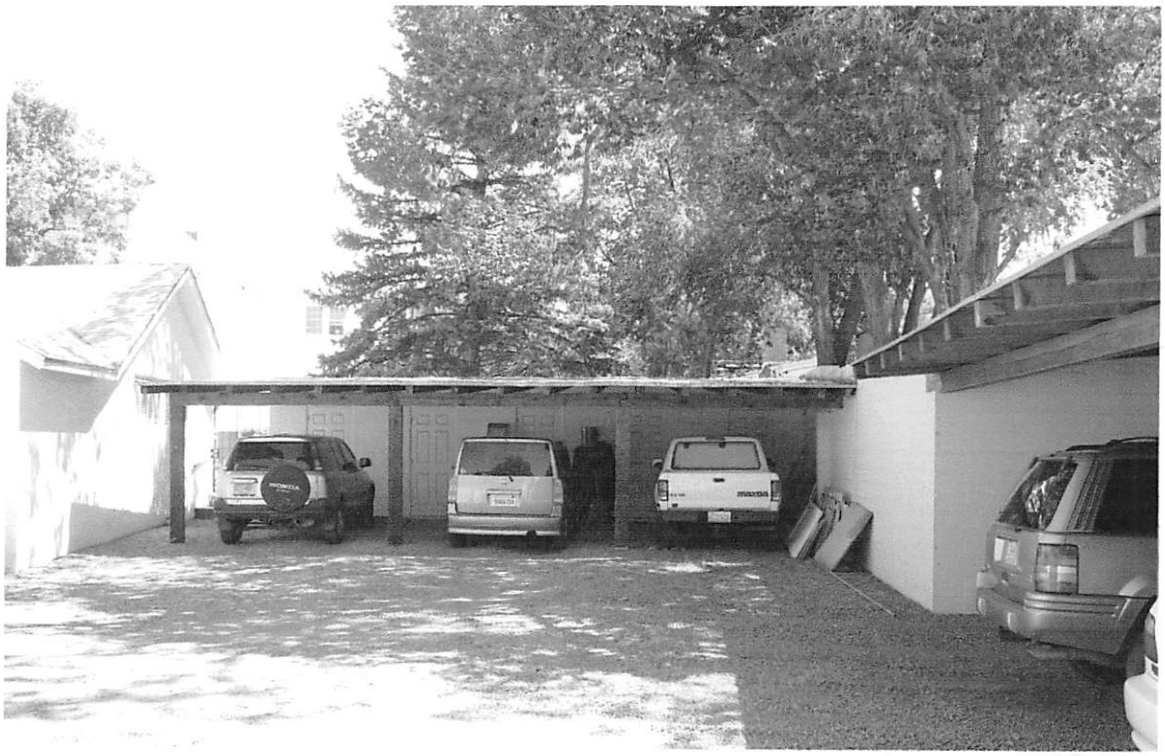


13. NW elevation (TMc 09-15-2005).





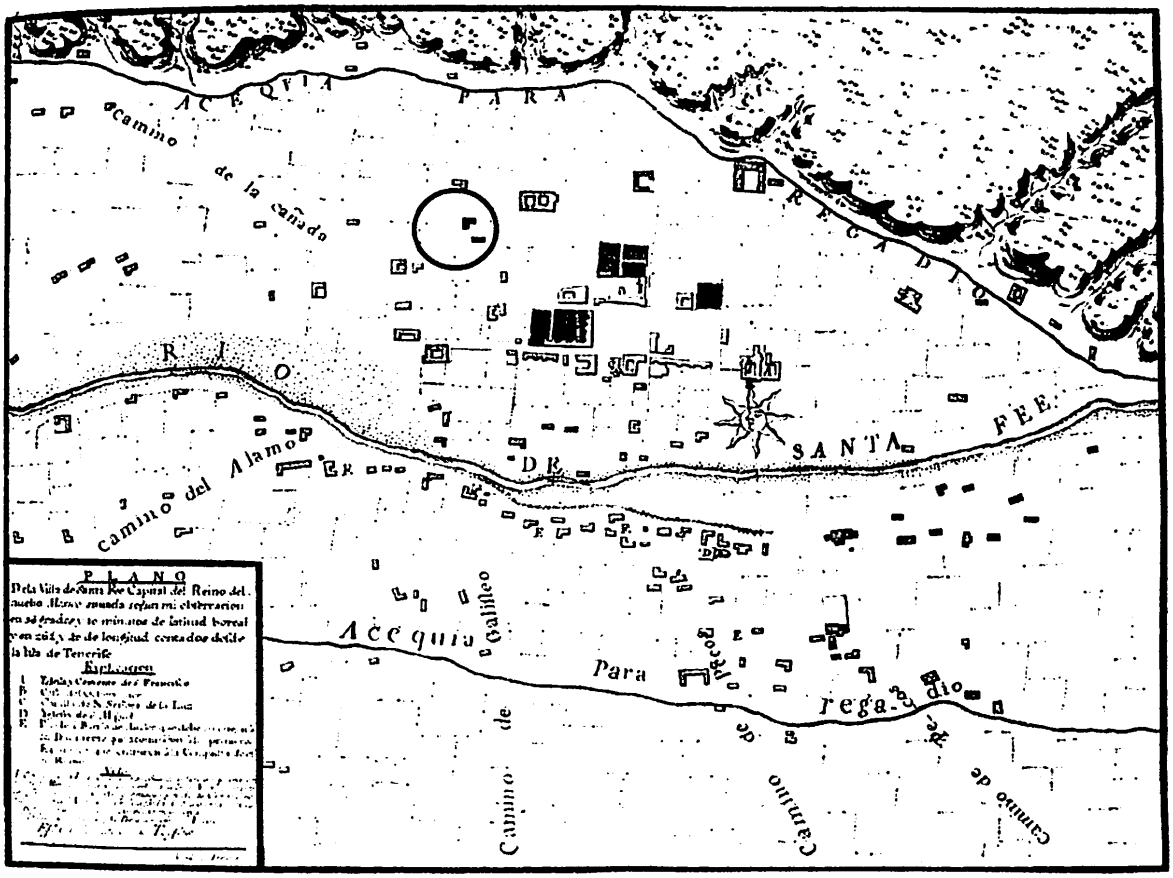
15. SW elevation (TMc 09-15-2005).



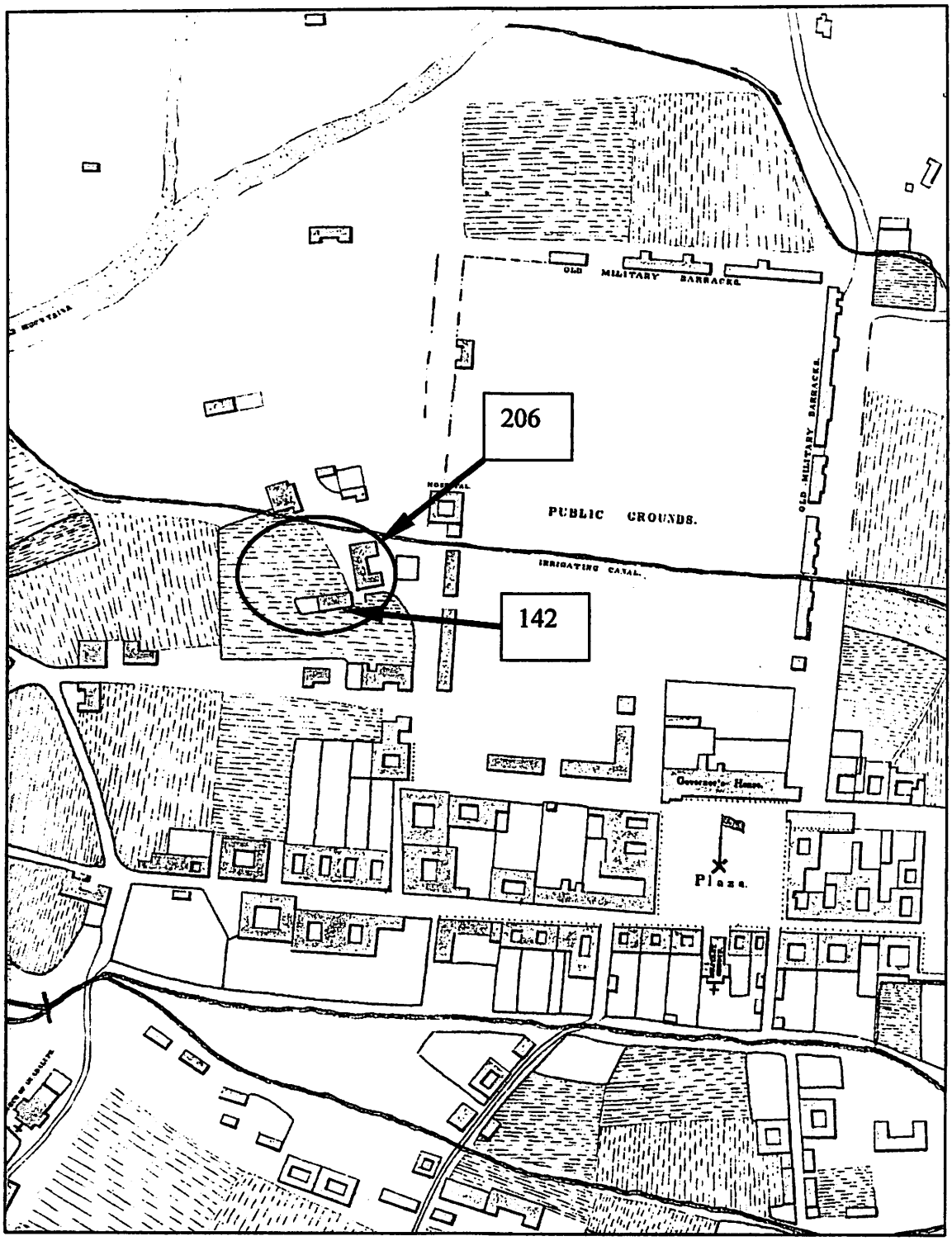
16. SW elevation (TMc 09-15-2005).

List of Exhibits

1.	Urrutia map c.1766	16
2.	Gilmer map 1846	17
3.	Hartman map c.1884	18
4.	Stoner map 1882	19
5.	Gainor map 1892	20
6.	William White Sketch Map c.1898	21
7.	1935 aerial photo	22
8.	1948 aerial photo	23
9.	1958 aerial photo	24
10.	1:24,000 topographic locational map	25
11.	1995 HBI Resurvey (portion)	26



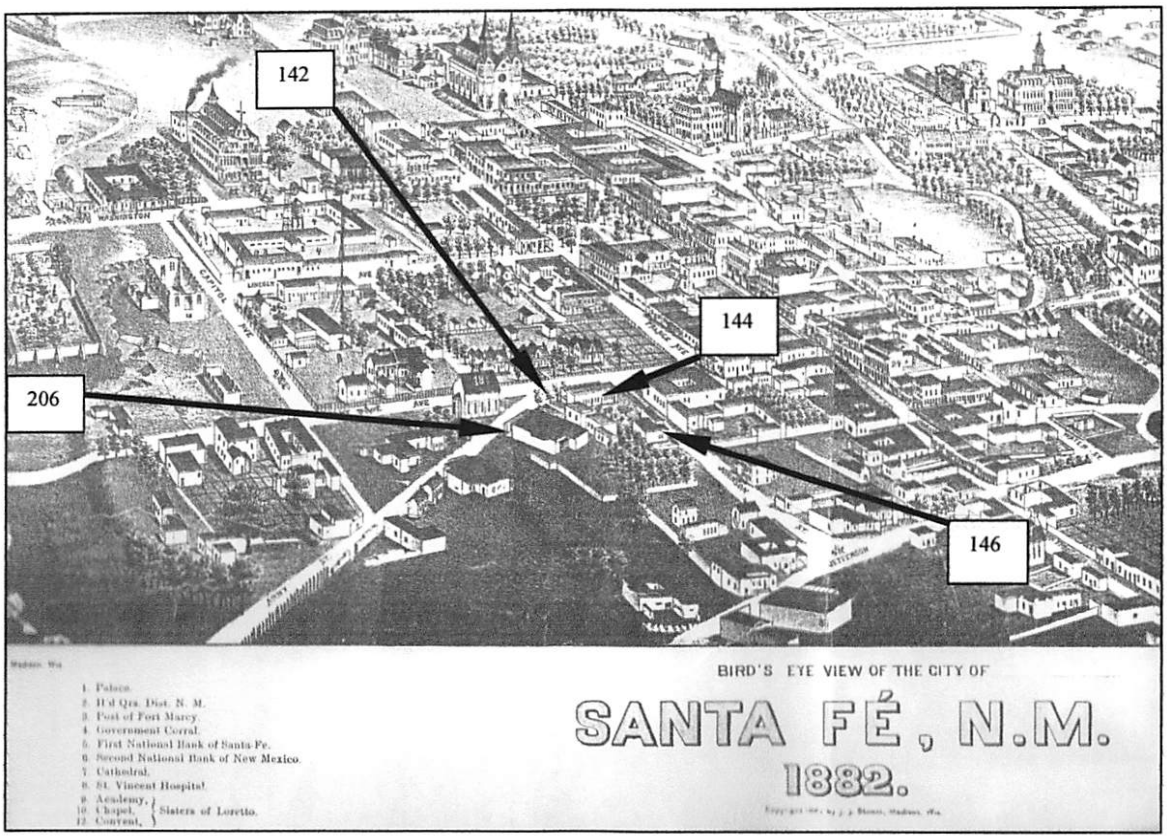
1. 1766 Urrutia map indicates estimated location of McKenzie Street and Griffin Street (City Planning HPD 2005).



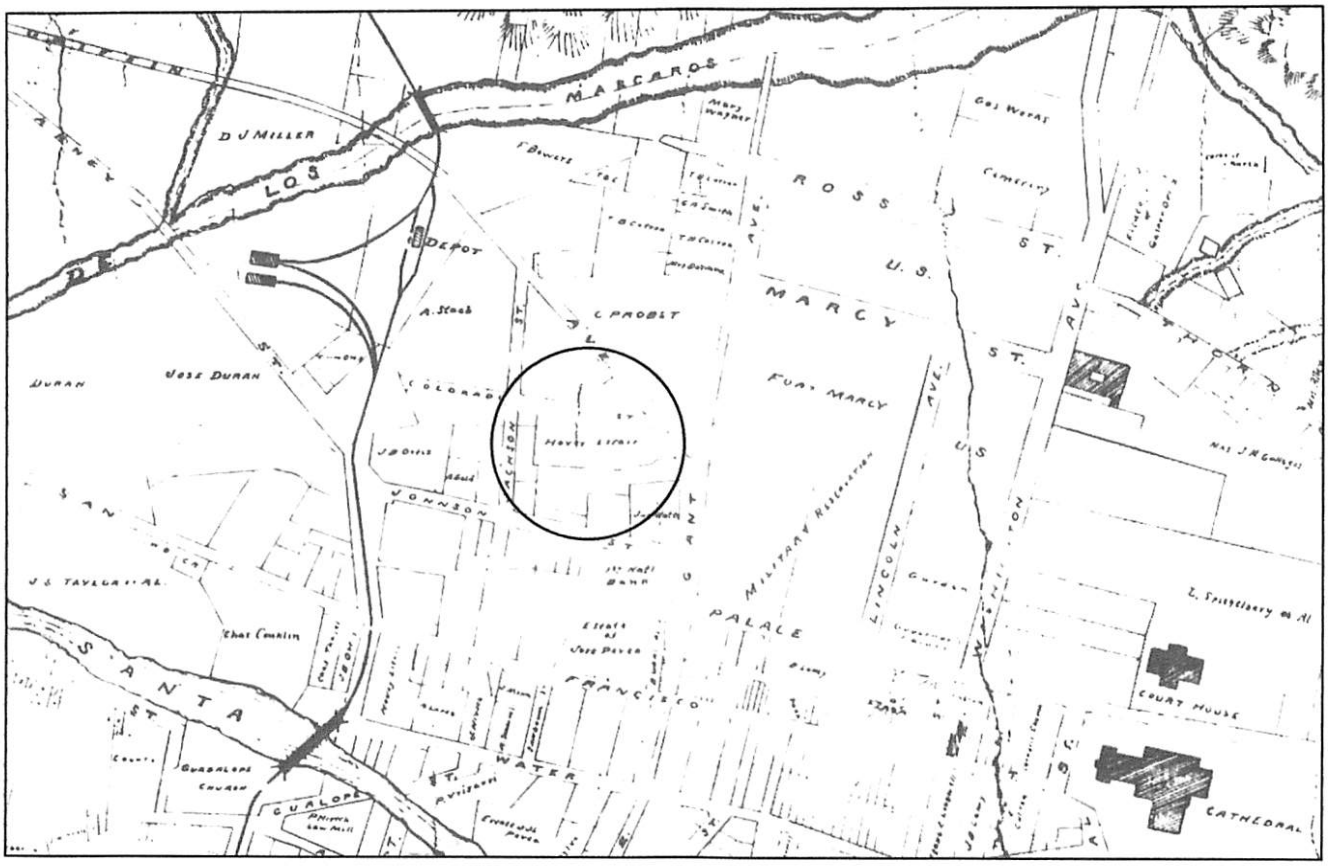
2. Portion of 1846 Gilmer *Plan of Santa Fe, New Mexico* indicates U-shaped footprint of the present location of 142 Griffin Street and 206 McKenzie Street and unnamed 17th Century acequia (City Planning HPD 2005).



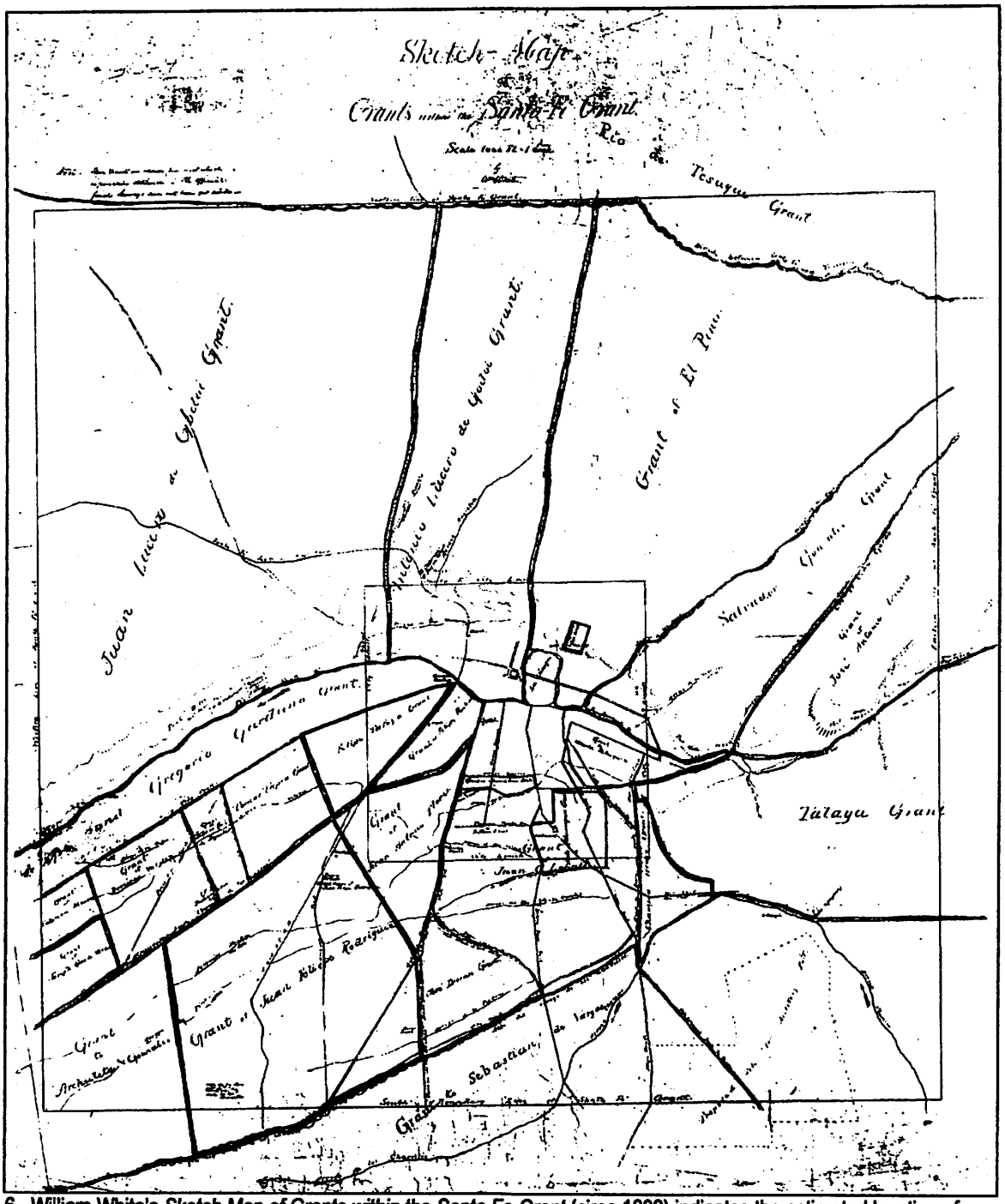
3. Portion of 1884-1886 Hartmann *Map of the City of Santa Fe, N. M.* indicates a similar configuration of buildings as is observed on the 1846 Gilmer map at the present location of 146 Griffin Street/206 McKenzie street (City Planning HPD 2005).



4. Portion of J. J. Stoner's *Bird's Eye View of the City of Santa Fe, N.M. 1882* indicates the presence of structures at the present location of 206 McKenzie Street , 142 Griffin Street (Arny Street), 144 Griffin Street, 146 Griffin Street (City Planning HPD 2005).



