



# AGENDA

HISTORIC DISTRICTS  
REVIEW BOARD  
NOVEMBER 09, 2021  
5:30 PM  
Meeting Virtually

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## **SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:**

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, the ban on public gatherings of more than five (5) people, and the need to incorporate technology and practices to re-institute in-person meeting consistent with the limitations established by the Order, the Historic Districts Review Board meeting will be conducted virtually using Zoom.

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

**Attending on Zoom:** Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at <https://santafe.primegov.com/public/portal> at least seventy-two (72) hours before the meeting.. The direct Zoom link is: <https://us02web.zoom.us/j/81005072259?pwd=ZkZ6OFp4Z2xRR1dIUzRIMSsvRXVMZz09> and use password: **786484**.

**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: 810 0507 2259.

## **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.



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• 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. October 26, 2021.

**D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. 2021-004162-HDRB. 344 Camino Cerrito.
2. 2021-004296-HDRB. 638 Gomez Rd.
3. 2021-004294-HDRB. 1126 ½ Camino Delora.
4. 2021-004295-HDRB. 540 Garcia St.
5. 2021-004297-HDRB. 631 Camino De La Luz.
6. 2021-004292-HDRB. 620 Garcia St.

**E. MATTERS FROM THE PUBLIC**

**F. STAFF COMMUNICATIONS**

**G. OLD BUSINESS**

**H. NEW BUSINESS**



# AGENDA

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1. 2021-004352-HDRB. 418 Cerrillos Rd. Historic Transition District. John Padilla, agent for Carlos Garcia, owner, requests a status review and primary facades designation, if applicable, on a non-contributing structure. (Daniel Schwab, [dnschwab@santafenm.gov](mailto:dnschwab@santafenm.gov))
2. 2021-003453-HDRB. 418 Cerrillos Rd. Historic Transition District. John Padilla, agent for Carlos Garcia, owner, proposes to install skylights and solar panels. An exception is requested to Section 14-5.2(G)(3)(a)(iv) to install publicly visible solar panels. (Daniel Schwab)
3. 2021-004355-HDRB. 105 ½ Victoria St. Gayla Bechtol, agent for Mark and Monica Walters, owners, proposes to raise walls, construct portals and additions, restucco and make other minor changes to a non-contributing structure (Daniel Schwab)
4. 2021-004367-HDRB. 1302 Cerro Gordo Rd. Robert Baclawski, agent for Mavrick Lobe, owner, proposes to construct 2,236 sq. ft. of additions on a non-contributing structure. An exception is requested to change the roof style per 14-5.2(D)(6). (Daniel Schwab)
5. 2021-004356-HDRB. 679 Garcia St. Downtown and Eastside Historic District. School for Advanced Research, owner and applicant, requests repair of non-contributing horse corral. (Angela Schackel Bordegaray, [asbordegaray@santafenm.gov](mailto:asbordegaray@santafenm.gov))
6. 2021-004357-HDRB. 213 W. Alameda St. Downtown and Eastside Historic District. Peter Wilson, agent for Ira Seret, owner, requests to add fence and gate to a non-contributing building. (Angela Schackel Bordegaray).

**I. DISCUSSION ITEMS**

**J. MATTERS FROM THE BOARD**

**K. NEXT MEETING: Tuesday, November 23, 2021**

**L. ADJOURN**



City of Santa Fe

# AGENDA

HISTORIC DISTRICTS  
REVIEW BOARD  
NOVEMBER 09, 2021  
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**Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.**

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**October 26, 2021**

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
Call to Order	5:30 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	2-3
Approval of Minutes October 12, 2021	Approved, as amended	3
Approval of Findings & Conclusions	Approved, as presented	3-4
Matters from the Public	Comments	4-5
Staff Communications La Fonda Banners	Comments	5-7
Old Business 2021-004162-HDRB. 344 Camino Cerrito	Approved	7-14
New Business 2021-004296-HDRB. 638 Gomez Rd.	Approved	14-16
2021-004294-HDRB. 1126 ½ Camino Delora.	Approved	17-18
2021-004295-HDRB. 540 Garcia St.	Approved	18-19
2021-004297-HDRB. 631 Camino De La Luz.	Approved	20-21
2021-004292-HDRB. 620 Garcia St.	Approved	21-23

Discussion Items	None	23
Matters from the Board	None	23
Next Meeting	November 09, 2021	23
Adjournment	7:54 pm	23

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
October 26, 2021  
VIRTUAL HEARING**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/watch?v=fMIWWhcvE5us>.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Ms. Jennifer Biedscheid (excused)

**OTHERS PRESENT:**

Ms. Carly Piccarello, Historic Preservation Division Director  
Ms. Frank Ruybalid, Assistant City Attorney  
Ms. Melissa Byers, Stenographer

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

**B. APPROVAL OF AGENDA**

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

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

**C. APPROVAL OF MINUTES:**

1. October 12, 2021

Member Bienvenu stated that on page 15, the first paragraph, last sentence, should read, "Exercising greater discretion could result in a court striking that down."

**MOTION:** Vice Chair Katz moved, seconded by Member Bienvenu to approve the minutes of October 12, 2021, as amended.

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

**D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. 2021-004121-HDRB. 1023 E. Alameda St.
2. 2021-04179-HDRB. 119 Kearny St.
3. 2021-004259-HDRB. 1299 Canyon Rd.
4. 2021-004256-HDRB. 809 Abeyta St.
5. 2021-004254-HDRB. 107 Victoria St. Status.
6. 2021-004254-HDRB. 107 Victoria St.
7. 2021-004119-HDRB. 638 East Palace Ave.

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

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

**E. MATTERS FROM THE PUBLIC**

Stefanie Beninato thanked Members Katz and Bienvenu for voting to enforce the law as written on Recent Santa Fe Style. She thought interpreting the policy is ignoring

a clearly written law, no matter how eloquent the comparison. This is not Recent Santa Fe style. She supports finding a member of City Council if you want to change the policy.

John Eddy asked if there was a change in policy because he noticed that applicants were not appearing on screen.

Chair Rios said most important is for the Board to hear the applicant's testimony, opposed to being able to see them. She asked Ms. Piccarello to comment.

Ms. Piccarello said applicants are promoted as panelists. There is no policy they must appear on screen but if they have the ability, they can.

Mr. Eddy said he received some calls on a property on Camino del Monte Sol going south and went to see the house. They are replacing windows on the street façade, and he did not see a construction permit. He did not recall them appearing before the Board for the changes. It appears that a window was replaced with wood and removed in its entirety. Historic regulations require the entire window not be removed unless 100% irreparable. A lot of work is being done and he wants to be sure everything is done with a permit. The house is important because Frank Applegate built it. He asked staff to check on this.

Ms. Piccarello said staff will look into it.

Chair Rios noted someone from the La Fonda had their hand up, but she thought they were waiting to speak on the next matter.

Vice Chair Katz commented on applicant's appearing on screen. He thought it would be helpful to the Board if there is a way to encourage applicants to be visible.

Chair Rios asked staff to provide directions to applicants to be seen if they have the ability.

## **F. STAFF COMMUNICATIONS**

1. **100 E. San Francisco St.** Rik Blyth, agent for La Fonda on the Plaza, requests administrative approval for the recommendation of the design for banners commemorating the 100 year anniversary of La Fonda Hotel. (Carly Piccarello)

## **STAFF REPORT**

Ms. Piccarello said a resolution was passed in 2019 allowing banners to be approved administratively and recommended for approval to the Governing Body. This

is the first banner application since that resolution. Staff wanted to present the application for the La Fonda banner design. Staff considered in evaluating suitability and harmony, the general purpose of the historic district regulations (14-5.2(A)(1)) and the purpose of the historic sign regulations (14-8.10(H)(1)) and will provide administrative approval as a recommendation to the Governing Body for their consideration per (14-8.10(A)(1)).

La Fonda on the Plaza is a significant structure located in the Downtown and Eastside Historic District. It once served as a Harvey House and is significant due to its relationship to the Fred Harvey Company and the Atchison, Topeka and Santa Fe Railroad and tourism in Santa Fe. The applicant seeks permission to display the La Fonda logo banners with the signature Centennial mark and to celebrate the 100 year anniversary of the hotel. This event commemorates not only a significant milestone for the historic structure, the hotel, but also its role in the City's development. The La Fonda contributes to the sense of place and anchors the downtown's built environment and gathering space for the community.

The banners are proposed to hang from banner posts on the City's light posts and will hang over the public right-of-way. The applicant must seek a resolution to 14-8.10 to allow the banners to be displayed for the specific dates, location, number, design approval, installation, and maintenance of City of Santa Fe New Mexico Ordinance No. 2009-29, allowing the legal obstruction of a public way per SFCC section 23-1.4. Nine banners are proposed; five on the west side of La Fonda along Old Santa Fe Trail and four on the north side of La Fonda along San Francisco Street. The event will span the duration of the centennial year proposed to be in place from January 1, 2022 to January 4, 2023. La Fonda has operated with the condition that the City seal will be added in order for staff to recommend approval to the Governing Body.

Staff recommended approval to the Governing Body to advertise the 100 year anniversary of the hotel, and its contribution to sense place to the downtown built environment. She asked Mr. Blyth, representing the La Fonda, to describe the banners.

### **LA FONDA PRESENTATION**

Rik Blyth thanked staff. He said the 100 Year anniversary is something the entire City should recognize. In January there will be a celebration gala of about 400 local dignitaries and hotel guests from over the years. Also, throughout the year the public will be kept engaged with events celebrating the 100 years.

### **BOARD DISCUSSION**

Chair Rios congratulated La Fonda on their 100 year anniversary. She asked when the banners will go up.

Mr. Blyth said they will be in place before New Year's Eve and taken down by the following New Year's Eve of 2022.

Member Larson also congratulated La Fonda. She said it is unique to see a Harvey building still surviving and thriving. Even though the La Fonda is a huge landmark, the banners will assert Santa Fe's legacy and she liked the banners public engagement.

Chair Rios thanked Mr. Blyth and Ms. Piccarello.

Mr. Blyth added there will be a large gathering on November 12<sup>th</sup> for Fred Harvey Weekend, their 11<sup>th</sup> annual Fred Harvey Weekend.

## **G. OLD BUSINESS**

1. **2021-004162-HDRB. 344 Camino Cerrito.** Downtown and Eastside Historic District. Paul and Mariana Padilla, owners and agents, propose to construct a 2000 sq.ft. residence on a vacant lot and requests an exception to 14-5.2(D)(9) to build to a height of 18'-9" where the maximum allowable is 15'-3". (Daniel Schwab)

## **STAFF REPORT**

344 Camino Cerrito is currently an unbuilt lot in the Downtown and Eastside Historic District. The applicant proposes to construct a new single-family residential structure.

1. The structure will be 1,891 square feet heated and 205 square feet unheated.
2. The maximum allowable height is 15 feet 3 inches. An exception is requested to construct to a height of 18 feet 9 inches, which exceeds the maximum allowable by 3 feet 9 inches. The relevant code citation and exception responses are provided below.
3. It will be constructed in a Spanish Pueblo Revival Style.
4. A synthetic stucco will be used, colored "Dry River".
5. The front (east) facing portals will be constructed of wood beams and latillas.
6. HVAC units and sky lights located on the roof will be architecturally screened by parapets.
7. Stairs from lower level to the front porch will be constructed of concrete and brick with rock façade matching the retaining wall with a simple black wrought iron handrail.
8. Exterior lighting located at front door will be black and glass, and will be located under a portal (Figure 11).

9. Perimeter walls will be block and stucco in “Dry River” color. Wall height on the east along Camino Cerrito will be 4 feet. Wall height on the south and north will be 6 feet tapering down towards Camino Cerrito on the east.
10. Along the north elevation, retaining walls will be constructed of concrete with a river-rock façade.
11. Exterior wood beams and latillas will have Minwax Provincial color stain in satin finish.
12. Windows will contain simulated divided light and will be inset with lintel beams above.

### **STAFF RECOMMENDATION**

Staff recommended that the exception criteria have been met and 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 asked for a description of height of the other homes on the street in relation to the proposed.

Mr. Schwab said he didn't have numerical values, but the house to the south is lower with a pitched roof. The house to the north is also a small structure and is relatively level.

Chair Rios asked the location of the house shown to the left.

Mr. Schwab displayed the house on Google Map. He noted the house is similar in terms of siting and natural downhill grade. He noted the adjacent house with a pitched roof.

Chair Rios asked if the applicants would disturb the grade.

Mr. Schwab understood the grade would not change. He showed the finished grade, 2 inches below the ground surface.

Chair Rios asked if the far right would be filled in.

Mr. Schwab indicated there will be a retaining wall about five feet high.

Member Guida asked if the entire house sits within the pad that is already graded.

Mr. Schwab said the pole marks the north end of the structure.

Member Guida noted the proposal was not like the drawings, and the house did not meet a level ground plane.

Mr. Schwab said he was correct. The drawings presume a flat site. He had discussed that with the applicant. They produced a set of calculations showing the relative height of the house compared to the natural grade.

Member Guida noted the drawing also did not show the proposed retaining wall or the heights from grade of the different parapets.

Mr. Schwab agreed. The different parapets are shown only from the finished floor. Staff had to add the finished floor heights to the calculations.

Member Guida said it is not staff's job to do the drawings. He felt he did not have the information needed to make a decision and the packet had nothing showing the proper elevations.

Mr. Schwab said the Board might want to look at the calculation produced by the manager before making a determination.

Ms. Piccarello provided a diagram. She explained staff's interpretation of Code and how they found the average natural grade for an exception. Staff calculates they had to add an extra 3 foot, 9 inches to get the total height the applicant requested.

Member Guida said that was helpful from a Code perspective to understand how to apply the exception. He struggled to understand what will be visible from the façades. They are different than drawn on the east and north facing façades. He said he was asking that the applicant faithfully represent that in their drawings.

Mr. Schwab said that is the purpose of the story poles.

Member Guida said that is the purpose of the drawings for the applicant to properly represent the project. The story poles provide a sense of overall height and massing. What will be visible should be shown through the elevations.

Vice Chair Katz said the graphic shown by Ms. Piccarello shows over 20 feet; 15 feet plus the 5 foot 4 inches. The north façade is the first thing you see when driving over the hill and it is a 20-foot, 4 inch wall, not a 15 foot high wall.

### **APPLICANT'S PRESENTATION**

Mariana Padilla, 1104 Camino San Acacio, was sworn. She explained she and her husband purchased the property two years ago to build a family home. Their family lives, works, and attends area schools. Currently they live one house away from their property in a relative's home. They love the neighborhood, and her family has a long history in Santa Fe. Their intention is to build a home within City requirements that is representative of the community. All aspects of their home follow the zoning and historic division requirements and will meet the style, size, and look of the area. The photographs

depicting the design are homes in the area and their home's design is the least impactful. It is a one story, 2000 ft.<sup>2</sup> and well under the 5'3" height requirement.

Ms. Padilla noted the home will be on the southern end of the property to minimize impacts to the down field property. As Mr. Schwab described, because of the way the property is sloped downhill and parallel to the road resulted in a calculation that exceeds the allowable height. The calculations added 5 foot 11 inches to the height of the home that is not reflected in the design through no fault of their own.

Ms. Padilla said she and her husband are leading the design, construction and permitting process to keep costs down and to be financially feasible. Significant changes would be cost prohibitive, but there are several options to reduce the height. First, they could grade the upper level of the property and bring it down. Also, they could reduce the parapet heights by 6 inches and the height of the windows on the downhill side, and the highest ceiling heights by 1 foot. They are committed to working with the City for approval. The process has been long and arduous, and they appreciate the opportunity. She added that many houses on the road are dealing with the slope. Those homes have been built with retaining walls and is consistent in this area on the steeper side.

### **QUESTIONS FOR APPLICANT**

Chair Rios asked Ms. Padilla regarding height and the four options she mentioned, what her intentions were to reduce the grade.

Ms. Padilla said they will pull the upper level down to the downhill side to lower the pad where the house will be built. That will lower the retaining wall and the overall height.

Chair Rios confirmed some of the fill dirt will be removed.

Ms. Padilla said they will pull the soil towards the retaining wall to the north, downhill.

Member Roybal thanked Ms. Padilla for clarifying the issues and being open to options and willing to comply. He said her testimony made a difference.

Vice Chair Katz asked staff if the parapet is reduced six inches and the highest ceiling reduced a foot and grading lowers the pad two feet, if that would not eliminate the need for the extra footage and an exception.

Mr. Schwab responded he was not sure it would.

Ms. Piccarello clarified that what Vice Chair Katz was asking is if that would meet the maximum height requirement, and it would.

Vice Chair Katz said the applicant did a great job on the house and it will add to the neighborhood. The applicant's intent is to build within Code, and this does that.

Ms. Padilla said if that can be done without being lower than the road grade, they are willing, in order to meet the requirement.

Member Bienvenu asked, following Vice Chair Katz's questioning, if Ms. Padilla would agree to a combination of the 3 options to get the extra feet and eliminate need for the exception.

Ms. Padilla thought with a combination of the options they could get to that point. She wanted to stress that the actual structure is below the allowable height requirement without modifications, and they are dealing with a slope. They would like to make the changes without significantly altering the design. If not possible, they will do what is needed.

Mr. Schwab said the exception is a tool to assist applicants in this kind of situation. The Board could request the maximum height be allowed to exceed a foot or six inches if that completely eliminates the exception.

Member Bienvenu thought this is the type of situation that was built into the ordinance to address the slope of land. The slope actually benefits this project. If the north side of the property were on the street side, the calculations would be over 20 feet. He said aside from that, this a nice project and he appreciated the applicant's desire to fit into the neighborhood. The Board would want to assist with that.

Member Larson said she supports the project but was having trouble visualizing what the height would look like. Also, the Board should consider if the roof height is reduced, the roof top appurtenances will be more visible.

Member Guida said he appreciated the applicant's desires to do a lot of the work themselves, and staff's efforts to determine the height of the building relative to grade. He said it is not staff nor Board responsibility, or a good use of the public's time, to workshop the design and the grading of the project. Other applicants get a topographical survey and determine this before submitting the application. The Board doesn't know what this will look like because it is not technically determined. He preferred having the applicant revise their drawings to show the design as it will be built, to the Board.

Member Guida said this is under cooked and is a serious technical consideration that the grading for the building pad is not resolved. It is not the Board's job to do that.

## **PUBLIC HEARING**

Chair Rios asked that Ms. Piccarello either read or summarize the comments from the neighbors into the record.

Ms. Piccarello indicated one of the commenters was present and wanted to speak. She offered to read the others at the end of the public hearing.

Dominic and Celia Garcia, 1105 Camino San Acacia, were sworn. They live directly catacorner to the proposed project. They strongly support the project and feel it consistent with the style and design of the community. It will be a great addition, along with the family.

Jacqueline Hartley, 336 Camino Cerrito, was sworn in. She said she supported the approval from what she heard on height and the details. The lot was for sale for many years before the Padilla's purchased and they bought in good faith. They want to build their family home and have worked through many obstacles and City requirements to comply. This is a high demand neighborhood and inevitably the lot will be developed. These plans are workable. The Padilla's have demonstrated they are good neighbors in the past two years. They were always accommodating to her and the other owners when they had projects they were working on. The Padilla's have a long history of family on San Acacia and Cerrito, and to see another generation grow up on her street is delightful. She urged the Board to approve the project.

Carter Beckworth, 530B Harkle Road, Santa Fe, was sworn. He is legal counsel for Felipe Padilla who owns 348 Camino Cerrito. The Padilla family has been there for several hundred years. The applicant states that the house meets the height requirement, but argue Code is biased due to the sloping terrain and the reason their project exceeds the allowance. Code addresses proposed structures on sloping properties in Section 14-5.2(d) 9 (c) 2 (f) - buildings on sites on sloping foundations. Staff has indicated this is inapplicable because it does not require step backs. However, this section states that an increase in height shall be constructed only in the form of building step backs from the street. It does not say that maximum height/grade ratio applies only to buildings with step backs. The grading along the southern boundary, as discussed, is not the natural grade. The applicants have stated they are willing to do grading work and recognize that work is necessary. Additionally, he would point out as the advocate for Felipe Padilla, the applicant's say the home is situated on the south side of the property to minimize the impact on the downhill property. However, they have not considered the impact on the lot to the north, above the subject property, which is where Mr. Padilla has lived with his family for generations.

Mr. Beckworth said Mr. Padilla has requested the construction plan be revised to require excavation where the grade has been altered to ensure construction of the southern façade begins at the natural grade. And Mr. Padilla requested that the Board note that the proposed structure should be a multilevel building to conform with the streetscape and terraced design of the surrounding homes. He stated that Mr. Padilla opposes the approval of the increase in height.

Stephanie Catanach McDonald, 407 Alamos Road, Corrales, New Mexico and owner of property at 1104 Camino San Acacia, was sworn in. She said her mother was

born in that house, which has been there over 100 years and has belonged in the Rodriguez family for over a century. She agrees that the empty lot has been there for years. Adding a house increases the property values of the surrounding homes and she totally supports the project.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She agreed with Members Guida and Bienvenu that they do not know what this will look like. She thinks they will be looking at a 20-foot wall. The Board should explore the owner's options to make it lower. And the owner should return with drawings of the elevations of what it will look like. She also hoped the windows on the north would be smaller for energy conservation. She said the design does fit, but the owner is only being asked to conform to the ordinance. The owner offered their own alternative designs to address the problem. She agreed the ordinance is stringent but if all of the lots are sloping, this is not a unique situation to receive an exception.

Vice Chair Katz offered to make a motion.

Ms. Piccarello read two written comments into the record: one from Carter Beckworth and the other from Edward Trujillo. The comments are attached as Exhibits "1" and "2".

## **BOARD DISCUSSION**

**MOTION:** In Case 2021-004162-HDRB, 344 Camino Cerrito, Member Guida moved to postpone the ruling until such time that the applicant returns with revised, updated elevation drawings accurately reflecting that the building will meet on the ground plane. The applicant will benefit by meeting the height limit, and or, reducing the amount of exception required. He recommended the owner obtain a topographical survey and an architectural engineer to help with the drawings.

**The motion failed for lack of a second.**

**MOTION:** Vice Chair Katz moved to approve the application with the house as placed and reducing parapet height in the 12-foot portion of the house by 6 inches; reducing the 12 foot ceiling height to 11 feet; and by grading that lowers the entire house by two feet. Member Bienvenu seconded the motion and requested a friendly amendment to add "*or any combination of those three alternatives that reduce the height by 3'6" to eliminate the need for an exception*".

Vice Chair Katz agreed reducing the ceiling by 1½ feet would comply with the rules with minimal change in design. He accepted the friendly amendment.

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

## **H. NEW BUSINESS**

1. **2021-004296-HDRB. 638 Gomez Rd.** Don Gaspar Area Historic District. Architectural Alliance, agent for Laura L. Hamilton Revocable Trust, owner, requests designation of primary facades to a contributing structure. (Daniel Schwab)

### **STAFF REPORT**

638 Gomez Street is a single-family residential structure with contributing status to the Don Gaspar Area Historic District. The applicant requests designation of primary facades.

It was constructed between 1940 and 1942 in a Spanish Pueblo Revival Style. A garage was added after 1968 on the north side and re-stuccoed in 1991. The structure faces East onto Gomez with a yardwall lining the street.

The windows are all historic except for numbers 7 and 8, which are located at the west, rear of the house.

In the view of staff, the massing, portales and windows of the east façade are character defining. The chimney massing on the south elevation is also a character defining feature and is recommended by staff to be preserved as an individual element.

### **STAFF RECOMMENDATION**

Staff recommended designating the east façade as primary and the chimney massing to be defined as character defining.

### **QUESTIONS FOR STAFF**

Chair Rios pointed out the very high wall. She found on the field trip that the east elevation has character defining features, including the garage.

Vice Chair Katz wondered why the south elevation was not considered primary. It has the chimney and windows on either side typical of a Santa Fe house.

Mr. Schwab said it is possible to make that case. The Board could add a primary façade, but he had concentrated on the front façade.

Chair Rios said as in many cases, staff makes a recommendation, and the Board can choose to go with that or not, or to add to the recommendation.

### **APPLICANT'S PRESENTATION**

Eric Enfield, 612 Old Santa Fe Trail, was sworn.

Chair Rios said staff recommended the east as primary and a Board member recommended the south façade be primary as well.

Mr. Enfield said he wanted to talk about the house built between 1940-1942. The addition and garage were not built in 1968 and the packet has a map showing that, and the doors are made out of plywood with 1½ inch lumber. They couldn't find the exact date, but it was after 1968. Also, the floor plan shows the master dressing room was an addition built after 1968. You can see the differences on the windows, and most of the windows on the west elevation are recent. They have been altered as shown by the photographs of the original windows. The house was re-stuccoed in 1991 and a window-by-window appraisal was done. Photographs give the idea that the primary street façade has been maintained and the south façade hasn't been touched much. The west façade has different windows, and the north façade is just a blank stucco façade. He thought the garage should not be part of the primary and was of no value to the historic structure. The floor plan shows the plan was altered and the original house is contributing. There are extensive pictures mimicking what was done in 1995.

He pointed out in 1982 the historic building inventory form, which is in the packet, did not consider this significant or contributing, but was changed in the 1995 review. The windows added were altered and is obvious, and all the windows were altered to a degree. He wasn't sure alterations were made to the historic windows with the Board's approval, but they could ask Mr. Schwab.

### **QUESTIONS FOR APPLICANT**

Chair Rios asked Mr. Schwab if he wanted to comment.

Mr. Schwab said Mr. Enfield's comments are valid and the report states that was added after 1968 and is possibly not historic. He thought it makes sense to exclude. He said he intended to include the window documentation in the packet. He offered to pull it up if needed.

## **PUBLIC HEARING**

Stefanie Beninato, previously sworn, said she wished more research were done on the façade. An aerial might be a good comparison. She thought the south side is character defining. She said she wasn't comfortable that the recommendation just preserved a specific feature rather than a façade. She thought the chimney with the two windows was definitely contributing and part of the character defining features, as well as the double window. She recommended the façade facing the street and south facing façade be primary.

## **BOARD DISCUSSION**

Vice Chair Katz asked staff if the Board found the entire east façade to be primary, if the applicant could change that portion if they proved it is not historic.

Mr. Schwab said the general rule is that non-historic material is not protected. Even if the entire façade is designated primary, including the garage, it would be excluded by definition. The date is what determines if it is protected.

Chair Rios asked to confirm what Vice Chair Katz was saying should be primary.

Vice Chair Katz said he would ask that the entire east façade be primary and exclude any portion that is non-historic. He thought the window openings were not correct and were non-historic.

Mr. Schwab said per the definition of protected material, even on a primary façade the non-historic material is not protected.

Vice Chair Katz offered to make a motion.

Member Guida added he was also ready.

**MOTION:** In Case 2021-004296-HDRB, 638 Gomez Rd., Vice Chair Katz moved that the east and the south elevations be designated primary. Member Bienvenu seconded the motion.

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

2. **2021-004294-HDRB. 1126½ Camino Delora.** Downtown and Eastside Historic District. Marc Naktin, agent for James Ortega, owner, proposes to construct a yard wall to the maximum height of 5'-0" at a non-contributing structure. (Daniel Schwab)

## **STAFF REPORT**

1126½ Camino Delora is a non-contributing property in the Downtown and Eastside Historic District. The lot slopes up from the road and currently there exists a wire fence set about 3 feet back from the road.

The applicant now proposes to construct two walls, one behind the other running parallel to the road. The lower wall will be constructed to a height of five feet, which is the maximum allowable height, and the second to a height of three feet. The second wall will sit four feet behind the first. They will be finished with cementitious stucco, colored El Rey "Desert Rose" to match similar walls constructed closer to the residential structure.

## **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.

## **APPLICANT'S PRESENTATION**

Marc Naktin, 1305 Lujan St., was sworn. He said this will make a nice visual for the street. This is mostly to beautify and retain the slope, which is overgrown and has a fence that is falling.

Chair Rios asked if they planned to plant shrubs.

Mr. Naktin said yes, as shown on the rendering, and ultimately those will act as a planter.

## **PUBLIC HEARING**

Stefanie Beninato said she liked the design, and it will be an improvement to the neighborhood.

## **BOARD DISCUSSION**

**MOTION:** In Case 2021-004294-HDRB, 1126 ½ Camino Delora, Member Larson moved to approve the application as proposed, per staff recommendation. Member Guida seconded the motion.

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

Attorney Ruybalid clarified the Case # is 2021-004294, not 2020.

3. **2021-004295-HDRB. 540 Garcia St.** Downtown and Eastside Historic District. Jay Shapiro, applicant for Star Vista, LLC, owner, proposes to construct 700 sq. ft. of addition on a non-contributing structure. (Daniel Schwab)

### **STAFF REPORT**

540 Garcia Street is a single family residential structure of 476 square feet with non-contributing status to the Downtown and Eastside Historic District. The status was retained in case 2020-001332-HDRB on January 14<sup>th</sup>, 2020.

The applicant proposes the following:

1. "Addition A": Construct an addition of 91 square feet to the north of the existing structure and to the same height of the existing structure, 11 feet 6 inches.
2. "Addition B": Construct an addition of 613 square feet to the east of the existing structure. The height of the structure will be 14 feet 1 inch, which is the maximum allowable height. This will form a "c"-shaped structure with a north-facing courtyard in the middle.
3. A garden wall will be constructed to a height of six feet, which is the maximum allowable height, enclosing a courtyard facing north.
4. Cementitious stucco will be El Rey "Buckskin".
5. Windows will be Pella aluminum clad windows in "Forest Green" with simulated divided lights and will be set more than 3 feet from the corners.
6. Exterior lighting will be hammered copper downlights to the sides of 3 windows on the west elevation and one on each side of the courtyard entry gate and three on the south elevation.
7. The gate leading to the courtyard will be wood with a natural wood stain.

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

Chair Rios confirmed this was at the end of a private driveway with no public visibility.

Member Larson asked for more detail on the doors.

Mr. Schwab thought the doors are wood.

Member Guida said the plans show pergolas or portales over the entry but were not reflected in the elevation. He asked if that is part of the application.

Mr. Schwab explained there is an enclosed courtyard, and the pergola is behind the entrance and why it is not on the elevation.

Member Guida said the pergola appeared to be missing from the north elevation, under the main entry door, as well as the kitchen door. He offered to ask the applicant.

### **APPLICANT'S PRESENTATION**

Jay Shapiro, 90 Leaping Powder Road, was sworn in. He said the pergolas were an oversight on his part on the final drawing. It is not a covered area; it is just for shade. He tried to maintain the original character and design and add more Pueblo character to the house by stepping up the elevations. The original wood door and the rear wooden door will remain, and the others are clad but are not publicly visible.

Member Guida said that answered his question. He suggested moving forward with the case but have the applicant submit updated drawings to staff.

Member Larson said her question was also answered.

### **PUBLIC HEARING**

Stefanie Beninato said this house cannot be seen and would not be any more imposing than other houses on that driveway. She questioned how they could allow an addition that size because it is close to the lot line.

Chair Rios said everything will be checked and approved by the Zoning Department and with application for the building permit.

### **BOARD DISCUSSION**

**MOTION:** In Case 2021-004295-HDRB, 540 Garcia St., Member Guida moved to approve the project and ask the applicant to update the elevation drawings to reflect the pergolas. Member Roybal seconded the motion.

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

4. **2021-004297-HDRB. 631 Camino De La Luz.** Downtown and Eastside Historic District. Ju Tan, agent for Jean Hinlicky and Larry Raifman, owners, propose to construct 600 sq. ft. of additions and a portal, replace windows

and doors, re-roof and re-stucco a non-contributing structure. (Daniel Schwab)

## **STAFF REPORT**

631 Camino de la Luz is a 1921 square foot single-family residential structure with non-contributing status constructed in the 1980s in the Downtown and Eastside Historic District.

The applicant now proposes the following alterations:

1. New entry portal on the south elevation with partial public visibility. Wood posts will have a natural wood stain to match existing portals on the house;
2. Additions on the west, street-facing side of the structure amounting to 448 square feet;
  - a. The maximum height will be 13 feet 2 inches, where the maximum allowable height is 15 feet 11 inches. This will include
  - b. an extension of existing bedroom with a raised parapet area.
  - c. a new bathroom to replace an existing bathroom.
3. Installation of new exterior windows and doors. These will be aluminum clad of a “dark bronze” color with simulated divided lights;
4. New TPO roofing with a tan cover over the entire house.
5. All new synthetic stucco will match the existing synthetic stucco finish.

## **STAFF RECOMMENDATION**

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

## **QUESTIONS FOR STAFF**

Chair Rios asked if all of the publicly visible windows have true divided light.

Mr. Schwab wasn't sure if true or simulated.

Chair Rios confirmed that public visibility is very minimal for this project.

## **APPLICANT'S PRESENTATION**

Ju Tan, 1219 Cerro Gordo Road, was sworn. He said the Board probably realized from their site visit that the house is situated down a slope about 3 feet below the street level. The owners and he worked hard to maintain the scale of the house and keep the integrity of the streetscape. The existing coyote fence that obscures the house will probably be removed during construction but will be replaced the same.

Chair Rios asked if the windows were true divided light.

Mr. Tan said the windows on the west elevation will be divided light. The south elevation at the entry doors and windows will not have divided lights. They are under a deep portal six feet, and barely visible from the street.

### **PUBLIC HEARING**

There was no comment.

### **BOARD DISCUSSION**

**MOTION:** In Case 2021-004297-HDRB, 631 Camino De La Luz, Member Guida moved to approve as submitted, per staff recommendations. Member Roybal seconded the motion.

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

5. **2021-004292-HDRB. 620 Garcia St.** Downtown and Eastside Historic District. Tamara Schiltz, owner, proposes window, door, and yard wall alterations on a non-contributing building. (Angela Schackel Bordegaray)

Chair Rios provided information on appealing to the Governing Body for any applicant who disagreed with the Board's decision on any of the cases.

### **STAFF REPORT**

620 Garcia is an approximately 1,500 sf Spanish-Pueblo vernacular building in the Downtown and Eastside Historic District that was downgraded to non-contributing status at the July 13, 2021 Historic Districts Review Board meeting because of extensive alterations.

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 enlarged. It has a rooftop solar structure atop a bank of clerestory windows.

The applicant returns to the board with a remodel project to repair and replace windows and doors to better comply with Downtown and Eastside District Standards.

The applicant's proposal includes replacing the eclectic variety of non-historic doors and windows installed at different times. Original window and door openings were altered. The proposal includes the following:

1. **Windows and Doors**  
The applicant proposes to alter opening and replace windows and doors on the south, east, and northern elevations:  
Replace the front door on the east façade.  
Reduce opening of large undivided paned window on center east face and replace with smaller casement divide lite window.  
Replace the door and bay window on north end east façade with a pair of divided lite glass doors.  
Window opening on northern north façade will decrease in size. New window will be centered on wall, filling in the north and south existing openings.
2. Remove door and window - Replace with one window to be centered on the wall and filling in the existing east and west openings. New windows will be simulated divided lite, wood aluminum clad bronze.
3. Add exposed lintels above windows.
4. **Repairs**
  - a. Replace the front steps to the gate with flagstone.
  - b. Repair the corner and bottom of the front wall with stone.
5. Remove south segment of low adobe 3' yard wall to update electrical service, per PNM's requirement to upgrade service. They require removing obstruction in front of the meter at a minimum of 36".

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

Chair Rios asked if the lower portion of the wall will be removed.

Ms. Bordegaray said that is what the applicant proposed to replace.

## **APPLICANT'S PRESENTATION**

Tamara Schiltz, 10 Shorthorn Lane, was sworn. She said Ms. Bordegaray explained everything, but she wanted to clarify. They want to do simulated divided lights for cost effectiveness, if possible.

## **QUESTIONS FOR APPLICANT**

None.

## **PUBLIC HEARING**

There were no comments.

## **BOARD DISCUSSION**

Vice Chair Katz said the window on Garcia Street was very visible and should be true divided lights. He asked if the applicant would put true divided lights in that window.

Ms. Schiltz said she would be happy to do that.

Vice Chair Katz asked if the wall is being removed because of a meter.

Ms. Schiltz said PNM needed the wall to be removed.

**MOTION:** In Case 2021-004292-HDRB, 620 Garcia St., Vice Chair Katz moved to approve as submitted with true divided lights in the windows that are publicly visible, and all others could be simulated divided lights. Member Larson seconded the motion.

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

## **I. DISCUSSION ITEMS**

None.

## **J. MATTERS FROM THE BOARD**

None.

**K. NEXT MEETING:** Tuesday, November 9, 2021

## **L. ADJOURNMENT**

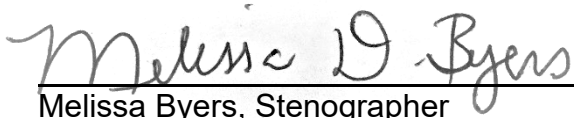
Chair Rios adjourned the meeting at approximately 7:54 pm,

Approved by:

---

Cecilia Rios, Chair

Submitted by:

A handwritten signature in black ink that reads "Melissa D. Byers". The signature is written in a cursive style and is positioned above a horizontal line.

Melissa Byers, Stenographer  
For Byers Organizational Support Services

**Exhibit 1**  
**Historic Districts Review Board**  
**10/26/21**

**Name:** Carter Beckworth

**Comment - 10/25/2021 03:29 PM: ( Against )**

This comment is submitted by legal counsel on behalf of Felipe Padilla, who is the owner of 348 Camino Cerrito, which adjoins 344 Camino Cerrito, to provide Mr. Padilla's objections to the proposed construction plans pertaining to this matter.

Over fifty (50) years ago, members of Mr. Padilla's family created the parking area along the boundary between 344 Camino Cerrito and 348 Camino Cerrito by filling in the area with dirt to level the grade. Because this area has been continuously and openly used for parking for over 50 years, Mr. Padilla claims a prescriptive right to such use. Mr. Padilla therefore requests that the south side of the perimeter wall be relocated to the area that is five (5) feet to the north of the property line.

Mr. Padilla further requests that the proposed plans for the construction be revised to require excavation of the portion of the lot where the grade has been altered to ensure that construction of the proposed structure's southern facade is to begin at the level of the natural grade.

Mr. Padilla also respectfully requests that the Board require the plans for the proposed construction to be revised to reflect that the proposed structure shall be built as a multi-level building in conformity with the streetscape, as characterized by the topography of Camino Cerrito and the terraced design of the surrounding homes.

Finally, Mr. Padilla requests construction fence be erected between Tract 2 and Tract 3 prior to the commencement of any construction.

Sincerely,

Carter Beckworth  
Associate Attorney  
Hays & Friedman, P.A.  
530-B Harkle Road  
Santa Fe, NM 87505  
P: (505) 989-1434

Exhibit 2  
Historic Districts Review Board  
10/26/2021

**To whom it may concern:**

This letter is in reference to the proposed construction of a home at **344 Camino Cerrito**.

My name is Edward A. Trujillo and my property is adjacent the west boundary of both Padilla properties (Paul Padilla and Felipe Padilla).

My main concern is the height of the north footing. It's apparent that their plan is to build the house at the same elevation as the south side of the property.

Please note that all adjacent properties were terraced and were historically farmed. An acequia bordered the upper south side of the property and water was diverted to irrigate the two terraces of the proposed construction site.

Before the property was sold to Mr. Paul Padilla, Mr. Felipe Padilla back filled the upper terrace to improve parking.

Also, please note that all the houses on Camino Cerrito confirm to the natural terrain and sloped elevation.

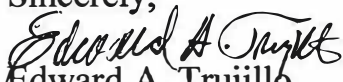
I am hoping and proposing that the back fill material be removed and graded as close as possible to the initial terraces.

If you view my property to the west, the terraces still exist. The construction methodology should follow the historic type construction method as the homes on Camino Cerrito.

I am hoping the Historic Preservation board and the City's Landuse Dept. apply the building code that addresses type of sloping terrace lands.

Due to the building site being 5,700  $\pm$  sq. ft., a grading and drainage plan should be provided and be explained to all adjacent property owners.

Sincerely,

  
Edward A. Trujillo

Edward A. Trujillo  
1067 1/2 Camino San Acacio  
Santa Fe, N.M. 87505

EAT/

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

**Case # 2021-004162-HDRB**

**Address** – 344 Camino Cerrito

**Agent’s Name** – Paul and Mariana Padilla

**Owner/Applicant’s Name** -- Paul and Mariana Padilla

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 26, 2021.

**BACKGROUND**

344 Camino Cerrito is currently a vacant lot in the Downtown and Eastside Historic District. The applicant proposes to construct a new single-family residential structure.

1. The structure will be 1,891 square feet heated and 205 square feet unheated.
2. The maximum allowable height is 15 feet 3 inches. An exception is requested to construct to a height of 18 feet 9 inches, which exceeds the maximum allowable by 3 feet 6 inches. The relevant code citation and exception responses are provided below.
3. It will be constructed in a Spanish Pueblo Revival Style.
4. A synthetic stucco will be used, colored “Dry River”.
5. The front (east) facing portals will be constructed of wood beams and latillas.
6. HVAC units and sky lights located on the roof will be architecturally screened by parapets.
7. Stairs from lower level to the front porch will be constructed of concrete and brick with rock façade matching the retaining wall with a simple black wrought iron hand rail.
8. Exterior lighting located at front door will be black and glass, and will be located under a portal (Figure 11).
9. Perimeter walls will be block and stucco in “Dry River” color. Wall height on the east along Camino Cerrito will be 4 feet. Wall height on the south and north will be 6 feet tapering down towards Camino Cerrito on the east.
10. Along the north elevation, retaining walls will be constructed of concrete with a river-rock façade.
11. Exterior wood beams and latillas will have minwax Provincial color stain in satin finish.
12. Windows will contain simulated divided light and will be inset with lintel beams above.

**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 have been met and 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.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-5.2(D)(9) the maximum allowable height shall not be exceeded.
7. The Applicant proposes to build to a height of 18 feet 9 inches where the maximum allowable is 15 feet 3 inches.
8. Staff determined that an exception to SFCC Section 14-5.2(D)(9) would be required for approval of the Application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
10. The Board finds that the Applicant the proposal can be altered in such a fashion that an exception is not required. This could involve a combination of the following, resulting in an overall lowering of the proposed height by the required 3 feet 6 inches:
  - a. Lowering the height of the parapet;
  - b. Lowering the height of the ceiling;
  - c. Lowering the grade of the site.
11. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(C)(5), 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.
12. 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.
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.

### **CONCLUSIONS OF LAW**

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
  - a. The overall height of the proposed structure be lowered by 3 feet 6 inches by:
    - i. Lowering the height of the parapet by 6 inches,

- ii. Lowering the height of the ceiling from 12 feet to 11 feet, and
  - iii. Lowering the grade of the site by 2 feet,
- or any combination thereof to comply with the maximum height restriction, making a height exception unnecessary.

**IT IS SO ORDERED ON THIS \_\_\_ DAY of \_\_\_\_\_, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Date

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

**Case # 2021-004296-HDRB**

**Address** – 638 Gomez Street

**Agent’s Name** – Architectural Alliance

**Owner/Applicant’s Name** – Laura Hamilton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 26, 2021.

**BACKGROUND**

638 Gomez Street is a single-family residential structure with contributing status to the Don Gaspar Area Historic District. The applicant requests designation of primary facades.

It was constructed between 1940 and 1942 in a Spanish Pueblo Revival Style. A garage was added after 1968 on the north side and re-stuccoed in 1991. The structure faces East onto Gomez with a yard wall lining the street. The windows are all historic except for numbers 7 and 8, which are located at the west, rear of the house.

In the view of staff, the massing, portal and windows of the east façade are character defining. The chimney massing on the south elevation is also a character defining feature and is recommended by staff to be preserved as an individual element.

**FINDINGS OF FACT**

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended designating the east façade as primary.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not

unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”

7. Under SFCC Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
10. The Board finds that the east and south façades are the primary elevation(s) of the structure with the features that define the character of the structure’s architecture.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

### **CONCLUSIONS OF LAW**

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to designate primary facades.
3. The Board designates the following elevation(s) as the primary façades: south and east.

**IT IS SO ORDERED ON THIS \_\_\_ DAY of \_\_\_\_\_, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecelia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM

\_\_\_\_\_  
Frank E. Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date

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

**Case # 2021-004294-HDRB**

**Address** – 1126½ Camino Delora

**Agent's Name** – Marc Naktin

**Owner/Applicant's Name** – James Ortega

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 26, 2021.

**BACKGROUND**

1126½ Camino Delora is a non-contributing property in the Downtown and Eastside Historic District. The lot slopes up from the road and currently there exists a wire fence set about 3 feet back from the road.

The applicant now proposes to construct two walls, one behind the other running parallel to the road. The wall nearest the road will be constructed to a height of five feet, which is the maximum allowable height, and the second wall, set back four feet from the first, will be constructed to a height of three feet. They will be finished with cementitious stucco, colored El Rey “Desert Rose” to match similar walls constructed closer to the residential structure.

**FINDINGS OF FACT**

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some

of the Applicant's proposed design to assure overall compliance with applicable design standards.

7. 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.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

**CONCLUSIONS OF LAW**

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

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

**IT IS SO ORDERED ON THIS \_\_\_ DAY of \_\_\_\_\_, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank E. Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date

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

**Case # 2021-004295-HDRB**

**Address** – 540 Garcia Street

**Agent’s Name** – Jay Shapiro

**Owner/Applicant’s Name** -- Star Vista, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 26, 2021.

**BACKGROUND**

540 Garcia Street is a single-family residential structure of 476 square feet with non-contributing status to the Downtown and Eastside Historic District. The status was retained in case 2020-001332-HDRB on January 14th, 2020.

The applicant proposes the following:

1. “Addition A”: Construct an addition of 91 square feet to the north of the existing structure and to the same height of the existing structure, 11 feet 6 inches.
2. “Addition B”: Construct an addition of 613 square feet to the east of the existing structure. The height of the structure will be 14 feet 1 inch, which is the maximum allowable height. This will form a “c”-shaped structure with a north-facing courtyard in the middle.
3. A garden wall will be constructed to a height of six feet, which is the maximum allowable height, enclosing a courtyard facing north.
4. Cementitious stucco will be El Rey “Buckskin”.
5. Windows will be Pella aluminum clad windows in “Forest Green” with simulated divided lights and will be set more than 3 feet from the corners.
6. Exterior lighting will be hammered copper downlights to the sides of three windows on the west elevation, one on each side of the courtyard entry gate and three on the south elevation.
7. The gate leading to the courtyard will be wood with a natural wood stain.

**FINDINGS OF FACT**

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

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

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

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

### CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
  - The applicant submit updated elevation plans showing the intended pergola.

**IT IS SO ORDERED ON THIS \_\_\_ DAY of \_\_\_\_\_, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic, City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid, Assistant City Attorney

\_\_\_\_\_  
Date

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

**Case # 2021-004297-HDRB**

**Address** – 631 Camino de la Luz

**Agent’s Name** – Ju Tan

**Owner/Applicant’s Name** – Jean Hinlicky and Larry Raifman

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 26, 2021

**BACKGROUND**

631 Camino de la Luz is a 1921 square foot single-family residential structure with non-contributing status constructed in the 1980s in the Downtown and Eastside Historic District.

The applicant now proposes the following alterations:

1. New entry portal on the south elevation with partial public visibility. Wood posts will have a natural wood stain to match existing portals on the house;
2. Additions on the west, street-facing side of the structure amounting to 448 square feet;
  - a. The maximum height will be 13 feet 2 inches, where the maximum allowable height is 15 feet 11 inches. This will include
  - b. an extension of existing bedroom with a raised parapet area.
  - c. a new bathroom to replace an existing bathroom.
3. Installation of new exterior windows and doors. These will be aluminum clad of a “dark bronze” color with simulated divided lights;
4. New TPO roofing with a tan cover over the entire house.
5. All new synthetic stucco will match the existing synthetic stucco finish.

**FINDINGS OF FACT**

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

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

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

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

### CONCLUSIONS OF LAW

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

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

**IT IS SO ORDERED ON THIS \_\_\_ DAY of \_\_\_\_\_, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank E. Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date

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

**Case # 2021-4292-HDRB**

**Address** – 620 Garcia St.

**Owner/Applicant's Name** – Tamara Schiltz

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 26, 2021.

**BACKGROUND**

620 Garcia is an approximately 1,500 sf Spanish-Pueblo vernacular building in the Downtown and Eastside Historic District that was downgraded to non-contributing status at the July 13, 2021 Historic Districts Review Board meeting because of extensive alterations (see Case # 2021-3847-HDRB). The applicant returned to the board with a remodel project to repair and replace windows and doors to better comply with Downtown and Eastside District Standards.

It is single-story, low-slung with rounded parapets and exposed vigas. It has undergone extensive alterations and 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 enlarged. It has a rooftop solar structure atop a bank of clerestory windows.

The applicant’s proposal includes replacing the eclectic variety of non-historic doors and windows installed at different times. Original window and door openings were altered. The proposal includes the following:

1. Windows and Doors

The applicant proposes to alter opening and replace windows and doors on the south, east, and northern elevations:

Replace the front door on the east façade.

Reduce opening of large undivided paned window on center east face and replace with smaller casement, divided-light window.

Replace the door and bay window on north end east façade with a pair of divided-light glass doors.

Window opening on northern north façade will decrease in size. New window will be centered on wall, filling in the north and south existing openings.

2. Remove door and window -- Replace with one window to be centered on the wall and filling in the existing east and west openings. New windows will be simulated divided light, wood aluminum clad bronze.
3. Add exposed lintels about windows.

4. Repairs
  - a. Replace the front steps to the gate with flagstone.
  - b. Repair the corner and bottom of the front wall with stone.
5. Remove south segment of low adobe 3' yard wall to update electrical service, per PNM's requirement to upgrade service. They require removing obstruction in front of the meter at a minimum of 36".

### **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 meets the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the application as submitted: replace windows and doors, remove 3' portion of east yard wall, repair front brick steps.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

### **CONCLUSIONS OF LAW**

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

1. The Board has the authority to review and approve the Application.
2. The Board granted approval of the proposal as submitted, with the clarification:
  - The window designated “C” on the east elevation in the elevation drawings will be a multi-pane, true (not simulated) divided-light, window.

**IT IS SO ORDERED ON THIS 9<sup>th</sup> of November, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank E. Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004352--HDRB

**Project Description:**

**Project Location(s):** 418 CERRILLOS RD  
Santa Fe, NM 87501

**Contacts:**

Applicant: JOHN PADILLA ARCHITECT  
PO BOX 22986  
SANTA FE, NM 87502

japadillaarchitect@gmail.com

Property Owner: CARLOS GARCIA  
418 CERRILLOS RD  
Santa Fe, NM 87501

MONICA@MNTYA.COM

**Historic District:** HD: Historic Transition

**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:** 1997

**Year of Construction:**

**Project Type:** Historic Status Review

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** November 9, 2021  
**TO:** Historic Districts Review Board Members  
**FROM:** Daniel Schwab, Senior Planner, Historic Preservation Division

---

**Case # 2021-004352-HDRB**

**Address: 418 Cerrillos Road**  
**Historic Status: Non-contributing**  
**Historic District: Transition**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form (1997)

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: text on building history

**STAFF RECOMMENDATION:**

Staff recommends that the structure be designated "Contributing" with the west facing façade as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

## **BACKGROUND & SUMMARY:**

418 Cerrillos Road, also known as the Design Center, is a commercial building with non-contributing status to the Transition District, constructed in 1930. It is located prominently between Cerrillos Road and Sandoval Street. A 1997 HCPI defines the style as “Southwest Vernacular” and notes that the original use is still legible. It consists of only one structure. It is constructed of concrete with steel posts, with a tan stucco. The exterior walls are arcaded with piers and capped by small pyramids. It includes large display windows that are reminiscent of the garage doors of its original use as an automobile dealership. Over the years, the building’s appearance and footprint have been altered, including alterations to the openings after 1968.

The west elevation is its most representative, with a symmetrical entrance with large windows to each side. This façade maintains its general appearance, though the details have changed. The corbel ends have been removed, the garage-door is now a pedestrian entrance, and the side doors have been changed to a more modern storefront appearance, within the original openings. The south façade includes various entrances and large windows. Photographic evidence suggests that some of these entrances are non-historic. The east façade has three of these large windows, with smaller pedestrian doors and one large entrance, which appears to have been added, along with building out the northeast corner after 1968, according to the description on the Sanborn map. The north façade is the rear of the structure and contains various small doors and windows, as well as service equipment.

The roof is pitched and shows a pattern of skylights. It is unclear whether these are historic.



October 13, 2021

Daniel Schwab  
Senior Planner  
Historic Planning Division  
200 Lincoln Avenue  
City of Santa Fe

**RE:** Historic Status Review (revised)  
418 Cerrillos Road  
Sana Fe, NM

Daniel,

On behalf of Carlos Garcia, whom I am representing before the Historic Preservation Division and Historic Districts Review Board, request a Status Review of the building located at 418 Cerrillos Road "The Design Center" currently listed as a Non-Contributing structure. This request is to maintain the existing Non-Contributing status due to the changes and improvements made to the original structure prior to my client's acquisition of this property.

It is our desire to have the Historic Districts Review Board (HDRB) review the information we will provide and request they determine the structures current Historic Status is appropriately identified as Non-Contributing and should maintain this status.

We will provide a history of the property supported by documents, images depicting the original, renovated, and existing conditions of the commercial warehouse type structure.

My client requests the HDRB review the information provided and support the Non-Contributing Historic Status of the commercial building located at 418 Cerrillos Road in Santa Fe, NM.

Thank you for considering our request and let me know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.A. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA  
Architect

Materials submitted for review to establish Non-Contributing status for 418 Cerrillos Road

- 1) Santa Fe Motor Company photo (1930's)
- 2) 418 Cerrillos Additional Photos (late 1970-1980's)
- 3) 418 Cerrillos Road HCPI - 1997\_The Design Center

### **Santa Fe Motor Company photo (1930's)**

This photo provides taken from Hancock Street (west elevation) indicate a Santa Fe style overall design with stucco and viga posts projecting from the parapet. This being a more modern and commercial building for the time would not have used vigas as part of their construction methods and the vigas here are probably decorative. The modern large scale full glass openings for display are incorporated into the north and south portions of this façade. There also exists a large drive-thru open that could have been used as an entrance into the service bay of the dealership.

This is the only historic photo found from the 1930's that would reflect what the original building concept would have been for the Chevrolet - Santa Fe Motor Company building.

### **418 Cerrillos Additional Photos**

**South Elevation** page 1, note that the current entry portal between the two pedestrian entries into The Design Center does not exist. No original plans of the Chevrolet - Santa Fe Motor Company building can be found, so confirmation of the opening shown as being original can not be confirmed. It would appear the two pedestrian entries are a modern addition with storefront doors, sidelights and transoms do not appear in the earlier 1930's historic photos.

**West Elevation** page 2, planters have been introduced on the westside of the building. The openings to the north and south have been filled in with a more modern storefront system within the original openings. The large center drive-thru opening has been filled in with appears to be a full width overhead door with glass view panels that serve as loading access into the west end of the building. This also has been filled-in within the original opening.

**Partial East Elevation** page 2, the center opening may have been an original opening for drive-in service access like the 1930's west side photo. This opening at this time may have been secured with an overhead door, however no record found for this assumption. The north storefront entry would have been added as an infill after 1968 and indicated in the HCPI 1968 Sanborn map.

**East Elevation** page 3, this view provides what was being proposed to add new windows and planters in the elevation in what I might assume are existing openings. The drive-in opening and the north storefront appear to have both been a part of an infill that took place after the HCPI 1968 Sanborn map.

### **418 Cerrillos Road HCPI – 1997 The Design Center**

The 1930 Sanborn Map indicates a building to the southside of the building which is now the location for the parking lot for The Design Center. The map also refers to the building as GARAGE which might confirm the drive-in access to the building from the East and West sides of the building.

