City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
DECEMBER 14, 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/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09
Passcode: 263172

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

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

meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.

• By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.

• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at https://santafe.primegov.com/public/portal.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. November 23, 2021.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004352-HDRB. 418 Cerrillos Rd.
2. 2021-004353-HDRB. 418 Cerrillos Rd.
3. 2021-004355-HDRB. 105 ½ Victoria St.
4. 2021-004367-HDRB. 1302 Cerro Gordo Rd.
5. 2021-004356-HDRB. 679 Garcia St.
6. 2021-004357-HDRB. 213 W. Alameda St.
7. 2021-004455-HDRB. 841 East Alameda St.
8. 2021-004456-HDRB. 1160 Camino De Cruz Blanca.
9. 2021-004493-HDRB. 518 Del Norte Ln.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 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, asbordegaray@santafenm.gov)

A. Staff recommends a vote to rescind the vote taken on this case at the November 23, 2021 HDRB Hearing:
'To approve the project as submitted with the condition that the north facing wall not exceed five feet in height with the exception of the pilasters, which can be slightly taller in proportion, and the others would remain as proposed to screen the garage and as allowed by zoning.'

2. 2021-004458-HDRB. 111 Delgado St. Downtown and Eastside Historic District. Marc Natkin, agent, Nancy Waight, owner, proposes a 78 sq.ft. addition, window and door alterations, yard wall relocation, and fencing to courtyard on a contributing building. Applicant requests exceptions to SFCC Chapter 14-5.2(D)(1)(a) removal of historic material, 14-5.2(2) additions are not allowed on primary facades, and 14-5.2 (D)(5)(i) historic windows shall be repaired or restored wherever possible. (Angela Schackel Bordegaray).

3. 2021-004459-HDRB. 847 Old Santa Fe Trail. Downtown and Eastside Historic District. Christopher Purvis, agent for Lisa Freeman, owner, proposes addition and new building to a contributing building. (Angela Schackel Bordegaray)

4. 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(D(2)(c) is requested to construct an addition to a primary facade. (Daniel Schwab, dnschwab@santafenm.gov)

H. NEW BUSINESS

1. 2021-004524-HDRB. 638 Gomez Rd. Don Gaspar Area Historic District. Architectural Alliance, Inc, agent for Laura L. Hamilton as trustee of the Laura L. Hamilton Revocable Trust, owner, proposes to replace doors and windows. An exception to Section 14-5.2(D)(1)(a) to remove historic material on a primary facade is requested (Daniel Schwab).

2. 2021-004526–HDRB. 855 Camino Ranchitos. Marc Naktin, agent for F.X. O'Keefe, owner, proposes to construct a garage and fence, restucco and re-roof a non-contributing structure. (Daniel Schwab)

3. 2021-004527-HDRB. 1210 Canyon Rd. Osage Design Studio, agent for Lauren Oliver, owner, proposes to replace windows and doors, change openings and make other minor changes to a contributing structure. An exception to Section 14-5.2(D)(1)(a) is requested to remove historic material on primary facades. (Daniel Schwab)

4. 2021-004532-HDRB. 300 Garica St. Downtown and Eastside Historic District. Charles Rosenberg, agent for Bob's Ruff-N-Tumble Trust, owner, proposes remodel, windows, doors, yard walls and fences alterations on a contributing building. (Angela Schackel Bordegaray)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, January 11, 2022

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 23, 2021

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Roll Call	Quorum Present	1
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Approval of Minutes	Approved, as presented	4
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Matters from the Public	None	5
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Old Business		
1. 2021-004352-HDRB 418 Cerrillos Rd.	Designated as Contributing with West Façade as Primary	5-9
2. 2021-004353-HDRB. 418 Cerrillos Road.	Approved	9-12
3. 2021-004355-HDRB. 105 ½ Victoria St.	Approved	12-13
4. 2021-004367-HDRB. 1302 Cerro Gordo Rd.	Approved	13-19
5. 2021-004356-HDRB. 679 Garcia St.	Approved	19-21
6. 2021-004357-HDRB. 213 W. Alameda St.	Approved	21-22

New Business		
1. 2021-004455-HDRB. 841 East Alameda St.	Postponed Approved	23-24
2. 2021-004456-HDRB. 1160 Camino de Cruz Blanca	Approved	24-28
3. 2021-004493-HDRB. 518 Del Norte Ln.	Approved	29-31
4. 2021-004457-HDRB. 213 ½ Delgado St.	Approved	29-33
5. 2021-004354-HDRB. 914 Canyon Rd.	Postponed	33-38
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Adjournment	9:39 pm	38

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
November 23, 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 on Zoom at https://www.youtube.com/watch?v=nIuUdu6CCLE&t=6566s
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A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS ABSENT (Excused):
Mr. Frank Katz, Vice Chair
Mr. Buddy Roybal

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: Member Bienvenu moved, seconded by Member Biedscheid to approve the agenda as presented.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. October 26, 2021

MOTION: Member Guida moved, seconded by Member Larson, to approve the minutes of October 26, 2021, as presented.

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

2. November 9, 2021

MOTION: Member Biedscheid moved, seconded by Member Guida to approve the minutes of November 9, 2021, as presented.

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

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.

MOTION: Member Bienvenu moved, seconded by Member Guida to approve the Findings of Fact and Conclusions of Law.

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

E. MATTERS FROM THE PUBLIC

None

F. STAFF COMMUNICATIONS

Ms. Piccarello explained the process to copy and paste the link in the browser if anyone had trouble signing on. She apologized for last meeting's technical difficulties.

She said the website will be updated after the changes are announced at the December ARC meeting. She noted the HDRB 2022 Hearing Schedule will be on the website tomorrow. There will be two meetings a month but there will only be one submittal deadline a month. Four meetings are reserved to address administrative issues, including trainings, Code interpretation, or cleaning up issues related to Code.

Attorney Ruybalid provided an update on appeals. He said that on November 10, 2021, the Governing Body denied the appeal for construction of a portal at 701 E. Alameda, Unit 3, Case #2020-003845, finding the portal noncompliant with district standards. The applicant has the option to redesign and resubmit to the HDRB. The Governing Body also rejected the appeal of the cell tower adjacent to St. John's College campus that was approved by the HDRB in Case #2021-3844. The appeal was filed after the deadline and noncompliant with federal regulations. An appeal for Case #2021-4121 at 1023 E. Alameda St. is still at the administrative level.

Ms. Piccarello added there should be an update in December.

G. OLD BUSINESS

Chair Rios said the decision of the Board may be appealed to the City Council for ANY case this evening.

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)

STAFF REPORT

418 Cerrillos Road, also known as the Design Center, is a commercial building with non-contributing status to the Transition District, constructed in 1930. It is located prominently between Cerrillos Road and Sandoval Street. A 1997 HCPI defines the style as "Southwest Vernacular" and notes that the original use is still legible. It consists of only

one structure. It is constructed of concrete with steel posts, with a tan stucco. The exterior walls are arcaded with piers and capped by small pyramids. It includes large display windows that are reminiscent of the garage doors of its original use as an automobile dealership. Over the years, the building's appearance and footprint have been altered, including alterations to the openings after 1968.

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

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

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios confirmed that Mr. Schwab recommended only the west façade as primary and that the report indicates the footprint still remains from the 1930s original building.

Member Guida said he thought the comparison shows the character defining elements, particularly those associated with Santa Fe style, has all been replaced. He asked how the high degree of historic integrity was determined.

Mr. Schwab said he agreed the details are lost, but the large overall form and communication of original use is legible and is character defining.

Member Larson said she also questioned if there is a high degree of integrity and struggled to see the connection of the comparisons. She could see a lot of stripping down of elements. She said she wanted to hear the public comments.

APPLICANT'S PRESENTATION

John Padilla, PO Box 22986, Santa Fe, was sworn in. He said he disagreed with Mr. Schwab's report and the language "high degree of integrity". There has been significant change. He displayed the property and the original surroundings. He said there is a dimension of 108 feet of the north façade to the corner of Cerrillos Road. The original picture of the 1930s shows rounded shapes. The same dimension in 1968 shows that portion was filled in. He thought the historic footprint in 1930 shows it is incorrect that the historic footprint was still intact. A high degree of integrity is questionable. The east façade has been filled in and a 1997 report shows an added portal in 1991 and there was no longer a drive-through entrance from the Sandoval side. The alley is the service entry of the house.

He noted the metal building has not changed and the vigas are strictly decorative. Some elements of what had been there remains, but nothing can be added or done to the south and north façade, and the east façade sits on the property line. He felt the status of noncontributing should still apply because of the many changes over the years.

Chair Rios asked Mr. Schwab to respond to Mr. Padilla's comments.

Mr. Schwab noted on the Sanborn Map that the location of the bay was right on Cerrillos Road. He asked Mr. Padilla how he would account for the next map that does not show the bay.

Mr. Padilla said what tells him that nothing had changed was the 108 foot dimension on the Sanborn map and this map. He thought that Cerrillos Road may have been realigned which changed the accesses and eliminated structures.

Chair Rios said there had been changes in urban renewal, but she could not testify to the specifics and whether this was changed due to that.

Member Bienvenu asked Mr. Schwab if the Santa Fe Resurvey indicating this is a contributing structure, had any significance on the status.

Mr. Schwab explained it is from the National Register, and no status is listed under contributing or noncontributing.

Member Bienvenu asked to confirm they were looking at the New Mexico Historic Building Resurvey of 1997. Mr. Schwab replied he was looking at the screen. Member Bienvenu noted it says contributing.

Chair Rios said that is correct, but the National Register says, "no eligibility" and nothing is checked regarding contributing or noncontributing.

Member Bienvenu indicated he was looking at significant, contributing and noncontributing. He said there is an "X" next to contributing. He asked if that meant it was designated contributing.

Mr. Schwab said it was hard to trace the accuracy. It could have been done in a mass designation or a discrepancy that the GIS calls it noncontributing. He didn't have additional information. He said this was brought to the Board as noncontributing and they could reaffirm if they choose.

Mr. Schwab added there has been a lot of small-scale changes to the structure and now the question might be how the Board defines "integrity." He sees a structure that maintains its original reading of historical use as a former automotive repair and sales place.

Member Larson said she was curious how "integrity" is identified in historic districts, not the materials.

Ms. Piccarello said there are few examples of automotive dealers in original form, and that contributes to the integrity. Also, a consideration is about the form of the building and character defining features, and if additions were done in a way that can be removed, and if smaller features that had been removed can be put back, and if the material changes the overall form permanently. They also look at prominent façades.

Member Larson asked if Santa Fe defines integrity differently than the National Register.

Ms. Piccarello said there are slight differences, but some cues are taken from the National Register. When the Code was enacted some of the language was mirrored.

Mr. Schwab added that there is no definition of integrity. It is embedded in clauses in the Code, and some cite the National standards but in a piecemeal way.

Member Bienvenu said this is a close call; this has been modified without any question. He was struck by how close the buildings were to the Plaza in the 1980s. He thought this still represents the largest group of automotive related buildings in the area in scale and character. He said he agreed with staff's recommendation and believes this is a unique architectural aspect of Santa Fe and an important reminder of that period.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She agreed with Member Bienvenu and the recommendation as contributing and the west façade as primary. She thought the opening had remained the same and the glass filling the opening could be removed. It is still an important aspect of that industrial area, and this will protect any change in the future.

John Eddy, 227 E. Palace, was sworn. He remembered the building and taking his truck in for servicing. He agreed that there is a certain degree of integrity in the building. The angular footprint of the west façade is important despite the changes. He suggested only the west façade be contributing if this retains contributing status. He thought the fake vigas were interesting and were architectural window dressing of the day. He said they should be careful to maintain vigas on the exterior of buildings or the buildings recognition would go away.

Chair Rios agreed with Member Bienvenu and the public comments. She said she still refers to this as Santa Fe Motors. She thought the photographs show that the integrity of the west façade is still there. The use has changed, but the building retains its integrity.

MOTION: In Case #2021-004352-HDRB, 418 Cerrillos Rd. Historic Transition District, Member Guida moved to retain, or designate the new structure as contributing, and the west façade be designated as primary, noting the V-shape configuration and openings that had been garage doors and the buttresses at the ends of the V. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended 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.

APPLICANT'S PRESENTATION

John Padilla, previously sworn, added that the structure is steel with a metal roof and translucent panels as skylights. There is incredible buildup, in the atrium, of heat in the summer and cold in the winter. By replacing the skylight, the owner is trying to address the energy consumption. Half will be replaced with a low profile flat skylight to the north and south. A flat ridged skylight will be in the center of the buildings to lower the energy required to heat and cool the building. Also, there is no insulation in the roof, and they will insulate the bottom of the roof to mitigate the energy consumption. The solar application is to counterbalance the energy consumption for heating and cooling. He asked that the Board consider the application. The roof on the north has a low arch and the panels will be laid flat. The area showing with the greatest concentration of skylights is in the flat portion over the portals and behind parapets, as well as those on the west façade. There will be some visibility in the upper region of the pitched roof, but the panels will be applied directly on the roof, not raised.

Chair Rios asked if he agreed public visibility will be minimal.

Mr. Padilla said applying directly on to the roof will lessen the impact of public view. Not a lot of the roof is visibile because of the radius or slope, and the panels should be minimally visibility to the public.

Member Biedscheid asked if regarding their response to Exception #3, there were other options considered for sustainable energy consumption.

Mr. Padilla said there are 3 options: 1, to do nothing; 2, to install less panels, which doesn't meet the goal of addressing the energy consumption; or 3, try to address the issue by getting as many panels as possible in areas that work. They chose the third option of getting as many panels as possible, but they will keep them low profile. That provides the best return for the building and the owner.

Member Bienvenu asked if putting panels on the part of the roof that is pitched on the south was considered, instead of the north. He thought that significantly less visible.

Mr. Padilla said they did consider that and there are shadows most of the day on the panels cast to the north in the winter afternoon. Their contractor, Positive Energy, said they would have limited success on that side

Member Bienvenu said that was surprising and contradictory to what he had been told by Positive Energy about the shadow orientation.

Mr. Padilla pointed out a shadow on the raised center portion of the roof.

Mr. Schwab noted on the photograph a vertical portion before the pitch of the roof.

Mr. Padilla explained that is an arch to a 4-foot parapet with the ridge roof on top of that, and that casts a shadow to the north.

Member Bienvenu said he didn't follow why shadows wouldn't be cast on the south side.

Mr. Padilla clarified that a raised area about four feet high goes through the center of the building.

Mr. Schwab added not only does the height change, but the pitch of the roof changes.

Member Bienvenu said his questions were to get a sense of the cost benefits. He asked how the project was sized.

Mr. Padilla said they gave a year's worth of PNM bills to Positive Energy. They determined the location on the roof, which was limited. They designed the size of panels best for generating power with that roof.

Member Bienvenu asked what percent of annual use is covered.

Mr. Padilla said he did not receive that from the owner, but the layout is there.

Chair Rios said the conversations between the owner and the installer probably were in-depth because obviously the owner wants the best result. She asked how many skylights and panels would be installed.

Mr. Padilla said the lower roof has 142 of 444 watt panels and 62 on the upper roof. The north side of the upper ridge has no panels, only the south slope.

PUBLIC HEARING

Stefanie Beninato, previously sworn, thought it an enormous amount of solar panels and more modifications could be made, or they could raise the parapet, so the panels are not visible. Losing a panel because of a shadow would be minimal to the overall effectiveness.

John Eddy, previously sworn, said he was of two minds. He said solar panels when applied to a building that is quasi-industrial, has an inherent honesty. He could accept some visibility because of the challenge to modernize the building and make it work efficiently.

BOARD DISCUSSION

MOTION: In Case 2021-004353-HDRB, 418 Cerrillos Rd., Member Guida moved to approve the project as submitted, finding that the exception criteria had been met. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu (with explanation), Guida and Larson voting in favor and none voting against.

Member Bienvenu explained he voted in favor because of the nature of the building and the industrial quality and it will not negatively impact the building or streetscape.

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)

STAFF REPORT

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.

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 the height proposed.

Mr. Schwab explained the new height is 12 feet and maximum is 14 feet, 6 inches.

APPLICANT'S PRESENTATION

Gayla Bechtol, 329 Aztec Street, was sworn. She said Mr. Schwab described the project well. The applicant wants this to have more Santa Fe style architecture.

PUBLIC HEARING

Stefanie Beninato, previously sworn, asked if anything could be done because the garage doesn't look like Santa Fe style.

Ms. Bechtol explained this is the side of the garage and they will fill in the existing window. It is not visible, except from the neighbor's property.

BOARD DISCUSSION

Member Bienvenu said it is a lovely renovation to the property.

MOTION: In Case 2021-004355-HDRB, 105 ½ Victoria St., Member Bienvenu moved to approve consistent with staff's recommendations and the record, as presented. Member Guida seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff did not find that the exception criteria had been met, however, additional testimony may show that they have been met. If so, then staff would recommend approval of the proposed project and find 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 pointed out this is a non-contributing house. She thought an exception would not be required and only asked for when contributing or significant status.

Mr. Schwab deferred to the Division Manager and Attorney Ruybalid to clarify.

Ms. Piccarello stated about a month ago there was a case with the same exception. She deferred to the Attorney for interpretation.

Attorney Ruybalid said they have discussed this several times and he has had the discussion with Ms. McSherry. Subsection C(4) under 14-5.2 reads that all development within the historic districts subject to 14-5.2, "shall comply with all applicable general development standards set forth in subsection D, as well as subsections E through I." He continued, a preamble to subsection D regarding design standards reads, "proposed additions or alterations to structures in any review declared significant or contributing, are required to follow if one of the three protected types of buildings: historic, contributing, or landmark." He noted that subsection 4 does not refer to the three protected types.

He said the question is whether the preamble means only significant or contributing historic is subject to subsection D. If so, that meant subsection C(4) is meaningless. In interpreting the Code, they cannot make one section superfluous or meaningless.

Attorney Ruybalid said he believes the intent of the Code subsection D language is to create specific protected design standards for modifications to the three protected types if there are additions or alterations. He said this is not one of the three protective buildings, but subsection 6 reads the *existing roof styles and materials shall be maintained or replaced in kind, if necessary. The addition of dormers or other roof*

material shall only be considered when they are existing. It is up to the Board to determine what constitutes *"if necessary"*. Staff must determine whether an exception is required, and the Board has to decide if they agree. First, they must determine if necessary to maintain the roof style and material and if so, subsection 5(B), that it does not damage the character of the district; present a hardship to the applicant or injury to public welfare; and strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure residents can continue to reside within the historic districts.

Member Guida said for him "if necessary" does not apply. This is a non-contributing building and considerations of roof style do not apply. He asked if an exception would still be required if the Board determines an exception is not necessary.

Attorney Ruybalid said Code is not clear on that. If the Board finds it is not necessary to maintain the existing roof style and material, then they decide if an exception is required. Staff has found an exception *is* required. He believed the best record if the Board determines it permissible to change the roof style, is the applicant's testimony shown to meet the criteria of the three exceptions. The City Attorney's Office (CAO) believes an exception is required.

Member Guida thought this was making things harder for non-contributing buildings.

Attorney Ruybalid said the City has acknowledged that, but it isn't impossible for the applicant to document their need for an exception. The Board has to determine whether that meets the criteria.

Ms. Piccarello indicated this was requested in the past at 809 Abeyta. They want to remain consistent and if an impediment in the Code, that should be discussed later.

Chair Rios recalled 809 Abeyta was non-contributing status. She asked if Ms. Piccarello was indicating that the applicant made exceptions.

Ms. Piccarello said yes, an exception was noted.

Chair Rios said she agrees with Member Guida.

Member Bienvenu said he thought everyone would agree that this is an anomalous reading of what is probably the intent of the ordinance. The Board has been applying the ordinance that the provision doesn't apply to a noncontributing building. He said reading Code in entirety, the CAO interpretation is probably legally sound. But that is not what the Board has been doing. He said he was happy to proceed as this came to the Board, with the request for an exception.

Chair Rios asked to see the existing and proposed north elevation street façade. She thought the carport appeared much higher than the roof line of the proposal. She asked if that was true, and if so, the carport would be on the same plane as the house.

Mr. Schwab stated it will be closer to the street and, therefore, higher as the house is about six feet below the street height. Because it is closer to the street it will be prominent. The carport sits higher on a different grade, but he wasn't sure how much higher.

APPLICANT'S PRESENTATION

Robert Baclawski , 2092 Medrano Ln., was sworn in. He said the floor of the carport is 3 feet above the existing house and is the maximum allowed, 14'9" above grade. The carport was raised because the house is much lower than the street to present a vertical element and view of the house from the street. A solid blank wall is on the north and west sides.

Chair Rios asked if taking out dirt to lower the carport was considered.

Mr. Baclawski said he did, but the height of the street above the property and slope would make it awkward and creates a steep curve to get into the carport.

Member Biedscheid said she has the same concerns on the height of the carport. She asked if locating the carport behind the house was considered.

Mr. Baclawski said yes but they want to maintain the views and a carport would drastically reduce that.

Member Biedscheid asked if there was another option for lowering.

Mr. Baclawski said the roof line of the carport is only 5 to 6 feet above the street elevation. Plus, the carport would be lower than the eave line of the house directly east of the property.

Member Biedscheid said generally, there are no privacy walls on Cerro Gordo because the houses are lower than the street. She thought if the walls sit right on the street they are not harmonious with the rest of the street.

Mr. Baclawski indicated farther west there are a lot of walls, particularly on the low side of the street. He pointed out there were also retaining walls on the north side of Cerro Gordo and walls on both sides of the street in many locations. The house directly east has a privacy wall that morphs into the house. He said reading the history of the property, he thought at one time the three properties were one.

Member Biedscheid thought the walls further subdivide the property and doesn't reflect the original placement of the three. She noted in his response to criteria #2 on hardship, he indicated the roof may need to be replaced to function.

Mr. Baclawski said he has not analyzed that but understands there are problems with the floor, and places where the roof structure is less than great shape.

Member Biedscheid pointed out there are old solar panels, and skylights and screens that need to be remedied. She asked what other design options were considered.

Mr. Baclawski said they wanted the carport on the north side of the house and the carport is between the front door. What worked best is to move the carport farther north and create an entry portal between the carport and the house. The existing access to the house will be used as the main entry. They flipped the interior to take advantage of the space, which created more usable space and opened them to the views. They looked at a pitched roof, but comments made him decide not to do that.

Member Guida asked to see the proposed south side elevation. He said in general the hatches on the drawings didn't sell the project as well as they could. He agreed with Member Biedscheid with the building but understands the building steps down with the grade. He said in general the project is nice and he supports a lot of the work. He asked on the raised entry to the house, the south elevation, if there are columns from the portal sitting on top of the house.

Mr. Baclawski pointed out the main entry portal in the middle. He said the roofline south of it is much lower and clerestory windows wrap around the west side.

Member Guida said it is peculiar to have columns on top of a parapet. He asked if that could be expressed more consistent with the style.

Mr. Baclawski said the solution could be to adjust the size of the beam and reduce the portal or do punched openings. They just want to get light into the entry portal.

PUBLIC HEARING

Maverick Lobe, 108 Placita Halcon, was sworn in. He said the roof was done with two by fours and not to code and needs to be replaced no matter what. He said they are doing their best to save the adobe structure and add character to the neighborhood.

BOARD DISCUSSION

Member Biedscheid asked if a height calculation was done.

Mr. Schwab said it was and was given to the owner. The proposal is within the maximum.

MOTION: In 2021-004367-HDRB, 1302 Cerro Gordo Rd., Member Guida moved to approve the project and found that exception criteria had been met and the applicant is asked to revise the drawings to resolve the entry portal sitting on top of the parapet wall using punched openings in the stucco wall, and present to staff for review. Member Biedscheid seconded the motion.

Member Biedscheid added a friendly amendment for the record that the applicant provided testimony regarding criterion #2 that indicates the roof was constructed with two by fours and not to code; and for criteria #3, design options to maintain the roof were considered and found not to be optimal to the functioning of the house.

Member Guida accepted the friendly amendment.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

Attorney Ruybalid asked for clarification for the record. He said Mr. Baclawski mentioned looking at the design for a pitched and a split pitched roof and comment from the owner and the consultant was, “please don't do that.” He asked the reason the owner requested not doing a split pitched roof.

Chair Rios said it was unusual to ask the applicant to comment after the motion, but she would ask them to comment for clarification.

Mr. Baclawski replied they thought it was ugly and they were limited on the carport height and wanted more wall and roof domination. That could not be accomplished with the pitched roofs.

Attorney Ruybalid said that would assist in the record.

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)

STAFF REPORT

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.

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 confirmed the applicant will use latillas. She asked if this came before the Board because of maintenance of a fence that is contributing or significant.

Ms. Bordegaray said it is before the Board because it is a contributing structure on a publicly visible traffic triangle, its historic status and visibility, and the importance to the complex.

Member Guida said he was also curious if there are no repairs, why this is before the Board with no changes being made. He noted the packet contained a letter from John

Murphy recommending the status of the fences be contributing. He asked if they are currently contributing, or this is a status determination.

Ms. Bordegaray said historic preservation files have it as contributing as part of the complex. She said this could have been approved administratively, but she erred on the side of caution.

PUBLIC HEARING

John Eddy, previously sworn, said this may seem unnecessary to the Board, but he was glad it was before them. This is a significant piece of Santa Fe history and highly visible. He grew up on Garcia Street and marvels at the existence of the artifacts. He said Jack Lambert was the wrangler for the White sisters and his wife an archaeologist and well-known historian. There are landmarks on the corner. He doesn't know of another vernacular ranch architecture remaining on the east side. He is happy that the School for Advanced Research (SAR) chose to restore and maintain this historical statement in this part of town. He was happy that this was brought to the Board so the information could be part of the record.

Chair Rios said she would never think it silly for the Board to look at something like this. She only questioned because she believes that staff is capable of making a decision since it is a repair, using the same materials and overseen by staff.

BOARD DISCUSSION

MOTION: In 2021-004356-HDRB. 679 Garcia St., Member Guida moved to approve the repair as submitted. Member Larson seconded the motion.

Member Biedscheid called for a point of order. She asked if the applicant wasn't present, or it was not necessary for a presentation

Chair Rios apologized for the oversight.

Michael Brown, 2705 Palo Duras, was sworn in. He is the president for the School for Advanced Research. He said they take pride in the historical significance of their property and have spent many hours ensuring that the project is adequately documented. He agreed with Mr. Eddy. He hoped the Board would approve the repair.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

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).

STAFF REPORT

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 names 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.

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 confirmed that the property can be easily seen through the fence.

She noted there are letters in favor of the project that should be part of the record. The letters are attached as Exhibit "1".

APPLICANT'S PRESENTATION

Peter Wilson, 46 Calle San Martin, was sworn. He said he had nothing further to add, except that the owner's security concerns have been increasing over time.

PUBLIC HEARING

No public comments were given.

BOARD DISCUSSION

MOTION: In 2021-004357-HDRB, 213 W. Alameda St., Member Bienvenu moved to approve the project as submitted. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

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).

STAFF REPORT

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.

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 District Design Standards.

QUESTIONS FOR STAFF

Chair Rios confirmed that the building is noncontributing.

APPLICANT'S PRESENTATION

The Applicant was experiencing technical difficulties.

Chair Rios asked the applicant to reconnect.

MOTION: In Case # 2021-004455 HDRB, 841 E. Alameda St., Member Biedscheid moved to postpone hearing the case until the end of the agenda due to technical difficulties. Member Guida seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

The Board returned to this item after all New Business was complete.

Member Larson said she appreciated the changes proposed.

APPLICANT PRESENTATION

Douglas Maahs was sworn in. He stated this is the third remodel and the remodel both complies and satisfies the needs of the district.

PUBLIC HEARING

No public comments were given.

BOARD DISCUSSION

MOTION: In 2021-004455-HDRB, 841 East Alameda St., Member Guida moved to approve as submitted. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

2. **2021-004456-HDRB. 1160 Camino de Cruz Blanca.** Historic Review District. Eric Johnson, agent for Saint John's 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)

STAFF REPORT

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 solar 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 C will be 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.

STAFF RECOMMENDATION

Staff found that all the exception criteria have been met and recommended approval of the application as it complies 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.

QUESTIONS FOR STAFF

Chair Rios asked the number of locations for the arrays.

Mr. Schwab said there are three. He pointed out the locations.

Chair Rios confirmed that parking lot B will be the most publicly visible. She asked about parking lot A and the ground mounted arrays.

Mr. Schwab said the ground mounted array is lower and completely shielded by a fence from visibility. Parking lot A is also shielded by a fence and away from the road and only the undersides of the carports will be visible.

Member Biedscheid asked to confirm the reason for the exception.

Mr. Schwab said the exception is for parking lot B, because it is not possible to screen that location.

Member Biedscheid asked to confirm that the screening for the ground mounted has an 8 feet coyote fence and the height allowed is 6 feet.

Mr. Schwab explained it is 8 feet as long as it is set back from the road.

Member Biedscheid asked if the 8 foot fence would skew any future height calculations and possibly make them higher.

Mr. Schwab said 8 foot would be the maximum for a 20 foot setback in a residential area.

Member Bienvenu said he had the same questions about what exceptions are needed. On page 2 of 6 of the background and summary says they are building a coyote fence to the maximum of 8 feet, but then states the maximum allowable height is 6 feet six and three-quarter inches.

Mr. Schwab explained the maximum allowable height refers to fences built closer than 20 feet from the street. This is set back, so it is 8 foot maximum. The document is confusingly worded, but is referring to fences in the streetscape in which calculations are required.

Member Bienvenu said normally his report states the height of the proposed structure and then allowable height maximum. This is a disconnect here because the proposed is 8 feet and the maximum height does not apply. What does apply is the maximum allowable height for this project which is 8 feet when setback. He asked if that is always the case with anything set back or based on a calculation of the streetscape.

Mr. Schwab said it is the rule if set back further than 8 feet. Then the maximum is dictated by Code and in nonresidential maximum is 8 feet.

Member Bienvenu confirmed after 20 feet they default to the Code.

He referred to the report asking about the reason the report indicates the exception is before the Board. He noted the carports are cantilevered and are prohibited in this district.

Ms. Piccarello clarified that solar panels are allowed in the district if screened and this is a common solar panel structure.

Member Bienvenu said you can imagine the carports being there and they will place solar panels on top of them. He thought there were two issues, one the structure and the other is the panels on top.

Ms. Piccarello said staff is interpreting that it is specifically there to support the solar, and for that reason only.

Chair Rios asked if a cantilever has only one support.

Member Guida explained cantilever is a member that extends out without visible means of support. He said applying Santa Fe style to solar structures is not a road the board wants to go down. His understanding of this case is that it is an extremely admirable endeavor to offset 100% of the energy use to the campus with this installation that has minimum visibility. Exceptions are being requested for a small amount of visibility

from the trail at the edge of one of the canopies. He suggested that be the focus in the review.

Member Larson said as Board members we are challenged to find appropriate solutions to sustainability in the historic districts. This is an extremely appropriate solution in this case. This has to happen at a small scale. The potential of solar and increasing sustainability is a big deal. This campus will generate far more energy consumption than a typical family residence. She always advocates for solar in historic buildings because they are the least obtrusive. We cannot deny there is an ever shifting cultural landscape with the challenges of climate change. That means we have to face those impacts aesthetically as well as on a daily scale of livability in the historic district. The Board cannot continue to put this off and this application is acceptable with natural colors that has done the best to blend with the landscape. Of all of the Board's challenges this should be an easy decision.

Ms. Piccarello said she didn't fully answer Member Bienvenu's question. She said, continuing Member Larson's trajectory, this is a solar array. Making it fit Santa Fe style is difficult. Adding more posts were considered but that would create other issues.

Member Bienvenu said his reason for bringing this up was not the right answer, but how they go about it. He also wants a clear path towards the ability to approve sustainable projects in the historic districts. The question is being clear, thoughtful and consistent with the Code as they do that. He disagrees with the approach that because the board wants that, they have to disregard Code. They have to find a way to properly interpret and apply Code and abiding by the Governing Body provisions. Multiple exceptions that should be considered for this structure, beyond solar and screening. This is a cantilevered structure that is not within the style guidelines. It does not mean it cannot be approved, but the Board must be clear why they are granting an exception.

Attorney Ruybalid said the Board has the discretion to find an exception, but he wants to be sure the facts are on the record that support the exception criteria. He reviewed the criteria for the exceptions.

APPLICANT'S PRESENTATION

Eric Johnson, 2375 E. Camelback Rd., Phoenix, AZ, applicant, was sworn. He thanked the Board for looking at the project, at the site. He added that all of the different combinations of solar they considered are in the packet. They kept two things in mind; the original goal of the project to offset as much energy as possible, and doing that with the least amount of visibility. The age of the buildings was the biggest hindrance, with five of the eight buildings needing roof repair. In addition, all of them would require extensive upgrade. The design proposed eliminated visibility as much as, with the biggest challenge on parking lot C for the hiking trail.

QUESTIONS FOR APPLICANT

Chair Rios thanked the applicant for the story poles and pink tape. She said that helped on the field trip.

PUBLIC HEARING

No public comments were given.

BOARD DISCUSSION

MOTION: In 2021-004456-HDRB, 1160 Camino de Cruz Blanca, Member Larson moved to approve the application as submitted and finds that the exception criteria has been met to install publicly visible solar arrays. Member Guida seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid (with comment), Bienvenu, Guida and Larson voting in favor and none voting against.

Member Biedscheid acknowledged St. John's College. She thanked them for leading the way as an academic institution on this type of project.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked the type of architectural style and when #3 was built.

Mr. Schwab said one portion seemed the Spanish Pueblo Revival, but he thought it a hodgepodge of styles. The #3 was built in the 1950s.

APPLICANT'S PRESENTATION

Scott Berhost, 2615 Sol y Nunez, was sworn in. He agrees this is a non-contributing structure. He said the architectural historian referenced the clerestories style as a trigger-fish, but he had nothing more.

QUESTIONS FOR APPLICANT

None

PUBLIC HEARING

No public comments were given.

BOARD DISCUSSION

MOTION: In 2021-004493-HDRB, 518 Del Norte Ln., Member Guida moved to maintain the structure's status as noncontributing. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

4. **2021-004457-HDRB. 213½ 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)

STAFF REPORT

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 cementitious "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.

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 Ms. Bordegaray to display the elevations and address the wall heights.

Ms. Bordegaray showed the west elevation. The front yard wall is 7' 9" and the 8 foot coyote fence is at the rear of the house. The front of the house, entry way and various levels and the yard wall were shown.

Chair Rios asked if there were photographs of nearby homes showing the wall heights.

Ms. Bordegaray presented photographs of nearby homes.

Chair Rios said an 8 foot wall in front would be high and unharmonious. She recalled that a previous project had high walls, but the height had been a requirement.

Ms. Bordegaray said she worked on a remodel of that house. The house was built right on the property line and zoning required an 8 foot wall. That was a separate case.

Ms. Piccarello added that sometimes a high wall is required as a fire barrier.

Chair Rios asked if it will be brick coping.

Ms. Bordegaray said it is brick.

APPLICANT'S PRESENTATION

Keith Gorges, 645 ½ East Palace Avenue, was sworn. He said he brought a sketch-up model and a PDF showing the wall heights at the front of the house. He also brought photographs of adjacent properties showing the wall heights. He displayed an animation of the property street view from Delgado. He indicated the pilaster entry gate is 8 foot so the garage doors of the house being built next door are screened because this looks directly into them. There are no walls along the garage side. He explained the pilaster at front wall is the highest part proposed at 7' 10" and most of the wall is 6'9" to 7 foot. He reviewed the wall heights and noted the wall of the house across the street is 6'10" with a gate about 8 feet. He said he understands that the walls are not permitted to exceed others within the streetscape. This is a tall wall and exceeds eight feet, but a wall at 530 Alameda is 7 feet, 6 inches.

Chair Rios asked the height of the walls of the closer homes.

Mr. Gorges pointed to the closest neighbor.

Chair Rios said she wanted to see a view of the homes on the entire lane. The Board had approved a house with a carport on the opposite corner to the right, and it was not very tall.

Ms. Bordegaray showed a photograph of the house directly across the street and the house Chair Rios referred to as well as nearby lots and photographs in the packet.

Member Biedscheid asked if there is a coyote fence on the southwest elevation.

Mr. Gorges said there is a coyote fence at the back of the neighbor's house, that they do not want to disturb. The applicant has proposed adding a coyote fence to their side of the property. Zoning offered an option, to incorporate the wall into the side of the house instead of having a solid wall. That would allow a 5 foot setback and the coyote fence in back.

Member Biedscheid confirmed there is not a separate wall. She asked about the location of the roof deck and materials on the garage door.

Mr. Gorges said the garage door is 18' x 7' with horizontal, 4 inch tall wood slats applied to the front of the door. He showed a 3D image of the roof deck. The height of the parapet around the roof deck is the required 3 feet from the top.

Member Biedscheid said she shares concerns about the height of the walls and found it unusual in this neighborhood. It prevents seeing the design of the house. She favors the recommendation for lower walls, especially in the front north façade.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she is also opposed to the high walls and thought they should not be encouraged. She said high walls are unsafe in any neighborhood because people cannot see into your yard. Low walls are typical of Delgado Street

BOARD DISCUSSION

MOTION: In 2021-004457-HDRB. 213½ Delgado St., Member Guida moved to approve the project as submitted.

The motion died for lack of a second.

Mr. Gorges said the owner could offer walls that would not exceed 7 feet with the exception of the pilasters on each side of the gate at 7 feet.

Chair Rios clarified the walls would go up to 7 feet. She asked if the applicant would consider a five foot wall, at least in the front.

Mr. Gorges said he did not have authority to approve a 5 foot wall. The owner is concerned about security and 5 feet is below the height of the neighbor's wall. The closest neighbor has walls that range from 6 foot to 6 foot 7 inches and a gate at 8 feet.

MOTION: In 2021-004457-HDRB, 213½ Delgado St., Member Biedscheid moved to approve the project as submitted with the condition that the north facing wall not exceed five feet in height with the exception of the pilasters, which can be slightly taller in proportion, and the others would remain as proposed to screen the garage and as allowed by zoning. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended 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 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

Member Biedscheid said she thought in the past for Items 1 and 2 - the metal trellises- they always preserved a gap between a fence, or anything attached to the primary façade. She asked if this is different.

Mr. Schwab said they often recommend applicants make a separation. The applicant proposes to use a single bolt to connect the middle structure to the primary façade. It will have minimal impact and can be removed, but it is up to the Board if intrusive and warrants a change in design. They have required with portals, etc. there be a separate freestanding structure.

Chair Rios asked if the applicant also wanted a pergola.

Mr. Schwab showed photographs of the garage doors that can only be opened halfway. The idea is to reuse the materials and have the doors fold like an accordion. This is a garage and will continue to be used as a garage.

Chair Rios asked if what was in the front of the garage would impede a door.

Mr. Schwab explained that is the lip of the garage floor.

Chair Rios asked where the mesh would be placed and for what purpose.

Mr. Schwab explained the mesh is about 3-4 feet high to allow some visual communication between the courtyard and the street. The mesh is see-through but less permeable than wrought iron fencing constructed of woven metal. It has an almost black non-shiny finish.

Chair Rios asked if the stairs would be changed and be wider.

Mr. Schwab said the wall will be removed which is essentially the top of the stairs. It will not be visible from the street because it is hidden by the yard wall. The dimensions will be the same with the addition of the gate.

Member Guida asked to clarify the purpose of the exception.

Mr. Schwab explained it is only for the mesh, which is not typical of Santa Fe style.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn. He said the walls between the house and Canyon Road will not be removed. A larger opening between the exterior space in the house is planned. There is a very small back yard behind the wall, and this is one of the few spaces you can come out of the house, so they want to open that wall. The owner purchased a metal grille with a wooden frame. They will put a wooden lintel on top. The exception letter includes a photograph. That will tie the grille to the metal railings in the rest of the project. The stairway will not be changed. He noted the door shown in the photograph is not the front door, the front door is in the corner of the house. The pergola will act as a trellis for the wisteria to grow above the front door and is not intended to be visible.

They will do the same thing with a metal trellis behind a wooden pergola that will attach to the primary façade and can be removed. That is to hold up the wisteria and provide more inviting and usable exterior spaces without affecting the house.

Chair Rios asked to see the photographs of the trellis and grille.

Mr. Martinez explained the photographs, noting the sitting area. The grille is about 31/2 feet tall and 6 feet wide.

Member Bienvenu agreed with staff that the material and design is not harmonious. He said this is not traditional work for the area and is not harmonious to the streetscape. He did not object to the opening, but materials should be traditional to the area. He said he disagreed with staff that the trellis is not an addition to a primary façade. It is bolted to it. The purpose of the rule for no additions to primary façades is to prevent attachments, not to protect the building or be removable. He said the removable attachment was to evade the rule, and an exception is needed for that as well.

Member Larson said she wanted to point out the incompatibility between wisteria and stucco. As a practicality issue the applicant should consider that stone structures don't fare well with aggressive vines.

Member Biedscheid agreed with Member Bienvenu that the addition of the trellises interferes with the primary facades. She assumed this house has a new owner. She said the Board heard this case not long ago and she recalled a discussion that a key defining characteristic is the sculptural stucco elements. The Board was careful to simplify the metal railings along the stairs so there was no interference on the façade presenting to the street. She said this house is almost 100 years old and is important. Adding a lot of metal is not in keeping with the house's contribution to Canyon Road. Also, adding the new elements of the corbels and beams is not reflected anywhere else. She said the proposal overall does nothing to continue the preservation of the house's contribution to this special street.

Mr. Martinez agreed that the grille is probably Indian and was purchased by the owner for that purpose. He offered to design a wooden grille instead more in keeping with the style of the house. That could provide a visual access to the street with a viga or hole opening, but not be wide enough that children or dogs could get through.

PUBLIC HEARING

Stefani Beninato, previously sworn, said she agrees about the grille in the wall. She thought 6 feet long was a big opening and not harmonious. The pergola, the trellis, is on the primary façade regardless of whether it can be removed and should not be allowed.

BOARD DISCUSSION

MOTION: In 2021-004354-HDRB, 914 Canyon Rd., Member Bienvenu moved that the application be postponed to a date certain to provide opportunity for the applicant to return with revised plans that include the considerations and concerns expressed by the Board. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Larson voting in favor and none voting against.

Mr. Schwab clarified the date certain is postponing to December 14, 2021 if the applicant is prepared.

Chair Rios asked that staff have that conversation with Mr. Martinez.

At this time Case #2021-4455, 841 E. Alameda was heard. ***See pages 23-24, above.***

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, December 14, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 9:39 pm,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Exhibit 1
HDRB
11/23/2021

To whom this may concern,

I work downtown Santa Fe at Seret and Sons and I have had few unpleasant experiences with the local homeless community.

One occasion we had to ask a gentleman to leave the property as he Insisted in trespassing to employee areas only on the property, as we proceeded to ask him to please not enter these areas as they are for employees only the gentleman became very aggressive and proceeded to threaten my self as well as some of the other employees, he proceeded to pick up an iron piece that was on the ground and said in a very aggressive manner that he was going to bash my head in with iron piece. We called the police and they never came in for a report. I feel that most of these people are not mentally stable could be very aggressive and pose a danger to people that work in this area as well as people visiting the area.

Thank You.

Damian Rojo

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 !

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
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2021-004352-HDRB
Address – 418 Cerrillos Road
Agent's Name – John Padilla
Owner/Applicant's Name – Carlos Garcia

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021

BACKGROUND

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

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

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

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. City Historic Preservation Division 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 that the structure be designated "Contributing," with the west-facing façade as primary, per 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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 Historic Transition District, and is subject to the specific district design standards set forth in SFCC Section 14-5.2(G).
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. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the west façade is the primary elevation of the structure with the features that define the character of the structure's architecture.
12. 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 review historic status.
3. The Board designates the structure as a contributing structure.
4. The Board designates the following elevation as the primary façade: west.

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

_____ _____
Cecelia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2021-004353-HDRB
Address – 418 Cerrillos Road
Agent's Name – John Padilla
Owner/Applicant's Name – Carlos Garcia

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021

BACKGROUND

418 Cerrillos Road, also known as the Design Center, is a commercial building in the Transition District, constructed in 1930. At the time of this application, its status was designated non-contributing, but its status was changed to "contributing" by the Historic Districts Review Board immediately prior to the HDRB's hearing on this application (see Case # 2021-004352-HDRB).

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.

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 first two exception criteria to SFCC 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 recommended approval of the proposed project and finds that the application complies with Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(G), Historic Transition District Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Historic Transition District and is subject to the district design standards set forth in SFCC Section 14-5.2(G).
7. Under SFCC Section 14-5.2(G)(3)(a)(iv), 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.
8. The Applicant proposes to install unscreened solar collectors.
9. Staff determined that an exception to SFCC Section 14-5.2(G)(3)(a)(iv) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met.
12. 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), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
13. 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.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application, finds the solar panels will be visible, but that an exception is justified:
   a. The building is a large commercial, quasi-industrial structure, and the minimally visible solar panels do not damage the character of the streetscape;
   b. The solar panels remedy a hardship to the applicant created by the energy consumption of the large building and its resulting cost, and;

c. The solar panels strengthen the unique heterogeneous character of the City by reducing the cost of utilities, and permitting businesses to continue operating in this unique building.

3. 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 Ruybalid Date
Assistant City Attorney

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

Case # 2021-003455-HDRB
Address – 105½ Victoria Street
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Mark and Monica Walters

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

105½ 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 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 lights 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 bedroom and install new stairs in garage 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.

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 Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the specific 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), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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 approve 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 Ruybalid Date
Assistant City Attorney

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

Case # 2021-004367-HDRB
Address – 1302 Cerro Gordo Road
Agent's Name – Robert Baclawski
Owner/Applicant's Name – Mavrick Lobe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

1302 Cerro Gordo Rd. is an approximately 1,900 square foot single family residential structure located in the Downtown and Eastside Historic District, constructed 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 wall of concrete masonry units 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.

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 does not find that all of 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 SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District, and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-5.2(D)(6), the existing roof styles and materials shall be maintained or replaced in kind if necessary.
7. The Applicant proposes to alter the existing roof style from pitched to flat.
8. Staff determined that an exception to SFCC Section 14-5(D)(6) 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 three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.

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), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
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.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application, finds that the new design will change the roof from pitched to flat, but that an exception is justified:
   a. The change from a pitched roof to a flat roof does not change the character of the district;
   b. Because of the downward slope adjacent to Cerro Gordo Road on the south, the design to move the carport to the north requires the carport to be elevated, and a design by which a pitched roof would intersect another pitched roof at a lower elevation would have an awkward look, inharmonious with the streetscape; and
   c. The change in roof styles strengthens the heterogeneous character of the City by providing a full range of design options to ensure that the property owner can continue to reside in the Historic District.
3. The Board approves the Application, as recommended by Staff, with the following additional conditions:
   - The drawings be revised to remove the appearance of the entry portal seated on the parapet, and changed to a wall with punched openings; and
   - The revised drawings be submitted to Staff for administrative approval.

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
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 # 2021-004356-HDRB
Address – 679 Garcia Street
Owner/Applicant -- School for Advanced Research

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

679 and 679½ 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 structures have not been used as holding pens or corrals since the early 1960s.

The applicant proposed 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. The owner also proposes to undertake minor repairs to three sections within the larger corral structure and a section of the street-side fencing as noted in the site plan elevation. The applicant also proposes replacement of the barbed wire on the street-side fence with a safer, double-strand wire to ensure the safety of pedestrians who walk along the fence.

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 and found that the application complied with SFCC Sections 14-5.2(D)(9), 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)(l), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

7. 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 14th DAY of December, 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 Ruybalid Date
Assistant City Attorney

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

Case # 2021-004357-HDRB
Address – 213 W. Alameda
Agent's Name – Peter Wilson
Owner Name – Ira Seret

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

213 W. 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 proposed 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 and security reasons.

