City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
NOVEMBER 23, 2021
5:30 PM
Meeting Virtually

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

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

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

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09
Password: 348336

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

Public Comment:

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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. November 9, 2021
2. 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

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)

2. 2021-004353-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)

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).

H. NEW BUSINESS

1. 2021-004455-HDRB. 841 East Alameda St. Downtown and Eastside Historic District. D. Maahs Construction, Agent for Patrick Reyes, owner,

proposes to install skylights and change doors on a non-contributing structure. (Daniel Schwab).

2. 2021-004456-HDRB. 1160 Camino de Cruz Blanca. Historic Review District. Eric Johnson, agent for Saint Johns College, owner, proposes to install solar panels, carports and coyote fences at a Significant property. An exception is requested to Section 14-5.2(F)(2)(c) to install publicly visible solar arrays. (Daniel Schwab)

3. 2021-004493-HDRB. 518 Del Norte Ln. Downtown and Eastside Historic District. Scott Berhost, agent and owner, requests a status review and designation of primary facades, if applicable on a non-contributing structure. (Daniel Schwab)

4. 2021-004457-HDRB. 213 ½ Delgado St. Downtown and Eastside Historic District. Stephen Beili, agent for Lisa Landy and Jose Gonzalez, owners, proposes to construct a 2,485 sq.ft. building and yard walls. (Angela Schackel Bordegaray)

5. 2021-004354-HDRB. 914 Canyon Rd. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Susan and Scott Salka, owners, proposes to construct trellises and alter garage doors on a contributing structure. An exception to section 14-5.2(E)(1) is requested for style. (Daniel Schwab)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, December 14, 2021

L. ADJOURN

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

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
November 9, 2021

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	2
Roll Call	Quorum Present	2
Motion to Postpone	Approved	3
Adjournment	5:35 pm	3

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

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held on Zoom at https://www.youtube.com/watch?v=Dz6lMAUHB1o.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS ABSENT:
Mr. John Bienvenu (Excused)

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

Chair Rios said there was incorrect information on the website and attendees cannot log on. She asked staff to comment.

Ms. Piccarello said the link that was broadcast to the public was severed in the City's PrimeGov Program which is an inadvertent error. She said the cases would need to be postponed.

Chair Rios apologized to the public and the applicants.

Member Roybal asked if the Board could meet the following week to hear the cases so they wouldn't be overwhelmed at the next regularly scheduled meeting.

Chair Rios polled the Board to see who would be available the following week and Member Guida was the only member who would not be available.

Ms. Piccarello said there may be issues with the noticing requirements.

Chair Rios asked staff to keep the Board apprised as to whether it is possible to meet the following week.

MOTION: Member Roybal moved to postpone action on the agenda items. Member Guida seconded the motion.

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

L. ADJOURNMENT

Chair Rios adjourned the meeting at 5:35 pm,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
October 26, 2021

ITEM	ACTION TAKEN	PAGE(S)
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

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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 12th for Fred Harvey Weekend, their 11th 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.² 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 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 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:

Melissa D. Byers
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 ± 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 ½ 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 Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

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 Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. 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 Date
City Clerk

APPROVED AS TO FORM

_____ _____
Frank E. Ruybalid Date
Assistant City Attorney

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 Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank E. Ruybalid Date
Assistant City Attorney

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 Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank E. Ruybalid Date
Assistant City Attorney

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 9th of November, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank E. Ruybalid Date
Assistant City Attorney

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

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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.**

_x_ **Historic Inventory Form (1997)**

___ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **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 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 orginal 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,

John A. Padilla, AIA
Architect

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

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 bee 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 form 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 CERRILLOS 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 Cerrillos Rd.
(421-423 Sandoval on 1984 survey)

OLD ID NUMBER: 0516 10186

SANTA FE ID NUMBER: H 33850

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

____ ESTIMATE
by 1930 ACTUAL Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE:
SW Vernacular

USE:

HISTORIC: ~~residential~~

OTHER commercial
Auto garage/sales

PRESENT: ~~residential~~

OTHER commercial
Design Center

SURROUNDINGS:
commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

____ 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

EXPLAIN: small addition NE, display windows, new doors

OVERALL CONDITION:

____ EXCELLENT X GOOD

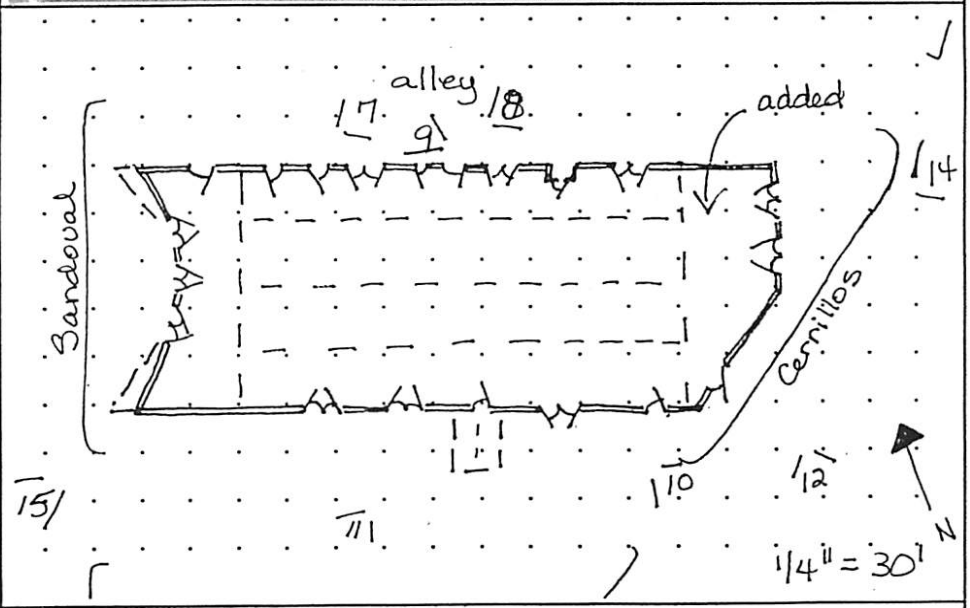
____ FAIR ____ DETERIORATED

BUILDING THREATENED?

____ YES X NO

PHOTO

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Hist. Trans. HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 7/97 BY DB

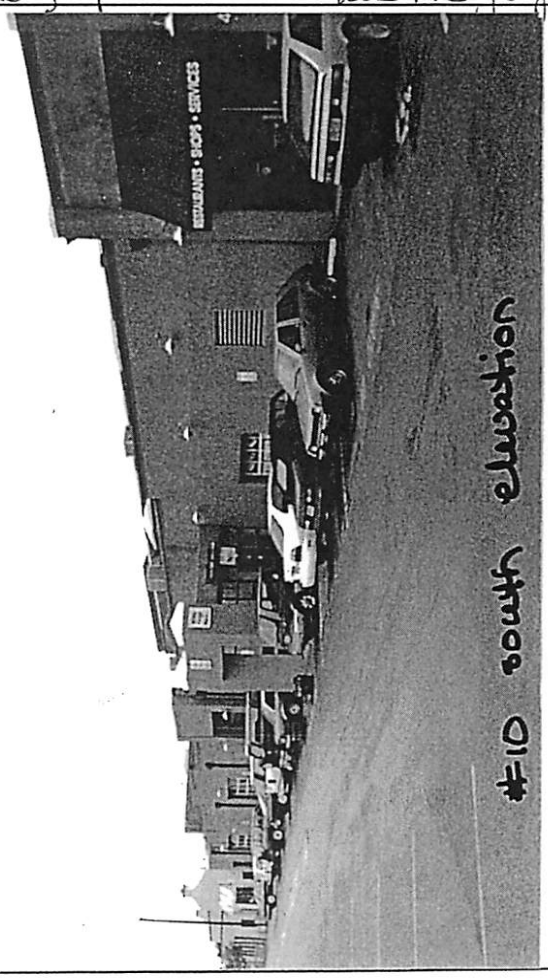
NEGATIVES WITH NMHPD ROLL # DB7 NEG # 7 TO 12
14 TO 15

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; 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 1/1 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 garage doors.		

ADDITIONAL PHOTOGRAPHS

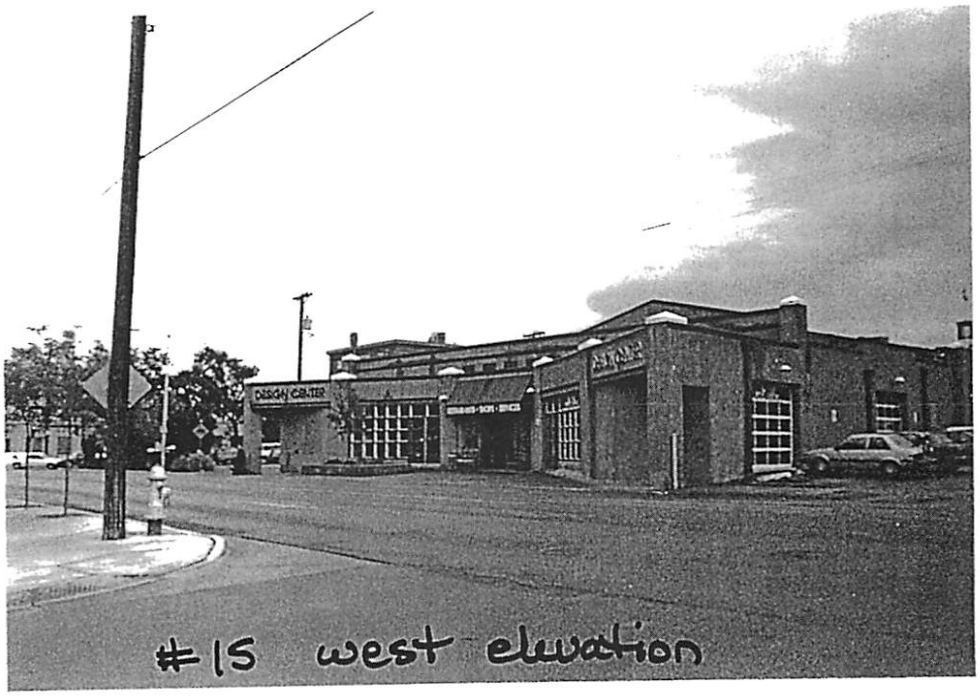
#12 east, S end



#10 south elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

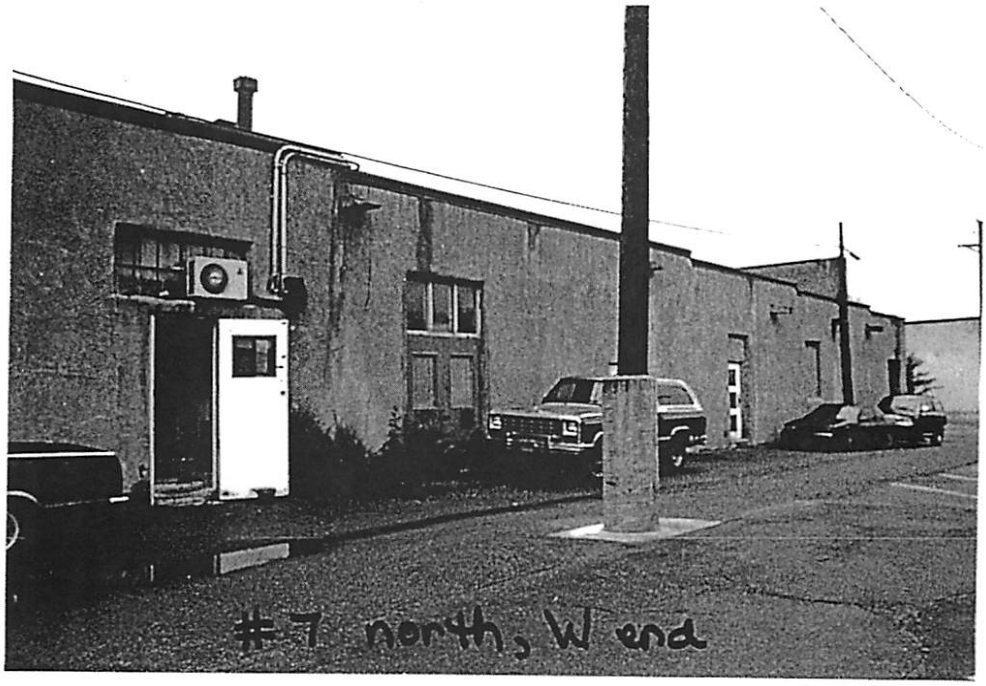
IDENTIFICATION	ADDRESS	ID NUMBER: 0516 10186
	418 Cerrillos Rd.	SANTA FE ID NUMBER: H33850
		SURVEYED/RESEARCHED DATE 7/97 BY DB



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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 10186
	418 Cerrillos Rd.	SANTA FE ID NUMBER: H 33850
		SURVEYED/RESEARCHED DATE 7/97 BY DB



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NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

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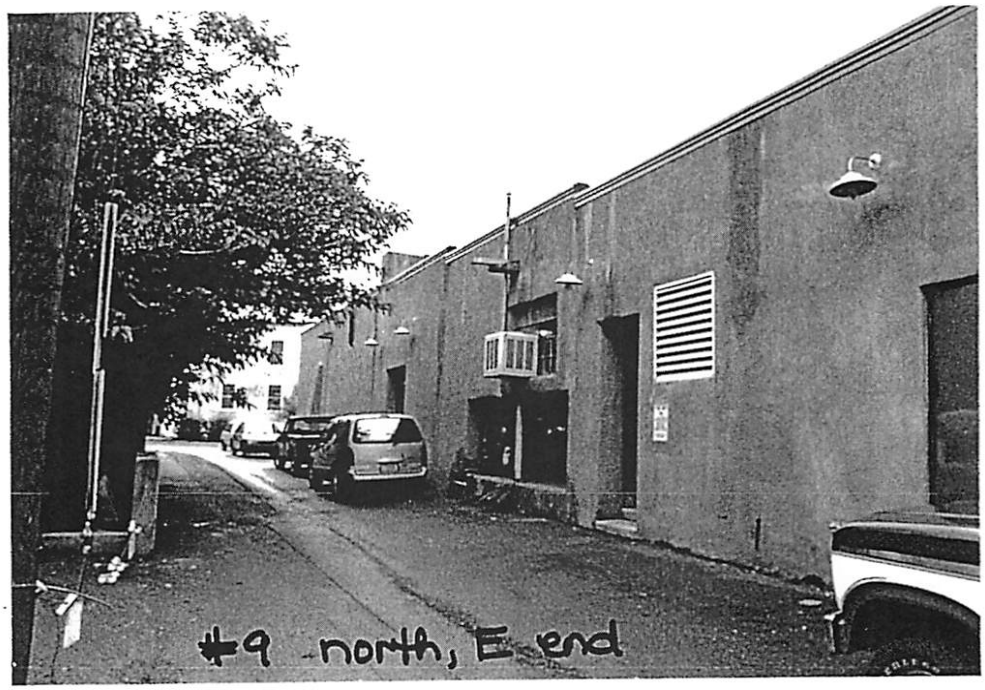
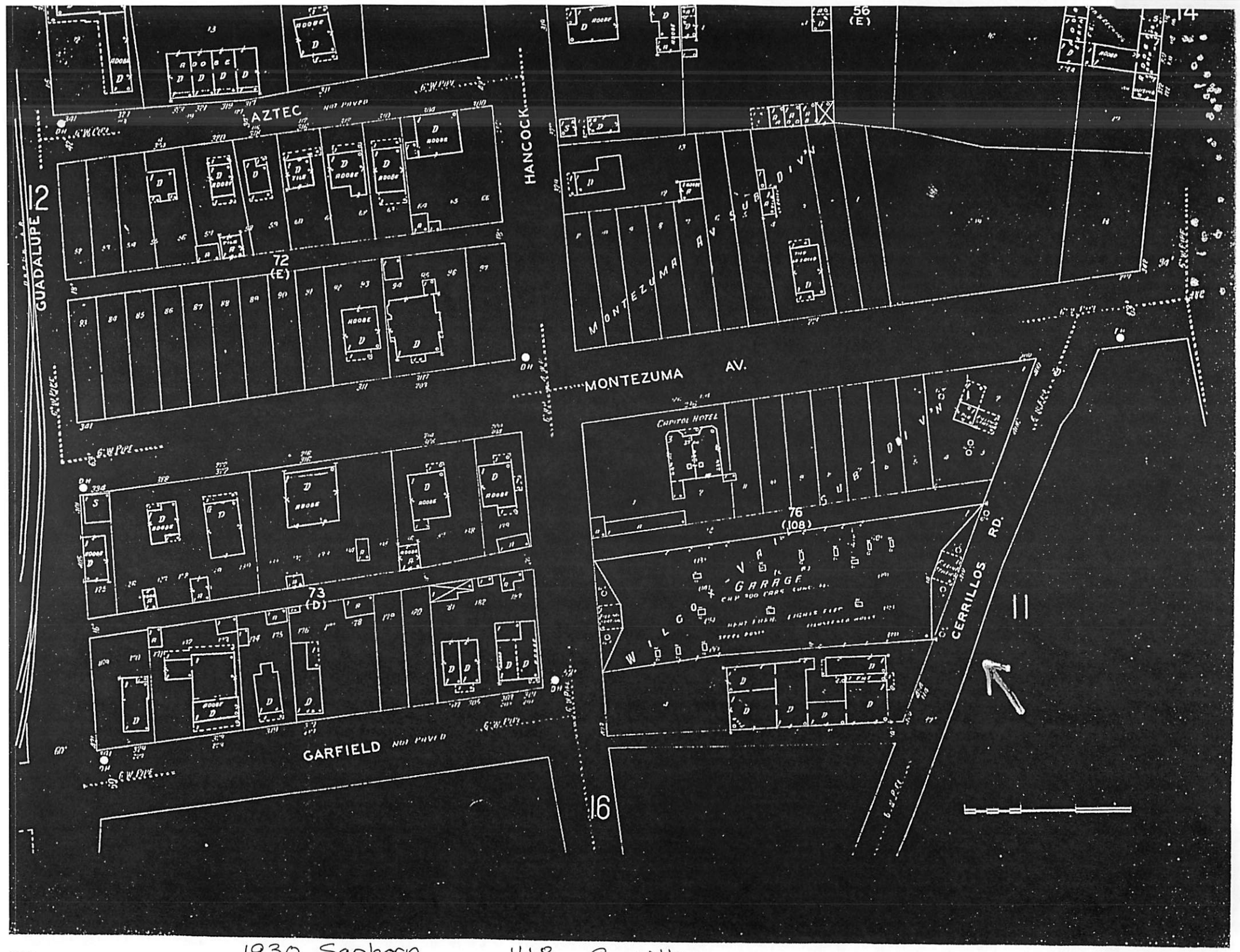


(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

1968 Sanborn

418 Cerrillos



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

SANTA FE ID NUMBER: H 33850

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

_____ ESTIMATE

by 1930 ACTUAL Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE:
SW Vernacular

USE:

HISTORIC: ~~residential~~

OTHER commercial
Auto garage/sales

PRESENT: ~~residential~~

OTHER commercial
Design Center

SURROUNDINGS:
commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ 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

EXPLAIN: small addition NE, display windows, new doors

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

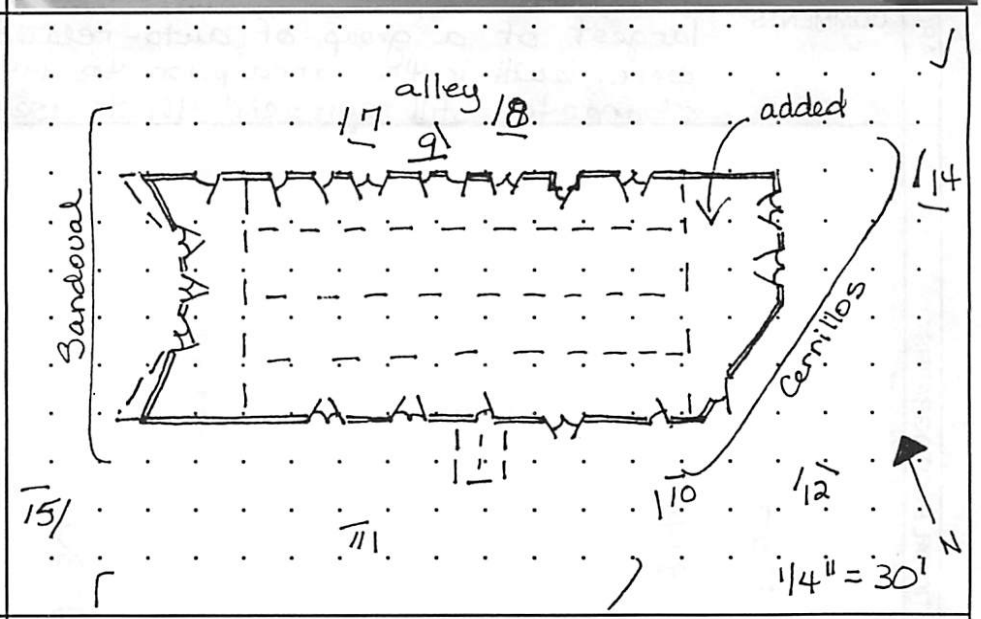
BUILDING THREATENED?

___ YES X NO

PHOTO

#14 east, N end

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Hist. Transi HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/97 BY DB

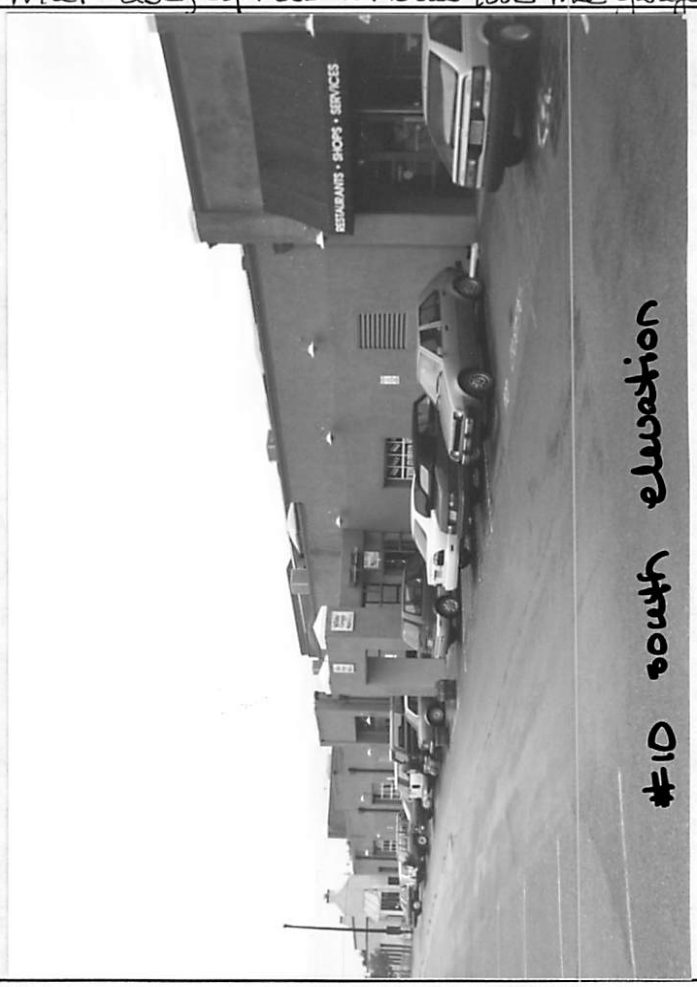
NEGATIVES WITH NMHPD ROLL # DB7 NEG # 7 TO 12
14 TO 15

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; 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 1/1 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 garage doors.

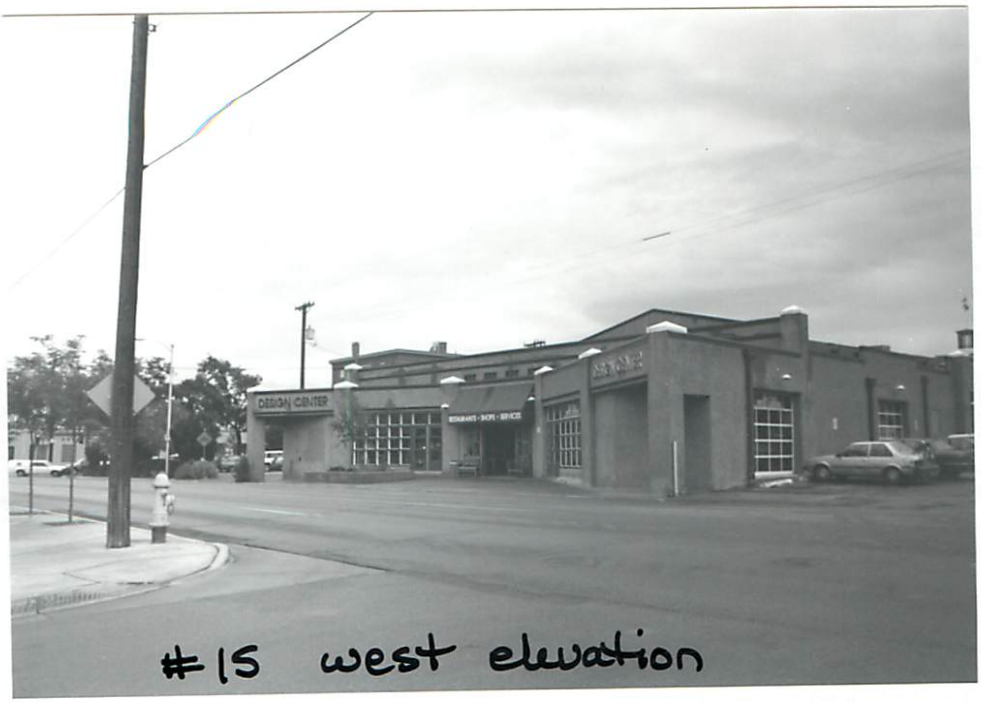
ADDITIONAL PHOTOGRAPHS

#12 east, S end



#10 south elevation

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 10186
	418 Cerrillos Rd.	SANTA FE ID NUMBER: H33850
		SURVEYED/RESEARCHED DATE 7/97 BY DB



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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

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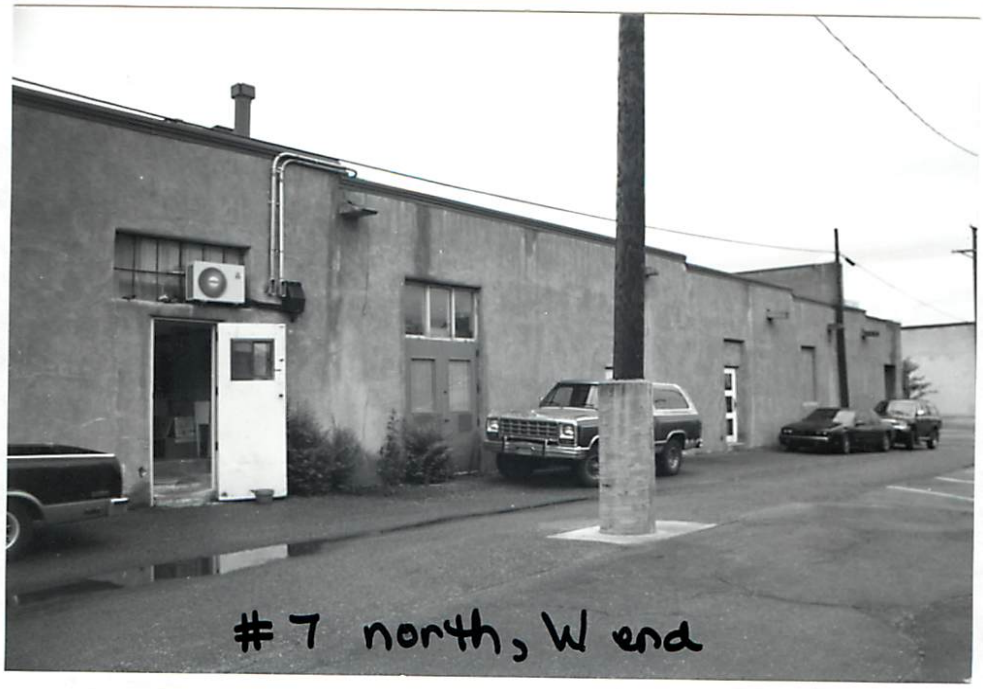

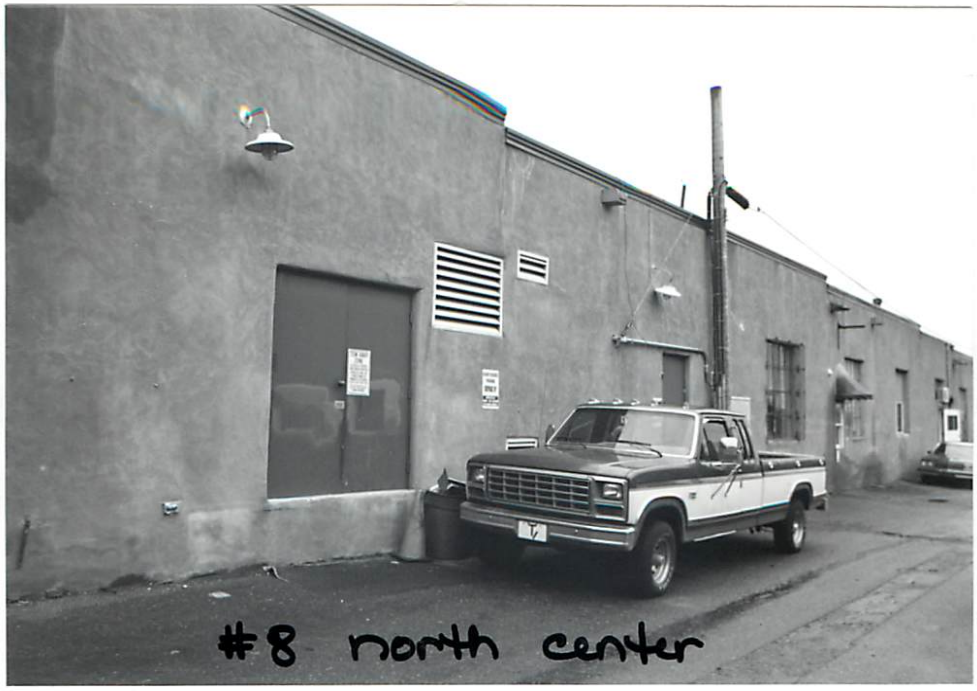

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

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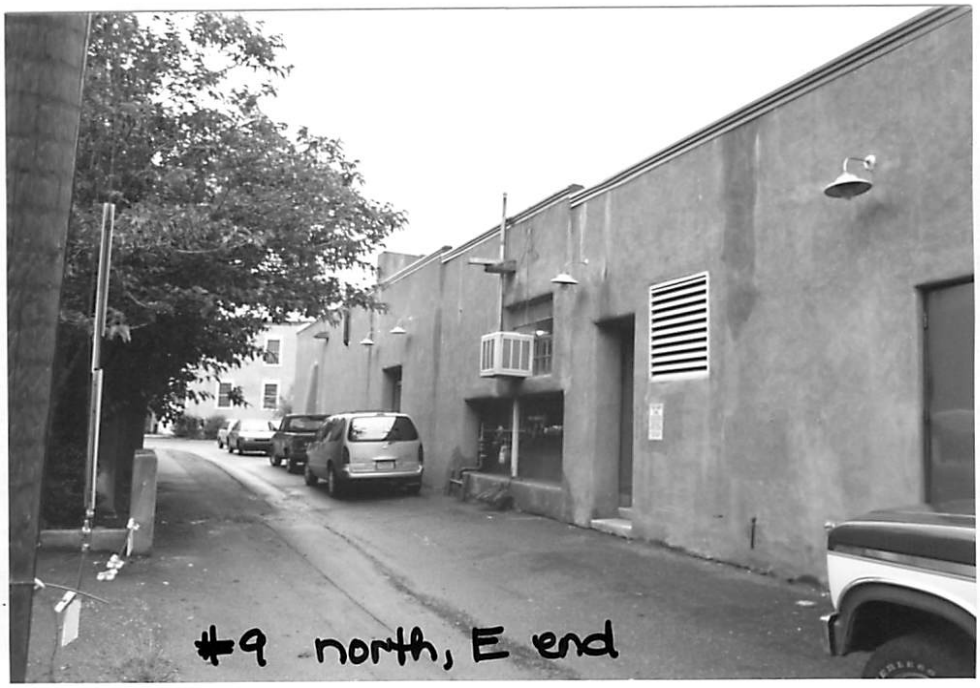
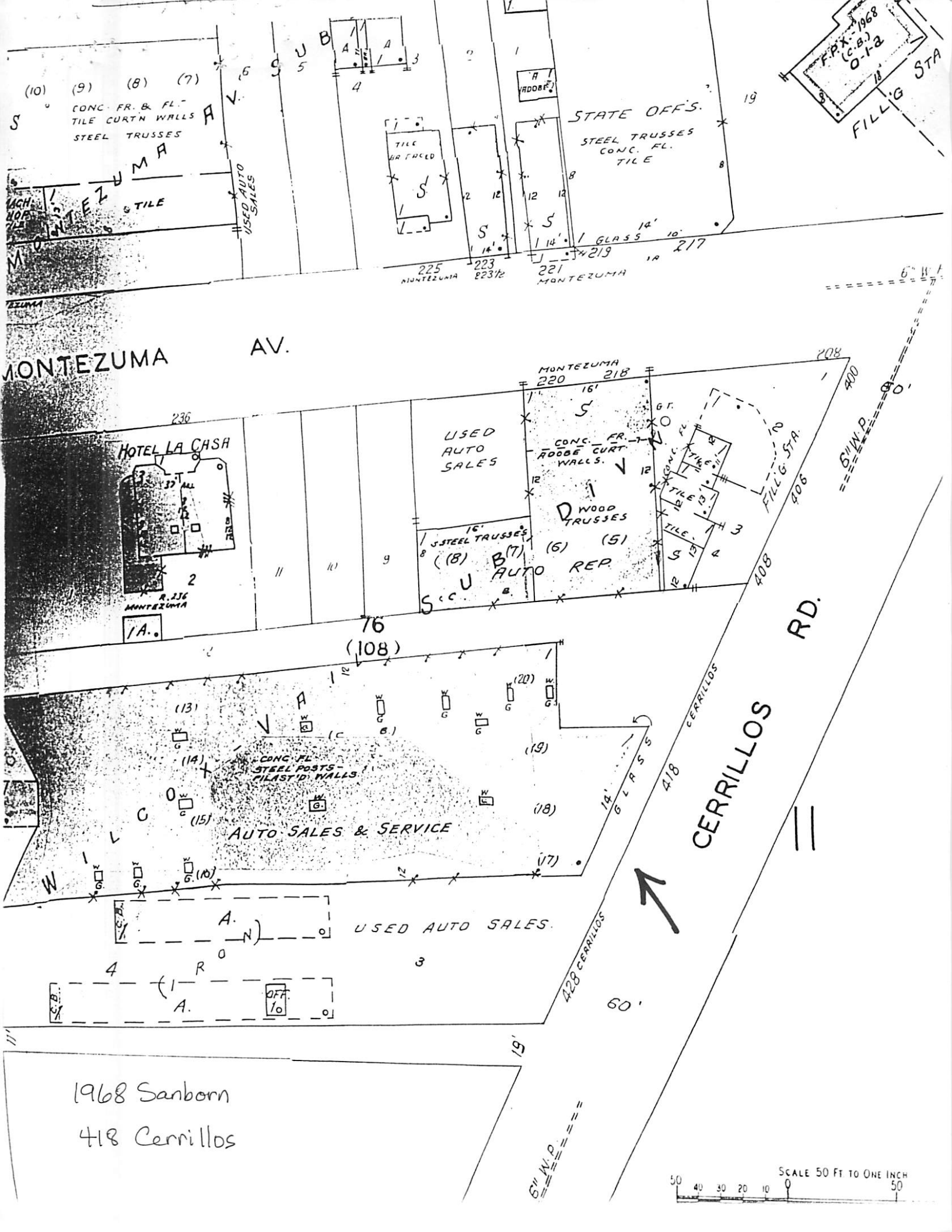
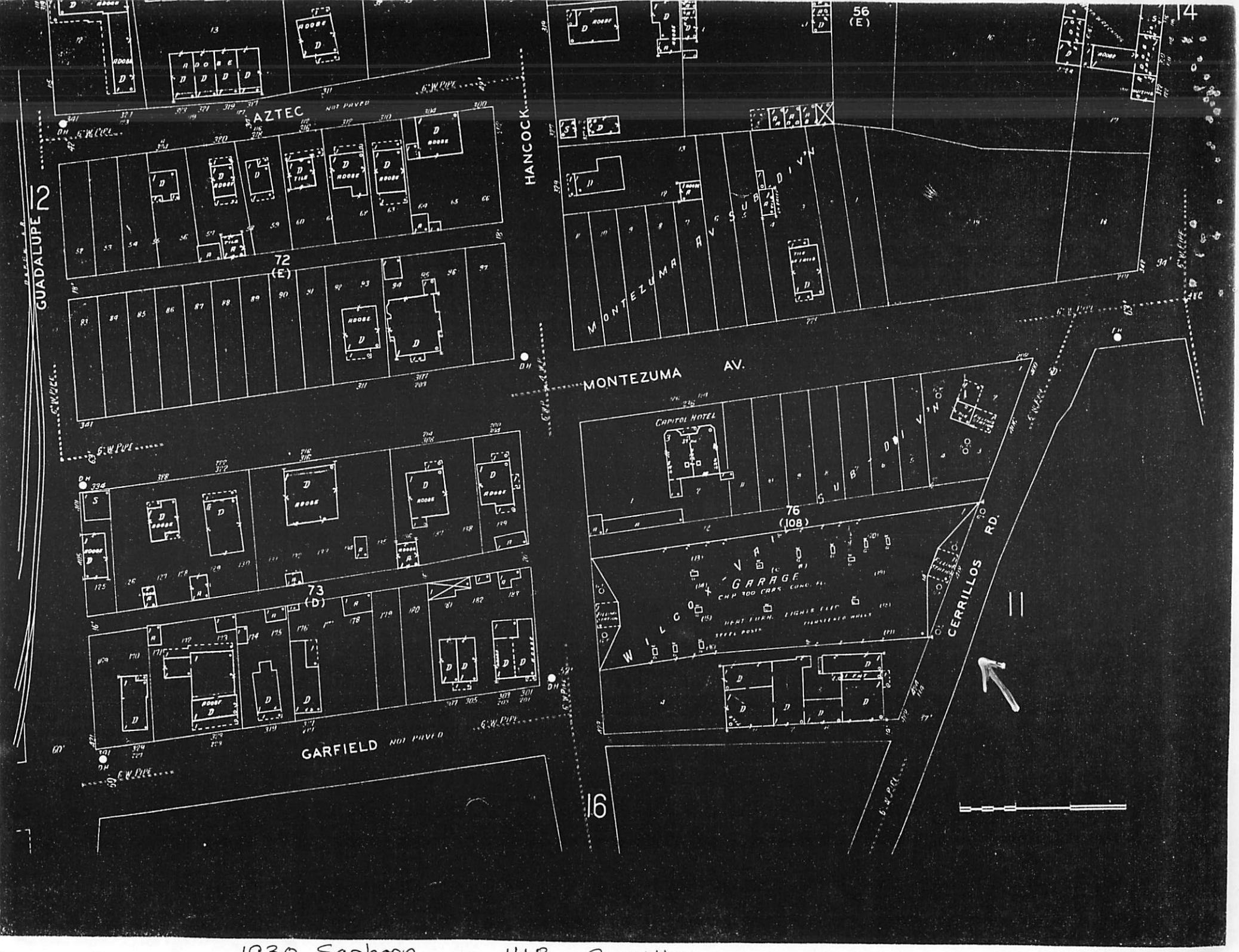


(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)



1968 Sanborn

418 Cerrillos



1930 Sanborn 418 Cerrillos

418 Cerillos Rd.
H-91-14

#3

#2

Case # H-89-151
418 Camino Rd.

#1

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 (SOUTWEST ELEVATION)

VIEW FROM PARKING LOT (SOUTH ELEVATION)

418 CERRILLOS ROAD – THE DESIGN CENTER

VIEW FROM PARKING LOT (SOUTH ELEVATION)

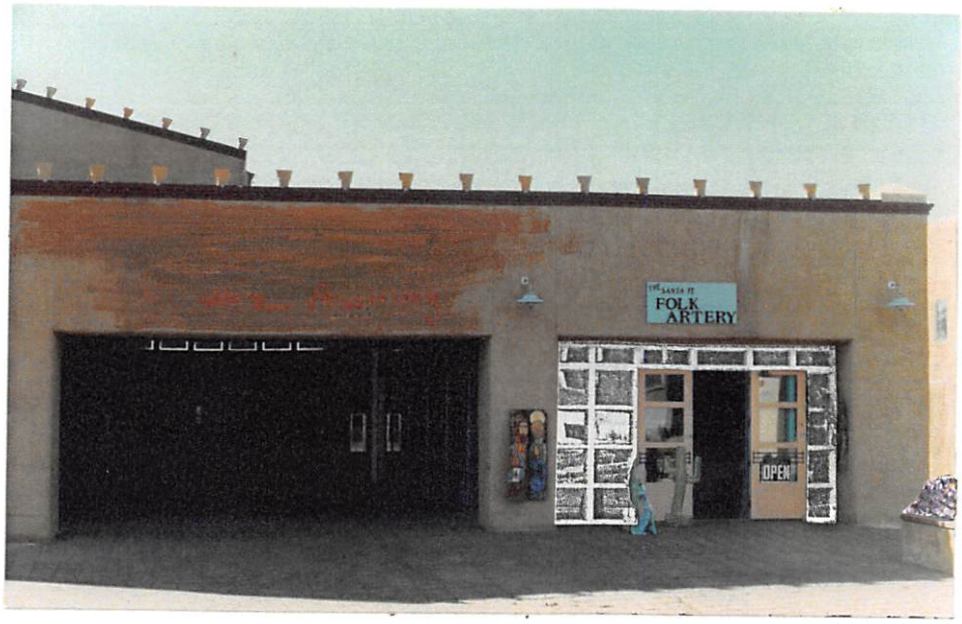
VIEW FROM PARKING LOT (SOUTH ELEVATION)

418 CERRILLOS ROAD – THE DESIGN CENTER

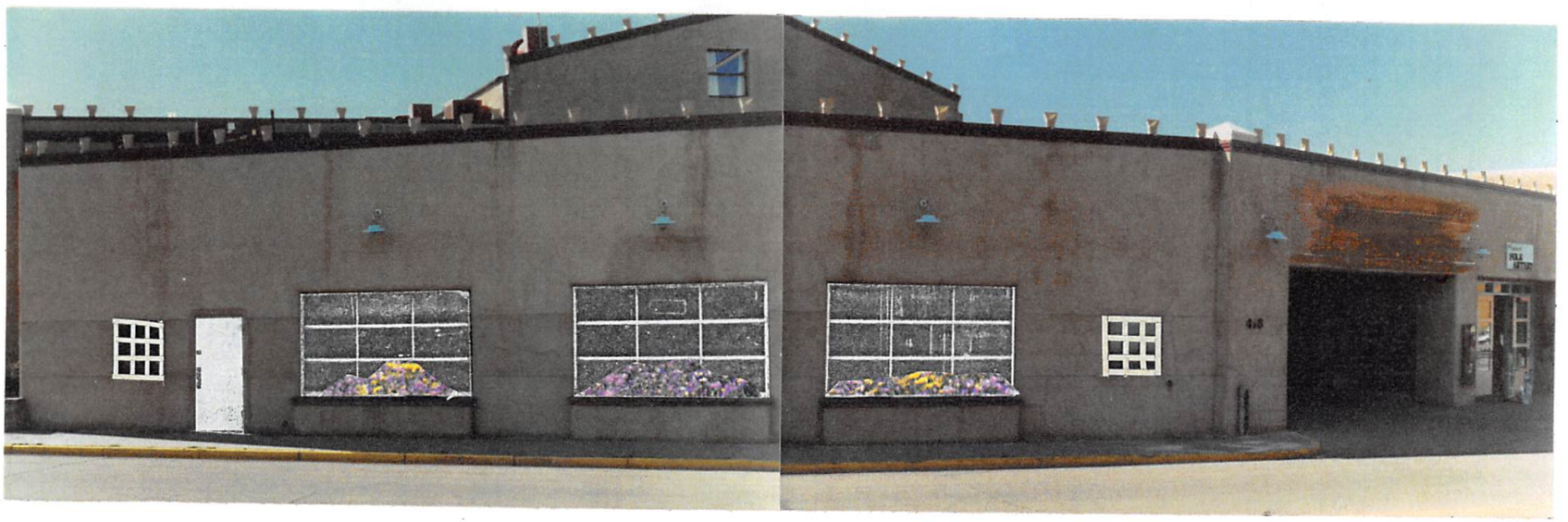
VIEW FROM CERRILLOS ROAD (SOUTHEAST CORNER)

VIEW FROM CERRILLOS ROAD (EAST ELEVATION)

#3 Awning


FOLK
ARTERY
OPEN

#3
Awning
DESIGN
CENTER
SANTA FE
DESIGN
CENTER
SANTA FE



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

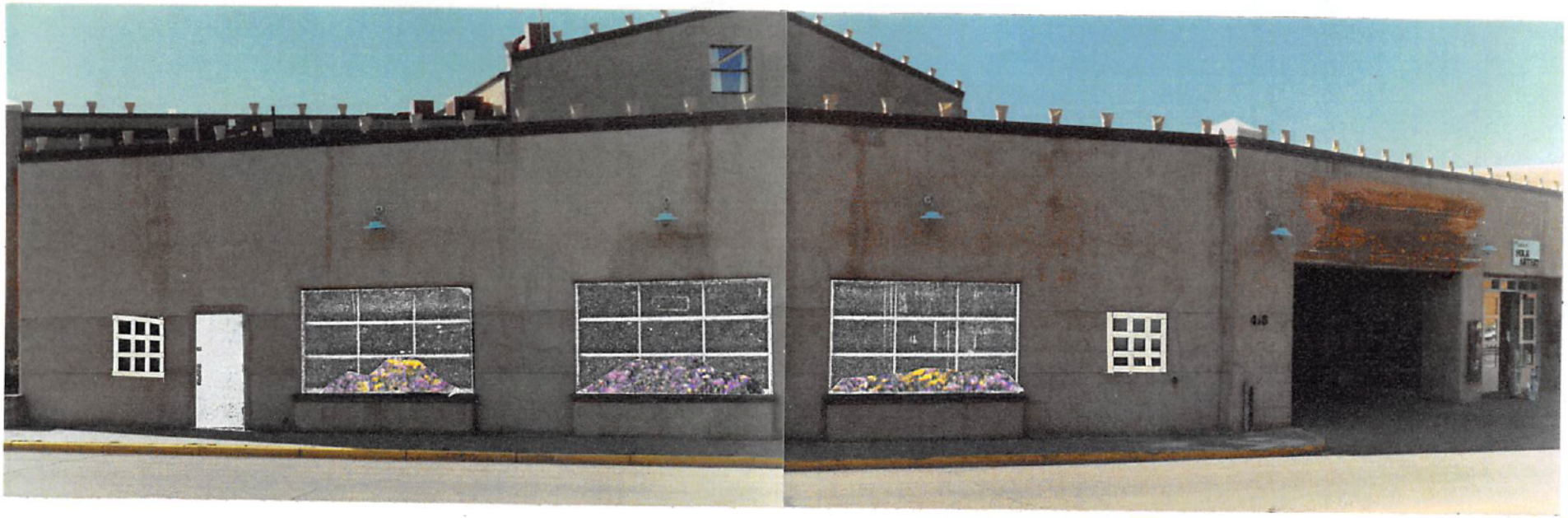
Photos from 1970's or 1980's
(estimated)

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 23, 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.**

__x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria responses

STAFF RECOMMENDATION:

Staff recommends that the 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

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

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:

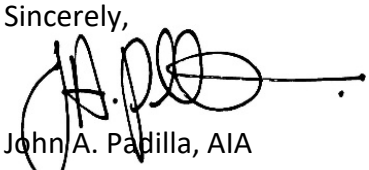
a. **Does not damage the character of the district;**
The proposed improvements are in harmony with the character of the district and will not impact the street scape with the proposed for the skylights replacements. The installation of the solar application is placed to follow the existing slope of 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.

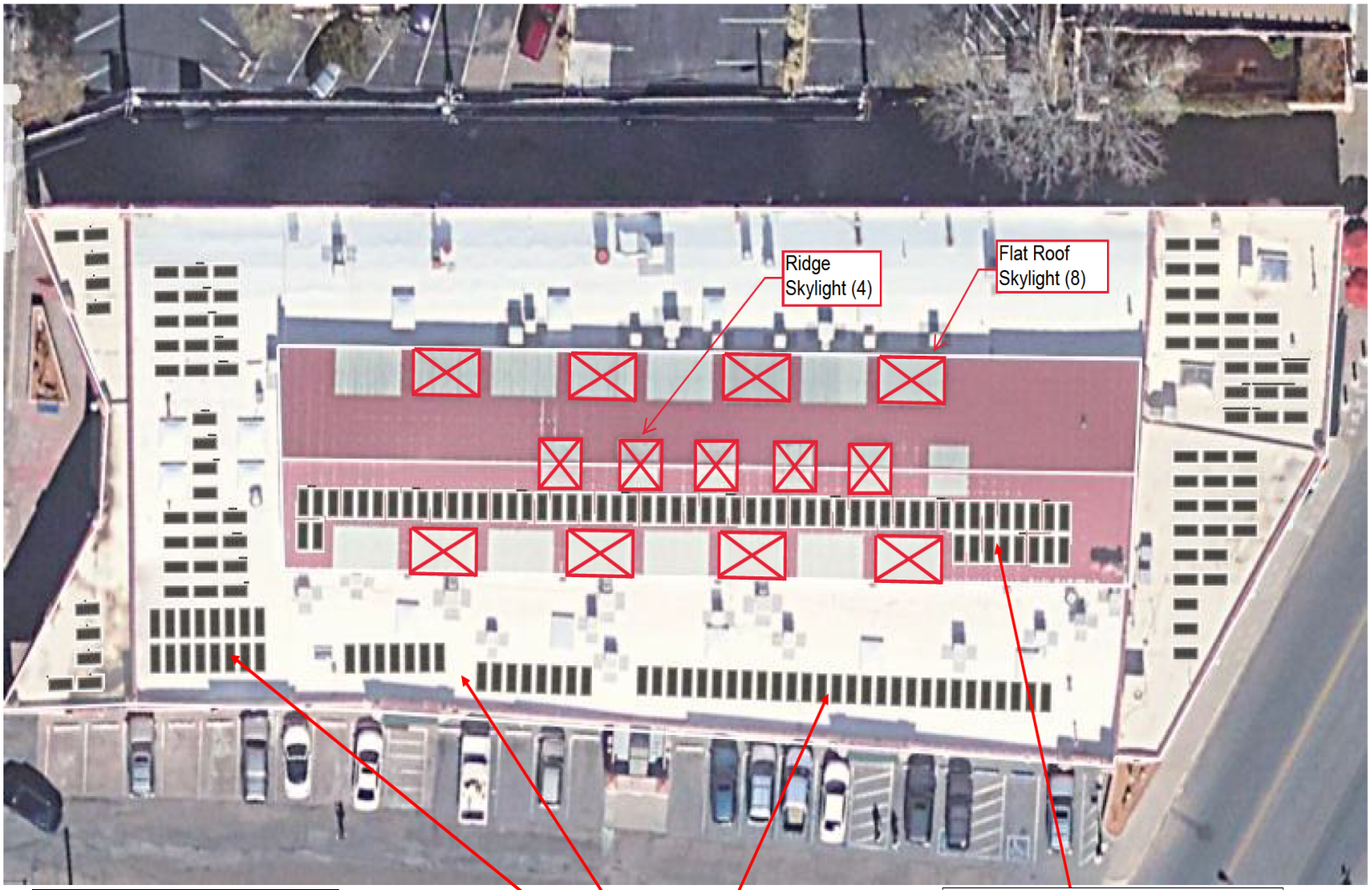
Thank you for your consideration of our proposal and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

1 Site Plan



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

Positive Energy SOLAR

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

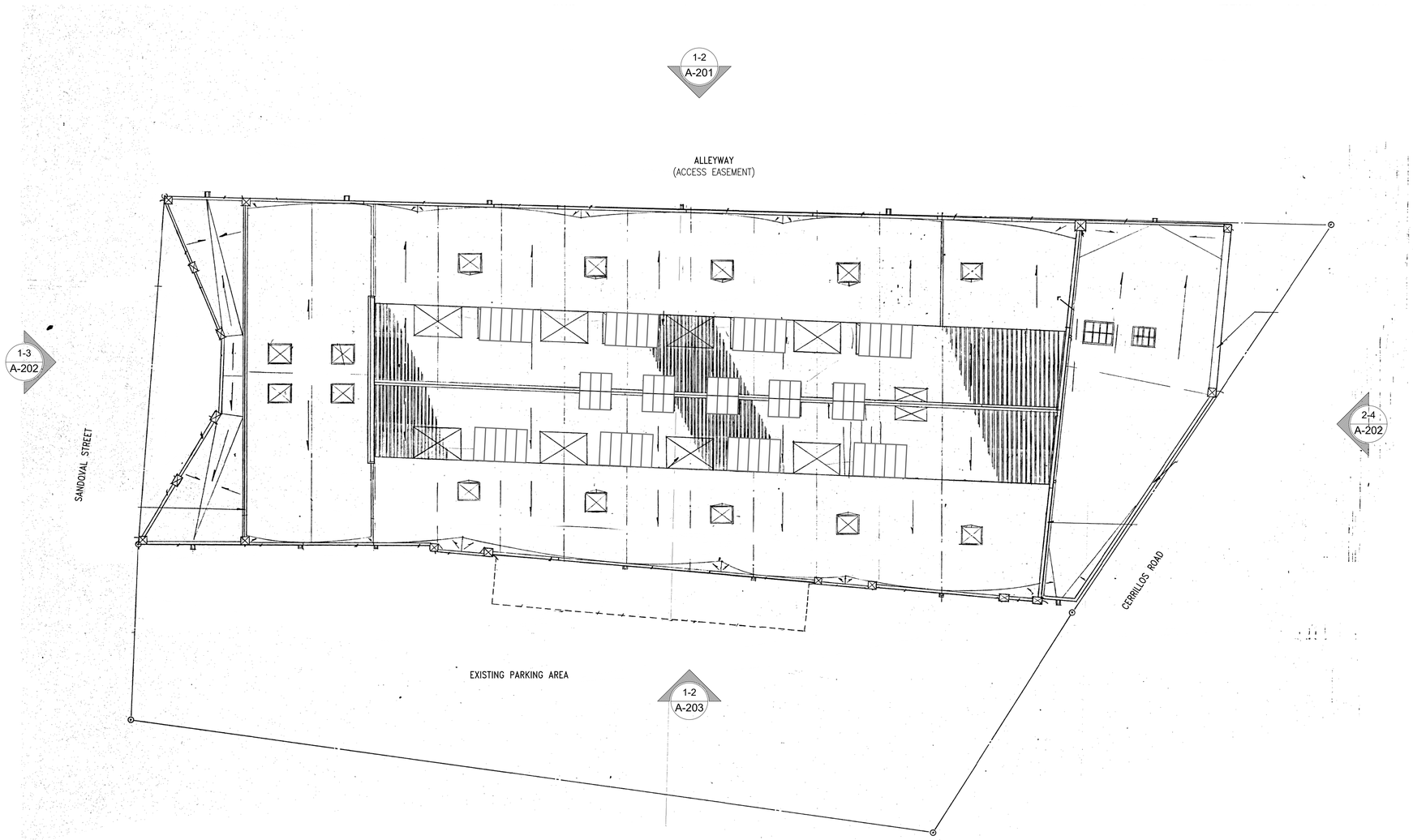
Proposed System Total

90.78kWdc

DESIGNER:
John Brown

REV	DESCRIPTION	DATE
0	Initial Release	

SITE PLAN
PV100



1 SITE KEY PLAN
SCALE: 1/16"=1'-0"

NORTH

16 8 0
12 4 16

JAP

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

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:

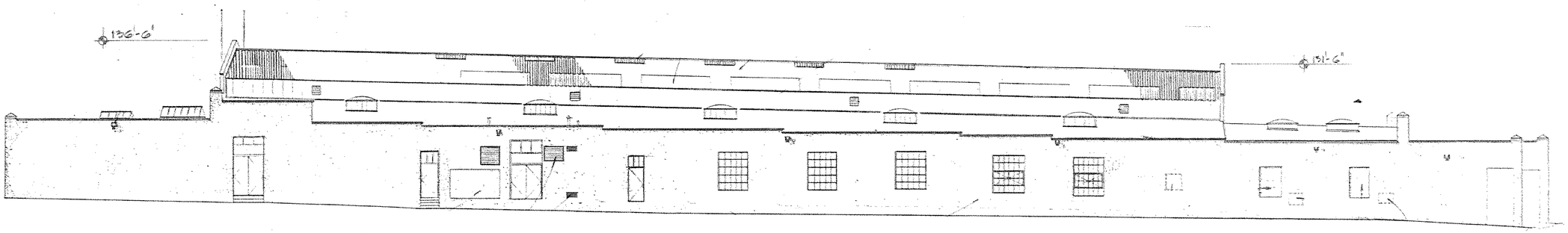
SHEET TITLE:

SITE KEY PLAN

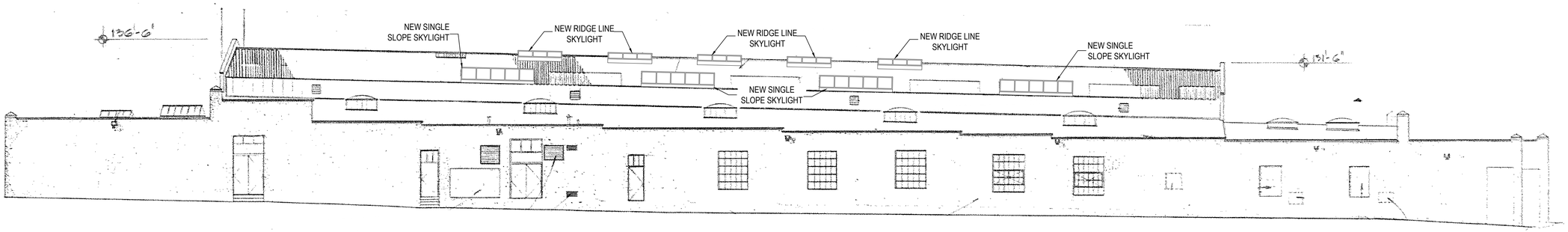
COPYRIGHT 2021
JOHN A. PADILLA AIA

SHEET NO:

AS-101



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



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

JAP

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

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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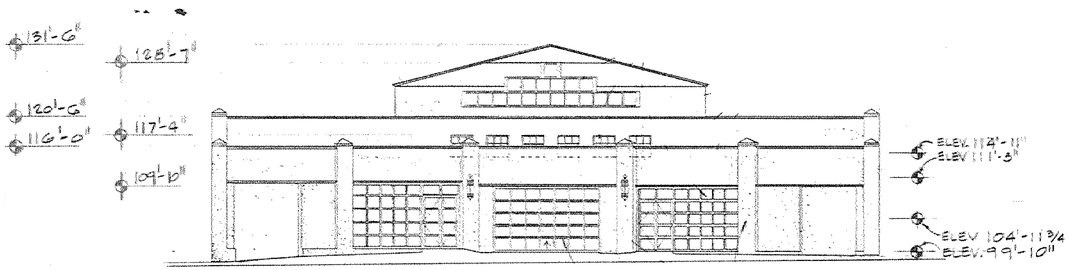
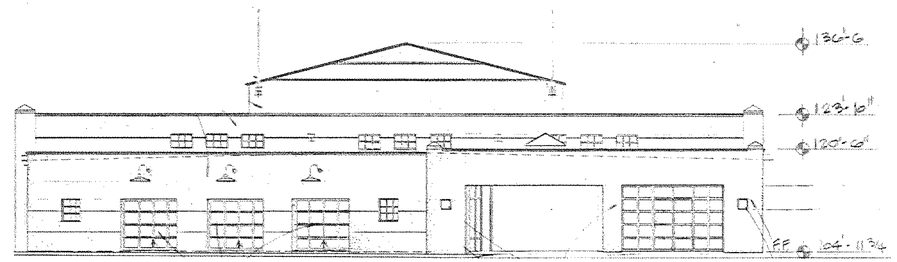
JOHN A. PADILLA AIA

SHEET NO:

A-201



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



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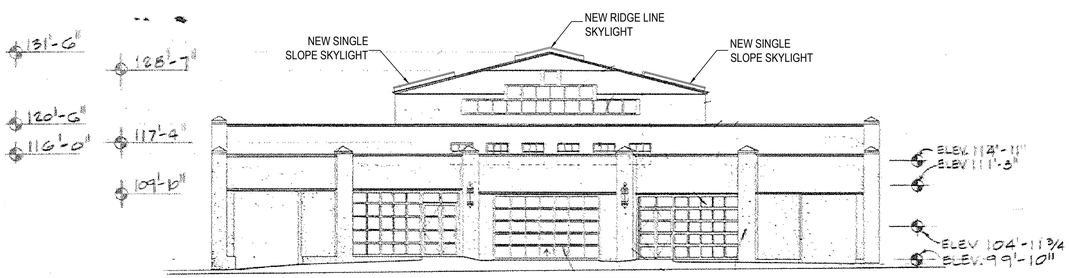

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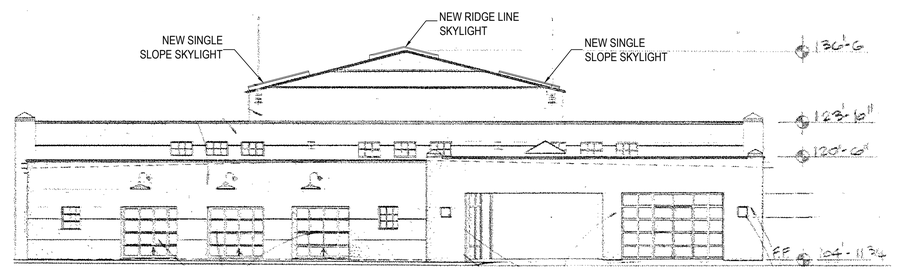
SCALE: 3/32" = 1'-0"



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

JAP

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

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:

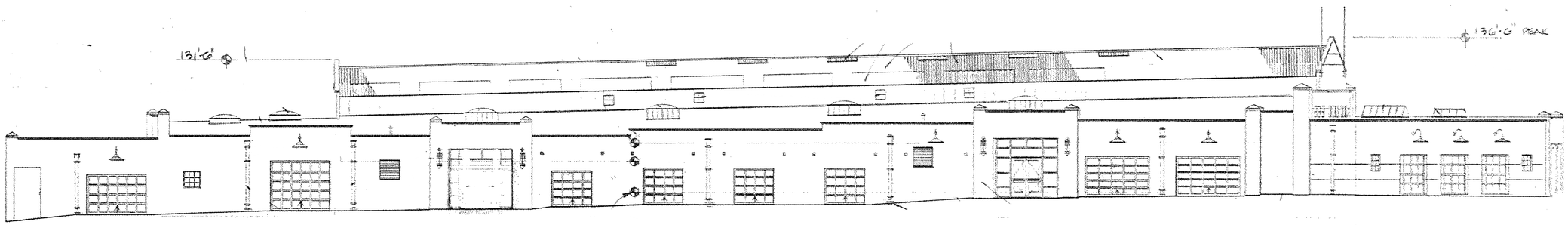
SHEET TITLE:

EXTERIOR ELEVATIONS

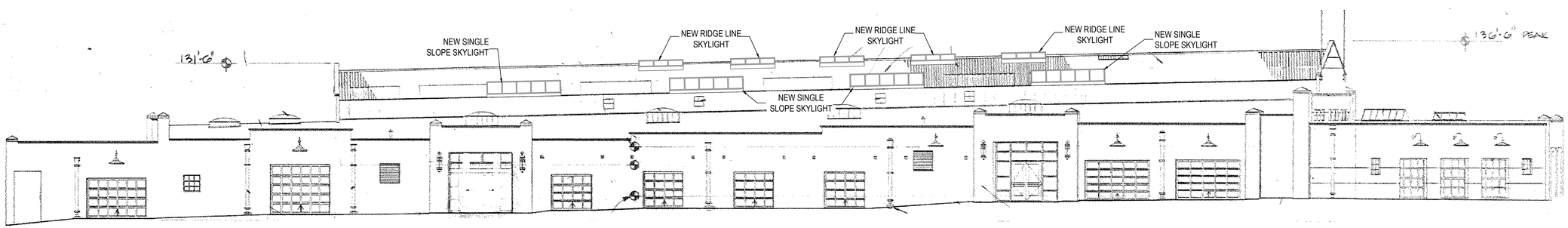
COPYRIGHT 2021
JOHN A. PADILLA AIA

SHEET NO:

A-202



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



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

JAP

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Santa Fe, NM 87502
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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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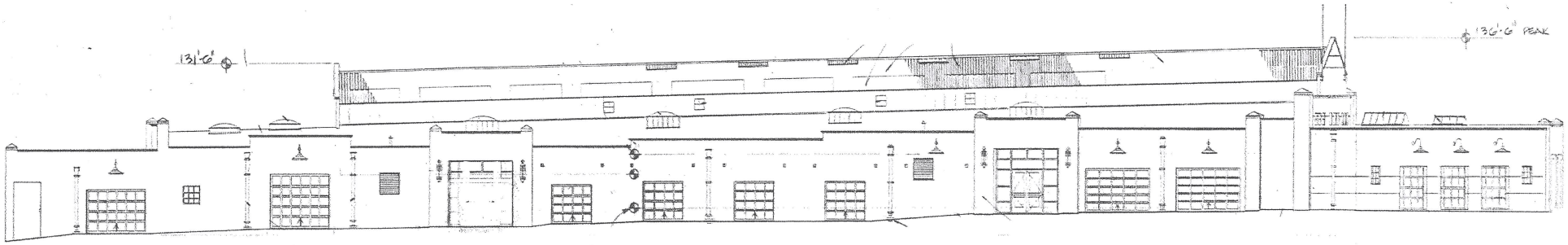
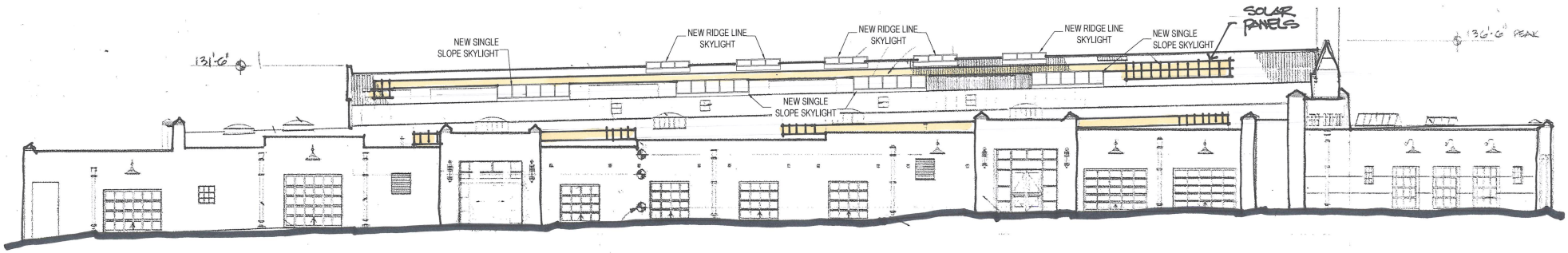
JOHN A. PADILLA AIA

SHEET NO:

A-203



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



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

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 (SOUTWEST 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 (11)

Southwest Corner View

418 Cerrillos Road – Design Center (12)

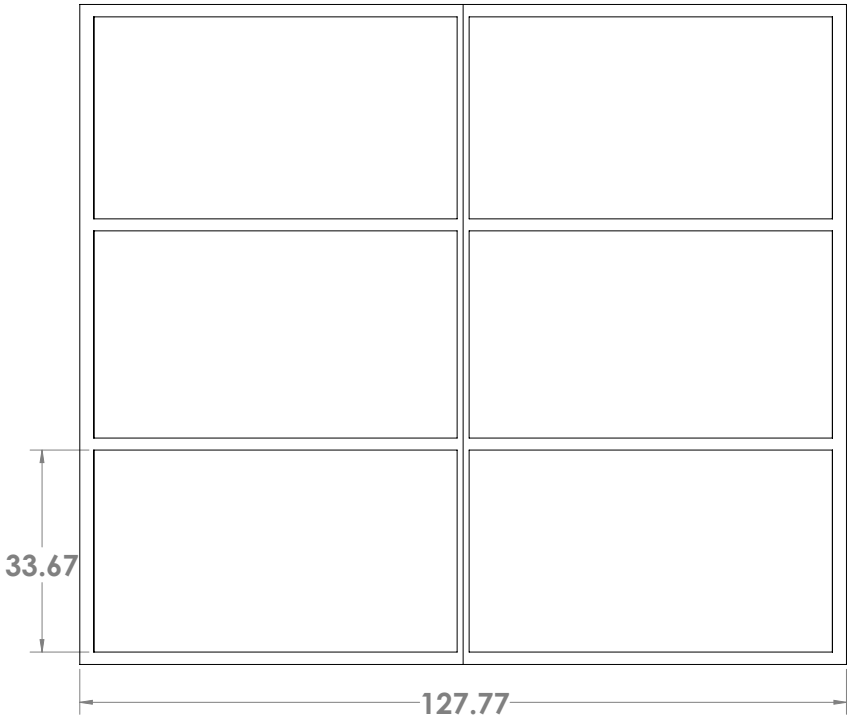
South Elevation (Center Entry)

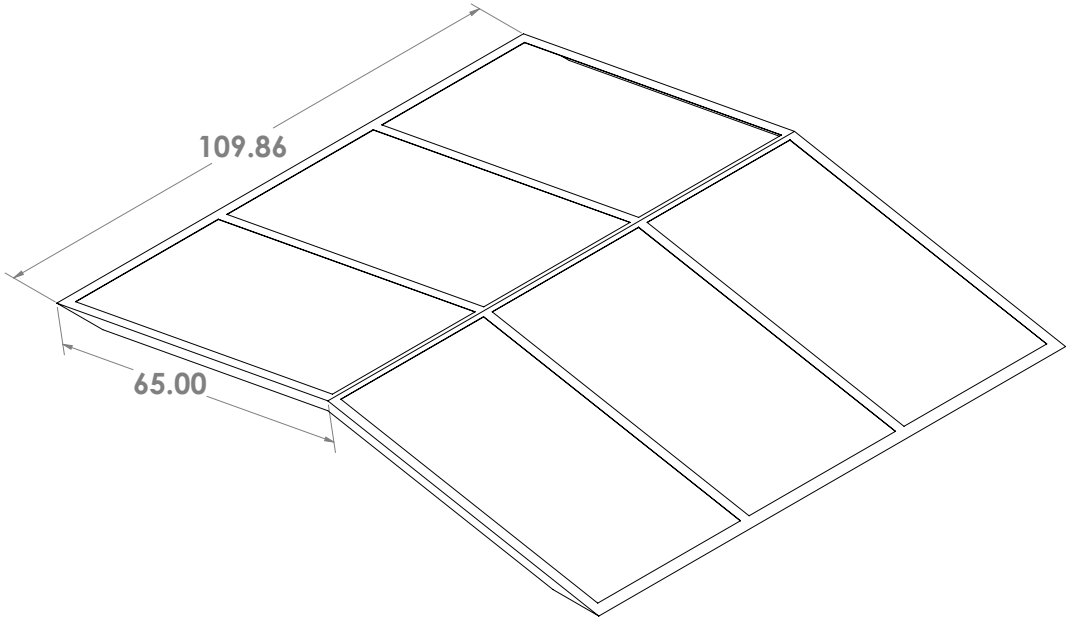
418 Cerrillos Road – Design Center (13)

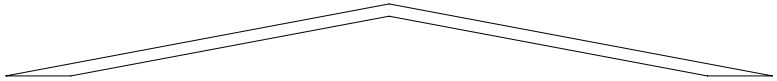
Southeast Elevation

418 Cerrillos Road – Design Center (14)

Northeast Elevation (East Entry)







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 coatedAluminum Frame,Rustic Red

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN		
			CHECKED		
			ENG APPR.		
			MFG APPR.		
		INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
		MATERIAL	**PROPRIETARY AND CONFIDENTIAL** 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	FINISH			
APPLICATION		DO NOT SCALE DRAWING			

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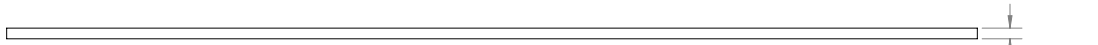
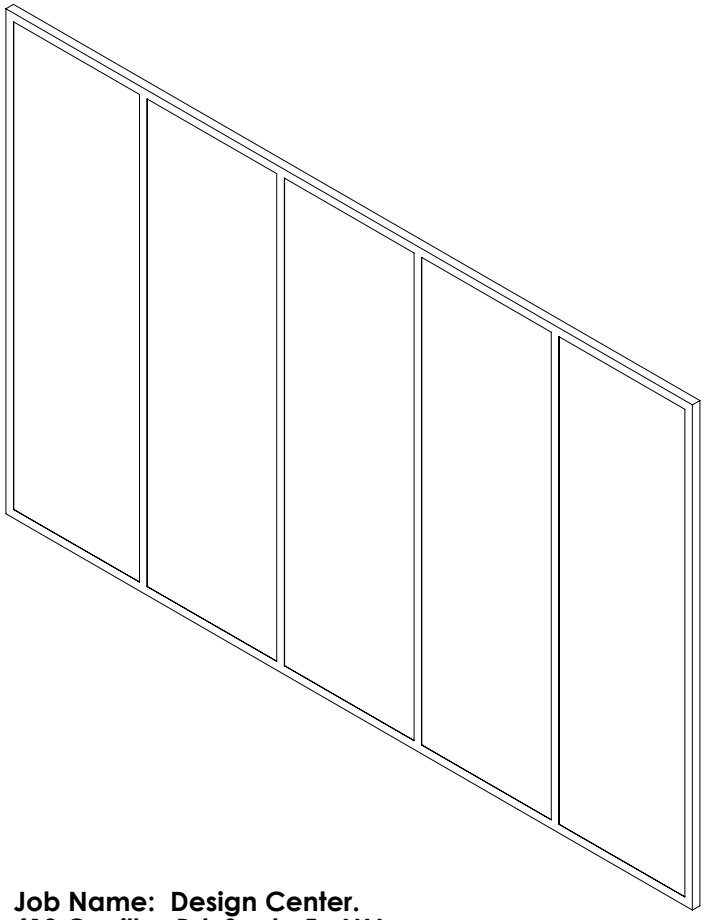
SCALE: 1:1





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 coatedAluminum Frame,Rustic Red

				NAME	DATE	
		UNLESS OTHERWISE SPECIFIED:				
		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN			TITLE:
			CHECKED			
			ENG APPR.			
			MFG APPR.			
		INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.			
		MATERIAL	**PROPRIETARY AND CONFIDENTIAL** 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.			REV
NEXT ASSY	USED ON	FINISH				
APPLICATION		DO NOT SCALE DRAWING				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.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

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.

H3519

building threatened?	surveyed	county	ID no.
yes	date 30-8-84 by mb	Santa Fe	051611582

field map	number	UTM reference	easting	northing
SFHD-6-1582		zone 12 13		

location description: 105½ Victoria

city/town: Santa Fe

land grant/reservation:

building name:

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

film roll	negative nos.	loc. of neg.
by mb no. 20	36 *	HPD

plan shape

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:

wall material/surface:

architectural features

* Photo taken fr. rear of house

surroundings: Res

relationship to surroundings: X similar not similar

district potential: yes no

significance: eligible of interest X none

if eligible, why?

comments:

associated buildings? yes

what type?

if inventoried, list ID nos.

see back? yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/12/21

Property Owner of Record: Mark and Monica Walpe

Applicant/Agent Name: Gayla Bechtol

Contact Person Phone Number: 5056606301

Site Address: 105 1/2 VICTORIA STREET

Proposed Construction Description: RENOVATION OF EXIST'G HOUSE, ADD PORTALS AND ENTRY

TOTAL ROOF AREA:

Zoning District: R-5

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: HISTORIC OVERLAY DOWNTOWN/EASTSIDE

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

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage: 31.2%
☐ Open Space Required: 40/55

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 12'
Maximum Height: 14'6" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
Minimum: 2

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

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

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

GAYLA BECHTOL, 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 _____ DATE 8/12/21

To Be Completed By City Staff:

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

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: None

REVIEWER: Lee Logston **DATE:** 8/12/2021

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

Revised 20 November 2020

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

320 Aztec Street Suite C, Santa Fe, NM 87501 www.gbasantafe.com

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 Cecila, 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.

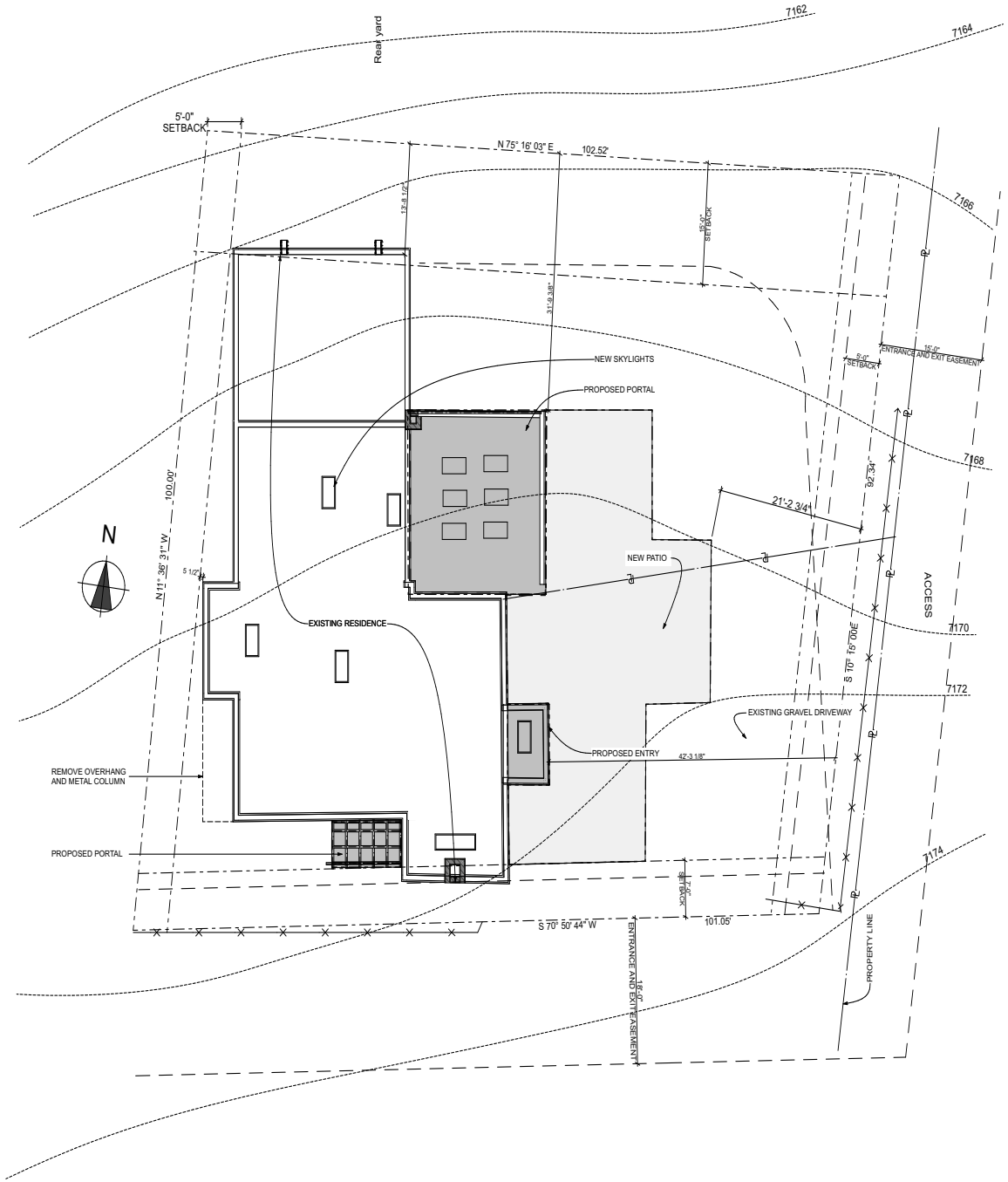
After retirement from the upholstery shop dad took up carving and was accepted into the Spanish Market where he participated for many years, with Mom always at his side. Mom was also a prolific carver and maker of straw inlay crosses, but was never "officially" a Spanish Market Artist. Our uncle, dad's 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.