The 1930 Sanborn Map indicates of a distance of 108'-0" for the north line of the building which is the same overall distance of the original building along the full north wall of the 1968 Sanborn Map building.

The 1968 Sanborn map now indicates the original footprint to have changed by an addition to the east with a notation of 14'-0" glass. This increased the original footprint allowing for more display area. The building continues to be referred to as Auto Sales and Service on the map.

The open area indicated on the 1968 Sanborn map to the north of the addition was filled in at some point in the mid 1970's or later to create the east façade as we know it today. This is a significant change to this building and to the historic footprint and character of the building. The west side of the building footprint remains unchanged. The structure to the south from the 1930 Sanborn Map is removed and the area is open and indicates Used Auto Sales.

The 1997 HCPI documents 418 Cerrillos Road - The Design Center as we see it today. Note that the improved parking lot for customers is now on the southside of the building and the South Elevation now indicates the addition of a Portal a new third pedestrian entrance to the building. The openings in the West elevation remain original in overall size, but modern doors and storefronts have been incorporated to serve the retail nature of the building and their tenants. The northside of the building continues to be the service side of the building with opens being changed as the need arises to serve the tenant on the lower level on the northside of the building.

Please note that the photos from a 1991 historic case #H-91-14 show the south elevation without a portal and seem to indicate the proposed location for the new south Portal entrance from the parking lot.

Also note that the photos from a 1989 historic case #H89-151 show the existence of a drive-in entrance from Cerrillos Road on the east elevation. These photos also indicate the existing windows that have been replaced and planting areas have been added below these windows on the east elevation.

It is our position that through the information presented here documenting the changes made to the historic footprint of the building and additions made to the building and changes made to the openings in the building and new portals introduced that this warrants significant changes that support the position not to upgrade the status of the building.

The building is older than 50 years and the most recent HCPI was completed in 1997 (24 years ago) that verifies significant changes supporting our request to maintain the buildings historic status of Non-Contributing in the Historic Transition District.

418 CERAJILLOS ROAD

**THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.**

**PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.**

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION	ADDRESS: 418 Carrillos Rd. (421-423 Sandoval on 1984 survey)	OLD ID NUMBER: 0516 10186
	UTM REFERENCE EASTING NORTHING	SANTA FE ID NUMBER: H 33850
	LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4	BUILDING NAME:
ZONE 12 13		
FIELD MAP Santa Fe Historic Status Map 1996	PHOTO	
DATE OF CONSTRUCTION: SOURCE(S)		
ESTIMATE by 1930 ACTUAL Sanborn map		
ARCHITECTURAL STYLE: SW Vernacular		
USE: HISTORIC: residential OTHER commercial Auto garage/sales PRESENT: residential OTHER commercial Design Center	SITE PLAN	
SURROUNDINGS: commercial		
RELATIONSHIP TO HISTORIC SURROUNDINGS: scale SIMILAR X NOT SIMILAR		
ASSOCIATED BUILDINGS ON SITE: YES X NO WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S)		
DEGREE OF REMODELING: MINOR X MODERATE MAJOR small addition EXPLAIN: NE, display windows, new doors	SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? YES X NO ELIGIBLE CONTRIBUTING NON-CONTRIBUTING
OVERALL CONDITION: EXCELLENT X GOOD FAIR DETERIORATED		LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? YES X NO ELIGIBLE
BUILDING THREATENED? YES X NO		LOCAL DESIGNATION: Hist. Trans. HISTORIC DISTRICT SIGNIFICANT X CONTRIBUTING NON-CONTRIBUTING LOCAL LANDMARK YES X NO

#14 east, N end

SURVEYED 7/97 BY DB

NEGATIVES WITH NMHPD ROLL # DB7 NEG # 7 TO 12  
14 TO 15

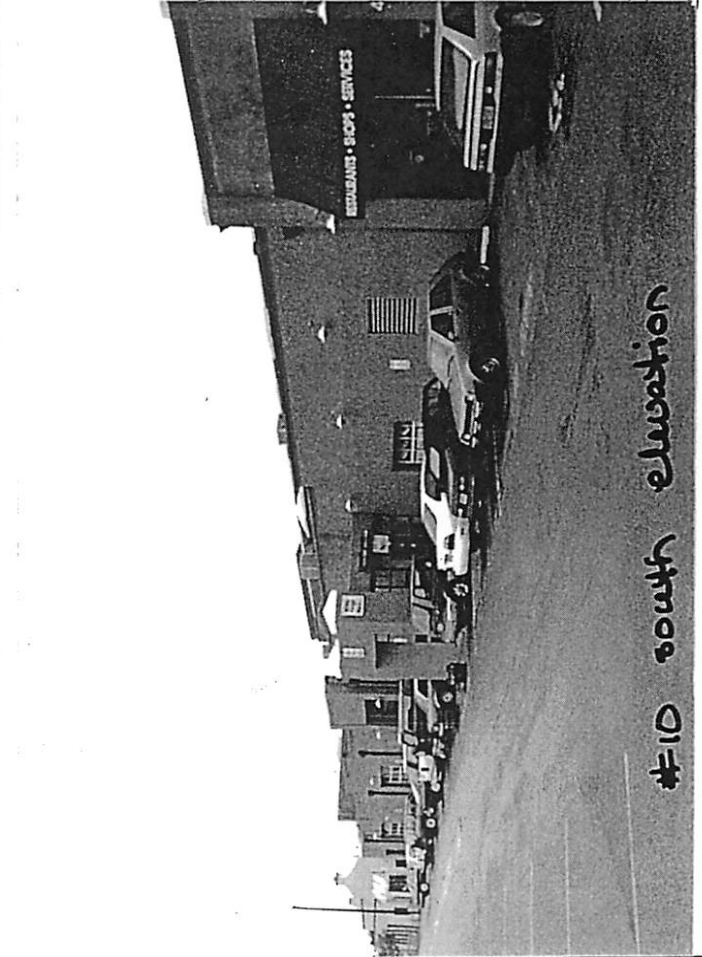
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	center gable surrounded by flat roofs - sections separated by tall parapets; stepped on sides	
BUILDING WALLS	tan stucco, concrete w/ steel posts	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 40 +
DOORS	pairs of heavy wood doors with 2, 3, 6 lights per leaf, with clerestories, sidelights, or set in window groups; W side - solid wood, solid w/ small upper light	
WINDOWS	Display windows with large square lights, wood mullions on W, S, E; 20 light industrial steel windows and some 1/1 DHWs, small fixed wdws on N	
PORCHES OR PORTALES	S center - portal framed by stucco arch with pitched metal roof with gable skylight, large square lights on sides - some open, some glazed	
ARCHITECTURAL DETAILS	Exterior walls arcaded with piers, capped by small pyramids. Arcade continues across triangular extensions on W facade. Display windows reminiscent of garage doors.	
FENCES/WALLS		
SITE FEATURES		
OTHER/ COMMENTS	Built for auto sales and service, this building is the largest of a group of auto-related commercial buildings that were built in the area prior to 1948. Its scale and overall character still represent that use, esp. as windows look like garaged doors.	

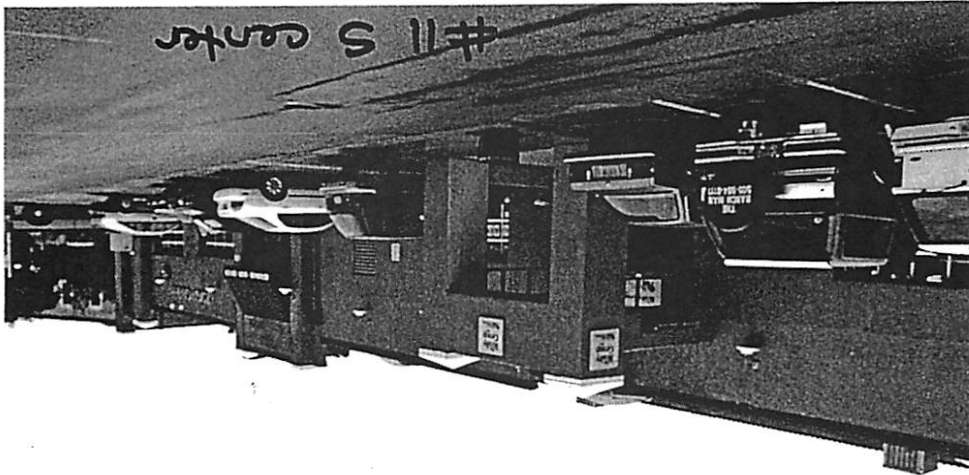
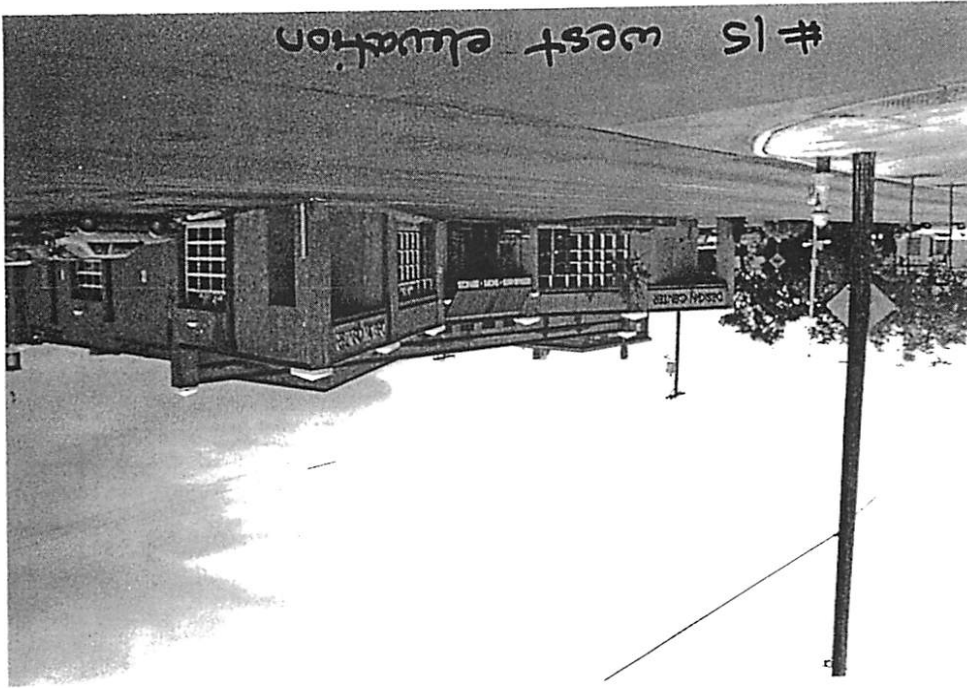
ADDITIONAL PHOTOGRAPHS



#12 east, S end



#10 south elevation



IDENTIFICATION

ADDRESS

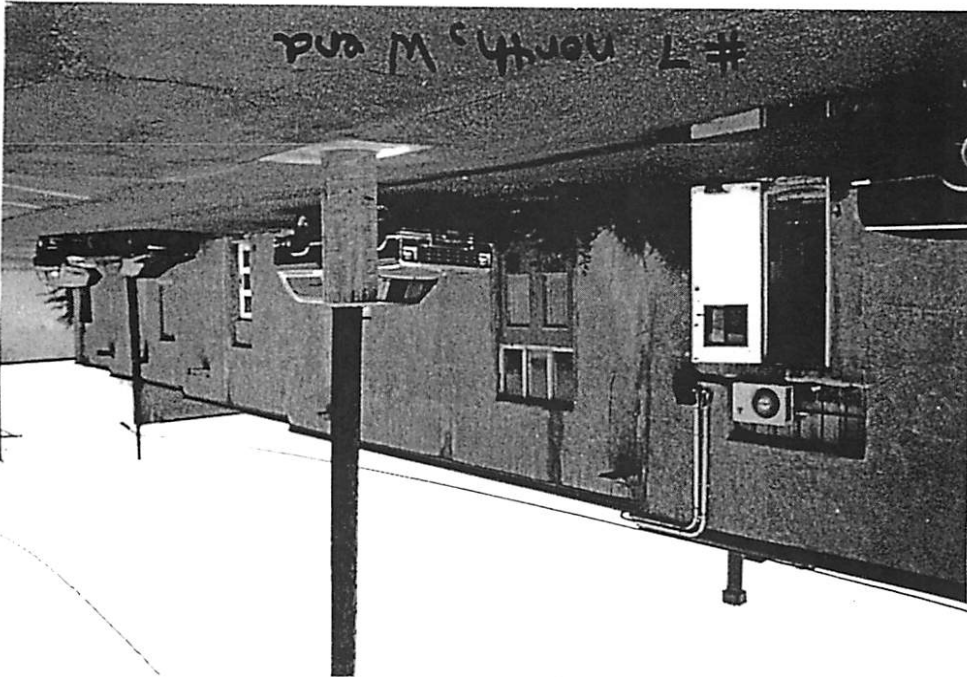
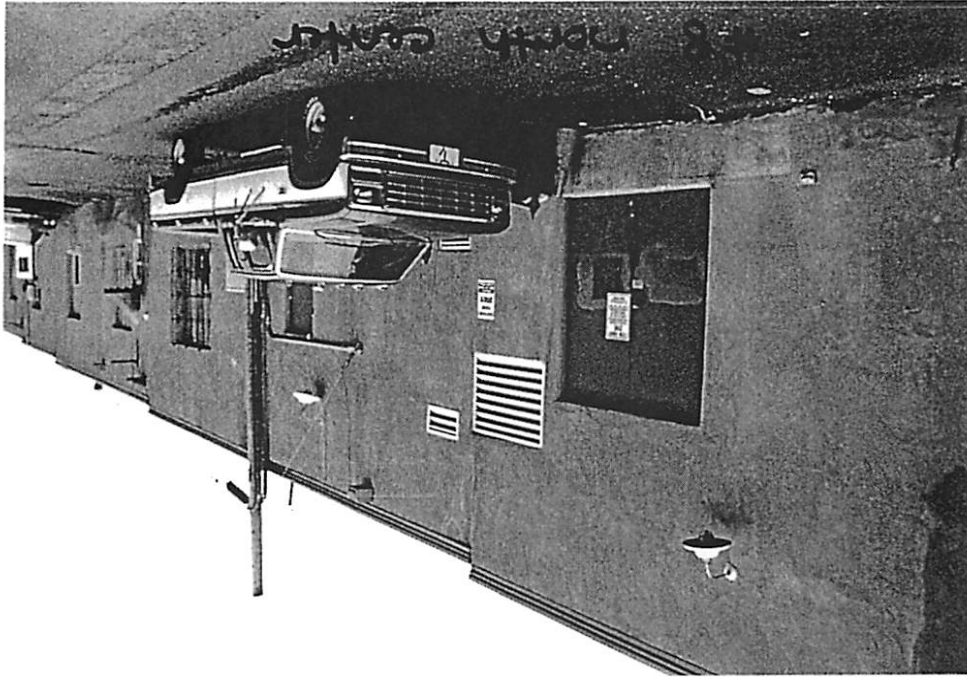
418 Carrillos Rd.

ID NUMBER: 0516 10186

SANTA FE ID NUMBER: 433 850

SURVEYED/RESEARCHED

DATE 7/97 BY DB



IDENTIFICATION

ADDRESS

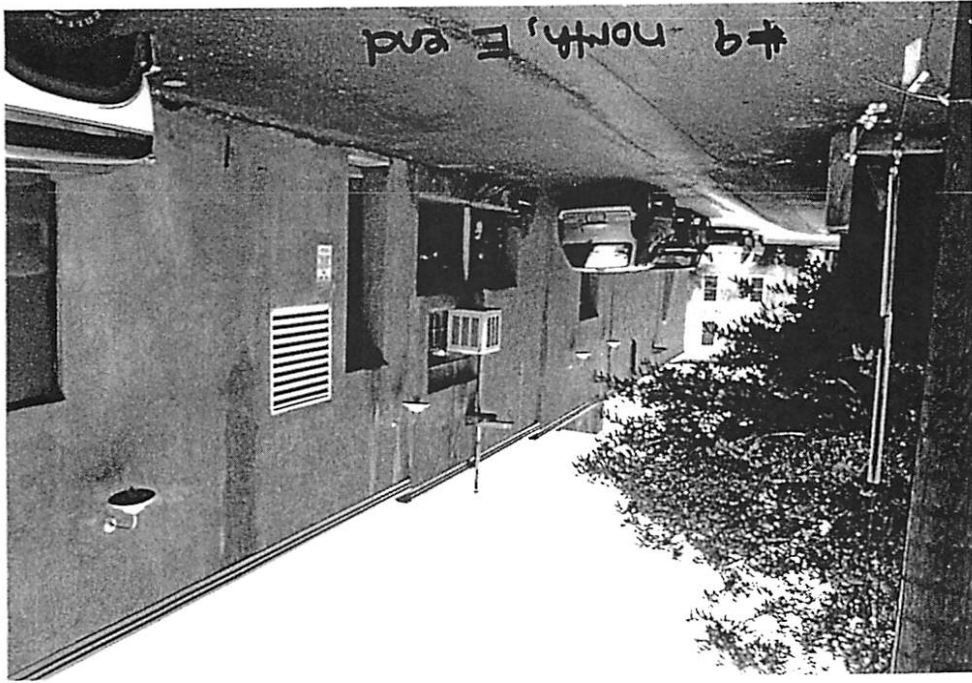
418 Cernillos Rd.

ID NUMBER: 0516 10186

SANTA FE ID NUMBER: H33850

SURVEYED/RESEARCHED

DATE 7/97 BY DB

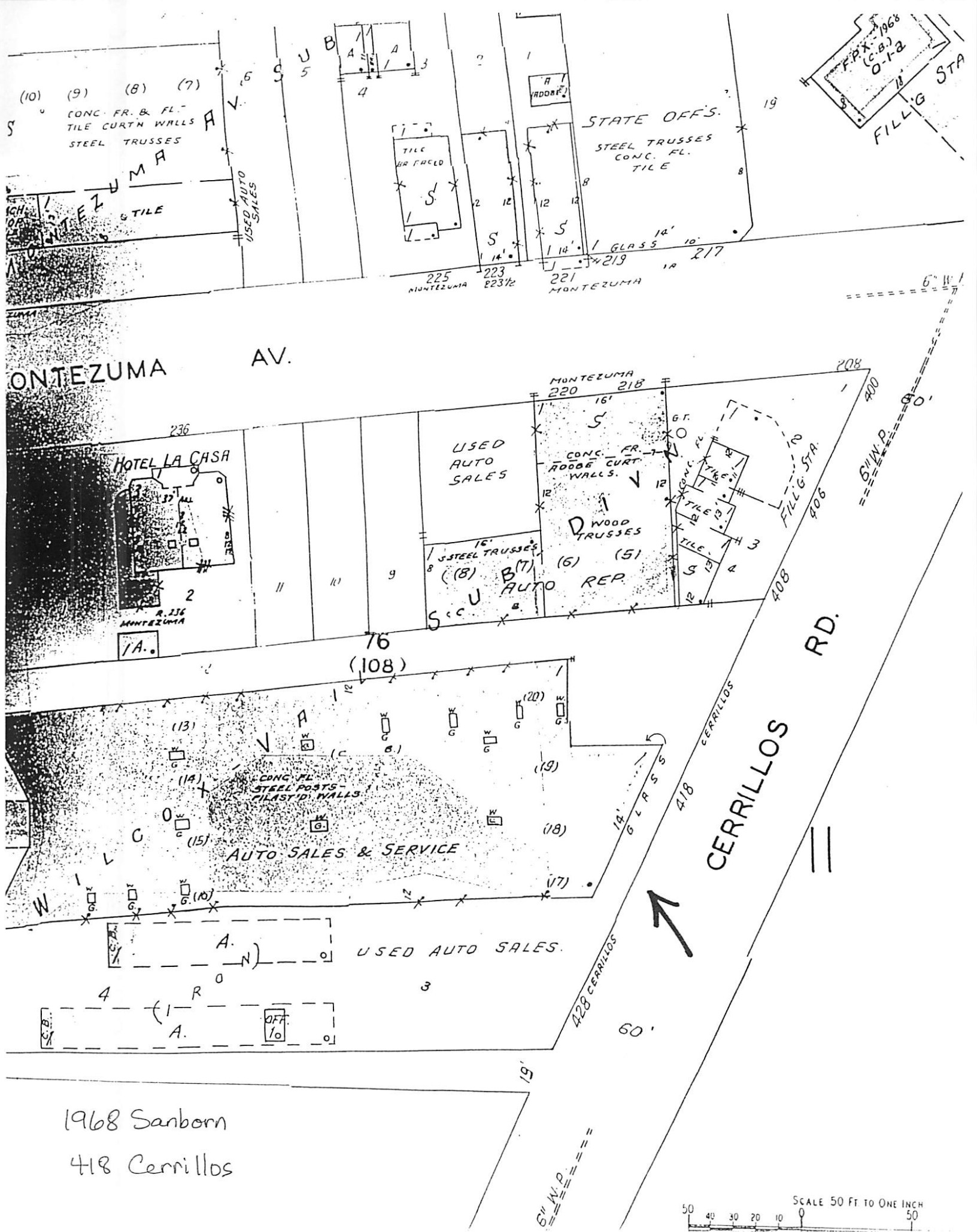


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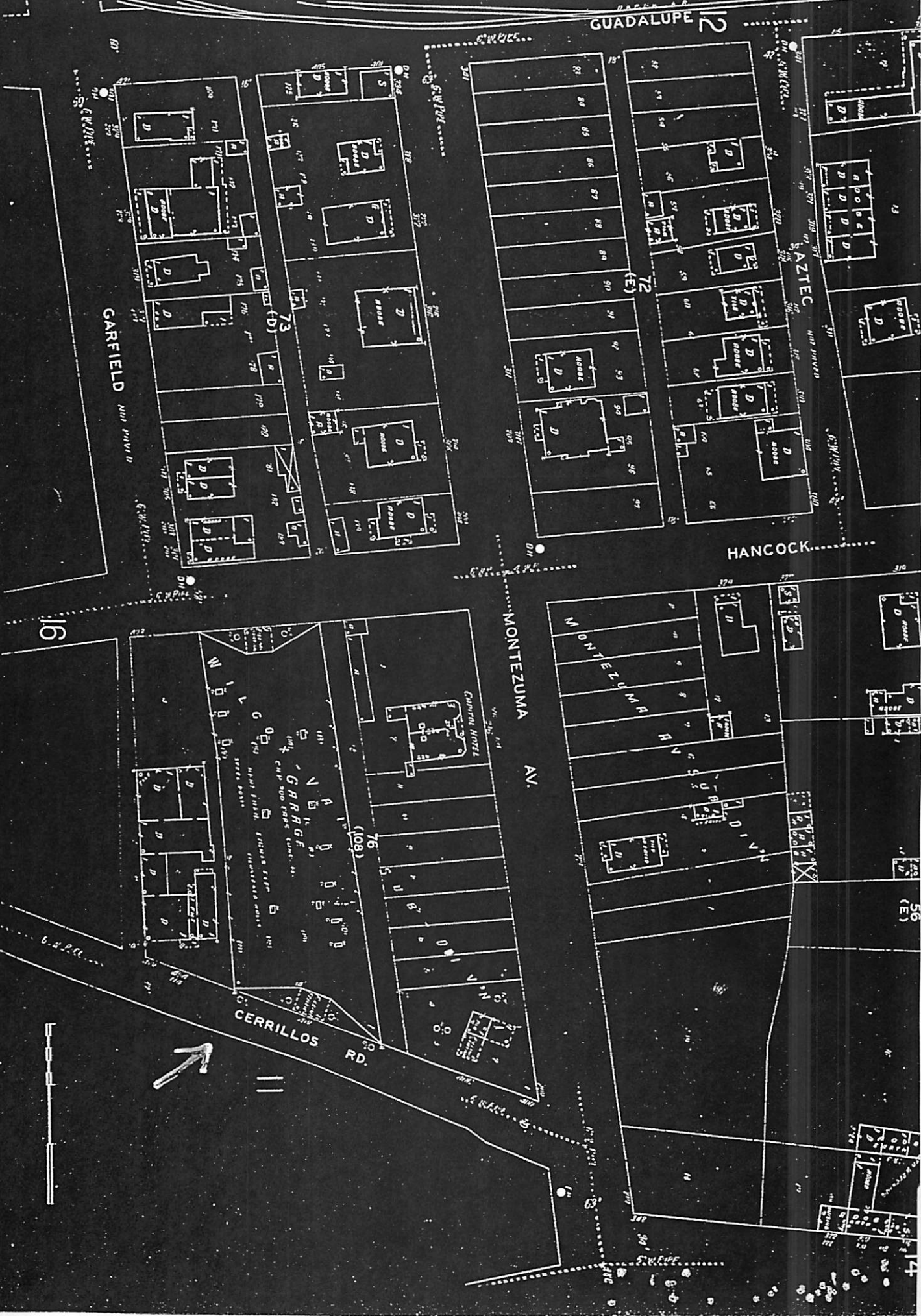
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418 Cerrillos Rd.

ID NUMBER: 0516 10186
SANTA FE ID NUMBER: H33850
SURVEYED/RESEARCHED DATE 7/97 BY DB

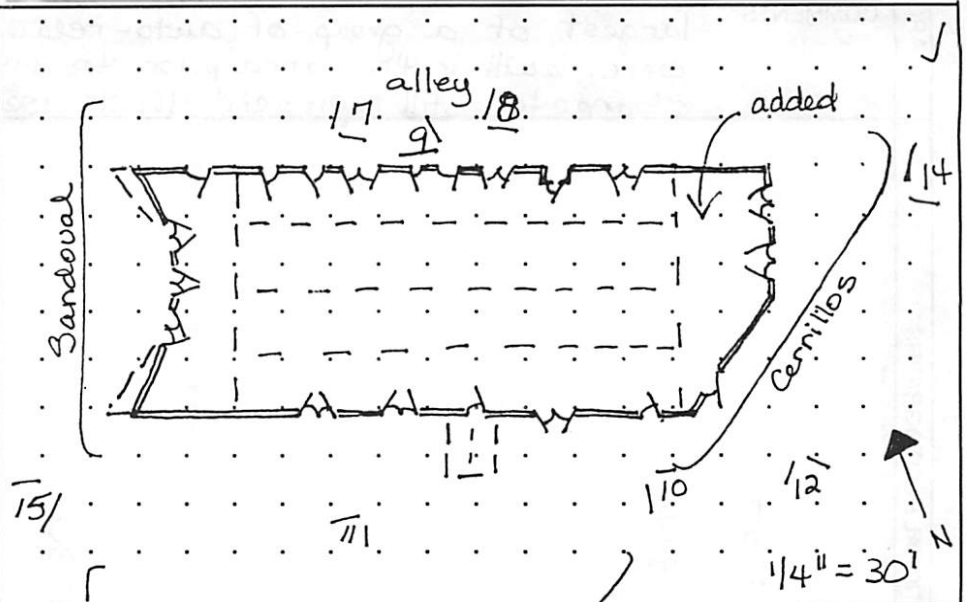


1930 Sanborn 418 Cerrillos



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

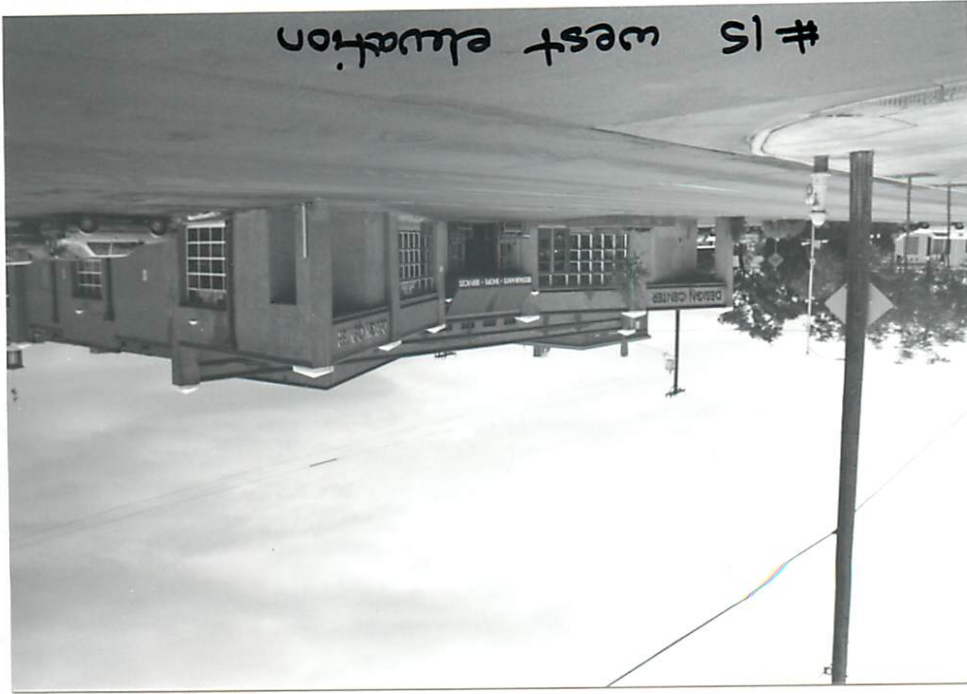
IDENTIFICATION	ADDRESS: 418 Cerrillos Rd. (421-423 Sandoval on 1984 survey)	OLD ID NUMBER: 0516 10186
	UTM REFERENCE EASTING NORTHING	SANTA FE ID NUMBER: H 33850
	ZONE 12 13	BUILDING NAME:
	LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4	
BUILDING DATA	FIELD MAP Santa Fe Historic Status Map 1996	PHOTO
	DATE OF CONSTRUCTION: SOURCE(S) ESTIMATE by 1930 ACTUAL Sanborn map	
	ARCHITECTURAL STYLE: SW Vernacular	
	USE: HISTORIC: <del>residential</del> OTHER commercial Auto garage/sales PRESENT: <del>residential</del> OTHER commercial Design Center	
BUILDING DATA	SURROUNDINGS: commercial	SITE PLAN
	RELATIONSHIP TO HISTORIC SURROUNDINGS: scale SIMILAR <input type="checkbox"/> NOT SIMILAR <input checked="" type="checkbox"/>	
	ASSOCIATED BUILDINGS ON SITE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S)	
	DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR small addition EXPLAIN: NE, display windows, new doors	
SIGNIFICANCE	OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	PHOTO
	BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	SURVEYED 7/97 BY OB	
	NEGATIVES WITH NMHPD ROLL # 037 NEG # 7 TO 12 14 TO 15	



ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	center gable surrounded by flat roofs - sections separated by tall parapets; stepped on sides	
	BUILDING WALLS	tan stucco, concrete w/ steel posts	
	FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 40 +
	DOORS	pairs of heavy wood doors with 2, 3, 6 lights per leaf, with clerestories, sidelights, or set in window groups; N side - solid wood, solid w/ small upper light	
	WINDOWS	Display windows with large square lights, wood mullions on W, S, E; 20 light industrial steel windows and some 1/2 DHWs, small fixed wdws on N	
	PORCHES OR PORTALES	S center - portal framed by stucco arch with pitched metal roof with gable skylight, large square lights on sides - some open, some glazed	
	ARCHITECTURAL DETAILS	Exterior walls arcaded with piers, capped by small pyramids. Arcade continues across triangular extensions on W facade. Display windows reminiscent of garage doors.	
	FENCES/WALLS		
	SITE FEATURES		

OTHER/ COMMENTS Built for auto sales and service, this building is the largest of a group of auto-related commercial buildings that were built in the area prior to 1948. Its scale and overall character still represent that use, esp. as windows look like garage doors.





IDENTIFICATION

ADDRESS

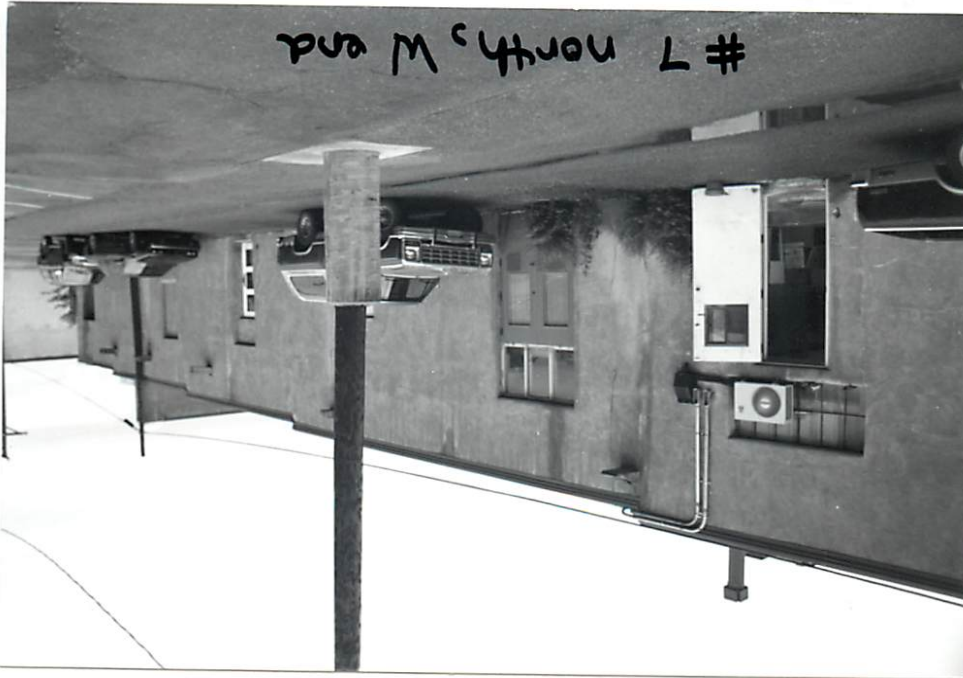
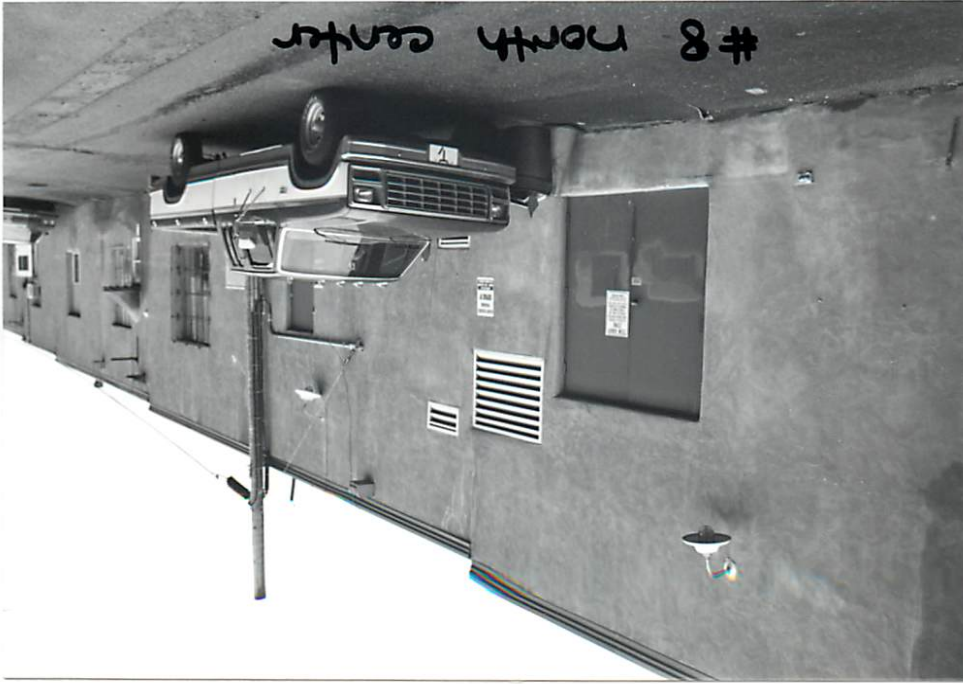
418 Carrillos Rd.

ID NUMBER: 0516 10186

SANTA FE ID NUMBER: H33850

SURVEYED/RESEARCHED

DATE 7/97 BY DB



IDENTIFICATION

ADDRESS

418 Cernillos Rd.

ID NUMBER: 0516 10186

SANTA FE ID NUMBER: H 33850

SURVEYED/RESEARCHED

DATE 7/97 BY DB



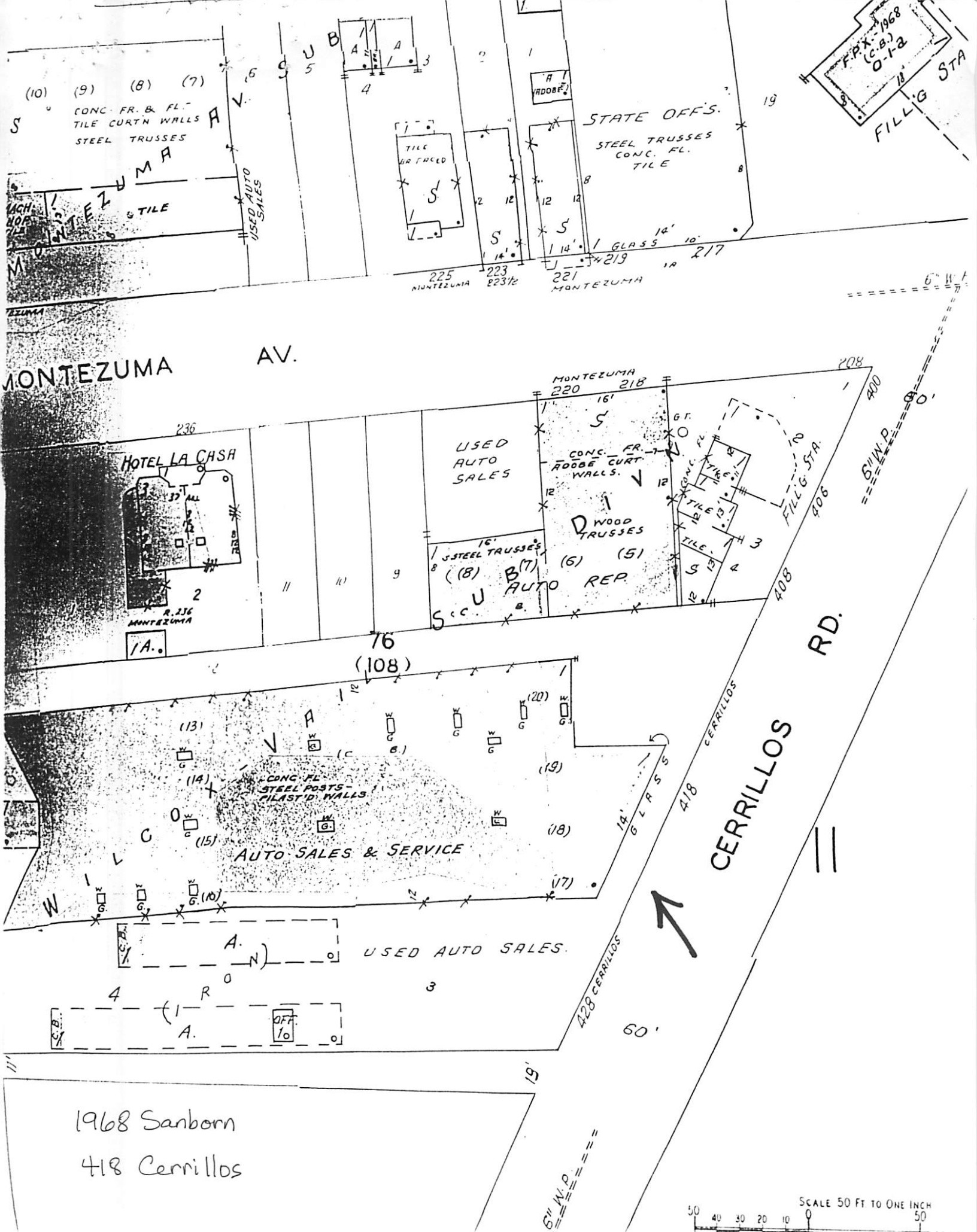
#9 north, E end

IDENTIFICATION

ADDRESS

418 Cernillos Rd.

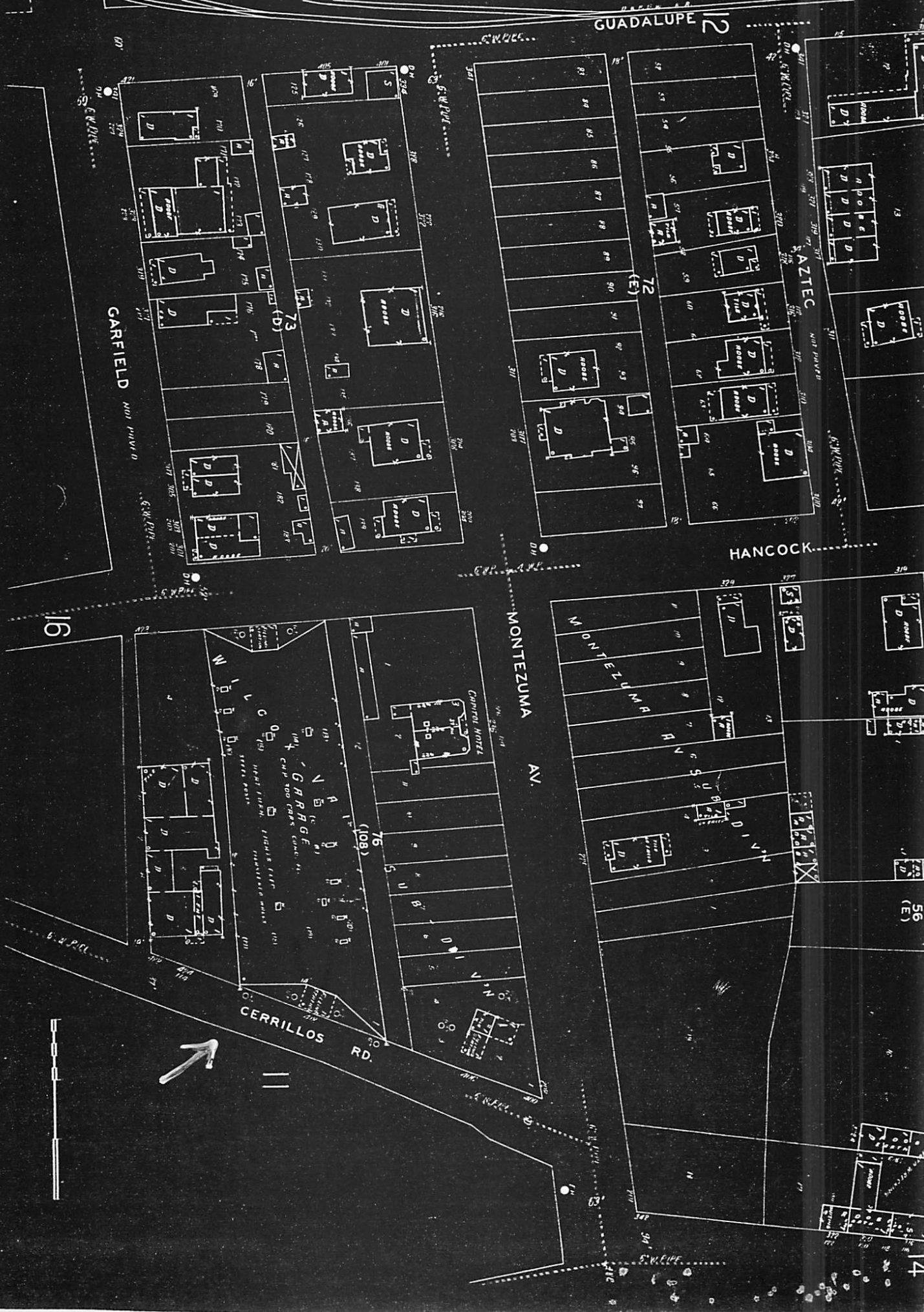
ID NUMBER: 0516 10186
SANTA FE ID NUMBER: H33850
SURVEYED/RESEARCHED DATE 7/97 BY DB



1930 Sanborn

418

Cerrillos





418 Caviller Rd.  
H-91-14



#1



Case # H-89-151  
418 Cullen Rd.

#2



#3



418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM SANDOVAL (NORTHWEST CORNER)



VIEW FROM SANDOVAL (SOUTHWEST CORNER)

418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM SANDOVAL (SOUTHWEST ELEVATION)



VIEW FROM PARKING LOT (SOUTH ELEVATION)

418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM PARKING LOT (SOUTH ELEVATION)



VIEW FROM PARKING LOT (SOUTH ELEVATION)

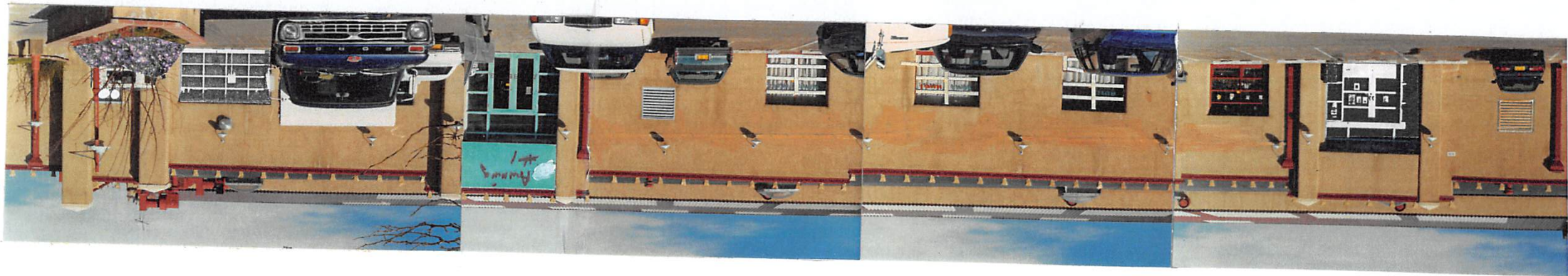
418 CERRILLOS ROAD – THE DESIGN CENTER

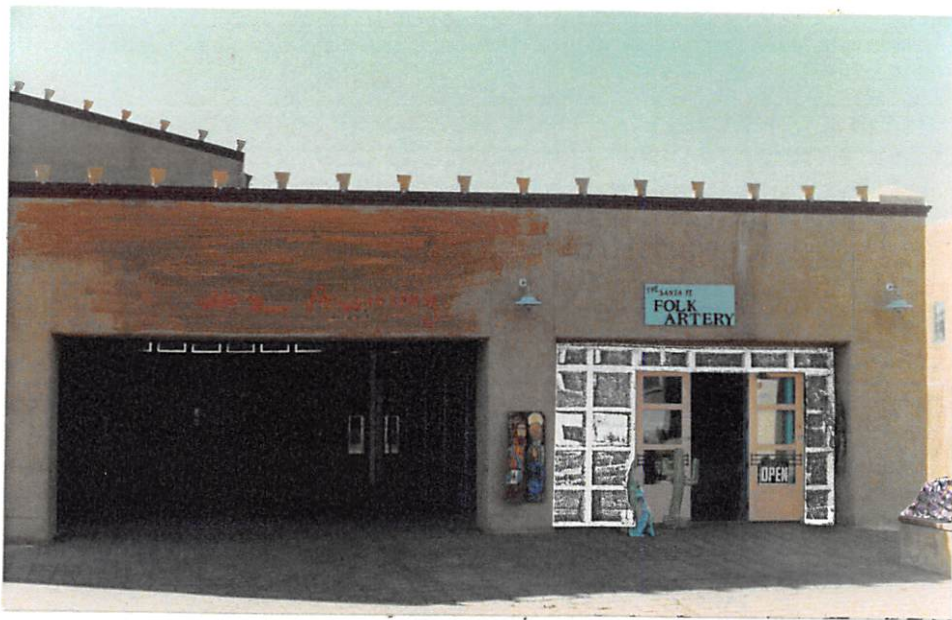


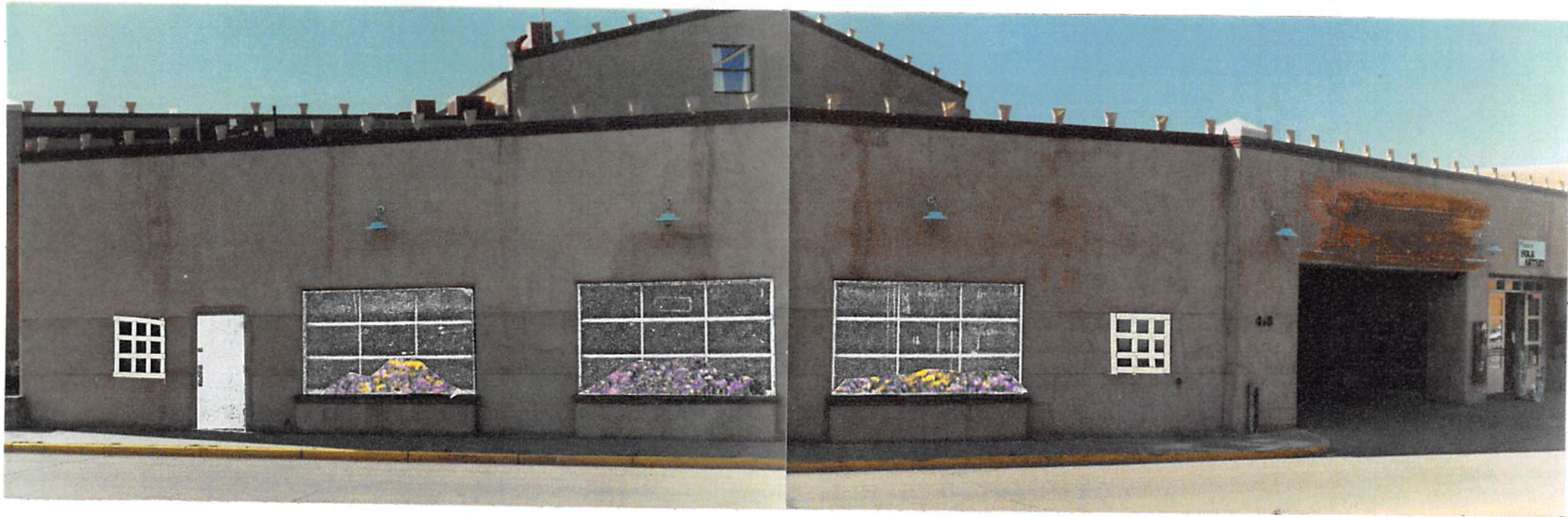
VIEW FROM CERRILLOS ROAD (SOUTHEAST CORNER)



VIEW FROM CERRILLOS ROAD (EAST ELEVATION)









Santa Fe Motor Company – View from Hancock Street (now Sandoval Street possible 1930's photo)

Photos from 1970's or 1980's  
(estimated)



South Elevation (from the parking lot)



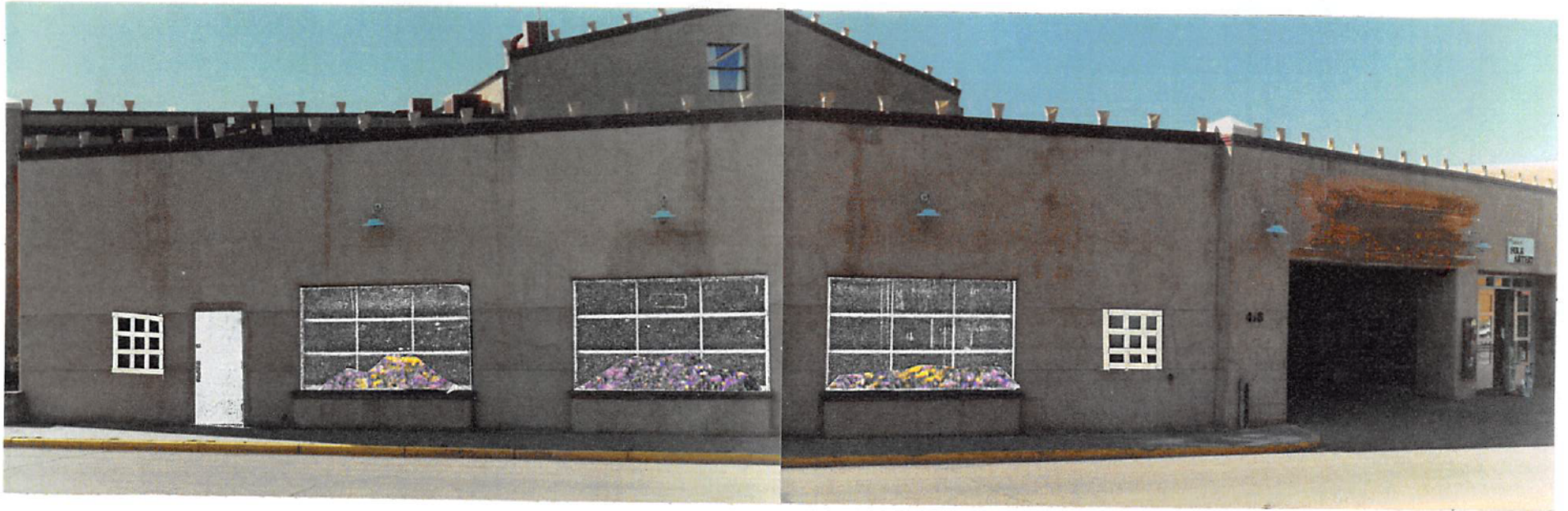
West Elevation (from Sandoval Street)



Partial East Elevation (from Cerrillos Road)



West Elevation (from Sandoval Street)



East Elevation (from Cerrillos Road)



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004353--HDRB

**Project Description:**

**Project Location(s):** 418 CERRILLOS RD  
Santa Fe, NM 87501

**Contacts:**

Property Owner: CARLOS GARCIA  
418 CERRILLOS RD  
Santa Fe, NM 87501

MONICA@MNTYA.COM

Applicant: JOHN PADILLA ARCHITECT  
PO BOX 22986  
SANTA FE, NM 87502

japadillaarchitect@gmail.com

**Historic District:** HD: Historic Transition

**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:** 1997

**Year of Construction:**

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** November 9, 2021  
**TO:** Historic Districts Review Board Members  
**FROM:** Daniel Schwab, Senior Planner, Historic Preservation Division

---

**Case # 2021-004353-HDRB**

**Address: 418 Cerrillos Road**  
**Historic Status: Non-contributing**  
**Historic District: Transition**

## **REFERENCE ATTACHMENTS (Sequentially):**

### **CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

### **APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: exception criteria responses

## **STAFF RECOMMENDATION:**

Staff recommends that the first two exception criteria to section 14-5.2 (G)(3)(a)(iv) have been met, and that the third may also be met with further testimony. If so, 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(G) Historic Transition District Design Standards.

## **BACKGROUND & SUMMARY:**

418 Cerrillos Road, also known as the Design Center, is a commercial building with non-contributing status to the Transition District, constructed in 1930.

The applicant now proposes the following:

1. Install flat panel skylight replacements on the roof. These will be in the same location as the existing ones, but will be insulated, while the current ones are not.
2. Install a solar panel array on the roof. The solar panels would be publicly visible from Cerrillos Road and Sandoval Streets.