5. Portion of 1892 Gaynor *Map of Santa Fe, New Mexico* indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).



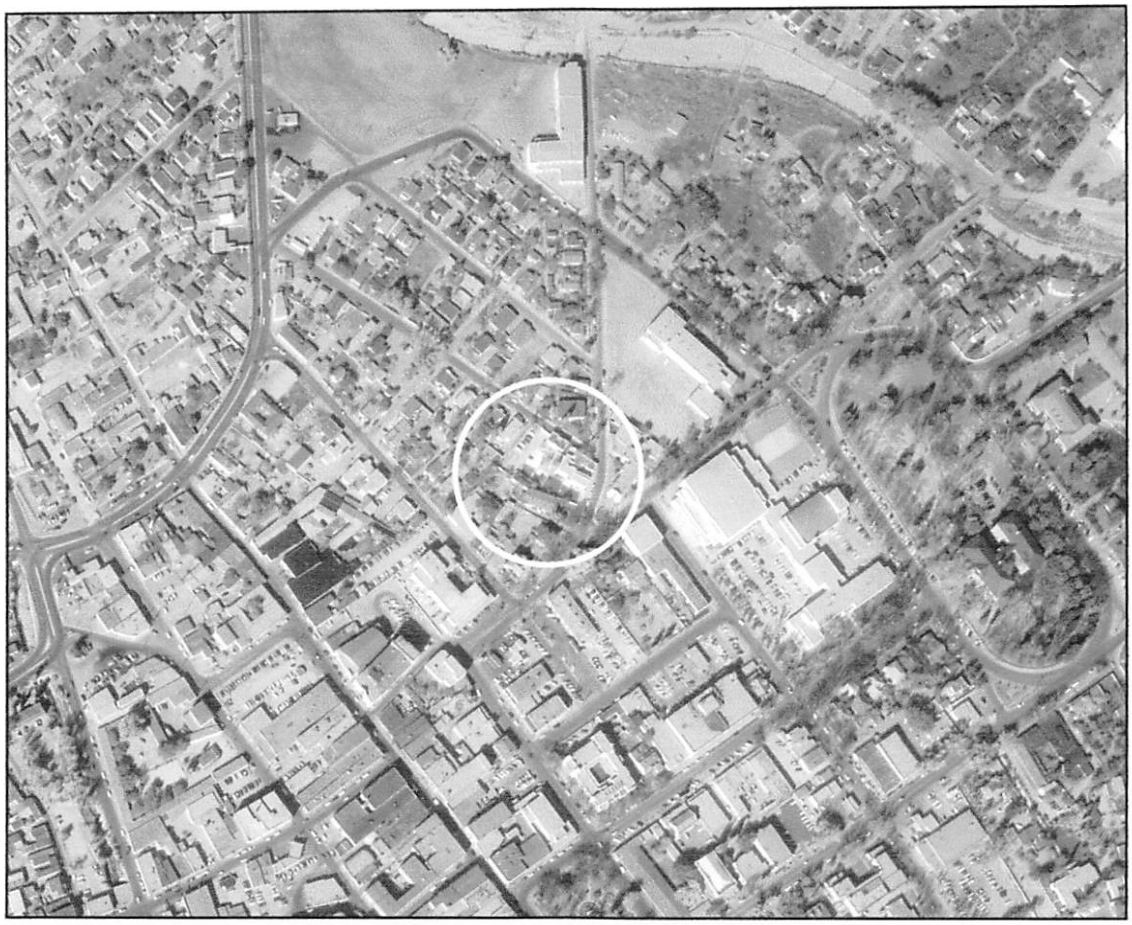
6. William White's *Sketch Map of Grants within the Santa Fe Grant* (circa 1898) indicates the estimated location of the present corner of McKenzie Street and Griffin Street in the Antonio Lucero de Godoi Grant of 1892 (New Mexico Land Title Records, Microfilm Series 301, 1991.UNM: Zimmerman Library 2005).

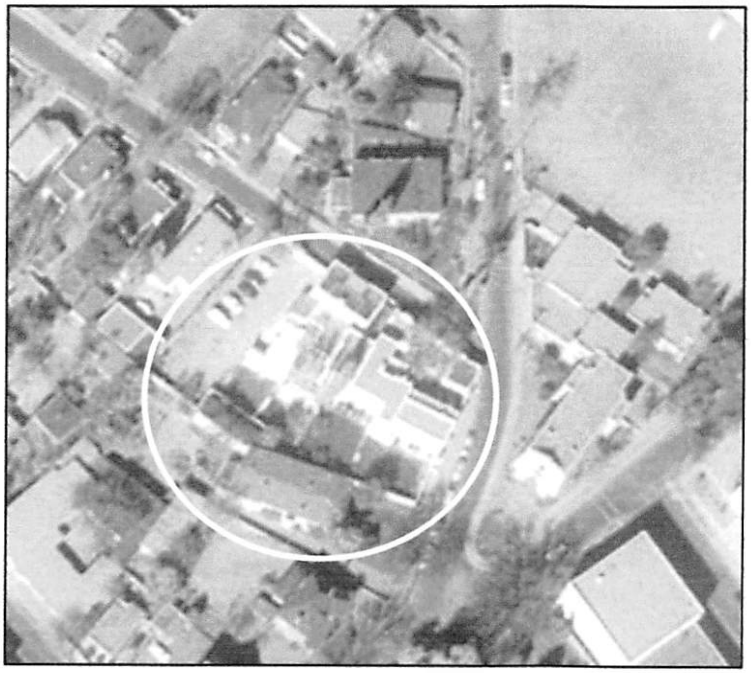


7. 1935 aerial photograph indicates the presence of 146 Griffin and 206 McKenzie (UNM Earth Data Analysis Center 2005).

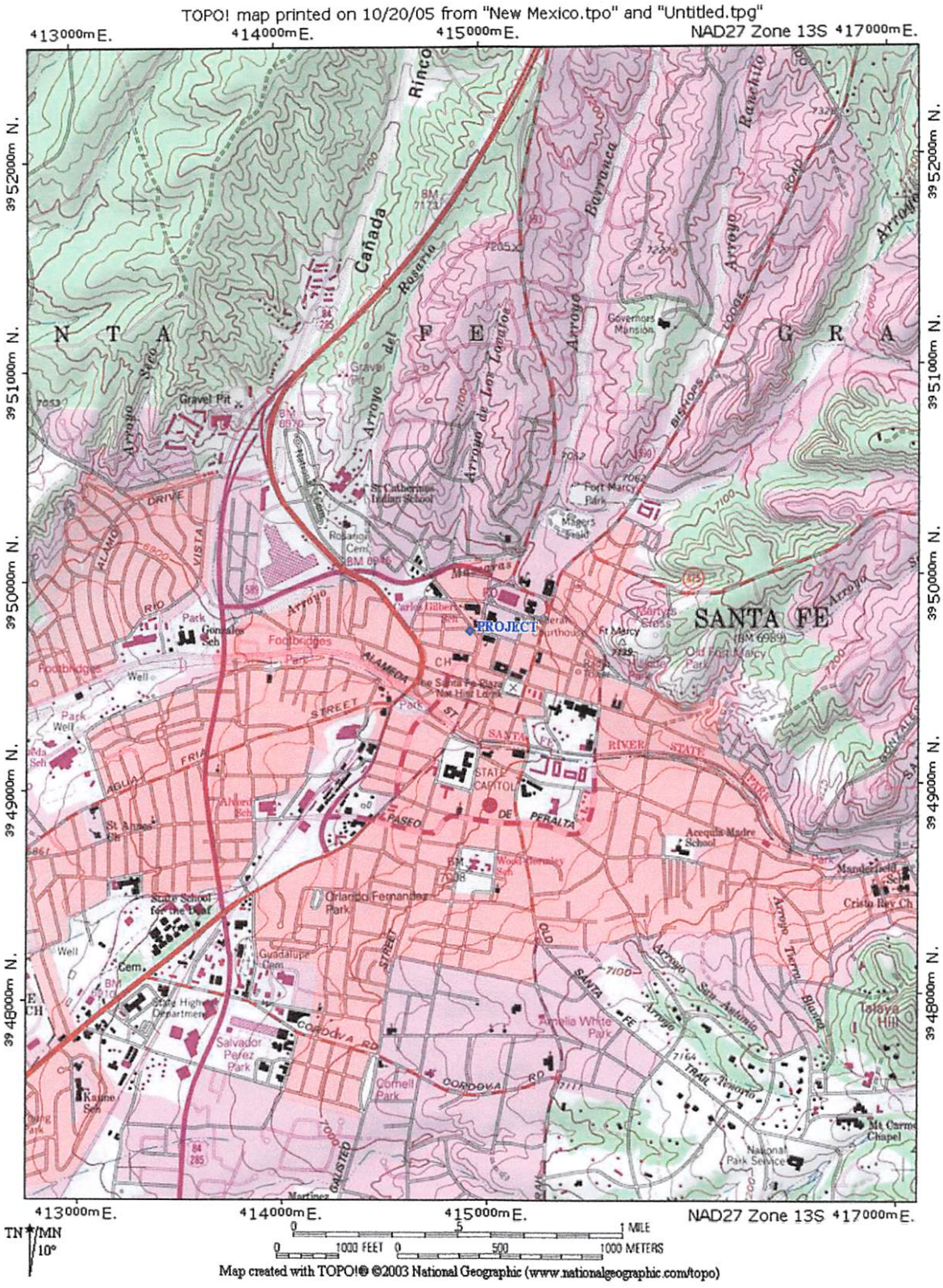


8. 1948 aerial photograph indicates the presence of strictures at 142 Griffin and 206 McKenzie (NM Earth Data Analysis Center 2005).





9. 1958 NM DOT aerial photograph indicates absence of structure at 142 Griffin



10. 1:24,000 portion of USGS topographic Santa Fe, NM quadrangle (1993) indicating 206 Mckenzie Street project area National Geographic TOPO 2001).

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 051610071

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H2258

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
portion by
____ ESTIMATE 1890 ACTUAL Sanborn map
SOURCE(S)

BUILDING DATA

ARCHITECTURAL STYLE: Territorial/Ren. Rev./Mission Rev./Industrial/Cottage

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments & studio

SURROUNDINGS: residential, commercial, religious, government

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? carport (intrusive)

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR additions, raising of courtyard walls, demolition of ~142

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

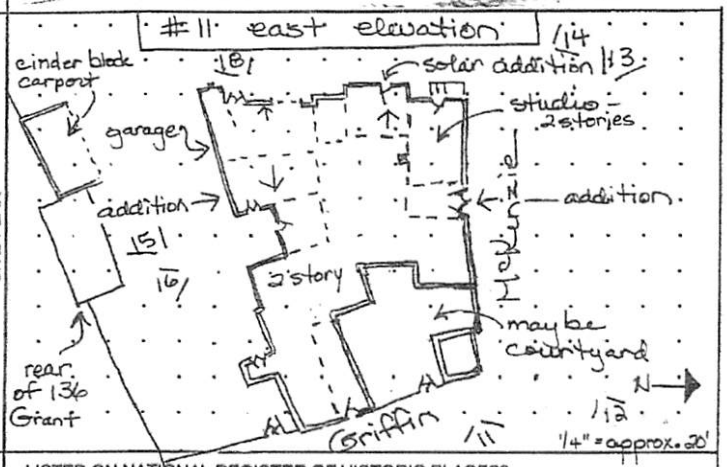
BUILDING THREATENED?

X YES ____ NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat with undulating parapet on E, brick coping SE & NE, straight parapet on NW with concrete coping, shed roofed solar W center, pitched intersecting
BUILDING WALLS	gable on garage SW, N center has mixtilinear parapet w/ some brick coping walls white painted plaster, cracking & peeling (adobe, tile)
FOUNDATIONS	not visible
DOORS	E - recessed wood panel with single upper light, painted wrought iron grille, pair of wd panel with varied panel sizes, french 2nd story; N - pair of carved wood panel; S - wood french, one with alum. storm door, one with sidelights; garage rear - dutch w/ 9 lights
WINDOWS	1/1 wd DHWs with hardware cloth screens; 3 tier industrial NE; steel window wall N on studio; metal casement on W, N corner; S - 6/6 wd DHWs, 6 light casement with hanging screens
PORCHES OR PORTALES	Shed roofed solar portion W center - steep shed roof with corr. fiberglass; sunporch 2nd story E - pairs of 8 light casement windows
BALCONIES	
COURTYARDS	E - 2 courtyards hidden by very high walls with wood gates
FENCES/WALLS	
ARCH. DETAILS	E - buttressed frieze, simple cornices on doors; flagstone sills, E. block planters, E.; wrought iron grilles, balustrades
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#12 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

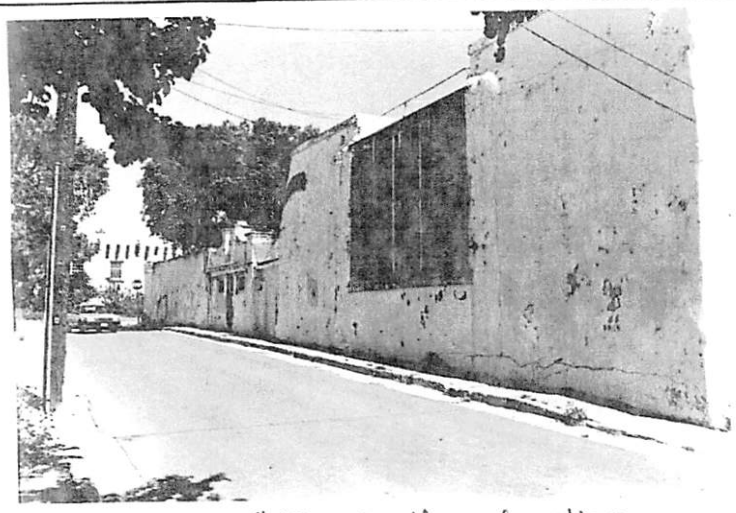
IDENTIFICATION

ADDRESS: 146 Griffin & 206 MC Kenzie

ID NUMBER: 0516 10071

SANTA FE ID NUMBER: #2258

SURVEYED/RESEARCHED DATE 7/95 BY DB



#13 north elvation



#14 northwest

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

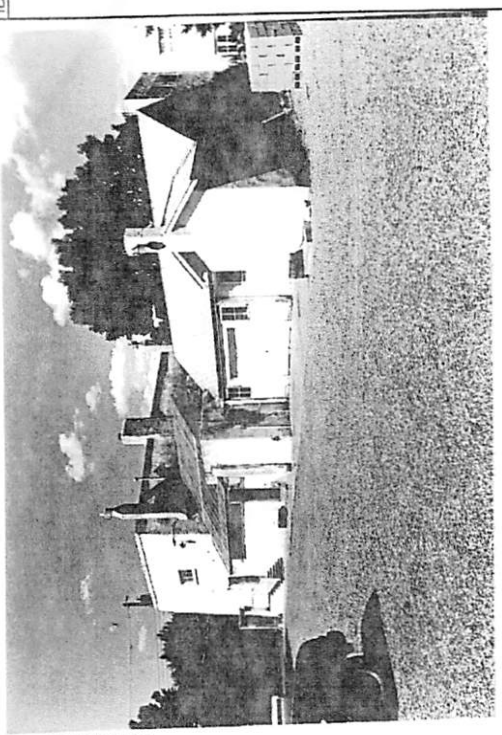
ADDRESS

146 Griffin &
206 McKenzie

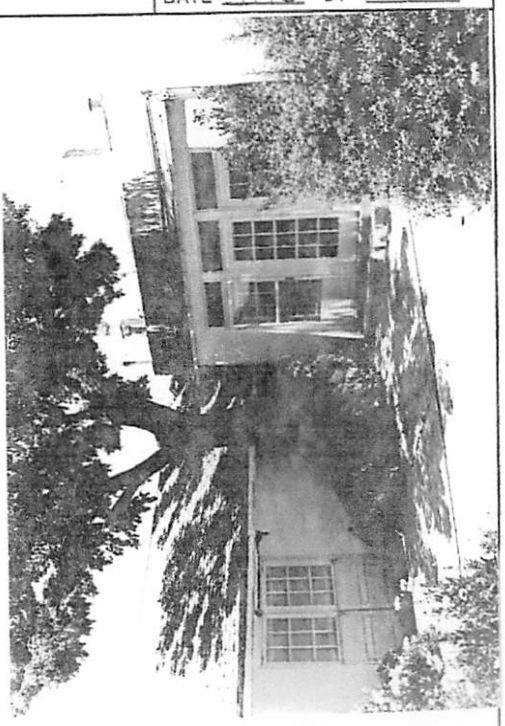
ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H 2258

SURVEYED/RESEARCHED
DATE 7/95 BY DB



#18 west elevation



#16 south elevation, W end



#15
South center

ntation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H2258

SURVEYED/RESEARCHED DATE 7/95 BY DB

The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorico and an activist for preservation of local culture.

Major changes occurred between 1934 and 1937 (see photos) when the artist Hazel Hyde lived at 206 McKenzie. The large studio was added for sculptor George Blodgett, the second story was added to the Griffin section, and the espadana was added on the north. The Griffin street facade was remodeled from Territorial to a Renaissance Revival appearance, although the brick coping remained.

Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of the I Am religious sect.

The current owner does not wish to permit survey, so that it was impossible to determine the exact building configuration. Intrusive cinder block carport on SW.

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

OCCUPANTS OF PROPERTY

GRIFFIN & McKENZIE STREETS CORNER

Originally built around 1882, the property was long known as the Escudero property. It was acquired by J. A. Martinez, a prominent Taos County figure, who later deeded it to his daughter Cleofas (Mrs. Venceslao) Jaramillo. She occupied the property somewhat after the death of her husband in 1920 and remained there until shortly after her daughter was murdered in the house in 1931.

1928	142 Griffin	Mrs. C. M. Jaramillo
	142 1/2	Mrs. Addie Sickinger
	146	Henry Shoemaker
	rear	Joseph Frescas
1930	142 Griffin	Mrs. C. M Jaramillo
	rear	H. D. Hedge
	142 1/2	Vacant
	146	Vacant
	rear	Mrs. Julia Martinez
	206 McKenzie	N. C. Lee
	210	J. C. Martinez
1932	142 Griffin	Mrs. Gwendolyn Allen
	rear	Mrs. Elsie Naab
	142 1/2	J. E. Cunningham
	146	Vacant
	rear	Mrs. Anna Stull
1934	142 Griffin	Vacant
	rear	R. S. Hayes
	142 1/2	L. C. Sickenger
	rear	J. M. Simpson
	206 McKenzie	Hazel Hyde (In this period the large studio on Mc Kenzie street was added for the sculptor George Blodgett)
1936	142 Griffin	Patricia Ferndon
	rear	Mary E. Canton
	142 1/2	J. J. Gallegos
	rear	Arturo Romero
	206 McKenzie	Hazel Hyde
1938	142 Griffin	Mrs. C. M. Jaramillo
	rear	Charles Speer
	146	Santa Fe Properties Hazel Hyde Real Estate
	200 McKenzie	Hazel Hyde
	204	C. J. Lee

1940	142 Griffin	Mrs. C. M. Jaramillo
	rear	N. H. Vukonich
	144	J. H. Diehl
	146	El Cercado Dining Room (Operated by Hazel Hyde)
	148	C. W. Winchester
		Hazel Hyde Real Estate
	200 McKenzie	Geraldine M Berry
	204	Lucia Gardner
	206	Mrs. Minnie Brumback
1942	142 Griffin	Mrs. C. M. Jaramillo
	rear	N. H. Vukonich
	144	Vacant
	146	T. W. Conway
		La Casa Cercada Dining Room (Operated by T. W. Conway)
	148	Mrs. K. H. Dugan
		P. G. Capps
	200 McKenzie	Geraldine Berry
	204	Mrs. L. M. Daniels
	206	M. C. Parrish
		Mrs. Vivian Renehan
1944	144-148 Griffin	Mrs. Edna Ballard (Head of the I Am religious organization
	200 McKenzie	Geraldine Berry
	204	Mrs. L. M. Daniels
	206	M. C. Parrish

Mrs. Edna Ballard owned the property through 1953. In 1955-57 it was occupied by Mrs. Betty Mundy. From 1958 on the entrance was designated at 206 McKenzie and no address for Griffin Street continued. Various subsequent owners have increasingly subdivided the structure and its additions until there are now (1985) at least ten apartments and office spaces in use after a period of vacancy of the entire building and increasing neglect of its maintenance.

References: Santa Fe New Mexican (Thursday, 19 March 1977), p C-1
Santa Fe City Directory (various years)

H2258

building threatened? yes	surveyed date 10/12/84 by HMW	county SANTA FE	ID no. 051610071
field map SFHD # 1	number 71	UTM reference zone 12 13 easting	northing

location description

~~142-146 GRIEGOS~~

206 ~~Gaspar~~ MCKENZIE

SW CORNER

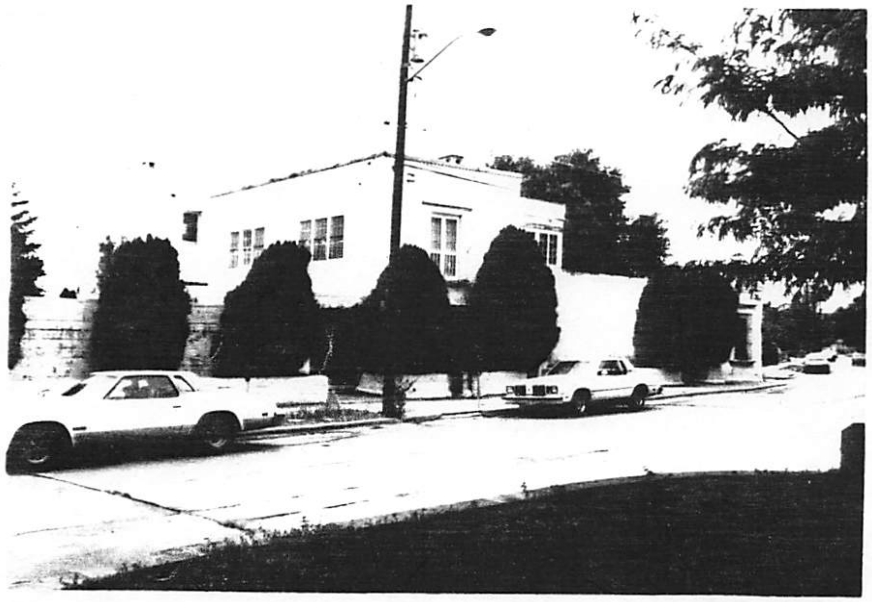
city/town SANTA FE

land grant/reservation

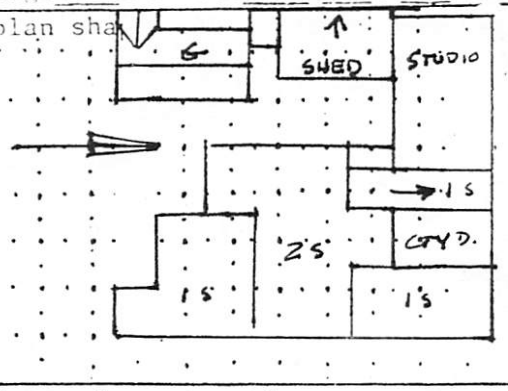
building name

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

film roll by HMW no. SFHD # 3	negative nos. 32, 33, 34	loc. of neg. HPB



plan sha



style: TERR. REV.

foundation material: UNK.

wall material/surface: ADOBE TILE / STUCCO

architectural features
FLAT RFS.