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 proposal as it complies with General Design Standards for all Historic Districts, SFCC Section 14-5.2(D), and the design standards of the Downtown and Eastside Historic District, Section 14-5.2(E).
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 specific district design standards set forth in SFCC Section 14-5.2(E).
6. The Applicant proposes to extend fencing across the southern property line.
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 submitted and as recommended by Staff

IT IS SO ORDERED ON THIS 14th DAY of December, 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 Ruybalid Date
Assistant City Attorney

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

Case # 2021-004455-HDRB
Address – 841 East Alameda
Agent's Name – D. Maahs Construction
Owner/Applicant's Name – Patrick Reyes

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

841 E. Alameda St. 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.

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 recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the specific 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), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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 Ruybalid Date
Assistant City Attorney

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

Case # 2021-004456-HDRB
Address – 1160 Camino de Cruz Blanca
Agent's Name – Eric Johnson
Owner/Applicant's Name – Saint John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

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 solar arrays. The application is brought before the HDRB 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 SFCC Section 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 Section 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 6¾ 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

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for All Historic 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.
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 Historic Review District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(F).
6. Under SFCC Section 14-5.2(F)(2)(c) solar collectors must be screened.
7. The Applicant proposes to erect five fixed-tilt, carport-canopy solar collector arrays that can be only partially screened.
8. Staff determined that an exception to SFCC Section 14-5.2(F)(2)(c) 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 three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
11. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve,

with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

12. 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.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application, and finds the Applicant has met the criteria for an exception:
    a. Since the partially screened carport canopies will be installed in existing, paved parking lots and have minimal public visibility, they do not damage the character of the district;
    b. To deny the Applicant a project which would hinder its progress toward a sustainable and carbon-neutral energy source would create a hardship to the Applicant, and injure the public welfare by making it harder for St. John's College to comply with the State of New Mexico's and City of Santa Fe's expressed goals of carbon neutrality; and
    c. The project strengthens the unique heterogeneous character of the City by providing a full range of design options to ensure that St. John's College can continue to operate within the Historic District.
3. 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 Ruybalid Date
Assistant City Attorney

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

Case # 2021-004493-HDRB
Address – 518 Del Norte Lane
Agent's Name – Scott Berhost
Owner/Applicant's Name -- Scott Berhost

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 23, 2021.

BACKGROUND

518 Del Norte Lane is a single-family residential structure in a mix of styles begun around 1935, with additions in the 1940s, 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 L-plan addition was constructed of concrete masonry units 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 the 1990s, rooftop light wells that rise up at sharp angles and change the overall profile of the structure were added. 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.

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 recommend that the structure be retained as "non-contributing," per 14-5.2(C)(2), Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

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)(2), Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.
5. The property is located in the Downtown and Eastside Historic District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, 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."
8. Under SFCC Section 14-12.1, the definition of a "significant structure" is a "structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
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 information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
11. The Board finds that due to various additions and alterations made to the property over a span of about 40 years, with no apparent consistent design standard, the house does not exhibit sufficient historic integrity for it to qualify as a "significant" or "contributing" structure.

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 review historic status.
3. The Board designates the structure as a **noncontributing** structure.

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

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

Property Owner of Record: JOSE GONZALEZ

Applicant/Agent Name: STEPHEN BEILI

Contact Person Phone Number: (505) - 699.2372

Site Address: 213½ DELGADO SANTA FE NM 87501

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
2nd Front? _____ DEPENDING ON YARD WALLS
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
☐ Regulated by Escarpment District
14'7 MAX.

Parking Spaces:
Proposed 2 IN GARAGE 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 7/26/21 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: 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.

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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:

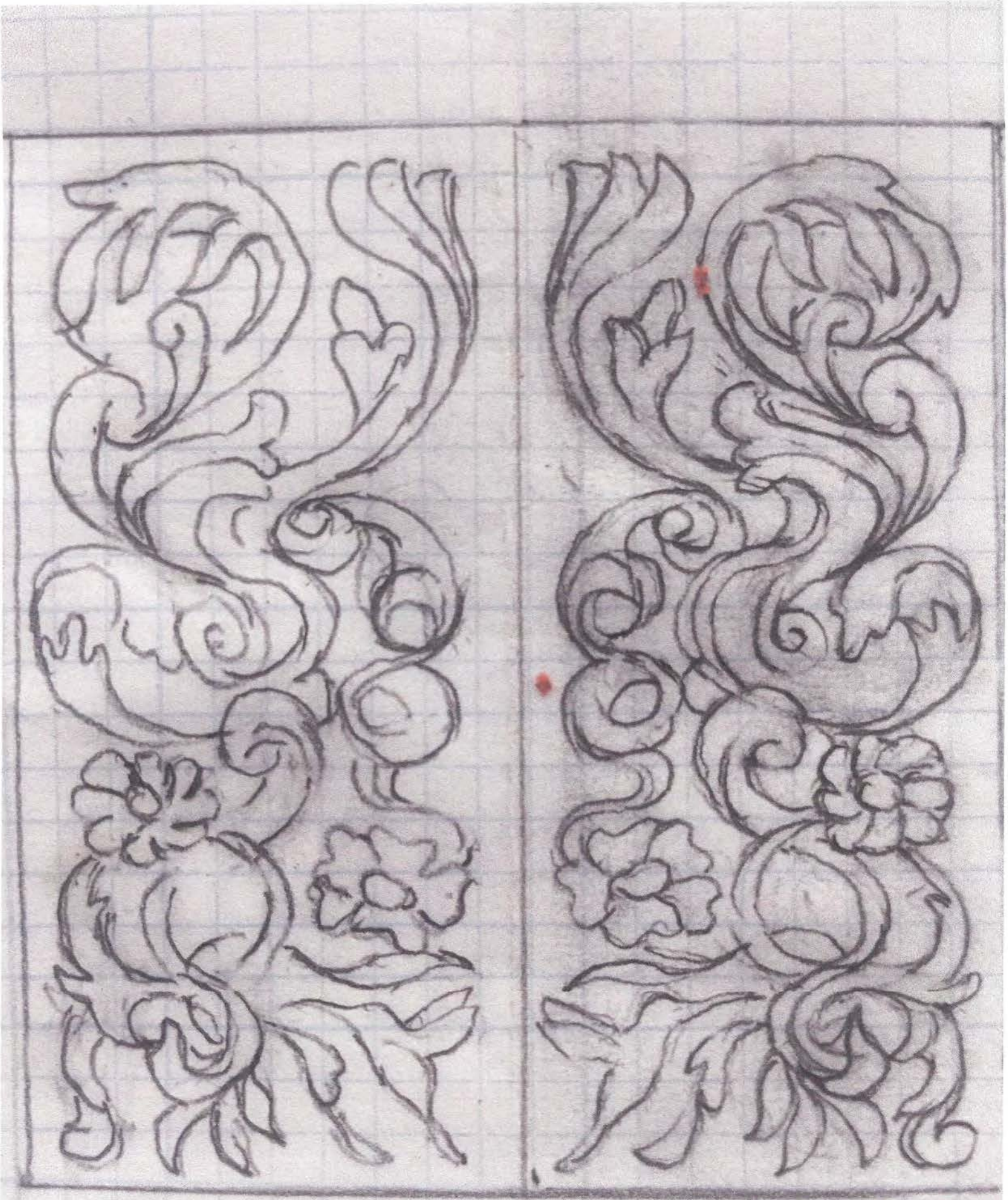
- Exterior finishes and features
- Guardrail design
- Handrail design
- Window bid for windows and glass doors

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

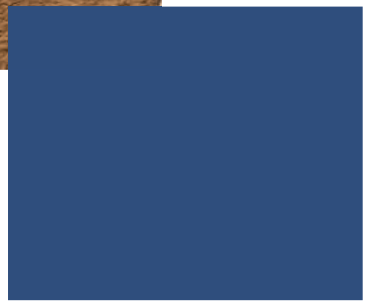
POSTIGO DESIGN
RUSSELL MOORE
10.19.21
213 ½ DELGADO

DELGADO RESIDENCE EXTERIOR FINISH BOARD
213-1/2 DELGADO STREET
SANTA FE NM

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

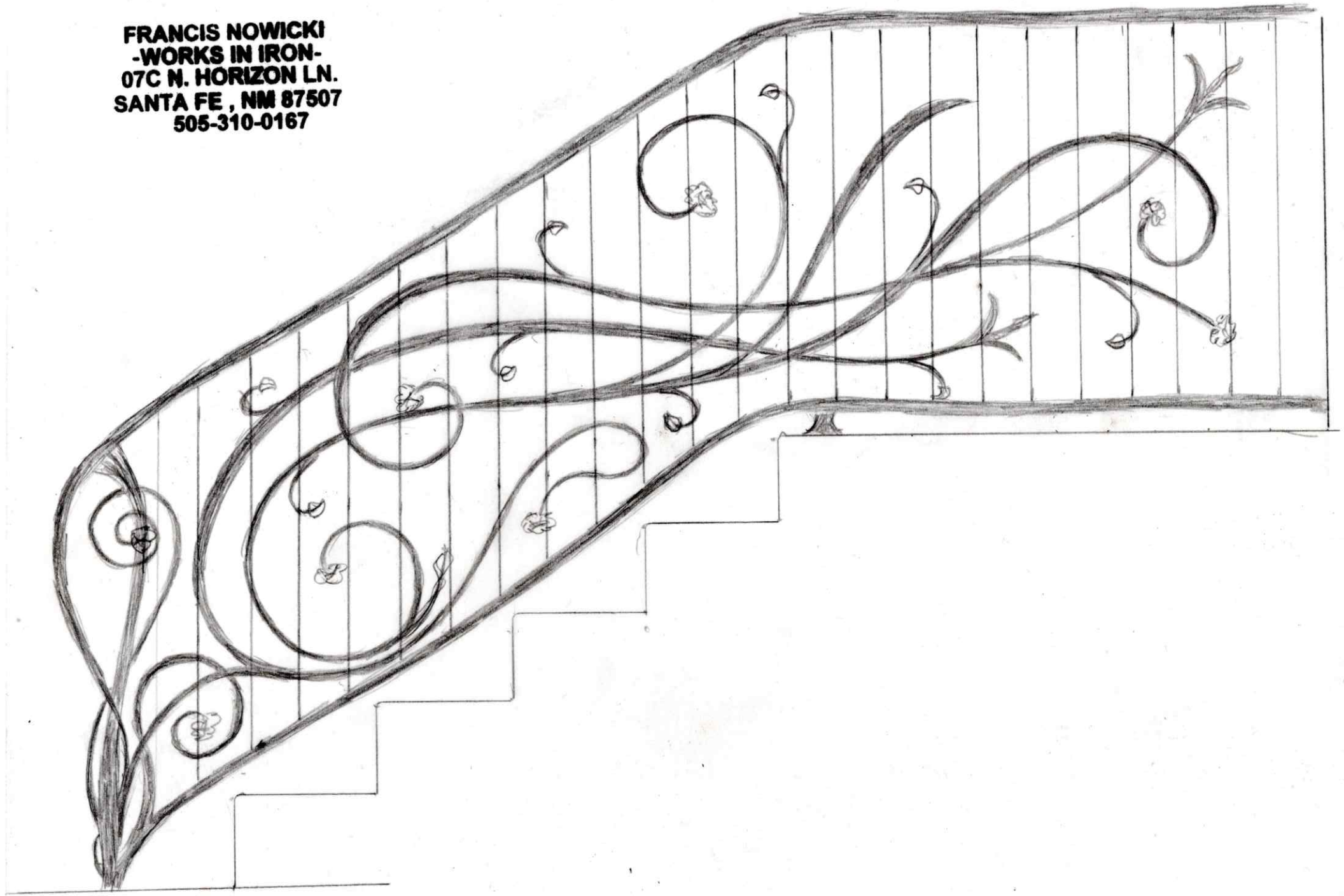
CANALES
Fiberspan Concrete
Canales Traditional
Wood Grain Square
Dark Brown

EXTERIOR SCONCE

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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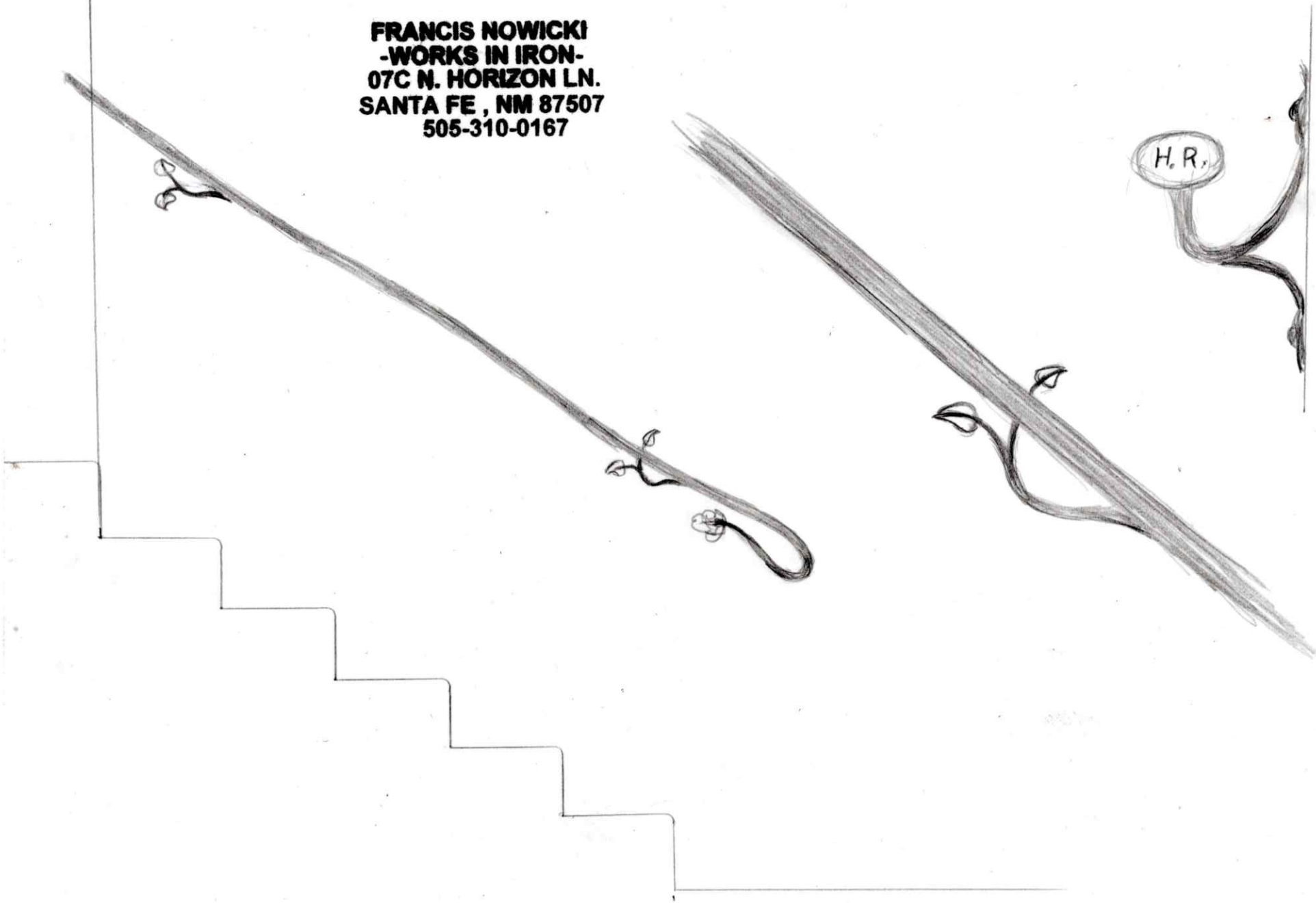


213½ DELGADO - PHOTOS SHOWING THE SITE AND ITS PUBLIC VISIBILITY

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

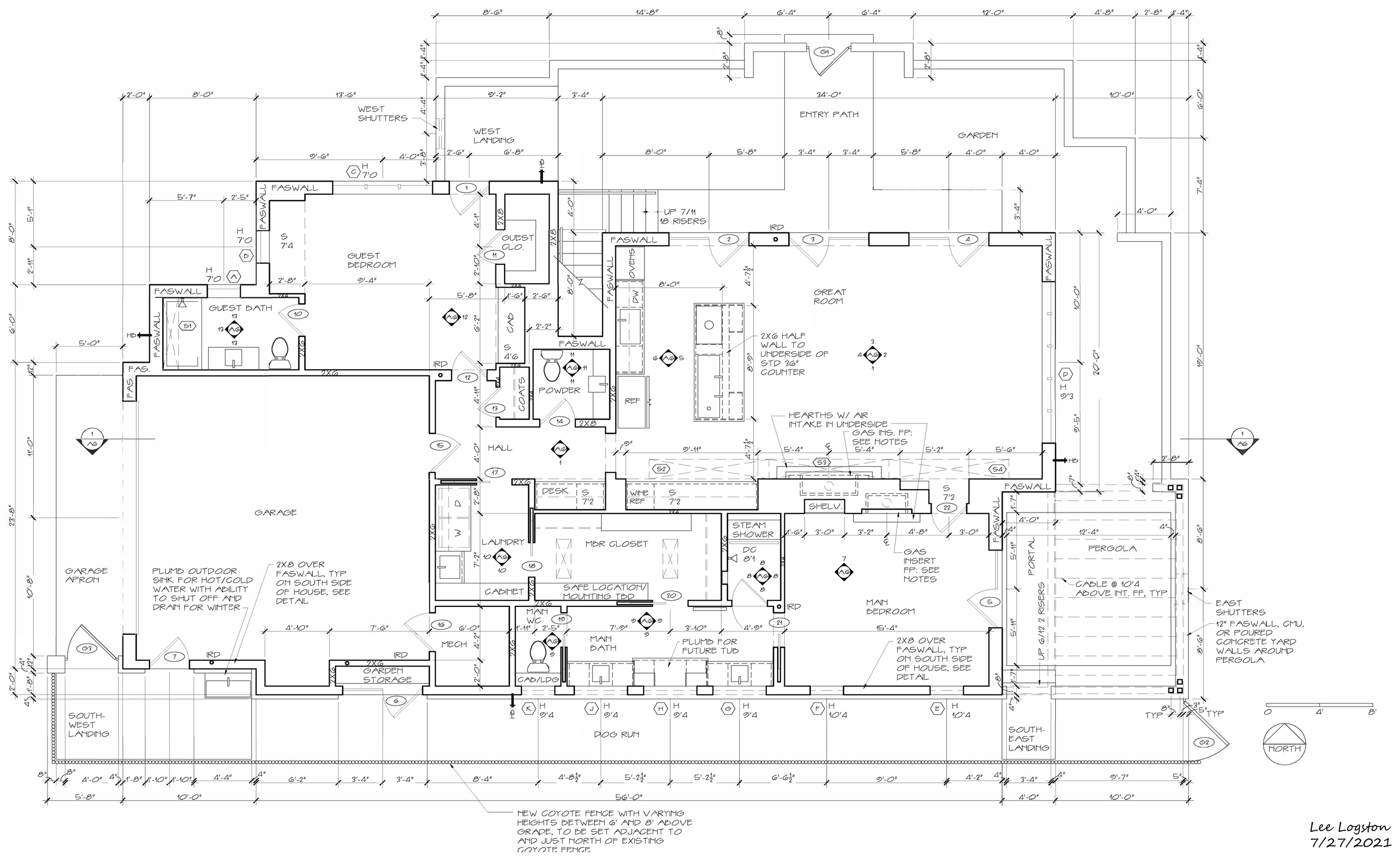
INSULATION
- PER WALL SECTIONS
- INSTALL BLOWN-IN INSULATION AROUND ALL INTERIOR ROOF DRAINS.

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
- N # = NICHO @ HEAD AND SILL HEIGHTS LISTED
- IRD = INTERIOR ROOF DRAIN
- RH = ROBE HOOK, CONFIRM LOCATION W/ CLIENT
- S # = SOFFIT @ HEIGHT LISTED
- TB = TOWEL BAR, CONFIRM LOCATION W/ CLIENT
- TH = TOWEL HOOK, CONFIRM LOCATION W/ CLIENT
- TP = TP DISPENSER, CONFIRM LOCATION W/ CLIENT



DELGADO RESIDENCE

213½ DELGADO STREET
SANTA FE, NEW MEXICO

studio beili
ph: 505.699.2372
stephen@studiobeili.com

NOT FOR CONSTRUCTION

© COPYRIGHT 2021
STUDIO BEILI INCORPORATED

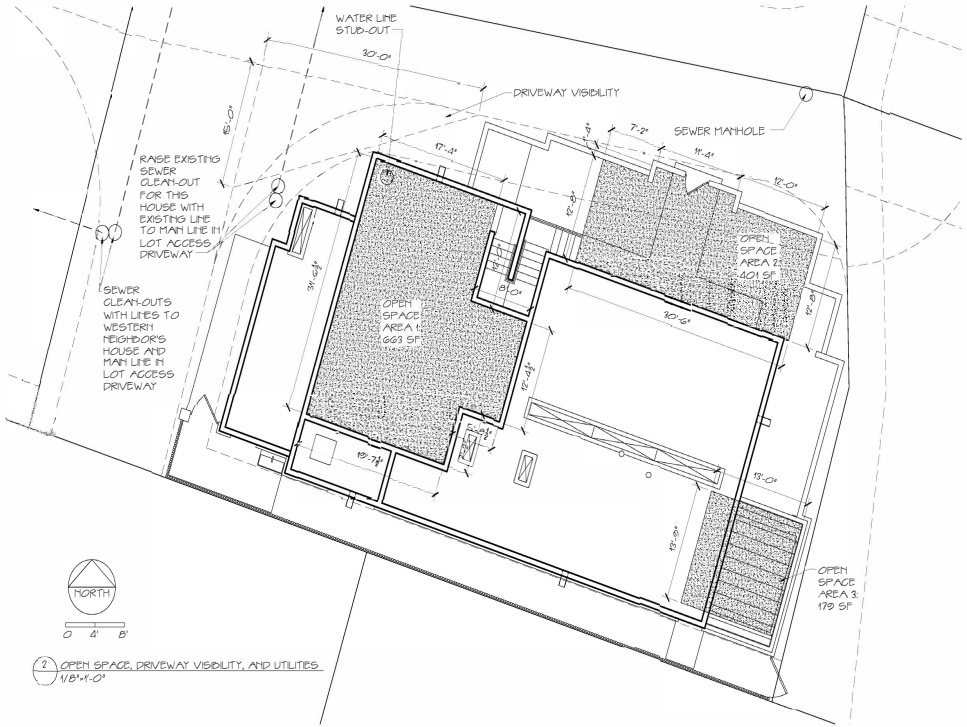
PRELIMINARY 2021-07-26

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

FLOOR PLAN

A3

Lee Logston
7/27/2021



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

1'-0" MIN. REQD FRONT SETBACK (NORTH)
7'-0" PROPOSED FRONT SETBACK

5'-0" MIN. REQD WEST SIDE SETBACK
5'-3" PROPOSED WEST SIDE SETBACK

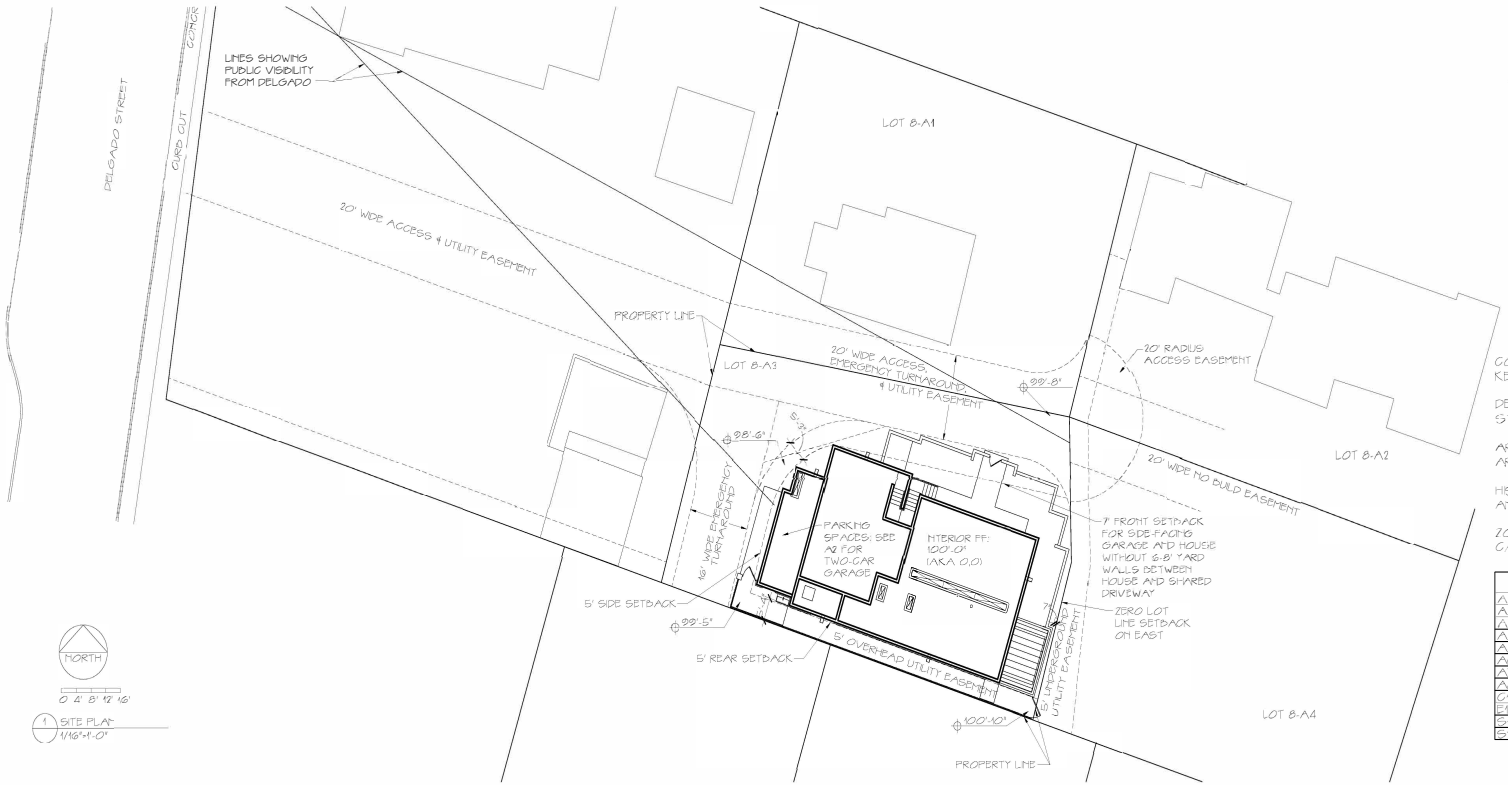
0' MIN. REQD EAST SIDE SETBACK (ZERO LOT LINE AFFIDAVIT)
0'-7" PROPOSED EAST SIDE SETBACK

5'-0" MIN. REQD REAR SETBACK (SOUTH)
5'-4" PROPOSED REAR SETBACK

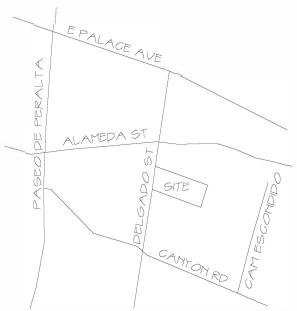
8'-0" MAX. HT FOR YARD WALLS (ZONING)
N/A MAX HT FOR YARD WALLS (HISTORIC)
6'-0" TO 8'-0" PROPOSED HT FOR YARD WALLS (RELATIVE TO ADJACENT GRADE)

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



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 N. 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

Lee Logston
7/27/2021

studio beili
ph: 505.699.2372
stephen@studiobeili.com

DELGADO RESIDENCE
213½ DELGADO STREET
SANTA FE, NEW MEXICO

NOT FOR CONSTRUCTION

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STUDIO BEILI INCORPORATED

PRELIMINARY 2021-07-26

SCALE: VARIES

SITE PLAN

A1

NOTES:
FIRE UNITS FROM MOUNTAIN WEST SALES (JIM LYLE):
- GREAT ROOM: ORTAL 140H 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 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

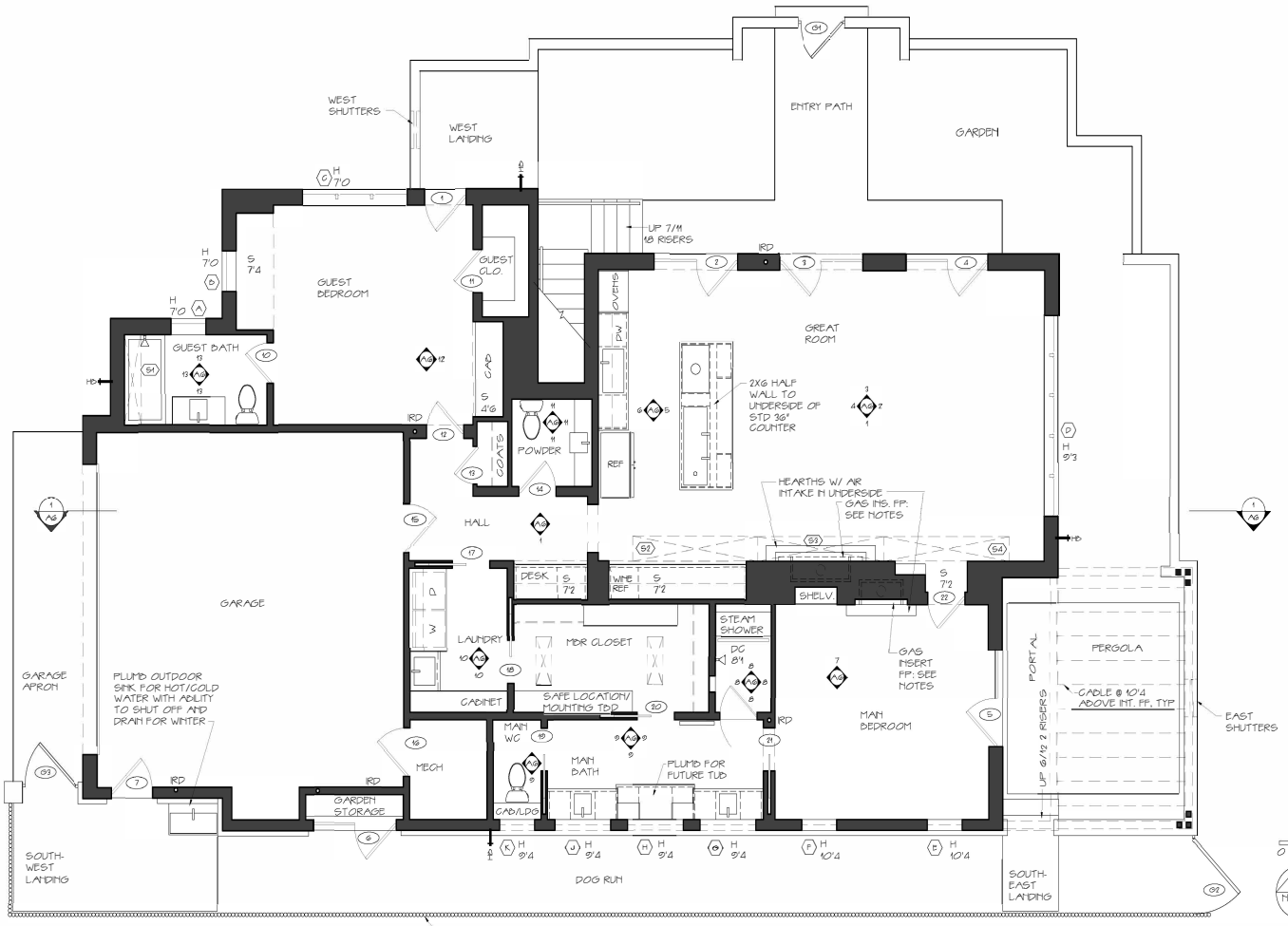
INSULATION
- PER WALL SECTIONS
- INSTALL BLOWN-IN INSULATION AROUND ALL INTERIOR ROOF DRAINS.

SKYLIGHTS
- FIXED ALUMINUM FRAME, GLASS SKYLIGHT
- CURBS TO BE PAINTED SIMILAR TO STUCCO COLOR
- TINTING AND SIZES
- S1 (GUEST BATH): FROSTED WITH UV-A, FINISHED OPENING: 18" X WIDTH OF ROOM
- S2 - S4 (GREAT ROOM): 3 CLEAR SKYLIGHTS WITH UV-A TO BE 18" X 9'-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 # # - HIGH @ HEAD AND SILL HEIGHTS LISTED
- IRD - INTERIOR ROOF DRAIN
- RH - ROBE HOOK, CONFIRM LOCATION W/ CLIENT
- S # - SOFFIT @ HEIGHT LISTED
- TB - 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

studio beili
ph: 505.699.2372
stephen@studiobeili.com

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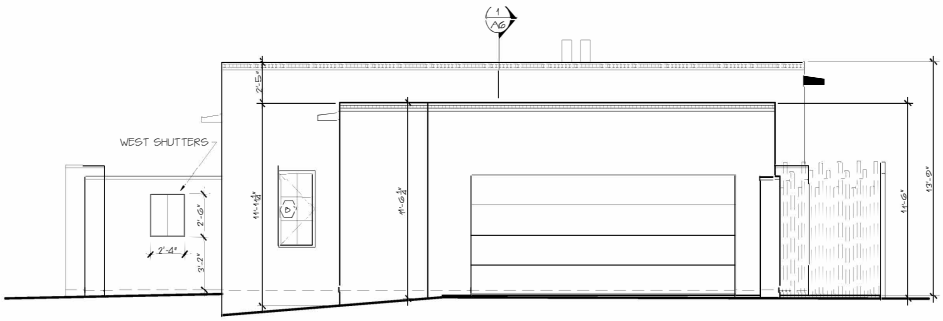
PRELIMINARY 2021-07-26

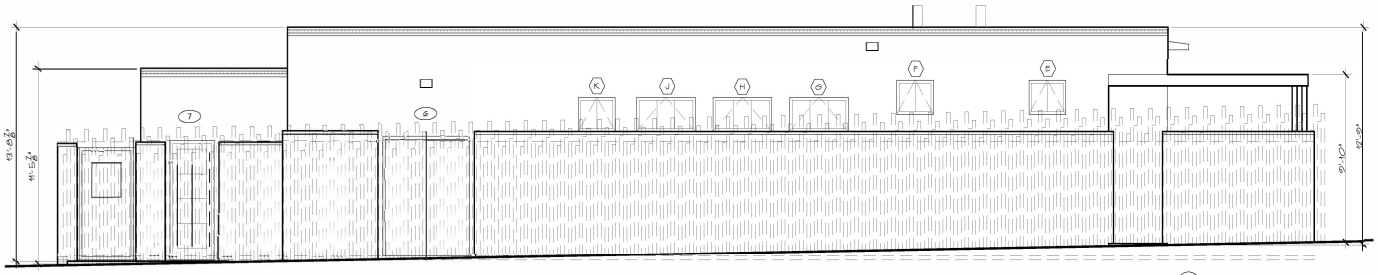
SCALE: 1/4" = 1'-0"

REFERENCE PLAN

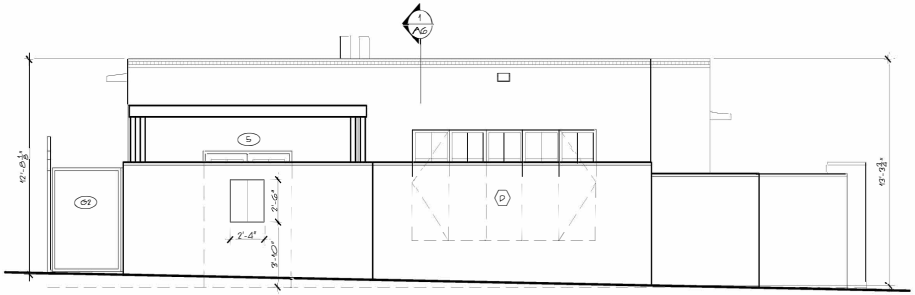
A2



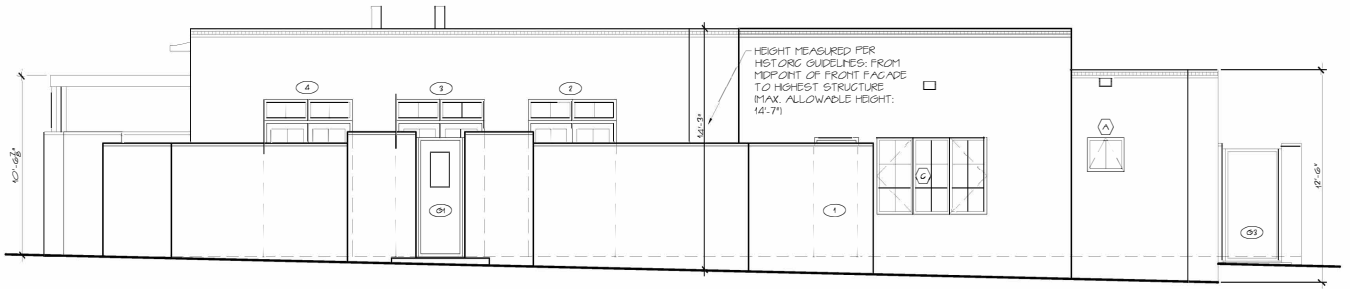
4 WEST ELEVATION



3 SOUTH ELEVATION



2 EAST ELEVATION



1 NORTH ELEVATION

EXTERIOR COLOR/MATERIAL PALETTE:

- BRICK, COPING AND HARDSCAPING: TYPE AND COLOR TBD
- CANALES: FIBERSPAN CANALES: 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

studio beili
ph: 505.699.2372
stephen@studiobeili.com

DELGADO RESIDENCE

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SANTA FE, NEW MEXICO

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PRELIMINARY 2021-07-26

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

ELEVATIONS

A5

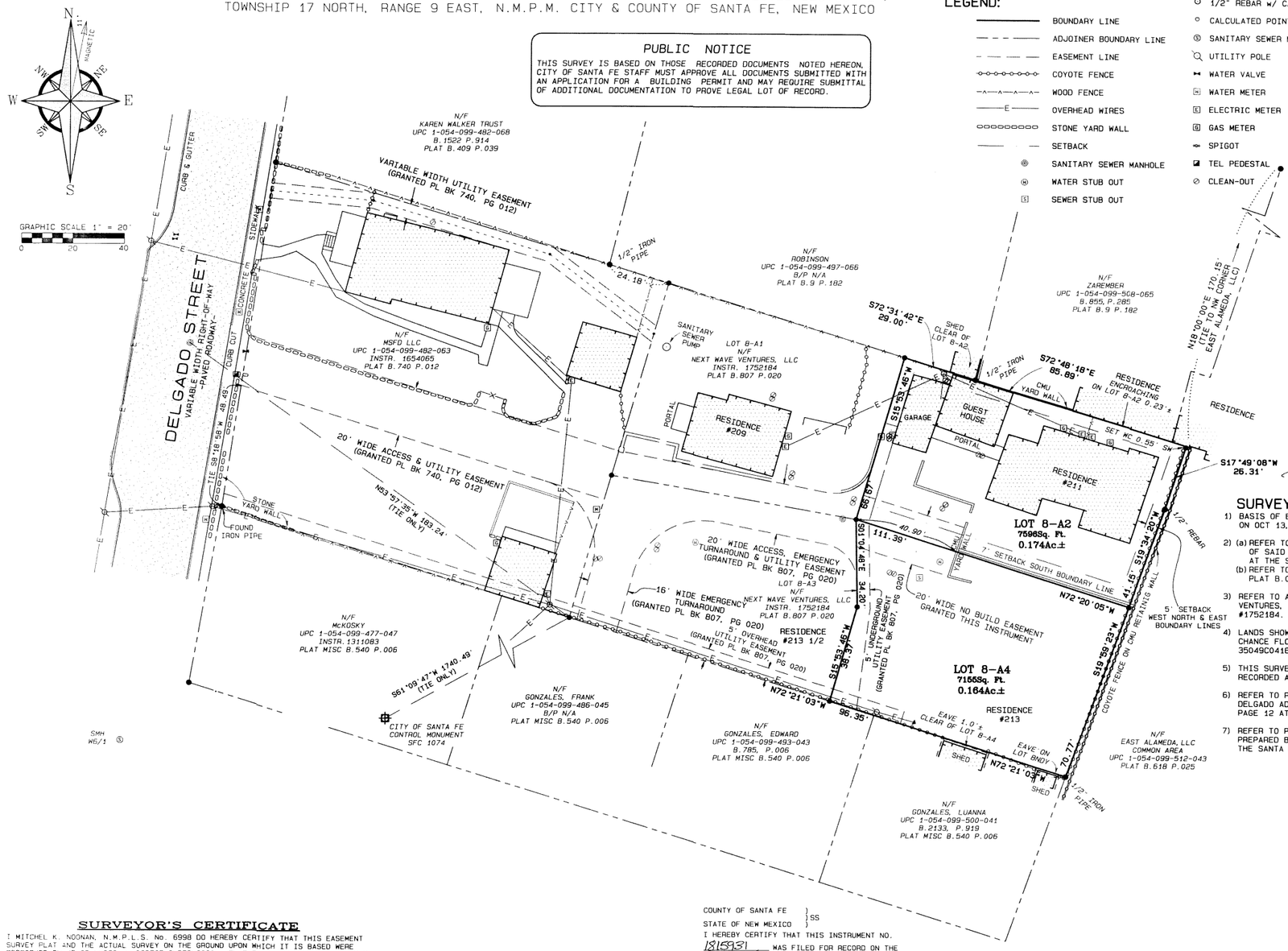
Lee Logston
7/27/2021

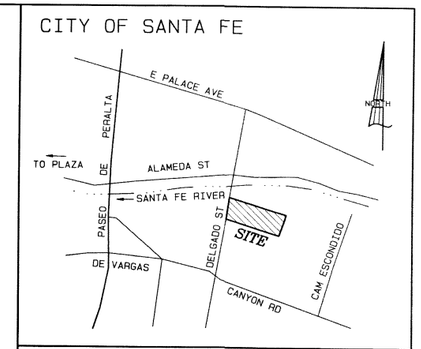
DocuSign Envelope ID: 59C4A7F1-B278-499C-8ECF-1753082C4330

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





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)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 2017.

NOTARY PUBLIC

OFFICIAL SEAL CHRISTINE M PAYNE Notary Public State of New Mexico My Comm. Expires 2-24-18

MY COMMISSION EXPIRES 2-24-18

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
MITCHEL K. NOONAN N.M.P.L.S. No. 6998

NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

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.
1
2
6'8
3
7'4
4
7'4
5
6'8
6
6'8
7
7'4
8
10'8
9
10'8
10
13'5
11
13'5
12
11'0
13
11'0
14
13'5
15
13'5
16
13'.5
17
6'8
POINT SHEET
LOT 8-A3
DELGADO ST.
NOT TO SCALE
DAWSON SURVEY CO
FILE # 10646
JULY 5TH 2021

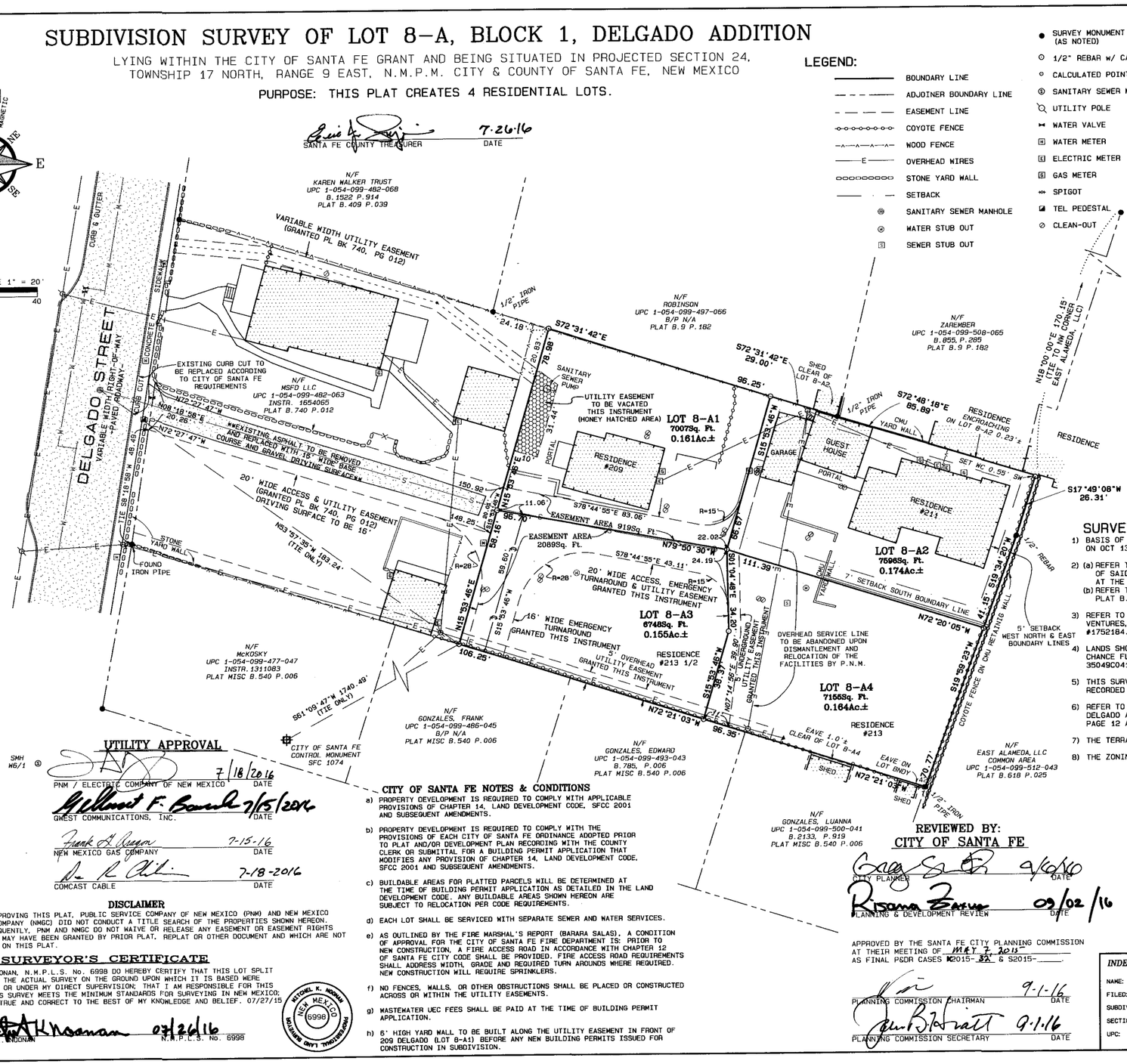
SUBDIVISION SURVEY OF LOT 8-A, BLOCK 1, DELGADO ADDITION

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

GRAPHIC SCALE 1" = 20'
0 20 40

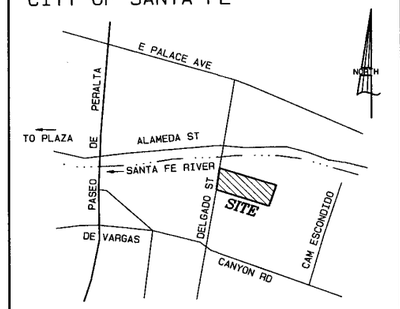


LEGEND:

- 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

807020

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 Alicia Bambace NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11-8-17

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) 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-8AC.

UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO — DATE 7/18/2016

QWEST COMMUNICATIONS, INC. — DATE 7/15/2016

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 9/6/16

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

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

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.
DEPUTY

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

ORIGINAL 1 OF 2

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

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

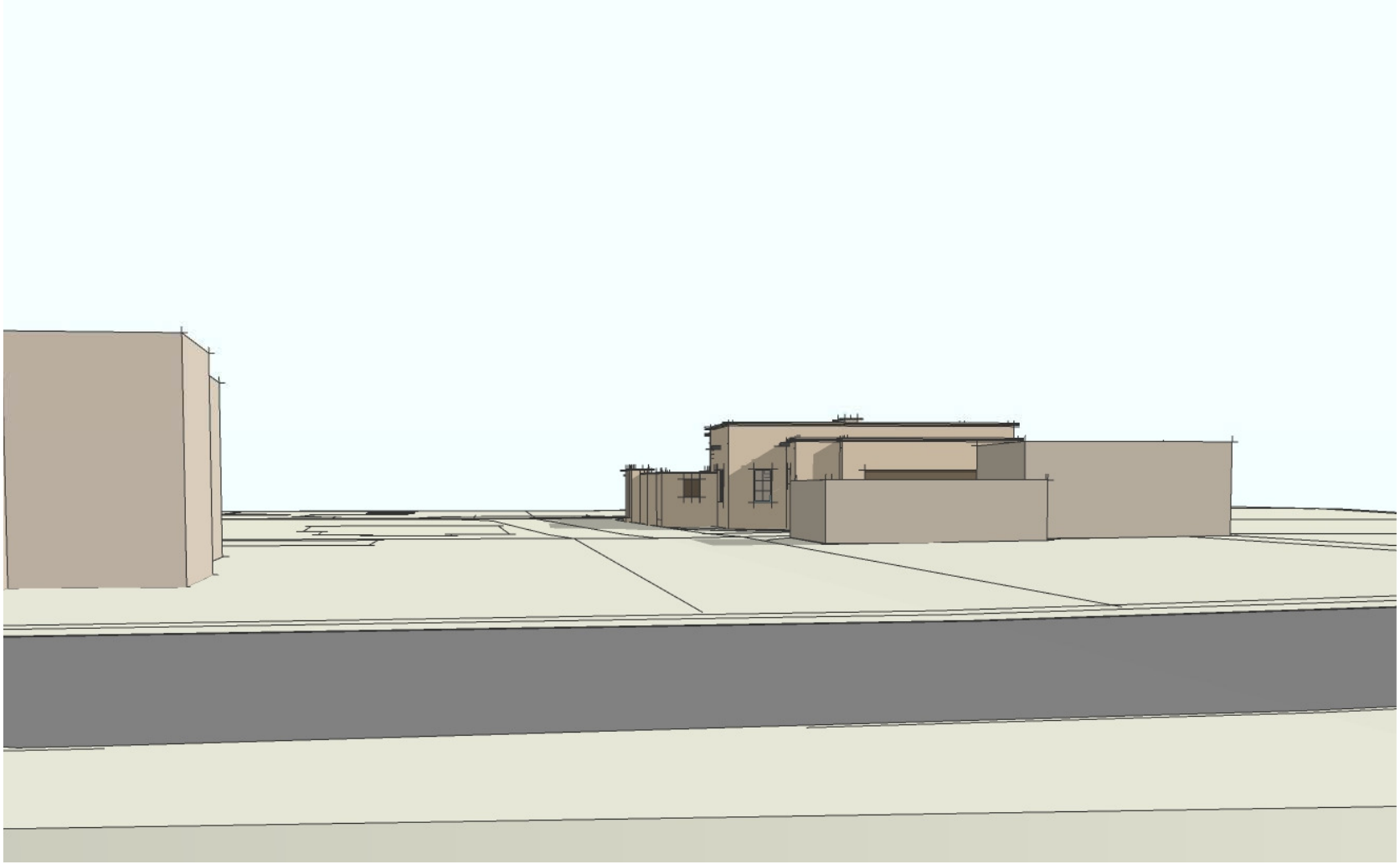
Photo #12 - 540 Canyon Road - photo shows long, high stuccoed yard wall on top of stone wall

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

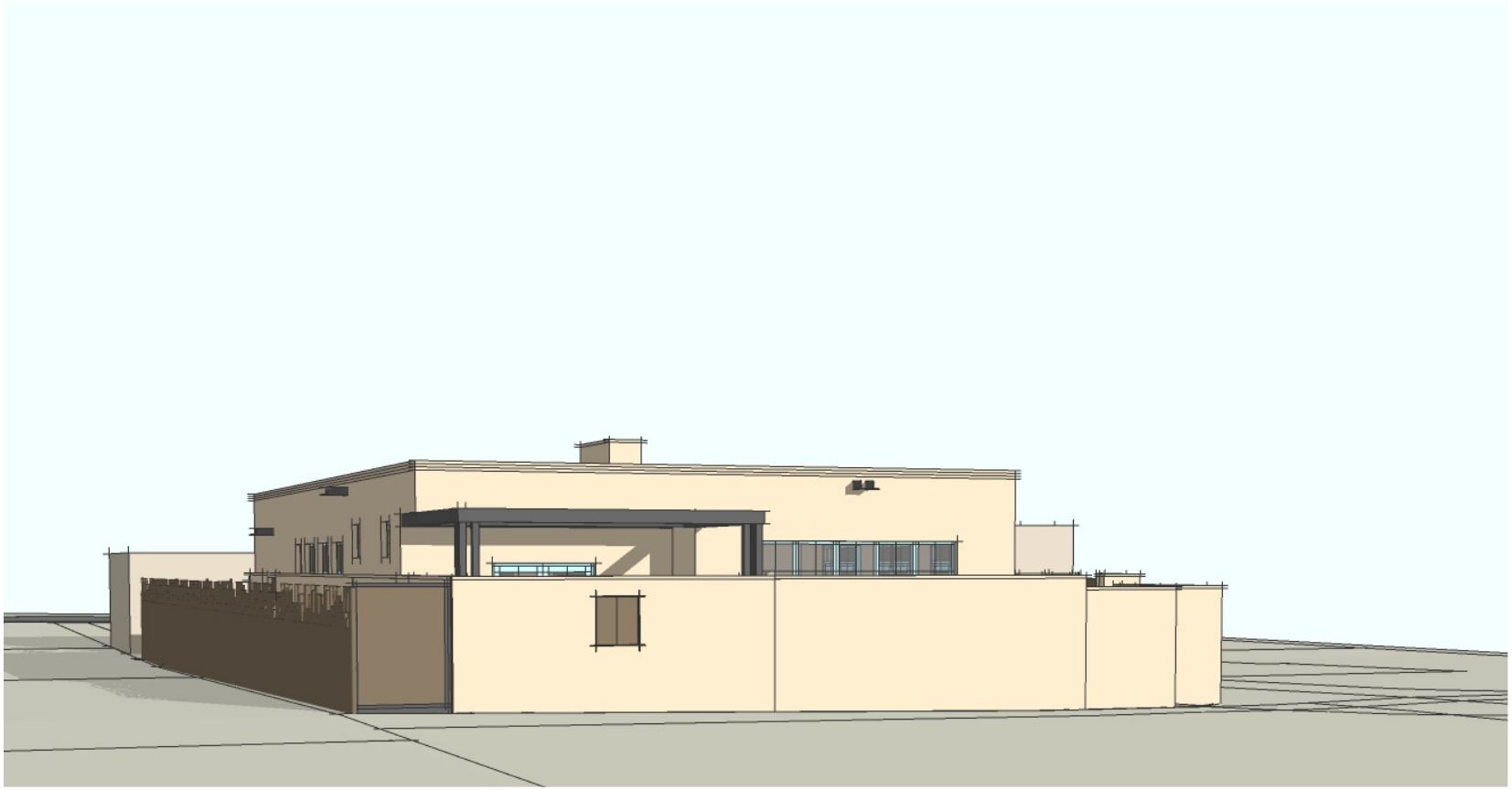
213½ DELGADO - SKETCHUP IMAGES



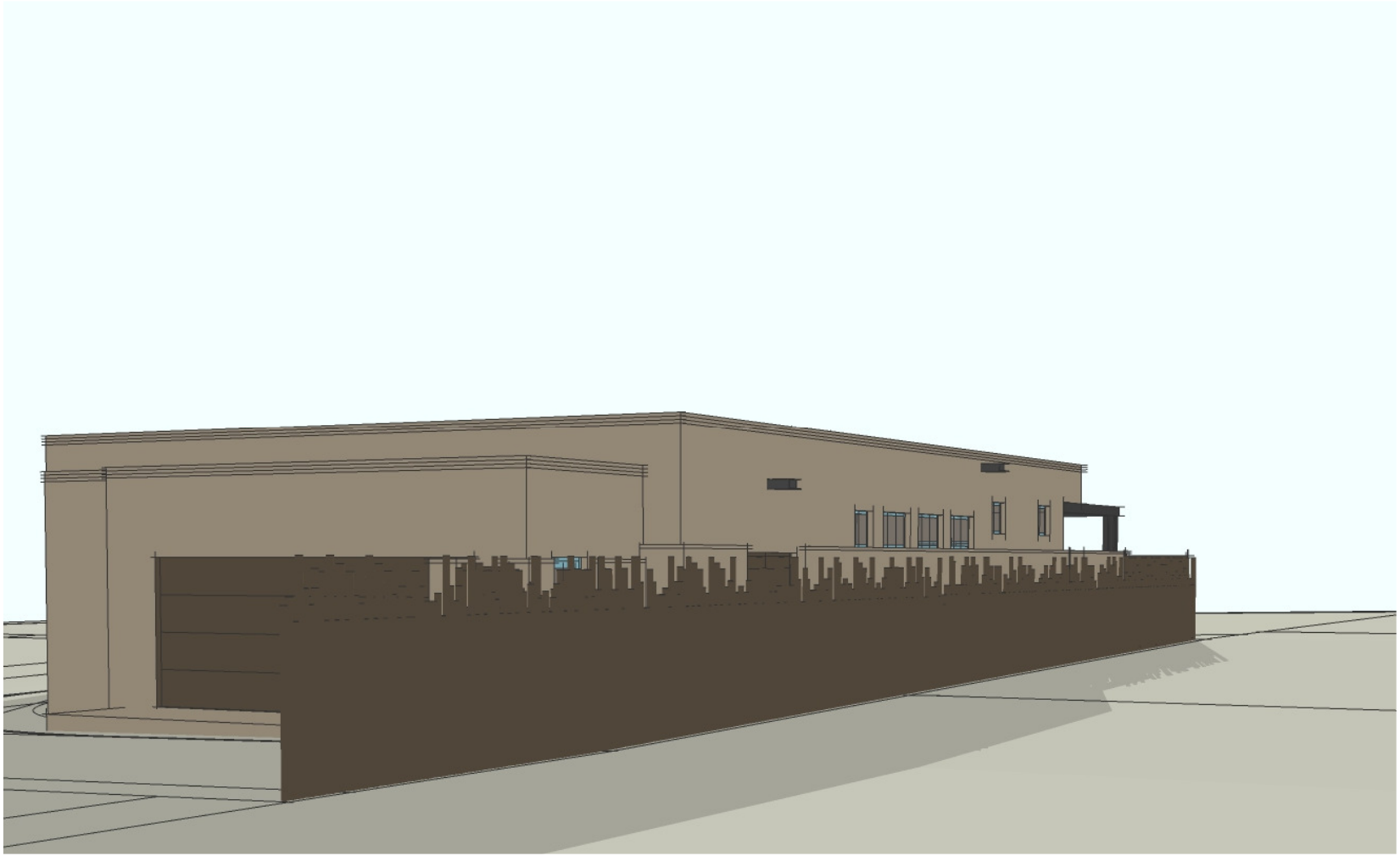
Public visibility as seen from Delgado - the forms on the left and the darker brown forms on the right are the neighbors' houses on Delgado

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
_____ Quantity
_____ Operation
_____ Rough Opening
_____ Glazing / Lites
_____ Jamb Size
_____ Primed vs Natural
_____ Exterior Trim
_____ Hardware
_____ Screens
_____ Drawing Page(s)
_____ O/S Purchase lead time
_____ O/S Purchase warranty
_____ WUI Compliant
_____ Terms and Conditions
_____ Owners Manual/SPW Warranty
_____ Installation Instructions
_____ Shop Drawings
_____ (Exterior) _____ (Interior) Distressed
_____ Traditional _____ Contemporary

Color(s) (Clad) in order _____
999 TBD 2605

Warranty Information
Modified Limited Warranty
(Applies to these line item numbers)

Order Summary

Net Total	$42,658.39
Tax Rate	$0.00
Labor Charge	$0.00
Total	**$42,658.39**

(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

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.

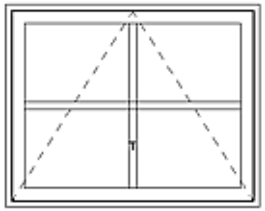
8. SALES TAX:
a. The Sales Tax rate in this quote is estimated at the time of the quote. Customer agrees to pay the actual Sales Tax in effect at the time of delivery of any portion of this order.

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

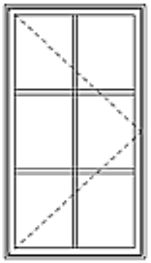
Sold To: TIERRA CONCEPTS INC.
1512 PACHECO ST SUITE D-206

Ship To: LISA LANDY & JOSE GONZALEZ
213-1/2 DELGADO

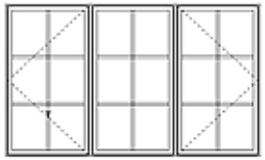
Drawings
31009963



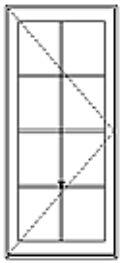
1) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: G.BATH
Sym: A
Clad: 999-TBD



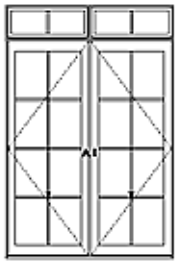
2) C-WC-3054-1(R)
Qty: 1
RO: 30 3/4"x54 3/4"
Jamb: 4 9/16"
Loc: G.BED
Sym: B
Clad: 999-TBD



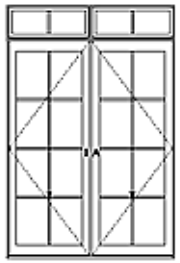
003) C-WC-3054-1(L)
004) C-WC-3054-2(SR)
Box Mull @Plant
Qty: 1
RO: 90 3/4"x54 3/4"
Jamb: 4 9/16"
Loc: G.BED
Sym: C
Clad: 999-TBD



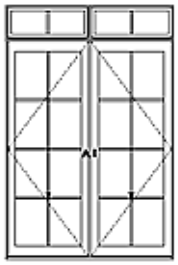
5) C-ID-3684-1(R)
Qty: 1
RO: 38 7/16"x86 1/2"
Jamb: 4 9/16"
Loc: G.BED
Sym: 1
Clad: 999-TBD



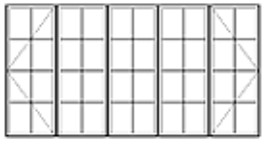
006) C-ID-7296-2(AI)
007) C-WA-37 1/415-2(OO)
Box Mull @Plant
Qty: 1
RO: 75 5/16"x113 1/2"
Jamb: 4 9/16"
Loc: KITCHEN
Sym: 2
Clad: 999-TBD



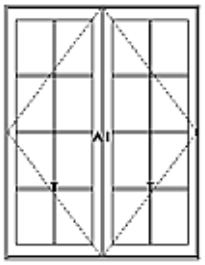
008) C-ID-7296-2(IA)
009) C-WA-37 1/415-2(OO)
Box Mull @Plant
Qty: 1
RO: 75 5/16"x113 1/2"
Jamb: 4 9/16"
Loc: GREAT ROOM
Sym: 3
Clad: 999-TBD



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

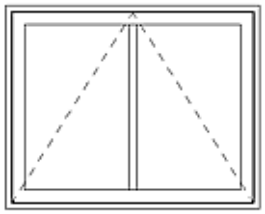
Sold To: TIERRA CONCEPTS INC.
1512 PACHECO ST SUITE D-206

Ship To: LISA LANDY & JOSE GONZALEZ
213-1/2 DELGADO

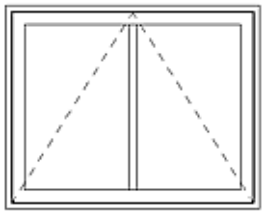
Drawings

31009963

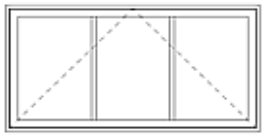
August 18, 2021



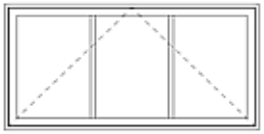
14) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BED
Sym: E
Clad: 999-TBD



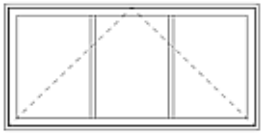
15) C-WA-3024-1(X)
Qty: 1
RO: 30 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BED
Sym: F
Clad: 999-TBD



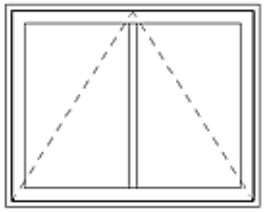
16) C-WA-4824-1(X)
Qty: 1
RO: 48 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BATH
Sym: G
Clad: 999-TBD



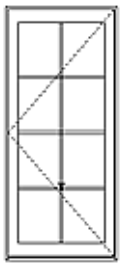
17) C-WA-4824-1(X)
Qty: 1
RO: 48 3/4"x24 3/4"
Jamb: 4 9/16"
Loc: MAIN BATH
Sym: H
Clad: 999-TBD



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: 2021-004458--HDRB

Project Description: Remodel

Project Location(s): 111 DELGADO ST
Santa Fe, NM 87501

Contacts:

Applicant:	MARC NATKIN 1305 LUJAN ST Santa Fe, NM 87505	marcnaktin@gmail.com
Property Owner:	Nancy Waight	tesq@comcast.net

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: 2,7,3,1

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: YES

Publicly Visible Facade-West: YES

Historic District Inventory Number:

Year of Construction: Pre-1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: December 14, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2021- 004458-HDRB

Address: 111 Delgado Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **Historic Inventory**

__X__ **Zoning Review Sheet**

__X__ **Façade Diagram**

__X__ **Previous Case: Case 2020-003005-HDRB**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

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

RECOMMENDATION:

Staff recommends approval of the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D) and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E). Staff finds that the applicant has met some criteria for exceptions to 14-5.2(D)(1), General Design Standards for all Historic Districts which address historic window alterations (Section 14-5.2(5)(i) and removal of historic material (Section 14-5.2(D)(I)(a) The board will listen to the testimony provided at the meeting to make the final determination.

BACKGROUND & SUMMARY:

111 Delgado is a 2,869 sf single-story building in Spanish-Pueblo Revival style adobe with flat roof and parapets, designated contributing to the Downtown and Eastside Historic District. It is set back from the front property line at Delgado Street; most of its footprint sits in the southeast corner of the lot. There is a storage shed on the northwest corner of the lot, constructed of hollow clay structural tile and faced with stucco. A low stucco yard wall measuring 4'- 4" to 3'- 8" runs along the west boundary of the property. It is has a gate leading to a concrete walkway. The yardwall is at least 50 years old and contributes to the overall character of the district. The board at its January 28, 2021 hearing designated the building and yard wall Contributing to the Downtown and Eastside District and the primary facades as the west (2 and 7) and north and south facades (3 and 1).

The applicant proposes the following:

1. Convert the center window of three existing true divided lite casement windows on the west primary façade to a pair of French doors. The opening will be elongated and not widened. French doors will match existing French doors elsewhere on the building.
2. Add a stoop and an "eyebrow" above the French doors.
3. Add a 326 sf addition to the north elevation at the rear. It will match existing in height and style and is located on the north side facing away from the street.
4. Window replacement to match existing. The applicant proposes to replace all windows in-kind. The existing windows are historic true divided lite casements and vary in condition. The applicant has provided photographs of each window.
5. Re-roof and raise most parapets by 8 to 12 inches for proper drainage where slopes are inadequate causing leaks and standing water.
6. Remove the northern portion of the existing west yard wall designated historically contributing to relocate existing parking spaces currently on the arroyo bridge. It would push back into the property a standard parking depth of 18'-0" so that cars do not have to park on the timber bridge. The rebuilt portion will match the current height and color of the adjacent remaining walls. The applicant states this will prevent the constant weight of 3 cars potentially jeopardizing the older wooden structure.
7. Restucco to match existing cementicous stucco in color.

The applicant requests three exceptions to Section 14-5.2(D) General Design Standards for all H Districts.

1. For converting an historic window on a primary façade to a set of doors by changing the opening is not permitted under Section 14-5.2 (5) (i), "no opening shall be widened or narrowed."

2. Wholesale windows replacement, per Section 14.5.2 (D) (1) (a) stating “removal of historic materials or alterations of architectural features and spaces that embody the status(shall be prohibited).”

3. For historically contributing yard wall partial removal, also per Section 14.5.2 (D) (1) (a) regarding removal of historic material.

EXCEPTION CRITERIA – NEW DOOR replacing window on primary façade

The owner wishes to add a new entry door, stoop and eyebrow to the front of the foremost unit on a primary elevation. This will be in place of an existing window.

1.) Does not damage the character of the streetscape.
Applicant's Response:

- The owner plans to replace an existing primary elevation window with the same style of French doors currently found on all of the other units.
- The width will match the width of the current opening only extending the opening down to the floor.
- Currently, this particular unit does not have a formal entry due to the way the units were first developed originally by combining several separate buildings.

Staff Response: Staff agrees that replacing a window with a door of the same width does not damage the character of the streetscape.

2.) Prevent a hardship to the applicant or an injury to the public welfare.
Applicant Response:

- Many visitors do not know where the entry is to this particular unit.
- Having access through the front of the building will be more secure than the current back door that is obscured from street view and presents a hiding place for would-be assailants.

Staff Response: Staff finds that replacement of the window with the door of the same width provides a safer option for residents in this unit because it is more visible than the existing entrance tucked into a corner on the back of the lot.

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

Applicant's Response:

- The only option is to maintain the current entry.
- This building at one time had an entry portal facing the street as evidenced by structure that clearly shows that it was once open and was in-filled at some point in history. In the same respect, the other units show similar evidence of in-filled entry portals although they were able to maintain an obvious street facing entry. At one time these buildings had more detail, character and articulation.

Staff Response: Staff agrees that this proposed change allows for flexibility and safety, providing options for ensuring the owners can reside within this historic district.

EXCEPTION CRITERIA – WINDOW REPLACEMENT

The owner wishes to replace all windows.

1.) Does not damage the character of the streetscape.
Applicant's Response:

- The owner plans to replace the windows and match color and divided light pattern such that there will be no effective change in appearance thus not changing its character.

Staff Response: Staff notes that the building's historic windows in their fabric, style, type, material, and locations contribute to the historic streetscape. As such, windows shall be repaired or restored per the code and, if necessary, replaced in-kind. The style, material, and appearance of the existing windows on this building contribute to the character of the streetscape.

2.) Prevent a hardship to the applicant or an injury to the public welfare.
Applicant's Response:

- With the ever-rising cost of energy, the house is poorly insulated and expensive to heat. The single pane windows leak and are in poor state. Some are so fragile they should not be operated; this can prevent egress inthe case of a fire.
- Rebuilding a large quantity of windows is very costly affair and does not guarantee the durability required for rental units along with providing safe egress in the case of a fire.

Staff Response: Repairing, restoring or replacing in-kind historic windows does not pose a hardship to the applicant or an injury to the public welfare in this instance.

2.) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
Applicant's Response:

- The only options in the case of this exception are to rebuild the windows. As stated above, this is a hardship.

Staff Response: Staff disagrees and urges the applicant to undertake a comprehensive evaluation of each window to indicate windows that can be repaired, windows that can be restored, and windows that may require replacement in-kind.

3.) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.
Applicant's Response:
Simply stated, the special conditions are to provide more efficiency and safety for tenants and to restore the building to its former glory.

Staff Response: The current condition of this building's historic windows are not special or peculiar to the land or structures that are not applicable to other lands or structures in this historic streetscape in the Downtown and Eastside Historic District. The standards apply equally across the historic districts.

4.) Are due to special conditions and circumstances that are not a result of the actions of the applicant.
Applicant's Response:

- The owner inherited the building from her mother. As such, while maintained to some degree, the windows have aged and weathered to the point where it is not practical anymore to restore them.

Staff Response: Staff does not find that inheritance constitutes special conditions or circumstances in this case.

6.) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2 (A)(1).
Applicant's Response:

- The new windows will comply 100% with all design ordinances both historic and regulatory construction requirements.

Staff Response: Staff disagrees that new windows will maintain the building's historic integrity and contributing status. Loss of historic material erodes the historic of both the structures and the streetscape over time.

EXCEPTION CRITERIA – YARD WALL ADJUSTMENT

The owner wishes to adjust an existing yard wall to provide parking off an existing timber bridge.

1.) Does not damage the character of the streetscape.
Applicant response:

- The owner plans to simply relocate a portion of the existing wall and copy exactly the height and stucco of the existing wall. Visually in harmony with the existing wall not proposed to be altered.

Staff Response: Staff agrees that relocation of the parking spaces if required will not damage the character of the streetscape, provided that the relocated wall material is reused to the greatest extent possible; and if new materials are required, that they be exactly to match existing wall in material, height, color, and finish.

2.) Prevent a hardship to the applicant or an injury to the public welfare.
Applicant Response:

- Currently parking is on a very old timber structure spanning over a drainage "acequia". The structure, while currently capable of holding vehicles is showing signs of age.
- The tenants currently park 3 vehicles on this bridge that can be distressing along with the realistic potential for failure.
- Currently there is not enough parking on site for the 4 units. When the parking ordinance was changed to a 2-hour only status, a tenant would have to be resourceful and borrow a neighbor's parking spot, with permission, when available.
- The proposed reduction of units will alleviate parking woes and parking on solid land will alleviate the accessibility and anxiety of parking 3 cars on an older wooden structure.
- Rebuilding the bridge is a costly venture both with engineering and materials.
- The owner, who will be moving into one of the units, has a handicapped daughter requiring a better surface than the wood slat bridge and more clearance than the bridge currently provides for maneuverability of assistance equipment. Having the access be on land with will make transfers easier from a vehicle to the house.

Staff Response: Staff believes the parking solution prevents a hardship to the applicant based on the need for parking to accommodate wheel chair accessibility.

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

Applicant Response:

- The only options in the case of this exception are to rebuild the bridge more substantial way.
- Keeping vehicles within the property and off the bridge will provide a

cleaner streetscape.
- The original wood bridge structure will last longer when it is not required to support 3 vehicles at a time.

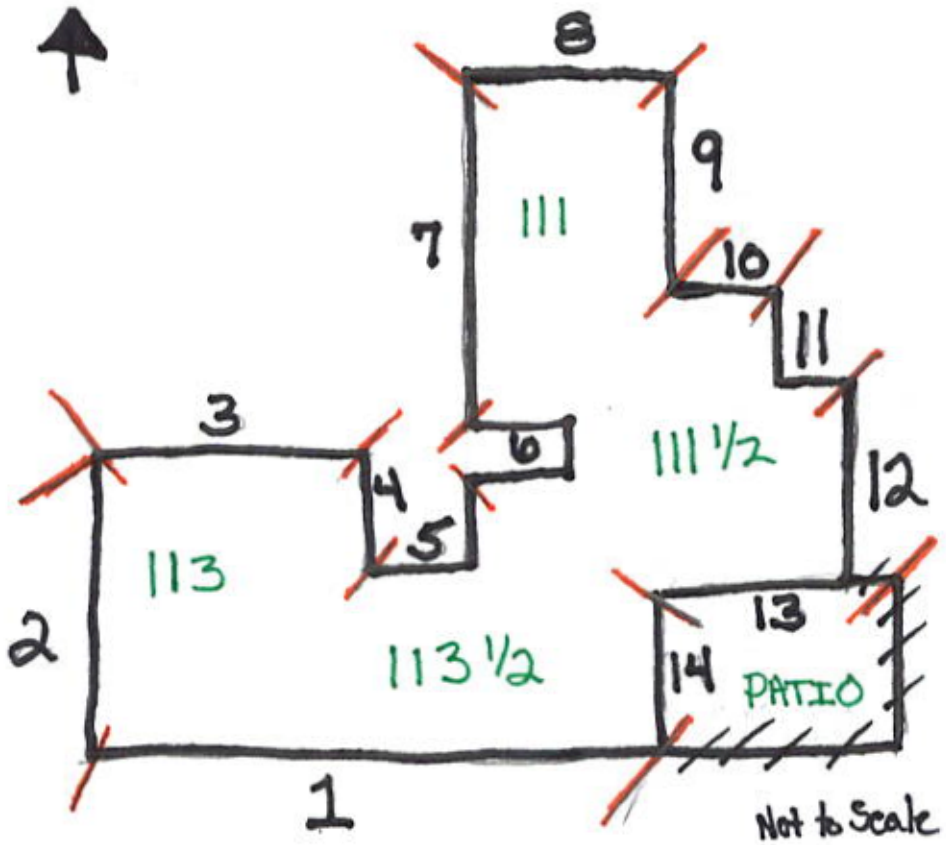
Staff Response: Staff believes this parking reconfiguration meets this criteria because it will enable the owner and her daughter accessibility to reside within this district.

4.) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.
   - Simply stated, the special condition is the bridge. Very few areas of the city utilize their bridges that cross an acequia for parking. Most are simply used to access to parking which is on the property.

5.) Are due to special conditions and circumstances that are not a result of the actions of the applicant.
   - The owner inherited the building from her mother. As such, while maintained to some degree, the bridge has aged and weathered to the point where it is best not to encourage parking on it.

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

   - The new wall will comply 100% with all design ordinances both historic and regulatory construction requirements.
   - The desired effect is for the wall to appear as though it has never been altered.


8
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14
PATIO
1
Not to Scale

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

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

PROJECT DESCRIPTION: Nancy Waight, owner, requests a historic status review with primary elevation designations, if applicable.

Case number: **2020-003005 -HDRB**
Project Type: HDRB

PROJECT LOCATION: **111 Delgado Street**

OW – Nancy Waight P. O. Box 104 Tesuque, NM 87574

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on January 28, 2021. The decision of the Board was to designate the structure and yard wall Contributing to the Downtown and Eastside District and the primary facades as the west (2 and 7) and north and south facades (3 and 1). The storage shed was designated non-contributing. I have attached the façade diagram for your reference.

Sincerely,

Angela Schackel Bordegaray

Angela Schackel Bordegaray
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period, which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/14/2021

Property Owner of Record: NANCY WAIGHT

Applicant/Agent Name: MARC NAKTIN

Contact Person Phone Number: (505) - 490 1863

Site Address: 111 DELGADO STREET

Proposed Construction Description: RENOVATION / ALTERATIONS

TOTAL ROOF AREA: 3044 EXISTING + 80 S.F. ADDITION = 3124 TOTAL
9920 S.F. S.F. SITE

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_____

Lot Coverage : 31 **%** (PROPOSED)
□Open Space Required:_____

Setbacks:
Proposed Front: 65'-0" Minimum: 7'-0"
2nd Front? _____
Proposed Rear: ± 15'-0" Minimum: 15'-0"
Proposed Sides: L 23' R 0' (EXISTING) Minimum: 5'-0"

Height: Proposed 12'-0" EXISTING MAX
Maximum Height: NO CHANGE or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District **(EXCEPTION APPLIED FOR)**

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

Bicycle Parking:**
Proposed: NA Minimum: NA
** 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.

MARC NAKTIN [□ OWNER □ APPLICANT
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 10/14/2021 DATE

To Be Completed By City Staff:

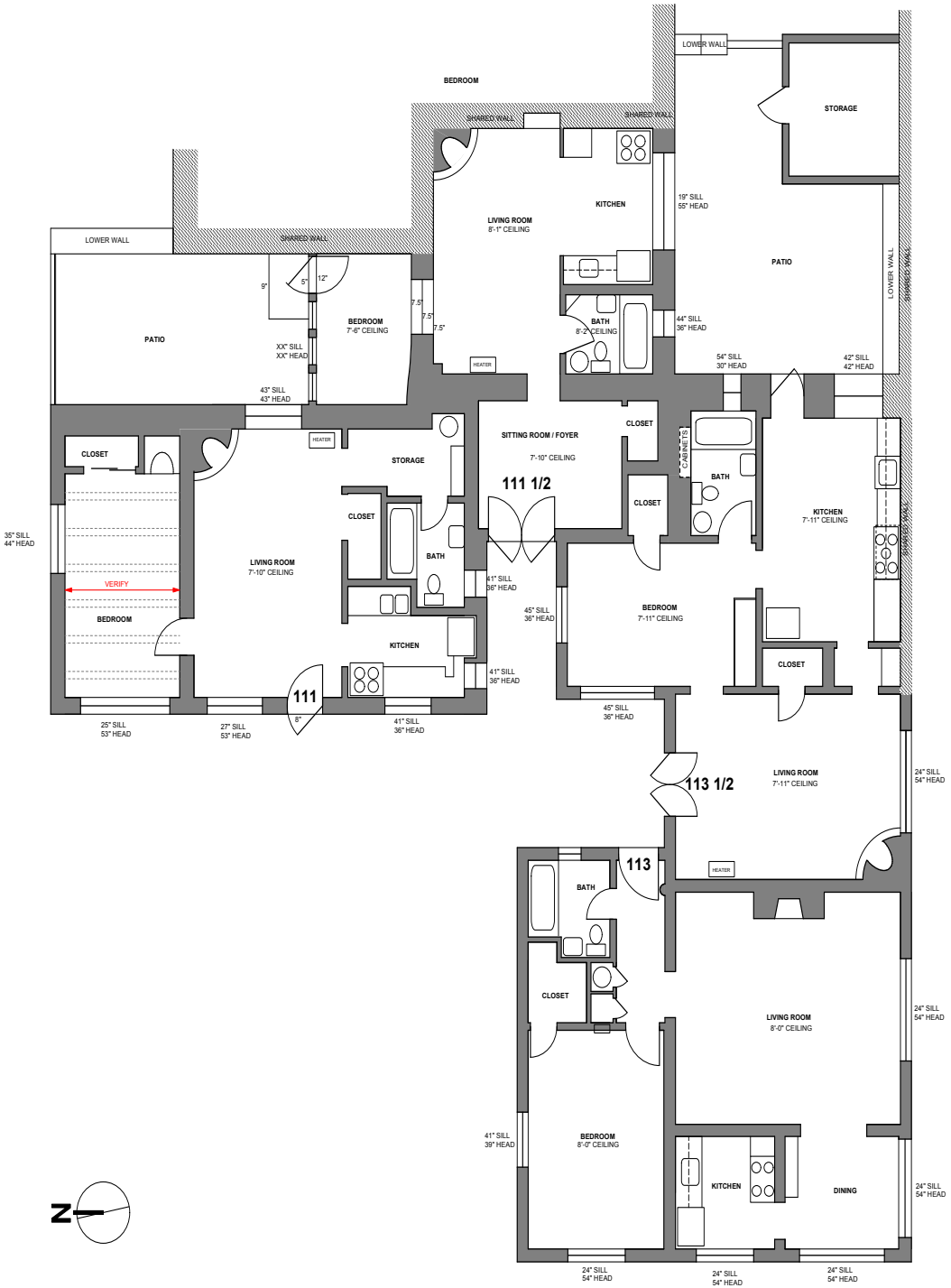
Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

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

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

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

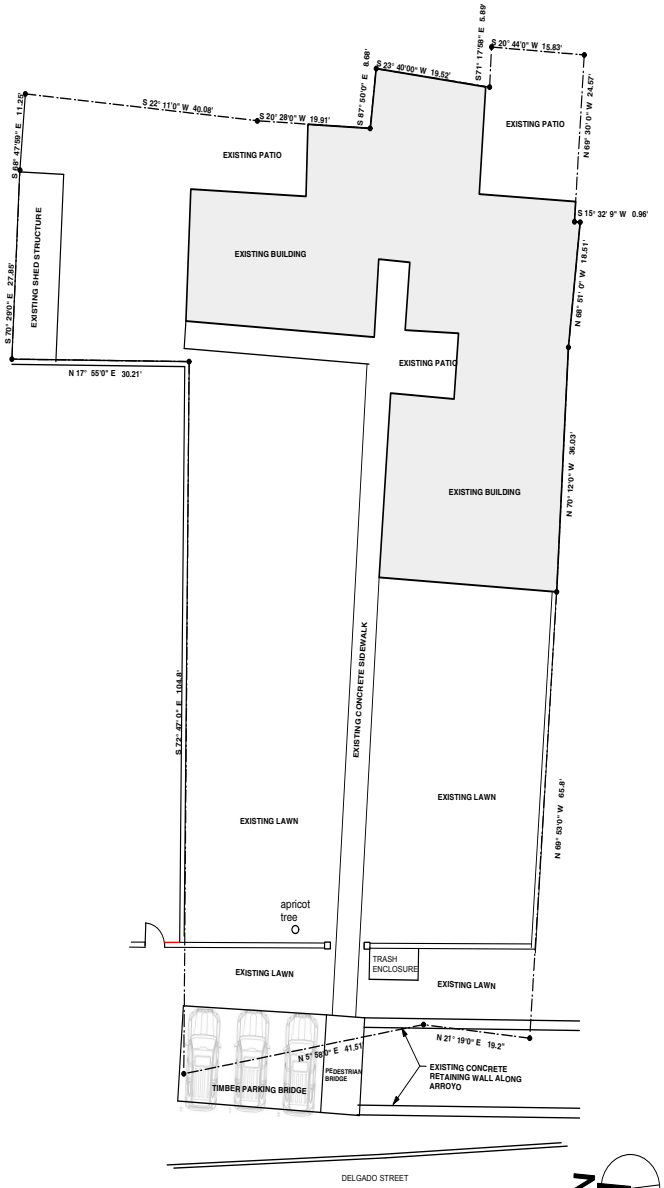
Revised 20 November 2020



REVISION	DATE

WAIGHT COMPLEX
111 Delgado street
Santa Fe, NM

111 DELGADO STREET



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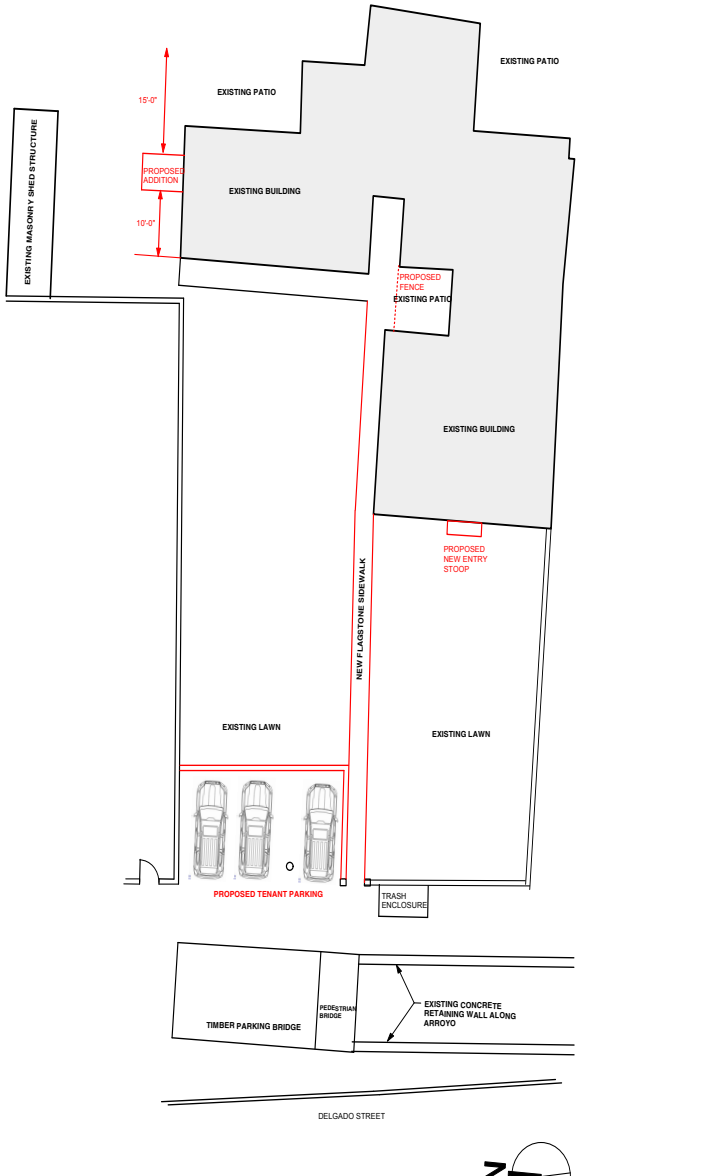
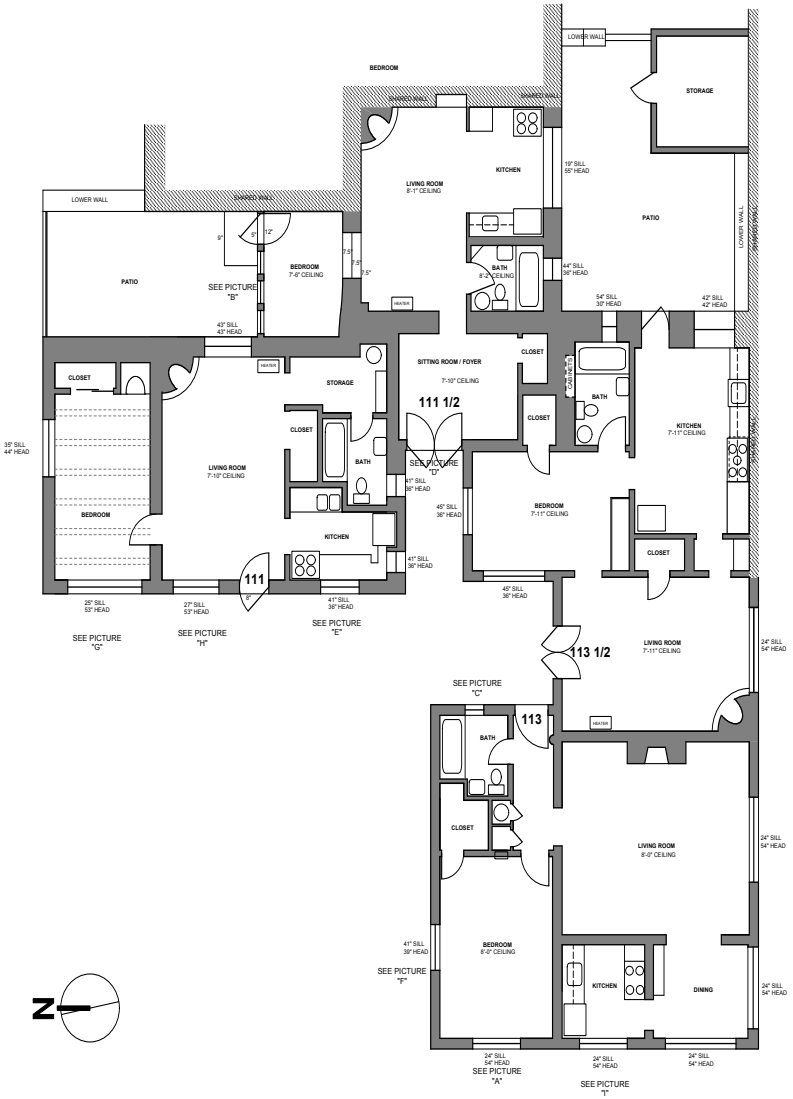
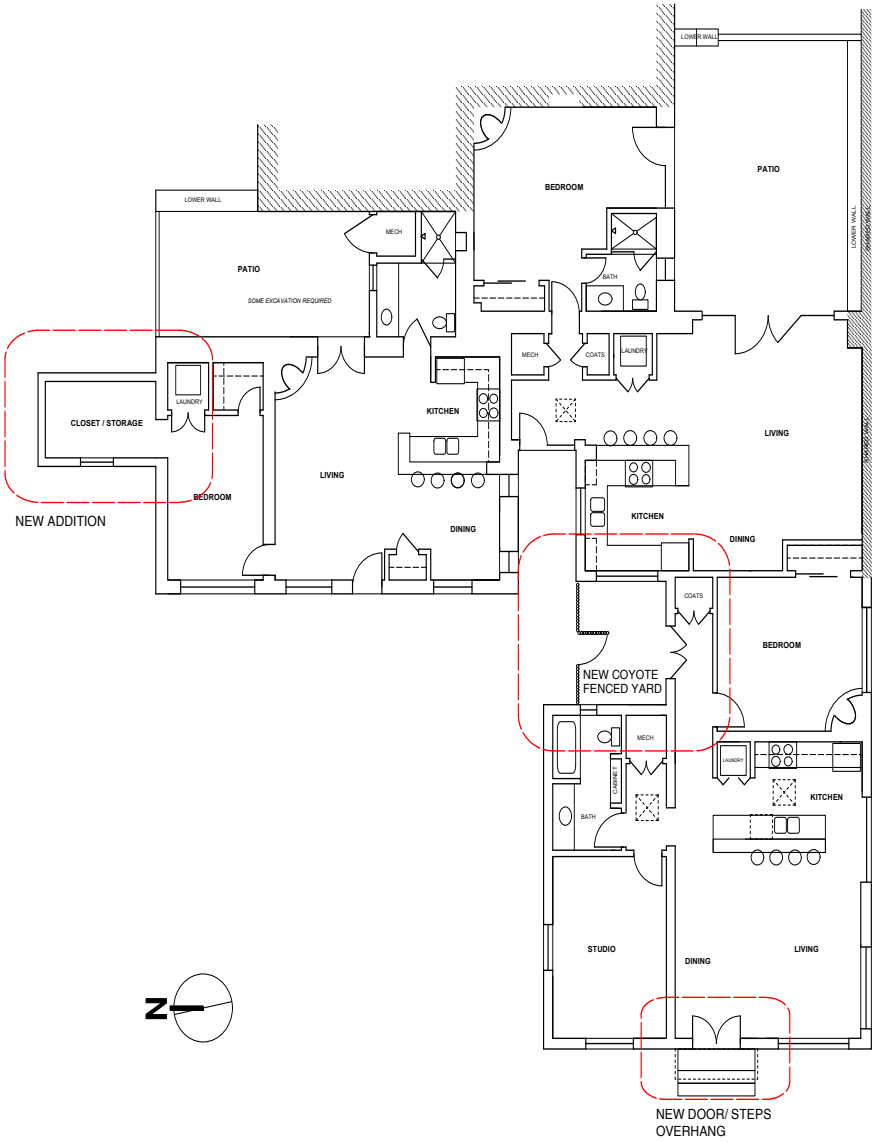


PROPOSED

111 DELGADO STREET



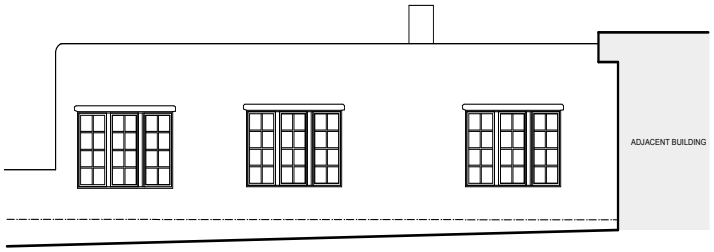
EXISTING PLAN
3/16" = 1'-0"



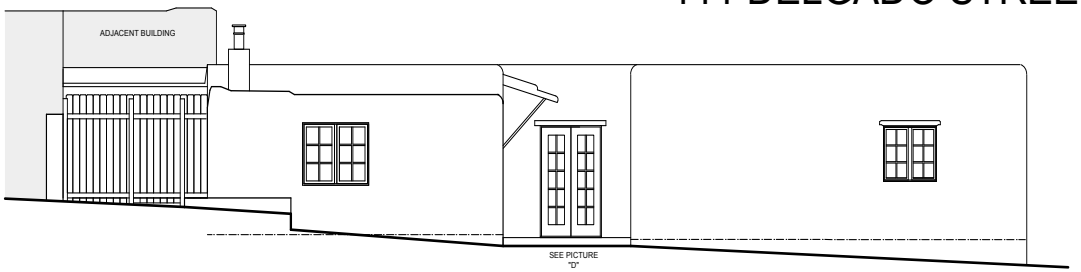
PROPOSED PLAN
3/16" = 1'-0"