## **RELEVANT CODE CITATION:**

14-5.2 (G)(3)(a)(iv) Solar Equipment

A. It is intended that the use of solar and other energy collecting and conserving strategies be encouraged. The use of large glazed areas on south facing *walls* for collectors, trombe *walls*, *greenhouses*, garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:

1. raising the parapet;
2. setting back from the edge of the roof;
3. framing the collector with wood;
4. in the case of pitched roofs, by integrating the collector into the pitch;
5. in case of ground solar collectors by a *wall* or vegetation;
6. in the case of *wall* collectors or *greenhouses*, by enclosing by end or other *walls*;
7. other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

## **EXCEPTION CRITERIA RESPONSES:**

### General Applicant Response:

- 1) The existing industrial style warehouse building does not allow for the raising of the parapets without a significant change to the low impact appearance of the building
- 2) The solar panels are set back from the edges of the roof and as allowed by the current foot print of the building
- 3) Framing the collectors with wood screening would cause a significant alteration and impact to the existing appearance of the building altering appearance form the streetscape
- 4) The solar panels have been incorporated into the existing roof pitch on the lower and upper levels to not alter the appearance of the current roof line
- 5) This application does not incorporate a ground mounted solar application
- 6) This application does not incorporate a wall or greenhouse solar application
- 7) The proposed application is incorporated into the existing upper and lower rooflines structures. The proposed solar panels are constructed as a low profile panel and are a non-glare material

**a. Does not damage the character of the district;**

Applicant Response:

*The proposed improvements are in harmony with the character of the district and will not impact the street scape with the proposed for the skylights replacements. The installation of the solar application is placed to follow the existing slope of the roofs and will not add another roof line to the building. The solar panel application will be one of the elements responding to the Owners desire to address their goals for sustainability.*

Staff Response:

Staff agrees that this measure will not damage the district. Solar panels can only be screened on this structure in limited locations. The building design is industrial, including visible skylights. In the opinion of staff, the addition of solar arrays is a design intervention consistent with the unique style of the building.

**b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and**

Applicant Response:

*The owner is requesting this exception for the installation of new skylights and solar panels to address the existing buildings energy consumption and to meet their sustainability goals for this project. The buildings energy consumption is significant and is a hardship to the owners and to the environment protecting the future public welfare.*

Staff Response:

Staff agrees with the applicant. This building does not warrant re-designing to accommodate the desired panels. It would be a damage to the public welfare to transform this structure because it would lose its design integrity.

**c. 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 character of the Historic Transition District is one where existing buildings provide for the transition from the core historic district allowing for the introduction of more modern and commercial design. The building is a former auto sales/repairs and showroom whose character has been maintained and will not be altered by this application. The character of the streetscape will remain intact and will remain harmonious with the streetscape.*

Staff Response:

Staff partially agrees with the applicant. The number of panels could in theory be reduced.



September 28, 2021

Daniel Schwab  
Senior Planner  
Historic Preservation Division  
City of Santa Fe  
Santa Fe, NM 87504

Re: 418 Cerrillos Road  
The Design Center  
Replacement of existing flat skylight panels and installation of solar panels

Daniel,

Attached please find our submittal for review and approval by the Historic Design Review Board for the proposed flat panel skylight panel replacements and installation of a solar panel array for the Design Center roof located at 418 Cerrillos Road.

The proposed improvements include the following:

- Removal of flat panel skylights and ridgeline skylight panels
- Replace in the same locations with insulated flat skylight panels
- Installation of new solar panels on the roof as indicated on the attached plan by Positive Energy

**Exception Required per section:**

14-5.2 (G) (3) (a) (iv) Solar Equipment

A. It is intended that the use of solar and other energy collecting and conserving strategies be encouraged. The use of large glazed areas on south facing walls for collectors, trombe walls, greenhouses, garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:

1. raising the parapet;
2. setting back from the edge of the roof;
3. framing the collector with wood;
4. in the case of pitched roofs, by integrating the collector into the pitch;
5. in case of ground solar collectors by a wall or vegetation;
6. in the case of wall collectors or greenhouses, by enclosing by end or other walls;
7. other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

**Response to the exception criteria:**

- 1) The existing industrial style warehouse building does not allow for the raising of the parapets without a significant change to the low impact appearance of the building

- 2) The solar panels are set back from the edges of the roof and as allowed by the current foot print of the building
- 3) Framing the collectors with wood screening would cause a significant alteration and impact to the existing appearance of the building altering appearance form the streetscape
- 4) The solar panels have been incorporated into the existing roof pitch on the lower and upper levels to not alter the appearance of the current roof line
- 5) This application does not incorporate a ground mounted solar application
- 6) This application does not incorporate a wall or greenhouse solar application
- 7) The proposed application is incorporated into the existing upper and lower rooflines structures.  
The proposed solar panels are constructed as a low profile panel and are a non-glare material

**Exception criteria:**

The applicant for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

**a. Does not damage the character of the district;**

*The proposed improvements are in harmony with the character of the district and will not impact the street scape with the proposed for the skylights replacements. The installation of the solar application is placed to follow the existing slope of the roofs and will not add another roof line to the building. The solar panel application will be one of the elements responding to the Owners desire to address their goals for sustainability.*

**b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and**

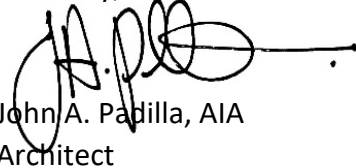
*The owner is requesting this exception for the installation of new skylights and solar panels to address the existing buildings energy consumption and to meet their sustainability goals for this project. The buildings energy consumption is significant and is a hardship to the owners and to the environment protecting the future public welfare.*

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

*The character of the Historic Transition District is one where existing buildings provide for the transition from the core historic district allowing for the introduction of more modern and commercial design. The building is a former auto sales/repairs and showroom whose character has been maintained and will not be altered by this application. The character of the streetscape will remain intact and will remain harmonious with the streetscape.*

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

Sincerely,



John A. Padilla, AIA  
Architect



3209 Richards Lane  
 Santa Fe, NM 87507  
 (505) 424-1112  
 NM Electrical Contractor's  
 License #82573

Design Center  
 418 Cerrillos Rd.  
 Santa Fe, NM 87501

DESIGN SUMMARY

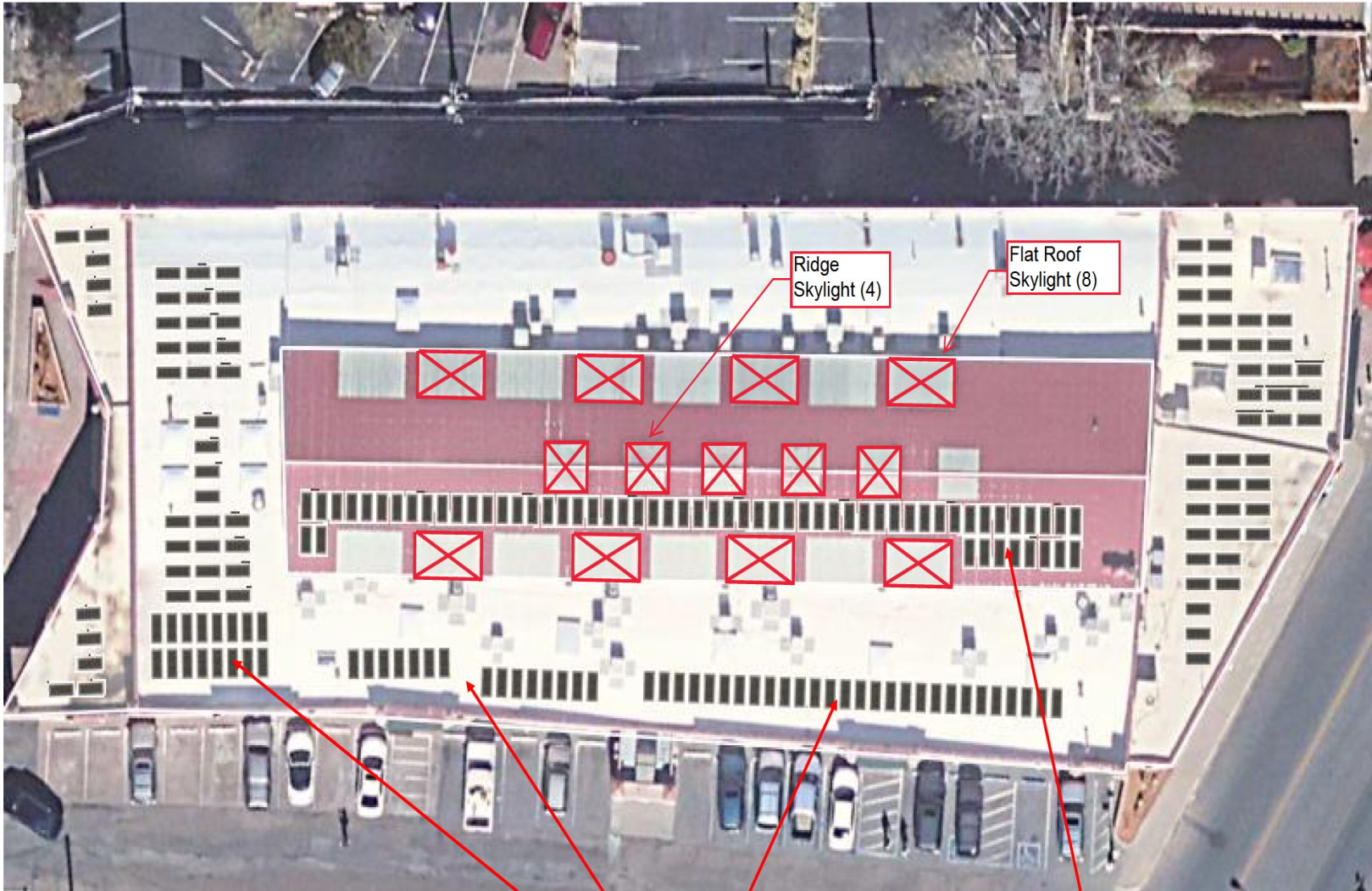
Number of Modules  
 Module Tilt Angle  
 Module Azimuth  
 Average Annual Shading  
 Year 1 Production Estimate      kWh

Proposed System  
 Total  
 90.78kWdc

DESIGNER:  
 John Brown

REV	DESCRIPTION	DATE
0	Initial Release	

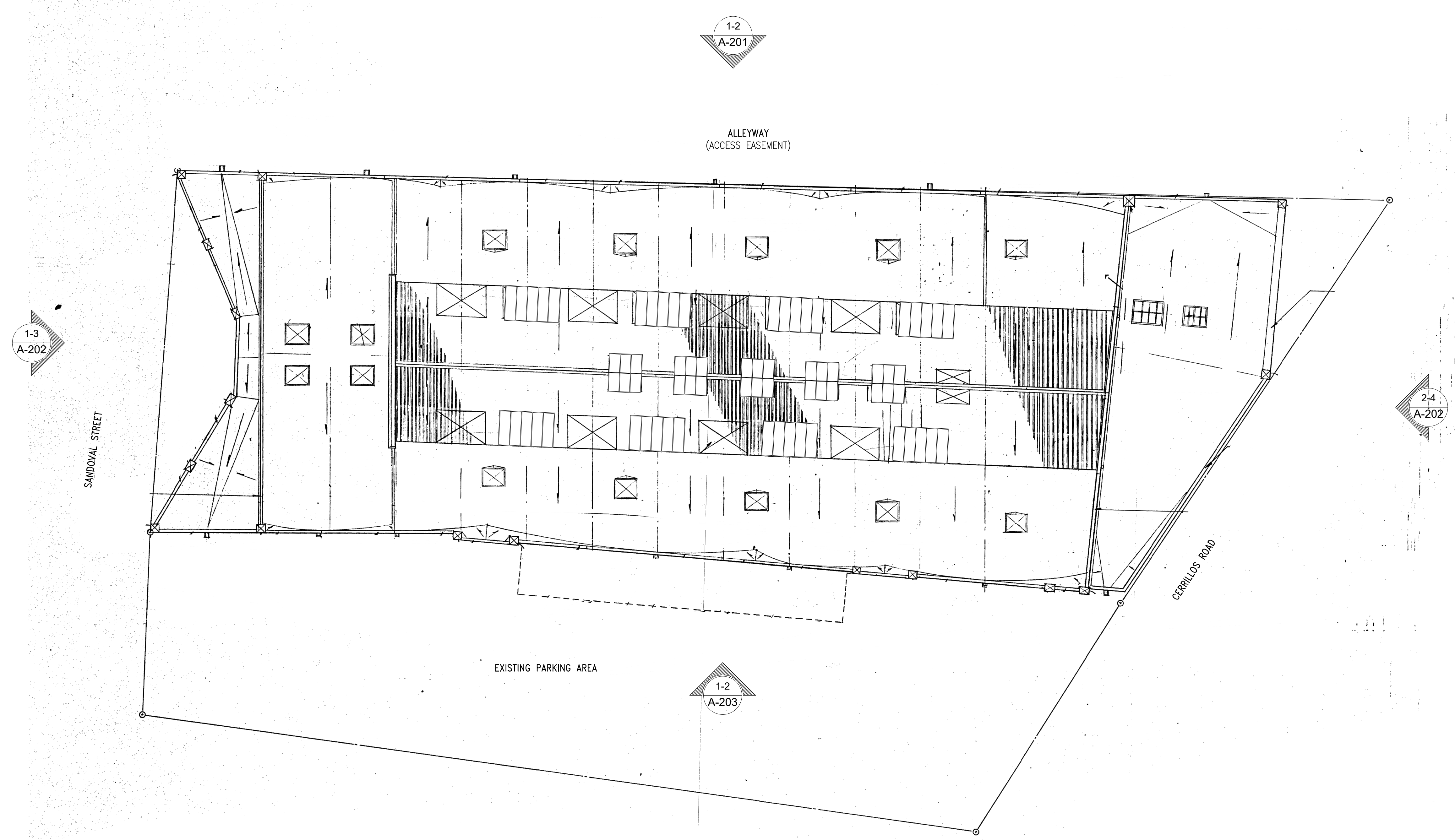
SITE PLAN  
 PV100



Main Roof Option:  
 142 each 445W panels  
 63.19kWdc

These arrays are mounted  
 with a penetrating system,  
 roofer required to seal.

Upper Roof Option:  
 62 each 445W solar panels  
 27.59kWdc



1-2  
A-201

ALLEYWAY  
(ACCESS EASEMENT)

1-3  
A-202

SANDOVAL STREET

2-4  
A-202

CERRILLOS ROAD

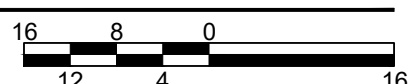
1-2  
A-203

EXISTING PARKING AREA



## 1 SITE KEY PLAN

SCALE: 1/16"=1'-0"



DESIGN CENTER  
418 CERRILLOS ROAD  
SANTA FE, NM

PROJECT NO.:  
ISSUE DATE: 09/28/2021  
DRAWN BY: JAO  
CHECKED BY: JAP

REVISIONS:  
NO: DATE: DETAIL:

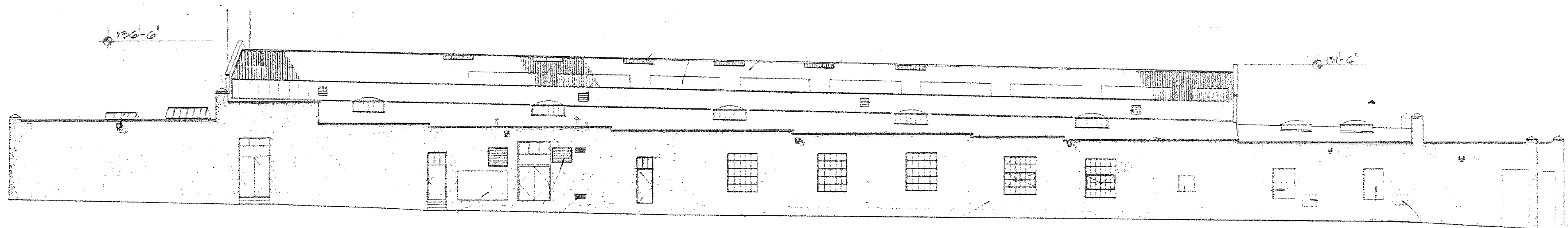
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## SITE KEY PLAN

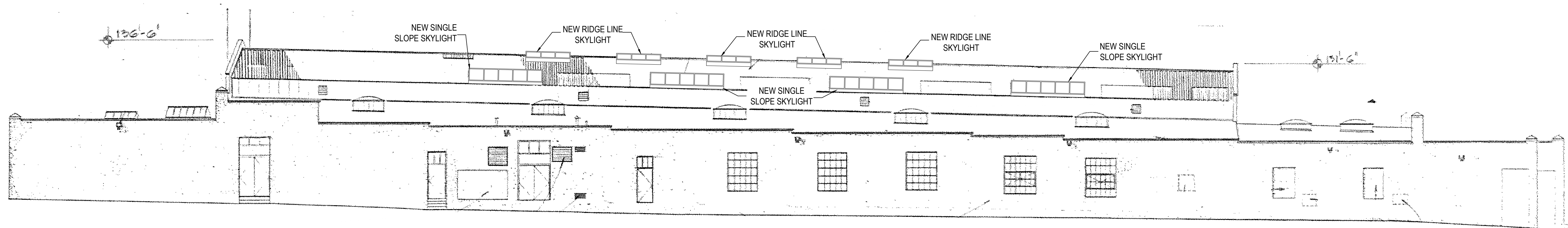
COPYRIGHT 2021  
JOHN A. PADILLA AIA

SHEET NO:

# AS-101



1 EXISTING NORTH ELEV.  
SCALE: 3/32" = 1'-0"



2 PROPOSED NORTH ELEV.  
SCALE: 3/32" = 1'-0"

DESIGN CENTER  
418 CERRILLOS ROAD  
SANTA FE, NM

PROJECT NO.:  
ISSUE DATE: 09/28/2021  
DRAWN BY: JAO  
CHECKED BY: JAP

REVISIONS:  
NO: DATE: DETAIL:

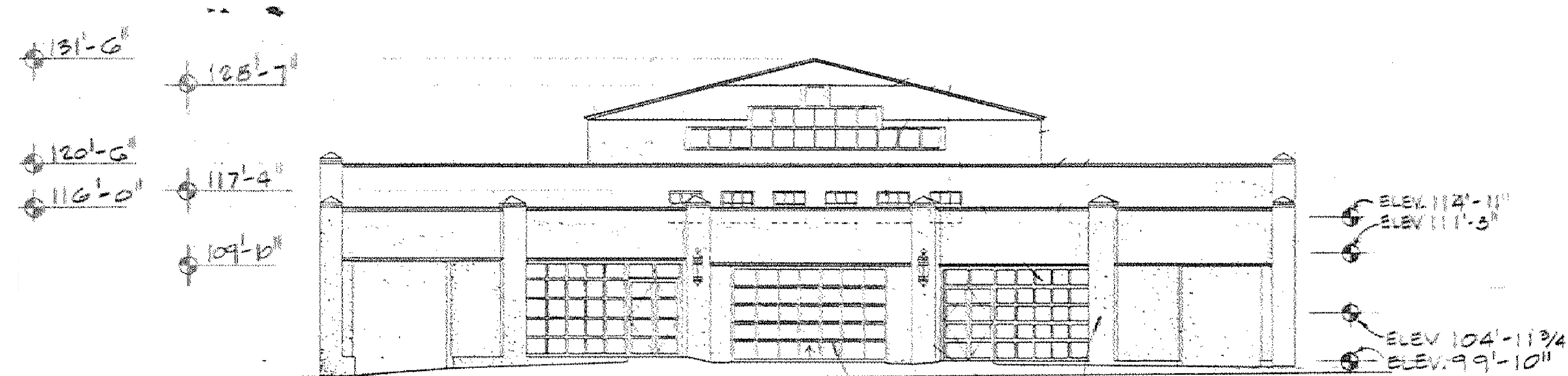
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EXTERIOR  
ELEVATIONS

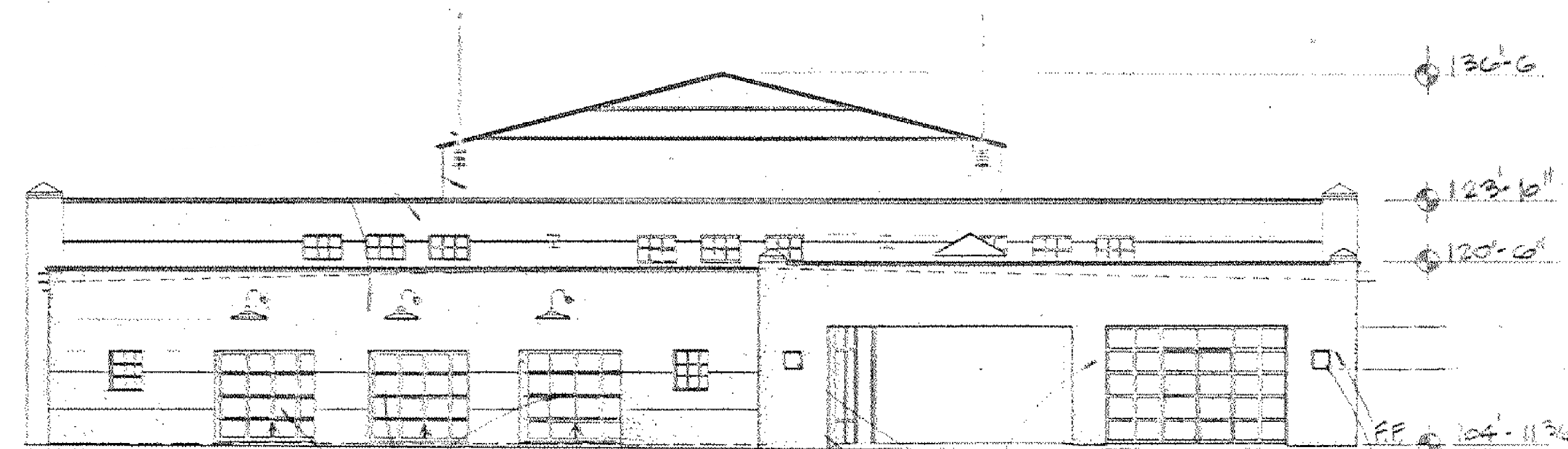
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JOHN A. PADILLA AIA

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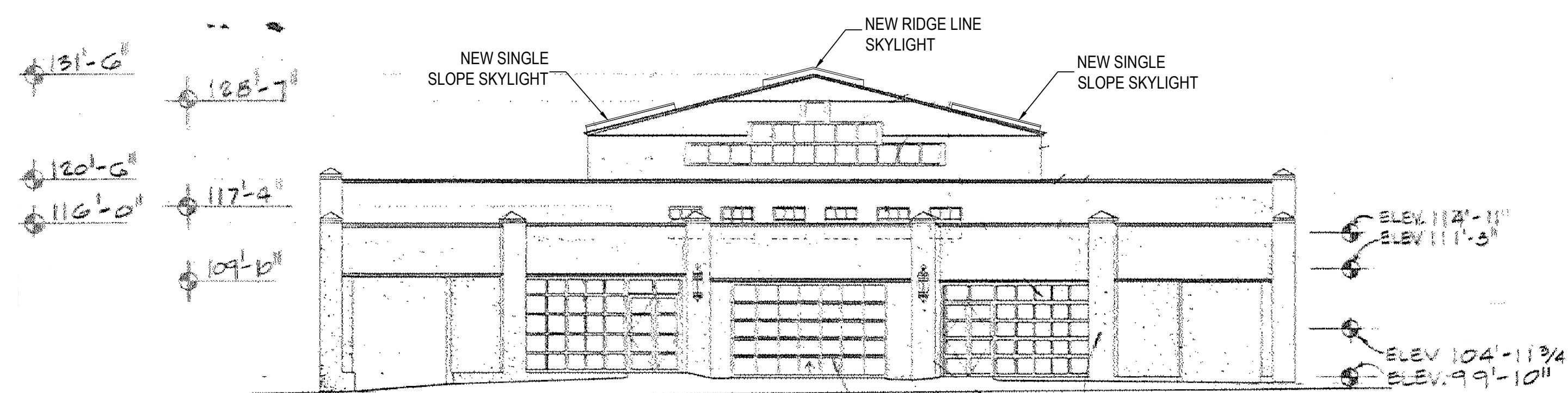
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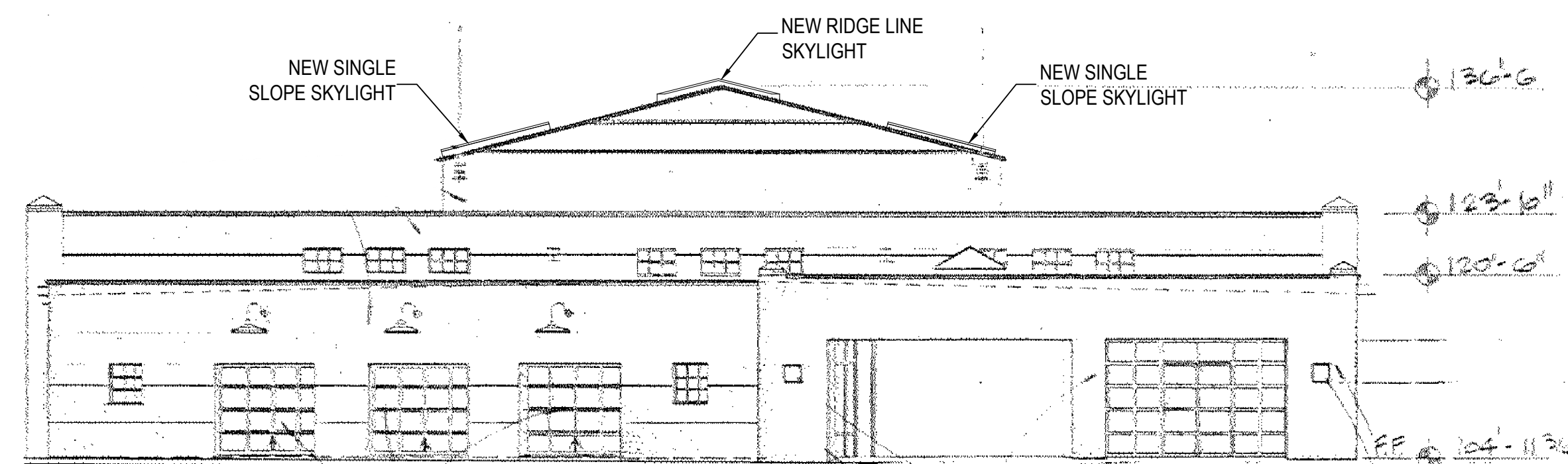
1 EXISTING WEST ELEV.  
SCALE: 3/32" = 1'-0"



2 EXISTING EAST ELEV.  
SCALE: 3/32" = 1'-0"



3 PROPOSED WEST ELEV.  
SCALE: 3/32" = 1'-0"



4 PROPOSED EAST ELEV.  
SCALE: 3/32" = 1'-0"

DESIGN CENTER  
418 CERRILLOS ROAD  
SANTA FE, NM

PROJECT NO.:  
ISSUE DATE: 09/28/2021  
DRAWN BY: JAO  
CHECKED BY: JAP

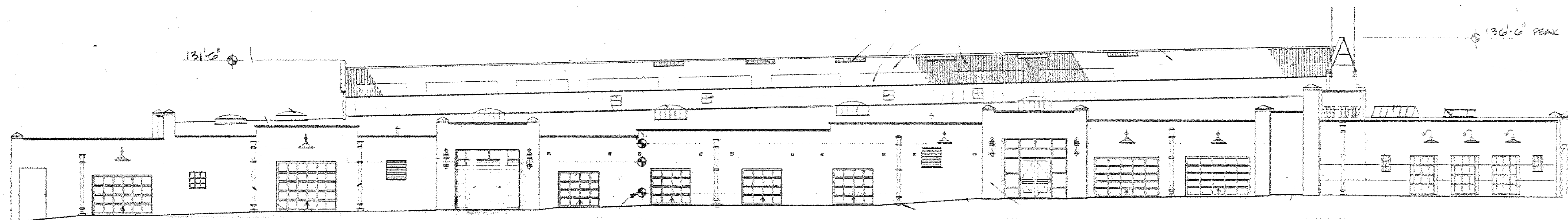
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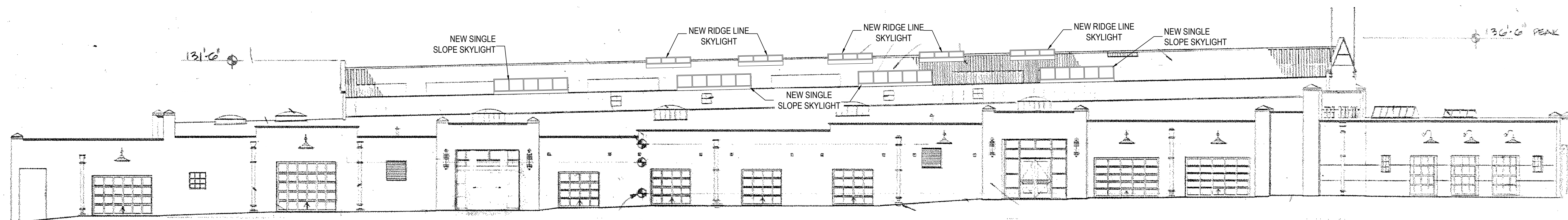
EXTERIOR  
ELEVATIONS

COPYRIGHT 2021  
JOHN A. PADILLA AIA

SHEET NO:



1 EXISTING SOUTH ELEV.  
SCALE: 3/32" = 1'-0"



2 PROPOSED SOUTH ELEV.  
SCALE: 3/32" = 1'-0"

DESIGN CENTER  
418 CERRILLOS ROAD  
SANTA FE, NM

PROJECT NO.:  
ISSUE DATE: 09/28/2021  
DRAWN BY: JAO  
CHECKED BY: JAP

REVISIONS:  
NO: DATE: DETAIL:

SHEET TITLE:

EXTERIOR  
ELEVATIONS

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JOHN A. PADILLA AIA

SHEET NO:

A-203

418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM SANDOVAL (NORTHWEST CORNER)



VIEW FROM SANDOVAL (SOUTHWEST CORNER)

418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM SANDOVAL (SOUTHWEST ELEVATION)



VIEW FROM PARKING LOT (SOUTH ELEVATION)

418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM PARKING LOT (SOUTH ELEVATION)



VIEW FROM PARKING LOT (SOUTH ELEVATION)

418 CERRILLOS ROAD – THE DESIGN CENTER



VIEW FROM CERRILLOS ROAD (SOUTHEAST CORNER)



VIEW FROM CERRILLOS ROAD (EAST ELEVATION)



418 Cerrillos Road – Design Center

(1)

East Low Roof looking north



418 Cerrillos Road – Design Center

(2)

East Low Roof looking north



418 Cerrillos Road – Design Center

(3)

Roof photo looking west



418 Cerrillos Road – Design Center

(4)

West low roof looking north



418 Cerrillos Road – Design Center

(5)

West low roof looking south



418 Cerrillos Road – Design Center

(6)

Roof south side looking east



418 Cerrillos Road – Design Center

(7)

Roof southside (high roof) looking east



418 Cerrillos Road – Design Center

(8)

Northeast Elevation (East Entry)



418 Cerrillos Road – Design Center

(9)

West Elevation (West Entry)



418 Cerrillos Road – Design Center

(10)

Southwest Corner Elevation View



418 Cerrillos Road – Design Center  
Southwest Corner View

(11)



418 Cerrillos Road – Design Center  
South Elevation (Center Entry)

(12)



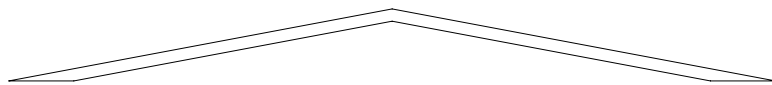
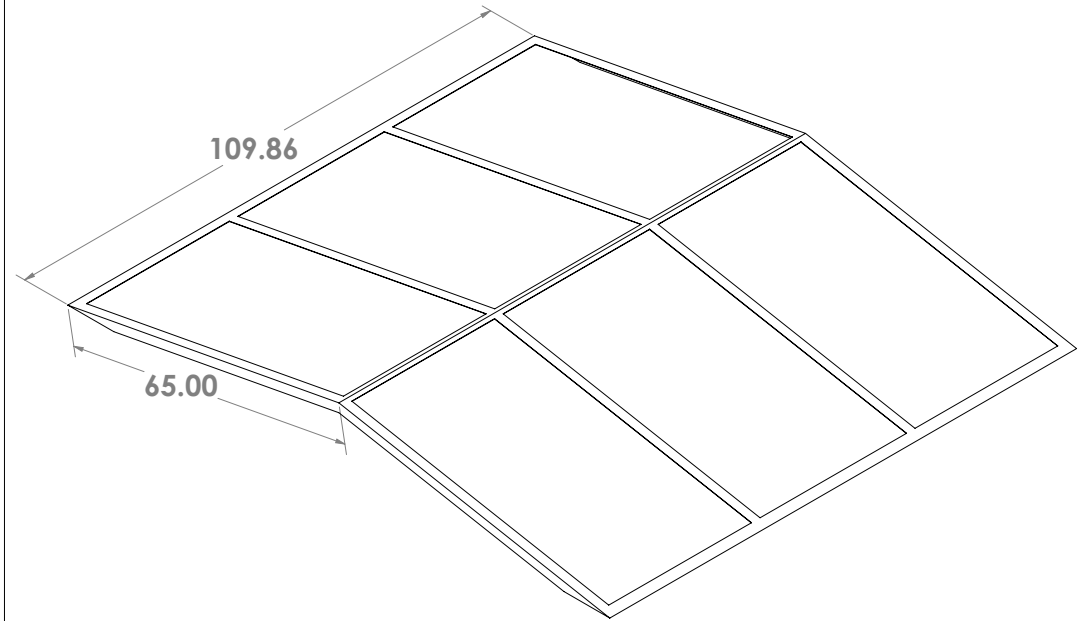
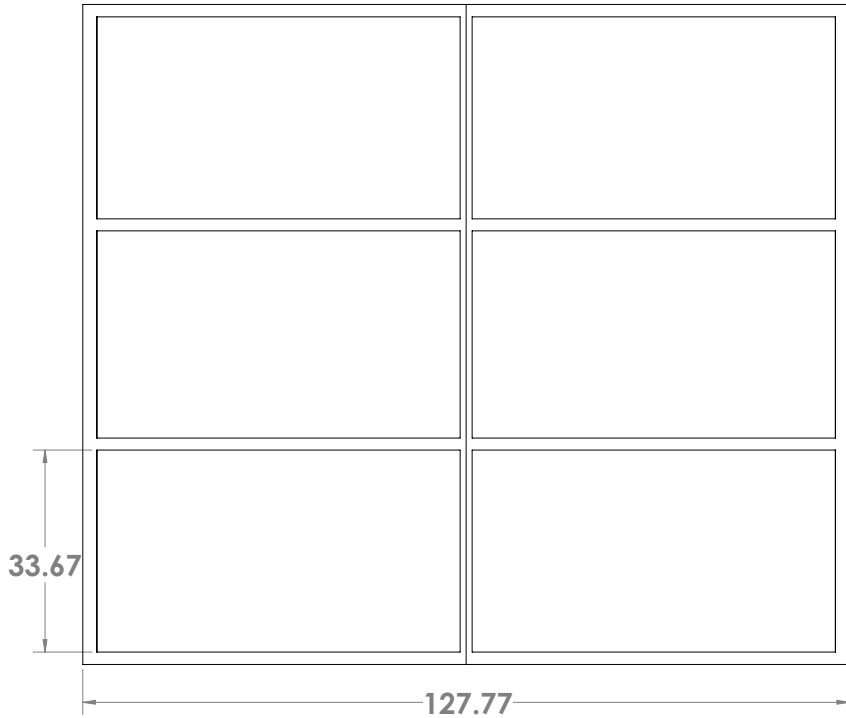
418 Cerrillos Road – Design Center  
Southeast Elevation

(13)



418 Cerrillos Road – Design Center  
Northeast Elevation (East Entry)

(14)

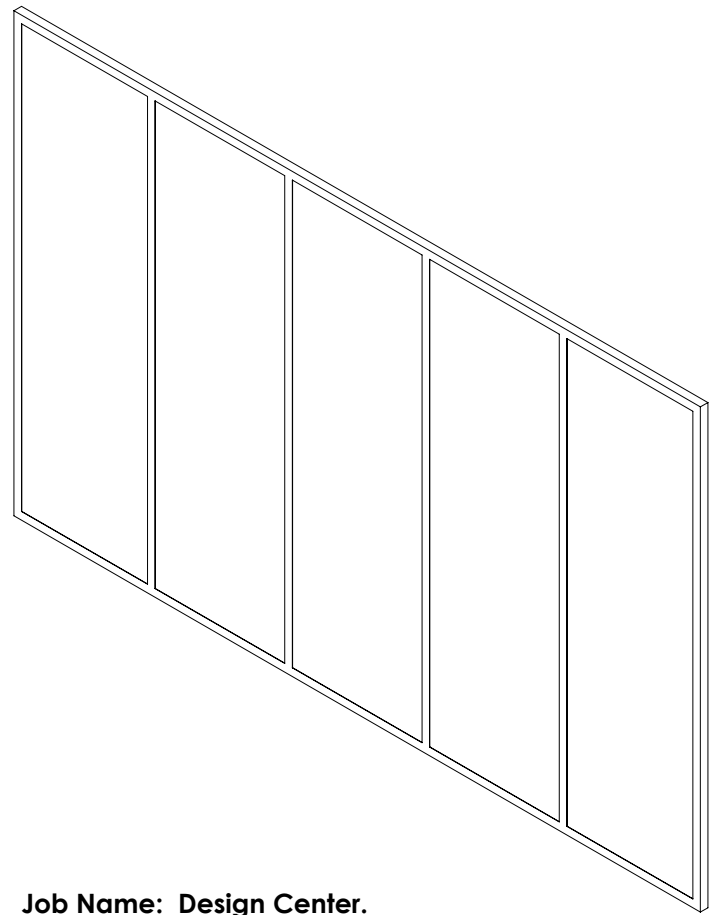


**Job Name: Design Center.  
418 Cerrillos Rd. Santa Fe NM.  
Ridgeline Skylight to follow roof slope  
Insulated Glass Low- e coated**

**Glass Make up: 1 3/16" over all  
1/4 Temp outel layer ( Tinted Bronze )  
1/2 spacer  
7/16 heat strength Laminated  
Height above curb = 3 "**

**Powder coated Aluminum Frame, Rustic Red**

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE	
		DIMENSIONS ARE IN INCHES		DRAWN		
		TOLERANCES:		CHECKED		TITLE:
		FRACTIONAL: ±		ENG APPR.		
		ANGULAR: MACH ± BEND ±		MFG APPR.		
		TWO PLACE DECIMAL ±				
		THREE PLACE DECIMAL ±				
		INTERPRET GEOMETRIC TOLERANCING PER:		Q.A.		
		MATERIAL		<b>PROPRIETARY AND CONFIDENTIAL</b>		
		FINISH		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF INSULITE SKYLIGHTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF INSULITE SKYLIGHTS LLC IS PROHIBITED.		
NEXT ASSY	USED ON	APPLICATION	DO NOT SCALE DRAWING			REV
					SCALE: 1:1	



**Job Name: Design Center.  
418 Cerrillos Rd. Santa Fe NM.  
Skylight to follow roof slope ( 8 Units )  
Insulated Glass Low- e coated**

**Glass Make up: 1 3/16" over all  
1/4 Temp outel layer ( Tinted Gray )  
1/2 spacer  
7/16 heat strength Laminated  
Height above curb = 3 "**

**Powder coated Aluminum Frame, Rustic Red**



		UNLESS OTHERWISE SPECIFIED:		NAME	DATE	
		DIMENSIONS ARE IN INCHES	DRAWN			
		TOLERANCES:	CHECKED			TITLE:
		FRACTIONAL: ±	ENG APPR.			
		ANGULAR: MACH ± BEND ±	MFG APPR.			
		TWO PLACE DECIMAL ±				
		THREE PLACE DECIMAL ±				
		INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.			
		MATERIAL	<b>PROPRIETARY AND CONFIDENTIAL</b>			
		FINISH	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF INSULITE SKYLIGHTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF INSULITE SKYLIGHTS LLC IS PROHIBITED.			
NEXT ASSY	USED ON	APPLICATION	DO NOT SCALE DRAWING			REV
					SCALE: 1:1	



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004355--HDRB

**Project Description:**

**Project Location(s):** 105 VICTORIA ST 1/2  
Santa Fe, NM 87505

**Contacts:**

Applicant: Gayla Bechtol  
418 Montezuma AVE 11  
SANTA FE , NM 87501

gayla@gbasantafe.com

Property Owner: Mark & Monica Walters

mwalt90546@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:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:** 1989

**Year of Construction:**

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** November 9, 2021  
**TO:** Historic Districts Review Board Members  
**FROM:** Daniel Schwab, Senior Planner, Historic Preservation Division

---

**Case # 2021-004355-HDRB**

**Address: 105 ½ Victoria Street**  
**Historic Status: Non-contributing**  
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

**STAFF RECOMMENDATION:**


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

## **BACKGROUND & SUMMARY:**

105 ½ Victoria Street is a single-family residential structure designated non-contributing to the Downtown and Eastside Historic District. According to a report by a former resident, it was mostly completed by 1968.

The applicant now proposes the following:

1. Add a new portal and entry to the east.
2. Add a portal to the south. Portals will be below the maximum height of the structure
3. The new portals will have corbels and columns with an exposed beam and a parapet, and vigas behind with wood decking.
4. Reconfigure the windows and doors except for the corner window on the west. Aluminum clad wood casement windows with divided lites shall be white.
5. Raise the ceilings in order to install vigas throughout the house, replacing the undersized beams. The new height of the structure shall be 12 feet. The maximum allowable height is 14 feet 6 inches.
6. The windows will have exposed wood decorative lintels.
7. Restucco the house with cementitious El Rey “Desert Rose”.
8. A new wood entry door will be installed in the new entry addition.
9. Remove stairs from the bedroom and install new ones in the garage in order to free up floor space.
10. Install skylights, hidden from view by the parapets.
11. Install canales to drain the roof towards the north.
12. Install night-sky compliant exterior light fixtures. Both decorative metal fixtures and ceramic fixtures are planned.

building threatened? yes	surveyed date 30-81-89 by [initials]	county Santa Fe	TD no. 051611582	43519
field map SFND-6-1582		number	ED reference zone 12 13	easting northing
location description 105 1/2 Victoria			city/town Santa Fe	
building name			land grant/reservation	
legal description TNSP N S range E W sec		plan shape		
PH roll by "b" no. 20	negative nos. * 36	loc. or neg. PHD	date of construction P estimate actual source	
		use present residential other historic residential other		
		condition excellent good fair deteriorating		
		degree of remodeling minor moderate major		
		describe:		
style	foundation material	surroundings Res		
	wall material/surface	relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar		
architectural features *Photo taken fr. rear of house		district potential <input type="checkbox"/> yes <input type="checkbox"/> no		
		significance <input type="checkbox"/> eligible <input type="checkbox"/> of <input checked="" type="checkbox"/> none		
		if eligible, interest why?		
		associated buildings? <input type="checkbox"/> yes what type?		
		if inventoried, list ID nos.		
		see back? <input type="checkbox"/> yes		



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>	Site Address: <u>105 1/2 VICTORIA STREET</u>
Date Submitted: <u>8/12/21</u>	Proposed Construction Description: <u>RENOVATION OF EXIST'G HOUSE, AND ENTRY</u> <span style="float: right;"><u>ADD PORTALS</u></span>
Property Owner of Record: <u>Mark and Monica Walpus</u>	
Applicant/Agent Name: <u>Gayla Bechtol</u>	<b>TOTAL ROOF AREA:</b>
Contact Person Phone Number: <u>505 660 6301</u>	
Zoning District: <u>R-5</u>	Lot Coverage: <u>31.2%</u> <input type="checkbox"/> Open Space Required: <u>40/55</u>
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>HISTORIC OVERLAY EASTSIDE DOWNTOWN</u>	Setbacks: Proposed Front: <u>7'</u> Minimum: <u>7'</u> 2 <sup>nd</sup> Front? _____ Proposed Rear: <u>15'</u> Minimum: <u>15'</u> Proposed Sides: L <u>5'</u> R <u>5'</u> Minimum: <u>5'</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations	Height: Proposed <u>12'</u> Maximum Height: <u>14'6"</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed <u>2</u> Accessible _____ Minimum: <u>2</u>
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ <small>** Commercial Requirement</small>
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	
<small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small>	

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

GAYLA BECHTOL, AIA PRINT NAME  OWNER  APPLICANT  AGENT

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

SIGNATURE [Signature]

DATE 8/12/21

<b>To Be Completed By City Staff:</b>	
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
<b>Zoning Approval:</b>	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>None</u>	
REVIEWER: <u>Lee Logston</u>	DATE: <u>8/12/2021</u>
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

Proposal for 105 ½ Victoria Street  
October 8, 2021

To: City of Santa Fe Historic Districts Review Board

We first determined the building's status. I met with City staff. Because of the nature of the additions/alterations over time on each facade it was determined to be non-contributing by City Staff.

We propose to keep the footprint of the house, adding a new portal to the east, a new entry also on the east, and a portal to the south. The driveway and entry to the house are primarily from the east. We will be reconfiguring the windows and doors except for the corner window on the west, and raising the ceilings in order to install vigas throughout the house, replacing the undersized beams. The windows will also have exposed wood decorative lintels. The new height of the structure shall be 12' in general but raised walls will slightly step, similar to the existing stepped massing. The entire house will be re-stuccoed in an earth tone color, El Rey Desert Rose, see sample. The new aluminum clad wood casement windows with divided lites shall be white. The new portals will have corbels and columns with an exposed beam and a parapet, and vigas behind with wood decking. The wood will be stained. A new wood entry door will be installed in the new entry addition. We will remove the overhang at the west along with the metal column and remove the mud room/entry addition to the east. We will remove the wood decks.

The vigas in the kitchen will be reused in the portal. The beams in the room adjacent to the garage will be reused. New stairs will be excavated out of the garage in order to free up floor space. There will be skylights, hidden from view by the parapets. Solar panels on the roof are anticipated, and will be shielded from view. New canales will be installed in order to drain the roof towards the north.

The landscaping remains as is. The existing fences shall be repaired. A new pedestrian gate off of the access to Victoria Street will be installed in a new stucco wall.

The exterior light fixtures shall be shielded for night sky. Both decorative metal fixtures and ceramic fixtures are planned. See sample.

We respectfully ask for your approval.

Sincerely,



Gayla Bechtol, AIA

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

Historical Narrative from Jake Rodriguez, the seller of the property to the current owners Monica and Mark Walters:

**Good Afternoon,**

**Here's a bit of history! Our parents, Jacobo & Loretta (Jake & Lorry), were given the property by our grandfather Juan Manuel Rodriguez & his wife Tomasita. Our grandparents house, which they built, is at [101 Victoria Street](#). The land, originally all farm land was subdivided by our grandfather and parcels were given to all his children. Our father Jake, had five brothers and two sisters all of whom were given property on the street and most built houses. Our youngest aunt Cecilia, was widowed at a young age and never built a house. Her property @ 103 Victoria was sold and Bill & Sharon Stine now live in the house that was built there. They are great neighbors! Victoria Street is named after our first born cousin who died at the age 12 in the late 40's. Most of the extended Rodriguez family lived on Victoria street and as kids, we had 33 first cousins living on the street! Most of the family has moved on, and since I left in September, the only remaining cousins on the street are Vicki, Aggie, and Johnny.**

**Our family home was begun in 1950, and after several additions was mostly completed in 1968. Our Dad was a WWII vet, and came back after the war and worked for a furniture workshop where he got some of his carpenter skills. Dad later went on to learn upholstery and opened a successful business that our brother Mark now owns and continues to operate. The house was all hand built by our father, with help from uncles and friends. The "basement" was hand dug by our uncles, because our oldest sister thought that having a bomb shelter would be a good idea since we lived so close to the Los Alamos labs (Cold War), our mom agreed... and so we have a basement. The kitchen cabinets were hand built by our dad and the carvings were done by both our parents.**

**After retirement from the upholstery shop dad took up carving and was accepted into the Spanish Market where he participated for many years, with Mom always at his side. Mom was also a prolific carver and maker of straw inlay crosses, but was never "officially" a Spanish Market Artist. Our uncle, dad's oldest brother Eliseo & Paula his wife were prominent Spanish Market Artists, who are credited with reviving the straw inlay art. They have been recognized for their by the National Endowment for the Arts and have art displayed in the Smithsonian, NM Museum of Arts, The Spanish Colonial Arts Museum and the NM Folk Art Museum. Uncle Eliseo has a plaque in the sidewalk in front of the NM Museum of Fine Art on the plaza. Their house is at the top right of Victoria Street on [1027 Camino San Acacio](#). Our cousin Vicki lives in the house now.**

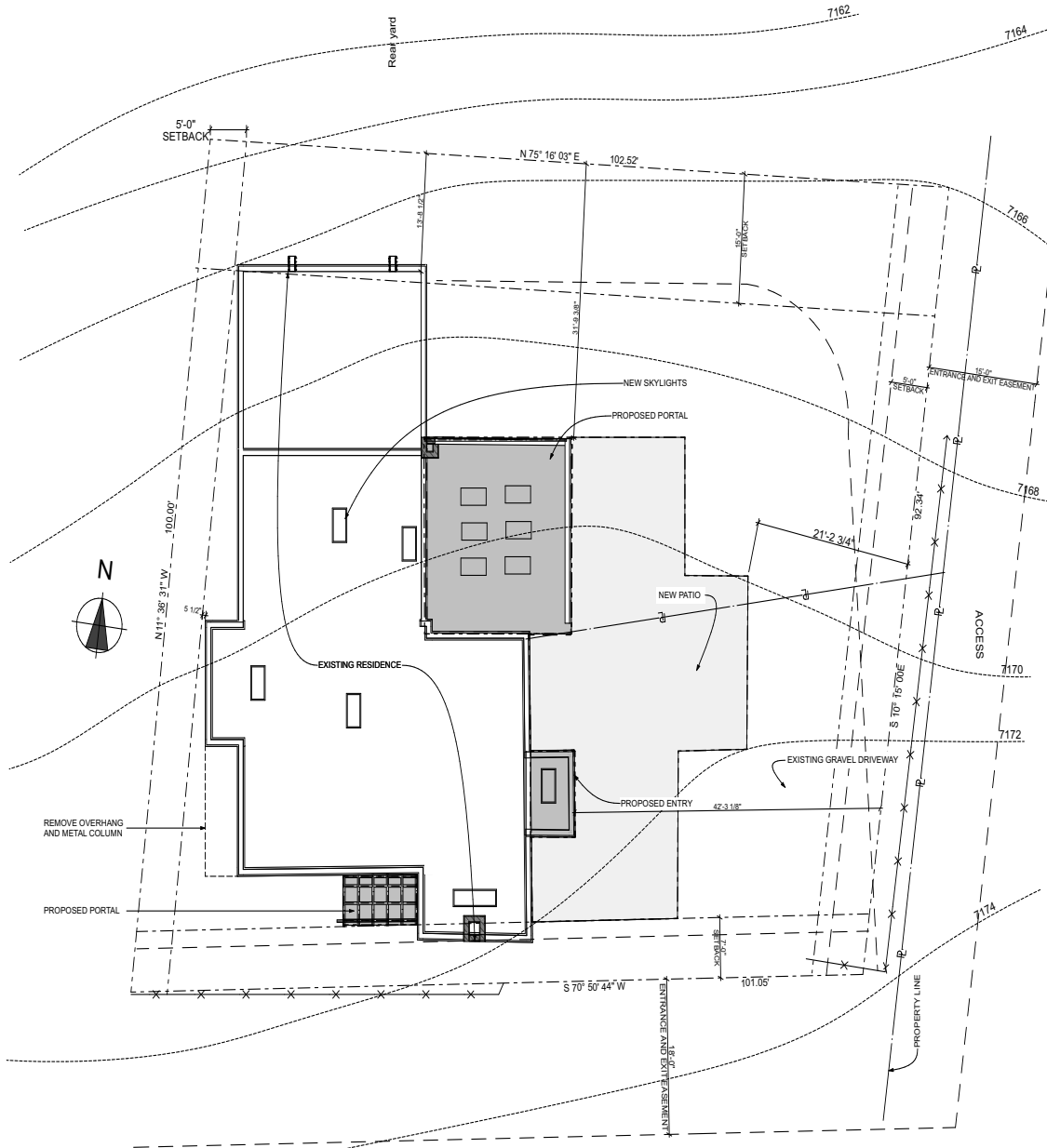
# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

**We are happy that you are considering incorporating the carvings into your remodel. Mom & Dad would be happy too! If you find that you cannot use them, or have some left over, the family would like to have them returned to us.**

**Hope this gives you and idea of the spirit of the house that you will make your home.**

**Sent on behalf of the family. Thank you,**

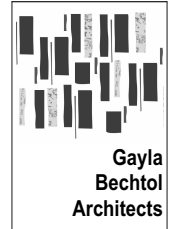
**[Jake Rodriguez](#)**



3 Site Plan - Proposed  
 HDRB01 SCALE: 1/8" = 1'-0"



<b>Lot Area:</b>	9689.5 sq ft
<b>Allowable Coverage for structures</b> (40/55% of Lot Area):	3,875.8/5,329.2
Existing house roof	2,530 sq ft
Existing heated	1,755.4 sq ft
NEW addition, roofed	493 sq ft
Proposed heated	1,949.6 sq ft
Proposed roofed	3,023 sq ft
Total Lot Coverage:	3,023 sq ft
3,023 sq ft < 3,875 sf	
Total Lot Coverage: 3,023 sq ft/9689.5 sq ft = 31.2%	
<b>R-5 Zoning</b>	
<b>Setbacks:</b>	Front 7', Rear 15', Side 5'
<b>Height Limit:</b>	14'-6"



**Gayla Bechtol Architects**  
 418 Montezuma Avenue Santa Fe NM 87501  
 505.860.6301  
 www.gaylabeachtol.com

**Victoria Street Renovation**

105 1/2 Victoria Street  
 Santa Fe, New Mexico  
 87501  
 Project Number: 2021

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 Architect



3 Existing View  
 HDRB01 NOT TO SCALE



1 Proposed View  
 HDRB01 NOT TO SCALE

Lee Logston  
 8/12/2021

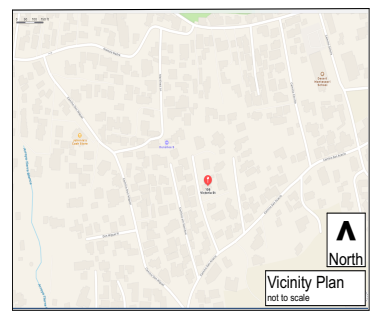
**105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW**