2 STORY SECTION: CONC. COPING W/ DENTIC. R. HEADERS OVER HDR COURSE; STUCCO WALLS; 15-LIGHT FRENCH DOORS W/ PROJ. PLAIN SURROUNDS, FLAT LINTEL & SILL & GRILL; 6/6 D.H. WD WDWS W/ GRILL; SGL-LIGHT SGL LEAF WD. DOOR; 2ND STORY SUN PORCH W/ 8 LIGHT WD CASM'T WDWS.

1 STORY SECTION: DBL WD DOOR TO PATIO W/ CARVED PANELS;

comments CORNER: BLIND WDW W/ CONC. SURR & GRILL, OLD CONC. COPING - RECESS'D STR / 2 PROJ STR / RECESS'D HDR / PROJ. STR / DENTIC. R. HDR / STR (↓).

N SIDE: SPAN. BAROQUE / LIED. MIXTILINEAR PEDIMENT / ESPADAÑA W/ 4 LIGHT WD CASM'TS BELOW; DBL DOOR TO PATIO W/ STAR OF DAVID CARVED IN LINTEL.

REAR: 2 STORY STUDIO W/ METL STUDIO WDWS OF 35 LIGHTS - 6 OPERABLE.

date of construction
+ 1930-42 ADDS.
PRE1885 estimate ___ actual
source

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

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe:
LONG EVOLUTION

surroundings
COMMERCIAL

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

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

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ✓ yes

8/82

9 SIDE:

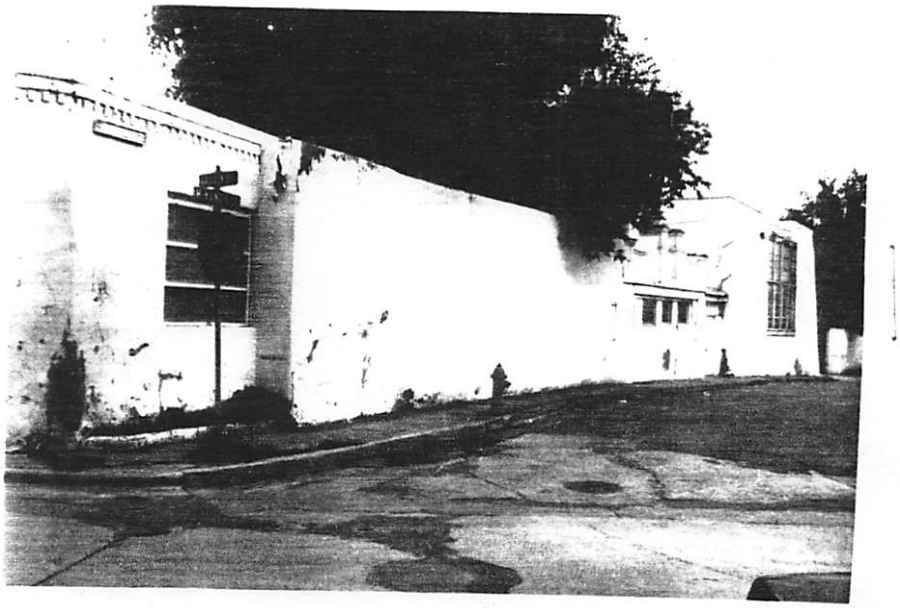
2 STORY; 6/6 D.H. WD WDWS. TILE & SHINGLES.

15-LIGHT FRENCH DOORS ON 1ST FLOOR.



COMMENTS:

PORTIONS OF 1 FLOOR OF THIS COMPLEX ARE DATE 1685 - ONLY EXTERIOR EARLY PART VISIBLE AT NE CORNER: THIS PORTION OF PHOTO.



ORIGINALLY WAS A RESIDENCE, THEN MULTIPLE RESIDENCE, THEN LA CASA CERRADA W/ BOARDING RMS & RESTAURANT. EVENTUALLY BECAME RESIDENTIAL COMPOUND OF MRS. BALLARD — FOUNDER/LEADER OF I AM SECT. SHE CARRIED 1930's ALTERATIONS. 2ND STORY ADDS, STUCCO, SPAN - BAROQUE ESPADAÑA.

A VERY COMPLEX SITE EVOLUTION WARRANTS COMPLETE DOCUMENTATION. INTERIOR / CTYD NOT ACCESSIBLE.

SIGNIFICANCE RESTS NOT ONLY ON ARCHITECTURE, BUT ASSOCIATION W/ FAMOUS PERSON/GROUP.

ADDRESS: 142-146 Griffin **HIST. SURVEY #:** 71

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

NAME:

CITY SURVEY

Area #: 1 Signif. Status: S

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

REGISTER STATUS (Individual Nominations)

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

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

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

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Y Museum: 4 Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

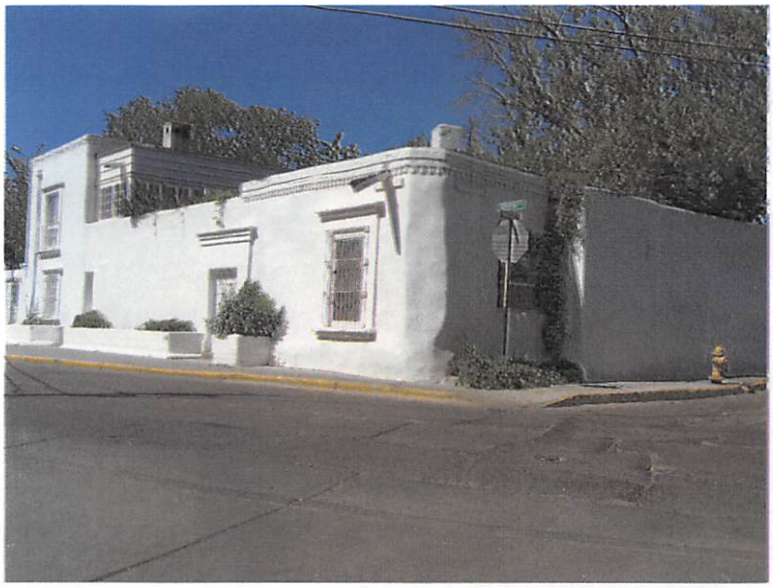
Other: List of property owners.

Bibliography:

Comments:



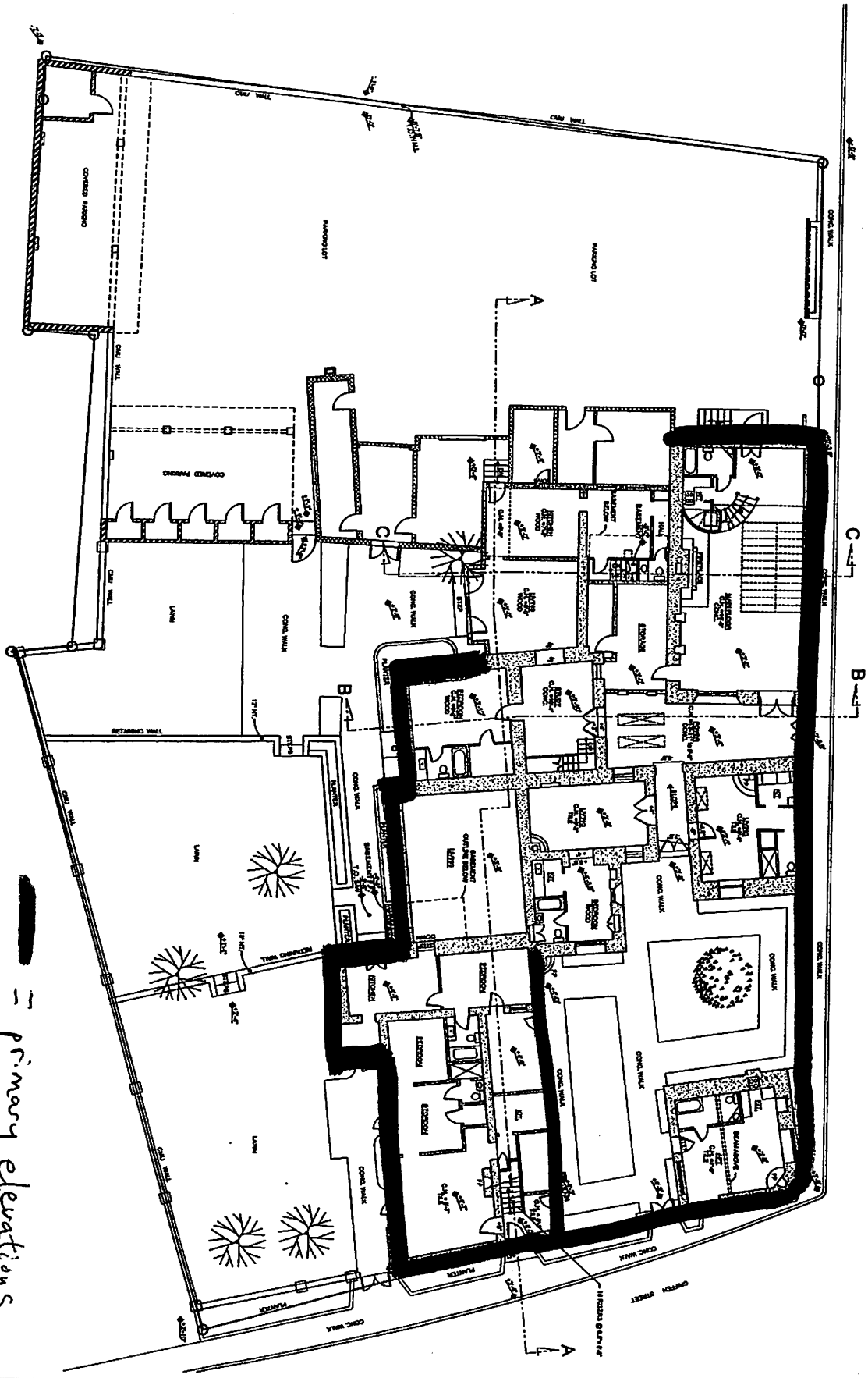








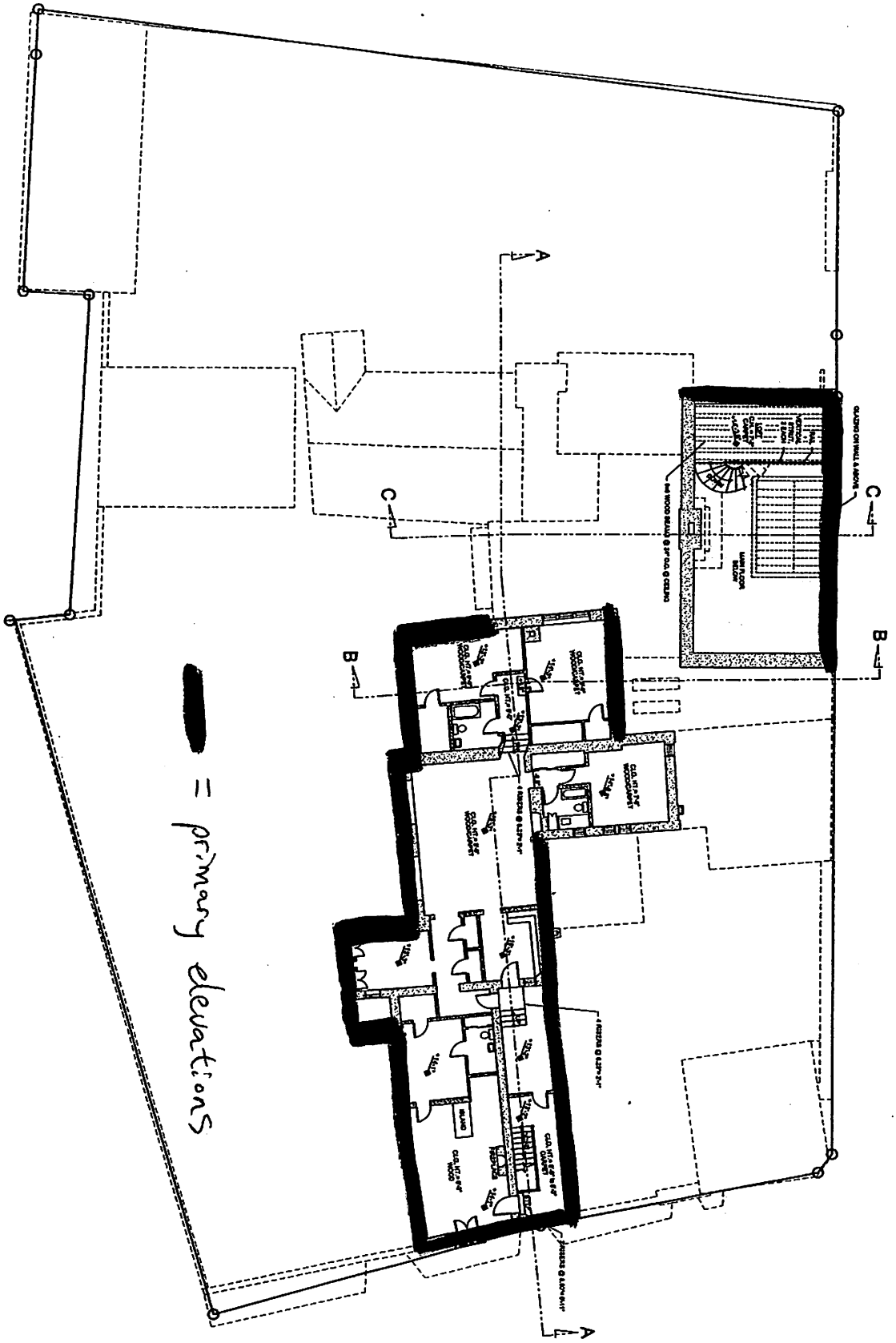




1 FLOOR PLAN GROUND LEVEL
SCALE: 1/8"=1'-0"

- primary elevations

A1 SHEET	APPROVED: DATE: INITIAL:	DATE: 12/07/12 DRAWN BY: LA CHECKED: 206 McKENZIE-01.DWG	FLOOR PLAN GROUND LEVEL AS-BUILT	206 McKENZIE STREET SANTA FE COUNTY SANTA FEE, NEW MEXICO	Dale F. Zinn and Associates, Architects P.O. Box 756 Santa Fe, New Mexico 87504 (505) 982-8690 Fax: (505) 424-9737 DFZinn@aol.com



(2) FLOOR PLAN, UPPER FLOOR

A2 SHEET	APPROVED: DATE: INITIAL:	DATE: 12/07/12 DRAWN BY: S CHECKED: Z 205 McKENZIE-01.DWG	FLOOR PLAN UPPER FLOOR AS-BUILT	206 McKENZIE STREET SANTA FE COUNTY SANTA FEE, NEW CO	Dale F. Zinn and Associates, Architects P.O. Box 756 Santa Fe, New Mexico 87504 (505) 982-8690 Fax: (505) 424-9737 DFZinn@aol.com

Executive Summary

For many years, The White Building has been fondly appreciated by residents and visitors alike as a central architectural statement within the core of Santa Fe. Its peeling white paint, high walls and mature trees, multi-paned windows and pots of red geraniums tucked into the balcony railings on second story French doors have caught the romance and imagination of all.

This offering, the first in over 50 years, is a rare opportunity to own a historic Santa Fe landmark. The compound encompasses 0.6104 acres and 11,923 square feet of heated space. The two-story building is divided into nine units, currently leased to both residential and commercial tenants.

While the first adobe structures on this site were built prior to the 1800's, the first additions to the original structure are thought to have been developed by Cleofas Jaramillo and her husband in the 1920's. At that time it was known as the Escudero Building. Thereafter, it quickly became a series of interlinked quarters, one and two stories in height, occupied by no less than four different residents at any time.

In the late 1930's the property was further developed and remodeled by former owner Hazel Hyde who operated the property as an apartment building which was known as La Casa Cercada – The Walled House. Hyde added the large, dramatic artist's studio on the north side for the sculptor, George Blodgett. The studio room now has a large north-facing skylight and window, a high, open-beamed ceiling and large fireplace, and firmly establishes the creative nature of the compound at large. The primary apartment building is a two-story structure founded upon the original thick adobe walls of the Jaramillo house. It has two long sun porches on the south side of the building. The north courtyard is anchored by the single story carriage house on one side, which has been used as an apartment for many years, and a small single story adobe on the corner, which was may have been used as a small courtyard cafe in the 1930's. To the south, a large open garden with mature trees sets the romantic tone of the compound. This open space is a rare amenity within the dense urban fabric of downtown Santa Fe real estate.

The original core of the massive structure is adobe. Later additions added concrete block with stucco, frame with stucco and pen tile, an extruded terra cotta brick made at the old Penitentiary. The building includes one and two-story partitions, two large enclosed courtyards, ten-foot high outer walls, a two-story studio with an enormous north-facing skylight, sheds with corrugated fiberglass roofing, a cinderblock garage with apartment, multiple fireplaces, kitchens and bathrooms and a cinderblock and steel carport. The structure has been altered and enlarged several times during the last two centuries, but the original structure appears on both the 1846 Gilmer map and possibly on the 1766 Urrutia map, one of the oldest

existing maps of early Santa Fe.

The building is a combination of several architectural styles that can be described as a blend of Mission Revival, Spanish-Pueblo Revival, Territorial and Craftsman styles - each reflecting the eclectic nature of former owners and residents.

For many years the property was known as The Escudero Building. During this period, former owners and residents include J.A. Martinez, a prominent Taos County figure and member of the "Pious Fraternity of the County of Taos" founded in 1861; Mrs. Martinez and their daughter, Cleofas Jaramillo (also known as Cleofas Vensesla). Cleofas Jaramillos, an important author and Hispanic heritage preservation activist, is best known as the founder of the Sociedad Folklorico in 1935. In the 1930's the property changed hands and became known as La Casa Cercada. During this period it was owned and operated by artist and real estate investor Hazel Hyde. Among her many tenants over the years was sculptor and artist, George Blodgett who lived in the studio. Beginning in the 1940's the property was occupied by Edna Ballard, founder of the "I-Am" religious sect, and her followers who added the second story addition, added the north windows to the studio, raised the perimeter walls to the height of the buildings and painted the building white. The carports were likely added in the 1970's.

The zoning for this property is designated as "Business Capitol District" (BCD) - McKenzie Subdistrict by the City of Santa Fe and permits residential, office, art gallery, studio, retail, hospitality, multi-family, restaurant and other uses subject to compliance with applicable City of Santa Fe land use and historic preservation regulations.

The property sits at the corner of Griffin and McKenzie Streets, near the intersection of Griffin Street and Grant Avenue. This landmark property is located 3 blocks from the historic Santa Fe Plaza and is accessible from North Guadalupe Street and Paseo de Peralta via Griffin Street.

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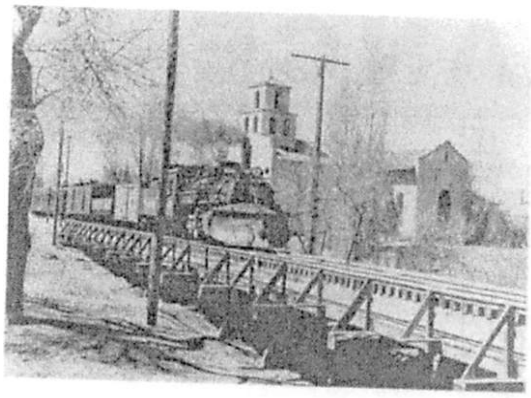
The Neighborhood

Downtown Santa Fe combines commercial, retail, financial institutions, offices, hospitality, government, civic and religious facilities. Vacant land in this neighborhood is rare. Buildings are restricted in height and architecture as allowed and permitted under the Business Capital District (BCD) zoning and the historic district ordinances.

Targeting locals and tourists alike, retail businesses in the area feature photography, fine art, apparel, specialty gifts, jewelry, hotel, restaurant, and historic attractions. Aside from retail, downtown Santa Fe also is home to a large amount of public and professional office space. Downtown Santa Fe continues to be a popular visitor

destination and gathering place.