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 HDRB01 Site Plan - Proposed

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

0 4' 8' 16'

Lot Area: **9689.5 sq ft**

Allowable Coverage for structures
(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%**

R-5 Zoning
Setbacks: Front 7', Rear 15', Side 5'
Height Limit: 14'-6"

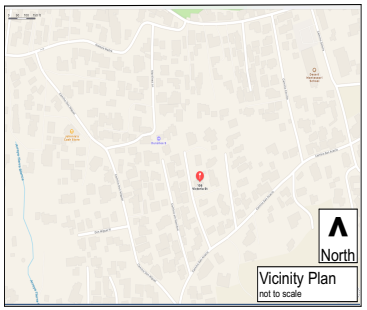
3 HDRB01 Existing View

NOT TO SCALE

1 HDRB01 Proposed View

NOT TO SCALE

Lee Logston
8/12/2021



Gayla Bechtol Architects

418 Montezuma Avenue Santa Fe NM 87501
505.660.6301
www.gbasantafe.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

105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW

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

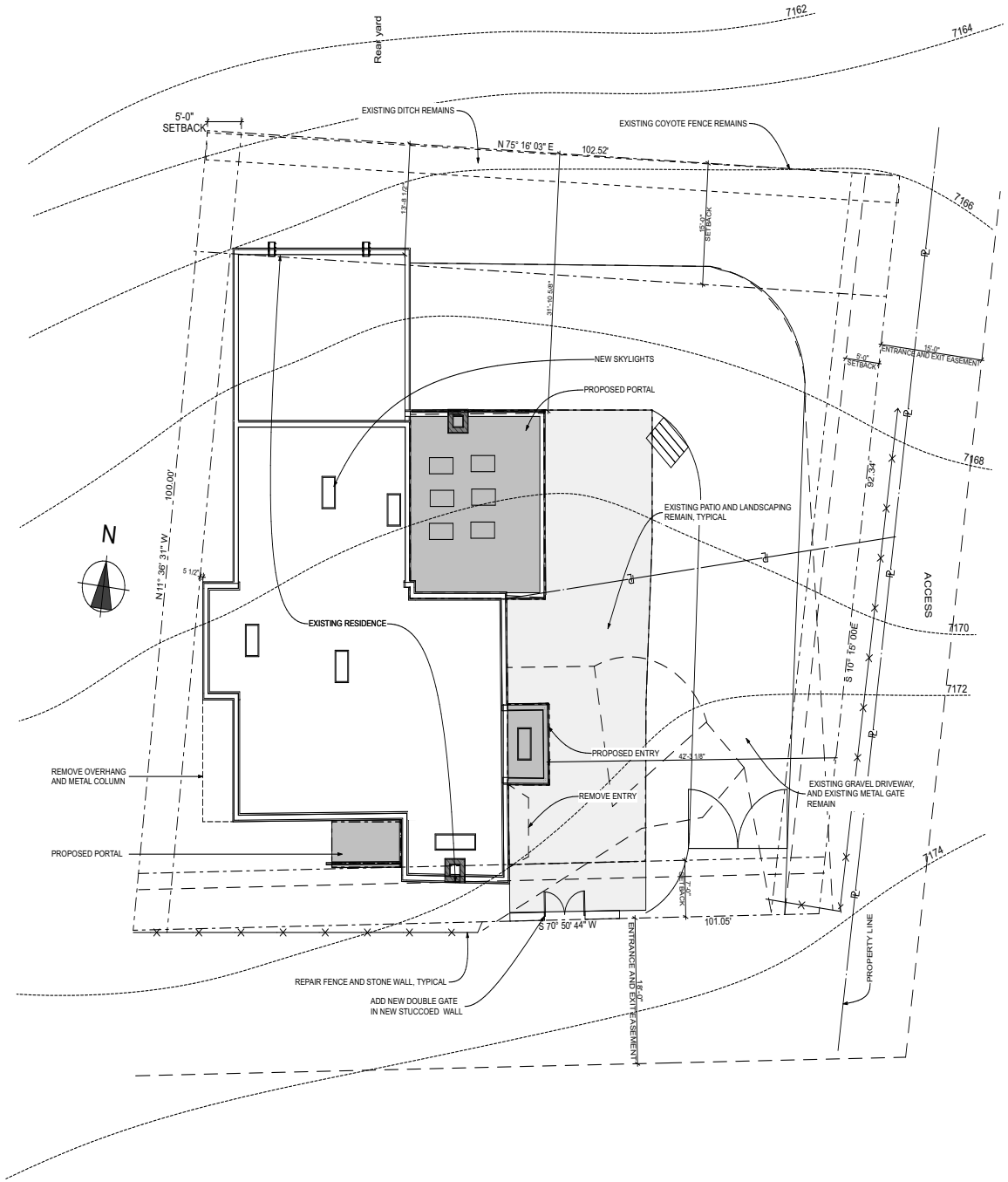
ISSUED:

XX/XX/2020 - Issue Description

Cover Sheet and Site Plan

HDRB01

Printed: 8/12/21



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0 4' 8' 16'

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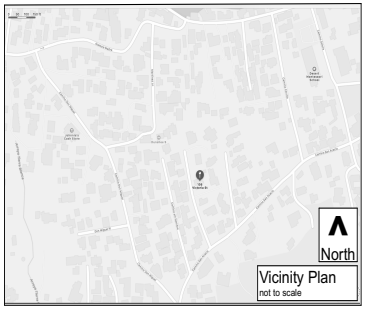
3 HDRB01 Existing View

NOT TO SCALE

1 HDRB01 Proposed View

NOT TO SCALE



Gayla Bechtol Architects

320 AZTEC STREET
SANTA FE, NM
505.660.6301 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

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

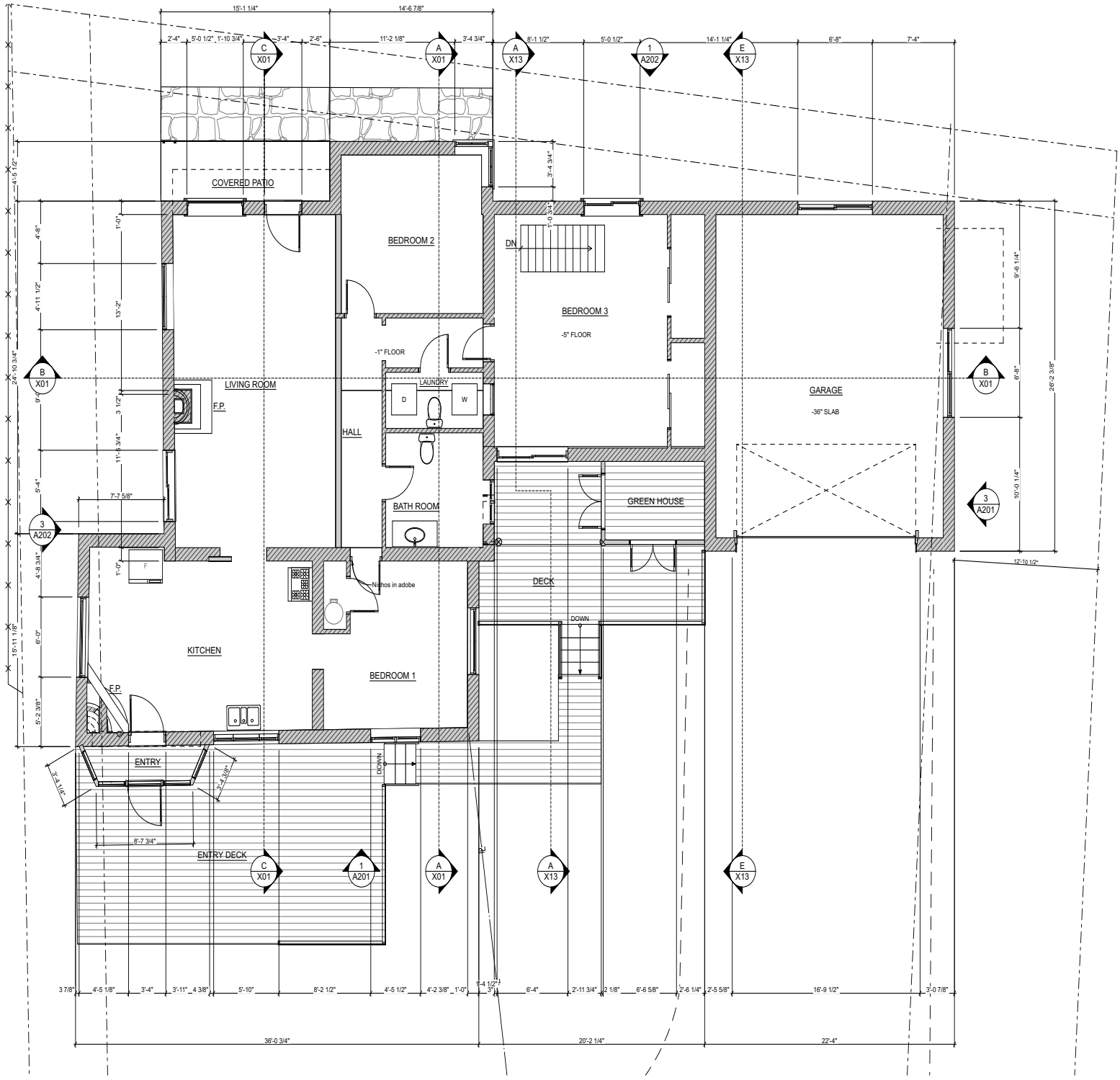
ISSUED:

08/13/2021 - HDRB REVIEW

Cover Sheet and Site Plan

HDRB01

Printed: 10/15/21



1 HDRB02 Existing Plan

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

0 2' 4' 8'

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105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW

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

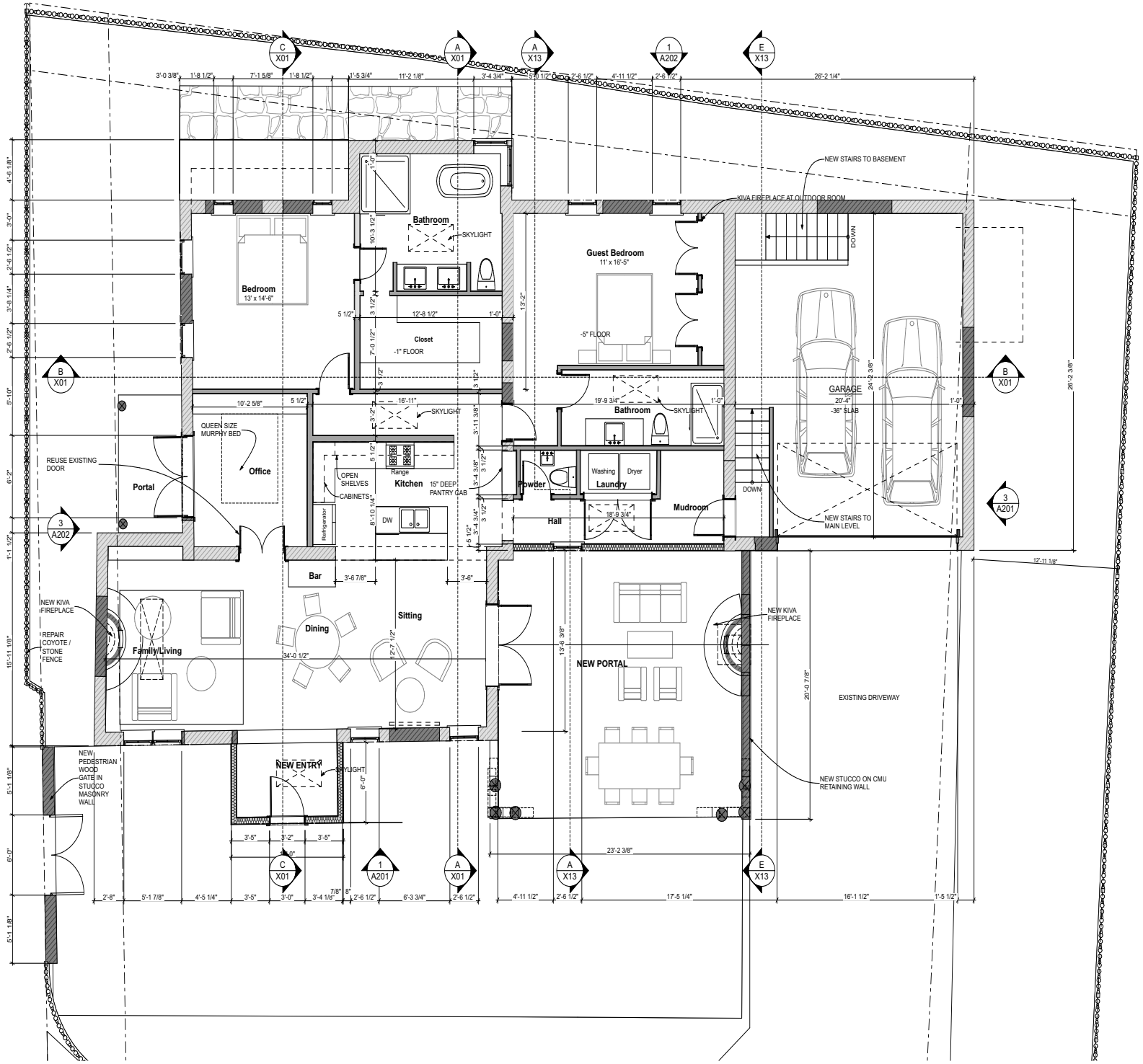
ISSUED:

08/13/2021 - HDRB REVIEW

Existing Floor Plan

HDRB02

Printed: 10/15/21



1 Proposed Plan
HDRB03
SCALE: 1/4" = 1'-0"

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105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW

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

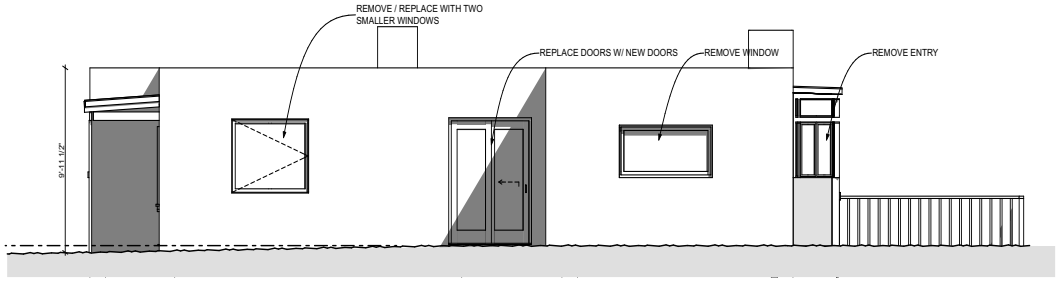
ISSUED:

08/13/2021 - HDRB REVIEW

New Floor Plan

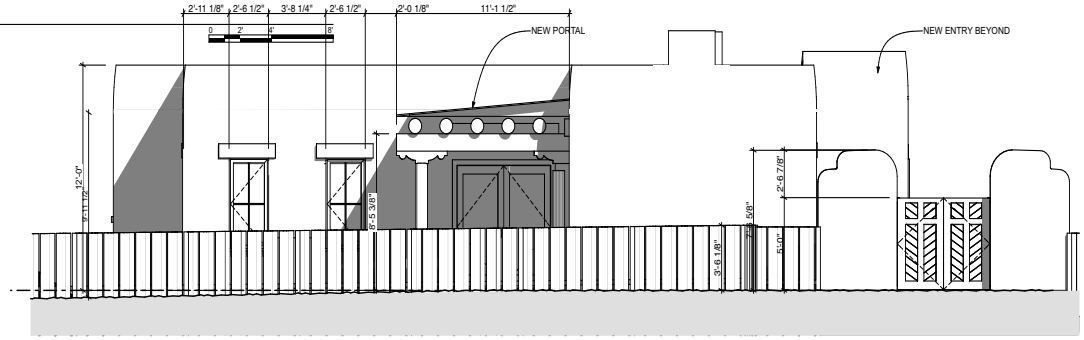
HDRB03

Printed: 10/15/21



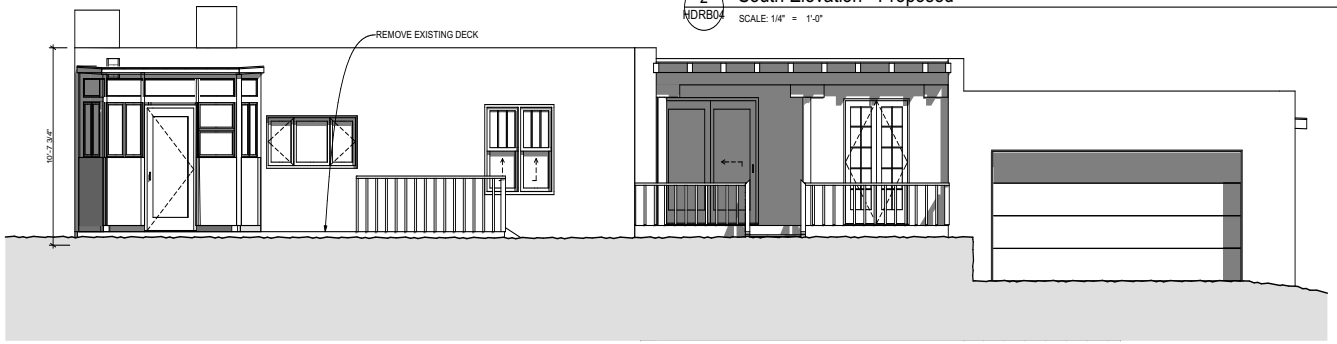
1 HDRB04 Existing South Elevation

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



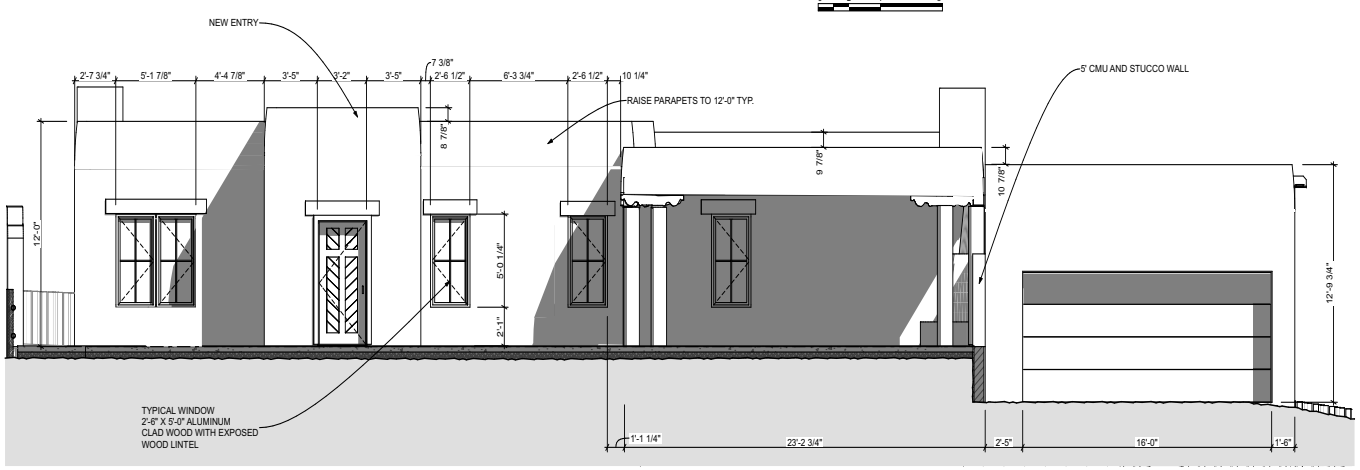
2 HDRB04 South Elevation - Proposed

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



3 HDRB04 Existing East Elevation

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



4 HDRB04 East Elevation - Proposed

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

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105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW

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

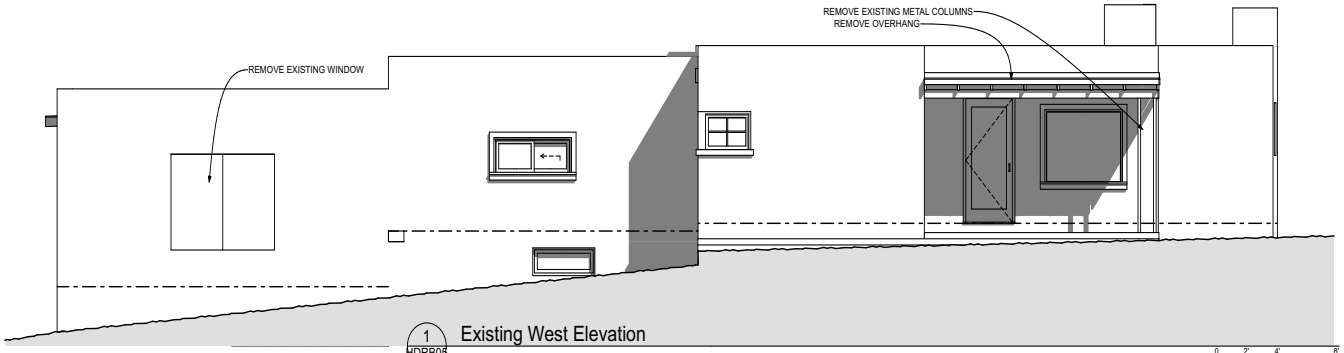
ISSUED:

08/13/2021 - HDRB REVIEW

Elevations

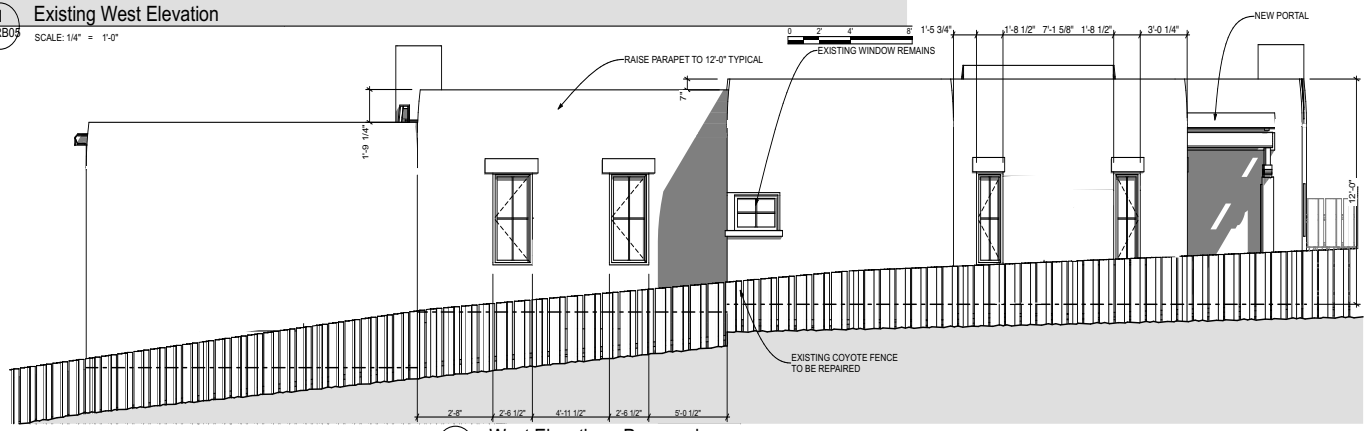
HDRB04

Printed: 10/15/21



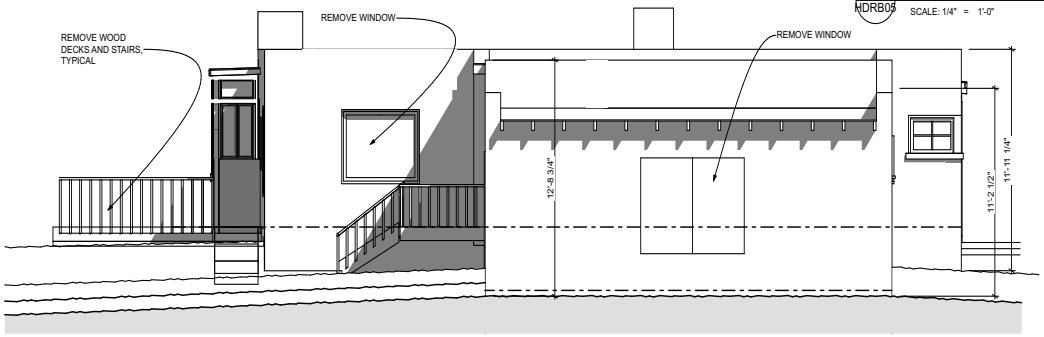
1 HDRB05 Existing West Elevation

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



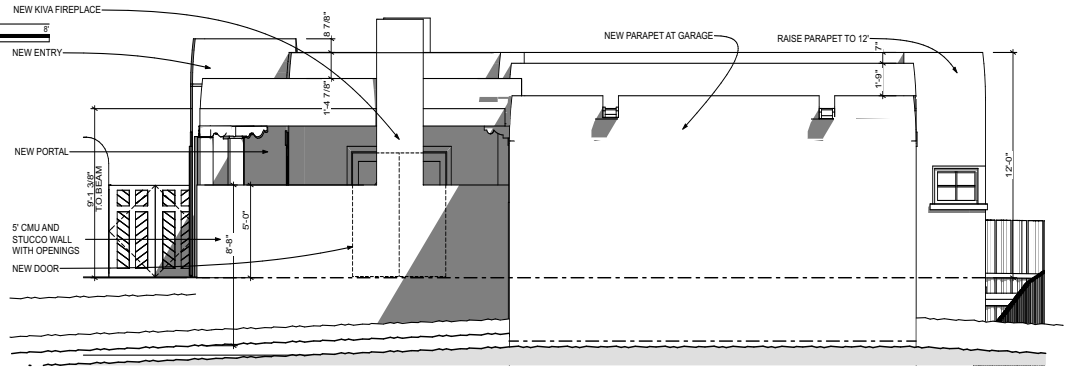
2 HDRB05 West Elevation - Proposed

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



3 HDRB05 Existing North Elevation

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



4 HDRB05 North Elevation - Proposed

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

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Victoria Street Renovation

105 1/2 Victoria Street
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87501

Project Number: 2021

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105 1/2 VICTORIA STREET RENOVATION HDRB REVIEW

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

ISSUED:

08/13/2021 - HDRB REVIEW

Elevations

HDRB05

Printed: 10/15/21

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

Proposal for 105 ½ Victoria Street

320 Aztec Street Suite C, Santa Fe, NM 87501 www.gbasantafe.com

East Elevation

Southeast Elevation

Southwest Elevation

Southwest Corner from the Easement

West Elevation

Northwest Corner

Northwest Corner of Garage

Northeast corner of Garage

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

El Rey® Premium Stucco Finish Color Chart

These colors are intended to show the approximate color of finished stucco. Application by machine spray or texturing 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

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GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

320 Aztec Street Suite C, Santa Fe, NM 87501 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 rb@rsbaclawski.com
2092 Medrano LN
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: 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

---

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.

__x_ Historic Inventory Form

__x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff 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

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Dr. Mavrick Lobe

Applicant/Agent Name: Robert Baclawski, AIA

Contact Person Phone Number: (505) 501- 1321

Site Address: 1302 Cerro Gordo Road

Proposed Construction Description: Partial demolition, re-using existing adobe exterior walls.

TOTAL ROOF AREA: 3734 sf (1498 heated, 2236 unheated)

Zoning District: R-2

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes no

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

Lot Coverage : 11.7% %
☐Open Space Required: _____

Setbacks:
Proposed Front: 13'-10" Minimum: 7'
2nd Front? _____
Proposed Rear: 218' Minimum: 15'
Proposed Sides: L 13 R 11' Minimum: 5'

Height: Proposed 14'-8"
Maximum Height: 14'-8" or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: _____

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

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

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 **DATE**

To Be Completed By City Staff:

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

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

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

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

Revised 20 November 2020

Historic Cultural Properties Inventory (HCPI) Base Form
(FORM 1)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Beverly A. Averitt House	**1302 Cerro Gordo** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H 1377** **4. County: Santa Fe** **Parcel # 10126300**

5. Property Type:
x Buildings: House
x Structures: Wall
__ Site __ Object

6. Date of Survey: June 9, 2021.

7. Previous Survey Date(s):
_x_ Yes:
_ _ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6829005,-105.9125494

10. Photo Information: Robyn Powell, photographer. **View of front, north elevation, facing s**outh.

11. Brief Description of the Property:

Situated on a slight slope on the south side of Cerro Gordo Road is an approximately 1,900-square-foot ranch house constructed in circa 1961. The home sits near the front of its nearly 320-foot-deep lot, below road grade (Photo 1). It is approached along a shared gravel drive from the east. The land is minimally landscaped, consisting of a CMU wall defining the backyard. The back area is divided in two with an axial path.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: ca.1961
_ _Known _x_ Estimated **Source:** drawings and city directories

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

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar – ranch house**
Comments: N/A

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

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

Source: Office of the Santa Fe County Assessor, 2021

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

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

For: Mavrick Lobe and Cristiana Costa

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

Owner: Mavrick Lobe and Cristiana Costa

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No* __Yes * Beyond boundary of Santa Fe Historic District (SRCP 260)

If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

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

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

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

House and Wall Recommended Non-Contributing to the Santa Fe Downtown and Eastside Historic District, 01/13/2021.

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Beverly A. Averitt House	1302 Cerro Gordo Road Santa Fe: *Downtown and Eastside Historic District*	Santa Fe ID #: H 1377 4. County: Santa Fe 5. Date of Survey: June 9, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe (CMU) __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other: Frame

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation Number	Material	Glazing	
Sliding	Aluminum	1-1	9
Fixed	Wood	2 and 3	2

11. Doors __ N/A

Type Number	Style	Material	
Single-Leaf	Panel	Wood	1
Single-Leaf	¾ - Glass w/sidelights	Metal	1

12. Chimneys
One, brick interior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: late 1980s, early '90s; enclosure of rear porch; oral informant, period photographs, and visual and material evidence.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other: Ranch**

17. Documents Available and Their Locations

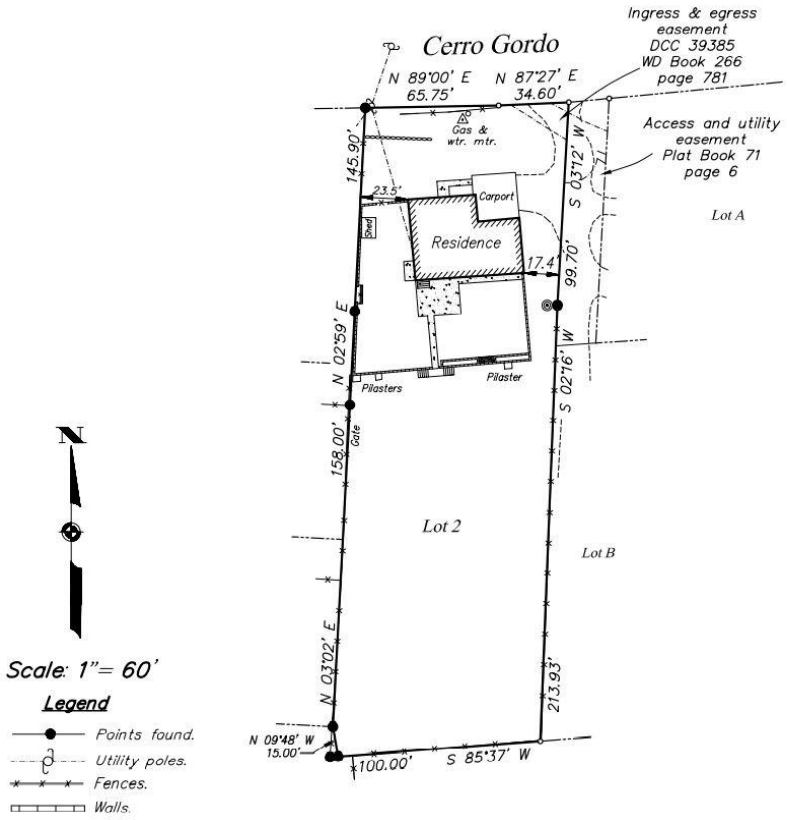
New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

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

S I T E:

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

19.Site Plan: Portion of 2020 survey, courtesy Sierra Land Surveying, Inc.



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

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

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Area Context

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural use. The area remains lightly populated, with tracts of relict farmland incorporated into larger residential lots.

Cerro Gordo Roads falls within the Jose Antonio Lucero Grant, a grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. At its initial survey in 1885 the grant stood at 700 acres, but it was reduced in private claims court to a mere nine acres.[1]

Starting in the late 19th century, the former Lucero grant was divided into cultivated tracts watered by Acequia Cerro Gordo (Ditch No. 2). The parcels immediately north of the river were arranged mostly as rectangles (Figure 1). In the 20th century most of the land north and south of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, a farmer and rancher and founding member of La Union Protectiva.[2]

The ownership of the subject property is identified on the 1917 Hydrographic Survey map (Figure 2). The 3.5-acre plot, then under wheat cultivation, was owned by Cayatono [Cayatano] Gonzalez [Gonzales], a relative of the Armijo family. Gonzales and his neighbors, many from the

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[1] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, < https://econtent.unm.edu/digital/collection/catron/id/21041> Accessed June 11, 2021.

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

Armijo family, were members of the ditch association and raised alfalfa and corn primarily in the acequia-fed fields.[3]

The area remained rural and in agricultural production through the Great Depression. Slow changes arrived in the 1950s, including paving portions of Cerro Gordo Road and introducing school bus service.

1302 Cerro Gordo Road

While its origin is unclear, neighborhood lore recalls that the parcel holding the house came as a wedding gift with the marriage of Rosalie Cordova and Max Martinez.[4] Cordova's parents lived on the adjacent parcel to the east, numbered 1320 Cerro Gordo Road (Figure 3).

In the early 1960s, the young couple began planning a house for the site. By early 1961, the plan had been realized with drawings showing a contemporary ranch house (Figure 12). Reflecting its period, the floor plan separated public and private spaces into a somewhat hybrid open plan. The front (public) portion had a combined living room-dining room, entered from the door on the north elevation. Three adjacent bedrooms, aligned along a hall, formed the private section at the southeast corner. Taking up the southwest corner was a den and kitchen, with a pair of aluminum sliding doors opening to a covered porch and deck.

Again according to neighborhood lore, the couple didn't live in the house long, divorcing soon after its construction. For a time, Earl and Nadine Shelton rented the property. The Sheltons arrived in Santa Fe in 1961, with Earl starting the Capitol Office Equipment company. Nadine died in 1964,

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[3] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[4] Kerry Sharer, telephone conversation with John Murphey, June 2, 2021. Kerry is the second child of Deryll and Beverly Averitt and grew up in the subject house. Rosalie Cordova and Max Martinez's marriage is confirmed in a 1955 newspaper account.

with Earl leaving the house soon after.[5] Based on city directories, the property remained vacant for several years.

Beverly A. Averitt: Ranch Girl-School Administrator

The house's strongest association is with Beverly Averitt, a Harding County ranch girl who became a high school administrator (Figure 13). Born in 1943 to Monroe Gabriel and Celeta Alberta Mackey, Beverly grew up on a ranch near Solano. Her father's side, the Mackeys, had their hearth in the Hondo Valley, where her grandfather, John Mackey, had served as a Lincoln County judge.[6] Her mother's family, the Kidds, originally from Texas, had arrived with the sweep of homesteaders into Harding County in the 1910s and '20s.

Located midway between Mosquero and Roy, Solano began in 1903 as a water tank stop on the Dawson Branch of the El Paso and Northeastern Railroad. With the establishment of a depot — a railroad passenger car without wheels — the community became a jumping-off spot for homesteaders.[7] Reflecting this trend, Beverly's grandfather, Oscar H. Kidd, was awarded a 640-acre homestead near Solano in 1926.[8] During this period, Solano emerged as the largest community in Harding County. Today, Solano's population is approximately 45, slightly higher than at the worst part of the Great Depression.

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[5] Shelton later married Rosalie Cordova.

[6] Information on the Kidds and Mackeys is derived from federal census records and public documents.

[7] John W. Murphey, "Intensive Level Survey: Commercial Corridors of Roy, Solano, and Mosquero Harding County, New Mexico" (historic context and survey report prepared for New Mexico Main Street, June 2015), 33.

[8] Serial Patent Record, Accession Number 979293, New Mexico, Issued May 18, 1926 (Bureau of Land Management, General Land Office Records), <https://glorecords.blm.gov/details/patent/default.aspx?accession=979293&docClass=SER&sid=2gi5eogy.sh2> Accessed June 11, 2021.

Beverly attended Roy Union High School, where she excelled, serving in student government. After graduation in 1961, she enrolled in Eastern New Mexico University to study education. At Eastern, she met Deryll M. Averitt, a Texas native whose family had moved to Los Alamos during the war. The couple married, relocating to California briefly where they had their first daughter.[9] Upon returning to New Mexico, Beverly completed her studies at Eastern, receiving an outstanding business student award.[10]

The young family moved to Santa Fe in 1967. There Deryll took a job as a manager at Claude's on Canyon Road, while Beverly taught in the business department of Loretto Academy during its last year of operation. Beverly then moved on to St. Michaels, where she instructed for 20 years, becoming head of the business department and later the assistant principal. Beverly made history at St. Mike's, becoming the first female wrestling referee in New Mexico.[11]

The couple moved into the Cerro Gordo home in the late 1960s, raising two daughters.

Deryll, who had gone into teaching as an instructor at the College of Santa Fe, died in 1993. By this time, Beverly had moved on to Española Valley High School, where she again taught in the business department. She became the high school's principal for a time in the early 2000s, putting in nearly 20 years of service.

With her mother's declining health, she commuted between Santa Fe and Roy to care for her.[12] She eventually moved back to Harding County, leaving the Santa Fe house unoccupied.

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[9] Sharer, telephone conversation with John Murphey.
[10] "New Principal is Named for Loretto," *Santa Fe New Mexican*, July 30, 1967, A2.
[11] "Lady Ref Gaining Confidence," *Santa Fe New Mexican*, January 14, 1980, B3.
[12] Sharer, telephone conversation with John Murphey.

Beverly A. Averitt died in 2018, in Las Vegas, at age 74. She is buried along with family members at the Solano Cemetery in Harding County.

Changes to the House

The Averitts made only a few changes to the home, one significant. At some point, Beverly had the house painted pink, with a blue roof and blue trim.[13] Taking advantage of solar tax credits in the early 1980s, they installed two solar water collectors on the roof, of which the Historic Styles Committee required them to screen with plywood.[14] Both are still found on the roof.

The most significant change came in the late 1980s or early 1990s when the back deck was enclosed with a frame addition (Figure 14). The project added approximately 274 square feet to the house and threw off the balance of the rear elevation's original design. More minor changes include a few replaced windows.

The originally unadorned CMU wall was improved in the ca. the 2000s, with selected areas coated with stucco and an arch opening installed near the home's northwest corner.

[13] Sharer, telephone conversation with John Murphey.
[14] Ibid.

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

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Evaluation of Historical Status

The unaltered core of the house likely dates to 1961 and is discernable in a 1966 aerial photograph. In the late 1980s or early ‘90s, its character-defining rear roofed porch was enclosed. This event changed the home's plan and design and added non-compatible windows. Its suburban ranch house form is typical and is not recognized as an accepted type of “Santa Fe” style within the ordinance.

Conclusion

For the above reasons, the House, perimeter wall, and north gate are recommended as Noncontributing Structures to the City of Santa Fe Downtown and Eastside Historic District.

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Illustrations

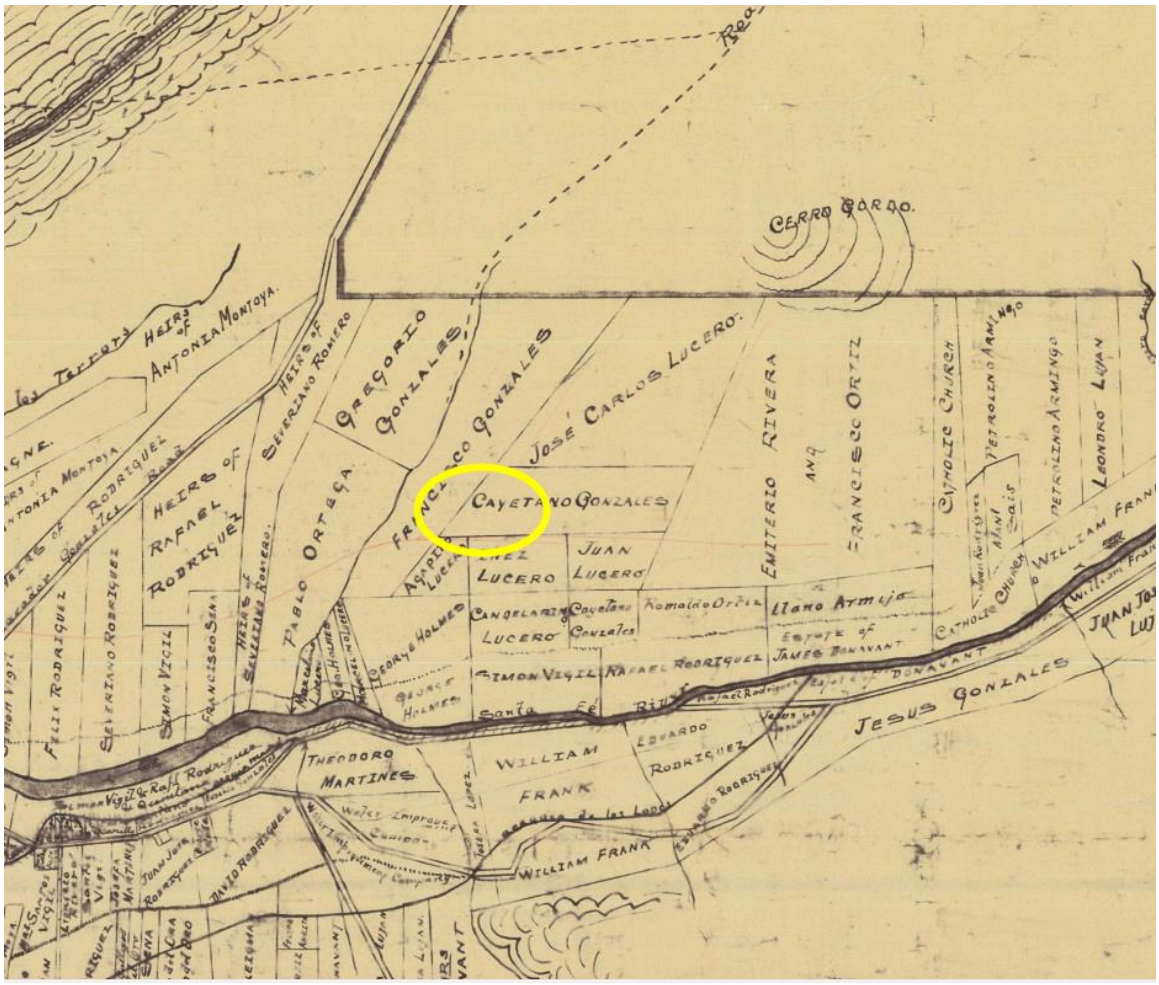

Figure 1: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
Circle indicates general location of subject property.

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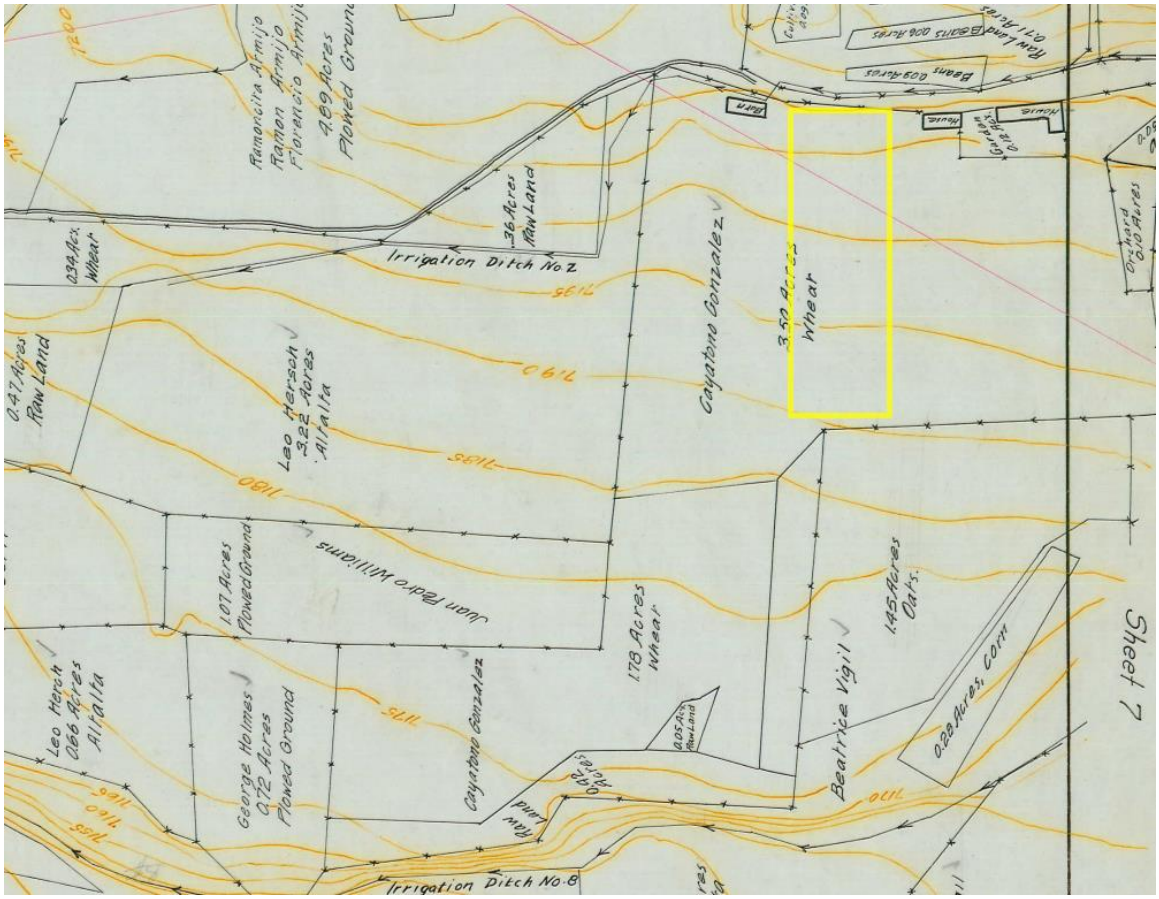

Figure 2: Portion of State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.
Yellow rectangle indicates approximate location of current property.

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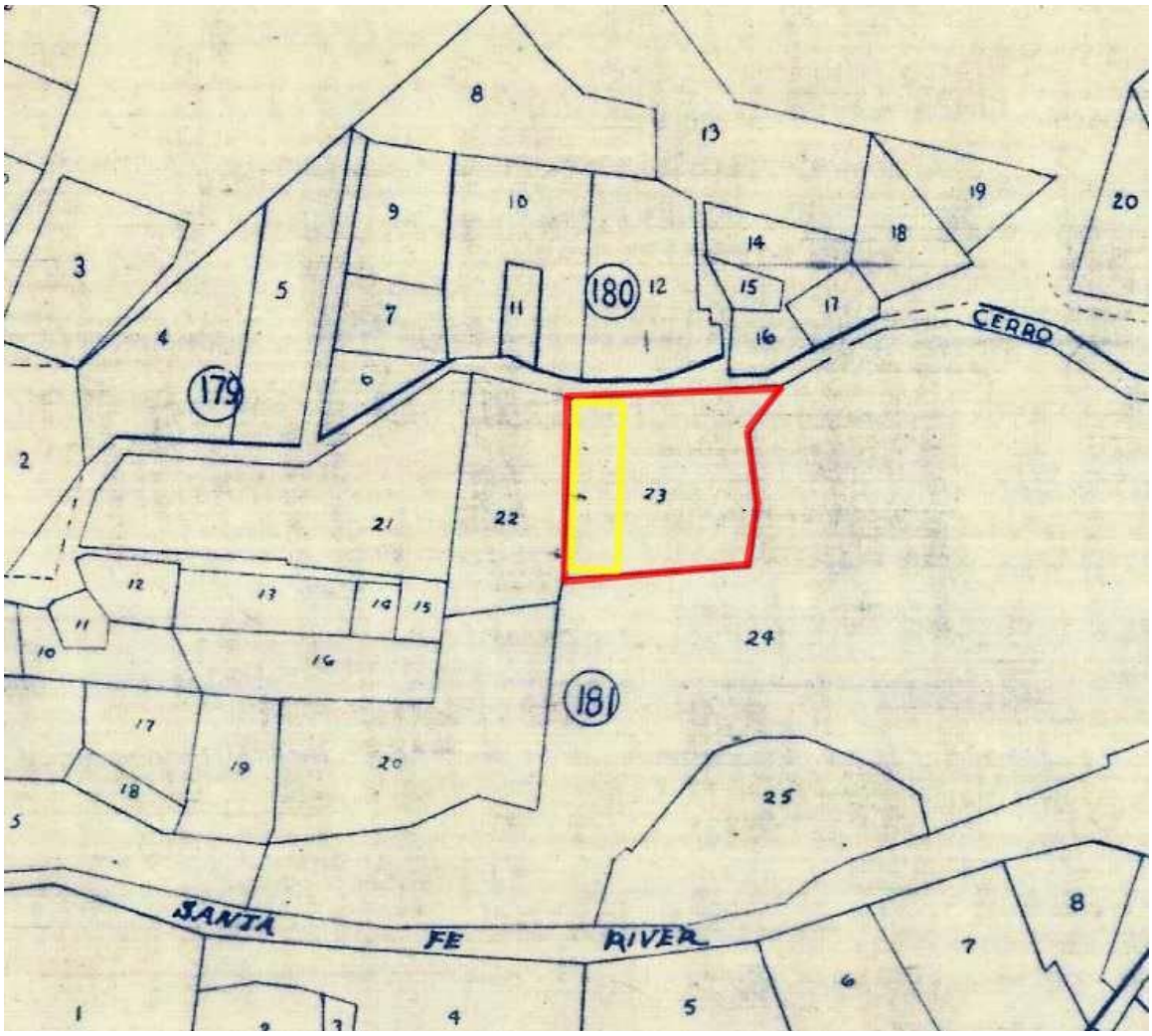

Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.
Yellow rectangle indicates approximate location of current property.

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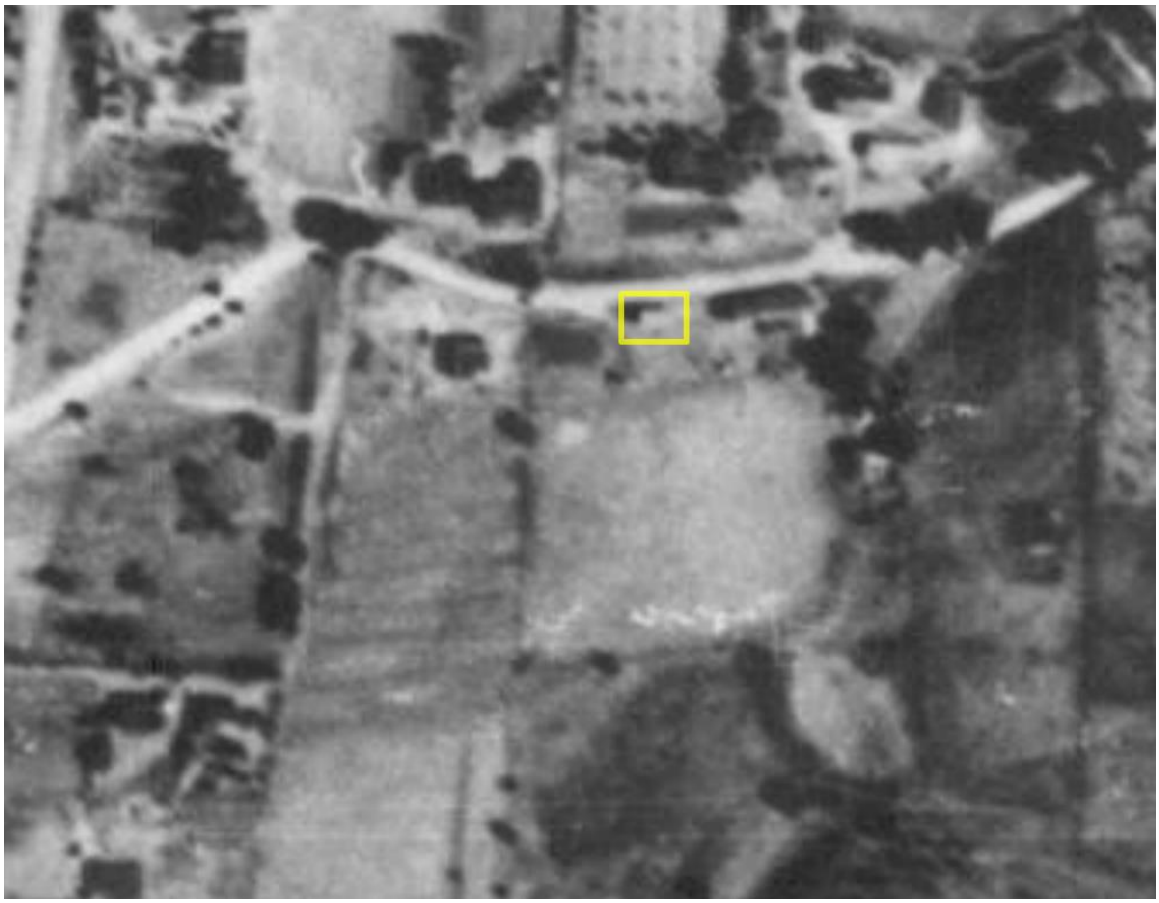

Figure 4: May 26, 1951 aerial photograph.
Rectangle shows structure close to the road which was likely demolished to build the present house. Courtesy EDAC - University of New Mexico.

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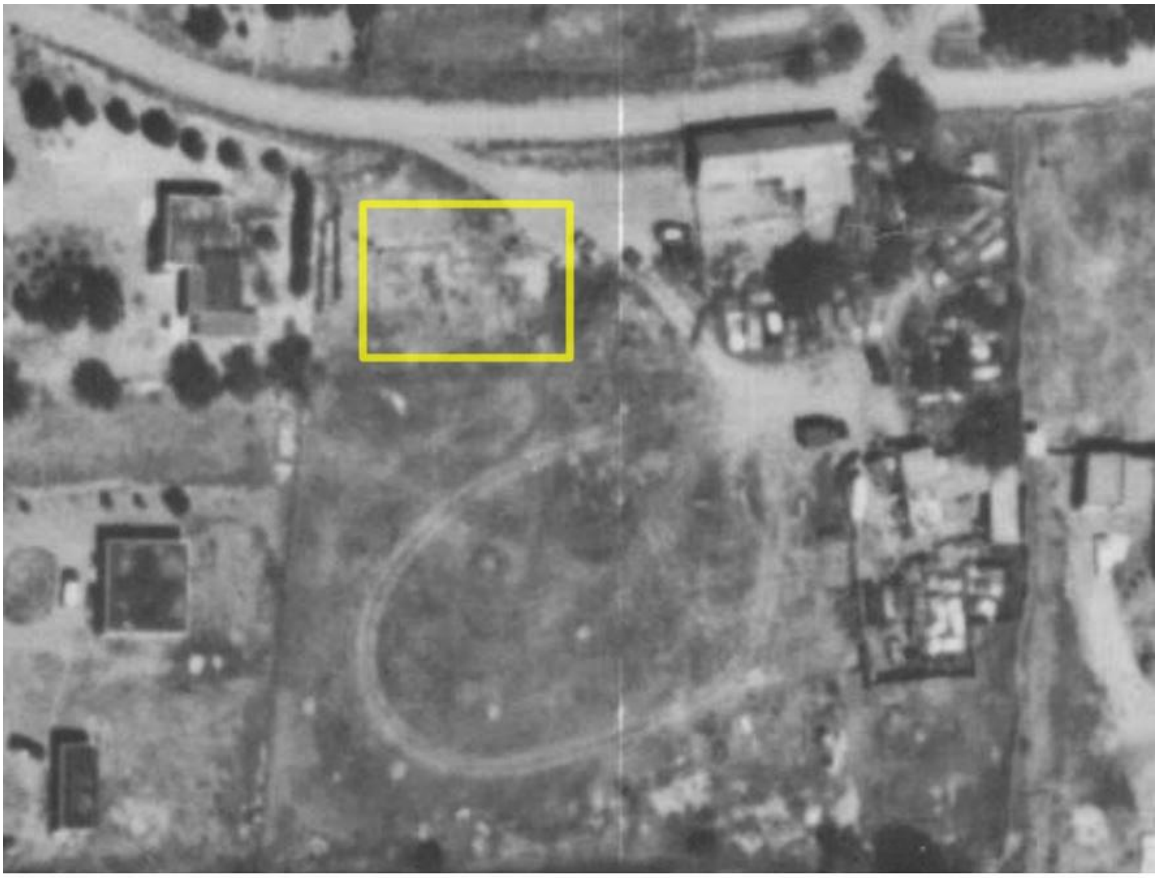

Figure 6: August 18, 1960, aerial photograph.
Previous structure removed. Rectangle indicates ground activity; potentially foundation construction. Courtesy City of Santa Fe, GIS.

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

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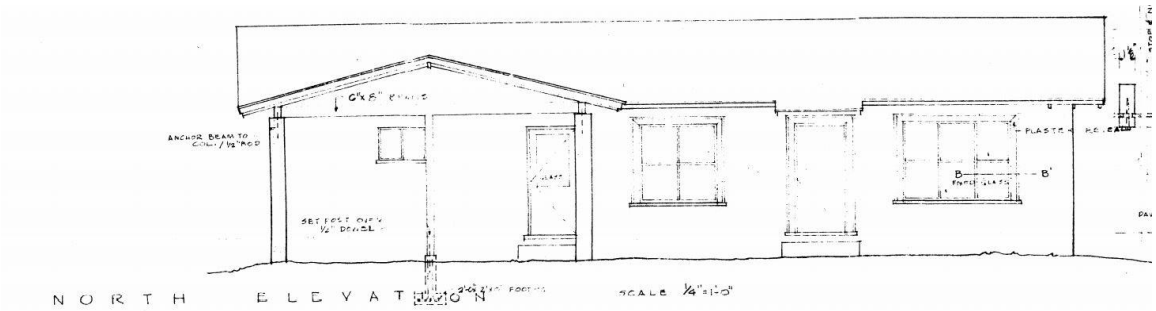

Figure 8: February 1961, north elevation.

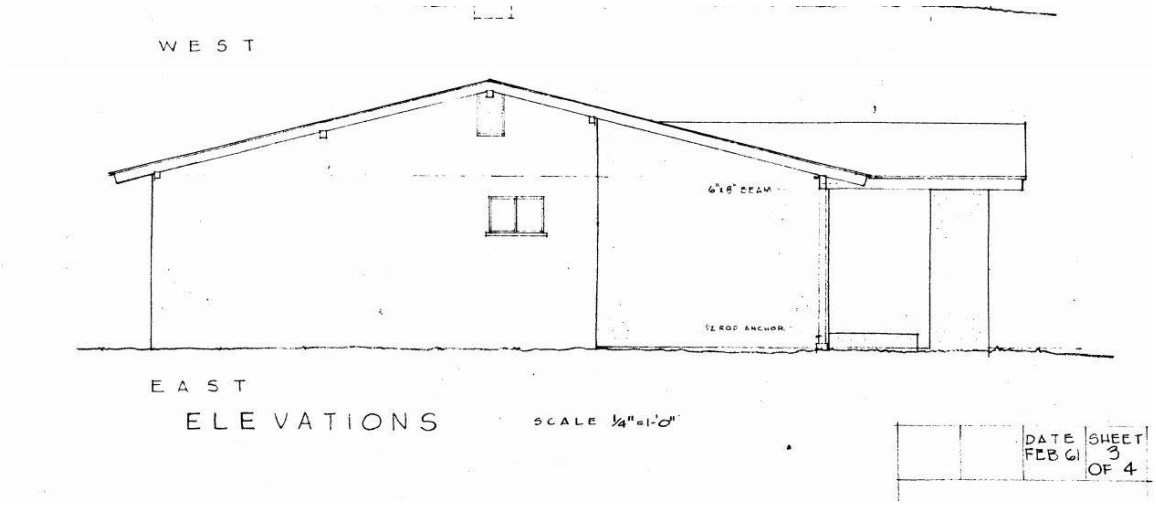

Figure 9: February 1961, north elevation.

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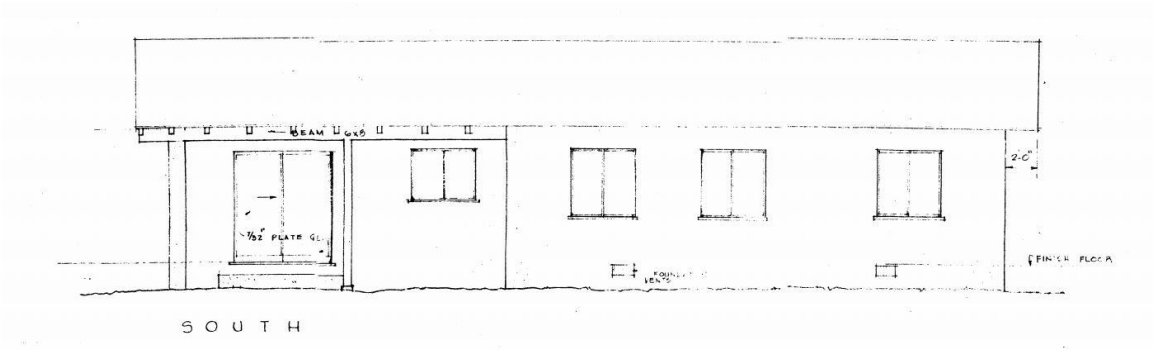

Figure 10: February 1961, south elevation.

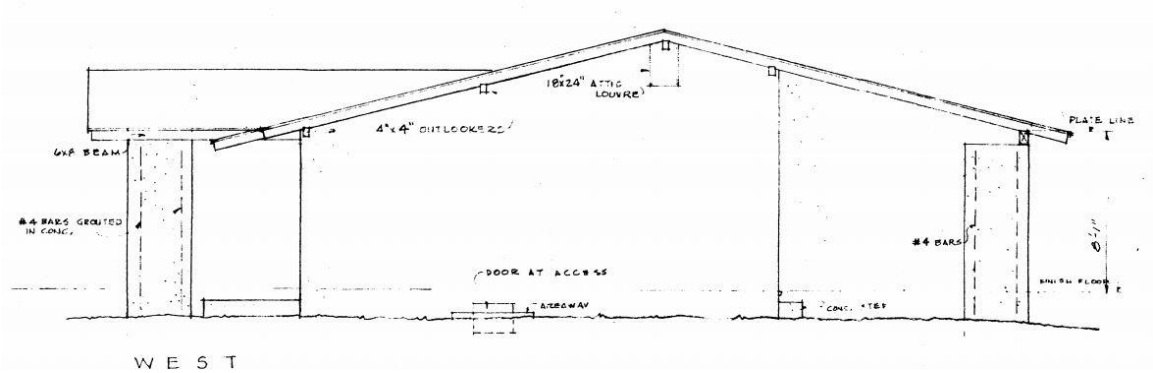

Figure 11: February 1961, west elevation.

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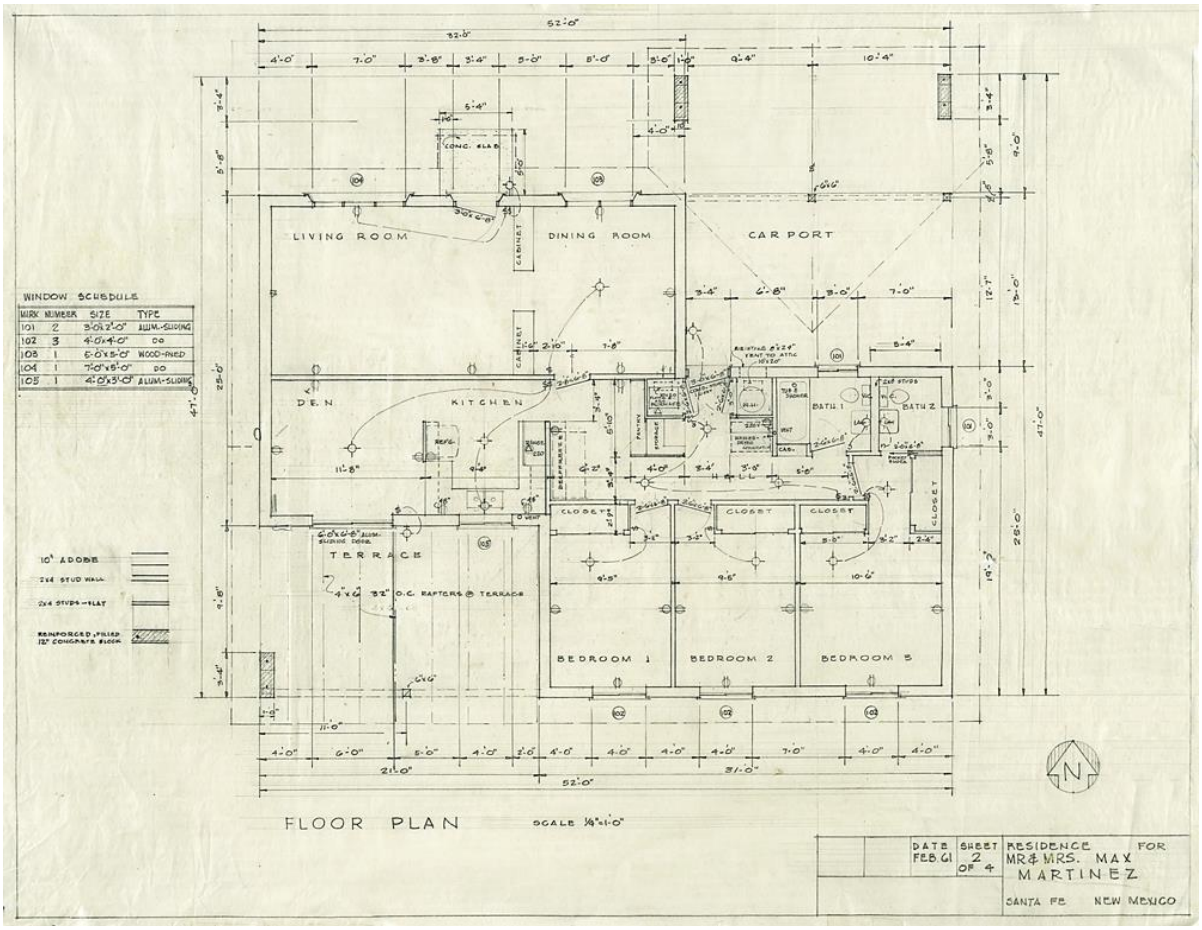

Figure 12: February 1961, floor plan.

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Figure 13: Beverly A. Averitt. Top, composite portrait, second grade to high school teacher. Bottom, Beverly (far right) as junior class president, Roy High School, 1960.

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Figure 14: ca. 1983 photograph.
Original open porch configuration present; current stucco gate not in existence.
Courtesy City of Santa Fe Historic Preservation Division.

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Survey Photographs

(All images taken by Robyn Powell on June 9, 2021 unless otherwise noted)

Photo 1: Cerro Gordo Road; subject house at left.
Camera facing southwest.

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Photo 2: North and east elevations.
Camera facing southeast.

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Photo 3: North elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Photo 4: Carport, north elevation.
Camera facing south.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Photo 5: South elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Photo 7: West elevation; enclosed porch, right.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Photo 8: Backyard perimeter wall.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

Daniel Schwab, Senior Planner

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

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- 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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Signed: Mavrick Lobe and Cristiana Costa

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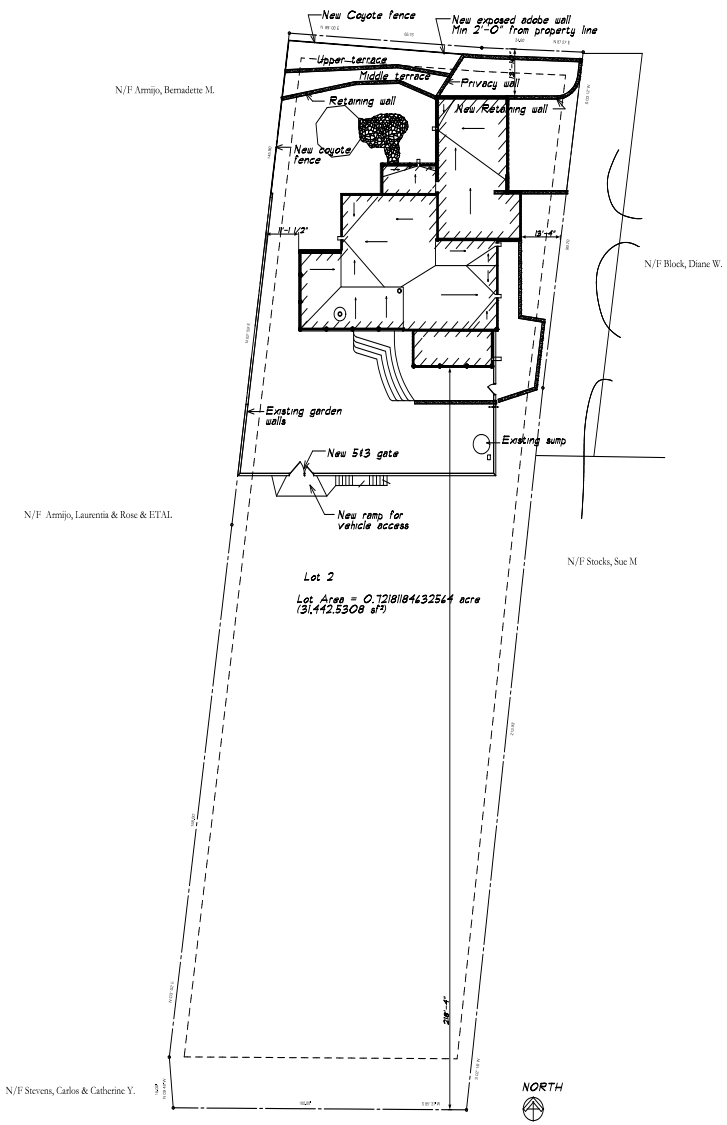
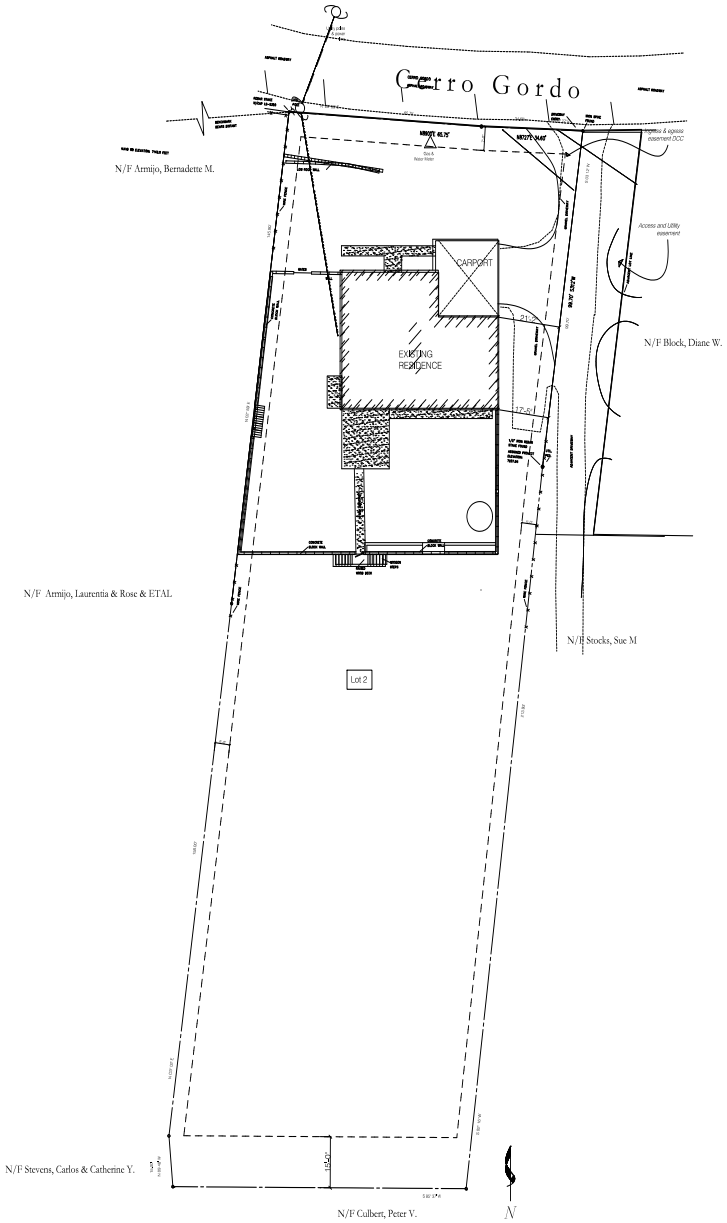


Proposed Site Plan

SCALE: 1" = 20'-0"



Existing Site Plan

SCALE: 1" = 20'-0"

Revisions

Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT
Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7942 office@rsbaclawski.com

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Existing & Proposed Site Plans

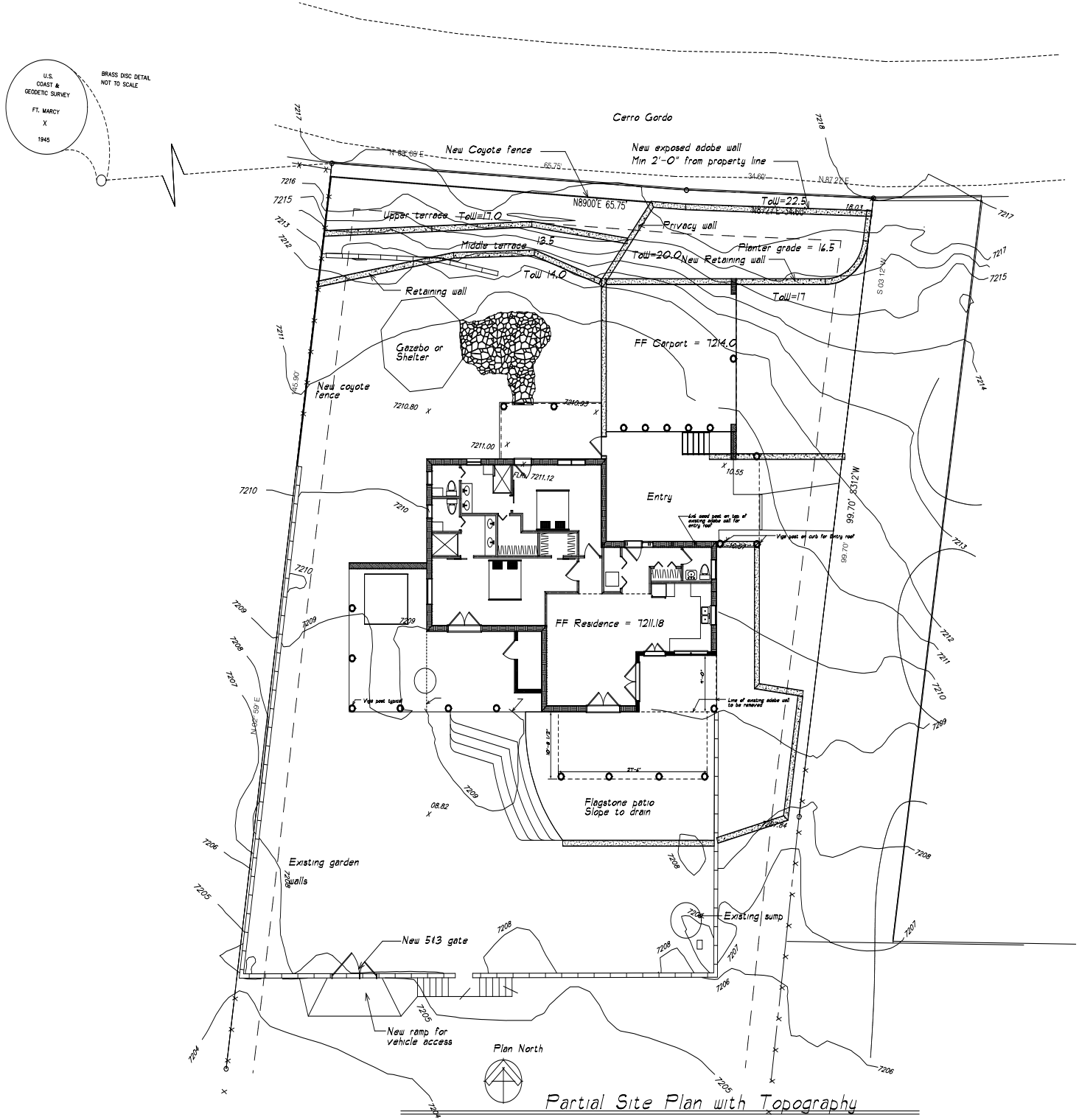
Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. AC-101

PROJECT NO. 21_15
STATUS: HDRB
DATE: Oct. 5, 2021
CHECKED BY: RSB
DRAWN BY: rb/

21_15L_211004 D1.dwg



Partial Site Plan with Topography

SCALE: 1/8" = 1'-0"
(SI) 1:100

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski
& Associates, NM LLC
2092 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7042 office@rsbaclawski.com

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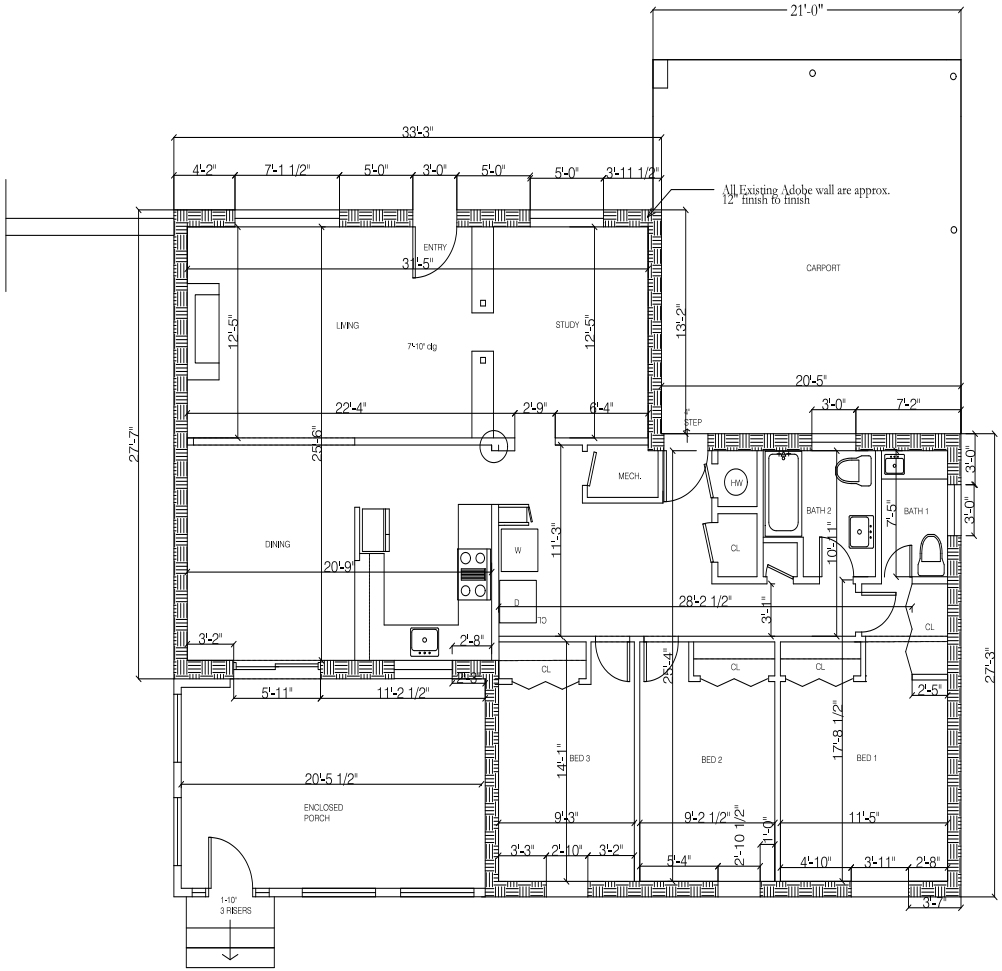
Partial Site Plan with Topography
Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo
For
Dr. Maverick Lobe

SHEET NO. **AC-102**
PROJECT NO. 21_15
STATUS: HDRB
DATE: Oct. 5, 2021
CHECKED BY: RSB
DRAWN BY: rb/
21_1R...211004 D1.dwg



Existing Floor Plan

0' 5' 10'

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

N

Revisions

(Engineer's name address logo etc)

Engineer's seal

R. S. Baclawski & Associates, NM LSC

2002 Montano Lane, Santa Fe, New Mexico 87505 (505)204-7342 office@rsbaclawski.com

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Existing Floor Plan

Renovation to Existing Residence

And Conversion to Guest House

1302 Cerro Gordo

For

Dr. Maverick Lobe

SHEET NO. **A-101**

PROJECT NO. 21 15

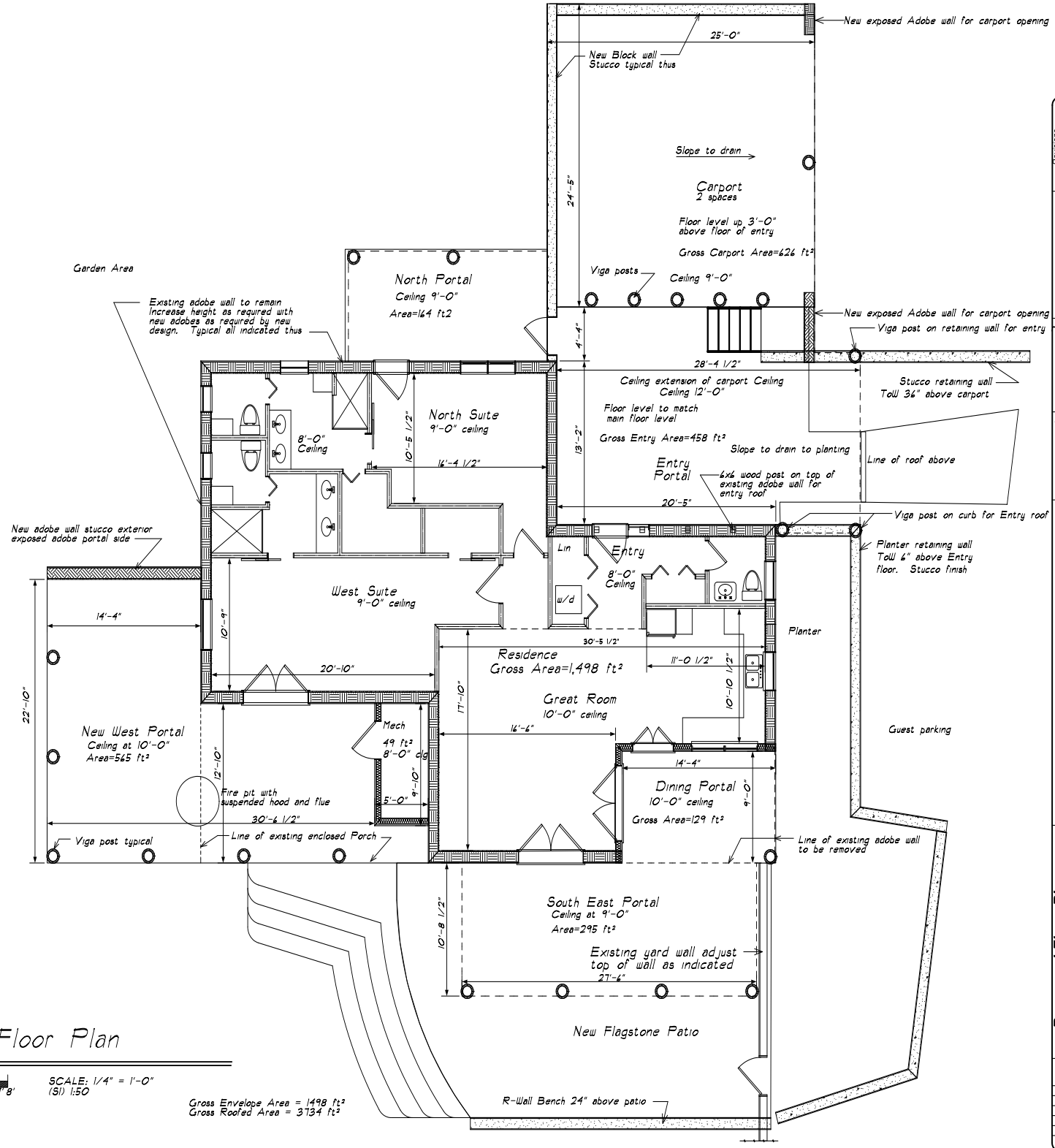
STATUS: HDRB

DATE: Oct. 5, 2021

CHECKED BY: RSB

DRAWN BY: rb/

21_15_211004 D1.dwg



Proposed Floor Plan

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2066 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7642 office@rsbaclawski.com

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Proposed Floor Plan

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo
For
Dr. Maverick Lobe

SHEET NO.
A-102

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

21_15_211004 D1.aec

Proposed Finish Notes

All exterior stucco to be cemetitious, 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.

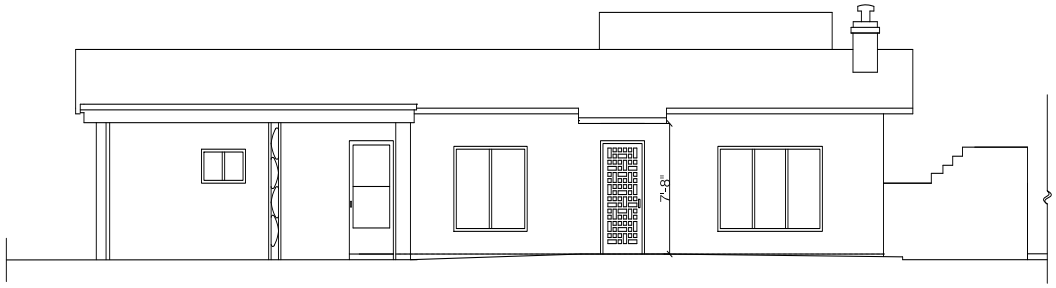
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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.

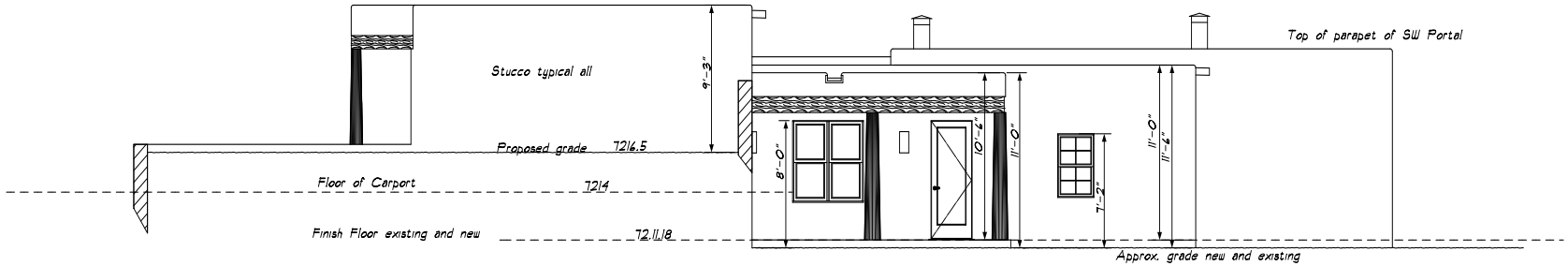
French doors and windows to be Pella, "Reserve", "Traditional" (pine, clad). Exterior in "Auburn Brown" and hardware "champagne".

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



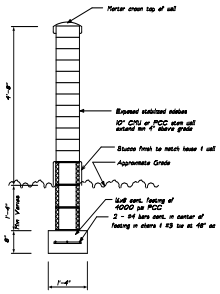
Existing North Elevation

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



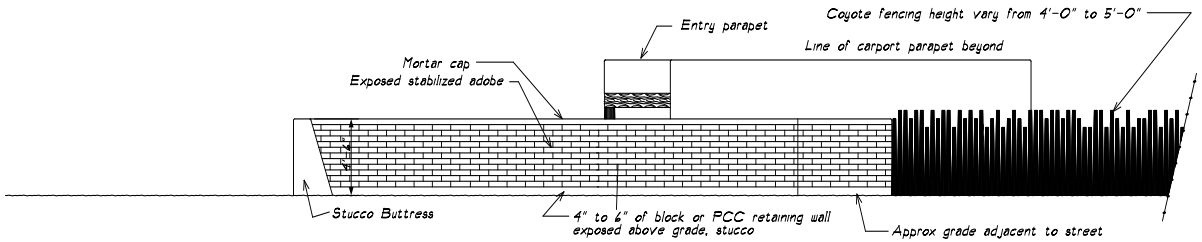
Proposed North Side Elevation

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



Privacy Wall Section

1/2" = 1'-0"



Street Elevation Typical Wall & Fence

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC

2092 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7842 office@rsbaclawski.com

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North Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-201**

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

21_15_21 1004 D1.dwg

Proposed Finish Notes

All exterior stucco to be cemetitious, 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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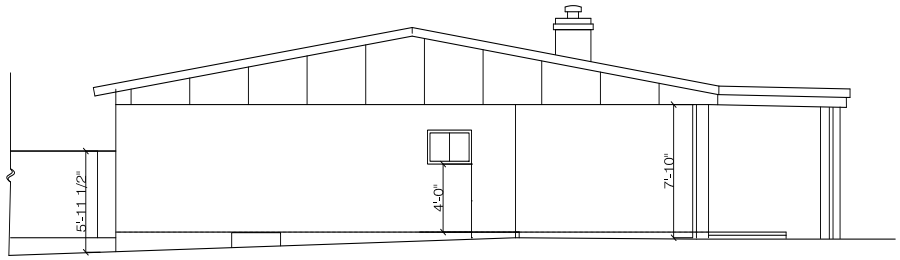
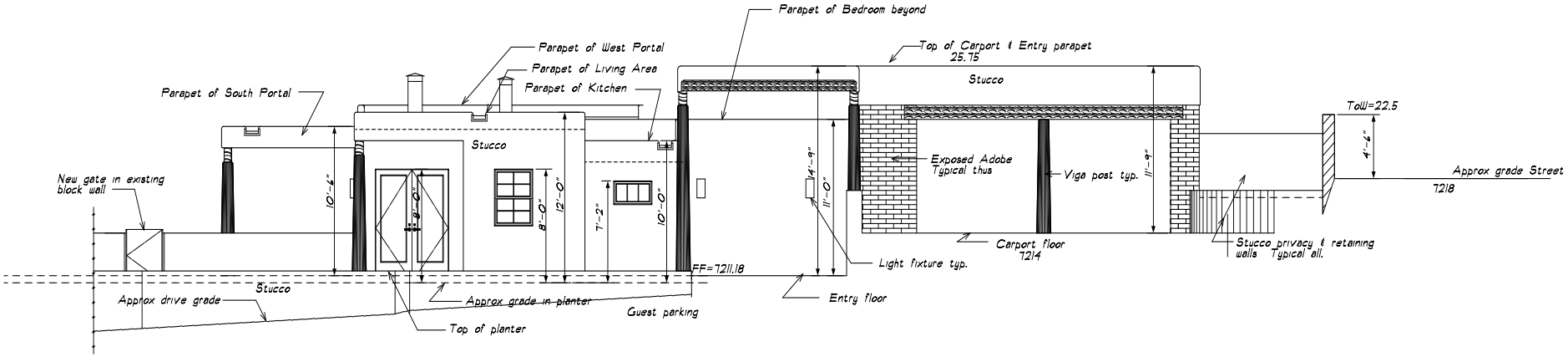


Existing East Elevation

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" (SI) 1:50

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT
Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7842 office@rsbaclawski.com

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East Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro 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_15_211004 D1.dwg

Proposed Finish Notes

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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.

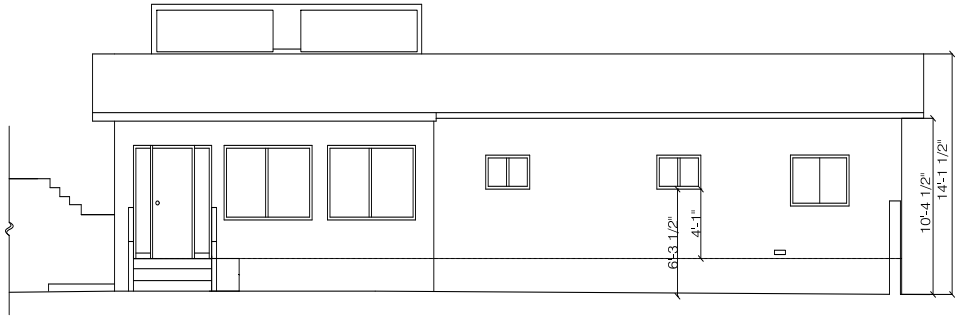
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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.

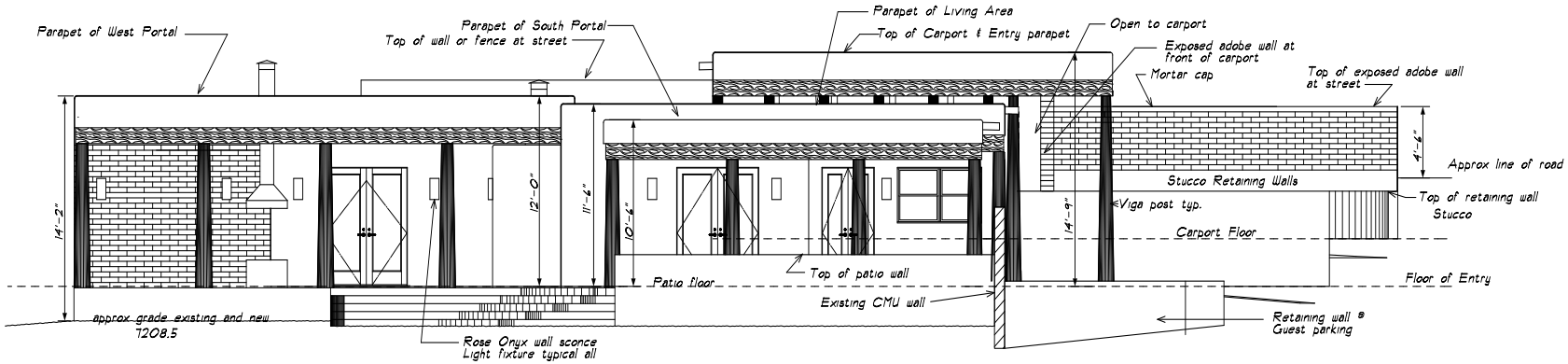
French doors and windows to be Pella, "Reserve", "Traditional" (pine, clad). Exterior in "Auburn Brown" and hardware "champagne".

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT
Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7942 office@rsbaclawski.com

R.S. Baclawski & Associates, NM LLC, Santa Fe, New Mexico, 87505 (505) 204-7942 office@rsbaclawski.com
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South Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-203**

PROJECT NO.	21_15
STATUS:	HDRB
DATE:	Oct. 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/

21_15_21104 Dr.Lobo

Proposed Finish Notes

All exterior stucco to be cemetitious, 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.