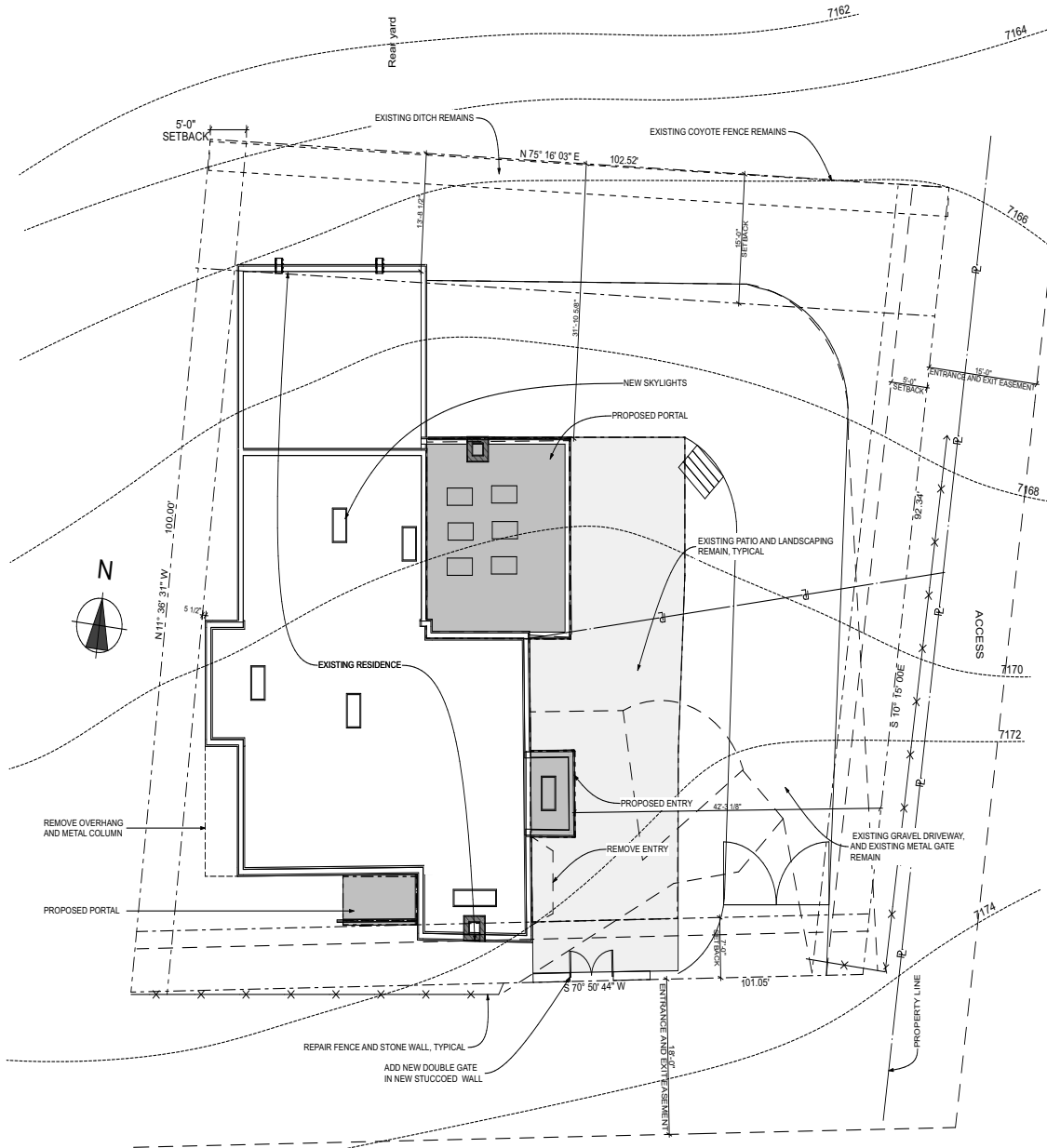


ISSUED:	XX/XX/2020 - Issue Description

Cover Sheet and Site Plan

**HDRB01**





3 Site Plan - Proposed  
HDRB01 SCALE: 1/8" = 1'-0"



<b>Lot Area:</b>	9689.5 sq ft
<b>Allowable Coverage for structures</b> (40/55% of Lot Area):	3,875.8/5,329.2
Existing house roof	2,530 sq ft
Existing heated	1,755.4 sq ft
NEW addition, roofed	493 sq ft
Proposed heated	1,949.6 sq ft
Proposed roofed	3,023 sq ft
<b>Total Lot Coverage:</b>	3,023 sq ft
3,023 sq ft < 3,875 sq ft	
Total Lot Coverage: 3,023 sq ft/9689.5 sq ft = 31.2%	
<b>R-5 Zoning</b>	
<b>Setbacks: Front 7', Rear 15', Side 5'</b>	
<b>Height Limit: 14'-6"</b>	



**Gayla Bechtol Architects**  
320 AZTEC STREET SANTA FE, NM 87501  
505.860.6301 www.gbasantafe.com

**Victoria Street Renovation**  
105 1/2 Victoria Street Santa FE, New Mexico 87501

Project Number: 2021  
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© Gayla Bechtol Architect



3 Existing View  
HDRB01 NOT TO SCALE



1 Proposed View  
HDRB01 NOT TO SCALE

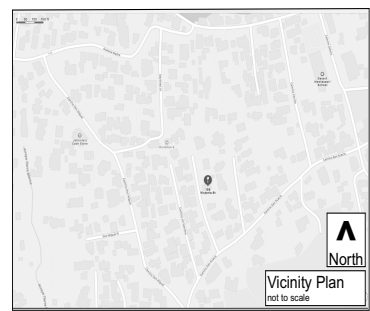
**105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW**

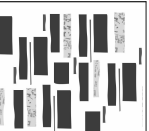


ISSUED:  
08/13/2021 - HDRB REVIEW

Cover Sheet and Site Plan

**HDRB01**  
Printed: 10/15/21





**Gayla  
Bechtol  
Architects**

320 AZTEC STREET  
SANTA FE, NM  
505.860.6301 www.gbasantafe.com

**Victoria Street  
Renovation**

105 1/2 Victoria Street  
Santa FE, New Mexico  
87501

Project Number: 2021

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**105 1/2 VICTORIA STREET  
RENOVATION  
HDRB REVIEW**



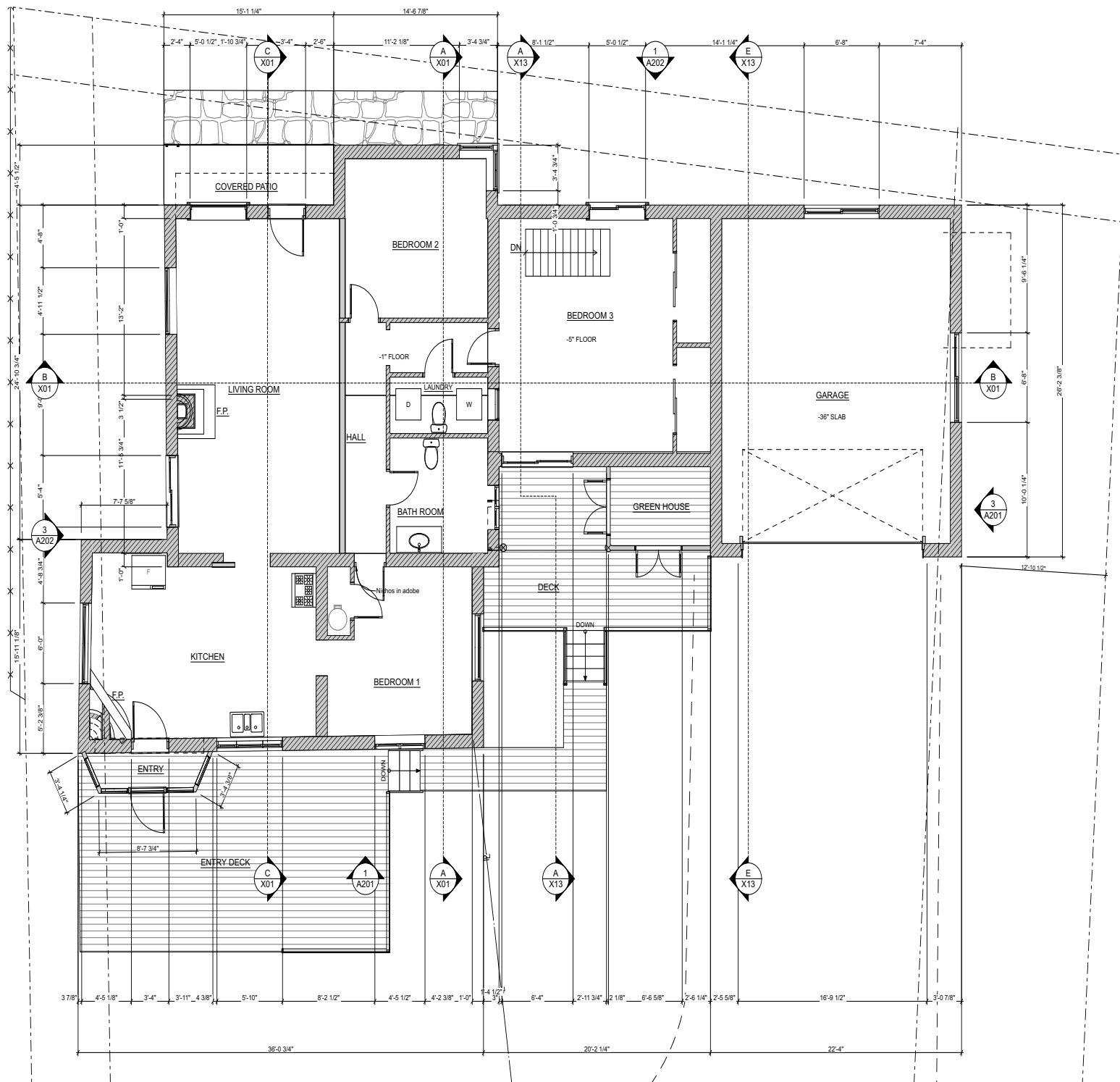
ISSUED:

08/13/2021 - HDRB REVIEW

Existing Floor Plan

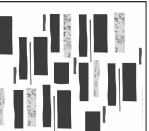
**HDRB02**

Printed: 10/15/21



**1 Existing Plan**  
SCALE: 1/4" = 1'-0"





**Gayla Bechtol Architects**

320 AZTEC STREET SANTA FE, NM 87501  
505.860.6301 www.gbasantafe.com

**Victoria Street Renovation**

105 1/2 Victoria Street Santa FE, New Mexico 87501

Project Number: 2021  
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**105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW**

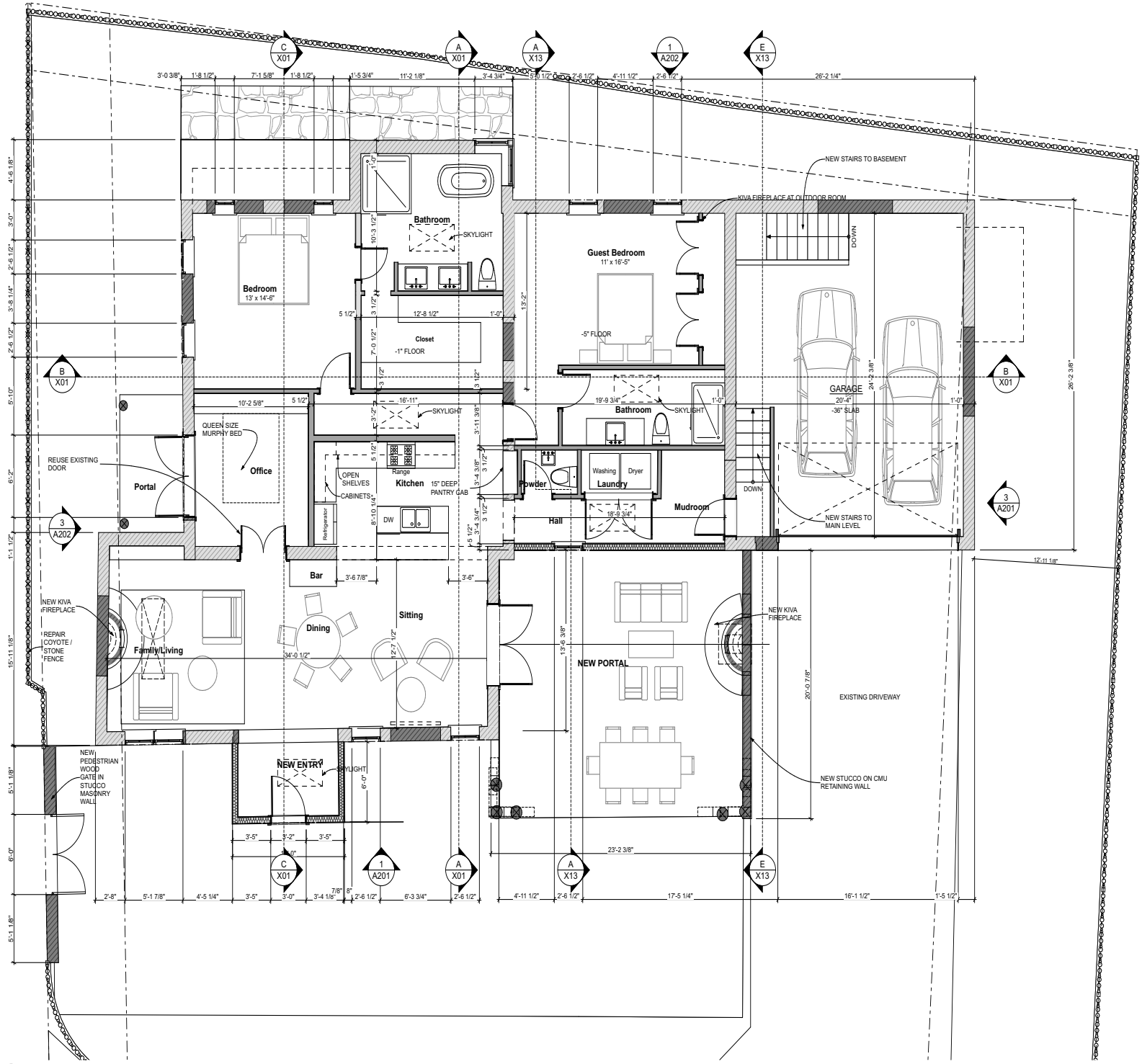


ISSUED:  
08/13/2021 - HDRB REVIEW

New Floor Plan

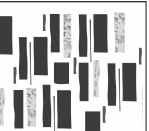
**HDRB03**

Printed: 10/19/21



**1 Proposed Plan**  
SCALE: 1/4" = 1'-0"





**Gayla  
Bechtol  
Architects**

320 AZTEC STREET  
SANTA FE, NM  
505.860.6301 www.gbasantafe.com

**Victoria Street  
Renovation**

105 1/2 Victoria Street  
Santa FE, New Mexico  
87501

Project Number: 2021

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© Gayla Bechtol Architect

**105 1/2 VICTORIA STREET  
RENOVATION  
HDRB REVIEW**

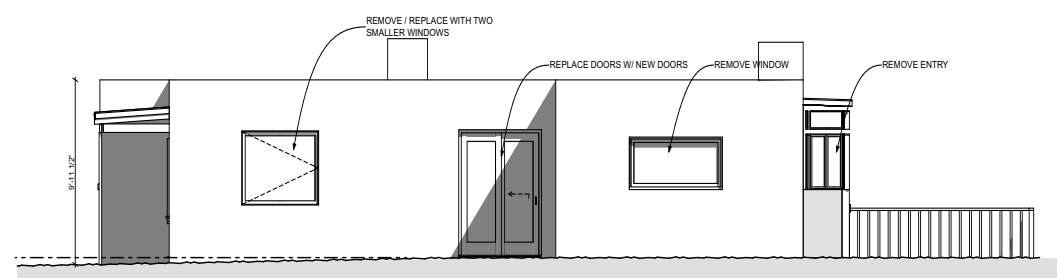


ISSUED:  
08/13/2021 - HDRB REVIEW

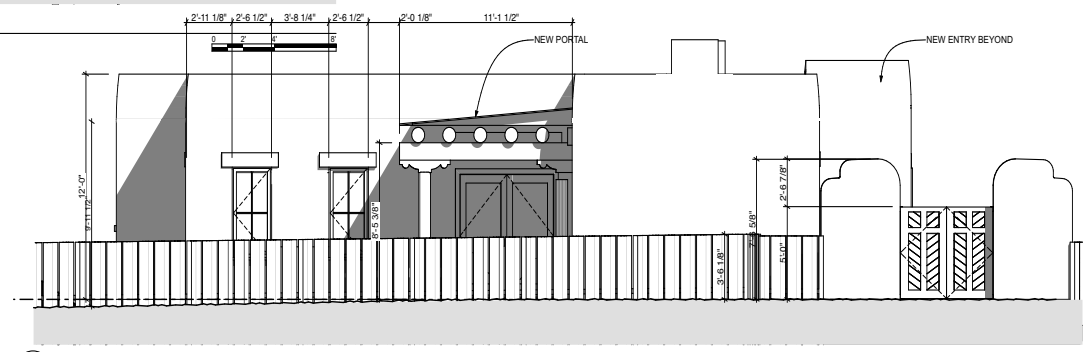
Elevations

**HDRB04**

Project: 101921



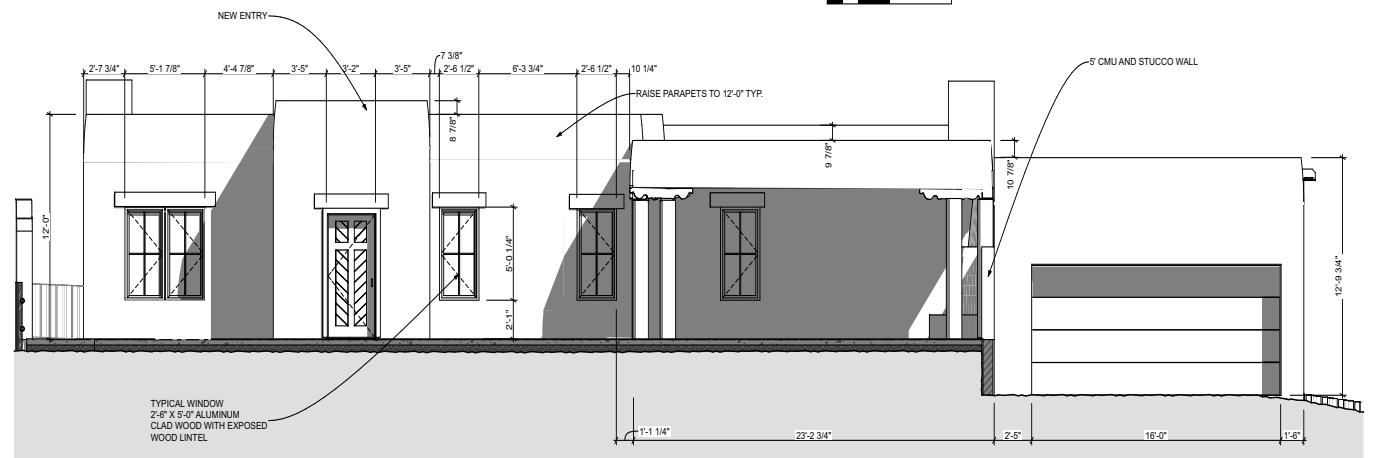
**1 Existing South Elevation**  
HDRB04 SCALE: 1/4" = 1'-0"



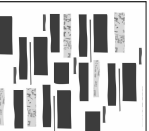
**2 South Elevation - Proposed**  
HDRB04 SCALE: 1/4" = 1'-0"



**3 Existing East Elevation**  
HDRB04 SCALE: 1/4" = 1'-0"



**4 East Elevation - Proposed**  
HDRB04 SCALE: 1/4" = 1'-0"



**Gayla  
Bechtol  
Architects**

320 AZTEC STREET  
SANTA FE, NM  
505.860.6301 www.gbasantafe.com

**Victoria Street  
Renovation**

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Project Number: 2021  
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 Architect

**105 1/2 VICTORIA STREET  
RENOVATION  
HDRB REVIEW**

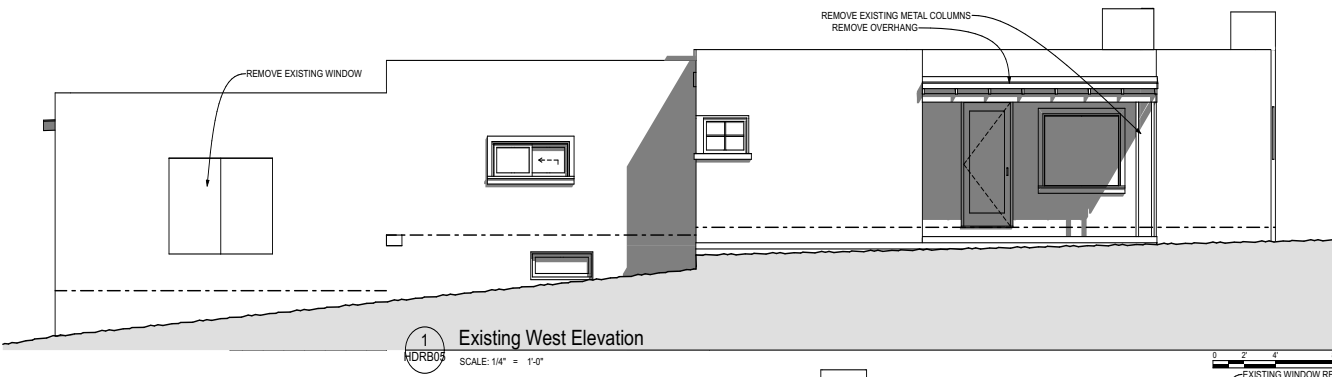


ISSUED:  
08/13/2021 - HDRB REVIEW

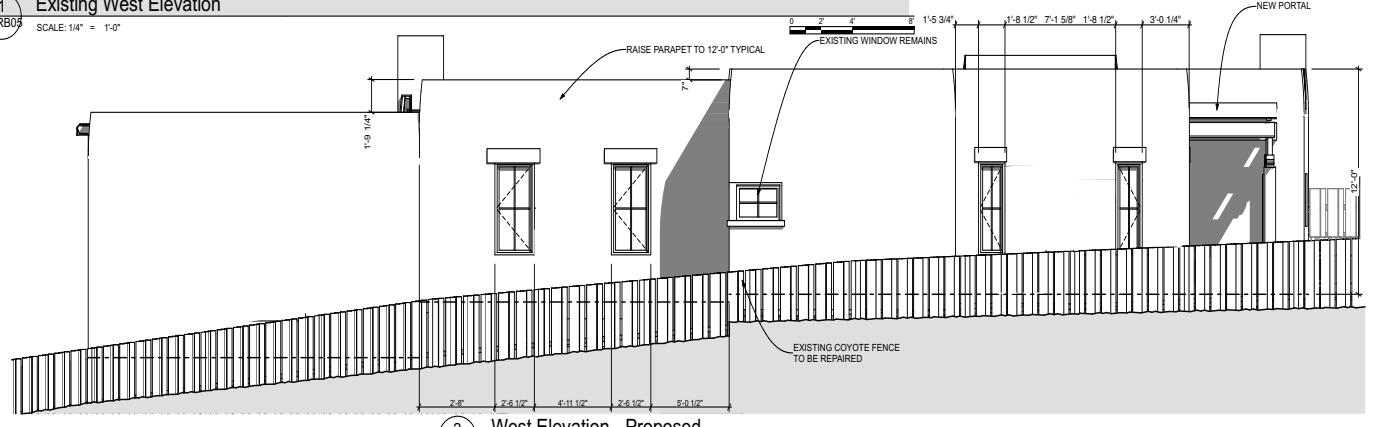
Elevations

**HDRB05**

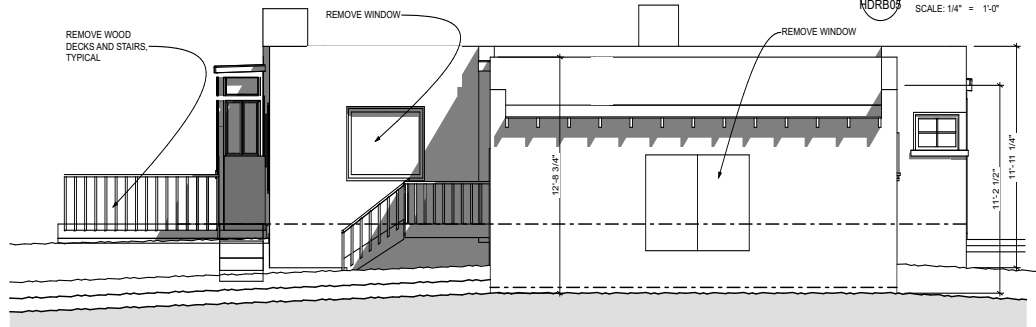
Project: 101521



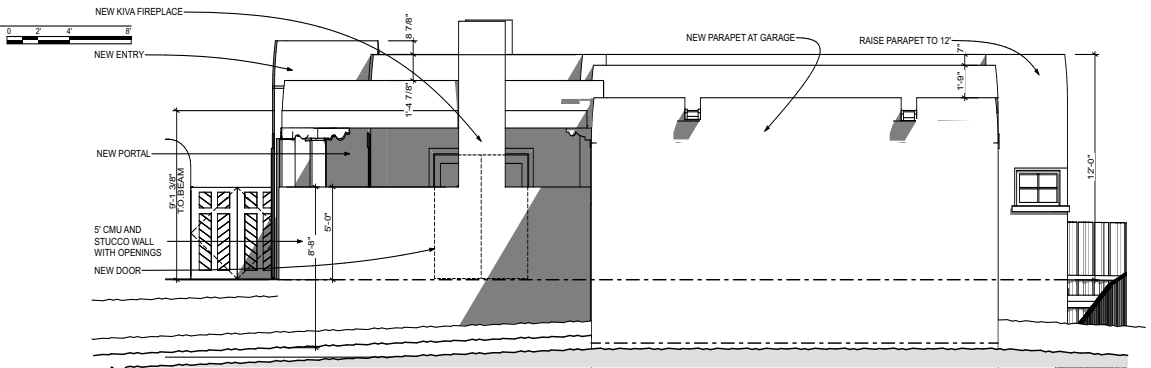
**1 Existing West Elevation**  
SCALE: 1/4" = 1'-0"



**2 West Elevation - Proposed**  
SCALE: 1/4" = 1'-0"



**3 Existing North Elevation**  
SCALE: 1/4" = 1'-0"



**4 North Elevation - Proposed**  
SCALE: 1/4" = 1'-0"

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

Proposal for 105 ½ Victoria Street



# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



East Elevation

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Southeast Elevation

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Southwest Elevation

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Southwest Corner from the Easement

GAYLA BECHTOL ARCHITECT  
ARCHITECTURE + URBAN DESIGN



West Elevation

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Northwest Corner

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Northwest Corner of Garage

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Northeast corner of Garage

# GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

**El Rey**<sup>®</sup>

## Premium Stucco Finish Color Chart



102 CAMEO (67)



100 COLONIAL WHITE (76)



212 MADERA (24)



90 CANDLELIGHT (75)



127 HACIENDA (52)



128 CREAM (70)



129 IVORY (70)



197 LA MORENA (19)



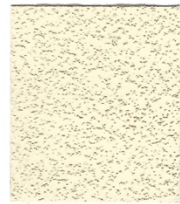
30 SOAPSTONE (66)



117 FAWN (45)



119 PALOMINO (55)



101 NAVAJO WHITE (71)



121 SANDALWOOD (56)



122 STRAW (42)



106 BUCKSKIN (35)



108 KOKANEE (54)



103 SAND (52)



107 DENIM (44)



135 SAHARA (35)



116 ADOBE (24)



118 SUEDE (38)



105 BAMBOO (47)



110 ASH (64)



80 SOFT ROSE (60)



115 COTTONWOOD (32)



114 DESERT ROSE (39)



130 PUEBLO (53)



125 LA LUZ (20)



124 CORAL (35)



113 DOVE GRAY (50)

These colors are intended to show the approximate color of finished stucco. Application by machine spray or troweling will increase the depth of color. Variation in color due to weather, job conditions and method of application should be expected. For color verification, request an actual sample in the color and texture prior to ordering material. Apply a sample of stucco to be used on actual substrate before proceeding with the application. El Rey is not responsible for color correctness of

GAYLA BECHTOL ARCHITECT  
ARCHITECTURE + URBAN DESIGN



320 Aztec Street Suite C, Santa Fe, NM 87501 [www.gbasantafe.com](http://www.gbasantafe.com)



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004367--HDRB

**Project Description:**

**Project Location(s):** 1302 CERRO GORDO RD  
Santa Fe, NM 87501

**Contacts:**

Applicant: Robert S Baclawski  
2092 Medrano LN  
Santa Fe, NM 87505

rb@rsbaclawski.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:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** November 9, 2021  
**TO:** Historic Districts Review Board Members  
**FROM:** Daniel Schwab, Senior Planner, Historic Preservation Division

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**Case # 2021-004367-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.

Historic Inventory Form

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

**STAFF RECOMMENDATION:**

Staff does not find that the exception criteria have been met, however additional testimony may show that they have been met. If so, then 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:**

1302 Cerro Gordo Road is an approximately 1,900 square foot single family residential structure located in the Downtown and Eastside Historic District constructed in around 1961 in a Ranch style. It has an asphalt roof with a shallow pitch and stuccoed walls. The site also includes a non-historic CMU wall that was partially stuccoed and given an archway in the 2000s. In case 2021-003829-HDRB, the board designated the historic status of the structure ‘non-contributing’ to the Downtown and Eastside Historic District.

The applicant now proposes the following:

1. Remodel the house from its current Ranch house form to a contemporary Spanish-Pueblo Revival style
  - a. An exception to Section 14-5.2(D)(6) is requested to convert a pitched roof to a flat roof.
2. Construct 2,236 sq. ft. of additions including:
  - a. A west portal of 565 square feet
  - b. A southeast portal of 295 square feet
  - c. An east “dining” portal of 129 square feet
  - d. A north-east “entry” portal of 458 square feet
  - e. A northern carport of 626 square feet
3. The maximum height of the structure will be 14 feet 9 inches, which is the maximum allowable height. The main adobe structure will be retained and additional adobe bricks will be used to increase the height.
4. Doors and Windows will have true divided lights except under portales. They will be Pella architect series, Reserve pine, clad at the exterior in “Auburn Brown”.
5. The house will be stuccoed with a cementitious El Rey “Buckskin.”
6. A semi-transparent stain in the cedar tone is proposed for wood members at the portales, carport, and other areas.
7. Lighting and Fixtures: A Rose Onyx rectangular wall is proposed for the portales, carport, and entries.
8. There is no mechanical equipment or skylights planned for the roof. Two round flue pipes will rise from the roof and will be painted to match stucco.
9. Canales are proposed for the north, south, and east elevations. These are standard wood trough units with metal lining.
10. There are several new walls and fences planned for the property.
11. Construct a wood latilla fence at the maximum allowable of 56 inches along Cerro Gordo Road. It will have irregularly shaped tops with a height variation of approximately 4”. Its steel support structure will face inward. The second stretch of coyote fence will run along the northwest section of the property with a maximum allowable height of 56 inches.
12. Construct several sections of low, stabilized adobe walls. These are at different heights (roughly 2’ to 5’) and meet the underlying and district standards. These will have a retaining, yard, and/or privacy wall function. The walls are topped with a mortar cap. The exposed stabilized adobes will be in a natural earth tone and unsealed.
13. Insert a wood tractor gate into the existing CMU wall along its south section. The 8’-wide entrance is a simple vertical wood plank gate on a steel structure.

**EXCEPTION CRITERIA:**

Section 14-5.2(D)(6): The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure.

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

Applicant Response:

The Downtown and Eastside Historic District spreads over several miles and contains hundreds of buildings of varying age, height, and size — and varying interpretations of the Santa Fe style. The predominant character of the district is earth-tone stucco buildings, most with a flat roof. Aside from two 19th-century farmhouses with steeply pitched, complex side- and cross-gabled roofs reflecting their period and evolution, the flat-roof, Santa Fe-style home is the dominant form along our streetscape.

Changing our roof from a low pitch (typically signaling the Ranch house style) to a traditional flat roof with parapets will not damage the character of the streetscape, neighborhood, or the Downtown and Eastside Historic District. On the contrary, it will bring our home into harmony with the majority.

Staff Response:

Staff agrees with the applicant. Harmony does not mean uniformity. Converting the structure from a Ranch style roof to a Spanish Pueblo Revival style could create a false sense of historical development. However, the code prohibits this only for contributing and significant structures in the historic districts. Such a measure is permitted for non-contributing structures.

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

Applicant Response:

We purchased this house to convert it into our primary home. It was acquired in a near as-is condition, with many of its systems outdated, deteriorated, or no longer meeting code. Our intention was always to keep the historic adobe core and make it a modern Santa Fe style home. This would meet our needs and the expectations of a contemporary home while maintaining the historic character.

Designing the remodel, we thought bringing a traditional flat roof style home to our neighborhood would be favorable.

The current roof is essentially a semi-trussed structure placed directly on top of the adobe walls. It is not integral to the house and could likely be removed in its entirety with a crane.

The style of the current roofline does not fit our intention to remodel the house into the Recent Santa Fe Style. It would be challenging — structurally and stylistically — to work in the design for the carport and portales.

Keeping the roof at its current “style” is impractical and would cause a hardship to my wife and me.

We expect that the house will be our primary home, and this limitation hampers that intention. We would have to keep the house in its current condition — aside from code upgrades — and turn it into a rental.

This would be a considerable financial hardship, given the money we have already invested in purchasing the property and planning the remodel.

Staff Response:

Staff does not agree with the applicant. Desires for a modern home do not constitute hardship.

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

Applicant Response:

The proposed remodeling project, with its change of roof type, will strengthen the heterogeneous character of the city within the Historic District. In fact, it could work as an example of what can be done with a dated, stylistically non-compliant house.

In our opinion, the remodeling plan reflects a full range of design options. The house can shift from a Non-contributing, non-compliant style to one that adheres to the ordinance’s definition of the Recent Santa Fe Style.

If permitted, the remodeling project will demonstrate how an older, deteriorating structure, can be creatively repurposed into a modern, district-compliant home. In this way, the remodeling plan represents a design option that ensures that residents — in this case, my wife and I, can move into and reside in the historic district.

Staff Response:

Staff does not agree with the applicant. The intention of the code provision is to preserve a sense of history, even for noncontributing structures. The application should show that a range of design options that were considered but ruled out, and the reasons, with the intention to still preserve the history of the structure. No alternatives have been presented.



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<p><b>To Be Completed By Applicant:</b></p> <p><b>Date Submitted:</b> _____</p> <p><b>Property Owner of Record:</b> <u>Dr. Mavrick Lobe</u></p> <p><b>Applicant/Agent Name:</b> <u>Robert Baclawski, AIA</u></p> <p><b>Contact Person Phone Number:</b> ( 505 ) 501- 1321</p> <p><b>Zoning District:</b> <u>R-2</u></p> <p><b>Overlay:</b> <input type="checkbox"/> Escarpment _____  <input type="checkbox"/> Flood Zone*  <input type="checkbox"/> Other: _____</p> <p><b>Submittals Reviewed with PZR:</b>  <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans  <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p><b>Supplemental Zoning Submittals Required for Building Permit:</b>  <input type="checkbox"/> Zero Lot Line Affidavit</p> <p><b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector**  <input type="checkbox"/> Visibility Triangle Required</p> <p><b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential  <input type="checkbox"/> Commercial Type of Use: _____</p> <p><b>Terrain:</b> <input type="checkbox"/> 30% slopes <u>no</u></p>	<p><b>Site Address:</b>  <u>1302 Cerro Gordo Road</u></p> <p><b>Proposed Construction Description:</b>  <u>Partial demolition, re-using existing adobe exterior walls.</u></p> <p><b>TOTAL ROOF AREA:</b> <u>3734</u> sf (1498 heated, 2236 unheated)</p> <p><b>Lot Coverage :</b> <u>11.7%</u> %  <input type="checkbox"/> Open Space Required: _____</p> <p><b>Setbacks:</b>  Proposed Front: <u>13'-10"</u> Minimum: <u>7'</u>  2<sup>nd</sup> Front? _____  Proposed Rear: <u>218'</u> Minimum: <u>15'</u>  Proposed Sides: L <u>13R 11'</u> Minimum: <u>5'</u></p> <p><b>Height:</b> Proposed <u>14'-8"</u>  Maximum Height: <u>14'-8"</u> or  <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance  <input type="checkbox"/> Regulated by Escarpment District</p> <p><b>Parking Spaces:</b>  Proposed <u>3</u> Accessible _____  Minimum: _____</p> <p><b>Bicycle Parking**:</b>  Proposed: _____ Minimum: _____</p>
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\* 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.

Robert Baclawski, AIA \_\_\_\_\_ [ 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] \_\_\_\_\_ 10/12/21 \_\_\_\_\_  
SIGNATURE DATE

<p><b>To Be Completed By City Staff:</b></p> <p><b>Additional Agency Review if Applicable:</b>  <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___  <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___  <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___</p> <p>Notes: _____</p> <p><b>Zoning Approval:</b>  <input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: _____</p> <p>REVIEWER: _____ DATE: ___/___/___</p>	<p>Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.</p>
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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 <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
<b>1. Name of property:</b>  Beverly A. Averitt House	<b>2. Location:</b>  1302 Cerro Gordo <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID #: H 1377  <b>4. County: Santa Fe</b> Parcel # 10126300
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: House <input checked="" type="checkbox"/> Structures: Wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> June 9, 2021.	<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> No:	
<b>8. Name of Project:</b> HDRB status review		
<b>9. Lat/Long:</b>  35.6829005,-105.9125494		
<b>10. Photo Information:</b> Robyn Powell, photographer. <span style="float: right;">View of front, north elevation, facing south.</span>		
<b>11. Brief Description of the Property:</b>  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.  <i>Continued on Page 5.</i>		
<b>12. Who uses the property?</b> Residence		
<b>13. Construction Date:</b> Unknown Date: ca.1961 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated <span style="margin-left: 20px;">Source: drawings and city directories</span>		
<b>14. Setting:</b> <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Village <input type="checkbox"/> Urban <span style="margin-left: 20px;">If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public</span>		
<b>15. Relationship to Surroundings:</b> <input type="checkbox"/> Similar <input checked="" type="checkbox"/> 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](mailto: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?  Unknown  No  Yes How?

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

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

**22. National or State Register:**

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

Why? See Evaluation of Historical Status.

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

Is this property in a historic district?  Unknown  No  Yes

If yes:  Significant  Contributing  Non-contributing: House  No Status.

House and Wall Per City of Santa Fe official designation map.

If 'yes', what is the name of the district?  State  National  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  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: <span style="float: right;">Please complete HCPI FORM 1 before completing FORM 2</span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Beverly A. Averitt House	<b>2. Location:</b>  1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>
<b>3. Local Reference Number:</b> Santa Fe ID #: H 1377	
<b>4. County:</b> Santa Fe	
<b>5. Date of Survey:</b> June 9, 2021	

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

<b>6. Visible Construction Material:</b>  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block (CMU)  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input checked="" type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: Frame	<b>7. Number of Stories:</b> <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2    Other: _____  <b>8. Foundation:</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: poured in place Other: Notes
<b>9. Roof:</b> <input type="checkbox"/> N/A  Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed    Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:	

<b>10. Windows</b> <input type="checkbox"/> N/A  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Operation Number</th> <th style="width: 20%;">Material</th> <th style="width: 20%;">Glazing</th> <th style="width: 20%;"></th> </tr> </thead> <tbody> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td style="text-align: center;">9</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>2 and 3</td> <td style="text-align: center;">2</td> </tr> </tbody> </table>	Operation Number	Material	Glazing		Sliding	Aluminum	1-1	9	Fixed	Wood	2 and 3	2	<b>11. Doors</b> <input type="checkbox"/> N/A  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Type Number</th> <th style="width: 20%;">Style</th> <th style="width: 20%;">Material</th> <th style="width: 20%;"></th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Single-Leaf</td> <td>3/4 - Glass w/sidelights</td> <td>Metal</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>	Type Number	Style	Material		Single-Leaf	Panel	Wood	1	Single-Leaf	3/4 - Glass w/sidelights	Metal	1
Operation Number	Material	Glazing																							
Sliding	Aluminum	1-1	9																						
Fixed	Wood	2 and 3	2																						
Type Number	Style	Material																							
Single-Leaf	Panel	Wood	1																						
Single-Leaf	3/4 - Glass w/sidelights	Metal	1																						

<b>12. Chimneys</b> One, brick interior	<b>13. Porches</b> <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
--	---

**14. Other Significant Features** N/A

**15. Modifications:**      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

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

Notes:

Other: Ranch

**17. Documents Available and Their Locations**

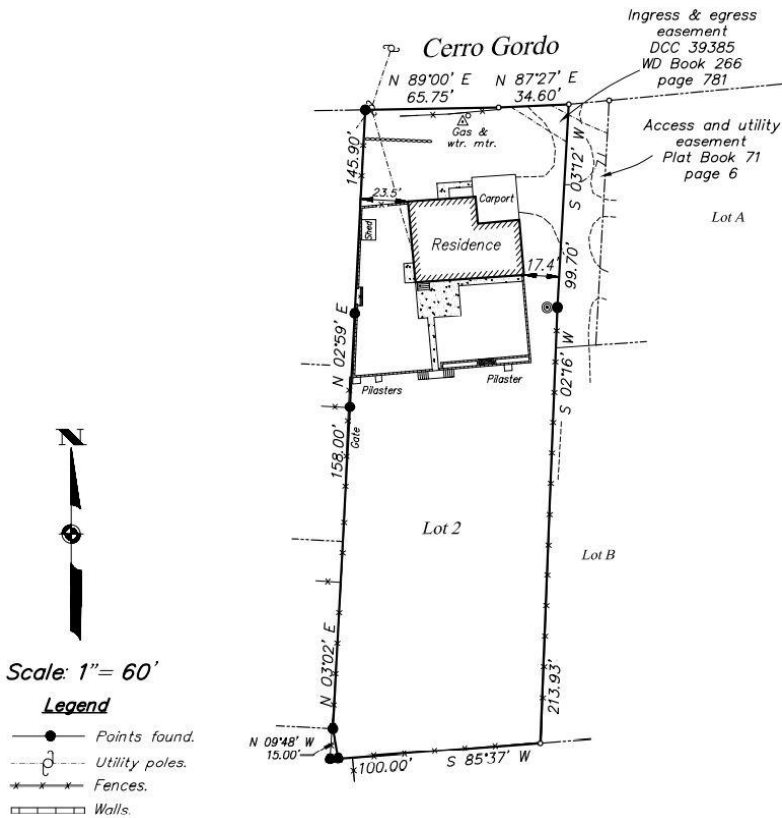
New Mexico Historic Preservation Division  
 407 Galisteo Street, Suite 236  
 Santa Fe, NM 87501  
 (505) 827-6320

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

**SITE:**

**18. Attached or Associated Properties** Are associated properties eligible for listing: *N/A*

**19. Site Plan: Portion of 2020 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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		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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## 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.<sup>1</sup>

Starting in the late 19<sup>th</sup> 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 20<sup>th</sup> 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.<sup>2</sup>

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

<sup>1</sup> 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.

<sup>2</sup> "Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1; Rose Armijo, telephone conversation with John W. Murphey, January 11, 2021.

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Armijo family, were members of the ditch association and raised alfalfa and corn primarily in the acequia-fed fields.<sup>3</sup>

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.<sup>4</sup> 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,

<sup>3</sup> State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

<sup>4</sup> 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.

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with Earl leaving the house soon after.<sup>5</sup> 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.<sup>6</sup> 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.<sup>7</sup> Reflecting this trend, Beverly's grandfather, Oscar H. Kidd, was awarded a 640-acre homestead near Solano in 1926.<sup>8</sup> 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.

<sup>5</sup> Shelton later married Rosalie Cordova.

<sup>6</sup> Information on the Kidds and Mackeys is derived from federal census records and public documents.

<sup>7</sup> 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.

<sup>8</sup> Serial Patent Record, Accession Number 979293, New Mexico, Issued May 18, 1926 (Bureau of Land Management, General Land Office Records), <<https://glorerecords.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.<sup>9</sup> Upon returning to New Mexico, Beverly completed her studies at Eastern, receiving an outstanding business student award.<sup>10</sup>

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.<sup>11</sup>

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.<sup>12</sup> She eventually moved back to Harding County, leaving the Santa Fe house unoccupied.

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<sup>9</sup> Sharer, telephone conversation with John Murphey.

<sup>10</sup> “New Principal is Named for Loretto,” *Santa Fe New Mexican*, July 30, 1967, A2.

<sup>11</sup> “Lady Ref Gaining Confidence,” *Santa Fe New Mexican*, January 14, 1980, B3.

<sup>12</sup> 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.<sup>13</sup> 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.<sup>14</sup> 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.

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<sup>13</sup> Sharer, telephone conversation with John Murphey.

<sup>14</sup> Ibid.

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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

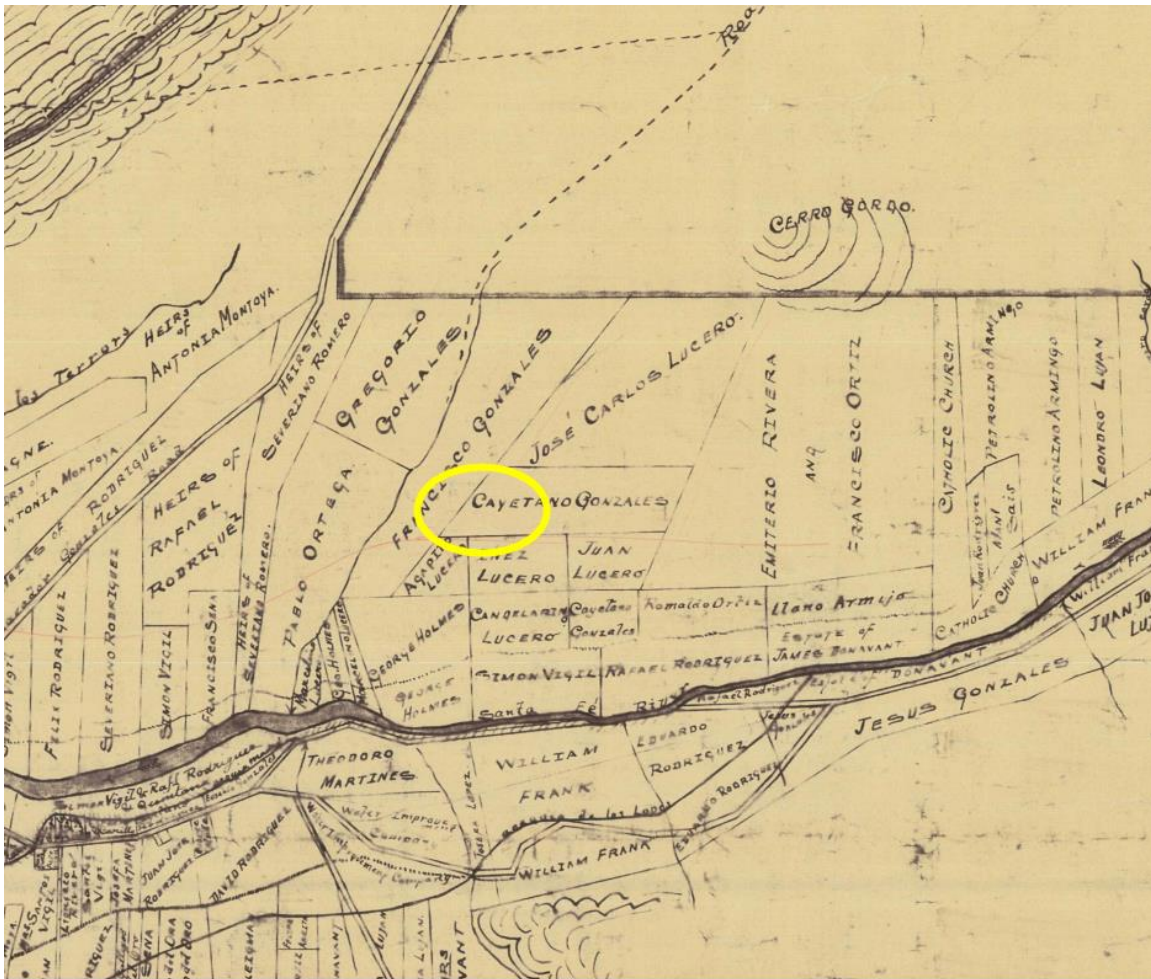
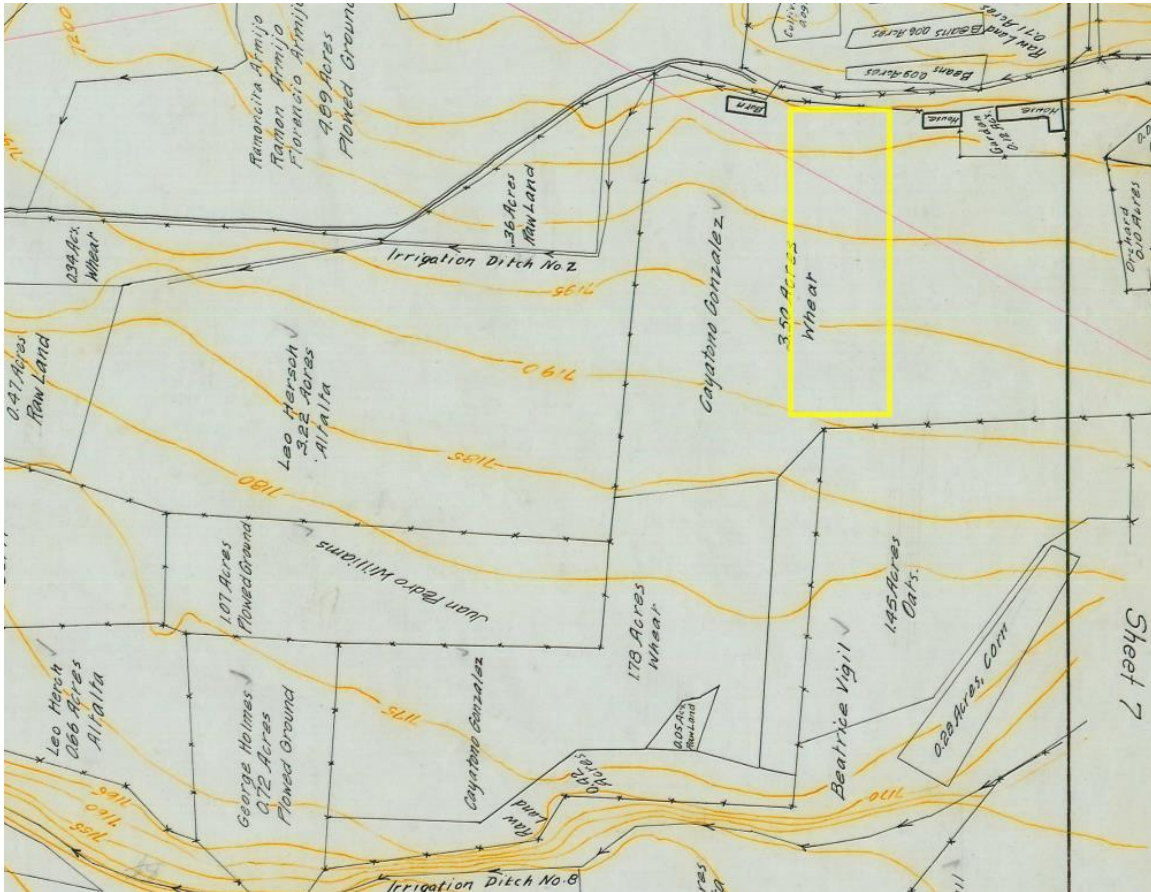


Figure 1: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Circle indicates general location of subject property.

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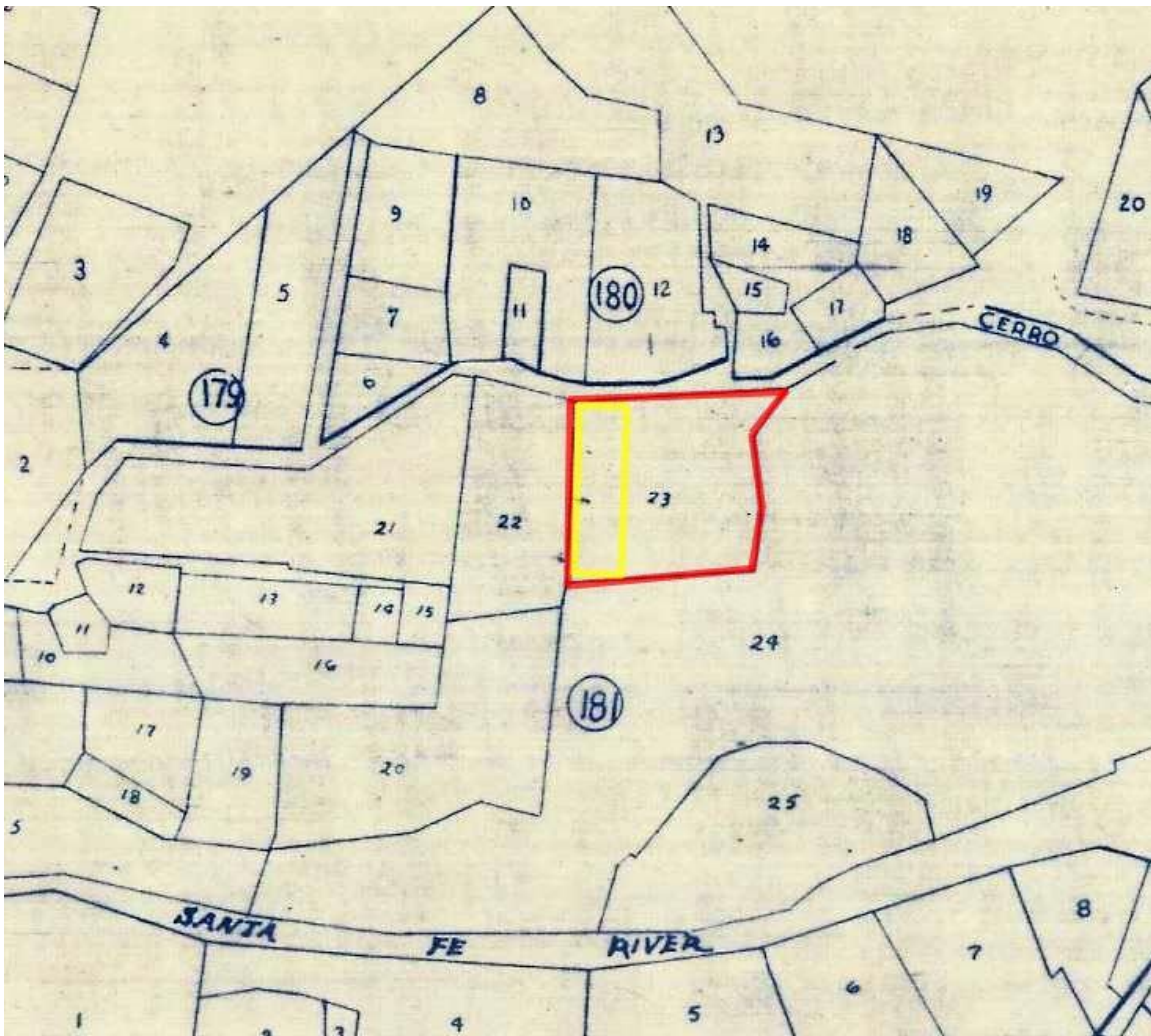


**Figure 2: Portion of State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919), Sheet 8. Yellow rectangle indicates approximate location of current property.**

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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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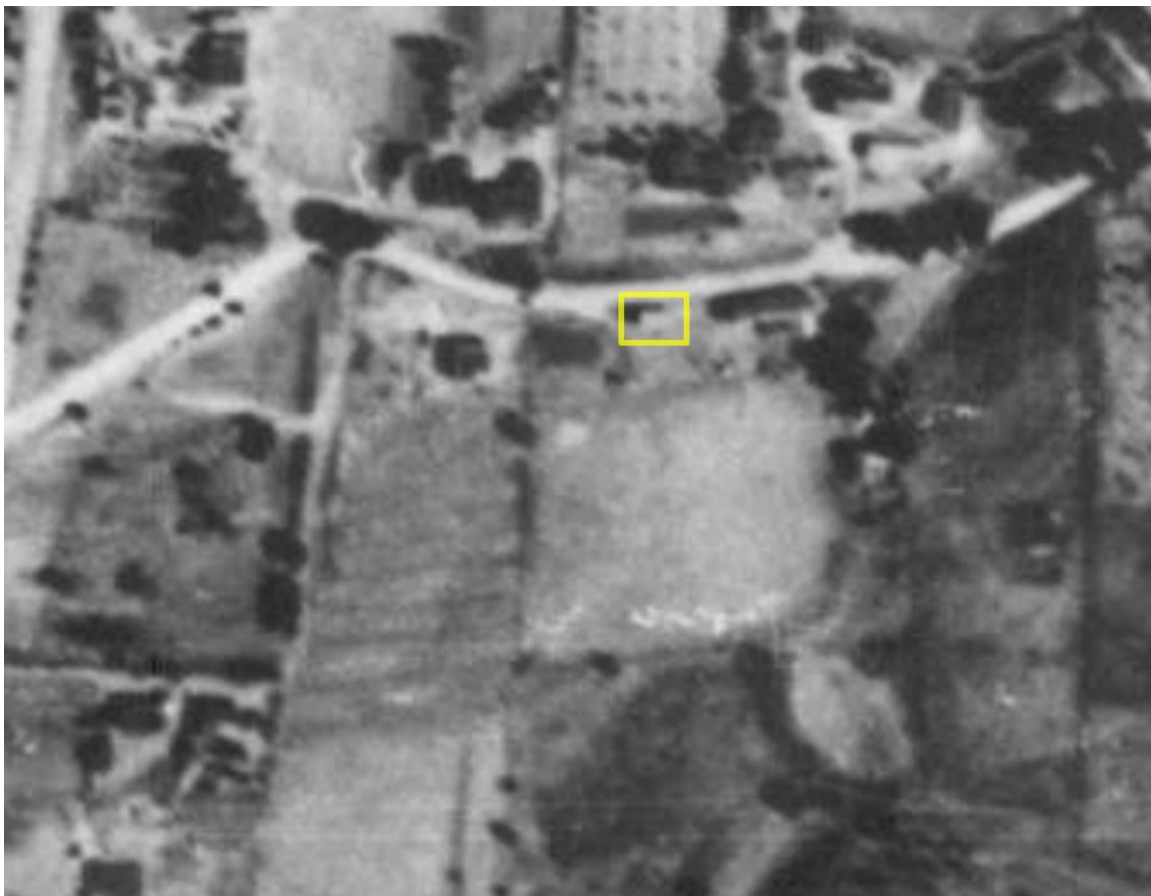


Figure 4: May 26, 1951 aerial photograph.  
Rectangle shows structure close to the road which was likely demolished to build the present house. Courtesy EDAC - University of New Mexico.