0 5 10 15 20

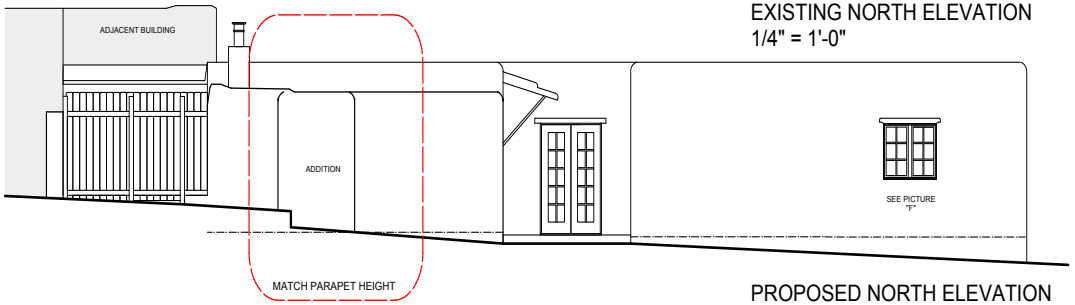
111 DELGADO STREET



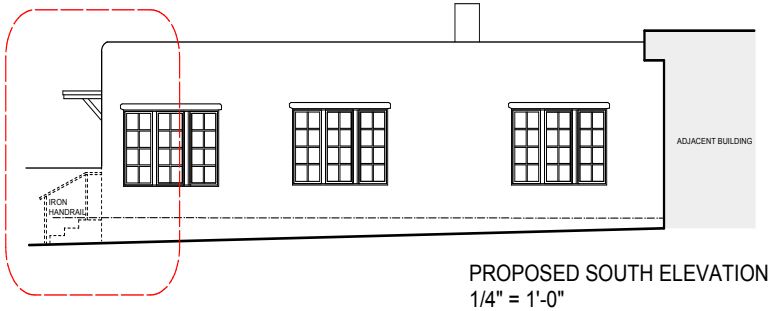
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



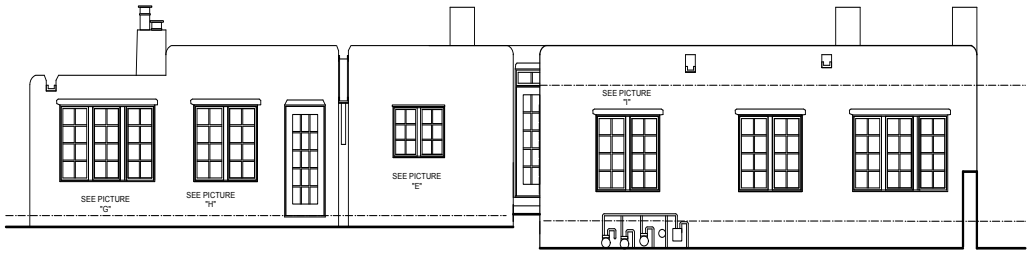
EXISTING NORTH ELEVATION
1/4" = 1'-0"



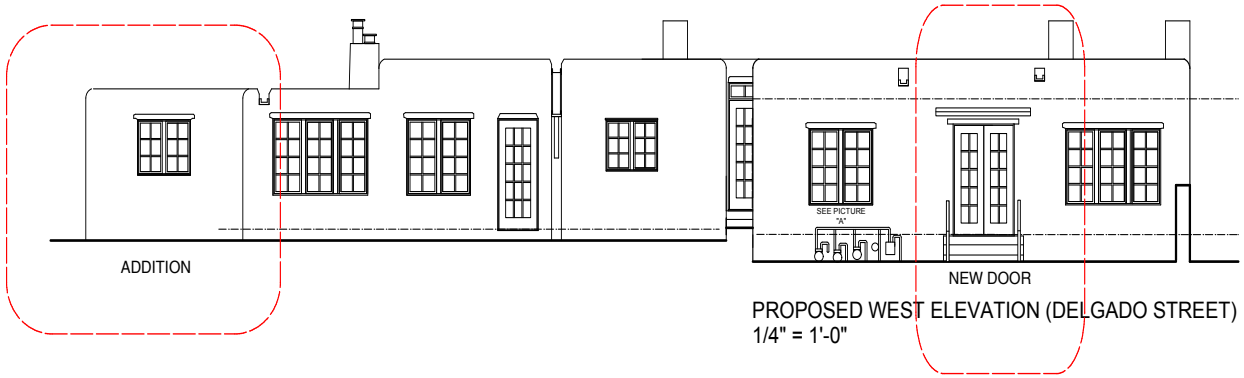
PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



EXISTING WEST ELEVATION (DELGADO STREET)
1/4" = 1'-0"



PROPOSED WEST ELEVATION (DELGADO STREET)
1/4" = 1'-0"

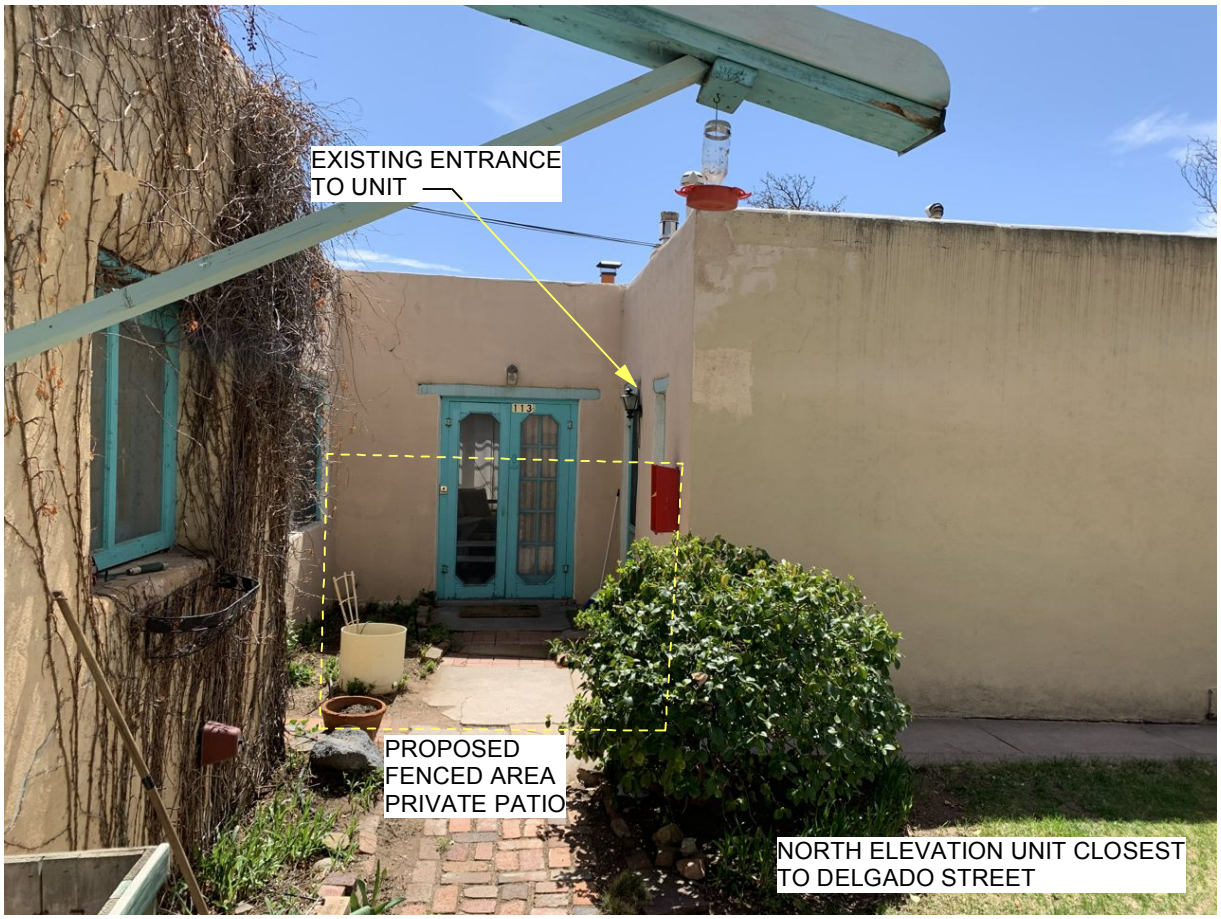
WEST ELEVATION FACING DELGADO STREET

WEST ELEVATION FACING DELGADO STREET
SHOWING SOUTH SIDE OF BUILDING

THE ORIGINAL ENTRY PORTAL LOCATION
AREA OF PROPOSED DOOR
WEST ELEVATION FACING DELGADO STREET

THIS WAS ORIGINALLY A PORTAL
AREA OF CLOSET ADDITION
NORTH ELEVATION TO RECEIVE PROPOSED ADDITION

NORTH ELEVATION UNIT CLOSEST
TO DELGADO STREET


EXISTING ENTRANCE
TO UNIT
PROPOSED
FENCED AREA
PRIVATE PATIO
NORTH ELEVATION UNIT CLOSEST
TO DELGADO STREET

WEST ELEVATION FACING DELGADO STREET

EAST ELEVATION PROPOSED FENCED PRIVATE
PATIO AREA AND EXISTING ENTRANCE
TO UNIT CLOSEST TO DELGADO STREET

POOR STATE OF EXISTING STUCCO
WEST ELEVATION FACING DELGADO STREET

PROPOSE TO PUSH THIS WALL BACK
TO ACCOMODATE NEW PARKING
YARD WALL AND PARKING DELGADO STREET

EXISTING PARKING AND PEDESTRIAN BRIDGE

EXISTING PARKING AND PEDESTRIAN BRIDGE

PROPOSED PARKING AREA

EXISTING GARDEN WALL / COYOTE
ON DELGADO STREET - TO BE RESTORED.

GARBAGE
CAN ENCLOSURE

EXISTING GARDEN WALL / COYOTE
ON DELGADO STREET - GATE TO BE REPLACED
WALL TO BE RESTORED.

POOR STATE OF CONCRETE AND STONE WALL THAT SUPPORTS THE BRIDGE. MORTER REQUIRES REPOINTING IN AREAS

PEDESTRIAN AND PARKING BRIDGE

PANORAMA OF PROPERY FROM DELGADO STREET

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:

111 Delgado Street
Delgado Apartments

2. Location:

111 Delgado Street*
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe (1661)

4. County: Santa Fe
Parcel # 111648128

5. Property Type:
1 Buildings:
x Structures: storage shed and street wall
__ Site __ Object

6. Date of Survey: November 13, 2020

7. Previous Survey Date(s):
_x_ Yes: March 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.6853269,-105.9306874

10. Photo Information: Robyn Powell, photographer. View of west elevation, facing east.

11. Brief Description of the Property:

** Santa Fe County Assessor recognizes the property as 111 Delgado Street. The building complex, however, is divided into four apartments, 111, 111½, 113, and 113½. This subdivision of the primary address complicated tracing its origin and development. In addition, Apartment 111 may have been historically associated with a house on East Palace Avenue*.

Nearly hidden on the east side of the 100 block of Delgado Street is a complex of older homes joined together at one point to form four apartments. The individual pieces are difficult to sort out, but visual clues, including different parapet heights and window placements, provide an understanding of its overall evolution.

The composite 2,869-square-foot building sits at the back of the lot, with most of its footprint anchored into the southeast corner. Its front yard reveals an Anglo-American suburban influence, with its centered concrete walk flanked by lawn.

Continued on Page 5.

12. Who uses the property? Residence – apartments

13. Construction Date: Unknown
Date: pre-1928
_ _Known _x_ Estimated Source: city directories

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

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

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

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

Source: Office of the Santa Fe County Assessor. Approximation of property parcel, author.

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: Nancy Waight

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

Owner: Nancy Waight

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing: House _x_ No Status:
Storage Shed and Street 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

Recommendation: House and Street Wall, Contributing, Storage Shed, Noncontributing to the Downtown and Eastside

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID Santa Fe # (1661)
111 Delgado Street Delgado Apartments	111 Delgado Street Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: November 13, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

The dominant construction material of the complex is hollow structural clay tile.

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Wood	6 (in different pairings)	22
Casement	Wood	8 (in different pairings)	24

11. Doors __ N/A
Combines Apartments and Storage

Type	Style	Material	Number
Single-Leaf	15-light	Wood	6
Single-Leaf	3-panel-&-glass	Wood	1
Single-Leaf	T&G	Wood	5

12. Chimneys

Four interior chimneys

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Pre-1960; multiple accretions and additions leading to current footprint; aerial photographs, newspaper account, previous surveys
#2 Date: Post-1960; multiple door and window replacements; visual and material evidence

 (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: Vernacular**

17. Documents Available and Their Locations

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

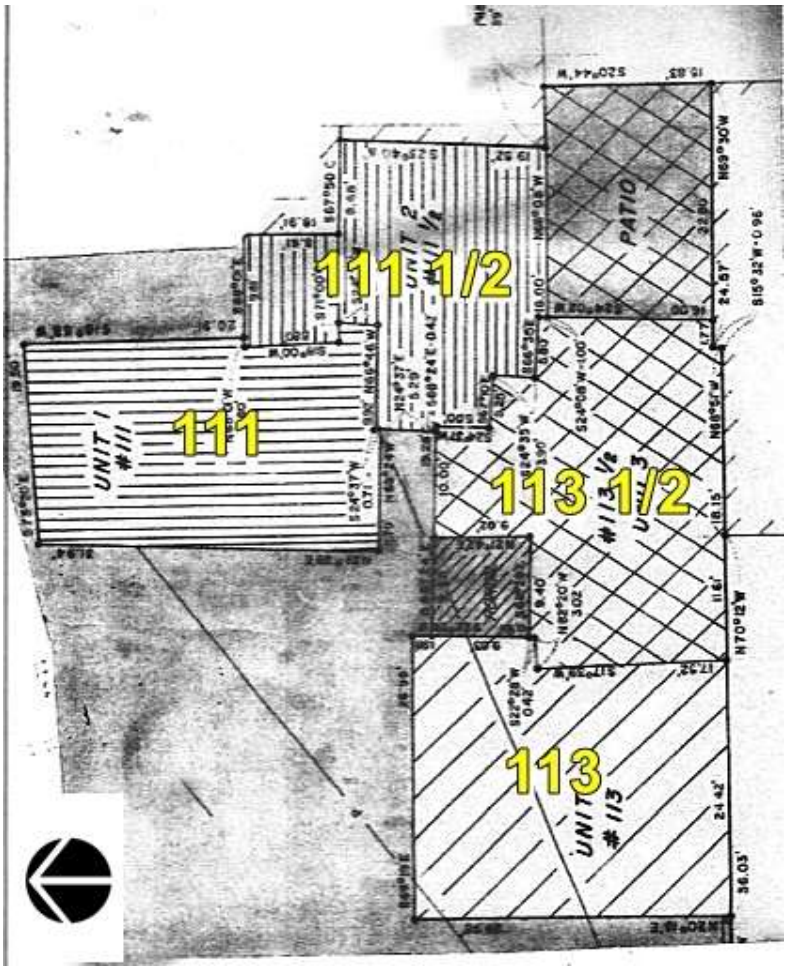
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: Storage Shed and Street Wall included on form.

19.Site Plan: Portion June 11, 1981, survey plat, Pendleton Appraisal, LTD.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

In plan, the building is roughly L-shaped with a series of voids working as entries and courtyards. Part of its footprint, a roundish rectangle, extends to the east, may have been part of another property. Indeed, portions of the structure seem to have been originally associated with outbuildings of neighboring properties.

Apartment 113

Aligned along a roughly east-west axis is a modified rectangle, the most visible section of the property from the street (Photo 2). This section has a crisp design without the usual romantic curves and bulges of the period. A near-symmetrical display of windows marks the principal (west) elevation. They consist of various groupings of historic eight-light wood casements. The windows are set deep into the wall and are protected by framed screens. Medium-sized wood lintels with rounded ends cap the openings. The same window pattern continues on the south elevations, which sits directly on the property line (Photo 3).

The north elevation, facing the yard, has only a single window. Rounding the east side of this elevation is a small void serving as an entry courtyard. The courtyard's east face holds a 15-light wood door giving entry to the apartment (Photo 4). Immediately adjacent to this is the entrance to 113½.

Apartment 113 ½

While not detectable by aerial photographs, 113½ has a complex footprint, bridging between apartments 113 and 111½ (Figure 6). The apartment has limited fenestration, encompassing only its double-door entry (Photo 5), a window on its north and west elevations, and a door and a few small windows along its back (patio) side (Photo 6). This apartment's front elevation is painted almost the same tone as 113, but its rounded parapets and cut-through canales indicate different construction.

Apartment 111 ½

This oddly-shaped apartment is approached directly from an entry walk through a narrow passage between apartments 111 and 113½. A brick path leads to two concrete steps and a set of double 15-light doors (Photo 7). The steps indicate the unit is on a different level. The doors, similar to others around the house, are topped with a divided

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light transom. This apartment, too, has limited fenestration, with its east wall joined to a neighboring property. Its principal light is derived from a set of south-facing wood casements looking onto the patio of 113½ (Photo 8). Tacked onto the north elevation is what appears to be an older enclosed porch (Photo 9).

Apartment 111

Completing the complex is a relatively simple rectangular volume, once associated with a different house (Photo 10). The apartment has two parapet heights, suggesting an addition. It has the most notable Pueblo Revival feel of all the apartments, with its overly rounded parapets, shaped window openings, and bull-nosed edges.

The west (street-facing) elevation presents a mix of windows. Like other parts of the building, they are older wood casements but arranged in different sizes and patterns (Photo 11). The windows of the taller portion are set deep within the wall. They are nearly flush to the wall at the lower end, supporting the idea that it was built at a different time. A 15-light wood door stands near the center of the façade and a bulky stucco balustrade frames its entrance. Two long trough canales jut out from the parapet.

Ghost prints of vigas appear on the north elevation, suggesting the apartment has traditional construction (Photo 12). The east elevation contains a pair of six-light wood casements.

Taken as a whole along its front elevation, the complex shows a mostly harmonious joining of at least four distinct buildings. This intentional unification of the diverse volumes was achieved by using uniform casement windows, similar 15-light wood doors, and unifying stucco and window and door trim colors. The aspects of the building that are not publicly visible are wholly idiosyncratic.

Storage Shed

At the extreme north end of the property is a storage shed for the apartments (Photo 13). The structure is not visible from a public right-of-way.

Roughly 25’ in length, the rectangular structure is arranged along a relative east-west axis. It is constructed partly of hollow clay structural tile, and faced with stucco. The rear (north) wall is partially made of a stone retaining wall associated with 502-504 East

Palace Avenue. This side and the east wall show adobe construction. The south-facing façade has five tongue-and-groove doors painted turquoise. The roof drains to the south with two canales. The east elevation has a small window tucked its Mission Revival-style wall.

The origin of the shed is unclear. While appearing to be vintage, it does not show on the 1948 Sanborn Fire Insurance Map.

Street Wall

A low wall edges the west side of the front yard (Photo 1 & 14) running along nearly 70' of the property. Constructed of hollow clay tile, the wall varies in height from 3'-4" to 3'-8." It includes several square piers at a taller height. Near its center is a break for a small wooden gate leading to a concrete walkway.

The wall's origin is unknown, but a structure in the same location is indicated on a 1958 aerial photograph (Figure 5). While not exemplary in its own right, it does complement other low walls along the 100 block of Delgado Street.

Historical Overview

Delgado Street's development, especially north of the Santa Fe River, has as much to do with the Delgado family and their process of dividing their land as it has to do with the arroyo that courses in front of the subject apartments.

Arroyo Saiz

The Arroyo Saiz — a streambed that residents call the "moat" — originates in the Santo de Cristo foothills near Hyde Park Road and works its way down in a southwesterly direction. It is dry for most of the year, but after a summer's violent monsoon it dumps hundreds of thousands of gallons of muddy water into the Santa River.

Originally called Arroyo de los Sais after an old-line family who owned much of the land in the area, it initially posed an impediment to Delgado Street's development. By the early 1900s, a modest wood bridge provided a crossing. In the 1930s, a Works Progress Administration project corrected its course and lined the channel with neatly packed stones.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Land Division

Historically the area developed as thin agricultural plots. Dating back to Spanish land-use practices, the long-lot parcel was typical of Northern New Mexico's riverine regions (Figure 1). Many settlers were awarded a tract of bottomland (a *linea*) with river or stream frontage perpendicular to the property. This allowed settlers to irrigate their crops through flooding or an *acequia* flowing down the narrow field.

As families divided the land (customarily between male heirs), the lots became increasingly narrower, sometimes to the extent that they were no longer practical for cultivation. This often led to a decision amongst heirs to aggregate the narrow lots into a bigger parcel that could be sold for development.

Delgado Street

Cutting over former Delgado family land was a narrow dirt lane moving toward Canyon Road, where it terminated at the brick schoolhouse. Delgado Street was formally named in 1893 and included a wood bridge over the Santa Fe River.

The block-long portion north of the river was slow to develop as the erratic river and arroyo hampered growth. On September 30, 1904, Santa Feans gathered along the river's north bank to watch the ravaging waters of a torrential rain roar by. The raging waters chewed away at the riverbank, sending part of a blacksmith shop downstream and sweeping away several crossings, including the Delgado Street Bridge. The intersecting Arroyo Saiz meted out similar pain.

The slow development of Delgado Street's north edge is indicated on the 1912 King's map, which shows only one dwelling on the block (Figure 2). It was only with the construction of the reinforced concrete Delgado Street Bridge in 1928 and the subsequent channeling of Arroyo Saiz that the 100-block took form.

Judge Clarence J. Roberts, an attorney and an associate justice of the New Mexico Supreme Court, defined the block for many years. Born on October 21, 1873, in Jefferson County, Indiana, Roberts erected a large house on the west side of the street, directly across from the subject property.

After he died in 1931, his property converted into a large greenhouse for the Santa Fe Floral Company, a florist and nursery operated by his son Bernard S. Roberts. The

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commercial greenhouse would dominate the neighborhood through the 1960s, with Roberts owning property on both sides of the street.

111 Delgado - Widows and Domestics

The first available city directory in 1928-29 shows a house at 111 Delgado Street vacant. This indicates that the building was already likely in rental use, a function it would maintain through the present.

Subsequent entries reveal a run of short-term tenants, many identified as widows working as private servants. In this way, the house provided shelter for women who presumably had few resources to draw upon during the Great Depression. Representing the trend was Elisa Jones who leased the house during the early years of the economic downtown. In her mid-50s, Jones lived there with her seven-year-old grandson, paying $15 a year.[1] Jones, who was white, worked as a domestic for a local family.

While not indicated in city directories, the census included two additional households tied to the property. These involved a dwelling rented by another widow, Vicenta Medina, and her three children. Like Jones, Medina worked as a domestic servant. Occupying the same residence was Medina's sister, Senoda Casado, with her two children. Senoda also worked as a domestic. The assumption is the other households lived in a unit that would be later be given one of the "½" designations.

The last widow to occupy the property in the '30s, Fannie Titsworth Warncke, was of a different social order. Born into the prominent Hondo Valley Titsworth family, Fannie held a professional position as state director of the Public Nursing Program and served as the chairperson for the State Nursing Council.[2]

Apartments for Couples

With Warncke's departure in 1940, the apartments began to attract a different population — young couples in which the male worked in the commercial sector.

[1] United States Federal Census, 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 9A; Enumeration District: 0014; FHL microfilm: 2341134.
[2] "Health Nurse Named," *Santa Fe New Mexican*, October 30, 1937, 9.

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Victor Sebastian and his wife Margaret rented the main unit.[3] Sebastian owned Vic's Dispensary on Lincoln Avenue, a purveyor of upscale liquor. Another couple, Haskell and Kathryn Taylor, occupied the "½" unit. Haskell worked at J.C. Penney in a sales position. The trend held through the 1940s and included men identified in city directories as geologists, managers, and clerks.

Toward the end of the decade, Daryl and Patsy Dryden leased the larger unit.[4] Daryl, a floral designer, made a short commute across the street to the Santa Floral Company.

Post-War Use

In the 1960s, the apartments had again turned into an abode for widows. Kathy Chittum rented the central unit; Virginia Jennings, a secretary for the Museum of New Mexico, leased the smaller one.[5]

Isle Waight

The current owner's mother, Ilse Waight, purchased the apartments, along with abutting properties to the north and northeast, in the early 1970s. By this time, the two buildings — perhaps with additional development — had turned into four units, represented by the addresses, 111, 111 ½, 113, and 113 ½.

Born in the Netherlands in 1919, Isle married German-born painter Hans H. Paap during World War II. Hans, a world traveler, first came to the United States in 1927, arriving from Brazil. He spent time in New Mexico and was loosely associated with the Taos Society School of Painters.[6]

After the war, the couple and their infant son sailed to New York but could not enter because of an expired visa.[7] They were detained and spent several years in limbo until the Dominican Republic accepted them.[8]

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[3] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory*, 1942 (El Paso: Hudspeth Directory Company, 1942), 284; 316.
[4] Ibid, 1947, 88.
[5] Ibid, 1960, 65; 167.
[6] "Hans Paap Art Work Shown," *Los Angeles Evening Express*, April 27, 1928, 9.
[7] Year: 1945; Arrival: New York, New York, USA; Microfilm Serial: T715, 1897-1957; Line: 1; Page Number: 234.
[8] John W. Murphey, telephone conversation with Nancy Waight, December 16, 2020.

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: **111 Delgado Street** **Delgado Apartments**	**2. Location:** **111 Delgado Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # (1661)** **4. County: Santa Fe** **5. Date of Survey: November 13, 2020**

Finally, with Taos painter Martin Hennings' help, they were permitted into the United States and settled in Taos in 1949.

Ilse later remarried and lived in Los Angeles, South Africa, and the United Kingdom. A multilinguist and mathematician, Isle moved into the apartments after divorcing her second husband. She would remain in 113 ½ until her death in 2017.

Evolution of Property

The House is visible on a 1948 aerial photograph, though its footprint is not totally discernable (Figure 4). A view of the property becomes clearer on a 1958 photograph, which shows the House with the same footprint that is in place today (Figure 5). Also evident is the existence of the Storage Shed and Front Street Wall.

Evaluation of Historical Status

House

The House's footprint is more than 50 years of age, being discernable on a 1958 aerial photograph. Little has changed to its principal (west) façade, which communicates an intentional design to unite potentially four disparate buildings.

Storage Shed

Modest in form and construction, and not visible from a public right-of-way, this small structure does not contribute to the overall character of the historic district.

Street Wall

This wall is at least 50 years old, contributes to the House's context and setting, and is a visible element of the streetscape.

Conclusion

For these reasons, the recommendation is to designate the House and Street Wall, Contributing to the Downtown and Eastside Historic District. The Storage Shed is recommended Noncontributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

Figure 1: Portion P.C. Gaynor,
"Map of Santa Fe New Mexico," 1892.
Circle indicates general location of subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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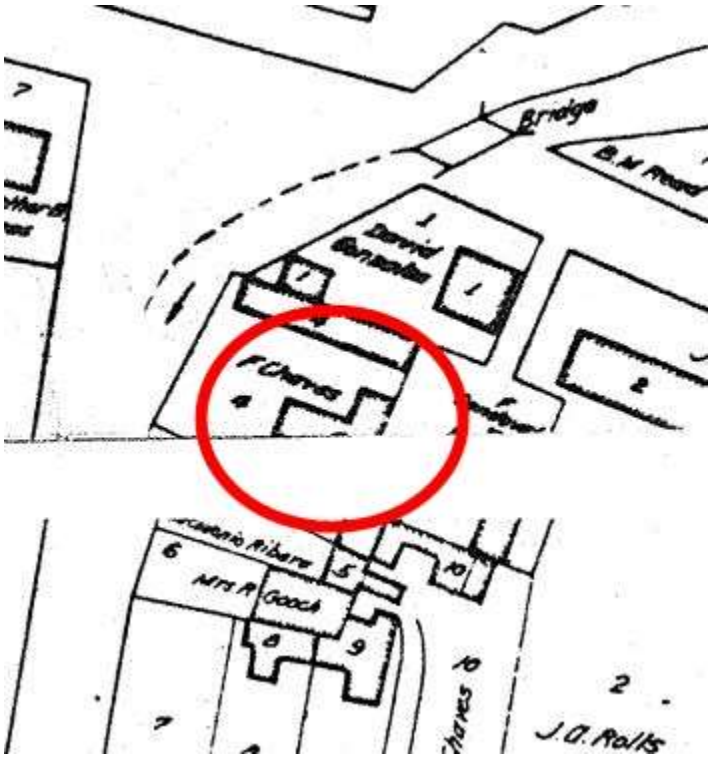

Figure 2: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Circle indicates general location of subject property.
Parcel is shown to be owned by F. Chaves and includes an L-shaped residence.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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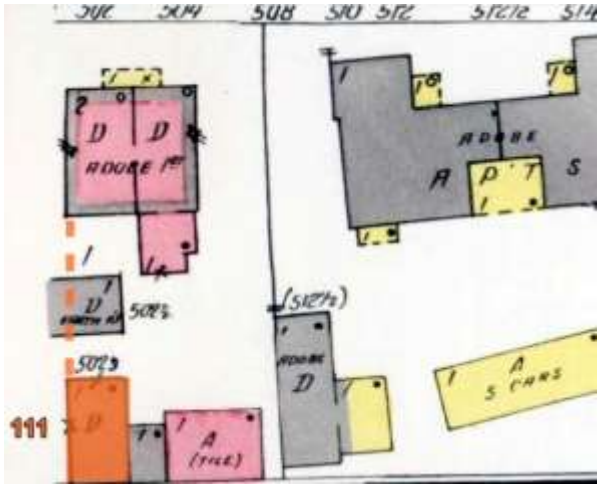

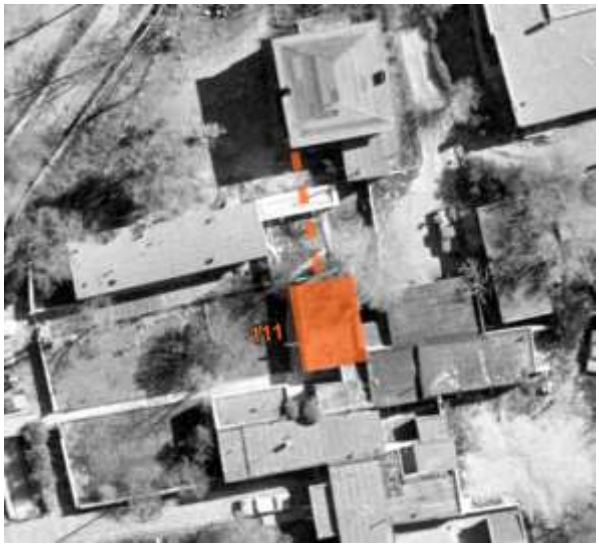

Figure 3: 1948 Sanborn Fire Insurance Map (above); 1973 aerial photograph (below).
Apartment 111 may have been once associated
with 502-504 East Palace Avenue.
Note that this is limited image is the only Sanborn coverage for Delgado Street;
the map does not continue to the south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: October 25, 1948, aerial photograph.
The circled building is likely part of the current building.
Courtesy EDAC- University of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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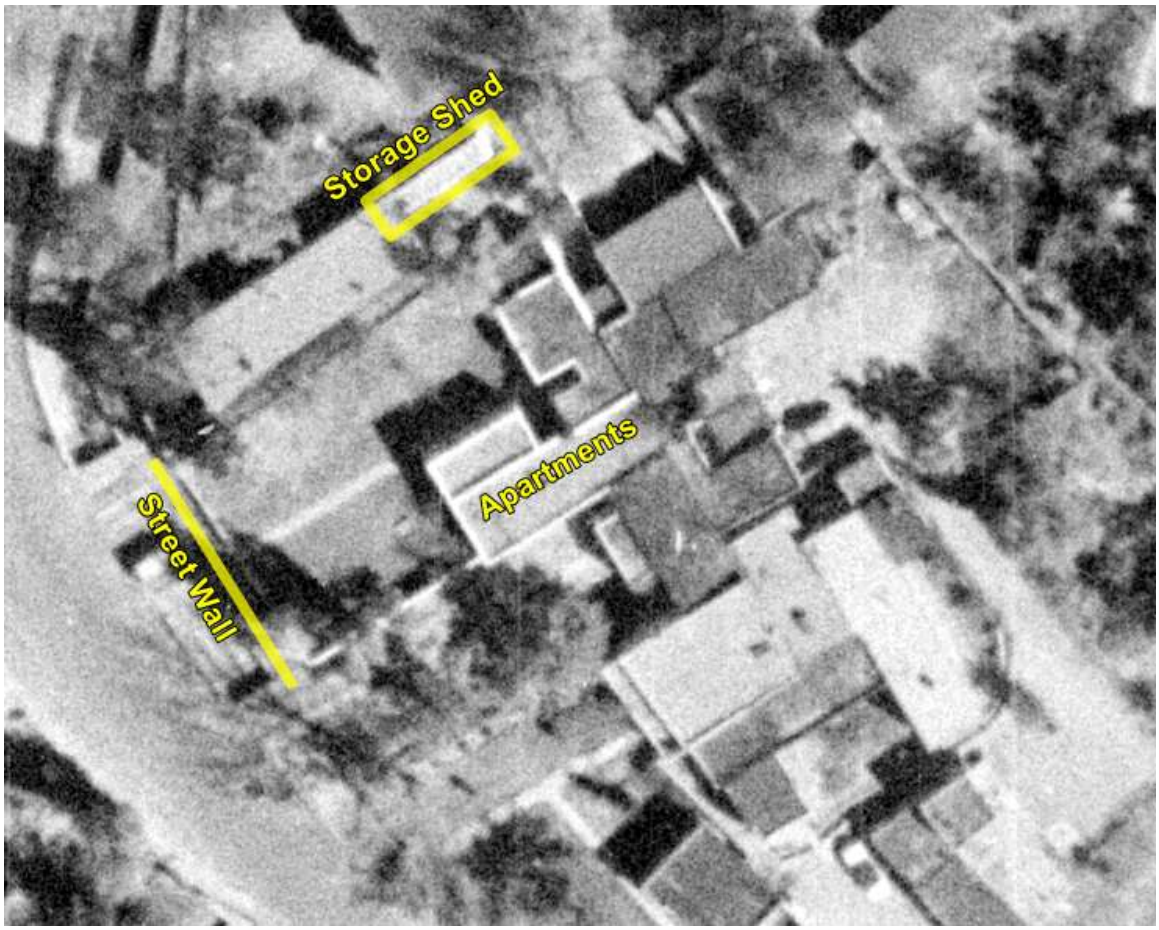

Figure 5: November 10, 1958, aerial photograph.
The apartments, storage shed, and street wall are evident.
Courtesy NMDOT, State of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Robyn Powell on November 13, 2020, unless otherwise noted)

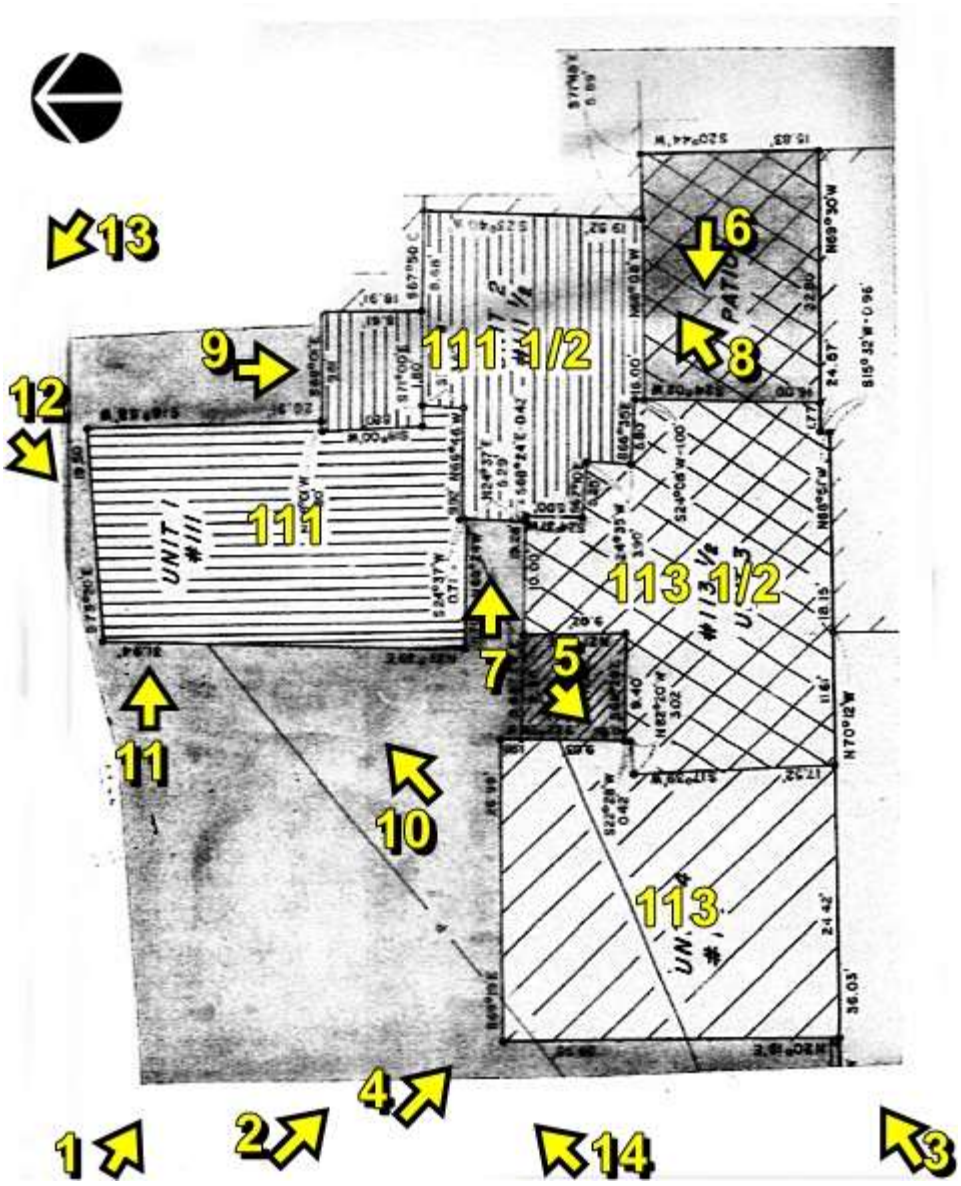

Figure 6: Relative camera angles.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 1: Apartment complex, as viewed from tenant parking.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Apartment 113, north and west elevations.
Camera facing southeast.

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Photo 3: Apartment 113, west and south elevations.
Camera facing northeast.

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

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Photo 4: Apartment 113, north and west elevations.
Camera facing southeast.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: Apartments 113 and 113 ½, north and east elevations.
Camera facing southwest.

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

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Photo 6: Apartment 113 ½, east (courtyard) elevation.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: Apartment 111 ½, west elevation, entrance.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: Apartment 111 ½, south elevation, facing onto courtyard of 113 ½. Camera facing northeast.

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

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Photo 9: Apartment 111 ½, north elevation, porch.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: Apartment 111, west elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: Apartment 111, west elevation, northwest corner.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: Apartment 111, north elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: Storage shed, south elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: Street wall.
Camera facing west.

A

B

C

D

E

F

G

H

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003900--HDRB

Project Description: New Construction

Project Location(s): 847 OLD SANTA FE TRL
Santa Fe, NM 87505

Contacts:

Applicant: Christopher Purvis
222 E MARCY ST 19
Santa Fe, NM 87501
architect@ACP-AIA.com

Property Owner: Lisa Freeman
847 Old Santa Fe Trail
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: **South,**

West, and Garage

Publicly Visible Facade-North: No

Publicly Visible Facade-East: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-4174

Year of Construction: Post-1946

Project Type: New Construction

Building Name: N/A

City of Santa Fe, New Mexico

memo

DATE: December 14, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2021-004459-HDRB

Address: 847 Old Santa Fe Trail
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **Historic Inventory Form**

__X__ **Preliminary Zoning Review Sheet**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

RECOMMENDATION:

Staff recommends approval of the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D) and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E).

BACKGROUND & SUMMARY:

847 Old Santa Fe Trail is a 2,950 sf Spanish-Pueblo Revival single-family residence designated Contributing to the Downtown and Eastside Historic District. It consists of a 2,304 sf original footprint built in the 1930s: a 1990's addition of 646 sf, and a 326 sf freestanding garage. The structures were designated contributing earlier this year.

In a subsequent case, the applicant proposed to construct a new 555 sf freestanding garage to the west of the existing garage. The board denied the application based on its size and proximity to the existing contributing garage reasoning that it was not differentiated sufficiently from the original garage.

The applicant returns to the board with a proposed garage of a smaller footprint. The applicant also has shifted the new building 5' further north into the property. The distance of the new garage is now 94' from the front yard wall at Old Santa Fe Trail. Its height is 12' 6", lower than the existing buildings and within the maximum allowable height for buildings and structures in this streetscape, 12'10". The finishes on the proposed garage will match existing structures, a cementicious "Buckskin" with white trim at the openings. Windows and doors are white aluminum clad true divided lite wood. Garage door is white paneled steel with four insulated glass lites. The applicant wishes to use the existing garage as a studio.

The applicant also proposes a 500 sf addition to north (rear) of the main house. The addition will connect to a 1990's portion. Its height is 12' 6; and it will have divided lite windows and French doors.

It is staff's opinion that the current proposal will not affect the historic status of the main house and buildings.

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

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

PROJECT DESCRIPTION: Christopher Purvis Architects, agent for Lisa Freeman, owner, requests a historic status review with primary façade(s) designation, if applicable, for a non-contributing residential structure.

Case number: **2020-002978-HDRB**
Project Type: HDRB

PROJECT LOCATION: **847 Old Santa Fe Trail**

OW – Lisa Freeman 847 Old Santa Fe Trail Santa Fe, NM 87501 lisafreemanart@icloud.com

AP – Christopher Purvis Santa Fe, NM 87501 Architect@acp-art.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on January 12, 2021. The decision of the Board was to designate the 1946 portion of house and free-standing garage as contributing. The board designated the house's south façade as primary, excluding vinyl windows. The board also designated the garage's south façade primary.

For further information, please call 505-955-6605.

Sincerely,

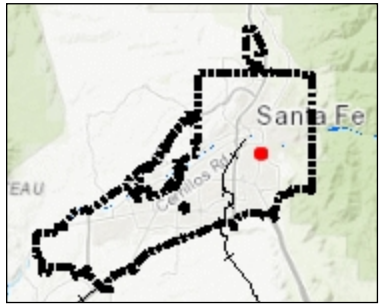
Angela

Angela Schackel Bordegaray
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period, which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Santa Fe
Mapping the City Different

847 Old Santa Fe Trail



Legend

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

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

HDRB July 27, 2021
Contributing
Add detached garage

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

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

2 Location *(Address or description of location)*

847 OLD SANTA FE TRAIL

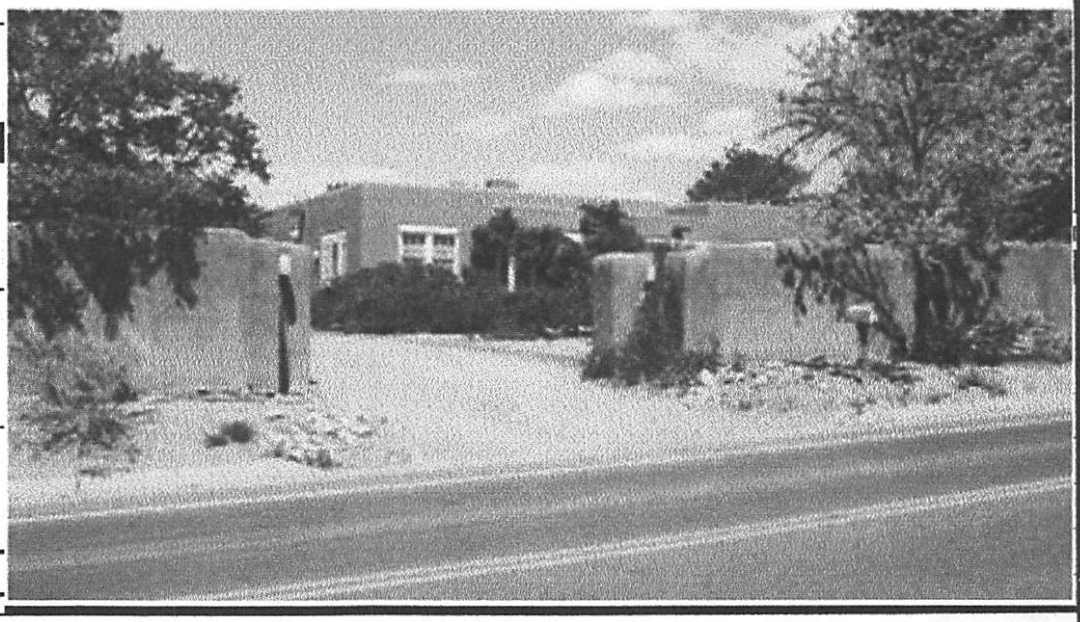
3 Local Reference Number

County

Santa Fe

5 Property Type

☒ Building ☐ Structure
☐ Site ☐ Object



6 Date of Survey

5 / 16 / 02

7 Previous Survey Date(s)

___ / ___ / ___

☒ No previous survey

8 Name of Project

9 UTM

Zone
Easting
Northing

10 Photo Information

Negative Location: HPD

View of: SOUTH R6, N15

CD#3 93

Roll #: 5

Frame #: 3-15

CD#3 93-105

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

HOUSE WITH MEDIUM HT. WALL, GARAGE, ADDITION AT SOUTHEAST

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

13 Construction Date

Date: 1950s ☐ Known ☒ Estimated Source:

14 Setting

☒ Suburban ☐ Rural ☐ Village ☐ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

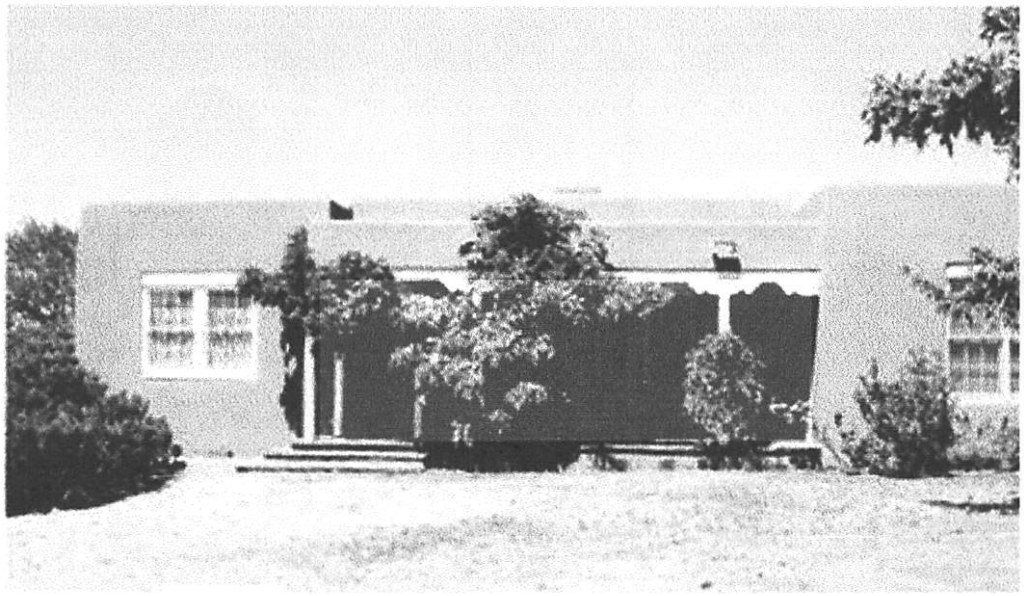
Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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



7 Surveyor

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

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

8 Owner (if known) and Other Knowledgeable People

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

Notes: *(If photo, include photo information, as in #10.)* SOUTH R6 14 CD#3 94

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High

Describe:

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

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

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

If yes: ☐ State ☐ National

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

Why?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? DOWNTOWN & EASTSIDE ☐ State ☐ National

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

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

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

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

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

2 Location *(Address or description of location)*

847 OLD SANTA FE TRAIL

4 County: SANTA FE

5 Date of Survey: 5/02

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

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

☐ Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	6/6	3 PR.
	WOOD		1 GRP.