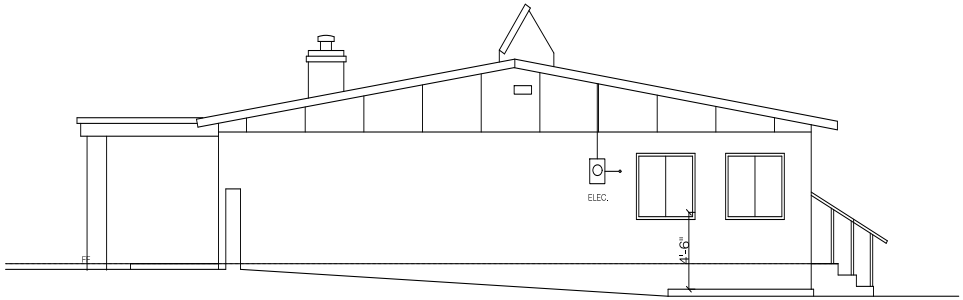
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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.

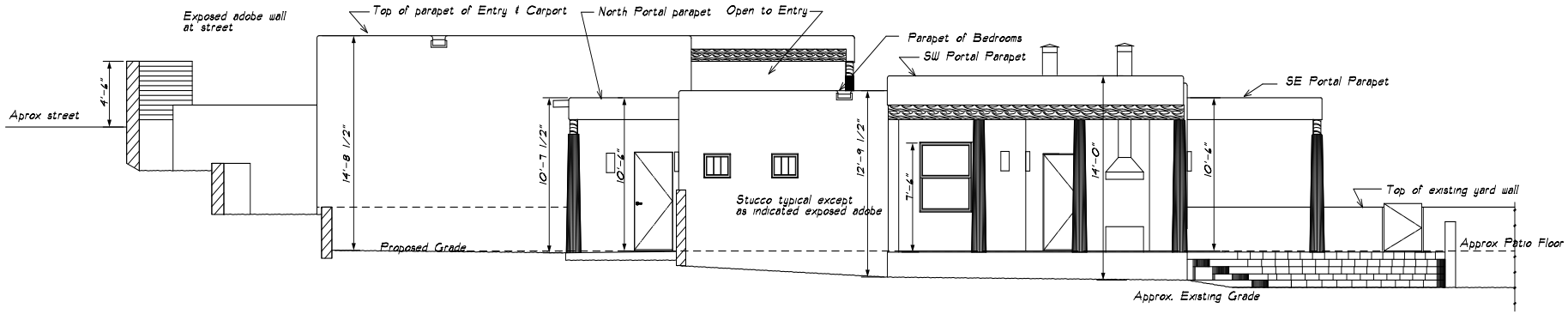
French doors and windows to be Pella, "Reserve", "Traditional" (pine, clad). Exterior in "Auburn Brown" and hardware "champagne".

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO ROBERT STEPHAN BACLAWSKI NO. 2278 REGISTERED ARCHITECT

Oct 5, 2021

R. S. Baclawski & Associates, NM LLC

2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7942 office@rsbaclawski.com

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West Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-204**

PROJECT NO.	21_15
STATUS:	HDRB
DATE:	Oct. 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/

21_15_211004 Dr.dwg

Proposed Finish Notes

All exterior stucco to be cemetitious, 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.

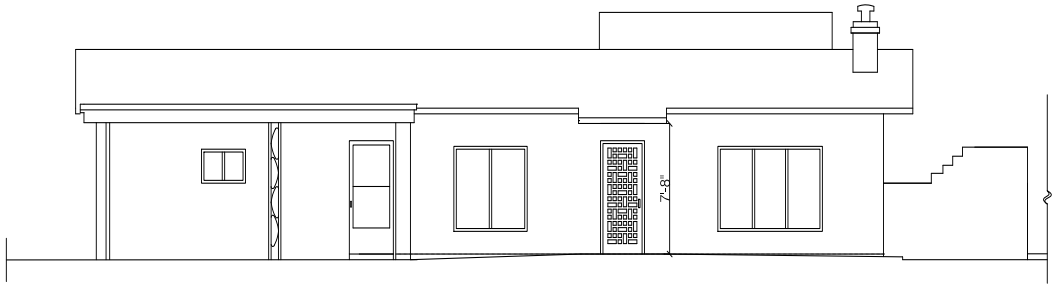
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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.

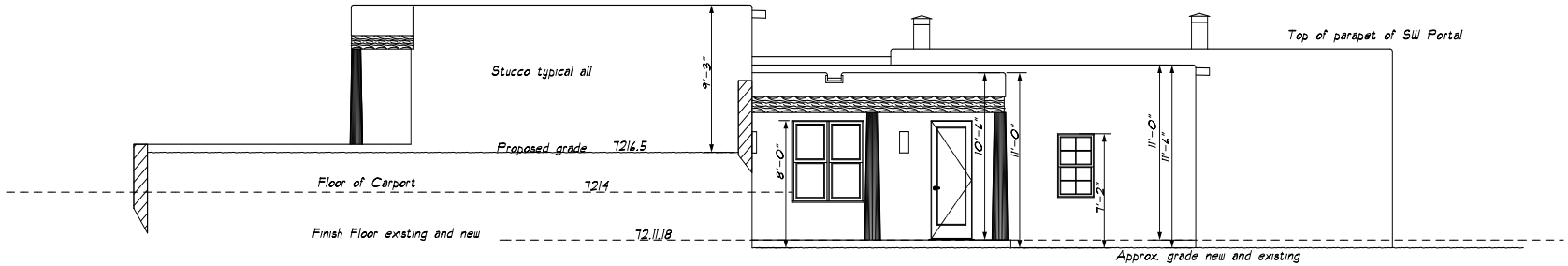
French doors and windows to be Pella, "Reserve", "Traditional" (pine, clad). Exterior in "Auburn Brown" and hardware "champagne".

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



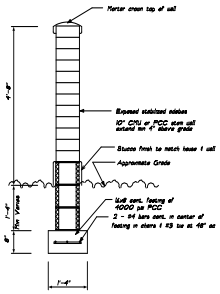
Existing North Elevation

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



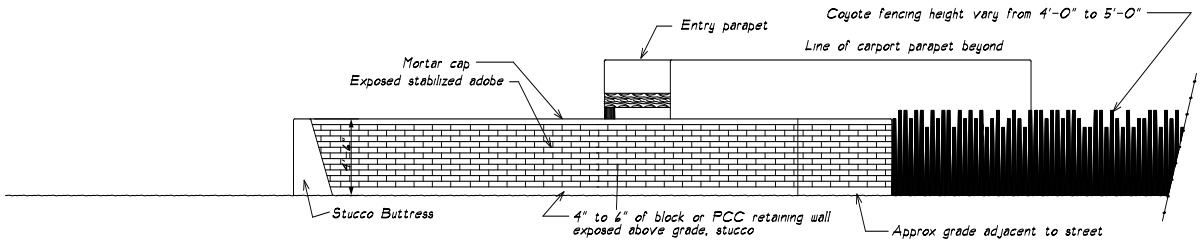
Proposed North Side Elevation

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



Privacy Wall Section

1/2" = 1'-0"



Street Elevation Typical Wall & Fence

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC

2092 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7842 office@rsbaclawski.com

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North Side Elevations

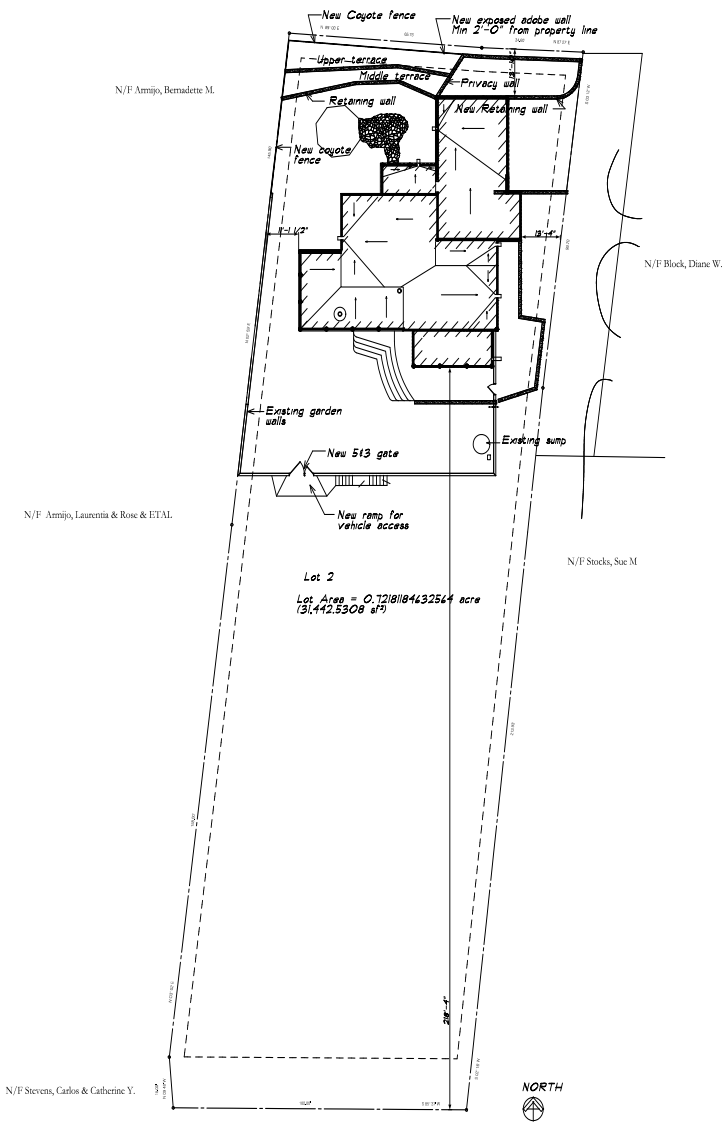
Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-201**

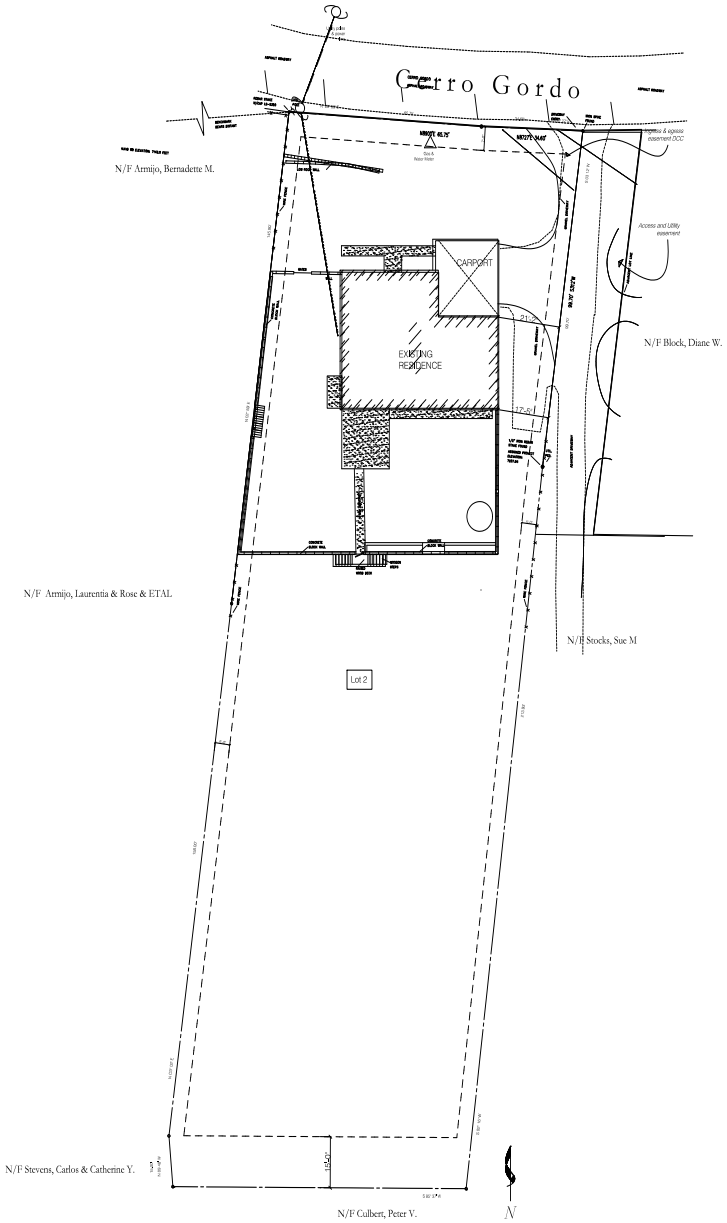
PROJECT NO. 21 15
STATUS: HDRB
DATE: Oct. 5, 2021
CHECKED BY: RSB
DRAWN BY: rb/

21_15_21 1004 D1.dwg



Proposed Site Plan

SCALE: 1" = 20'-0"



Existing Site Plan

SCALE: 1" = 20'-0"

Revisions

Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT
Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7942 office@rsbaclawski.com

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Existing & Proposed Site Plans

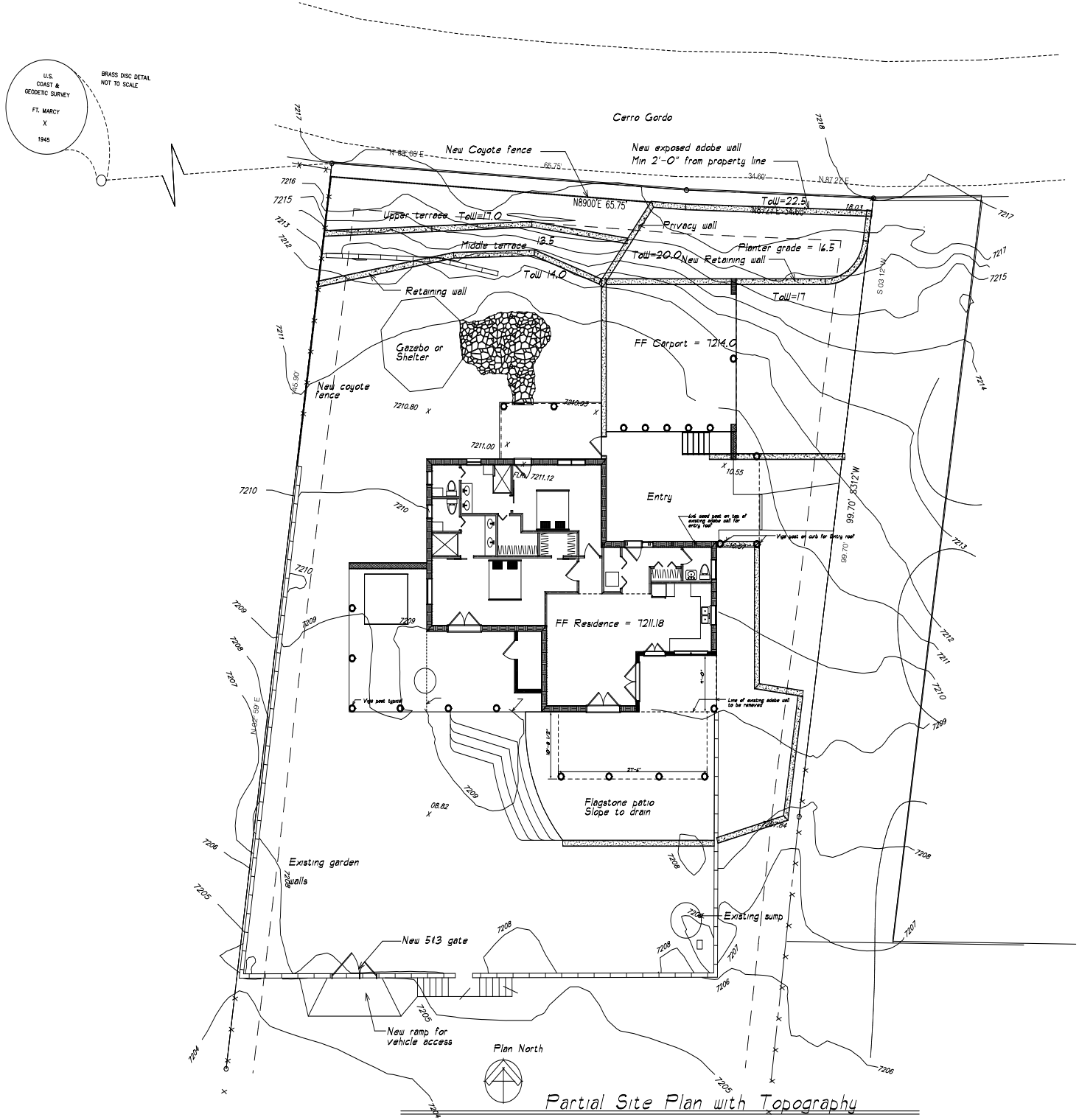
Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. AC-101

PROJECT NO. 21_15
STATUS: HDRB
DATE: Oct. 5, 2021
CHECKED BY: RSB
DRAWN BY: rb/

21_15L_211004 D1.dwg



Partial Site Plan with Topography

SCALE: 1/8" = 1'-0"
(SI) 1:100

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski
& Associates, NM LLC
2092 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7042 office@rsbaclawski.com

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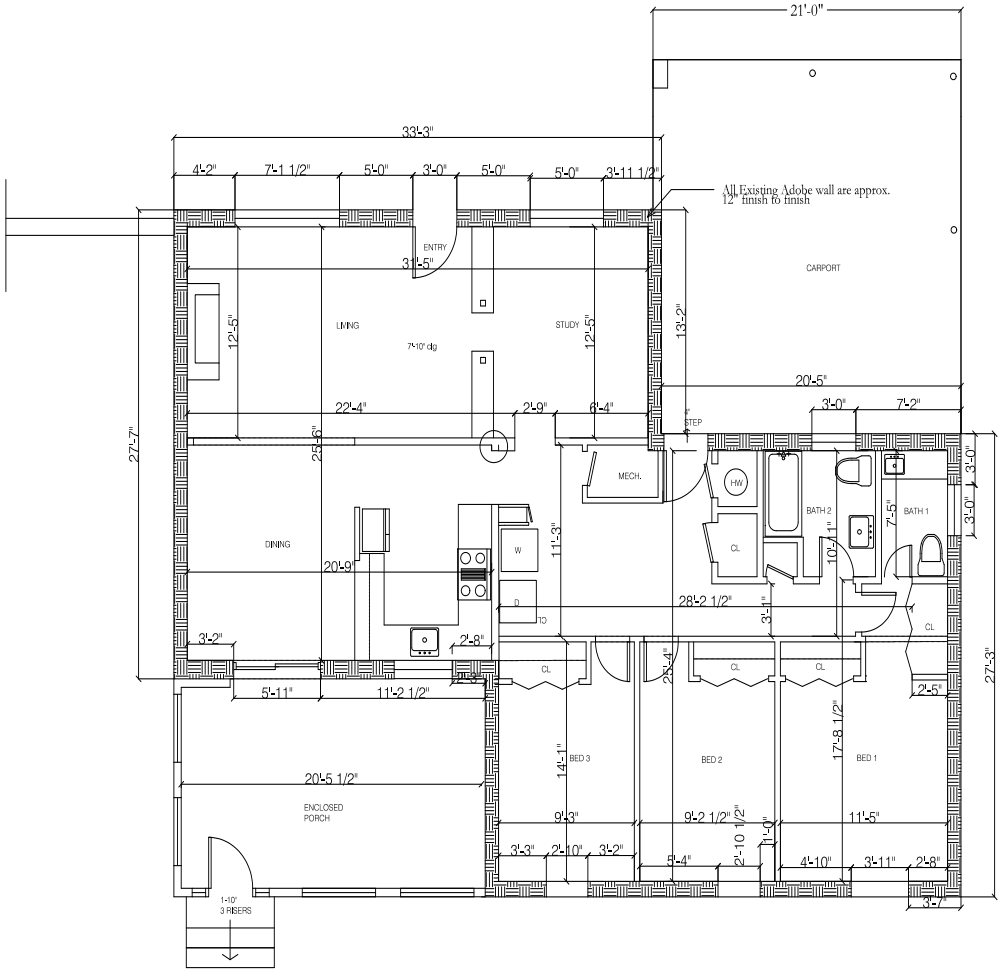
Partial Site Plan with Topography
Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo
For
Dr. Maverick Lobe

SHEET NO. **AC-102**
PROJECT NO. 21_15
STATUS: HDRB
DATE: Oct. 5, 2021
CHECKED BY: RSB
DRAWN BY: rb/
21_1R...211004 D1.dwg



Existing Floor Plan

0' 5' 10'

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

N

Revisions

(Engineer's name address logo etc)

Engineer's seal

R. S. Baclawski & Associates, NM LSC

2002 Montano Lane, Santa Fe, New Mexico 87505 (505)204-7342 office@rsbaclawski.com

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Existing Floor Plan

Renovation to Existing Residence

And Conversion to Guest House

1302 Cerro Gordo

For

Dr. Maverick Lobe

SHEET NO. **A-101**

PROJECT NO. 21 15

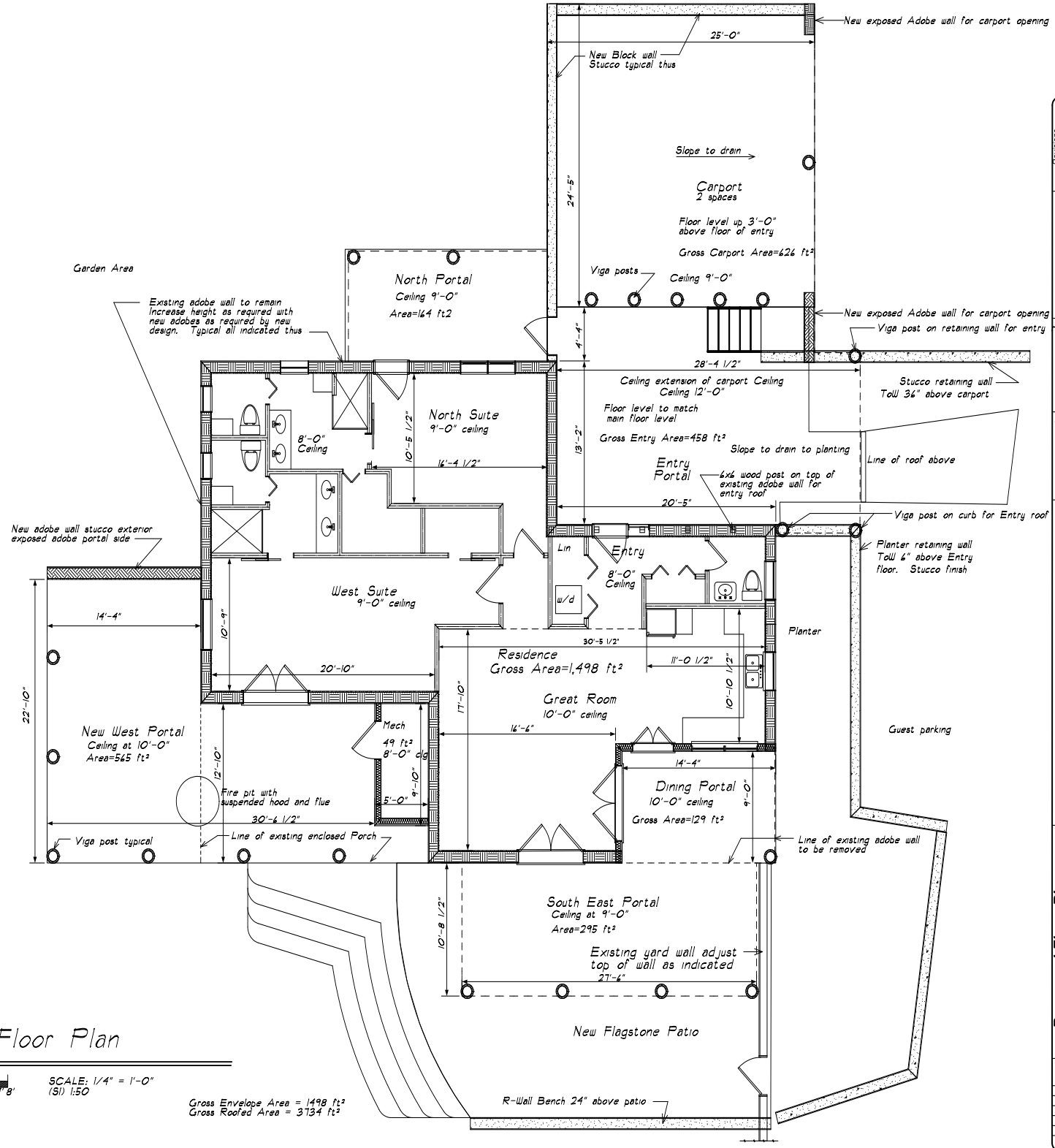
STATUS: HDRB

DATE: Oct. 5, 2021

CHECKED BY: RSB

DRAWN BY: rb/

21_15_211004 D1.dwg



Proposed Floor Plan

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2066 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7642 office@rsbaclawski.com

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Proposed Floor Plan

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo
For
Dr. Maverick Lobe

SHEET NO.
A-102

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

21_15_211004 D1.aec

Proposed Finish Notes

All exterior stucco to be cemetitious, 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.

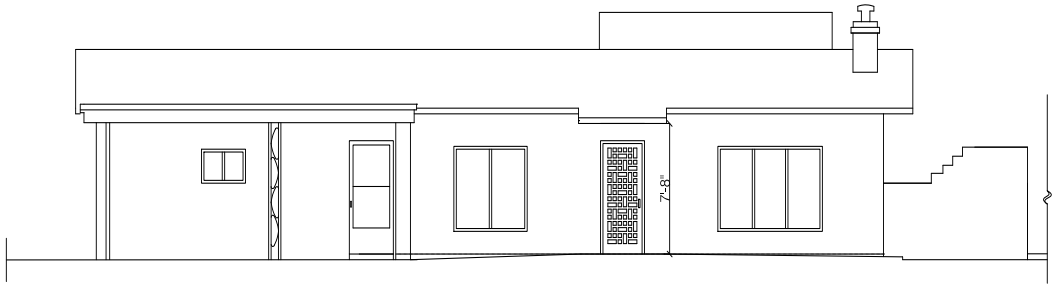
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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.

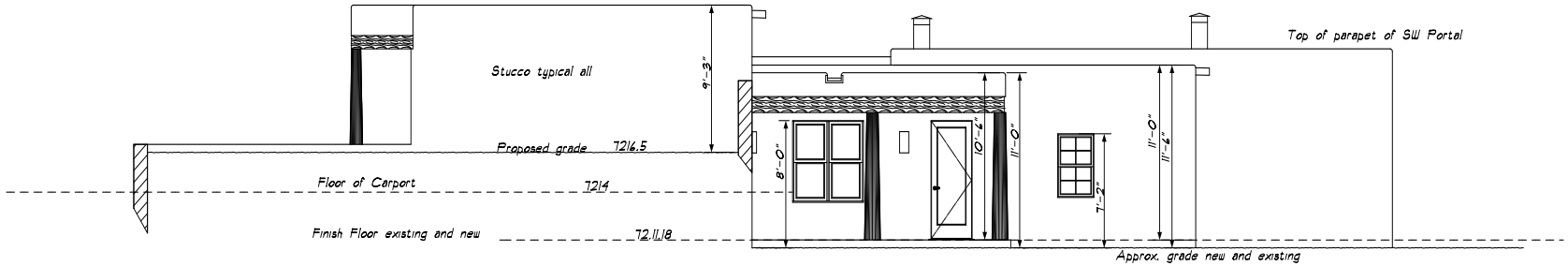
French doors and windows to be Pella, "Reserve", "Traditional" (pine, clad). Exterior in "Auburn Brown" and hardware "champagne".

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



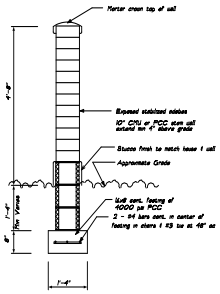
Existing North Elevation

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



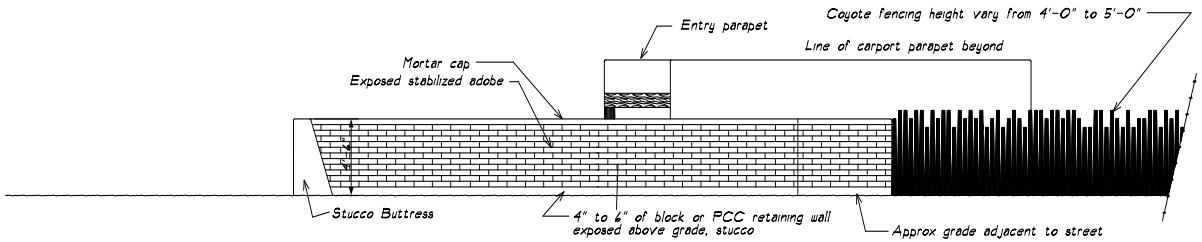
Proposed North Side Elevation

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



Privacy Wall Section

1/2" = 1'-0"



Street Elevation Typical Wall & Fence

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT

Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC

2092 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7842 office@rsbaclawski.com

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North Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-201**

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

21_15_21 1004 D1.dwg

Proposed Finish Notes

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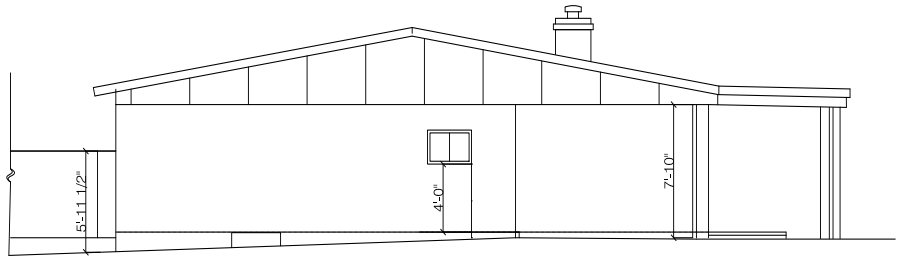
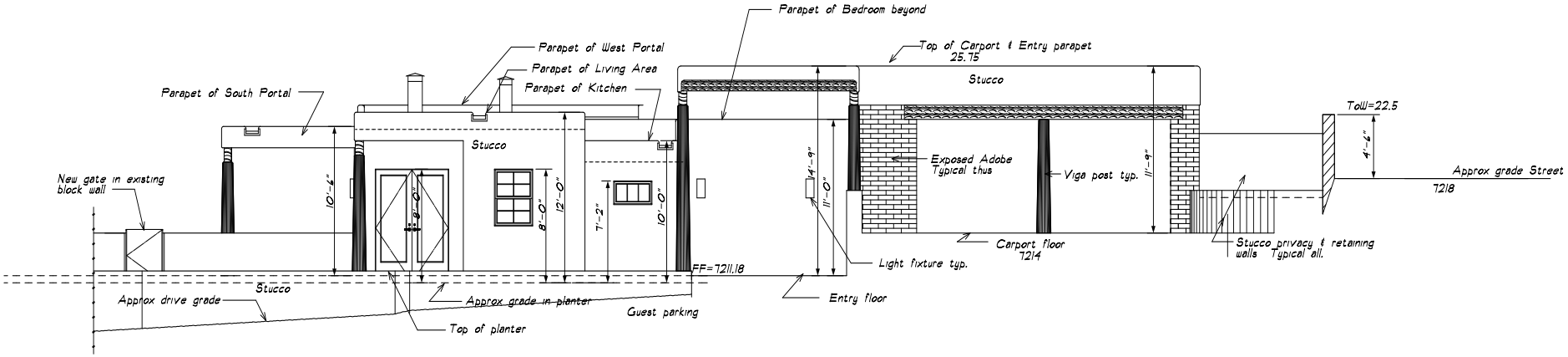
All exterior exposed wood to be finished with Diamond Vogel Semi-transparent "Natural Cedar".



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" (SI) 1:50

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT
Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7842 office@rsbaclawski.com

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East Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro 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_15_211004 D1.dwg

Proposed Finish Notes

All exterior stucco to be cemetitious, 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.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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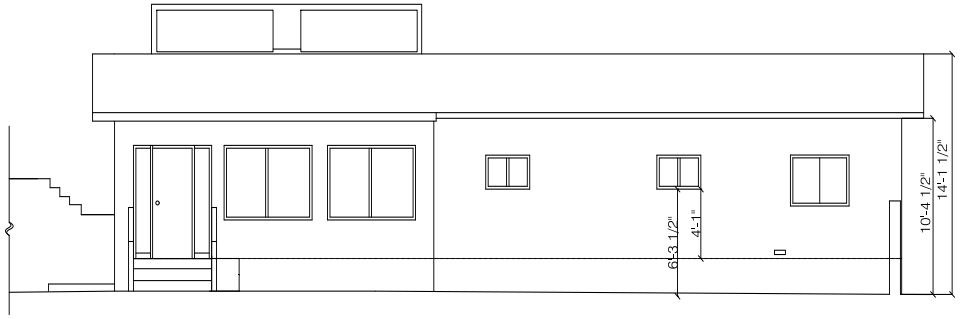
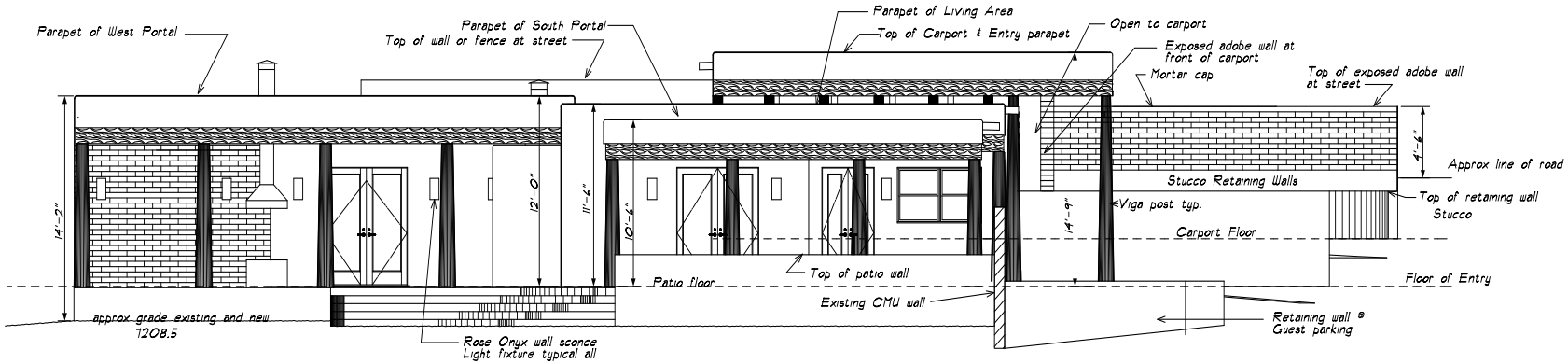
All exterior exposed wood to be finished with Diamond Vogel Semi-transparent "Natural Cedar".



Existing South Elevation

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



Proposed South Side Elevation

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO
ROBERT STEPHAN BACLAWSKI
NO. 2278
REGISTERED ARCHITECT
Oct. 5, 2021

R. S. Baclawski & Associates, NM LLC
2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7942 office@rsbaclawski.com

R.S. Baclawski & Associates, NM LLC, Santa Fe, New Mexico, 87505 (505) 204-7942 office@rsbaclawski.com
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South Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-203**

PROJECT NO.	21_15
STATUS:	HDRB
DATE:	Oct. 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/

21_15_21104 Dr.Lobo

Proposed Finish Notes

All exterior stucco to be cemetitious, 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.

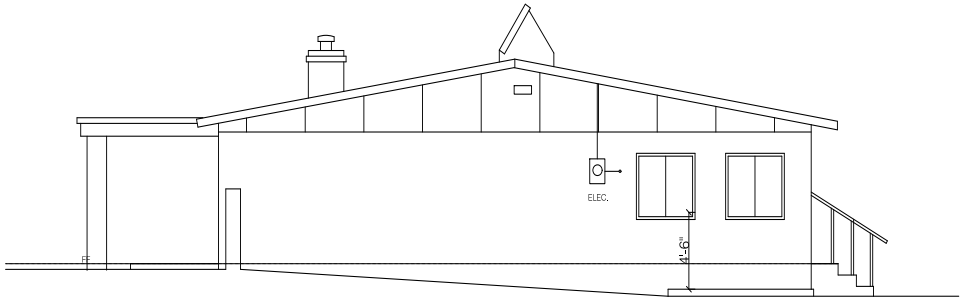
Roof top equipment is limited to the flues indicated. No HVAC will be located on the roof.

Proposed heating to be hydronic baseboard with boiler and domestic water heater in mechanical room. No air conditioning is proposed.

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.

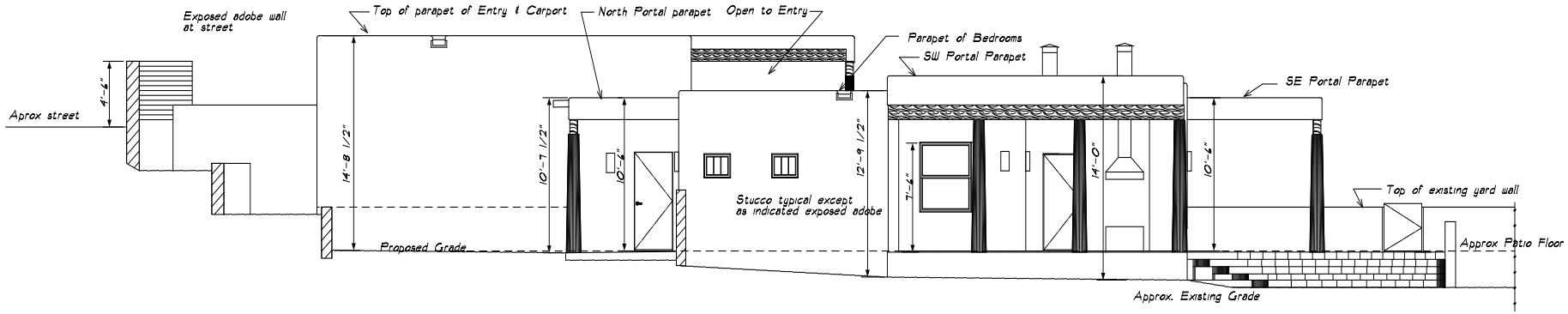
French doors and windows to be Pella, "Reserve", "Traditional" (pine, clad). Exterior in "Auburn Brown" and hardware "champagne".

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

Revisions

(Engineer's name address logo etc)

Engineer's seal

STATE OF NEW MEXICO ROBERT STEPHAN BACLAWSKI NO. 2278 REGISTERED ARCHITECT

Oct 5, 2021

R. S. Baclawski & Associates, NM LLC

2002 Medrano Lane, Santa Fe, New Mexico 87505 (505)204-7942 office@rsbaclawski.com

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West Side Elevations

Renovation to Existing Residence
And Conversion to Guest House
1302 Cerro Gordo

For
Dr. Maverick Lobe

SHEET NO. **A-204**

PROJECT NO.	21_15
STATUS:	HDRB
DATE:	Oct. 5, 2021
CHECKED BY:	RSB
DRAWN BY:	rb/

21_15_211004 Dr.dwg

Buyer Mavrick Lobe & Cristiana Costa

Seller: Kelly Wilbanks & Kerry Sharer

ILR No. 036-0120

IMPROVEMENT LOCATION REPORT

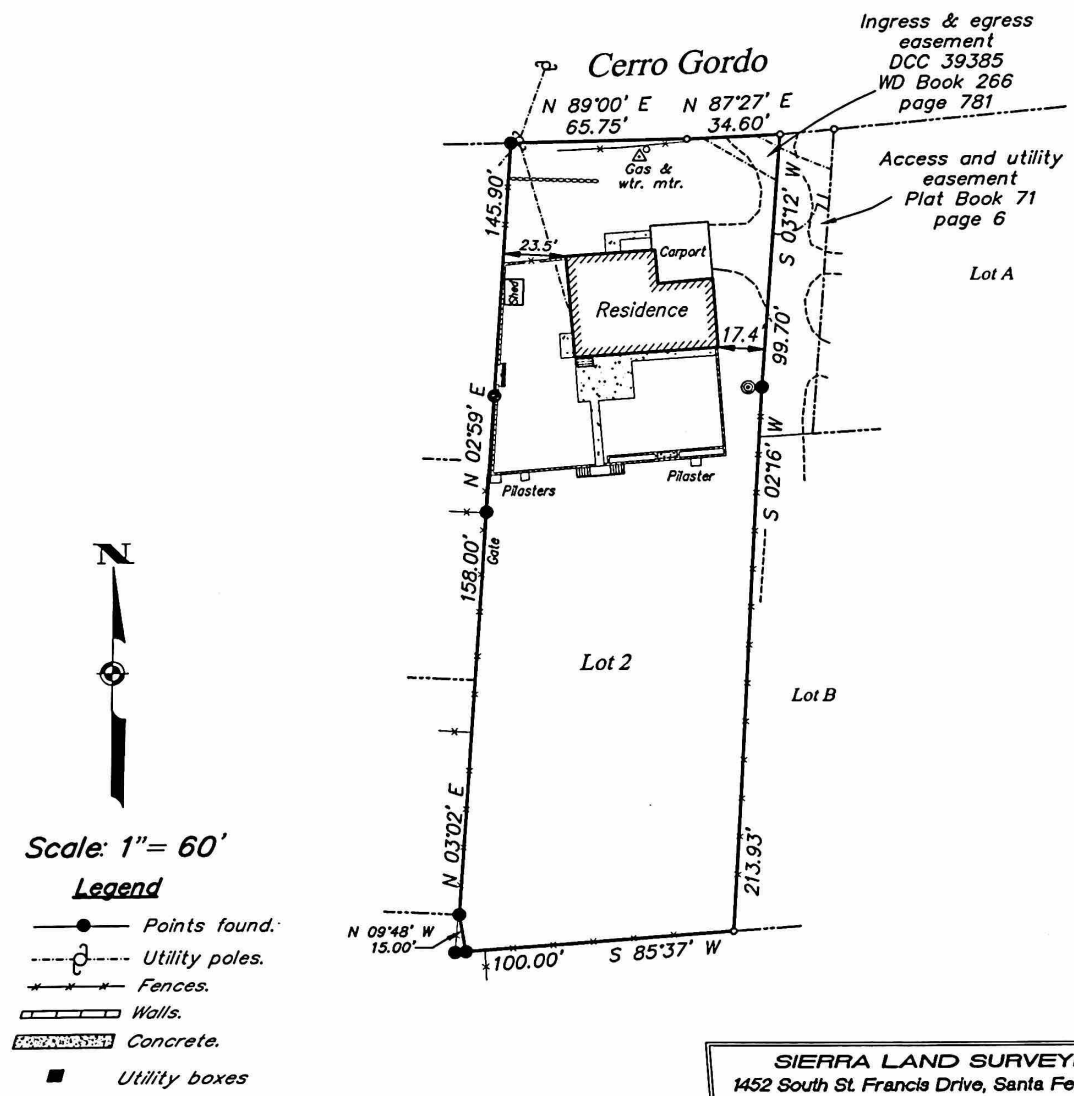
THIS IS TO CERTIFY,
To Title Co.: Prima Title, LLC
To Underwriter:
To Lender:
that on January 28, 2020 I made an inspection of the premises situated at 1302 Cerro Gordo, Santa Fe, Santa Fe County, New Mexico, briefly described as: Lot 2

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.

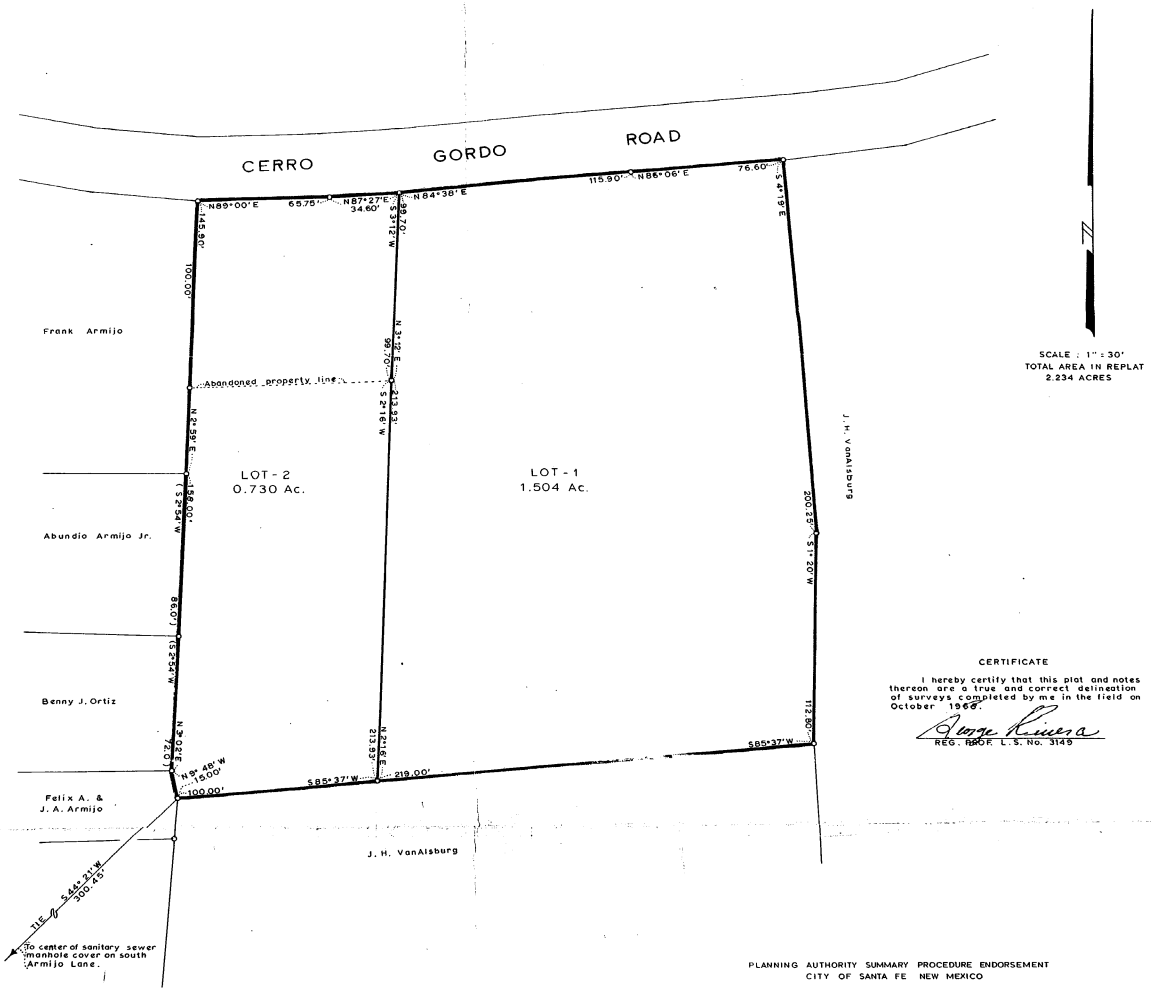
THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.



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. 3149

PLANNING AUTHORITY SUMMARY PROCEDURE ENDORSEMENT
CITY OF SANTA FE NEW MEXICO

Approved on _____ 1968 by City Engineer _____

Approved on Oct. 16 1968 by 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 N3°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 65.75' feet to a point, thence N87°27'E 34.60' feet to a point, thence N84°38'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 _____ _____

_____

STATE OF NEW MEXICO
COUNTY OF SANTA FE ss

On this 5th 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 forgoing instrument and ackowledged that they executed the same as their free act and deed.

My commission expires April 9, 1970 _____ (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 5th day of October 1968.

My commission expires April 9, 1970

_____ NOTARY PUBLIC

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

STATE OF NEW MEXICO
COUNTY OF SANTA FE
Filed for record the 18th day of October A.D. 1968 at 10:00 o'clock A.M. and recorded in Book 18 page 23 of the records of Santa Fe County
Witness my hand and Seal of Office
FELI E. GONZALES
County Clerk, Santa Fe County, N.M.
Delia Montoya
Deputy

23

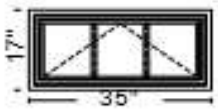
Contract - Detailed

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

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	A Powder Room	**Pella® Reserve, Traditional, Awning, Vent, 35 X 17, Auburn Brown**	$782.19	1	$782.19



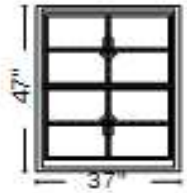
PK #
2099

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
15	B Kitchen Sink	



Viewed From Exterior

PK #
2099

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

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

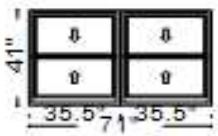
1: Traditional, 3747 Double Hung, Equal
Frame Size: 37 X 47
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Auburn Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated 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
25	C Dining Area	

Pella® Reserve, Traditional, 2-Wide Double Hung, 71 X 41, Auburn Brown

Item Price	Qty	Ext'd Price
$1,657.85	1	$1,657.85



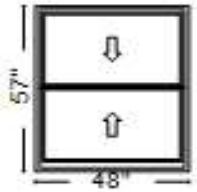
PK #
2099

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
30	D West Suite	



Viewed From Exterior

PK # 2099

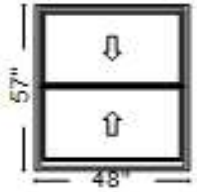
Pella® Reserve, Traditional, Double Hung, 48 X 57, Auburn Brown

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

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
35	E West Suite	



Viewed From Exterior

PK # 2099

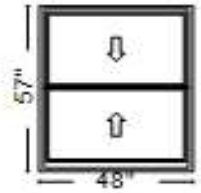
Pella® Reserve, Traditional, Double Hung, 48 X 57, Auburn Brown

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

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
36	F North Suite	



Viewed From Exterior

PK #
2099

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

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

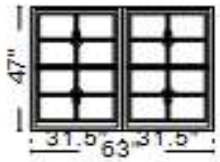
1: Traditional, 4857 Double Hung, Equal
Frame Size: 48 X 57
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Auburn Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated 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
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

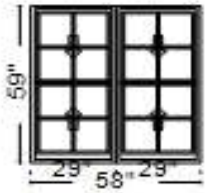
Viewed From Exterior

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
39	H North Suite	



Viewed From Exterior

PK #
2099

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

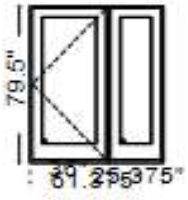
Item Price	Qty	Ext'd Price
$2,538.57	1	$2,538.57

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
43	A Main Entry	



Viewed From Exterior

PK #
2099

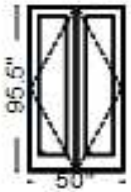
Pella® Reserve, Traditional, Inswing Door, Inswing Door, 61.375 X 79.5, Auburn Brown

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
44	B Kitchen Dining	



Viewed From Exterior

PK # 2099

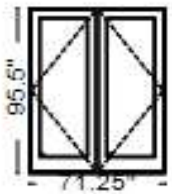
Pella® Reserve, Traditional, Double Inswing Door, Active / Passive, 50 X 95.5, Auburn Brown

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
45	C Great Room	



Viewed From Exterior

PK # 2099

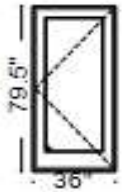
Pella® Reserve, Traditional, Double Inswing Door, Active / Passive, 71.25 X 95.5, Auburn Brown

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	



Viewed From Exterior

PK # 2099

Pella® Reserve, Traditional, Inswing Door, Left, 36 X 79.5, Auburn Brown

Item Price	Qty	Ext'd Price
$2,296.52	1	$2,296.52

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 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 = 231".

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

Line #	Location:	Attributes
48	E Entry Portal North	

Viewed From Exterior

PK # 2099

Premium Wood Entry Door, Entry Door, Inswing, 37.75 X 82.75, 4 9/16"

Item Price	Qty	Ext'd Price
$2,862.52	1	$2,862.52

1: 3680 Fixed Entry Door
Frame Size: 37 3/4 X 82 3/4
Unit Type: Left Inswing, Standard Sill
Dimension Options: No Cut Down
General Information: 4 9/16", 4 9/16"
Panel Style: Wood, Mahogany, Solid, 6 Panel Traditional, None
Panel Selection: Unfinished, Unfinished
Frame Selection: Wood, Mahogany, Unfinished, Wood, Unfinished
Hardware Options: 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
Unit Accessories: No Clavos, No Hinge Straps, No Bang Panel
Performance Information: CPD Not Rated
Wrapping Information: Wood Brickmould, 2", Factory Supplied, Shipped Separate, 4 9/16", Factory Applied, Pella Recommended Clearance, Perimeter Length = 241", Glazing Pressure = 175.

Rough Opening: 38 - 1/2" X 83 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
55	None Assigned	**0BLTMB03 - DS/AS/PL PD Keyed-Alike Cylinder, Black Faced (1)**	$15.88	4	$63.52

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
60	None Assigned	**0BLTBZ02 - Keylock, Oil Rubbed Bronze, No Key**	$15.88	2	$31.76

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
65	None Assigned	**2ZoneRed - Zone 2 Red SF AreaTailgate Delivery**	$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. 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.

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, 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 or e-mail to 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).

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.

**** 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 wrttien 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

Order Totals	
Taxable Subtotal	$29,834.12
Sales Tax @ 8.4375%	$2,517.25
Non-taxable Subtotal	$0.00
Total	$32,351.37
Deposit Received	$0.00
Amount Due	**$32,351.37**

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.

Photo 2: North and west elevations and front yard.
Camera facing southeast.

Photo 3: North elevation
Camera facing southwest.

Photo 4: North elevation.
Camera facing southeast.

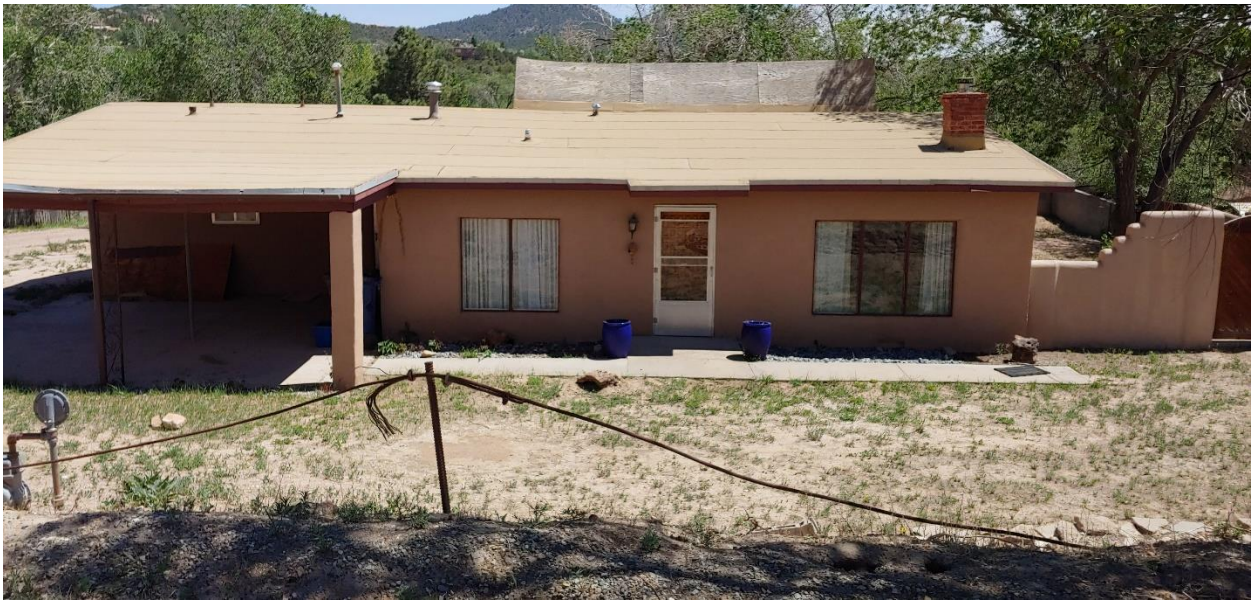


Photo 5: North elevation
Camera facing south.

Photo 6: Carport, north elevation.
Camera facing south

Photo 7: East and north elevations.
Camera facing southwest.

Photo 8: South elevation.
Camera facing northwest.

Photo 9: West end of south elevation.
Camera facing north.

Photo 10: West elevation.
Camera facing northeast.

Photo 11: Backyard.
Camera facing south.

Photo 12: West side yard.
Camera facing northeast.

Photo 13: Backyard perimeter wall.
Camera facing northwest.

Photo 14: Back of property – house in background.
Camera facing northeast.

Address - 1302 Cerro Gordo Road
HDRB Review - Remodeling – Case 2021-003829 – October 13, 2021

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.

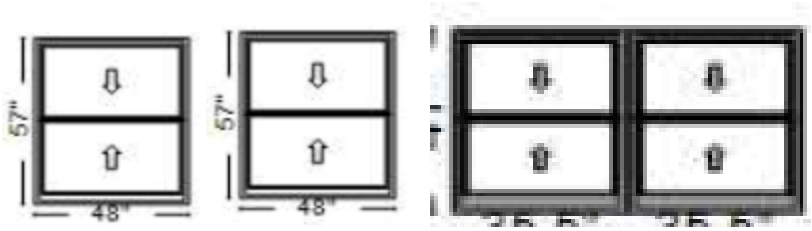
Photo 1: Stabilized adobe wall and wood gate.
1320 Cerro Gordo Road.

Photo 2: Stabilized adobe and low stucco-on-block wall.
1325 Cerro Gordo Road.

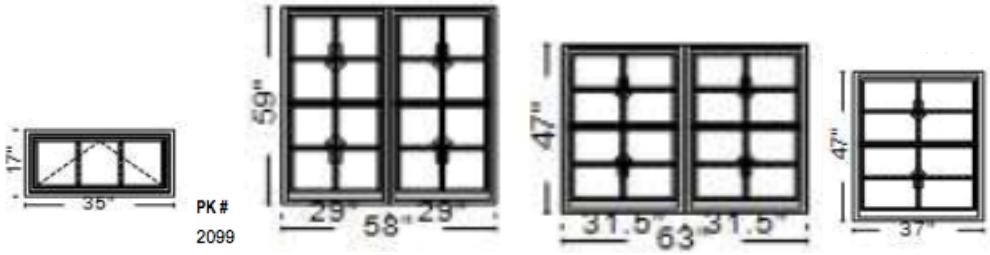
Photo 3: Stabilized adobe wall and wood gate.
1325 Cerro Gordo Road.

Appendix – Material Samples

Window Types

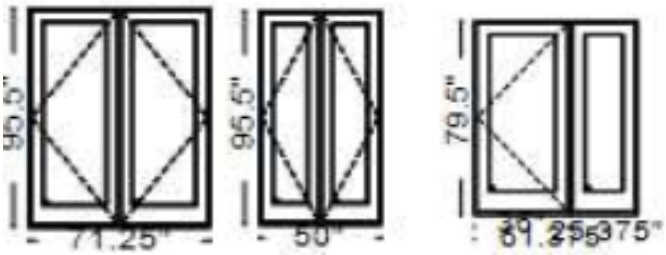


Windows under portals



Windows not under portals

Door Types (all under portals)



Window and Door Cladding

Pella Reserve Traditional Autumn Brown

Stucco Color

El Rey Buckskin Cementitious Stucco

Trim Color

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

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

---

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

__X__ Historic Inventory Form

__X__ Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ 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 alongthe fence.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: **Date Submitted:**	**Site Address:** **679-679 ½ Garcia Street, Santa Fe,NM 87505**
Property Owner of Record: School for Advanced Research **Applicant/Agent Name: Alex Kalangis**	**Proposed Construction Description:** **Reassemble six-sided corral-round pen, refurbish street-side fencing including the replacement of barbed wire, and site clean-up**
Contact Person Phone Number: (505) 954-7226	**TOTAL ROOF AREA:**

Zoning District: Downtown and Eastside

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

Use of Structure: ☐ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes_____

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

Lot Coverage :_____%
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___R___ Minimum:____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

_____**Alex Kalangis**_____**[☐OWNER ☐APPLICANT XAGENT]**
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.

9/24/2021

SIGNATURE **DATE**

To Be Completed By City Staff:

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

Zoning Approval:
☒**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions: Proposal for fencing/corral only. No change to lot coverage, setbacks, etc.
R-2 District max fence height 6' unless Historic overrides.

REVIEWER: Lee Logston **DATE:** 9/27/2021

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property: Lamberts' House School of Advanced Research	679 Garcia Street	**3. Local Reference Number:** **4. County** Santa Fe

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

6. Date of Survey:
8 / 19/ 2011

7. Previous Survey Date(s):
____/ ____/ _____
__x__ No previous survey

8. Name of Project:

NA

9. UTM
Zone:
Easting: NA
Northing:

10. Photo Information **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

11. Brief Description of the Property:
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.

12. Who uses the property?

School for Advanced Research visiting scholars

13. Construction Date:

Date: _1920s_____ ____**Known** __x_ **Estimated** **Source:** Files at SAR

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

15. Relationship to Surroundings: ___ **Similar** _x_ **Dissimilar**

Comments: 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 _x_ No __ Yes How?

20. Significance to Current Community: __ Unknown __ None ___ Low _x_ 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 _x_ No __Yes

If yes: __ State __ National

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

Why? alterations

23. National or State Historic District:

Is this property in a historic district? __ Unknown _x__ 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 _x_ HCPI Detail Form (FORM 2) _x_ 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 __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Jack and Marge Lambert House School for Advanced Research	679 Garcia Street	4. County Santa Fe
		5. Date of Survey:

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

_x_ Stucco __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: __1 _x_11/2 __ 2
__ 21/2 Other:_____

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

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	6/6	16
		3/3	8
		4/4	2

Notes: exposed wood lintels

11. Doors __ N/A

Type	Style	Material	Number
	Panel	wood	2
French	10-light	wood	group of 4
	15-light	wood	1
	vertical board	wood	1

Notes:

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

13. Porches __ N/A

Type: _x_ Entry _x_ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

15. Modifications: __ No known modifications

#1____porches, windows, doors_____ Date: __post 1961_____ Known_x_ Estimated__ Source: SAR files

#2_____ Date:_____Known __ Estimated__ Source:

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

16. Primary Architectural Style __ Not Applicable

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

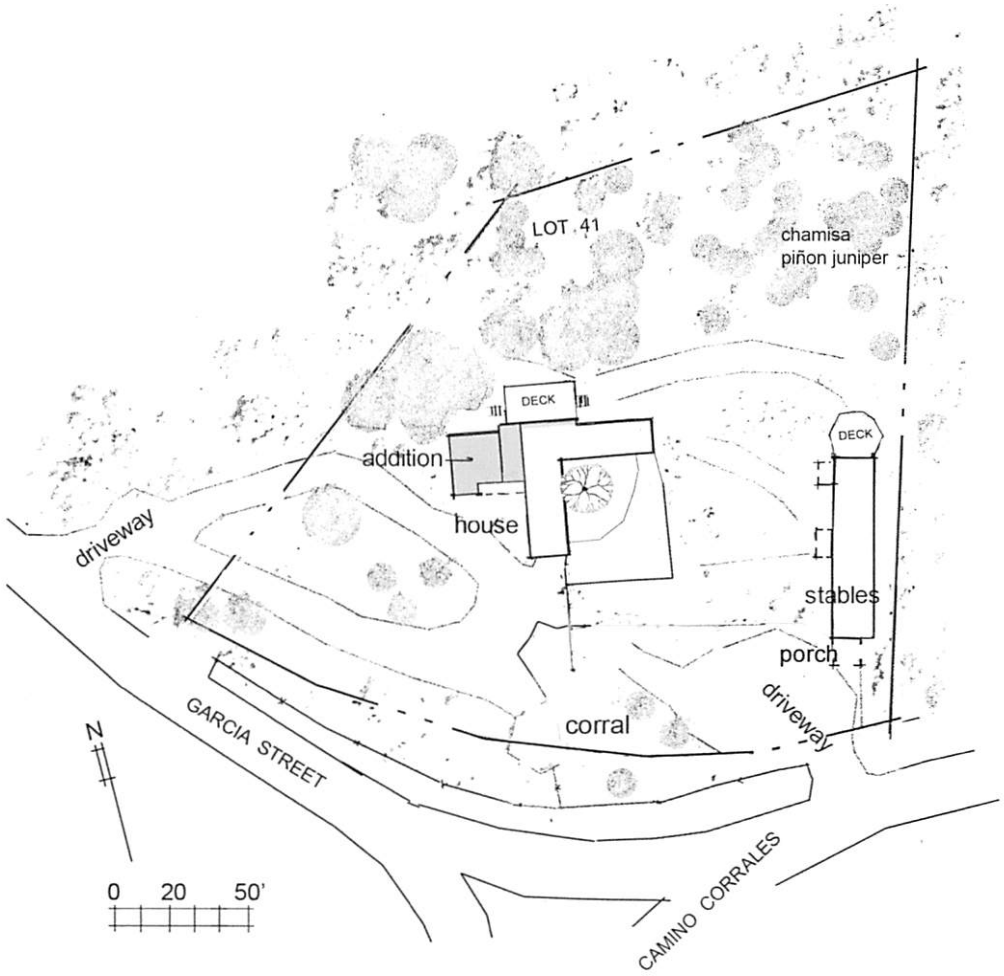
Notes: Other:_____

17. Documents Available and Their Locations
Catherine McElvaine Library, School for Advanced Research

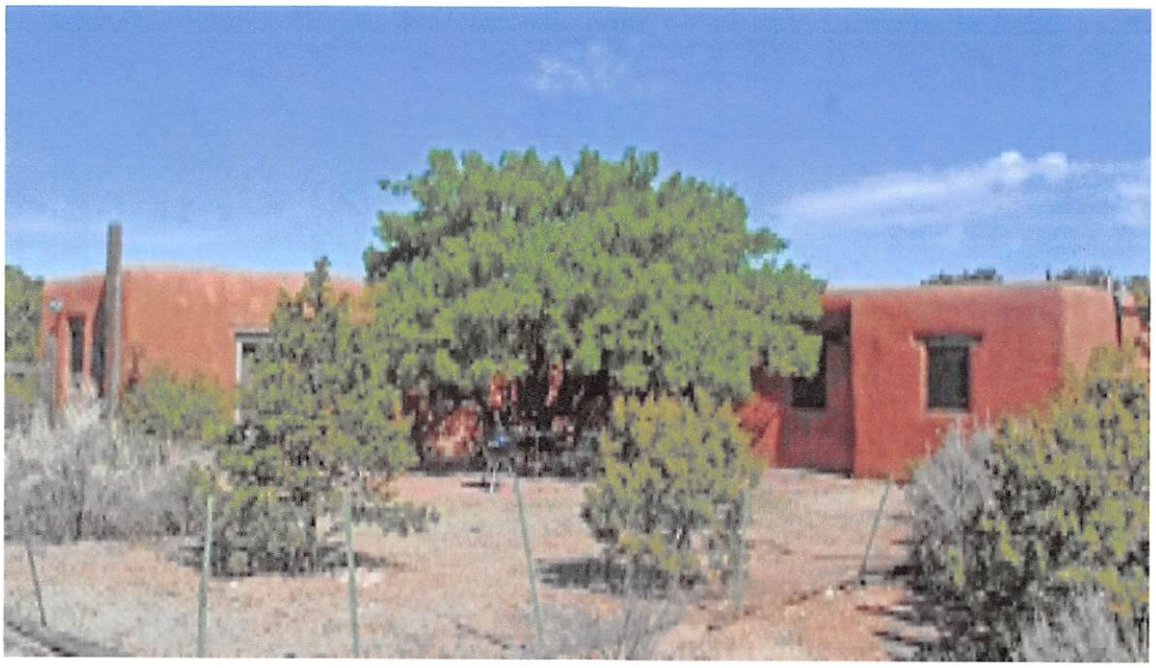
SITE:

18. Attached or Associated Properties
Are associated properties eligible for listing? yes

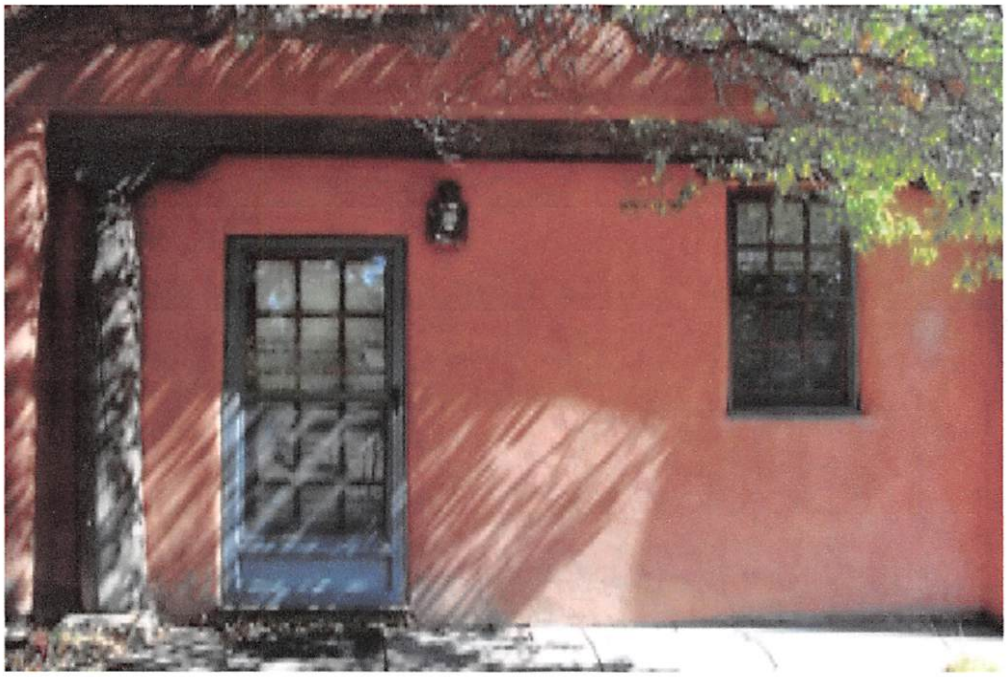
19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways



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

AR-16-11

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Lamberts' House
School for Advanced Research

679 Garcia Street

3. Local Reference Number:

4. County
Santa Fe

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

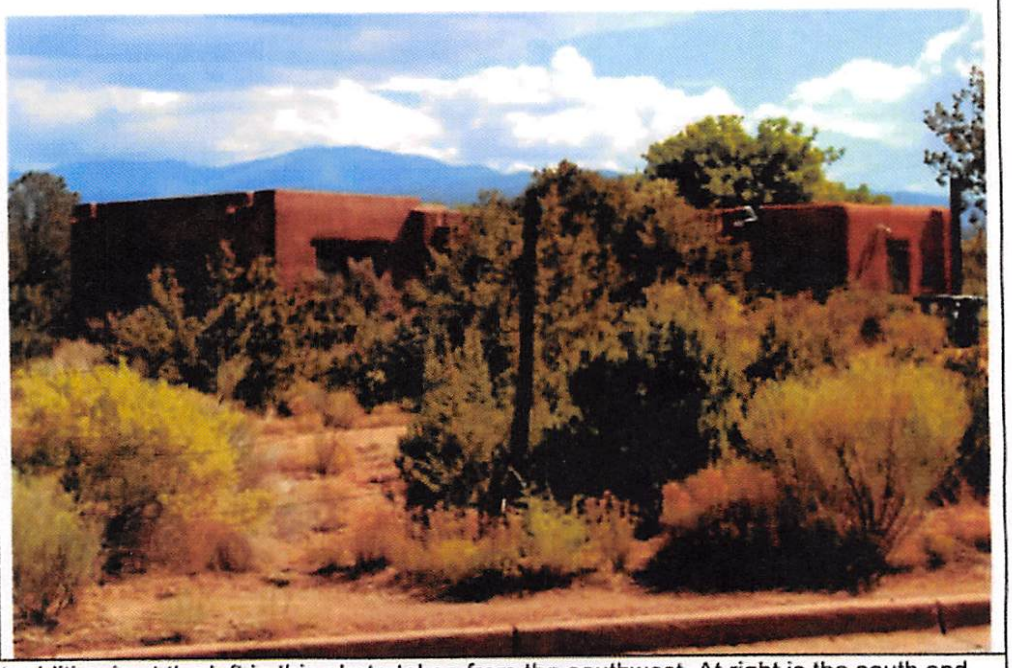
6. Date of Survey:
8 / 19/ 2011

7. Previous Survey Date(s):
____/ ____/ _____
__x__ No previous survey

8. Name of Project:

NA

9. UTM
Zone:
Easting: NA
Northing:



10. Photo Information **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

11. Brief Description of the Property:
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.

12. Who uses the property?

School for Advanced Research scholars

13. Construction Date:

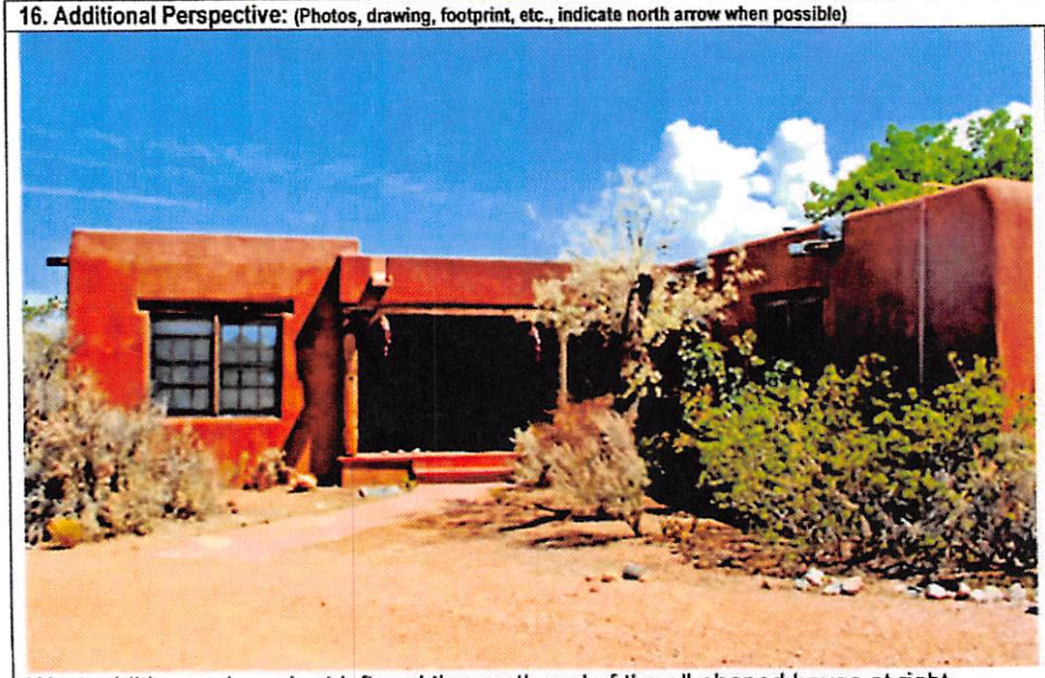
Date: _1920s_____ ____**Known** __x_ **Estimated** **Source:** Files at SAR

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

15. Relationship to Surroundings: _x_ **Similar** __ **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 _x_ No __ Yes How?

20. Significance to Current Community: __ Unknown __ None ___ Low _x_ 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 _x_ No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? alterations

23. National or State Historic District:

Is this property in a historic district? __ Unknown _x__ 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 _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___1_____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Jack and Marge Lambert House School for Advanced Research	679 Garcia Street	4. County Santa Fe
		5. Date of Survey: 8/19/2011

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

_x_ Stucco __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: __1 _x_11/2 __ 2
__ 21/2 Other:_____

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

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	6/6	12

Notes:

11. Doors __ N/A

Type	Style	Material	Number
	Panel	wood	2

Notes:

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

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

14. Other Significant Features

15. Modifications: __ No known modifications

#1 addition ~~porches, windows, doors~~ Date: ~~post 1961~~ Known_x_ Estimated__ Source: SAR files

#2_____ Date:_____Known __ Estimated__ Source:

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

16. Primary Architectural Style __ Not Applicable

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

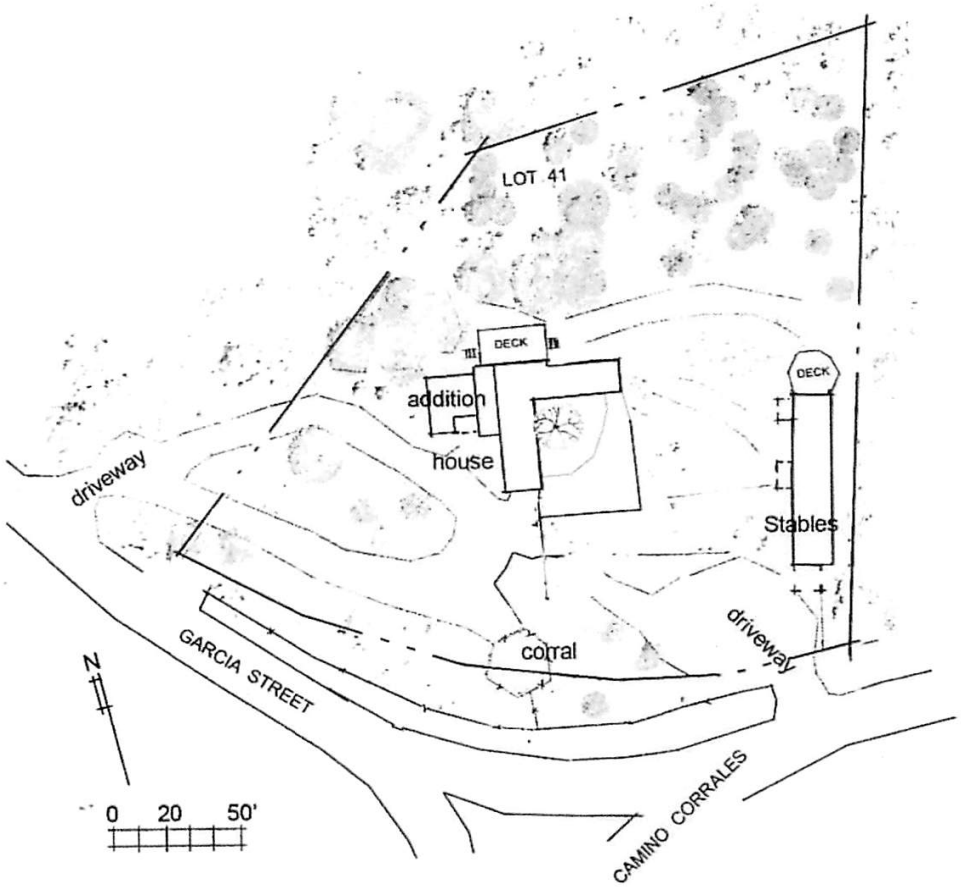
Notes: Other:_____

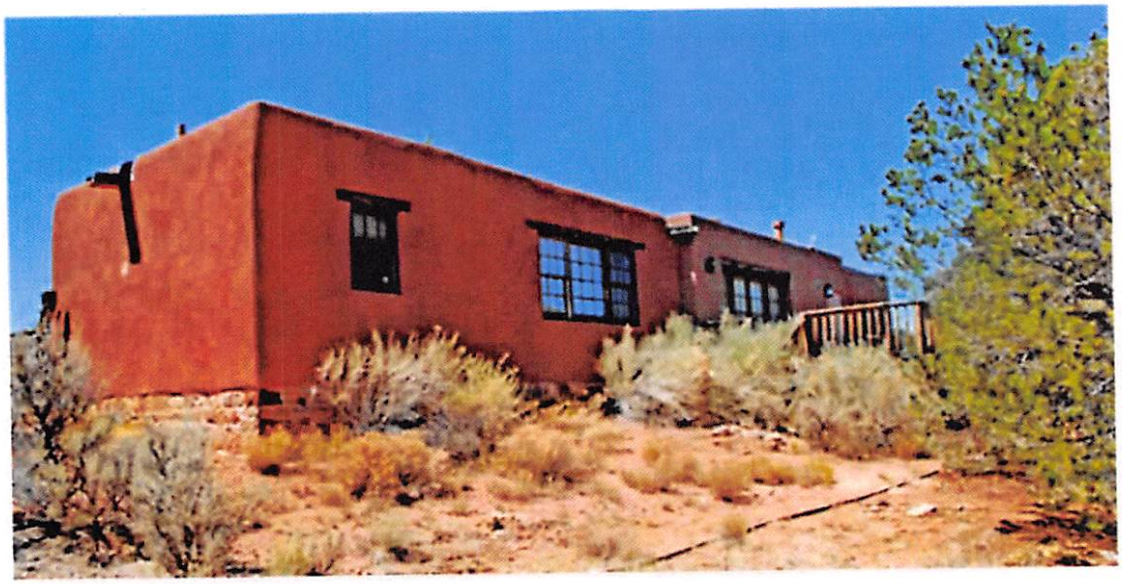
17. Documents Available and Their Locations
SAR Catherine McElvaine Library

SITE:

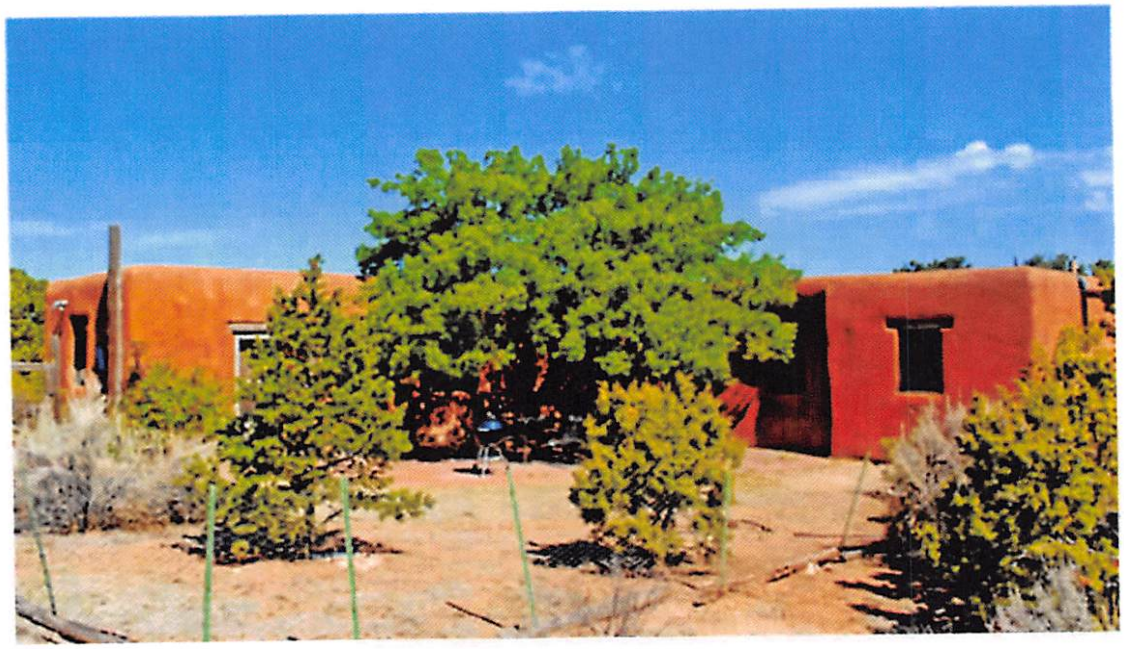
18. Attached or Associated Properties
Are associated properties eligible for listing? Yes

19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways

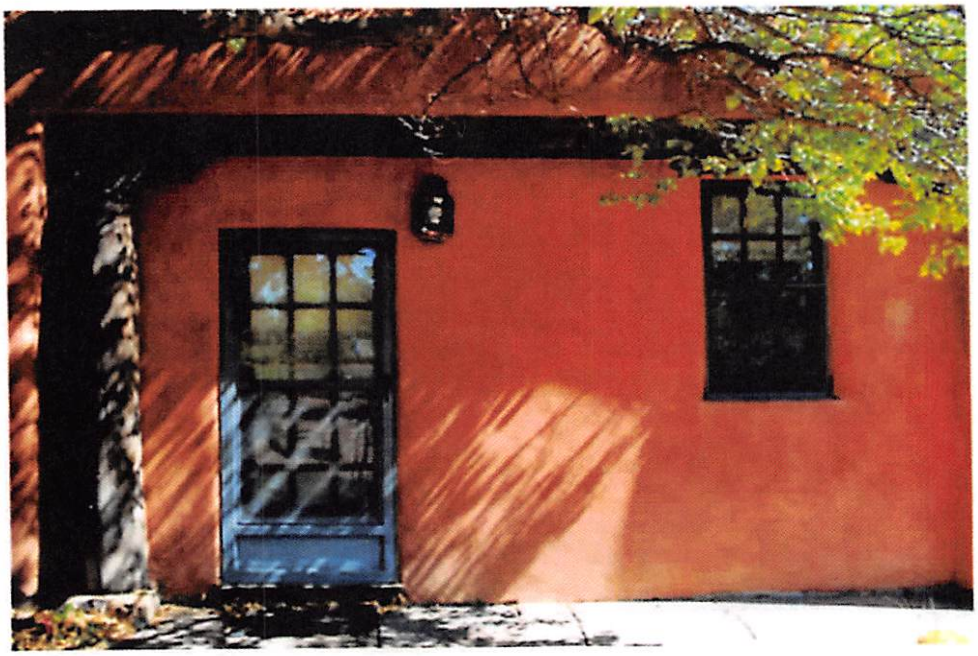




North elevation from northeast



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

SAR

September 24, 2021

Mr. Noah Berke
Historic Preservation Division
City of Santa Fe
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

813049

Y MAP

A CURVE TABLE

	ARC	CHORD
	99.99	S33°39'34"E 99.93
	(100.0)	(N33°25'W 100.0')
	68.16	S32°24'58"E 68.15
		(N33°11'W)
	55.95	S82°50'48"W 55.85
		(S81°47'W)
	169.14	N68°34'47"W 163.43
	(168.1)	
	131.80	N38°37'43"W 131.69
		(N40°09'W 75.0)

ES & REFERENCE DOCUMENTS

FILED "SUBDIVISION NUMBERR ONE, DE VARGAS DEVELOPMENT
ED IN PLAT BOOK 2, PAGE 191. DATA FROM THIS INSTRUMENT
HESIS "( )".

FILED "REPLAT OF LOTS 40 AND 41, DE VARGAS DEVELOPMENT
HAYDEN, NMPS #4070; RECORDED IN PLAT BOOK 23, PAGE 036.

FILED "PLAT OF BOUNDARY SURVEY FOR CAROLA KIEVE": BY
PS #9758; RECORDED IN PLAT BOOK 552, PAGE 020.

SURANCE RATE MAP,
C48C0416E, DATED DEC. 4, 2012.
S 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
Y THIS PLAT.

JECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

RTIFICATE

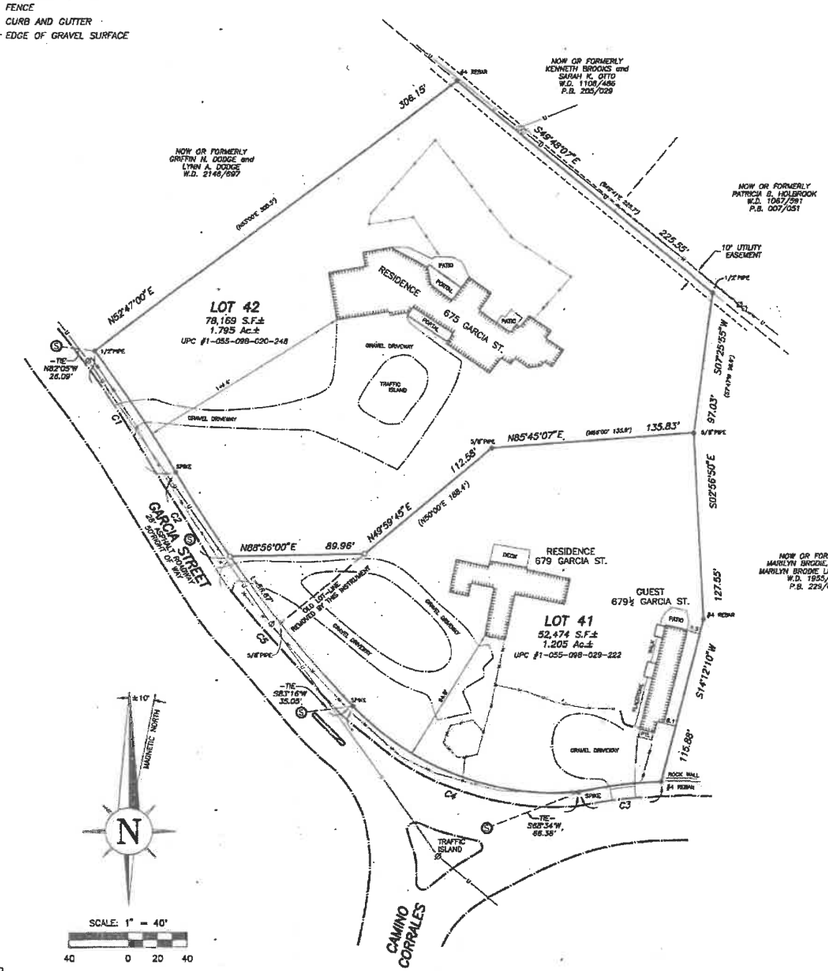
TS A DULY REGISTERED PROFESSIONAL SURVEYOR WITHIN THE
HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY COMPLETED
WHICH IT REPRESENTS IS ACCURATE TO THE BEST OF MY KNOWLEDGE
EY MEETS OR EXCEEDS THE REQUIREMENTS SET FOURTH IN THE MINIMUM
YS IN NEW MEXICO

2/7/17
S #13605

ALLAN S. CURTIS NEW MEXICO 13605 PROFESSIONAL SURVEYOR

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



DEDICATION and AFFIDAVIT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED AN ADJUSTMENT OF THE PROPERTY LINE BETWEEN TWO ADJOINNING 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, 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 7th DAY OF February, 2017.