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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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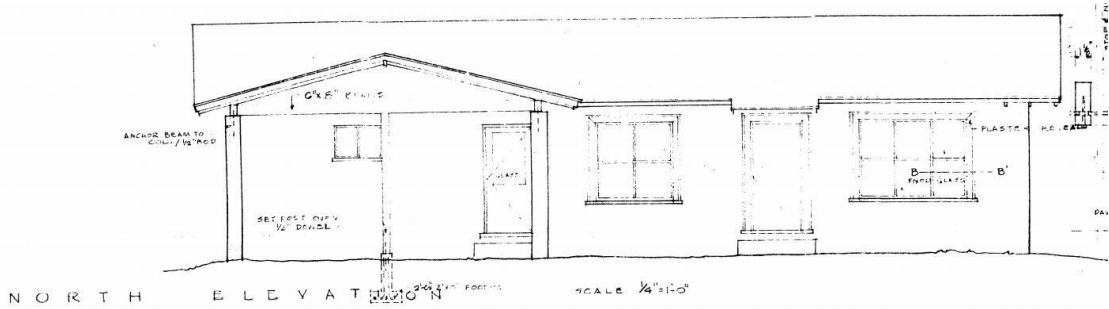


**Figure 7: May 2, 1966 aerial photograph.  
House in place with original configuration. Courtesy City of Santa Fe, GIS.**

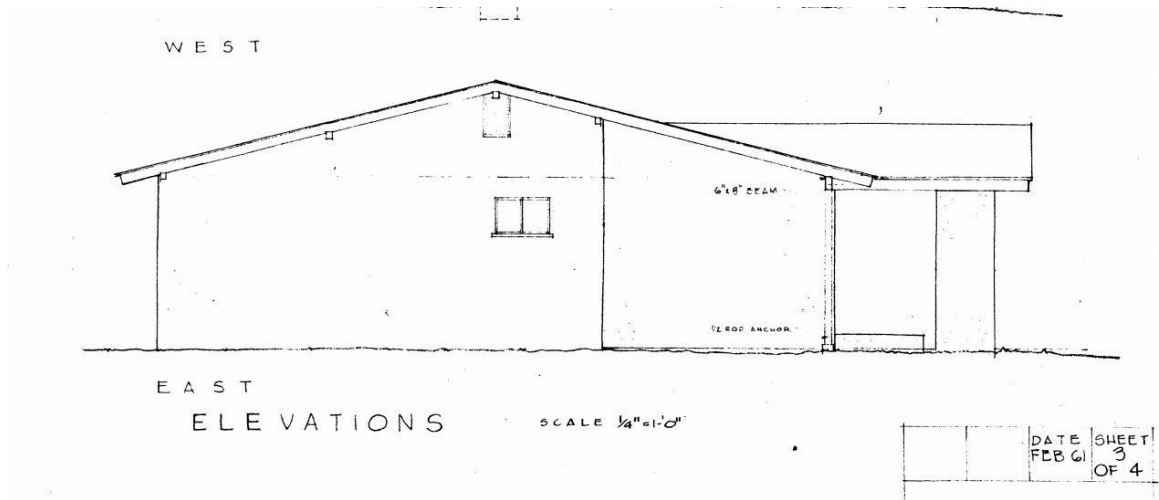
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**Figure 8: February 1961, north elevation.**

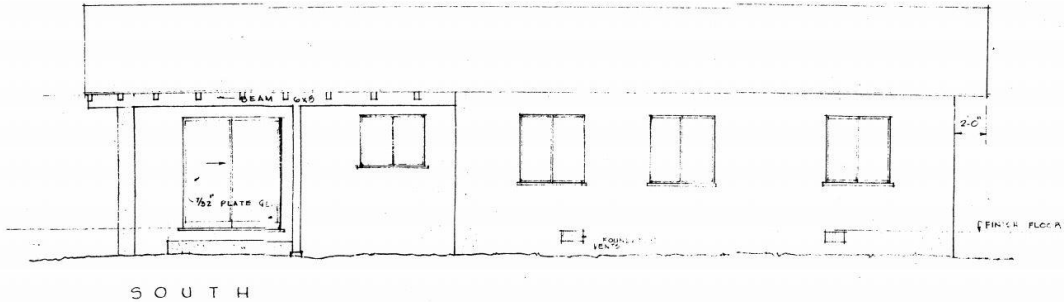


**Figure 9: February 1961, north elevation.**

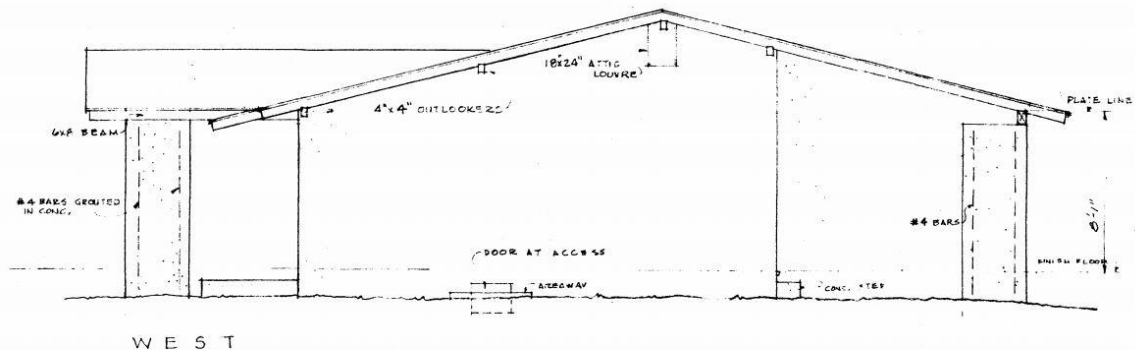
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**Figure 10: February 1961, south elevation.**

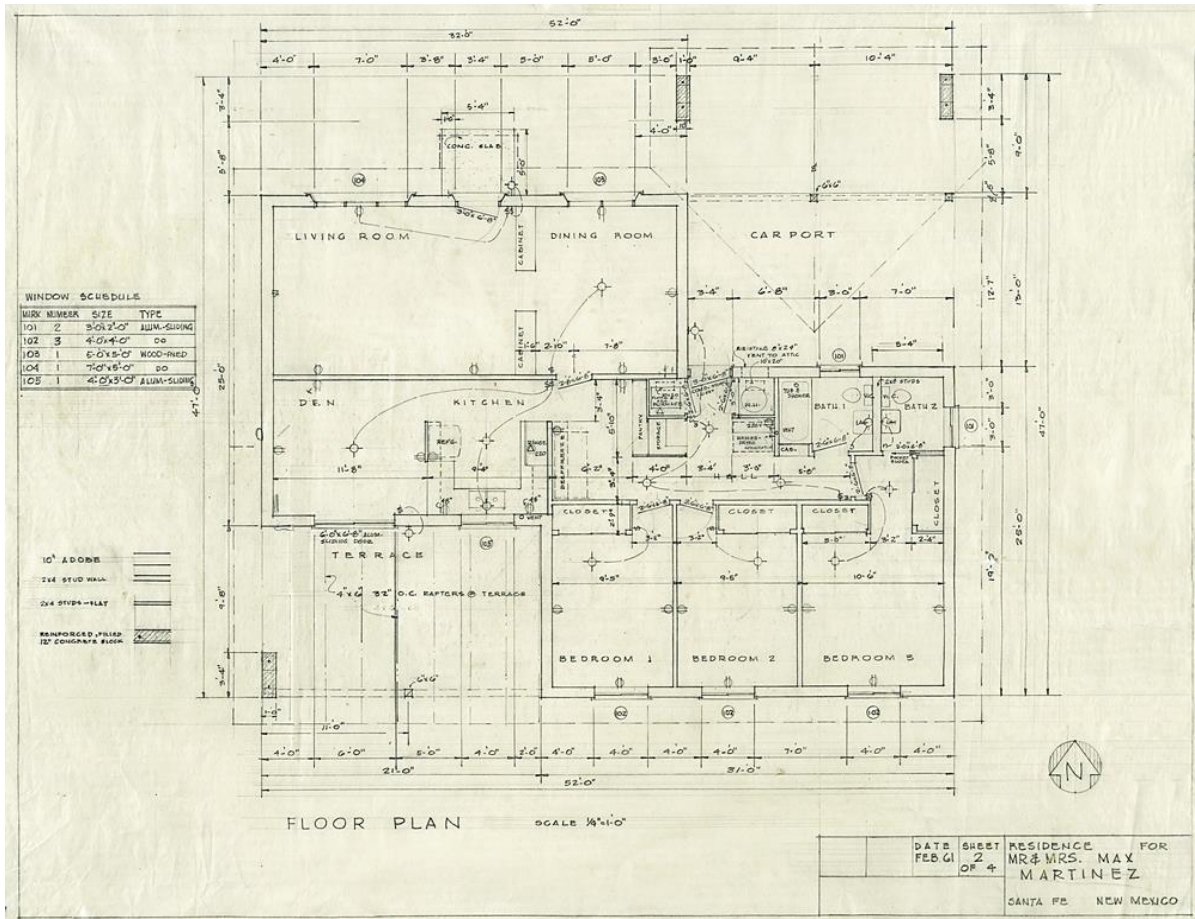


**Figure 11: February 1961, west elevation.**

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**Figure 12: February 1961, floor plan.**

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<b>1. Name of property:</b>  Beverly A. Averitt House	<b>2. Location:</b>  1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID #: H 1377	<b>4. County:</b> Santa Fe	
		<b>5. Date of Survey:</b> 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*

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		<b>5. Date of Survey:</b> 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

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		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)

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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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<b>4. County:</b> Santa Fe							
<b>5. Date of Survey:</b> June 9, 2021							



**Photo 3: North elevation.  
Camera facing southeast.**

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

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<b>3. Local Reference Number:</b> Santa Fe ID #: H 1377						
<b>4. County: Santa Fe</b>						
<b>5. Date of Survey: June 9, 2021</b>						



**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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<b>4. County:</b> Santa Fe							
<b>5. Date of Survey:</b> June 9, 2021							



**Photo 5: South elevation.  
Camera facing northwest.**

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

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<b>5. Date of Survey:</b> June 9, 2021							



**Photo 6: West end of south elevation; enclosed porch.  
Camera facing north.**

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

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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.**

October 13, 2021 [Revised October 14, 2021]

Daniel Schwab, Senior Planner

200 Lincoln Avenue  
Land Use Department  
Historic Preservation Division  
City of Santa Fe  
Santa Fe, NM 87501

Re: Request for Project Review: **1302 Cerro Gordo Road** Remodeling – Case 2021-003829

Dear Daniel:

As you may recall, the Board reviewed the historical status of our house on July 13, 2021, designating it a Non-Contributing Structure to Downtown and Eastside Historic District.

Since then, I have worked with Santa Fe architect Robert Baclawski to design a renovation for the home. Our goal is to keep the original adobe structure, built by the Martinez family some 60 years ago, to serve as the core for a new contemporary Pueblo Revival house.

My interest in the traditional building material has informed several areas of the renovation that will feature exposed adobe walls. This choice honors the old house and harmonizes with the streetscape, which includes stabilized adobe as a common wall construction material.

The design innovatively works with the site's slope, rearranging the vehicular entry along the gravel drive. It creates a residence that separates the main entrance from the home's private exterior areas. Several portales, reflecting our inclination for outdoor living, are situated on the side and back of the dwelling, away from public view. The south portal affords spectacular framed vistas of Sun and Moon mountains. Finally, the house presents to Cerro Gordo Road a façade that is at the same scale as the original dwelling.

### **Overview**

The renovated house consists of the original adobe core of approximately 1,498 square feet, with an additional 2,236 square feet of unheated roofed area, bringing the total to 3,734 square feet. It is a single-story, flat roof design, with a maximum height of 14'-8", below the allotted 14'-9" height limit. Its plan meets the general historic district standards and the specific standards of the Downtown and Eastside Historic District.

## **Style**

The renovation is designed in a contemporary Spanish-Pueblo Revival manner, meeting the ordinance's definition of the Recent Santa Fe Style. This is reflected in the cubic volumes, wall-dominated elevations, portales, and stucco and adobe finishes. It will change style form a non-compatible Ranch house form to one that harmonizes with the district and the immediate streetscape.

## **Doors and Windows**

The selected windows respond to district requirements and the HDRB's preference for true divided lights. Meeting the standard, however, windows under the portales will be un-divided. The windows are mainly of double-hung sash or awning operation. The selected window is a Pella architect series, Reserve pine, clad at the exterior in "Auburn Brown" (see Appendix). Doors are French units with full lights, and with the same cladding as the windows.

- True divided light at unroofed walls
- No division of lights under portales and roofed areas
- Double-hung and awning units
- Full-light French doors
- Wood with exterior brown cladding

## **Exterior Finishes**

The house will be finished with a cementitious stucco coat in the El Rey "Buckskin" color (see Appendix). The exposed stabilized adobes will be in a natural earth tone, will no sealant. A semi-transparent stain in the cedar tone is proposed for wood members at the portales, carport, and other areas (see Appndix).

- Cementitious stucco, El Rey "Buckskin"
- Semi-transparent cedar tone stain
- Natural finish stabilized adobes

## **Lighting and Fixtures**

A Rose Onyx rectangular wall is proposed for the portales, carport, and entries (see Appendix).

- Rose Onyx Rectangular Wall sconce 16"H x 8"W x 4"deep

## **Rooftop Appurtenances**

There is no mechanical equipment or skylights planned for the roof. Two round flue pipes will rise from the roof and will be painted to match stucco.

- Metal flues to match stucco

## **Canals**

Canals are proposed for the north, south, and east elevations. These are standard wood trough units with metal lining.

- Metal-lined wood trough units

## **Walls and Fences and Gates**

There are several new walls and fences planned for the property.

Tracing Cerro Gordo Road is a wood latilla fence at the maximum allowable of 56". It will have irregularly shaped tops with a height variation of approximately 4". Its steel support structure will face inward. The second stretch of coyote fence will run along the northwest section of the property.

Continuing the adobe motif are several sections of low, stabilized adobe walls. These are at different heights (roughly 2' to 5') and meet the underlying and district standards. These will have a retaining, yard, and/or privacy wall function. The walls are topped with a mortar cap.

The project additionally works to improve the north slope, by installing low, stucco-on-block retaining walls.

A wood tractor gate will be inserted into the existing CMU wall along its south section. The 8'-wide entrance is a simple vertical wood plank gate on a steel structure.

- Coyote fence, 56" height, of irregular shape and pole height
- Stabilized adobe wall, 3' to 5' height, with mortar cap
- Low stucco-on-block retaining walls
- Wood tractor gate

We believe our design meets the district standards, and is compatible with the site and streetscape, creating a contemporary plan that reflects our lifestyle.

Thank you for your consideration.

Mavrick Lobe and Cristiana Costa

***Signed: Mavrick Lobe and Cristiana Costa***

Attachments: Application form, Drawing set, PZR form

October 13, 2021

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- True divided light at unroofed walls
- No division of lights under portales and roofed areas
- Double-hung and awning units
- French doors with divided lights
- Wood with exterior brown cladding

## **Exterior Finishes**

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- Natural finish stabilized adobes

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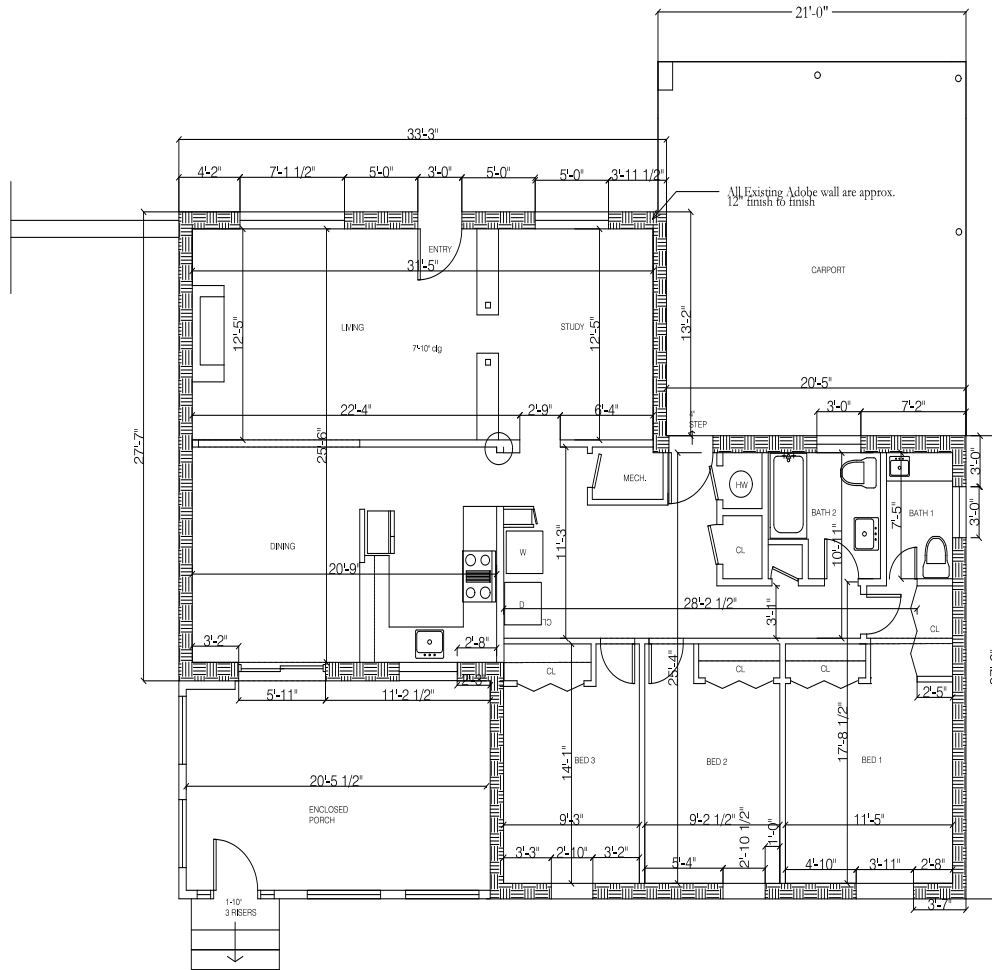
Mavrick Lobe and Cristiana Costa

***Signed: Mavrick Lobe and Cristiana Costa***

Attachments: Application form, Drawing set, PZR form







Existing Floor Plan

0' 5' 10' SCALE: 1/4" = 1'-0"

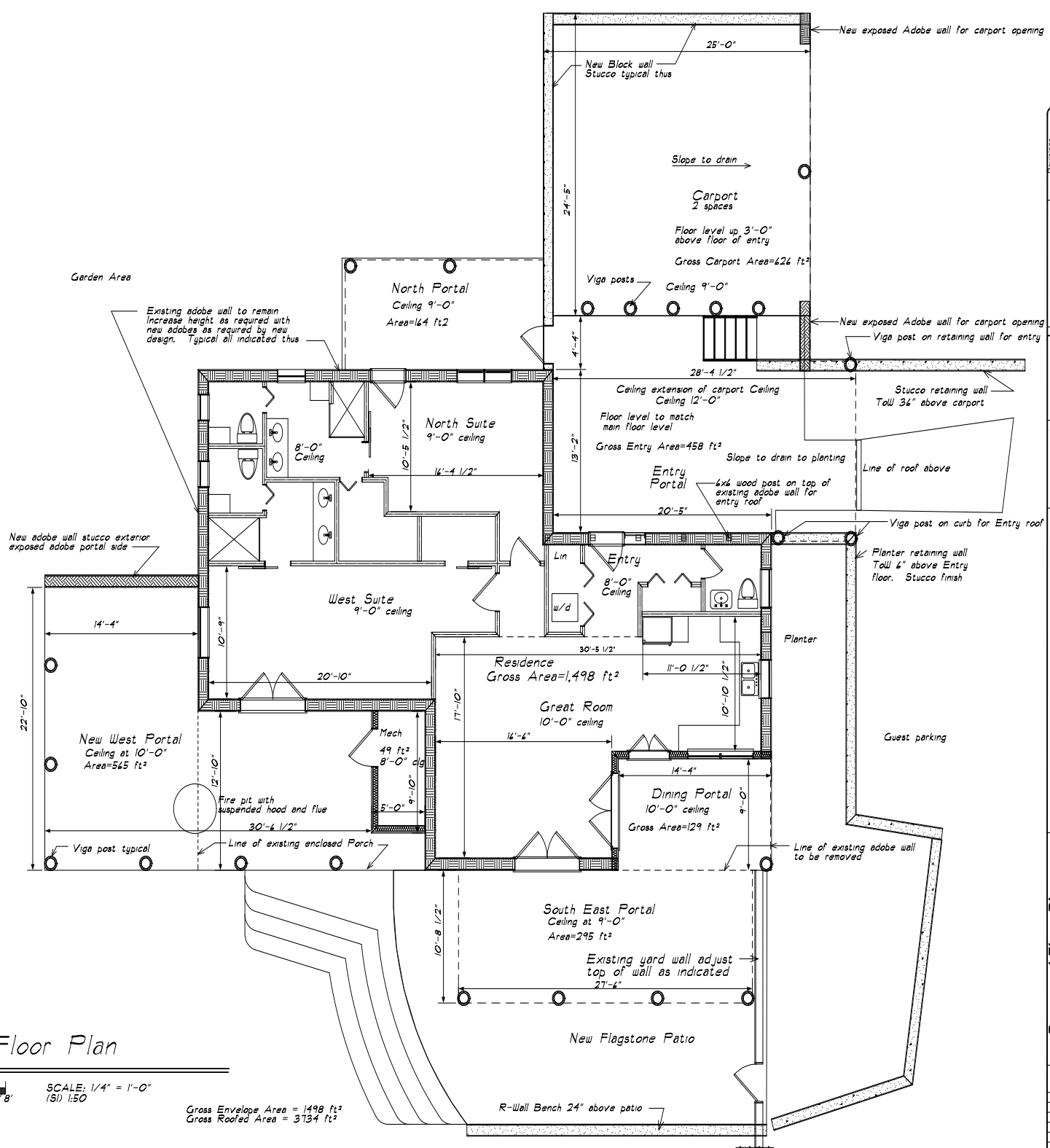


**Existing Floor Plan**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Centro Gordo  
 For  
 Dr. Mavrick Lobe

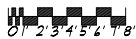
SHEET NO.  
**A-101**  
 PROJECT NO. **21 15**  
 STATUS: **HDRB**  
 DATE: **Oct. 5, 2021**  
 CHECKED BY: **RSB**  
 DRAWN BY: **rb/**  
 RL\_RL\_2110N.D1.rvt

**R. S. Baclawski & Associates, NTH LLC**  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)241-7643 office@rsbaclawski.com  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)241-7643 office@rsbaclawski.com  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)241-7643 office@rsbaclawski.com  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)241-7643 office@rsbaclawski.com

Engineer's seal  
 (Engineer's name, address, etc)  
 REVISIONS



# Proposed Floor Plan



SCALE: 1/4" = 1'-0"  
(SI) 1:50

Gross Envelope Area = 1498 ft<sup>2</sup>  
Gross Roofed Area = 3134 ft<sup>2</sup>

REVISIONS

Engineer's name address logo etc



**R. S. Baclawski & Associates, NM LLC**  
1302 Michener Lane, Santa Fe, New Mexico 87505 (505) 964-7949  
www.baclawski.com

**Proposed Floor Plan**  
Renovation to Existing Residence  
And Conversion to Guest House  
1302 Cerro Gordo  
For  
Dr. Mavretick Lobe

SHEET NO.	A-102
PROJECT NO.	21_15
STATUS:	HDRB
DATE:	Oct 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/
PL NR.	211001.D1.mxd

Proposed Finish Notes

All exterior stucco to be cementitious, El Rey "Buckskin" sand finish.

All exterior wall sconce lights to be Onyx Lighting "Rose Onyx Rectangle Wall Sconce"

All exposed adobe to be stabilized natural color with no sealants or coatings.

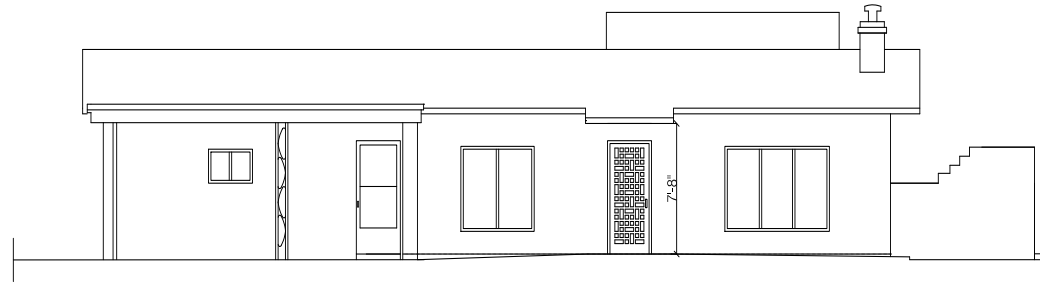
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

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All windows and doors under portals are proposed to be full lite units. Windows and doors not under portals to be full divided lite units.

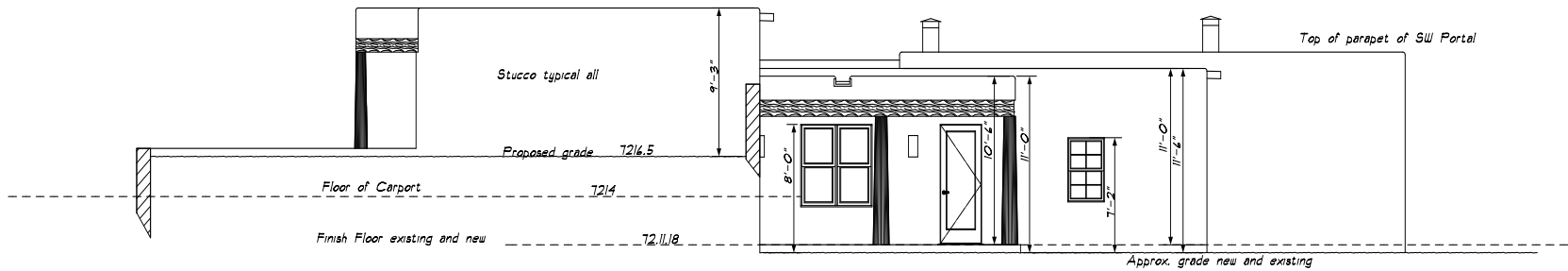
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All exterior exposed wood to be finished with Diamond Vogel Semi-transparent "Natural Cedar".



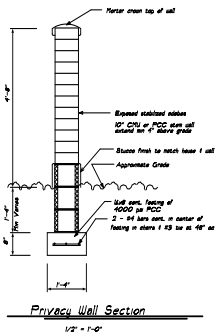
Existing North Elevation

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

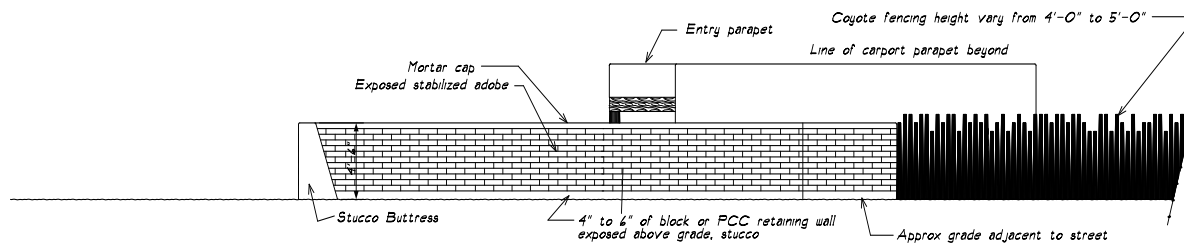


Proposed North Side Elevation

SCALE: 1/4" = 1'-0"  
(SI) 1:50



Privacy Wall Section  
1/2" = 1'-0"



Street Elevation Typical Wall & Fence

SCALE: 1/4" = 1'-0"  
(SI) 1:50

NOV 2020
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--

--

Engineer's seal

**R. S. BacLanski & Associates, PLLC**  
 2002 Machado Lane, Santa Fe, New Mexico 87505 (505)242-7942 office@rsbac.com  
 2002 Machado Lane, Santa Fe, New Mexico 87505 (505)242-7942 mobile@rsbac.com  
 2002 Machado Lane, Santa Fe, New Mexico 87505 (505)242-7942 fax@rsbac.com

**North Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Cerro Cordo  
 For  
 Dr. Mavrick Lobe

SHEET NO.	A-201
PROJECT NO.	21 15
STATUS	HDRB
DATE	Oct 5 2021
CHECKED BY:	RSB
DRAWN BY:	rb/

Proposed Finish Notes

All exterior stucco to be cementitious, El Rey "Buckskin" sand finish.

All exterior wall sconce lights to be Onyx Lighting "Rose Onyx Rectangle Wall Sconce"

All exposed adobe to be stabilized natural color with no sealants or coatings.

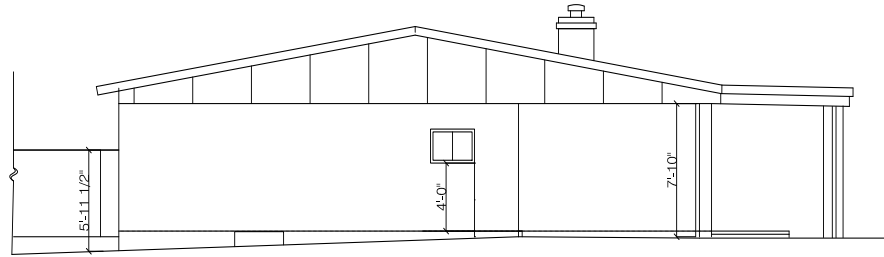
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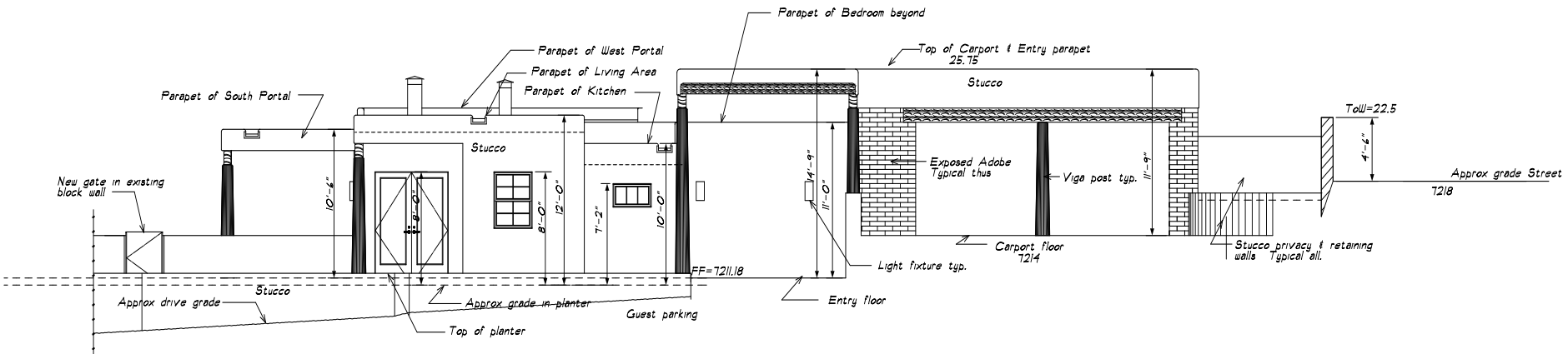
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All exterior exposed wood to be finished with Diamond Vogel Semi-transparent "Natural Cedar".



Existing East Elevation

0' 5' 10' SCALE: 1/4" = 1'-0"



Proposed East Side Elevation

0' 1' 2' 3' 4' 5' 6' 7' 8' SCALE: 1/4" = 1'-0" (5) 1:50

REVISIONS

Engineer's name address (logo etc)

Engineer's seal  
 ROBERT STEPHAN  
 BACLAWSKI  
 NO. 2278  
 Oct 5 2021  
 REGISTERED PROFESSIONAL ENGINEER

**R. S. Baclawski & Associates, NM LLC**  
 1302 Matamoros Lane, Santa Fe, New Mexico 87505 (505) 937-7942 office@rsbaclawski.com  
Professional Engineer License No. 2278, State of New Mexico, expires 12/31/2023. Registered Professional Engineer License No. 2278, State of New Mexico, expires 12/31/2023.

**East Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Carrizo Gordo  
 For  
 Dr. Maverick Lobe

SHEET NO. **A-202**  
 PROJECT NO. **21 15**  
 STATUS: **HDRB**  
 DATE: **Oct 5, 2021**  
 CHECKED BY: **RSB**  
 DRAWN BY: **rb/**  
21\_10\_21 0904 01.sno

Proposed Finish Notes

All exterior stucco to be cementitious, El Rey "Buckskin" sand finish.

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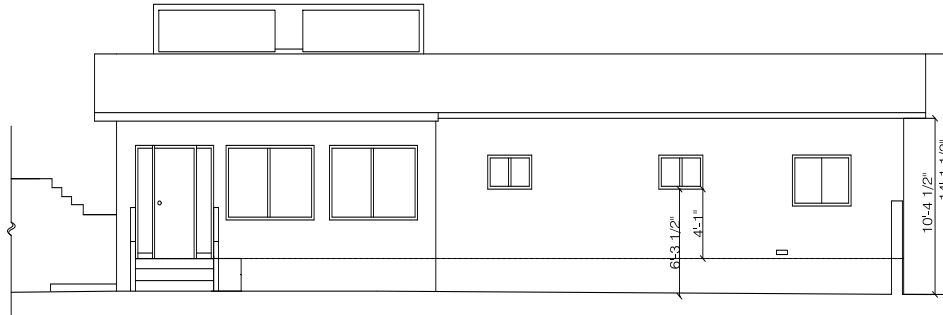
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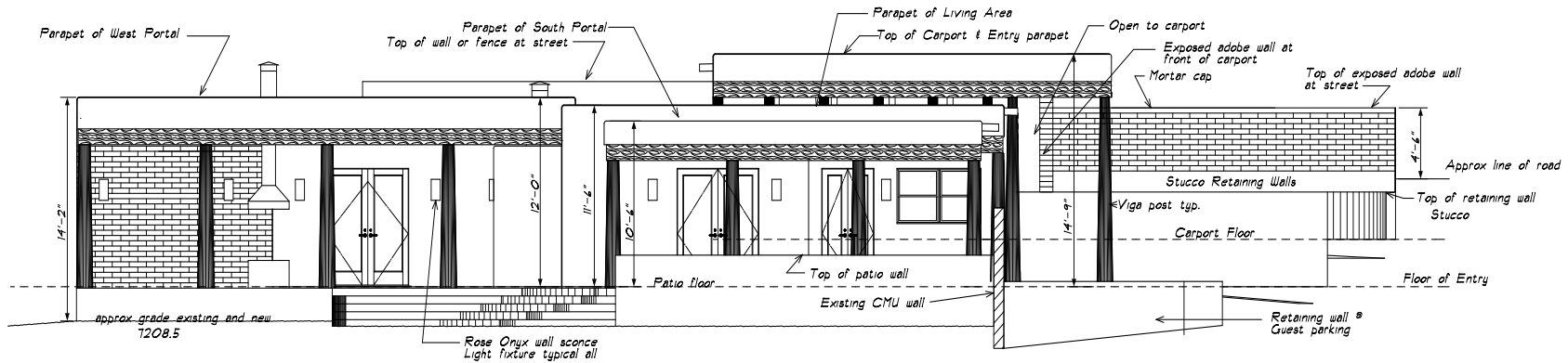
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All exterior exposed wood to be finished with Diamond Vogel Semi-transparent "Natural Cedar".



Existing South Elevation

0' 5' 10' SCALE: 1/4" = 1'-0"



Proposed South Side Elevation

0' 2' 3' 4' 5' 6' 7' 8' SCALE: 1/4" = 1'-0" (SI) 1:50

REVISIONS

(Engineer's name address etc)

Engineer's seal



**R. S. Baclawski & Associates, NM LLC**  
 2002 Madonna Lane, Suite F, New Mexico 87105 (505)944-7943 office@rsbaclawski.com  
 2002 Madonna Lane, Suite F, New Mexico 87105 (505)944-7943 office@rsbaclawski.com  
 2002 Madonna Lane, Suite F, New Mexico 87105 (505)944-7943 office@rsbaclawski.com

**South Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Cerro Gordo  
 For  
 Dr. Mavretick Lobe

SHEET NO	A-203
PROJECT NO	21 15
STATUS	HDRB
DATE	Oct 5, 2021
CHECKED BY	RSB
DRAWN BY	rb/
3L18.2110ND1.dwg	

Proposed Finish Notes

All exterior stucco to be cementitious, El Rey "Buckskin" sand finish.

All exterior wall sconce lights to be Onyx Lighting "Rose Onyx Rectangle Wall Sconce"

All exposed adobe to be stabilized natural color with no sealants or coatings.

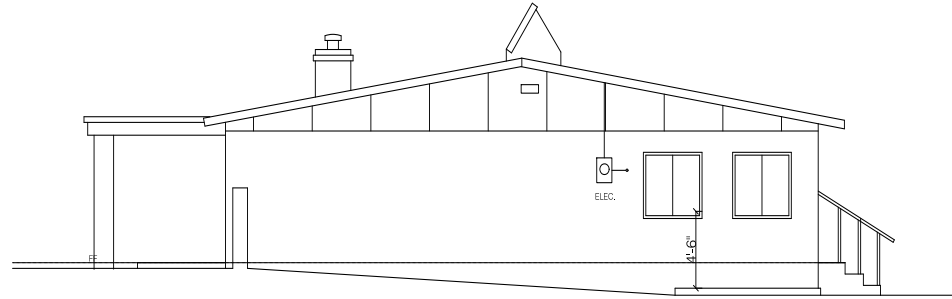
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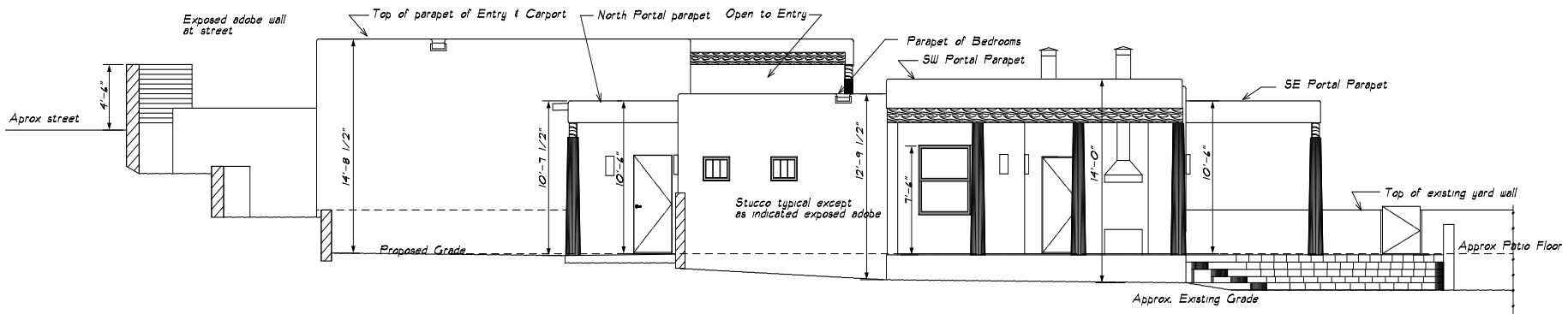
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All exterior exposed wood to be finished with Diamond Vogel Semi-transparent "Natural Cedar".



Existing West Elevation

0' 5' 10' SCALE: 1/4" = 1'-0"



Proposed West Side Elevation

0' 2' 3' 4' 5' 6' 7' 8' SCALE: 1/4" = 1'-0" (S) 1:50

REVISIONS

Engineer's name, address (page etc)

Engineer's seal

**R. S. Baclawski & Associates, NMI LLC**  
1302 Mariposa Lane, Suite 104, West Macatawa 49783 (269)231-7542 office (269)231-7543 cell (269)231-7544 fax (269)231-7545 email info@rsba.com

**West Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Carro Gordo  
 For  
 Dr. Mavrick Lobe

SHEET NO: **A-204**  
 PROJECT NO: **21 15**  
 STATUS: **HDRB**  
 DATE: **Oct 5, 2021**  
 CHECKED BY:  
 DRAWN BY: **rbj**  
31.06.21100012.dwg

Proposed Finish Notes

All exterior stucco to be cementitious, El Rey "Buckskin" sand finish.

All exterior wall sconce lights to be Onyx Lighting "Rose Onyx Rectangle Wall Sconce"

All exposed adobe to be stabilized natural color with no sealants or coatings.

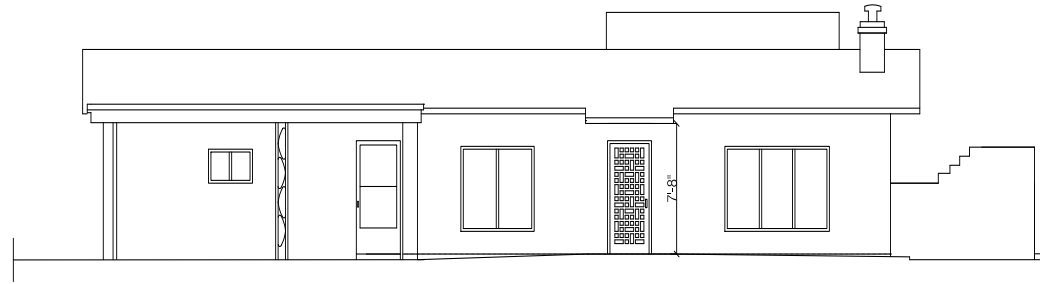
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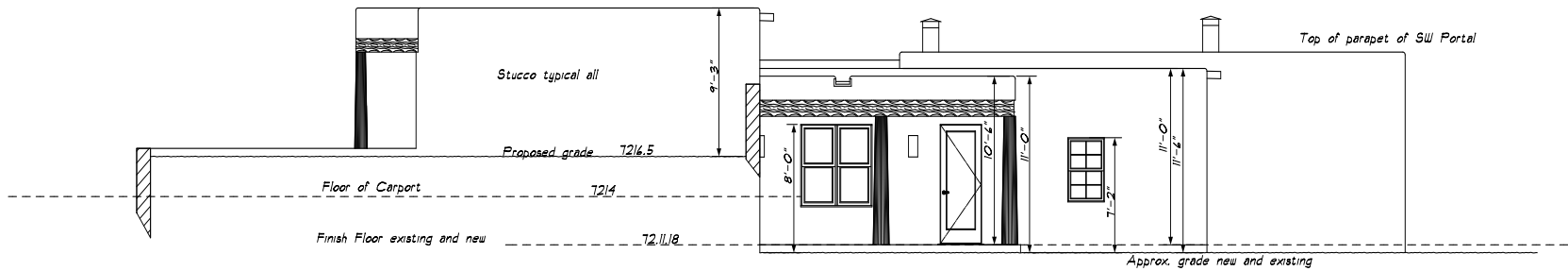
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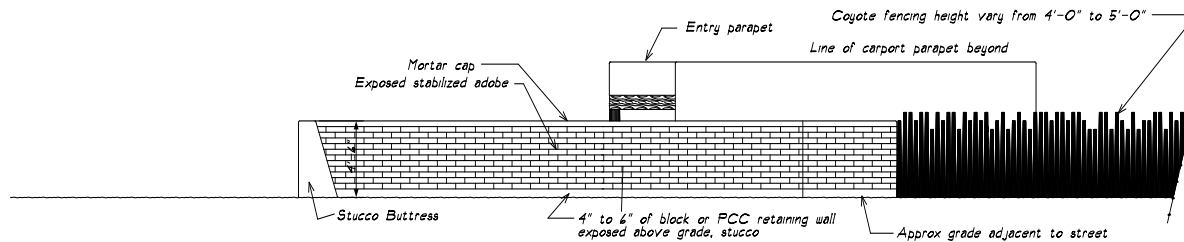
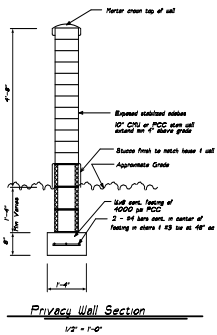
Existing North Elevation

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



Proposed North Side Elevation

SCALE: 1/4" = 1'-0"  
(SI) 1:50



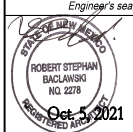
Street Elevation Typical Wall & Fence

SCALE: 1/4" = 1'-0"  
(SI) 1:50

NOV 2020
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Engineer's name address (type etc)

Engineer's seal



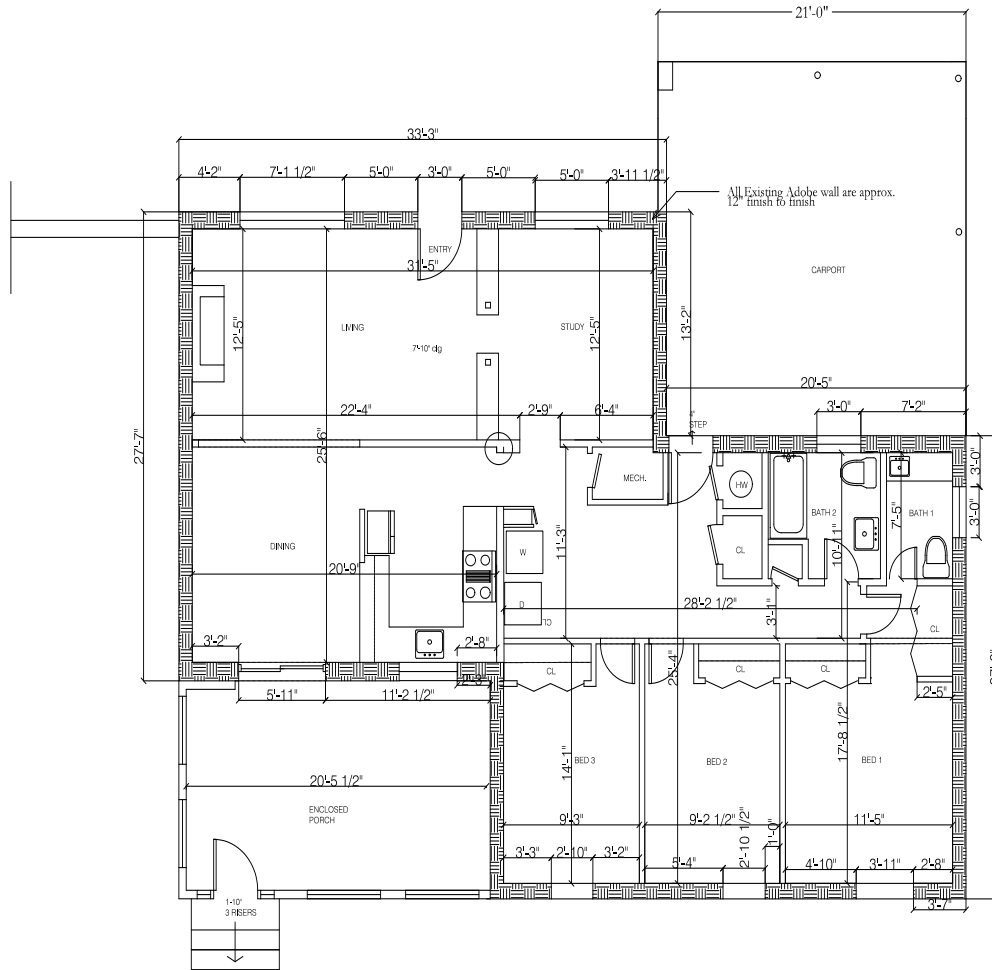
**R. S. BacLanski & Associates, PLLC**  
 2002 Micheno Lane, Santa Fe, New Mexico 87505 (505)242-7942 office@rsbac.com  
 2002 Micheno Lane, Santa Fe, New Mexico 87505 (505)242-7942 mobile@rsbac.com  
 2002 Micheno Lane, Santa Fe, New Mexico 87505 (505)242-7942 fax@rsbac.com

**North Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Cerro Cordo  
 For  
 Dr. Mavrick Lobe

SHEET NO.	A-201
PROJECT NO.	21 15
STATUS	HDRB
DATE	Oct 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/







Existing Floor Plan

0' 5' 10' SCALE: 1/4" = 1'-0"

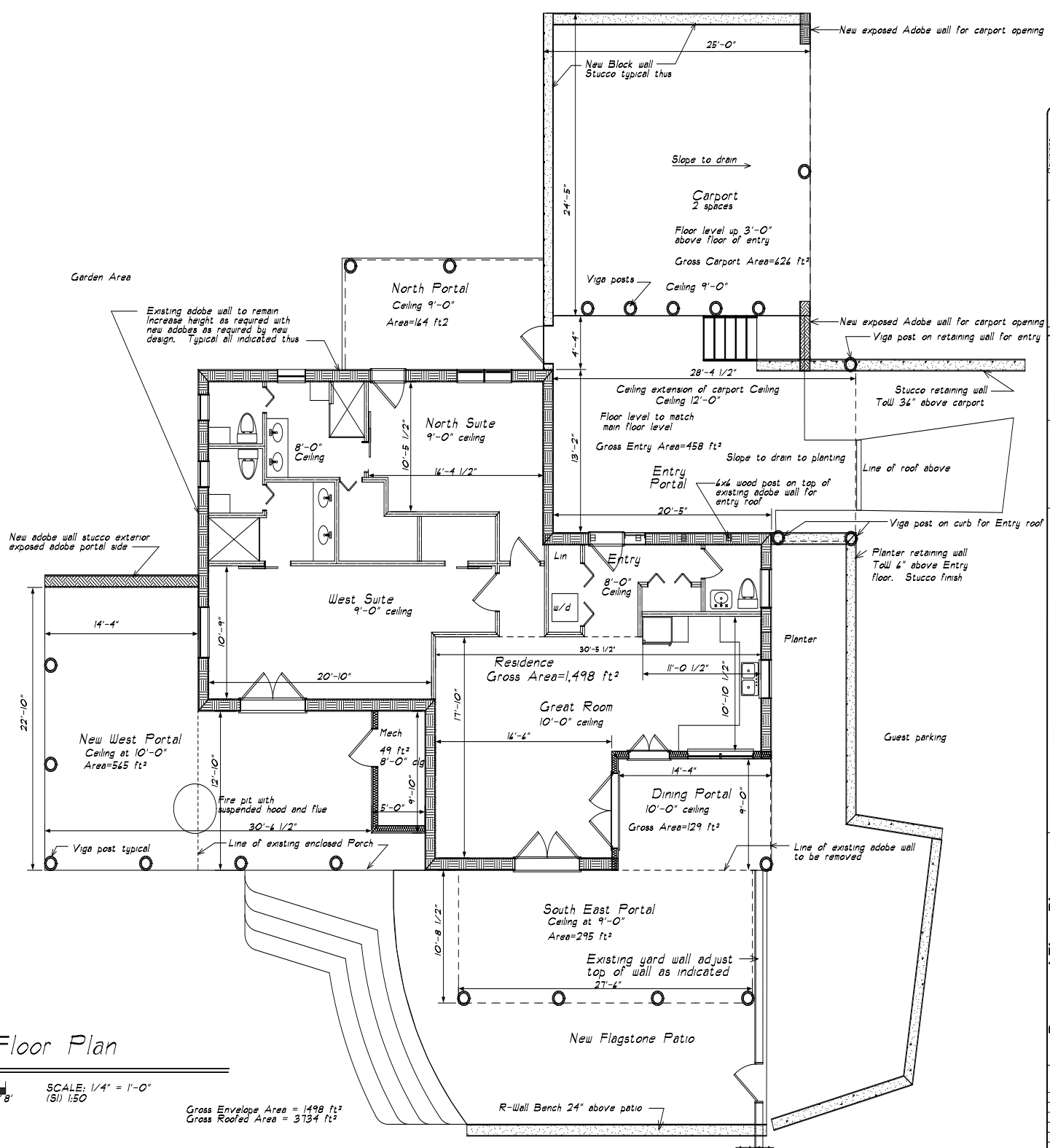


**Existing Floor Plan**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Centro Gordo  
 For  
 Dr. Mavrick Lobe

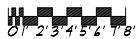
SHEET NO.  
**A-101**  
 PROJECT NO. **21 15**  
 STATUS: **HDRB**  
 DATE: **Oct. 5, 2021**  
 CHECKED BY: **RSB**  
 DRAWN BY: **rb/**  
 RL\_RL\_2110N.D1.rvt

**R. S. Baclawski**  
 & Associates, NTH LLC  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)204-7642 office@rsbaclawski.com  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)204-7642 office@rsbaclawski.com  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)204-7642 office@rsbaclawski.com  
 2022 Maricopa Lane, Suite F1, New Mexico 87005 (505)204-7642 office@rsbaclawski.com

Engineer's seal  
 (Engineer's name, address, etc)  
 REVISIONS



# Proposed Floor Plan



SCALE: 1/4" = 1'-0"  
(SI) 1:50

Gross Envelope Area = 1498 ft²  
Gross Roofed Area = 3134 ft²

REVISIONS

Engineer's seal  
ROBERT STEPHAN  
SACRAMENTO  
NO. 2278  
REGISTERED IN CA  
Oct 5, 2021

**R. S. Baclawski & Associates, N.M.S.C.**  
1302 Michener Lane, Suite 101, New Mexico 87705 (505) 944-7949  
www.baclawski.com

**Proposed Floor Plan**  
Renovation to Existing Residence  
And Conversion to Guest House  
1302 Cerro Gordo  
For  
Dr. Mavretick Lobe

SHEET NO.	A-102
PROJECT NO.	21_15
STATUS:	HDRB
DATE:	Oct 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rt/
PL NR_211001.D1.mxd	

Proposed Finish Notes

All exterior stucco to be cementitious, El Rey "Buckskin" sand finish.