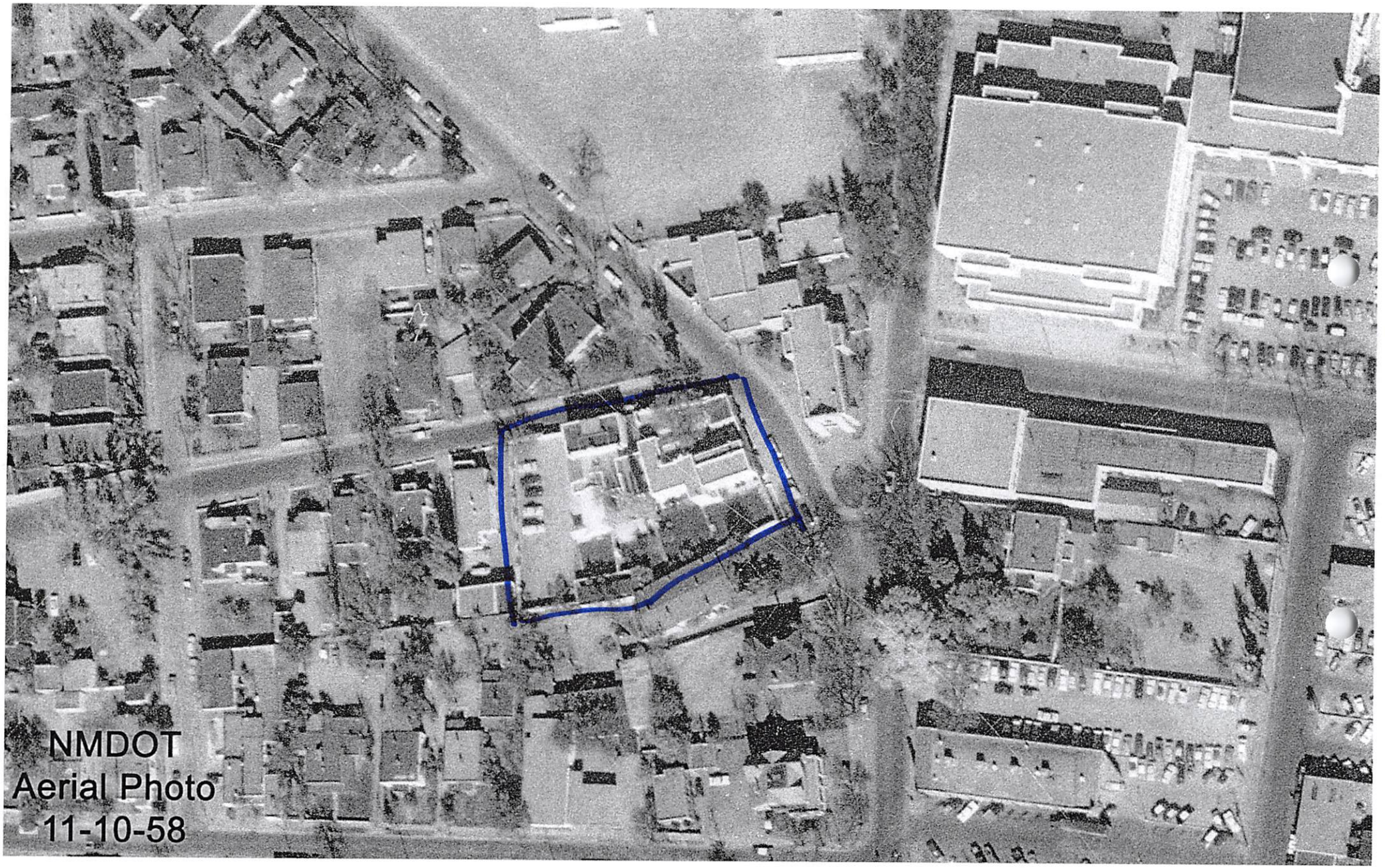


Denver & Rio Grande Engine in Front of Guadalupe Church heading toward the Santa Fe terminus

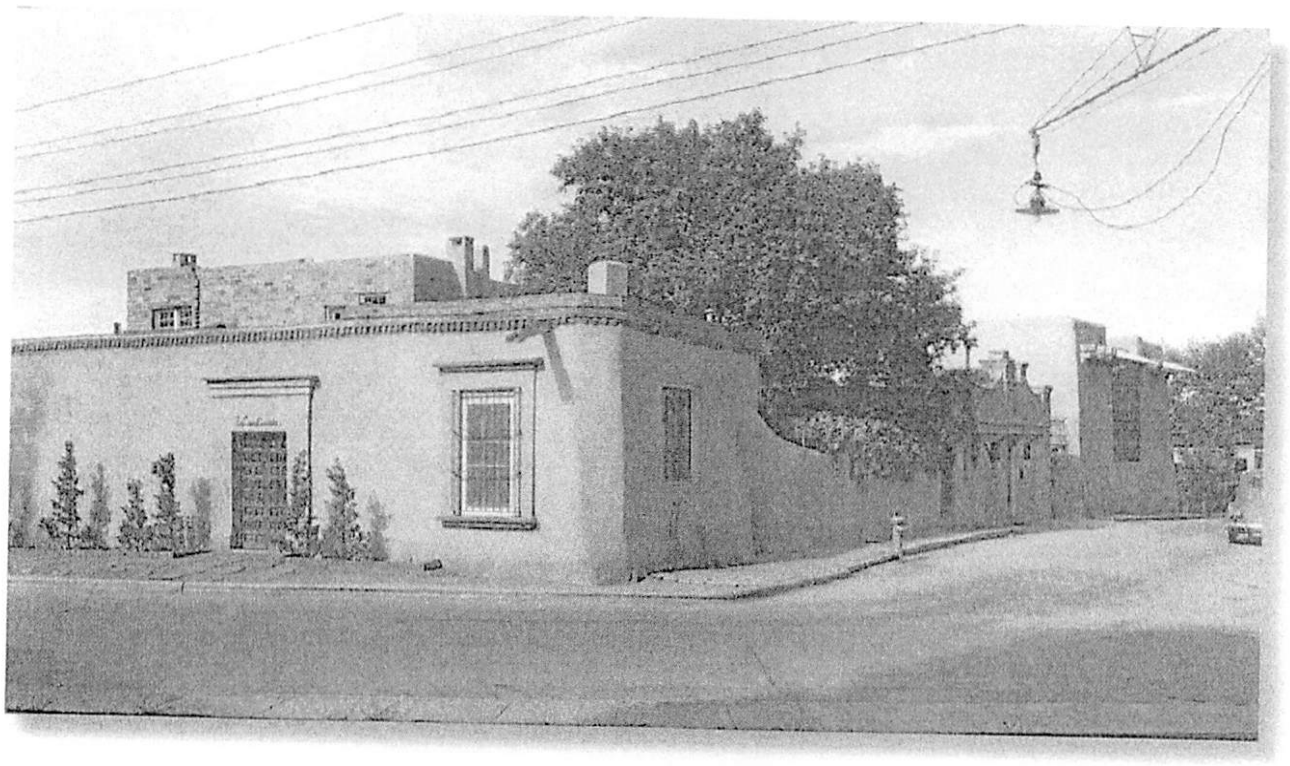
The immediate neighborhood is bounded by Griffin, Catron, Johnson and Guadalupe Streets and was developed in the 1800's around the terminus of the 'Chili Line' narrow gauge railway that used to be on Johnson Street near Catron Street. The core of the neighborhood is primarily residential in character with many of the properties along Johnson, Griffin and Catron Streets being used for commercial purposes. Prominent uses on Griffin Street include The Presbyterian Church, New Mexico 1st Judicial District Court, Carlos Gilbert Elementary School, Los Alamos National Bank, law firms and architectural offices. On Johnson Street, one finds The Georgia O'Keeffe Museum, Santa Fe County Administrative Building, Eldorado Hotel and several restaurants and art galleries. On McKenzie Street are residences, law firms and other professional offices. Many of the residential properties in the neighborhood are owned by investors who operate them as short-term rental properties. There are several structures in the neighborhood that are pre-1900 with "Contributing Significant Historic Status" including the properties on 3 sides of the subject. There are several other large-scale buildings in close proximity including the Santa Fe County Administrative Building, the Eldorado Hotel, the Bokum Building, Sommer Law Firm, the Santa Fe Convention Center and Prima Title Company. Froday after 1:30 or morning frist thing

In summary, this iconic, historic property is located in an established, historic, urban neighborhood that is in stable condition.

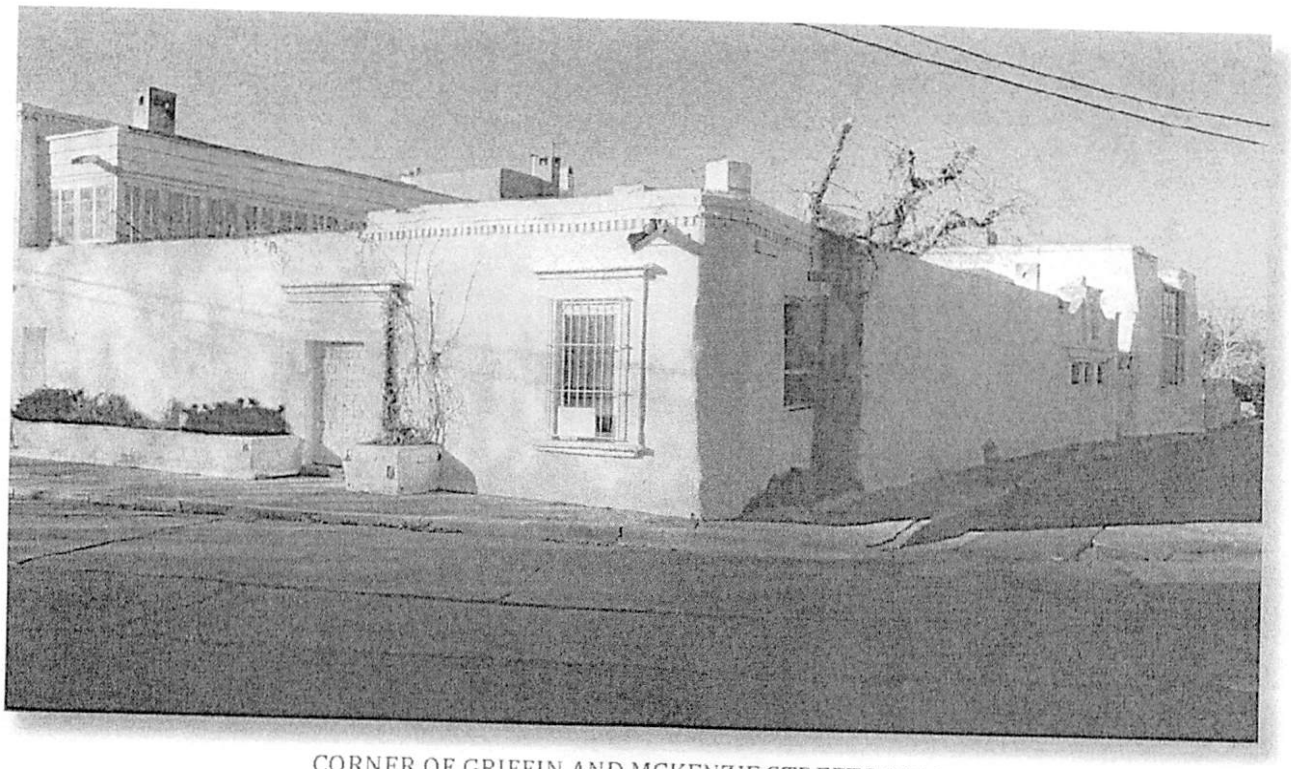

NMDOT
Aerial Photo
11-10-58


NMDOT
Aerial Photo
11-10-58

HISTORIC PHOTOS

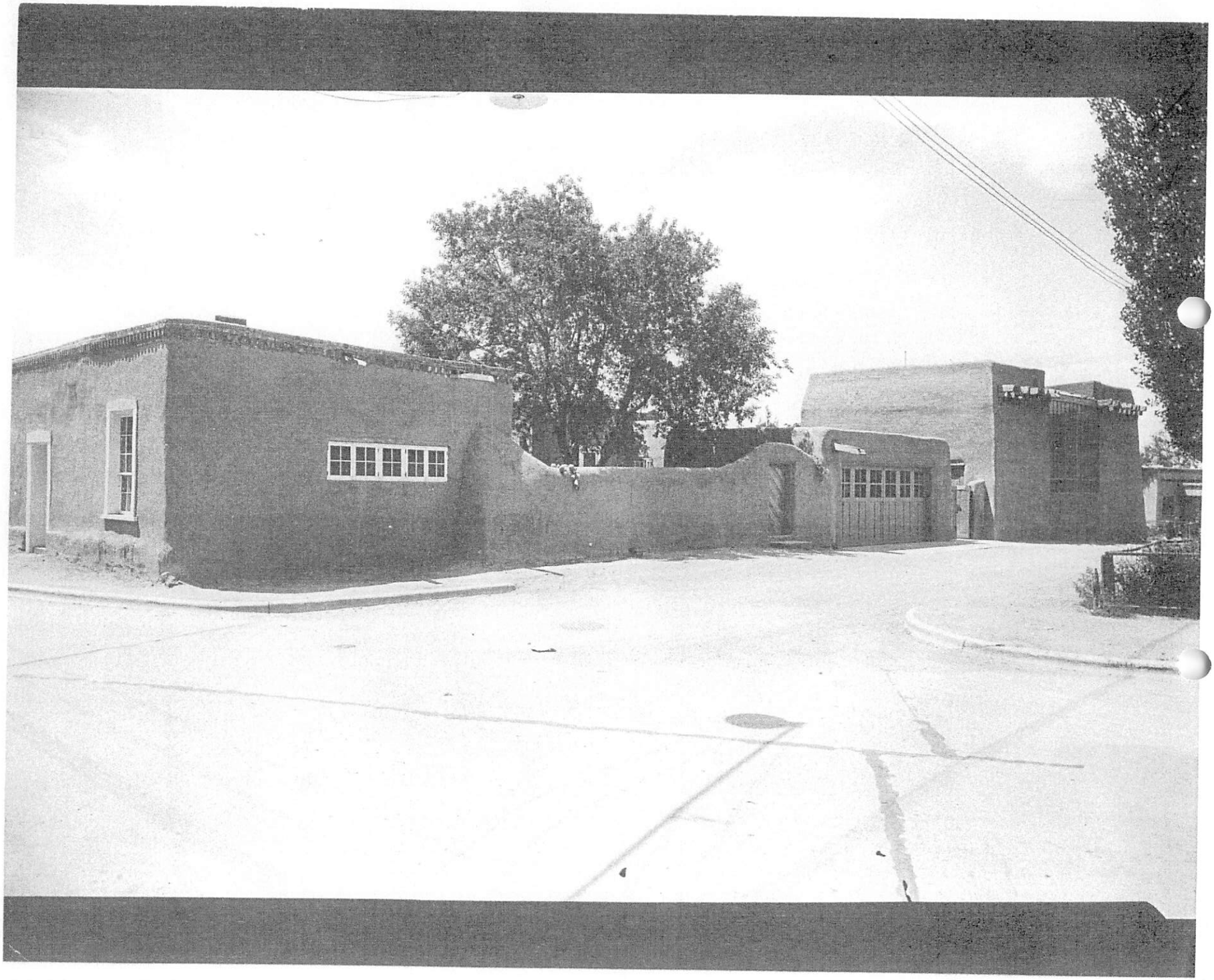


CORNER OF GRIFFIN AND MCKENZIE STREETS CIRCA 1930'S



CORNER OF GRIFFIN AND MCKENZIE STREETS 2011

69249 ca. 1936



They also asked the Board to designate on primary façades on the house. They agreed with staff that the east should be primary but disagreed about the south elevation. They believed the north façade was much more appropriate for a primary designation. The north elevation was more serene. There were two double hung historic windows and a more modern glass block window for the bathroom which they hoped to replace with a more historic looking window. The south had only one historic window and a door filled into a window.

Dr. Kantner asked if the north or south façade could be broken up.

Mr. Rasch said it must be the entire elevation.

Mr. Acton asked if they had historic information.

Mr. Rasch said they only had the historic construction date.

Ms. Jenkins agreed the portal was of questionable vintage. The owner grew up there and was very helpful but part of their remodel plan would address that. It detracted from the charm of that façade.

Mr. Rasch said until proven to be non-historic it would be part of that façade.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve in Case #H-13--002 that the shed be downgraded to noncontributing and that on the house, the east and north façades be designated as primary. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-13-003. 206 McKenzie Street.** Downtown & Eastside Historic District. Dale F. Zinn, Architect, agent for The Kessler Collection, owners, requests an historic status review of the contributing, non-contributing, and non- statused structures and assignment of primary elevations where applicable. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

206 McKenzie Street, known as the Escudero House, was constructed in a vernacular manner by 1898 and possibly earlier. The building has undergone numerous changes through historic dates including architectural style changes that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century significant changes occurred including a 1930s two story studio at the NW corner, another second story addition at the SE corner in the 1940s, and additions at the SW corner by 1958 including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred and two free-standing carports were

constructed. The long projected hallway and the massing between the solar addition and the garage at the SW corner of the main building was in place by 1948. The pitched roofs and the carports are intrusive to the romantic quality of the main structure.

The 1995 inventory recommends that the property be listed as contributing to the Downtown & Eastside Historic District. The 2005 re-inventory suggests that the status could be upgraded to significant due to associations with important persons.

Today, the entire main building was listed as contributing with the south carport listed as non-contributing and the east carport without an historic status.

RELEVANT CODE CITATIONS

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

Purpose and Intent

It was intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level;

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds

to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

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.

PRIMARY FAÇADE

One or more *principal* faces or elevations of a *building* with features that define the character of the *building's* architecture.

STAFF RECOMMENDATION:
Staff recommends that the Board retain the historic designation of contributing for the main structure with the understanding that the pitched roofs and the solar addition and the garage remodel facades are not historic. The north and east elevations of the main structure may be considered as primary. In addition, staff recommends that the Board retain non-contributing status for the south carport and designate the east carport as non-contributing. See attached historic status floor plan.

Mr. Rasch provided a floor plan with all elevations numbered and his proposed primary elevations highlighted [attached as Exhibit 1].

He displayed the floor plans on the screen and reviewed the elevations of the structure.

#21 faced the street. He recommended 19, 20 and 21 as primary. As he went around the solarium had 21 and 22 which he recommended as primary (both first and second story) Down McKenzie Street, the yard wall hid all the courtyard. He recommended #1 and #5 as primary. There was one view into the courtyard from McKenzie where he recommended Elevation #30 as primary. #5 and #6 of the studio were recommended as primary.

Mr. Rasch said #2 was behind the entry elevation and not visible at all. It was behind a wall. He assumed 2, 3, and 4 were pretty much untouched.

Ms. Mather said it seemed like something had been on this site in the 18th century. She pointed it out in the 1766 drawing.

Mr. Acton said there seemed to be a fairly distinct separation of structures from a very interesting period and others more recent were to condo-ize the building. That portion seemed very distinct but he had been told in the past that to consider anything significant would include all of those non-significant parts. He thought there were parts that were very significant but it didn't seem practical for the applicant to be able to do anything with the rest of it.

Mr. Rasch said other than the garages, courtyards and solarium the footprint was pretty much there and he wasn't sure it rose to significant because of all the additions.

Mr. Acton considered the story really fascinating and it has evolved with the city.

Mr. Katz thought the building on the corner seemed to be a separate building and asked if it could be significant. Mr. Rasch agreed.

Chair Woods said that was not published.

Mr. Rasch disagreed because it was published as a designation.

Ms. Walker agreed it was eligible but if it were significant she wondered if the applicant could delete all the western portion.

Mr. Rasch said they would still recognize elevations 7, 9 and 10 and their massing as non-historic elements on the significant building but he reminded them for significant status it had to maintain a high level of historic integrity so they would have to look at the alterations.

Chair Woods noted he had said those alterations were historic. Mr. Rasch agreed.

Present and sworn was Mr. Dale Zinn who said he met with the Historic Santa Fé Foundation and wanted to be good neighbors to them. The history was tied with what was now the Harvey House. He described some of the historic parts. This building has the myth and mystery of Santa Fé. It was always been a mysterious thing and it was nice for him to break down that myth and mystery. The associations of historic people when surveyed in 1905 included Cleopas Jaramillo who was probably the most historic person associated with it. Hazel Hyde bought it from Ms. Jaramillo in 1935 and did the big studio and part of the second story. There were Parker photos. At one time the corner was a restaurant. In maybe 1846 there was an arroyo there that went right through the parade grounds of the Presidio. But maps on the ground don't always point to what was there.

He talked with Ron Winters (archaeologist) and he believed it did go back to the 18th century. That corner was the hub of things that went on there. The L-shaped back on McKenzie was really historic. The footprint was all over the place. There were many, many changes to it. There was a good map from 1958 and it didn't change much from that point forward.
There might have been another infill but he didn't have documentation of that right now. All the people associated with it have some respect for those façades and what happened there. Nothing went longer than 3-4 years.

There was a murder that happened there. There was no ordinance then to prevent the alterations.

He went back to the 1948 at 142 Griffin and pointed out the adobe parts. It was pen tile in the back and frame "out here." in the courtyard.

His real concern was that if one did too much to a light middleweight historic structure it no longer had the history behind it and had lost its integrity and therefore lost its gift to the district.

Ms. Walker asked if he was suggesting if it was contributing instead of significant that it might retain more of its historic integrity.

Mr. Zinn said if the stuff in back was not considered historic and they could demolish some of it on the back side then he agreed. This wasn't an industrial building but an apartment building.

Mr. Acton said Mr. Rasch gave the option if significant to designate parts as non-historic.

Dr. Kantner understood that even if designated significant some façades could be non-historic.

Mr. Rasch agreed but cautioned them it must maintain high level of integrity to achieve significant status.

Dr. Kantner wasn't convinced it should be significant and the important persons were not that important.

Ms. Mather asked if Cleopas Jaramillo and Mr. Rapp were associated with the property but not with the building itself.

Mr. Zinn agreed. In Ms. Jaramillo's operation there was definitely a need of space but more a need of high walls. He added that the building has been white since the I Am Foundation had it. He briefly talked about the I Am people who wore pastels but not red or black.

Chair Woods asked Mr. Rasch about preserving the color.

Mr. Rasch said significant buildings might need to have their historic colors preserved but not with contributing buildings.

Mr. Zinn felt people wanted to make this more historic than it really was. He felt Wheelwright was far more historic than this one.

He agreed with most of the primary façades but disagreed with 22 which was not all historic.

Mr. Rasch said if the solarium was not historic then only part of it should be primary.

PUBLIC COMMENT

Present and sworn was Ms. Rosita Santiago, in Unit D, who said she lived in this building and at first was concerned about the changes proposed. She was in design and a full time painter and saw the shed

roofs every day that were corrugated fiberglass. A lot of it was very poorly constructed and it was disintegrating and she wanted someone to preserve the things that could be preserved. It was a fascinating winding crazy building but it was falling apart. If the upstairs neighbor used his space heater, she couldn't use her hair dryer.

She had investigated the person interested in working on it and she supported the project.

Present and sworn was Mr. Raymond Herrera, 379 Hillside Avenue, who said this building had always fascinated him. The colors were interesting. The history of Ms. Jaramillo - her history and personality were as important as Wheelwright as one of their local people. She was very instrumental in that culture. This building should be preserved as much as possible. The last owner he remembered was Walter Ingraham and it could be a nice home. He asked Mr. Zinn about what it would be.

Mr. Zinn said that wasn't germane to this conversation but would be a one-owner building.

Mr. Herrera said the back buildings, whether historic or not were part of the property. As a kid he went there when it was part of a home with servant quarters in the back. When Ms. Jaramillo lived there it was her home. The garage in the back whether a restaurant or not was part of it.

There were no other speakers from the public regarding this case.

Mr. Acton thought, given his issues that it was worthy of significant. If all the non-historic parts were peeled off it would leave historic façades that would be part of a significant status but highly altered and exposed. He asked how they would do that.

Mr. Rasch said if significant, all the elevations would be primary except those known to be non-historic. And on several, if they removed the non-historic part, they wouldn't have a façade there.

Mr. Acton was taken by the unique solarium and the mysterious courtyard and hoped that would not be lost by the proposal.

Mr. Zinn said when he was approached about this building; he was in the DFW airport having a heart attack. He was pleased to be asked but he was also very hard on the guy proposing this because he told the man what he could do and what he couldn't do. He vetted him pretty well and had a commitment from them. They have a business to run and use historic buildings in several states. They probably wouldn't change much but he was afraid of significant status. He agreed with Mr. Acton in everything except a significant status which would make this almost undevelopable.

There were structural issues of disintegrating pen tile but he was not hanging his case on that. He thought they could deal with the primary façades and work with them without this blanket pouring of significant juice over the whole thing.

He agreed with Mr. Herrera that if there was much integrity on the west side.

Ms. Mather agreed with the applicant. The fact that the Board was struggling with the integrity over all the building which indicated to her that overall it lacked the ability to sustain significant status. They didn't know which parts had the integrity and which parts were most interesting.