Carol Sandoval 04-18-2020
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL Carol Sandoval NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires 04-18-2020

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 7th DAY OF February, 2017.

Carol Sandoval 04-18-2020
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL Carol Sandoval NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires 04-18-2020

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 7th DAY OF February, 2017.

Carol Sandoval 04-18-2020
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL Carol Sandoval NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires 04-18-2020

CITY OF SANTA FE

CITY PLANNER 01-08-2017 DATE

CITY ENGINEER 02/08/17 DATE

SANTA FE COUNTY TREASURER 2-14-2017 DATE

CASE #2017-06
SCHOOL FOR ADVANCED RESEARCH & JOSEPH N. LYTLE & STACY L. LYTLE
LOT LINE ADJUSTMENT, 675 & 679 GARCIA STREET

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 4:30 o'clock P.M. and was duly recorded in book 818 page(s) 419 of the records of Santa Fe County. DOCUMENT No. 1817635
Witness my Hand and Seal of Office
GERALDINE SALAZAR
Estrella Martinez Deputy

SANTA FE COUNTY SEAL

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.
205 SERENO DRIVE, SANTA FE, NM, 87501
PHONE 995-9938

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 __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
White-Lambert Corral Complex	679 Garcia Street *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe Parcel # 10126300

5. Property Type:
__ Buildings:
x_Structures: fences and corrals
__ Site __ Object

6. Date of Survey: June 25, 2021.

7. Previous Survey Date(s):
_x_ Yes: Archaeological Survey, LA 171241, 2011
_ _ No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.673468,-105.9293502

10. Photo Information: John Murphey, photographer. View of Small Corral-Round Pen, facing southeast.

11. Brief Description of the Property:

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.

Continued on Page 4.

12. Who uses the property? School of Advanced Research

13. Construction Date: Unknown
Date: pre-World War II
_x_Known __ Estimated Source: Aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ 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)**

Source: Office of the Santa Fe County Assessor, 2021

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

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

For: School for Advanced Research

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

Owner: School for Advanced Research

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes District (SRCP 260)
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_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 _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing: _x_ No Status:
Corral Complex
If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe
Downtown and Eastside Historic District

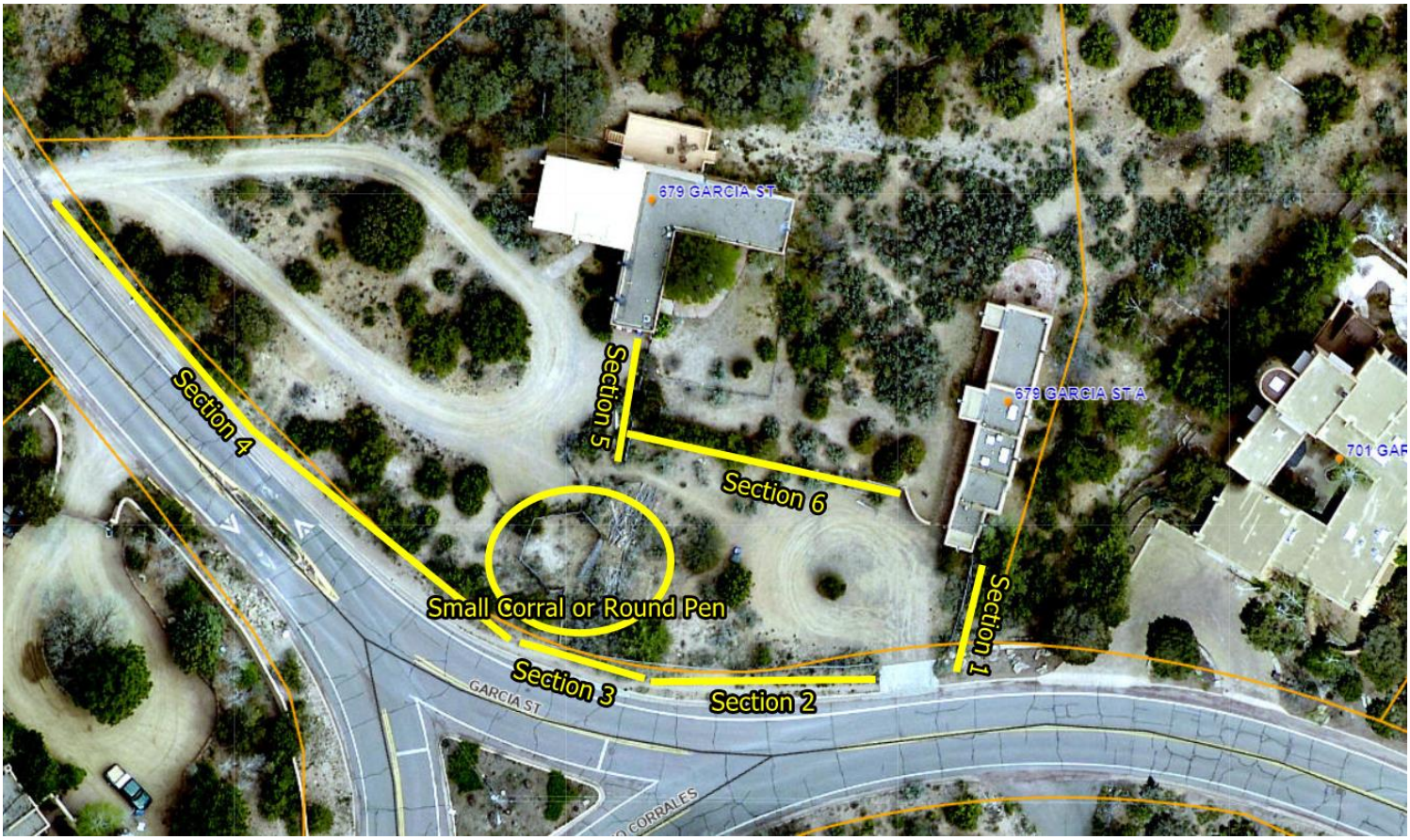
Small Corral-Round Pen, Contributing Structure to the Downtown and Eastside Historic District

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **White-Lambert Corral Complex**	**2. Location:** **679 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID # N/A**
		4. County: Santa Fe
		5. Date of Survey: June 25, 2021



White-Lambert Corral Complex Sketch Map.

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:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID # N/A** **4. County: Santa Fe** **5. Date of Survey: June 25, 2021**

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.[1] 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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[1] 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.

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.[2]

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-

[2] For example, see William Wroth, ed., *Russell Lee's FSA Photographs of Chamisal and Peñasco*, New Mexico (Santa Fe, Ancient City Press, 1985).

sided, flat-wire barb.[3] 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.[4]

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.[5]

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.

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[3] 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.

[4] "Section B1, Page 13 A, Fencing [April 12, 1967]," *Santa Fe Builders Supply Company, Building Materials, Catalog B*.

[5] Section B2, Page 8 B, Hinges [December 27, 1967]," *Santa Fe Builders Supply Company, Building Materials, Catalog B*.

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 the 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

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.[6] 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.[7] 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.[8]

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[6] Gregor Stark and E. Catherine Rayne, *El Deliro: The Santa Fe World of Elizabeth White* (Santa Fe: School of American Research Press, 1988), 1.

[7] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 223. The 1929 directory is not available.

[8] 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.

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."[9]

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.[10] 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.[11] 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,"[12] 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-

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[9] Quoted in Mary Scott King, "Jack Lambert: The Last of His Kind," *Santa Fe New Mexican, Viva*, February 17, 1974, 4.
[10] "Notice of Sheriff's Sale," *Blackwell Sun*, March 4, 1909, 4
[11] Mary Scott King, "Jack Lambert," 4.
[12] Ibid.

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.[13] 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,"[14] she later attended school in New York City (Figure 2).

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[13] Lesley Poling-Kempes, *Valley of the Shining Stone: The Story of Abiquiu* (Tucson: University of Arizona Press, 1997), 129.

[14] "Miss Lois Pfaffle and Evaritt [sic.] V. Lambert Wed," *Santa Fe New Mexican*, June 25, 1921, 2.

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.[15]

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.[16] 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."[17] 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.[18]

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.

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[15] John W. Murphey, "Santa Maria El Mirador, Alcalde, Rio Arriba: Evaluation of National Register Eligibility." Unpublished repot. August 24, 2007, 1.
[16] Mary Scott King, "Jack Lambert," 4.
[17] Ibid., 5.
[18] Poling-Kempes, *Valley of the Shining Stone*, 135.

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.[19] 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."[20] 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.[21] 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.[22] 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 chauffering. 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.[23]

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[19] "San Gabriel Ranch, Alcalde, New Mexico, near Old Santa Fé," (Tourist brochure, 1926), 8.
[20] "Intellectual Ass," *Santa Fe New Mexican*, July 2, 1929, 5.
[21] Mary Scott King, "Jack Lambert," 5.
[22] 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).
[23] "Adams-Lambert Wedding Was Celebrated Tuesday Evening," *Santa Fe New Mexican*, July 12, 1933, 2.

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.[24]

Linda attended Wellesley College[25], 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.

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[24] 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.

[25] 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.

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.[26]

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.[27]

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.

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[26] "Normal Student Bone-Diggers Find Loot at Old [indecipherable]" *Santa Fe New Mexican*, June 18, 1932, 4.

[27] 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.

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.[28] 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.

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:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID # N/A** **4. County: Santa Fe** **5. Date of Survey: June 25, 2021**

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.[29] Therefore, the recommendation is to designate the Small Corral-Round Pen a Contributing Structure status to the Downtown and Eastside Historic District.

[29] 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

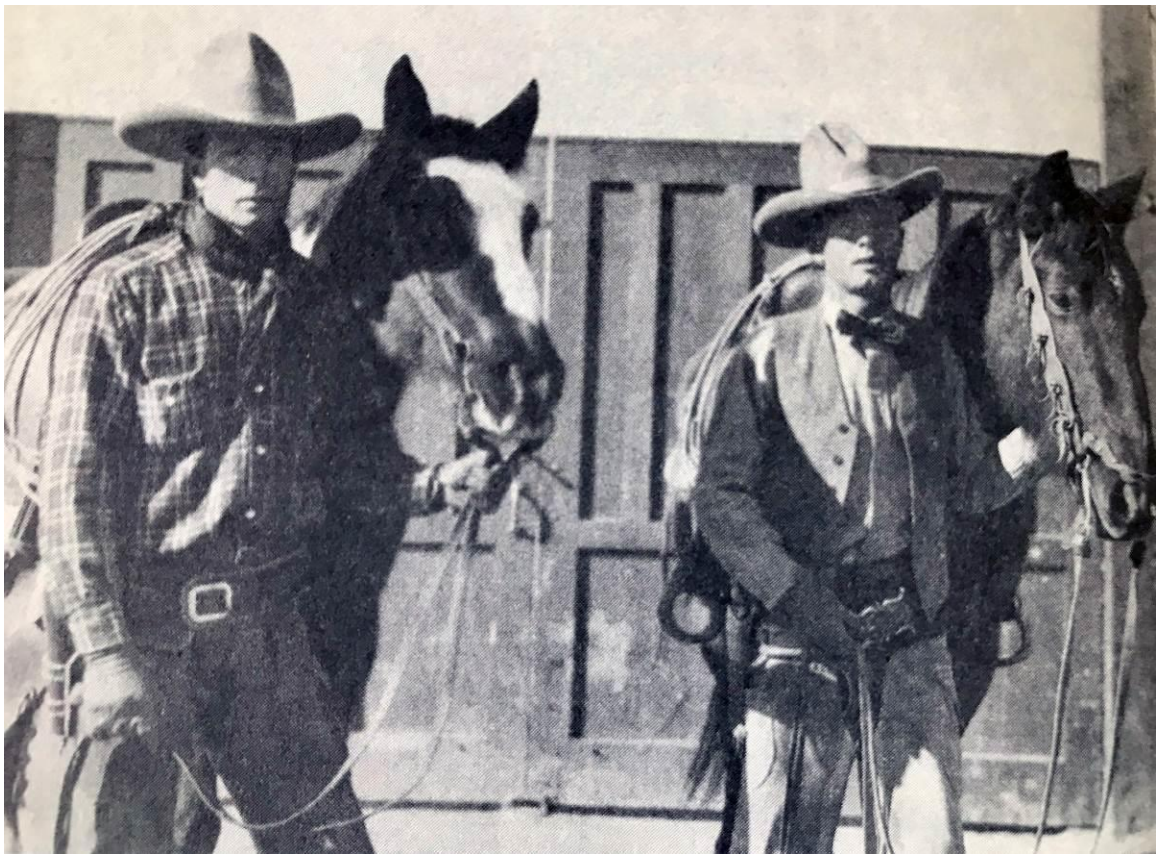

Figure 1: c.1926 photograph of Everett Vey "Jack" Lambert (left)
and Richard Richard L. "Roy" Pfaffle (right).
Photograph appears on cover of 1926 San Gabriel Ranch brochure.
Courtesy Fray Angélico Chávez History Library at New Mexico History Museum.

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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.
Fence in foreground is tack section.
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Figure 7: c.1950s negative of corral and stables.
Fence in foreground is Section 1.
Courtesy Marjorie F. Lambert papers, AC30.1.4,
from the archives of the School for Advanced Research.

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Figure 8: c.1950s negative 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 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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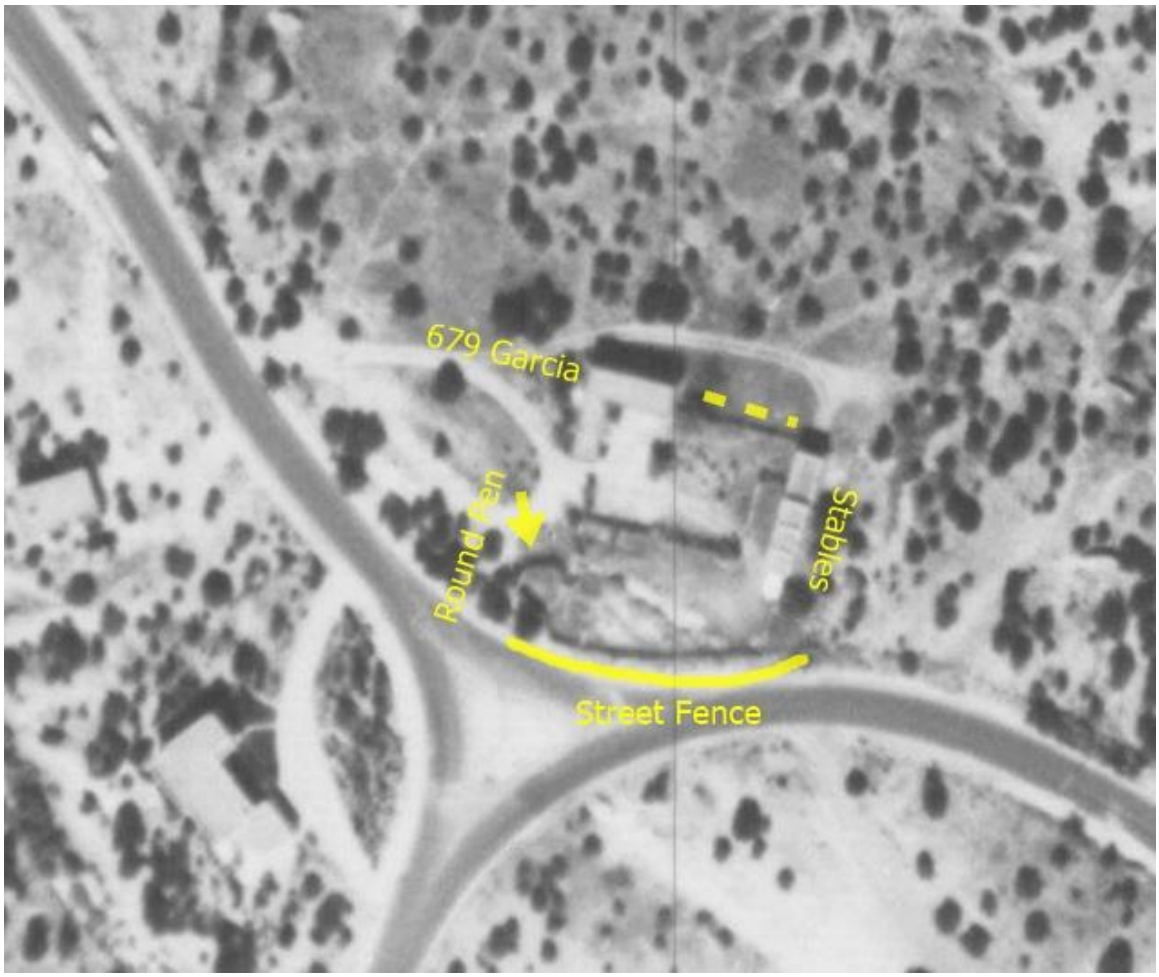

Figure 11: May 26, 1951 aerial photograph.
Small Corral-Round Pen present.
Courtesy EDAC, University of New Mexico.

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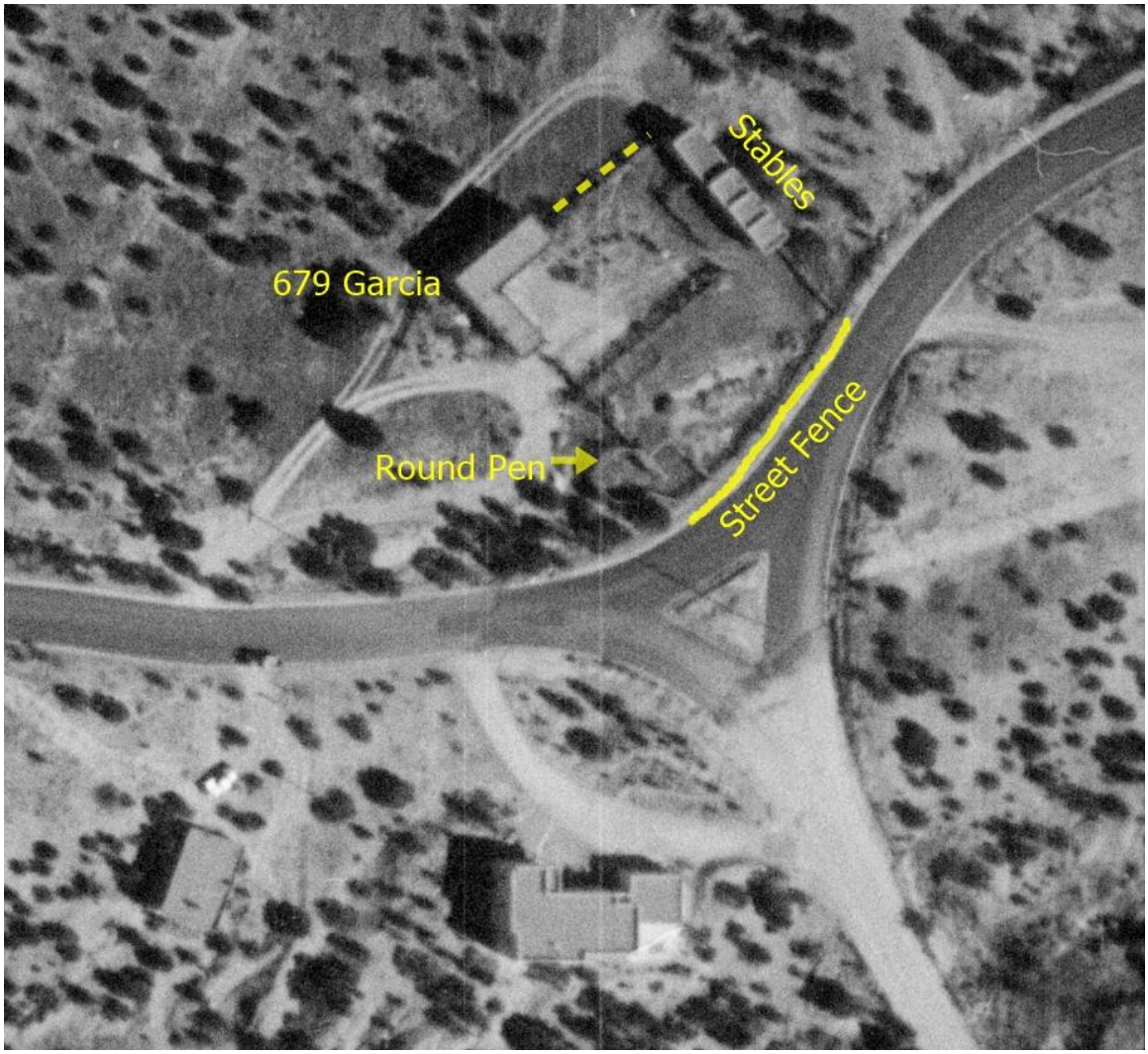

Figure 12: November 10, 1958, aerial photograph.
Courtesy NMDOT.

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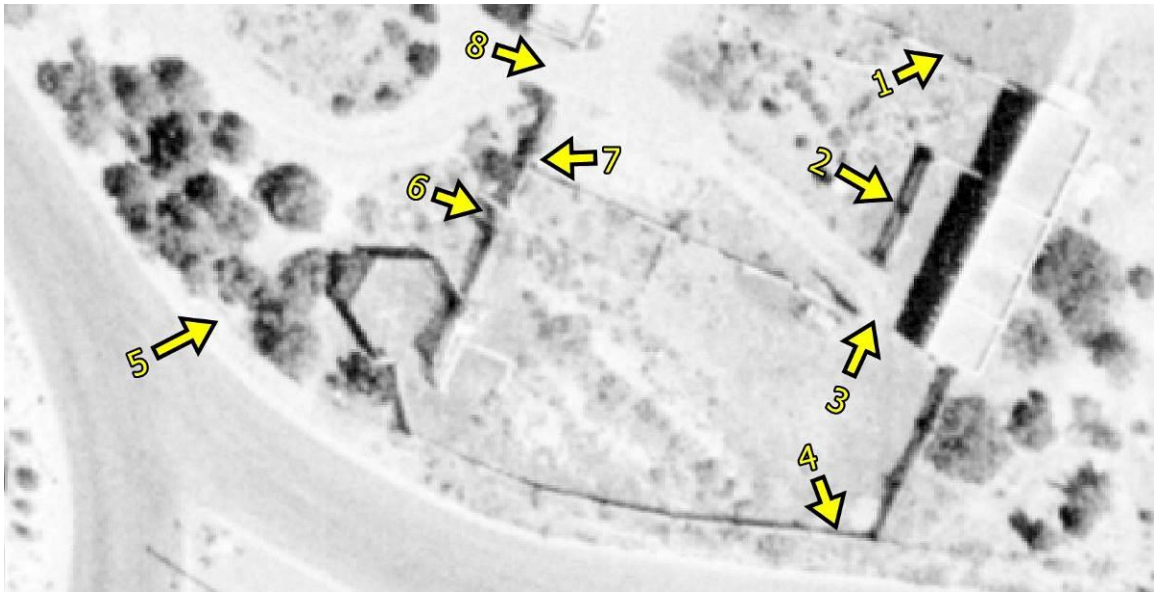


Figure 13: May 2, 1966 aerial photograph.

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.

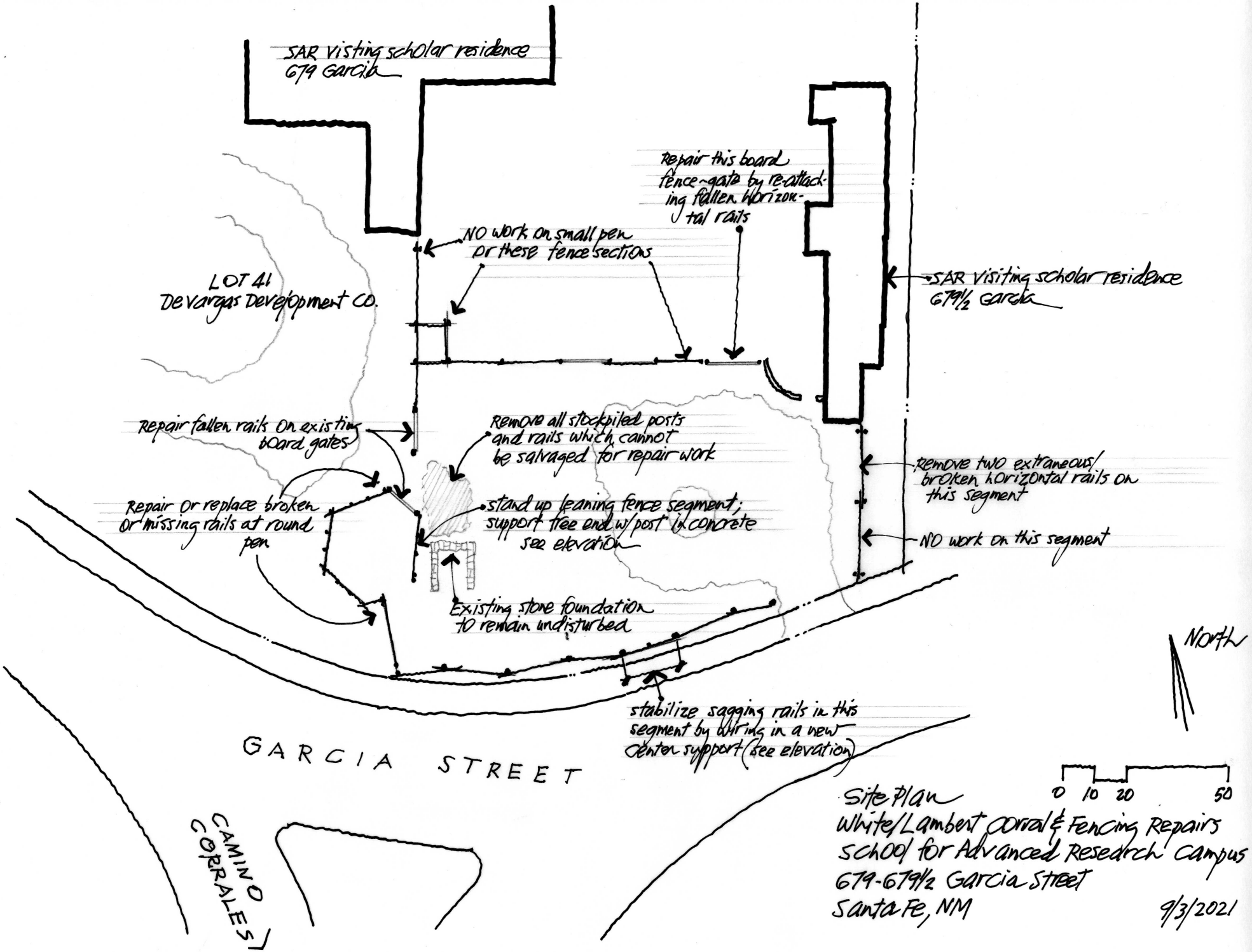
5. Unclear if current fence is present.

6. Stepover or gate.

7. Location of current small pen; not visible on aerial.

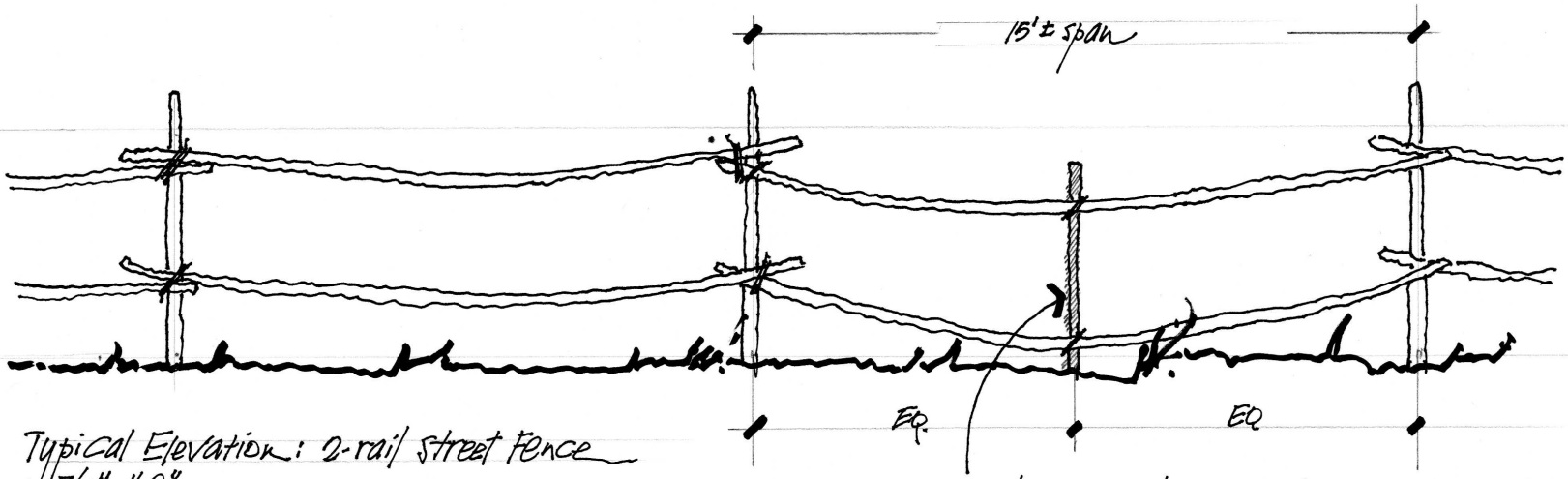
8. Vehicular opening; now closed with rail and chicken wire.

Courtesy City of Santa Fe, GIS.



Site Plan
White/Lambert corral & Fencing Repairs
School for Advanced Research Campus
679-679½ Garcia Street
Santa Fe, NM

9/3/2021

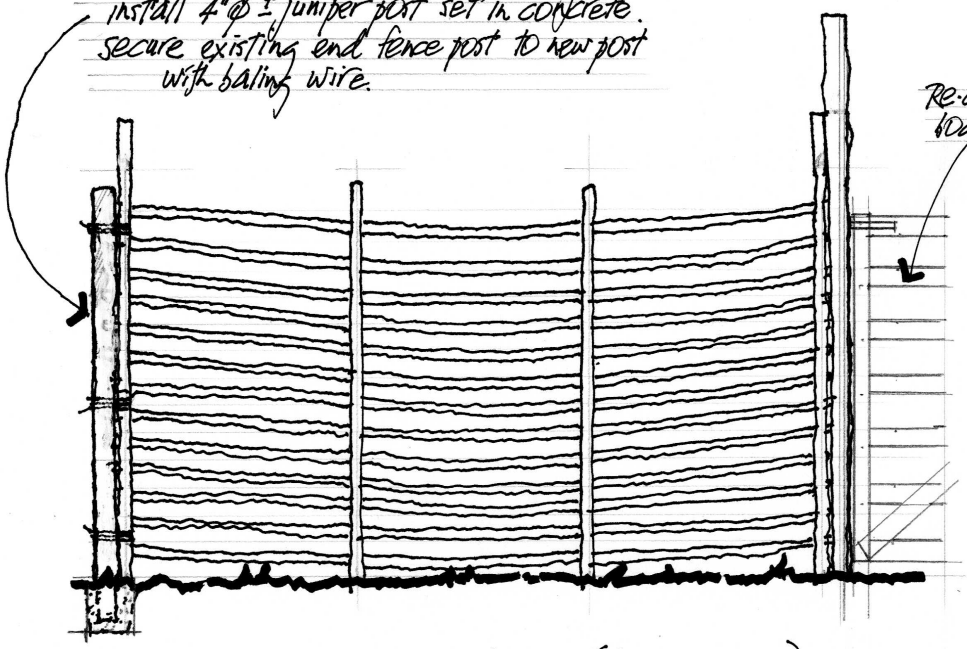


Typical Elevation: 2-rail street fence
3/8"=1'-0"

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"ϕ ± 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
679-679½ Garcia Street
Santa Fe, NM

9/3/2021

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Photographs

(All images taken by John Murphey on June 25, 2021)

Photo 1: Garcia Street setting.
Camera facing north.

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Photo 2: Section 1.
Camera facing northeast.

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Photo 3: Section 1.
Bailing wire detail.

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Photo 4: Section 2.
Camera facing northwest.

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Photo 5: Section 2.
Various fastenings and interventions.

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Photo 6: Section 3.
Camera facing north.

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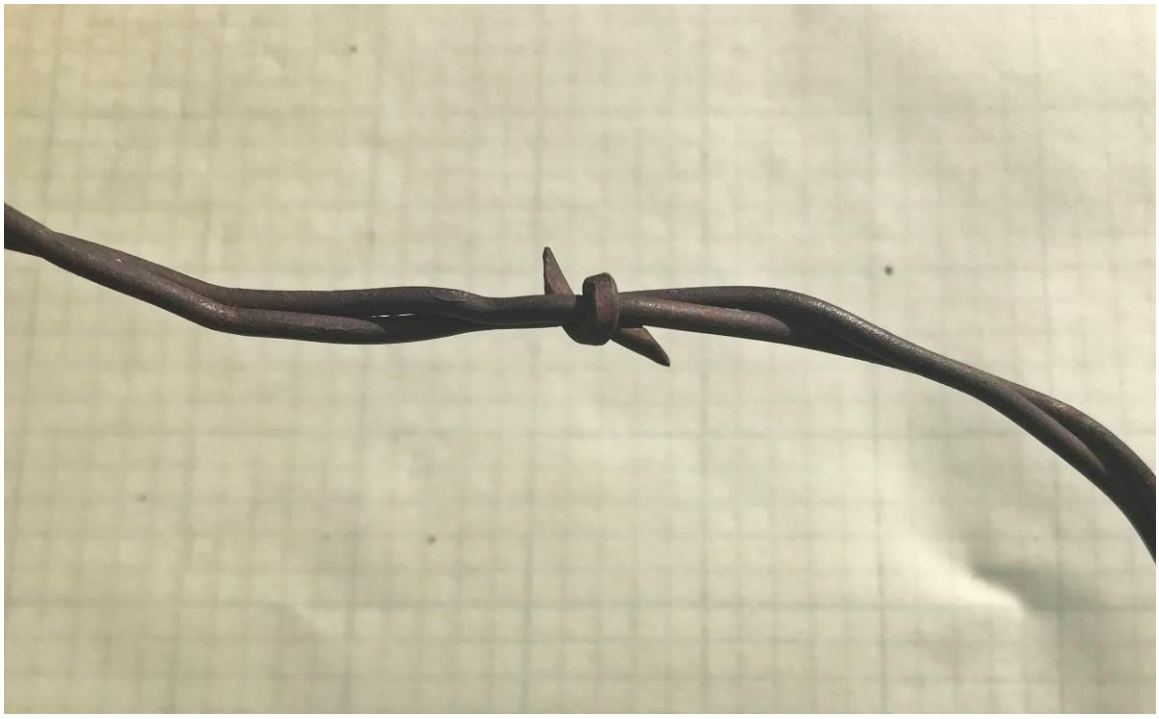

Photo 7: Sample of older Baker's "Needle-Point" barbed wire found at site.

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Photo 8: Section 4.
Camera facing northwest.

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Photo 9: Section 5, Gate.
Camera facing northwest.

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Photo 10: Screw-hook strap hinge.

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Photo 11: Section 6, straight-rail portion.
Camera facing northwest.

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Photo 12: Section 6, board portion.
Camera facing northwest.

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Photo 13: Small Corral-Round Pen.
Camera facing south.

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Photo 14: Small Corral-Round Pen, interlocking panels.
Camera facing west.

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Photo 15: Small Corral-Round Pen, gate.
Camera facing southwest.

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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

__X__ Historic Inventory Form

__X__ Zoning Review Sheet

__X__ Maximum allowable fence/wall height calculation

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ 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.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H310

building threatened?	surveyed	county	ID no.
yes	date 12/6/84 by HMW	SANTA FE	051610261
field map	number	UTM reference zone 12 13	easting / northing
SFHD #1	0261		

location description: 213 W. ALAMEDA

city/town: SANTA FE

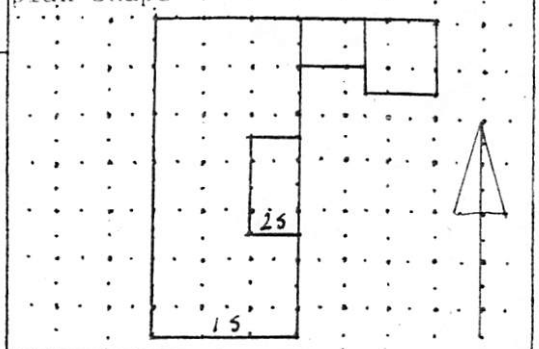
land grant/reservation: ~~land grant/reservation~~

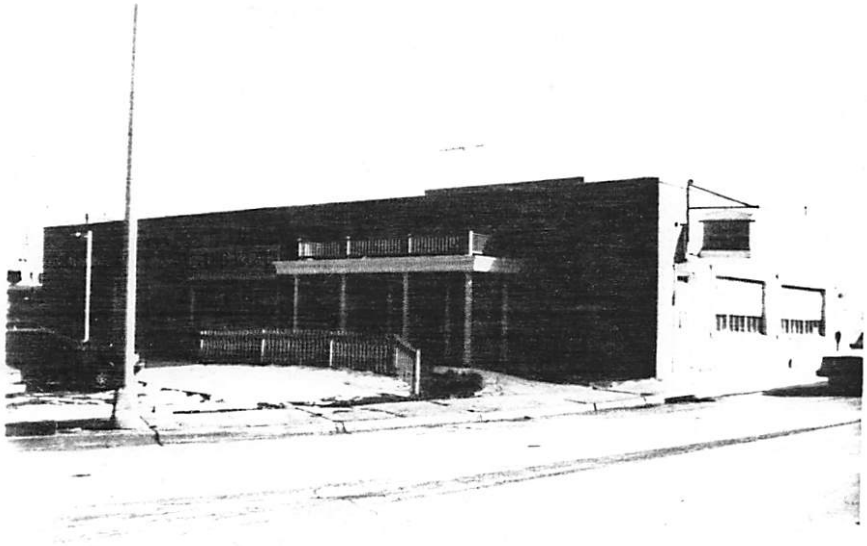
building name: CLUB WEST ('84)

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD 11	8	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 X good ___ fair ___ deteriorating

degree of remodeling: ___ minor X moderate X major
describe: RECENT T. R. REMODEL.

surroundings: COMMERCIAL

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest ✓ none
if eligible, why? NC ALTER.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: TERR. REV.

foundation material: 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 HEADER TOP COURSE.
E. SIDE: GHOSTS OF OPENINGS TO ALLEY, MTL CASMT WDWS.

comments
INTERESTING MODERN TROMPE D'OEIL, BUT TOO RECENT FOR HISTORICAL CONSIDERATION.

213 W. Alameda
143 E. Alameda

RECEIVED
NOV 6 1995

Seret & Sons
Rugs and Fine Furnishings

11/3/95

MARY Grzeskowiak
Planning Division

Re: E. DeVargas Project (11 units)

Dear Mary,

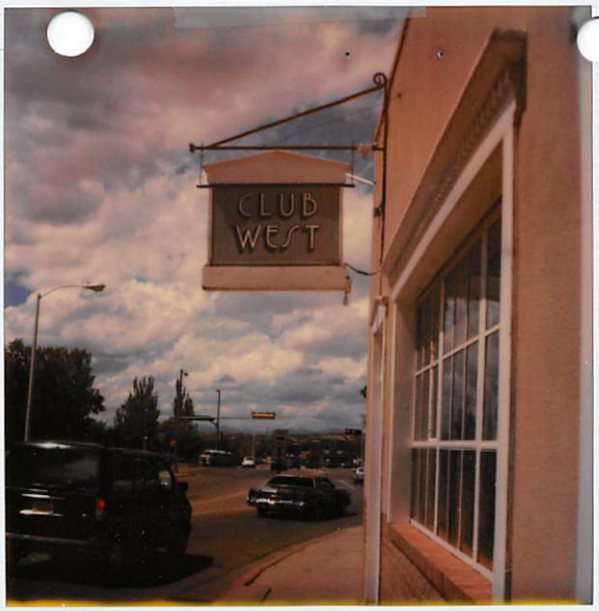
We have taken down the exterior gates in question as of the above date. We intend to submit a proposed Landscape design for your approval, which will include the gate. If you have any questions please call me.

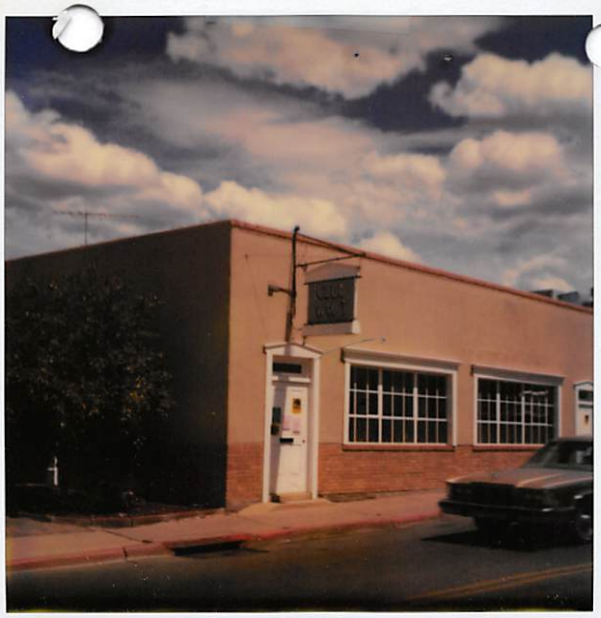
Sincerely,

IRA SERET

149 East Alameda, Santa Fe, NM 87501 505-988-9151

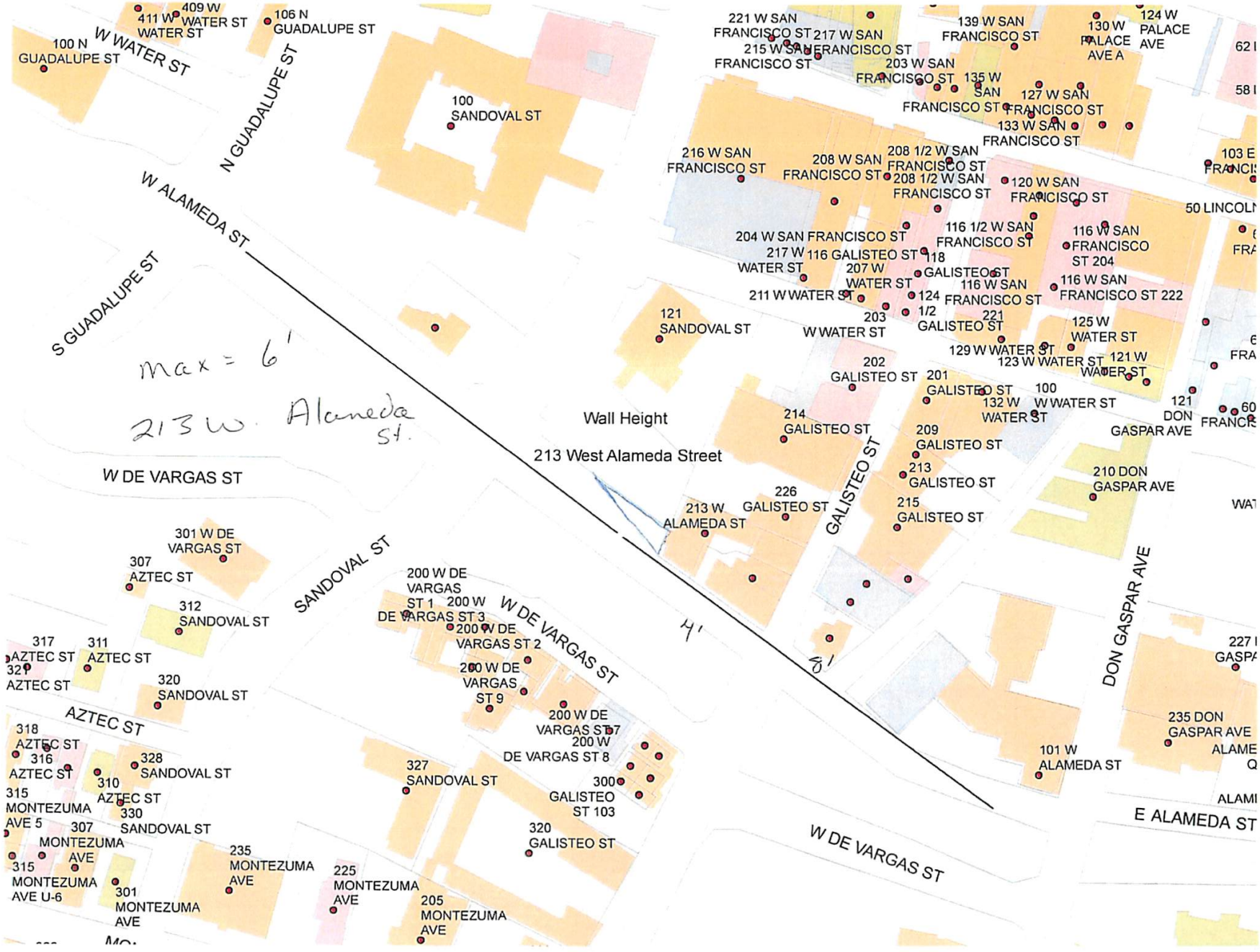
Case # H-89-301
213 W. Alameda





Case #H-89-359
913 W. Alameda

3 panels


max = 6'
213 W. Alameda St.
Wall Height
213 West Alameda Street
4'
8'
W WATER ST
N GUADALUPE ST
S GUADALUPE ST
W ALAMEDA ST
W DE VARGAS ST
SANDOVAL ST
AZTEC ST
GALISTEO ST
DON GASPAR AVE
E ALAMEDA ST
MONTEZUMA AVE
100 N GUADALUPE ST
409 W WATER ST
411 W WATER ST
106 N GUADALUPE ST
100 SANDOVAL ST
121 SANDOVAL ST
216 W SAN FRANCISCO ST
221 W SAN FRANCISCO ST
217 W SAN FRANCISCO ST
215 W SAN FRANCISCO ST
203 W SAN FRANCISCO ST
139 W SAN FRANCISCO ST
130 W PALACE AVE A
124 W PALACE AVE
135 W SAN FRANCISCO ST
127 W SAN FRANCISCO ST
133 W SAN FRANCISCO ST
208 W SAN FRANCISCO ST
208 1/2 W SAN FRANCISCO ST
120 W SAN FRANCISCO ST
204 W SAN FRANCISCO ST
116 1/2 W SAN FRANCISCO ST
116 W SAN FRANCISCO ST 204
217 W WATER ST
116 GALISTEO ST
118 GALISTEO ST
207 W WATER ST
116 W SAN FRANCISCO ST
116 W SAN FRANCISCO ST 222
211 W WATER ST
124 1/2 GALISTEO ST
203 W WATER ST
221 GALISTEO ST
125 W WATER ST
129 W WATER ST
123 W WATER ST
121 W WATER ST
202 GALISTEO ST
201 GALISTEO ST
132 W WATER ST
100 W WATER ST
214 GALISTEO ST
209 GALISTEO ST
213 GALISTEO ST
226 GALISTEO ST
215 GALISTEO ST
213 W ALAMEDA ST
121 DON GASPAR AVE
210 DON GASPAR AVE
301 W DE VARGAS ST
307 AZTEC ST
312 SANDOVAL ST
200 W DE VARGAS ST 1
200 W DE VARGAS ST 3
200 W DE VARGAS ST 2
200 W DE VARGAS ST 9
200 W DE VARGAS ST 7
200 W DE VARGAS ST 8
317 AZTEC ST
311 AZTEC ST
321 AZTEC ST
320 SANDOVAL ST
318 AZTEC ST
316 AZTEC ST
328 SANDOVAL ST
310 AZTEC ST
330 SANDOVAL ST
315 MONTEZUMA AVE 5
307 MONTEZUMA AVE
315 MONTEZUMA AVE U-6
301 MONTEZUMA AVE
235 MONTEZUMA AVE
225 MONTEZUMA AVE
205 MONTEZUMA AVE
327 SANDOVAL ST
300 GALISTEO ST 103
320 GALISTEO ST
101 W ALAMEDA ST
235 DON GASPAR AVE

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 8-25-2021	213 W. Alameda St.
Property Owner of Record: Galisteo Street Inc.	**Proposed Construction Description:**
Applicant/Agent Name: Peter Wilson	New section of fencing to match existing
Contact Person Phone Number: (505) 670-3995	**TOTAL ROOF AREA:** Pilaster Area 22.5 sq.ft.

Zoning District: BCD ALA Zone 3

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside Historic District

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 0.1 %
☐Open Space Required: No

Setbacks:
Proposed Front: 4'-0" Minimum: 0'-0"
2nd Front? 116'-0"
Proposed Rear: 90'-0" Minimum: 0'-0"
Proposed Sides: L 116 R 0' Minimum: 0'-0"

Height: Proposed 6'-8" (9'-6" T.O. Gate)
Maximum Height: 56'-0" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed N/C Accessible_____
Minimum:_____

Bicycle Parking**:
Proposed: N/C Minimum:_____
** Commercial Requirement

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

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.

SIGNATURE 8-25-2021 **DATE**

To Be Completed By City Staff:

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

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

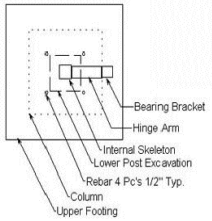
Proposal Letter for Historic Board review for a Fence at 213 West Alameda Street

10/1/2021

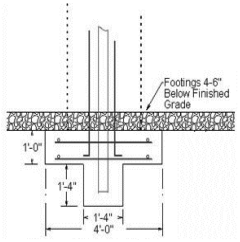
The proposed project is for a continuation of the existing stucco pilaster and wrought iron panel fence and the street side landscape area along West Alameda street. The additional length of fence is approximately 110 ft. The proposed fence includes a vehicle gate at the existing curb cut on West Alameda 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.

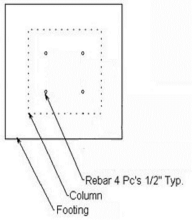
Wilson Design & Construction
505-670-3995
wilson@wilsonconstructionllc.



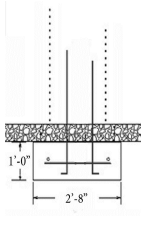
7 GATE PILASTER PLAN
SCALE : 1/2" = 1' - 0"



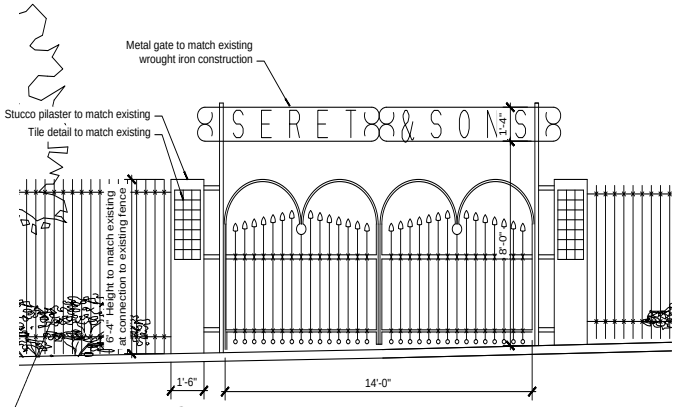
6 GATE PILASTER SECTION
SCALE : 1/2" = 1' - 0"



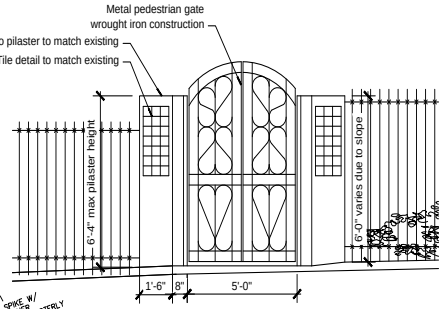
5 FENCE PILASTER PLAN
SCALE : 1/2" = 1' - 0"



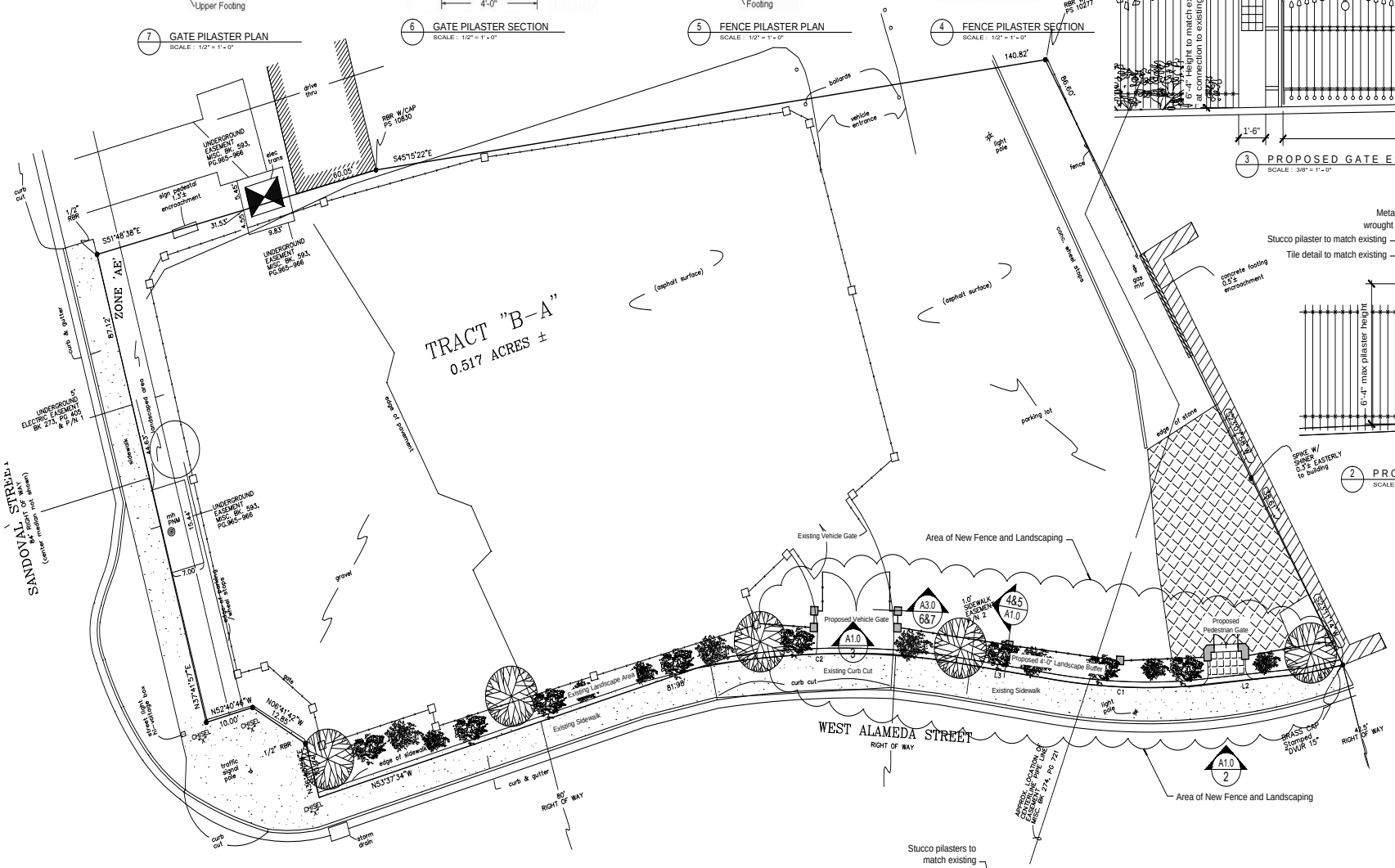
4 FENCE PILASTER SECTION
SCALE : 1/2" = 1' - 0"

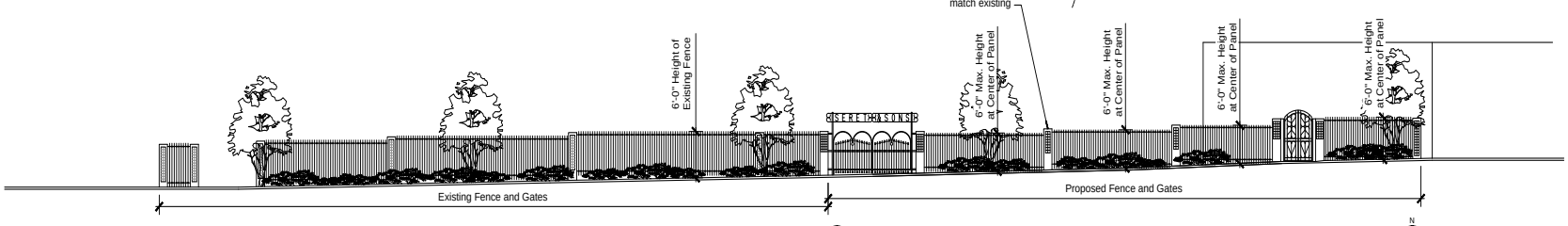


3 PROPOSED GATE ELEVATION
SCALE : 3/8" = 1' - 0"



2 PROPOSED GATE ELEVATION
SCALE : 3/8" = 1' - 0"





1 PROPOSED FENCE & GATES
SCALE : 1" = 10' - 0"

WDC
WILSON DESIGN & CONSTRUCTION LLC

FENCE & GATES

213 W. ALAMEDA STREET

10-1-2021

A1.0

RAM
REBEL
121
SANDOVAL
Eric Strother
The Downtown Project
INSIDE SANTA FE MAGAZINE

Rental Reservations: 1-800-81-RYDER
Ryder.com
Ryder
Ever better.

SANDOVAL ST

From: **Fedor Kranthoven** fedordd@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

FK

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 antiquities 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 occasion 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 everybodies 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 area's 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 to 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

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004455--HDRB

Project Description:

Project Location(s): 841 E ALAMEDA ST A
Santa Fe, NM 87501

Contacts:

Applicant: DOUGLAS MAAHS
PO BOX 5061
SANTA FE, NM 87502
DOUGLAS@DMAAHSCONS

Property Owner: PATRICK RAYES FAMILY PARTNERSHIP
PO BOX 195429
DALLAS, TX 75219

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-004455-HDRB

Address: 841 East Alameda Street
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x_ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ 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 District Design Standards.

BACKGROUND & SUMMARY:

841 East Alameda Street is a single-family residential structure, part of a condominium. Constructed in the 1980s, it has non-contributing status to the Downtown and Eastside Historic District.

The applicant now proposes the following:

1. Install two 24 inch square flat glass skylights on the uppermost level of the structure. These will not be visible from the public way.
2. Install 2 wood windows on the south façade in the existing openings. These will be Pella aluminum clad, colored Pella PR0151 Enduraclad Brown.
3. Replace 3 individual doors on the southwest, street-facing entrance with Pella aluminum clad sliding doors colored Pella PR0151 Enduraclad Brown. The windows will have divided lights and the opening dimensions will not change.

DMC D MAAHS CONSTRUCTION, LLC

Transform your home

October 14, 2021

Carly Piccarello

Re: 841 East Alameda Unit A

Good morning Carly,

We are respectfully submitting our application for exterior upgrades, to a non-contributing structure, which are not visible from any thoroughfare.

1. Install 2 new 24" X 24" flat glass skylights on the uppermost level of the structure, to allow more natural light into the living space.
2. Install 2 new 34" X 35" metal clad, wood windows on the South elevation, to allow more natural light into the living space.
3. Replace 3 individual deteriorated wooden doors on Southwest patio entrance with Pella metal clad sliding doors. Existing opening will not change.

Thank You,

David Paul
505-690-1990

D Maahs Construction

ARCHAEO
architects

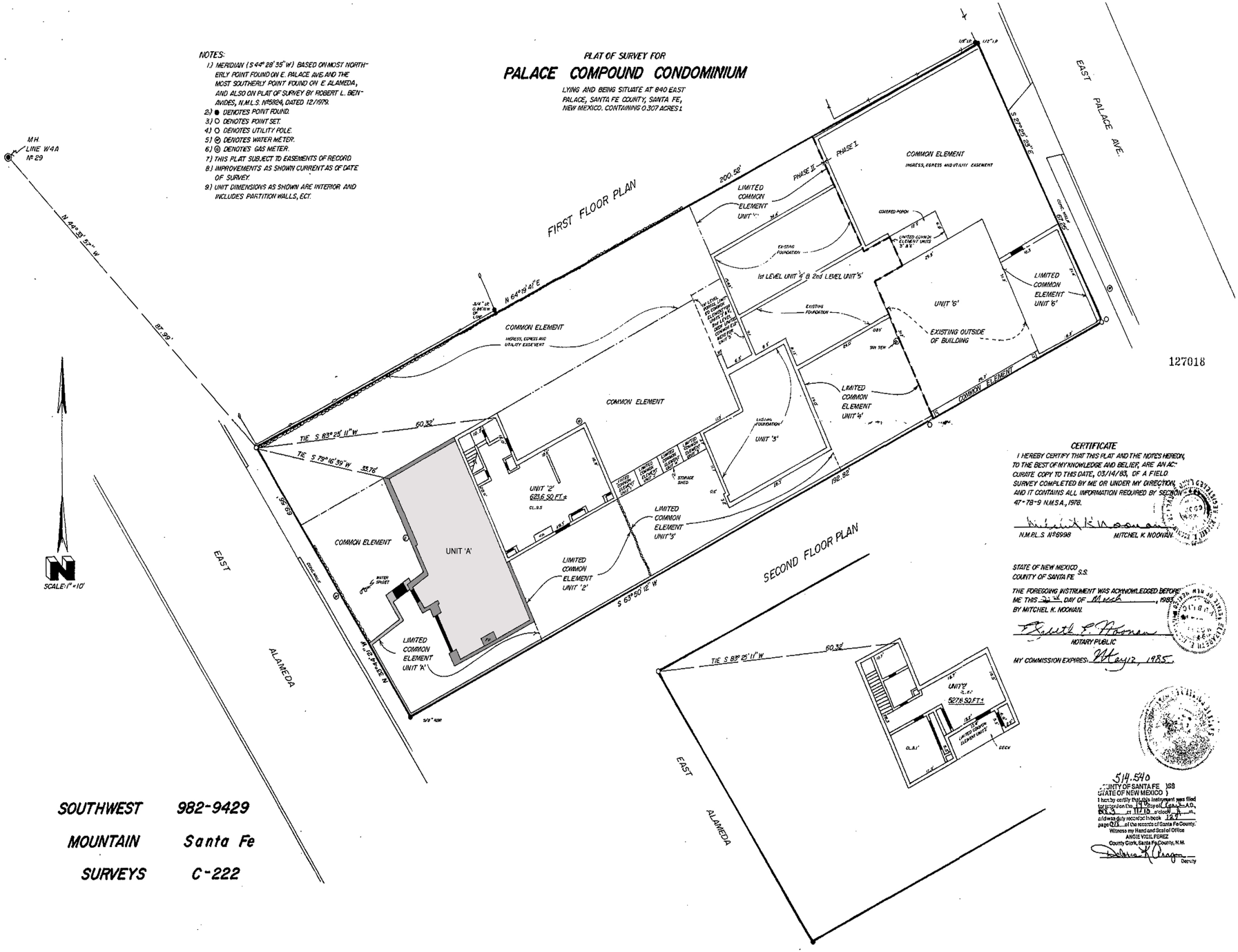
NOTES:

1.) MERIDIAN (S 44° 28' 35" W) BASED ON MOST NORTHERLY POINT FOUND ON E. PALACE AVE AND THE MOST SOUTHERLY POINT FOUND ON E ALAMEDA, AND ALSO ON PLAT OF SURVEY BY ROBERT L. BENAVIDES, N.M.L.S. N#5924, DATED 12/1979.
2.) ● DENOTES POINT FOUND.
3.) ○ DENOTES POINT SET.
4.) ○ DENOTES UTILITY POLE.
5.) Ⓦ DENOTES WATER METER.
6.) Ⓖ DENOTES GAS METER.
7.) THIS PLAT SUBJECT TO EASEMENTS OF RECORD.
8.) IMPROVEMENTS AS SHOWN CURRENT AS OF DATE OF SURVEY.
9.) UNIT DIMENSIONS AS SHOWN ARE INTERIOR AND INCLUDES PARTITION WALLS, ECT.

PLAT OF SURVEY FOR

PALACE COMPOUND CONDOMINIUM

LYING AND BEING SITUATE AT 840 EAST PALACE, SANTA FE COUNTY, SANTA FE, NEW MEXICO. CONTAINING 0.307 ACRES ±



127018

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE AN ACCURATE COPY TO THIS DATE, 03/14/83, OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION, AND IT CONTAINS ALL INFORMATION REQUIRED BY SECTION 47-78-9 N.M.S.A., 1978.

N.M.P.L.S. N#6998 MITCHEL K NOONAN

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 1983, BY MITCHEL K. NOONAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1985

514.540
COUNTY OF SANTA FE 199
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 14 day of April A.D., 199 3 at 11:10 o'clock A m. and was duly recorded in book 127 page 018 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANDIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Deputy

STATE OF NEW MEXICO
JON ALEXANDER DICK
NO. 2874
REGISTERED ARCHITECT

SOUTHWEST MOUNTAIN SURVEYS
982-9429
Santa Fe
C-222

841 EAST ALAMEDA
UNIT 'A'

HISTORIC REVIEW BOARD SUBMITTAL

Project Number :	2115
Scale :	1" = 10'-0"
Date :	9/8/2021

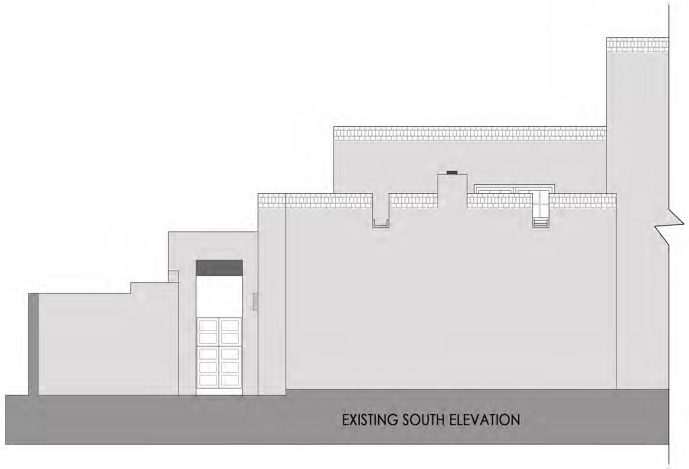
Drawing Title :

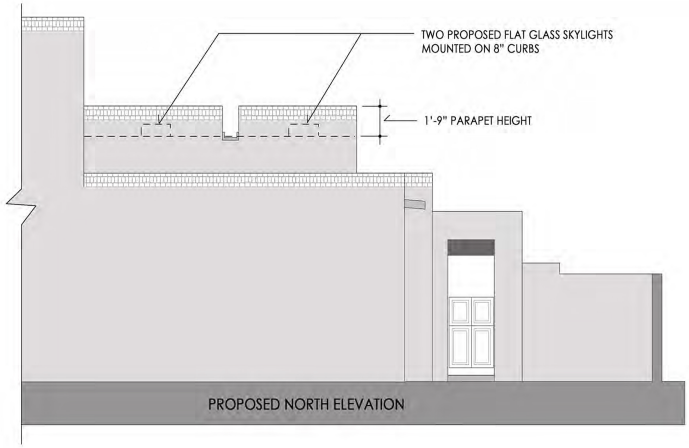
SITE PLAN

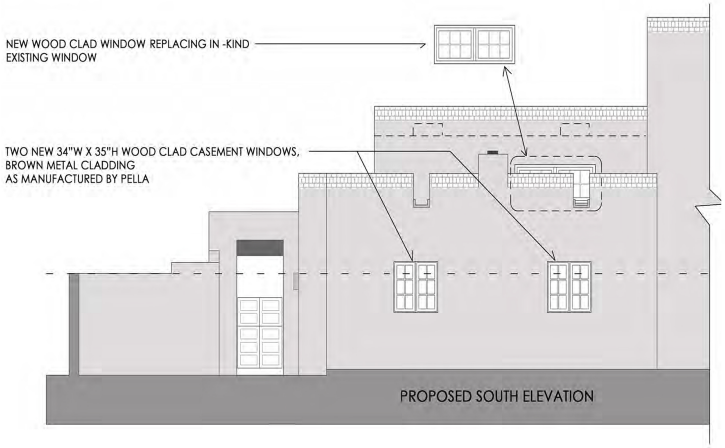
Sheet Number :

A-1

ARCHAEO
architects







STATE OF NEW MEXICO
JON ALEXANDER DICK
NO. 2874
REGISTERED ARCHITECT

841 EAST ALAMEDA
UNIT 'A'

HISTORIC REVIEW BOARD
SUBMITTAL

Project Number : 2115

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

Date : 10/28/2021

Drawing Title :

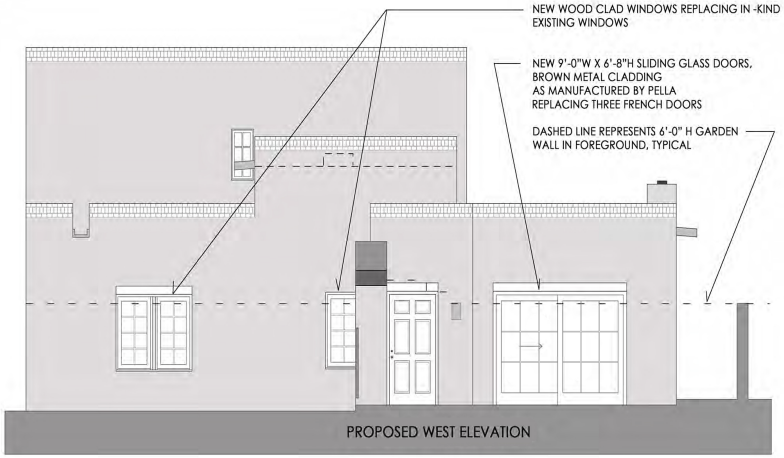
ELEVATIONS

Sheet Number :

A-2

ARCHAEO
architects

EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

STATE OF NEW MEXICO
JON ALEXANDER DICK
NO. 2874
REGISTERED ARCHITECT

841 EAST ALAMEDA
UNIT 'A'

HISTORIC REVIEW BOARD
SUBMITTAL

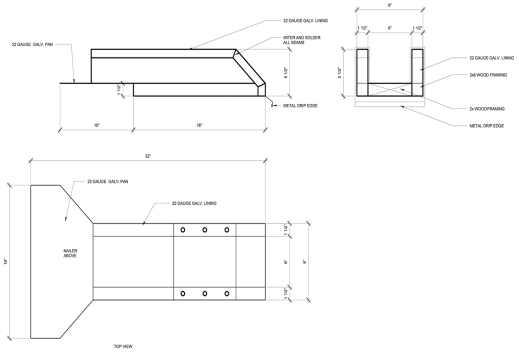
Project Number :	2115
Scale :	1/4" = 1'-0"
Date :	10/29/2021

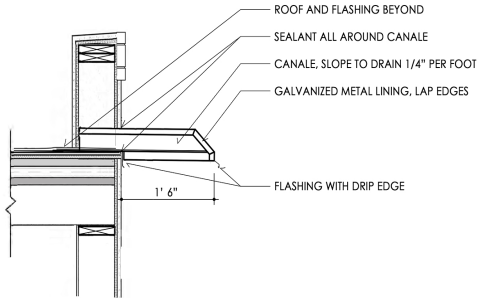
Drawing Title :

ELEVATIONS

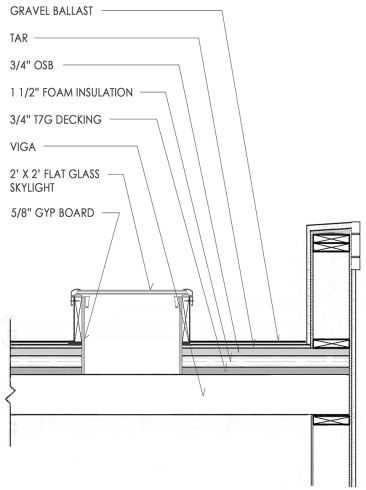
Sheet Number :

A-2.1

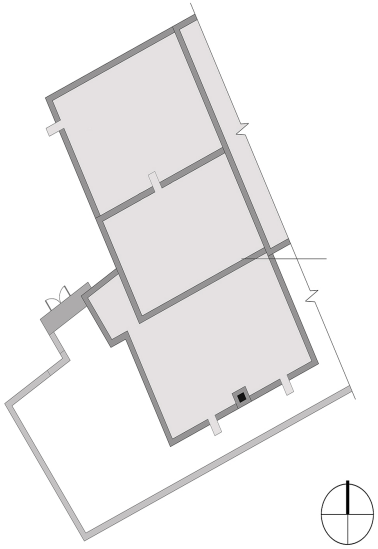




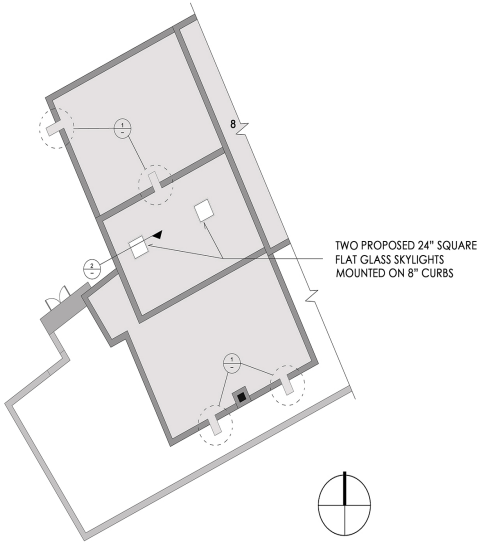
1 CANALE SECTION DETAIL - TO MATCH EXISTING
1" = 1'-0"



2 SKYLIGHT SECTION DETAIL
1" = 1'-0"



3 EXISTING ROOF PLAN
1/8" = 1'-0"



4 PROPOSED ROOF PLAN
1/8" = 1'-0"

ARCHAEO
architects

STATE OF NEW MEXICO
JON ALEXANDER DICK
NO. 2874
REGISTERED ARCHITECT

841 EAST ALAMEDA
UNIT 'A'

HISTORIC REVIEW BOARD
SUBMITTAL

Project Number : 2115

Scale :

Date : 10/28/2021

Drawing Title :

ROOF PLAN
&
SECTION DETAILS

Sheet Number :

A-3

Palace Compound Condo Association
840-#5, E. Palace Ave.
Santa Fe, Nm 87501

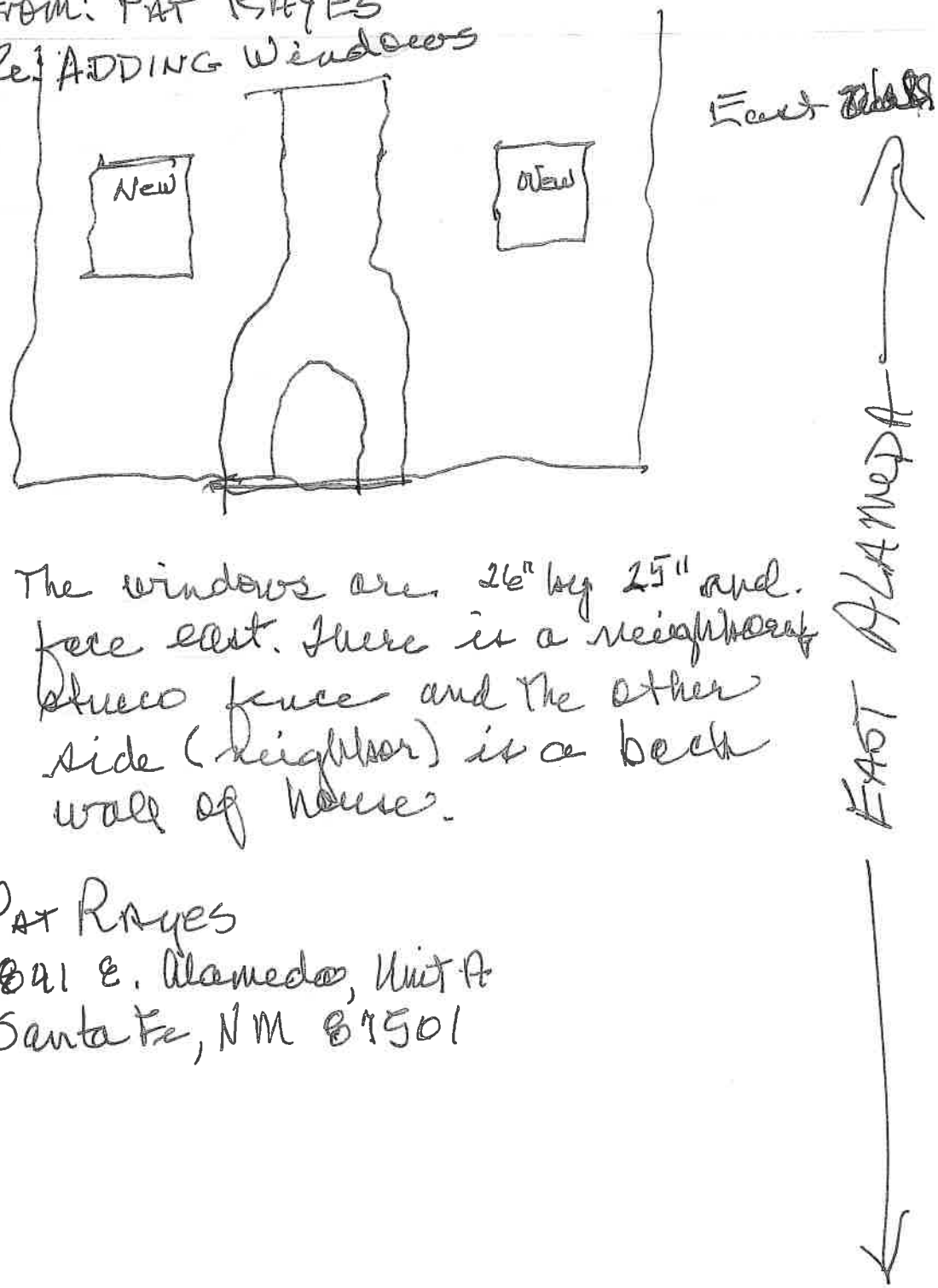
SPECIAL MEETING

At a called telephone meeting on November 3, 2021, President Kim Ross, Secretary Amy Crain and Treasurer Pat Rayes discussed the request of Unit-A, 841 E, Alameda to install two 25" X 26" windows on either side of the fireplace in the living room. After review of the planned location of the windows the Board voted to a approve the windows by a vote of two for the windows and one Board member recusing himself.

Kim Ross, President

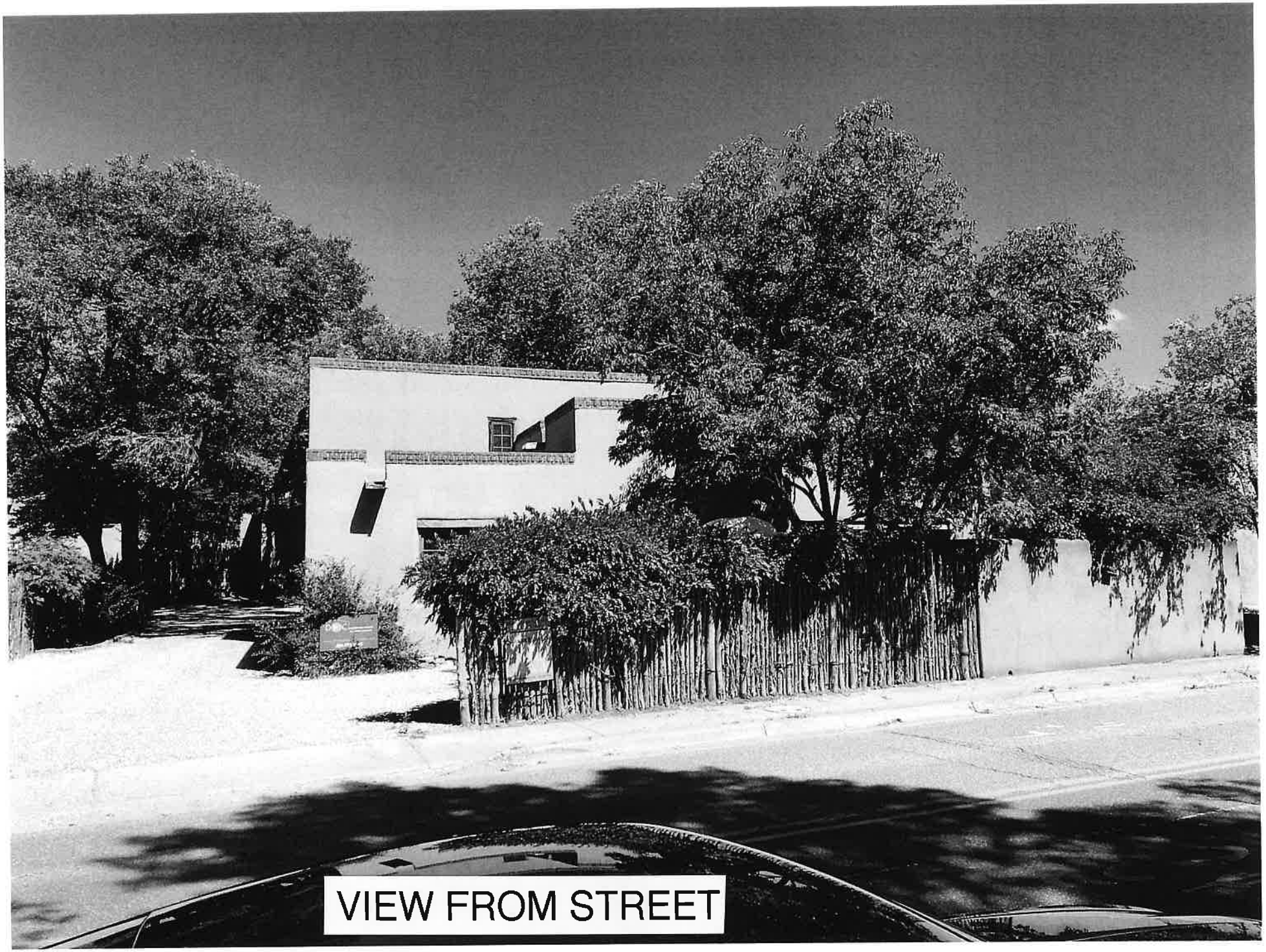
Dated: 11.8.21

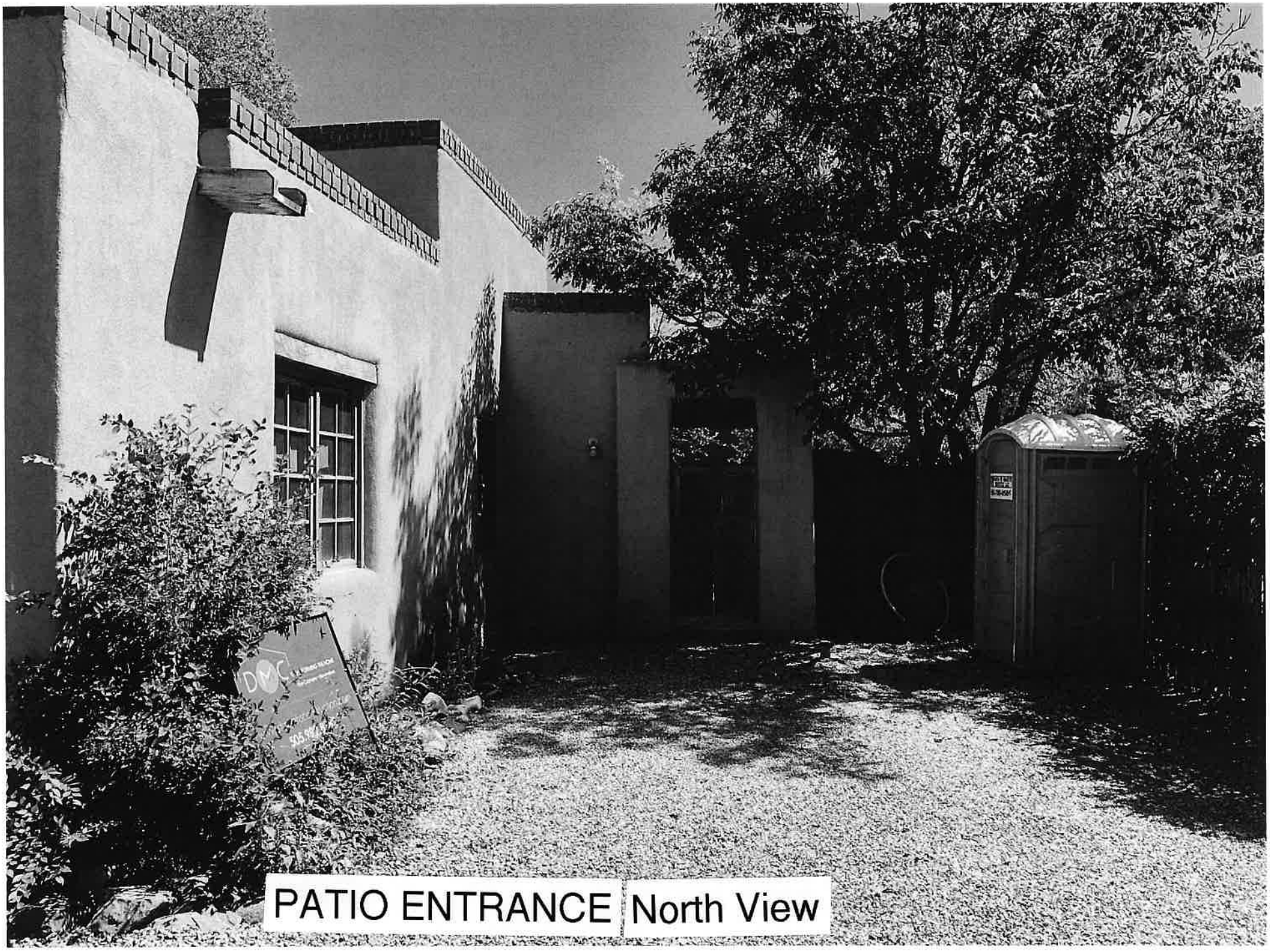
To: Palace HOA Board
Westgate Management
From: Pat Rayes
Re: Adding Windows



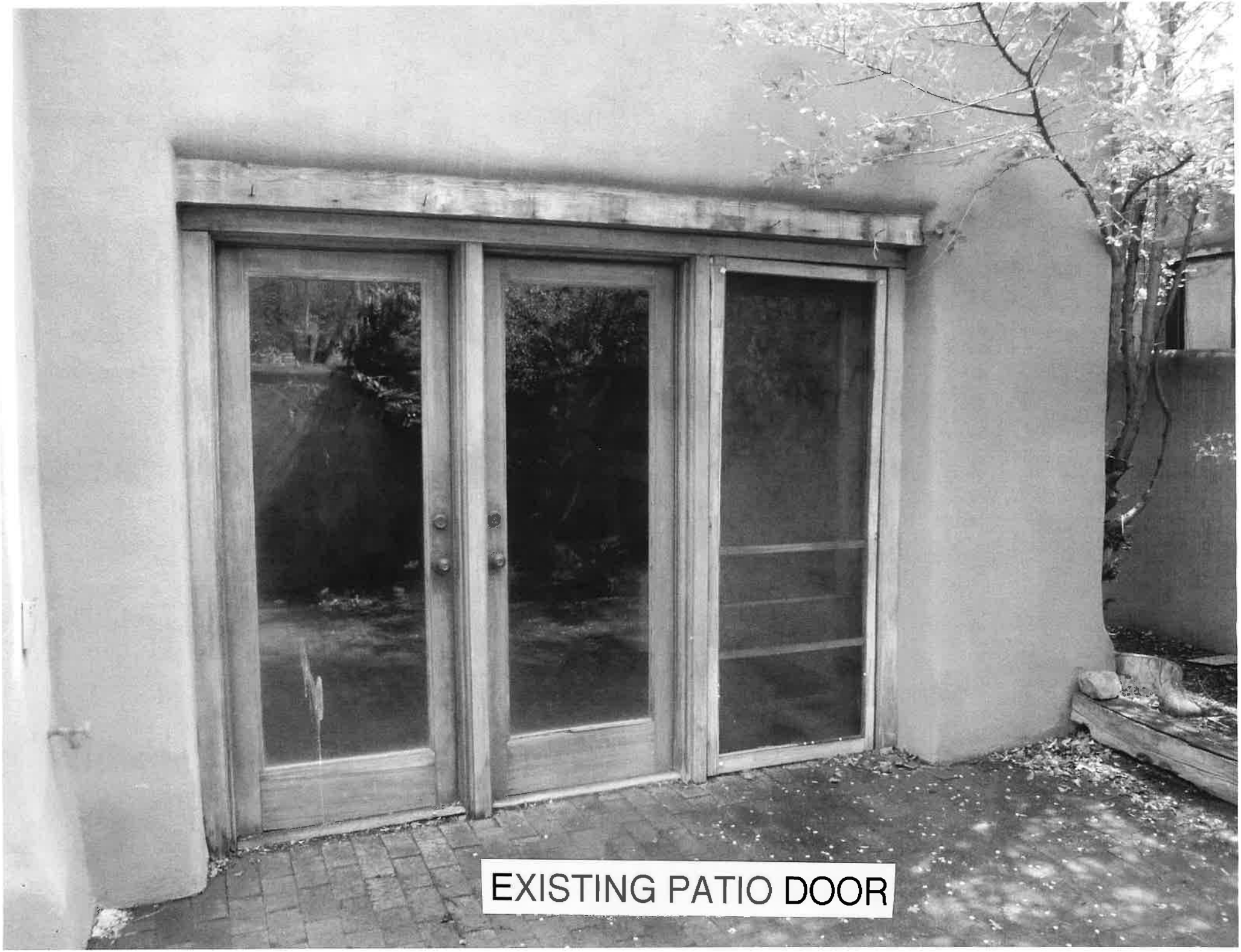
The windows are 26" by 25" and face east. There is a neighborhood stucco fence and the other side (neighbor) is a back wall of house.