All exterior wall sconce lights to be Onyx Lighting "Rose Onyx Rectangle Wall Sconce"

All exposed adobe to be stabilized natural color with no sealants or coatings.

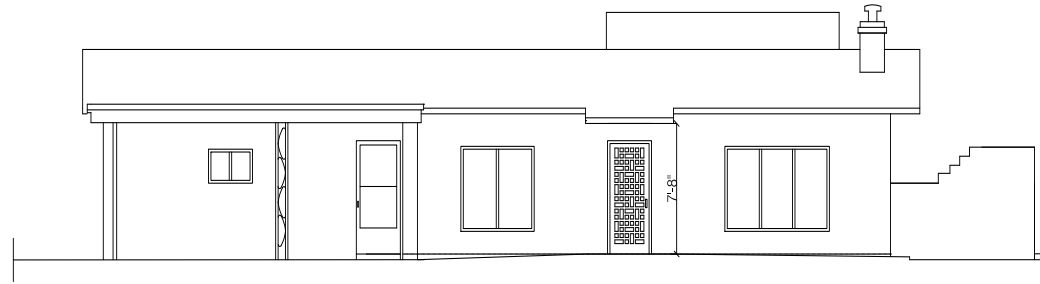
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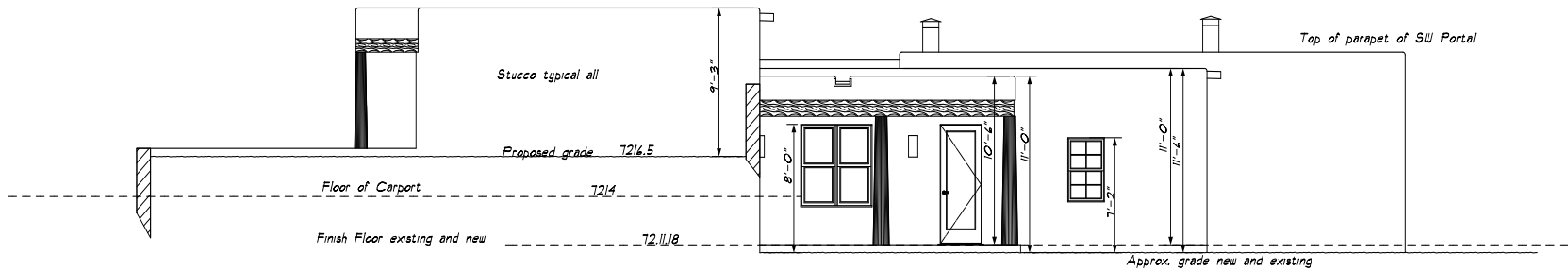
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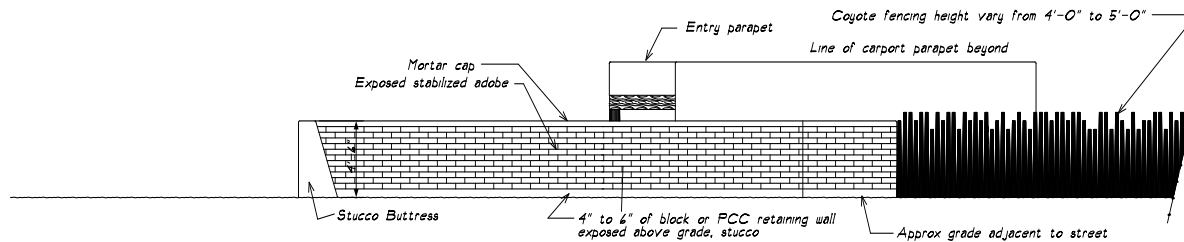
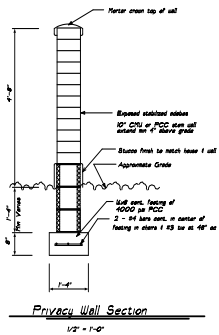
Existing North Elevation

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



Proposed North Side Elevation

SCALE: 1/4" = 1'-0"  
(SI) 1:50



Street Elevation Typical Wall & Fence

SCALE: 1/4" = 1'-0"  
(SI) 1:50

NOV 2020
----------

Engineer's name address (type etc)

Engineer's seal



**R. S. BacLanski & Associates, PLLC**  
 2002 Machado Lane, Santa Fe, New Mexico 87505 (505)242-7942 office@rsbac.com  
 2002 Machado Lane, Santa Fe, New Mexico 87505 (505)242-7942 mobile@rsbac.com

**North Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Cerro Cordo  
 For  
 Dr. Mavrick Lobe

SHEET NO.	A-201
PROJECT NO.	21 15
STATUS	HDRB
DATE	Oct 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/

Proposed Finish Notes

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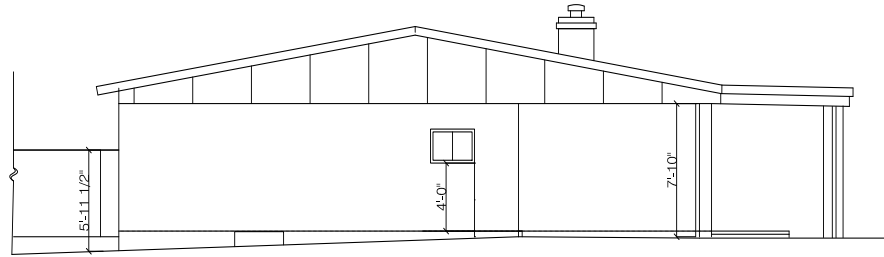
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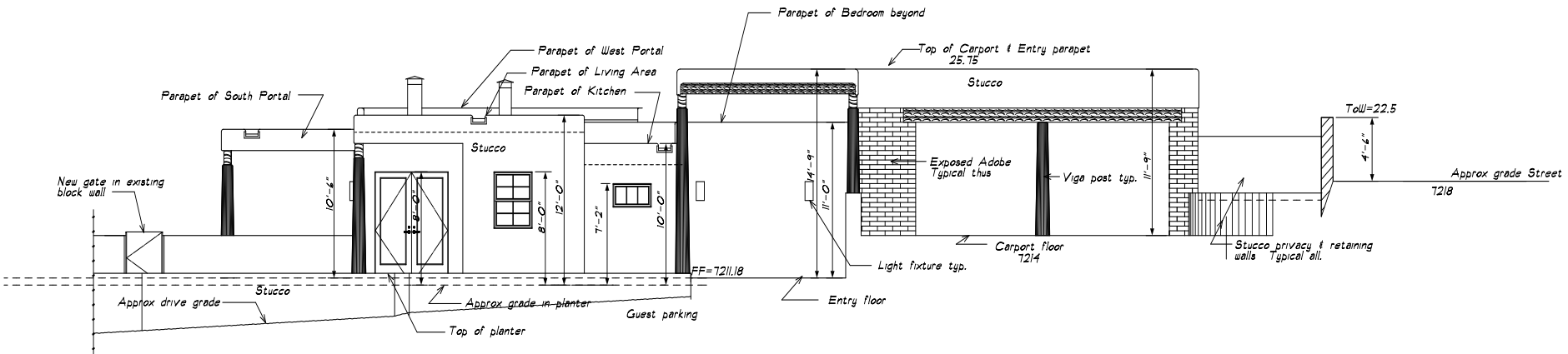
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Existing East Elevation

0' 5' 10' SCALE: 1/4" = 1'-0"



Proposed East Side Elevation

0' 1' 2' 3' 4' 5' 6' 7' 8' SCALE: 1/4" = 1'-0" (5/1) 1:50

REVISIONS

Engineer's name address (logo etc)

Engineer's seal  
 ROBERT STEPHAN  
 BCLAW300  
 NO. 2278  
 Oct 5 2021  
 REGISTERED PROFESSIONAL ENGINEER

**R. S. Baclawski & Associates, NM LLC**  
 1302 Marcano Lane, Santa Fe, New Mexico 87505 (505) 937-7942 office@rsbaclawski.com  
Professional Engineer License No. 2278, State of New Mexico, expires 12/31/2021. Registered Professional Engineer License No. 2278, State of New Mexico, expires 12/31/2021.

**East Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Carrizo Gordo  
 For  
 Dr. Maverick Lobe

SHEET NO. **A-202**  
 PROJECT NO. **21 15**  
 STATUS: **HDRB**  
 DATE: **Oct 5, 2021**  
 CHECKED BY: **RSB**  
 DRAWN BY: **rb/**  
21\_10\_21 0904 01.sno



Proposed Finish Notes

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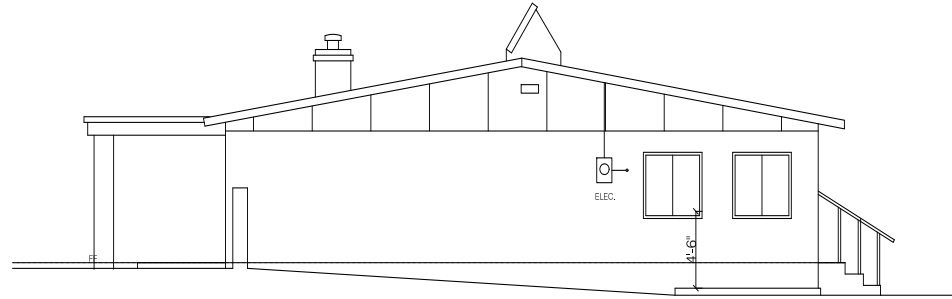
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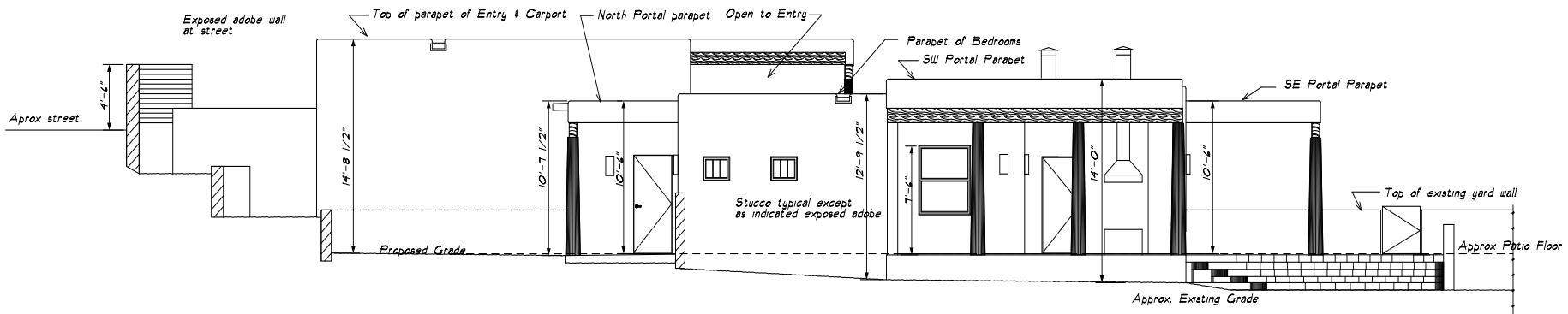
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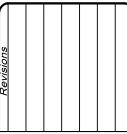
Existing West Elevation

0' 5' 10' SCALE: 1/4" = 1'-0"



Proposed West Side Elevation

0' 2' 3' 4' 5' 6' 7' 8' SCALE: 1/4" = 1'-0" (S) 1:50



Engineer's name address (age etc)

Engineer's seal



**R. S. Baclawski & Associates, NMI LLC**  
 1302 Michigan Lane, Suite 104, West Macleod 47105 (602)241-7542 office@rsba.com  
 1302 Michigan Lane, Suite 104, West Macleod 47105 (602)241-7542 mobile@rsba.com

**West Side Elevations**  
 Renovation to Existing Residence  
 And Conversion to Guest House  
 1302 Carro Gordo  
 For  
 Dr. Mavrick Lobe

SHEET NO: **A-204**  
 PROJECT NO: **21 15**  
 STATUS: **HDRB**  
 DATE: **Oct 5, 2021**  
 CHECKED BY: **RSP**  
 DRAWN BY: **rb/**

Buyer Mavrick Lobe & Cristiana Costa  
Seller: Kelly Wilbanks & Kerry Sharer

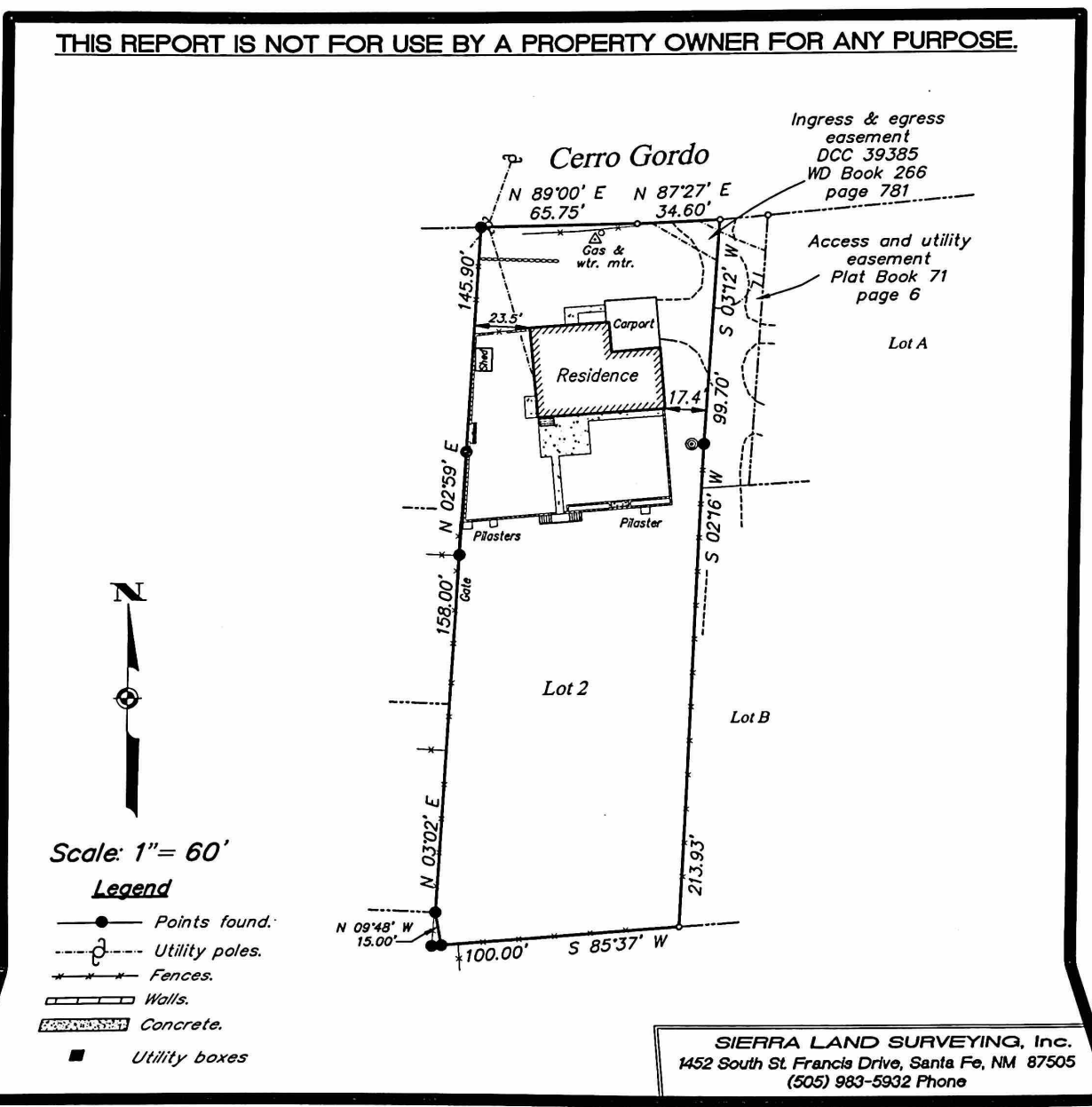
ILR No. 036-0120

### IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,  
To Title Co.: Prima Title, LLC  
To Underwriter: \_\_\_\_\_  
To Lender: \_\_\_\_\_  
that on January 28, 2020 I made an inspection of the premises situated  
at 1302 Cerro Gordo, Santa Fe, Santa Fe County, New Mexico, briefly  
described as: Lot 2  
PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.  
San Jose Replat Ward No. 4, Santa Fe New Mexico...  
recorded in Plat Book 18, Page 23.

NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 19-1282A as provided by Title Company.

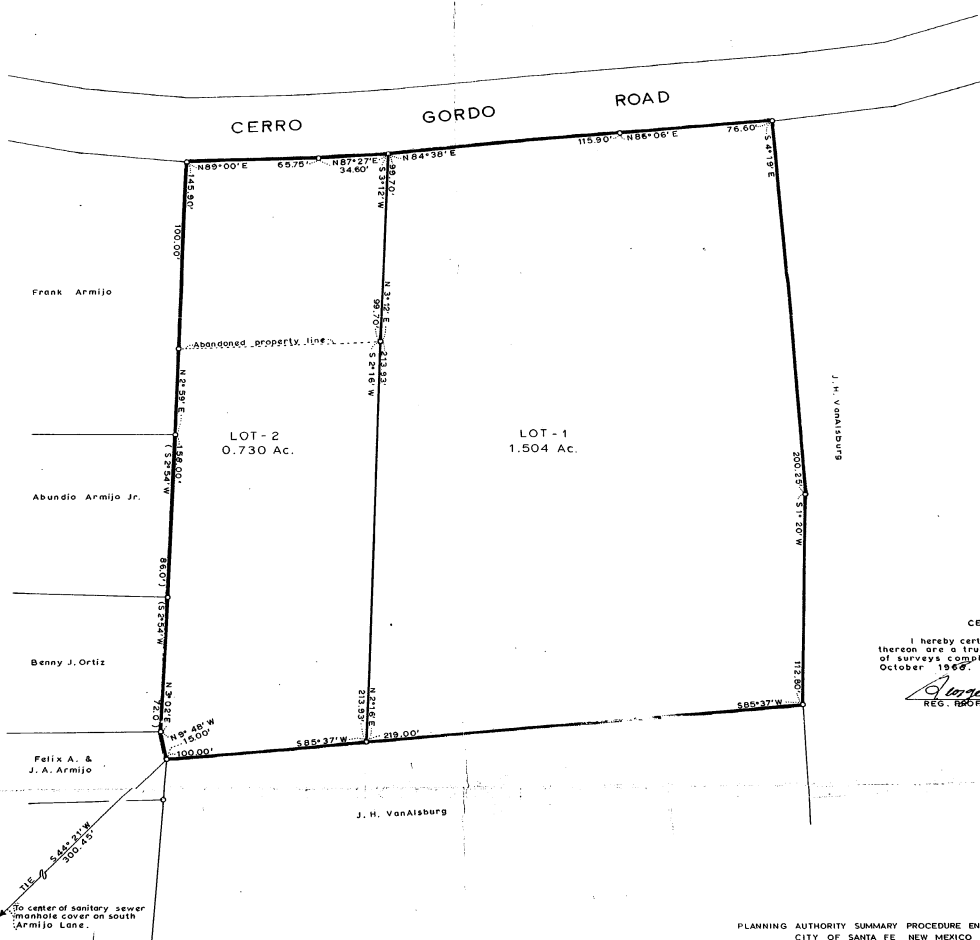
**THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.**



SIERRA LAND SURVEYING, Inc.  
1452 South St. Francis Drive, Santa Fe, NM 87505  
(505) 983-5932 Phone

**THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.**

O - indicates iron pipes set.



SCALE: 1" = 30'  
TOTAL AREA IN REPLAT  
2.234 ACRES

CERTIFICATE  
I hereby certify that this plat and notes thereon are a true and correct delineation of surveys completed by me in the field on October 1968.  
*George Rivera*  
REG. PROF. L. S. NO. 3145

PLANNING AUTHORITY SUMMARY PROCEDURE ENDORSEMENT  
CITY OF SANTA FE, NEW MEXICO

Approved on \_\_\_\_\_ 1968 by \_\_\_\_\_ City Engineer  
Approved on Oct. 16 1968 by [Signature] City Planner

DEDICATION

KNOW ALL MEN BY THIS PRESENTS:  
That Jane F. Carlin, Ernest J. Cantanch, and Mary Ann Cantanch have made a subdivision of the herein described lands lying situated and being in ward number four of the City of Santa Fe, County of Santa Fe, State of New Mexico, as shown on this plat thereof, that the subdivision is named and shall be known as:

SAN JOSE REPLAT

That the above and forgoing subdivision of the following described land to wit: Beginning at the southwest corner of this subdivision from whence the center of a sanitary sewer manhole on south Armijo Lane bears S44°21'W 300.45 feet; thence from said point of beginning N89°48'W 15.00 feet to a point, thence N3°02'E 158.00 feet to a point, thence N2°59'E 145.90 feet to the northwest of this subdivision which is a point on the southerly side of Cerro Gordo Road, thence along side of said road N89°00'E 85.75 feet to a point, thence N87°27'E 34.60 feet to a point, thence N84°30'E 115.90 feet to a point, thence N86°06'E 76.60 feet to the northeast corner of this subdivision, thence S4°19'E 200.25 feet to a point, thence S1°20'W 112.80 feet to the southeast corner of this subdivision, thence S85°37'W 319.00 feet to southwest corner, the point and place of beginning, all as appears on this plat.

Is made with the free consent and in accordance with the desires of the undersigned owners thereof:

Owners: [Signatures]

STATE OF NEW MEXICO  
COUNTY OF SANTA FE ss.  
On this 16th day of October 1968 before me personally appeared

Jane F. Carlin, Ernest J. Cantanch, Mary Ann Cantanch  
to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires April 9, 1970  
[Signature]  
NOTARY PUBLIC

AFFIDAVIT

This subdivision lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

Owners: \_\_\_\_\_

STATE OF NEW MEXICO,  
COUNTY OF SANTA FE ss.  
Sworn to before me on this 16th day of October 1968.

My commission expires April 9, 1970  
[Signature]  
NOTARY PUBLIC

SAN JOSE REPLAT  
WARD NO. 4 SANTA FE, NEW MEXICO

STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
On this 16th day of October 1968 before me personally appeared  
[Signatures]  
to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.  
My commission expires April 9, 1970  
[Signature]  
NOTARY PUBLIC



# Contract - Detailed

Pella Window and Door Showroom of Santa Fe  
 1512 Pacheco Street Suite D107  
 Santa Fe, NM 87505

**Sales Rep Name:** Vigil, Paul  
**Sales Rep Phone:** (505) 629-8970  
**Sales Rep Fax:** 505-474-2931  
**Sales Rep E-Mail:** vigilpf@pellasw.com

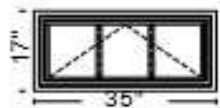
Customer Information	Project/Delivery Address	Order Information
<b>243-Paul Vigil</b> 706 Saint Michaels drive  SANTA FE, NM 87505 <b>Primary Phone:</b> (505) 474-4112 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> 6892211 <b>Customer Number:</b> 1006345461 <b>Customer Account:</b> 1001865323	<b>Mavrick Lobe</b>  <b>Lot #</b> SANTA FE, NM 87505 <b>County:</b> SANTA FE <b>Owner Name:</b> 243-Paul Vigil <b>Owner Phone:</b> (505) 474-4112	<b>Quote Name:</b> Architect Series French Roast  <b>Order Number:</b> 243 <b>Quote Number:</b> <b>14396575</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> C.O.D. <b>Tax Code:</b> NM SF JAN 2018 <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 7/29/2021 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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10 A Powder Room

## Pella® Reserve, Traditional, Awning, Vent, 35 X 17, Auburn Brown

\$782.19 1 \$782.19



PK #  
2099

Viewed From Exterior

**1: Traditional, 3517 Vent Awning**  
**Frame Size:** 35 X 17  
**General Information:** Standard, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Champagne, No Limited Opening Hardware, No Integrated Sensor, Left Jamb  
**Screen:** Full Screen, Champagne, InView™  
**Performance Information:** U-Factor 0.32, SHGC 0.18, VLT 0.40, CPD PEL-N-30-13440-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Not Applicable  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W1H), Putty Glaze, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 104".

**Rough Opening:** 35 - 3/4" X 17 - 3/4"

Line #	Location:	Attributes
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15 B Kitchen Sink



PK #  
2099

Viewed From Exterior

**Pella® Reserve, Traditional, Double Hung, 37 X 47, Auburn Brown**

Item Price	Qty	Ext'd Price
\$1,178.94	1	\$1,178.94

**1: Traditional, 3747 Double Hung, Equal**

**Frame Size:** 37 X 47

**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude

**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™

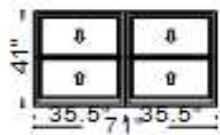
**Performance Information:** U-Factor 0.33, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 33.625, Clear Opening Height 19.062, Clear Opening Area 4.451109, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 168".

**Rough Opening:** 37 - 3/4" X 47 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	C Dining Area	<b>Pella® Reserve, Traditional, 2-Wide Double Hung, 71 X 41, Auburn Brown</b>	\$1,657.85	1	\$1,657.85



PK #  
2099

Viewed From Exterior

**1: Traditional, 35.541 Double Hung, Equal**

**Frame Size:** 35 1/2 X 41

**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude

**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™

**Performance Information:** U-Factor 0.32, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 32.125, Clear Opening Height 16.062, Clear Opening Area 3.583276, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

**2: Traditional, 35.541 Double Hung, Equal**

**Frame Size:** 35 1/2 X 41

**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude

**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™

**Performance Information:** U-Factor 0.32, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 32.125, Clear Opening Height 16.062, Clear Opening Area 3.583276, Egress Does not meet typical United States egress, but may comply with local code requirements

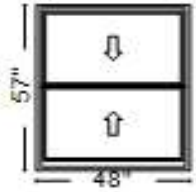
**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 224".

Rough Opening: 71 - 3/4" X 41 - 3/4"

Line #	Location:	Attributes			
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30	D West Suite	<b>Pella® Reserve, Traditional, Double Hung, 48 X 57, Auburn Brown</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,052.10	1	\$1,052.10



PK #  
2099

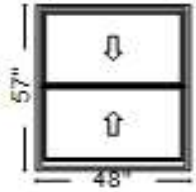
Viewed From Exterior

**1: Traditional, 4857 Double Hung, Equal**  
**Frame Size:** 48 X 57  
**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude  
**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™  
**Performance Information:** U-Factor 0.32, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 44.625, Clear Opening Height 24.062, Clear Opening Area 7.456714, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** No Grille,  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 210".

Rough Opening: 48 - 3/4" X 57 - 3/4"

Line #	Location:	Attributes			
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35	E West Suite	<b>Pella® Reserve, Traditional, Double Hung, 48 X 57, Auburn Brown</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,052.10	1	\$1,052.10



PK #  
2099

Viewed From Exterior

**1: Traditional, 4857 Double Hung, Equal**  
**Frame Size:** 48 X 57  
**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude  
**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™  
**Performance Information:** U-Factor 0.32, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 44.625, Clear Opening Height 24.062, Clear Opening Area 7.456714, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** No Grille,  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 210".

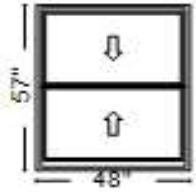
Rough Opening: 48 - 3/4" X 57 - 3/4"

Line #	Location:	Attributes
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36 F North Suite

**Pella® Reserve, Traditional, Double Hung, 48 X 57, Auburn Brown**

Item Price	Qty	Ext'd Price
\$1,052.10	1	\$1,052.10



PK #  
2099

Viewed From Exterior

**1: Traditional, 4857 Double Hung, Equal**

**Frame Size:** 48 X 57

**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude

**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™

**Performance Information:** U-Factor 0.32, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 44.625, Clear Opening Height 24.062, Clear Opening Area 7.456714, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 210".

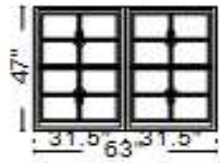
**Rough Opening:** 48 - 3/4" X 57 - 3/4"

Line #	Location:	Attributes
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38 G North Bath Non Tem

**Pella® Reserve, Traditional, 2-Wide Double Hung, 63 X 47, Auburn Brown**

Item Price	Qty	Ext'd Price
\$2,380.82	1	\$2,380.82

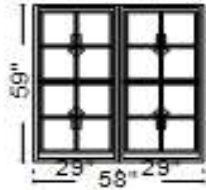
PK #  
2099

Viewed From Exterior

**1: Traditional, 31.547 Double Hung, Equal****Frame Size:** 31 1/2 X 47**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown**Interior Color / Finish:** Unfinished Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 28.125, Clear Opening Height 19.062, Clear Opening Area 3.723047, Egress Does not meet typical United States egress, but may comply with local code requirements**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20**2: Traditional, 31.547 Double Hung, Equal****Frame Size:** 31 1/2 X 47**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown**Interior Color / Finish:** Unfinished Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 28.125, Clear Opening Height 19.062, Clear Opening Area 3.723047, Egress Does not meet typical United States egress, but may comply with local code requirements**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 220".**Obscure Glass Style:** Pattern62(Standard)**Rough Opening:** 63 - 3/4" X 47 - 3/4"

Line #	Location:	Attributes
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39 H North Suite

PK #  
2099

Viewed From Exterior

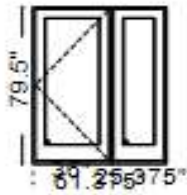
**Pella® Reserve, Traditional, 2-Wide Double Hung, 58 X 59, Auburn Brown**

Item Price	Qty	Ext'd Price
\$2,538.57	1	\$2,538.57

**1: Traditional, 2959 Double Hung, Equal****Frame Size:** 29 X 59**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown**Interior Color / Finish:** Unfinished Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20**2: Traditional, 2959 Double Hung, Equal****Frame Size:** 29 X 59**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown**Interior Color / Finish:** Unfinished Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**Screen:** Full Screen, Standard EnduraClad, Auburn Brown, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00307-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 234".**Obscure Glass Style:** Pattern62(Standard)**Rough Opening:** 58 - 3/4" X 59 - 3/4"

Line #	Location:	Attributes		
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43 A Main Entry



PK #  
2099

Viewed From Exterior

**Pella® Reserve, Traditional, Inswing Door, Inswing Door, 61.375 X 79.5, Auburn Brown**

Item Price	Qty	Ext'd Price
\$4,342.65	1	\$4,342.65

**1: Traditional, 3680 Left Inswing Door**

**Frame Size:** 36 X 79 1/2

**General Information:** Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard

**Glass:** Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Standard, Satin Nickel, Order Handle Set, Multipoint Lock, No Integrated Sensor

**Screen:** No Screen

**Performance Information:** U-Factor 0.28, SHGC 0.16, VLT 0.36, CPD PEL-N-218-04101-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11

**Grille:** No Grille,

**Vertical Mull 1:** FactoryMull, Standard Joining Mullion - Doors, Frame To Frame Width- 0", Mull Design Pressure- 20

**2: Traditional, 2680 Fixed Inswing Door**

**Frame Size:** 25 3/8 X 79 1/2

**General Information:** Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard

**Glass:** Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

**Performance Information:** U-Factor 0.28, SHGC 0.16, VLT 0.36, CPD PEL-N-218-04101-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11

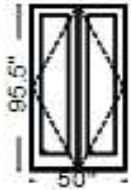
**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 282".

**Rough Opening:** 62 - 1/8" X 80"

Line #	Location:	Attributes			
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44 B Kitchen Dining



PK #  
2099

Viewed From Exterior

**Pella® Reserve, Traditional, Double Inswing Door, Active / Passive, 50 X 95.5, Auburn Brown**

	Item Price	Qty	Ext'd Price
	\$4,384.24	1	\$4,384.24

**1: Traditional, 5096 Active / Passive Double Inswing Door**

**Frame Size:** 50 X 95 1/2

**General Information:** Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard

**Glass:** Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude

**Hardware Options:** Standard, Satin Nickel, Order Handle Set, Multipoint Lock, No Integrated Sensor

**Screen:** No Screen

**Performance Information:** U-Factor 0.30, SHGC 0.17, VLT 0.36, CPD PEL-N-218-04097-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11

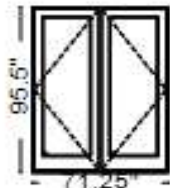
**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 291".

Rough Opening: 50 - 3/4" X 96"

Line #	Location:	Attributes			
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45 C Great Room



PK #  
2099

Viewed From Exterior

**Pella® Reserve, Traditional, Double Inswing Door, Active / Passive, 71.25 X 95.5, Auburn Brown**

	Item Price	Qty	Ext'd Price
	\$4,083.24	1	\$4,083.24

**1: Traditional, 7296 Active / Passive Double Inswing Door**

**Frame Size:** 71 1/4 X 95 1/2

**General Information:** Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold

**Exterior Color / Finish:** Painted, Standard Enduraclad, Auburn Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard

**Glass:** Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude

**Hardware Options:** Standard, Satin Nickel, Order Handle Set, Multipoint Lock, No Integrated Sensor

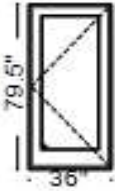
**Screen:** No Screen

**Performance Information:** U-Factor 0.30, SHGC 0.17, VLT 0.36, CPD PEL-N-218-04097-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11


**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 334".

Rough Opening: 72" X 96"

Line #	Location:	Attributes			
47	D North Suite	<b>Pella® Reserve, Traditional, Inswing Door, Left, 36 X 79.5, Auburn Brown</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$2,296.52	1	\$2,296.52
	 <p>Viewed From Exterior</p>	<p><b>1: Traditional, 3680 Left Inswing Door</b>  <b>Frame Size:</b> 36 X 79 1/2  <b>General Information:</b> Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Auburn Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard  <b>Glass:</b> Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Air Filled High Altitude  <b>Hardware Options:</b> Standard, Satin Nickel, Order Handle Set, Multipoint Lock, No Integrated Sensor  <b>Screen:</b> No Screen  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.17, VLT 0.36, CPD PEL-N-218-04097-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 231".</p>			
	PK # 2099				

Rough Opening: 36 - 3/4" X 80"

Line #	Location:	Attributes			
48	E Entry Portal North	<b>Premium Wood Entry Door, Entry Door, Inswing, 37.75 X 82.75, 4 9/16"</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$2,862.52	1	\$2,862.52
	 <p>Viewed From Exterior</p>	<p><b>1: 3680 Fixed Entry Door</b>  <b>Frame Size:</b> 37 3/4 X 82 3/4  <b>Unit Type:</b> Left Inswing, Standard Sill  <b>Dimension Options:</b> No Cut Down  <b>General Information:</b> 4 9/16", 4 9/16"  <b>Panel Style:</b> Wood, Mahogany, Solid, 6 Panel Traditional, None  <b>Panel Selection:</b> Unfinished, Unfinished  <b>Frame Selection:</b> Wood, Mahogany, Unfinished, Wood, Unfinished  <b>Hardware Options:</b> Multi Point Bore (includes mechanism), 2 3/8", 2 1/8", No Integrated Sensor, Del Mar, Del Mar, Satin Nickel, Standard Hinge, Satin Nickel, Anodized Bronze Sill  <b>Unit Accessories:</b> No Clavos, No Hinge Straps, No Bang Panel  <b>Performance Information:</b> CPD Not Rated  <b>Wrapping Information:</b> Wood Brickmould, 2", Factory Supplied, Shipped Separate, 4 9/16", Factory Applied, Pella Recommended Clearance, Perimeter Length = 241", Glazing Pressure = 175.</p>			
	PK # 2099				

Rough Opening: 38 - 1/2" X 83 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
55	None Assigned	<b>0BLTMB03 - DS/AS/PL PD Keyed-Alike Cylinder, Black Faced (1)</b>	\$15.88	4	\$63.52

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
60	None Assigned	<b>0BLTBZ02 - Keylock, Oil Rubbed Bronze, No Key</b>	\$15.88	2	\$31.76

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
65	None Assigned	<b>2ZoneRed - Zone 2 Red SF AreaTailgate Delivery</b>	\$75.00	1	\$75.00

## Thank You For Purchasing Pella® Products

### PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

### ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

**YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](http://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

### Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

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Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

\*\*\*\* Due to post pandemic shortages in certain materials, we cannot be held responsible for unexpected manufacturing delays. We will do our best to give you an accurate date of Delivery/Installation, however these dates may change and are out of our control.\*\*\*\*

This Contract is price protected and valid for a period of 30 days.

Tailgate Delivery - Customer to provide help with unloading.

All Product for your Order is being Custom Manufactured at the Purchaser's Request and is Not Changeable and/or is Not Returnable once this Order has been placed for credit or refund.

Delivery of all windows, doors, and accessories must be accepted within 21 working days of the Customer Need Date in the Contract. If the order has not been delivered In-Full by that date, storage fees of \$50.00 per week will be charged.

Report any damage or discrepancies to product within 48 hours after delivery

NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the customer if the contractor defaults on the contract.

"Payment must be made within 45 days of receiving product or a lien will be placed on the property, unless prior written authorization has been made by Pella Management."

**Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

<b>Order Totals</b>	
Taxable Subtotal	\$29,834.12
Sales Tax @ 8.4375%	\$2,517.25
Non-taxable Subtotal	\$0.00
<b>Total</b>	<b>\$32,351.37</b>
<b>Deposit Received</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$32,351.37</b>

**October 18, 2021**

**1302 Cerro Gordo Road**

**Request for a Review of Remodeling – Case 2021-003829**

**Change roof style 14-5.2(D)(6).**

*Request to change from a low-pitch Ranch house-style roof to a traditional Spanish-Pueblo Revival flat roof*

**Exception Criteria**

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

Response:

The Downtown and Eastside Historic District spreads over several miles and contains hundreds of buildings of varying age, height, and size — and varying interpretations of the Santa Fe style. The predominant character of the district is earth-tone stucco buildings, most with a flat roof.

Aside from two 19th-century farmhouses with steeply pitched, complex side- and cross-gabled roofs reflecting their period and evolution, the flat-roof, Santa Fe-style home is the dominant form along our streetscape.

Changing our roof from a low pitch (typically signaling the Ranch house style) to a traditional flat roof with parapets will not damage the character of the streetscape, neighborhood, or the Downtown and Eastside Historic District. On the contrary, it will bring our home into harmony with the majority.

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

Response:

We purchased this house to convert it into our primary home. It was acquired in a near as-is condition, with many of its systems outdated, deteriorated, or no longer meeting code. Our intention was always to keep the historic adobe core and make it a modern Santa Fe style home. This would meet our needs and the expectations of a contemporary home while maintaining the historic character.

Designing the remodel, we thought bringing a traditional flat roof style home to our neighborhood would be favorable.

The current roof is essentially a semi-trussed structure placed directly on top of the adobe walls. It is not integral to the house and could likely be removed in its entirety with a crane.

The style of the current roofline does not fit our intention to remodel the house into the Recent Santa Fe Style. It would be challenging — structurally and stylistically — to work in the design for the carport and portales.

Keeping the roof at its current “style” is impractical and would cause a hardship to my wife and me.

We expect that the house will be our primary home, and this limitation hampers that intention. We would have to keep the house in its current condition — aside from code upgrades — and turn it into a rental.

This would be a considerable financial hardship, given the money we have already invested in purchasing the property and planning the remodel.

**(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 proposed remodeling project, with its change of roof type, will strengthen the heterogeneous character of the city within the Historic District. In fact, it could work as an example of what can be done with a dated, stylistically non-compliant house.

In our opinion, the remodeling plan reflects a full range of design options. The house can shift from a Non-contributing, non-compliant style to one that adheres to the ordinance’s definition of the Recent Santa Fe Style.

If permitted, the remodeling project will demonstrate how an older, deteriorating structure, can be creatively repurposed into a modern, district-compliant home. In this way, the remodeling plan represents a design option that ensures that residents — in this case, my wife and I, can move into and reside in the historic district.

Thank you for your consideration.

Mavrick Lobe and Cristiana Costa

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**

## **Photographic Documentation**

**(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.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 2: North and west elevations and front yard.  
Camera facing southeast.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 3: North elevation  
Camera facing southwest.**

Address - 1302 Cerro Gordo Road

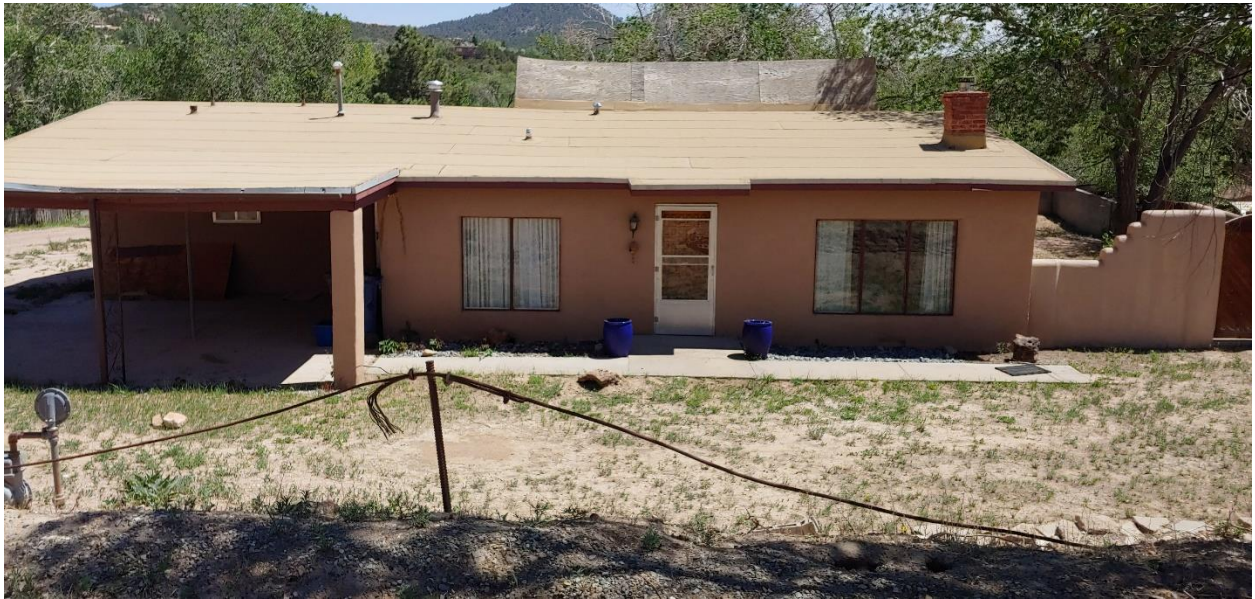
HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021



**Photo 4: North elevation.  
Camera facing southeast.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 5: North elevation**

**Camera facing south.**

Address - 1302 Cerro Gordo Road

HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021



**Photo 6: Carport, north elevation.  
Camera facing south**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 7: East and north elevations.  
Camera facing southwest.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 8: South elevation.  
Camera facing northwest.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 9: West end of south elevation.  
Camera facing north.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 10: West elevation.  
Camera facing northeast.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 11: Backyard.  
Camera facing south.**

Address - 1302 Cerro Gordo Road

HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021



**Photo 12: West side yard.  
Camera facing northeast.**

Address - 1302 Cerro Gordo Road

HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021



**Photo 13: Backyard perimeter wall.  
Camera facing northwest.**

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 14: Back of property – house in background.  
Camera facing northeast.**

## Streetscape Material Palette *Streetscape Compatibility*

(All images taken by John Murphey, on July 19, 2021, unless otherwise noted within the designated streetscape for the subject property)



Figure 1: Streetscape boundary and relevant addresses.

Address - 1302 Cerro Gordo Road

HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021



Photo 1: Stabilized adobe wall and wood gate.  
1320 Cerro Gordo Road.

**Address - 1302 Cerro Gordo Road**

**HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021**



**Photo 2: Stabilized adobe and low stucco-on-block wall.  
1325 Cerro Gordo Road.**

Address - 1302 Cerro Gordo Road

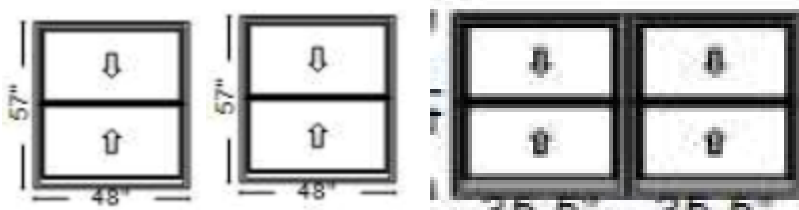
HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021



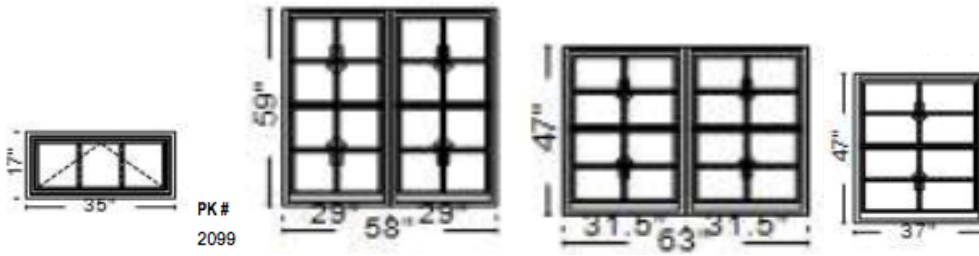
**Photo 3: Stabilized adobe wall and wood gate.  
1325 Cerro Gordo Road.**

## Appendix – Material Samples

### Window Types

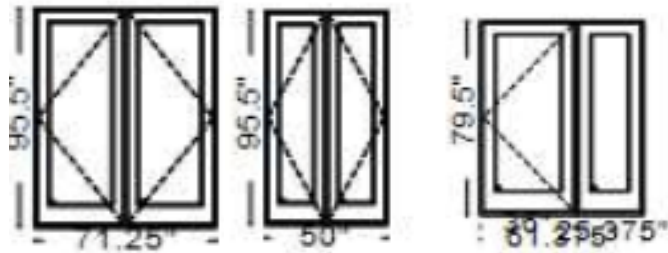


Windows under portals



Windows not under portals

### Door Types (all under portals)



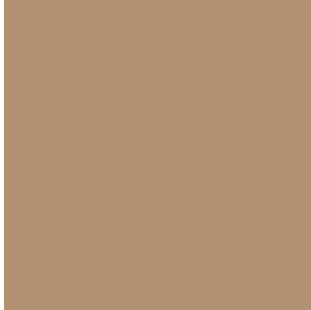
**Window and Door Cladding**



**Auburn Brown**

**Pella Reserve Traditional Autumn Brown**

**Stucco Color**



**El Rey Buckskin Cementitious Stucco**

**Trim Color**



**Natural Tone  
Cedar  
AG-8343**

**Diamond Vogel Semitransparent Natural Tone Cedar AG-8319.**

**Lighting Fixtures**



**Rose Onyx Rectangle Wall Sconce (under portals).  
Other exterior lighting will be concealed.**



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004356--HDRB

**Project Description:**

**Project Location(s):** 679 GARCIA ST  
Santa Fe, NM 87505

**Contacts:**

Applicant: ALEX KALANGIS  
660 GARCIA ST  
SANTA FE, NM 87505

[kalangis@sarsf.org](mailto:kalangis@sarsf.org)

**Historic District:** HD: Historic Review

**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:** Yes

**Historic District Inventory Number:**

**Year of Construction:** 1930

**Project Type:** Remodel

**Historic Building Name:** White-Lambert Complex

# City of Santa Fe, New Mexico

# Memo

**DATE:** November 9, 2021  
**TO:** Historic Districts Review Board Members  
**FROM:** Angela Bordegaray, Senior Planner, Historic Preservation Division

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**Case # 2021-004356-HDRB**

**Address: 679 and 679 ½ Garcia Corral Complex**  
**Historic Status: Contributing**  
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

**Historic Inventory  
Form**

**Zoning Review Sheet**

**APPLICANT SUBMITTALS**

**Proposal Letter**

**Site Plan/Floor Plan**

**Elevations**

**Photographs**

**RECOMMENDATION:**

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

## **BACKGROUND & SUMMARY:**

679 and 679 ½ Garcia are two buildings at the intersection of Garcia Street and Camino Corrales. The property's structures, known as the White-Lambert Corral Complex, were constructed in the late 1920's. A pen and associated corral were probably erected pre-World War II. All the structures are contributing.

The contributing pen and corral are the subject of this case. They are constructed of juniper wood with assorted wire fencing and have not been used as holding pens or corrals since the early 1960's. They have fallen into serious disrepair. A number of the corral fence posts have broken or detached from the structure, and the original six-sided corral-round pen now consists of three standing sides, a broken gate, and a pile of fence posts.

The applicant wishes to rehabilitate the small corral-round pen with the existing historic wood materials on site and replace damaged posts with in-kind materials, wood and barbed wire. A number of the corral fence posts have broken or detached from the structure, and the original six-sided corral-round pen now consists of three standing sides, a broken gate, and a pile of fence posts. The structures have not been used as holding pens or corrals since the early 1960s and are in serious disrepair.

The owner also proposes to undertake minor repairs to three sections within the larger corral structure and a section of the street-side fencing as noted in the site plan elevation.

The applicant also proposes replacement of the barbed wire on the street-side fence with a safer, double strand wire to ensure the safety of pedestrians who walk along the fence.



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>	Site Address: <b>679-679 1/2 Garcia Street, Santa Fe, NM 87505</b>
Date Submitted:	Proposed Construction Description: <b>Reassemble six-sided corral-round pen, refurbish street-side fencing including the replacement of barbed wire, and site clean-up</b>
Property Owner of Record: <b>School for Advanced Research</b>	<b>TOTAL ROOF AREA:</b>
Applicant/Agent Name: <b>Alex Kalangis</b>	
Contact Person Phone Number: <b>(505) 954-7226</b>	
Zoning District: <u>Downtown and Eastside</u>	Lot Coverage : _____ % □ Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* _____ <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: _____ Minimum: _____ 2 <sup>nd</sup> Front? _____ Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations	Height: Proposed _____ Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed _____ Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ <small>** Commercial Requirement</small>
Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	
<small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small>	

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

\_\_\_\_\_ Alex Kalangis \_\_\_\_\_ [  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 9/24/2021

<b>To Be Completed By City Staff:</b>
<b>Additional Agency Review if Applicable:</b> <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____
Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: <u>Proposal for fencing/corral only. No change to lot coverage, setbacks, etc. R-2 District max fence height 6' unless Historic overrides.</u>
REVIEWER: <u>Lee Logston</u> DATE: <u>9/27/2021</u>
<small>Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.</small>

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D <u>  </u>		
<b>1. Name of property:</b>  Lamberts' House School of Advanced Research	679 Garcia Street	<b>3. Local Reference Number:</b>  <b>4. County</b> Santa Fe
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> 8 / 19/ 2011		
<b>7. Previous Survey Date(s):</b> ___/___/_____ <input checked="" type="checkbox"/> No previous survey		
<b>8. Name of Project:</b>  NA		
<b>9. UTM</b> <b>Zone:</b> <b>Easting:</b> NA <b>Northing:</b>		
<b>10. Photo Information</b> View of: West addition is at the left in this photo taken from the southwest. At right is the south end of the 1950s ell- shaped house		
<b>11. Brief Description of the Property:</b> The house is roughly tee-shaped one-story adobe with flat roofs and a wood deck at the north side. The west wing with a narrow entry portal was added to the ell-shaped house of the 1950s. Windows and doors have exposed wood lintels extending beyond the door or window openings.		
<b>12. Who uses the property?</b>  School for Advanced Research visiting scholars		
<b>13. Construction Date:</b>  Date: <u>  </u> 1920s <u>  </u> <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated    Source: Files at SAR		
<b>14. Setting:</b> <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban     If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
<b>15. Relationship to Surroundings:</b> <input type="checkbox"/> Similar <input checked="" type="checkbox"/> Dissimilar  <b>Comments:</b> Original horizontal rail fencing of corral are unique remnants of the history of this residential neighborhood.		

**HCPI Base Form (FORM 1)**

*(Continued from other side)*

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



West addition and porch at left and the south end of the ell-shaped house at right

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

Catherine Colby Consulting

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

Ray Sweeney,  
School for Advanced Research

19. Is Property Endangered?  Unknown  No  Yes How?

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

Describe: Association with Jack and Marge Lambert; Marge Lambert was curator for the archaeology for the Museum of New Mexico

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

Jack Lambert was the White sisters' friend and the caretaker of their estate in the 1920s and 1930s.