Ms. Mather moved in Case #H-13-003 to designate the main structure Contributing and designating primary elevations as recommended by staff and accepting staff's identification of non-historic parts. Ms. Walker seconded the motion.

Mr. Katz asked for a condition that the white color be retained.

Ms. Mather didn't accept that as friendly, leaving that issue for a future case.

Dr. Kantner asked if 15, 16, 17, 18 could also be primary.

Ms. Mather disagreed and agreed with Mr. Rasch that they were just duplicating.

Mr. Rasch said he tried not to over restrict an applicant. Several times, the Board has added some elevations that were duplicative.

Dr. Kantner was not sure that the design of 15, 16, 17, and 18 were duplicative.

Ms. Mather didn't want to restrict the ability of the applicant to conduct business there.

The motion passed by unanimous voice vote.

6. **Case #H-13-001. 707 Don Gaspar Avenue.** Don Gaspar Area Historic District. Feather & Gill Architect, agent for Dwight Miller, owners, proposes to construct a 315 sq. ft. addition, construct 4' high yardwalls and gates, and perform other minor modifications on a contributing property. An exception is requested to exceed the 50% foot print rule (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

707 Don Gaspar Avenue is a single-family residence that was constructed before 1928 in the Bungalow Style. A non-historic addition on the rear east elevation has used up most of the 50% footprint allowance for additions to the historic footprint. The building is listed as contributing to the Don Gaspar Area Historic District and the historic west and south elevations may be considered as primary.

The applicant proposes to remodel the property with the following four items.



City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 1.16.13 TIME 9:14
SERVED BY Camille Vigil
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 22, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 22, 2013 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

LAMY ROOM

A M E N D E D

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: January 8, 2013

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-096	660 Garcia Street	Case #H-12-104	156 Lorenzo Road
Case #H-12-101	401 Old Taos Highway	Case #H-12-106	451 W. Alameda Street
Case #H-12-102	524 Camino del Monte Sol	Case #H-12-107	1247 Cerro Gordo Road
Case #H-12-103	421 Apodaca Hill	Case #H-12-105	156 E. de Vargas Street

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-12-090. 435 San Antonio Street. Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Karmesin, owners, proposes to construct a 9'8" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install gates, and make landscaping improvements at this non-contributing residence. (John Murphey).

2. Case #H-12-077. 1148 Camino San Acacio. Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).

3. Case #H-12-097B. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14- 5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).

4. Case #H-13-002. 318 Delgado Street. Downtown and Eastside Historic District. Jenkins Gavin, agent for Nancy Mannel Revocable Trust, owner, requests an historic status review of the contributing shed and assignment of primary elevations on a contributing residence. (David Rasch).

5. Case #H-13-003. 206 Mckenzie Street. Downtown & Eastside Historic District. Dale F. Zinn, Archictect, agent for The Kessler Collection, owners, requests an historic status review of the contributing, non-contributing, and non-statused structures and assignment of primary elevations where applicable. (David Rasch).

6. Case #H-13-001. 707 Don Gaspar Avenue. Don Gaspar Area Historic District. Feather & Gill Architect, agent for Dwight Miller, owners, proposes to construct a 315 sq. ft. addition, construct 4' high yardwalls and gates, and perform other minor modifications on a contributing property. An exception is requested to exceed the 50% foot print rule (Section 14-5.2(D)(2)(d)). (David Rasch).

I. MATTERS FROM THE BOARD

J. 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.

They also asked the Board to designate on primary façades on the house. They agreed with staff that the east should be primary but disagreed about the south elevation. They believed the north façade was much more appropriate for a primary designation. The north elevation was more serene. There were two double hung historic windows and a more modern glass block window for the bathroom which they hoped to replace with a more historic looking window. The south had only one historic window and a door filled into a window.

Dr. Kantner asked if the north or south façade could be broken up.

Mr. Rasch said it must be the entire elevation.

Mr. Acton asked if they had historic information.

Mr. Rasch said they only had the historic construction date.

Ms. Jenkins agreed the portal was of questionable vintage. The owner grew up there and was very helpful but part of their remodel plan would address that. It detracted from the charm of that façade.

Mr. Rasch said until proven to be non-historic it would be part of that façade.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve in Case #H-13--002 that the shed be downgraded to noncontributing and that on the house, the east and north façades be designated as primary. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-13-003. 206 McKenzie Street.** Downtown & Eastside Historic District. Dale F. Zinn, Architect, agent for The Kessler Collection, owners, requests an historic status review of the contributing, non-contributing, and non- statused structures and assignment of primary elevations where applicable. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

206 McKenzie Street, known as the Escudero House, was constructed in a vernacular manner by 1898 and possibly earlier. The building has undergone numerous changes through historic dates including architectural style changes that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century significant changes occurred including a 1930s two story studio at the NW corner, another second story addition at the SE corner in the 1940s, and additions at the SW corner by 1958 including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred and two free-standing carports were

constructed. The long projected hallway and the massing between the solar addition and the garage at the SW corner of the main building was in place by 1948. The pitched roofs and the carports are intrusive to the romantic quality of the main structure.

The 1995 inventory recommends that the property be listed as contributing to the Downtown & Eastside Historic District. The 2005 re-inventory suggests that the status could be upgraded to significant due to associations with important persons.

Today, the entire main building was listed as contributing with the south carport listed as non-contributing and the east carport without an historic status.

RELEVANT CODE CITATIONS

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

Purpose and Intent

It was intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level;

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds

to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

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.

PRIMARY FAÇADE

One or more *principal* faces or elevations of a *building* with features that define the character of the *building's* architecture.

STAFF RECOMMENDATION:
Staff recommends that the Board retain the historic designation of contributing for the main structure with the understanding that the pitched roofs and the solar addition and the garage remodel facades are not historic. The north and east elevations of the main structure may be considered as primary. In addition, staff recommends that the Board retain non-contributing status for the south carport and designate the east carport as non-contributing. See attached historic status floor plan.

Mr. Rasch provided a floor plan with all elevations numbered and his proposed primary elevations highlighted [attached as Exhibit 1].

He displayed the floor plans on the screen and reviewed the elevations of the structure.

#21 faced the street. He recommended 19, 20 and 21 as primary. As he went around the solarium had 21 and 22 which he recommended as primary (both first and second story) Down McKenzie Street, the yard wall hid all the courtyard. He recommended #1 and #5 as primary. There was one view into the courtyard from McKenzie where he recommended Elevation #30 as primary. #5 and #6 of the studio were recommended as primary.

Mr. Rasch said #2 was behind the entry elevation and not visible at all. It was behind a wall. He assumed 2, 3, and 4 were pretty much untouched.

Ms. Mather said it seemed like something had been on this site in the 18th century. She pointed it out in the 1766 drawing.

Mr. Acton said there seemed to be a fairly distinct separation of structures from a very interesting period and others more recent were to condo-ize the building. That portion seemed very distinct but he had been told in the past that to consider anything significant would include all of those non-significant parts. He thought there were parts that were very significant but it didn't seem practical for the applicant to be able to do anything with the rest of it.

Mr. Rasch said other than the garages, courtyards and solarium the footprint was pretty much there and he wasn't sure it rose to significant because of all the additions.

Mr. Acton considered the story really fascinating and it has evolved with the city.

Mr. Katz thought the building on the corner seemed to be a separate building and asked if it could be significant. Mr. Rasch agreed.

Chair Woods said that was not published.

Mr. Rasch disagreed because it was published as a designation.

Ms. Walker agreed it was eligible but if it were significant she wondered if the applicant could delete all the western portion.

Mr. Rasch said they would still recognize elevations 7, 9 and 10 and their massing as non-historic elements on the significant building but he reminded them for significant status it had to maintain a high level of historic integrity so they would have to look at the alterations.

Chair Woods noted he had said those alterations were historic. Mr. Rasch agreed.

Present and sworn was Mr. Dale Zinn who said he met with the Historic Santa Fé Foundation and wanted to be good neighbors to them. The history was tied with what was now the Harvey House. He described some of the historic parts. This building has the myth and mystery of Santa Fé. It was always been a mysterious thing and it was nice for him to break down that myth and mystery. The associations of historic people when surveyed in 1905 included Cleopas Jaramillo who was probably the most historic person associated with it. Hazel Hyde bought it from Ms. Jaramillo in 1935 and did the big studio and part of the second story. There were Parker photos. At one time the corner was a restaurant. In maybe 1846 there was an arroyo there that went right through the parade grounds of the Presidio. But maps on the ground don't always point to what was there.

He talked with Ron Winters (archaeologist) and he believed it did go back to the 18th century. That corner was the hub of things that went on there. The L-shaped back on McKenzie was really historic. The footprint was all over the place. There were many, many changes to it. There was a good map from 1958 and it didn't change much from that point forward.
There might have been another infill but he didn't have documentation of that right now. All the people associated with it have some respect for those façades and what happened there. Nothing went longer than 3-4 years.

There was a murder that happened there. There was no ordinance then to prevent the alterations.

He went back to the 1948 at 142 Griffin and pointed out the adobe parts. It was pen tile in the back and frame "out here." in the courtyard.

His real concern was that if one did too much to a light middleweight historic structure it no longer had the history behind it and had lost its integrity and therefore lost its gift to the district.

Ms. Walker asked if he was suggesting if it was contributing instead of significant that it might retain more of its historic integrity.

Mr. Zinn said if the stuff in back was not considered historic and they could demolish some of it on the back side then he agreed. This wasn't an industrial building but an apartment building.

Mr. Acton said Mr. Rasch gave the option if significant to designate parts as non-historic.

Dr. Kantner understood that even if designated significant some façades could be non-historic.

Mr. Rasch agreed but cautioned them it must maintain high level of integrity to achieve significant status.

Dr. Kantner wasn't convinced it should be significant and the important persons were not that important.

Ms. Mather asked if Cleopas Jaramillo and Mr. Rapp were associated with the property but not with the building itself.

Mr. Zinn agreed. In Ms. Jaramillo's operation there was definitely a need of space but more a need of high walls. He added that the building has been white since the I Am Foundation had it. He briefly talked about the I Am people who wore pastels but not red or black.

Chair Woods asked Mr. Rasch about preserving the color.

Mr. Rasch said significant buildings might need to have their historic colors preserved but not with contributing buildings.

Mr. Zinn felt people wanted to make this more historic than it really was. He felt Wheelwright was far more historic than this one.

He agreed with most of the primary façades but disagreed with 22 which was not all historic.

Mr. Rasch said if the solarium was not historic then only part of it should be primary.

PUBLIC COMMENT

Present and sworn was Ms. Rosita Santiago, in Unit D, who said she lived in this building and at first was concerned about the changes proposed. She was in design and a full time painter and saw the shed

roofs every day that were corrugated fiberglass. A lot of it was very poorly constructed and it was disintegrating and she wanted someone to preserve the things that could be preserved. It was a fascinating winding crazy building but it was falling apart. If the upstairs neighbor used his space heater, she couldn't use her hair dryer.

She had investigated the person interested in working on it and she supported the project.

Present and sworn was Mr. Raymond Herrera, 379 Hillside Avenue, who said this building had always fascinated him. The colors were interesting. The history of Ms. Jaramillo - her history and personality were as important as Wheelwright as one of their local people. She was very instrumental in that culture. This building should be preserved as much as possible. The last owner he remembered was Walter Ingraham and it could be a nice home. He asked Mr. Zinn about what it would be.

Mr. Zinn said that wasn't germane to this conversation but would be a one-owner building.

Mr. Herrera said the back buildings, whether historic or not were part of the property. As a kid he went there when it was part of a home with servant quarters in the back. When Ms. Jaramillo lived there it was her home. The garage in the back whether a restaurant or not was part of it.

There were no other speakers from the public regarding this case.

Mr. Acton thought, given his issues that it was worthy of significant. If all the non-historic parts were peeled off it would leave historic façades that would be part of a significant status but highly altered and exposed. He asked how they would do that.

Mr. Rasch said if significant, all the elevations would be primary except those known to be non-historic. And on several, if they removed the non-historic part, they wouldn't have a façade there.

Mr. Acton was taken by the unique solarium and the mysterious courtyard and hoped that would not be lost by the proposal.

Mr. Zinn said when he was approached about this building; he was in the DFW airport having a heart attack. He was pleased to be asked but he was also very hard on the guy proposing this because he told the man what he could do and what he couldn't do. He vetted him pretty well and had a commitment from them. They have a business to run and use historic buildings in several states. They probably wouldn't change much but he was afraid of significant status. He agreed with Mr. Acton in everything except a significant status which would make this almost undevelopable.

There were structural issues of disintegrating pen tile but he was not hanging his case on that. He thought they could deal with the primary façades and work with them without this blanket pouring of significant juice over the whole thing.

He agreed with Mr. Herrera that if there was much integrity on the west side.

Ms. Mather agreed with the applicant. The fact that the Board was struggling with the integrity over all the building which indicated to her that overall it lacked the ability to sustain significant status. They didn't know which parts had the integrity and which parts were most interesting.

Ms. Mather moved in Case #H-13-003 to designate the main structure Contributing and designating primary elevations as recommended by staff and accepting staff's identification of non-historic parts. Ms. Walker seconded the motion.

Mr. Katz asked for a condition that the white color be retained.

Ms. Mather didn't accept that as friendly, leaving that issue for a future case.

Dr. Kantner asked if 15, 16, 17, 18 could also be primary.

Ms. Mather disagreed and agreed with Mr. Rasch that they were just duplicating.

Mr. Rasch said he tried not to over restrict an applicant. Several times, the Board has added some elevations that were duplicative.

Dr. Kantner was not sure that the design of 15, 16, 17, and 18 were duplicative.

Ms. Mather didn't want to restrict the ability of the applicant to conduct business there.

The motion passed by unanimous voice vote.

6. **Case #H-13-001. 707 Don Gaspar Avenue.** Don Gaspar Area Historic District. Feather & Gill Architect, agent for Dwight Miller, owners, proposes to construct a 315 sq. ft. addition, construct 4' high yardwalls and gates, and perform other minor modifications on a contributing property. An exception is requested to exceed the 50% foot print rule (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

707 Don Gaspar Avenue is a single-family residence that was constructed before 1928 in the Bungalow Style. A non-historic addition on the rear east elevation has used up most of the 50% footprint allowance for additions to the historic footprint. The building is listed as contributing to the Don Gaspar Area Historic District and the historic west and south elevations may be considered as primary.

The applicant proposes to remodel the property with the following four items.

ITEM # 13-0085

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

Case #H-13-003
Address – 206 McKenzie Street
Owner/Applicant's Name – The Kessler Collection
Agent's Name – Dale F. Zinn, Architect

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on January 22, 2013 upon the application (Application) of Dale F. Zinn, Architect, as agent for The Kessler Collection, owner.

206 McKenzie Street, known as the Escudero House, was constructed in a vernacular manner by 1898 and possibly earlier. The building has undergone numerous changes through historic dates including architectural style changes that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century significant changes occurred including a 1930s two story studio at the NW corner, another second story addition at the SE corner in the 1940s, and additions at the SW corner by 1958 including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred and two free-standing carports were constructed. The long projected hallway and the massing between the solar addition and the garage at the SW corner of the main building was in place by 1948. The pitched roofs and the carports are intrusive to the romantic quality of the main structure.

The 1995 inventory recommends that the property be listed as contributing to the Downtown & Eastside Historic District. The 2005 reinventory suggests that the status could be upgraded to significant due to associations with important persons. Today, the entire main building is listed as contributing with the south carport listed as non-contributing and the east carport without an historic status.

The Applicant requested an historic status review of this property.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Board staff recommended that the Board retain the historic designation of contributing for the main structure with the understanding that the pitched roofs, the solar addition, and the garage remodel facades are not historic. The recommended primary elevations were identified on a floorplan map. In addition, staff recommends that the Board retain non-contributing status for the south carport and designate the east carport as non-contributing as complying with Section 14-5.2(C)(2).
3. The Property is located in the Downtown & Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code: Section 14-5.2(C)(2), Designation of Status within Historic Districts.

4. The Board finds that the building has diverse character and the character defining features are found on elevations 1, 5, 6, 15, 16, 17, 18, 19, 20, 21, 22, 30, and 31 listed on the floorplan map and that the west side has been altered in non-historic times.

CONCLUSIONS OF LAW

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

The Board concludes that the Property shall be designated as contributing with elevations 1, 5, 6, 15, 16, 17, 18, 19, 20, 21, 22, 30, and 31 designated as primary excluding the west side non-historic remodels and to maintain the historic status of one carport as non-contributing and to designate the historic status of the other carport as non-contributing. (see attached floorplan map)

IT IS SO ORDERED ON THIS 12th DAY OF FEBRUARY 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 2/12/13

FILED

Yolanda Y. Vigil
City Clerk

Date: 2/15/13

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 2/13/13

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Requests an historic status review of the contributing, non-contributing structures.

Project number: 13-130003
Case number: H-13-003
Project type: HDRB

PROJECT LOCATION (S): **206 McKenzie Street**

PROJECT NAMES:

OW – The Kessler Collection
Orlando, FL 32811

409 Vineland Road, Ste. 650
407-996-9998

AP – Dale Zinn, Architect
Santa Fe, NM 87504

PO Box 756
505-982-8690

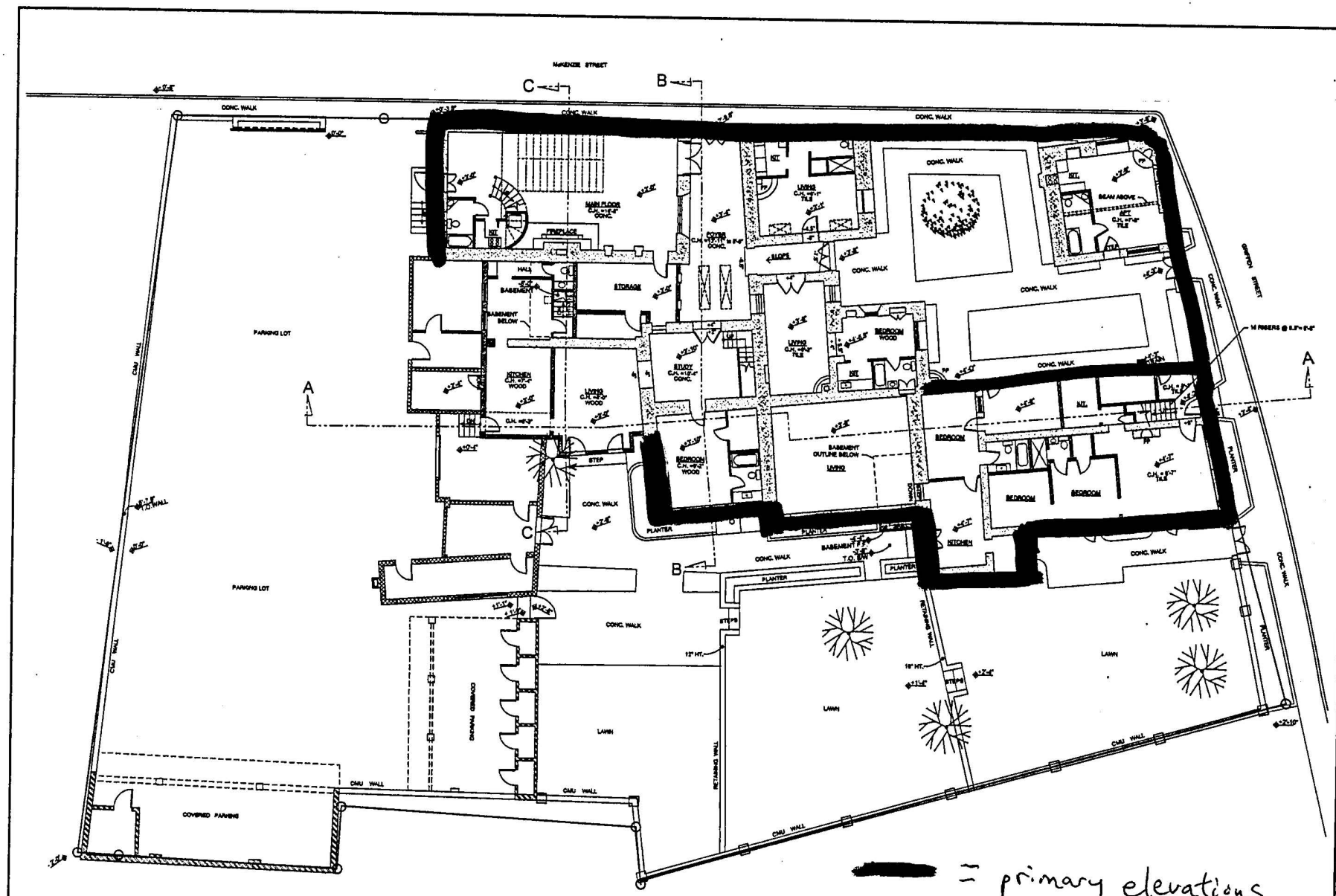
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on January 22, 2013, acted on the above referenced case. The decision of the Board was to maintain the contributing historic status of the main structure, to designate the primary elevations as shown on the attached floor plans, and to designate the two carports as non-contributing. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**



= primary elevations

1 FLOOR PLAN, GROUND LEVEL
SCALE: 1/8" = 1'-0"

Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-9660 Fax: (505) 424-9737
DFZinn@aol.com