Notes:

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

☐ Not Applicable

Type	Style	Material	Number
MULTIPANEL		WOOD	1

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

13 Porches ☐ Not Applicable

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

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

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

☐ No known modifications

1. ADDITION Date: 1990s ☒ Known ☐ Estimated Source: OWNER
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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 New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Prairie	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

GARAGE/DWELLING AT REAR

Are associated properties eligible for listing?

19 Site Plan

SEE CONTINUATION SHEET

Please Include:

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

Notes:

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____

3 Local Reference Number

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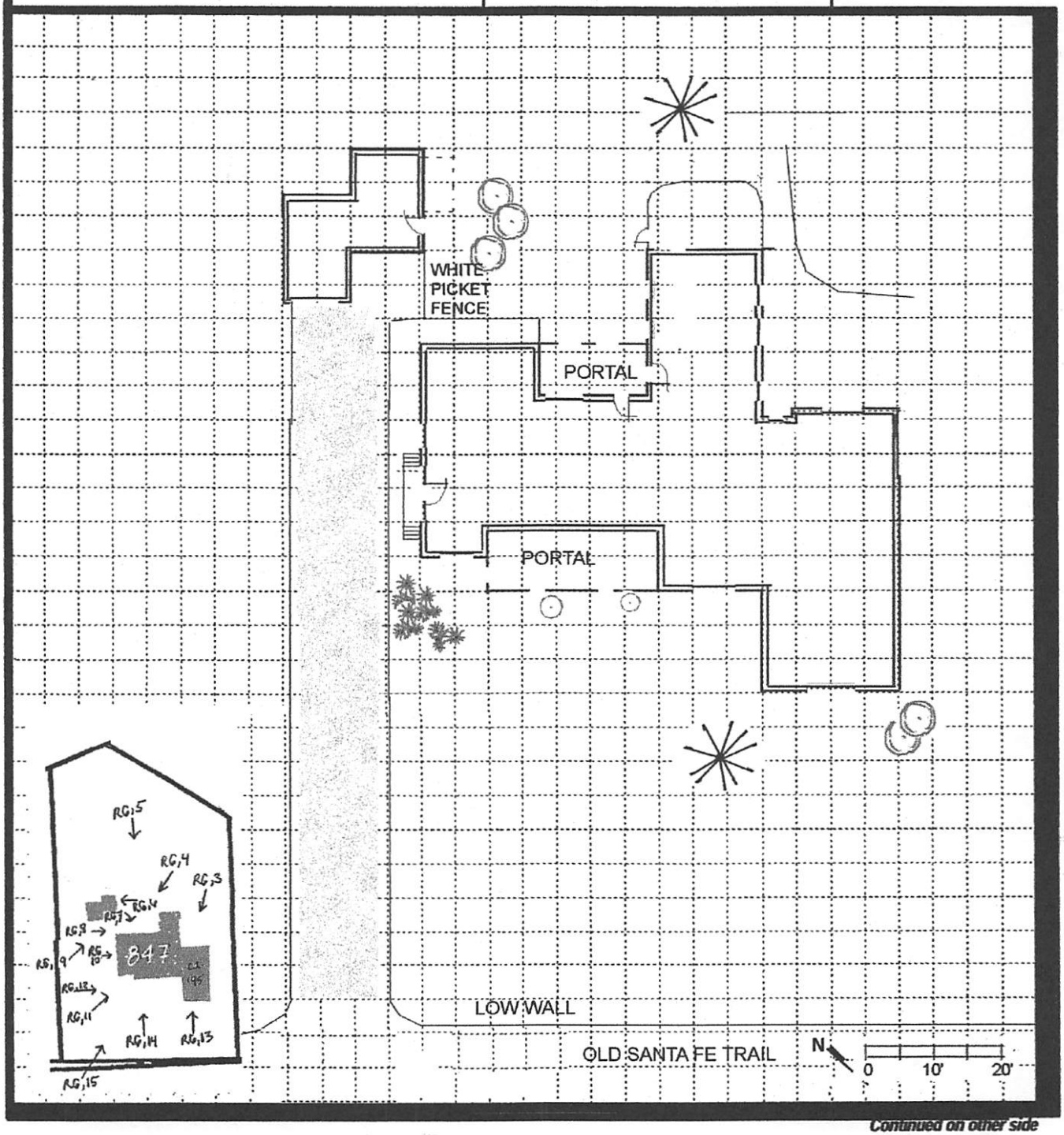
847 OLD SANTA FE TRAIL

4 County

SANTA FE

5 Date of Survey

5/02



Continued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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847 OLD SANTA FE TRAIL

4 County

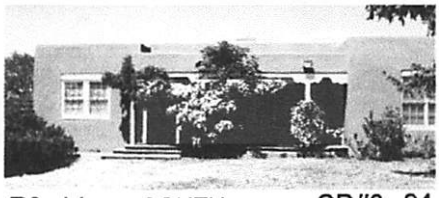
SANTA FE

5 Date of Survey

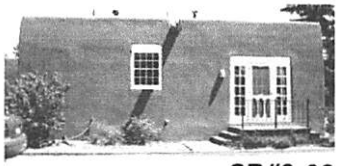
5/02

R6 15 SOUTH CD#3 93

R6 11 SW CD#3 97



R6 14 SOUTH CD#3 94



R6 10 WEST CD#3 98

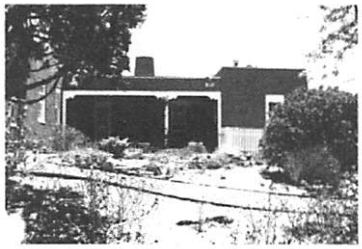
R6 12 SOUTH CD#3 96

R6 13 SOUTH CD#3 95

R6 3 N E CD#3 105

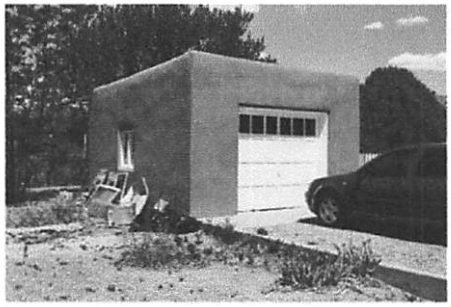
R6 7 N W CD#3 101

R6 8 N W CD#3 100



R6 5 NORTH CD#3 103

R6 4 NORTH CD#3 104



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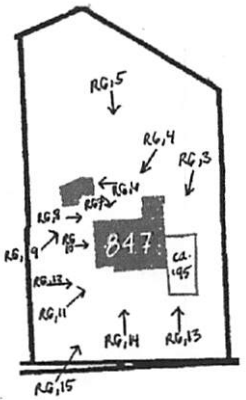
R6 6 EAST CD#3 102



Continued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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847 OLD SANTA FE TRAIL

4 County SANTA FE

5 Date of Survey

RGN15 SOUTH ELEVATION

RG N14 SOUTH ELEVATION

d on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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847 OLD SANTA FE TRAIL

4 County SANTA FE

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R6 N 12 SOUTH ELEVATION

R6 N 11 SOUTH/WEST ELEVATION

...ued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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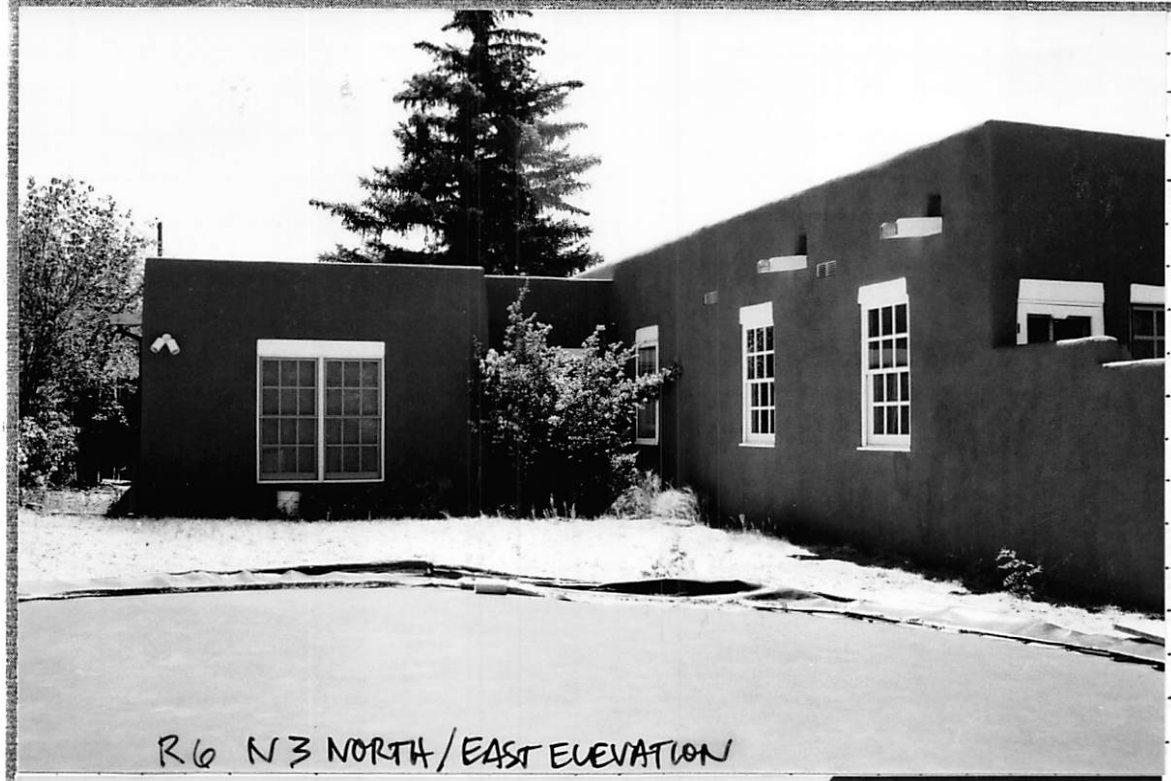
2 Location *(Address or description of location)*

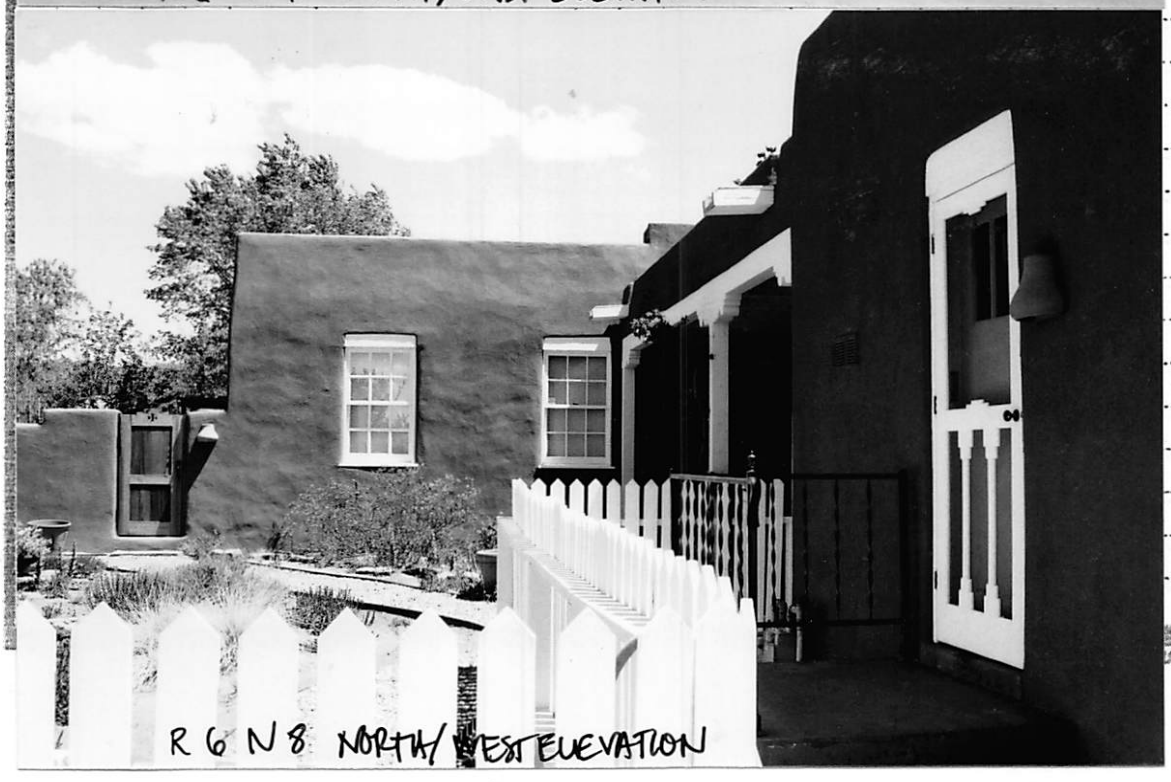
847
OLD SANTA FE
TRAIL

4 County: SANTA FE

5 Date of Survey: 5/02



R6 N3 NORTH/EAST ELEVATION



R6 N8 NORTH/WEST ELEVATION

...ued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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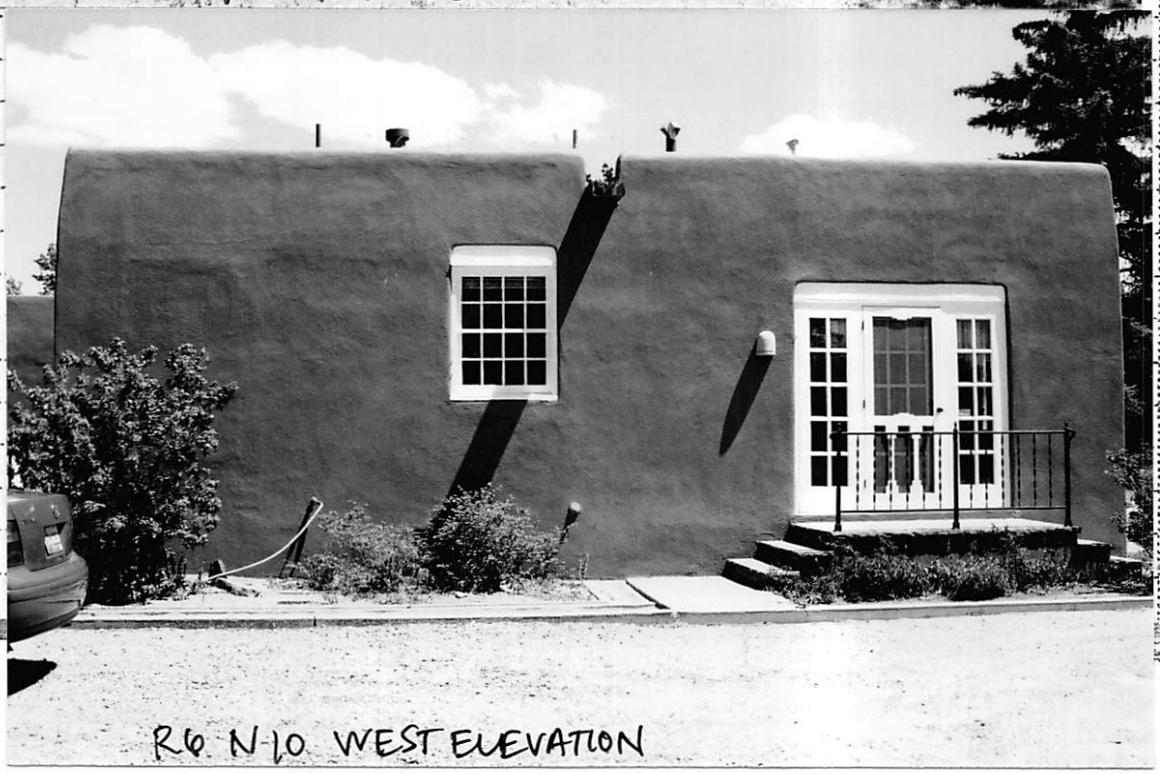
2 Location (Address or description of location)

847
OLD SANTA FE
TRAIL

4 County
SANTA FE

5 Date of Survey
5/02

R6 N 13 SOUTH ELEVATION



R6 N 10 WEST ELEVATION

d on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

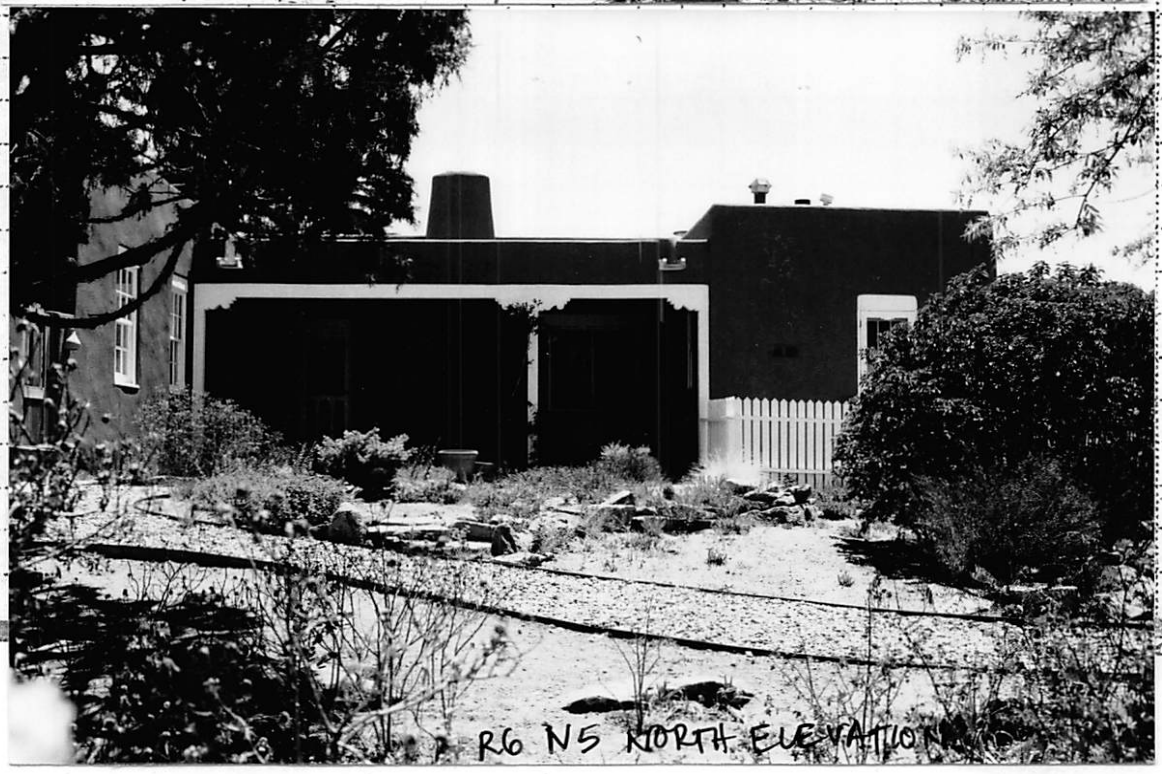
2 Location (Address or description of location)

847 OLD SANTA FE TRAIL

4 County: SANTA FE

5 Date of Survey:

R 6 N 7 NORTH/WEST ELEVATION



R 6 N 5 NORTH ELEVATION

...d on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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847
OLD SANTA FE
TRAIL

4 County
SANTA FE

5 Date of Survey
5/02

R6 N4 NORTH ELEVATION

Continued on other side

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

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

G

2 Location *(Address or description of location)*

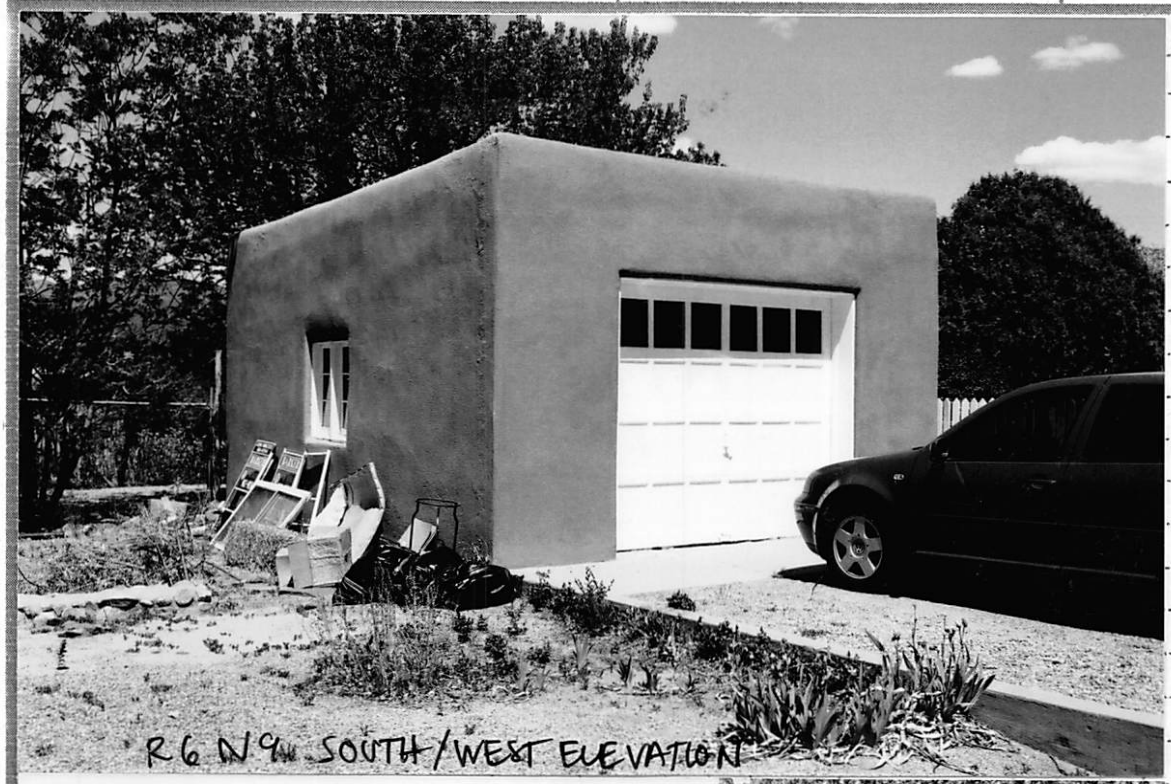
847 OLD SANTA FE TRAIL

4 County

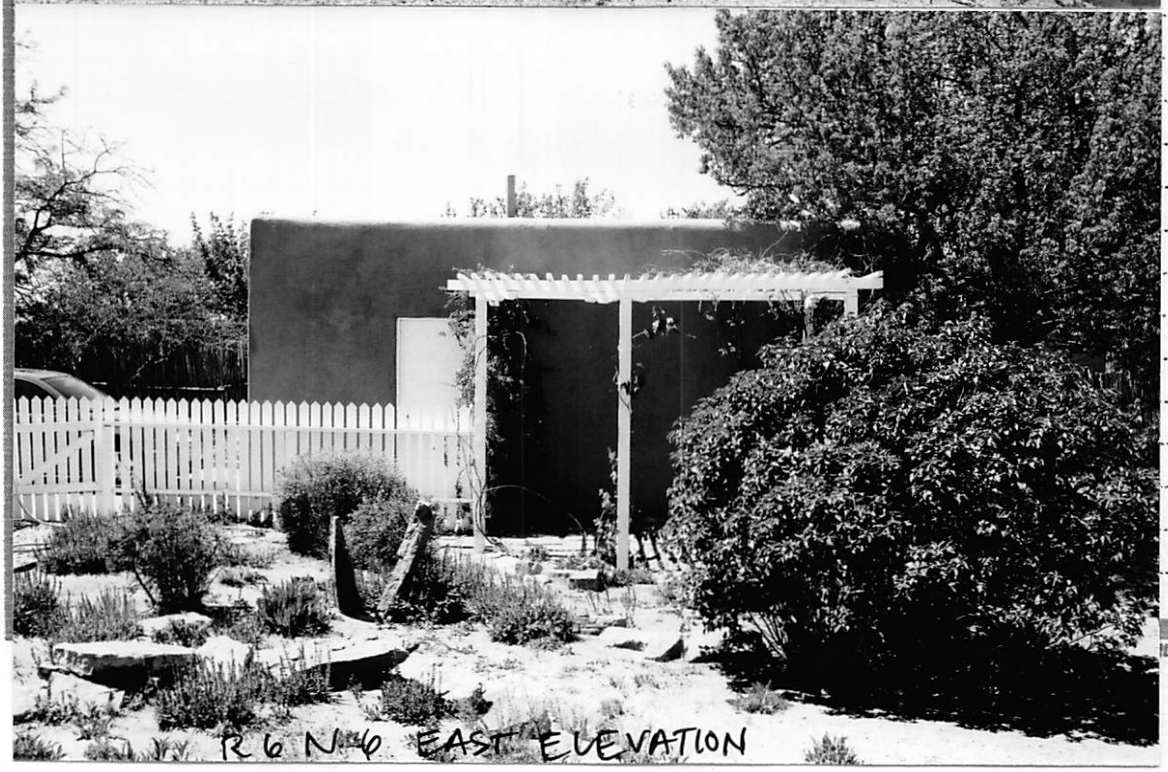
SANTA FE

5 Date of Survey

5/02



R 6 N 9 SOUTH / WEST ELEVATION



R 6 N 6 EAST ELEVATION

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DEDICATION SUBDIVISION Nº 3
DE VARGAS DEVELOPMENT COMPANY

STATE OF NEW MEXICO } ss
COUNTY OF SANTA FE }

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, De Vargas Development Company, (No Stockholder's Liability) a Corporation, has made a subdivision according to this plat of a certain tract of land on the South side of the City of Santa Fe, said tract of land being bounded as follows; on the North by Camino Monte Vista and an extension of same to a junction with Camino Atalaya; on the East by Camino Atalya and a portion of lot Nº 12 of the De Vargas Development Co. Subdivision Nº 1; on the South & West by Pecos Road; as depicted on this plat.

The said subdivision was made with the free consent and in accordance with the desires of the said De Vargas Development Co., (No Stockholder's Liability) and has been platted and planned by the officers of the said Corporation which is the owner of all lands included thereon.

IN WITNESS WHEREOF, the said corporation has caused its name to be signed by its treasurer & attested by its Secretary

DE VARGAS DEVELOPMENT COMPANY
(No Stockholder's Liability)

By Francis C. Wilson
Treasurer

Attest Francis C. Wilson
Secretary

STATE OF NEW MEXICO } ss
COUNTY OF SANTA FE }

On this 24 day of Sept., A.D. 1941, before me personally appeared Francis C. Wilson, who being by me first duly sworn did say that he is the Secretary-Treasurer of the De Vargas Development Company, (No Stockholder's Liability) a corporation, that the seal affixed to this instrument and plat was executed on behalf of said corporation by authority of its Board of Directors, and the said Francis C. Wilson acknowledged that he executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my official seal on the day and year in this certificate written.

Anne K. Davis
NOTARY PUBLIC

My Commission Expires July 29, 1942

REVISION
3-15-95

N

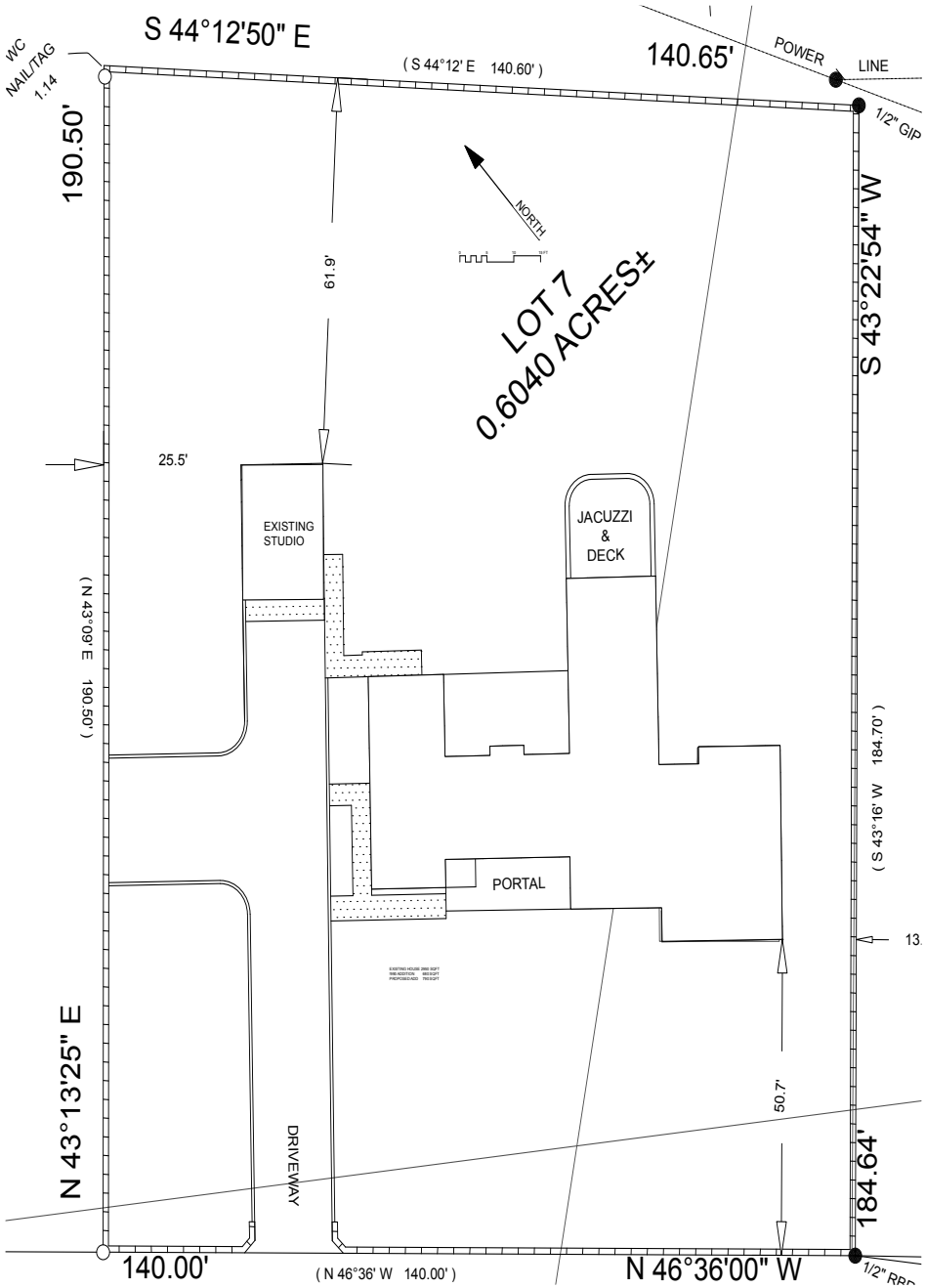
Camino Monte Vista

Camino Atalaya

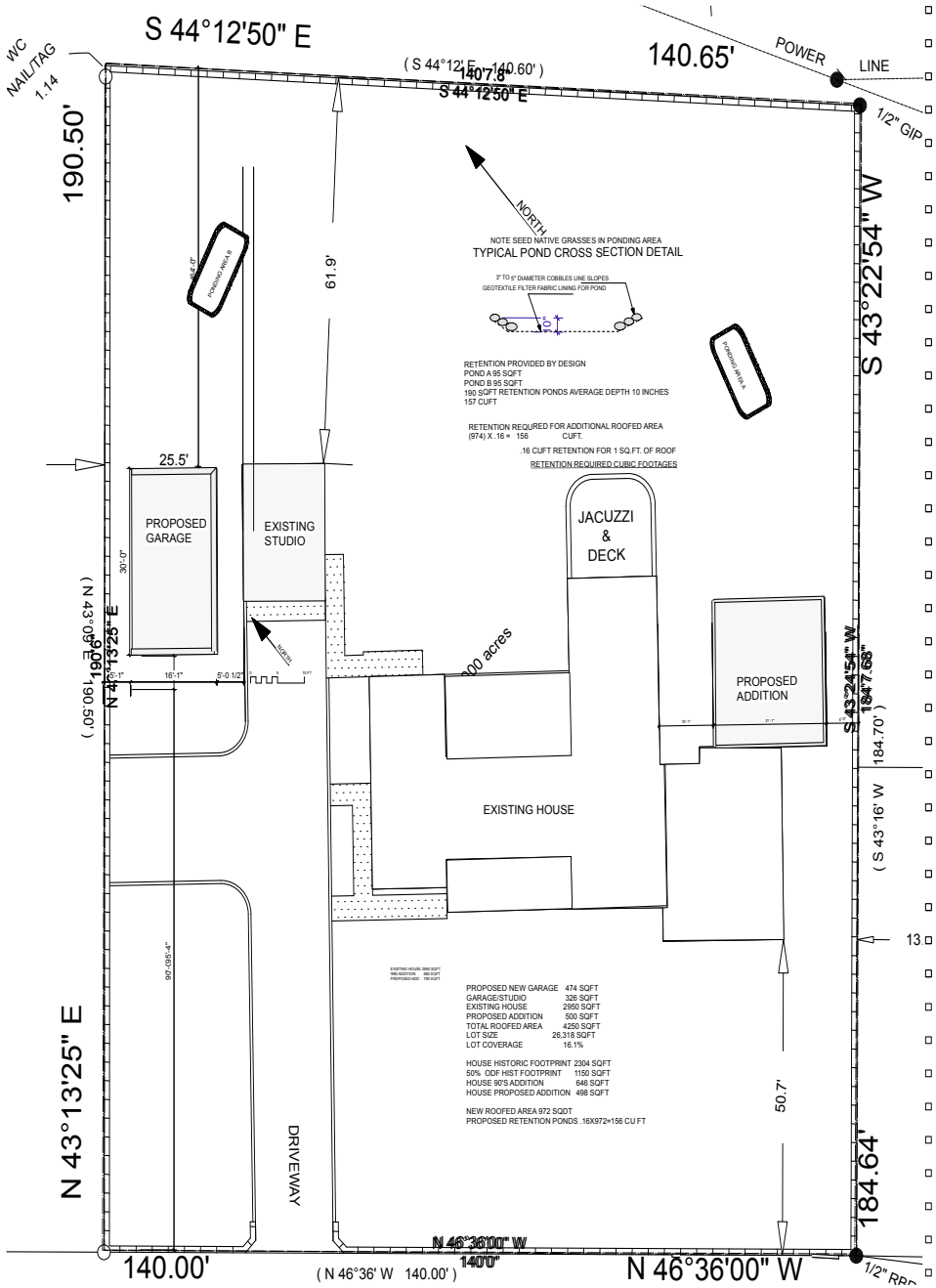
Pecos Road

1 0.453 Ac.
2 0.488 Ac.
3 0.494 Ac.
4 0.734 Ac.
5 0.630 Ac.
6 0.746 Ac.
7 0.604 Ac.
8 0.813 Ac.
9 0.580 Ac.

DE VARGAS SUBDIVISION



1 SITE PLAN EXISTING
Scale: 3/32" = 1'-0"



3 SITE PLAN PROPOSED
Scale: 3/32" = 1'-0"

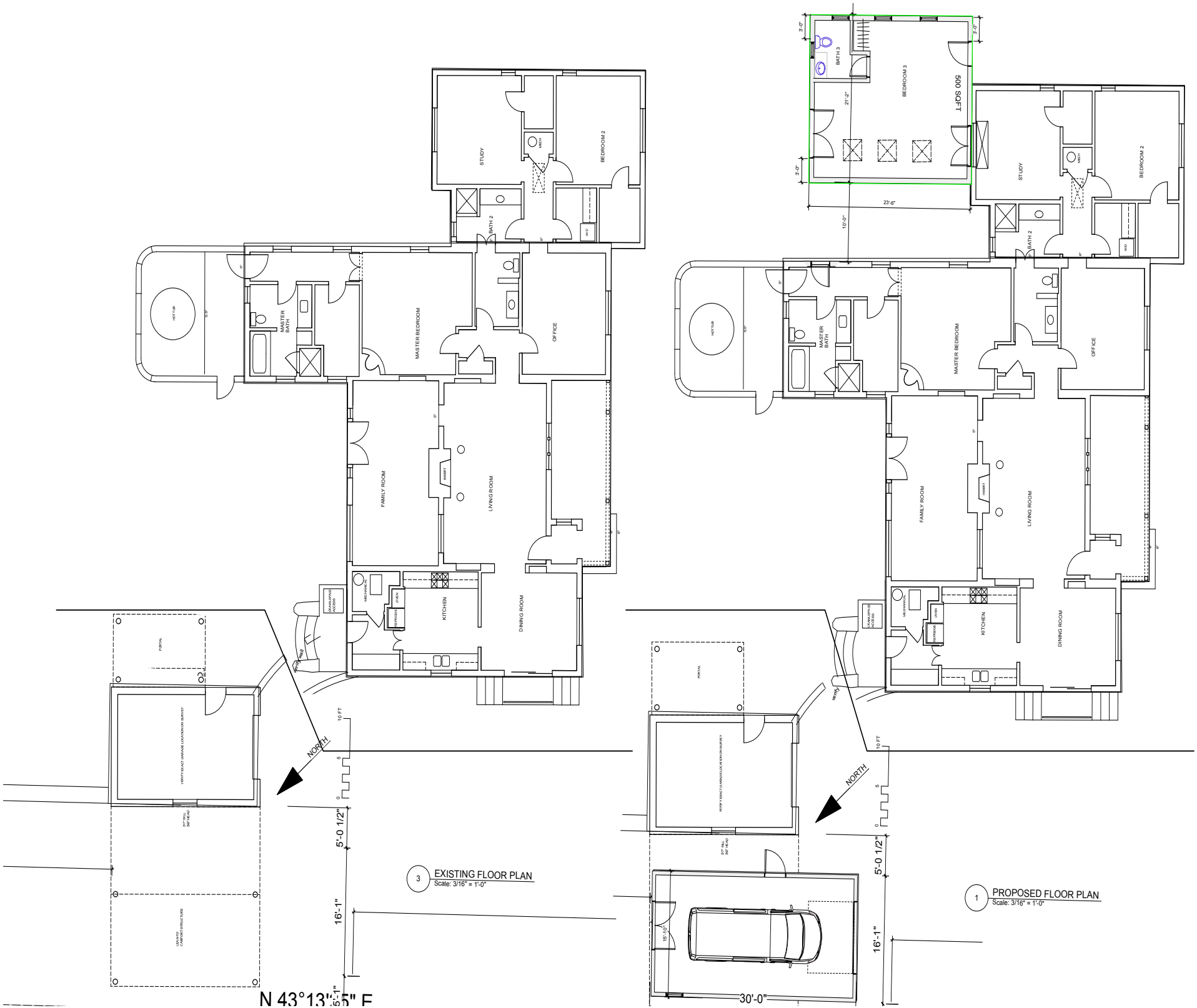
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe Trail Stl PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

FREEMAN ADDITIONS
847 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO

10/20/2021

A-1

JOB NO. 4012



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E Mail Architect@ACP-ART.com

FREEMAN ADDITIONS
847 OLD SANTA FE TRAIL
SANTA FE , NEW MEXICO

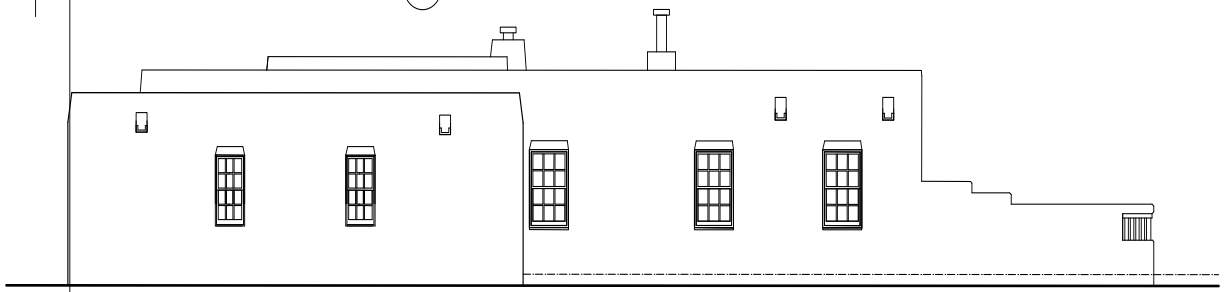
10/20/2021

A-2

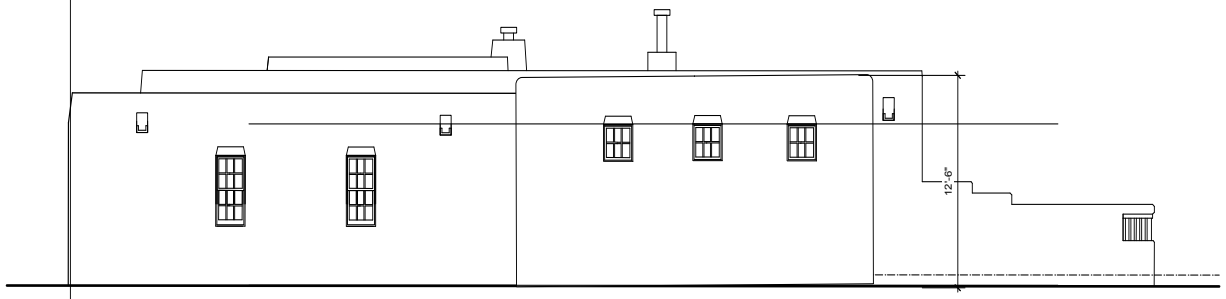
JOB NO. 4012

4 HOUSE NORTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

3 HOUSE NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 HOUSE EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



1 HOUSE EAST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

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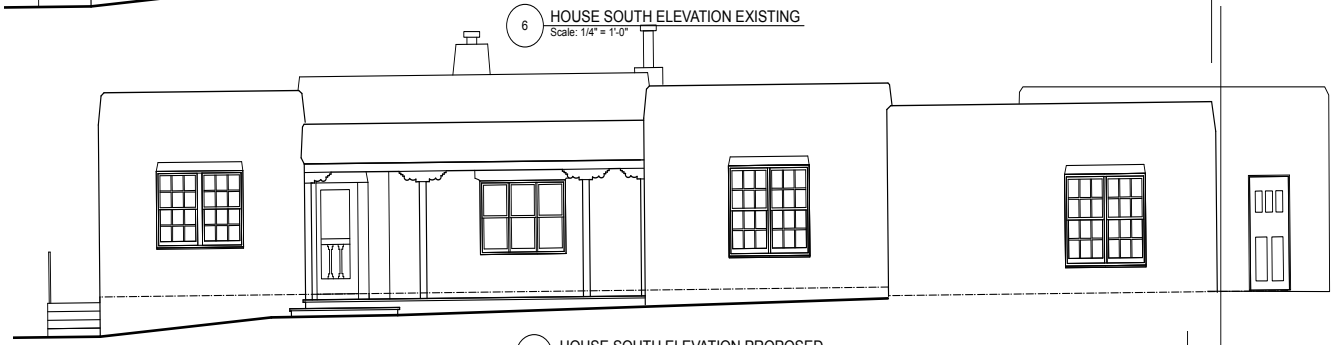
847 OLD SANTA FE TRAIL
SANTA FE , NEW MEXICO

10/20/2021

A-3

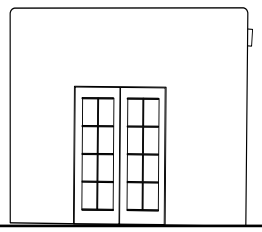
JOB NO. 4012

6 HOUSE SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



5 HOUSE SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

1 HOUSE WEST ELEVATION EXISTING & PROPOSED
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
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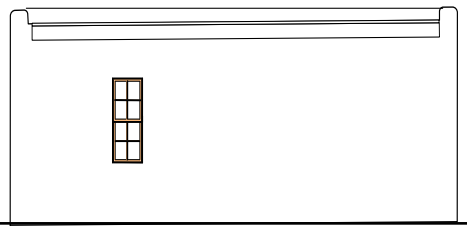

4 WEST ELEVATION
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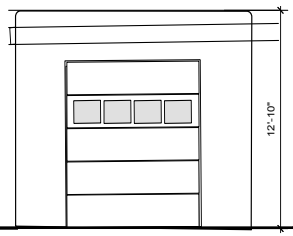

2 SOUTH ELEVATION
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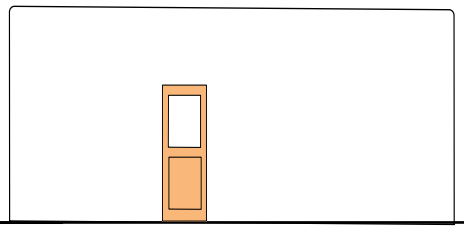

7 EAST ELEVATION
Scale: 1/4" = 1'-0"

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FREEMAN ADDITIONS
847 OLD SANTA FE TRAIL
SANTA FE , NEW MEXICO

10/20/2021

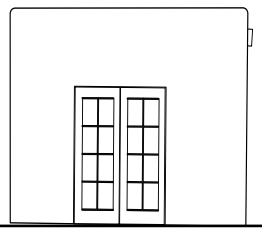
A-4

JOB NO. 4012

6 HOUSE SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"

5 HOUSE SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

1 HOUSE WEST ELEVATION EXISTING & PROPOSED
Scale: 1/4" = 1'-0"



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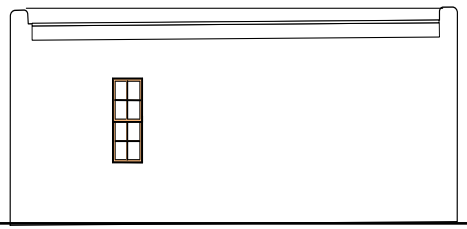
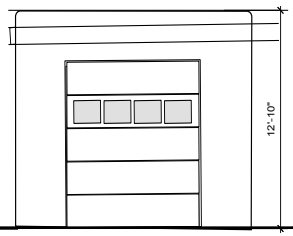
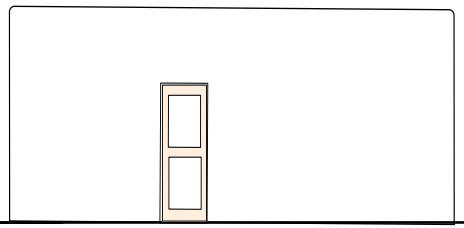


4 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



7 EAST ELEVATION
Scale: 1/4" = 1'-0"

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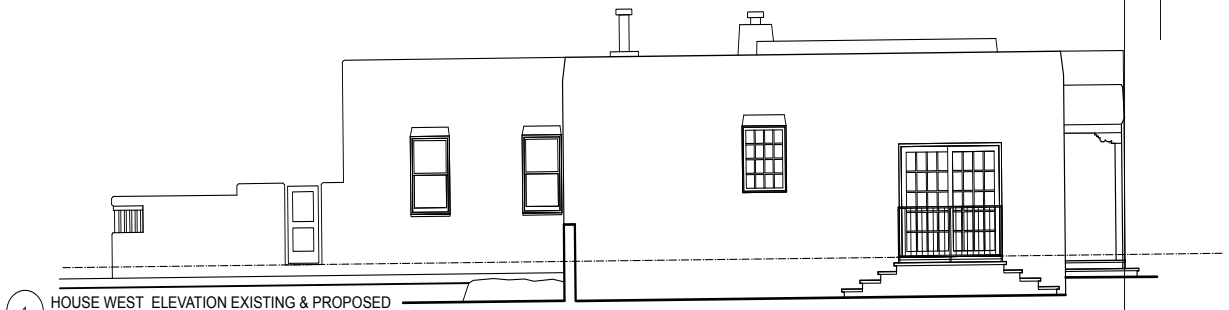
A-4

JOB NO. 4012

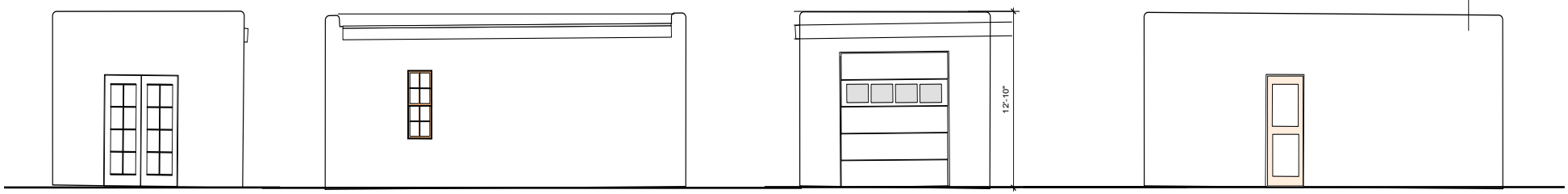
6 HOUSE SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"

5 HOUSE SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



1 HOUSE WEST ELEVATION EXISTING & PROPOSED
Scale: 1/4" = 1'-0"

8 HOUSE SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



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

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

2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

7 EAST ELEVATION
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe Trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

FREEMAN ADDITIONS
847 OLD SANTA FE TRAIL
SANTA FE , NEW MEXICO

10/20/2021

A-4

JOB NO. 4012

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Monday, June 7, 2021

RE: 847 Old Santa fe Trail
Enclosed (1) 24"x36"
and (1) 11"x17" copies

A-1	Site Plans Existing And proposed	10/20/21
A-2	Floor plan Existing and Proposed	10/20/21
A-3	Elevations plan Existing and Proposed	10/20/21
A-2	Elevations plan Existing and Proposed	10/20/21

Dear Angela Bordegaray and
Members of the Historic Districts Review Board

At the January 12th 2021 meeting of the HDRB the Board made the House and garage Contributing with south elevations primary . At the previous meeting the board denied the garage as too large we have reduced the size of the garage from 555 sqft to 474 sqft and added detail along the west elevation . And moving the front elevation back 5 feet to a total of 94' from the front yard wall. Also we propose a 500 sqft bedroom addition on the north or rear of the 1990's addition to the existing house on a non primary elevation to a height of 12'6" which is lower than the existing house Please see attached square footages to outline the basis for this .