22. National or State Register:

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

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

Why? alterations

23. National or State Historic District:

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

If 'yes', what is the name of the district? \_\_\_\_\_  State  National

City of Santa Fe

Contributing to Downtown-Eastside Historic District

24. Supplemental Forms:

None  HCPI Detail Form (FORM 2)  Continuation Sheets, # pages: 2

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2																																			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____																																		
Criteria		A	B																																		
Criteria		C	D																																		
<b>1. Name of property:</b>  Jack and Marge Lambert House School for Advanced Research	<b>2. Location:</b>  679 Garcia Street	<b>3. Local Reference Number:</b>  _____																																			
		<b>4. County</b> Santa Fe																																			
		<b>5. Date of Survey:</b>  _____																																			
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																					
<b>6. Visible Construction Material:</b>  <input type="checkbox"/> Adobe <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: _____		<b>7. Number of Stories:</b> <input type="checkbox"/> N/A Number: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2    Other: _____  <b>8. Foundation:</b> <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: _____ Notes: _____																																			
		<b>9. Roof:</b> <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed    Other: _____ Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave <input type="checkbox"/> Parapet Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: _____																																			
<b>10. Windows</b> <input type="checkbox"/> N/A  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Operation</th> <th style="width: 15%;">Material</th> <th style="width: 15%;">Glazing</th> <th style="width: 15%;">Number</th> </tr> </thead> <tbody> <tr> <td>Dbl hung</td> <td>wood</td> <td>6/6</td> <td>16</td> </tr> <tr> <td></td> <td></td> <td>3/3</td> <td>8</td> </tr> <tr> <td></td> <td></td> <td>4/4</td> <td>2</td> </tr> </tbody> </table> Notes: exposed wood lintels	Operation	Material	Glazing	Number	Dbl hung	wood	6/6	16			3/3	8			4/4	2	<b>11. Doors</b> <input type="checkbox"/> N/A  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Type</th> <th style="width: 15%;">Style</th> <th style="width: 15%;">Material</th> <th style="width: 15%;">Number</th> </tr> </thead> <tbody> <tr> <td></td> <td>Panel</td> <td>wood</td> <td>2</td> </tr> <tr> <td>French</td> <td>10-light</td> <td>wood</td> <td>group of 4</td> </tr> <tr> <td></td> <td>15-light</td> <td>wood</td> <td>1</td> </tr> <tr> <td></td> <td>vertical board</td> <td>wood</td> <td>1</td> </tr> </tbody> </table> Notes: _____	Type	Style	Material	Number		Panel	wood	2	French	10-light	wood	group of 4		15-light	wood	1		vertical board	wood	1
Operation	Material	Glazing	Number																																		
Dbl hung	wood	6/6	16																																		
		3/3	8																																		
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Type	Style	Material	Number																																		
	Panel	wood	2																																		
French	10-light	wood	group of 4																																		
	15-light	wood	1																																		
	vertical board	wood	1																																		
<b>12. Chimneys</b> (describe whether interior or exterior and material)	<b>13. Porches</b> <input type="checkbox"/> N/A  Type: <input checked="" type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																				
<b>14. Other Significant Features</b>  _____																																					
<b>15. Modifications:</b> <input type="checkbox"/> No known modifications  #1 _____ porches, windows, doors _____ Date: _____ post 1961 _____ Known <input checked="" type="checkbox"/> Estimated _____ Source: SAR files  #2 _____ Date: _____ Known _____ Estimated _____ Source: _____																																					

# HCPI Detail Form (FORM 2)

(Continued from other side)

## 16. Primary Architectural Style

Not Applicable

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

Notes:

Other: \_\_\_\_\_

## 17. Documents Available and Their Locations

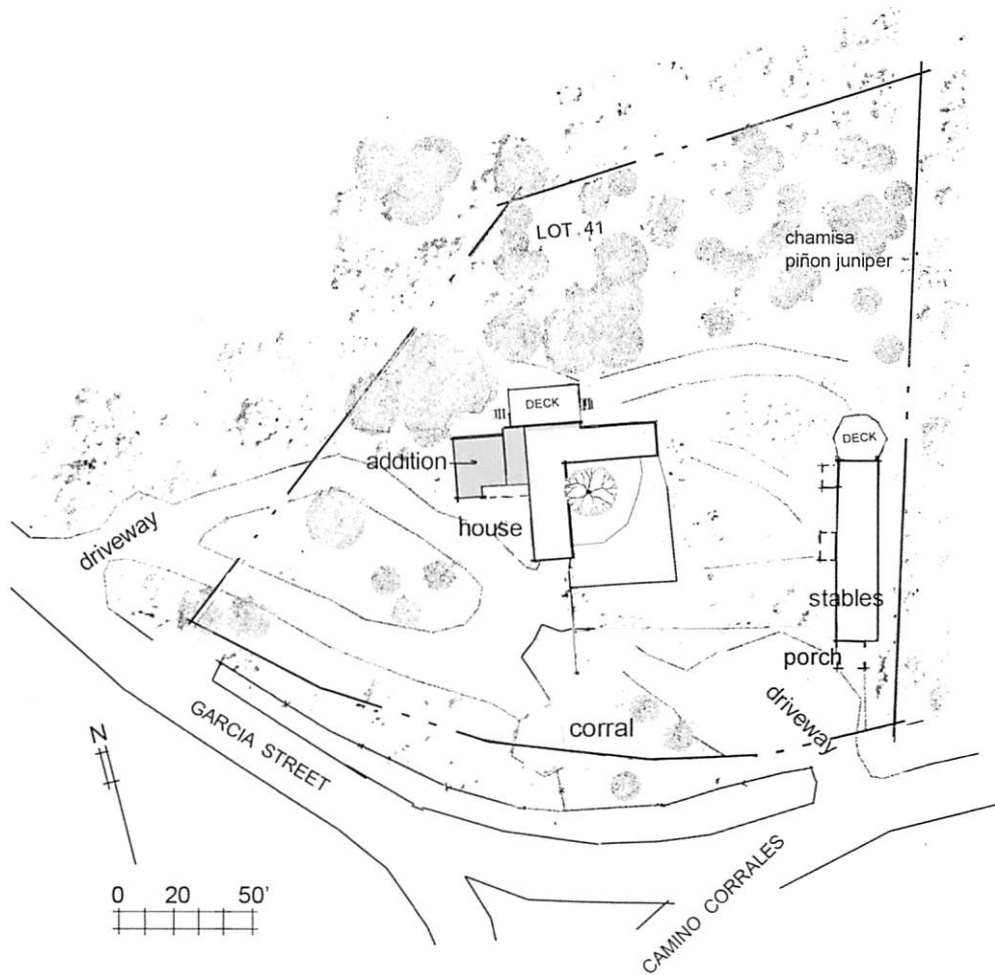
Catherine McElvaine Library, School for Advanced Research

SITE:

## 18. Attached or Associated Properties

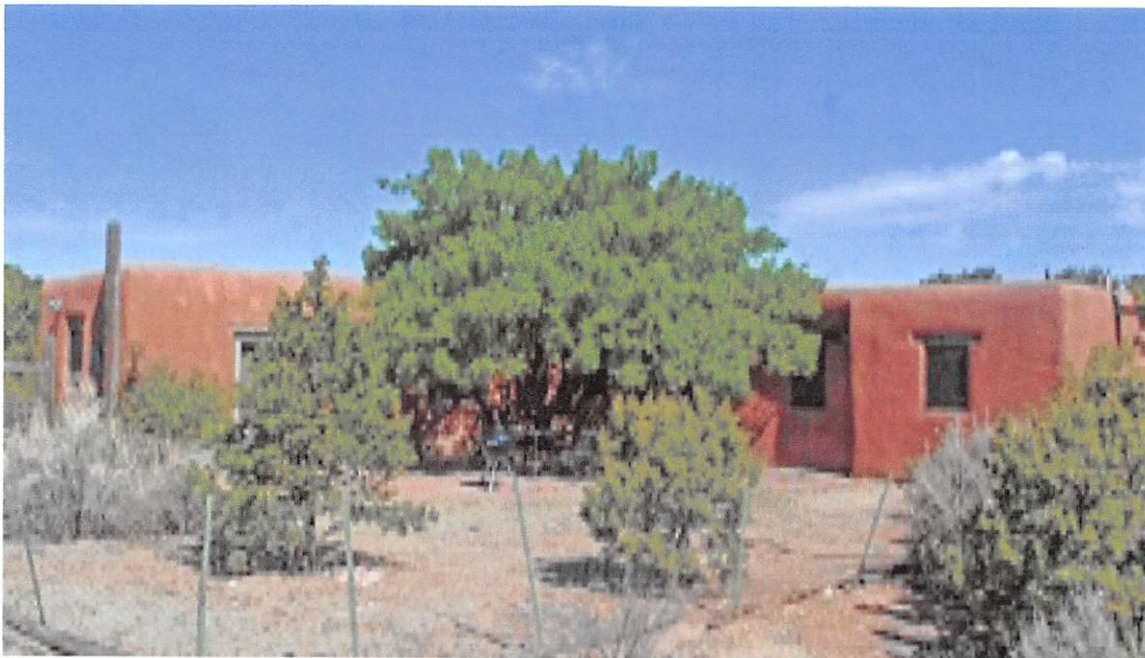
Are associated properties eligible for listing? **yes**

19. Site plan PLEASE INCLUDE: - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties, Walls, fences, gates  
Nearby roads, Driveways

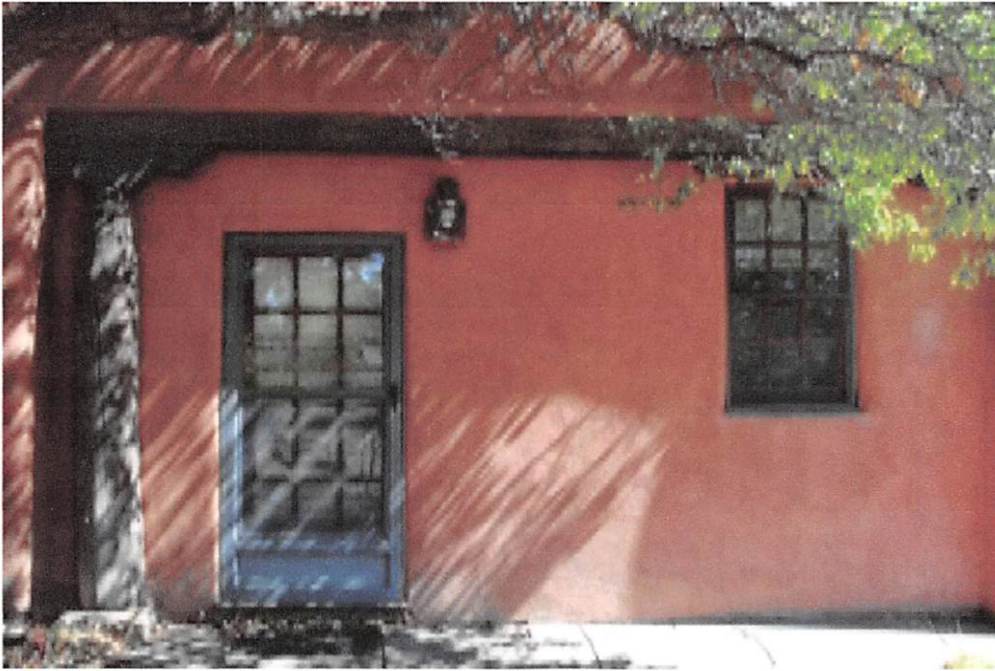




North elevation from northeast



Ell-shaped part of the house that existed in the 1950s when the Lamberts lived here from SE



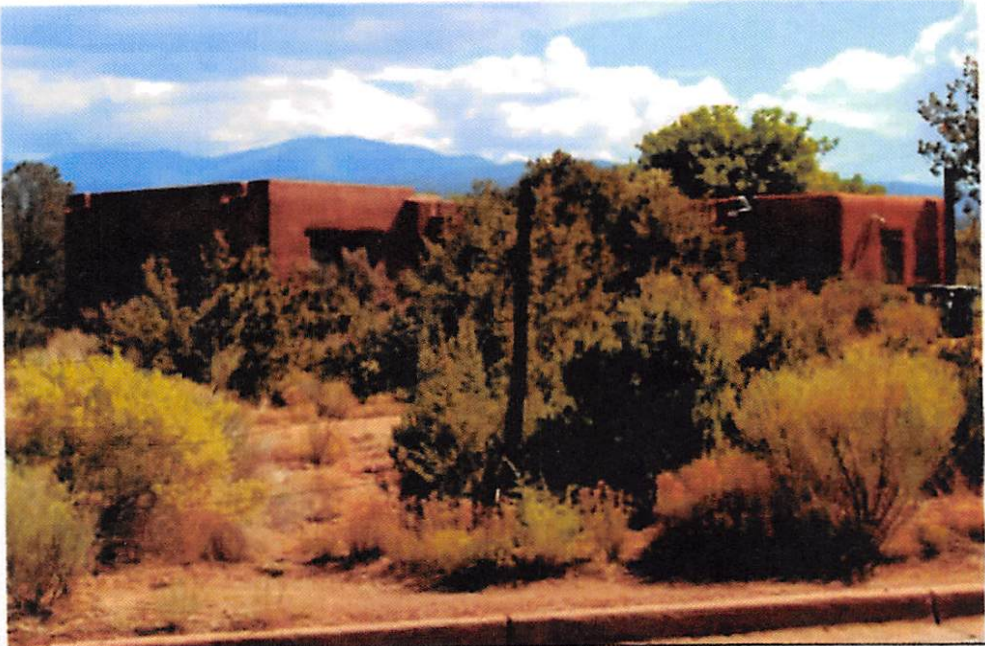
Detail at south side of east wing (ell)



Windows, railing and doors at deck on the north side from the northwest

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

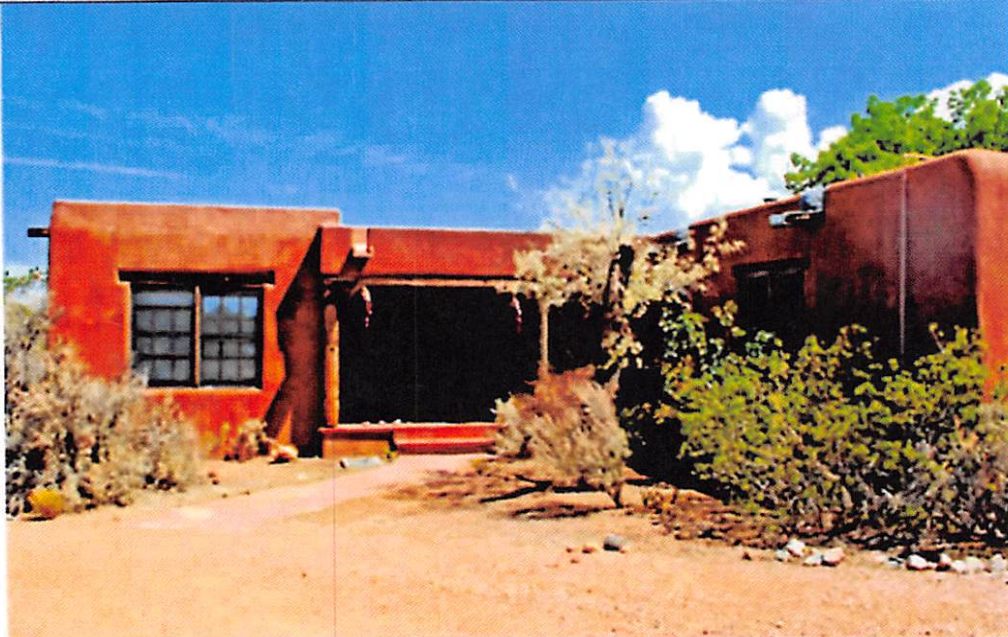
*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>A</u> <u>B</u> <u>C</u> <u>D</u>		
<b>1. Name of property:</b>  Lamberts' House School for Advanced Research	679 Garcia Street	<b>3. Local Reference Number:</b>  <b>4. County</b> Santa Fe
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> 8 / 19 / 2011		
<b>7. Previous Survey Date(s):</b> ___ / ___ / ___ <input checked="" type="checkbox"/> No previous survey		
<b>8. Name of Project:</b>  NA		
<b>9. UTM</b> Zone: Easting:     NA Northing:		
<b>10. Photo Information</b> View of: West addition is at the left in this photo taken from the southwest. At right is the south end of the 1950s ell-shaped house		
<b>11. Brief Description of the Property:</b> The house is a one-story adobe with flat roofs and a wood deck at the north side. The west wing with a narrow portal was added to the 1950s ell-shaped house. Windows and doors have exposed wood lintels extending beyond the door or window openings.		
<b>12. Who uses the property?</b>  School for Advanced Research scholars		
<b>13. Construction Date:</b>  Date: 1920s _____ Known <input checked="" type="checkbox"/> Estimated     Source: Files at SAR		
<b>14. Setting:</b> <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban     If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
<b>15. Relationship to Surroundings:</b> <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: Original horizontal rail fencing and corral are unique remnants representing this area's rural history in the first half of the twentieth century. The very limited landscaping, with emphasis on natives especially in the front is similar to most of the surrounding properties.		

**HCPI Base Form (FORM 1)**

*(Continued from other side)*

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



West addition and porch at left and the south end of the ell-shaped house at right

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

Catherine Colby Consulting

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

School for Advanced Research  
Ray Sweeney, Physical Plant

19. Is Property Endangered?  Unknown  No  Yes How?

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

Describe: Association with Jack and Marge Lambert; Marge Lambert was curator for the archaeology for the Museum of New Mexico

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

Jack Lambert was the White sister's friend and the caretaker of their estate in the 1920s and 1930s.

22. National or State Register:

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

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

23. National or State Historic District:

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

If 'yes', what is the name of the district? \_\_\_\_\_  State  National

City of Santa Fe

Contributing to Downtown-Eastside Historic District

24. Supplemental Forms:

None  HCPI Detail Form (FORM 2)  Continuation Sheets, # pages: 1



**HCP1 Detail Form (FORM 2)**

*(Continued from other side)*

16. Primary Architectural Style  Not Applicable

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

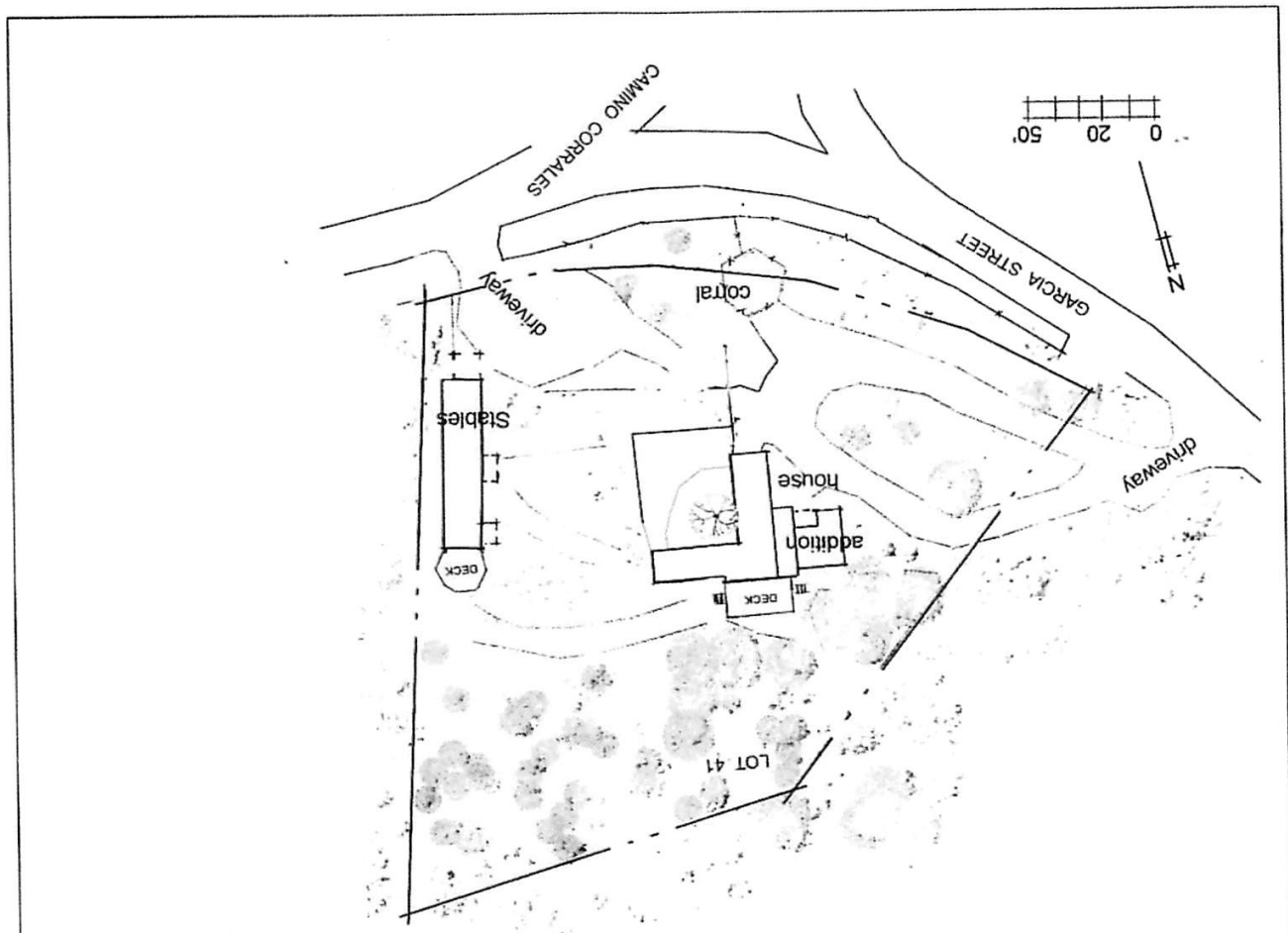
Notes: \_\_\_\_\_  
Other: \_\_\_\_\_

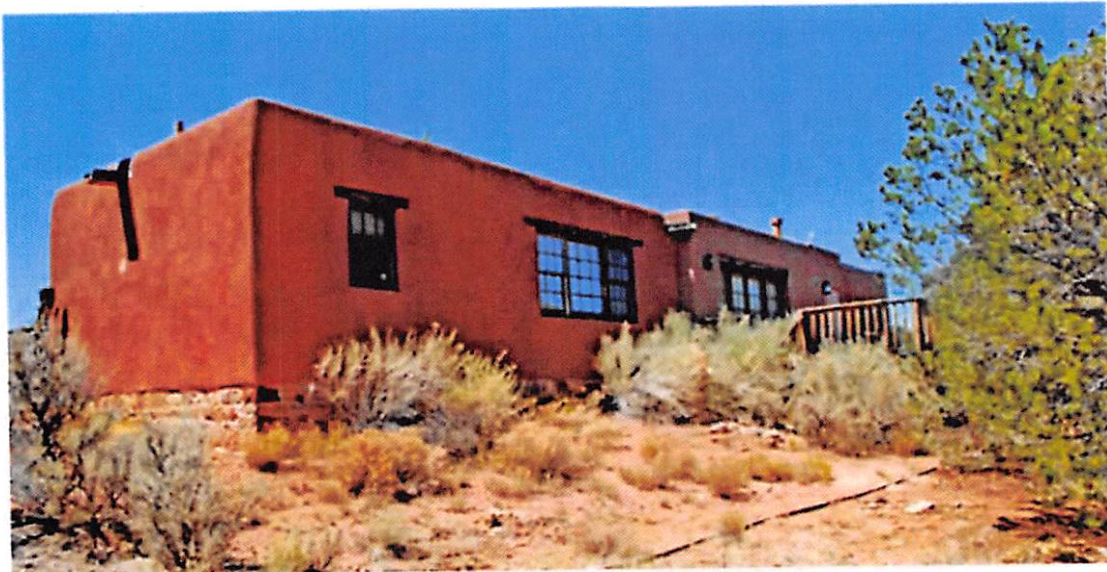
17. Documents Available and Their Locations  
SAR Catherine McEivaine Library

**SITE:**

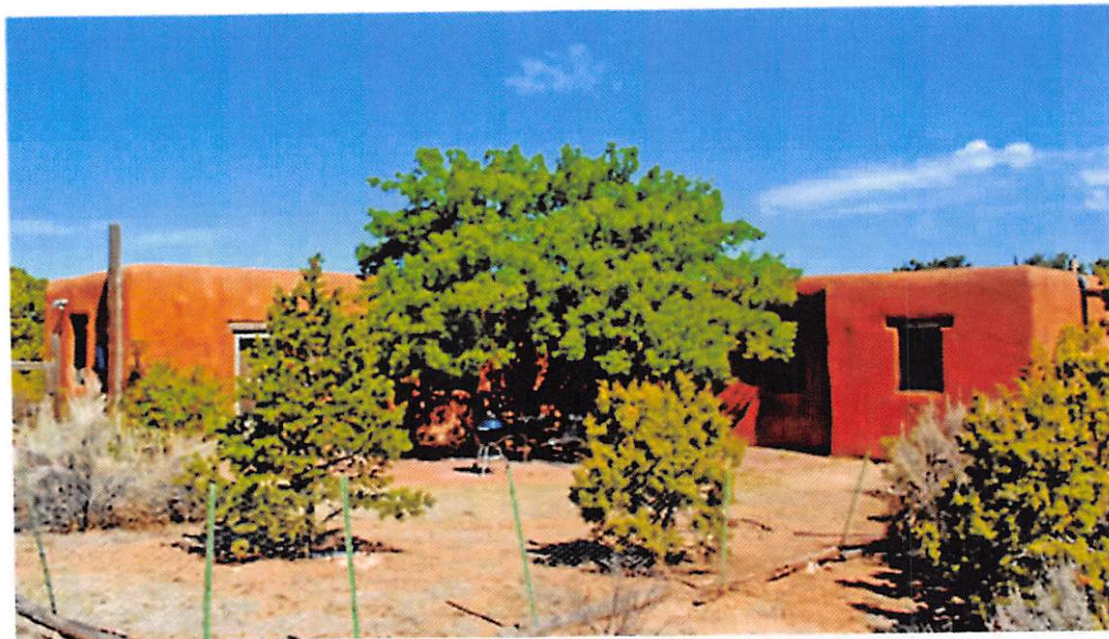
18. Attached or Associated Properties  
Are associated properties eligible for listing? **Yes**

19. Site plan **PLEASE INCLUDE:** - Footprint of building, Porches and balconies, Major landscape features, North arrow, Associated properties, Walls, fences, gates, Nearby roads, Driveways

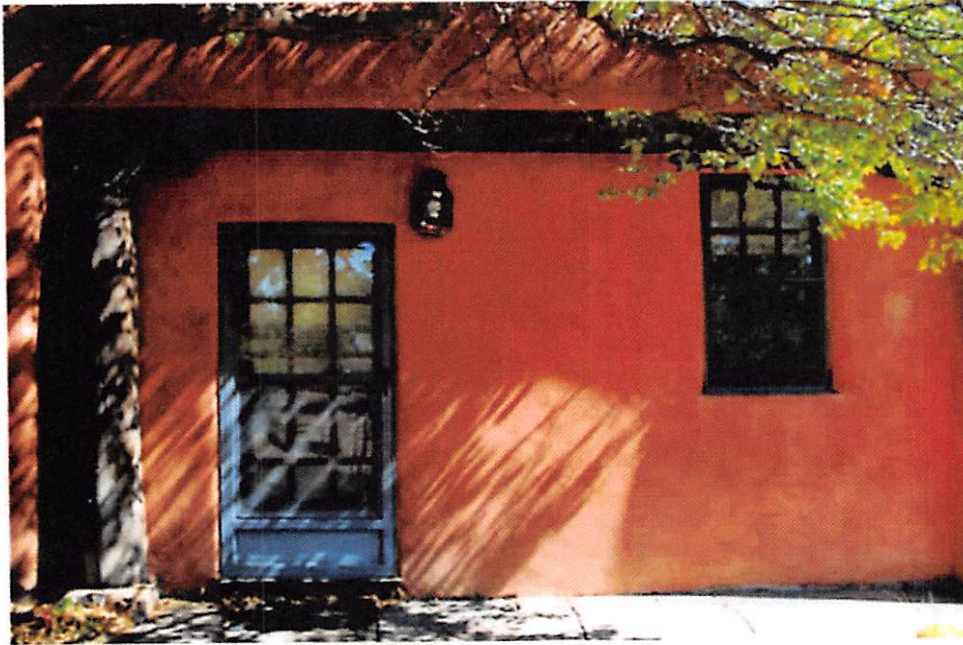




North elevation from northeast



Ell-shaped part of the house that existed in the 1950s when the Lamberts lived here from SE



Detail at south side of east wing (ell)



Windows, railing and doors at deck on the north side from the northwest



September 24, 2021

Mr. Noah Berke  
Historic Preservation Division  
City of Santa Fe  
[NLBerke@santafenm.gov](mailto:NLBerke@santafenm.gov)

Re: Historic Districts Review Board  
679-679 ½ Garcia Street, Santa Fe, NM

Dear Mr. Berke:

The School for Advanced Research (SAR) is requesting a historical status review of the school's property located at 679-679 ½ Garcia Street, at the intersection of Garcia Street and Camino Corrales. This property, also known as the White-Lambert Corral Complex, was constructed in the late 1920's with the pen and associated corrals probably erected pre-World War II.

The structures in question have not been used as holding pens or corrals since the early 1960's and have fallen into serious disrepair. A number of the corral fence posts have broken or detached from the structure, and the original six-sided corral-round pen now consists of three standing sides, a broken gate, and a pile of fence posts (HCPI, Photos 13-16).

Mr. John Murphey, Architectural History Services, completed the Historic Cultural Properties Inventory Base Form for this property with the recommendation that the small corral-round pen be designated as a Contributing Structure to the Downtown and Eastside Historic District.

As the small corral-round pen is the most significant structure in the corral complex, SAR seeks approval to rehabilitate said structure with existing materials on site and replace damaged posts with in-kind materials. The school would also like to undertake minor repairs to three sections within the larger corral structure and a section of the street-side fencing (HCPI, Photos 1 and 6) as noted in the site plan elevation. Lastly, SAR proposes replacement of the barbed wire on the street-side fence with a safer, double strand wire (HCPI, Photos 7 and 8) in an effort to ensure the safety of pedestrians who walk along the fence.

On behalf on my SAR colleagues and our Garcia Street neighbors, thank you for your consideration.

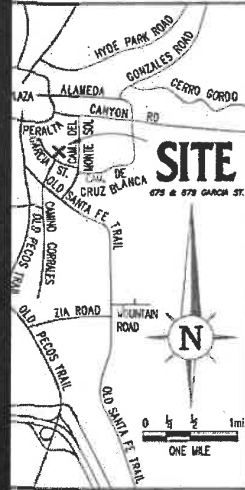
Sincerely,

Alex Kalangis  
Vice President, Finance and Administration  
[kalangis@sarsf.org](mailto:kalangis@sarsf.org)

---

**School for Advanced Research**

Post Office Box 2188 Santa Fe, New Mexico 87504-2188 505-954-7200 [www.sarweb.org](http://www.sarweb.org)



- SYMBOLS LEGEND**
- CORNER MONUMENT FOUND AS SHOWN
  - CORNER SET THIS SURVEY (REBAR & CAP)
  - SEWER MANHOLE
  - OVERHEAD UTILITY WIRES
  - FENCE
  - CURB AND GUTTER
  - EDGE OF GRAVEL SURFACE

MAP

**CURVE TABLE**

ARC	CHORD		
99.99	S33°39'34"E 99.93		
100.6	N33°25'W 100.07		
68.16	S32°24'58"E 68.15		
55.95	S82°50'46"W 55.95		
189.14	N68°34'47"W 163.43		
131.80	N38°37'43"W 131.69		

**REFERENCES & REFERENCE DOCUMENTS**

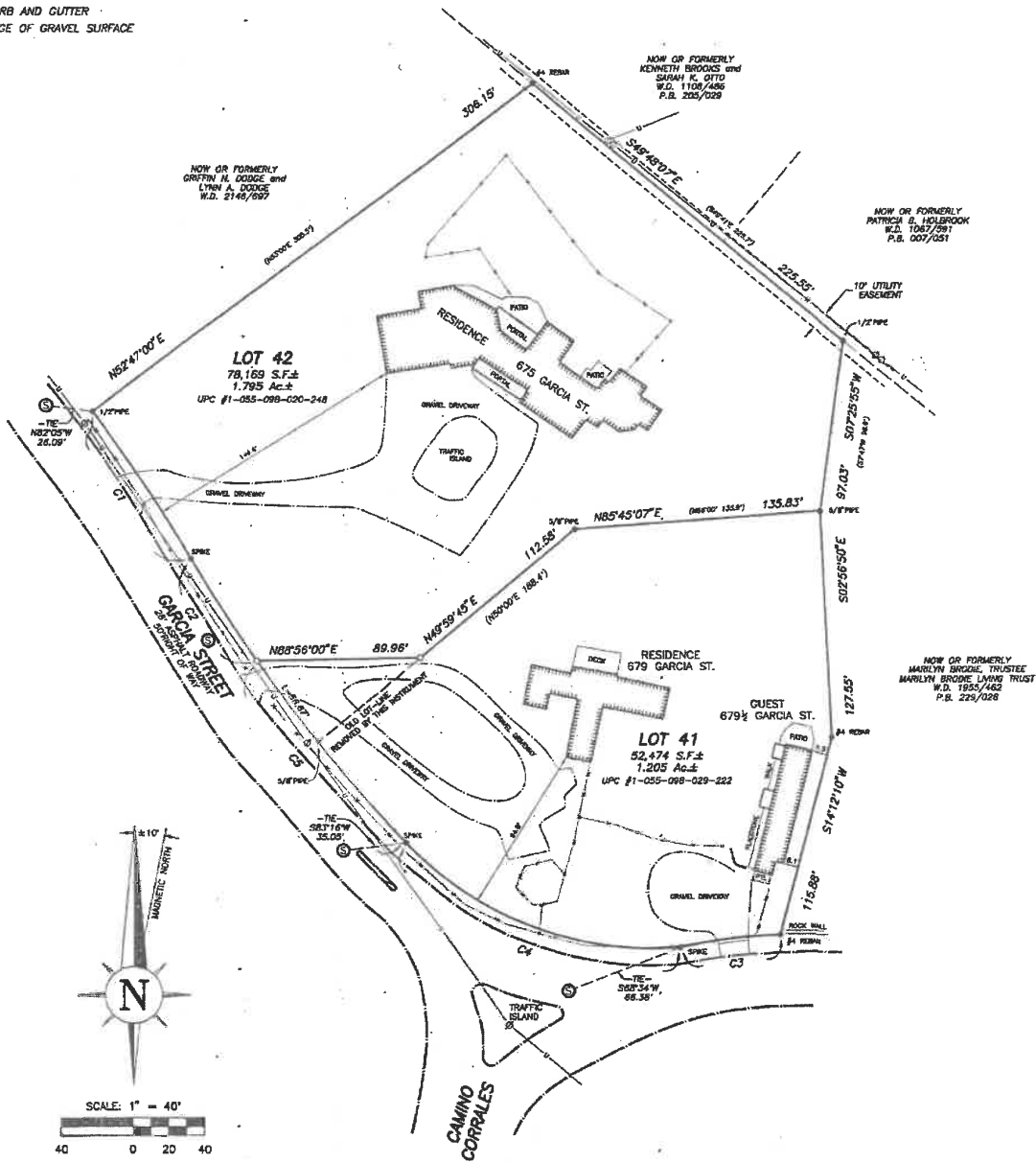
- FILED "SUBDIVISION NUMBER ONE, DE VARGAS DEVELOPMENT" RECORDED IN PLAT BOOK 2, PAGE 191. DATA FROM THIS INSTRUMENT HEREIN ("I").
- FILED "REPLAT OF LOTS 40 AND 41, DE VARGAS DEVELOPMENT" HAYDEN, N.M.P.S. #4070; RECORDED IN PLAT BOOK 23, PAGE 036.
- FILED "PLAT OF BOUNDARY SURVEY FOR CAROLA KIEVE" BY M.P.S. #9758; RECORDED IN PLAT BOOK 552, PAGE 020.
- INSURANCE RATE MAP 049004162, DATED DEC. 4, 2012.
- AREAS WITHIN ZONE X, DEFINED AS AREAS OUTSIDE THE 0.2 CHANCE FLOOD; SEE SAID PANEL FOR MORE INFORMATION.
- FENCE LINE(S) INTO GARCIA STREET RIGHT OF WAY BY THIS PLAT.
- SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**CERTIFICATE**

I, **ALLAN S. CURTIS**, A DULY REGISTERED PROFESSIONAL SURVEYOR WITHIN THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY COMPLETED WHICH IT REPRESENTS IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND SKILL AND MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN THE MINIMUM REQUIREMENTS FOR PROFESSIONAL SURVEYORS IN NEW MEXICO.



2/7/17  
#13605



COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument was filed for record on the 14 day of February, 2017, at 9:30 o'clock A.M. and was duly recorded in book 813 of the records of Santa Fe County, DOCUMENT No. 1817638  
Witness my hand and Seal of Office  
**GERALDINE SALAZAR**



**DEDICATION and AFFIDAVIT**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED AN ADJUSTMENT OF THE PROPERTY LINE BETWEEN TWO ADJOINING TRACTS OF LAND, AS SHOWN HEREON, THE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND TO EXISTING UTILITIES WHICH MIGHT NOT BE SHOWN.  
THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Joseph N. Lytle  
JOSEPH N. LYTLE, CO-TRUSTEE LOT 42:  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY Joseph N. Lytle THIS 7 DAY OF February, 2017.

Carol Sanderl 04-18-2020  
NOTARY PUBLIC MY COMMISSION EXPIRES



Stacy L. Lytle  
STACY L. LYTLE, CO-TRUSTEE LOT 42:  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY Stacy L. Lytle THIS 7 DAY OF February, 2017.

Carol Sanderl 04-18-2020  
NOTARY PUBLIC MY COMMISSION EXPIRES



Michael F. Brown  
MICHAEL F. BROWN, PRESIDENT, SCHOOL FOR ADVANCED RESEARCH, OWNER LOT 41:  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY Michael F. Brown THIS 7 DAY OF February, 2017.

Carol Sanderl 04-18-2020  
NOTARY PUBLIC MY COMMISSION EXPIRES



CITY OF SANTA FE  
Carol Sanderl 02-08-2017  
CITY PLANNING DATE  
Ramon Zamora 02/08/17  
CITY ENGINEER DATE  
Quinn Smith 2-14-2017  
SANTA FE COUNTY TREASURER DATE

CASE #2017-06  
SCHOOL FOR ADVANCED RESEARCH & JOSEPH N. LYTLE & STACY L. LYTLE  
LOT LINE ADJUSTMENT, 675 & 679 GARCIA STREET


PLAT OF SURVEY SHOWING  
LOT LINE ADJUSTMENT  
PREPARED FOR  
SCHOOL FOR ADVANCED RESEARCH and  
JOSEPH N. LYTLE and STACY L. LYTLE  
CO-TRUSTEES OF THE LYTLE FAMILY TRUST  
675 AND 679 GARCIA STREET,  
CITY OF SANTA FE, NEW MEXICO

COUNTY INDEXING INFORMATION  
DESCR: LOT-LINE ADJUSTMENT SURVEY  
OWNER: JOSEPH & STACY LYTLE  
SCHOOL OF AMERICAN RESEARCH  
LOCATION: 675 & 679 GARCIA STREET  
U.P.C. # 675 GARCIA: 1-055-098-020-246  
679 GARCIA: 1-055-098-029-222

**Curtis Land Surveying Inc.**  
309 SERENO DRIVE SANTA FE, NM 87501  
PHONE: 955-9938  
FILE NO: 17001 DATE: 1/10/2017

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D			
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID #: N/A	<b>4. County: Santa Fe</b> Parcel # 10126300
<b>5. Property Type:</b> ___ Buildings: <input checked="" type="checkbox"/> Structures: fences and corrals ___ Site ___ Object			
<b>6. Date of Survey:</b> June 25, 2021.			
<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: Archaeological Survey, LA 171241, 2011 ___ No:			
<b>8. Name of Project:</b> HDRB status review			
<b>9. Lat/Long:</b>  35.673468,-105.9293502			
<b>10. Photo Information:</b> John Murphey, photographer.		View of Small Corral-Round Pen, facing southeast.	
<b>11. Brief Description of the Property:</b>  The White-Lambert Corral Complex is an ensemble of relict pieces of fencing and animal pens associated with the White sisters' estate. The earliest components are remnants of a once much larger corral which has been reduced in size and altered somewhat in design. Historically known as Martha White's Corral, the enclosure was likely erected in the late 1920s, and is visible on a 1936 aerial photograph. Within this assemblage is a unique six-sided round pen, probably predating World War II.			
<i>Continued on Page 4.</i>			
<b>12. Who uses the property?</b> School of Advanced Research			
<b>13. Construction Date:</b> Unknown Date: pre-World War II <input checked="" type="checkbox"/> Known ___ Estimated Source: Aerial photographs			
<b>14. Setting:</b> ___ Suburban ___ Rural <input checked="" type="checkbox"/> Village ___ Urban If Urban: ___ Commercial ___ Industrial <input checked="" type="checkbox"/> Residential ___ Public			
<b>15. Relationship to Surroundings:</b> ___ Similar <input checked="" type="checkbox"/> Dissimilar – rural, ranching Comments: N/A			

# HCPI Base Form (FORM 1)

(Continued from other side)

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



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

John W. Murphey  
Architectural Historian  
Architectural History Services  
505-577-7593/707-583-7819  
[John@archhistoryservices.com](mailto:John@archhistoryservices.com)

For: School for Advanced Research

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

Owner: School for Advanced Research

Source: Office of the Santa Fe County Assessor, 2021

19. Is Property Endangered?  Unknown  No  Yes How?

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

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

**22. National or State Register:**

Is this property individually listed on a historic register?  Unknown  No  Yes District (SRCP 260)  
If yes:  State  National

If 'no' or unknown, do you think this property is eligible for listing?  No  Yes: Small Corral-Round Pen  
Why? See Evaluation of Historical Status.

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

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

Corral Complex

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

Small Corral-Round Pen,  
Contributing Structure to the  
Downtown and Eastside Historic  
District

**24. Supplemental Forms:**

None  HCPI Detail Form (FORM 2)  Continuation Sheets, # pages: \_\_\_\_\_

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		NRHP	SRCP	Criteria A B C D	
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White-Lambert Corral Complex	679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID # N/A			
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**White-Lambert Corral Complex Sketch Map.**

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## Architectural Description Continued

The complex, totaling six distinct sections of fencing, is approximately 555' in composite length. It has a mixture of historic straight-rail wood fence and more recent galvanized barbed wire. The most significant feature is the round pen, yet this structure has several deteriorated sections. The majority of the complex was likely erected by Jack Lambert, a former cowboy and the estate's manager. Working for the White sisters over two periods totaling 35 years, Lambert also lived on the property from roughly 1954 until his death in 1991.

### Orientation

The White-Lambert Corral Complex is located at 679 East Garcia Street, near the intersection with Camino Corrales (Photo 1). The complex sits at the south end of a 1.2-acre lot owned by the School of Advanced Research. The site, while level, is part of the upper slope of Arroyo San Antonio, which is located to the south. It is overgrown with vegetation, including juniper, sage, Fourwing Saltbrush, and Chamisa. The corral area includes surface debris, including a pile of poles and boards, broken glass, and construction materials. Visible on the property is a limestone foundation and a rock cairn of unknown origin. It is recognized as an archaeological site (LA 171241). Beyond the fence, along the property's south exposure, is an informal walking path. Neighbors walking on the path refer to the site as the "Corrals."

### Section 1

Section 1 is likely a fragment of the earlier horse corral (Photo 2). It is composed of two panels of straight-rail fence. Originating in the Midland Anglo-American hearth, the fence type was used predominantly in the Mountain West for land enclosure and livestock pens.<sup>1</sup> It is characterized by pairs of round posts, vertically supporting multiple rails, which are stacked or lapped over. In higher montane regions, the fencing is typically made of peeled aspen poles. At lower elevations, the construction material is often juniper.

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<sup>1</sup> Terry G. Jordan, John T. Kilpinen, and Charles F. Gritzner, *The Mountain West: Interpreting the Folk Landscape (Creating the North American Landscape)* (Baltimore: Johns Hopkins University Press, 1996), 102.

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The fence type is uncommon in contemporary Santa Fe, with a few relict exceptions, including an ornamental section marking the southwest corner of the John Gaw Meem office on Camino del Monte Sol.

While Hispanics first used the *palisado* type of fence for animal enclosure (closely spaced juniper poles that are precursor of the “coyote fence”), the straight-rail type of fence also diffused into the region. Photographs of Hispanic ranches from the 1930s show a hybrid form, in which juniper poles are stacked on top of each other, with no spacing between them.<sup>2</sup>

The White-Lambert Corral Complex variant of the fence type reflects a Texan influence, with longer spans and less railing. Comparing to historic photographs, the panels at onetime contained more rails (Figure 7). The rails are affixed to the posts by baling wire (Figure 3).

### Section 2

Paralleling Garcia Street, this section aligns with an earlier corral but may be of a different age (Photo 4). Historically, a fence along this alignment connected with Section 1 but was lopped off with the development of the driveway to 679A Garcia. It is made of single, narrow poles, supporting two rails. The rails are secured to the poles with baling wire. The gap between the rails is wide and would not be practical for an animal enclosure. Based on this, the fence may be more decorative than functional. Section 2 is in medium condition, with several sagging or broken rails. It shows numerous interventions, with secondary nails and screws and metal T-posts (Photo 5).

### Sections 3 and 4

Moving northward along Garcia Street are two sections of barbed-wire fence. The short, southern section has two types of barbing (Photo 6). The older is an example of a variation of Patent 273219, approximating Baker’s “Needle-Point” (Photo 7). Patented in 1883 by George C. Baker of Des Moines, Iowa, it is a loose, double-strand with two-

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<sup>2</sup> For example, see William Wroth, ed., *Russell Lee’s FSA Photographs of Chamisal and Peñasco*, New Mexico (Santa Fe, Ancient City Press, 1985).

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sided, flat-wire barb.<sup>3</sup> The wire is rusted and likely old, but its age is unknown. Sanbusco was still selling “Baker Perfect,” a variation of the patent, in the 1960s.<sup>4</sup>

While most of Santa Fe’s barbed wire borders have been replaced with stucco walls, the author has observed orphan sections of “Needle-Point” on Old Santa Fe Trail, Cordova Road, and old ranch tracts on the city’s southside.

Attaching to the rusted barbed wire at the subject property is a much more recent galvanized version of Glidden’s “Winner.” Strung across single posts supported by metal T-stakes, this section continues north, terminating at the driveway to 679 Garcia (Photo 8). Based on its design and material, it is recent.

### Section 5

Connecting to the south side of the former Jack and Marjorie Lambert House is a modified section of straight-rail fence. The piece closest to the house — a combination of chicken wire and juniper poles — is not original. Historically a gate stood here. Like other sections on the property, the surviving pieces consist of three rails of peeled juniper supported by double posts. Along its course is an attached 94” x 100” pen made of similar construction. The pen terminates at the south with a gate opening. The gate is made of wood boards and hung on round posts, which appear to be recycled telephone poles (Photo 9). It swings open on 18 ½”-long steel strap hinges (Photo 10). While rusted, these same types of screw-hook hinges were offered by Sanbusco in the 1960s.<sup>5</sup>

### Section 6

Turning from the gate at a right angle is the last section of fence. Moving to the south toward 679A, the fence is a combination of rustic straight-rail and a more formal board fence. The north section is a double-post configuration, with several rails missing or fallen to the ground (Photo 11). Moving closer to the house is a much taller fence made of milled boards (Photo 12). The 1½” x 5” boards are used both as the rails and posts.

<sup>3</sup> Robert T. Clifton, *Barbs, Prongs, Points, Prickers, & Stickers; A Complete and Illustrated Catalogue of Antique Barbed Wire* (Norman, Okla.: University of Oklahoma Press, 1970), 90.

<sup>4</sup> “Section B1, Page 13 A, Fencing [April 12, 1967],” *Santa Fe Builders Supply Company, Building Materials, Catalog B*.

<sup>5</sup> Section B2, Page 8 B, Hinges [December 27, 1967],” *Santa Fe Builders Supply Company, Building Materials, Catalog B*.

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The five rails are affixed to the posts with ½” head screws; heavy screw-hook hinges are found at both ends, suggesting it may have worked once as a gate. The weathered pieces indicate that it is old; it also physically aligns with the older corral observed on aerial photos.

### Small Corral-Round Pen

In the middle of the assemblage is a six-sided round pen (Photo 13). Dating back to at least the 1950s, it is constructed of short panels of peeled poles lashed to tall, narrow posts. Each panel is approximately 4’ wide and holds 11 to 15 rails (Photo 14). These are secured with baling wire wrapped around the slender, 92”-high posts. They are further secured with 5” common nails. The spider-web-like structure includes a gate (Photo 15). Positioned at the northeast, the 10-wide gate is made of 1½” x 3½” milled boards. It opens with the same type of screw-hook hinges used elsewhere in the complex.

As evident from aerial photographs, it likely worked as a round pen, taking horses from the larger corral and moving them through a cut at the southwest corner. Inside the small enclosure, the cowboy could saddle the horse to work on training, as the small space and high rails gave control to the handler. With the large gate, the pen may have also been used to move horses into a trailer. The pen is in relatively good condition, but several panels have flopped over, and the gate’s crossbar is missing (Photo 16 & Figure 8).

### Complex Development

Using aerial photographs, archival sources, and surviving material, a rough chronology of the complex can be pieced together. The earliest aerial photograph from 1936 shows the outline of a large corral (Figure 10). The structure coincides with references to horse events at the White estate and entries in the Santa Fe city directories, beginning in 1930, identifying “Martha White’s Corral” as the end of Garcia Street.

Because of the aerial photograph’s poor quality, it is unclear if the smaller six-sided pen was extant. A 1951 aerial definitively shows the smaller corral, as well the L-plan house (679) and the stables, now converted to housing (679A)(Figure 11) These appear much clearer in the 1966 photograph (Figure 13). This image shows all the sections previously discussed, with sufficient shadows that even post placement is evident. This photograph also reveals alterations to the complex. Subsequent aerial photographs are not available but would show the corral modifying over time, as the property converted from the

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Lambert’s ownership to housing for the School of Advanced Research’s Resident Scholar Program.

## Historical Overview

### White Sisters

Amelia Elizabeth and Martha Root White, commonly known as the White sisters, were socialites born into an East Coast world of wealth and privilege.<sup>6</sup> Their father, Horace White, was the editor in chief and one of the owners of *Chicago Tribune*, an author, and financier, who made their life easy with his success. The sisters moved to Santa Fe in 1923, purchasing a large swath of land where they built their estate, “El Delirio” (The Madness). The well-designed oasis included a swimming pool, tennis courts, a large kennel for their Irish and Afghan hounds – and a horse corral, the subject of this study.

The younger of the two, Martha, showed a greater proclivity to equestrian activities than her sister. Newspaper accounts reveal her involvement in local equestrian events, serving in 1930 as the Santa Fe horse show secretary. Martha’s role in the equestrian aspect of the estate is supported by city directory listings, which identify “Martha White’s Corral” as the southern terminus of Garcia Street.<sup>7</sup> It is likely that Jack Lambert, a former cowpuncher who was hired to oversee the estate in 1929, constructed the original corral and subsequent structures.

### Everett Vey “Jack” Lambert

A true Westerner, Everett Vey Lambert was born on January 23, 1898, on a rough homestead in Canadian County, northwest of Oklahoma City. His father, Alexander F. Lambert, had arrived in the Oklahoma Territory during one of the great land rushes, homesteading in an area opened to non-Indians in 1892.<sup>8</sup>

<sup>6</sup> Gregor Stark and E. Catherine Rayne, *El Deliro: The Santa Fe World of Elizabeth White* (Santa Fe: School of American Research Press, 1988), 1.

<sup>7</sup> Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 223. The 1929 directory is not available.

<sup>8</sup> Biographical information on Alexander F. Lambert and Jack Lambert’s formative years is derived from range of primary source records, including public documents, newspaper accounts, land records, and federal censuses.

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Alexander’s parents had followed a similar course. Emigrating to the United States in 1840 from England, they homesteaded in west-central Illinois, establishing a farm on land assigned to veterans of the War of 1812. A westward course was only natural for their son.

Everett’s mother, Anne, was an Illinois native who didn’t care for Sooner-style homesteading. As Jack later recalled, “ranch life was hard on women in those days.”<sup>9</sup>

The family moved to Blackwell, Oklahoma, a few years later. Formed after the Cherokee Outlet Opening of 1893, Blackwell took off with the arrival of the Atchison, Topeka, and Santa Fe Railway in 1899. In Blackwell, Everett’s father worked as a clerk at an implements dealer and invested in real estate, buying lots in the railroad boomtown. The Lamberts defaulted on several investments, owing money to the town’s subdivider. The failed mortgages led in one instance to a public sheriff’s sale in 1909.<sup>10</sup> The same year, they cashed out of Blackwell and relocated to Missouri. There, Everett’s father took up real estate as a full-time occupation.

### **Cowboying**

Everett left home at age 14, heading out across the prairie to cowboy, but he entered the field in its waning years. The open range had disappeared by the late 1870s, with historian Frederick Jackson Turner declaring the Western frontier finished five years before Lambert was born.

He first found employment as cowpuncher on a ranch along the Wild River in Wyoming.<sup>11</sup> From there, he traveled west, doing the same work in Utah and Nevada. He returned to Oklahoma, taking a job at the famous 101 Ranch, one of the more prosperous show ranches. While he didn’t officially perform in its “Ranch Wild West Show,”<sup>12</sup> he learned saddle tricks and developed a dude-wrangler persona that would later serve him in New Mexico.

Tall, thin, with brown eyes and brown hair, Lambert looked like a softer, teenage version of Hollywood Cowboy Bob Custer (Figure 1). But adorned in an everyday broad-

<sup>9</sup> Quoted in Mary Scott King, “Jack Lambert: The Last of His Kind,” *Santa Fe New Mexican, Viva*, February 17, 1974, 4.

<sup>10</sup> “Notice of Sheriff’s Sale,” *Blackwell Sun*, March 4, 1909, 4

<sup>11</sup> Mary Scott King, “Jack Lambert,” 4.

<sup>12</sup> Ibid.

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brimmed hat, utilitarian neckerchief, long-sleeved shirt, leather chaps, and functional cowboy boots, Lambert was the real deal.

### **In New Mexico**

Lambert first stepped off the train at the Santa Fe depot in 1917. At age 19, he had found his home, and he gained work immediately as a taxi driver.

One day, in front of the Capital Pharmacy across from La Fonda, Lambert met a fellow cowboy and found they had much in common.<sup>13</sup> Richard L. “Roy” Pfaffle, an Iowa native and onetime cowhand, had married into wealth. His wife, Carol Bishop Stanley, was a Massachusetts native who had put him in a social position that allowed him to quit his job as a pack guide. With her help, Pfaffle became a manager of Bishop’s Ranch — a new guest ranch north of town. Pfaffle invited Lambert to help manage the dude lodge developed around Bishop Lamy’s former retreat.

Pfaffle and Lambert put their energy into reconstructing the retreat and building new quarters — a trade that Lambert would later reprise. But less than a year later, Pfaffle was fired.

Pfaffle, Stanley, and Lambert next turned their eyes to a moldering hacienda on the west side of the Rio Grande in Alcalde. Using Stanley’s inheritance, they converted the ruins into San Gabriel Ranch, a Western-style guest lodge specializing in pack-horse trips. The dude ranch would develop into a noted retreat for Easterners; Georgia O’Keeffe first discovered Abiquiu while staying at the ranch.

In 1921, Lambert married Lois Pfaffle, Roy’s younger sister. Born in Iowa in 1901, Lois came out to help her brother at Bishop’s Ranch. Described as a “young, pretty and dashing equestrian,”<sup>14</sup> she later attended school in New York City (Figure 2).

<sup>13</sup> Lesley Poling-Kempes, *Valley of the Shining Stone: The Story of Abiquiu* (Tucson: University of Arizona Press, 1997), 129.

<sup>14</sup>“Miss Lois Pfaffle and Evaritt [sic.] V. Lambert Wed,” *Santa Fe New Mexican*, June 25, 1921, 2.

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### A Gifted Dude Wrangler

Similar to Bishop’s Lodge, Jack constructed new quarters at San Gabriel Ranch: long, single-file adobe wings holding rooms and baths for their guests. These were designed in a Santa Fe style, with shady *portales* etched with rustic vigas.<sup>15</sup>

Lambert, the ranch’s pack manager, led many of the trips into the backcountry. The journeys took wealthy dudes and dudettes into the high country of Truchas — or more distant destinations such as Chaco Canyon, Rainbow Bridge, Utah, and the Navajo reservation. Some trips lasted up to six weeks. Jack served as horseman, navigator, and cook, waking up before dawn to make biscuits and coffee, and laboring late into the night baking bread.<sup>16</sup> Skillful and courteous, he exhibited a professionalism that put Easterners at ease. From his guests, he learned the manners of the rich and successful. These skills would serve him well in Santa Fe.

### A Break with the Ranch

In 1928, Lambert left the Pfaffles, breaking off his business partnership with the couple. He found Roy’s penchant for drink troubling, and recalled many years later that losing the ranch “almost broke my heart.”<sup>17</sup> Now with a young daughter, Louise, the couple were adrift. They moved briefly to Phoenix, a town experiencing a boom and its own dude ranch scene. There Jack met the White sisters, and was soon drawn back to Santa Fe.<sup>18</sup>

Jack, Lois, and Louise settled at the top of East Garcia Street, where Jack managed the White sister’s estate, El Delirio. The sisters let the Lamberts live in a house on the property at 672 Garcia Street. Lois managed the Plaza Sena Café, a new restaurant opened in the restored historic placita — a project funded by the White sisters.

It was likely around this time that Lambert built the first corral for Martha’s horses. While most Santa Fe horse events occurred at the James Breese estate on Upper Canyon Road, news accounts list the White estate as a secondary location, with the corral mentioned specifically.

<sup>15</sup> John W. Murphey, “Santa Maria El Mirador, Alcalde, Rio Arriba: Evaluation of National Register Eligibility.” Unpublished report. August 24, 2007, 1.

<sup>16</sup> Mary Scott King, “Jack Lambert,” 4.

<sup>17</sup> *Ibid.*, 5.

<sup>18</sup> Poling-Kempes, *Valley of the Shining Stone*, 135.

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The smaller corral, technically a round pen, may have been built around the same time. A brochure for San Gabriel Ranch illustrating the staging of a pack trip, includes a photograph of a six-sided corral. Here, as explained in the caption, was the “catching up” of horses and mules for a pack trip.<sup>19</sup> Lambert likely built the ranch’s round pen, and reprised the design at El Delirio.