206 McKENZIE STREET
SANTA FE COUNTY
SANTA FEE, NEW MEXICO

FLOOR PLAN
GROUND LEVEL
AS-BUILT

APPROVED: DATE: INITIAL:
DATE: 12/07/12
DRAWN BY: LA
CHECKED: D.Z.
206 McKENZIE-01.DWG

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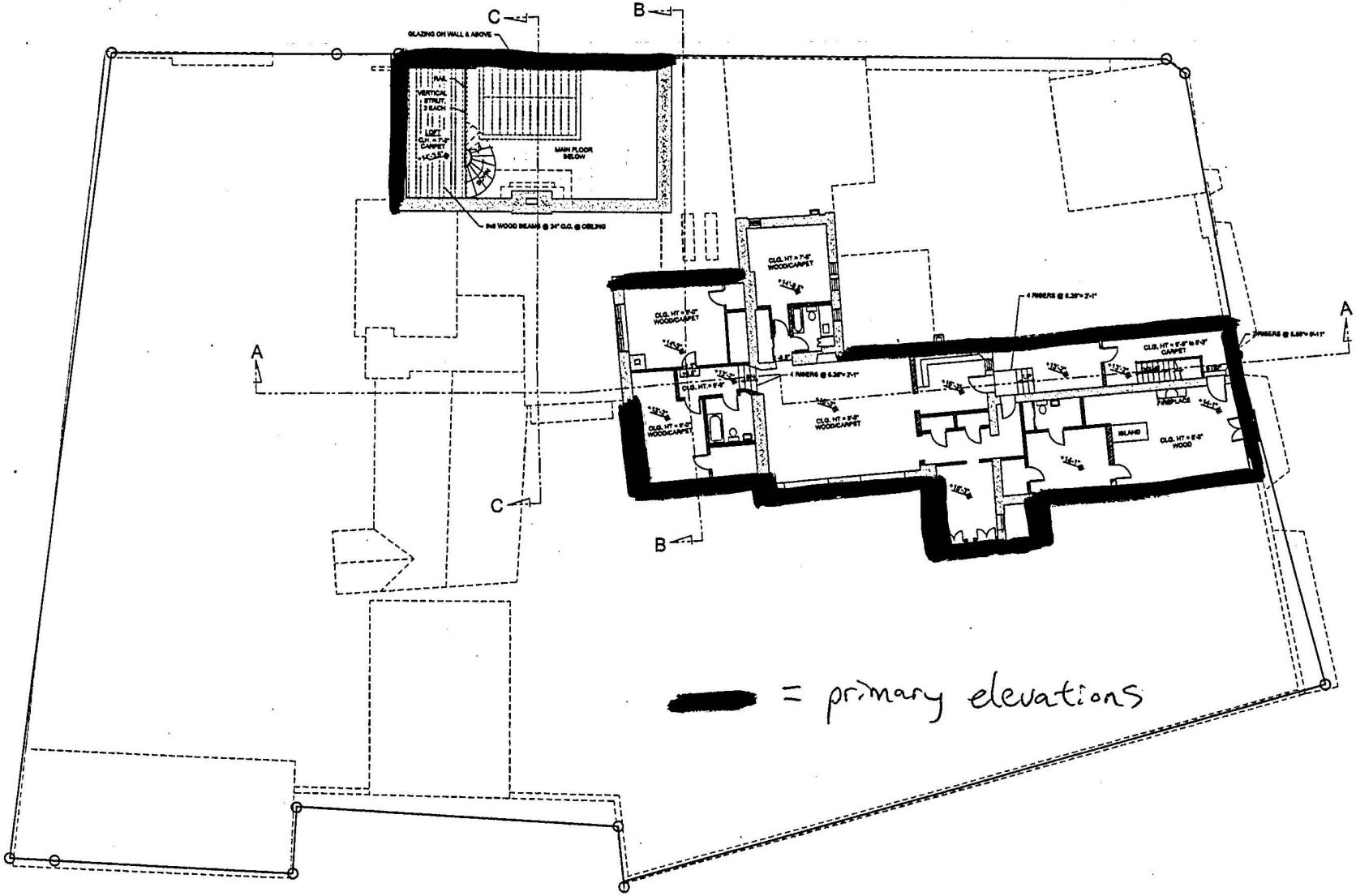
A1



2 FLOOR PLAN, UPPER FLOOR

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

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206 McKENZIE STREET
SANTA FE COUNTY
SANTA FEE, NEW MEXICO

FLOOR PLAN
UPPER FLOOR
AS-BUILT

APPROVED:	DATE:	12/07/12
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	206 McKENZIE-01.DWG	

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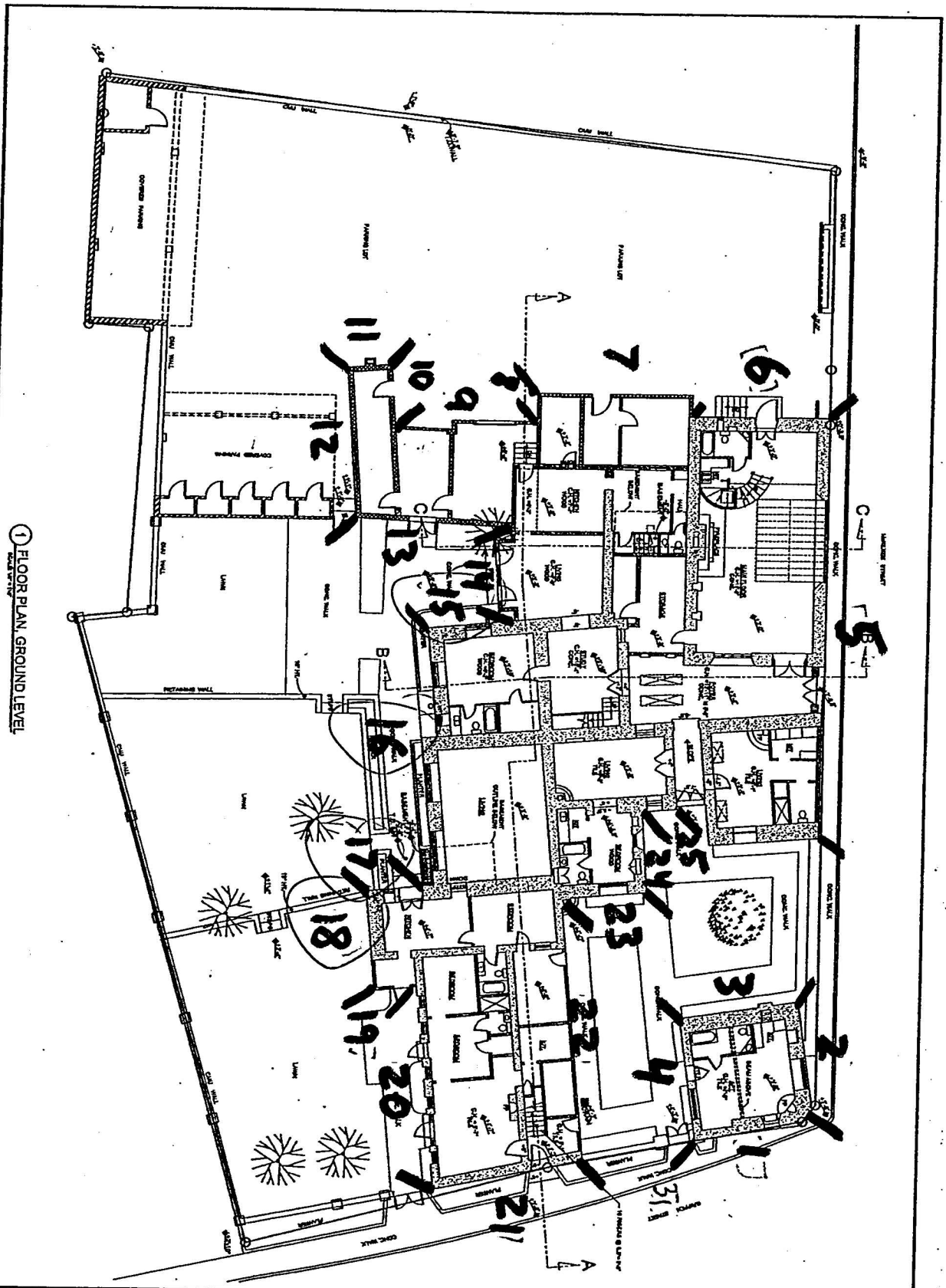
1 FLOOR PLAN, GROUND LEVEL
A1
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DATE: INITIAL:
DATE: 12/07/12
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206 McKENZIE-01.DWG
FLOOR PLAN
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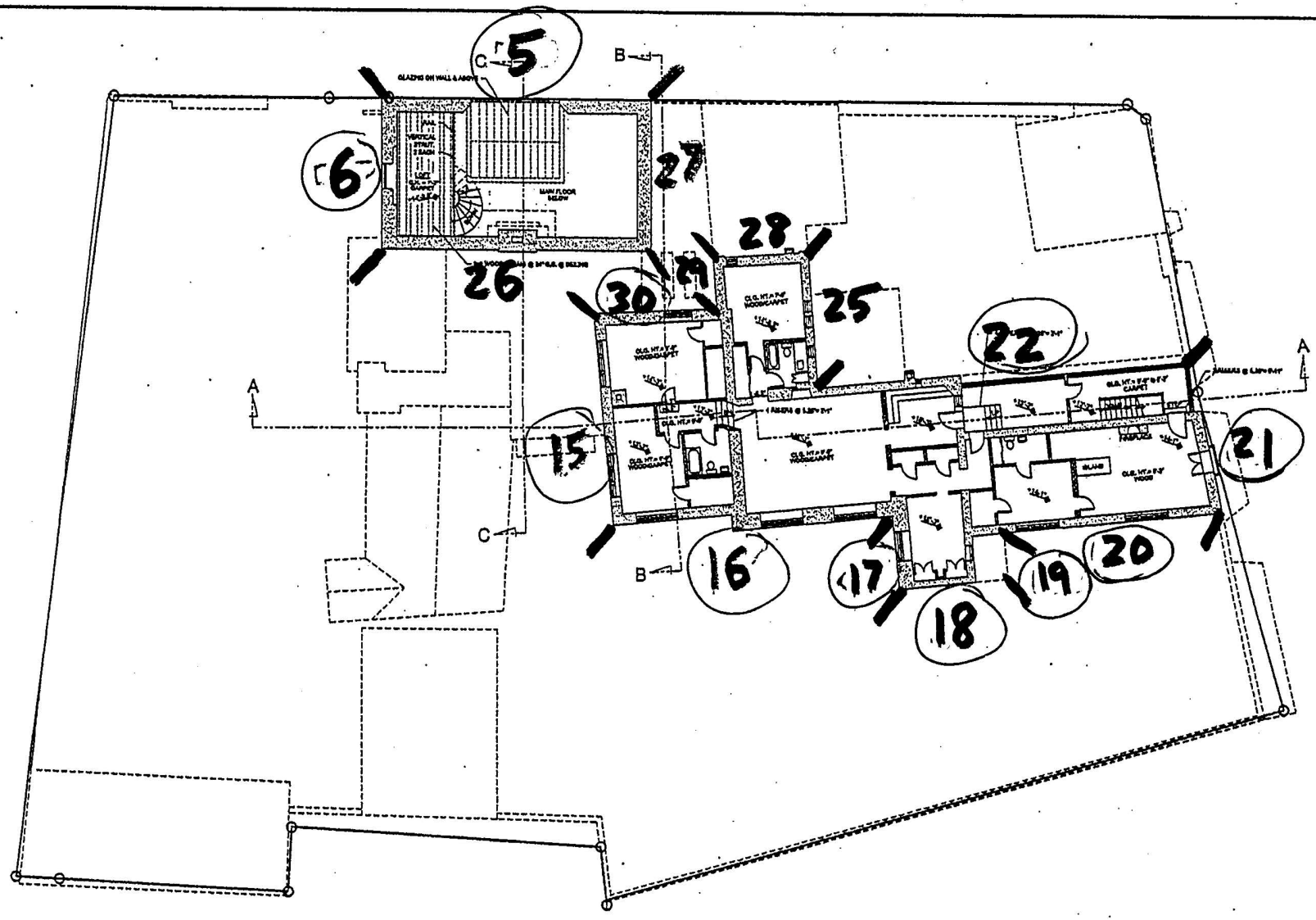

2 FLOOR PLAN, UPPER FLOOR

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206 McKENZIE STREET
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SANTA FEE, NEW MEXICO

FLOOR PLAN
UPPER FLOOR
AS-BUILT

DATE: 12/07/12
DRAWN BY: LA
CHECKED: D.Z.
206 McKENZIE-01.DWG

APPROVED:
DATE: INITIAL:

SHEET
A2

City of Santa Fe, New Mexico

memo

DATE: January 22, 2013

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-13-003

ADDRESS: 206 McKenzie Street
Historic Status:
Contributing, Non-Cont., and non-statused
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

____ Site Plan/Floor Plan

____ Elevations

____ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the Board retain the historic designation of contributing for the main structure with the understanding that the pitched roofs and the solar addition and the garage remodel facades are not historic. The north and east elevations of the main structure may be considered as primary. In addition, staff recommends that the Board retain non-contributing status for the south carport and designate the east carport as non-contributing. See attached historic status floorplan.

BACKGROUND & SUMMARY:

206 McKenzie Street, known as the Escudero House, was constructed in a vernacular manner by 1898 and possibly earlier. The building has undergone numerous changes through historic dates including architectural style changes that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century significant changes occurred including a 1930s two story studio at the NW corner, another second story addition at the SE corner in the 1940s, and additions at the SW corner by 1958 including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred and two free-standing carports were constructed. The long projected hallway and the massing between the solar addition and the garage at the SW corner of the main building was in place by 1948. The pitched roofs and the carports are intrusive to the romantic quality of the main structure.

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Today, the entire main building is listed as contributing with the south carport listed as non-contributing and the east carport without an historic status.

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It is intended that:

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SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

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(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

CONTRIBUTING STRUCTURE

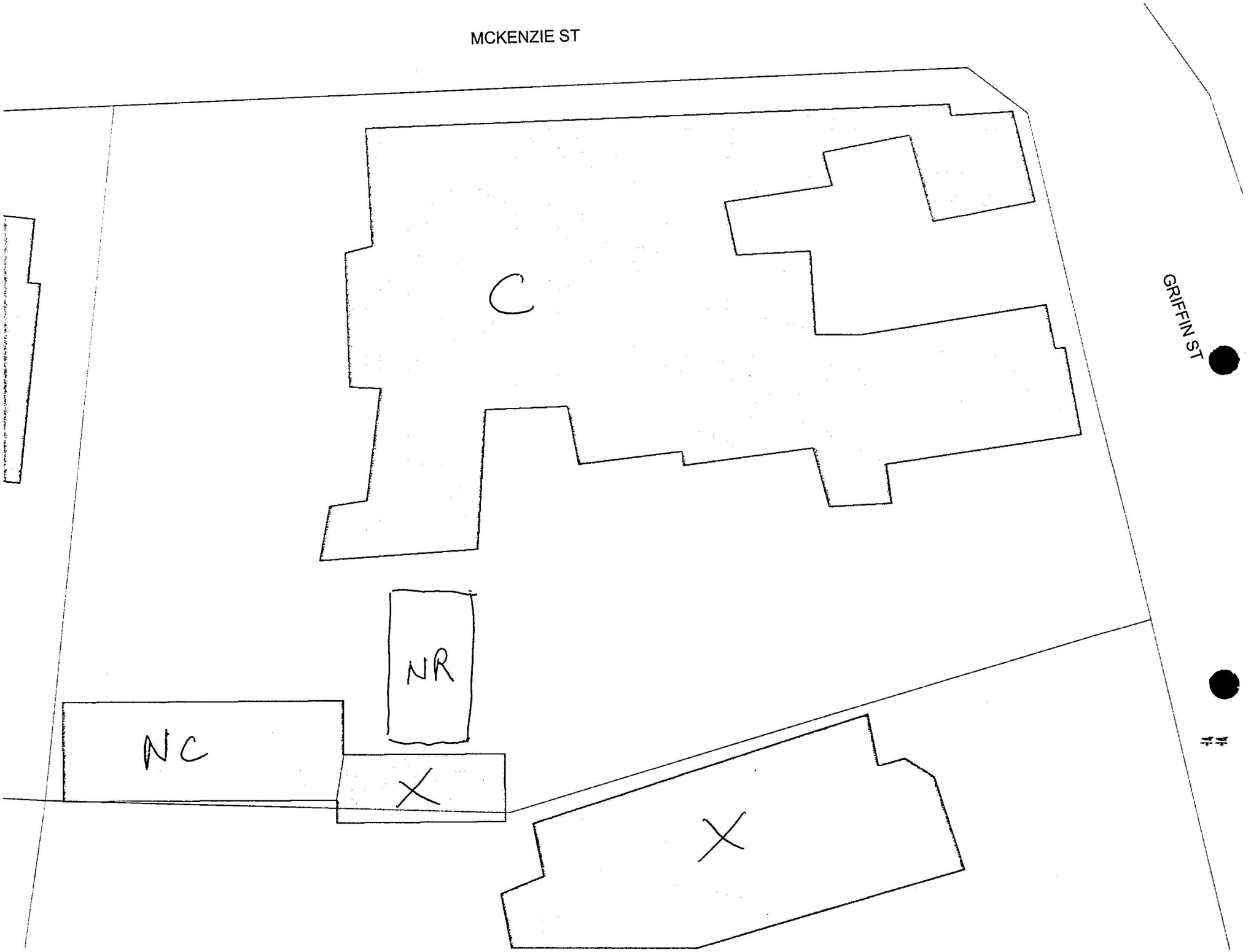
A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

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.

PRIMARY FAÇADE

One or more *principal* faces or elevations of a *building* with features that define the character of the *building's* architecture.


MCKENZIE ST
GRIFFIN ST
C
NR
NC
X
X

January 9, 2013

David Rasch, Supervising Planner
Historic Design Review Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

Re: Status Review
206 McKenzie Street

Dear Mr. Rasch and Historic Design Review Board Members:

Please allow this letter to serve as my official acknowledgment and approval for the Kessler Collection and Dale F. Zinn, Architect, to make an application to the Historic Design Review Board for Status Review at 206 McKenzie Street.

My understanding is that there are no projects being considered in this application and the official review of the historic status of the structure is being made in order to make appropriate decisions regarding potential adaptive reuse of the property.

All who have owned the property are sensitive to the character of this building and its unique features but many made major changes to the property as well. I agree with Mr. Zinn's assessment that the historic portion of the building facing McKenzie and Griffin Streets should be a Contributing Structure while the later era utility buildings that face the parking lot on the West should be Non Contributing Structures.

If there are any questions please feel free to contact me at (210) 601-5500 or peteselig@aol.com.

Sincerely,

Christopher C. Hill
General Partner

January 7, 2013

Historic Design Review Board
200 Lincoln Ave.
City of Santa Fe
Santa Fe, New Mexico 87501

Re: **Application for Status review (clarification)**

Contributing Building
206 McKenzie

Dear David;

Enclosed please find the documentation which supports a contributing status for much of the property known as 206 McKenzie Street. I believe that the documentation also supports a declassification of most of the west facing "infill "structures that have suffered major changes over the past 40 years to non contributing.

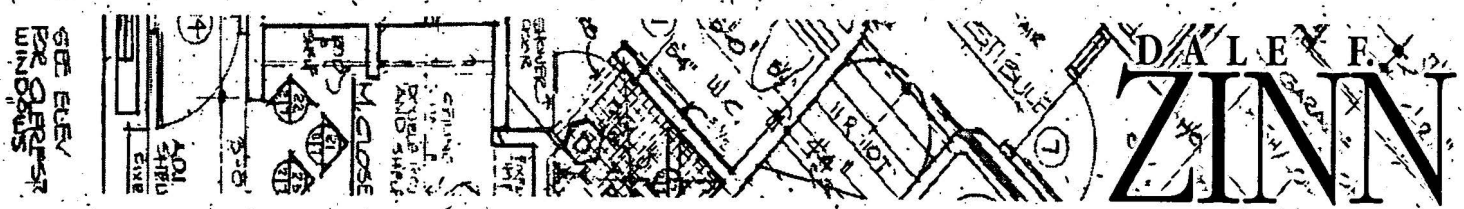
The following was included in the original package submitted on December 26, 2012.

1. One set of full size drawings current measured as built drawings.
2. Complete application
3. Two sets of reduced drawings

We will ready to present further information on the January 22nd agenda. Please feel free to contact me further about this submittal.

Sincerely;

Dale F. Zinn Architect
Nm # 940



P.O. Box 756 • Santa Fe, NM 87504 • PHONE (505) 982-8690 • FAX (505) 424-9737

DALE F. ZINN ASSOCIATES ARCHITECTS

January 7, 2013

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico 87501

Re: **Status Review** **206 McKenzie Street**

Please allow this letter and the enclosed application form to serve as the official application to the Historic Design Review Board for the structure on what appears to be listed as a Significant property at 206 McKenzie Street. My firm has been retained to represent the proposed Owners concerning this matter before the Historic Design Review Committee.

There are no projects being considered in this application. We are asking for an official review of the historic status of the structure in order to make appropriate design and planning decisions regarding adaptive reuse of the historic portions of the structure.

Our position regarding the status of the structure is: that many of the components of the structure are indeed meet the criteria as those that are **Contributing** to the character of the Historic District, but that there are components which have been altered and other elements that significantly mask contributing components with recent additions. Those additions and alterations detract from the overall character of the building.

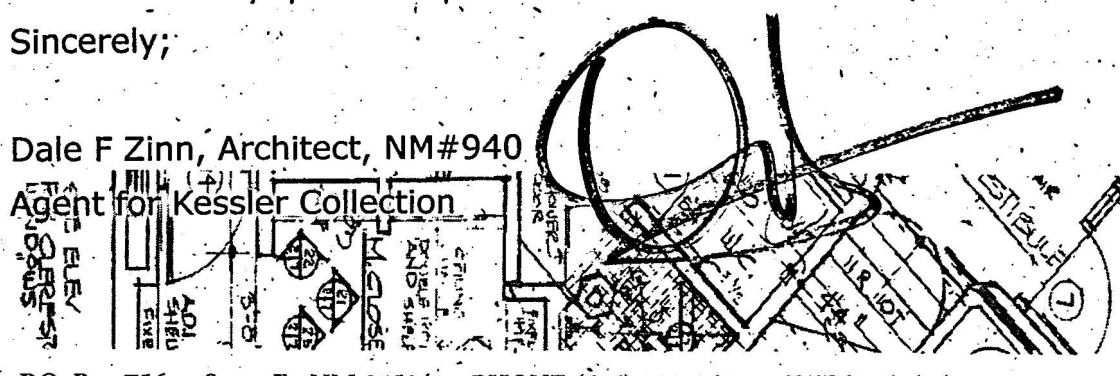
It is important to point out that at one time there was a recommendation for the status taken from the last historic preservation survey which used the words "possibly" significant due to the building's "Association with Historic Figures." This characterization was reinforced by rumor and lack of a clear history of the changes of the compound and thus; we believe that an upgrade of Significant for this structure reaches far above the true status of the structure as we know it now. The current and enduring status is as Contributing for the McKenzie and Griffen Street facades but those components that have been altered or masked on the west parking lot do not rise to contributing status in my opinion.

My client and I are sensitive to the character and intrigue of this building and its collective features. We look forward to bringing a proposal to the Historic Design review Board that celebrates the mystery and mystic of this Santa Fe icon, but at the same time, allows an appropriate adaptive re-purposing of the building. In this manner; it will be rehabilitated carefully and will become a well maintained Contributing Structure in the historic fabric of Santa Fe.

If there are any questions please feel free to contact me at 982-8690.