PROPOSED NEW GARAGE	474 SQFT
GARAGE/STUDIO	326 SQFT
EXISTING HOUSE	2950 SQFT
PROPOSED ADDITION	500 SQFT
TOTAL ROOFED AREA	4250 SQFT
LOT SIZE	26,318 SQFT
LOT COVERAGE	16.1%

HOUSE HISTORIC FOOTPRINT	2304 SQFT
50% ODF HIST FOOTPRINT	1150 SQFT
HOUSE 90'S ADDITION	646 SQFT
HOUSE PROPOSED ADDITION	498 SQFT

The finishes on the proposed addition and garage will match the existing a Buckskin cementitious Stucco with white trim at the openings

Please call if you have any questions on the project 982-5461
Sincerely,

Christopher Purvis.

518 Old Santa Fe Trail ST1 PMB 373 Santa Fe NM
87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

847 OLD SANT AFE TRAIL NORTH OR REAR SIDE

847 OLD SANTA FE TRAIL VIEW FROM SOUTH DRIVEWAY

GARAGE NORTH ELEVATION

847 OLD SANTA FE TRAIL

GARAGE SOUTH ELEVATION

HOUSE NORTH ELEVATION

HOUSE SOUTH ELEVATION

847 OLD SANTA FE TRAIL

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 studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

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: December 14, 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

__x__ **Other:** exception criteria responses

STAFF RECOMMENDATION:

Staff recommends that the exception criteria with respect to Section 14-5.2(D)(2)(c) 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.

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 1928. 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. Formerly proposed was a trellis at the northwest corner of the house. This item has been withdrawn.
3. The existing wall in front of this trellis will have a wooden lintel.
4. Reuse the existing garage doors to swing rather than slide behind each other.
5. Redesign the entry gates. Some of the metal elements will be replaced with metal mesh.
6. 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.
7. 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.
8. 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.
9. 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:

Exception to Section 14-5.2(D)(2)(c) to construct an addition to a primary façade.

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

Applicant response:
This Trellis does not damage the character of the district. The trellis is not designed to be visible. It is not an architectural element, only support for the existing vine. The trellis has only a reversible lag bolt connection to the contributing house.

Staff response:
Staff agrees with the applicant's response. A removable bolt, in the opinion of staff, will not compromise the structure's contributing status, nor contribute to significant loss of historic material, nor permanent damage to the structure.

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

Applicant response:
Staff agrees with the applicant's response. This trellis would allow the existing vine to grow up and over the front door, instead of being right in front of the door and interfering with entry.

Staff response:
The applicant has clarified that the trellis cannot be constructed in such a way that it is supported from the ground. A vertical post would interfere with the very narrow entrance way. Thus a connection to the wall is required.

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

Applicant response:
We considered several other options; a wood portal (in keeping with the language of the district but overbearing to the contributing house); a visible support (overbearing to the primary facade), but none of these options were satisfactory. This hidden structure supports the existing vine without changing the facade.

Staff response:
Staff agrees with the applicant's response.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/5/2021

Property Owner of Record: Susan & Scott Salka

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989 - 4958

Site Address: 914 Canyon Road

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_____

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

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

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 10/5/2021 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:** 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

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

SALKA RESIDENCE

914 Canyon Road
Downtown/Eastside Historic District
November 30, 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 a new metal trellis 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.
- Reuse the existing garage doors to swing rather than slide behind each other.
- 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.

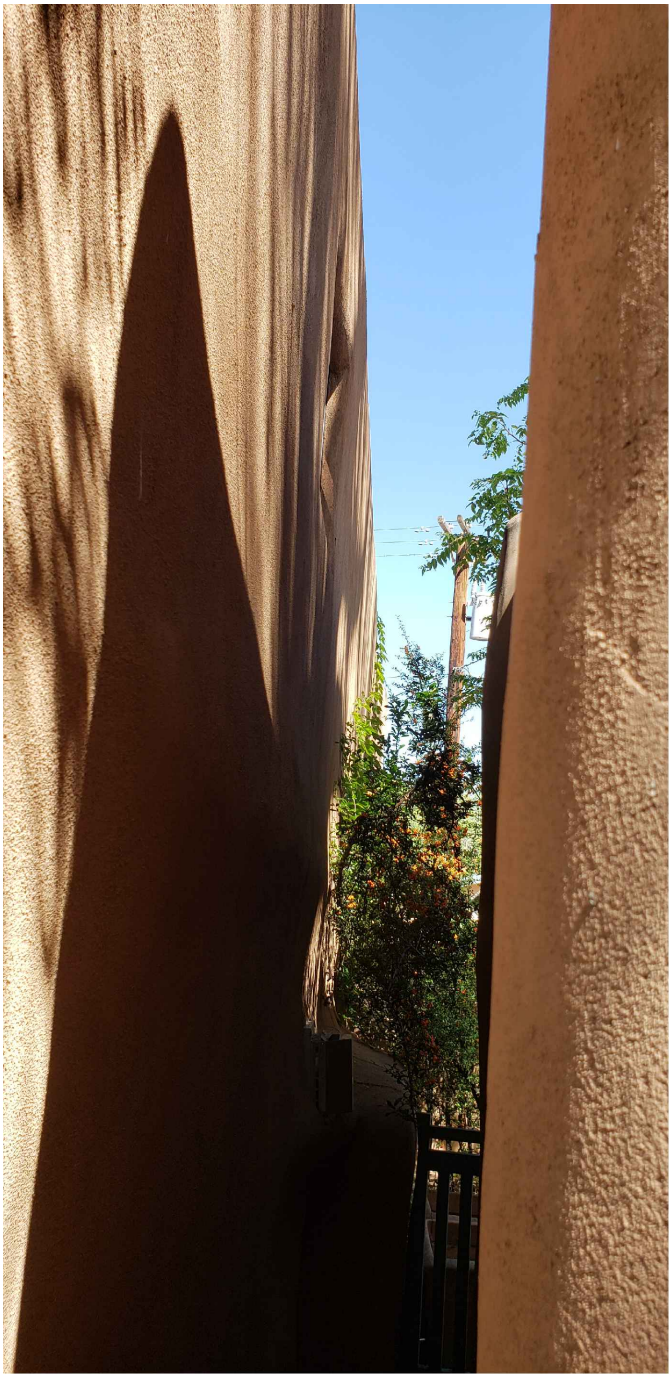
Richard Martinez

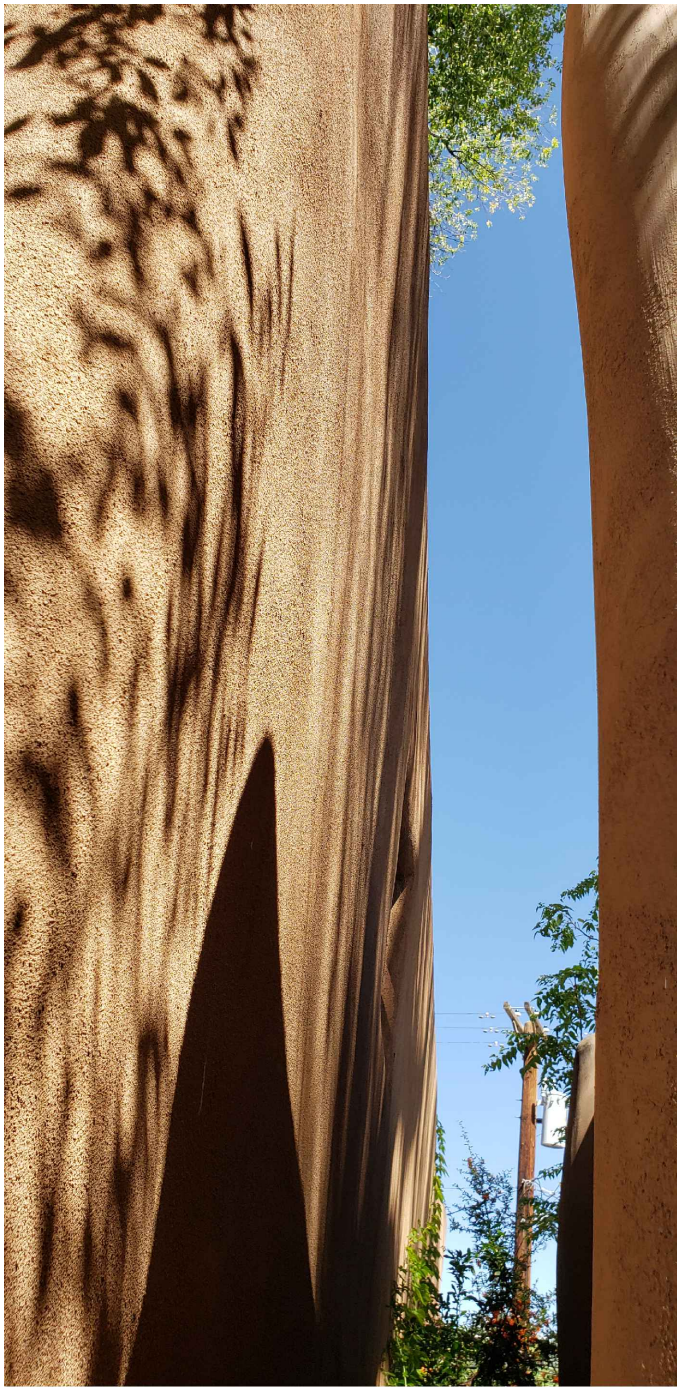
MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 12, 2021





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ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 12, 2021

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1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 12, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 12, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

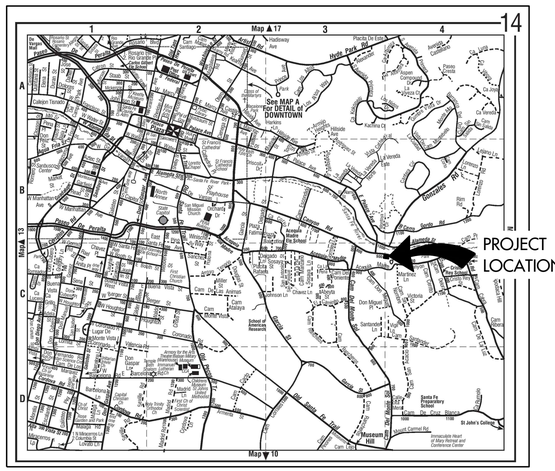
WEST ELEVATION
OCTOBER 12, 2021

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 ADDITION, 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

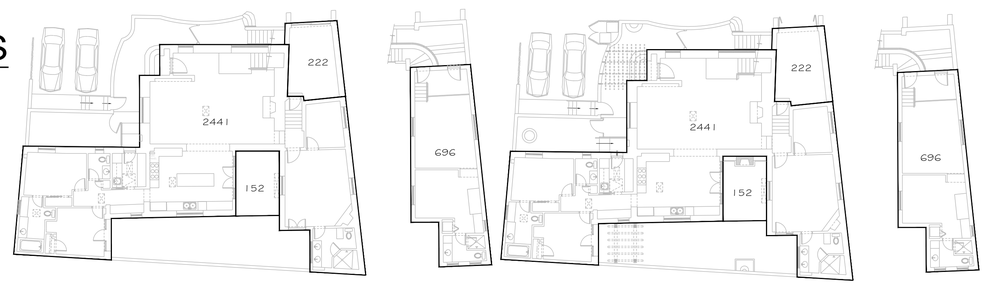
SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

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

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

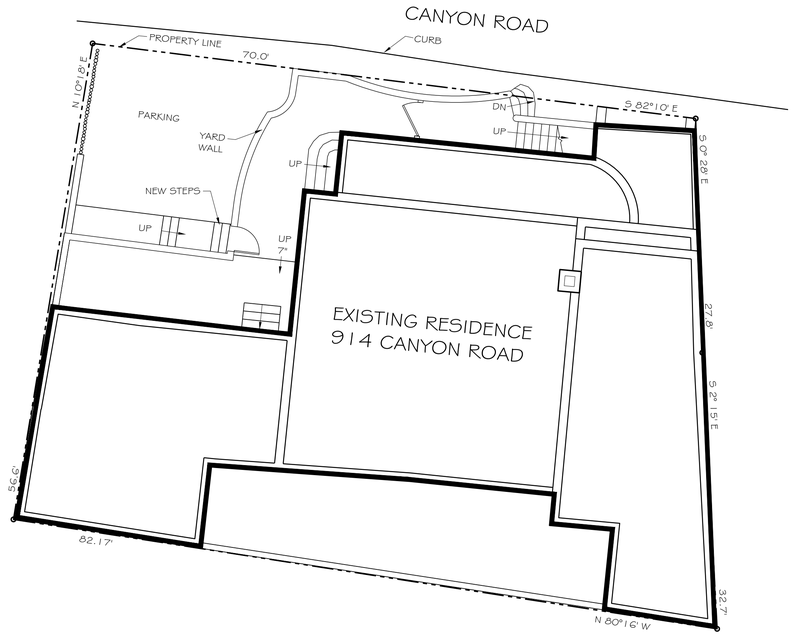
NOVEMBER 30, 2021

COVER SHEET & PROJECT DATA

A 0.1

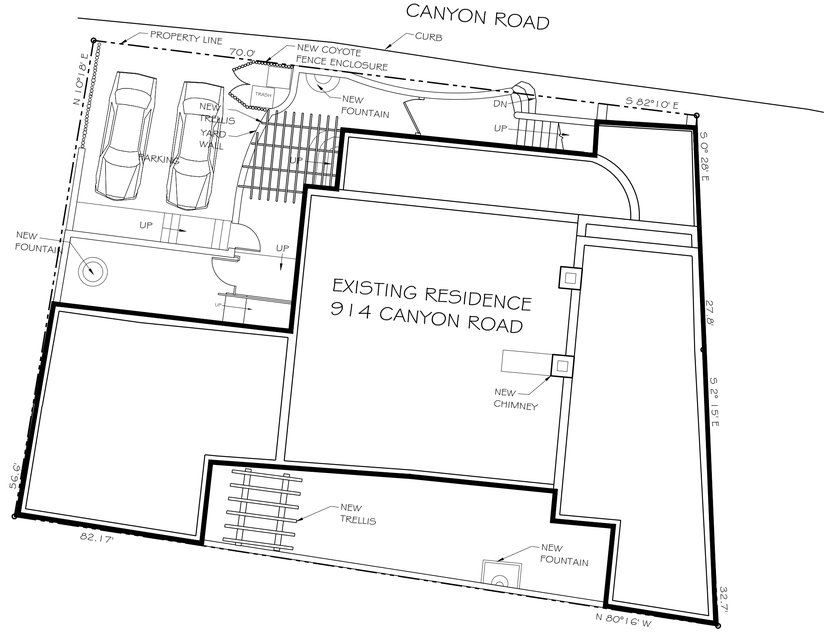
SET #

SALKA - 2107



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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

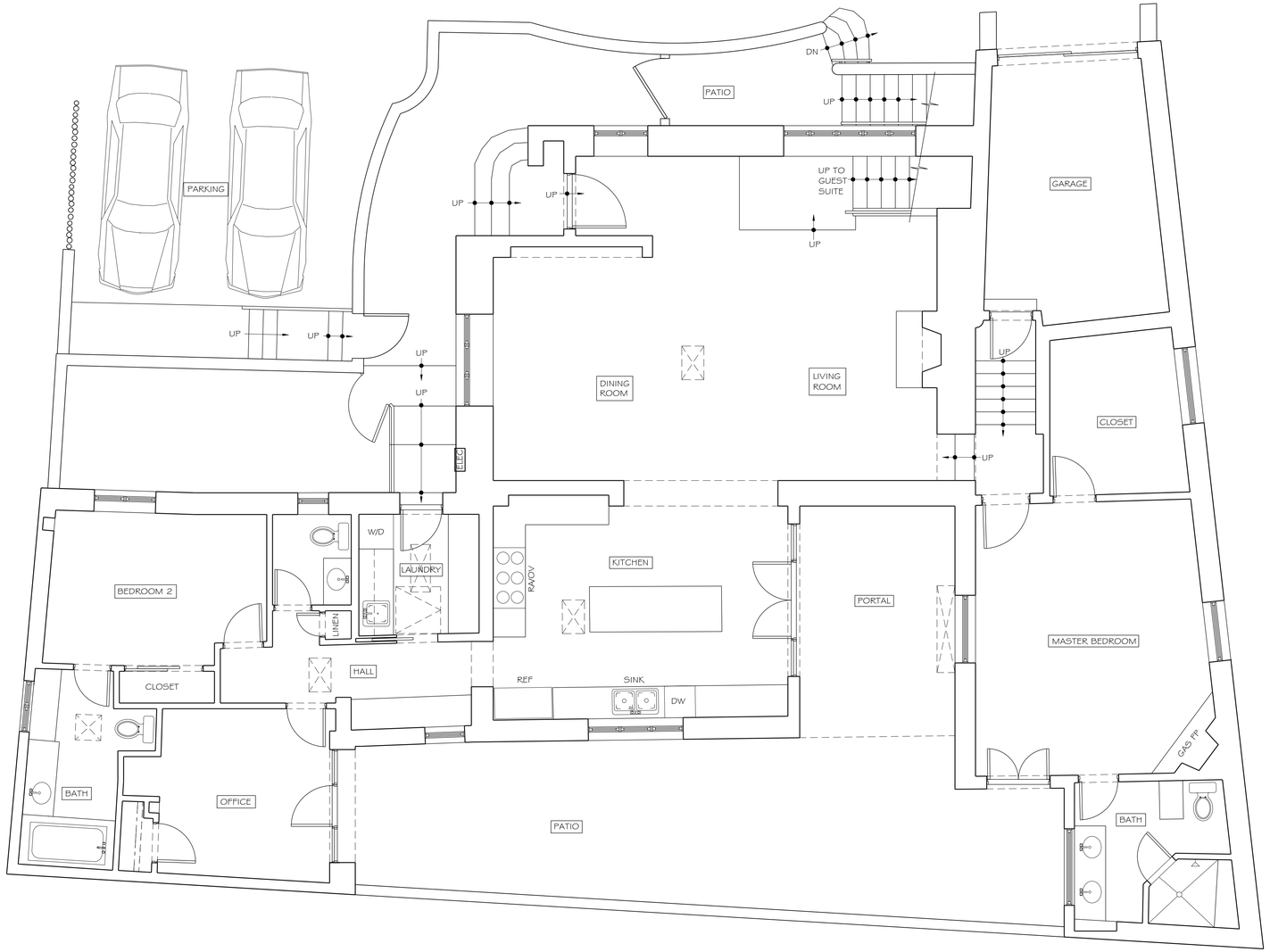
NOVEMBER 30, 2021

EXISTING & PROPOSED SITE PLAN

A
1.0

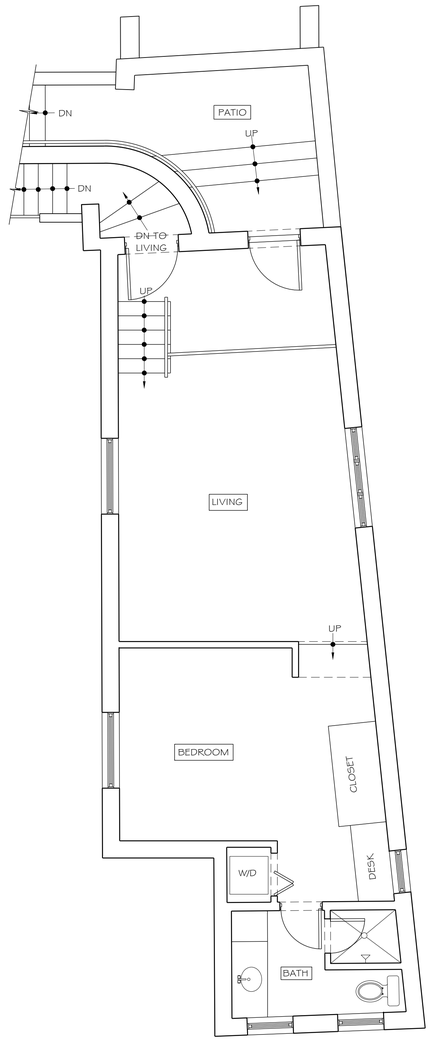
SET #

SALKA - 2107



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

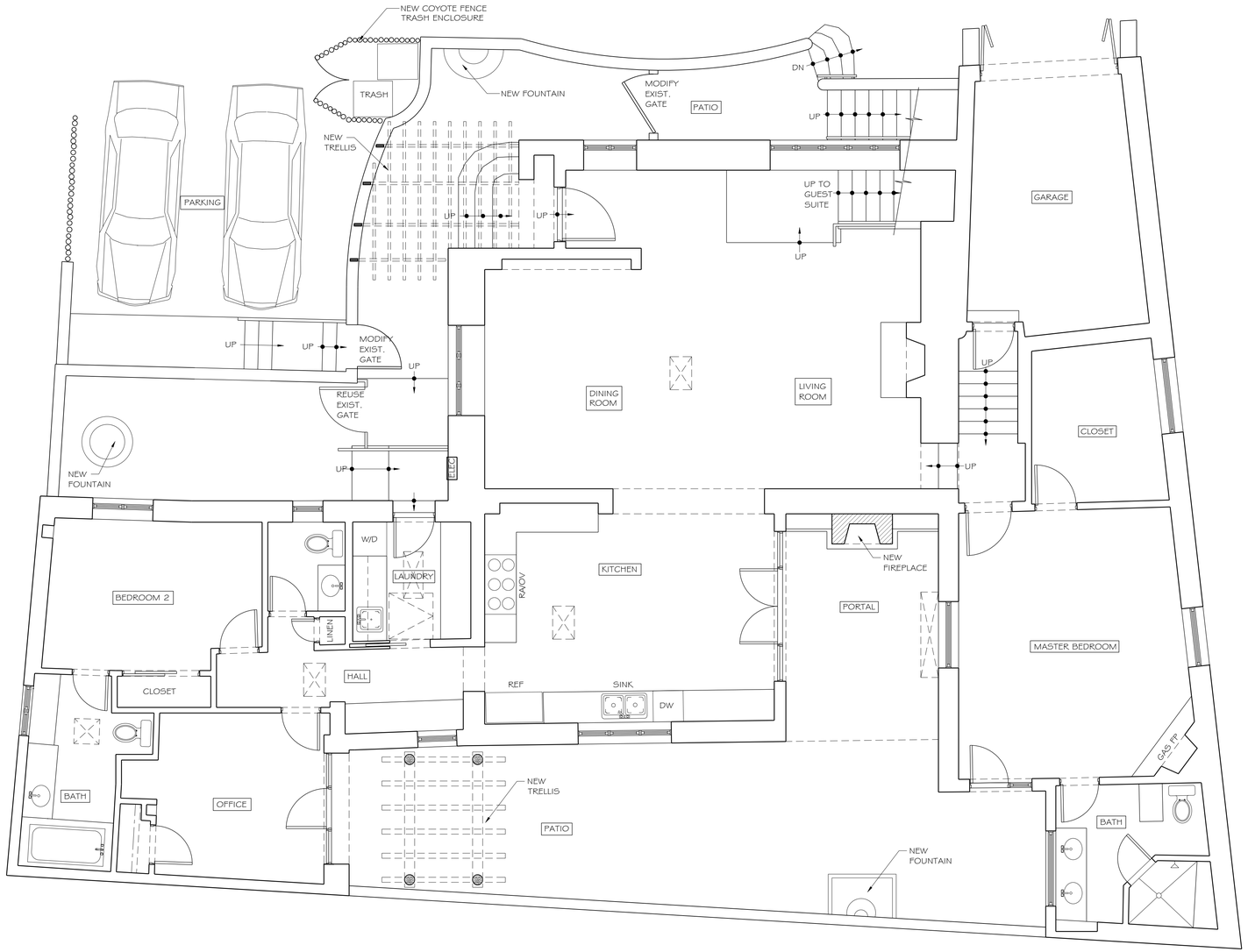
NOVEMBER 30, 2021

EXISTING FLOOR PLAN

A 2.0

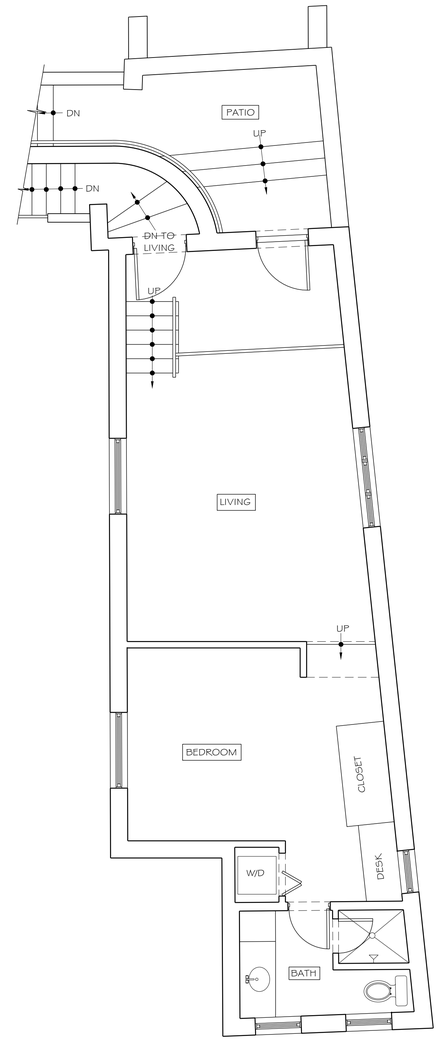
SET #

SALKA - 2107



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

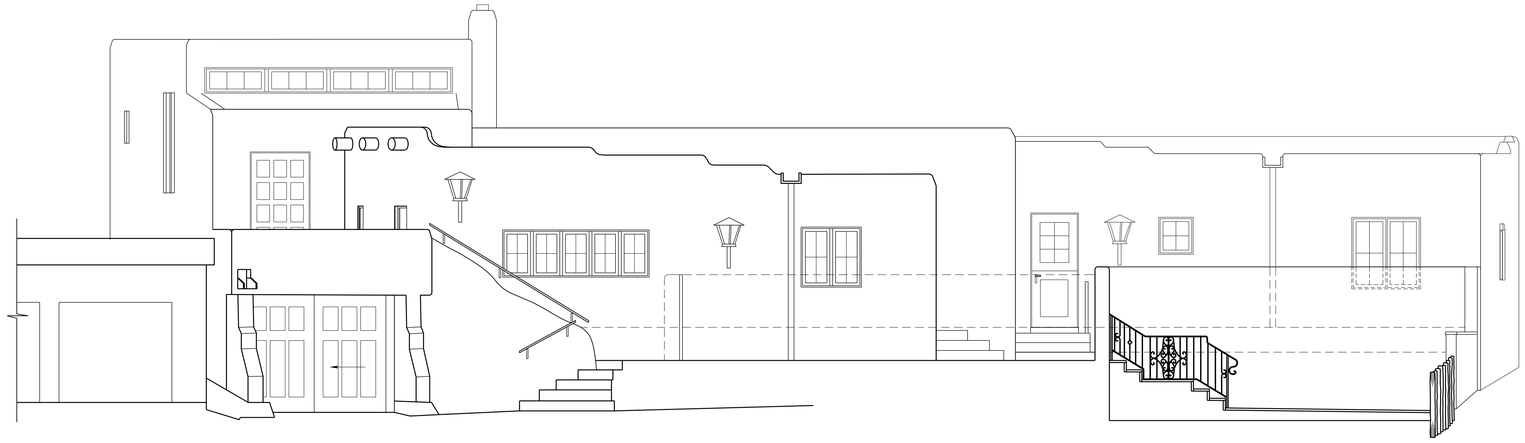
NOVEMBER 30, 2021

PROPOSED FLOOR PLAN

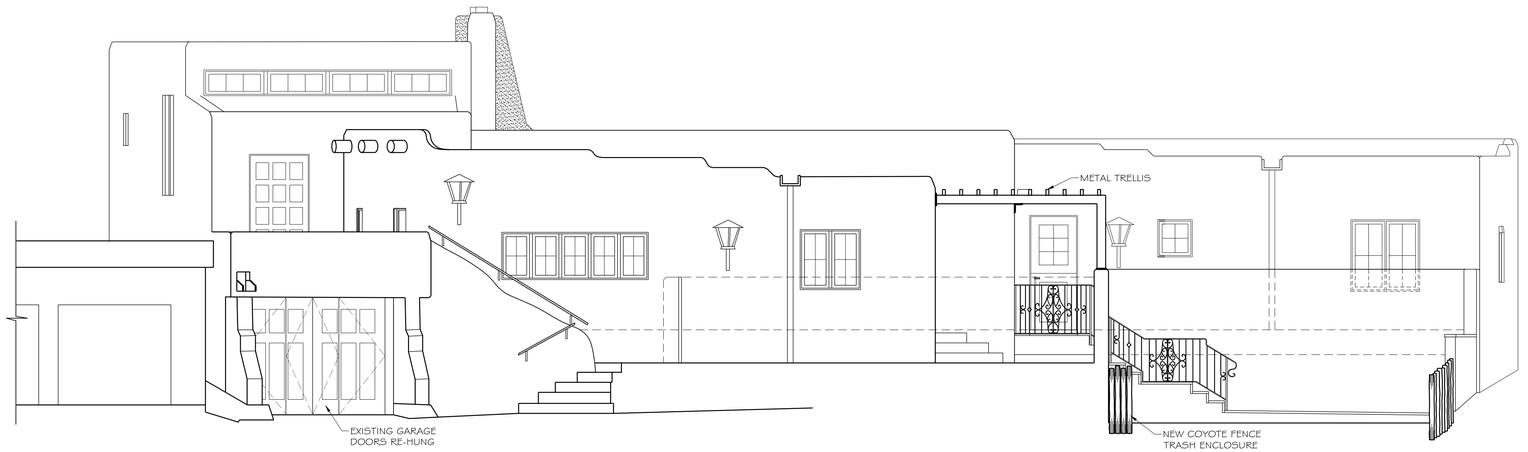
A 2.1

SET #

SALKA - 2107



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

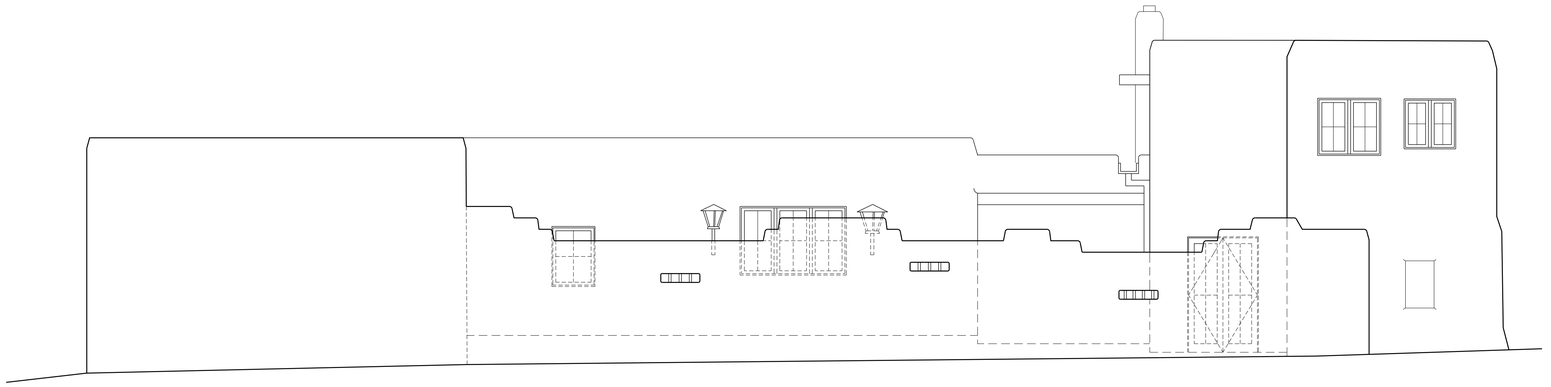
NOVEMBER 30, 2021

EXISTING & PROPOSED NORTH ELEVATION

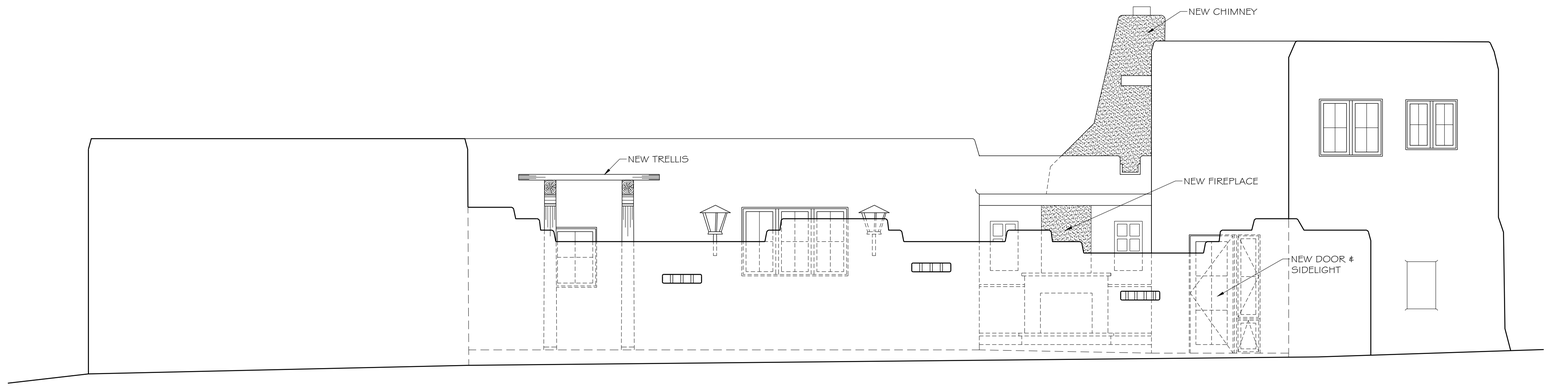
A
3.0

SET #

SALKA - 2107



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

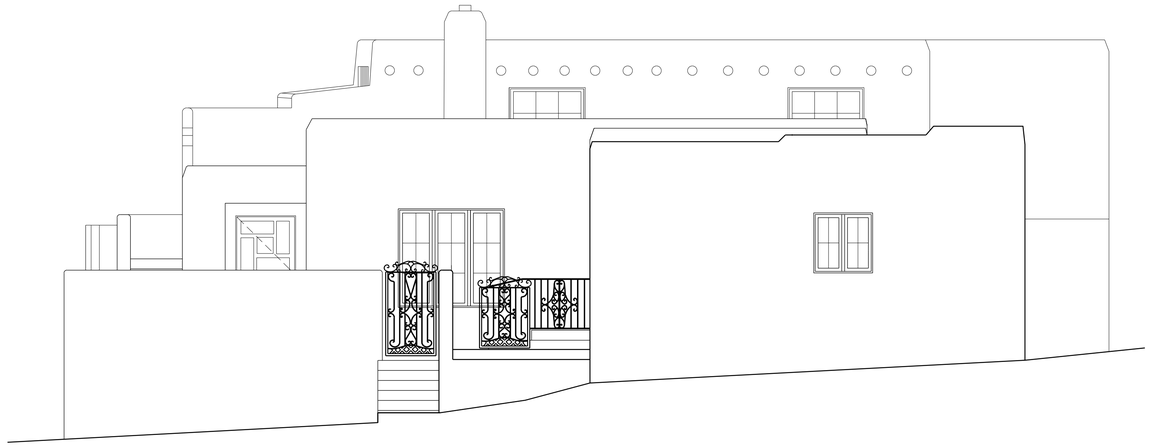
NOVEMBER 30, 2021

EXISTING & PROPOSED SOUTH ELEVATION

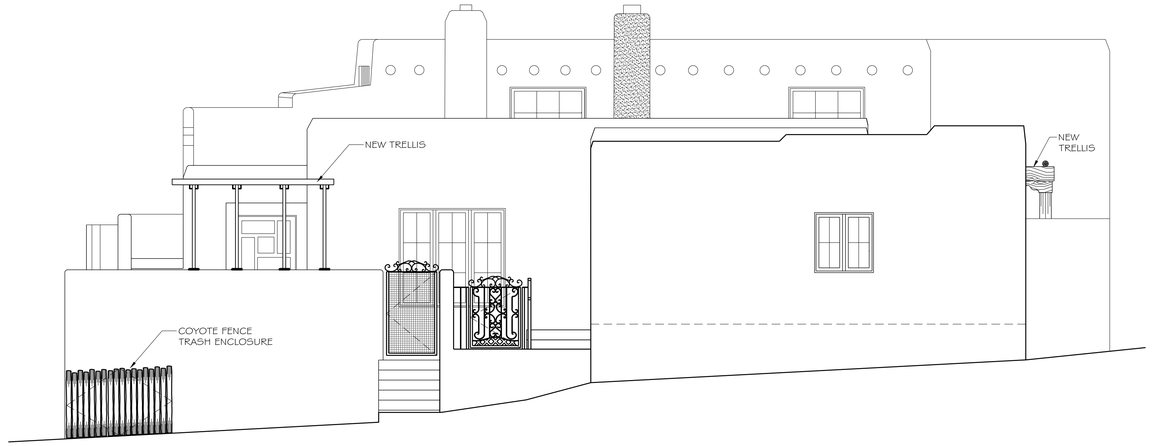
A
3.1

SET #

SALKA - 2107



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

NOVEMBER 30, 2021

EXISTING & PROPOSED WEST ELEVATION

A
3.2

SET #

SALKA - 2107

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

EXTERIOR FINISHES

914 CANYON ROAD

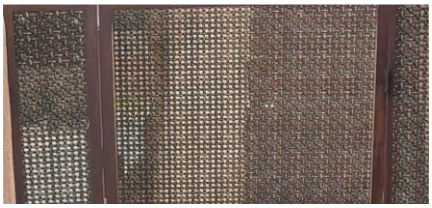
DOWNTOWN EAST SIDE AND HISTORIC DISTRICT

OCTOBER 12, 2021

Stucco- El Rey "Buckskin" (to match existing)

Wood- Natural Wood Stain (to match existing)

Metal Mesh- Clear Matte Finish



MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

METAL TRELLIS FINISH

914 CANYON ROAD

DOWNTOWN EAST SIDE AND HISTORIC DISTRICT

November 17, 2021

Painted "Dark Bronze"

MARTINEZ
ARCHITECTURE
STUDIO PC

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

SALKA RESIDENCE

914 Canyon Road

December 3, 2021

Applicant's responses to the applicable Exception Criteria:

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

This Trellis does not damage the character of the district. The trellis is not designed to be visible. It is not an architectural element, only support for the existing vine. The trellis has only a reversable lag bolt connection to the contributing house.

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

This trellis would allow the existing vine to grow up and over the front door, instead of being right in front of the door and interfering with entry.

(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;

We considered several other options; a wood portal (in keeping with the language of the district but overbearing to the contributing house); a visible support (overbearing to the primary facade), but none of these options were satisfactory. This hidden structure supports the existing vine without changing the facade.

Richard Martinez, Martinez Architecture Studio PC

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 studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

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 051611383
914 Canyon Road	914 Canyon Road Legal address: T17N, R10E, S30; NW4, TR F6, BLK 9.	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)

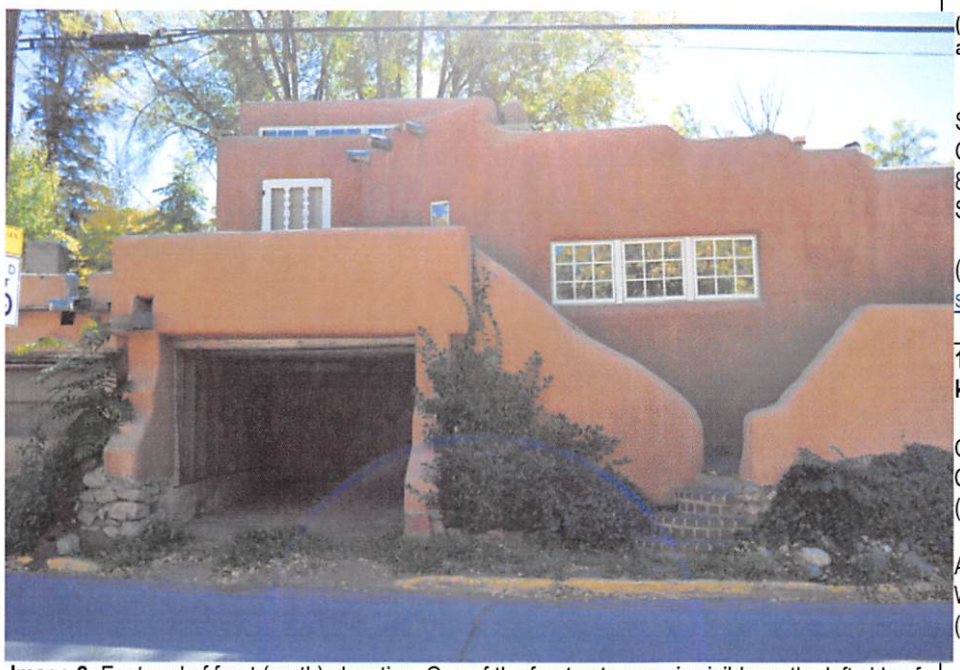


Image 2: East end of front (north) elevation. One of the front entrances is visible on the left side of the photo with a glimpse of the third story windows above.

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 labllled 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: 051611383
914 Canyon Road	914 Canyon Road	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

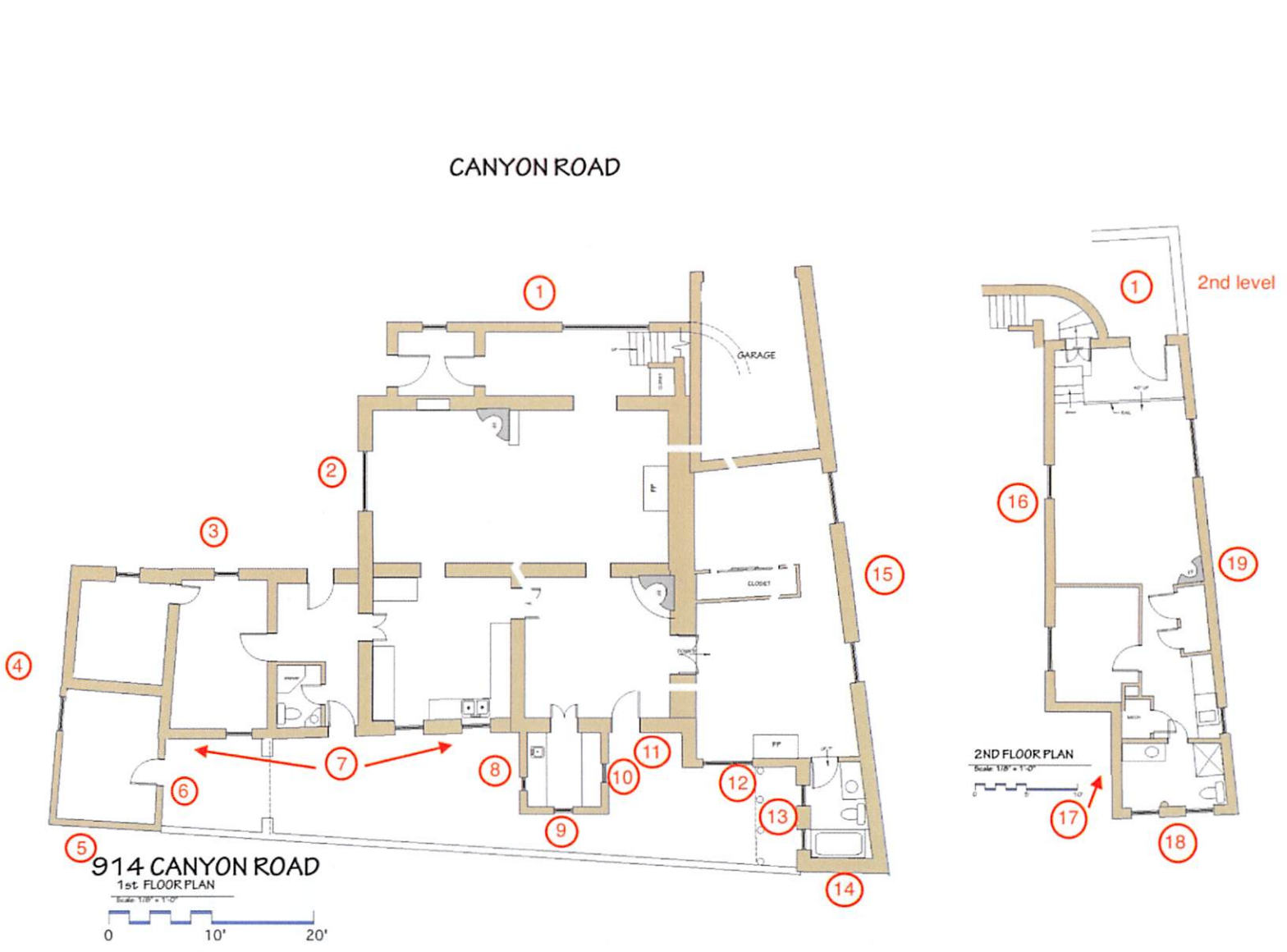
17. Documents Available and Their Locations
Property tax records – Santa Fe County Tax Assessor's office
Surveys of associated properties – New Mexico Historic Preservation Division
1962 plat of improvements survey – Santa Fe County Clerk
Transcript of phone interview with Jay Rosenthal (previous owner) – 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

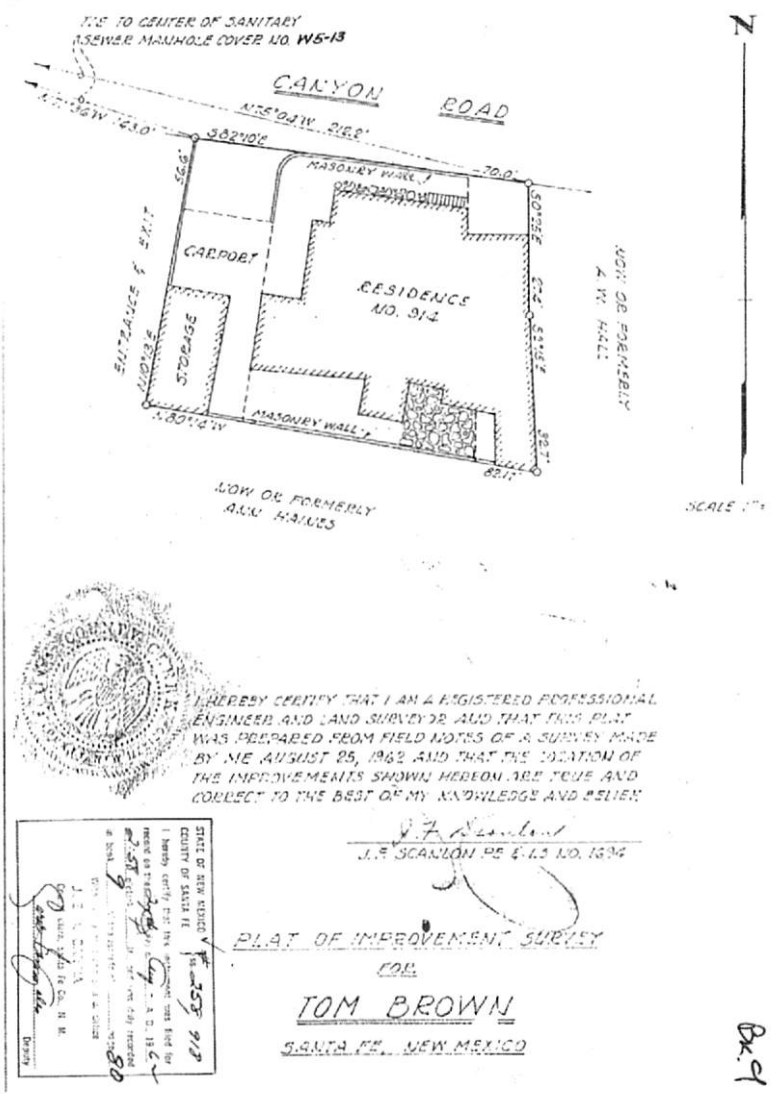


Image 4: The 1962 Plat.