An account in the *New Mexican* highlighted one of Jack’s duties: entertaining guests. During a tea party in 1929, the onetime cowboy led a black mule named “La Paloma” to perform tricks. The mule, guided by Lambert, would pick up lettered blocks, and in front of the tittering audience, spell out short words, such as “TEA.”<sup>20</sup> Whether this was humiliating for the former ranch hand or just par for the course is unknown.

Lambert took pride in building much of El Delirio, which was designed by artist William Penhallow Henderson.<sup>21</sup> He also supervised the construction of roads in the De Vargas subdivision, a 385-acre restricted tract developed by the White sisters with their attorney, Frank Wilson. Designed by New York landscape architect A. F. Brinkerhoff, the subdivision featured curving streets that followed the contour of the land, and private bridle paths.<sup>22</sup> It is likely that one of its main roads, Camino Corrales, took its name from the subject corral.

Much of his work for the White sisters, however, consisted of driving and chauffeuring. He often drove their dogs, accompanying their kennel master, Alex Scott, to far-flung dog shows. Lambert also navigated the sisters in their Lincoln touring car around the region and to distant vacation spots, including Florida and Mexico. These trips could last several weeks.

### Many Wives

By the early 1930s, Jack and Lois had called it quits. Lambert quickly remarried, tying the knot in 1933 with Claire Adams.<sup>23</sup>

<sup>19</sup> “San Gabriel Ranch, Alcalde, New Mexico, near Old Santa Fé,” (Tourist brochure, 1926), 8.

<sup>20</sup> “Intellectual Ass,” *Santa Fe New Mexican*, July 2, 1929, 5.

<sup>21</sup> Mary Scott King, “Jack Lambert,” 5.

<sup>22</sup> De Vargas Development Company, “Subdivision Number One, De Vargas Development Company, Consisting of Seventy Two Lots with Bridle Paths and Highways” (Plat, filed May 27, 1930).

<sup>23</sup> “Adams-Lambert Wedding Was Celebrated Tuesday Evening,” *Santa Fe New Mexican*, July 12, 1933, 2.

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Originally from San Francisco, Adams came to the area to study at Seton Village and later worked for the Agricultural Credit Corporation. But this marriage didn't last long, with Lambert remarrying a few years later and again a few years after that. In total, he was married five times.

His fourth wife, Linda Elizabeth Mitchell, would take him away from El Delirio. Born in Trinidad, Colorado, in 1907, Linda came from an Anglo pioneering family, and her father, Senator Thomas Edward Mitchell, helped create Harding County. In the 1890s, he established Tequesquite Ranch, which introduced the first registered Hereford cattle in New Mexico.<sup>24</sup>

Linda attended Wellesley College<sup>25</sup>, married into a prominent Santa Fe family, and then divorced. In Santa Fe, she managed the Renehan stables on Palace Avenue, renaming it La Vereda Stables. Showing great enterprise, she offered a suite of activities to summer tourists, including riding instruction, picnics, and pack-horse trips. Her stables were in direct competition with the Pfaffles, who had a similar operation on Canyon Road.

Nearly a month after Martha Root White died in New York City of cancer, the two equestrians were married in July 1937. Like earlier arrangements, the newlyweds — along with Linda's young daughter from her previous marriage — set up home at 627 Garcia. But it didn't last long, and the family moved south in 1940, as Linda took over the family's ranch in Harding County. Jack gravitated back to the work of his youth — rousting cattle. He stayed on the Hereford Triangle ranch for nine years, and then, following his typical pattern, got divorced.

The now fifty-year-old cowboy drifted back to Santa Fe, renting an apartment on the dirt side of East Alameda. He carved wood, creating furniture, cabinetry, boxes, and decorations custom-built for homes. He also worked as a contractor, restoring older houses.

<sup>24</sup> 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), 18; Baldwin G. Burr, *Images of America: Historic Ranches of Northern New Mexico* (San Francisco: Arcadia Publishing, 2016), 51.

<sup>25</sup> A. N. Marquis Company, *Who's Who of American Women: A Biographical Dictionary of Notable Living American Women* (Chicago: A. N. Marquis Company, 1968-69. Fifth Edition), 685.

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### The Cowboy and the Anthropologist

In 1950, Lambert entered marriage for the fifth and final time (Figure 9). This wife, an accomplished archaeologist, would overshadow his fading cowboy mystique.

Born on June 13, 1908, in Colorado Springs, Marjorie Elizabeth Ferguson was a trailblazing anthropologist. Graduating with a BA in Sociology from Colorado College in 1930, Ferguson completed a master’s degree in Anthropology from the University of New Mexico the following year.

She entered a career that discriminated against women, discouraging their participation in fieldwork and excavations. Despite these barriers, Ferguson began leading excavations, starting in 1932 with a field school at Tecolote ruin (LA 296), while serving as an instructor at New Mexico Normal University and a research associate with the School of American Research.<sup>26</sup>

The same year, she married George J. Tichy, a chiropractor. The marriage was unhappy, with the couple living together for less than a year but staying married on paper for 18.

Ferguson would go on to a stellar career. Among her many accomplishments, she was a curator for the Museum of New Mexico for 32 years, starting in 1937 as Curator of Archaeology. She was one of the first women in the country to hold a major curatorial position.<sup>27</sup>

The cowboy and the archaeologist married on October 7, 1950, and first lived in Lambert’s apartment on East Alameda. During this time, Jack continued to work as a building contractor until 1954, when he returned to El Delirio. The couple moved into a small, narrow adobe on one of the De Vargas Development Company lots at 679 East Garcia. Lambert took up his duties again as caretaker of the estate and accompanied Alex Scott on long trips to dog shows. Newspaper accounts show him to be still be involved in the occasional equestrian event, but most of the attention went to Marjorie and her growing professional career.

<sup>26</sup> “Normal Student Bone-Diggers Find Loot at Old [indecipherable]” *Santa Fe New Mexican*, June 18, 1932, 4.

<sup>27</sup> Mary Ann Levine, “Creating Their Own Niches: Career Styles Among in Americanist Archaeology Between the Wars,” in *Women in Archaeology*, ed. Cheryl Claassen (Pa.: University of Philadelphia Press, 1994), 20-21.

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

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Although records are not available for this time period, it is assumed that Jack made changes to the El Delirio property to suit his needs. This may have involved modifying the larger corral, and repairing or replacing sections of fence.

In 1967, Elizabeth White gave the Lamberts the property holding the home and corrals.<sup>28</sup> Both Marjorie and Jack retired in 1969. Amelia Elizabeth White died in 1972 at age 93. She bequeathed El Delirio and her Santa Fe holdings to the School of American Research. The school moved onto the property in March 1973.

Four years later, the Lamberts sold their house and the parcel containing the corrals to the School of American Research. The Lamberts spent the rest of their days there, with Jack passing in 1991 and Marjorie in 2006. A small plaque on the south side of their home commemorates their ownership.

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### Evaluation of Historical Status

Unlike a house, a fence is made of components that frequently break and are mended or replaced. A fence, almost ephemeral and malleable from its start, has change in its DNA. In this way, it is difficult to assess the historic integrity of this type of structure.

Aerial photographs reveal that a larger corral was present at least by 1936. This is supported city directory entries, which would place its origin in around 1930. But sections of this corral have been lost or altered, or changed in design (Figure 13).

Collectively, the complex does impart a sense of Santa Fe’s rural background. The most unchanged component of the complex is the small six-sided corral or round pen.

Based on period photographs and surviving material, the structure, while needing restoration, has its historic integrity intact. Its unified construction and visual presence are important to the property and the streetscape.

### Conclusion

The complex, and archaeological resources beyond the scope of this study, have already been afforded site status under LA 171241.<sup>29</sup> Therefore, the recommendation is to designate the Small Corral-Round Pen a Contributing Structure status to the Downtown and Eastside Historic District.

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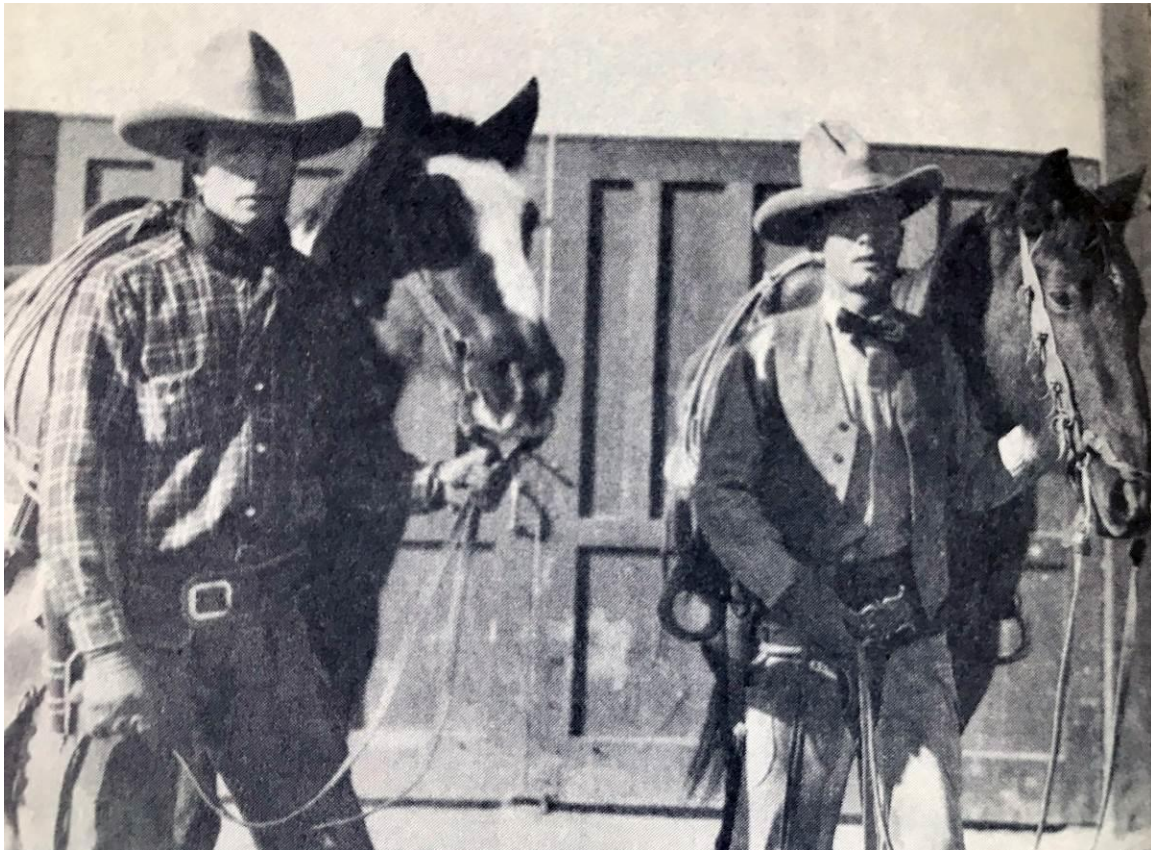
<sup>29</sup> Stephen S. Post, “Archaeological and Historical Study of the School for Advanced Research Campus at 660, 666, 679 Garcia Street, Santa Fe, New Mexico [Archaeology Notes 442],” (Santa Fe: Office of Archaeological Studies, Museum of New Mexico), 2011.

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## Illustrations



**Figure 1: c.1926 photograph of Everett Vey “Jack” Lambert (left) and Richard Richard L. “Roy” Pfaffle (right). Photograph appears on cover of 1926 San Gabriel Ranch brochure. Courtesy Fray Angélico Chávez History Library at New Mexico History Museum.**

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**Figure 2: Undated photograph of Lois and Jack Lambert at Hidden Lake, Canjilon Camp. Lambert managed Caniljon Camp, a mountain lodge along El Rito Creek established as part of San Gabriel Ranch. Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.**

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**Figure 3: 1932 photograph of Jack Lambert at White estate.  
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.**

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**Figure 4: c.1950s photograph of Marjorie F. Lambert.  
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.**

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**Figure 5: c.1950s negative of corral and stables.  
Fence in foreground is tack section.  
Courtesy Marjorie F. Lambert papers, AC30.1.4,  
from the archives of the School for Advanced Research.**

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**Figure 6: Negative of corral and stables.**  
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**Figure 7: c.1950s negative of corral and stables.  
Fence in foreground is Section 1.  
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**Figure 8: c.1950s negative of Small Corral-Round Pen.  
Courtesy Marjorie F. Lambert papers, AC30.1.4,  
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**Figure 9: 1972 polaroid image of Marjorie F. Lambert standing in front of Small Corral-Round Pen.  
Courtesy Marjorie F. Lambert papers, AC30.1.4,  
from the archives of the School for Advanced Research.**

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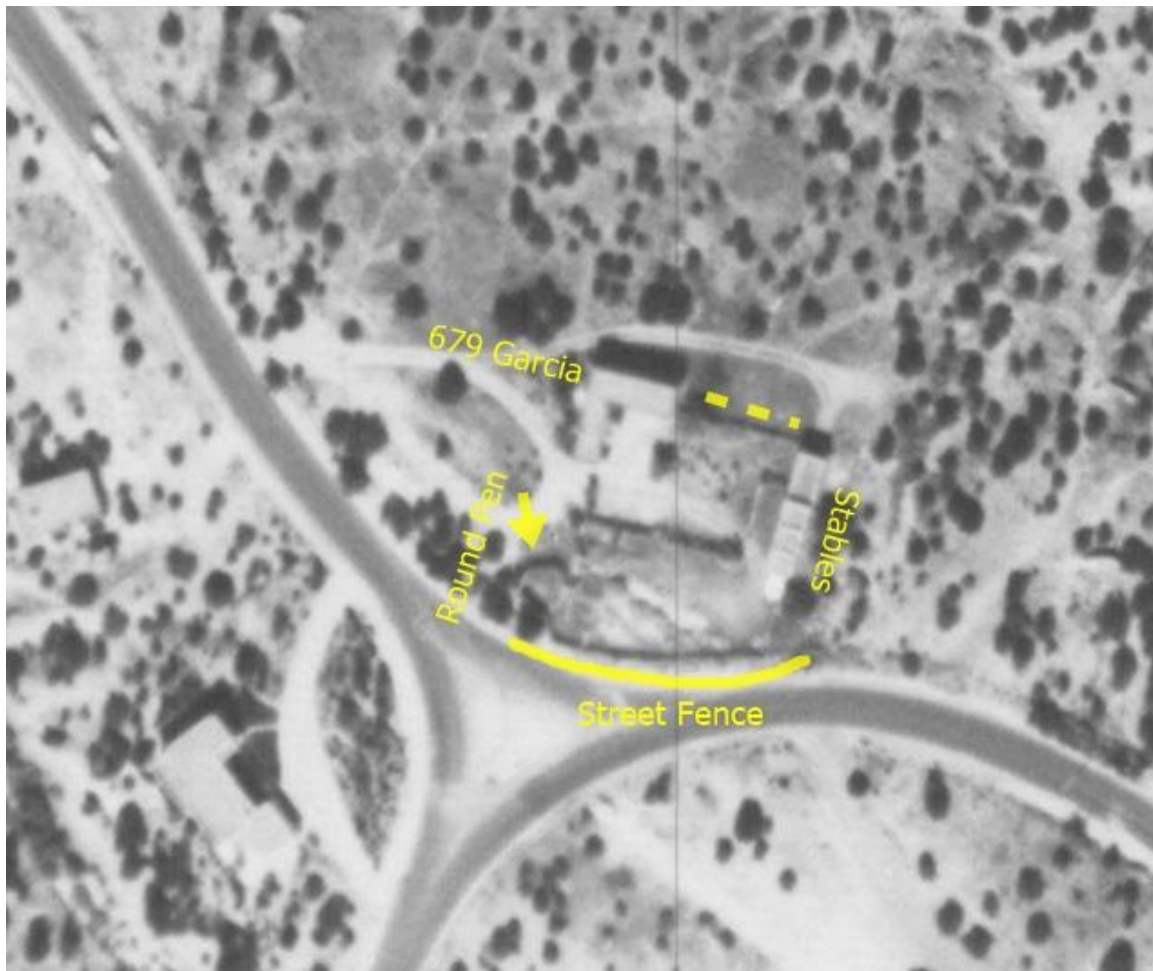


**Figure 10: 1936 aerial photograph.  
Larger corral present.  
Courtesy City of Santa Fe, GIS.**

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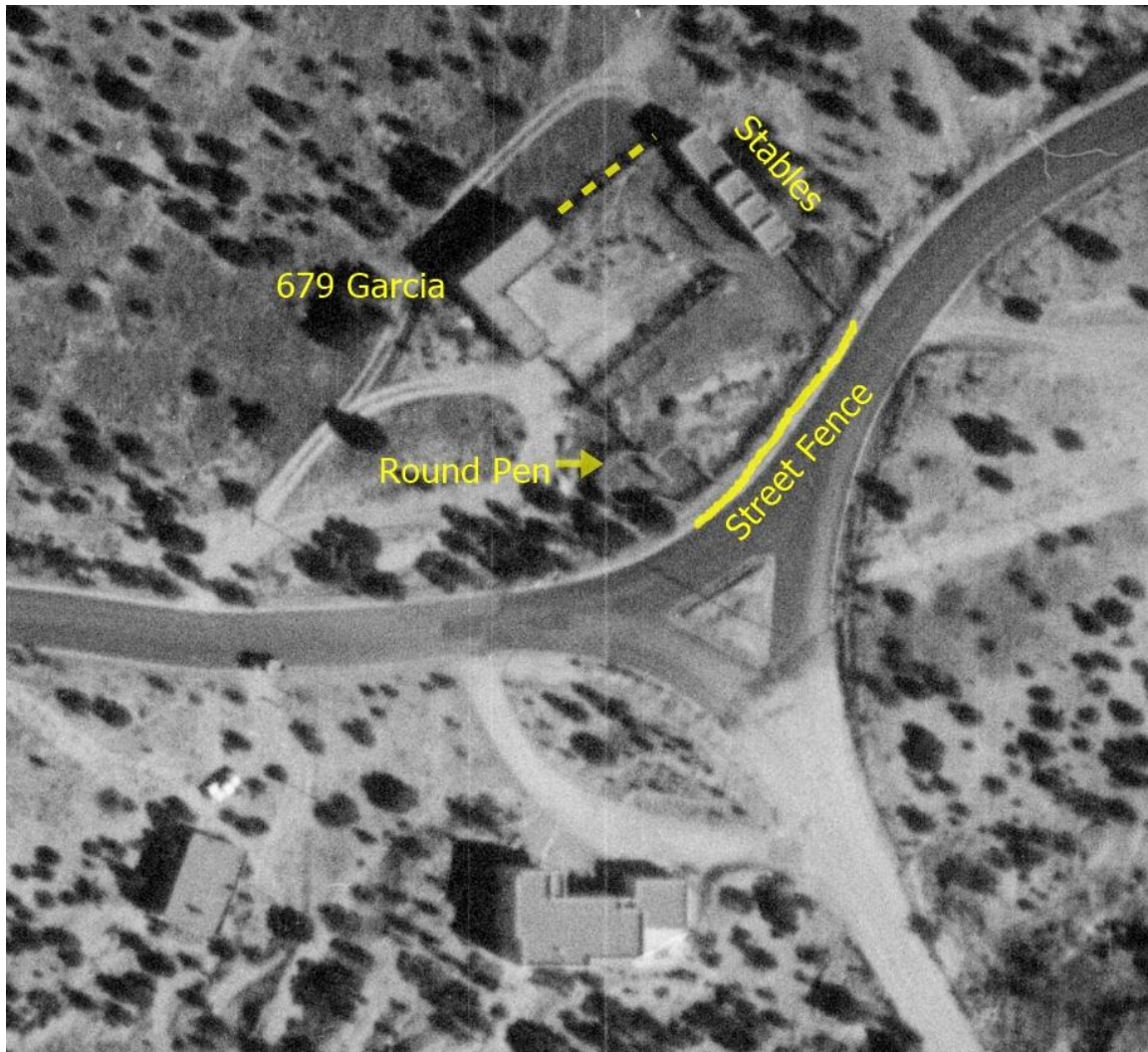


**Figure 11: May 26, 1951 aerial photograph.  
Small Corral-Round Pen present.  
Courtesy EDAC, University of New Mexico.**

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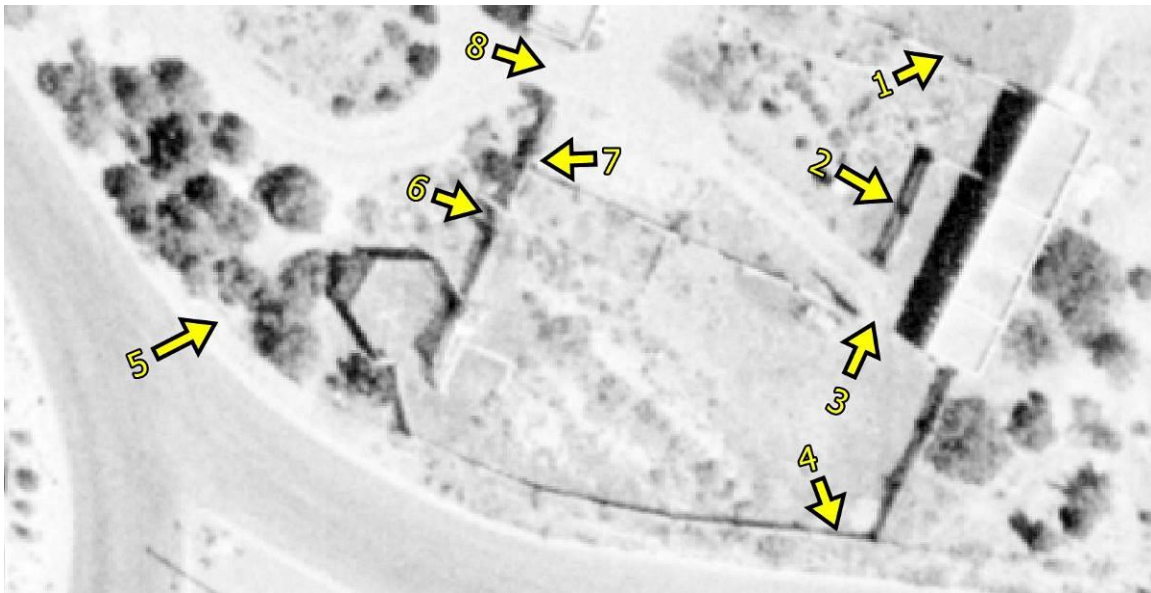


**Figure 12: November 10, 1958, aerial photograph.**  
Courtesy NMDOT.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D	
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> June 25, 2021			

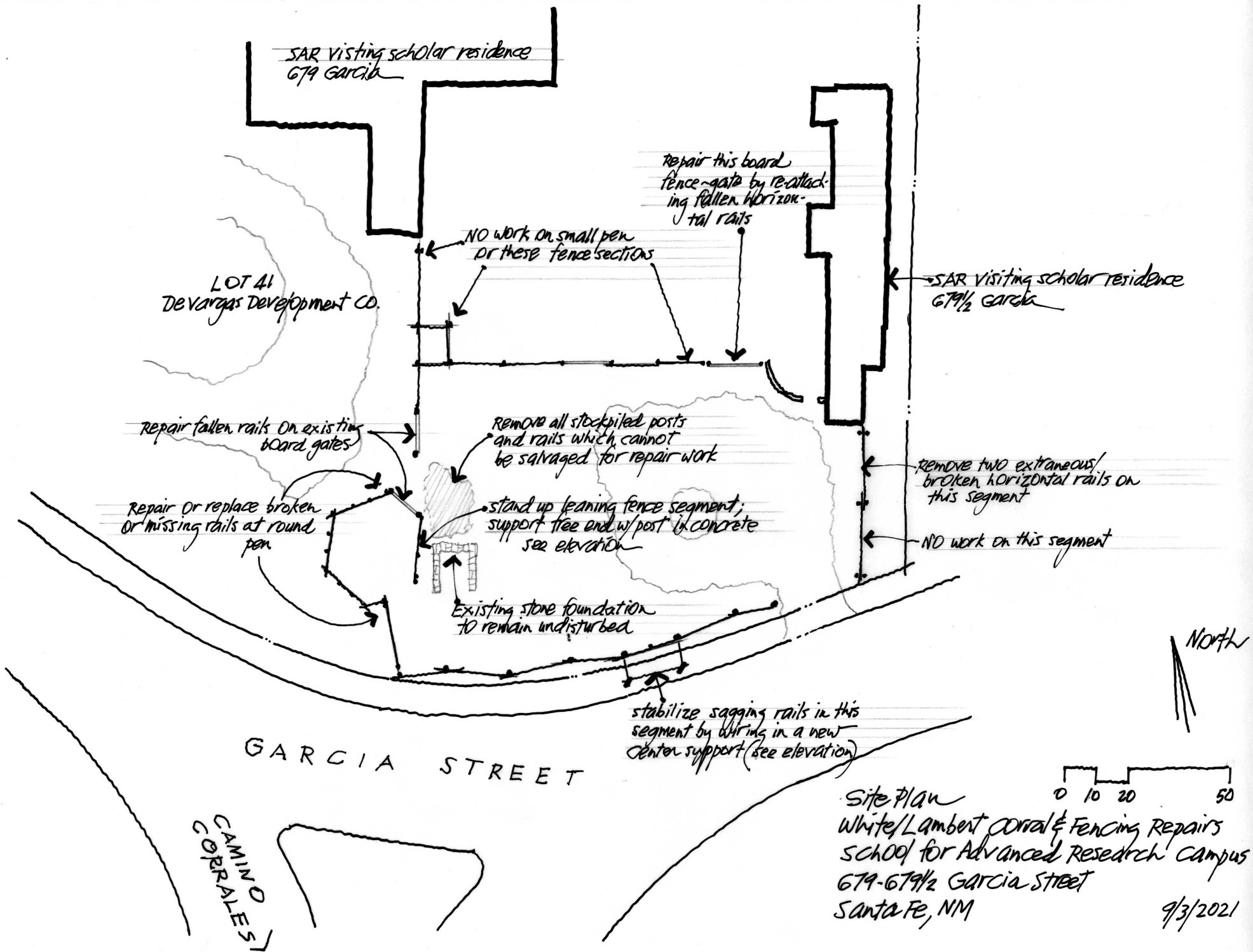


**Figure 13: May 2, 1966 aerial photograph.**

**Notes:**

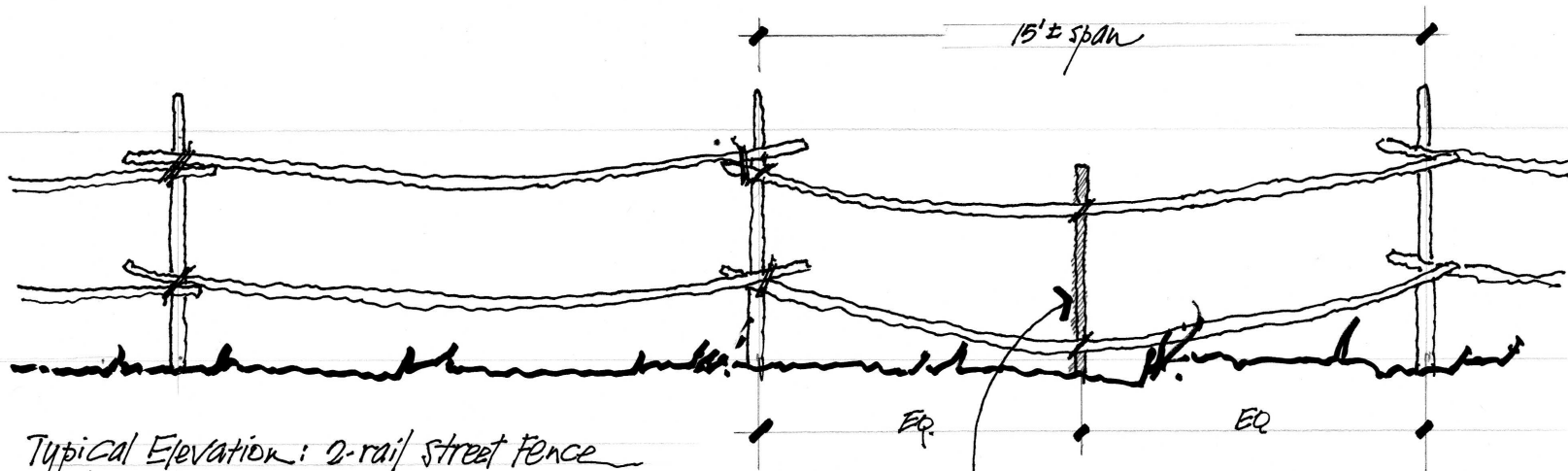
- 1: Northeast extent of original corral; removed.**
- 2: Tack section; moved or removed.**
- 3. Break in fence; may currently hold tack section.**
- 4. Continuous fence line; section removed for driveway.**
- 5. Unclear if current fence is present.**
- 6. Steptover or gate.**
- 7. Location of current small pen; not visible on aerial.**
- 8. Vehicular opening; now closed with rail and chicken wire.**

Courtesy City of Santa Fe, GIS.



Site Plan  
 White/Lambert Corral & Fencing Repairs  
 School for Advanced Research Campus  
 679-679 1/2 Garcia Street  
 Santa Fe, NM

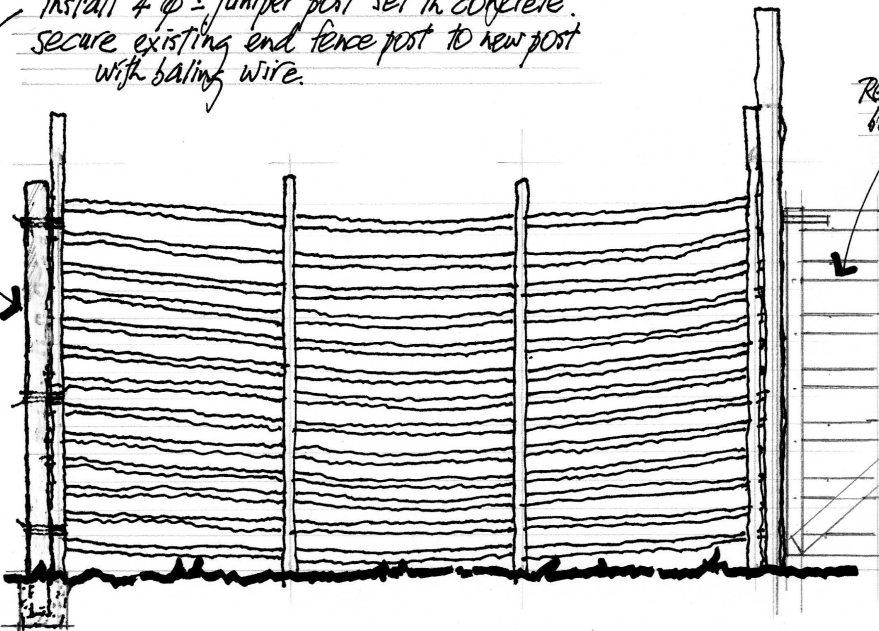
9/3/2021



Typical Elevation: 2-rail street fence  
 $3/8" = 1'-0"$

Where rails have sagged excessively,  
 add juniper post for mid-span support  
 Tie rails w/ baling wire to lift off dirt.

To support open end of fallen fence segment,  
 install 4"  $\phi$  ± juniper post set in concrete.  
 secure existing end fence post to new post  
 with baling wire.



Re-attach fallen horizontal  
 board rails @ gate

East Elevation of Round Pen (fallen segment)  
 $3/8" = 1'-0"$

General Notes:

1. The repairs and restoration will use photographic evidence from the Historic Report as a basis for the work.
2. The repairs will consist of replacing broken and/or missing horizontal rails (poles or boards) with materials of like kind & adjusting vertical fence support posts to make them plumb and true.
3. Baling wire consistent with the original installation will be used as the means to secure horizontal rails to vertical supports.

Typical Elevations

White/Lambert Corral & Fencing Repairs  
 School for Advanced Research Campus  
 679-679 1/2 Garcia Street  
 Santa Fe, NM

9/3/2021

# 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:  White-Lambert Corral Complex	2. Location:  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID # N/A			
		4. County: Santa Fe			
		5. Date of Survey: June 25, 2021			

## Photographs

(All images taken by John Murphey on June 25, 2021)



Photo 1: Garcia Street setting.  
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> June 25, 2021			



**Photo 2: Section 1.**  
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:  White-Lambert Corral Complex	2. Location:  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID # N/A			
		4. County: Santa Fe			
		5. Date of Survey: June 25, 2021			



Photo 3: Section 1.  
Baling wire detail.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>
<b>3. Local Reference Number:</b> Santa Fe ID # N/A	
<b>4. County:</b> Santa Fe	
<b>5. Date of Survey:</b> June 25, 2021	



**Photo 4: Section 2.  
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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
		NRHP	SRCP	Criteria A B C D	
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> June 25, 2021			



**Photo 5: Section 2.**  
**Various fastenings and interventions.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>							
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D						
<b>1. Name of property:</b>  White-Lambert Corral Complex	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;"><b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i></td> <td style="padding: 5px; vertical-align: top;"><b>3. Local Reference Number:</b> Santa Fe ID # N/A</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;"><b>4. County: Santa Fe</b></td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;"><b>5. Date of Survey: June 25, 2021</b></td> </tr> </table>	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A	<b>4. County: Santa Fe</b>		<b>5. Date of Survey: June 25, 2021</b>	
<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A						
<b>4. County: Santa Fe</b>							
<b>5. Date of Survey: June 25, 2021</b>							

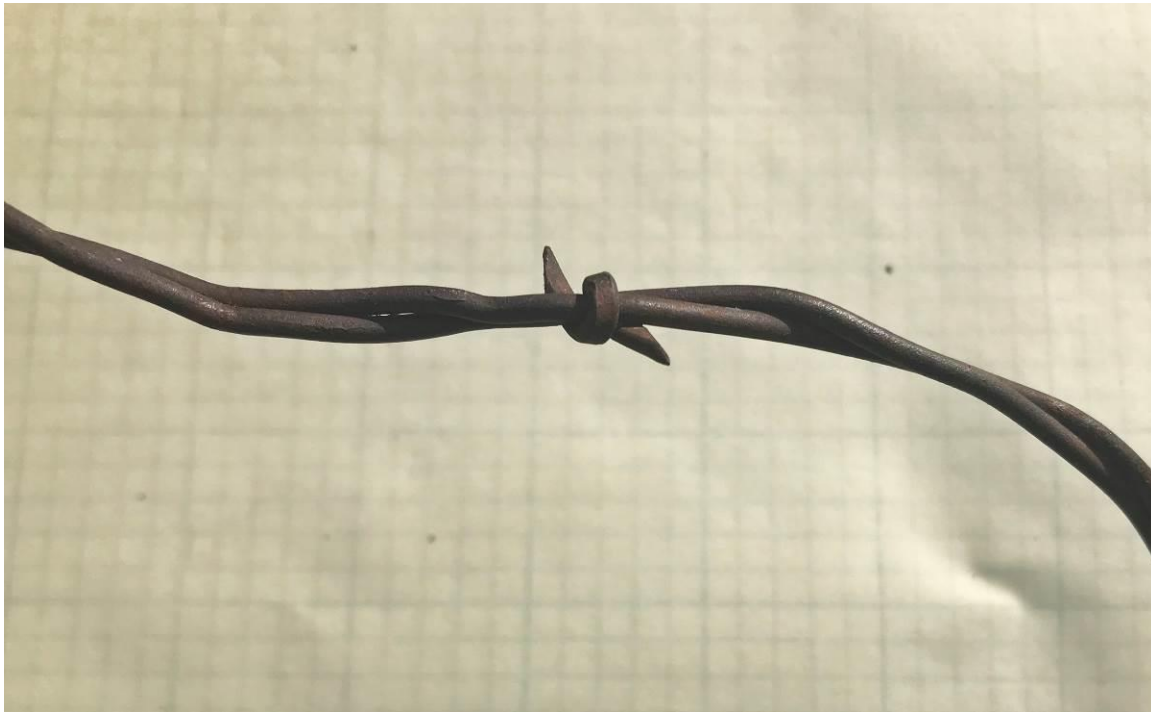


**Photo 6: Section 3.  
Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>
<b>3. Local Reference Number:</b> Santa Fe ID # N/A	<b>4. County:</b> Santa Fe
<b>5. Date of Survey:</b> June 25, 2021	



**Photo 7: Sample of older Baker's "Needle-Point" barbed wire found at site.**

# 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			
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A					
		<b>4. County: Santa Fe</b>					
		<b>5. Date of Survey: June 25, 2021</b>					



**Photo 8: Section 4.  
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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A	<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: June 25, 2021</b>				



**Photo 9: Section 5, Gate.  
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: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  White-Lambert Corral Complex	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>
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<b>5. Date of Survey:</b> June 25, 2021	



**Photo 10: Screw-hook strap hinge.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria    A    B    C    D	
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		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> June 25, 2021			



**Photo 11: Section 6, straight-rail portion.  
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: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
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<b>3. Local Reference Number:</b> Santa Fe ID # N/A	<b>4. County:</b> Santa Fe
<b>5. Date of Survey:</b> June 25, 2021	



**Photo 12: Section 6, board portion.  
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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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			<b>4. County:</b> Santa Fe		
			<b>5. Date of Survey:</b> June 25, 2021		



**Photo 13: Small Corral-Round Pen.  
Camera facing south.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> June 25, 2021			



**Photo 14: Small Corral-Round Pen, interlocking panels.  
Camera facing west.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D					
<b>1. Name of property:</b>  White-Lambert Corral Complex	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;"><b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i></td> <td style="padding: 5px; vertical-align: top;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>3. Local Reference Number:</b> Santa Fe ID # N/A</td> </tr> <tr> <td style="padding: 5px;"><b>4. County:</b> Santa Fe</td> </tr> <tr> <td style="padding: 5px;"><b>5. Date of Survey:</b> June 25, 2021</td> </tr> </table> </td> </tr> </table>	<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>3. Local Reference Number:</b> Santa Fe ID # N/A</td> </tr> <tr> <td style="padding: 5px;"><b>4. County:</b> Santa Fe</td> </tr> <tr> <td style="padding: 5px;"><b>5. Date of Survey:</b> June 25, 2021</td> </tr> </table>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A	<b>4. County:</b> Santa Fe	<b>5. Date of Survey:</b> June 25, 2021
<b>2. Location:</b>  679 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>3. Local Reference Number:</b> Santa Fe ID # N/A</td> </tr> <tr> <td style="padding: 5px;"><b>4. County:</b> Santa Fe</td> </tr> <tr> <td style="padding: 5px;"><b>5. Date of Survey:</b> June 25, 2021</td> </tr> </table>	<b>3. Local Reference Number:</b> Santa Fe ID # N/A	<b>4. County:</b> Santa Fe	<b>5. Date of Survey:</b> June 25, 2021		
<b>3. Local Reference Number:</b> Santa Fe ID # N/A						
<b>4. County:</b> Santa Fe						
<b>5. Date of Survey:</b> June 25, 2021						



**Photo 15: Small Corral-Round Pen, gate.  
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:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> June 25, 2021			



**Photo 16: Small Corral-Round Pen, damaged panels.  
Camera facing north.**



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004357--HDRB

**Project Description:**

**Project Location(s):** 213 W ALAMEDA ST  
Santa Fe, NM 87501

**Contacts:**

Property Owner: Ira Seret  
224 Galisteo Street  
Santa Fe, NM 87501

grace@seretandsons.com

Applicant: PETER WILSON

wilson@wilsonconstructionllc.

**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:** H310

**Year of Construction:**

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# Memo

**DATE:** November 9, 2021  
**TO:** Historic Districts Review Board Members  
**FROM:** Angela Bordegaray, Senior Planner, Historic Preservation Division

---

**Case # 2021-004357-HDRB**

**Address: 213 West Alameda**  
**Historic Status: Non-Contributing**  
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

**Historic Inventory  
Form**

**Zoning Review Sheet**

**Maximum allowable  
fence/wall height calculation**

**APPLICANT SUBMITTALS**

**Proposal Letter**

**Site Plan/Floor Plan**

**Elevations**

**Photographs**

**RECOMMENDATION:**

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

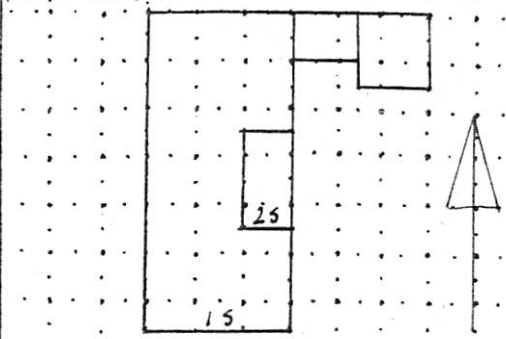
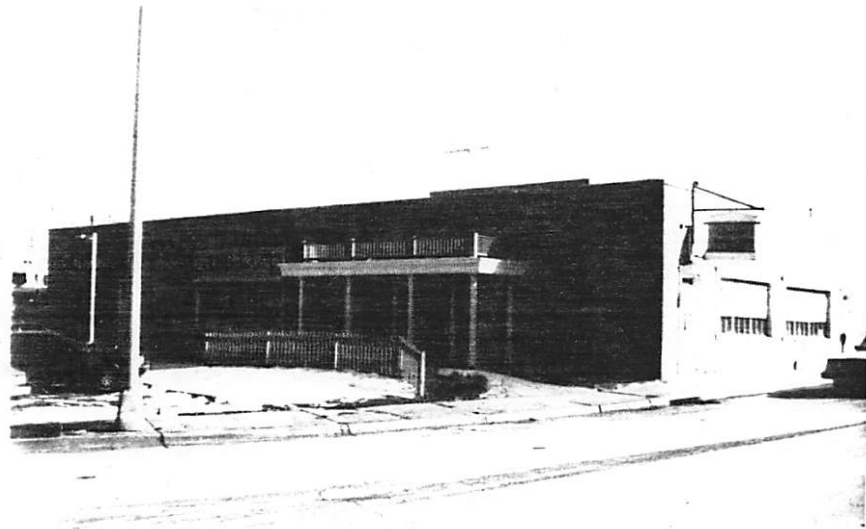
## **BACKGROUND & SUMMARY:**

213 West Alameda is a Territorial Revival style commercial building built in the 1930s-1940 that is non-contributing to the Downtown and Eastside Historic District. It was extensively remodeled in 1984, and the upper level small mass was added. It has served as a printing shop, sports store, bar and dancehall, and currently houses international furniture and rugs.

The owner wishes to continue the existing stucco pilaster and wrought iron panel fence along Sandoval Street and the street side landscape area along West Alameda Street. Existing fencing starts on the property's Sandoval Street western property line and runs along the West Alameda southern property line into the building's parking lot. The proposed fence includes a vehicle gate at the existing curb cut on West Alameda. The vehicle gate will emulate the existing wrought iron gate with arched ornamentation and the business name's etched in iron above the arches. The vehicular gate matches the existing vehicle gate in design, size, materials and finish. The additional fence length is approximately 110 feet. The proposed fence includes a pedestrian gate near the east end at a smaller scale. The pedestrian gate will match the existing and proposed vehicular gates. The setback, landscaping, dimensions, materials, style and finishes will match the existing fence. Its height will be 6', which is the maximum allowable height in this streetscape.

The owner has expressed the need for this additional fencing for safety reasons.

building threatened? yes	surveyed date 12/6/84 by HMW	county SANTA FE	ID no. 051610261
field map SFHD #1	number 0261	UTM reference easting zone 12 13	
location description 213 W. ALAMEDA		city/town SANTA FE	
		land grant/reservation	
building name CLUB WEST ('84)		legal description tnsp N S range E W sec 1/2 1/2	
film roll by HMW no. SFHD 11	negative nos. 8	loc. of neg. HPB	plan shape



date of construction  
1930-42 estimate \_\_\_\_\_ actual  
source  
SANB.

use  
present residential  
other BAR & DANCE HALL  
historic residential  
other PRINTING SHOP; STORE

condition  
\_\_\_\_ excellent \_\_\_\_ good  
\_\_\_\_ fair \_\_\_\_ deteriorating

degree of remodeling  
\_\_\_\_ minor \_\_\_\_ moderate \_\_\_\_ major  
describe:  
RECENT T. R. REMODEL.

surroundings  
COMMERCIAL  
relationship to surroundings  
\_\_\_\_ similar \_\_\_\_ not similar

district potential  
\_\_\_\_ yes \_\_\_\_ no

significance  
\_\_\_\_ eligible \_\_\_\_ of \_\_\_\_ none  
if eligible, interest  
why? NC ALTER.

associated buildings? \_\_\_\_ yes  
what type?  
if inventoried, list ID nos.

see back? \_\_\_\_ yes

style  
TERR. REV.

UNK. (CONC?)  
wall material/surface  
BRK / STUCCO

architectural features  
W SIDE: TROMPE D'OEIL PAINTED WDW, door & BRK DADO.  
PORTAL OVER ENTRY ONLY: SQ POSTS, BALUSTRADE ABOVE,  
PICKET FENCE RAILING, DBL DOOR ENTRY W/ 6 LIGHTS EACH.  
S SIDE: BRK COPING: ROWLOCK HEADER OVER STRETCHER. RF DRAINS  
TO E BEHIND PARAPET. 2 27-LIGHT MTL & WD WDWs W/ BLUE-  
STRIPED AWNINGS. 2 SGL LEAF WD DOORS W/ SGL TRANSOMS &  
PED. LINTELS. REAL BRK DADO: STRETCHER BOND W/ ROWLOCK  
comment's HEADER TOP COURSE.  
E. SIDE: GHOSTS OF OPENINGS TO ALLEY, MTL CASMT WDWs.  
INTERESTING MODERN TROMPE D'OEIL, BUT TOO RECENT FOR  
HISTORICAL CONSIDERATION.



Seret & Sons  
Rugs and Fine Furnishings

11/3/95

213 W. Alameda  
143 E. Alameda  
NOV 6 1995

MARY Grzeskowiak  
Planning Division

Re: E. DeVargas Project (11 units)

Dear Mary,

We have taken down the exterior gates in question as of the above date. We intend to submit a proposed Landscape design for your approval, which will include the gate. If you have any questions please call me.

Sincerely,

  
IRA SERET

1/11/12

Handwritten text, possibly a name or title, appearing upside down.

Handwritten text, possibly a name or title, appearing upside down.

Handwritten text, possibly a name or title, appearing upside down.

Handwritten text, possibly a name or title, appearing upside down.

Handwritten text, possibly a name or title, appearing upside down.

Case # 89-301  
213 W. Alameda



Case # H-89-359  
913 W. Alameda



3 panels





# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>	<b>Site Address:</b> 213 W. Alameda St.
<b>Date Submitted:</b> 8-25-2021	<b>Proposed Construction Description:</b> New section of fencing to match existing
<b>Property Owner of Record:</b> Galisteo Street Inc.	<b>TOTAL ROOF AREA:</b> Pilaster Area 22.5 sq.ft.
<b>Applicant/Agent Name:</b> Peter Wilson	
<b>Contact Person Phone Number:</b> (505) 670-3995	
<b>Zoning District:</b> <u>BCD ALA Zone 3</u>	<b>Lot Coverage:</b> <u>0.1</u> % <input type="checkbox"/> Open Space Required: <u>No</u>
<b>Overlay:</b> <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>Downtown &amp; Eastside Historic District</u>	<b>Setbacks:</b> Proposed Front: <u>4'-0"</u> Minimum: <u>0'-0"</u> 2 <sup>nd</sup> Front? <u>116'-0"</u> Proposed Rear: <u>90'-0"</u> Minimum: <u>0'-0"</u> Proposed Sides: <u>L116R0'</u> Minimum: <u>0'-0"</u>
<b>Submittals Reviewed with PZR:</b> <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	<b>Height:</b> Proposed <u>6'-8"</u> (9'-6" T.O. Gate) Maximum Height: <u>56'-0"</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
<b>Supplemental Zoning Submittals Required for Building Permit:</b> <input checked="" type="checkbox"/> Zero Lot Line Affidavit	<b>Parking Spaces:</b> Proposed <u>N/C</u> Accessible _____ Minimum: _____
<b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	<b>Bicycle Parking**:</b> Proposed: <u>N/C</u> Minimum: _____ ** Commercial Requirement
<b>Use of Structure:</b> <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: <u>Mercantile</u>	
<b>Terrain:</b> <input type="checkbox"/> 30% slopes _____	

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

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

Peter Wilson

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.

8-25-2021

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: None

REVIEWER: Lee Logston

DATE: 8/25/21

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



**WILSON DESIGN & CONSTRUCTION LLC**  
46 Calle San Martin  
Santa Fe, NM 87506  
505 - 670 - 3995

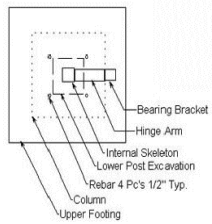
Proposal Letter for Historic Board review for a Fence at 213 West Alameda Street

10/1/2021

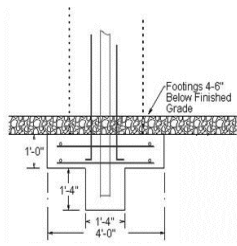
The proposed project is for a continuation of the existing stucco pilaster and wrought iron panel fence and the street side landscape area along West Alameda street. The additional length of fence is approximately 110 ft. The proposed fence includes a vehicle gate at the existing curb cut on West Alameda street. This vehicle gate matches the existing vehicle gate in the fence in size, materials and finish. The proposed fence includes a pedestrian gate near the East end at a smaller scale but in the same materials as the proposed and existing vehicle gates. The setback, landscaping, dimensions, materials, style and finishes are to match the existing fence on the site.

-Peter Wilson  
Acting as Agent for Galisteo St. Inc.

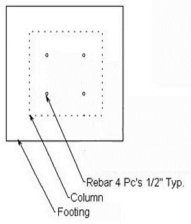
Wilson Design & Construction  
505-670-3995  
wilson@wilsonconstructionllc.



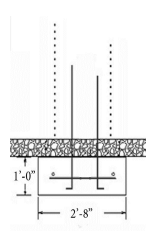
7 GATE PILASTER PLAN  
SCALE: 1/2" = 1'-0"



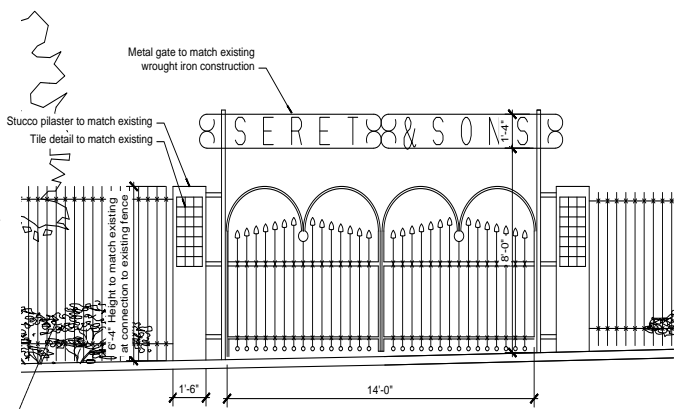
6 GATE PILASTER SECTION  
SCALE: 1/2" = 1'-0"



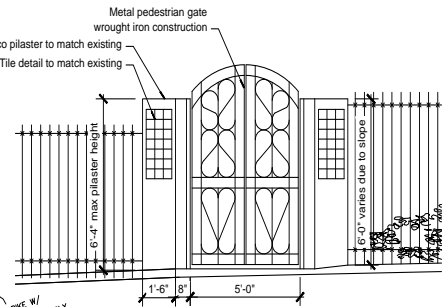
5 FENCE PILASTER PLAN  
SCALE: 1/2" = 1'-0"



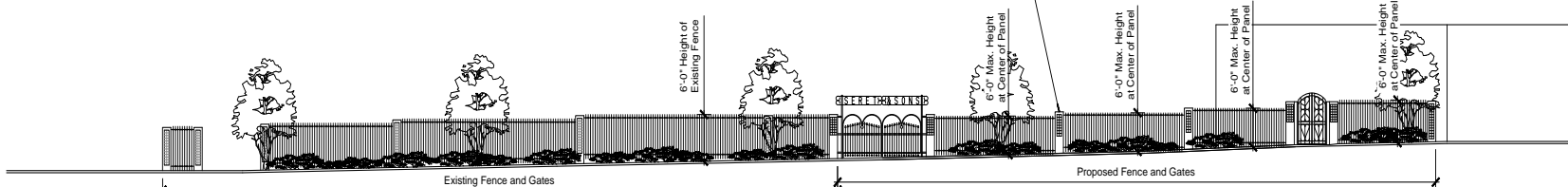
4 FENCE PILASTER SECTION  
SCALE: 1/2" = 1'-0"



3 PROPOSED GATE ELEVATION  
SCALE: 3/8" = 1'-0"



2 PROPOSED GATE ELEVATION  
SCALE: 3/8" = 1'-0"



1 PROPOSED FENCE & GATES  
SCALE: 1" = 10'-0"



FENCE & GATES

213 W. ALAMEDA STREET

A1.0

10-1-2021





Rental Reservations: 1-800-8Y-RYDER  
Ryder.com

**Ryder**  
Ever better.



SANDOVAL ST

**From:** Fedor Kranthoven fedorddd@gmail.com  
**Subject:** Situation surroundings shopping at Seret and Sons  
**Date:** September 25, 2021 at 10:20 AM  
**To:** Shopping@SeretAndSons.com shopping@seretandsons.com

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My name is Fedor Kranthoven and I am the owner of Alternative moving , a reputable Moving and delivery company that is specialized in deliveries household goods , furniture antiques and artifacts . We are established since 1999 .

As I was picking up another shipment to deliver to the east coast ,we encountered a very serious problem that has been lingering for a while . On numerous occasions My furniture blankets came up missing and on that day in August the police was called for a homeless guy that had easy access to the parking lot and was armed with a huge knife and was endangering everybodys safety and was attempting to get into peoples vehicle or either stab their tires . We were able to chase him off the property and he hid under the bridge across the street . The police handled it from there but I am very concerned and believe that with the proper fencing we can eliminate this issue completely since this is a domicile to many and as a very niche market we should only give access to a restricted and carefully screened flow of people in order to have everybody safe and sound.

Regards !

To whom this may concern,

I work downtown Santa Fe at Seret and Sons and I have had few unpleasant experiences with the local homeless community.

One occasion we had to ask a gentleman to leave the property as he Insisted in trespassing to employee areas only on the property, as we proceeded to ask him to please not enter these areas as they are for employees only the gentleman became very aggressive and proceeded to threaten my self as well as some of the other employees, he proceeded to pick up an iron piece that was on the ground and said in a very aggressive manner that he was going to bash my head in with iron piece. We called the police and they never came in for a report. I feel that most of these people are not mentally stable could be very aggressive and pose a danger to people that work in this area as well as people visiting the area.

Thank You.

Damian Rojo

Hello Sir or Madam,

I have been working at Seret & Sons for several years and in my personal experience we have had issues with people vandalizing our work vehicles, doors both in graffiti and destruction of private property.

We have had people verbally accost customers in the back parking lot area and even threaten them.

We have had to stop the theft of wood, stone, and iron pieces from our lot in back on numerous occasions and in trying to do so have been threatened or had various scary instances as a result.

On one occasion a couple months ago I had found an individual in back trying to take iron and wood pieces out of the yard and stuff them in his bag, when I told him he couldn't he became irritated and aggressive, he had a backpack and a few items on the ground and as he picked up the items he also picked up an empty wine bottle he had with him and threw it and just missing me it broke on the ground behind me and the individual ran away.

We have had a van window broken and a separate attempt to slash our tires, I have had a customer recently so scared to go thru the back lot to get to his car because he said someone in the back yelled and cursed at him and said "I'll crack your fuckin skull open" and I had to escort him to his car to make sure they were ok.

Not having our parking lot as a thruway for people would help alleviate many of the safety concerns/problems we have and want to address.

Thank You,  
Gabriel Friedman