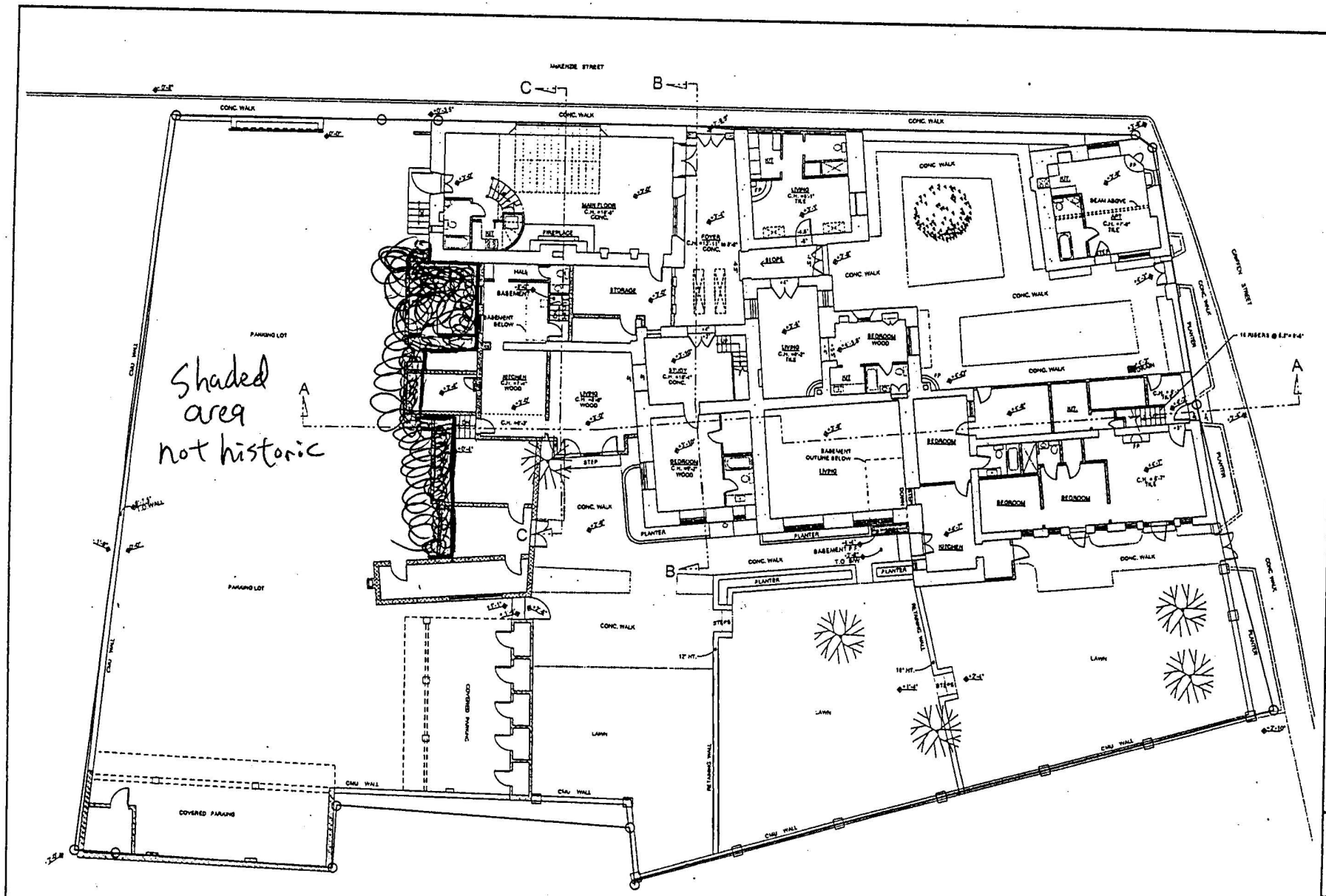
Sincerely;

Dale F Zinn, Architect, NM#940
Agent for Kessler Collection



P.O. Box 756 • Santa Fe, NM 87504 • PHONE (505) 982-8690 • FAX (505) 424-9737

DALE F. ZINN
ASSOCIATES
ARCHITECTS



1 FLOOR PLAN, GROUND LEVEL
SCALE: 1/8" = 1'-0"

Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-8680 Fax: (505) 424-8737
DF.Zinn@aol.com

206 McKENZIE STREET
SANTA FE COUNTY
SANTA FE, NEW MEXICO

FLOOR PLAN
GROUND LEVEL
AS-BUILT

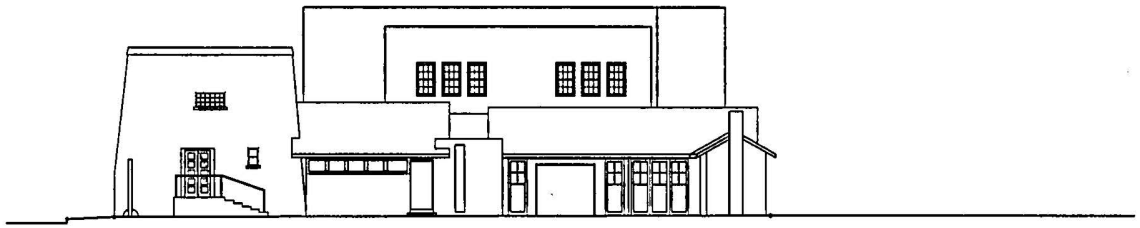
DATE: 12/07/12
DRAWN BY: LA
CHECKED: D.Z.
206 MCK.DWG

APPROVED:
DATE: INITIAL:

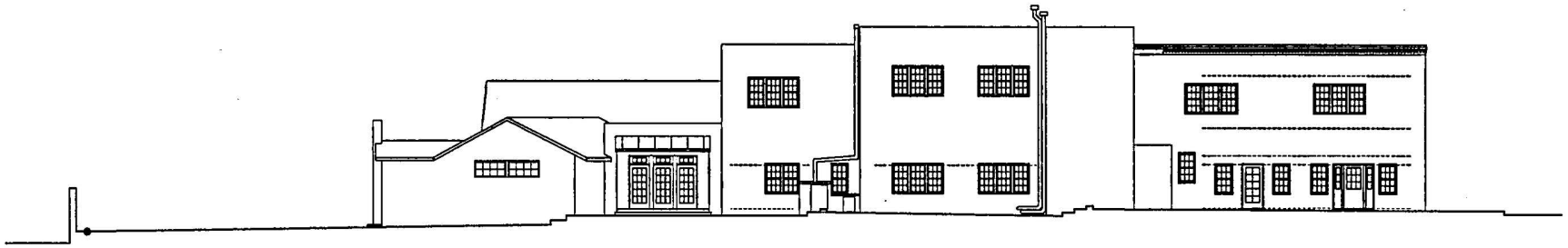
SHEET
A1



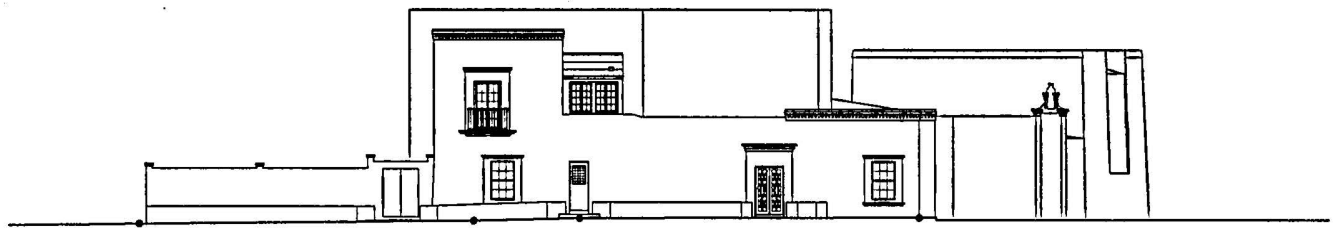
D ELEVATION, NORTH VIEW
SCALE: 1/4" = 1'-0"



C ELEVATION, WEST VIEW
SCALE: 1/4" = 1'-0"



B ELEVATION, SOUTH VIEW
SCALE: 1/4" = 1'-0"



A ELEVATION, EAST VIEW
SCALE: 1/4" = 1'-0"

Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-9860 Fax: (505) 424-8737
DFZinn@aol.com

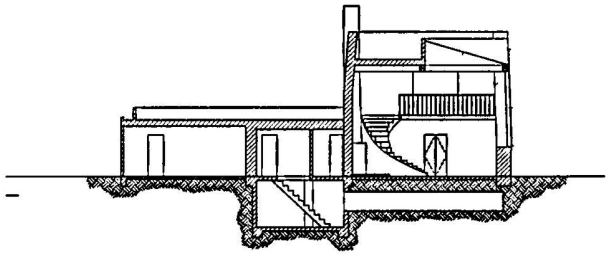
206 McKENZIE STREET
SANTA FE COUNTY
SANTA FEE, NEW MEXICO

EXTERIOR
ELEVATIONS
AS-BUILT

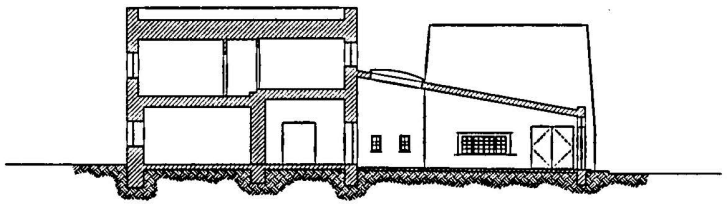
DATE: 12/1/12
DRAWN BY: LA
CHECKED: D.Z.
206 McKENZIE

APPROVED:
DATE: INITIAL:

SHEET
A3



C-C SECTION - BLDG



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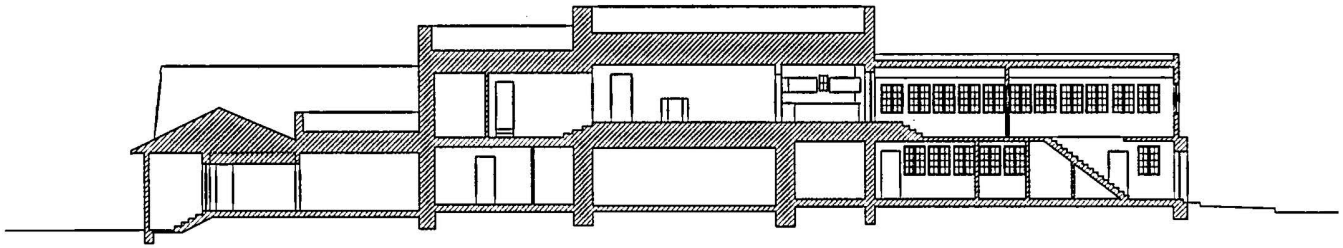


A-A SECTION - BLDG

Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-8680 Fax: (505) 424-9737
DFZinn@aol.com

206 McKENZIE STREET
SANTA FE COUNTY
SANTA FEE, NEW MEXICO

BUILDING SECTIONS AS-BUILT

DATE: 12/13/12
DRAWN BY: LA
CHECKED: D.Z.
206 McKENZIE

APPROVED:
DATE INITIAL

SHEET
A4

The following are areas of the existing building at 206 McKenzie Street that we are asking for Historic Board Review for future modifications.

Exterior Window Protection
We are asking for approval to install a total of four window grates on the exterior of the building, all located on the McKenzie Street elevation. Each will be designed to match the existing window grates which are installed on the Griffin Street elevation. Because of the difference in sizes of the windows, each grate will be scaled to be proportionate to the window they are protecting. The company's internal security requirements dictate the need for this protection since highly valuable equipment used for the daily operation of the company is located behind these windows.

New Parapet Over Main Entry
We would like to install a new parapet over the main entry to the building on the McKenzie Street elevation. This new entry will hide the roof and its appurtenances from public view. Also, the parapet will aid in the drainage of the roof behind, directing the flow of water to an internal downspout, under the sidewalk and out into the street. Without the parapet, the water draining from the roof will sheet flow directly over the main door and offer no protection from precipitation for those visiting the building nor walking by on the sidewalk.

The design of the new parapet will be influenced by the adjacent parapet in a simplified manner. This will give importance to the front entry, act as a wayfinding element to the entry and help reinforce the design of the adjacent façade design.

New Carport to Replace Existing
In place of the existing carport, we are proposing to build a new one in the same location. The previous carport was condemned and removed for the sake of physical safety to the public. Both of the original carports were not deemed Historic structures. We are wanting to use those materials from the original structure which were able to be salvaged to rebuild the new one to the furthest extent possible. These materials will be used on the front façade facing the parking lot. This will visually tie the new carport together with the carport to remain which is built with a similar design.

The original carport had enclosed storage which we would like to continue within the new structure. This portion of the building will be enclosed with painted CMU which matches the construction and finish of the surrounding yardwalls and carport. The roof of the carport will be pitched to match the adjacent carport but will be pitched in two directions – both east and west. This keeps the roof height at the top of the ridge within the surrounding yardwall and not extend above. Visually, the front of the carport will look virtually identical in construction to the remaining one adjacent.

New Greenhouse
At the location of the existing greenhouse, we are proposing to construct a new greenhouse within the same footprint. The previous greenhouse was also condemned and removed for the sake of physical safety to the public and was not deemed a Historic structure. The new greenhouse will be modern in design in terms of performance regarding energy efficiency and function. The design draws from the existing window and skylight combination found around the corner, on the north elevation of the

building. Designing the greenhouse in this way will reinforce the design of both and keep the window and skylight combination from being a complete anomaly. Informal interviews and unsolicited comments from the general public show that community members find the windows aesthetically pleasing and a point of unique interest.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6/8/2021

Property Owner of Record: FC3 Ltd. Co.

Applicant/Agent Name: Bradyn Furry

Contact Person Phone Number: 505 789 0306

Site Address: 206 McKenzie St.

Proposed Construction Description: Renovation of greenhouse, carport New window protection, Skylight Addition

TOTAL ROOF AREA:

Zoning District: BCD

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside Historic District

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

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

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

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

Terrain: ☐ 30% slopes_____

Lot Coverage : 40 %
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: >15' Minimum: 15'
Proposed Sides: L 5'2" R___ Minimum: 5'

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible 1
Minimum:_____

Bicycle Parking:**
Proposed: 6 Minimum: 6
** Commercial Requirement

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

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

Bradyn Furry [☐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.

Bradyn Furry
SIGNATURE **DATE**

To Be Completed By City Staff:

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

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

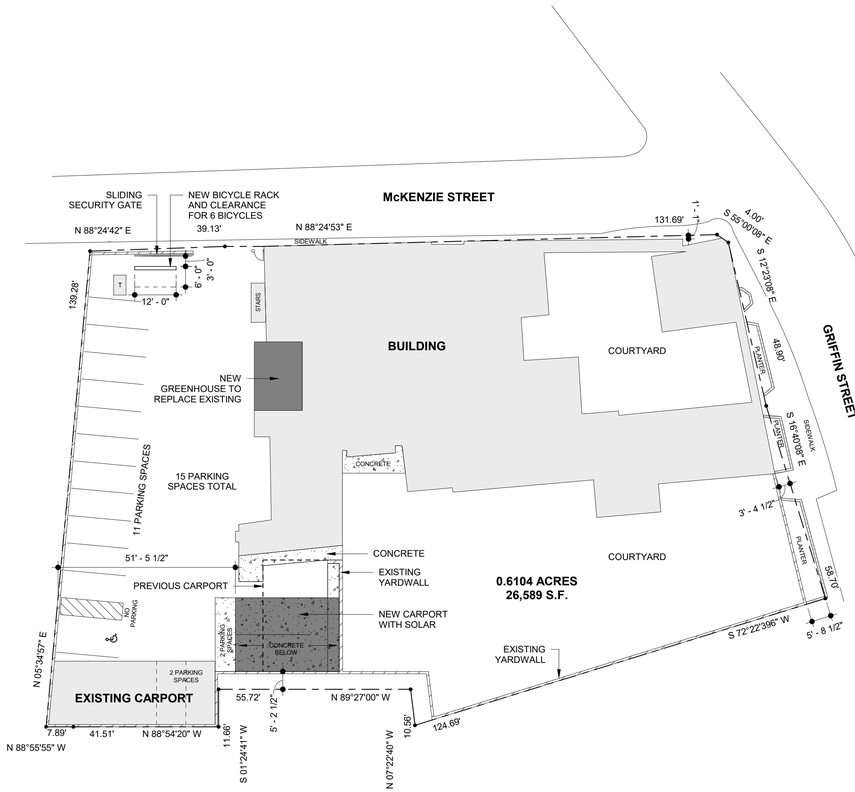
REVIEWER: Donna Wynant **DATE:** 6 / 9 / 21

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

Revised 20 November 2020

FALLING COLORS

ARCHAEO
architects



0 20 40 80

SCALE: 1" = 20'-0"

N

FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale : 1" = 20'-0"

Date : 6/15/2021

Drawing Title :

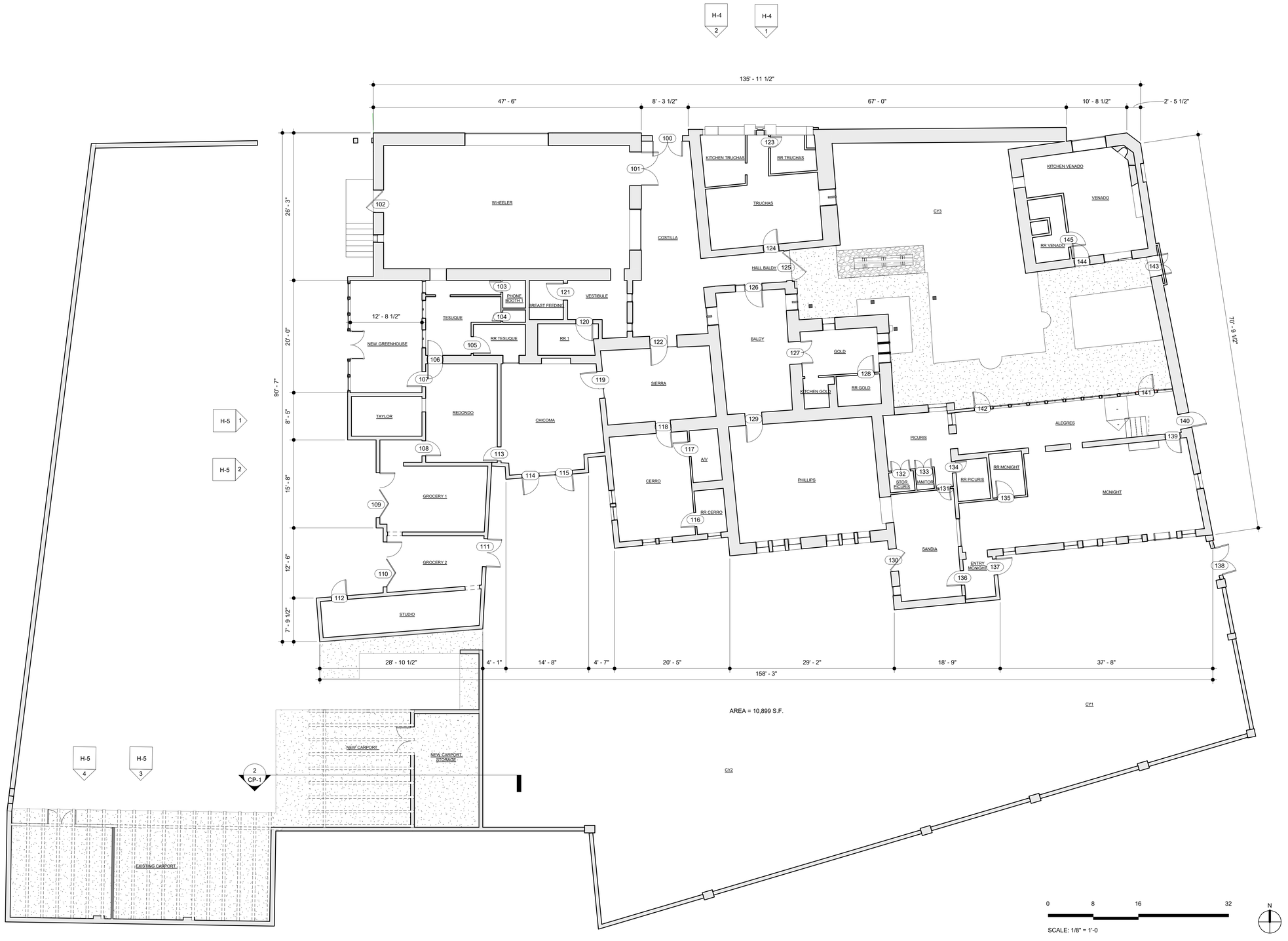
SITE PLAN

Sheet Number :

H-1

FALLING COLORS

ARCHAEO
architects



FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

Date : 6/15/2021

Drawing Title :

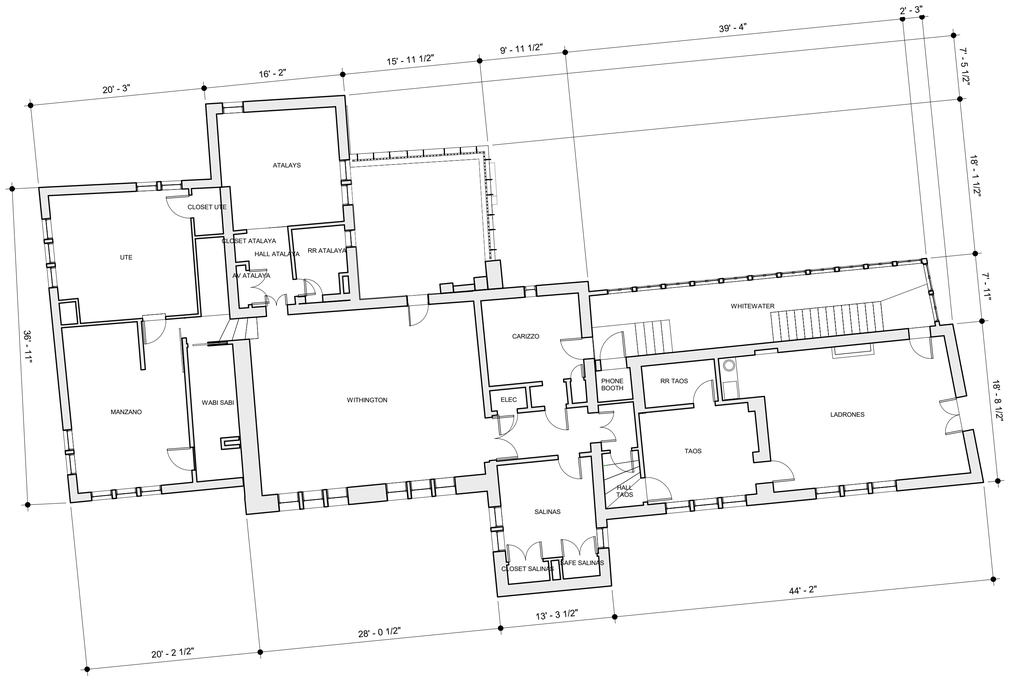
FIRST FLOOR

Sheet Number :