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.

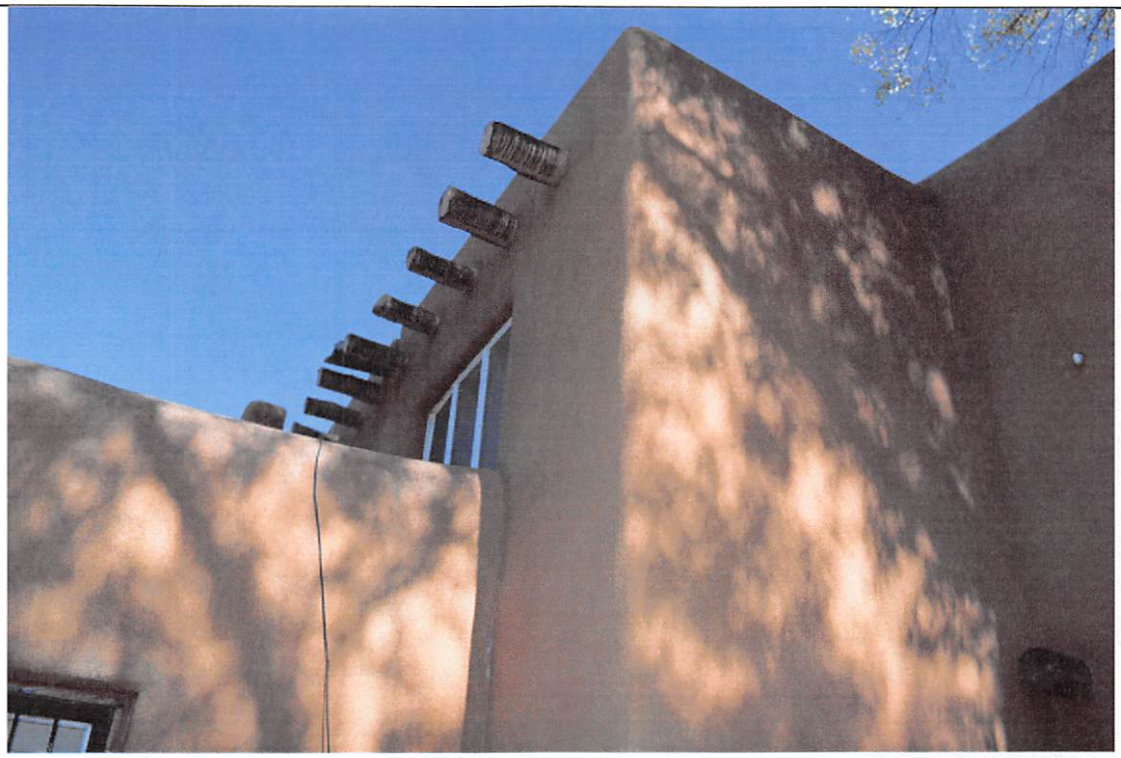


Image 11: Looking up to the third-story apartment from the rear, eastern courtyard.

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? ___ yes	surveyed date 6-21-84 by mb	county Santa Fe	ID no. 051611383 HIII
field map SFHD-6-1383	number	UTM reference zone 12 13	easting northing

location description
914 CANYON

city/town
SANTA FE

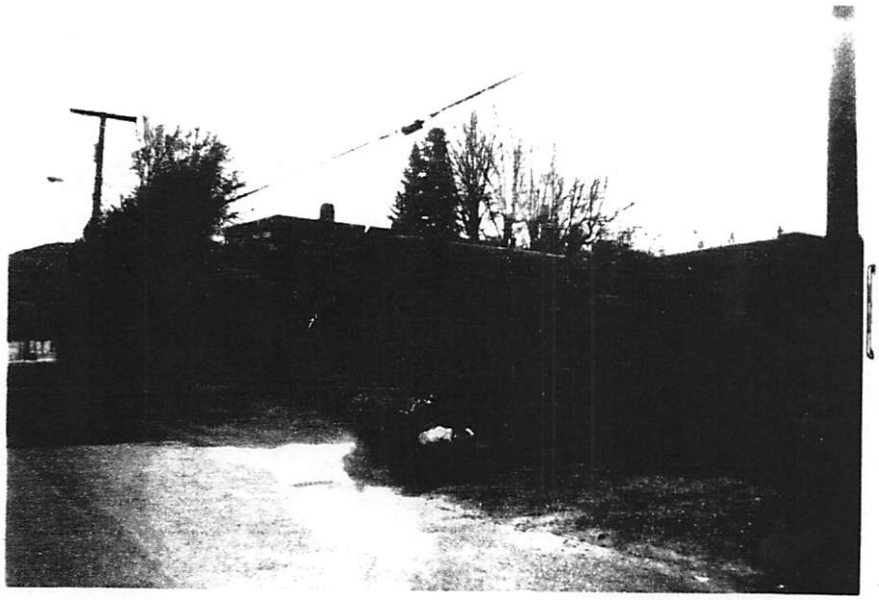
land grant/reservation

building name

legal description
tnsp N S range E W sec ¼ ¼

film roll by mb no. 15 | negative nos. 9 | loc. of neg. HPB

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:

surroundings
Res Com

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ interest x none

if eligible, why?

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style

foundation material

wall material/surface

architectural features

comments

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.

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.

Richard Martinez 10/5/2021
SIGNATURE **DATE**

To Be Completed By City Staff:

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

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

REVIEWER: Lee Logston **DATE:** 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

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
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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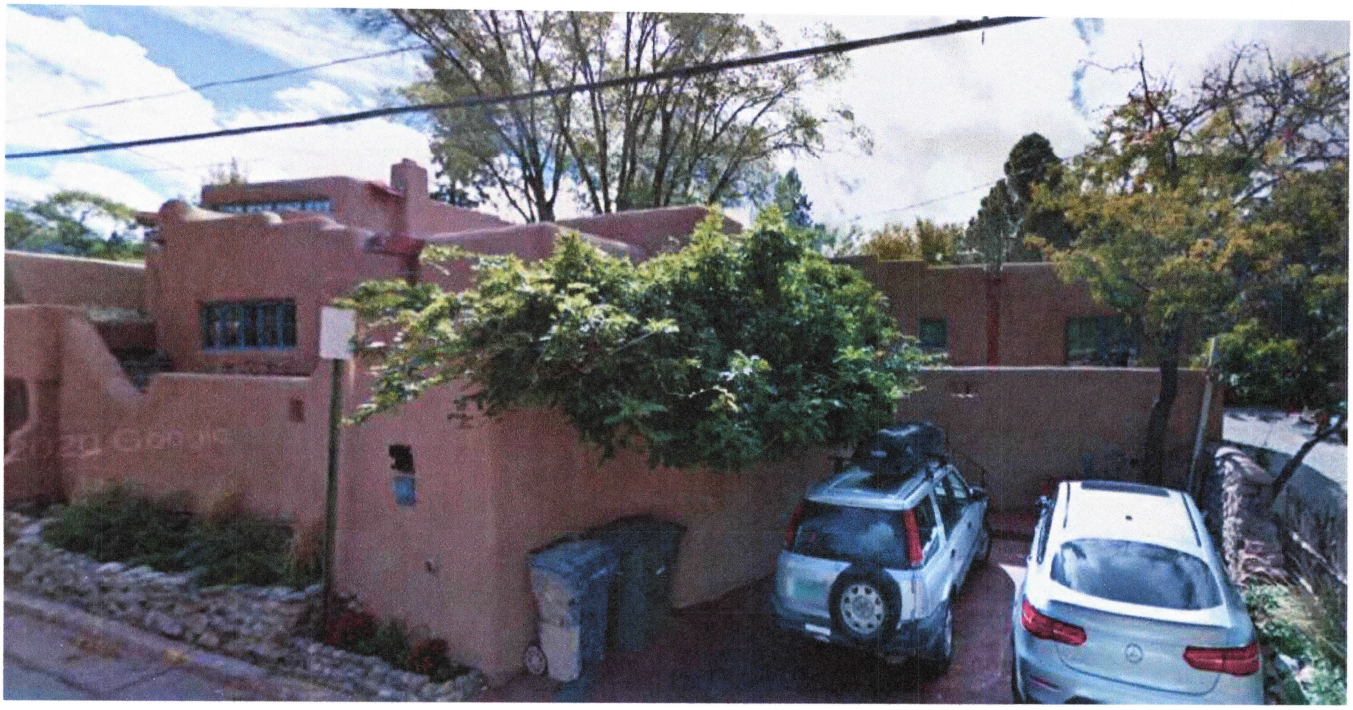
STUDIO PC

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

- 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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ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
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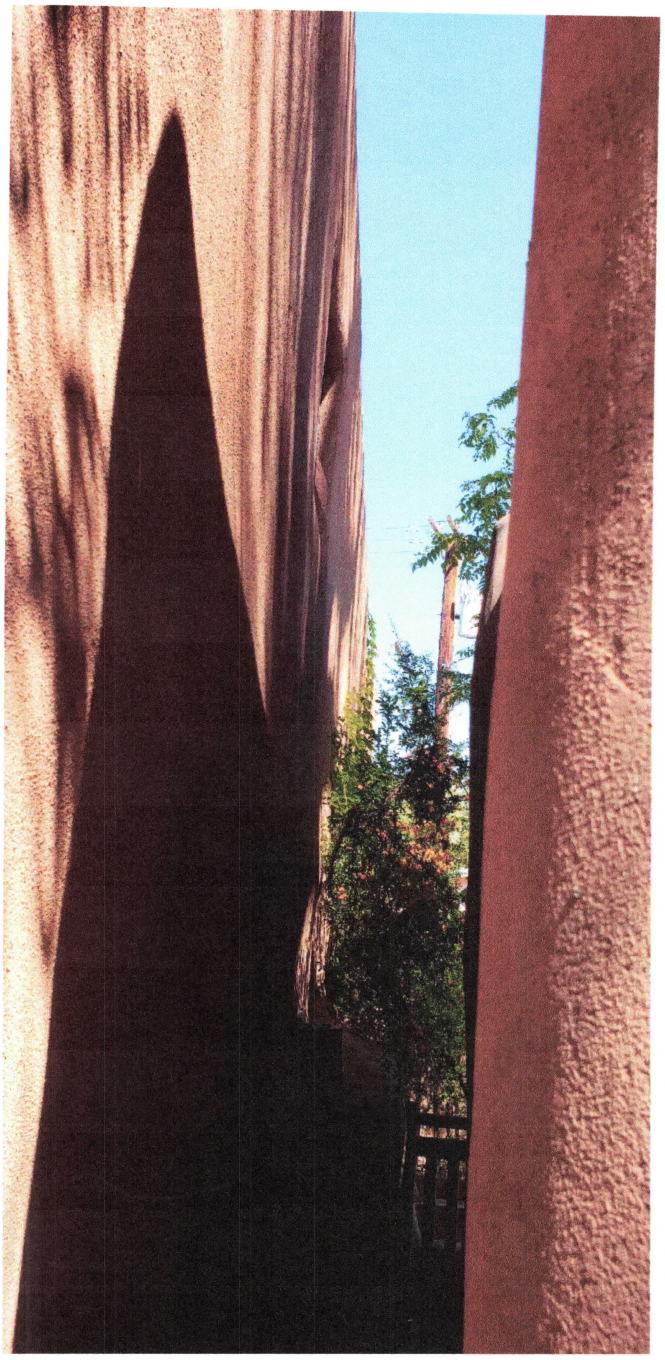
SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 12, 2021



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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 12, 2021

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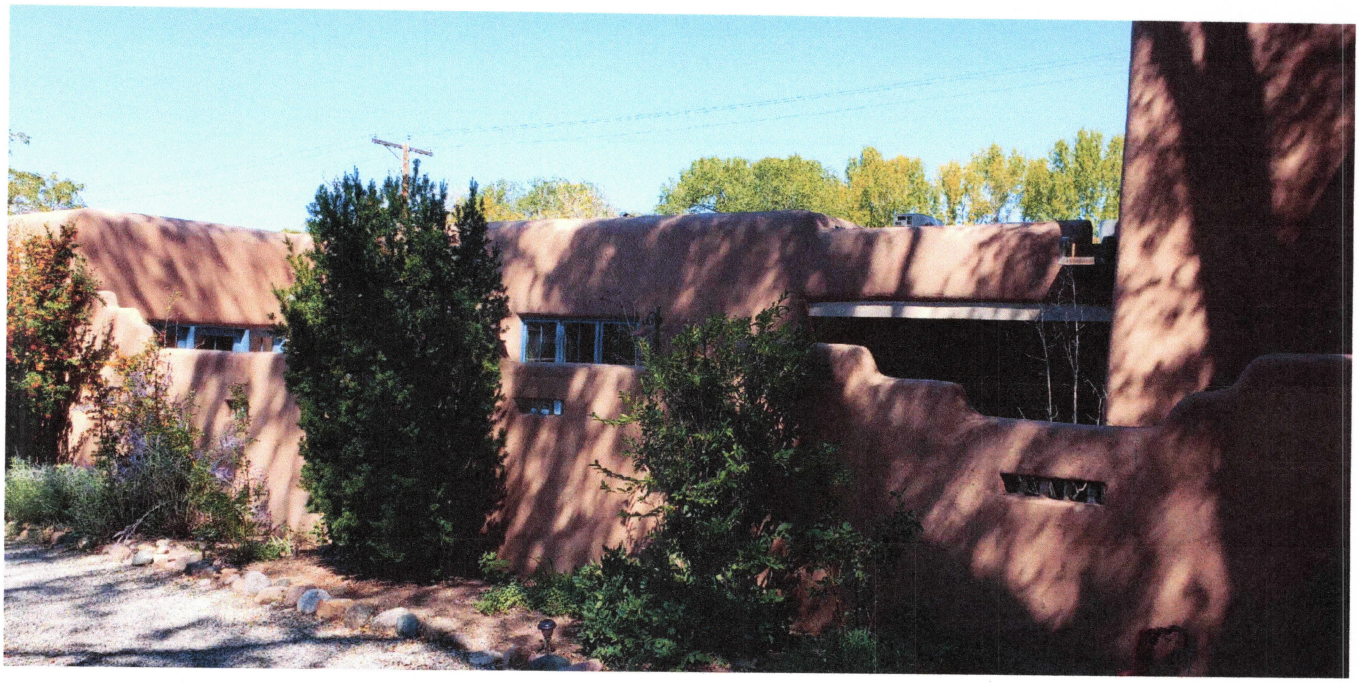
SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 12, 2021



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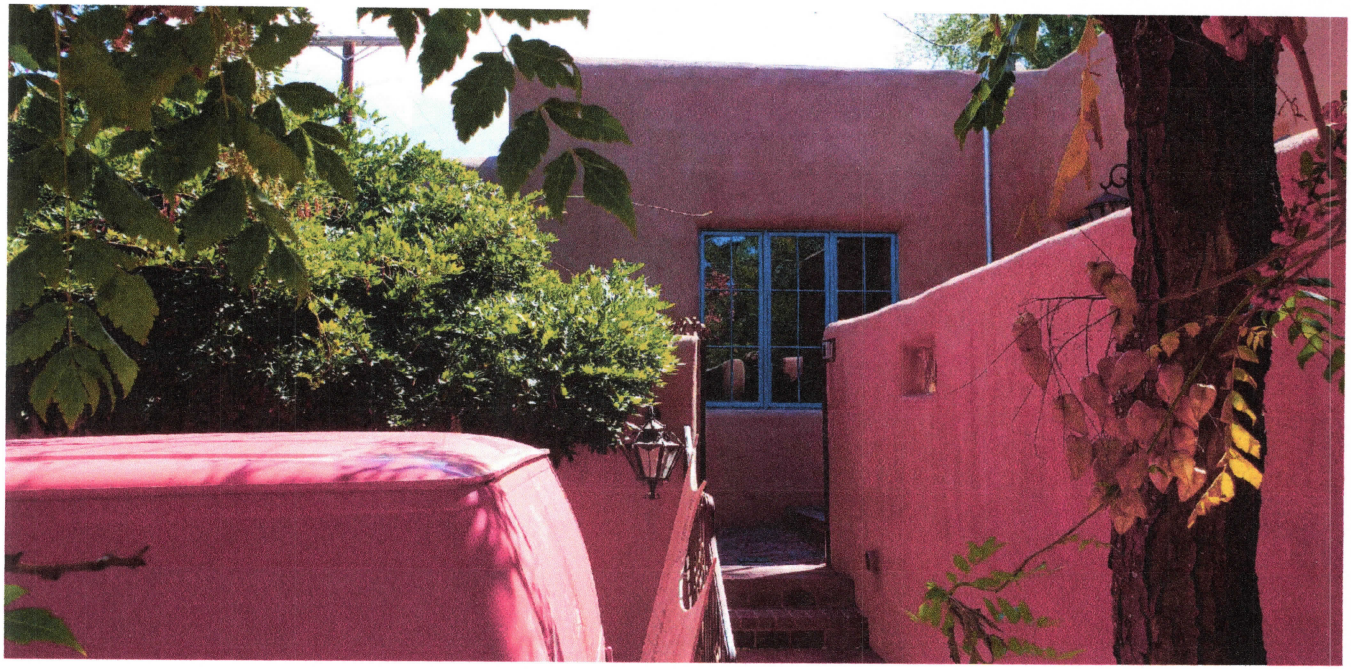
SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 12, 2021



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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 12, 2021

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

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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

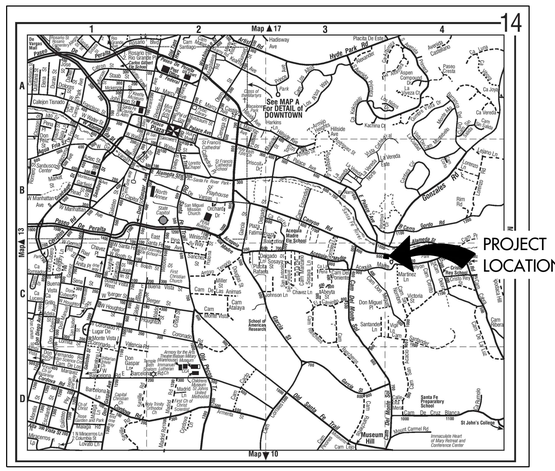
SALKA RESIDENCE

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

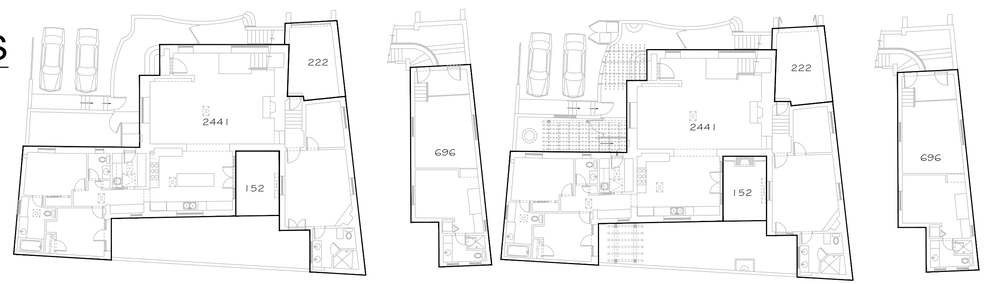
DESIGN PROFESSIONALS

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

AREA DIAGRAM



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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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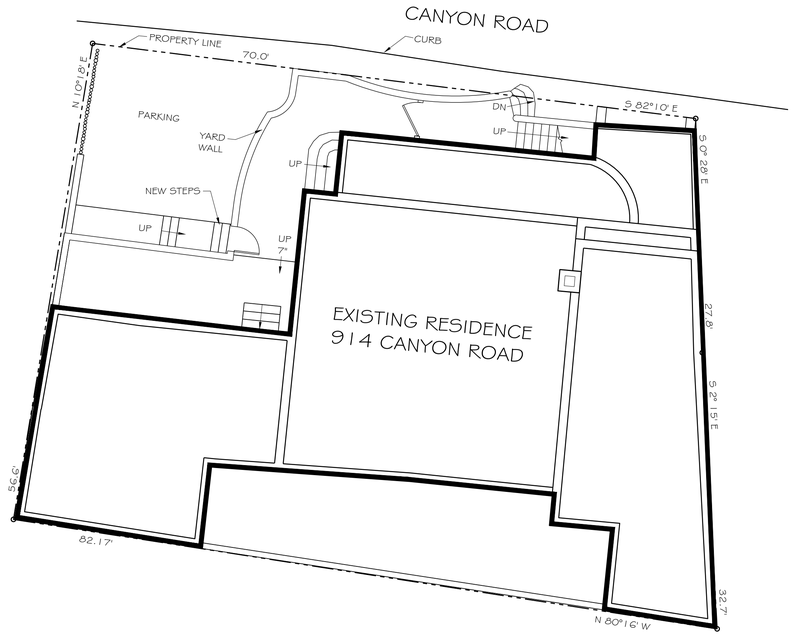
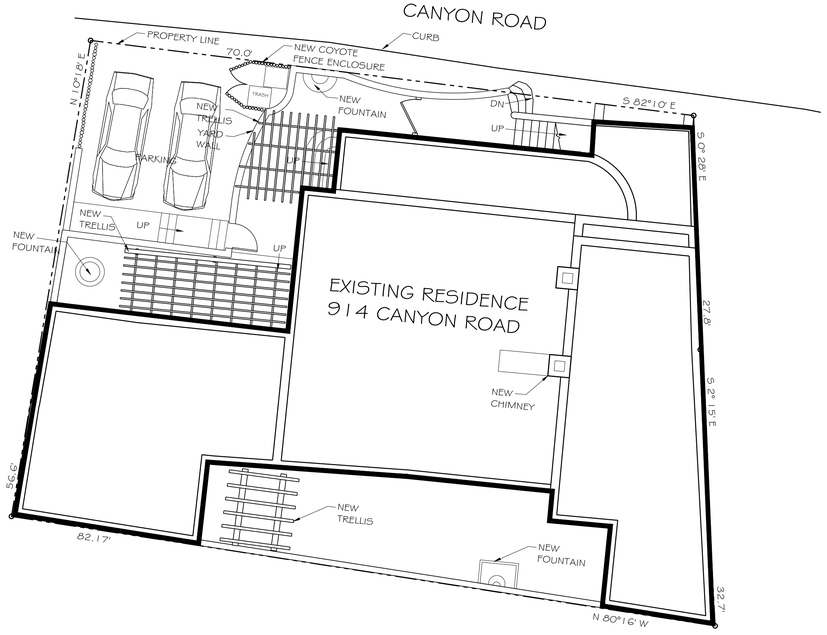


1 EXISTING SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

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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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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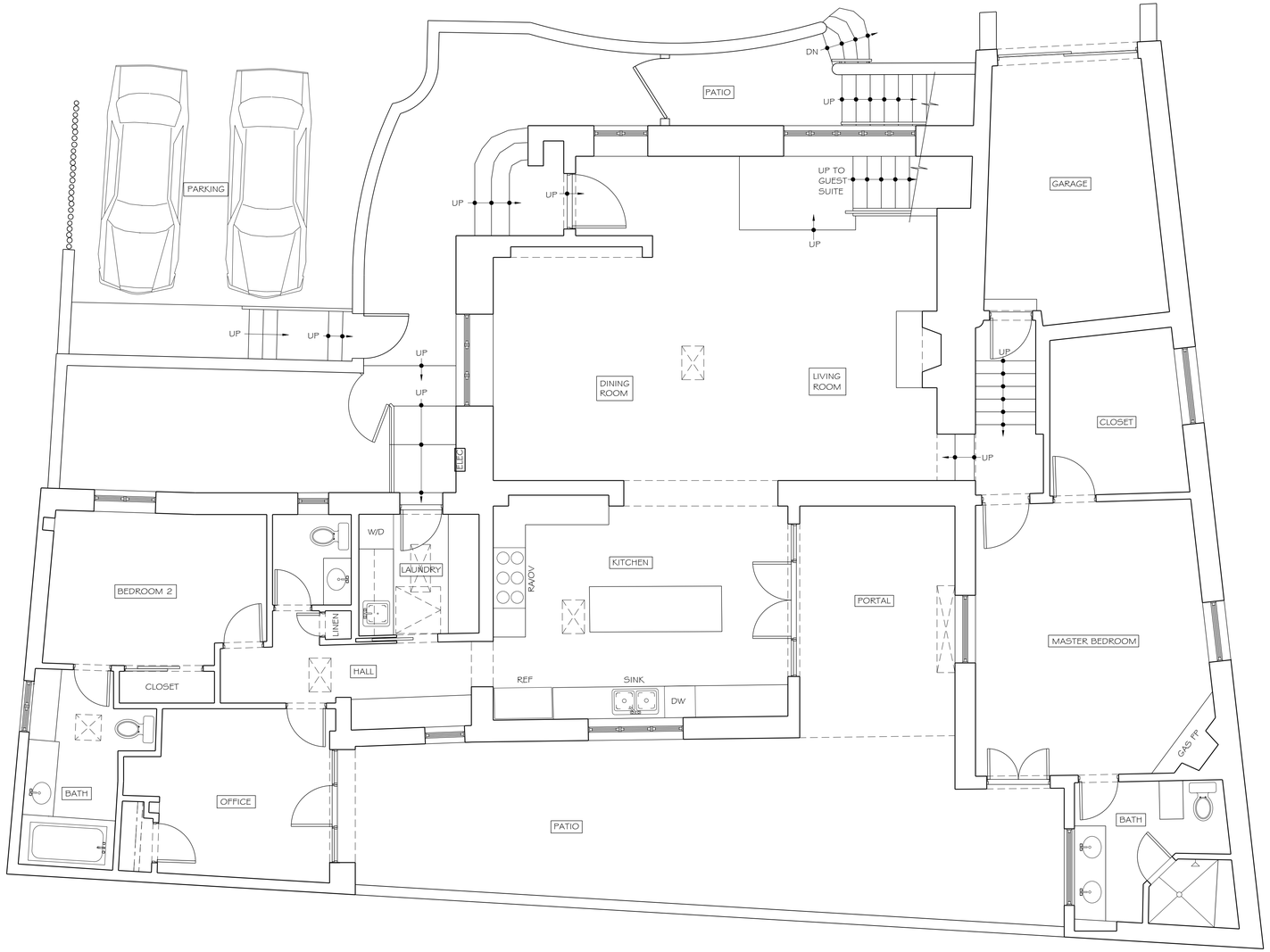
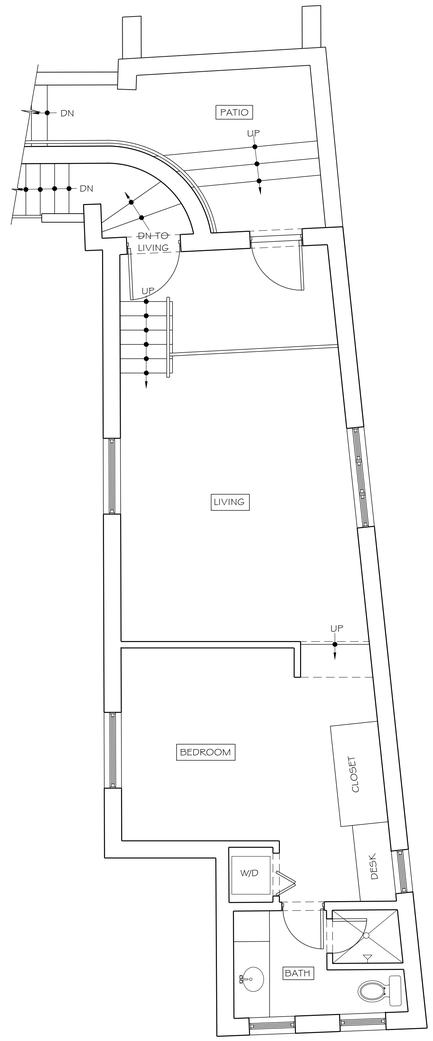


1 A-2.0 EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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
914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

EXISTING FLOOR PLAN

A 2.0

SET #

SALKA - 2107

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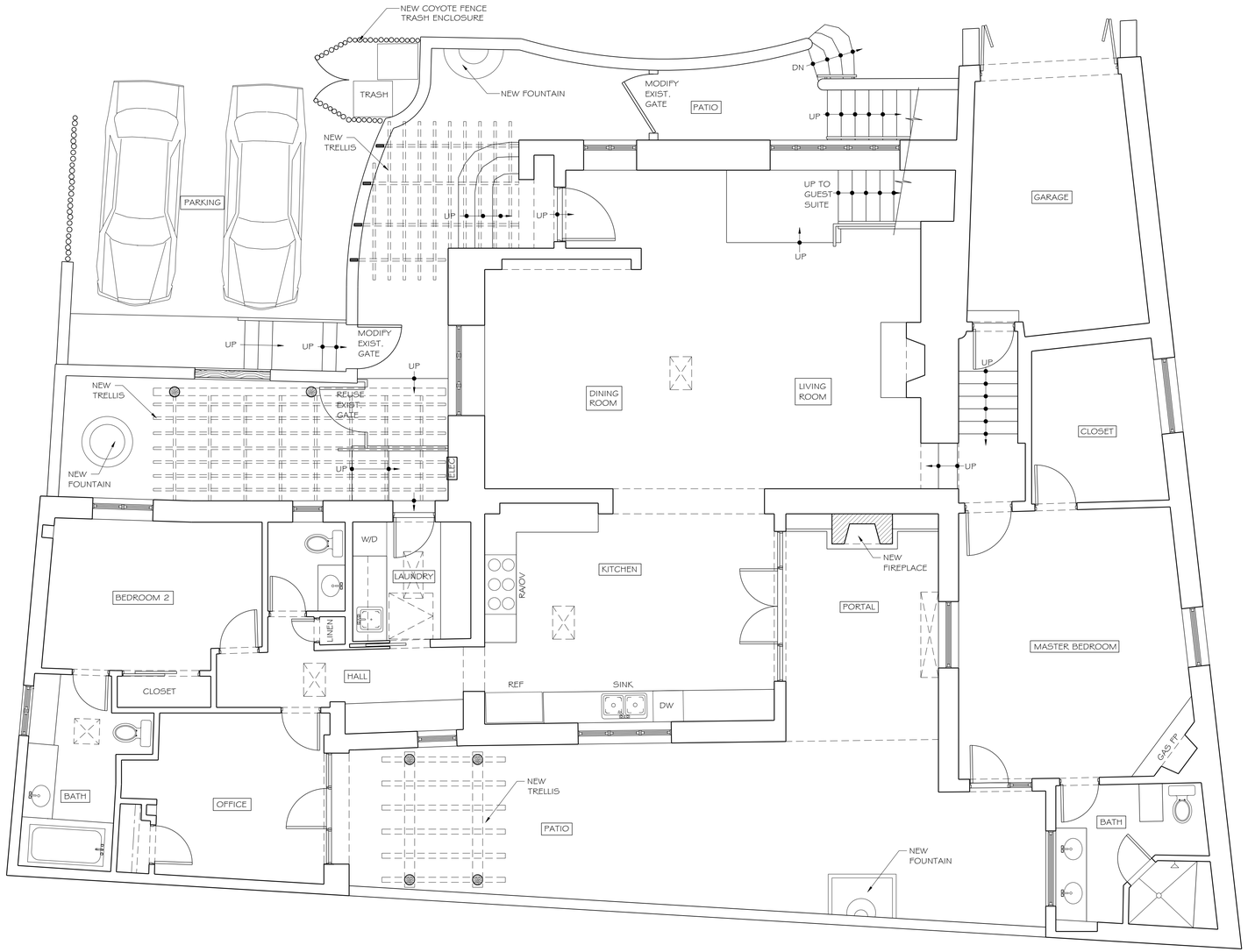
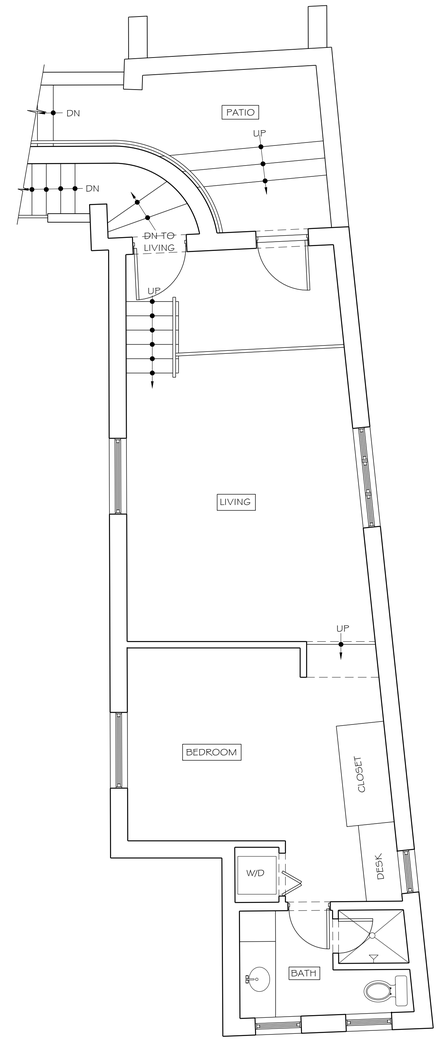


1 A-2.1 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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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914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

PROPOSED FLOOR PLAN

A 2.1

SET #

SALKA - 2107

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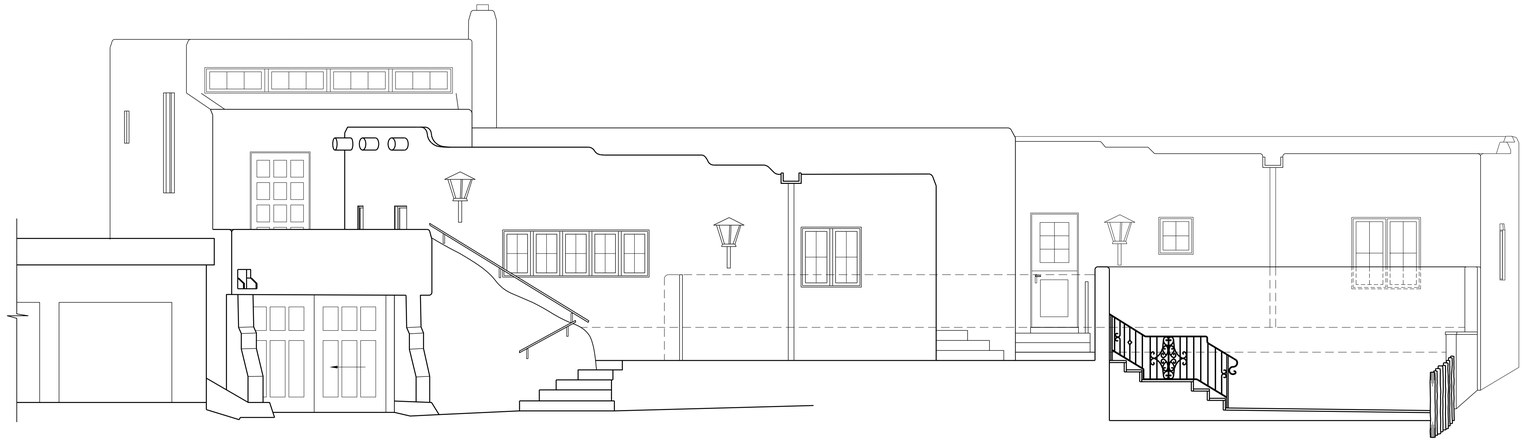
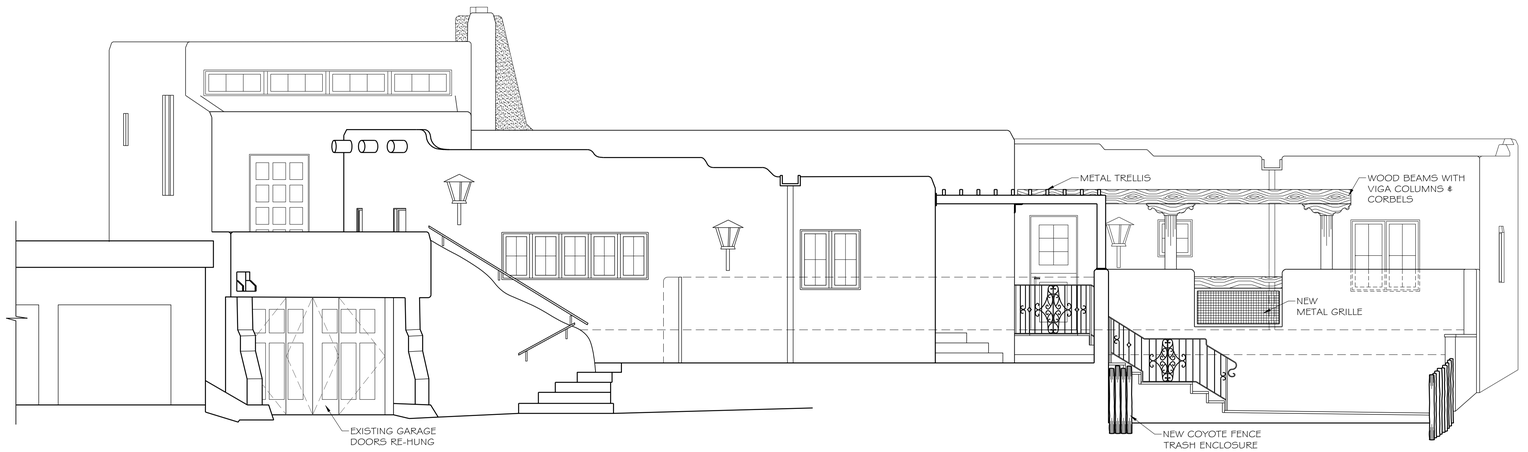


1 / A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

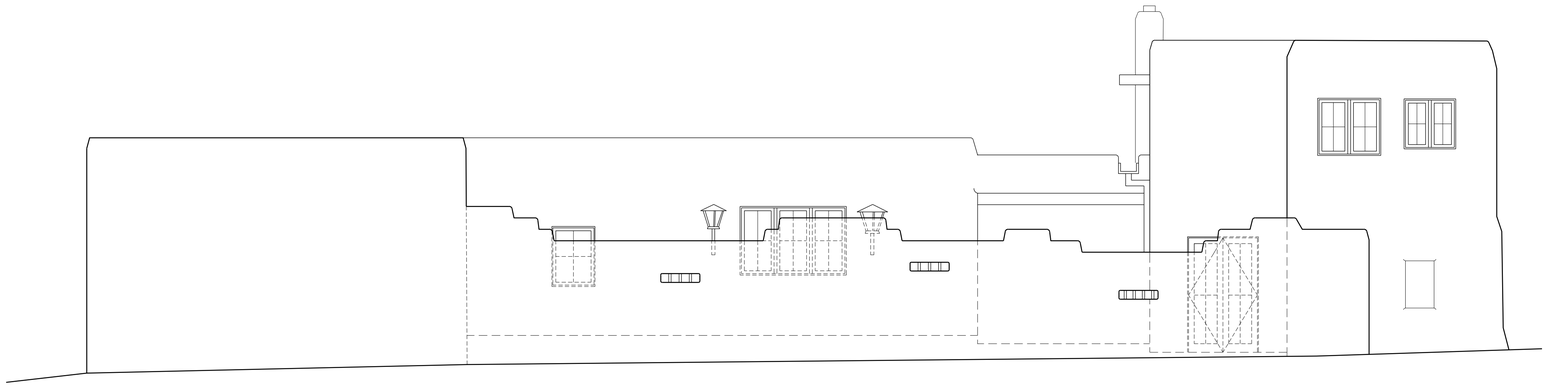
EXISTING & PROPOSED NORTH ELEVATION

A
3.0

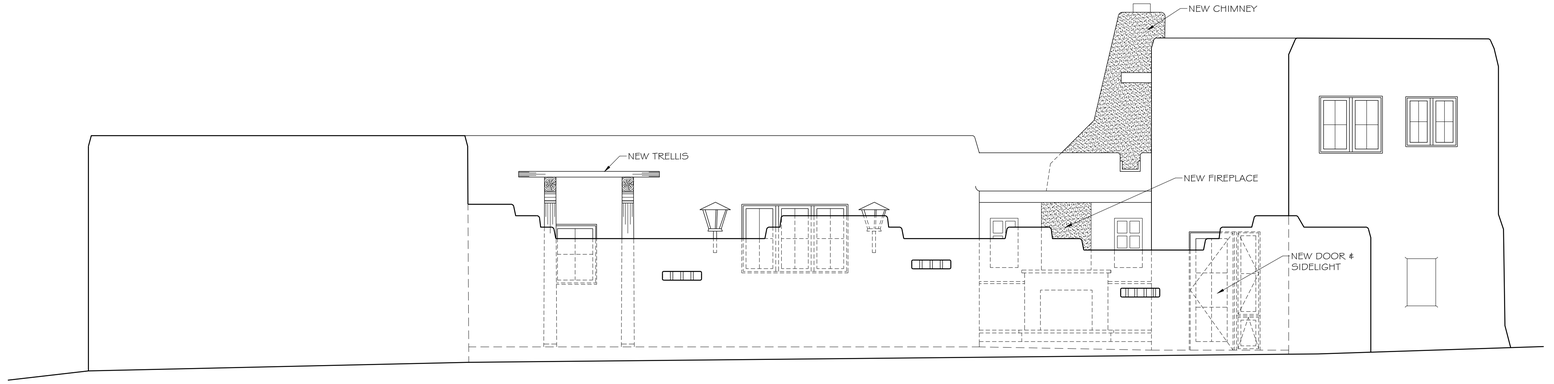
SET #

SALKA - 2107

Z:\2107 Salka Residence\Current Drawings\2107 - Salka_HDRB_211005.dwg, 10/5/2021 4:50:21 PM, _AutoCAD PDF (General Documentation).pc3



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

EXISTING & PROPOSED SOUTH ELEVATION

A
3.1

SET #

SALKA - 2107

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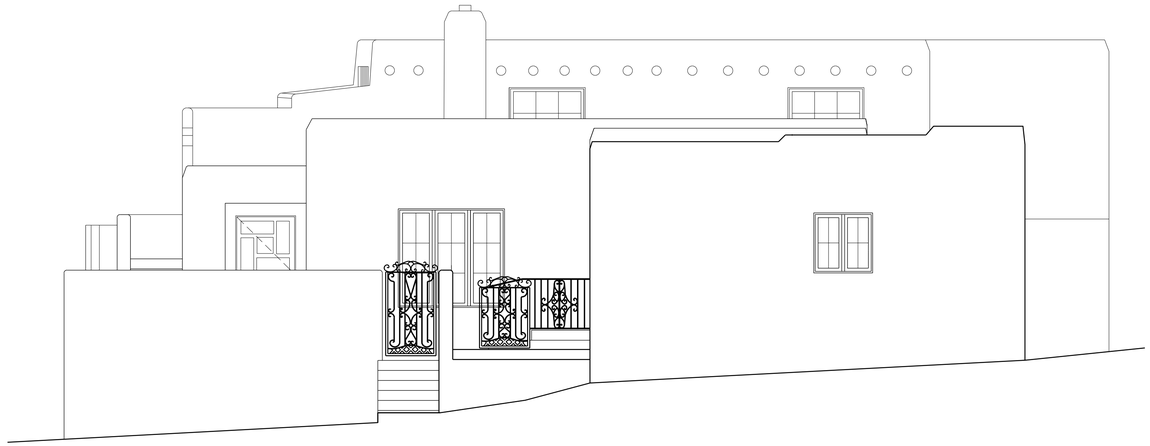
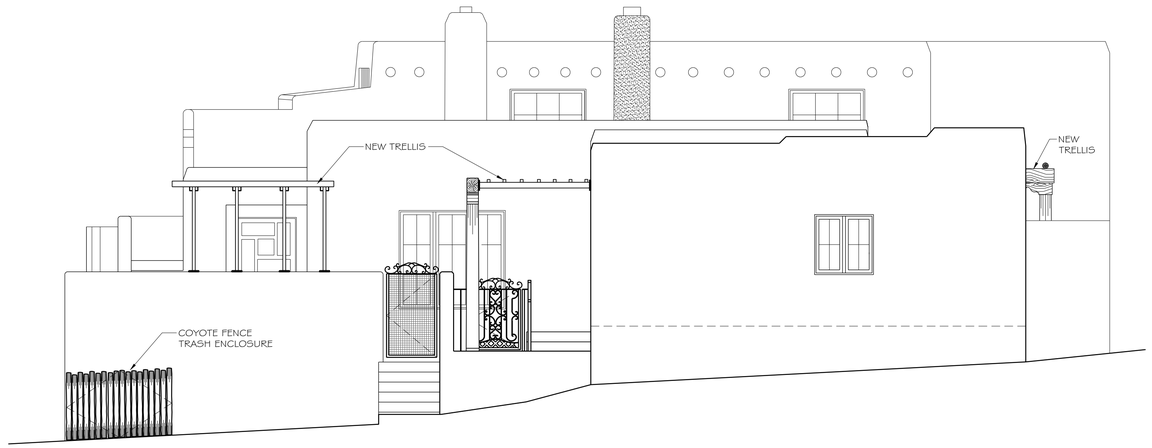


1 / A-3.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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'

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

SALKA RESIDENCE
914 CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 5, 2021

EXISTING & PROPOSED WEST ELEVATION

A
3.2

SET #

SALKA - 2107

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MARTINEZ
ARCHITECTURE
STUDIO PC

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

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

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004524--HDRB

Project Description:

Project Location(s): 638 GOMEZ RD
Santa Fe, NM 87505

Contacts:

Applicant:	JASON HERRERA 612 OLD SANTA FE SANTA FE , NM	JASON@ARCHALLINC.COM
Property Owner:	Laura Hamilton	laurahamilton638@gmail.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: December 14, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-004524-HDRB

Address: 638 Gomez Rd.
Historic Status: Contributing
Historic District: Don Gaspar

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, window assessment

STAFF RECOMMENDATION:

Staff recommends that not all exception criteria have been met, but may be found to do so based on further testimony. 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:

638 Gomez Street is a single-family residential structure with contributing status to the Don Gaspar Area Historic District. 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.