Pat Rayes
821 E. Alameda, Unit A
Santa Fe, NM 87501

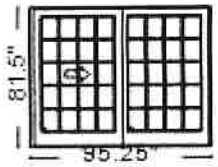

VIEW FROM STREET


PATIO ENTRANCE North View

EXISTING DOOR LOCATION


EXISTING PATIO DOOR

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15		**Pella® Reserve, Traditional, Double Sliding Door, Vent Right / Fixed, 95.25 X 81.5, Brown**		1	

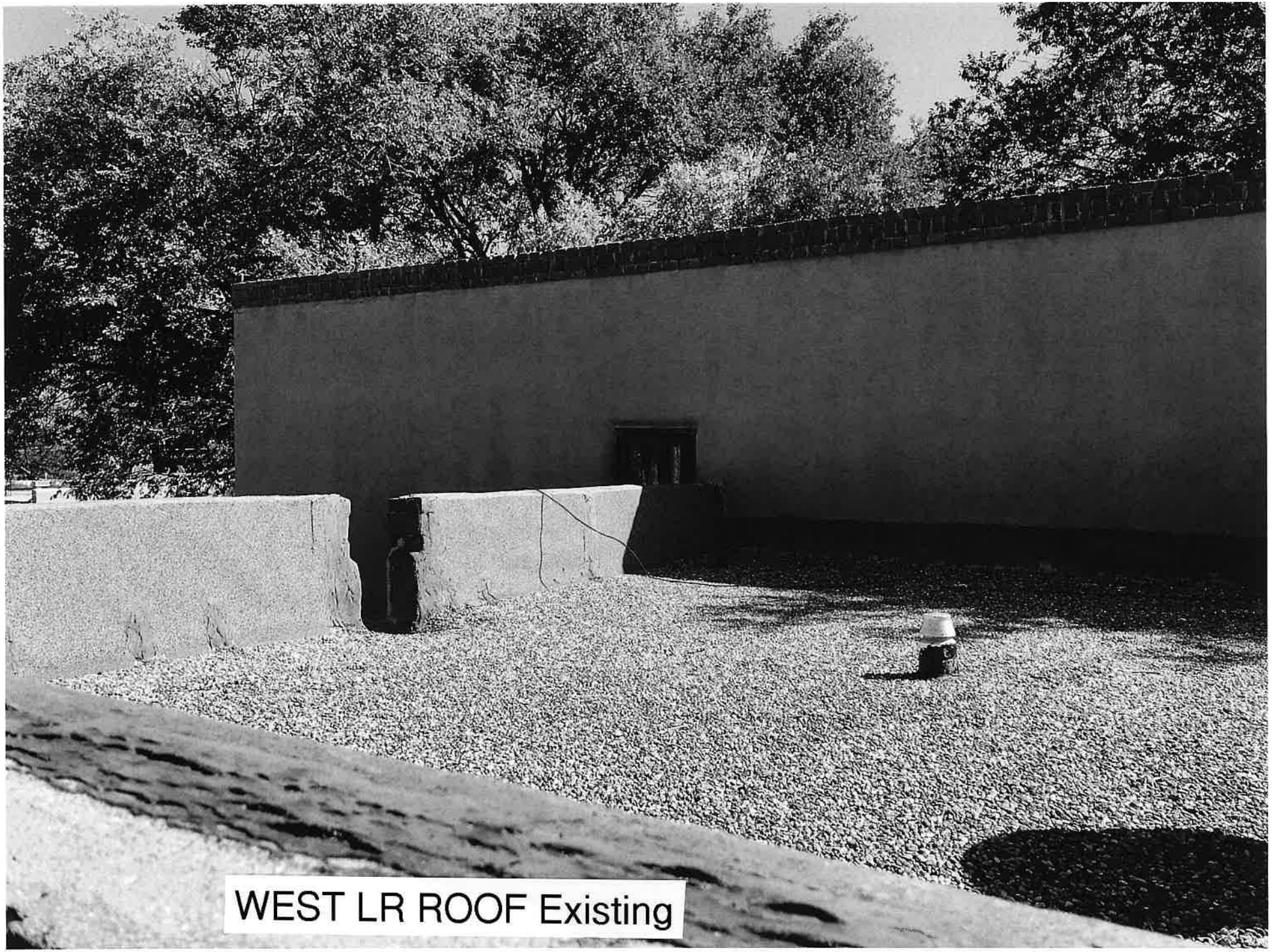


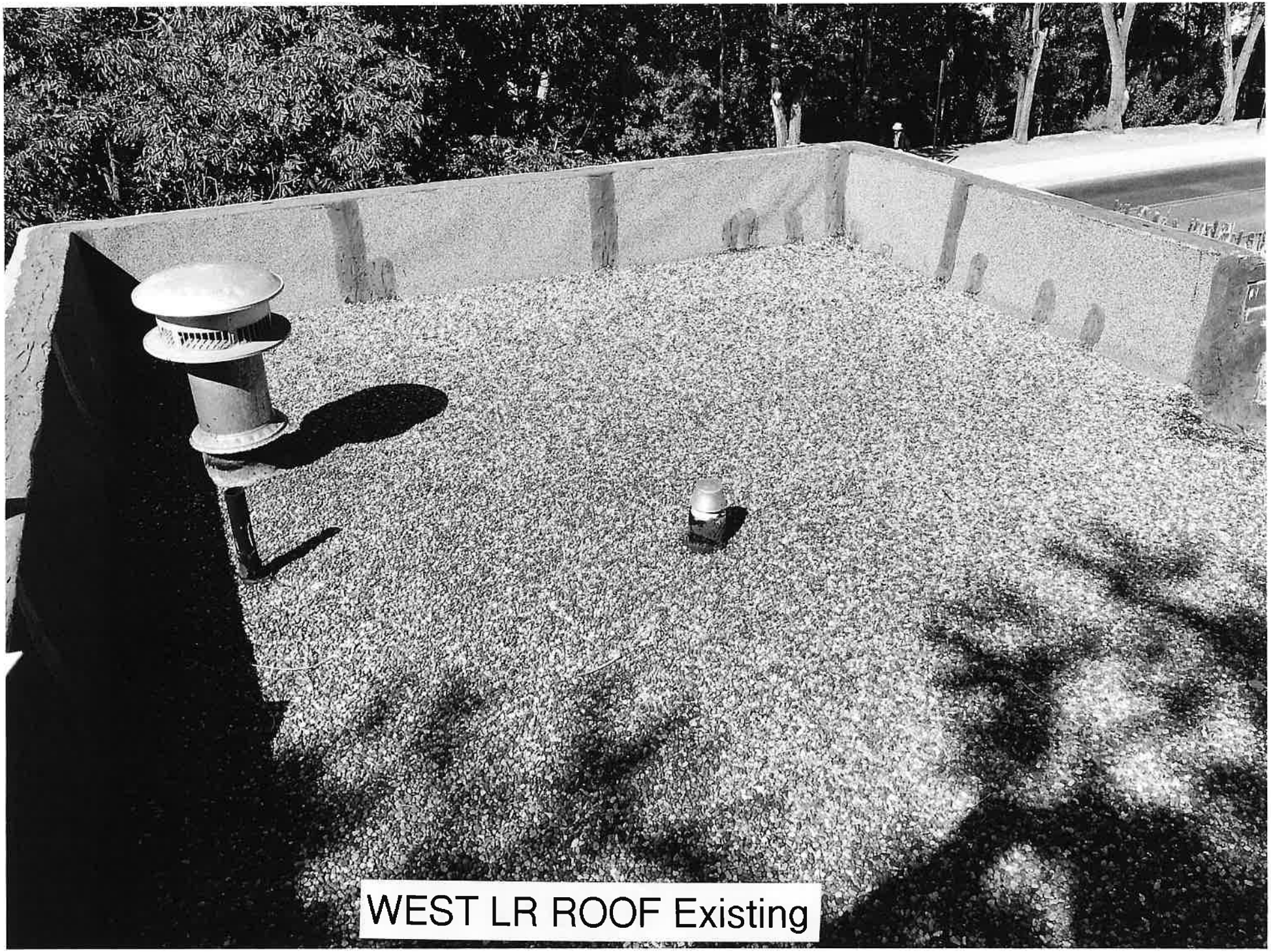
Viewed From Exterior

PK #
2089

1: Traditional, 9682 Vent Right / Fixed Double Sliding Door
Frame Size: 95 1/4 X 81 1/2
General Information: Factory Assembled, Standard, Clad, Pine, 5 7/8", 4 9/16", Oak Threshold
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude
Hardware Options: Black, Standard, Handle Included, Handle Included, Satin Nickel, Brown, No Integrated Sensor
Screen: Sliding Screen, Wood Interior Color Matched Exterior, Satin Nickel, InView™
Performance Information: U-Factor 0.30, SHGC 0.20, VLT 0.36, CPD PEL-N-237-00168-00001, Performance Class LC, PG 60, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (4W5H / 4W5H), Ogee, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 354".

Rough Opening: 96" X 82"

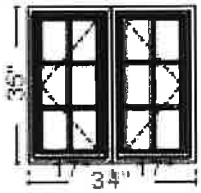

WEST LR ROOF Existing


WEST LR ROOF Existing

EXISTING SOUTH WALL

Wood Finishes to match SW6090 Grounded

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Standard Size	**Architect, Traditional, 2-Wide Casement, 34 X 35, Brown**		1	



Viewed From Exterior

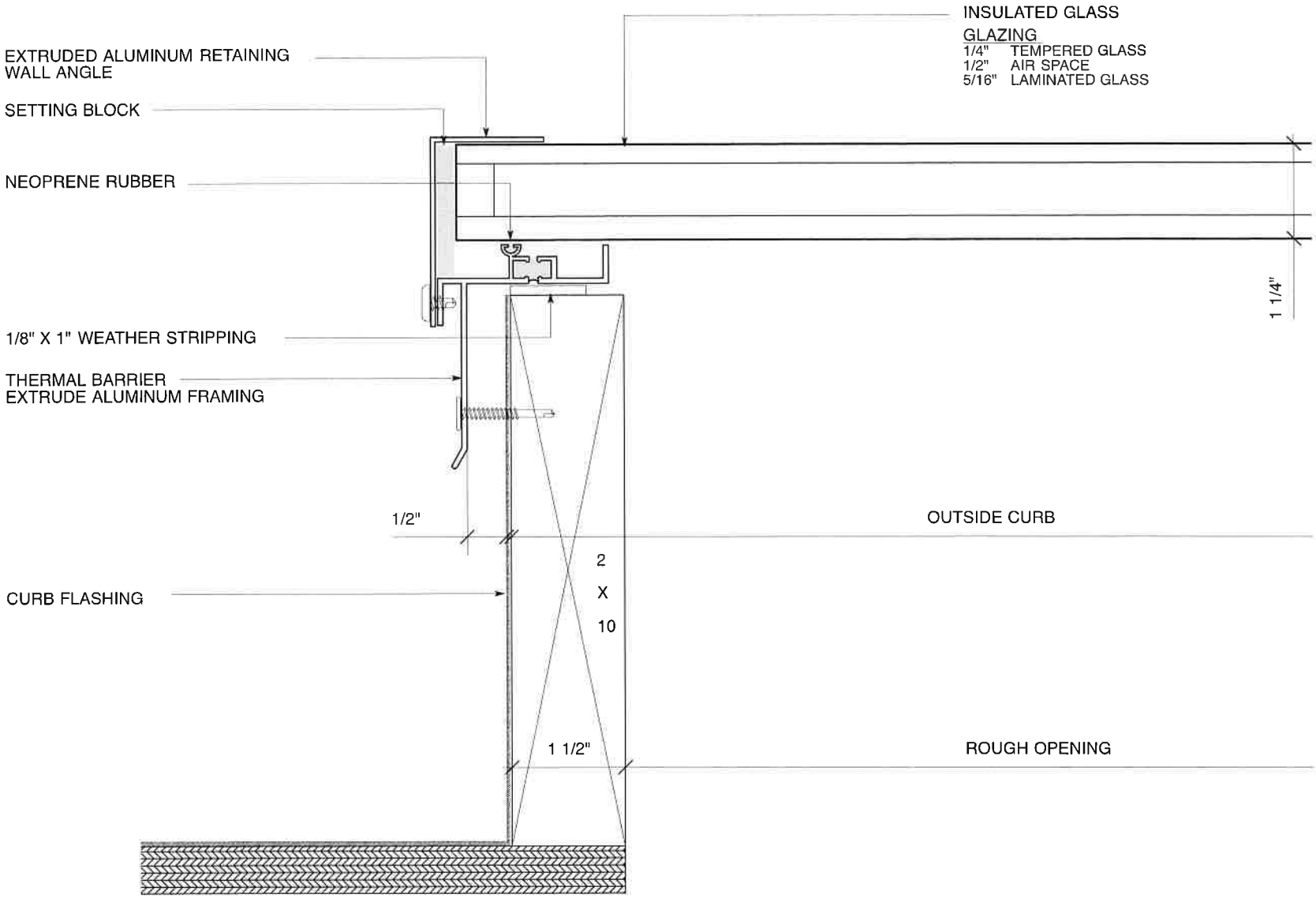
PK # 2095

1: Traditional, 1735 Left Casement
Frame Size: 17 X 35
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-11-21768-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Ogee, Ogee
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
2: Traditional, 1735 Right Casement
Frame Size: 17 X 35
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-11-21768-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Ogee, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 138".

Rough Opening: 34 - 3/4" X 35 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
80	None Assigned	**2ZoneRed - Zone 2 Red SF AreaTailgate Delivery**	$75.00	1	$75.00

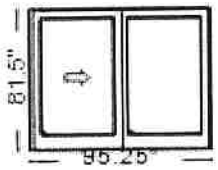
841 East Alameda Unit A



1 SKYLIGHT DETAIL
6" = 1'-0'

841 East Alameda Unit A

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15		**Pella® Reserve, Traditional, Double Sliding Door, Vent Right / Fixed, 95.25 X 81.5, Brown**		1	



Viewed From Exterior

PK # 2087

1: Traditional, 9682 Vent Right / Fixed Double Sliding Door
Frame Size: 95 1/4 X 81 1/2
General Information: Factory Assembled, Standard, Clad, Pine, 5 7/8", 4 9/16", Oak Threshold
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude
Hardware Options: Black, Standard, Handle Included, Handle Included, Satin Nickel, Brown, No Integrated Sensor
Screen: Sliding Screen, Wood Interior Color Matched Exterior, Satin Nickel, InView™
Performance Information: U-Factor 0.28, SHGC 0.23, VLT 0.41, CPD PEL-N-237-00013-00001, Performance Class LC, PG 60, 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 = 354".

Rough Opening: 96" X 82"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	None Assigned	**0BLTC003 - DS/AS/PL PD Keyed-Alike Cylinder, Stainless Steel (1)**		2	

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	None Assigned	**2ZoneRed - Zone 2 Red SF AreaTailgate Delivery**		1	

841 East Alameda Unit A

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004456--HDRB

Project Description:

Project Location(s): 1160 CAMINO DE CRUZ BLANCA
Santa Fe, NM 87505

Contacts:

Property Owner: ST JOHNS COLLEGE
1160 CAMINO DE CRUZ BLANCA
Santa Fe, NM 87505

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:

Project Type: New Construction

Historic Building Name: Saint John's College

City of Santa Fe, New Mexico

memo

DATE: November 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-004456-HDRB

Address: 1160 Camino de Cruz Blanca
Historic Status: Non-Contributing, Contributing Significant
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria responses

STAFF RECOMMENDATION:
Staff finds that all the exception criteria have been met and recommends approval of the application as it comlies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(F) Historic Review Districts Design Standards. Staff finds that all the exception criteria to Section 14-5.2(F)(2)(c) have been met.'.

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca, also known as Saint John's College, contains numerous structures with Non-contributing, Contributing (Evans Science Library, Lower Dormitories, and upper Dormitories) and Significant status (Peterson Student Center) to the Historic Review District. The buildings date mostly from the mid-1960s, constructed from reinforced concrete in a Territorial Revival Style. Most of these were designed by John Gaw Meem's successor, with Meem acting as an advisor.

There are two parking lots on the north edge of the campus along Camino de Cruz Blanca. The parking lot to the east of the entrance to the college is where the Atalaya Trail begins. The other parking area is located to the west of the college entrance. The applicant proposes to cover the two parking lots with soloar arrays. The application is brought before the HDBR for review because the solar arrays will be visible from Camino de Cruz Blanca and from the Atalaya Trail; both are public ways. The applicant intends to shield the solar arrays as much as possible with new fencing along Camino de Cruz Blanca. Per 14-5.2(F)(2)(c) wall and fences are acceptable to screen solar equipment in this district. Due to the fact that the solar arrays will be partially visible, the applicant is requesting an exception to 14-5.2(F)(2)(c).

The applicant proposes the following:

1. Install fixed tilt ground mounted array. These include five carport canopies each over the east parking area and the west parking area. Each canopy will have a varied number of modules. The carport arrays will be mounted on steel structures, which will be painted "Saddle Brown" provided by Dunn Edwards Paints.
2. They will be 13 feet 6 inches high. The maximum heights of the arrays vary and are depicted via a documented story pole installation in this packet.
    a. The carport arrays at parking lot A (see Appendix B – Campus Map for reference location) will consist of two arrays. Most of the view of the proposed carport structures from Camino De Cruz Blanca will be shielded by an existing coyote fence. However, the tops of the structures, along with the rear side of the arrays, will be visible from the public way. Only the backs and undersides of the structures will be visible from Camino De Cruz Blanca.
    b. The carport arrays at parking lot will be C mostly shielded by trees from view from the publicly accessible trail running through the college campus. However, the arrays will be visible from the public way (hiking trail) through the trees to parking lot C. The structures in parking lot C are therefore considered publicly visible.

3. Build a coyote fence to a height of 8'-0" feet and will be set back 20'-0" or more from Camino de Cruz Blanca. The maximum allowable height is 6 feet 6 ¾ inches.

The campus also includes numerous open spaces. Along Camino de Cruz Blanca, as well as set back from it these include parking lots and undeveloped land. This application relates to these spaces, and not to any buildings on the campus. A publicly accessible trail runs through the campus; it is considered for the purposes of this application to be a public way

EXCEPTION CRITERIA RESPONSES:

(i) Do not damage the character of the district

Applicant Response:

Response: Tucked into the foothills of the Sangre de Cristo Mountains, St. John's College Santa Fe sits on 250 acres in a beautiful and historic part of Santa Fe. The design of these proposed solar arrays aims to blend with the character of this beautiful district.
First and utmost, the primary goal during design was to eliminate the view of the solar panels, racking and equipment. The feasibility of this is hampered due to the existing site conditions; roofs that are not in the condition needed for a solar system, roofs that are uncappable of supporting the weight of solar, and electrical systems too small to interconnect the needed solar capacity to offset the campus usage. However, in the case of the ground mount array, the solution to add the permitter coyote fence at a height of 8' is an example of this being possible. The coyote fence was inspired by the local fencing utilized by many in the community and coincides with aesthetics of the district. As demonstrated with the story pole installation, the 8' fence will eliminate the view of the 6' 6" ground mount array.
The carport solar arrays, however, provide a greater challenge when attempting to completely eliminate visibility. The structures are much taller and are constructed over the existing parking lots. Completely eliminating the view is not possible, as students, staff and visitors will be utilizing these parking lots while visiting campus. To reduce visibility, Ameresco has proposed locations that are shielded from public view from Camino De Cruz Blanca and the local hiking trails by the local vegetation. Array 2 (in the Visitor Parking Lot) is an instance where an array has been relocated during the design phase, in order to reduce the visibility from Camino De Cruz Blanca (see Appendix A figure # 42). Since the visibility cannot be 100% eliminated, an effort to improve the view has been made with the suggested painting of the carport columns and beams as shown in the exterior finishes section.

Staff Response:

Staff agrees with the applicant's response. The location has been selected to minimize visibility and the carport solar canopies will be colored in a way that blends in with the surroundings as much as possible.

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

Applicant Response:

Sustainability is a long-term responsibility to meet the needs of the present without compromising the needs of future generations. The environment has a limit, and it must be respected and embraced. At St John's, we take sustainability seriously and are working to improve our sustainability efforts year after year. St John's is on the path with a roadmap to

achieve 50 percent carbon emissions reduction by year 2030. St John's is developing plans to meet its 2030 emissions limit – our plans include renewable energy sources such as geothermal and solar power. Not meeting our long-term sustainability responsibilities (financially, environmentally, and socially) would certainly be a severe hardship for St John's College, as well as an injury to the public welfare of residents of Santa Fe.
One of the unique attributes of this solar project at St. John's College is that part of the funding for this project is coming from a donation to the college for the specific purpose of helping the college combat rising utility costs and energy use in an environmentally conscious way with the installation of onsite solar photovoltaics. The addition of the proposed solar system will offset 100% of the campus electricity consumption, which will help to prevent operational financial hardship to the College in the future. This project will also help to support the New Mexico Energy Transition Act of 2019.
During the development process, both Ameresco and St John's College have made every possible effort to keep the public's welfare in mind. As shown in appendix A – previous designs, Ameresco has explored a multitude of array locations and system combinations with the following criteria in mind:
• Generating enough electricity to offset 100% of the campus electricity usage
• Meeting the financial criteria and budget hurdles for this solar project
• Protecting and enhancing the historical, architectural and environmental experience students, faculty, neighbors & public visitors enjoy when on campus attending classes or utilizing the local hiking trails
The final design being presented meets the College Board's financial criteria, is aligned with the project's budget, offsets 100% of the campus usage, lowers the ongoing costs of electricity for the campus, and provides shaded parking to students, staff and public visitors, and preserves the historical, architectural, and environmental experience that folks have while visiting this beautiful campus.

Staff Response:

Staff agrees with the applicant's response. The applicant has endeavored to screen the proposed structures by means of measure (v): "In ground solar collectors by a wall or vegetation". The code citation also states that "The use of solar and other energy collecting and conserving strategies is encouraged" in this district. Using measure (v), efforts have been made to reduce the visual effect of the intended measure; however complete screening is not possible, given the required height of the carport structures of 13 feet 6 inches, and the maximum allowable height of fencing at 8 feet. The instrument of the exception is to accommodate exactly this kind of case. To deny this exception would pose an undue hardship on the applicant in its efforts to reduce its environmental footprint.

> *(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:

As mentioned, Appendix A consist of previous design options that Ameresco and St. John's College have cycled through during the development of this project. These previous design options were not selected because they resulted in one or more the following project scenarios:
• Design did not meet the 100% energy offset goal of the College
• Design did not have a suitable location to interconnect into the campus grid
• Design did not meet the proper safety measures of a PV system (Ex. A roof that could not support the weight of solar)
• Design did not meet the financial criteria and/or budget hurdles for this project
Ameresco and St. John's College have whole heartedly explored all the potential options and are extremely confident that the design being presented is the best conceivable one.
This project provides a unique opportunity for the local community to experience the tangible architectural and design benefits of clean, renewable energy, without detracting from the beauty and culture of this historic district. The magnitude of environmental impact for this proposed system is displayed in figure #40 on the following page.
On top of the environmental benefits provided by the proposed solar installation, St John's College reserve the hope that this project is an opportunity to set an example for the Santa Fe community on finding the balance of the preservation of the past and the preservation of the future. The City of Santa Fe's website on "Sustainability" states, "The Environmental Services Division promotes and implements practices that increase resiliency and reduce harmful impacts on shared resources by improving City operations and facilities and providing assistance to businesses and residents to ensure shared resources meet the needs of current and future generations. This work is guided by the Sustainable Santa Fe 25-Year Plan, developed by a citizen-led commission, City staff, and other community members. The plan, adopted by City Council in 2018, established 91 strategies to achieve carbon neutrality, improve quality of life and social equity, enhance ecological resilience, and strengthen the economy." This project also strengthens the unique heterogeneous character of the City of Santa Fe in the innovative way it weaves in solar with a historic district, while simultaneously supporting the City's sustainability efforts and helping to meet the needs of current and future generations at St. John's College, in the City of Santa Fe.

Staff Response:

Staff agrees with the applicant's response.

RELEVANT CODE CITATION:

Section 14-5.2(F)(2)(c):The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;
(ii) Setting back from the edge of the roof;
(iii) Framing the collector with wood;
(iv) In pitched roofs, by integrating the collector into the pitch;
(v) In ground solar collectors by a wall or vegetation;

(vi) In wall collectors or greenhouses, by enclosing by end or other walls;
(vii) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

St. John's College - Ameresco

Historic Division Review Board Application Packet

Contents

Contents **2**

Proposal Letter **3**

Ground Mount Array 4

Carport Array 5

Coyote Fence 6

Photographs **7**

Example Renderings 7

Viewpoints from Street 12

Location 1 13

Location 2 14

Location 3 17

Location 4 18

Location 5 20

Story Pole Installation 21

Exterior Finishes **45**

Site Plans **48**

Exception Criteria **49**

Historic Districts and Historic Landmarks Design Standards and Signage Exception Criteria 49

Appendix A – Previous Designs **53**

Appendix B – Campus Map **69**

Proposal Letter

This application packet for public hearing was prepared by Ameresco with collaboration from St. John's College for the Historic Districts Review Board of Santa Fe, New Mexico. The application is in regards to the proposed Solar Photovoltaic installation at the St. John's College Campus in Santa Fe, New Mexico. The solar PV system is to be installed on two parcels owned by the university listed below:

Owner: St. John's College

Address: 1160 Camino De La Cruz Blanca, Santa Fe, NM 87505

Assessor Parcel #1: 99306814

Assessor Parcel #2: 12368256

The solar system will consist of 1 fixed tilt ground mount array and 5 carport solar canopies, combining for a total system size of 678.5 kW-DC. The installation of the PV system will include the following demolitions onsite:

- Clearing and grubbing of bushes underneath all arrays or directly overhanging any arrays
- Relocation of trees underneath all arrays or directly overhanging any arrays
- Existing parking lot lights, poles, and bases

The PV system will also include the installation of the following equipment onsite:

- Ground Mounted Solar Array Racking
- Carport Solar Array over existing parking
- Solar Photovoltaic Modules
- Direct Current to Alternating Current Inverters
    - To be mounted on backside of Ground Mount Racking & on the side of the Carport Solar Canopies beams
- Coyote Fence
    - To shield the Ground Mount Array from the public view on Camino De Cruz Blanca
- Light Fixtures
    - To be mounted on bottom side of carport canopies

Ground Mount Array

The ground mounted solar array will be located just west of the main campus entrance, south of Camino De Cruz Blanca. The ground mount array contains 9 rows of modules. The structure itself consists of 2 modules stacked on top of each other in portrait at a 20-degree tilt. The row lengths vary based on the location of the row. The maximum height of this array is 6’-6 3/4 “. Please reference the renderings of the ground mount array shown in figures 1 and 2. Additional sample details are also provided in the accompanying drawing set. Lastly, the ground mount array location and height will be depicted during the story pole installation.

See sheet G111 for the ground mount array location.

See sheet G130 for ground mount racking detail.

See Renderings section for example visuals of the ground mount array.

Carport Array

The proposal includes five carport arrays spread across two parking lots on the campus. Parking lot A (see Appendix B – Campus Map for reference location) will consist of two arrays, with the other three arrays being constructed in parking lot C. The arrays will consist of modules in 3 high portrait, 5 high portrait & 6 high portrait. The maximum heights of the arrays vary and will be depicted via the story pole installation.

See sheet G112 for the locations of array 2 & 3.

See sheet G113 for the locations of arrays 4, 5 & 6.

See sheets A01, A02 & A03 for the carport elevations.

See Renderings section for example visuals of the carport arrays.

Coyote Fence

An 8’ high coyote fence will be installed surrounding the ground mount array. This 8’ fence will match the aesthetics of the campus and existing coyote fence at the university and block the view of the ground mount array from Camino De Cruz Blanca. The coyote fence will have a minimum 20’ setback from the road. An access gate will be installed on the west side of the array on the dirt access road. The maximum height of the ground mount array is 6’-6 ¾”, allowing for complete visibility shielding of the array by the 8’ coyote fence.

See sheet G-111 for fence linear length and the area to be fenced in.

See sheet G-130 for ground mount racking detail.

See Renderings section for example visuals of the Coyote Fence.

Photographs

Example Renderings

The following renderings are not based on existing surface conditions, but rather shown to display the overall site layout.

Figure 1 - Rendering: aerial view of campus

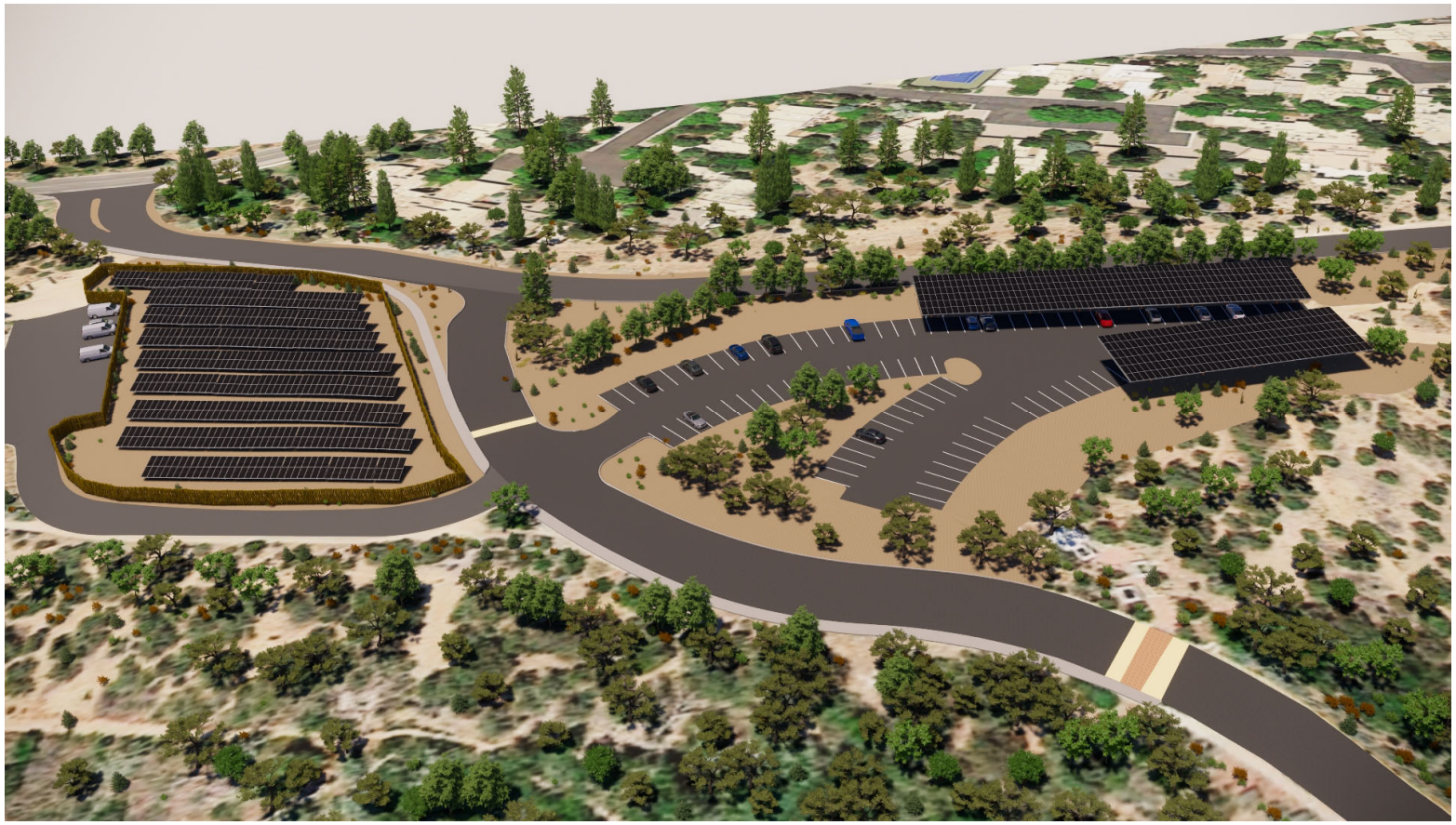


Figure 2 - Rendering: aerial view of ground mount array and adjacent canopies

Figure 3 - Rendering: ground level view of parking canopies

Figure 4 - Rendering: ground level view of parking canopies

Figure 5 – Rendering: Ground level view of parking canopies

Viewpoints from Street

Figure 6 displays a set of 5 locations where photos were taken to provide the existing views from Camino De Cruz Blanca in regard to the to be installed solar arrays.

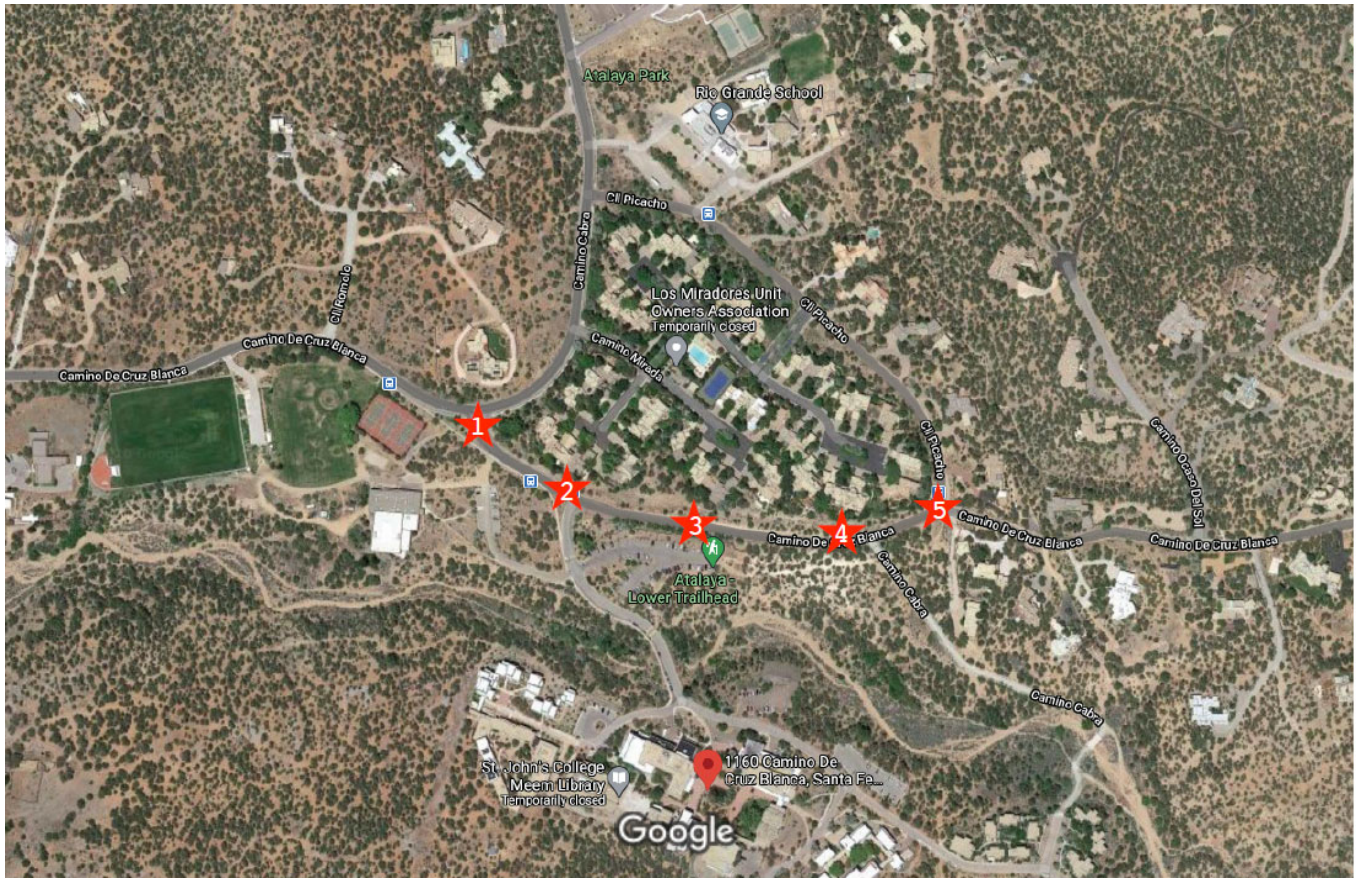


Figure 6 - Locations of street views

Location 1

Figure 7 - Location 1, view directed at ground mount array

At location 1, the to be installed coyote fence will completely shield the view of the ground mounted array, array 1. Both parking lot A and C are out of view from this location due to existing vegetation.

Location 2

Figure 8 - Location 2, view directed at ground mount array

Figure 9 - Location 2, view directed at ground mount array

Figure 10 - Location 2, view directed at parking lot A

At location 2, the to be installed coyote fence will completely shield the view of the ground mounted array, array 1. The existing vegetation and coyote fence will partially shield the view of the carport arrays located in parking lot A. Parking lot C is out of view from this location due to existing vegetation.

Location 3

Figure 11 - Location 3, view directed at parking lot A

At location 3, the existing vegetation and coyote fence will partially shield the view of the carport arrays located in parking Lot A. Both the ground mounted array and parking lot C are of out of view from this location due to existing vegetation.

Location 4

Figure 12 - Location 4, view directed at parking lot C

Figure 13 - Location 4, view directed at parking lot C

At location 4, the existing vegetation shields the view of parking lot C. Both the ground mounted array and parking lot A are of out of view from this location due to existing vegetation.

Location 5

Figure 14 - Location 5, view directed at parking lot C

At location 54, the existing vegetation shields the view of parking lot C. Both the ground mounted array and parking lot A are of out of view from this location due to existing vegetation.

Story Pole Installation

Figure 15 - Parking Lot A

Figure 16 - Parking Lot A

Figure 17 - Parking Lot A

Figure 18 - Parking Lot A

Figure 19 - View from Camino De Cruz Blanca

Figure 20 - Parking Lot A from Camino De Cruz Blanca

Figure 21 - Parking Lot A from Camino De Cruz Blanca

Figure 22 - Parking Lot A

Figure 23 - Parking Lot A

Figure 24 - Parking Lot A

Figure 25 - Parking Lot A

Figure 26 – Ground Mount Array location from Camino De Cruz Blanca

Figure 27 – Ground Mount Array

Figure 28 – Ground Mount Array

Figure 29 - Ground Mount Array

Figure 30 – Ground Mount Array

Figure 31 – Ground Mount Array

Figure 32 – Ground Mount Array

Figure 33 - Parking Lot A

Figure 34 - Parking Lot C

Figure 35 - Parking Lot C

Figure 36 – Parking Lot C

Figure 37 – View of Parking Lot C from Hiking Trail

Figure 38 – View of Parking Lot C from Hiking Trail

Exterior Finishes

The columns and beams of the carport structures will be painted *Saddle Brown* provided by Dunn Edwards Paints. A snippet of *Saddle Brown* is shown below as well as a photo of an existing carport structure that has been painted with this paint color is depicted in figure 39. Additionally, the following page (#46) has been altered to reflect the color and a color chip has been provided to Daniel Schwab to assist with the board review.

Saddle Brown

DE5264 RL#391

Oranges, Tans, Perfect Palette®

LRV 23

Munsell: HUE=5.36YR / VALUE=5.3 / CHROMA=5.2

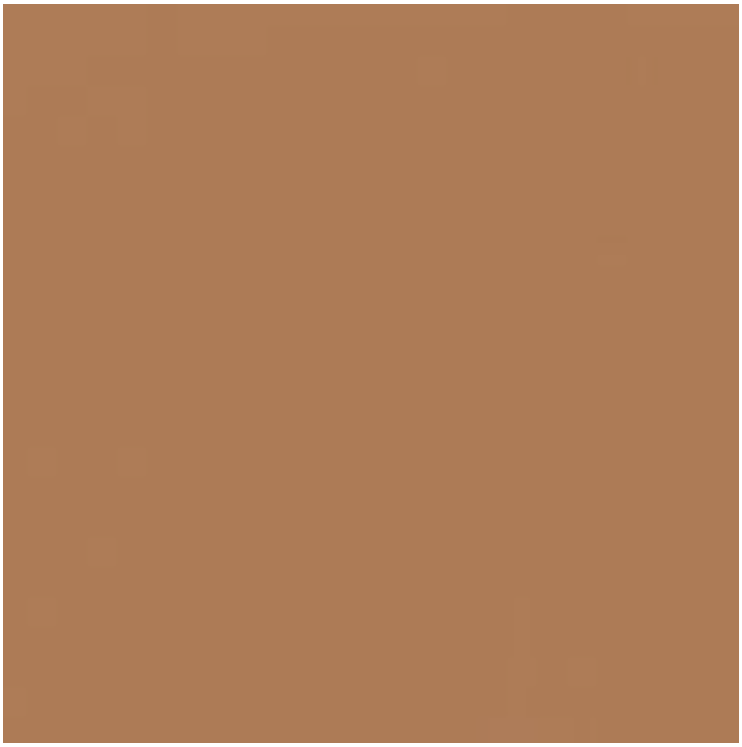


Figure 39 - Example Carport with Saddle Brown Finish

Site Plans

See attached PDF (*SolarDevelopment_DrawingSet_St.John'sCollege_HDRB).*

Exception Criteria

Historic Districts and Historic Landmarks Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response: Tucked into the foothills of the Sangre de Cristo Mountains, St. John's College Santa Fe sits on 250 acres in a beautiful and historic part of Santa Fe. The design of these proposed solar arrays aims to blend with the character of this beautiful district.

First and utmost, the primary goal during design was to eliminate the view of the solar panels, racking and equipment. The feasibility of this is hampered due to the existing site conditions; roofs that are not in the condition needed for a solar system, roofs that are incapable of supporting the weight of solar, and electrical systems too small to interconnect the needed solar capacity to offset the campus usage. However, in the case of the ground mount array, the solution to add the perimeter coyote fence at a height of 8' is an example of this being possible. The coyote fence was inspired by the local fencing utilized by many in the community and coincides with aesthetics of the district. As demonstrated with the story pole installation, the 8' fence will eliminate the view of the 6' 6" ground mount array.

The carport solar arrays, however, provide a greater challenge when attempting to completely eliminate visibility. The structures are much taller and are constructed over the existing parking lots. Completely eliminating the view is not possible, as students, staff and visitors will be utilizing these parking lots while visiting campus. To reduce visibility, Ameresco has proposed locations that are shielded from public view from Camino De Cruz Blanca and the local hiking trails by the local vegetation. Array 2 (in the Visitor Parking Lot) is an instance where an array has been relocated during the design phase, in order to reduce the visibility from Camino De Cruz Blanca (see Appendix A figure # 42). Since the visibility cannot be 100% eliminated, an effort to improve the view has been made with the suggested painting of the carport columns and beams as shown in the exterior finishes section.

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

Response: Sustainability is a long-term responsibility to meet the needs of the present without compromising the needs of future generations. The environment has a limit, and it must be respected and embraced. At St John's, we take sustainability seriously and are working to improve our sustainability efforts year after year. St John's is on the path with a roadmap to achieve 50 percent carbon emissions reduction by year 2030. St John's is developing plans to meet its 2030 emissions limit – our plans include renewable energy sources such as geothermal and solar power. Not meeting our long-term sustainability responsibilities (financially, environmentally, and socially) would certainly be a severe hardship for St John's College, as well as an injury to the public welfare of residents of Santa Fe.

One of the unique attributes of this solar project at St. John's College is that part of the funding for this project is coming from a donation to the college for the specific purpose of helping the college combat rising utility costs and energy use in an environmentally conscious way with the installation of onsite solar photovoltaics. The addition of the proposed solar system will offset 100% of the campus electricity consumption, which will help to prevent operational financial hardship to the College in the future. This project will also help to support the New Mexico Energy Transition Act of 2019.

During the development process, both Ameresco and St John's College have made every possible effort to keep the public's welfare in mind. As shown in appendix A – previous designs, Ameresco has explored a multitude of array locations and system combinations with the following criteria in mind:

- Generating enough electricity to offset 100% of the campus electricity usage
- Meeting the financial criteria and budget hurdles for this solar project
- Protecting and enhancing the historical, architectural and environmental experience students, faculty, neighbors & public visitors enjoy when on campus attending classes or utilizing the local hiking trails

The final design being presented meets the College Board's financial criteria, is aligned with the project's budget, offsets 100% of the campus usage, lowers the ongoing costs of electricity for the campus, and provides shaded parking to students, staff and public visitors, and preserves the historical, architectural, and environmental experience that folks have while visiting this beautiful campus.

(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: As mentioned, Appendix A consist of previous design options that Ameresco and St. John's College have cycled through during the development of this project. These previous design options were not selected because they resulted in one or more the following project scenarios:

- Design did not meet the 100% energy offset goal of the College
- Design did not have a suitable location to interconnect into the campus grid
- Design did not meet the proper safety measures of a PV system (Ex. A roof that could not support the weight of solar)
- Design did not meet the financial criteria and/or budget hurdles for this project

Ameresco and St. John's College have whole heartedly explored all the potential options and are extremely confident that the design being presented is the best conceivable one.

This project provides a unique opportunity for the local community to experience the tangible architectural and design benefits of clean, renewable energy, without detracting from the beauty and culture of this historic district. The magnitude of environmental impact for this proposed system is displayed in figure #40 on the following page.

On top of the environmental benefits provided by the proposed solar installation, St John's College reserve the hope that this project is an opportunity to set an example for the Santa Fe community on finding the balance of the preservation of the past and the preservation of the future. The City of Santa Fe's website on "Sustainability" states, "The Environmental Services Division promotes and implements practices that increase resiliency and reduce harmful impacts on shared resources by improving City operations and facilities and providing assistance to businesses and residents to ensure shared resources meet the needs of current and future generations. This work is guided by the Sustainable Santa Fe 25-Year Plan, developed by a citizen-led commission, City staff, and other community members. The plan, adopted by City Council in 2018, established 91 strategies to achieve carbon neutrality, improve quality of life and social equity, enhance ecological resilience, and strengthen the economy." This project also strengthens the unique heterogeneous character of the City of Santa Fe in the innovative way it weaves in solar with a historic district, while simultaneously supporting the City's sustainability efforts and helping to meet the needs of current and future generations at St. John's College, in the City of Santa Fe.

Figure 40 - Offset Equivalents for the Proposed Solar System

Appendix A – Previous Designs

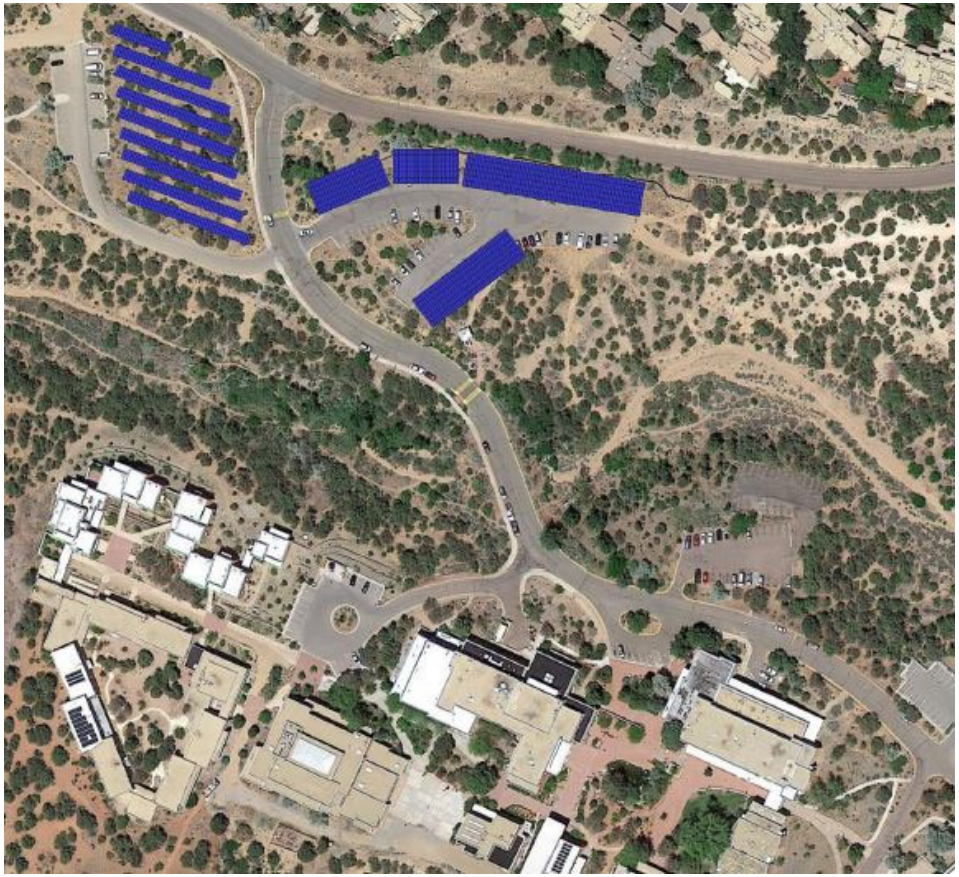


Figure 41 - Eliminated Design Option

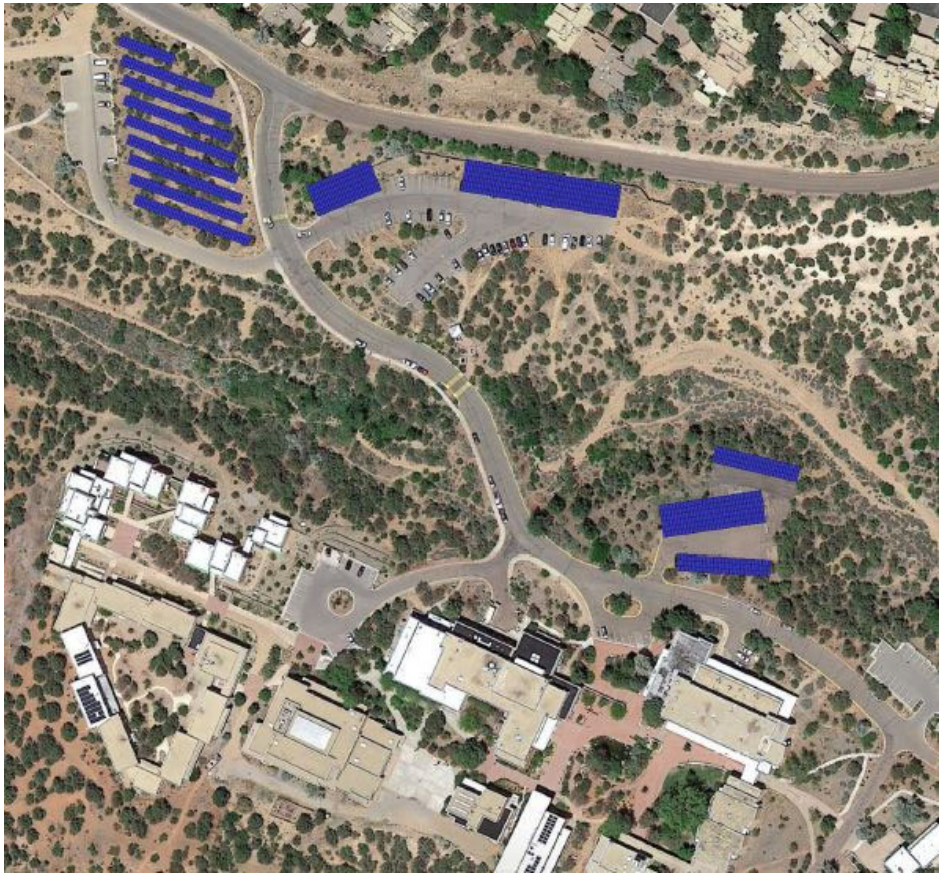


Figure 42 - Eliminated Design Option

Figure 43 - Eliminated Design Option

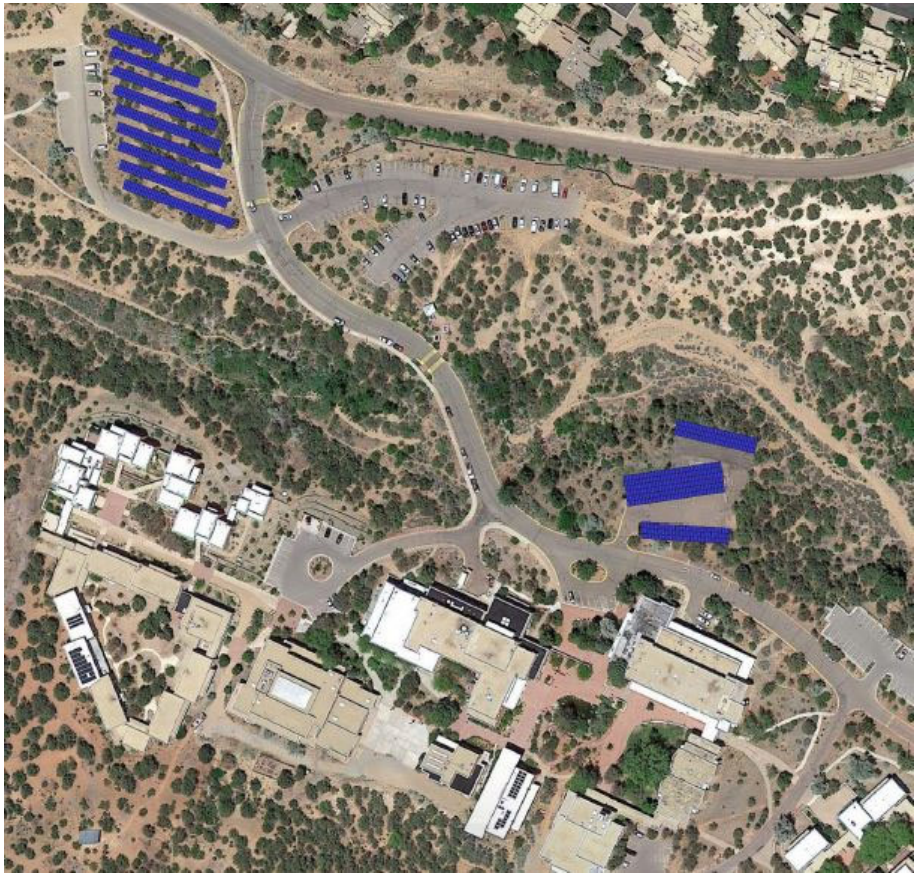


Figure 44 - Eliminated Design Option

Figure 45 - Eliminated Design Option

Figure 46 - Eliminated Design Option

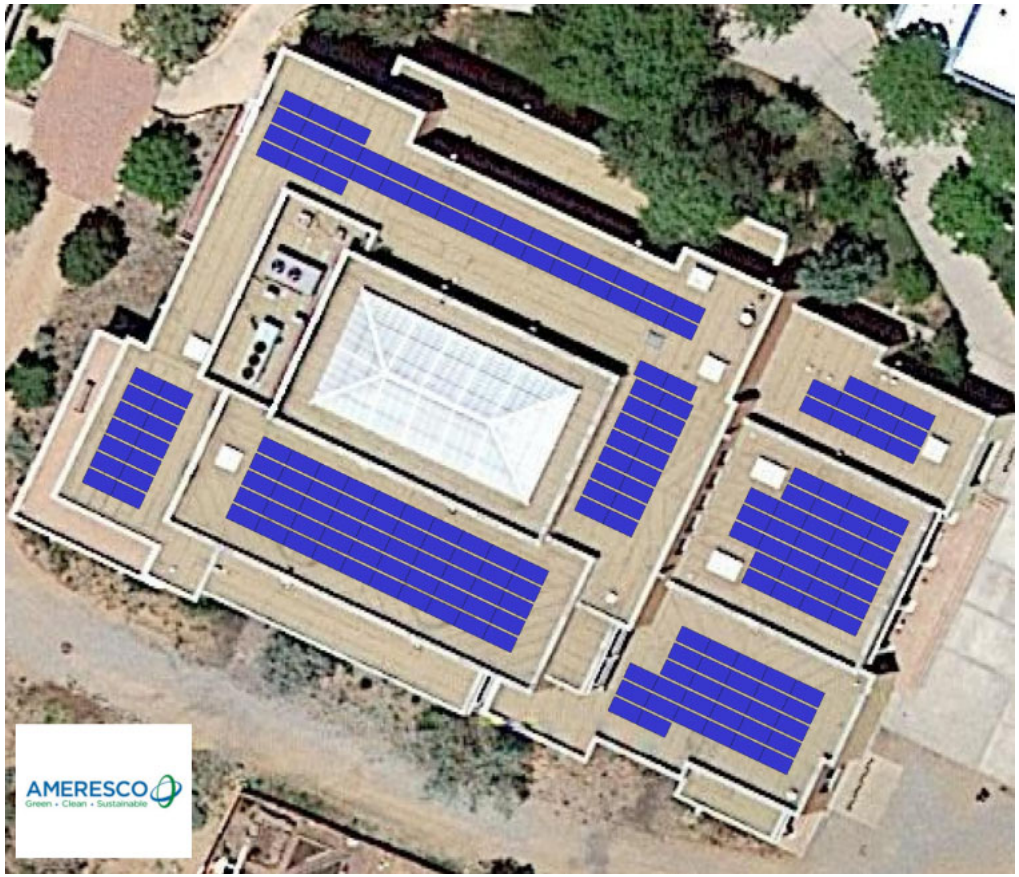


Figure 47 - Eliminated Design Option

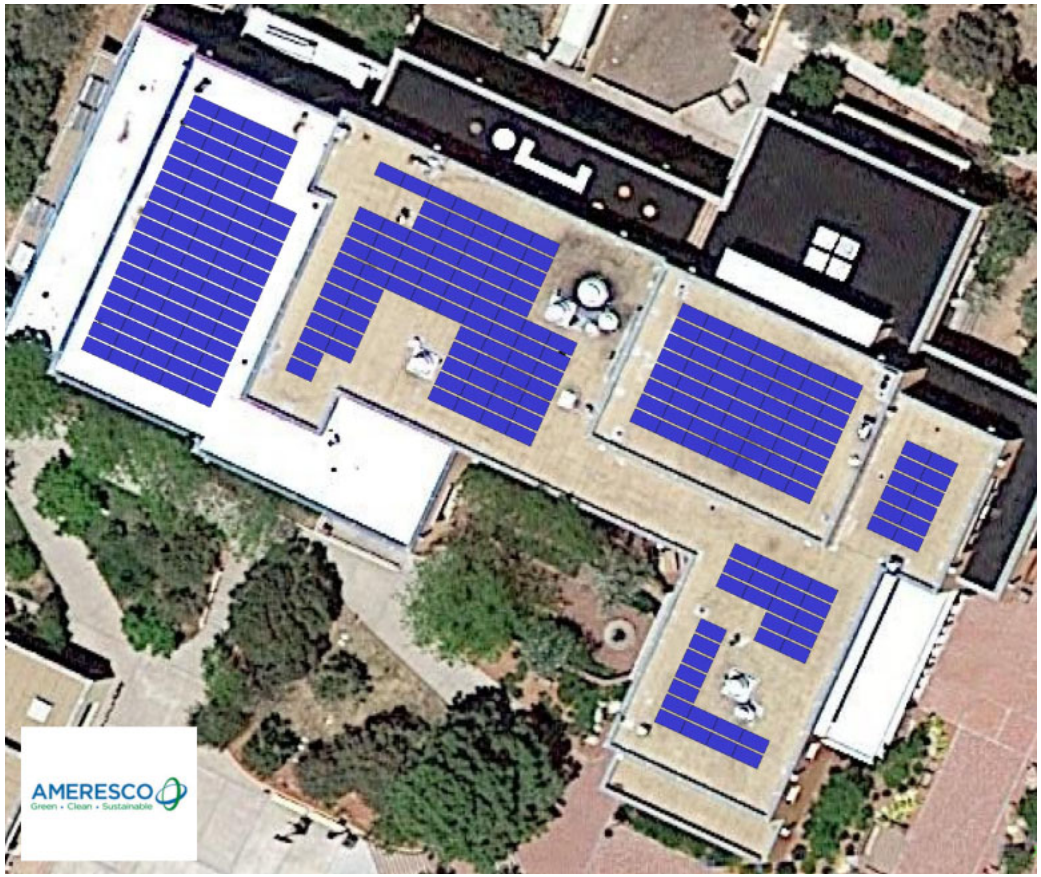


Figure 48 - Eliminated Design Option

Figure 49 - Eliminated Design Option

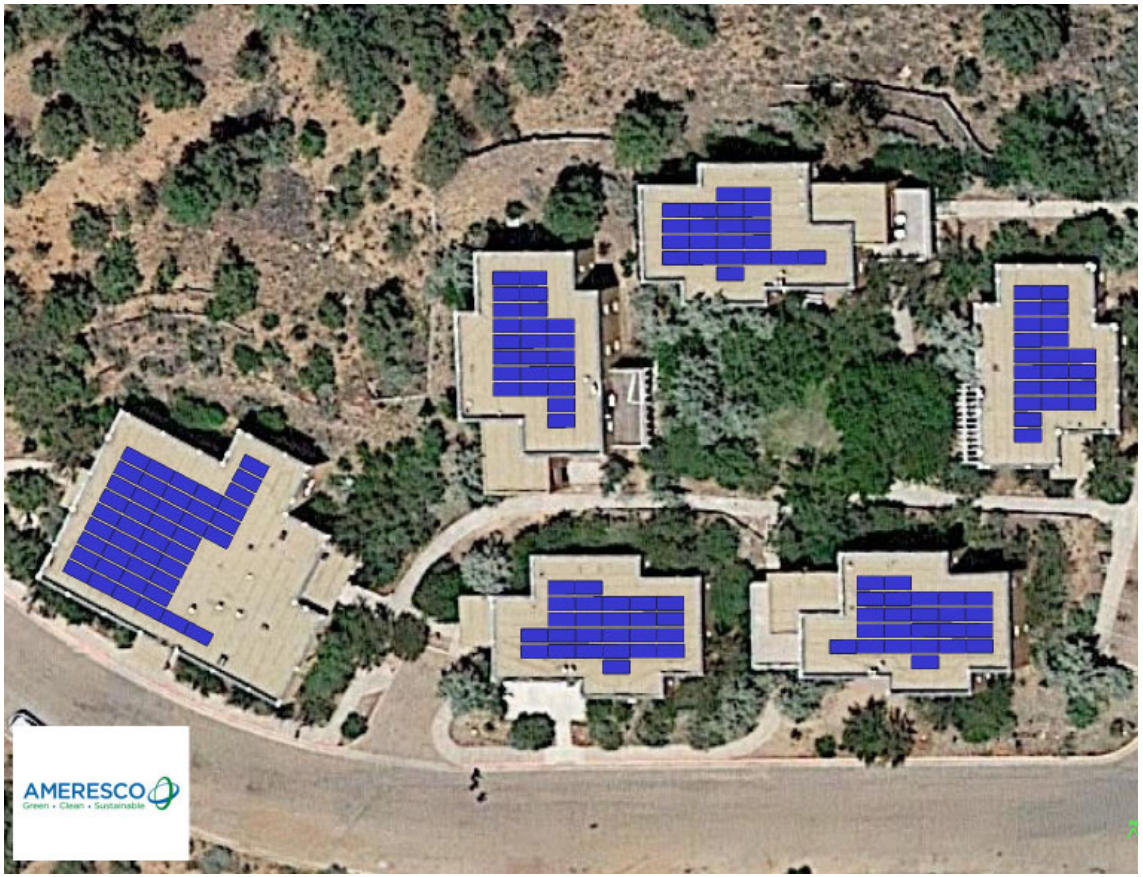


Figure 50 - Eliminated Design Option

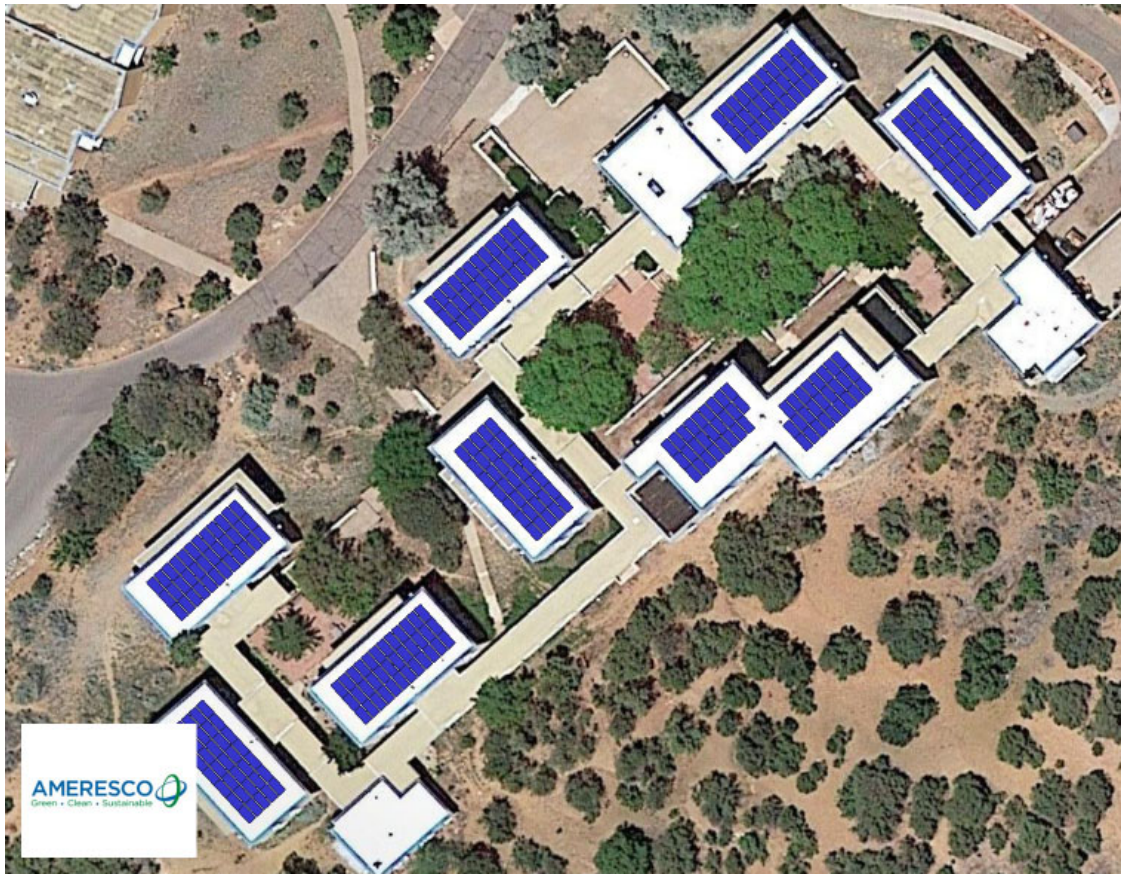


Figure 51 - Eliminated Design Option

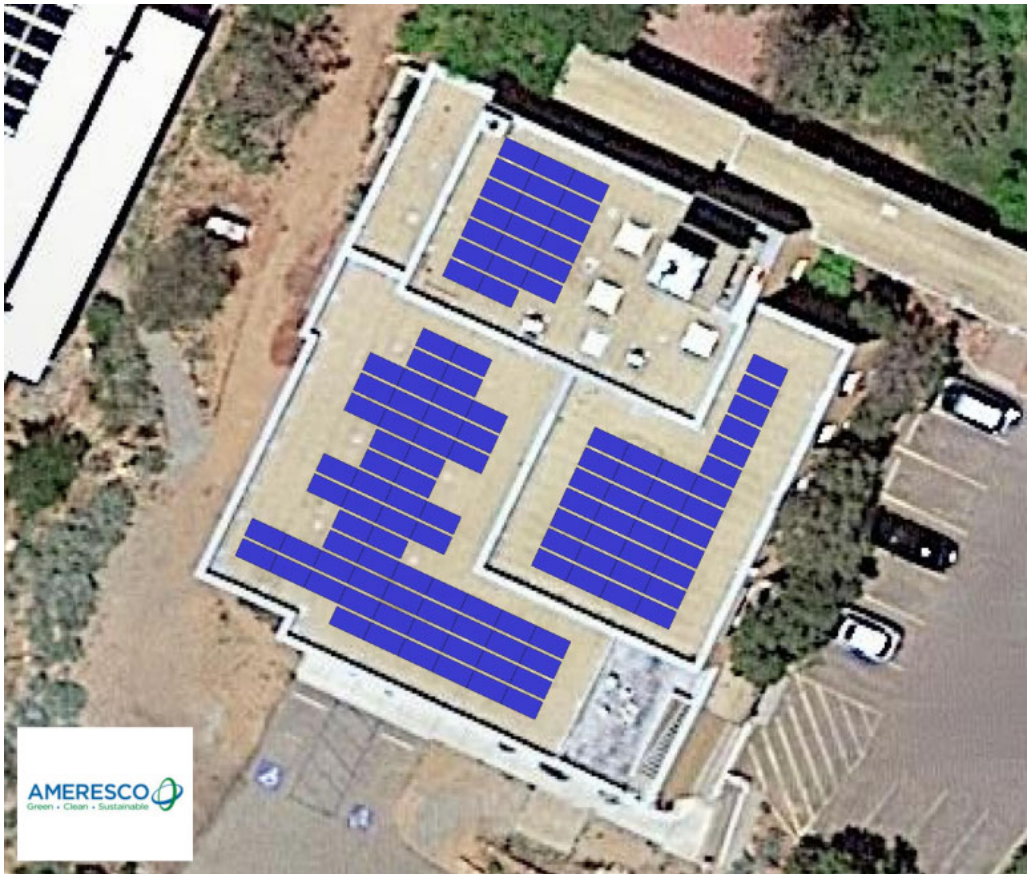


Figure 52 - Eliminated Design Option

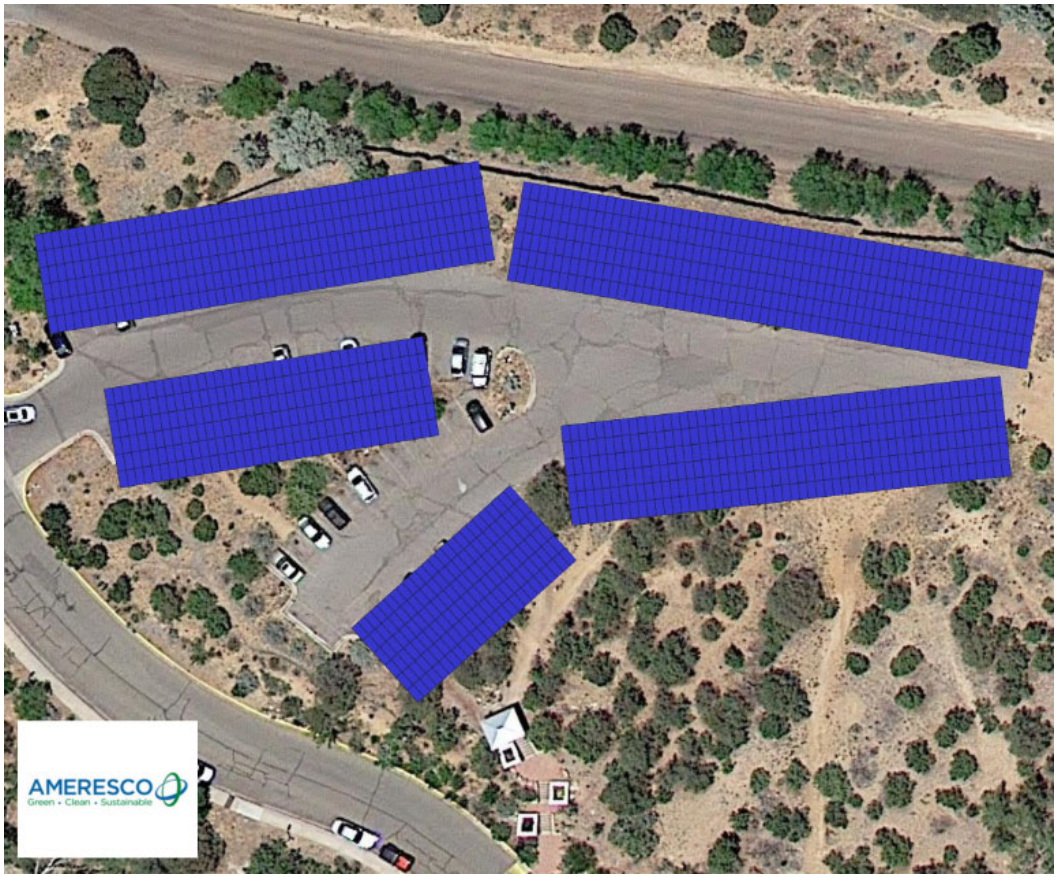


Figure 53 - Eliminated Design Option

Figure 54 - Eliminated Design Option

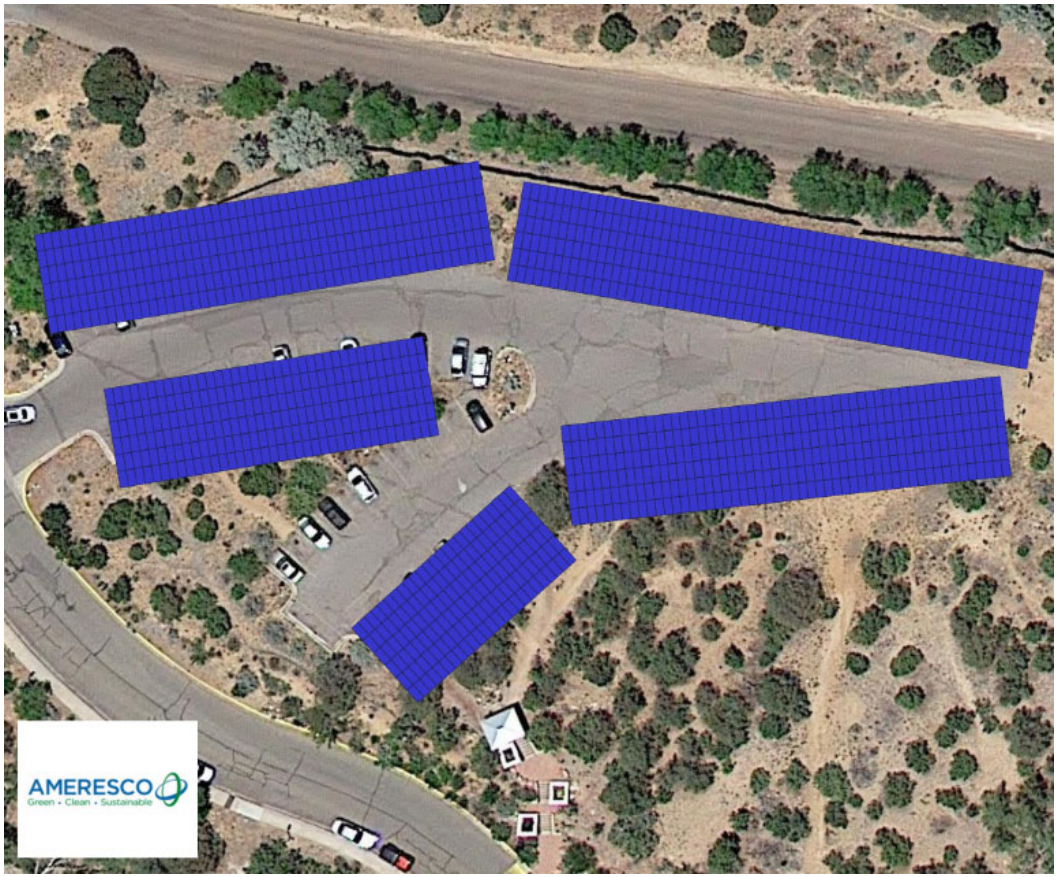


Figure 55 - Eliminated Design Option

Figure 56 - Eliminated Design Option

Appendix B – Campus Map

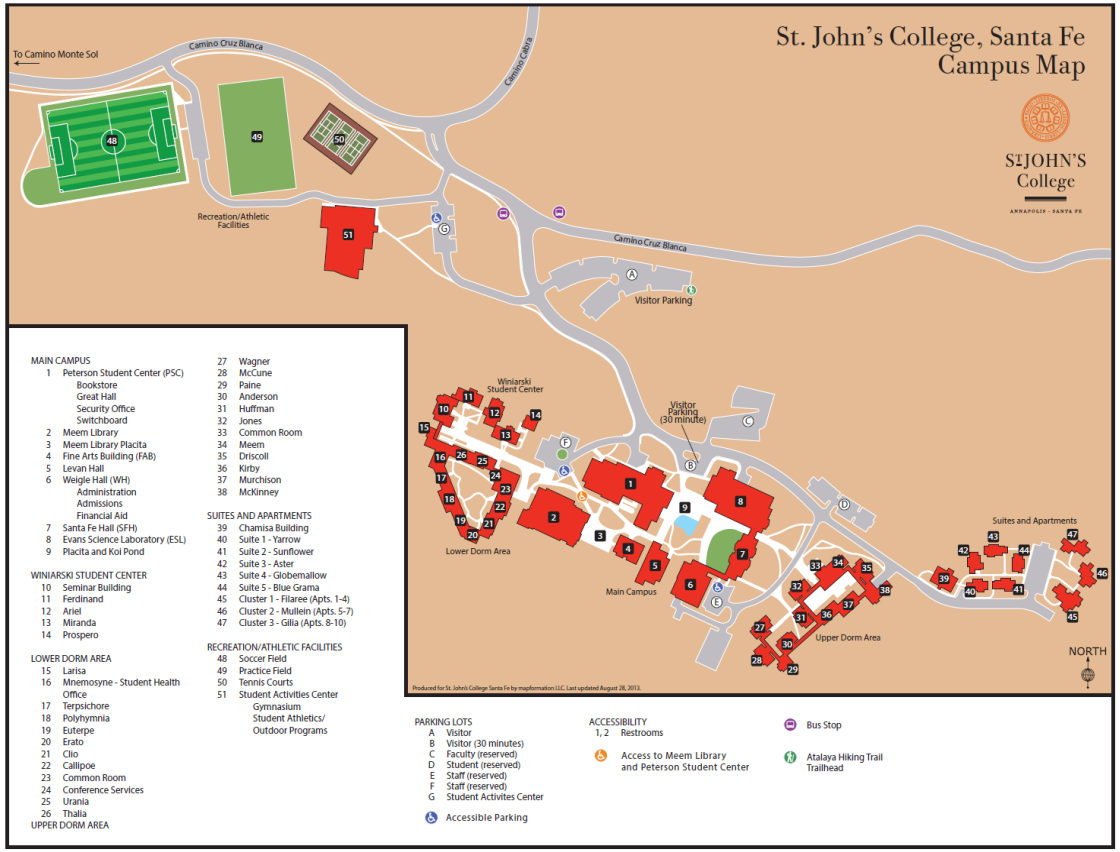


Figure 57 - Campus Map

1 DEMO PLAN
SCALE: 1" = 100'

0 50 100 200 300
Scale: 1" = 100'-0"

NORTH

SHEET NOTES

1. EXISTING COYOTE FENCE TO REMAIN
2. EXISTING LIGHT POLES AND BASES TO BE REMOVED AND DISPOSED OF

KEYED NOTES

1. (E) COYOTE FENCE TO REMAIN
2. (E) LIGHT POLE TO BE REMOVED

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SANTA FE, NM 87505
PHOTOVOLTAIC INSTALLATION

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

REV	ISSUED FOR	DATE
0	HRDB	26OCT21

DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE

DEMOLITION PLAN 1

PROJECT NO. 74007

DRAWING NUMBER G100

Plot Date:
NOTICE: THE DESIGNS SHOWN AND DESCRIBED HERE INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS AND MODELS ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERESCO

1 DEMO PLAN
SCALE: 1" = 100'

0 50 100 200 300
Scale: 1" = 100'-0"

NORTH

SHEET NOTES

1. ALL TREES AND BUSHES UNDERNEATH OR OVERHANGING CANOPIES TO BE REMOVED OR RELOCATED

KEYED NOTES

1. (E) AREA TO BE CLEARED AND GRUBBED

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DRAWING TITLE
DEMOLITION PLAN 2

PROJECT NO. 74007

DRAWING NUMBER G101

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1 SITE PLAN
SCALE: 1" = 50'

0 20 50 100
Scale: 1" = 50'

NORTH

SHEET NOTES

KEYED NOTES

1. (N) 8' TALL COYOTE FENCE

PROPOSAL SPECIFICATIONS

DC SYSTEM SIZE (KW-DC)	678.5
AC SYSTEM SIZE (KW-AC)	544.0
DC/AC RATIO	1.25
APPLICATIONS	FIXED TILT GROUND MOUND / CARPORT
MODULE (MFG,MODEL)	HANWHA Q CELLS, Q.PEAK DUO L-G6.2 425
MODULE (MFG,MODEL)	JA SOLAR, JAM72S09-385/PR
INVERTER 1 (MFG,MODEL,#)	CPS, SCA36KTL-DO/US
INVERTER 2 (MFG,MODEL,#)	CPS, SCA50KTL-DO/US
INVERTER 3 (MFG,MODEL,#)	CPS, SCA60KTL-DO/US

ARRAY INFORMATION

ARRAY	MODULES (#)	AZIMUTH (°)	TILT (°)
1	720	199	20
2	180	184	5
3	335	189	5
4	99	193	5
5	234	171	5
6	105	183	5
TOTAL	1673		

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REV	ISSUED FOR	DATE
0	HRDB	26OCT21

DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE
OVERALL SITE PLAN

PROJECT NO. 74007

DRAWING NUMBER G110

Plot Date:
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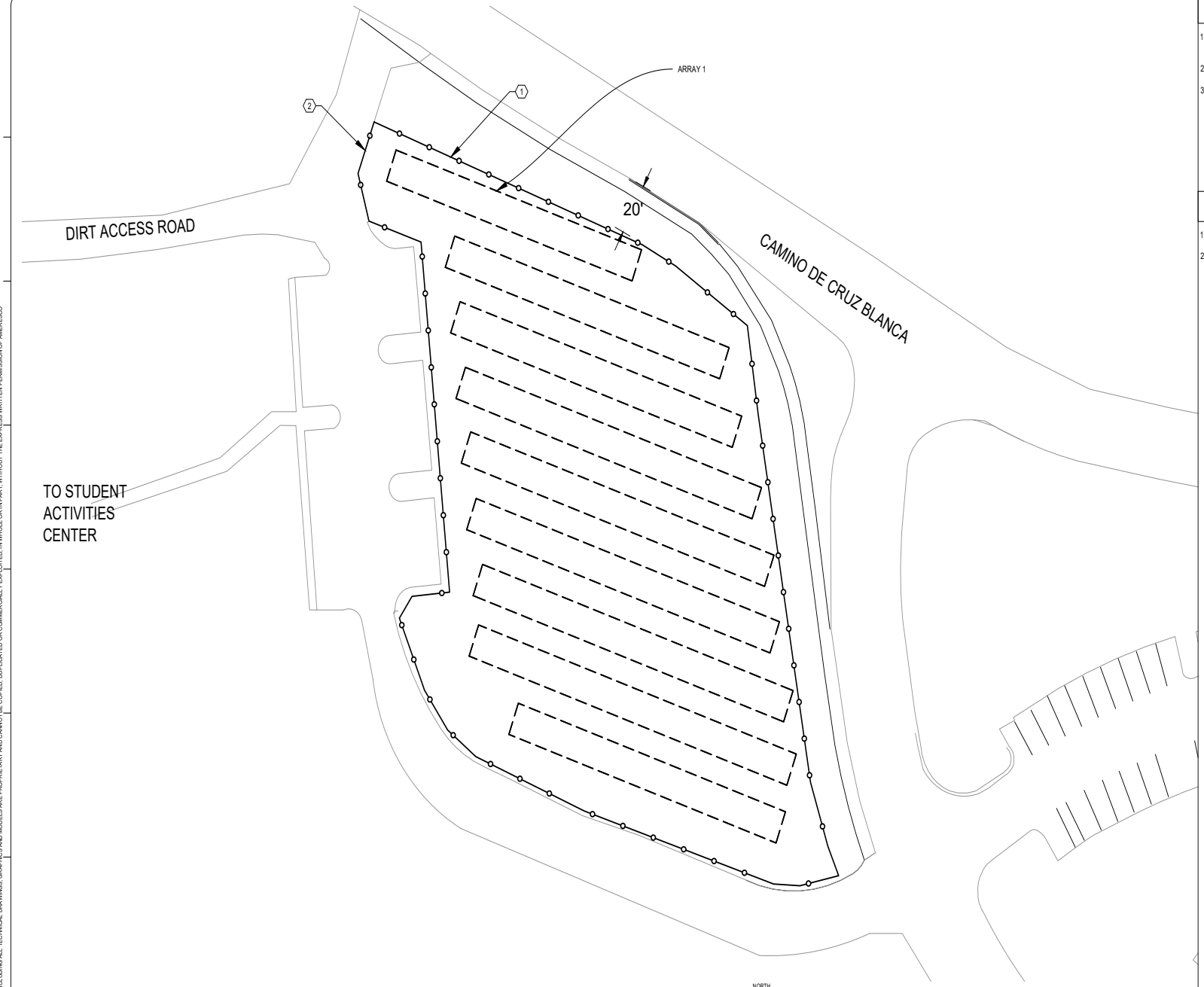

1 SITE PLAN
SCALE: 1" = 20'

0 5 10 20 50
Scale: 1" = 20'

NORTH

SHEET NOTES

1. COYOTE FENCE TO HAVE MIN 20' SETBACK FROM CAMINO DE L CRUZ BLANCA
2. COYOTE FENCE AREA: 37,636 FT SQ.
3. COYOTE FENCE LINEAR LENGTH: 876' - 10"