H-2

FALLING COLORS

ARCHAEO
architects



0 8 16 32

SCALE: 1/8" = 1'-0

N

FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

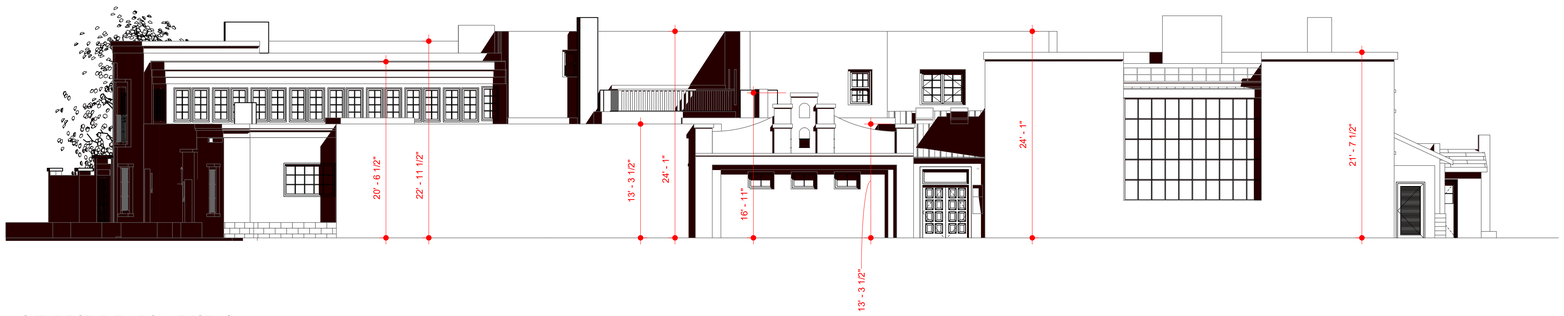
Date : 6/15/2021

Drawing Title :

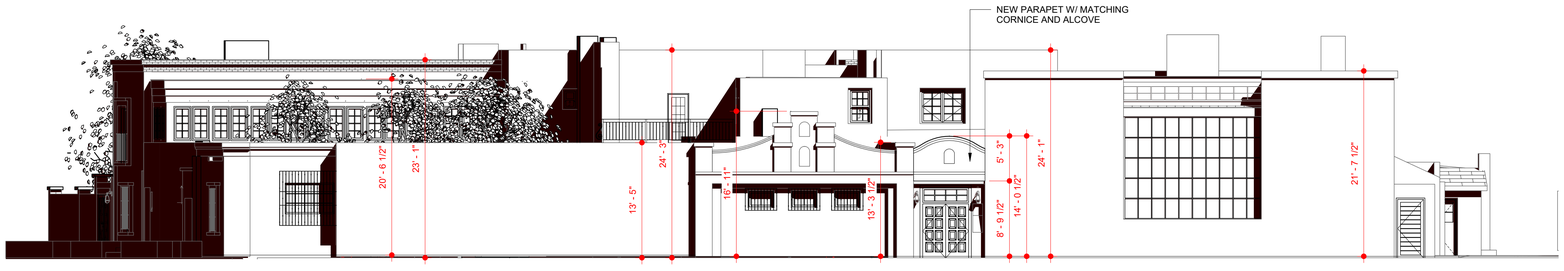
SECOND FLOOR

Sheet Number :

H-3



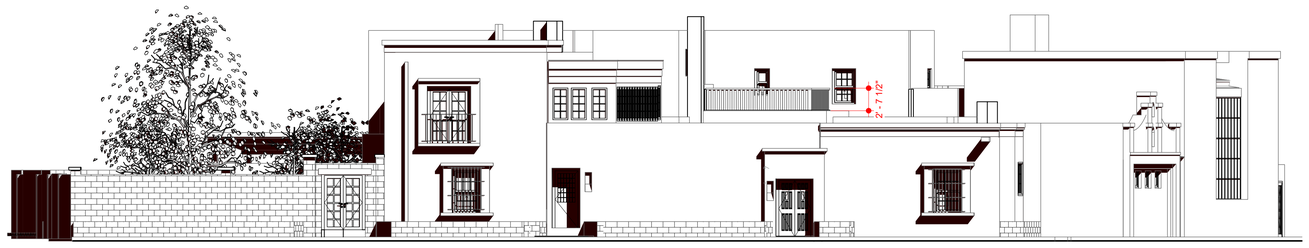
1 MCKENZIE ST. ELEVATION - EXISTING
1/8" = 1'-0"



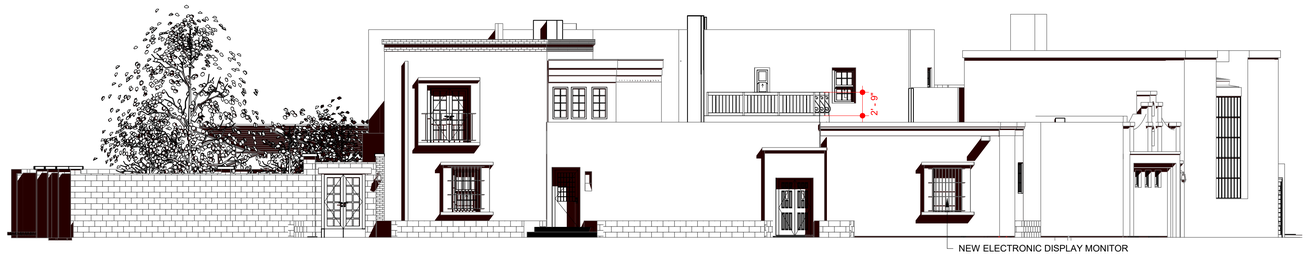
2 MCKENZIE ST. ELEVATION - PROPOSED
1/8" = 1'-0"

0 8 16 32

SCALE: 1/8" = 1'-0



4 GRIFFIN ST. ELEVATION - EXISTING
1/8" = 1'-0"



3 GRIFFIN ST. ELEVATION - PROPOSED
1/8" = 1'-0"

FALLING COLORS

ARCHAEO
architects

FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

Date : 6/15/2021

Drawing Title :

NORTH & EAST ELEVATIONS

Sheet Number :

H-4

FALLING COLORS

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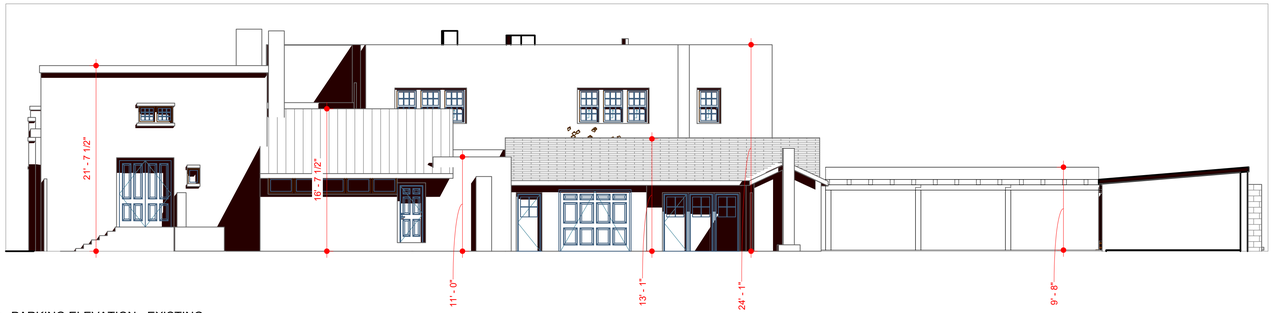
architects



1 PARKING ELEVATION - EXISTING
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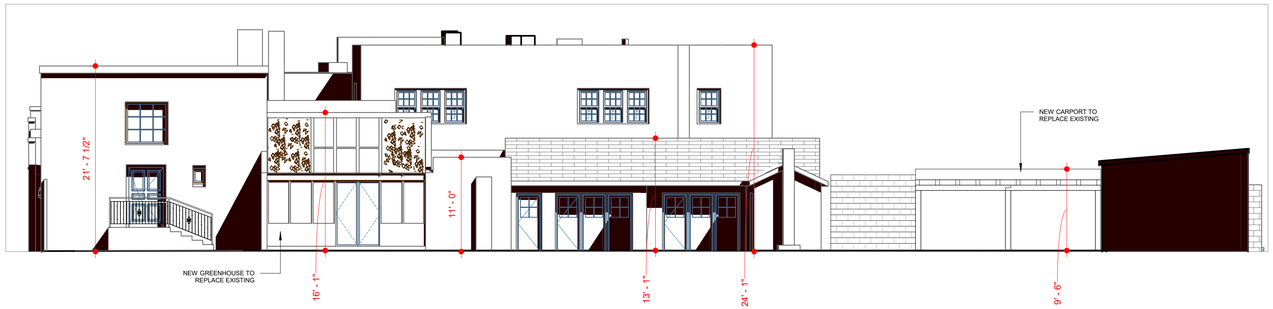

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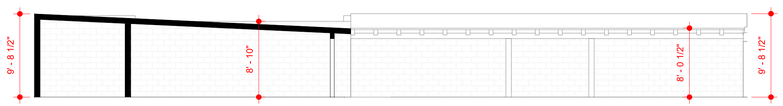
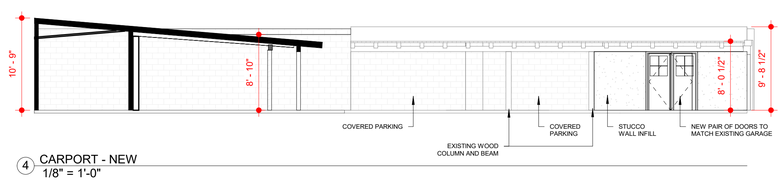


3 CARPORT - EXISTING
1/8" = 1'-0"



4 CARPORT - NEW
1/8" = 1'-0"

0 8 16 32

SCALE: 1/8" = 1'-0

FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

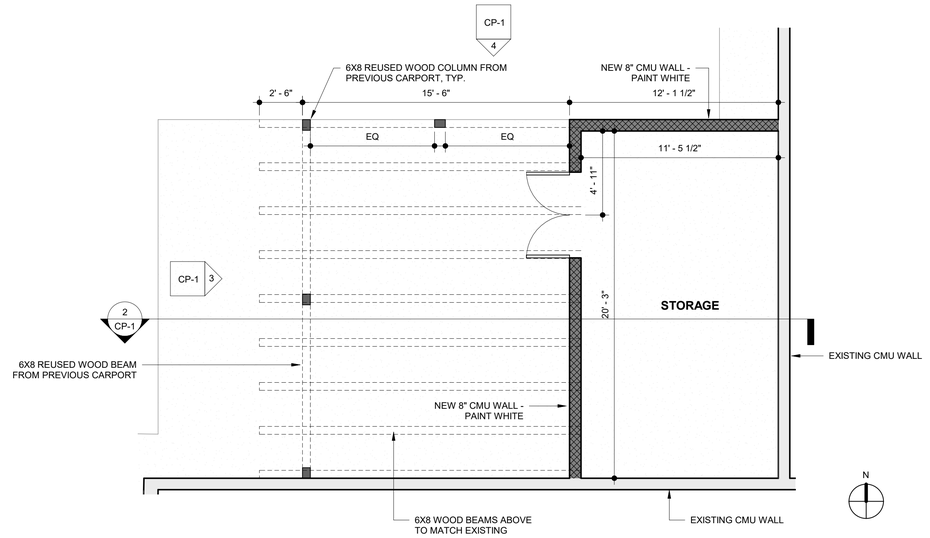
Date : 6/15/2021

Drawing Title :

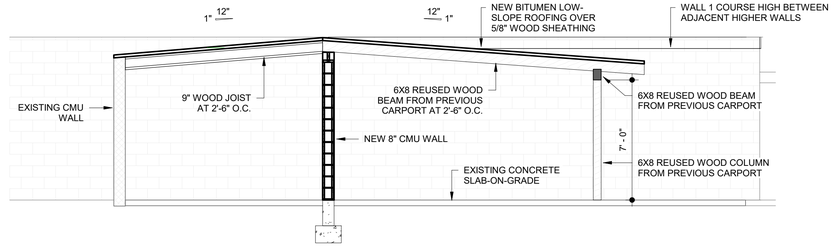
PARKING
ELEVATIONS

Sheet Number :

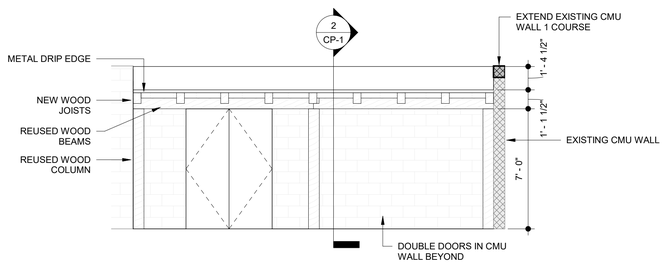
H-5



1 PLAN - NEW CARPORT
1/4" = 1'-0"



2 NEW CARPORT SECTION
1/4" = 1'-0"



3 NEW CARPORT FRONT
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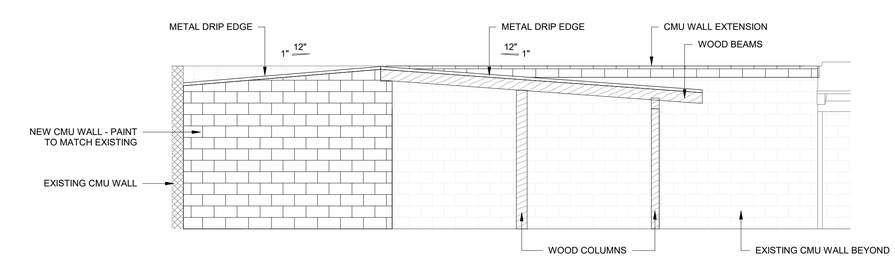


4 NEW CARPORT SIDE
1/4" = 1'-0"

FALLING COLORS

ARCHAEO
architects

FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

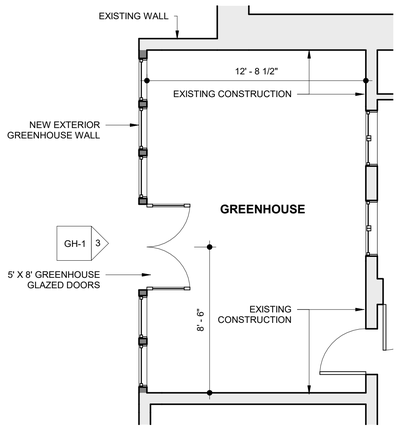
Date : 6/11/2021

Drawing Title :

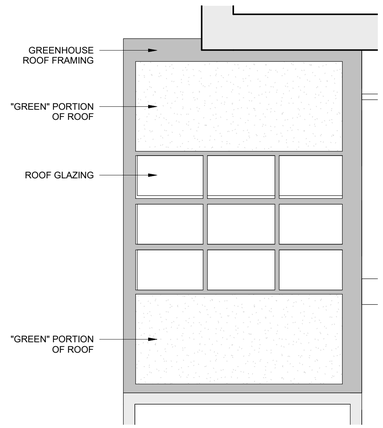
NEW CARPORT

Sheet Number :

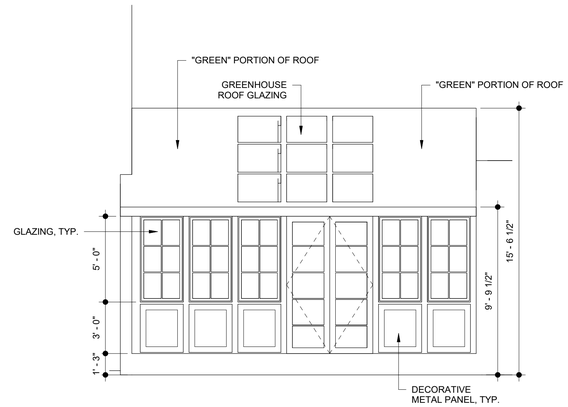
CP-1



1 PLAN - NEW GREENHOUSE
1/4" = 1'-0"



2 ROOF PLAN - GREENHOUSE
1/4" = 1'-0"



3 NEW GREENHOUSE FRONT
1/4" = 1'-0"

FALLING COLORS

ARCHAEO
architects

FALLING COLORS

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

Date : 6/11/2021

Drawing Title :

NEW GREENHOUSE

Sheet Number :

GH-1



206 McKenzie Street
Griffin Street / East Elevation



206 McKenzie Street
Previous Skylight in Entry



206 McKenzie Street
McKenzie Street / North Elevation



206 McKenzie Street
View from Griffin Street to North



206 McKenzie Street

Existing Window Protection
Located on Griffin Street / East Elevation



206 McKenzie Street
McKenzie Street - from East



206 McKenzie Street
McKenzie Street from West



206 McKenzie Street
Previous Greenhouse



206 McKenzie Street
Parking / West Elevation



206 McKenzie Street
Stucco Color - La Habra,:White Base w/ 30% #52 Saddleback

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

New Parapet Over Main Entry:
An exception to Section 14-5.2(D)(a)(a) is requested to alter architectural features and spaces that embody the status

(i) Does not damage the character of the district

Response:

The design of the new parapet on the existing building over the main entry replicates the parapet design found on the building immediately adjacent to the main entry. By copying this existing design, we are ensuring that, not so much the character of the district but the overall character of the building, is maintained. The new parapet is designed to look as if it is an extension of the existing parapet next to it.

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

Response:

Presently, the roof over the main entry drains by sheet flow directly over the main entry and onto the sidewalk below which in turn directs water and snow directly into the circulation path of the public sidewalk. Adding a parapet would provide the ability to direct roof drainage into an internal downspout, under the sidewalk and out into the street, completely bypassing a passerby or visitor to the building.

(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 intent of the historic standards and procedures are to keep a heterogenous look to the overall city of Santa Fe. But, because the building at 206 McKenzie is an anomaly within the fabric of Santa Fe, to introduce designs and elements meant for the city as a whole into the unique character that is the White Building, would weaken its design integrity rather than enforce it. To fit within the city and not dilute its unique aesthetic, the White Building must look for design precedence within itself and not at the surrounding areas, thus strengthening the heterogeneous character of the building itself.

To confirm this, several designs found throughout Santa Fe were considered as precedence for this alteration. All of them, while cohesive with Santa Fe as a whole, actually served to detract

from the White Building and actually introduce an additional design aesthetic to a building that already has several different aesthetics.

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

New Greenhouse:
Section 14-5.2(E)(1)(c) to construct a structure with more window than wall area (greenhouse)

(i) Does not damage the character of the district

Response:

By taking cues for the new greenhouse structure from the existing design, we are ensuring that, not so much the character of the district but the overall character of the building, is maintained. The new greenhouse is designed to look as if it is a natural addition to the remaining building while identifying it as a greenhouse as and also keeping those elements which allow the new structure to function properly as a greenhouse. To function properly, an exception to the window/wall ratio is requested.

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

Response:

The very nature of a greenhouse requires that it possesses a large expanse of glass to function properly. The amount of glass needed exceeds the proportion delineated by city code as acceptable. While adding sizable amounts of glass, the proposed design does try to retain portions of the exposed wall and roof which are solid and opaque so as to not have a structure entirely enclosed in glass. Also, with the placement of the greenhouse tucked into a bay of the existing structure and surrounded on three sides by solid walls, its exposure is further limited.

(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 intent of the historic standards and procedures are to keep a heterogenous look to the overall city of Santa Fe. But, because the building at 206 McKenzie is an anomaly within the fabric of Santa Fe, to introduce designs and elements meant for the city as a whole into the unique character that is the White Building, would weaken its design integrity rather than enforce it. To fit within the city and not dilute its unique aesthetic, the White Building must look for design precedence within itself and not at the surrounding areas, thus strengthening the heterogeneous character of the building itself.

To confirm this, several designs found throughout Santa Fe were considered as precedence for this alteration. All of them, while cohesive with Santa Fe as a whole, actually served to detract from the White Building and actually introduce an additional design aesthetic to a building that already has several different aesthetics.

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

New Greenhouse:
An exception to Section 14-5.2(D)(2)(d) is requested to construct within 10 feet of a primary façade

(i) Does not damage the character of the district

Response:

By taking cues for the new greenhouse structure from the existing design, we are ensuring that, not so much the character of the district but the overall character of the building, is maintained. The new greenhouse is designed to look as if it is a natural addition to the remaining building while identifying it as a greenhouse as and also keeping those elements which allow the new structure to function properly as a greenhouse. Because we are placing the new greenhouse where the existing greenhouse was located and this is within ten feet of a primary façade, the exception is requested.

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

Response:
We would like to be able to be rebuild the greenhouse that was on the property when it was bought in 2019. Safety is the only reason we took part of the existing structure down. If we are not able to put back the greenhouse, we will be unable to restore the building to it architectural and historical integrity.

This building at 206 McKenzie is unique in several ways – the amalgam of styles and influences, informed by the extensive travel of two previous owners (Hazel Hyde and Edna Ballard) in the 1930s-1940s is not common in Santa Fe. These successive owners built unusual - but highly functional spaces for their lives - structures that have formed one of the most iconic buildings in downtown Santa Fe.

We will use the greenhouse to grow plants – showy annuals each season and supplemental perennials that form the foundation of our courtyard gardens. At one time this building was noted for its rose garden. We are bringing back a sense of significance and place through the gardens. Due to climate change, the garden has been replanted with an eye to water conservation (we collect all roof water into 15,000 gallons of cisterns) but does include a few roses as a nod to the past glories. The greenhouse will allow us to grow and fill in the garden over the years continuing our careful planning. We also expect to be able to grow some small amount of plants for local farmer's markets, as Edna oversaw growing edibles for her community and staff through the time of the St Germaine I Am residence.

(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 intent of the historic standards and procedures are to keep a heterogenous look to the overall city of Santa Fe. But, because the building at 206 McKenzie is an anomaly within the fabric of Santa Fe, to introduce designs and elements meant for the city as a whole into the unique character that is the White Building, would weaken its design integrity rather than enforce it. To fit within the city and not dilute its unique aesthetic, the White Building must look for design precedence within itself and not at the surrounding areas, thus strengthening the heterogeneous character of the building itself.

To confirm this, several designs found throughout Santa Fe were considered as precedence for this alteration. All of them, while cohesive with Santa Fe as a whole, actually served to detract from the White Building and actually introduce an additional design aesthetic to a building that already has several different aesthetics.