KEYED NOTES

1. (N) 8' COYOTE FENCE
2. (N) SOLAR PV ACCESS GATE

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SEALS AND SIGNATURES

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REV	ISSUED FOR	DATE
0	HRDB	26OCT21

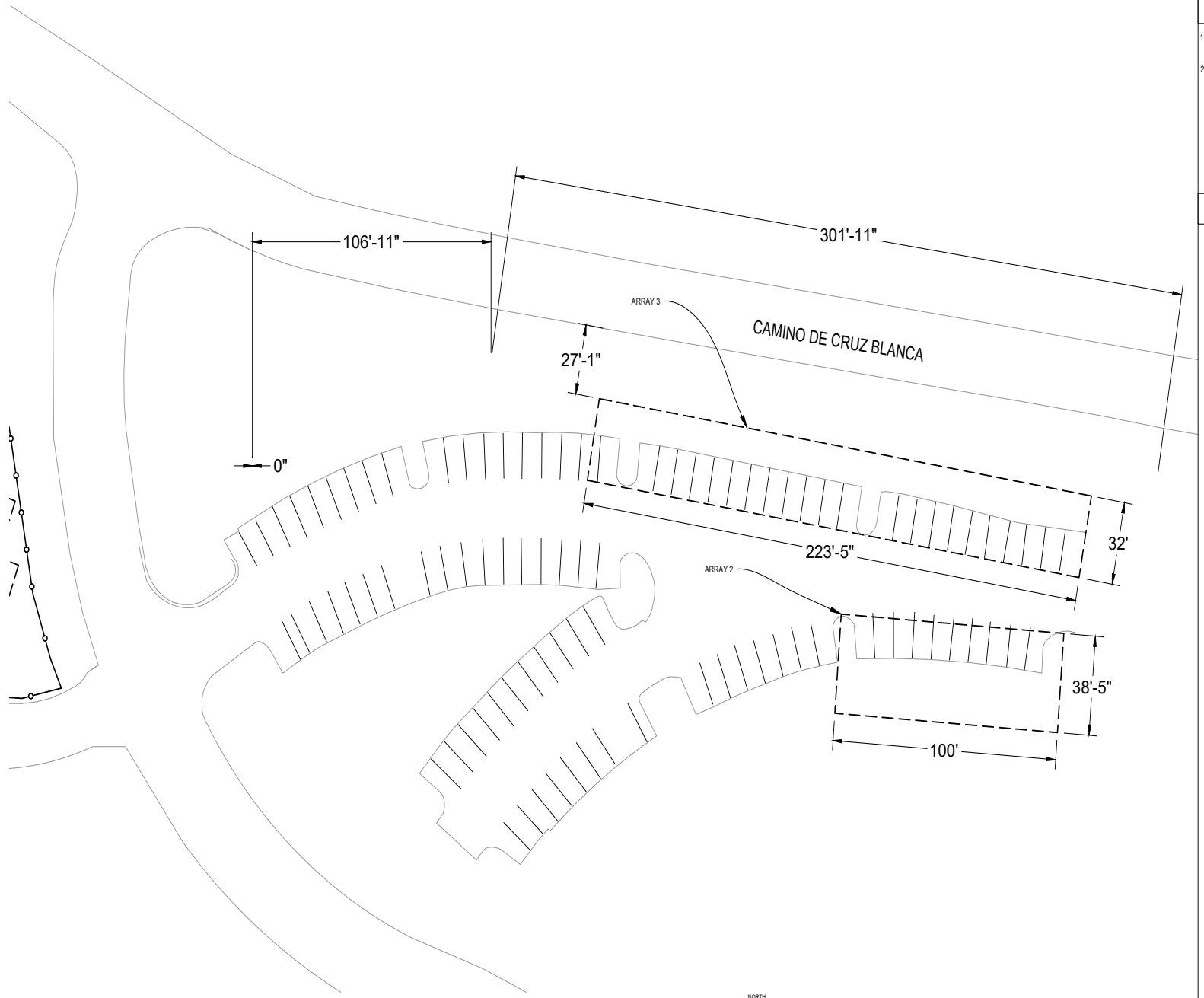
DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE
SITE PLAN 1

PROJECT NO. 74007

DRAWING NUMBER G111

Plot Date:
NOTICE: THE DESIGNS SHOWN AND DESCRIBED HERE INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS AND MODELS ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERESCO



1 SITE PLAN
SCALE: 1" = 20'

0 5 10 20 50
Scale: 1" = 20'

NORTH

SHEET NOTES

1. ALL ARRAYS TO HAVE MIN 20' SETBACK FROM CAMINO DE L CRUZ BLANCA
2. NEW LIGHTING TO BE INSTALLED UNDER SOLAR CANOPIES WITH AN AVERAGE FOOT CANDLE BETWEEN 1 & 1.5

KEYED NOTES

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PHOTOVOLTAIC INSTALLATION

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

REV	ISSUED FOR	DATE
0	HRDB	26OCT21

DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE
SITE PLAN 2

PROJECT NO. 74007

DRAWING NUMBER G112

Plot Date:
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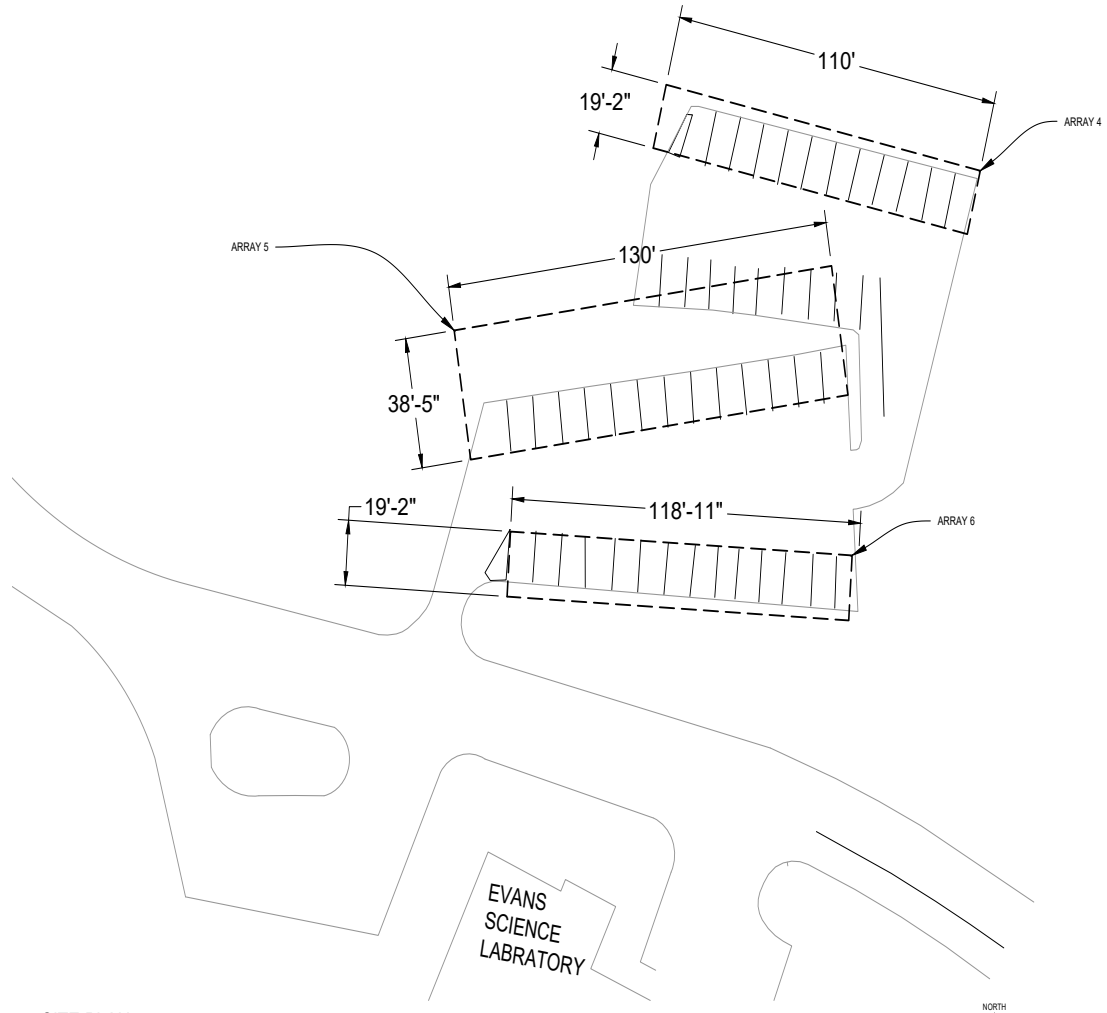

1 SITE PLAN
SCALE: 1" = 20'

0 5 10 20 50
Scale: 1" = 20'

NORTH

SHEET NOTES

1. NEW LIGHTING TO BE INSTALLED UNDER SOLAR CANOPIES WITH AN AVERAGE FOOT CANDLE BETWEEN 1 & 1.5

KEYED NOTES

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SEALS AND SIGNATURES

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REV	ISSUED FOR	DATE
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DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE

SITE PLAN 3

PROJECT NO. 74007

DRAWING NUMBER G113

Plot Date:
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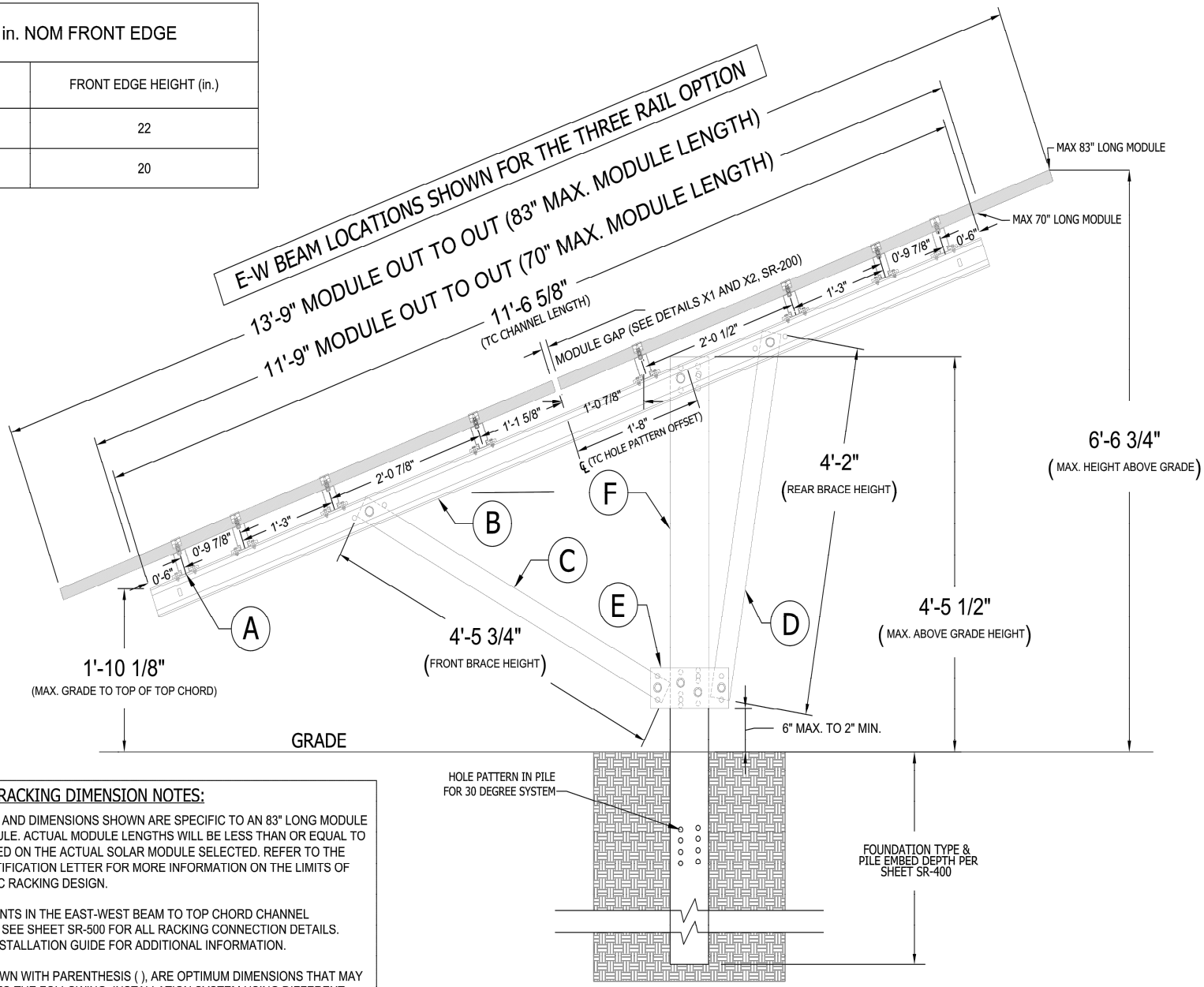
20° 20-24 in. NOM FRONT EDGE	
MODULE LENGTH (in.)	FRONT EDGE HEIGHT (in.)
77	22
83	20



RACKING DIMENSION NOTES:

1. THIS CROSS SECTION AND DIMENSIONS SHOWN ARE SPECIFIC TO AN 83" LONG MODULE AND A 70" LONG MODULE. ACTUAL MODULE LENGTHS WILL BE LESS THAN OR EQUAL TO WHAT IS SHOWN BASED ON THE ACTUAL SOLAR MODULE SELECTED. REFER TO THE STATE SPECIFIC CERTIFICATION LETTER FOR MORE INFORMATION ON THE LIMITS OF THIS REGION SPECIFIC RACKING DESIGN.
2. FINE TUNE ADJUSTMENTS IN THE EAST-WEST BEAM TO TOP CHORD CHANNEL CONNECTIONS EXIST. SEE SHEET SR-500 FOR ALL RACKING CONNECTION DETAILS. REFER TO THE GFT INSTALLATION GUIDE FOR ADDITIONAL INFORMATION.
3. ALL DIMENSIONS SHOWN WITH PARENTHESIS ( ), ARE OPTIMUM DIMENSIONS THAT MAY VARY SLIGHTLY DUE TO THE FOLLOWING; INSTALLATION SYSTEM USING DIFFERENT HOLE OPTIONS, VARIANCE IN THE PILE STICK-UP HEIGHT, MODULE SELECTION, OR VARIANCE IN THE FINISHED/EXISTING GRADE. ALL OTHER DIMENSIONS ARE FIXED.

SECTION VIEW OF GFT TABLE - 20° TILT

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

REV	ISSUED FOR	DATE
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DRAWN BY: EAJ
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DRAWING TITLE

DETAILS

PROJECT NO. 74007

DRAWING NUMBER G130

Plot Date:
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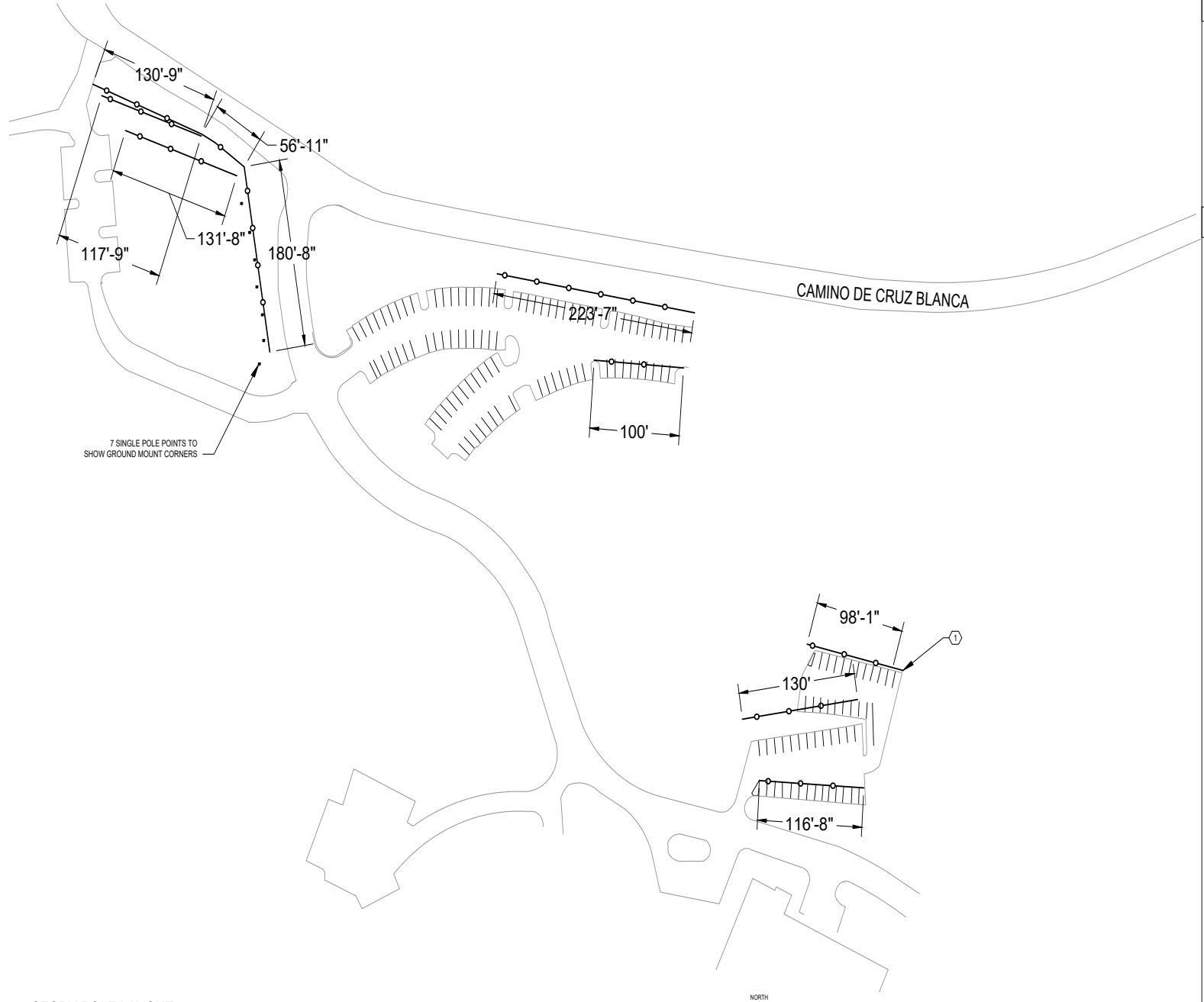

1 STORY POLE LAYOUT
SCALE: 1" = 50'

SHEET NOTES

1. STORY POLES TO BE INSTALLED ONSITE TO DEPICT THE LOCATIONS AND HEIGHTS OF COYOTE FENCE AND CARPORTS.
2. ALL COYOTE FENCES STORY POLES TO BE INSTALLED AT 8' HEIGHT.
3. CARPORT AND GROUND MOUNT STORY POLE HEIGHTS SHOWN IN SHEET G201.
4. ONLY THE PORTIONS OF THE ARRAYS OUTLINED IN THIS DRAWING TO BE DEPICTED BY STORY POLES.
5. STORY POLES TO BE CONNECTED WITH HIGH VISIBILITY FABRIC.

(#) KEYED NOTES

1. (N) STORY POLE (TYP.)

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

REV	ISSUED FOR	DATE
0	HRDB	26OCT21

DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE
STORY POLE SITE PLAN

PROJECT NO. 74007

DRAWING NUMBER G200

Plot Date:
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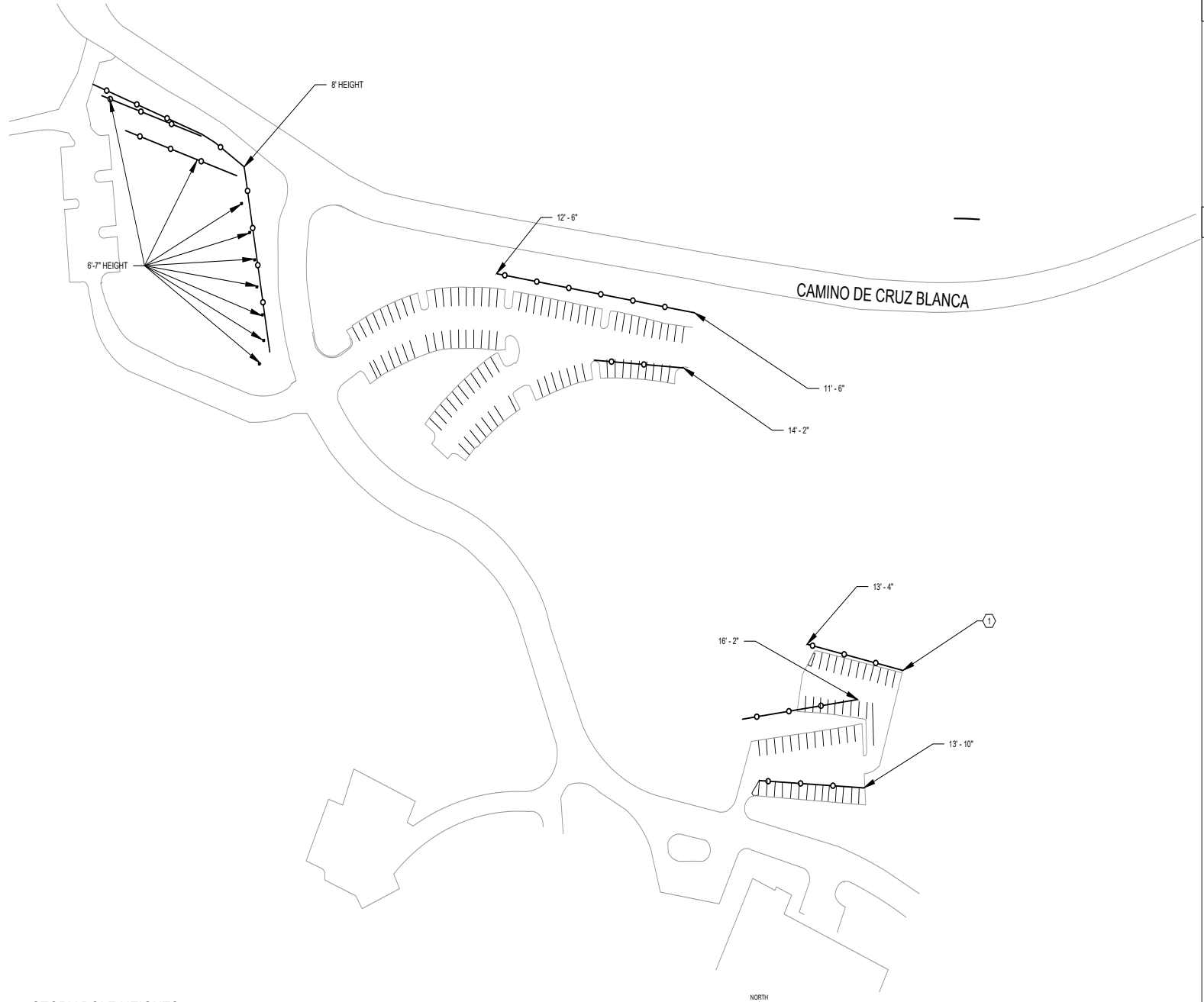

1 STORY POLE HEIGHTS
SCALE: 1" = 50'

0 20 50 100
Scale: 1" = 50'

NORTH

SHEET NOTES

1. STORY POLES TO BE INSTALLED ONSITE TO DEPICT THE LOCATIONS AND HEIGHTS OF COYOTE FENCE AND CARPORTS ON SITE.
2. ALL COYOTE FENCES STORY POLES TO BE INSTALLED AT 8' HEIGHT.
3. ONLY THE PORTIONS OF THE ARRAYS OUTLINED IN THIS DRAWING TO BE DEPICTED BY STORY POLES.
4. STORY POLES TO BE CONNECTED WITH HIGH VISIBILITY FABRIC.

KEYED NOTES

1. (N) STORY POLE (TYP.)

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

REV	ISSUED FOR	DATE
0	HRDB	26OCT21

DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE
STORY POLE HEIGHTS

PROJECT NO. 74007

DRAWING NUMBER G201

Plot Date:
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1 STORY POLE PARKING PLAN
SCALE: 1" = 50'

0 20 50 100
Scale: 1" = 50'

NORTH

SHEET NOTES

1. 33 PARKING STALLS TO BE ZONED OFF DURING INSTALLATION, DISPLAY & TAKE DOWN OF STORY POLES.

LEGEND

X PARKING STALL TO BE TEMPORARILY CONED OFF.

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REV	ISSUED FOR	DATE
0	HRDB	26OCT21

DRAWN BY: EAJ
CHECKED BY: JH

DRAWING TITLE
STORY POLE - PARKING PLAN

PROJECT NO. 74007

DRAWING NUMBER G202

Plot Date:
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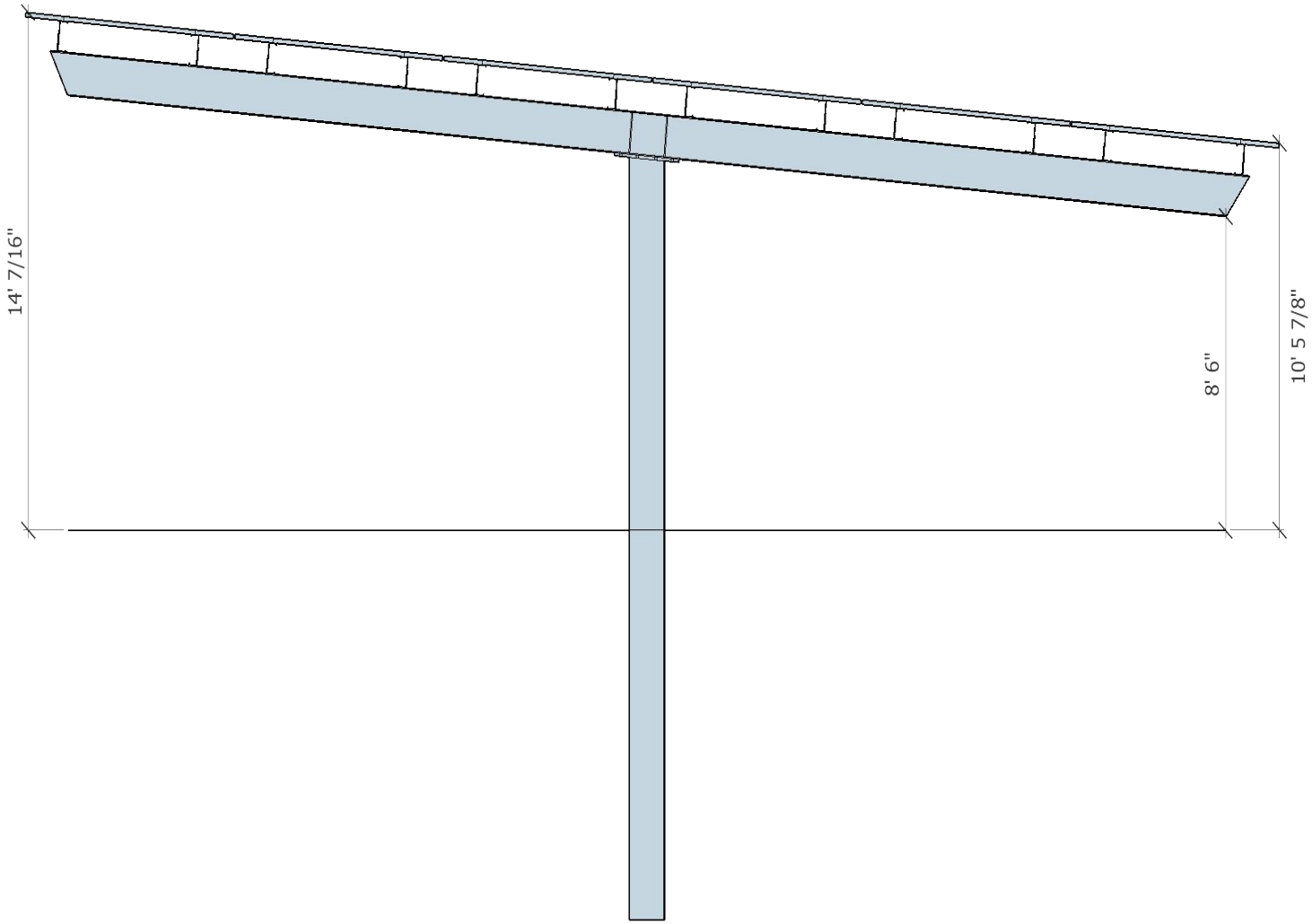


Profile (6 Module)

park 'n SHADE

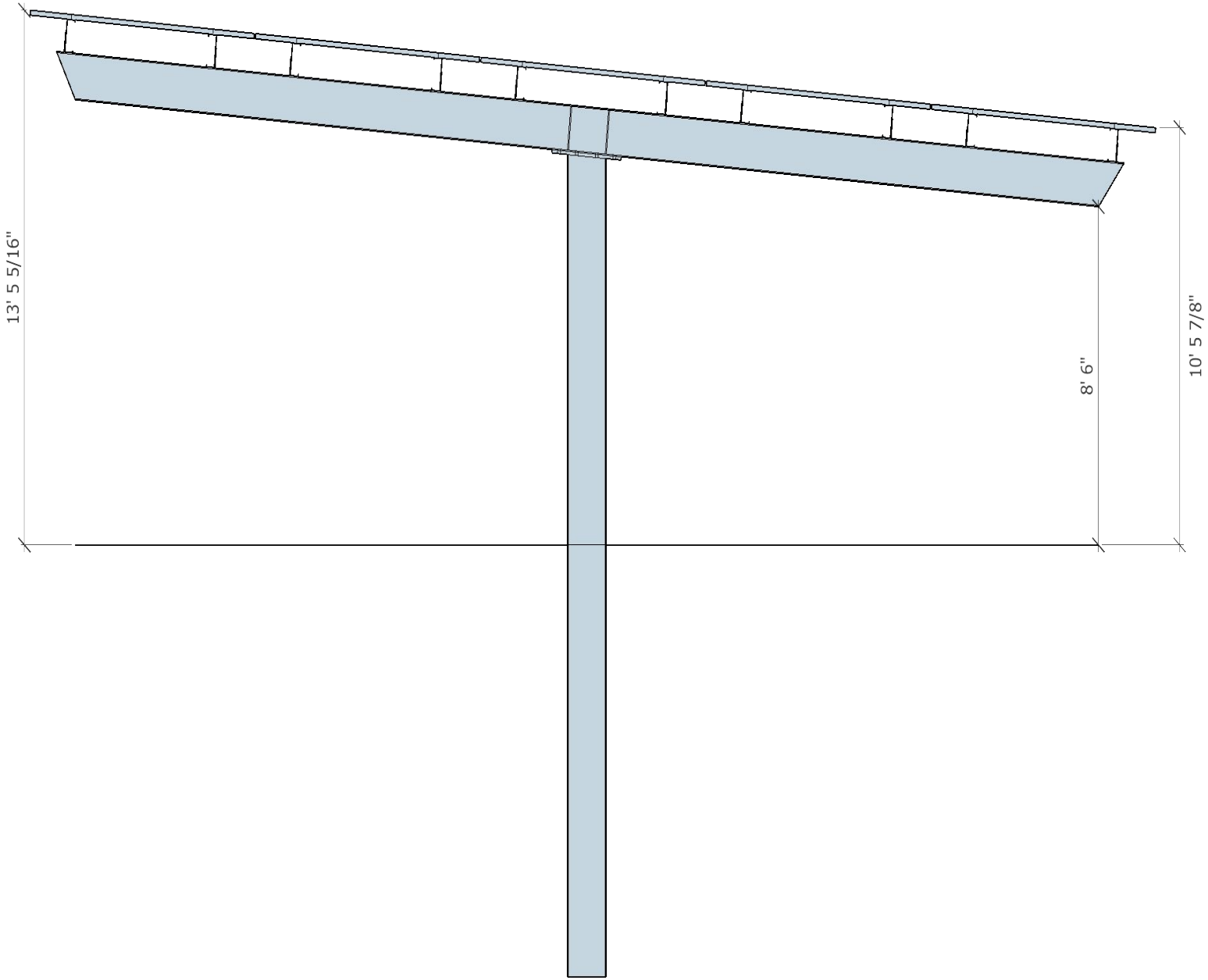
St. John's

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

01

A



Profile (5 Module)

park 'n SHADE

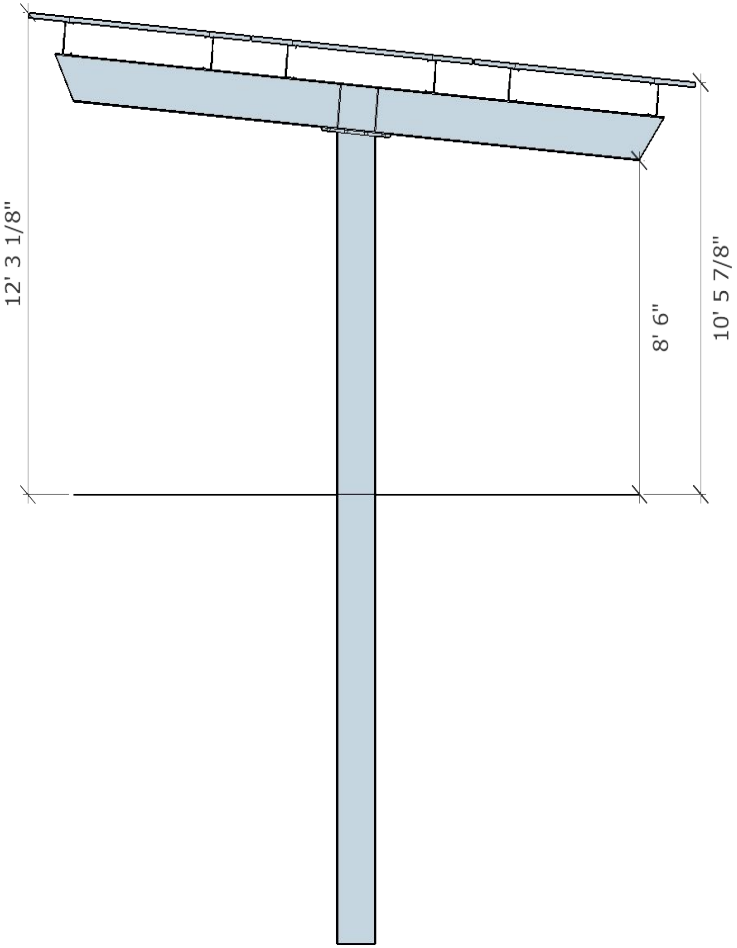
St. John's

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

02

A



Profile (3 Module)

park 'n SHADE

St. John's

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

03

A

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004493--HDRB

Project Description:

Project Location(s): 518 DEL NORTE LN
Santa Fe, NM 87501

Contacts:

Property Owner/Builder: Scott Berhost scotber66@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: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 2021

Year of Construction: 1940s-70s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-004493-HDRB

Address: 518 Del Norte Lane
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria responses

STAFF RECOMMENDATION:

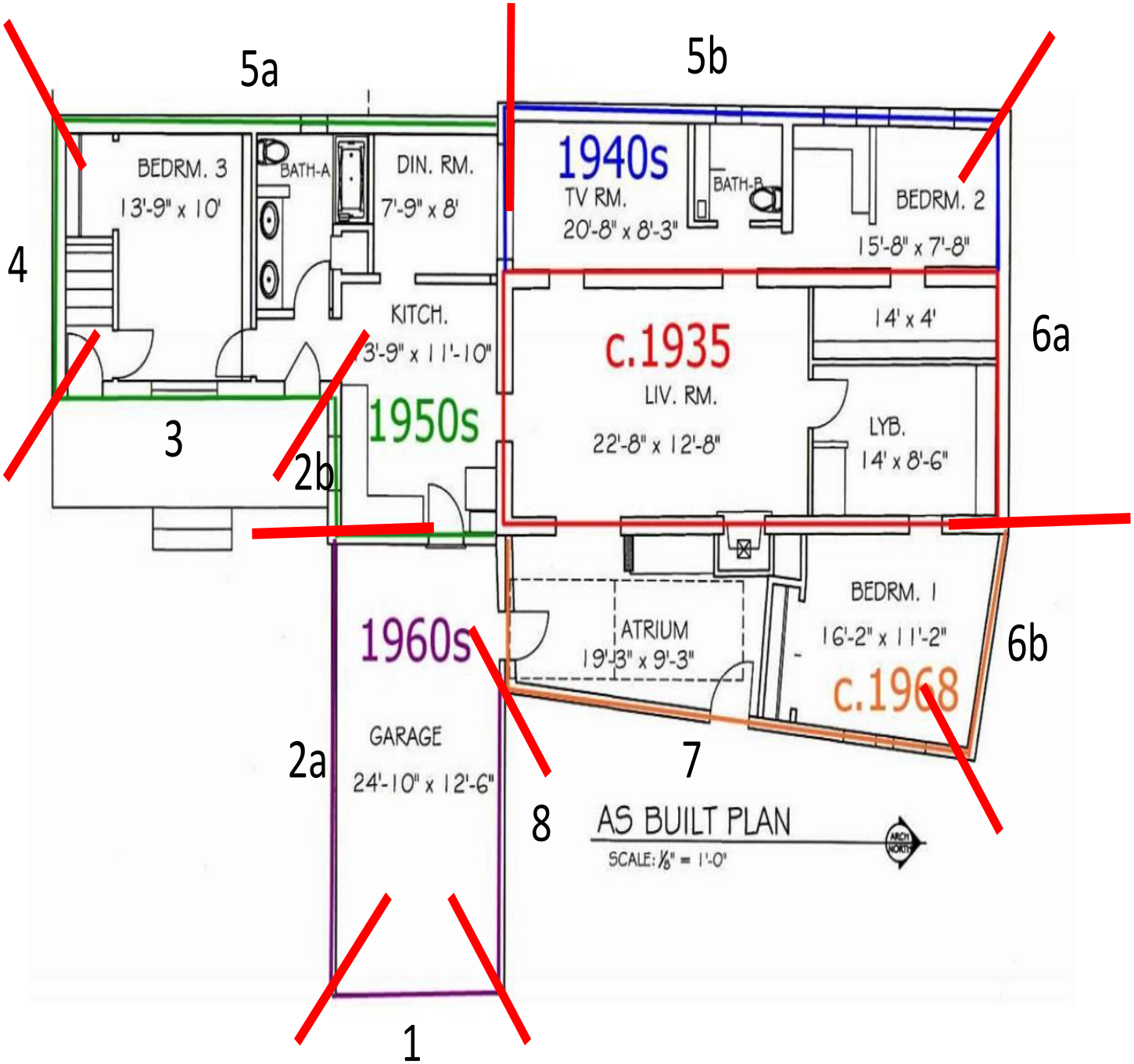
Staff recommend that the structure be retained as "Non-contributing," per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

518 Del Norte Lane is a single-family residential structure in a mix of styles begun in around 1935, with additions in the 1940's, 50s, and 60s, as well as a carport constructed in the mid-1970s. It currently has "non-contributing" historic status to the Downtown and Eastside Historic District. The applicant requests a historic status review.

The original core, the west portion of the structure, was constructed in 1935. This has been completely surrounded by subsequent additions. In the 1940s, two adobe additions were made at the rear of the house (façades 5b and 6a). In the 1950s, a CMU L-plan addition was constructed on the south side (façades 2b, 3, 4, and 5a). A garage protruding from the front of the house was constructed in the 1960s (facades 1, 2a and 8). In around 1968, a patio was enclosed and an addition constructed of stuccoed block. This portion now forms the front façade of the structure (façades 6b and 7). Sometime between the late 1970s and 1990s, rooftop light wells that rise up at sharp angles and change the overall profile of the structure. Molded window surrounds were also added. While earlier additions may be considered historic vernacular additions, the latter alterations impact the overall form, profile and appearance.

The freestanding carport from the 1970s is constructed of slump block imitating adobe, with a metal roof.



518 Del Norte Lane Façade Diagram

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Adela H. Catanach House & Carport	**518 Del Norte Lane*** ***Downtown and Eastside Historic District*** ***This is a recent address; see also 244 and 245 ½ Rosario Boulevard***	**Santa Fe ID #: N/A** **4. County: Santa Fe** **Parcel # 10126300**

5. Property Type:
x Buildings: House and Carport
x Structures: Wall
__ Site __ Object

6. Date of Survey: July 7, 2021

7. Previous Survey Date(s):
__ Yes:
_x_ No: Per City, 08/04/21

8. Name of Project:
HDRB status review

9. Lat/Long:
35.6829005, -105.9125494

10. Photo Information: John W. Murphey, photographer. View of front, east elevation, facing northeast.

11. Brief Description of the Property:

Viewed from the road, the former Adele H. Catanach house looks like a triggerfish with its shed-roof light wells rising at sharp angles from the roof. The uniqueness does not stop here. The house — a chimera of different styles and building phases — presents a jumbled canvas of odd façades.

It sits at the west extreme of its lot off Del Norte Lane. The 0.11-acre parcel, made of two lots, holds three structures: the aforementioned house, a rental unit (not subject to this survey), and a post-1975, three-bay free-standing carport. The roughly 1,694-square-foot one-story home sits approximately 90' from Del Norte Lane's centerline. Portions (mainly the carport) are also partially visible from an access easement off Rosario Boulevard (Photo 1).

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: Residence, c.1935, with expansion to older adobe in the 1940s, and1950s and '60s additions; Carport, post-1975 **_ _Known _x_ Estimated Source:** Aerial photographs and oral informant

County Assessor:
Residence: 1935
Carport: 1990

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

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

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

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

Source: Office of the Santa Fe County Assessor, 2021

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

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

For: Scott M. and Clarice Berhost

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

Owner: Scott M. and Clarice K. Berhost

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No* __Yes * Beyond boundary of Santa Fe Historic District (SRCP 260)
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

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

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

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

Residence (518) and Free-standing Carport Recommended Non-Contributing to the Santa Fe Downtown and Eastside Historic District, August 4, 2021.

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Adela H. Catanach House & Carport	518 Del Norte Lane Santa Fe: *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: July 7, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

Residence and Carport

_x_ Adobe __ Brick __ Composition _x_ Concrete: Block (CMU)

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Frame and Slump Block

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Sliding	Aluminum	1-F	2
Sliding	Aluminum	1-1	4
Casement	Wood	1-F	2
Combination	Metal	1-F-1	2
Sash	Aluminum	1/1	1
Fixed	Opaque	1	3

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Solid	Metal	3
Double	Panel	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1940s; two adobe additions made to c.1935 original core (west side); oral informant and visual and material evidence.
#2 Date: 1950s; CMU, L-plan addition made to c.1935 original core (south side); oral informant and visual and material evidence.
#3 Date: c.1968; enclosure of patio and addition and likely second attached carport (east side); oral informant, aerial photographs, survey plat, and visual and material evidence.
#4 Date: late 1970s to 1990s: installation of rooftop light wells and creation of molded window surrounds; oral informant, aerial photographs, and visual and material evidence.

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

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: No Style

17. Documents Available and Their Locations

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

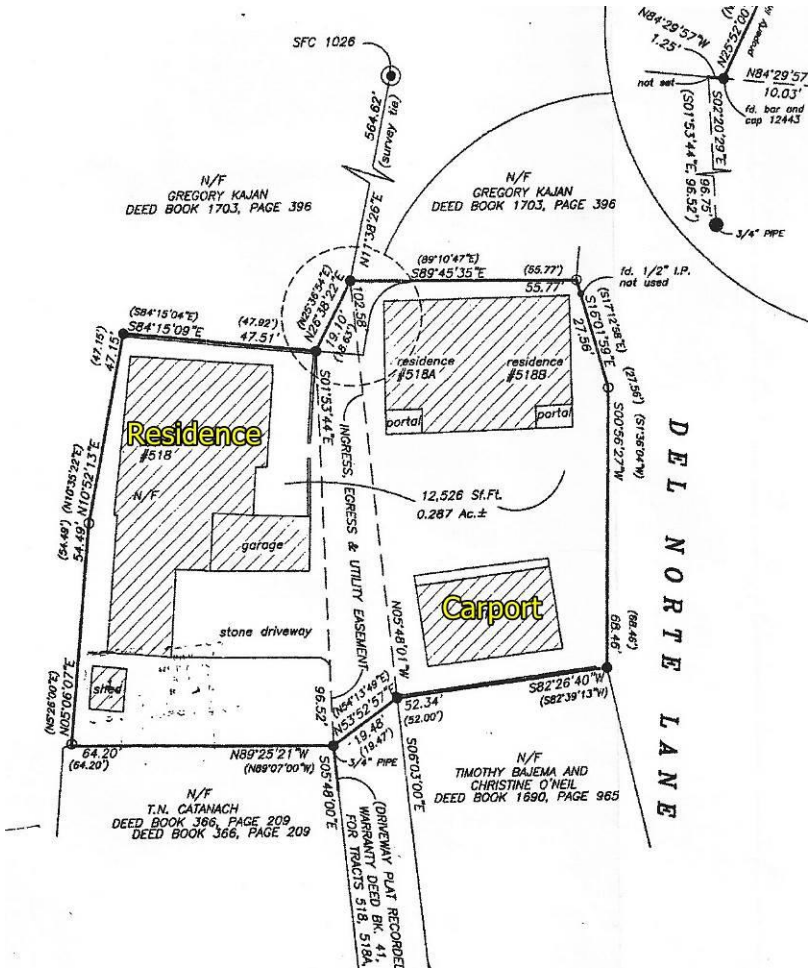
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2014 survey, courtesy A -Z Surveying Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:**	**3. Local Reference Number:** **Santa Fe: N/A**
Adela H. Catanach House & Carport	**518 Del Norte Lane** **Santa Fe:** ***Downtown and Eastside Historic District***	**4. County: Santa Fe**
		5. Date of Survey: July 7, 2021

Architectural Description Continued

East, Front Façade

A non-historic carport dominates the center of the composition (Photo 3). Made of concrete masonry units and walled with sheets of corrugated green plastic panel, the deep structure projects out from the home significantly. To the right (north) is a c.1968 patio enclosure addition.[1]

Built of stuccoed block, the center elevation encases an older adobe volume (Figure 1). The wall is penetrated with double folk-panel wood doors and narrow, vertical windows, indicating its era (Photo 5). It is traced with a boxed soffit overhang, which angles outward as it moves north (Photo 6). The space creating the entry and additional bedroom proved to be significantly dark so that at some in the 1980s, the dorsal fin-like light wells were installed to draw in daylight.

On the side of the carport is an L-plan volume of a totally different appearance (Photo 7). Erected in the 1950s of concrete masonry units, it has a conventional pattern of doors and windows. These were enhanced in the c.1980-90s, with molded surrounds topped with square "diamonds" (Photo 8), a treatment which continues on the west side of the building. This volume, holding bedroom, bathroom, kitchen, and dining room, is erected over a CMU-lined basement.

West Elevation

Situated close to the property line is a long elevation made of several additions. The longest section (which starts at the south end), represents the 1950s block addition. Most of its wall is blank, with a few aluminum sliding windows (Photo 10).

The shorter north end represents two c.1940s adobe additions added on to the center core of the house. These are also fenestrated with aluminum sliding units ornamented with stucco surrounds (Photo 11). The elevation is stuccoed with the same color as the east façade.

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[1] "Plat of Survey for Adele Catanach, 243 ½ and 244 Rosario Boulevard, Santa Fe, New Mexico, (Recorded April 1, 1968).

South and North Elevations

The north and extreme south elevations are blank stuccoed walls without openings (Photos 6 & 9).

Walls

A yard wall edges the front of the house. Roughly 42' long, its height runs with the grade, ranging from approximately 21" to 35". It is made of CMU topped with decorative, half-circle breeze blocks (Photo 6). Near the center of the wall is an opening once holding a wood gate. This wall connects with an east-west wall, tracing the north property boundary. Also, made of CMU, the 45'-long wall sits approximately 36" above inside grade. The walls are covered with a light coating of stucco to match the house. Neither are historic.

Free-Standing Carport

Approximately 25' east of the house is a three-bay carport (Photos 12, 13, & 14). Made of structural slump blocks imitating adobe, the carport was likely built in the late 1970s. It has a simple post and beam structure, supporting a low-pitched roof made of heavy 5" x 5" posts that hold up 7¼" x 5⅛" beams. These in turn carry 1½" x 9 ⅛" rafters, which tie into a 5½" x 7½" ridge beam (Photo 15). The structure is topped with metal roofing panel. The side and back elevations have large openings framed with posts and corbeled beams. The slump blocks show damage in several spots, including step cracking and broken units, likely due to uneven settlement. Built post-1975[2], this structure replaced an earlier free-standing carport.

[2] This is based on an aerial photograph not included in the survey form.

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Historical Overview

<u>Area Context - Rosario Boulevard</u>

It's hard to visualize today, but Rosario Boulevard — a meandering asphalt road lazily tracing the north edge of Arroyo Mascaras — was once intended to be a major artery. Historically at the northern fringe of the Santa Fe grant, the area was an outlier of settlement. North of Arroyo de las Mascaras (simplified to Arroyo Mascaras), the terrain quickly shifted from shallow bottomland to steep hillsides with little agricultural value. Anglos gave the area the name "Barren Hills."[3]

Santa Fe's northernmost acequia, Acequia de Muralla (or Ditch No. 8), irrigated land south of the arroyo. Another acequia (or a northern lateral of Ditch 8) reportedly traced the hillside above the subject property (Figure 3). This extension, proposed by Governor Martinez in 1844, delivered water to Rosario Cemetery as late as 1940.[4] Today, there is no evidence of the acequia, though the house south of the subject property is believed to have been built over an acequia-watered field.

As shown on late 19th century maps, the area had little population. A few houses were set close to the north bank of the arroyo, at the bottom of strip-like long lots. Above the homes, the lots climbed up the barren escarpment (Figure 2). Families attributed to the tracts included the Lobatos, from which a narrow arroyo just west of the subject property takes its name.

After over 100 years of reworking parcels and lots, it is difficult to correlate how the subject property connected to one ancient tract. Land surveys have tied it to portions of lots 9 and 10 of the King's map (Figure 3). This would indicate the Tafoya and/or Romero families originally owned it.

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[3] Corinne P. Sze and Beverly Spears, *Santa Fe Historic Neighborhood Study* (Santa Fe: N. Mex.: City of Santa Fe, 1988), 99.

[4] David H. Snow, *The Santa Fe Acequia Systems: Summary Report on their History and Present Status with Recommendations for Use or Protection* (Unpublished report, 1988), 10.

The arrival of the Denver & Rio Grande Western Railroad in 1887 spurred growth in the area. The 1912 King's map reveals this growth, showing a few homes on the benches above the arroyo. The most significant of these was the 1882 Hayt House (later Wientge Mansion) — an unusual Second Empire style home with a mansard roof which still looks down on the arroyo.

By this time, several long lots had been aggregated to create larger parcels. Some of the earlier Spanish surnames tied to the land (Lobato, Tafoya, Castillo, Martinez) were still present. Along with these were several individuals with German-Jewish surnames — Weltmer, Wientge, Krause, Shoemaker. A casual review of genealogical records reveals intermarriage between the two groups.

But sustained growth didn't occur until the Grant Avenue or El Puente de Los Hidalgos bridge was constructed. Arroyo de las Mascaras, a dry tributary of the Santa Fe River originating in the foothills northeast of Santa Fe, had historically curtailed development at the city's north end.

A push for a new bridge began in 1919 when 400 citizens delivered a petition to the Board of County Commissioners on May 17 asking for a secure crossing over the arroyo.[5]

Erected in 1920, it provided a direct and efficient connection from the central city to State Highway 485, the main road to Taos, and the northern precincts of Santa Fe County.[6] It served as the main crossing of the arroyo, providing service to the state highway and later U.S. Highway 64 until a new reinforced concrete girder bridge was constructed several hundred yards upstream in 1932 (today's Old Taos Highway).

The bridge development coincided with another plan to improve the road west of the bridge to connect with Rosario and National cemeteries. Formed in April 1919, the Rosario Boulevard Improvement Committee, led by attorney-historian Ralph Emerson Twitchell, urged for a new road to the Santa Fe National Cemetery, which was the only federal cemetery in the southwest.[7] The group, backed by the chamber of commerce,

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[5] "New $8000 Bridge Across the Arroyo Mascaros; Grant Avenue Resumes Place in Famous Road," *Santa Fe New Mexican*, June 5 1919, 3.

[6] John W. Murphey, "Bridge of the Hidalgos/ El Puente de Los Hidalgos/ Grant Avenue Bridge," New Mexico Historic Cultural Properties Inventory form, September 26, 2014, 5.

[7] "Rosario Boulevard Improvement Committee is Organized at the Enthusiastic Meeting of Property Owners…," …," *Santa Fe New Mexican*, April 18, 1919, 5.

saw potential in both cemeteries as tourist attractions. While the grand street never came to fruition, a new road was graded and opened in 1924 as Rosario Boulevard.[8]

The bridge, improved road, and later a WPA project lining the arroyo with stone walls fostered further growth north of Arroyo Mascaras. By the end of World War II, the stretch of land north of the arroyo (between Rio Grande Avenue and Taos Highway) had over 200 residents, most of whom had arrived after 1930.[9] The Catanachs — the long-term occupants of the subject house — reflect this trend.

Francis and Adela Catanach

Before 1928, the Catanach family moved into the improved area, living at a house at 331 Rosario Boulevard. The family likely descended from David N. Catanach, a Kentucky-born soldier who came to the New Mexico Territory in the 1860s to work for the Department of the Interior as an Indian agent.

The 1930 census records the Catanachs on Rosario Boulevard, headed by David Archibald Catanach living in a home with his wife, Manuelita, and eight children. Son Francis Sifredo Catanach was 15 years old.[10] Born in Iowa in 1915, Francis (commonly going by Frank) would live in the subject house until he died in 1959.

Frank's mother, Manuelita, deeded pieces of land to her son's wives rather than her children.[11] This area, encompassing part of the subject property, became a family compound of sorts, with lots occupied by Frank and his brothers.

In the early 1940s, Frank, and his new wife Adela Hands Catanach moved into a small existing home behind his brother's house at 245 Rosario Boulevard.[12] The house was given a "rear" address. After Frank served in the military as a miner in Sonora, Arizona, he and Adela returned to the Santa Fe family property in the mid-1940s.

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[8] "New Name for Old Road on Arroyo Mascaras …," *Santa Fe New Mexican*, November 17, 1924, 6.
[9] Sze and Spears, *Santa Fe Historic Neighborhood Study*, 103.
[10] United States Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 1B; Enumeration District: 0012; FHL microfilm: 2341134.
[11] Gilbert Catanach, telephone conversation with John W. Murphey, July 17, 2021. Gilbert is the son of Francis and Adela Catanach, and grew up in the house. Frank and his brothers, however, are shown to be the homeowners in Santa Fe city directories.
[12] Ibid.; Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1940 (El Paso: Hudspeth Directory Company, 1940), 330.

An Expanding House

Now with children, the ex-serviceman began to expand on the earlier dwelling with several additions. As recalled by his son, Gilbert, these initially included an adobe volume at the west to hold a kitchen and bathroom, followed in the late 1940s by a small adobe room at the northwest corner for his sister.[13] Around this time, the property took on the address 245 ½ Rosario Boulevard.

Frank again expanded the house in the 1950s, with a large L-plan, block addition. As remembered by his son, it was built over an existing hole in the ground which was conveniently converted into a basement. This alteration is visible in a 1966 aerial photograph (Figure 6).

After Frank's death, Adela (sometimes Adele) continued to live in the house with her children and sometimes other family members. Born in Pecos in 1918, Adela worked for many years as a nurse, including stints at St. Vincent's Hospital, New Mexico School for the Deaf, and as a private attendant.[14]

In the late 1960s, the house received an unusual addition across its front (east) façade. The stuccoed frame addition enclosed what appears to have been a patio. The angular space was fenestrated with double doors, vertical windows, and opaque panels, taking a cue from the more modish southside tract homes built by Bellamah and Stamm.

The addition enclosed and obscured the original adobe portion of the building and resulted in a very dark atmosphere. In the late 1970s or early '80s, angled light wells were installed on the roof to draw daylight into the darkened rooms. Around the same era, a family member ornamented most of the windows with sculpted surrounds and square "diamonds." The house at this time was going by the address 244 Rosario Boulevard.

Adele H. Catanach died on August 7, 2012. In family trust status, the house sat empty for a few years after her death and began to deteriorate. It is now addressed as 518 Del Norte Lane.

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[13] Catanach, telephone conversation with Murphey, July 17, 2021. According to a newspaper account, the sister born in 1946.

[14] "Adela Hands Catanach [obituary]," *Santa Fe New Mexican*, August 9, 2005, C-2.

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Evaluation of Historical Status

The Residence's core, an adobe rectangular volume enclosed by multiple additions and in no way visible from the exterior, may date to 1935. Changes to this original building, including the modernistic patio enclosure addition and attached carport, have introduced jarring architectural appendages. This has been compounded with the angular light wells and the molded surrounds added to the windows. The Residence does not present a unified architectural appearance nor elements that adhere to the Santa Fe style. The slump block Carport was constructed, based on aerial photographs, after 1975 and does not represent the Santa Fe style.

Conclusion

For the above reasons, the Residence, its CMU walls, and the free-standing Carport are recommended Noncontributing Structures to the Downtown and Eastside Historic District.

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Illustrations

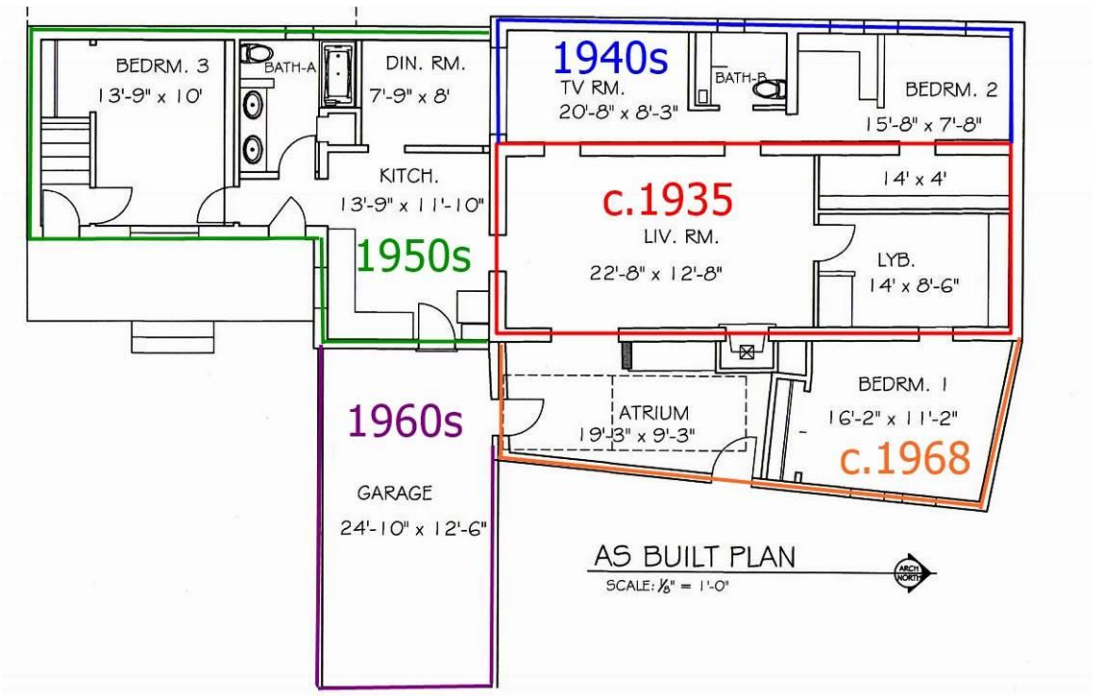

Figure 1: As Built Floor Plan, 2021, showing interpreted evolution of footprint.

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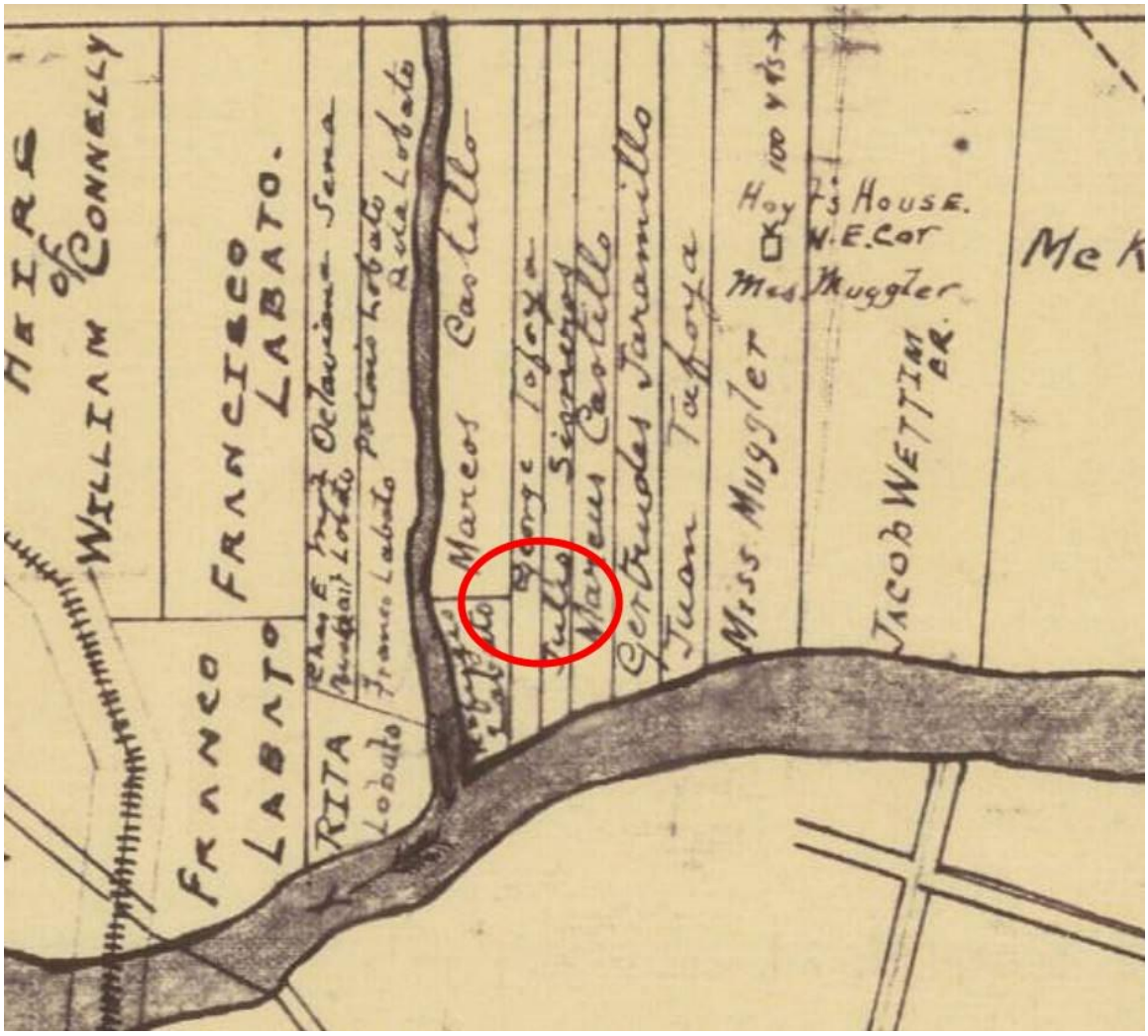

Figure 2: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
Circle indicates general location of subject property.

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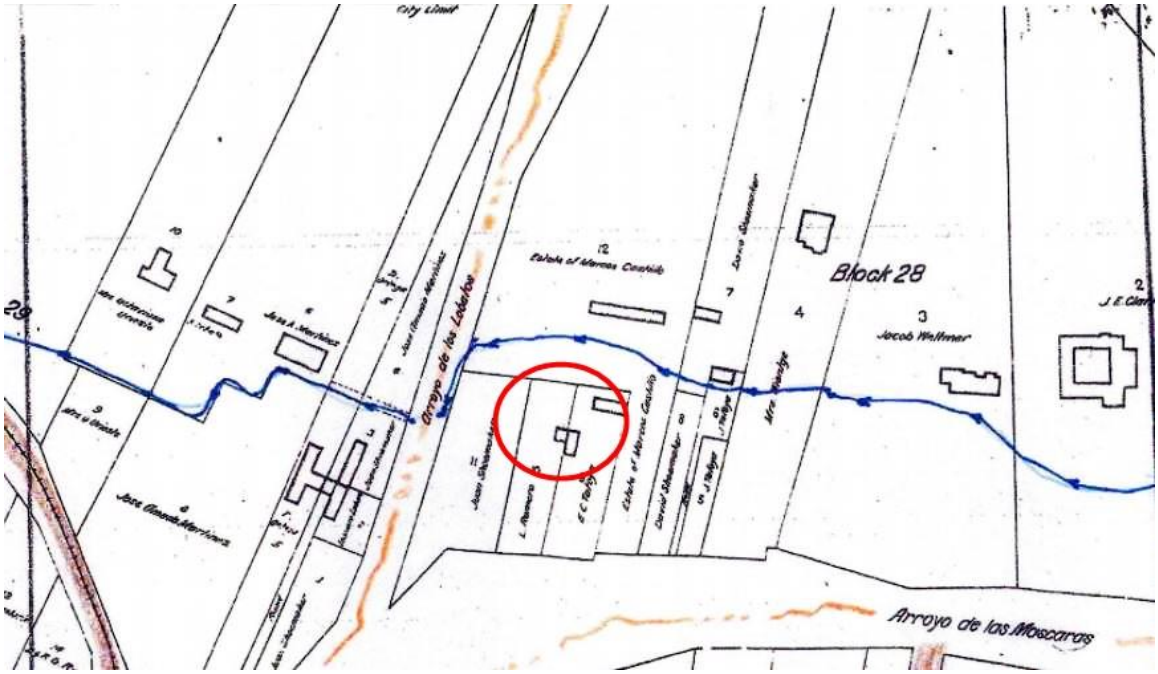

Figure 3: Portion of N. L. King, "King's Official Map of the City of Santa Fe," 1912, overlaid with acequia alignment based on work by Edward Gonzales.
Note that the depicted building footprints do not necessarily correspond with subject structure.

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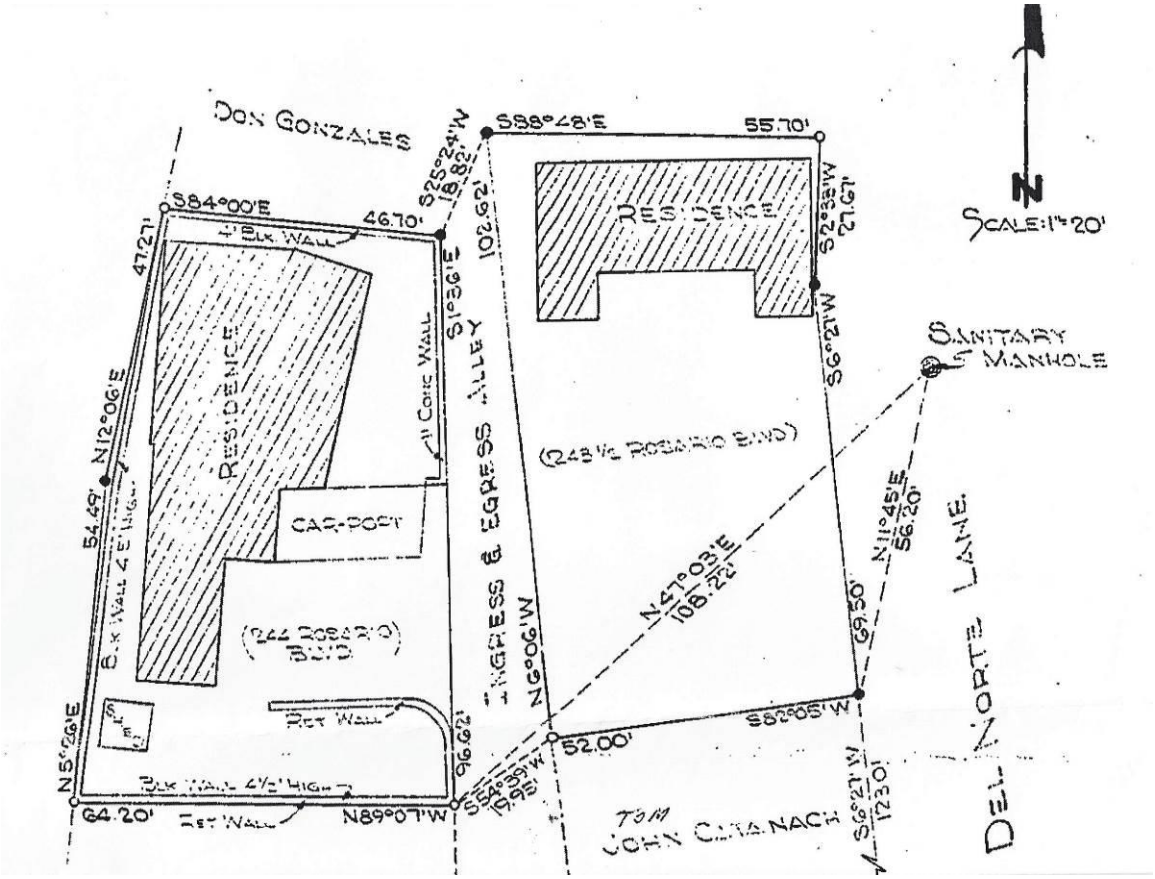

Figure 4: Portion of "Plat of Survey for Adele Catanach, 243 ½ and 244 Rosario Boulevard, Santa Fe, New Mexico," (Recorded April 1, 1968).
Note angled addition and absence of freestanding carport.

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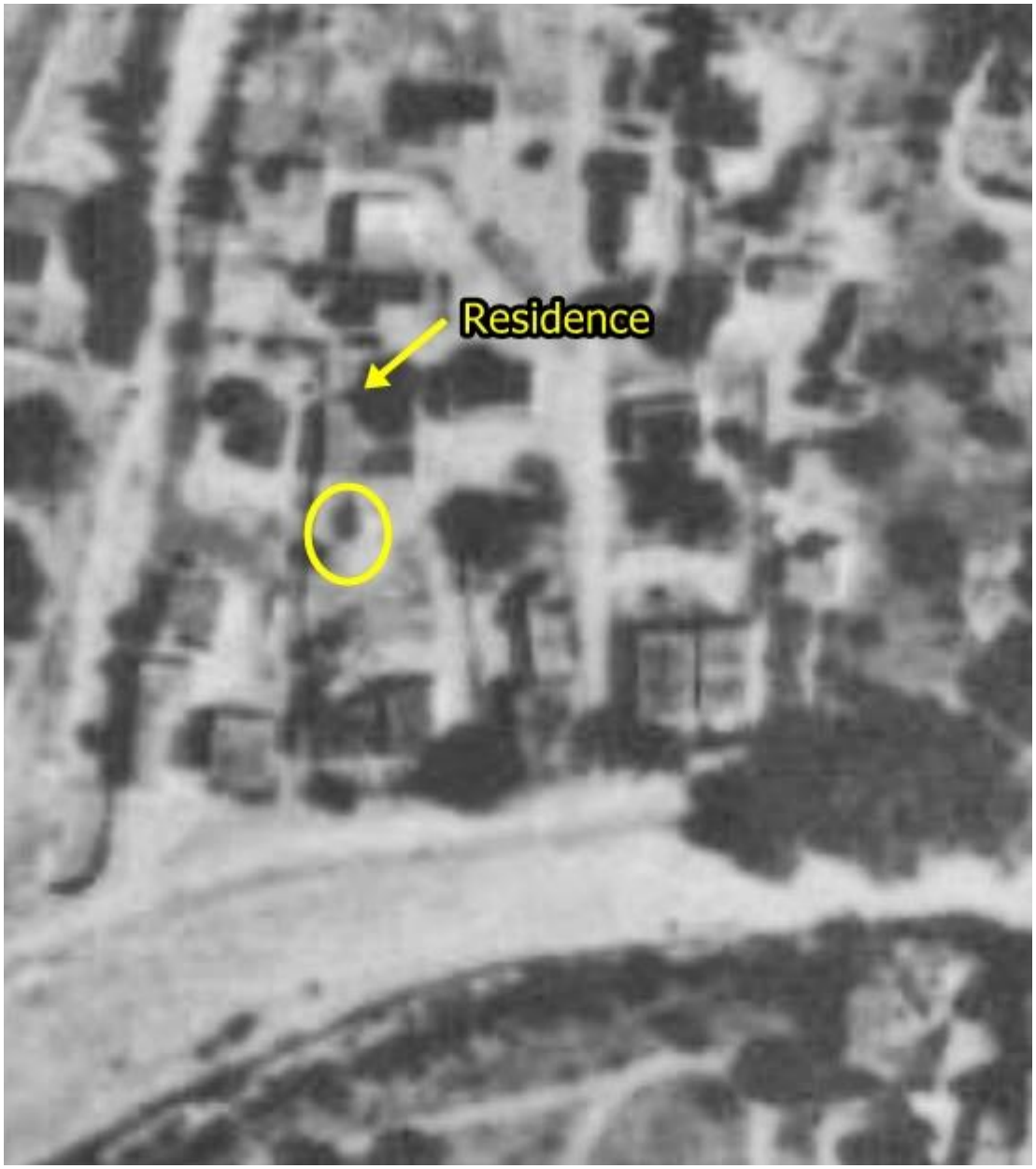

Figure 5: May 26, 1951 aerial photograph.
Circle indicates possible hole in ground which became basement of CMU addition.
Courtesy University of New Mexico, EDAC.

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Figure 6: May 2, 1966 aerial photograph.
Note east façade of original adobe portion is visible.
Courtesy City of Santa Fe, GIS.

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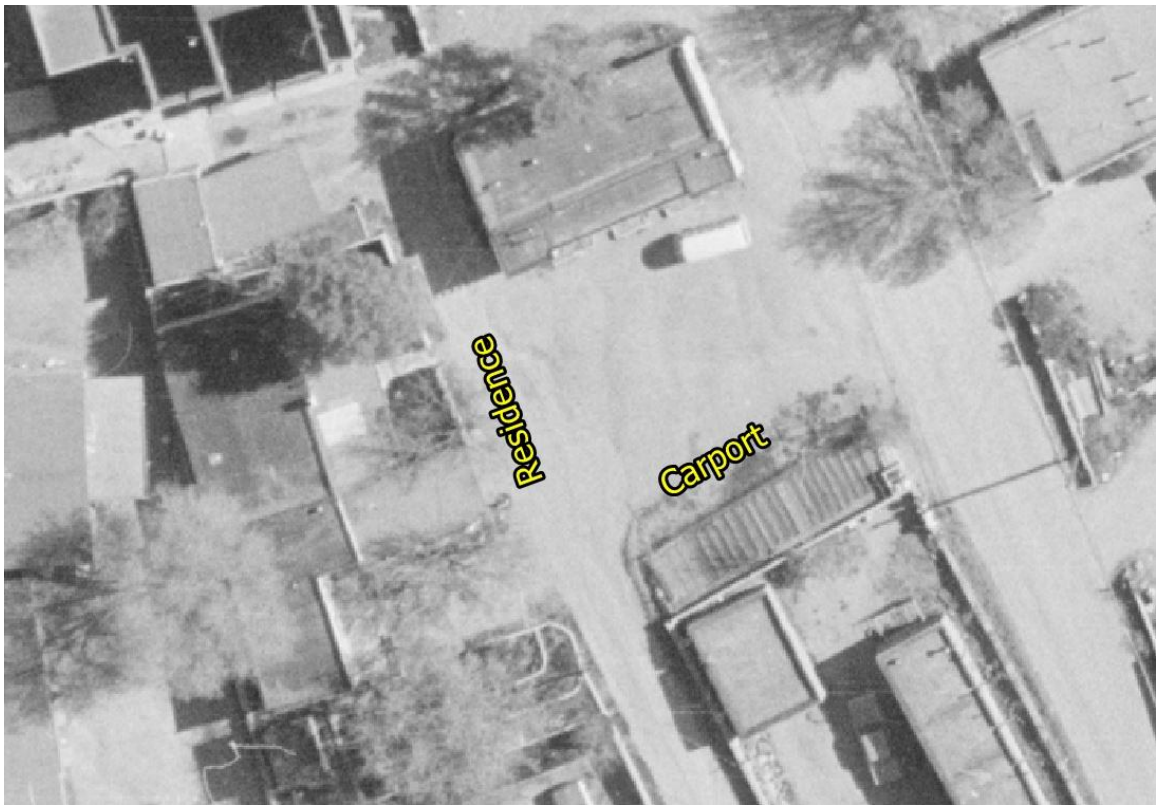

Figure 7: May 1, 1973 aerial photograph.
Note earlier free-standing carport.
Courtesy New Mexico Department of Transportation.

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Survey Photographs

(All images taken by John W. Murphey, July 7, 2021, unless otherwise noted).

Photo 1: View of Residence carport, along private access easement from centerline of Rosario Boulevard. Camera facing north.
August 2, 2021.

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Photo 2: Residence, east elevation, as seen from parking court along Del Norte Lane. Camera facing west.

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Photo 3: Residence, east elevation, carport at center.
Camera facing northeast.

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Photo 4: Residence, east elevation, carport and c.1968 porch enclosure addition. Camera facing northeast.

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Photo 5: Residence, north elevation, c.1968 porch enclosure addition.
Camera facing west.

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Photo 6: Residence, c.1968 porch enclosure addition and north elevation.
Camera facing southwest.

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Photo 7: Residence, east elevation, 1950s addition at left.
Camera facing northeast.

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Photo 8: Residence, east elevation, 1950s addition.
Camera facing northeast.

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Photo 9: Residence, west and south elevations. Camera facing northeast.

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Photo 10: Residence, west elevation, south end.
Camera facing northeast.

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Photo 11: Residence, west elevation, north end.
Camera facing northeast.

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Photo 12: Carport, east and north elevations.
Camera facing northwest.

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Photo 13: Carport, west and south elevations.
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: **Adela H. Catanach House & Carport**	**2. Location:** **518 Del Norte Lane** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe: N/A** **4. County: Santa Fe** **5. Date of Survey: July 7, 2021**

Photo 14: Carport, south elevation.
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: **Adela H. Catanach House & Carport**	**2. Location:** **518 Del Norte Lane** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe: N/A** **4. County: Santa Fe** **5. Date of Survey: July 7, 2021**

Photo 15: Carport, interior.
Camera facing east.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004457--HDRB

Project Description: New Construction

Project Location(s): 213 DELGADO ST
Santa Fe, NM 87501

1/2

Contacts:

Property Owner: Lisa Landy
213 1/2 Delgado Street
Santa Fe, NM 89449

Applicant: Stephen Beili stephen@studiobeili.com

Historic District: Downtown And Eastside

Historic Building Status: N/A

Publicly Visible Facade - West:

Historic District Inventory Number: N/A

Year of Construction: N/A

NewProject Type: New Construction

Historic Building Name: N/A

City of Santa Fe, New Mexico

memo

DATE: November 23, 2021

TO: Historic Districts Review Board Members

FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

---

Case 2021-004457-HDRB

Address: 213 ½ Delgado Street
Historic Status: New Construction
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__N/A__ Historic Inventory Form

__X__ Preliminary Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

__X__ Stucco, Colors, Finishes Samples

STAFF 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 ½ is a vacant lot within a compound on Delgado Street south of East Alameda and the Santa Fe River in the Downtown and Eastside Historic District. The lot is accessed from a driveway off Delgado Street, located behind (east of) neighboring buildings at 207 and 215 Delgado. It is directly adjacent to a previously approved new building at 211 Delgado.

The applicant proposes to construct a new 2,485 sf single-story residence and yard walls. The design is "Recent Santa Fe Style" with a combination of "Spanish Pueblo" and "Territorial Revival" features: wall-dominated stucco walls, ¾" bullnosed radius at corners, flat roof, and brick coping atop the house and yard walls. The house's parapets will have the typical three-layered brick pattern on the parapets and one layer of brick on the yard walls. A pergola at the southeast corner, not publicly visible, has steel beams and posts.

The building's height ranges from 14'3", 11'10" to 11'6", within the 14'7" maximum allowable height in this streetscape.

Windows and doors include casement, awning and glass, all divided lites of panes no larger than 30" in any dimension. Windows and glass doors will be aluminum clad to match Benjamin Moore's "Blueberry Hill" color. The brick coping will match the hardscaping in Summit Brick "cotto stone" in Pueblo color. Canales will be traditional wood grain fiberspan (concrete) in dark brown finish. Stucco will be El Rey's cementicious "Adobe".

The building features a roof deck behind the parapet. Guardrail and handrails along steps to roof deck will be custom designed with a gunmetal finish iron, also not publicly visible.

Proposed yard walls will surround the building to heights between 6' and 8'. The applicant was previously advised by staff that the yard wall maximum allowable height is 6' in this streetscape, and for zoning regulations, the yard wall at the rear of the property may be 8." The applicant has varied heights of the yard wall that surrounds the front/north elevation entry. The front gate and the east yard wall haves steel-framed openings with custom-made wood shutter. The rear yard has an 8' untreated coyote fence.

Light fixtures will be hammered iron.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7/26/21

Site Address: 213½ DELGADO SANTA FE NM 87501

Property Owner of Record: JOSE GONZALEZ

Applicant/Agent Name: STEPHEN BEILI

Contact Person Phone Number: (505) - 699.2372

Proposed Construction Description: NEW SINGLE FAMILY RESIDENCE

TOTAL ROOF AREA:

Zoning District: RC-8

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: DOWNTOWN AND EASTSIDE HISTORIC DOWNTOWN ARCHAEOLOGICAL

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage: 53 %
☒ Open Space Required: 1211 SF

Setbacks:
Proposed Front: 7'0 Minimum: 0 OR 7'0 DEPENDING ON YARD WALLS
2nd Front? _____
Proposed Rear: 5'5 Minimum: 5'0
Proposed Sides: L 5'5 R 9" Minimum: 5'0 ON LEFT (WEST) AND 0 ON RIGHT (EAST)

Height: Proposed 13'10
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance 14'7 MAX.
☐ Regulated by Escarpment District

Parking Spaces: IN GARAGE
Proposed 2 Accessible _____
Minimum: 2

Bicycle Parking:**
Proposed: 0 Minimum: 0
** Commercial Requirement

13'10 PER ZONING MEASUREMENT METHOD AND 14'3 PER HISTORIC

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

STEPHEN BEILI [☐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** 7/26/21

To Be Completed By City Staff:

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

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: None

REVIEWER: Lee Logston **DATE:** 7/27/2021

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

Revised 20 November 2020

studio beili
modern home design

October 25, 2021

Angela Schackel Bordegaray
Historic Preservation Division
City of Santa Fe, New Mexico

Dear Angela and the Historic Districts Review Board,

Please find attached my submittal for a new residence at 213½ Delgado Street.

- Application Form
- Exterior Finishes and Features
    - Carving Designs (and an example of the artisan's work)
    - Exterior Finishes
    - Guardrail Design
    - Handrail Design
- Photographs
    - Site
    - Story poles
    - Variety within the streetscape
    - Walls
- PZR
    - Plan Set and LLOR (signed)
    - Worksheet (signed)
- Sketchup images
- Story Pole Diagram
- Streetscape Diagram and Building Height Calculations
- Window Bid for Windows and Glass Doors
- Drawings
    - A1 Site Plan
    - A2 Reference Plan
    - A3 Floor Plan
    - A4 Roof Plan
    - A5 Elevations

stephen beili 505 699 2372 stephen@studio**beili**.com studio**beili**.com

BACKGROUND & SUMMARY:

213 ½ is a vacant lot within a compound on Delgado Street south of East Alameda and the Santa Fe River in the Downtown and Eastside Historic District. The lot is accessed from a driveway off Delgado Street, located behind (east of) neighboring buildings at 207 and 215 Delgado. It is directly adjacent to a previously approved new building at 211 Delgado.

The applicant proposes to construct a new 2,485 sf single-story residence and yard walls. The design is "Recent Santa Fe Style" with a combination of "Spanish Pueblo" and "Territorial Revival" features: wall-dominated stucco walls, ¾" bullnosed radius at corners, flat roof, and brick coping atop the house and yard walls. The house's parapets will have the typical three-layered brick pattern on the parapets and one layer of brick on the yard walls. A pergola at the southeast corner, not publicly visible, has steel beams and posts.

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Windows and doors include casement, awning and glass, all divided lites of panes no larger than 30" in any dimension. Windows and glass doors will be aluminum clad to match Benjamin Moore's "Blueberry Hill" color. The brick coping will match the hardscaping in Summit Brick "cotto stone" in Pueblo color. Canales will be traditional wood grain fiberspan (concrete) in dark brown finish. Stucco will be El Rey's cementicious "Adobe".

The building features a roof deck behind the parapet. Guardrail and handrails along steps to roof deck will be custom designed with a gunmetal finish iron, also not publicly visible.

Proposed yard walls will surround the building to heights between 6' and 8'. The applicant was previously advised by staff that the yard wall maximum allowable height is 6' in this streetscape, and for zoning regulations, the yard wall at the rear of the property may be 8." The applicant has varied heights of the yard wall that surrounds the front/north elevation entry. The front gate and the east yard wall haves steel-framed openings with custom-made wood shutter. The rear yard has an 8' untreated coyote fence.

Light fixtures will be hammered iron.

- o A5a Elevations w/o fence and yard walls
- o L1 Landscape design drawings

Location and site

This proposal is for a new, single family residence for Lisa Landy and Jose Gonzalez. It is to be located at 213½ Delgado in the Downtown and Eastside District on the portion of the street that lies between East Alameda and Canyon Road. The currently empty lot is on a shared lot access driveway behind some neighbors' houses at 207 and 215 Delgado, and therefore, the public visibility is very limited.

Square footages

- 1837 sf Habitable space
- 585 sf Garage and Mechanical
- 63 sf Portal
- 2485 sf Total roofed area

We are proposing garden areas behind yard walls along the north and east sides of the home as well as a planted area outside the building and yard walls at the northwest corner of the design. This is what will primarily be seen from Delgado.

Please see the following attachments:

- A1 Site plan showing the relationship of the house and yard walls to the lot lines and neighbors
- L1 Landscape design drawings (not required, but included for reference)

Style and design

The proposed design is Recent Santa Fe style with stuccoed walls and brick coping on the house and yard walls, very similar to the house just down the street at 222 Delgado. More specifically, the brick coping is proposed to be one layer of brick on the yard walls and three layers on the parapets. The middle layer on the parapets will feature bricks turned on a 45 degree angle.

Yard walls and the lower mass on the west lend variety to the heights of what will be seen from Delgado (the northwest corner of the design), and the yard walls and pergola do the same from the north and east.

A roof deck is proposed over part of the home, and we have very intentionally pulled it back from the face of the garage so that the garage does not appear too prominent from Delgado. Rather, the roof deck with parapets acting as its guardrail simply looks like a part of the house which is taller than the garage.

There is a great variety of architecture within the Downtown and Eastside district, and this can be seen even just within our limited streetscape (within a 300' radius of the lot). Our proposed design does not copy the houses around the shared driveway (which one would we pick?), but we believe it is well within the range of what can be seen within the streetscape.

In addition to the above attachments, please see the following:

- A2 Reference Plan

- A3 Floor Plan (dimensioned)
- A4 Roof Plan
- A5 Elevations
- A5a Elevations of the house with the fence and yard walls shown dashed
    - note: this drawing also shows the house at 222 Delgado mentioned above
- Photos labeled 'Site'
- Photos labeled as 'Variety within the streetscape' to see the houses on the shared driveway (photos 2-4 and 6-8) as well as others within the streetscape

Heights - yard walls and fences
For a design that is not on the street, yard wall heights are governed by Zoning rather than Historic, and Zoning allows for 8' tall yard walls in this district. Our proposed yard walls are between 6' to 8'.

There is in fact encouragement from Zoning to surround the property with yard walls between 6' to 8', and if this is done, then setbacks along the front and rear can be reduced. We have opted to utilize this provision on the rear. If we had chosen to utilize it on the front, the proposed home would have been right up against the shared driveway, whereas we have set it back 7' to 16'.

Within the streetscape and within the district just as far away as Canyon Road, there are many examples of tall yard walls or houses right up on the sidewalks or property lines. We have designed the yard walls to step up and down, forward and back as you can see on the Site Plan and Elevations, and we have incorporated various gates and shutters to break up the more visible blank walls. In particular, note the shutters on the west wall since these are publicly visible.

In addition to the above attachments, please see the following:
- Photos labeled as 'Walls'
- Photos labeled as 'Story Poles'
- Story Pole Diagram
- Carving Designs (and an example of the artisan's work)

Heights - buildings
Building wall heights are governed by both Zoning and Historic, and our maximum allowable building height is 14'7 as measured per Historic guidelines from the grade at the midpoint of the front (north) façade. Our design is 14'3 tall for much of the house, 11'10 for the mass closest to Delgado, and 11'6 for the pergola on the east side.

Please note that there is slightly more than 2'0 of slope around the perimeter of the house, but we are not requesting the variance for up to an additional 4'0 in building height. It is not necessary for our design.

In terms of houses with similar (or taller) heights, please note that on our shared driveway, there is a house that is 14' tall. One driveway north of us has a building that is 17.7' tall. The driveway to the east has houses at 16.5' and 19.9' tall, and the driveway to the south has houses at 14.7' and 15.3'.

In addition to the above attachments, please see the following:
- Streetscape Diagram and Building Height Calculations

Materials, colors and finishes

Exterior materials and features:

- Brick coping, garage apron, and other hardscaping
    - Summit Brick 'cotto stone' in pueblo color 482 WT tumbled with sand
- Canales
    - Fiberspan traditional wood grain (concrete) canales in dark brown finish
- Driveway
    - Brown/tan/gray gravel mix
- Fence
    - Untreated coyote fencing
- Guardrail and handrails along steps to Roof Deck
    - Per designs from Francis Nowicki in gun metal finish
    - Please note that the guardrail and handrails are not publicly visible, but the designs are included here for reference.
- Light fixtures in locations shown on Elevations
    - Hammered Iron Lantern EX046N
- Steel (gate jambs and frames, pergola beams, pergola posts, and shutter frames)
    - To match Francis Nowicki's gun metal finish
    - Door 6
        - 3'0 x 7'0 pair of doors: insulated flush outswing steel door with full weather stripping and threshold
- Stucco
    - El Rey cementitious stucco, color Adobe 116
    - ¾" bullnose radius on corners
- Windows and glass doors
    - Sierra Pacific cladding color to match Benjamin Moore Blueberry Hill 812
    - Please see the attached Window Bid which gives the following additional information:
        - Unit type - see 'product code' for awning, casement, or door
        - Size - see 'rough opening'
        - Symbol - see 'sym'
        - Location - see 'location'
        - Drawings of each window and glass door follow the specs.
    - All windows and doors, whether publicly visible or not, have divided lites that meet the 30" rule.
- Wood
    - #87 Smokey Walnut Stain
    - Garage door
        - 18' x 7' door with horizontal wood slats, approx. 4" tall, applied to garage door
    - Gates and shutters
        - Entry gate (G1)
            - 3'0 x 7'0 wood gate with metal frame to withstand warping
            - 1'4 x 2'1 carved postigo by local artisan Russell Moore, same amount of wood above the postigo as there is on each side of the postigo
        - East shutters
            - carved pair by local artisan Russell Moore to fill 2'4 wide x 2'6 tall opening

        - Southeast gate (G2)
            - 4'8 x 6'1 wood gate with metal frame to withstand warping
            - jamb on hinge side only
            - bolt into ground on west side of gate
        - Southwest gate (G3)
            - 3'8 x 6'7 wood gate with metal frame to withstand warping
        - West shutters
            - carved pair by local artisan Russell Moore to fill 2'4 wide x 2'6 tall opening

Rooftop appurtenances

- Mechanical equipment
    - The outdoor mechanical unit is contained within a parapeted area on the back of the house and is lower than the surrounding parapets.
- Skylights
    - The four skylights are all below the height of their surrounding parapets and are listed in more detail on A4 (Roof Drainage Plan).
- Roof Deck
    - Likewise, all of the following are below the height of the surrounding parapets, but included here for your reference.
    - There is an outdoor kitchen and a built-in gas fire pit: The Outdoor Greatroom Company CV-72 linear gas firepit in midnight mist color with glass guard.

In addition to the above attachments, please see the following:

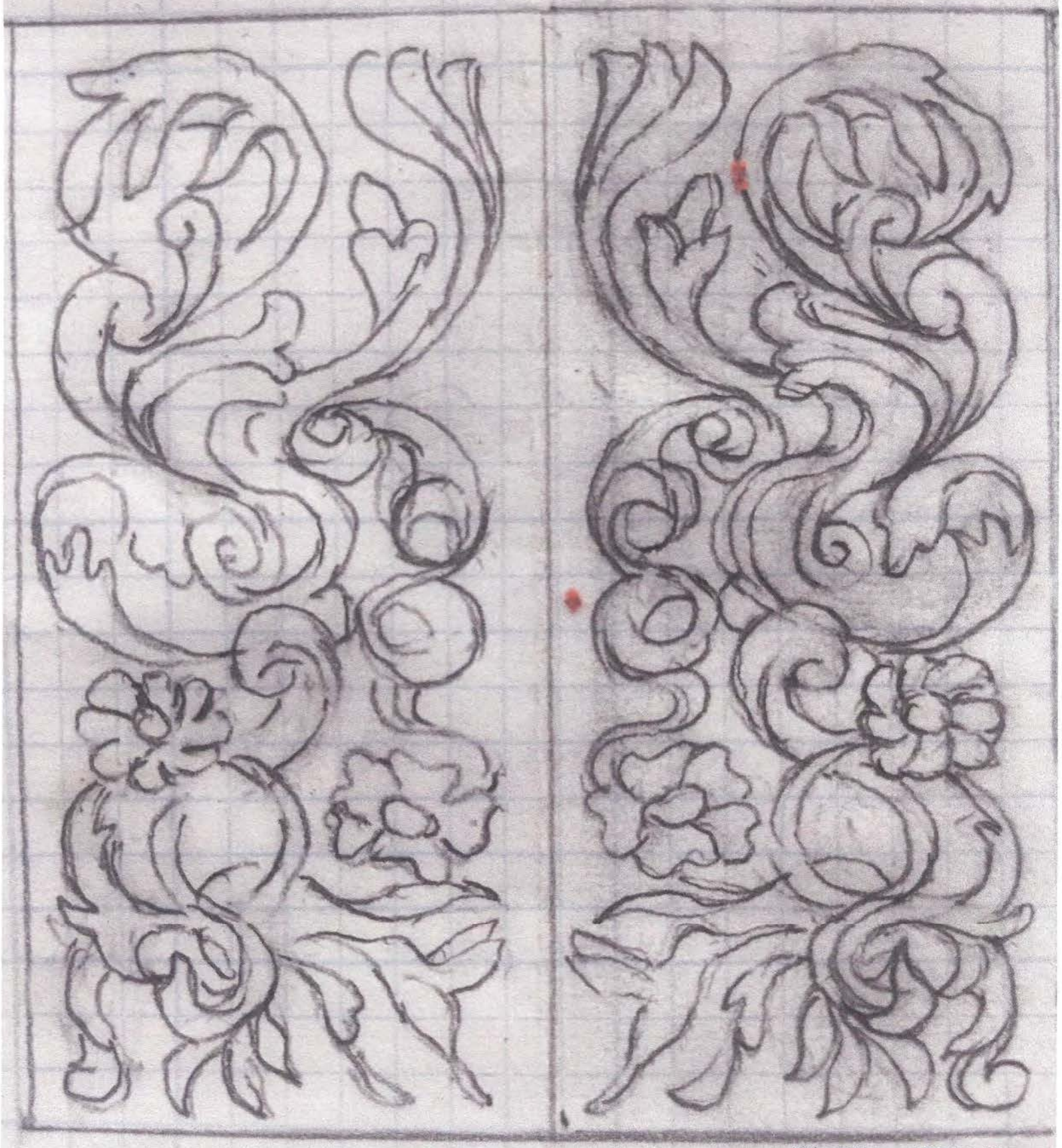
- Exterior finishes and features
- Guardrail design
- Handrail design
- Window bid for windows and glass doors

Thank you so much for your consideration.

Sincerely,

Stephen Beili

EXAMPLE OF RUSSELL MOORE'S CARVINGS



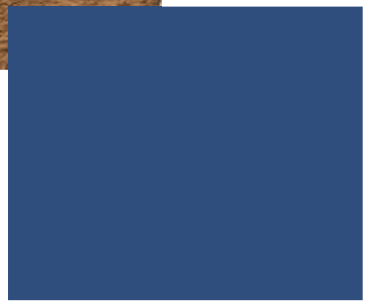
SHUTTER DESIGN
RUSSELL MOORE
10.19.21
213 1/2 DELGADO

POSTIGO DESIGN
RUSSELL MOORE
10.19.21
213 1/2 DELGADO

BRICK COPING
Summit Brick / Cotto Stone
Pueblo Color 482 WT
Queen Size
• Coping at Parapets
• Exterior Wall Coping
• Landscaping Hard Surface

EL REY STUCCO
Adobe 116 cementitious
• Exterior of House
• Exterior Walls

EXTERIOR STAIN
#87 Smokey Walnut Stain
• Garage Doors
• Exterior Gates
• Shutters



METAL CLADDING
Benjamin Moore
Blueberry Hill 812
• Exterior Doors
• Exterior Windows

FINISH at Metal Frame
at Gates, Sconces &
Pergola

CANALES
Fiberspan Concrete
Canales Traditional
Wood Grain Square
Dark Brown

EXTERIOR SCONCE

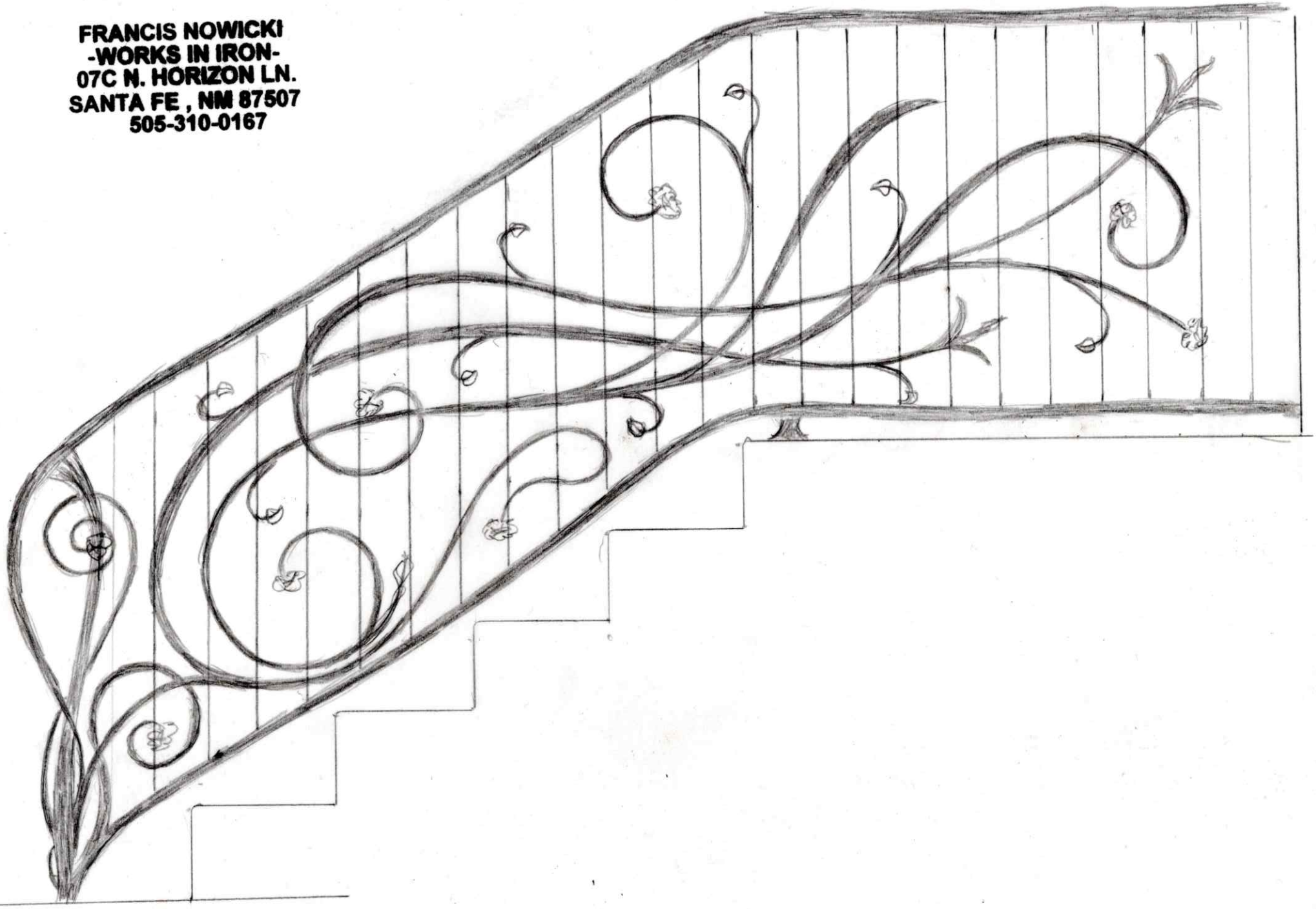
DELGADO RESIDENCE EXTERIOR FINISH BOARD

213-1/2 DELGADO STREET
SANTA FE NM

Rev. Dates
10.20.21

Prepared By
Smith Design

FRANCIS NOWICKI
-WORKS IN IRON-
07C N. HORIZON LN.
SANTA FE , NM 87507
505-310-0167



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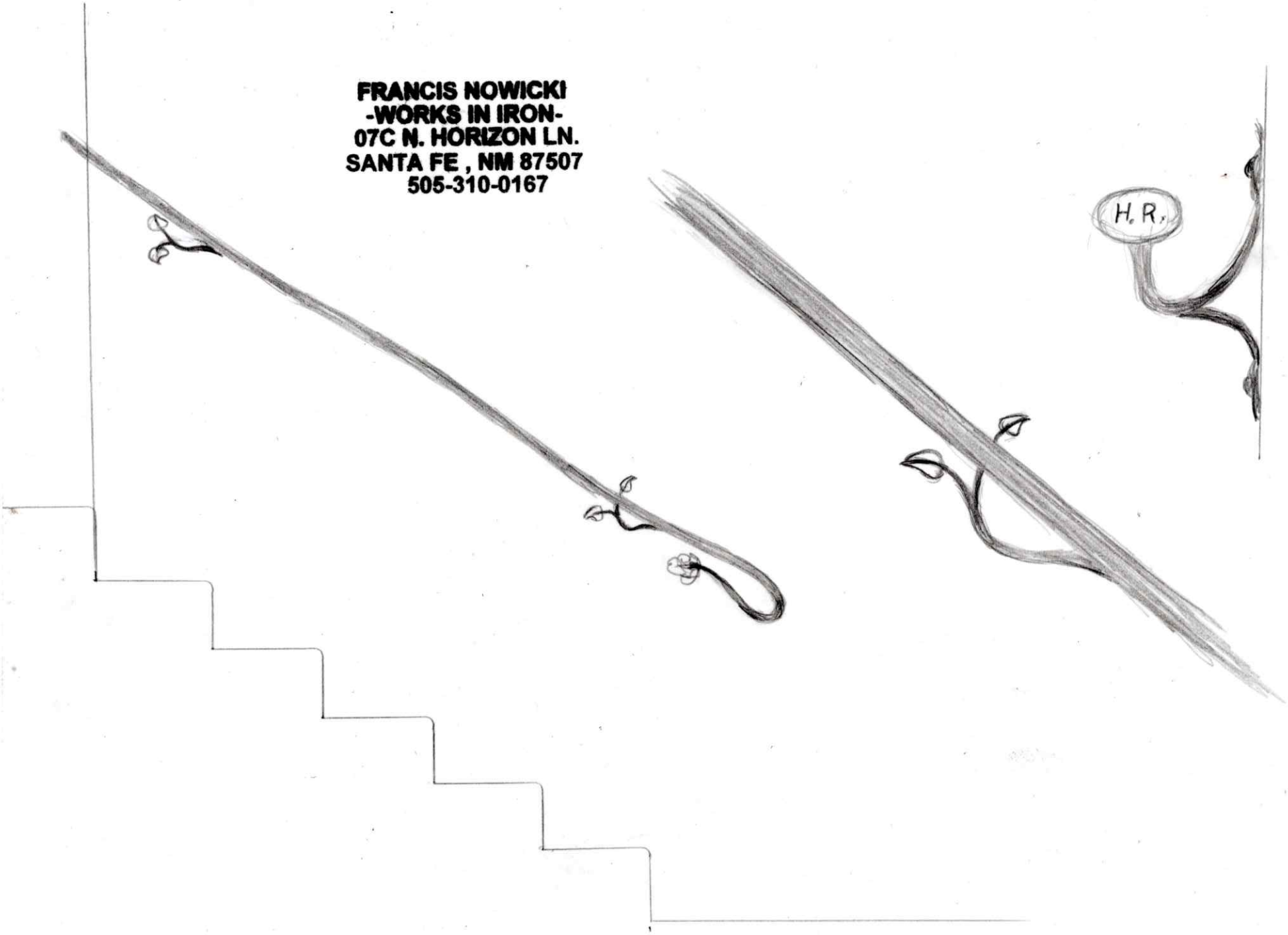


213½ DELGADO - PHOTOS SHOWING THE SITE AND ITS PUBLIC VISIBILITY

Public visibility as seen from Delgado - site is visible behind the yard wall in the middle of the photo

View to west

View to northwest

View to north

View to northeast #1

View to northeast #2

View to east (including neighbor's empty lot in foreground)

View to southeast (including neighbor's empty lot in foreground)

View to south

View to southwest

213½ DELGADO - PHOTOS SHOWING STORY POLES

Public visibility as seen from Delgado - photo taken from sidewalk on opposite side of Delgado

Story poles numbered 4 3 5 2 6 16 7 15 14
photo taken partway up the shared driveway

Story poles numbered 9 8 7 10 6 16 5
photo taken from northeast lot corner

Story poles numbered 5 11 12 17 4 15 13 3 14 2
photo taken from northeast lot corner

Photo #1 - 530 East Alameda - photo shows a Spanish tile, pitched roof house and brick/coyote/metal fencing and gate

Photo #2 - 209½ Delgado (immediate neighbor to northeast) - photo shows a Pueblo Revival house with carport

Photo #3 - 209 Delgado (immediate neighbor to north) - photos shows a pitched roof house with high yard wall

Photo #4 - 219½ Delgado (immediate neighbor to the south) - photos shows a flat roof house with overhanging fascia, not parapets

Photo #5 - 219½ Delgado (immediate neighbor to the south) - photo shows houses and yard walls coming right up to shared driveway

Photo #6 - 215 Delgado (immediate neighbor to the west) - photo shows a converted garage with lattice fence

Photo #7 - 207 Delgado (immediate neighbor to the northwest) - photo shows garage with blue doors and scallopped stucco

Photo #8 - 207 Delgado (immediate neighbor to the northwest) - photo shows exposed headers, scallopped stucco, and blue window frames

Photo #9 - 205 Delgado - photo shows pitched roof, Craftsman bungalow

Photo #10 - 208 Delgado - photo shows overhanging fascia detail, white casing, floor-to-ceiling corner window, and white stucco under portal

Photo #11 - 210 Delgado - photo shows Pueblo Revival home with corbels and protruding vigas

Photo #12 - 222 Delgado - photos shows brick coping on yard wall and house, blue framed windows with no casing

Photo #13 - 231 Delgado - photo shows pitched roof house and houses and garage coming right up to shared driveway

Photo #1 - 540 East Alameda - photo shows a combination of coyote fencing, high stuccoed walls, and low stone walls

Photo #2 - 540 East Alameda - photos shows several stuccoed yard walls

Photo #3 - 528 East Alameda - photo shows long, high stuccoed yard wall with solid gate and pilasters

Photo #4 - 209 Delgado (immediate neighbor to north) - photo shows high stuccoed yard wall almost congruent with house with mostly solid gate

NOTES:
FIRE UNITS FROM MOUNTAIN WEST SALES (JIM LYLE):
- GREAT ROOM: ORTAL 110H GAS INSERT FIREPLACE WITH SCREEN BARRIER, LIGHTS, AND POWDER COATED BLACK BACKGROUND; AIR INTAKE VENT TO BE LOCATED ON UNDERSIDE OF CANTILEVERING HEARTH; MEDIUM TBD BY CLIENT/INTERIOR DESIGNER
- MAIN BEDROOM: ORTAL 75 GAS INSERT FIREPLACE WITH SCREEN BARRIER) AND POWDER COATED BLACK BACKGROUND; AIR INTAKE VENT TO BE LOCATED ON UNDERSIDE OF CANTILEVERING HEARTH; MEDIUM TBD BY CLIENT/INTERIOR DESIGNER
- ROOF DECK: THE OUTDOOR GREATROOM COMPANY GV-72 LINEAR GAS FIREPIT IN MIDNIGHT MIST COLOR WITH GLASS GUARD; MEDIUM TBD BY CLIENT/INTERIOR DESIGNER

ERV
- PER GC RECOMMENDATION WITH EXHAUST REGISTERS IN BATHROOMS AND KITCHEN END OF GREAT ROOM AND SUPPLY REGISTERS IN BEDROOMS AND EAST END OF GREAT ROOM. MIN. CONFIRM LOCATIONS FOR UNIT, ACCESS PANELS, AND REGISTERS WITH CLIENT

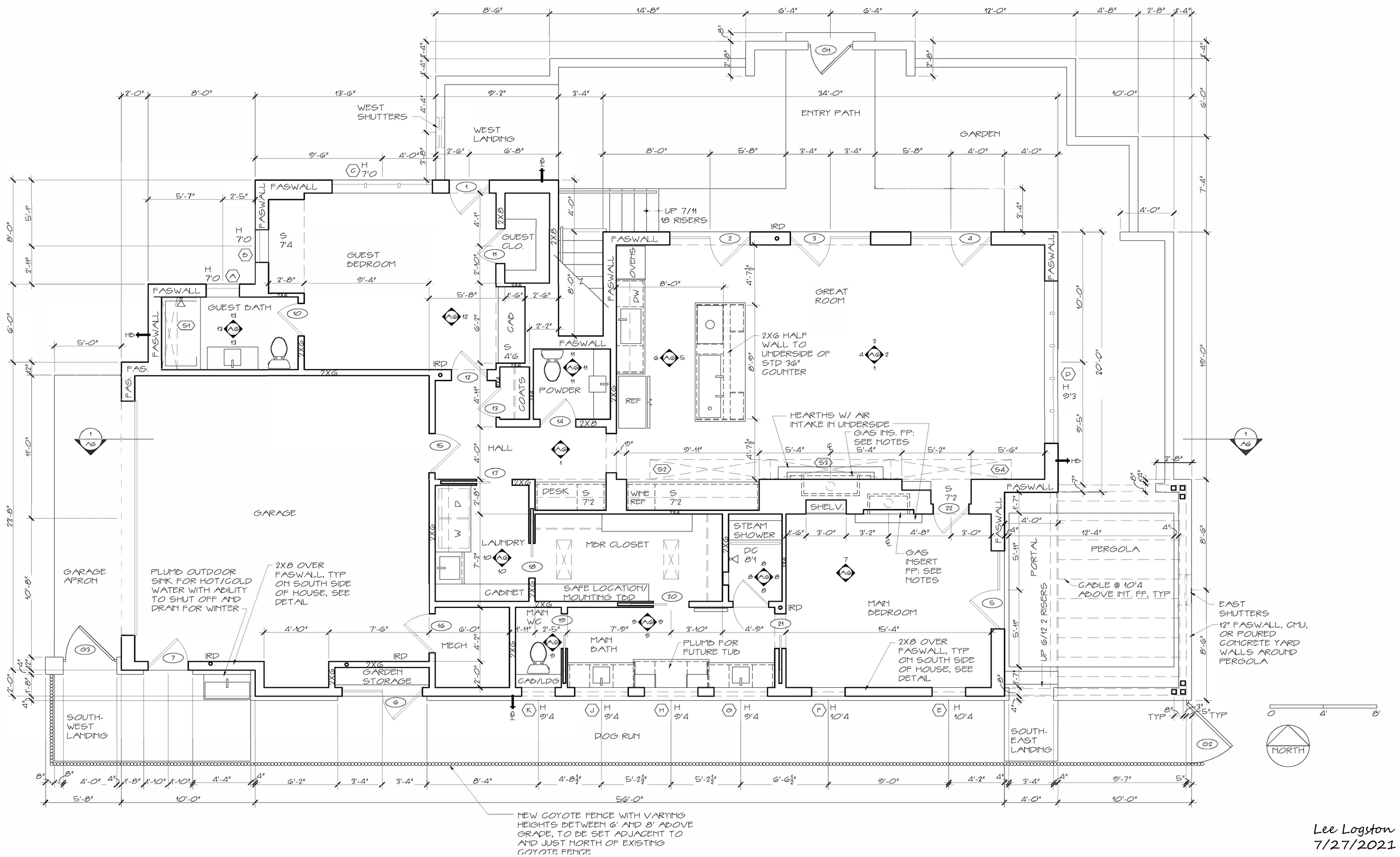
INSULATION
- PER WALL SECTIONS
- INSTALL BLOWN-IN INSULATION AROUND ALL INTERIOR ROOF DRAINS.

SKYLIGHTS
- FIXED ALUMINUM FRAME, GLASS SKYLIGHT
- CURBS TO BE PAINTED SIMILAR TO STUCCO COLOR
- TINTING AND SIZES
- S1 (GUEST BATH): FROSTED WITH UVA FINISHED OPENING: 18" X WIDTH OF ROOM
- S2 - S4 (GREAT ROOM): 3 CLEAR SKYLIGHTS WITH UVA TO BE 18" X 8'0", SET CONTINUOUSLY WITH SEAMS OVER MIDDLE OF BEAMS

SPRINKLERS
- INSTALL SPRINKLER SYSTEM AS REQUIRED BY SUBDIVISION SURVEY.

VENTING
- ALL VENTING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

ABBREVIATIONS:
- DC # = DROPPED CEILING @ HEIGHT LISTED
- DW # = DOORWAY @ HEIGHT LISTED (NO DOOR)
- H # = HEADER HEIGHT RELATIVE TO INTERIOR FF
- H # # = HCHO @ HEAD AND SILL HEIGHTS LISTED
- IRD = INTERIOR ROOF DRAIN
- RH = ROBE HOOK, CONFIRM LOCATION W/ CLIENT
- S # = SOFFIT @ HEIGHT LISTED
- TD = TOWEL BAR, CONFIRM LOCATION W/ CLIENT
- TH = TOWEL HOOK, CONFIRM LOCATION W/ CLIENT
- TP = TP DISPENSER, CONFIRM LOCATION W/ CLIENT



studio beili
ph: 505.699.2372
stephen@studiobeili.com

DELGADO RESIDENCE
2131/2 DELGADO STREET
SANTA FE, NEW MEXICO

NOT FOR CONSTRUCTION

© COPYRIGHT 2021
STUDIO BEILI INCORPORATED

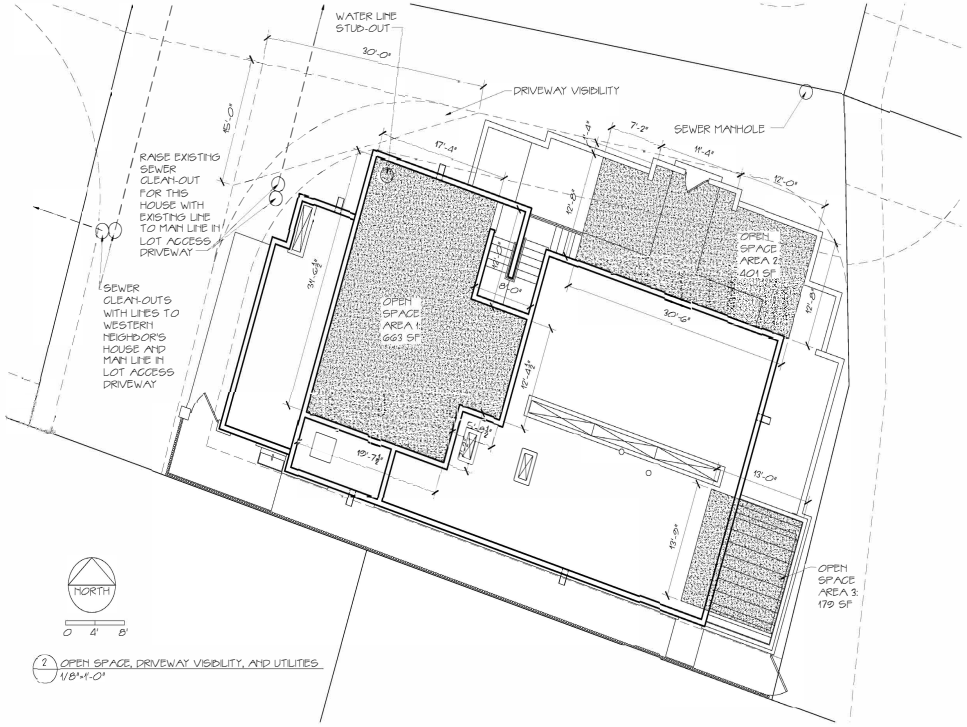
PRELIMINARY 2021-07-26

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

FLOOR PLAN

Lee Logston
7/27/2021

A3



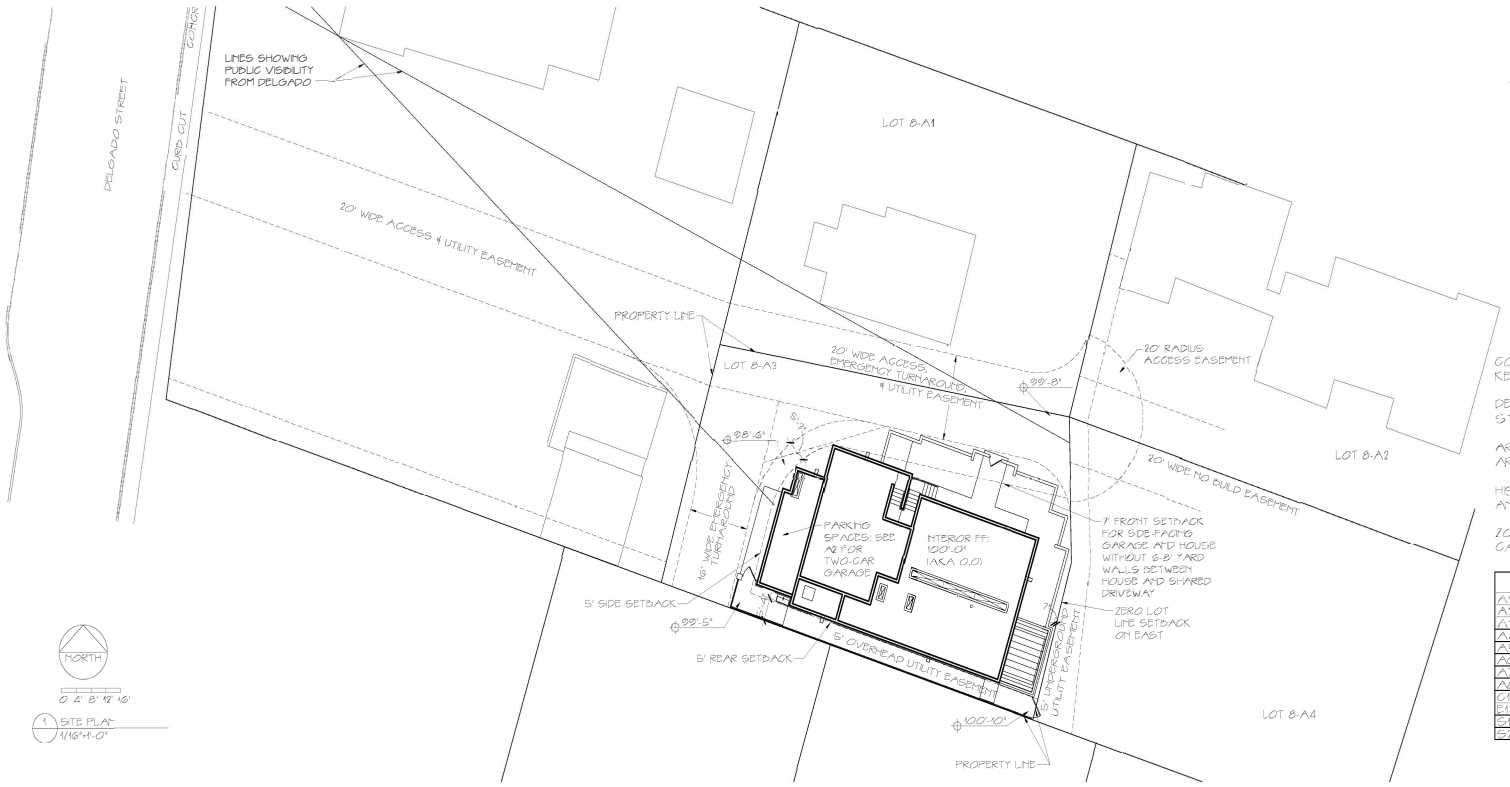
2 OPEN SPACE, DRIVEWAY VISIBILITY, AND UTILITIES
1/8"=1'-0"

USE: SINGLE FAMILY RESIDENTIAL

6748 SF	LOT SIZE (ENTIRE LOT)
2089 SF	LOT ACCESS DRIVEWAY/TURNAROUND (31% OF LOT)
4659 SF	LOT SIZE (REDUCED)
2562 SF	MAX. LOT COVERAGE (55% OF REDUCED LOT SIZE)
2485 SF	PROPOSED LOT COVERAGE (ROOFED AREA = 53% OF REDUCED LOT SIZE)
1837 SF	HABITABLE AREA
585 SF	GARAGE AND MECHANICAL
63 SF	PORTAL
2422 SF	PROPOSED GROSS FLOOR AREA (LOT COVERAGE MINUS PORTAL)
1211 SF	REQUIRED PRIVATE OPEN SPACE (50% OF GROSS FLOOR AREA)
1243 SF	PROPOSED PRIVATE OPEN SPACE
7'-0"	MIN. REQD FRONT SETBACK (NORTH)
7'-0"	PROPOSED FRONT SETBACK
5'-0"	MIN. REQD WEST SIDE SETBACK
5'-3"	PROPOSED WEST SIDE SETBACK
0'	MIN. REQD EAST SIDE SETBACK (ZERO LOT LINE AFFIDAVIT)
0'-7"	PROPOSED EAST SIDE SETBACK
5'-0"	MIN. REQD REAR SETBACK, (SOUTH)
5'-4"	PROPOSED REAR SETBACK
8'-0"	MAX. HT FOR YARD WALLS (ZONING)
N/A	MAX HT FOR YARD WALLS (HISTORIC)
6'-0" TO 8'-0"	PROPOSED HT FOR YARD WALLS (RELATIVE TO ADJACENT GRADE)
24'-0"	MAX. ALLOWABLE HT FOR BUILDING (ZONING)
19'-10"	PROPOSED HT MEASURED PER ZONING RULES
14'-7"	MAX ALLOWABLE HT FOR BUILDING (HISTORIC)
14'-3"	PROPOSED HT MEASURED PER HISTORIC RULES

ph: 505.699.2372
stephen@studiobeili.com
studio beili

DELGADO RESIDENCE
213½ DELGADO STREET
SANTA FE, NEW MEXICO



1 SITE PLAN
1/16"=1'-0"

VICINITY MAP

CONTRACTOR: TIERRA CONCEPTS, INC.
KEITH GORGES, 505-780-1152

DESIGNER: STUDIO BEILI
STEPHEN BEILI, 505-699-2372

ARCHAEOLOGICAL: DOWNTOWN ARCHAEOLOGIST: ROH WINTERS

HISTORIC: DOWNTOWN AND EAST SIDE
ANGELA BORDEGARAY, CASE PLANNER

ZONING: RC-8 IN ARTS AND CRAFTS OVERLAY
CARLOS GEMORA, PLANNER

SHEET INDEX	
A1	SITE PLAN
A2	REFERENCE PLAN
A3	FLOOR PLAN
A4	ROOF DRAINAGE PLAN
A5	ELEVATIONS
A6	BUILDING SECTION & DETAILS
A7	DETAILS
A8	DETAILS
C1	GRADING AND DRAINAGE PLAN
E1	ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN

NOT FOR CONSTRUCTION

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STUDIO BEILI INCORPORATED

PRELIMINARY 2021-07-26

SCALE: VARIES

SITE PLAN

A1

Lee Logston
7/27/2021

NOTES:
FIRE UNITS FROM MOUNTAIN WEST SALES (JIM LYLE):
- GREAT ROOM: ORTAL 40H GAS INSERT FIREPLACE WITH SCREEN BARRIER, LIGHTS, AND POWDER COATED BLACK BACKGROUND; AIR INTAKE VENT TO BE LOCATED ON UNDERSIDE OF CANTILEVERING HEARTH; MEDIUM TBD BY CLIENT/INTERIOR DESIGNER
- MAIN BEDROOM: ORTAL 75 GAS INSERT FIREPLACE WITH SCREEN BARRIERI AND POWDER COATED BLACK BACKGROUND; AIR INTAKE VENT TO BE LOCATED ON UNDERSIDE OF CANTILEVERING HEARTH; MEDIUM TBD BY CLIENT/INTERIOR DESIGNER
- ROOF DECK: THE OUTDOOR GREATROOM COMPANY CV-72 LINEAR GAS FIREPIT IN MIDNIGHT MIST COLOR WITH GLASS GUARD; MEDIUM TBD BY CLIENT/INTERIOR DESIGNER

ERV
- PER GC RECOMMENDATION WITH EXHAUST REGISTERS IN BATHROOMS AND KITCHEN END OF GREAT ROOM AND SUPPLY REGISTERS IN BEDROOMS AND EAST END OF GREAT ROOM, MIN. CONFIRM LOCATIONS FOR UNIT, ACCESS PANELS, AND REGISTERS WITH CLIENT

INSULATION
- PER WALL SECTIONS
- INSTALL BLOWN-IN INSULATION AROUND ALL INTERIOR ROOF DRAINS.

SKYLIGHTS
- FIXED ALUMINUM FRAME, GLASS SKYLIGHT
- CURBS TO BE PAINTED SIMILAR TO STUCCO COLOR
- TINTING AND SIZES
- S1 (GUEST BATH): FROSTED WITH UV-A, FINISHED OPENING: 18" X WIDTH OF ROOM
- S2 - S4 (GREAT ROOM): 3 CLEAR SKYLIGHTS WITH UV-A TO BE 18" X 8'-0", SET CONTINUOUSLY WITH SEAMS OVER MIDDLE OF BEAMS

SPRINKLERS
- INSTALL SPRINKLER SYSTEM AS REQUIRED BY SUBDIVISION SURVEY.

VENTING
- ALL VENTING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

ABBREVIATIONS:
- DG # - DROPPED CEILING @ HEIGHT LISTED
- DW # - DOORWAY @ HEIGHT LISTED (NO DOOR)
- H # - HEADER HEIGHT RELATIVE TO INTERIOR FF
- H # # - HGHO @ HEAD AND SILL HEIGHTS LISTED
- IRD - INTERIOR ROOF DRAIN
- RH - ROBE HOOK, CONFIRM LOCATION W/ CLIENT
- S # - SOFFIT @ HEIGHT LISTED
- TD - TOWEL BAR, CONFIRM LOCATION W/ CLIENT
- TH - TOWEL HOOK, CONFIRM LOCATION W/ CLIENT
- TP - TP DISPENSER, CONFIRM LOCATION W/ CLIENT

NEW COYOTE FENCE WITH VARYING HEIGHTS BETWEEN 6' AND 8' ABOVE GRADE, TO BE SET ADJACENT TO AND JUST NORTH OF EXISTING COYOTE FENCE

Lee Logston
7/27/2021

ph: 505.699.2372
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studio beili

DELGADO RESIDENCE
213½ DELGADO STREET
SANTA FE, NEW MEXICO

NOT FOR CONSTRUCTION

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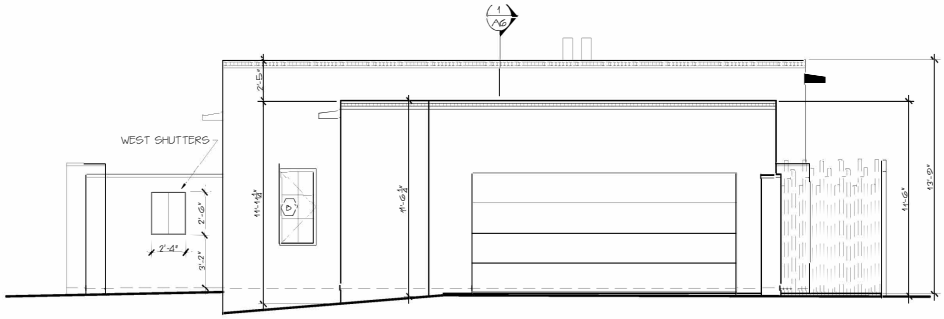
STUDIO BEILI INCORPORATED

PRELIMINARY 2021-07-26

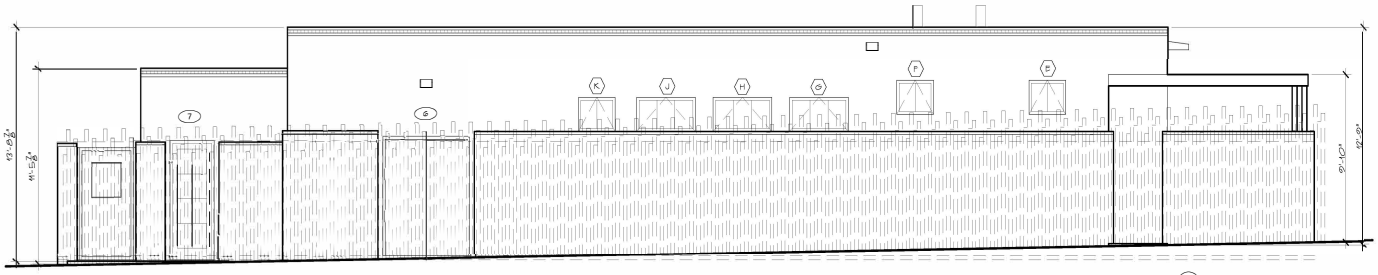
SCALE: 1/4" = 1'-0"

REFERENCE PLAN

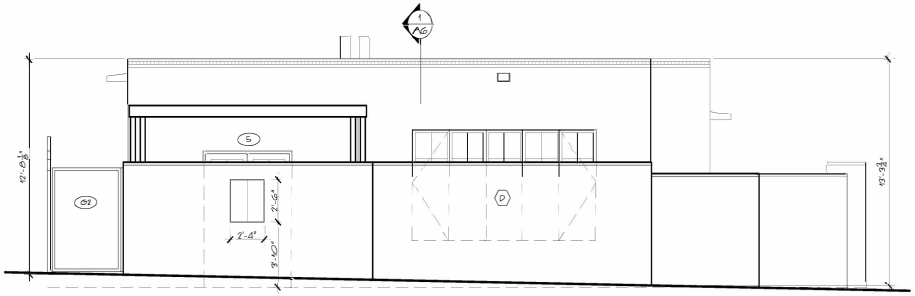
A2



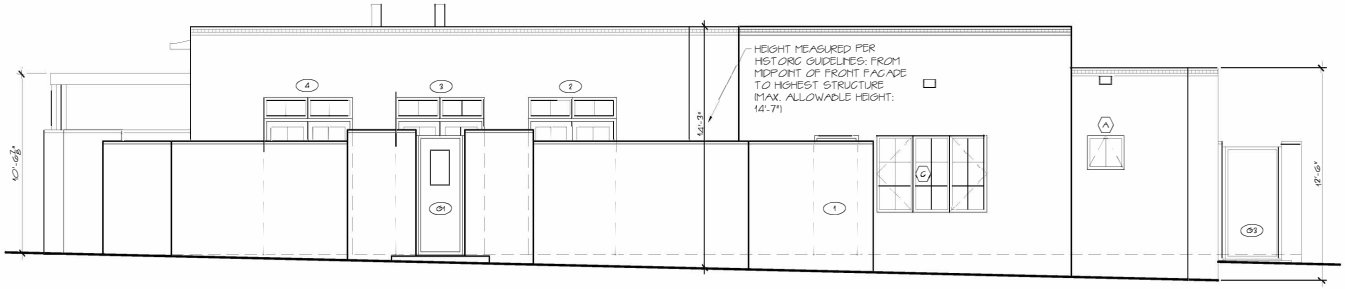
4 WEST ELEVATION



3 SOUTH ELEVATION



2 EAST ELEVATION



1 NORTH ELEVATION

EXTERIOR COLOR/MATERIAL PALETTE:

- BRICK, COPING AND HARDSCAPING: TYPE AND COLOR TBD
- GABLES: FIBERSPAN GABLES: CONTEMPORARY, SMOOTH, SLOPED SIDES IN FINISH TBD
- DRIVEWAY: EXISTING GRAY GRAVEL
- FENCE: UNTREATED COYOTE FENCING
- GARAGE DOOR: 18' X 7' DOOR WITH HORIZONTAL WOOD SLATS, APPROX. 4" TALL, APPLIED TO GARAGE DOOR
- GARDEN STORAGE DOORS (DOOR 6 ON SOUTH SIDE OF HOUSE): 3'0 X 7'0 PAIR OF DOORS: INSULATED FLUSH OUTSWING STEEL DOOR WITH FULL WEATHER STRIPPING AND THRESHOLD
- ROOF DECK GUARDRAIL: TBD
- ROOF DECK STAIRS TO BE TILE, COLOR/MATERIALS TBD
- STEEL (GATE JAMBS AND FRAMES, PERGOLA BEAMS AND POSTS, AND SHUTTER FRAMES): PAINTED FINISH TO MATCH SIERRA PACIFIC CLAD COLOR NOTED BELOW
- STUCCO: EL REY CEMENTITIOUS STUCCO, COLOR TBD
- WINDOWS AND GLASS DOORS: SIERRA PACIFIC, CLAD COLOR TBD
- WOOD (GARAGE DOOR, GATES, AND SHUTTERS), FINISH TBD

Lee Logston
7/27/2021

studio beili
ph: 505.699.2372
stephen@studiobeili.com

DELGADO RESIDENCE

213 1/2 DELGADO STREET
SANTA FE, NEW MEXICO

NOT FOR CONSTRUCTION

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STUDIO BEILI INCORPORATED

PRELIMINARY 2021-07-26

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

ELEVATIONS

A5

DocuSign Envelope ID: 59C4A7F1-B278-499C-8ECF-1753082C4330

DS
IN

EASEMENT SURVEY OF LOTS 8-A2 & 8-A4, BLOCK 1, DELGADO ADDITION

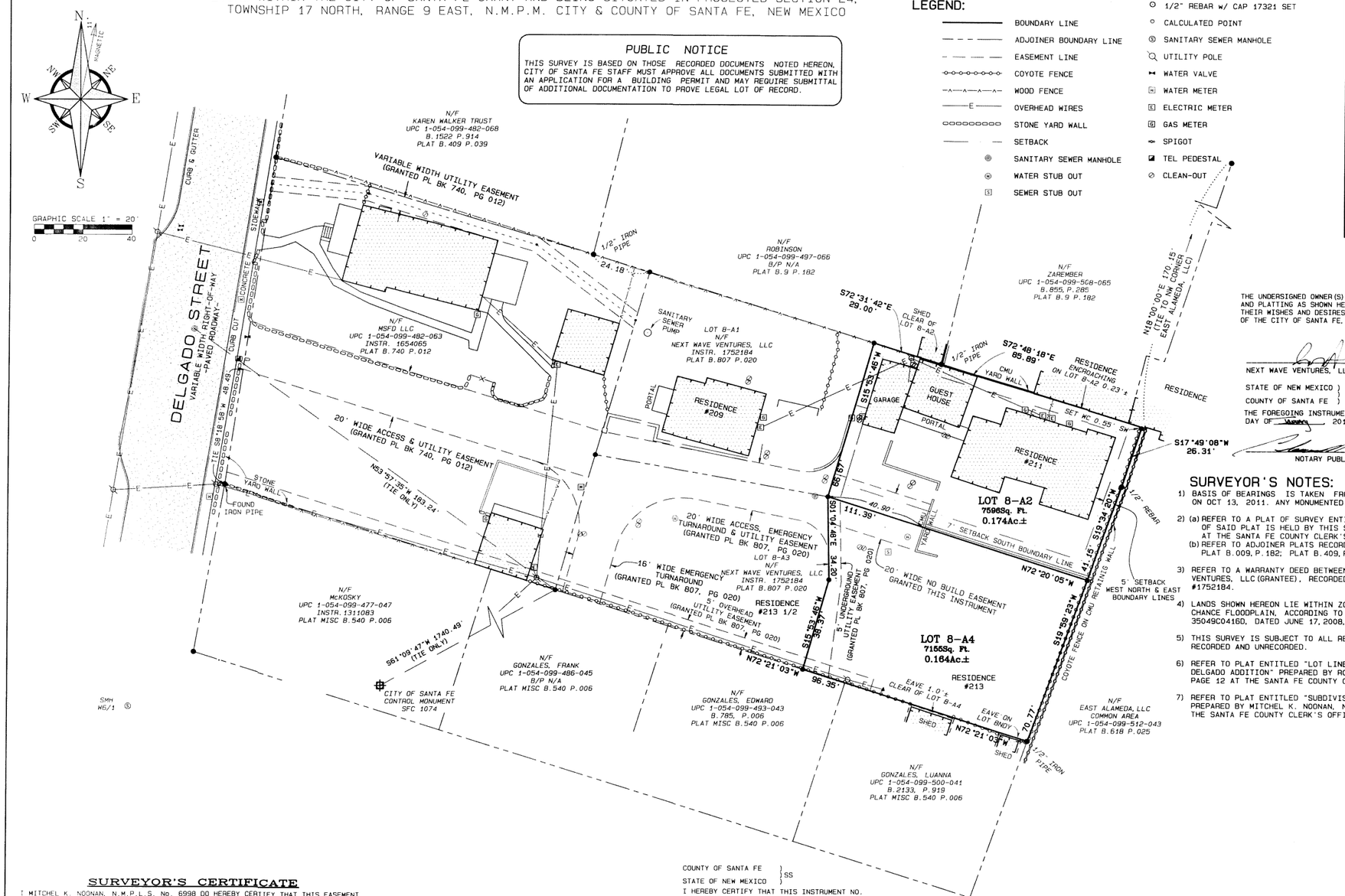
LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

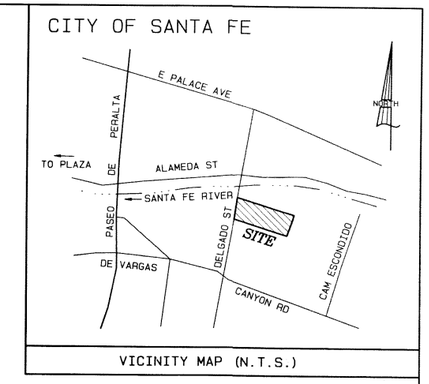
PUBLIC NOTICE

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

LEGEND:

- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- COYOTE FENCE
- WOOD FENCE
- OVERHEAD WIRES
- STONE YARD WALL
- SETBACK
- SANITARY SEWER MANHOLE
- WATER STUB OUT
- SEWER STUB OUT
- SURVEY MONUMENT FOUND (AS NOTED)
- 1/2" REBAR W/ CAP 17321 SET
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- GAS METER
- SPIGOT
- TEL PEDESTAL
- CLEAN-OUT





VICINITY MAP (N.T.S.)

813024

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE CREATION OF THE 20' NO BUILD EASEMENT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

NEXT WAVE VENTURES, LLC

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 2017.

NOTARY PUBLIC — MY COMMISSION EXPIRES 1/24/2018

OFFICIAL SEAL CHARMAINE M PAYNE Notary Public State of New Mexico My Comm. Expires 1/24/18

SURVEYOR'S NOTES:

1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON OCT 13, 2011. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.

2) (a) REFER TO A PLAT OF SURVEY ENTITLED, "BLOCK No. 1, DELGADO ADDITION", ONLY A PORTION OF SAID PLAT IS HELD BY THIS SURVEYOR, NO RECORDED COPY WAS RECOVERED BY A SEARCH AT THE SANTA FE COUNTY CLERK'S OFFICE.
(b) REFER TO ADJOINER PLATS RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE: PLAT B.009, P.182; PLAT B.409, P.039; PLAT B.618, P.025; AND PLAT AT MISC B.540, P.006.

3) REFER TO A WARRANTY DEED BETWEEN DEBORAH MAY DOE & BRIAN DOE (GRANTOR) AND NEXT WAVE VENTURES, LLC (GRANTEE), RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INSTRUMENT #1752184.

4) LANDS SHOWN HEREON LIE WITHIN ZONE 'X'-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35049C0416D, DATED JUNE 17, 2008, AND PRELIMINARY FIRM PANEL 35049C0411D, DATED FEB 18, 2011.

5) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

6) REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR MSFD, LLC OF LOTS 7 & 8, BLOCK 1, DELGADO ADDITION" PREPARED BY ROBERT R. RIEKEN, N.M.P.L.S. No. 17321, RECORDED IN BOOK 740, PAGE 12 AT THE SANTA FE COUNTY CLERK'S OFFICE.

7) REFER TO PLAT ENTITLED "SUBDIVISION SURVEY OF LOT 8-A, BLOCK 1, DELGADO ADDITION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 807, PAGE 20 AT THE SANTA FE COUNTY CLERK'S OFFICE.

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS EASEMENT SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A EASEMENT SURVEY PLAT OF AN EXISTING TRACT OR TRACTS. 07/27/15

MITCHEL K. NOONAN — 01/26/17 — N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1815931 WAS FILED FOR RECORD ON THE 26 DAY OF January A.D. 2017 AT 11:31 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 813 PAGE 24 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

Estrella Montoya — DEPUTY

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY, NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

NAME:	NEXT WAVE VENTURES, LLC
FILED:	INSTR. 1752184
SUBDIVISION:	DELGADO ADDITION
SECTIONS:	SECTION 24, T17N, R9E
UPC:	1-054-099-499-058

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 986-3413

DATE (S): 01/05/17 PROJ No. C-2343B

each of the 16 story poles i need is shown as a green circle and has a number next to it. this number relates to our zero zero.

dawson: we are calling the top of this existing manhole cover 99'8, and our interior floor level will be 100'0 which is our zero zero, so i'm thinking you can use the existing manhole cover for the basis of figuring out where to start.

POINT SHEET
LOT 8-A3
DELGADO ST.
NOT TO SCALE

DAWSON SURVEYS
FILE# 10646
JULY 5TH 2021

SUBDIVISION SURVEY OF LOT 8-A, BLOCK 1, DELGADO ADDITION

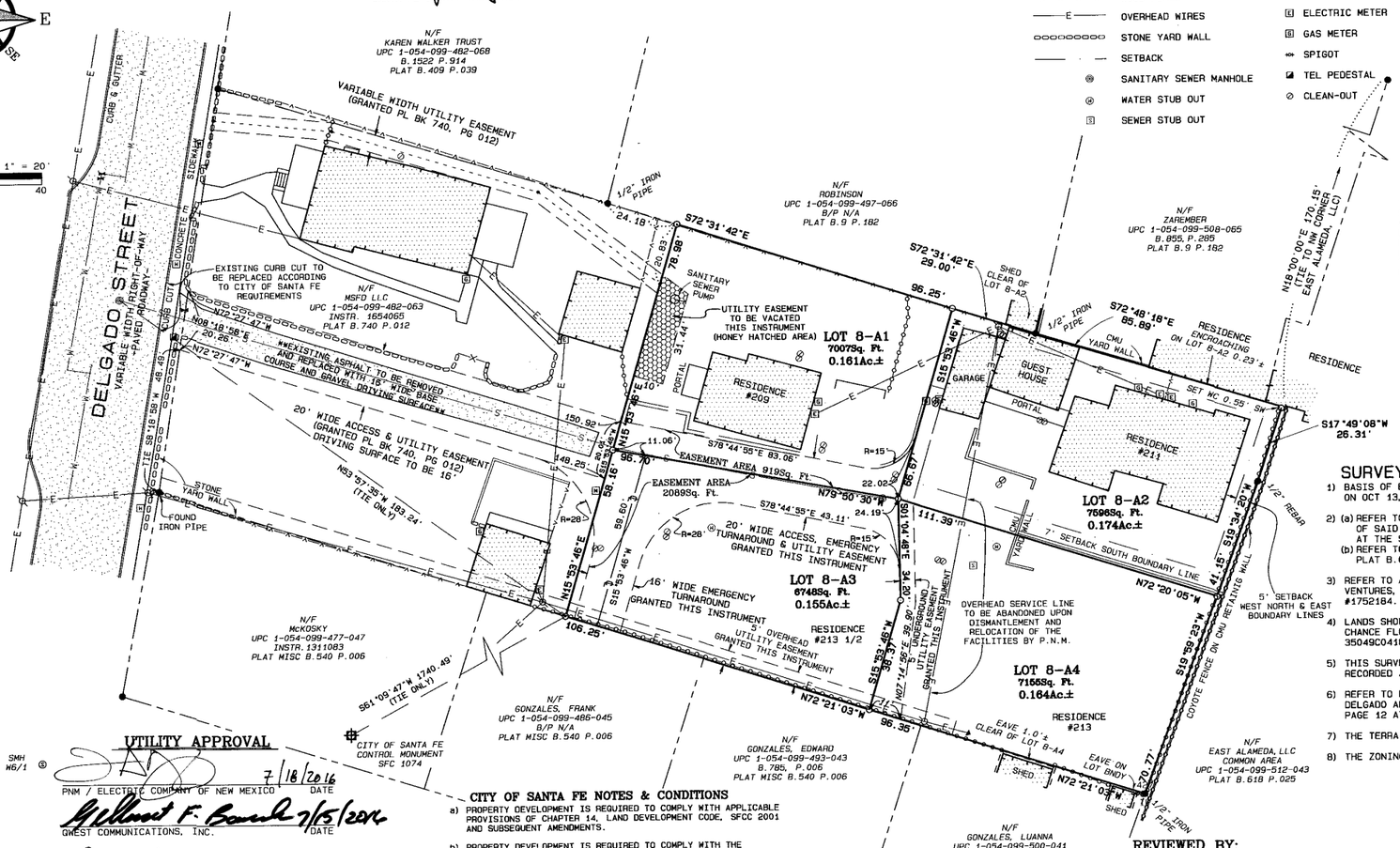
LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

PURPOSE: THIS PLAT CREATES 4 RESIDENTIAL LOTS.

SANTA FE COUNTY TREASURER — DATE 7.26.16

807020

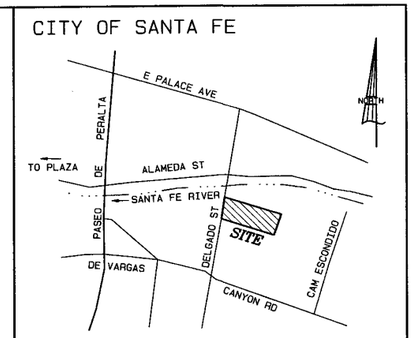
GRAPHIC SCALE 1" = 20' (0, 20, 40)



LEGEND:

- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- COYOTE FENCE
- WOOD FENCE
- OVERHEAD WIRES
- STONE YARD WALL
- SETBACK
- SANITARY SEWER MANHOLE
- WATER STUB OUT
- SEWER STUB OUT
- SURVEY MONUMENT FOUND (AS NOTED)
- 1/2" REBAR w/ CAP 17321 SET
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- GAS METER
- SPIGOT
- TEL PEDESTAL
- CLEAN-OUT

CITY OF SANTA FE



VICINITY MAP (N.T.S.)

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE SUBDIVISION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND, 16' WIDE EMERGENCY TURNAROUND EASEMENT & 3' UTILITY EASEMENT. THE UNDERSIGNED OWNER(S) DO HEREBY VACATE THE PORTION OF THE UTILITY EASEMENT ON LOT 8-A1 (HONEY HATCHED AREA). THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

NEXT WAVE VENTURES, LLC

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF July, 2016.

NOTARY PUBLIC — MY COMMISSION EXPIRES Nov 8th 2017

OFFICIAL SEAL Alejo Esquibel NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires

SURVEYOR'S NOTES:

1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON OCT 13, 2011. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.

2) (a) REFER TO A PLAT OF SURVEY ENTITLED, "BLOCK No. 1, DELGADO ADDITION", ONLY A PORTION OF SAID PLAT IS HELD BY THIS SURVEYOR, NO RECORDED COPY WAS RECOVERED BY A SEARCH AT THE SANTA FE COUNTY CLERK'S OFFICE.
(b) REFER TO ADJOINER PLATS RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE: PLAT B.009, P.182; PLAT B.409, P.039; PLAT B.618, P.025; AND PLAT AT MISC B.540, P.006.

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5) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

6) REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR MSFD, LLC OF LOTS 7 & 8, BLOCK 1, DELGADO ADDITION" PREPARED BY ROBERT R. RIEKEN, N.M.P.L.S. No. 17321, RECORDED IN BOOK 740, PAGE 12 AT THE SANTA FE COUNTY CLERK'S OFFICE.

7) THE TERRAIN ON ALL OF LOTS 8-A1 THRU LOT 8-A4 IS LESS THAN 20% SLOPE.

8) THE ZONING DISTRICT FOR THE LAND DEALT WITH HEREON IS RC-BAC.

UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO — DATE 7/18/2016

QWEST COMMUNICATIONS, INC. — DATE 7/5/2016

NEW MEXICO GAS COMPANY — DATE 7-15-16

COMCAST CABLE — DATE 7-18-2016

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS LOT SPLIT SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 07/27/15

MITCHEL K. NOONAN — N.M.P.L.S. No. 6998 — 07/26/16

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

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

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) AS OUTLINED BY THE FIRE MARSHAL'S REPORT (BARARA SALAS), A CONDITION OF APPROVAL FOR THE CITY OF SANTA FE FIRE DEPARTMENT IS: PRIOR TO NEW CONSTRUCTION, A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 12 OF SANTA FE CITY CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND REQUIRED TURN AROUNDS WHERE REQUIRED. NEW CONSTRUCTION WILL REQUIRE SPRINKLERS.

f) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

g) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

h) 6' HIGH YARD WALL TO BE BUILT ALONG THE UTILITY EASEMENT IN FRONT OF 209 DELGADO (LOT 8-A1) BEFORE ANY NEW BUILDING PERMITS ISSUED FOR CONSTRUCTION IN SUBDIVISION.

REVIEWED BY: CITY OF SANTA FE

CITY PLANNER — DATE 9/16/16

PLANNING & DEVELOPMENT REVIEW — DATE 09/02/16

APPROVED BY THE SANTA FE CITY PLANNING COMMISSION AT THEIR MEETING OF MAY 7, 2015 AS FINAL P&DR CASES #2015-32 & S2015-_____

PLANNING COMMISSION CHAIRMAN — DATE 9-1-16

PLANNING COMMISSION SECRETARY — DATE 9.1.16

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1803449 WAS FILED FOR RECORD ON THE 8 DAY OF Sept A.D. 20 16 AT 2:53 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 807 PAGE 20 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

Veronica Durham — DEPUTY

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY, NEW MEXICO

ORIGINAL 1 OF 2

INDEXING INFORMATION FOR COUNTY CLERK

NAME:	NEXT WAVE VENTURES, LLC
FILED:	INSTR. 1752184
SUBDIVISION:	DELGADO ADDITION
SECTIONS:	SECTION 24, T17N, R9E
UPC:	1-054-099-499-058

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 986-3413

DATE (S): 12/19/14 — PROJ No. C-2343LS

DS

DocuSign Envelope ID: 59C4A7F1-B278-499C-8ECF-1753082C4330

Photo #5 - 205 Delgado (north elevation) - photo shows high stuccoed yard wall on top of low stone wall

Photo #6 - 205 Delgado (west elevation) - photo shows high stuccoed yard wall on top of low stone wall with open gates

Photo #7 - 204 Delgado - photo shows high stuccoed yard wall with open gate within arched opening

Photo #8 - 233 Delgado - photo shows high stuccoed yard wall in foreground and low, stepped yard wall in rear

Photo #9 - 444 Canyon Road (at corner of Delgado) - photo shows high, stepped, stuccoed yard wall on top of stone wall; yard wall is continuous with garage wall

Photo #10 - 500 Canyon Road (at corner of Delgado) - photo shows brick coping on high yard walls

Photo #11 - 520 Canyon Road - photo shows building on street with one door and high windows just below bond beam below higher stone wall

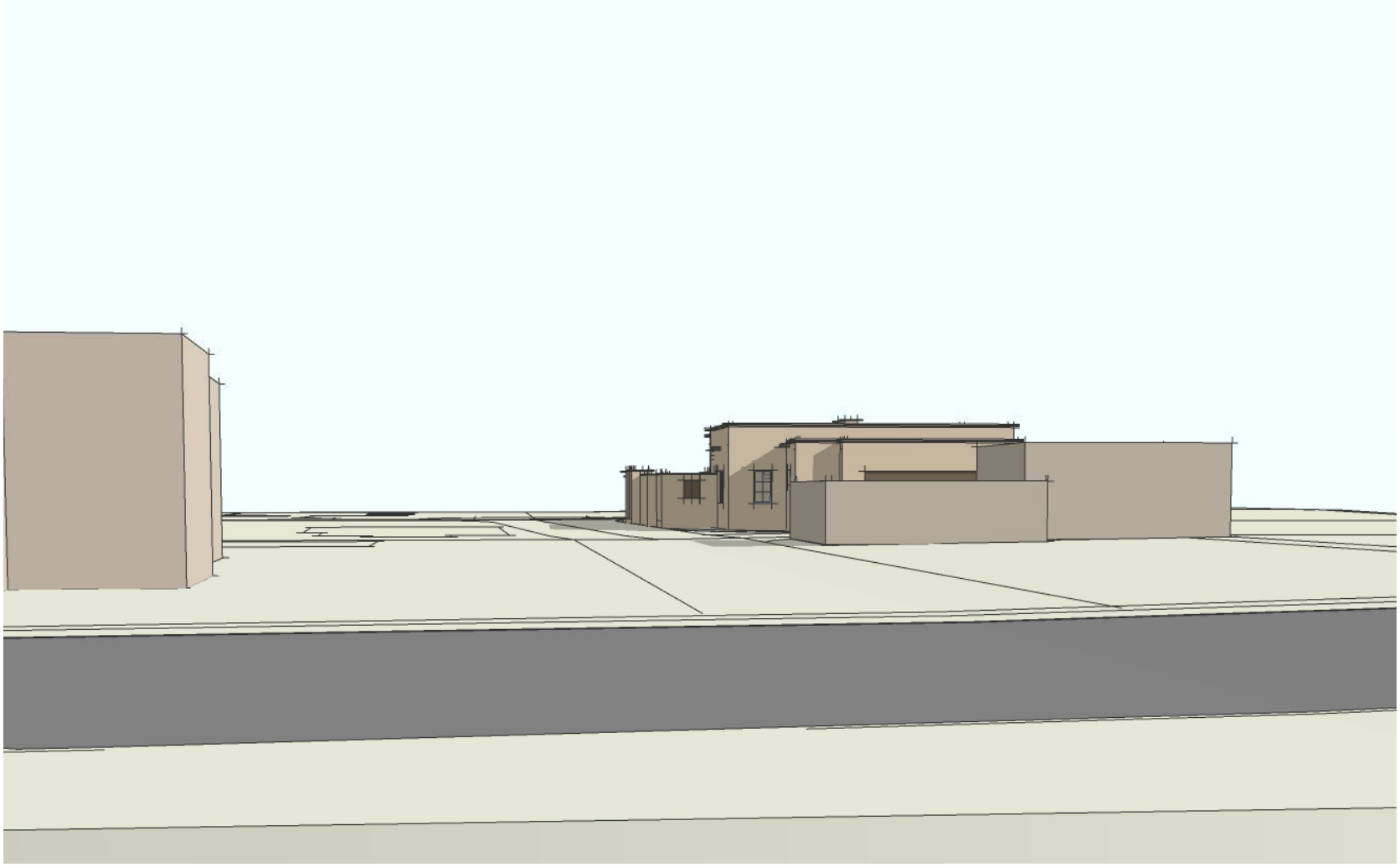
Photo #12 - 540 Canyon Road - photo shows long, high stuccoed yard wall on top of stone wall

Photo #13 - 545 Canyon Road - photo shows solid gates within high stuccoed yard wall continuous with building wall and right at sidewalk

Photo #14 - 545 Canyon Road - photo shows blank wall of building right at sidewalk

Photo #15 - 553 Canyon Road - photo shows solid gate within high stuccoed yard wall continuous with building wall and right at sidewalk

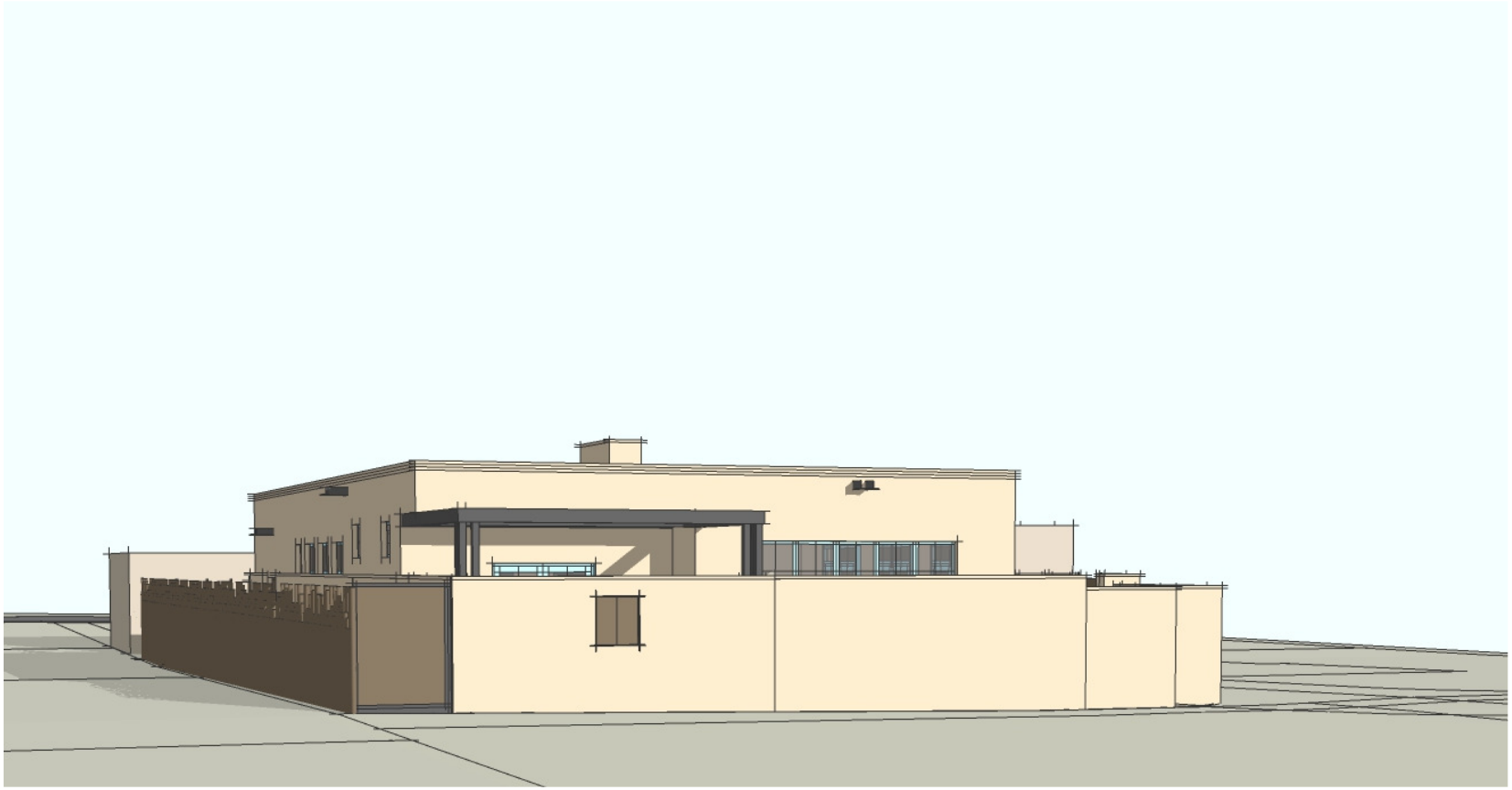
213½ DELGADO - SKETCHUP IMAGES



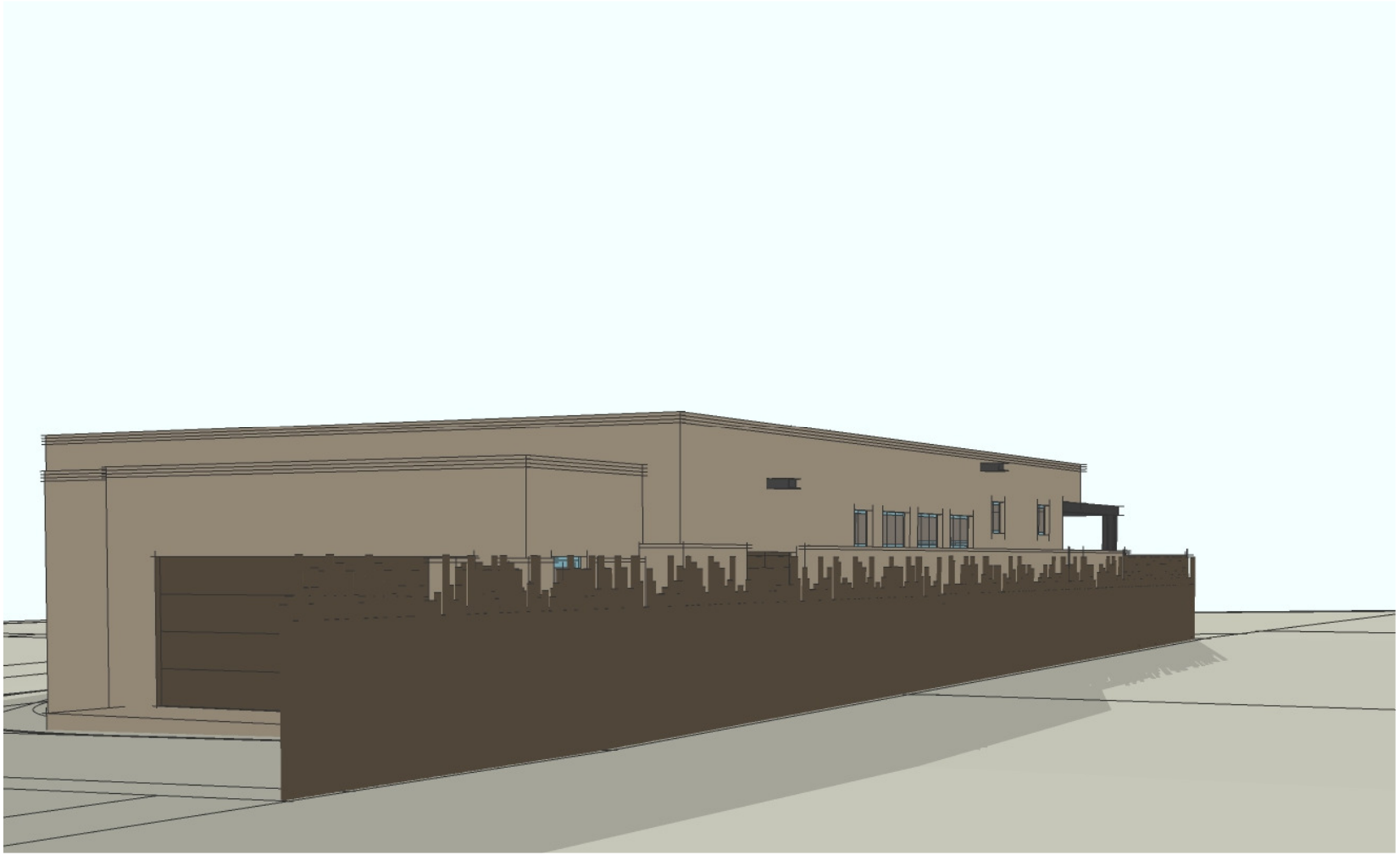
Public visibility as seen from Delgado - the forms on the left and the darker brown forms on the right are the neighbors' houses on Delgado

Northwest elevation

Northeast elevation



East elevation



Southwest elevation

Sierra Pacific Windows

A Division of Sierra Pacific Industries

1624 St. Michael's Drive
Santa Fe, New Mexico
(505)992-1475 (Office)
(505)470-2639 (Cell)
(505) 992-1469 (Fax)
jruiz@spi-ind.com

CUSTOMER COPY

Order Number 31009963

August 18, 2021
1:07 PM

Terms: Cash on Delivery
Required Deposit: $17,063.36
PO # :
Job # :
Permit # :
Box Screens: Yes
Box Hardware: Yes

Direct Ship: No
Add-On to:
Subdivision:
Tract Number:
Property Location: 213-1/2 DELGADO
SANTA FE, NM 87505-

Sold To:
TIERRA CONCEPTS INC.
1512 PACHECO ST SUITE D-206
SANTA FE, NM 87505-
(505)989-8484-Work

Ship To:
LISA LANDY & JOSE GONZALEZ
213-1/2 DELGADO
SANTA FE, NM 87505-

Property Owner:
LISA LANDY & JOSE GONZALEZ
213-1/2 DELGADO
SANTA FE, NM 87505-

Lender:

Order Check List

_____ Species	_____ Jamb Size	_____ Drawing Page(s)	_____ Owners Manual/SPW Warranty	Color(s) (Clad) in order _____ 999 TBD 2605
_____ Quantity	_____ Primed vs Natural	_____ O/S Purchase lead time	_____ Installation Instructions	
_____ Operation	_____ Exterior Trim	_____ O/S Purchase warranty	_____ Shop Drawings	
_____ Rough Opening	_____ Hardware	_____ WUI Compliant	_____ (Exterior) _____ (Interior) Distressed	
_____ Glazing / Lites	_____ Screens	_____ Terms and Conditions	_____ Traditional _____ Contemporary	

Warranty Information
Modified Limited Warranty
(Applies to these line item numbers)

(This order is subject to the terms and conditions printed on the back page. Please read them before signing.)

Customer Signature: _____ Date: _____

Sales Rep Signature: _____

JJ Ruiz

Weighted Values
U-Fac: 0.28
SHGC: 0.26
sq ft: 441

Order Summary

Net Total	$42,658.39
Tax Rate	$0.00
Labor Charge	$0.00
Total	**$42,658.39**

Itm	Qnty	Product Code	Rough Opening Width x Height (Inches)	Oper	Sym	Location	Glaze Options	Lite or Grille Pattern	Hardware	Exterior Trim	Jamb Size (inches)	Additional Options		
1	1	C-WA-3024-1 Urban Awning U-fac: 0.29 SHGC: 0.28 Vt: 0.47 CR: 41 CW-PG55	30 3/4"x24 3/4"	X	A	G.BATH	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead	2W 2H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
CONFIRM HARDWARE STYLE AND FINISH---ALL WINDOWS |														
2	1	C-WC-3054-1 Urban Casement U-fac: 0.28 SHGC: 0.19 Vt: 0.43 CR: 43 CW-PG40	30 3/4"x54 3/4"	R	B	G.BED	Blk Warm Edge Insulated SIM DL LoE-366 LoE-i89 Capillary Cntmp Bead	2W 3H Equal Cntmp SDL Profile 7/8" bars	TSL Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
3	1	C-WC-3054-1 Urban Casement Box Mull @Plant Item #:4(R) U-fac: 0.28 SHGC: 0.28 Vt: 0.47 CR: 43	90 3/4"x54 3/4"	L	C	G.BED	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead	2W 3H Equal Cntmp SDL Profile 7/8" bars	TSL Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
4	1	C-WC-3054-2 Urban Casement Box Mull @Plant Item #:3(L) U-fac: 0.28 SHGC: 0.28 Vt: 0.47 CR: 43	See Item # 3	SR	C	G.BED	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Capillary Cntmp Bead	2W 3H Equal Cntmp SDL Profile 7/8" bars	TSL Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
5	1	C-ID-3684-1 Inswing Door U-fac: 0.27 SHGC: 0.21 Vt: 0.36 CR: 45	38 7/16"x86 1/2"	R	1	G.BED	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead Head:4 5/8" Stile:3 3/8" Kick:4 5/8"	2W 4H Equal Cntmp SDL Profile 7/8" bars	Keyed Lock Adj Hinges No Screen Satin Nickel - Hinges Dallas Satin Nickel - Trim Set Brown - Weatherstrip	No Brickmould	4 9/16"	Clad: 999 / 2605 TBD Pine Natural Int No Int Kerf CoreGuard Std		
CONFIRM LEVER STYLE AND FINISH--ALL DOORS |														
6	1	C-ID-7296-2 Inswing Door Box Mull @Plant Item #:7(T) U-fac: 0.27 SHGC: 0.21 Vt: 0.36 CR: 45	75 5/16"x113 1/2"	AI	2	KITCHEN	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead Head:4 5/8" Stile:3 3/8" Kick:4 5/8"	2W 4H Equal Cntmp SDL Profile 7/8" bars	Adj Hinges No Screen Satin Nickel - Hinges Dallas Satin Nickel - Trim Set Brown - Weatherstrip	No Brickmould	4 9/16"	Clad: 999 / 2605 TBD Pine Natural Int No Int Kerf CoreGuard Std		

Itm	Qnty	Product Code	Rough Opening Width x Height (Inches)	Oper	Sym	Location	Glaze Options	Lite or Grille Pattern	Hardware	Exterior Trim	Jamb Size (inches)	Additional Options		
7	1	C-WA-37 1/415-2 Urban Awning Box Mull @Plant Item #:6(B) U-fac: 0.29 SHGC: 0.28 Vt: 0.47 CR: 41	See Item # 6	OO	2	KITCHEN	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Capillary Cntmp Bead	2W 1H Equal Cntmp SDL Profile 7/8" bars	No Hardware No Screen	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
8	1	C-ID-7296-2 Inswing Door Box Mull @Plant Item #:9(T) U-fac: 0.27 SHGC: 0.21 Vt: 0.36 CR: 45	75 5/16"x113 1/2"	IA	3	GREAT ROOM	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead Head:4 5/8" Stile:3 3/8" Kick:4 5/8"	2W 4H Equal Cntmp SDL Profile 7/8" bars	Keyed Lock Adj Hinges No Screen Satin Nickel - Hinges Dallas Satin Nickel - Trim Set Brown - Weatherstrip	No Brickmould	4 9/16"	Clad: 999 / 2605 TBD Pine Natural Int No Int Kerf CoreGuard Std		
9	1	C-WA-37 1/415-2 Urban Awning Box Mull @Plant Item #:8(B) U-fac: 0.29 SHGC: 0.28 Vt: 0.47 CR: 41	See Item # 8	OO	2	KITCHEN	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Capillary Cntmp Bead	2W 1H Equal Cntmp SDL Profile 7/8" bars	No Hardware No Screen	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
10	1	C-ID-7296-2 Inswing Door Box Mull @Plant Item #:11(T) U-fac: 0.27 SHGC: 0.21 Vt: 0.36 CR: 45	75 5/16"x113 1/2"	AI	4	GREAT ROOM	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead Head:4 5/8" Stile:3 3/8" Kick:4 5/8"	2W 4H Equal Cntmp SDL Profile 7/8" bars	Adj Hinges No Screen Satin Nickel - Hinges Dallas Satin Nickel - Trim Set Brown - Weatherstrip	No Brickmould	4 9/16"	Clad: 999 / 2605 TBD Pine Natural Int No Int Kerf CoreGuard Std		
11	1	C-WA-37 1/415-2 Urban Awning Box Mull @Plant Item #:10(B) U-fac: 0.29 SHGC: 0.28 Vt: 0.47 CR: 41	See Item # 10	OO	2	KITCHEN	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Capillary Cntmp Bead	2W 1H Equal Cntmp SDL Profile 7/8" bars	No Hardware No Screen	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
12	1	C-WC-3078-5 Urban Casement U-fac: 0.28 SHGC: 0.28 Vt: 0.47 CR: 43	150 3/4"x78 3/4"	LSSSR	D	GREAT ROOM	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Capillary Cntmp Bead	2W 4H Equal Cntmp SDL Profile 7/8" bars	TSL Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		

Itm	Qnty	Product Code	Rough Opening Width x Height (Inches)	Oper	Sym	Location	Glaze Options	Lite or Grille Pattern	Hardware	Exterior Trim	Jamb Size (inches)	Additional Options		
13	1	C-ID-7296-2 Inswing Door U-fac: 0.27 SHGC: 0.21 Vt: 0.36 CR: 45	75 5/16"x98 1/2"	AI	5	MAIN BED	Blk Warm Edge Insulated SIM DL LoE-272 LoE-i89 Tempered Capillary Cntmp Bead Head:4 5/8" Stile:3 3/8" Kick:4 5/8"	2W 4H Equal Cntmp SDL Profile 7/8" bars	Adj Hinges No Screen Satin Nickel - Hinges Dallas Satin Nickel - Trim Set Brown - Weatherstrip	No Brickmould	4 9/16"	Clad: 999 / 2605 TBD Pine Natural Int No Int Kerf CoreGuard Std		
14	1	C-WA-3024-1 Urban Awning U-fac: 0.30 SHGC: 0.42 Vt: 0.52 CR: 41 CW-PG55	30 3/4"x24 3/4"	X	E	MAIN BED	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Capillary Cntmp Bead	2W 1H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
15	1	C-WA-3024-1 Urban Awning U-fac: 0.30 SHGC: 0.42 Vt: 0.52 CR: 41 CW-PG55	30 3/4"x24 3/4"	X	F	MAIN BED	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Capillary Cntmp Bead	2W 1H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
16	1	C-WA-4824-1 Urban Awning U-fac: 0.30 SHGC: 0.42 Vt: 0.52 CR: 41 CW-PG55	48 3/4"x24 3/4"	X	G	MAIN BATH	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Capillary Cntmp Bead	3W 1H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
17	1	C-WA-4824-1 Urban Awning U-fac: 0.30 SHGC: 0.42 Vt: 0.52 CR: 41 CW-PG55	48 3/4"x24 3/4"	X	H	MAIN BATH	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Capillary Cntmp Bead	3W 1H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
18	1	C-WA-4824-1 Urban Awning U-fac: 0.30 SHGC: 0.42 Vt: 0.52 CR: 41 CW-PG55	48 3/4"x24 3/4"	X	J	MAIN BATH	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Capillary Cntmp Bead	3W 1H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		
19	1	C-WA-3024-1 Urban Awning U-fac: 0.30 SHGC: 0.42 Vt: 0.52 CR: 41 CW-PG55	30 3/4"x24 3/4"	X	K	MAIN WC	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Capillary Cntmp Bead	2W 1H Equal Cntmp SDL Profile 7/8" bars	Cntmp Hnd/Cvr UltraVue Screen Separate Chstnt Brnz - Hardware Chstnt Brnz Int:- Screen Boxed Hardware	No Brickmould No Sill Nose	4 9/16"	Clad: 999 / 2605 TBD Pine Narrow Sash Cntmp Profile Natural Int No Int Kerf CoreGuard Std		

Itm	Qnty	Product Code	Rough Opening Width x Height (Inches)	Oper	Sym	Location	Glaze Options	Lite or Grille Pattern	Hardware	Exterior Trim	Jamb Size (inches)	Additional Options		
20	1	C-ID-3684-1 Inswing Door U-fac: 0.27 SHGC: 0.32 Vt: 0.39 CR: 44	38 7/16"x86 1/2"	L	7	GARAGE	Blk Warm Edge Insulated SIM DL LoE-180 LoE-i89 Tempered Capillary Cntmp Bead Head:4 5/8" Stile:3 3/8" Kick:4 5/8"	2W 4H Equal Cntmp SDL Profile 7/8" bars	Keyed Lock Adj Hinges No Screen Satin Nickel - Hinges Dallas Satin Nickel - Trim Set Brown - Weatherstrip	No Brickmould	4 9/16"	Clad: 999 / 2605 TBD Pine Natural Int No Int Kerf CoreGuard Std		
21	2	Boxed Screens(12)												
22	1	Boxed Window Hardware												
23	1	Cstm Clr Match Qt of Pnt												
24	1	Silver Level Lock & Slide												

Abbreviation Key

Glaze Options

Insulated - Insulated Glass
SIM DL - Simulated Divided Lite
Lami IG-Ext - Laminated Glass to Exterior
Lami IG-Int - Laminated Glass to Interior

Hardware Options

TSL - Tandem Sash Lock
Adj Hinges - Adjustable Hinges
BB Hinges - Ball Bearing Hinges
Prem Screen - Premium Screen
Swing Screen - Swing Door Screen
Const Hdw - Construction Hardware
Rem Handle - Removable Handle
Spl Trim Sets - Special Trim Sets

Exterior Trim

SBM = Stucco Brickmould
ESN 2 = Extended Sill Nose 2"
ESN 3 = Extended Sill Nose 3"

Additional Options

ESH = Extended Sill Horn
Primed Int. - Primed Interior
Clear Int. - Clear Interior
Primed Ext. - Primed Exterior
Clear Ext. - Clear Exterior
Tradl Profile - Traditional Profile
Cntmp Profile - Contemporary Profile
No Int Kerf - No Interior Kerf
Shdw Bd Stop - Shadow Back of Bead Stop

Warranty Information

MODIFIED LIMITED WARRANTY

Sierra Pacific Windows provides a modified Limited Warranty for certain windows and doors, including, but not limited to:

1. Products exceeding their certified test/design size as defined by the Window and Door Manufacturer's Association (WDMA) Hallmark Program.
2. Products subjected to conditions exceeding their WDMA Hallmark certified design pressure limitations.

Products described in Items 1 and 2 are not certified for air infiltration, water penetration, structural loading, forced entry or hardware load testing. These products carry a warranty on the exterior aluminum clad finish and insulated glass only. Customer is advised to carefully review the Limited Warranty for the specific provisions applicable to the products purchased.

3. Products with mill finish aluminum exterior cladding.

Products described in Item 3 do not carry coverage under the "Metal Clad-Powder Coated Finishes" portion of the Sierra Pacific Windows Limited Warranty. These products carry a warranty on insulated glass, hardware and wood components only. Customer is advised to carefully review the Mill Finish letter attached for specific provisions applicable to the products purchased.

Disclaimer Information

Outside Purchase Items: Warranty covered by product manufacturer's specific warranty.

Radius Sedonas: Limited sash opening

Sedonas with jambs greater than 4-9/16: Limited screen opening

Triple Glaze Units do not include shadow bar

Terms and Conditions of Sale

1. TERMS:
a. All C.O.D. orders are to be paid in full to the delivery driver with either a Cashier's Check or a personal check, preprinted with the Buyer's name and address, prior to unloading the order. On orders where vouchers are pre-approved, they must be presented to the driver prior to unloading the order.
b. No deductions may be taken from the invoice amount unless authorized by Sierra Pacific Windows prior to delivery. Sierra Pacific Windows will not be responsible for any back charges resulting from additional materials or work performed by others (see Warranty for further information)
c. Past due balances are subject to 1.5% monthly finance charge.
d. Any check or other payment returned to Sierra Pacific as the result of insufficient funds or canceled payment will result in a $50 processing fee added to the order total.

2. RIGHT TO LIEN:
a. In the event the contract amount is not paid in full, Sierra Pacific Windows reserves the right to place a lien or bond which may be asserted under any provision of the law, to secure payment of the contract amount.

3. ATTORNEY FEES:
a. ATTORNEY FEES: If any legal action, arbitration or other proceeding is brought for the enforcement of this Agreement, or because of any alleged dispute, breach, default or third party claim of construction defect made in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, expert fees, costs and expenses it incurred in that action or proceeding.

4. ESTIMATE OR BIDS:
a. All pricing is good for 30 days unless specifically noted to the contrary.
b. Sierra Pacific Windows assumes no responsibility for errors in take-offs or pricing.

5. ORDERS:
a. Upon signing, Customer agrees to all terms and conditions of this contract.
b. Orders are subject to delay due to strikes, fire, floods, accidents, or any other cause beyond our control. Sierra Pacific Windows will not be responsible for loss or damage beyond its control.
c. Seller is not liable for prospective profits or special indirect, consequential or incidental damages, nor may the recovery of any kind against seller be greater in amount than the purchase price of the specific material sold and causing the alleged loss damage or injury.

6. CHANGE ORDERS:
a. Order changes will only be accepted within 3 days of signing the original order.
b. Special order items may only be changed or cancelled within 3 days from signing the original order.
c. Cancellations may only be made within 3 days from signing the original order.
d. Order changes are immediately binding. They do NOT allow an additional 3 days for modification or cancellation.
e. Sierra Pacific Windows reserves the right to adjust prices or to add charges for additional costs for order changes made at the request of the buyer at any time following original order acceptance. For example, storage fees for failure to take delivery as scheduled.
f. Any change to the order may result in a delayed delivery date.

7. TAILGATE DELIVERY:
a. Sierra Pacific Windows is not responsible for labor to unload. Buyer must provide sufficient labor at the job site when driver arrives.
b. Back orders will be noted on the paperwork and will deliver as soon as possible.
c. Any items missing or damaged must be noted on the driver's paperwork at the time of delivery or it will be assumed complete and in good condition.
d. Sierra Pacific Windows is not responsible for goods picked up by buyer in his\her own vehicle.

8. SALES TAX:
a. The Sales Tax rate in this quote is estimated at the time of the quote. Customer agrees to pay the actual Sales Tax in effect at the time of delivery of any portion of this order.

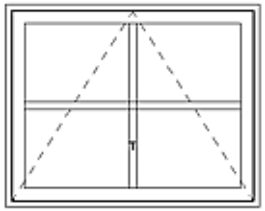
Sierra Pacific Windows
1624 St. Michael's Drive
Santa Fe, New Mexico
(505)992-1475 (Office)
(505)470-2639 (Cell)
(505) 992-1469 (Fax)
jruiz@spi-ind.com

Sold To: TIERRA CONCEPTS INC.
1512 PACHECO ST SUITE D-206

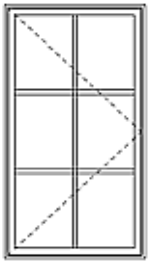
Ship To: LISA LANDY & JOSE GONZALEZ
213-1/2 DELGADO

Drawings
31009963

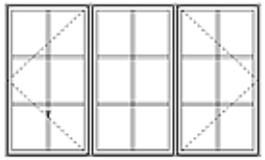
August 18, 2021



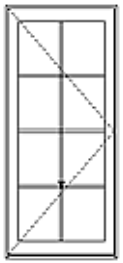
1) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: G.BATH
Sym: A
Clad: 999-TBD



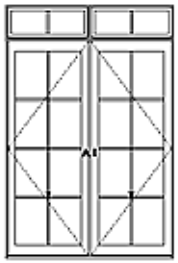
2) C-WC-3054-1(R)
Qty: 1
RO: 30 3/4"x54 3/4"
Jamb: 4 9/16"
Loc: G.BED
Sym: B
Clad: 999-TBD



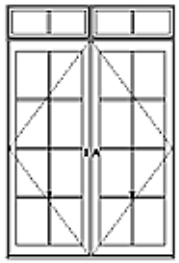
003) C-WC-3054-1(L)
004) C-WC-3054-2(SR)
Box Mull @Plant
Qty: 1
RO: 90 3/4"x54 3/4"
Jamb: 4 9/16"
Loc: G.BED
Sym: C
Clad: 999-TBD



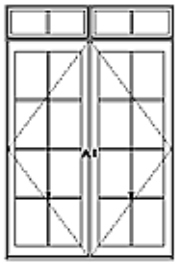
5) C-ID-3684-1(R)
Qty: 1
RO: 38 7/16"x86 1/2"
Jamb: 4 9/16"
Loc: G.BED
Sym: 1
Clad: 999-TBD



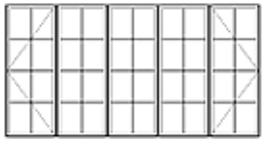
006) C-ID-7296-2(AI)
007) C-WA-37 1/415-2(OO)
Box Mull @Plant
Qty: 1
RO: 75 5/16"x113 1/2"
Jamb: 4 9/16"
Loc: KITCHEN
Sym: 2
Clad: 999-TBD



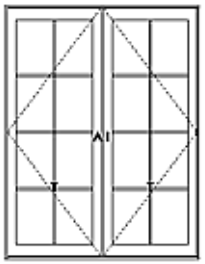
008) C-ID-7296-2(IA)
009) C-WA-37 1/415-2(OO)
Box Mull @Plant
Qty: 1
RO: 75 5/16"x113 1/2"
Jamb: 4 9/16"
Loc: GREAT ROOM
Sym: 3
Clad: 999-TBD



010) C-ID-7296-2(AI)
011) C-WA-37 1/415-2(OO)
Box Mull @Plant
Qty: 1
RO: 75 5/16"x113 1/2"
Jamb: 4 9/16"
Loc: GREAT ROOM
Sym: 4
Clad: 999-TBD



12) C-WC-3078-5(LSSSR)
Qty: 1
RO: 150 3/4"x78 3/4"
Jamb: 4 9/16"
Loc: GREAT ROOM
Sym: D
Clad: 999-TBD



13) C-ID-7296-2(AI)
Qty: 1
RO: 75 5/16"x98 1/2"
Jamb: 4 9/16"
Loc: MAIN BED
Sym: 5
Clad: 999-TBD

All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.

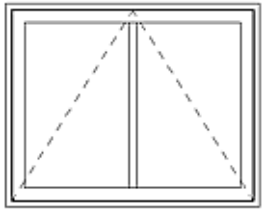
Sierra Pacific Windows
1624 St. Michael's Drive
Santa Fe, New Mexico
(505)992-1475 (Office)
(505)470-2639 (Cell)
(505) 992-1469 (Fax)
jruiz@spi-ind.com

Sold To: TIERRA CONCEPTS INC.
1512 PACHECO ST SUITE D-206

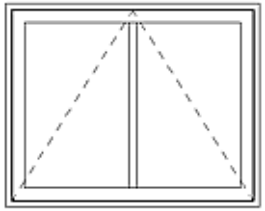
Ship To: LISA LANDY & JOSE GONZALEZ
213-1/2 DELGADO

Drawings

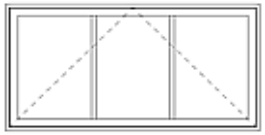
31009963



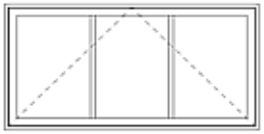
14) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BED
Sym: E
Clad: 999-TBD



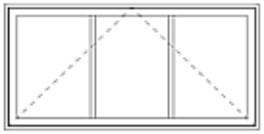
15) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BED
Sym: F
Clad: 999-TBD



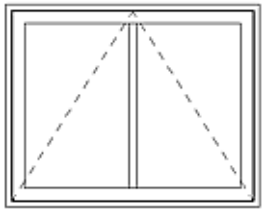
16) C-WA-4824-1(X)
Qty: 1
RO: 48 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BATH
Sym: G
Clad: 999-TBD



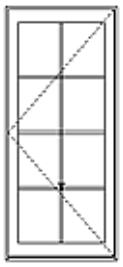
17) C-WA-4824-1(X)
Qty: 1
RO: 48 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BATH
Sym: H
Clad: 999-TBD



18) C-WA-4824-1(X)
Qty: 1
RO: 48 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BATH
Sym: J
Clad: 999-TBD



19) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN WC
Sym: K
Clad: 999-TBD



20) C-ID-3684-1(L)
Qty: 1
RO: 38 7/16"x86 1/2"
Jamb: 4 9/16"
Loc: GARAGE
Sym: 7
Clad: 999-TBD

All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004354--HDRB

Project Description:

Project Location(s): 914 CANYON RD
Santa Fe, NM 87501

Contacts:

Applicant: Martinez Architecture Studio PC
P. O. Box 925
Santa Fe, NM 87504
studio@martinezarch.com

Property Owner: Susan &Scott Salka

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 2016

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-004354-HDRB

Address: 914 Canyon Road
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x_ Historic Inventory Form

__x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the criteria to section 14-5.2(E)(1) for style have not all been met. The Board may find, however that they have been met after hearing further testimony.

With regard to all other items, 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:

914 Canyon Road is a single family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Downtown and Eastside Historic District. The house was originally built in l928. The front facade is partially covered by a divided wall. The front wall creates the effect of a wrap-around patio in the northwest corner of the house, with two parking spaces immediately adjacent to the west.

The applicant now proposes the following:

1. Add a metal trellis at the main entrance of the house. This trellis will be constructed of small metal structural members and will be attached to the primary facade with only metal plates and lag bolts. It will be completely removable.
2. Add a trellis at the northwest corner of the house. This will be a grid structure hanging from a beam and viga structure, and will be hidden behind an existing viga column. It will only be attached to the primary facade by metal plates and lag bolts.
3. The existing wall in front of this trellis will have a wooden lintel.
4. Insert into the wall a decorative metal mesh.
    a. An exception to section 14-5.2(E)(1) is requested for a metal mesh which does not meet the district standards for style.
5. Reuse the existing garage doors to swing rather than slide behind each other.
6. Redesign the entry gates. Some of the metal elements will be replaced with metal mesh.
7. Add a new fireplace at the rear. The chimney will be as shown on the drawings. The stucco will be EI Rey "Buckskin" to match the house.
8. Add a new trellis in rear garden constructed viga posts, wood beam and corbels and wood latillas. The wood will be stained a natural wood color.
9. Add three new fountains. Two of these fountains will be in the front patios and one will be in the rear. None of these fountains will be publicly visible, they will all be shorter than the walls surrounding them.
10. Replace a door in the rear patio at the master bedroom. The stucco will be EI Rey "Buckskin" to match the existing. All wood will be stained a natural wood color to match existing. And all metal mesh will be clear matte finish to match the existing metal gate in color and finish.

EXCEPTION CRITERIA:

(i) Do not damage the character of the district

Applicant Response:

Currently there is a very tall wall in between the patio and parking area and this grille is meant to break up and enhance this tall wall. Below is an illustration of the wall grille proposed. This grille consists of an open metal surrounded by wood framing. The metal allows for visual ties between the area behind the grille and the street.

Staff Response:

Staff agrees with the applicant

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

Applicant Response:
This grille would allow visibility from the patio when seated and would help to create openings in the otherwise relentless, massive wall. There is currently a small opening in this wall and this grille would make the opening much larger. The metal grille allows for this opening.

Staff Response:
Staff does not agree with the applicant. Staff does not recognize a particular hardship that requires this particular material.

(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:
This grille allows users of the patio to interact with pedestrian traffic on Canyon Road. It also allows for the more visible life on the road by providing visibility through an otherwise impenetrable wall. The metal part of the grille allows for the maximum openings. The metal parts of the grilled allows for the maximum openings.

Staff Response:
Staff does not agree with the applicant's response. The applicant has not eliminated other choices of material that might be more harmonious with the district.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. **Name of property:**	2. **Location:**	3. **Local Reference Number:** H-1111
914 Canyon Road	914 Canyon Road Legal address: T17N, R10E, S30; NW4, TR F6, BLK 9.	051611383 **4. County:** Santa Fe

5. Property Type:
XX **Building** __ **Structure**
__ **Site** __ **Object**

4. Date of Survey:
October 11 & 13, 2016

7. Previous Survey Date(s):
__ **No previous survey**

June 1984

8. Name of Project:

N/A

9. UTM

Zone: 13 S
Easting: 416491
Northing: 3948822

10. Photo Information All photos housed at offices of Common Bond Preservation.
Image 1: West end of front (north) elevation, 914 Canyon Road. A side entrance is tucked around the western corner of the house, easily accessible from the adjacent parking spaces. Another entrance is located on the east end of the front façade (see Image 2).

11. Brief Description of the Property:

Sprawling residence in the Pueblo Revival style, slightly setback from Canyon Road. The house was built into a small hill, creating a raised main level. A second floor apartment has been added on the east end, with a single-bay garage tucked underneath at street level. The front façade is partially covered by a divided wall, with an entrance to the property at the center split of the wall. Brick stairs to the east along the front elevation lead up to an entry door for the apartment at the second level (see Image 2). Brick stairs to the west lead to a brick patio at the NW corner of the house, with an entrance at the north end of the west elevation (see Image 6). There is a third entrance on the north elevation, at the intersection of the main portion of the house and an addition to the west. The front wall creates the effect of a wrap-around patio in the NW corner of the house, with two parking spaces immediately adjacent to the west. There is a short, stone wall to the west of the parking spaces that abuts the northern corner of the west wing (see Image 13). There is an open patio/courtyard that runs along the rear elevation, divided into two sections and accessible by two interior doors. It is completely enclosed by a six-foot wall to the south and the western addition. All of the house's exteriors as well as both walls are covered in stucco, and both the front and rear walls have small decorative windows with latilla inserts. The original portion of the house was constructed of adobe, with walls that measure 16 – 18 inches. The second floor apartment was constructed of wood frame. The roof is flat, although multi-level, and has a slight parapet at the edges. There are multiple exposed vigas on the western elevation of the second floor (see Image 11), as well as three exposed vigas on the front façade, at the intersection of the first and second story sections. Wide, metal canales for roof drainage are placed intermittently along all elevations. All original windows have been replaced with modern, vinyl clad windows in a variety of configurations, sizes, and functions, although the wood windows from a 1967 renovation remain, mostly in the second story apartment. Exterior doors on the north side are all wood carved, while exterior doors to the rear patio are glass. The eastern elevation immediately abuts the property line. There is gravel driveway along the west side of the residence that allows access to 912 Canyon Road at the rear. The interior layout of the house hints at multiple periods of construction and previous use as a duplex and triplex.

12. Who uses the property? Currently unoccupied.

13. Construction Date:

Date: circa 1920 __ **Known** XX **Estimated**

Source: The address first appears in a city directory in 1928. As Canyon Road transitioned from agrarian land to residential properties in the early part of the 20th century, a structure likely existed at least 5-10 years previous to this listing. Beginning in 1947, multiple residents are listed for the property and the house appears to have transitioned into use as a duplex or triplex. This is further solidified by the detailing of "Apartments 1, 2 & 3" in directory listings from the 1950s. It is likely that Mrs. Louise Crow, an artist who lived at the residence for over ten years (beginning circa 1940) was responsible for the expansion of the house during this period. It remains a triplex through circa 1960, at which point it appears to revert back to being a single family residence. A plat of improvement survey registered with the city in 1962 by Tom Brown lists it as a single "residence" and makes no mention of apartments. The county tax assessor's office has the date of construction for the entire residence as 1967, a date that is easily discredited by building materials and the 1962 plat. The tax records also refer to an addition of a garage and a utility room in 1967. From inspection of the construction materials and interviews with previous owners, it is likely that this date is when the expansion was done that included the garage, the second floor apartment, and the rear west wing, not the original construction.

14. Setting:

__ **Suburban** __ **Rural** __ **Village** XX **Urban** **If Urban:** __ **Commercial** __ **Industrial** XX **Residential** __**Public**

15. Relationship to Surroundings: XX **Similar** __ **Dissimilar**

Comments: At the east end of Canyon Road, immediately past the intersection with East Palace. The street becomes nearly completely residential past this point.

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

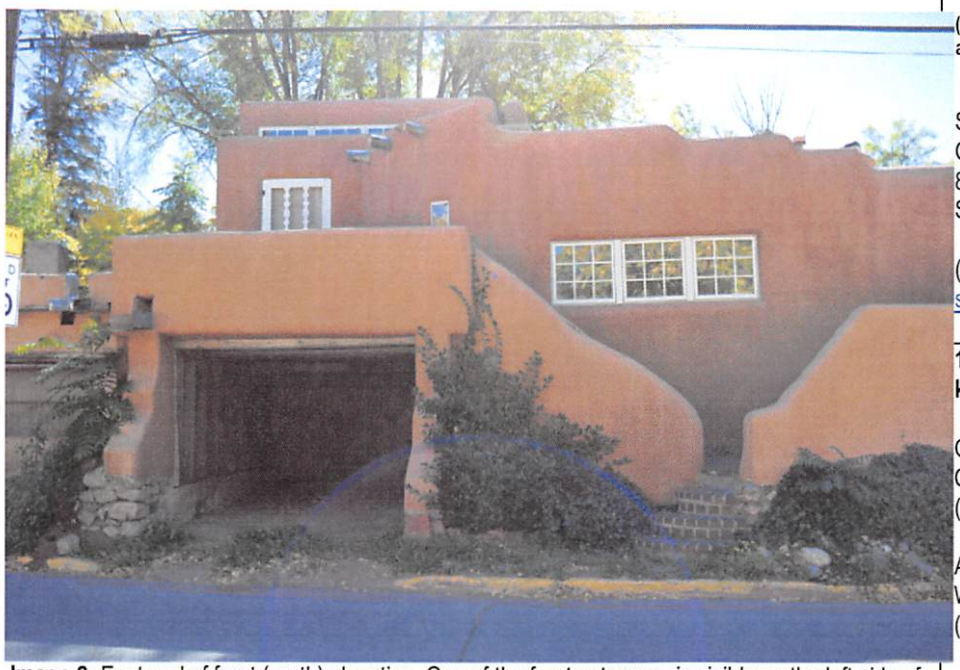


Image 2: East end of front (north) elevation. One of the front entrances is visible on the left side of the photo with a glimpse of the third story windows above.

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

Shannon L. Papin
Common Bond Preservation
806 Don Cubero Avenue
Santa Fe, NM 87505

(505) 982-4275
slp@cbpreservation.com

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

Owner
Carrie Rowland
(505) 570-7818

Architect
Will McDonald
(505) 930-1149

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

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

Describe: Good example of the Pueblo Revival style, with interiors done in the classic "Santa Fe style". The house is likely nearing a century of existence, with later alterations that have also reached historic status (fifty years).

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

It is likely that some structure existed at this location in the early 20th century, but the first recorded survey of 914 Canyon Road is a "plat of improvement survey" done in 1962. It appears to have been a rental property for most of the 20th century, as both a single family home and a triplex. The first residents listed in a city directory (1928) are Charles F. Nicholas, a carpenter, and his wife Josephine. In 1930, the occupants are listed as Frank Lovato, a chauffeur, and his wife Roybalita. Roybalita remains at 914 Canyon for almost ten years, initially as a widow or divorcee (listed simply as Mrs. Roybalita Roybal) and then later as a newlywed, with her new husband Fred O. West (a painter and carpenter). Writer Roy A. Keech is the listed resident in 1940, followed by artist Mrs. Louise Crow. She too remains there for almost ten years, although by 1947, there are other residents listed as well: Warren Stacy, a typesetter at the New Mexican, and his wife Clara, and Ronald Gardner, a circulation manager at the New Mexico Publishing Company, and his wife Martha. In 1949, there are two tenants: John E. Adams, a salesman, and his wife Jane, and Catarina Graftstrom. The 1951 city directory lists Thomas C. Liddell, a drilling contractor, and his wife Nancy, along with Charles R. Cutts. Mrs. Richard Luna moves in circa 1953 and remains for five years, along with Albert Rosenfeld and wife Lillian (1953) and Walter Rothman (1957). Mr. Rothman was employed in Los Alamos. Ray Tilghman and his wife Charlotte are listed in 1958 and 1960, along with Andy Ganatos and his wife Sombrero. Tom Brown purchases the

property shortly thereafter, and remains owner for most of the 1960s. The house is sold to Joyce and Jay Rosenthal circa 1970, who sell it to Judith Dowis in 1974.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown XX No __Yes

If yes: __ State __ National

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

Why? Does not rise to the level of significance needed for an individual listing nor does it retain enough architectural integrity for such a listing.

23. National, State or Local Historic District:

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

If 'yes', what is the name of the district? XX State XX National SR 260: City of Santa Fe Historic District

The original State and National Register nomination, written in 1972, does not refer to or discuss the property in any capacity. However, a 1995 update to the nomination does list the property as non-contributing, although that update has never submitted to the Keeper of the Register.

XX **City of Santa Fe** Downtown & Eastside Historic District

A 1984 survey done by the city details the property as having "no significance".

24. Evaluation of Significance

While the residence is historic, the replacement windows have damaged the historic integrity to the structure. Other changes and additions to the house have been appropriate, in terms of honoring the original Pueblo Revival style, and are now considered historic in their own right. Considering the modern windows and doors, it would be difficult to consider this residence significant, but it retains most of its historic character and adds to the celebrated historic quality of Canyon Road. Therefore, I recommend it to be Contributing to the Downtown/Eastside Historic District. I would consider the front (north) façade, including the wall and stairs, to be a primary elevation, as well as the northern part of the western elevation. These elevations are lablled 1 and 2 on the attached floor plan.

Recommended Contributing to the Downtown/Eastside Historic District October 2016

25. Supplemental Forms:

__None XX HCPI Detail Form (FORM 2) XX Continuation Sheets, # pages: 6

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
914 Canyon Road	914 Canyon Road	051611383
		4. County Santa Fe
		5. Date of Survey: October 11 & 13, 2016

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

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

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

Stone:
__ **Random Coursed** XX **Stone: River Rock** __**Stone: Rusticated** __ **Stone: Tabular**

XX **Stucco** __ **Tile: Clay** __ **Vinyl Siding** __ **Wood: Board and Batten**

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

__ **Wood: Shingle** __ **Wood: Tongue and Groove**

7. Number of Stories: __ **N/A**
Number: __ **1** __ **1½** __ **2** __ **2½**
XX **Other:** The residence is built into a small hill and has three levels, although the garage is the only structure at street level. The main floor of the house is ground level at the rear but is "second story" above the garage at the front.

8. Foundation: __ **N/A**
XX **Not visible** __ **None**
XX **At Grade** XX **Raised**
Materials: XX **Concrete** XX **Stone**
Other: _____
The foundation is only visible in the garage, all other areas have been covered by stucco or are at grade.

9. Roof: __ **N/A**
Shape: XX **Flat** __ **Gabled**
__ **Hipped** __ **Pyramidal**
__ **Shed** **Other:**
Pitch: XX **None** __ **Low**
__**Medium** __ **Steep**
Features: __ **Eave** XX **Parapet**
Materials: __ **Asphalt** __ **Earth**
__ **Composition shingle** __ **Metal: Pressed**
__ **Composition Roll** __ **Metal: Corrugated**
__ **Metal: Standing Seam** __ **Metal: V- Crimp**
__ **Tile: Terra Cotta** __ **Wood: Shingle**
XX **Other: Built Up: Tar and Gravel**
The roof has multiple levels and slights parapets at all edges.

10. Windows

Operation **Material** **Glazing** **Number**

Façade #1, main level: (east to west) two fixed pane stained glass; trio of vinyl casements with 9 lites each; 3:3 vinyl casement. The stained glass dates to circa 1967; the vinyl windows are of modern construction.
Façade #1, 2nd level: Four fixed pane wood windows with 3 lites each.
Façade #2: pair of 6/6 vinyl sash windows of modern construction.
Façade #3: (east to west) 9:9 vinyl glider; vinyl casement with 6 lites; both of modern construction.
Façade #4: 6:6 wood casement (circa 1967).
Façade #7: single pane wood casement (circa 1967), pair of vinyl awning windows, 6 lites each; vinyl casement with 9 lites; both of modern construction.
Façade #8: single fixed pane wood (circa 1967).
Façade #9: single pane vinyl casement (modern).
Façade #10: single fixed pane wood (circa 1967).
Façade #12: pair of vinyl awning window, 8 lites each (modern).
Façade #13: Two 1/1 wood sash windows (circa 1967).
Façade #15: pair of vinyl awning windows, 6 lites each (modern); fixed single pane window (circa 1967)

11. Doors

Type **Style** **Material** **Number**

Façade#1: single-leaf, solid wood carved (circa 1970)
Façade #2: single-leaf, solid wood carved (circa 1967)
Façade #3: single-leaf, solid wood carved (circa 1967)
Façade #6: single-leaf, solid wood paneled (circa 1967).
Façade #7: single-leaf, wood framed with large glazing panel (modern).
Façade #11: single-leaf, wood framed with large glazing panel (modern).

Façade #16: 6:6 wood casement; trio of wood casements with 6 lites each (all circa 1967). **Façade #18**: Two 6:6 wood casements, western window is larger (both circa 1967). **Façade #19**: 1:1 wood casement, pair of 3:3 tall wood casements (all circa 1967).	
12. Chimneys **(describe whether interior or exterior and material)** Multiple interior chimneys. All are square in shape and covered in stucco with protruding metal pipe chimneys.	**13. Porches** __ **N/A** **Type:** XX **Entry** XX **Partial-Width** __ **Full-Width** XX **Wrap** There is small entry porch/landing at the top of the exterior stairs at the east end of the front façade. A similar porch is at the top of the exterior stairs on the west end of the front façade, and wraps around the building to form a small patio. Both are open and exposed to the elements with no roof or covering, constructed of brick, and surrounded by stucco walls. A partial-length porch across the rear elevation also has brick floors and is enclosed by stucco walls.

14. Other Significant Features:
Parts of the interiors are good examples of "Santa Fe style", with ceramic tile flooring and counters, roughhewn vigas and exposed beams, kiva fireplaces, and carved wood doors and details, All entries on the northern aide of the house have wood carved doors. The entrance on elevation #2 has a wrought iron railing that appears to be historic.

15. Modifications: circa 1950 (estimated) and 1967 (known) __ **No known modifications**
Nothing is known about the earlier modifications. The 1967 construction added a second-story apartment to the east end with a garage below at street level. It also removed a storage shed at the SW corner of the property, allowing for the extension of the west wing of the house. These two additions are connected by a concrete block wall at their south ends, which forms the enclosed patio at the rear.

16. Primary Architectural Style __ **Not Applicable**

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

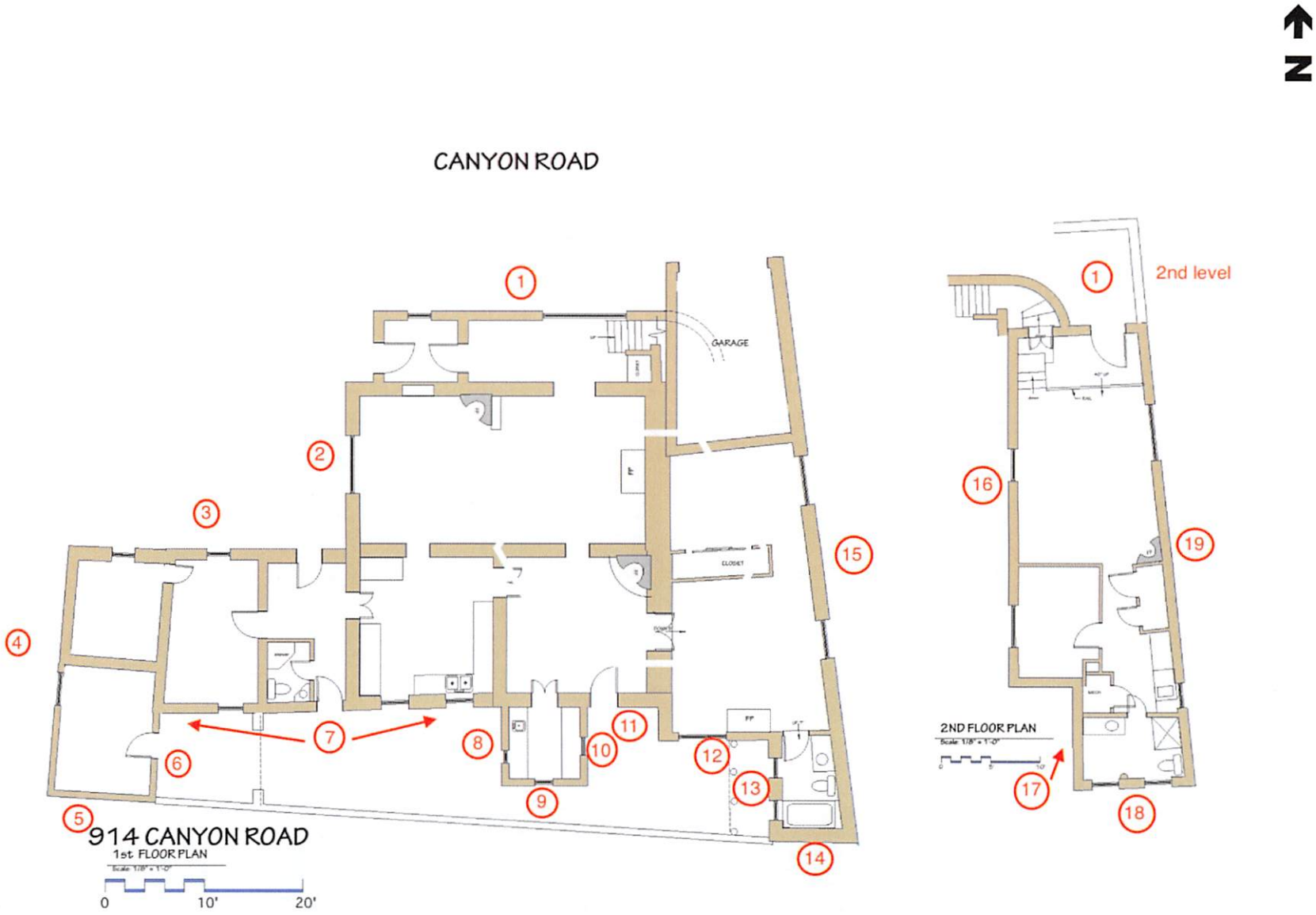
17. Documents Available and Their Locations
Property tax records – Santa Fe County Tax Assessor's office
Surveys of associated properties – New Mexico Historic Preservation Division
1962 plat of improvements survey – Santa Fe County Clerk
Transcript of phone interview with Jay Rosenthal (previous owner) – offices of Common Bond Preservation
The house does not appear on any historical Sanborn Maps nor in any aerial photographs from the NM DOT

SITE:

18. Attached or Associated Properties

N/A

Are associated properties eligible for listing?



19. Site Plan:
(Image 3)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 914 Canyon Road	**2. Location:** 914 Canyon Road	**3. Local Reference Number:** 051611383
		4. County Santa Fe
		5. Date of Survey October 11 and 13, 2016

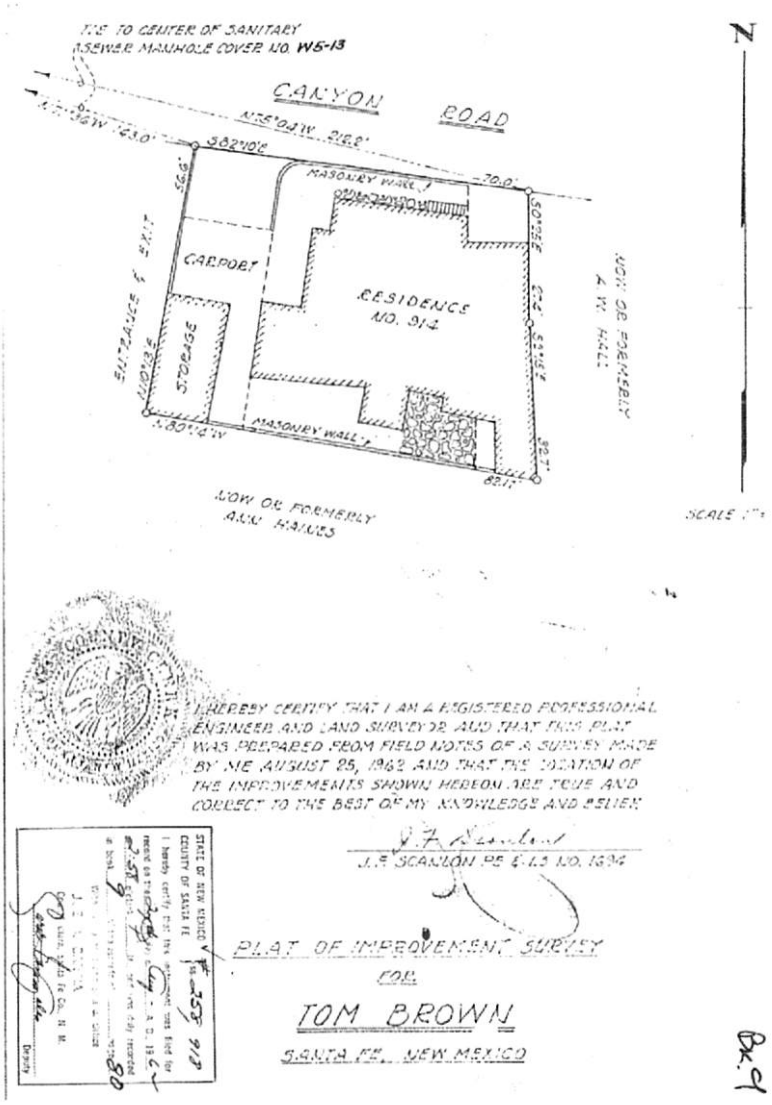


Image 4: The 1962 Plat.

Image 5: Western elevation (#2), visible behind exterior western wall with gate.

Image 6: Western elevation including carved wood door at north end and possibly historic iron railing and light fixture; photo taken looking south.

Image 7: Looking east from the center rear courtyard to the 1967 "west wing" addition.

Image 8: Looking west from the center rear courtyard to the adjacent eastern courtyard. The rear wall is evident on the right hand side.

Image 9: Looking west from the eastern rear courtyard.
The two courtyards are divided by a small projecting interior room.

Image 10: Looking east towards the three-story section from the rear courtyard.

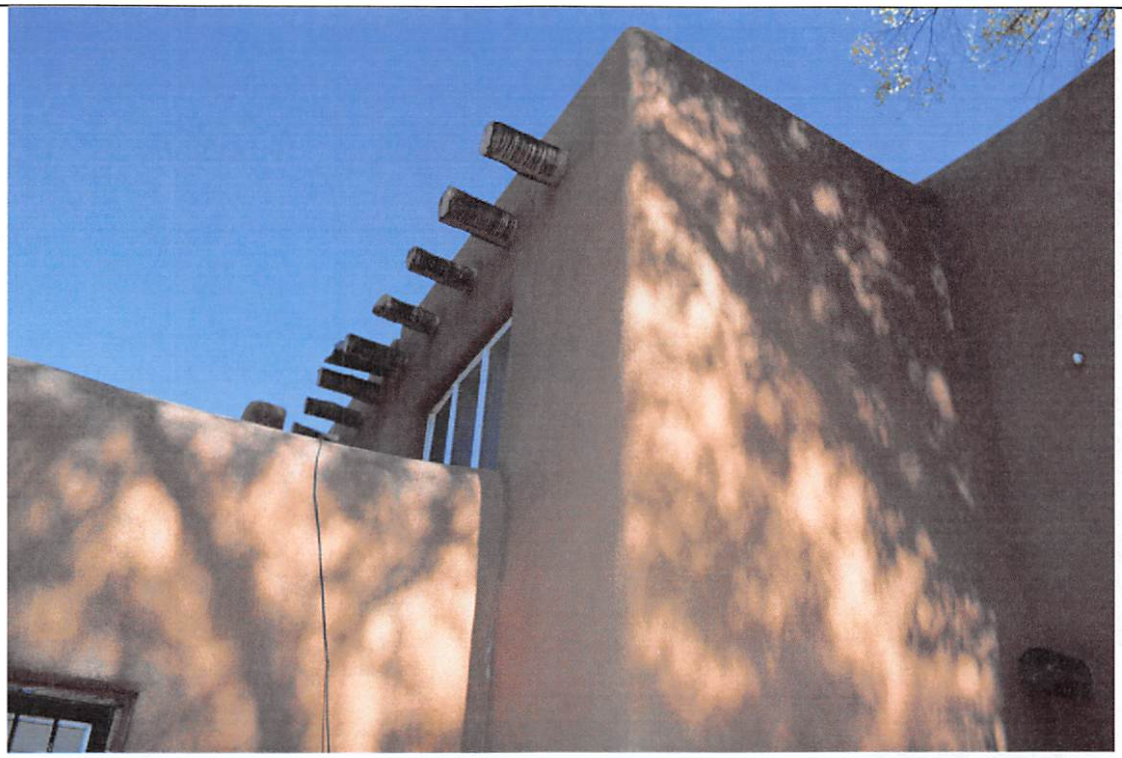


Image 11: Looking up to the third-story apartment from the rear, eastern courtyard.

Image 12: The rear (southern) wall of the courtyard with multiple chimneys and the third-story apartment visible behind.

Image 13: The "west wing" addition with abutting rock wall and gravel driveway to the east. The front façade of 912 Canyon Road is visible at the rear.

building threatened?	surveyed	county	ID no.
yes	date 6-XI-84 by mb	Santa Fe	051611383 H1111

field map	number	UTM reference	easting	northing
SFHD-6-1383		zone 12 13		

location description: 914 CANYON

city/town: SANTA FE

land grant/reservation:

building name:

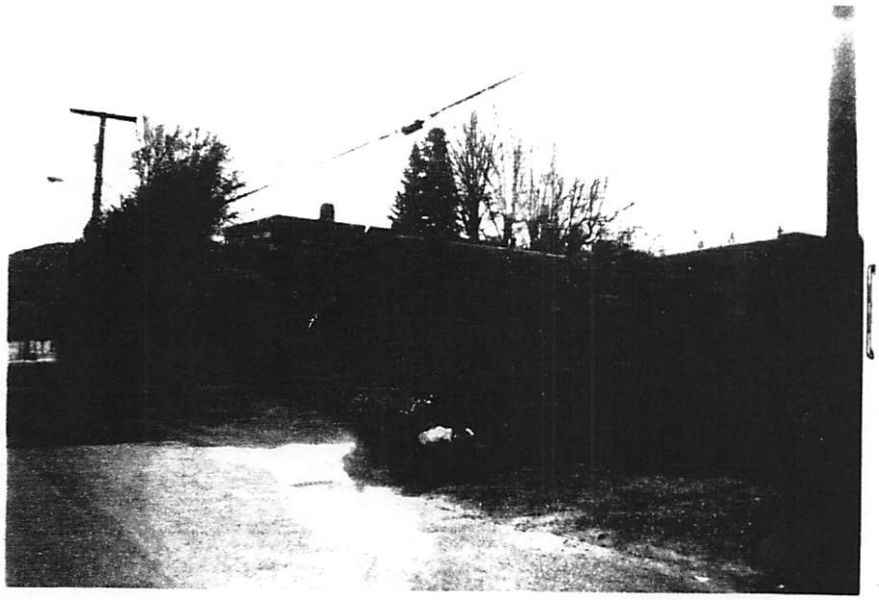
legal description: tnsp N S range E W sec ¼ ½

film roll: by mb no. 15

negative nos.: 9

loc. of neg.: HPD

plan shape



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:

wall material/surface:

architectural features:

surroundings: Res Com

relationship to surroundings: x similar not similar

district potential: yes no

significance: eligible of interest x none

if eligible, why?

comments:

associated buildings? yes

what type?

if inventoried, list ID nos.

see back? yes

X

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 914 Canyon Road

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

PROJECT PROPOSAL: new trellis to hold vines, rehang exist. garage doors, new gates, new fireplace, new fountain, replace a door

CONSTRUCTION COST: $ $75,000

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

(base fee – ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

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

OWNER: Susan and Scott Salka **PHONE #:** 505-989-4958

OWNER MAILING ADDRESS: 914 Canyon Road

CITY, STATE, ZIP CODE: Santa FE, NM 87501

EMAIL: studio@martinezarch.com

AGENT: Richard Martinez/MASPC **PHONE #:** 505-989-4958

MAILING ADDRESS: PO BOX 925

CITY, STATE, ZIP CODE: Santa Fe, NM 87504

EMAIL: studio@martinezarch.com

PREAPPLICATION MEETING: Date: 08/20/2021 Case Planner: DANIEL SCHWAB

AFFIDAVIT TO AUTHORIZE SOLE AGENT

I am,/We are the owner(s) and record title holder(s) of the property located at: 914 Canyon Road

I/We authorize Richard Martinez /MASPC to act as my/our agent to execute this application.

Signed: Salka Date: Oct 6, 2021

Printed Name: Susan Salka

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

Signed: _____ Date: _____

Printed Name: _____

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

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

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

Revised 20 November 2020

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/5/2021

Site Address: 914 Canyon Road

Property Owner of Record: Susan & Scott Salka

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989 - 4958

Proposed Construction Description: New trellis to hold vines, re-hang exist. garage doors, new gates, new fireplace, new fountains, replace a door.

TOTAL ROOF AREA: Existing

Zoning District: RAC

Overlay: ☐ Escarpment ____
☐ Flood Zone*
☒ Other: Downtown & East Side

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

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

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

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

Terrain: ☐ 30% slopes ____

Lot Coverage: Exist. %
☐Open Space Required: N/A

Setbacks:
Proposed Front: N/A Minimum: Exist.
2nd Front? ____
Proposed Rear: N/A Minimum: Exist.
Proposed Sides: L N/A R N/A Minimum: Exist.

Height: Proposed N/A
Maximum Height: Existing or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
Minimum: 2

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

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

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

Richard Martinez [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE — DATE: 10/5/2021

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:** 10/6/21

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

Revised 20 November 2020

MARTINEZ
ARCHITECTURE
STUDIO PC

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1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

SALKA RESIDENCE
914 Canyon Road
Downtown/Eastside Historic District
October 12, 2021

EXISTING CONDITIONS:
The house was originally built in1928. The house was built into a small hill, creating a raised main level. A second-floor apartment has been added on the east end, with a single-bay garage tucked underneath at street level. The front façade is partially covered by a divided wall, with entrance to the property at the center split of the wall. Stairs to the east along the front elevation lead up to an entry door for the apartment at the second level. Stairs to the west leads to a patio at the northwest corner of the house, with an entrance at the north end of the west elevation. There is a third entrance on the north elevation, at the intersection of the main portion of the house and an addition to the west. The front wall creates the effect of a wrap-around patio in the northwest corner of the house, with two parking spaces immediately adjacent to the west.

PROPOSED CONSTRUCTION:
We propose to:

- Add two new metal trellises to hold existing vines at the front primary façade. The metal trellis at the main entrance of the house will be non-visible and is only to serve the purpose of supporting the vine high enough to allow people to enter the house. This trellis will be constructed of small metal structural members and will be attached to the primary façade with only metal plates and lag bolts, it will be completely removable.
- The trellis at the northwest corner of the house will again be a metal trellis hidden behind a freestanding viga post and beam. Again, this trellis will not be visible and only be attached to the primary façade by metal plates and lag bolts. The existing wall in front of this trellis will have a wooden lintel and a decorative metal mesh installed to break up its massive appearance.
- Reuse the existing garage doors to swing rather than slide behind each other.

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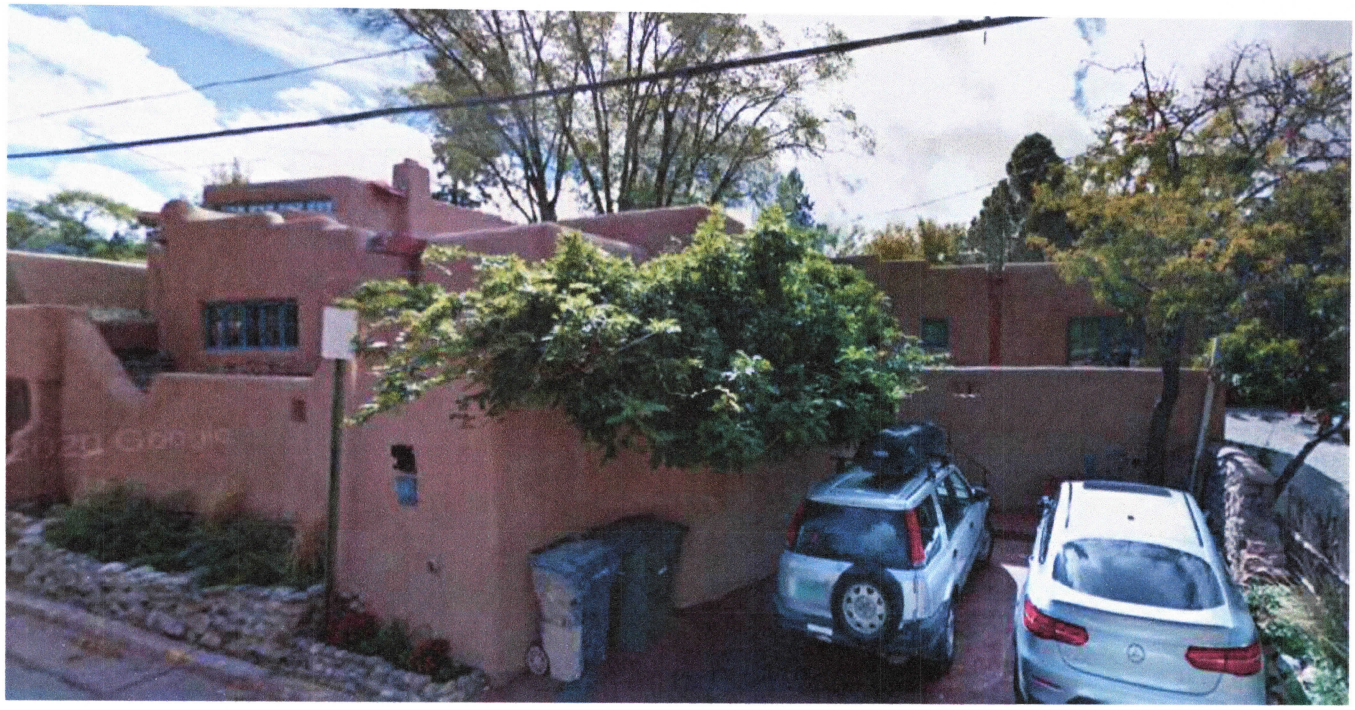
- Redesign the entry gates as shown on the drawings, we will replace some the metal elements with metal mesh.
- Add new fireplace at the rear. This fireplace will not be publicly visible, but its chimney will be as shown on the drawings.
- Add a new trellis in rear garden, this trellis will be all wood; viga posts, wood beam and corbels and wood latillas.
- Add three new fountains. Two of these fountains will be in the front patios and one will be in the rear. None of these fountains will be publicly visible, they will all be shorter than the walls surrounding them.
- Replace a door in the rear patio at the master bedroom.

The stucco will be El Rey "Buckskin" to match existing. All wood will be stained a natural wood color to match existing. And all metal mesh will be clear matte finish to match existing.

Richard Martinez



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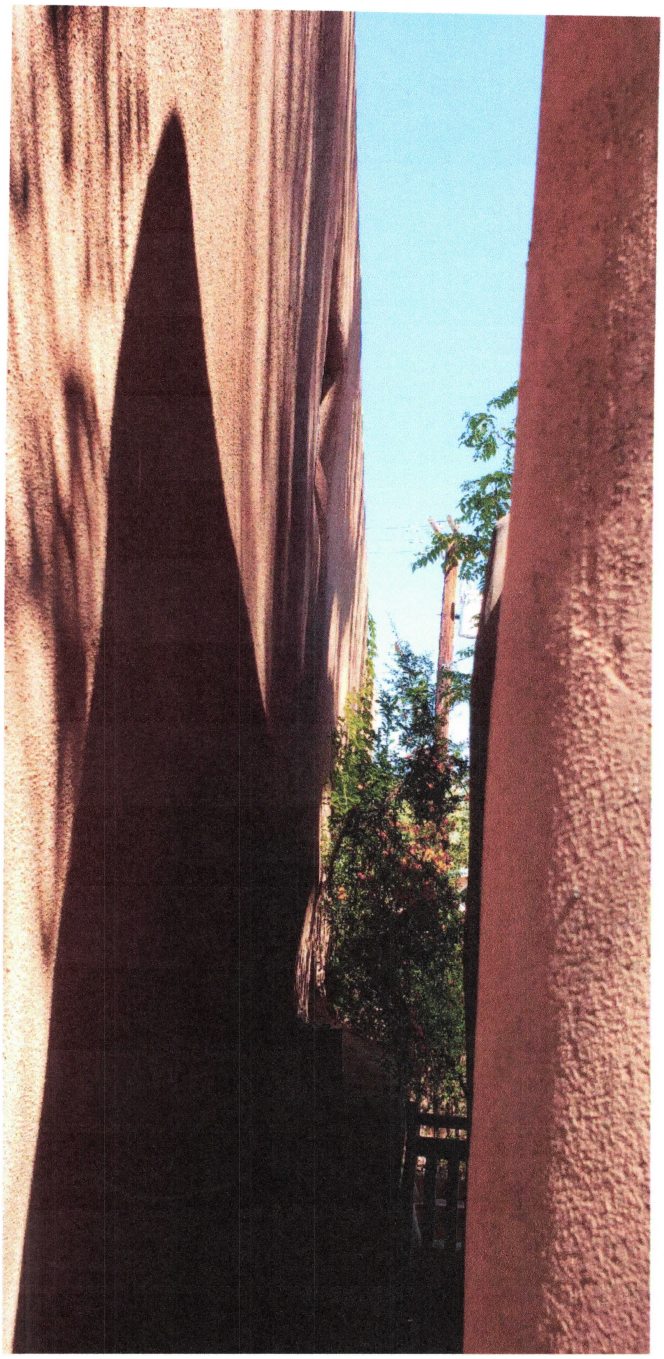
SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 12, 2021



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SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 12, 2021

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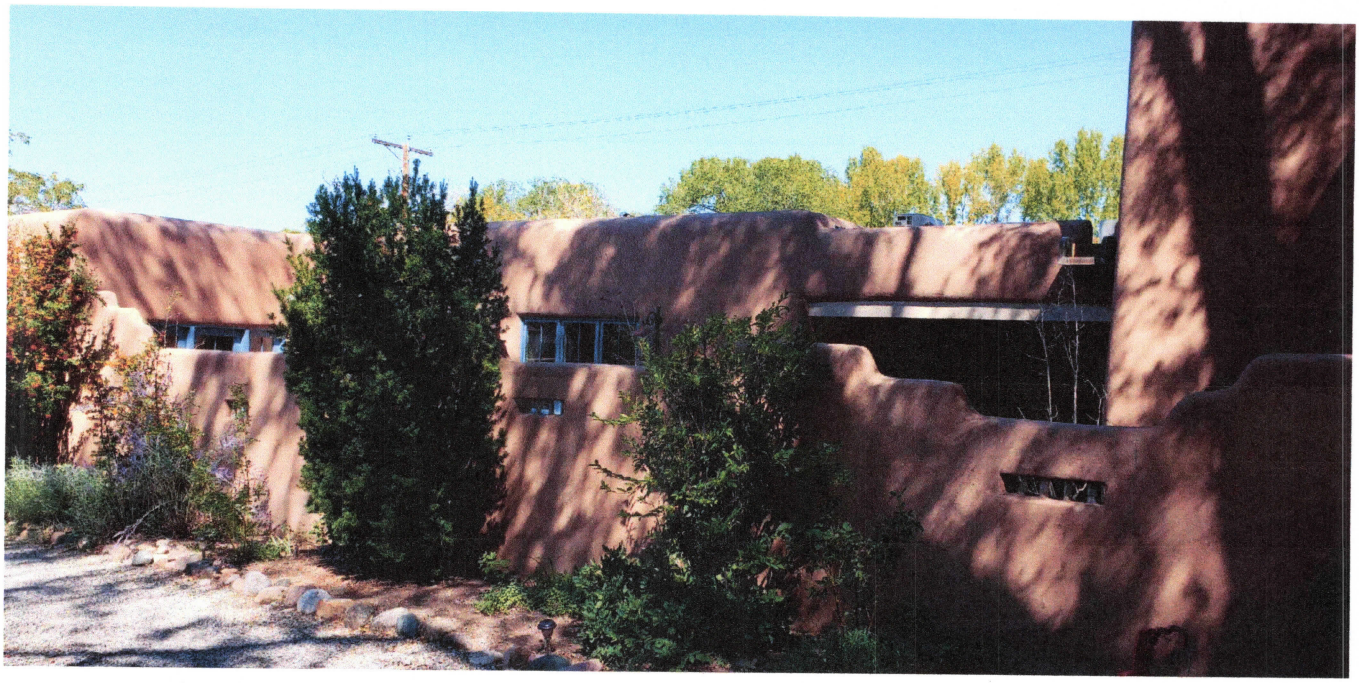
SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 12, 2021



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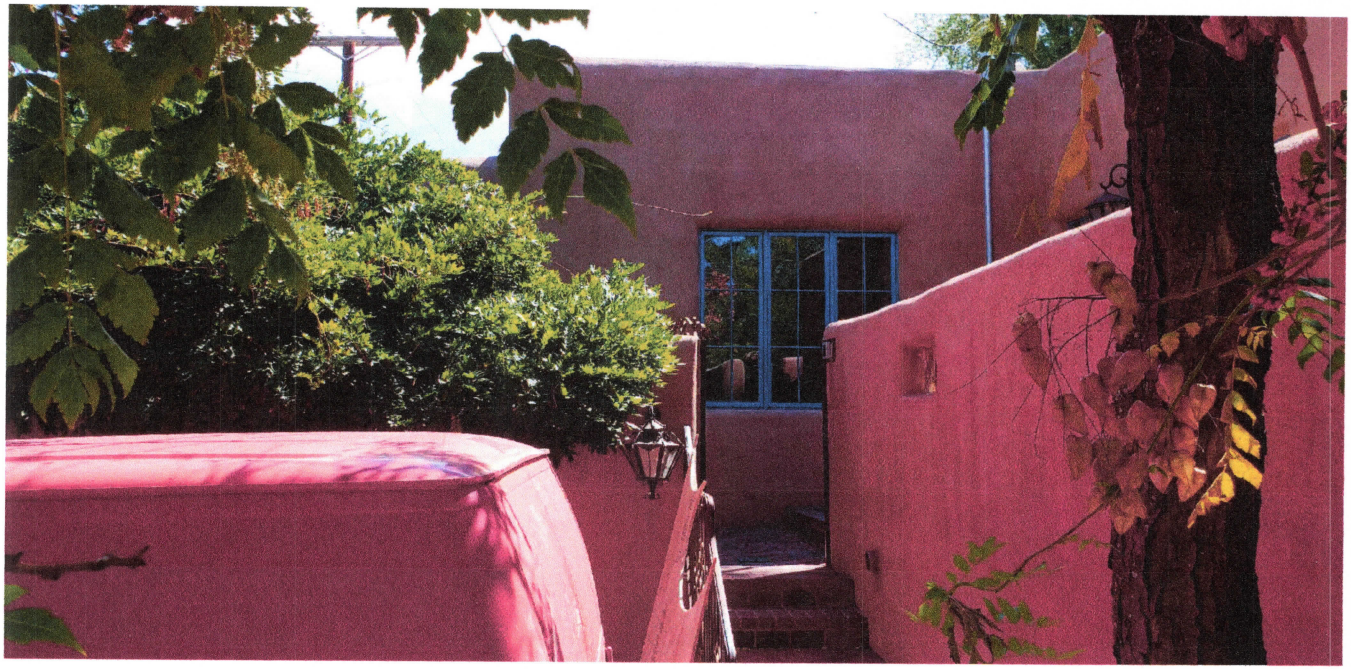
SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 12, 2021



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SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 12, 2021

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STUDIO PC

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EXTERIOR FINISHES

914 CANYON ROAD

DOWNTOWN EAST SIDE AND HISTORIC DISTRICT

OCTOBER 12 ,2021

Stucco- El Rey "Buckskin" (to match existing)

Wood- Natural Wood Stain (to match existing)

Metal Mesh- Clear Matte Finish

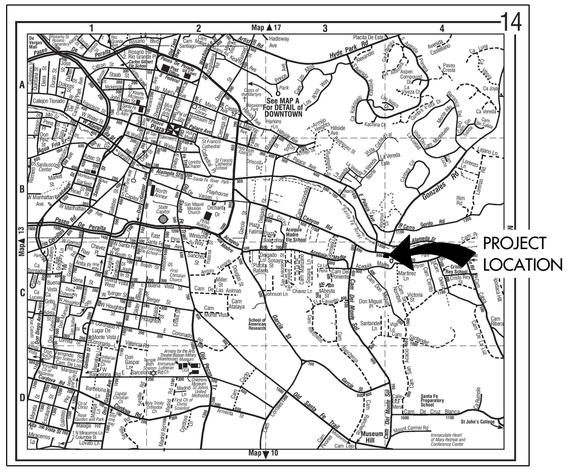
SALKA RESIDENCE

914 CANYON ROAD
SANTA FE NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W MARCY ST. TURN LEFT ONTO W MARCY ST. TURN RIGHT ONTO OTERO ST. TURN LEFT ONTO E. PALACE AVE. TURN LEFT ONTO CANYON RD. DESTINATION WILL BE ON THE RIGHT AT 914 CANYON RD

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: TRELLIS ADDITIONS, EXTERIOR FIREPLACE ADDITION, NEW FOUNTAINS & MODIFY EXISTING GATES

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

MAX BUILDING HEIGHT: EXISTING

NET AREAS (EXISTING)

HEATED:	3,137 SQ.FT.
GARAGE:	222 SQ.FT.
PORTALS:	152 SQ.FT.
TOTAL ROOFED AREA:	2,593 SQ.FT.

NO NEW ROOFED AREA PROPOSED

LOT AREA: - 4,380.85 S.F.

LOT COVERAGE: - EXISTING

OPEN SPACE REQUIREMENTS: - NO NEW ROOFED AREA PROPOSED

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVERHEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: RAC

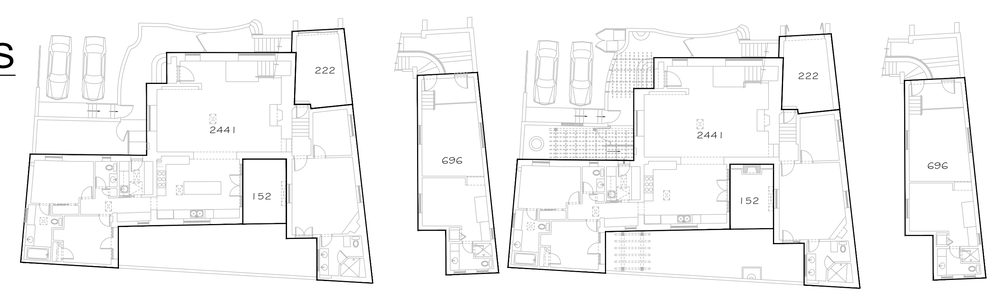
SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLANS
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED NORTH ELEVATION
A-3.1	EXISTING & PROPOSED SOUTH ELEVATION
A-3.2	EXISTING & PROPOSED WEST ELEVATION

AREA DIAGRAM



EXISTING PROPOSED

DESIGN PROFESSIONALS

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

INTERIOR DESIGNER
Lisa Samuel
SAMUEL DESIGN GROUP
607 Cerillos Road, Santa Fe, NM 87505
(505) 820-0239

LANDSCAPE ARCHITECT
Catherine Clemens
CLEMENS & ASSOCIATES
1012 Marquez Place, Suite 202, Santa Fe, NM 87505
(505) 982-4005

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505 - 989 - 4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

COVER SHEET & PROJECT DATA

A 0.1

SET #

SALKA - 2107

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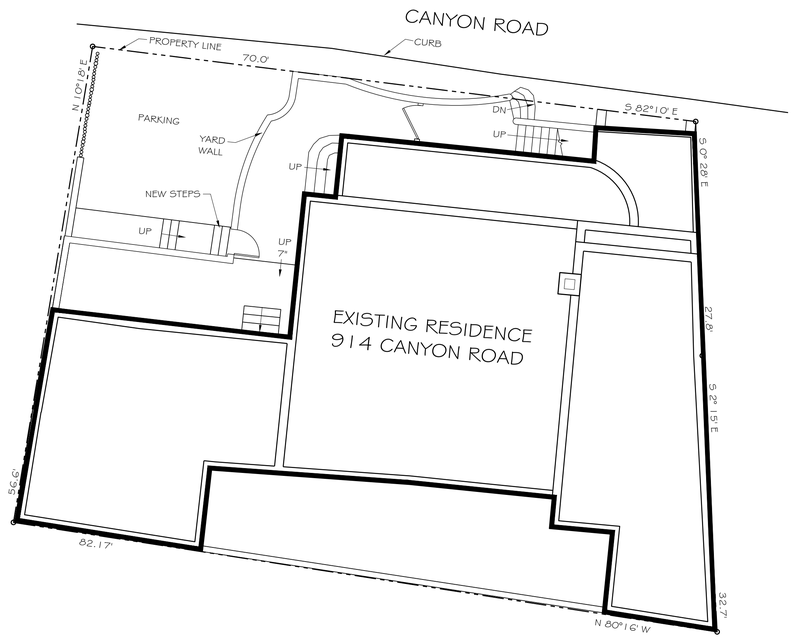
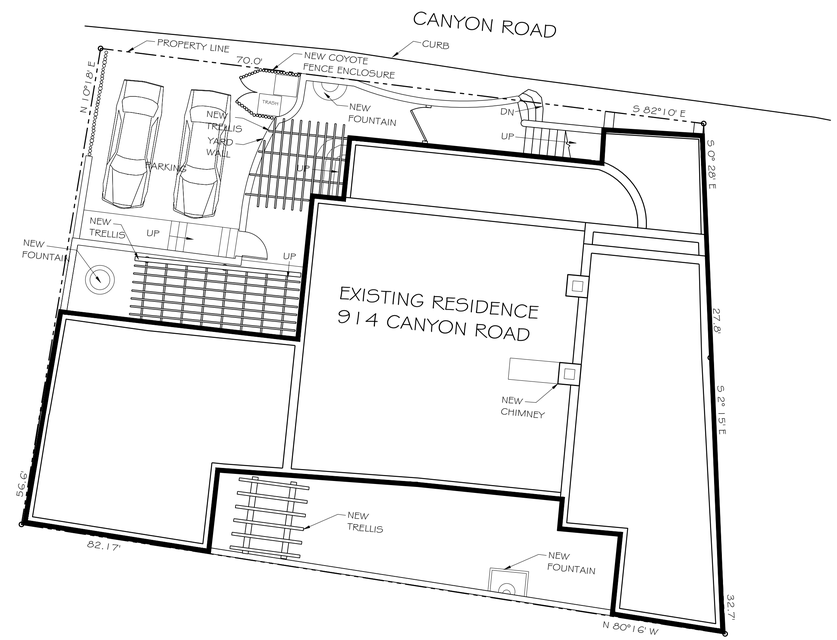


1 EXISTING SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

NORTH

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

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505 - 989 - 4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

EXISTING & PROPOSED SITE PLAN

A
1.0

SET #
SALKA - 2107

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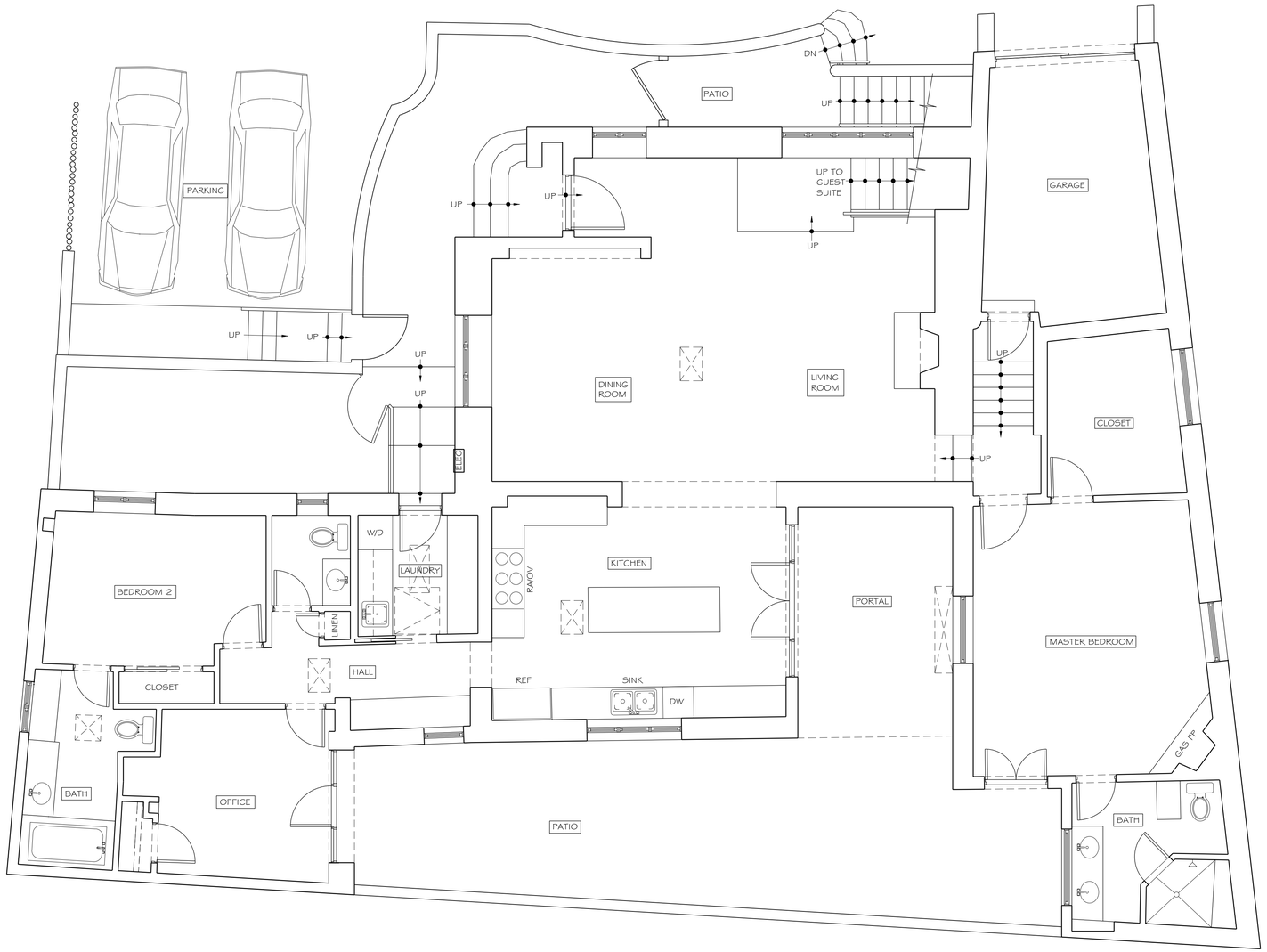
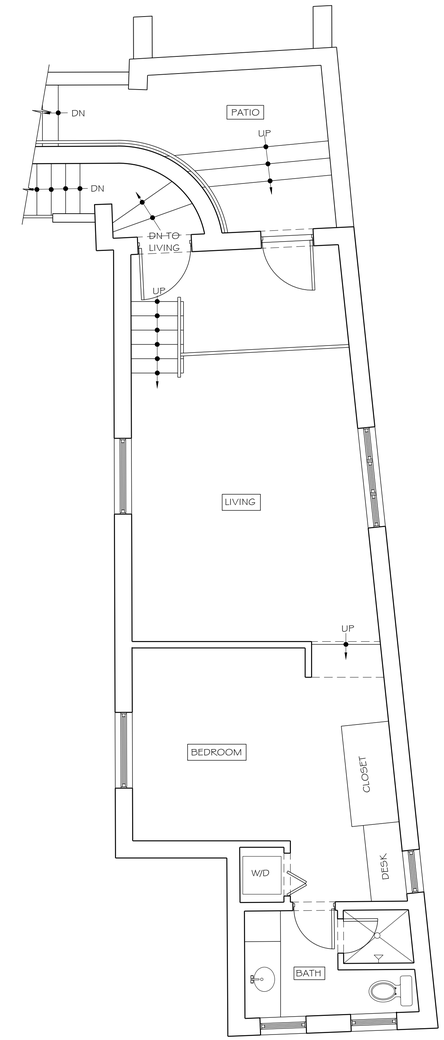


1 A-2.0 EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 A-2.0 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

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SALKA RESIDENCE
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SANTA FE, NEW MEXICO

OCTOBER 5, 2021

EXISTING FLOOR PLAN

A 2.0

SET #
SALKA - 2107

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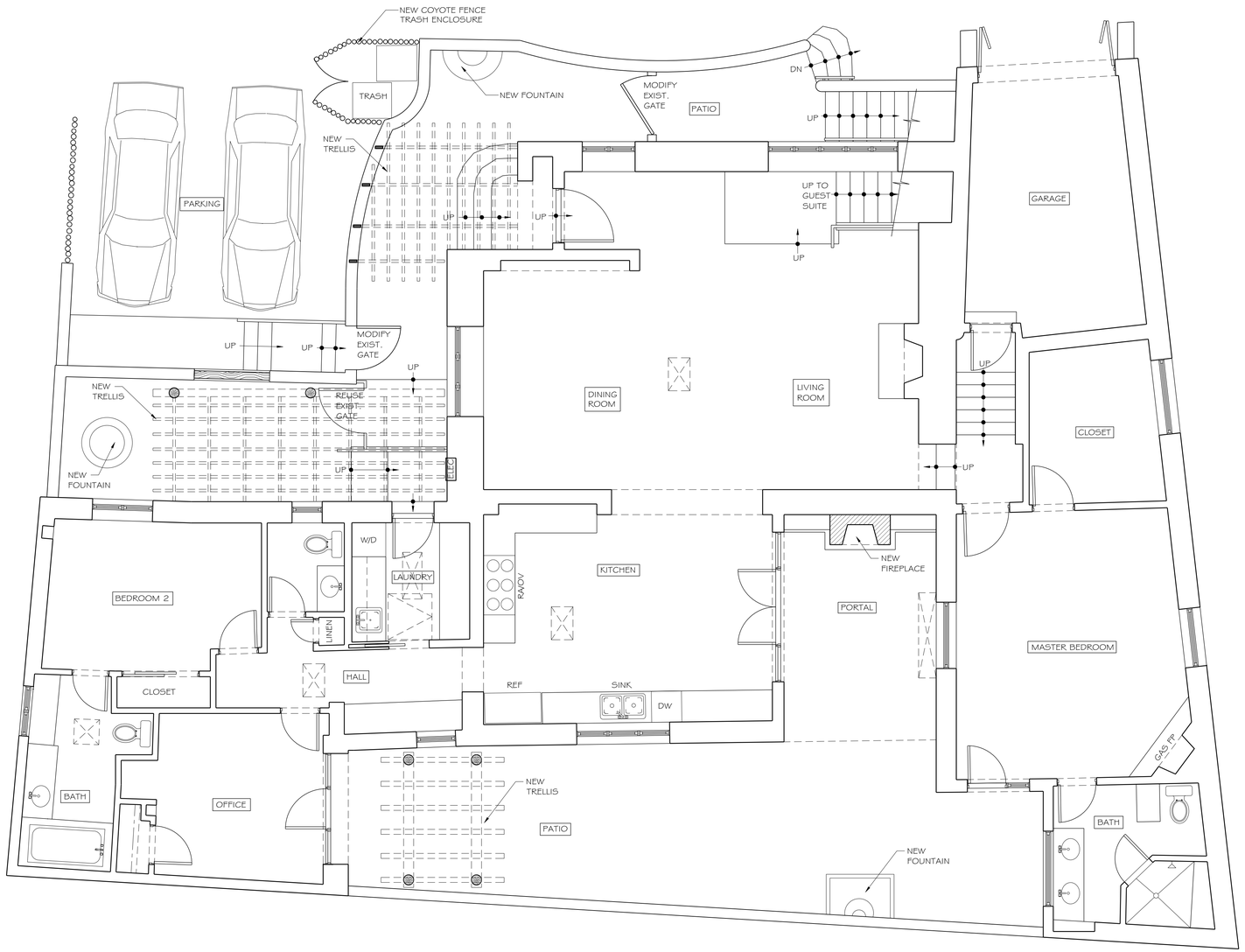
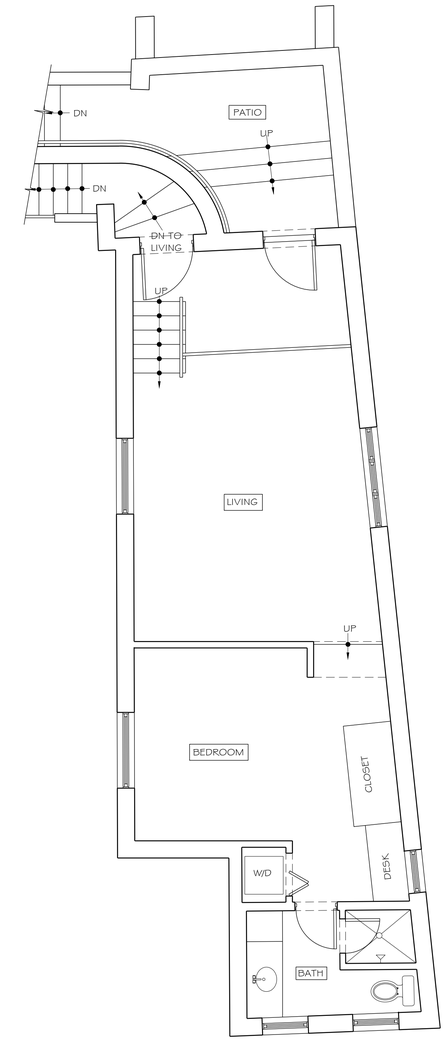


1 A-2.1 PROPOSED MAIN LEVEL FLOOR PLAN

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

NORTH



2 A-2.1 UPPER LEVEL FLOOR PLAN (NO CHANGES)

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

NORTH

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

0' 2' 4' 8' 12'

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OCTOBER 5, 2021

PROPOSED
FLOOR
PLAN

A
2.1

SET #

SALKA - 2107

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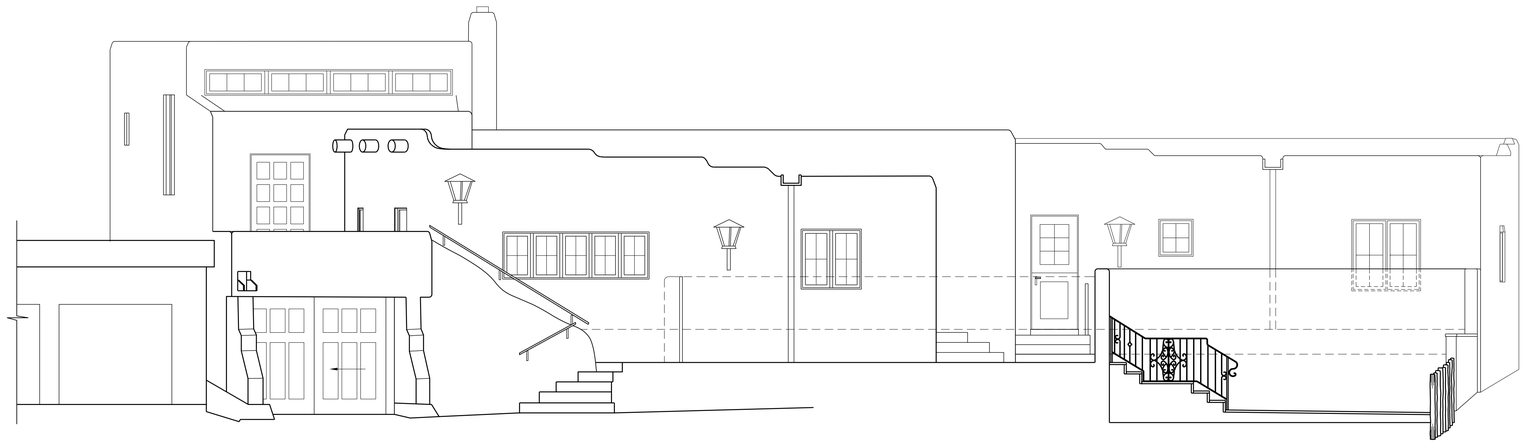
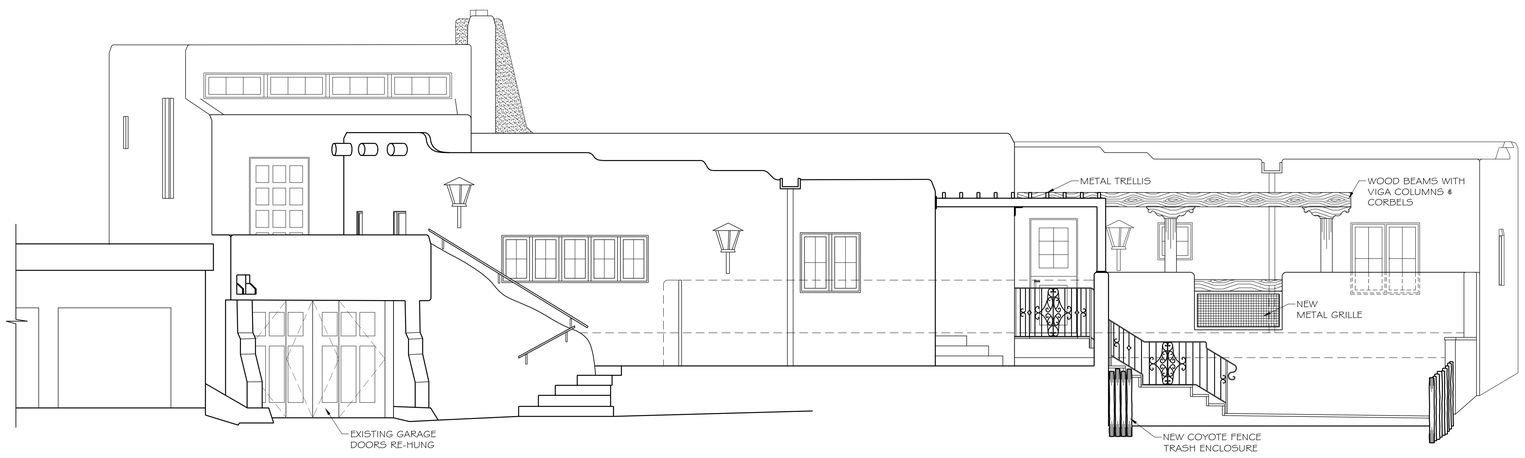


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

LEGEND:
EXISTING
NEW

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

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EXISTING & PROPOSED NORTH ELEVATION

A
3.0

SET #

SALKA - 2107

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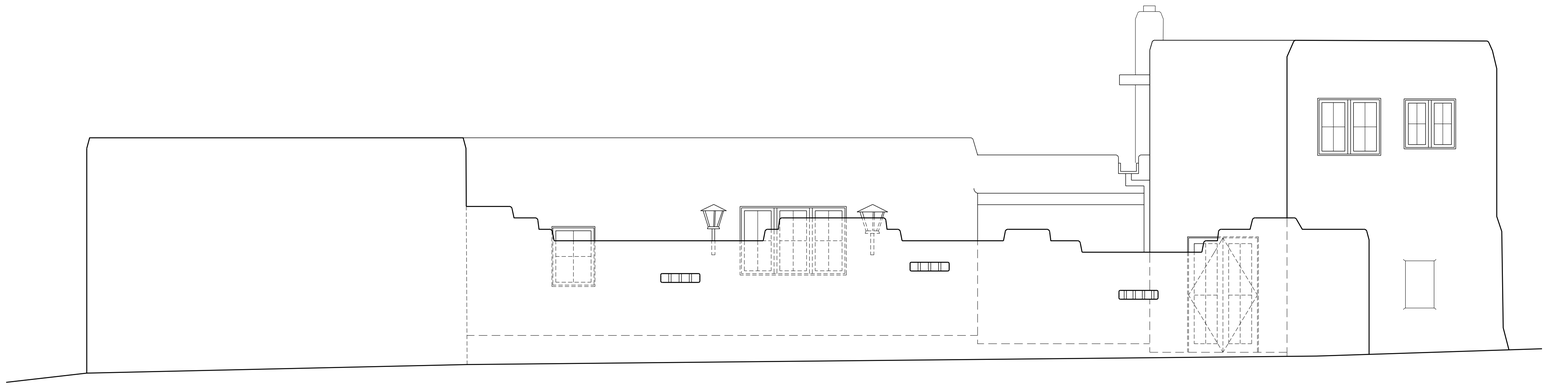
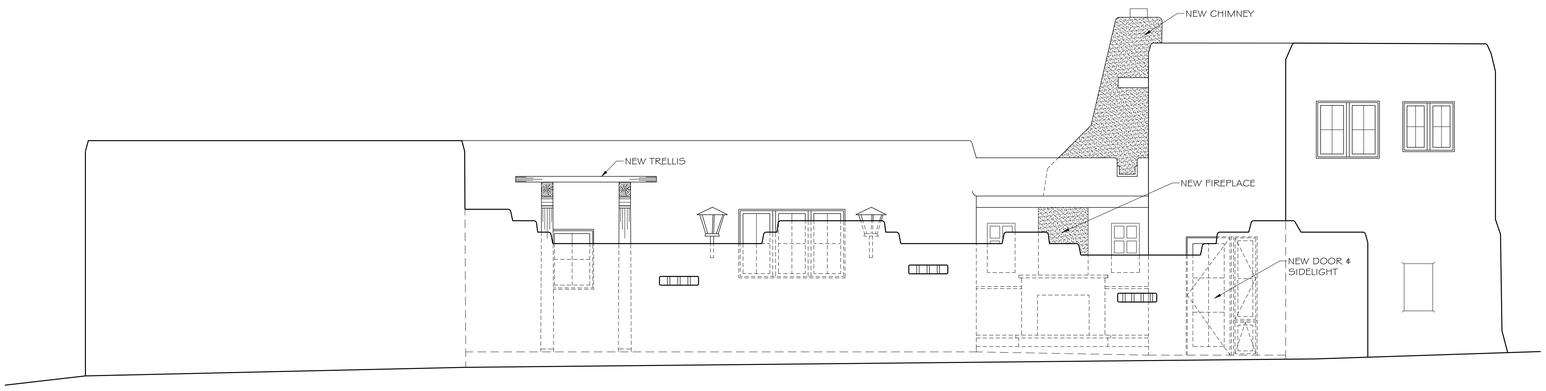


1 / A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING
NEW

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

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OCTOBER 5, 2021

EXISTING & PROPOSED SOUTH ELEVATION

A
3.1

SET #

SALKA - 2107

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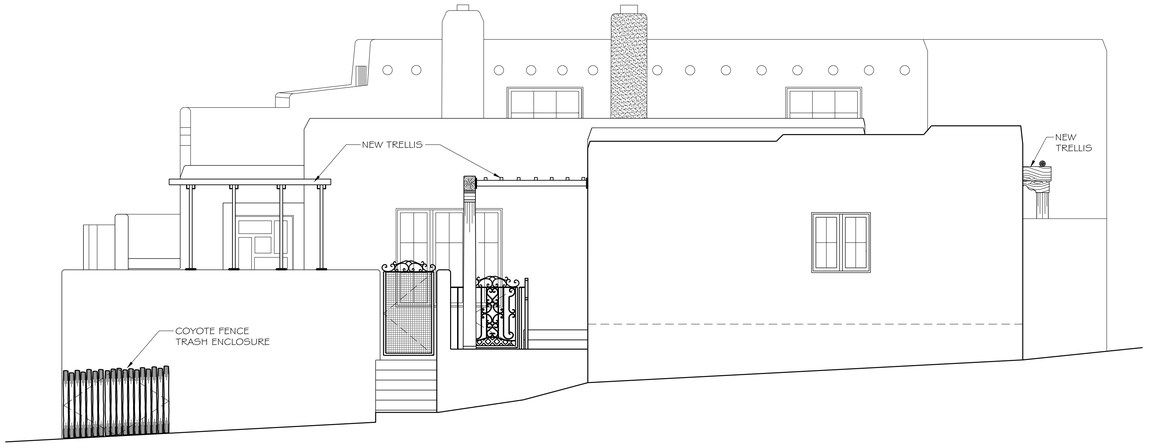
1 A-3.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING
NEW

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

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OCTOBER 5, 2021

EXISTING & PROPOSED WEST ELEVATION

A
3.2

SET #

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SALKA RESIDENCE
914 Canyon Road
October 14, 2021

Applicant's responses to the applicable Exception Criteria:

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

Currently there is a very tall wall in between the patio and parking area and this grille is meant to break up and enhance this tall wall. Below is an illustration of the wall grille proposed.

Clemens & Associates image of wall grille installed

image of wall grille to be installed

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

This grille would allow visibility from the patio when seated and would help to create openings in the otherwise relentless, massive wall. There is currently a small opening in this wall and this grille would make the opening much larger.

(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;

This grille allows users of the patio to interact with pedestrian traffic on Canyon Road. It also allows for the more visible life on the road by providing visibility through an otherwise impenetrable wall.

Richard Martinez, Martinez Architecture Studio PC