On October 26, 2021, the HDRB, in case 2021-004296-HDRB, the Board designated the south and east facades as primary.

Now, the applicant proposes the following exterior alterations:

1. Replace all windows on the east elevation (primary facade) (windows 1 and 2) with new wood clad casements with true divided lites. An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade.
2. Replace all windows on the south elevation (primary facade) (windows 3, 4, and 5) with new wood clad casement with TDLs. An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade.
3. Replace all windows on the west elevation with new wood clad casement with TDL's (windows 6, 7, and 8) . An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade (window 6).
4. Patch and restucco around windows as needed with El Rey color buckskin.
5. Replace any rotten wood on the (ex) unattached cabana as needed to be painted white
6. Remove the existing portal to main structure on the west elevation
7. Add new 9 by 23 foot west portal, to be stained with color chestnut 868
8. Replace existing concrete driveway with new pavers on sand.
9. Replace existing canale on east elevation with new canale to match the other
10. Add a new sconce to be dark night sky complaint and to match exiting sconce on front portal

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a) to remove historic material on a primary façade.

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

Applicant Response:

The finished appearance of the windows will be virtually identical regardless if the windows are replaced or restored. The proposed replacement windows will be modeled on the existing frame and will match the existing profiles. In fact, the replacement windows will match the look of the original windows when the building was first constructed, which they

don't now because of non-historic storm windows attached to the existing historic windows on the exterior.

Staff Response: Staff does not agree with the applicant's response. The value to the district is by virtue of historic material, not visual replication of it.

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

Applicant Response:

Full replacement is the most practical option going forward. The need to replace the existing windows with a more energy efficient window is the most responsible, sustainable and energy efficient option. Our goal as architects is create a more sustainable future for future generations and by replacing inefficient windows, while maintaining 100% of the historic integrity by look and feel of the replacement windows is a great step for the Santa Fe to becoming a more sustainable city. By replacing the existing windows, we will reduce the energy consumption needed to heat and cool the residence. Therefor reducing the need to heat and cool using environmentally damaging fossil fuels. Also, it will reduce the hardship on the applicant on utility costs on historic projects. The new windows would be thermally efficient, easy to operate, minimize long term repairs and match all existing profiles of the original windows. The existing window frames and trim will be restored to the greatest extent possible. The reduction of energy use and reducing the residences carbon footprint is of upmost importance in the cities goal of becoming more sustainable.

Staff Response:

Staff does not agree with the applicant. Staff does not see a hardship caused by inefficient but historic windows. Mitigation to global warming can be accomplished in other manners tha removning historic materials and their embodied energy. Windows may be replaced if their condition precludes their repair. The photographic documentation suggests that repair may be impossible.

(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 proposed project celebrates the heterogenous character of the city and ensures that residence can continue to reside in historic district by continuing to present the residence to the community with the historic look and feel of the original residence built in 1940. Therefore, the applicant requests that the board approves full replacement of all windows and garage door with historic replicas.

Staff Response:

Staff does not agree with the applicant's response. Staff does not find that rebuilding windows was adequately considered.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: November 9, 2021

Property Owner of Record: Laura Hamilton

Applicant/Agent Name: Architectural Alliance Inc.

Contact Person Phone Number: (505) 988-5269

Site Address: 638 Gomez Rd.

Proposed Construction Description: Interior remodel, new windows and garage door

TOTAL ROOF AREA:

Zoning District: Don Gaspar

Overlay:
- ☐ Escarpment NA
- ☐ Flood Zone* NA
- ☐ Other: NA

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 NA

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

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: 33.8 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7/20 Minimum: 7/20
2nd Front? _____
Proposed Rear: 15 Minimum: 15
Proposed Sides: L 5 R 5 Minimum: 5

Height: Proposed No change
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 0 Accessible 0
Minimum: 2

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

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

Jason Herrera [☐OWNER ☑APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 11/09/21

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** 11/16/21

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

Revised 20 November 2020

November 8, 2021

VIA HAND DELIVERY

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Daniel Schwab

RE: 638 Gomez Rd – Interior and exterior remodel. Replace windows and garage door and adding a new portal

Reference # 2021-004296—HDRB

The purpose of this application is to address the following items

1. Describe in detail the work being done on 638 Gomez Rd.
2. Request an exception for the proposed remodel/replacement plan for the existing windows and garage door.

Dear Daniel Schwab:

Attached are drawings for an interior and exterior remodel to an existing contributing single-family residence located at 638 Gomez Rd. in the Don Gaspar Area. We are providing photos and the following list of changes on the house. The original windows are unclad, painted wood, true divided lite, single pane double hung units with counterweights hidden in the window jambs. The residence was built in the 1940's and they are the original windows. We propose to replace windows on designated primary facades set forth by the historic district. The windows we propose to replace on the primary facades are windows 1-6 (please refer to attached window package with labeled plan and elevations). The garage door on the east elevation was an addition added in 1968.

Windows:

- Replace all windows on the east elevation (primary façade) with new style wood clad casement with TDL's
- Replace all windows on the south elevation (primary façade) with new style wood clad casement with TDL's
- Replace all windows on the west elevation with new style wood clad casement with TDL's
- Patch and restucco around windows as needed with El Rey color buckskin

Doors:

- Removal of existing garage door

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

- Replace with new 9'-0" x 7'-0" garage door

Portal:

- Replace any rotten wood on the (ex) unattached cabana as needed to be painted white
- Demo existing portal to main structure
- Add new 9'-3" x 23'-2" portal. To be stained with color chestnut 868

Misc.

- Replace existing concrete driveway with new pavers on sand
- Replace existing canale on east elevation with new canale to match other
- Add new sconce to be dark night sky complaint and to match exiting sconce on front portal (photo included)

Total Main House Area: 1,383 sq. ft.
Existing Portal Area: 171 sq ft.
Added Proposed Portal Area: 185 sq.ft.
Total Combined Roof Area: 1,739 sq.ft.

Exception Requested – Proposed Remodel to replace Existing Windows and Doors

The existing windows are approximately 2'-0" x 4'-0", 5'-3" x 3'-5", (2) 2'-7" x 4'-0", 3'-4" x 5'-0" and 5'-1" x 4'-0". The garage door is 8'-1" x 7'-0".

The following exception will address the criteria set forth in Historic Districts 14.5.2 (C)(5)(b) and Historic Landmarks, Design Standards.

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

The finished appearance of the windows will be virtually identical regardless if the windows are replaced or restored. The proposed replacement windows will be modeled on the existing frame and will match the existing profiles. In fact, the replacement windows will match the look of the original windows when the building was first constructed, which they don't now because of non-historic storm windows attached to the existing historic windows on the exterior.

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

Full replacement is the most practical option going forward. The need to replace the existing windows with a more energy efficient window is the most responsible, sustainable and energy efficient option. Our goal as architects is create a more sustainable future for future generations and by replacing inefficient windows, while maintaining 100% of the historic integrity by look and feel of the replacement windows is a great step for the Santa Fe to becoming a more sustainable city. By replacing the existing windows, we will reduce the energy consumption needed to heat and cool the residence. Therefor reducing the need to heat and cool using environmentally damaging fossil fuels. Also, it will reduce the hardship on the applicant on utility costs.

on historic projects. The new windows would be thermally efficient, easy to operate, minimize long term repairs and match all existing profiles of the original windows. The existing window frames and trim will be restored to the greatest extent possible. The reduction of energy use and reducing the residences carbon footprint is of upmost importance in the cities goal of becoming more sustainable.

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

This proposed project celebrates the heterogenous character of the city and ensures that residence can continue to reside in historic district by continuing to present the residence to the community with the historic look and feel of the original residence built in 1940.

Therefore, the applicant requests that the board approves full replacement of all windows and garage door with historic replicas.

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

Sincerely,

Eric Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.
Cc: Laura Hamilton
File

Attachments: Window package referencing windows proposed to be replaced

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

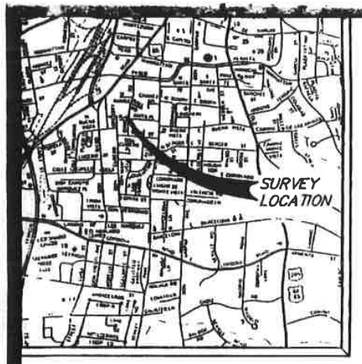
chestnut 868

sconse

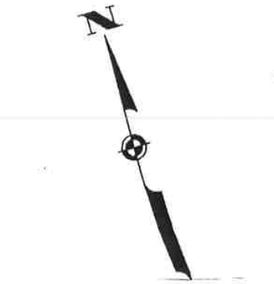
612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

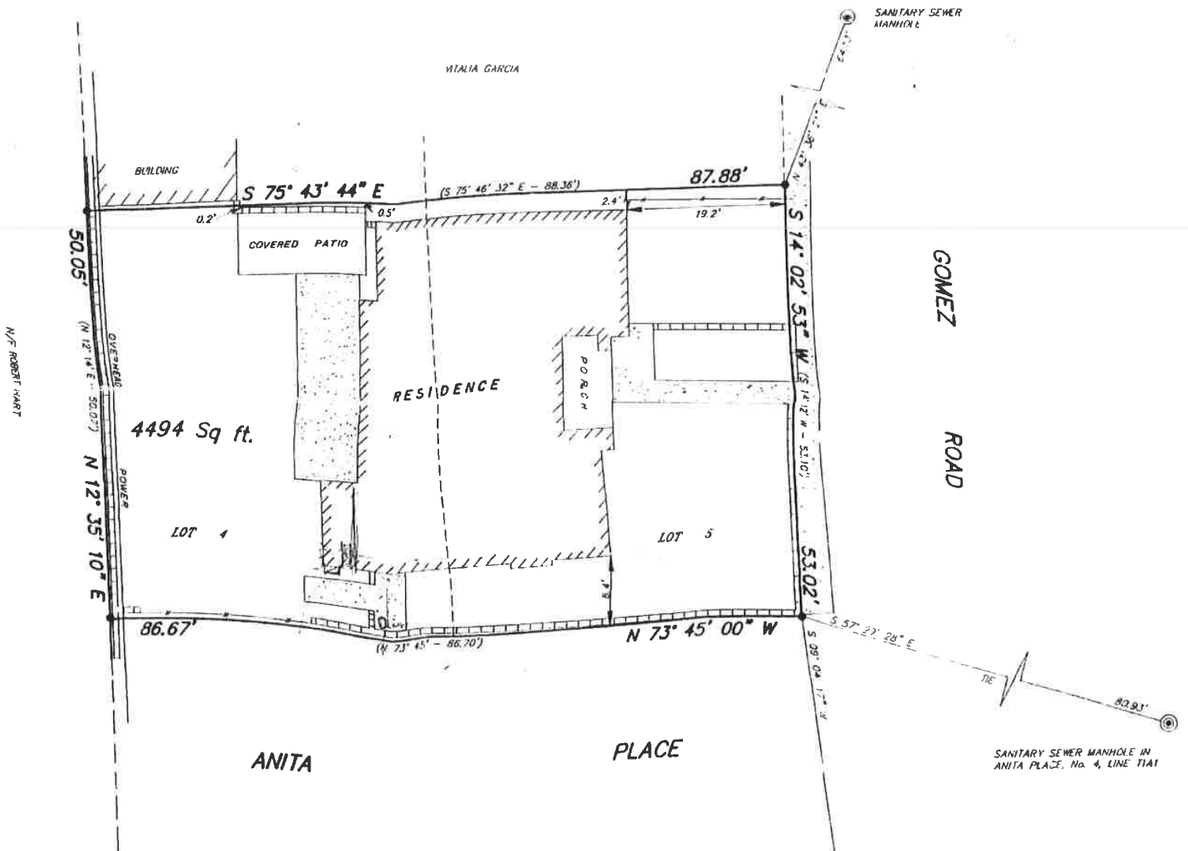
PLAT OF SURVEY
FOR
KATHERINE NYDES

ON THE SOUTH HALF OF LOT 4 AND LOT 5 OF THE GOMEZ ADDITION AND LOCATED AT 638 GOMEZ ROAD, SANTA FE, SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP





LEGEND

- Sanitary sewer manhole
- 1/2" G.I.P. found and used.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Base of bearing for this survey was taken from the south boundary line of Lots 4 and 5 Gomez Addition as recorded in Plat Book 3, Page 414.

2.) Reference surveys: Plat of Survey for James R. Dillingham By Morris A. Apodaca, Project No. LS-82-76.

CERTIFICATE

I hereby certify that I am a Registered Land Surveyor in New Mexico and that this plat represents an actual survey made in the field by me or under my direction and that it meets the Minimum Standards for Land Surveys in New Mexico and that all information contained herein is true and correct to the best of my knowledge, information and belief.

David E Cooper July 26, 1989

David E Cooper
P O Box 4614

NMRLS No. 9052
Santa Fe, NM.

DAVID E. COOPER
NEW MEXICO
9052
REGISTERED PROFESSIONAL LAND SURVEYOR

SIERRA LAND SURVEYING		
18 APACHE RIDGE	SANTA FE, NM	983-5932
PROJECT No. C-053789	Dwg. EC.	Ckd. EC

Partial East Elevation

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5209
FAX 505-986-1279
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Partial east and south elevations

ARCHITECTURAL ALLIANCE INC
632 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-3251
FAX 505-986-1270
WEBSITE www.archalliance.com

638 Gomez Road

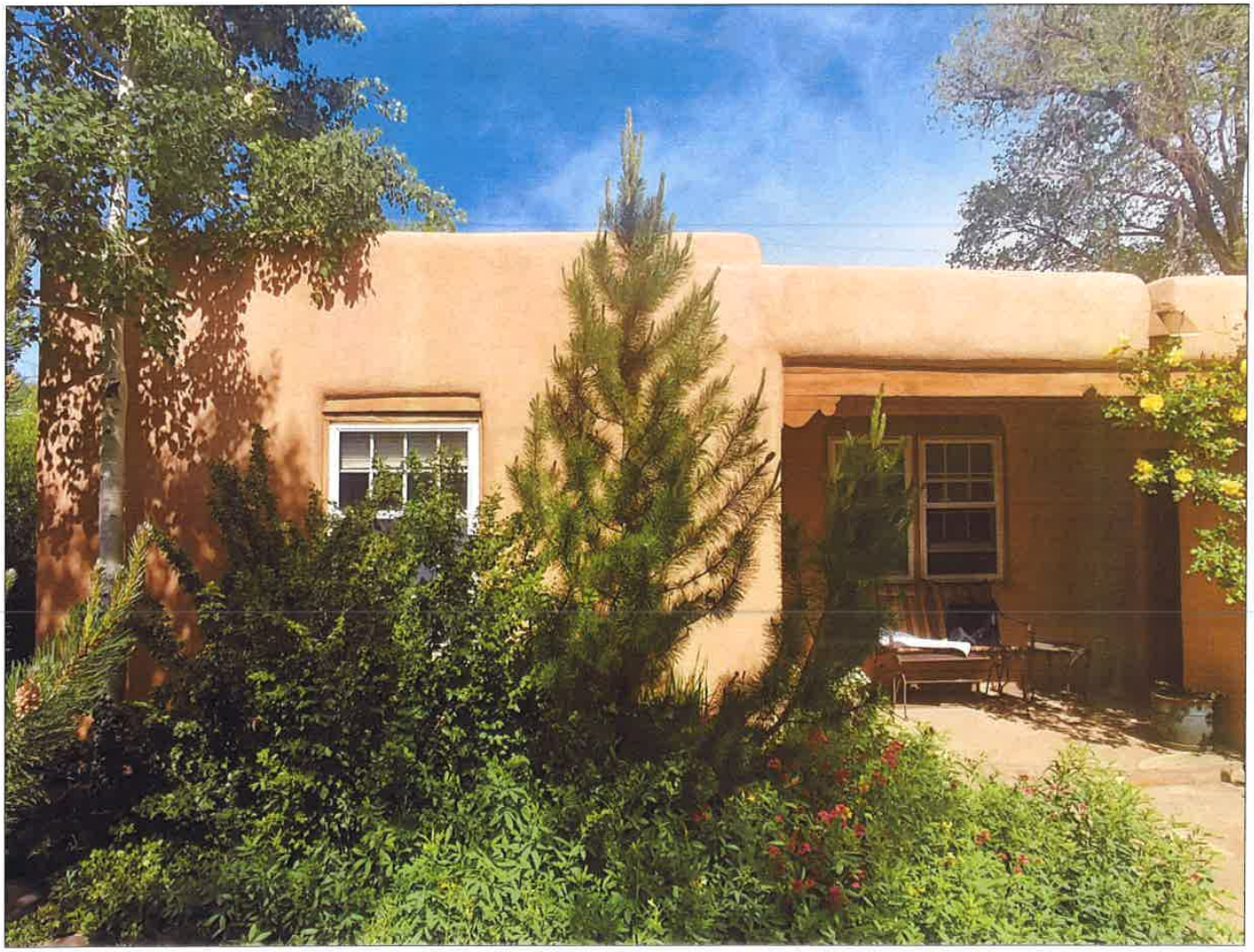
Historic Design Review Board Photographs

Partial east elevation

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-982-1799
FAX 505-986-1709
WEBSITE www.architectural.com

638 Gomez Road

Historic Design Review Board Photographs

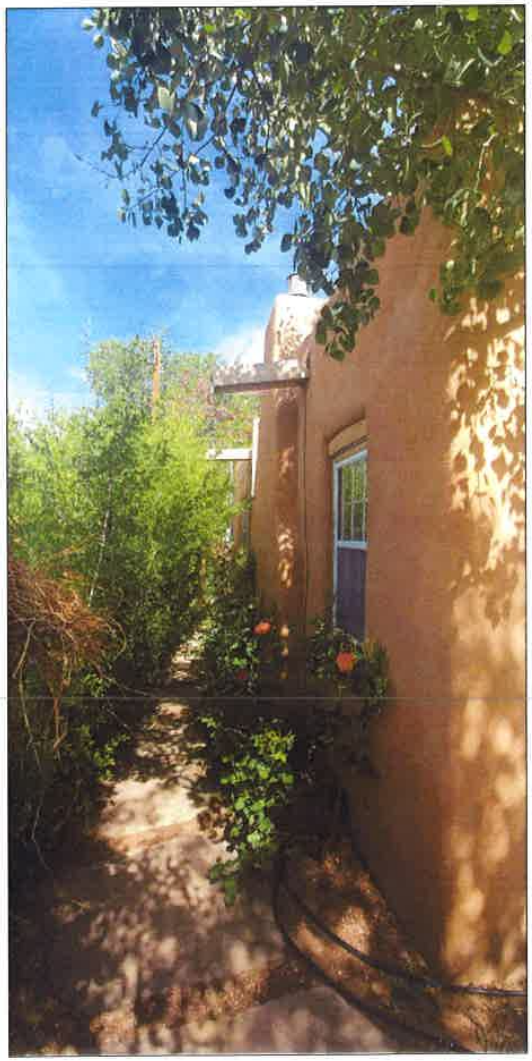


Partial east elevation

ARCHITECTURAL ALLIANCE INC

638 Gomez Road

Historic Design Review Board Photographs



Partial south elevation

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

Partial west elevation

ARCHITECTURAL ALLIANCE INC

638 Gomez Road

Historic Design Review Board Photographs

Partial west elevation

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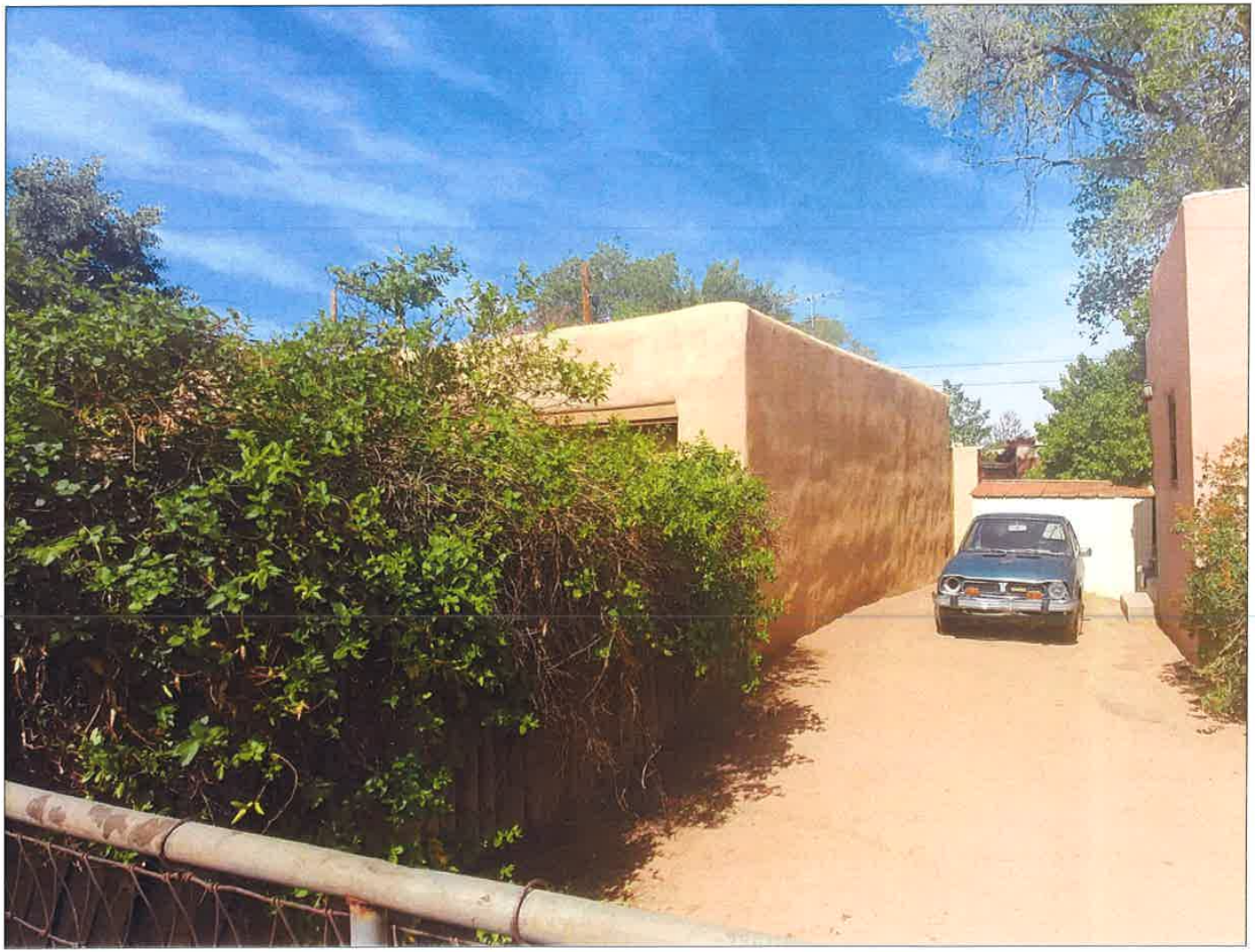
SANTA FE, NEW MEXICO 87505
Telephone 505.988.5250
FAX 505.988.1279
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs



North elevation

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505.988.3250
FAX 505.986.1270
WEBSITE www.archalliance.com

REMODEL TO EXISTING RESIDENCE

638 Gomez Road
Santa Fe NM, 87505

Building Code Information

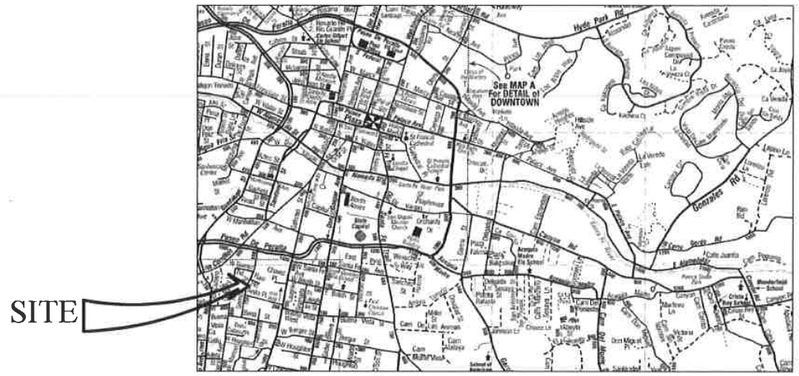
2015 IRC-SINGLE FAMILY HOME

OWNER:	Laura Hamilton
ZONING:	R-21
CONSTRUCTION TYPE:	Type V-A
HISTORIC DISTRICT:	DON GASPAR AREA

SETBACKS: FRONT= 7'-0" (20'-0" @ GARAGE FACING STREET)
SIDE= SINGLE STORY= 5'-0"
REAR= 15'-0"

PARKING REQUIREMENTS: (2) PER RESIDENCE, (2 PROVIDED)

ALLOWABLE BUILDING HEIGHT: REGULATED BY HISTORIC DISTRICT



Vicinity Map

NORTH
N.T.S.

Drawing Index

C-O	COVER SHEET
C-1	SITE PLAN
C-2	PROPOSED SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	EXISTING AND PROPOSED ELEVATIONS
A-4	EXISTING AND PROPOSED ELEVATIONS

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archalline.com

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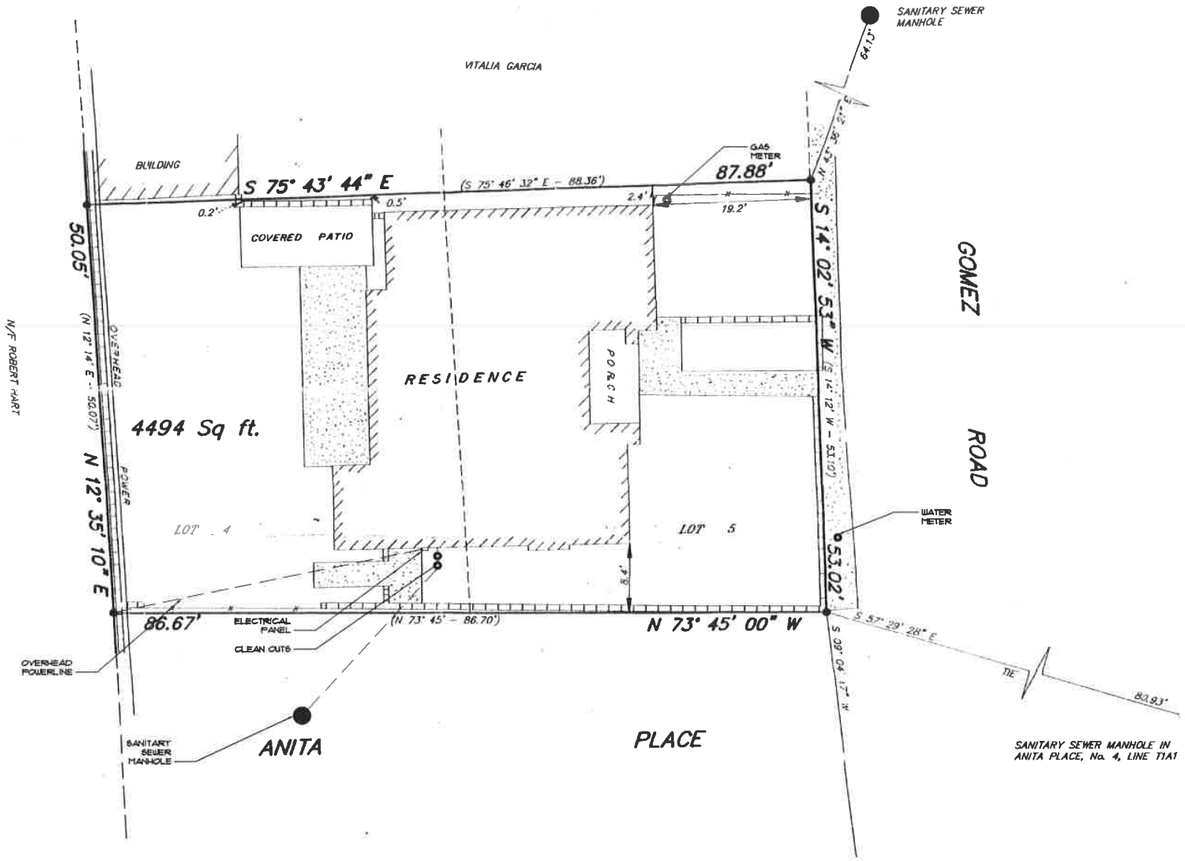
HISTORIC REVIEW DRAWINGS
DRAWINGS DATED: NOVEMBER 9, 2021
ARCHITECT'S PROJECT NUMBER 21-08

638 GOMEZ ROAD



NORTH

EXISTING SITE PLAN

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

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

WEBSITE www.archalliinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

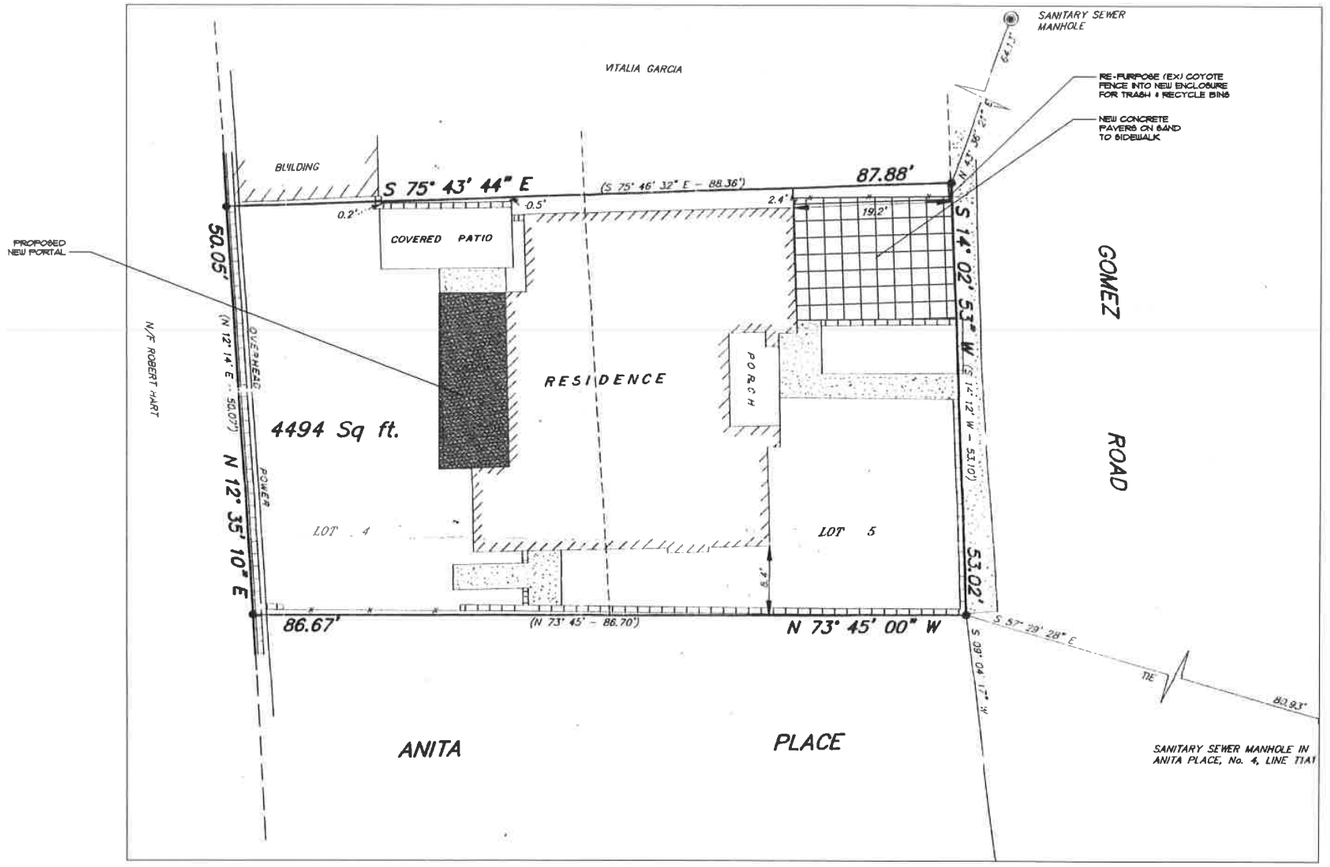
PROJECT NO	21-08		
CHECKED BY	EE	DATE	06/30/21
DRAWN BY	JH	DATE	06/30/21

SHEET TITLE

EXISTING SITE PLAN

SHEET NO

C-1



PROPOSED SITE PLAN

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

NORTH

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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NO	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

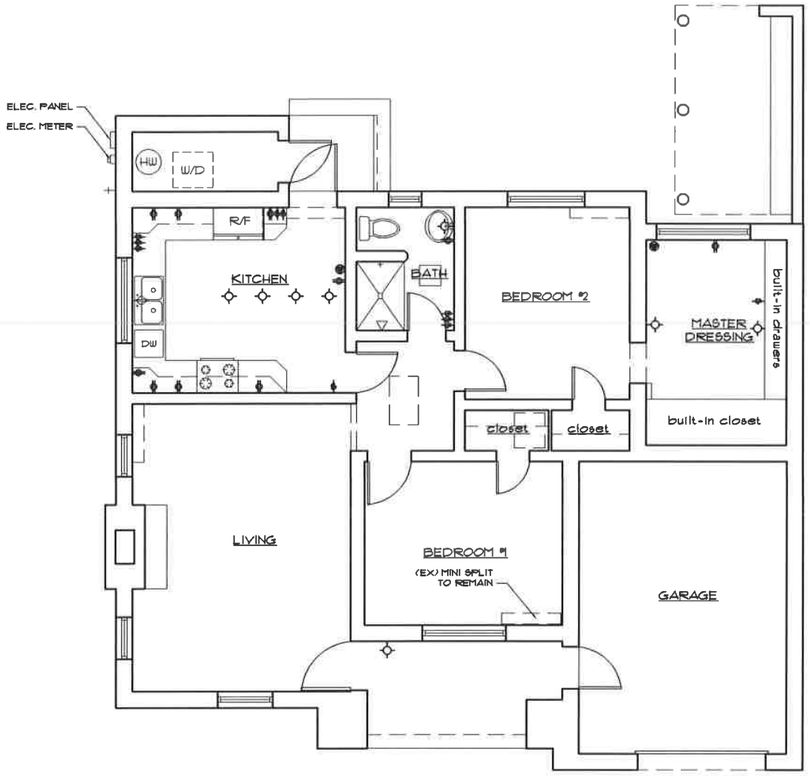
PROJECT NO	21-08		
CHECKED BY	EE	DATE	06/30/21
DRAWN BY	JH	DATE	06/30/21

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2



GENERAL NOTES:

1) ALL PLUMBING FIXTURES TO BE COORDINATED WITH OWNER TO VERIFY IF THEY WILL BE SALVAGED, REUSED OR DONATED.

2) CONFIRM ITEMS TO BE RETAINED, REUSED OR DONATED PRIOR TO REMOVAL.

3) PRIOR TO BEGINNING DEMOLITION, VERIFY SCOPE WITH ARCHITECT.

EXISTING FLOOR PLAN

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

NORTH

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

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PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

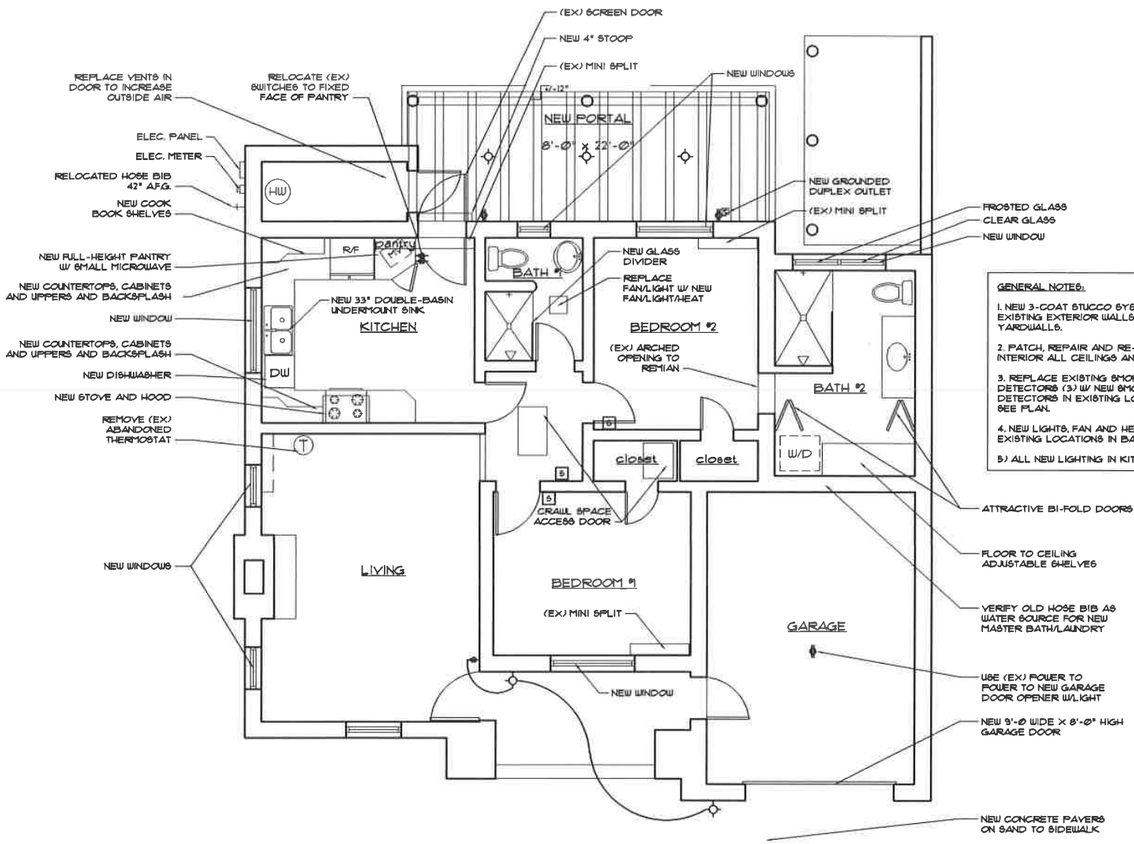
PROJECT NO.	21-08		
CHECKED BY	EE	DATE	06/23/21
DRAWN BY	JH	DATE	06/23/21

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO

A-1



GENERAL NOTES:

1. NEW 3-COAT STUCCO SYSTEM ON ALL EXISTING EXTERIOR WALLS AND YARDWALLS.

2. PATCH, REPAIR AND RE-PLASTER INTERIOR ALL CEILINGS AND WALLS.

3. REPLACE EXISTING SMOKE DETECTORS (3) W/ NEW SMOKE DETECTORS IN EXISTING LOCATIONS. SEE PLAN.

4. NEW LIGHTS, FAN AND HEATER IN EXISTING LOCATIONS IN BATH #1.

5) ALL NEW LIGHTING IN KITCHEN

NORTH

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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WEBSITE www.archalline.com

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PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

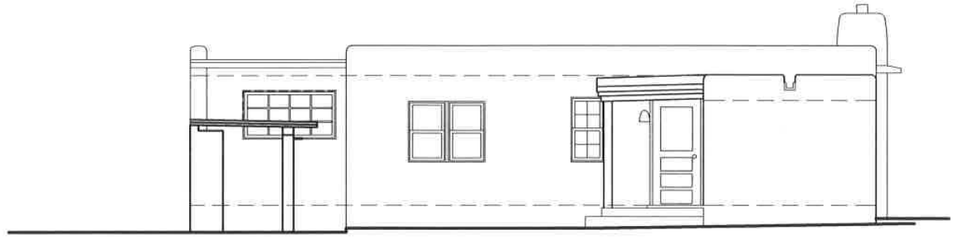
PROJECT NO	21-08		
CHECKED BY	EE	DATE	06/30/21
DRAWN BY	JH	DATE	06/30/21

SHEET TITLE

PROPOSED FLOOR PLAN

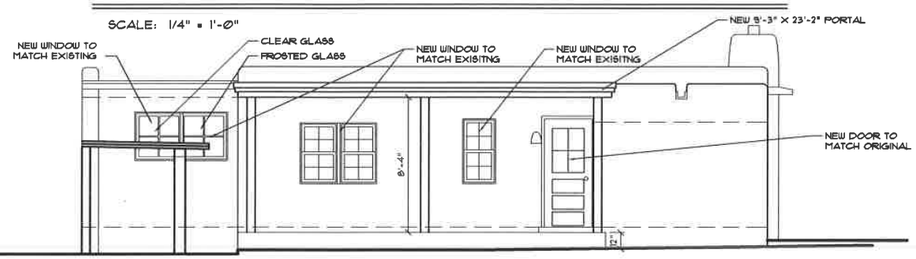
SHEET NO.

A-2



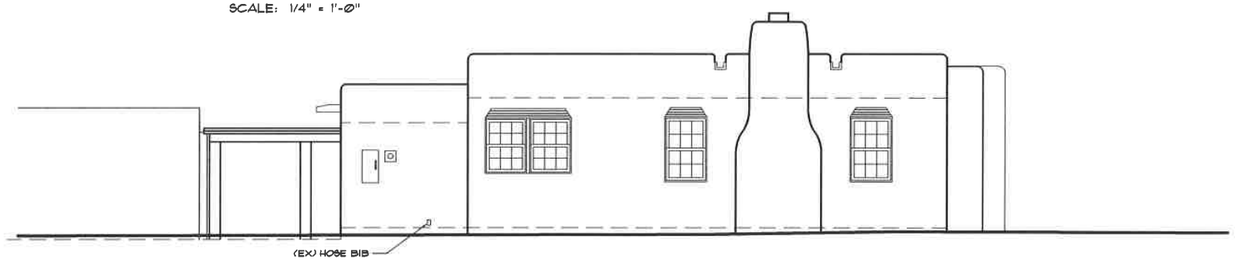
EXISTING WEST ELEVATION

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



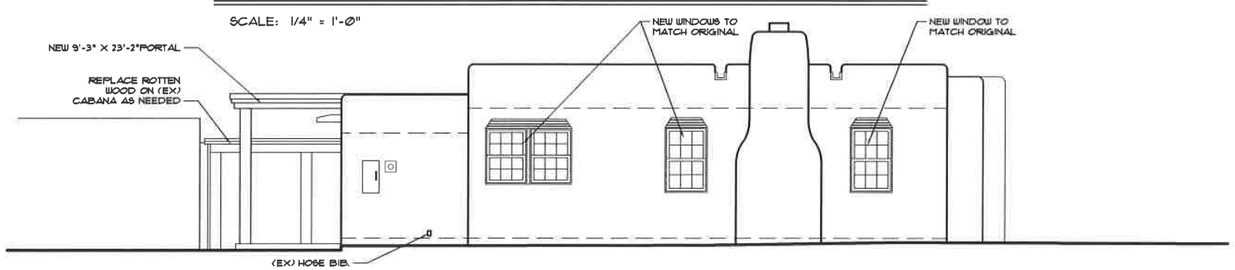
PROPOSED WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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

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NO	REVISION/SUBMISSIONS	DATE

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PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

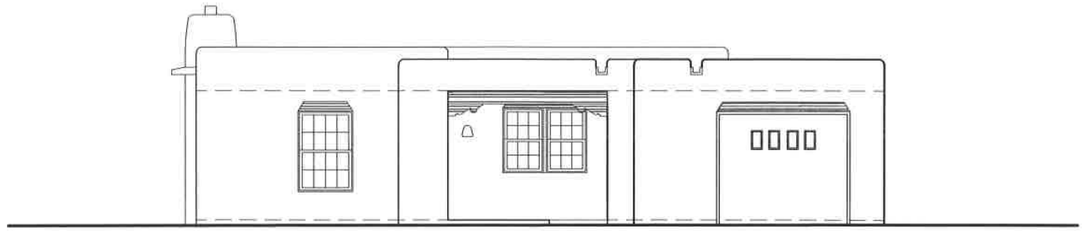
PROJECT NO.	21-08		
CHECKED BY	EE	DATE	07/01/21
DRAWN BY	JH	DATE	07/01/21

SHEET TITLE

EXISTING AND PROPOSED ELEVATION

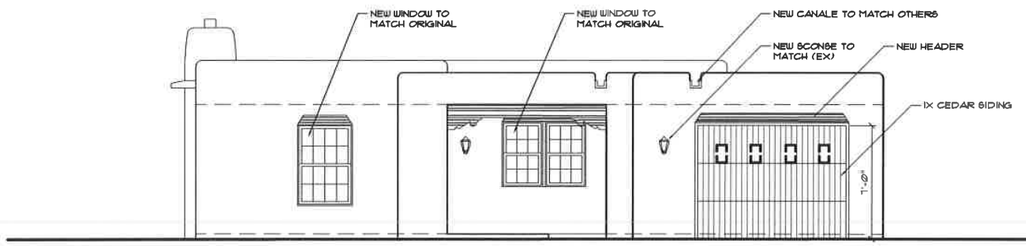
SHEET NO.

A-3



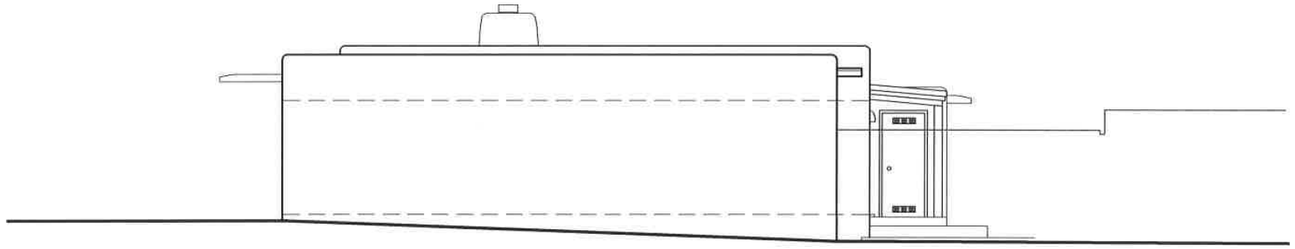
EXISTING EAST ELEVATION

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



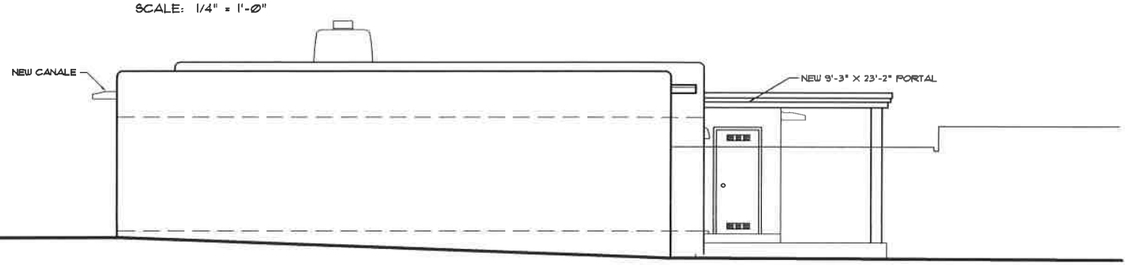
PROPOSED EAST ELEVATION

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



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5369
FAX 505-986-1270

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

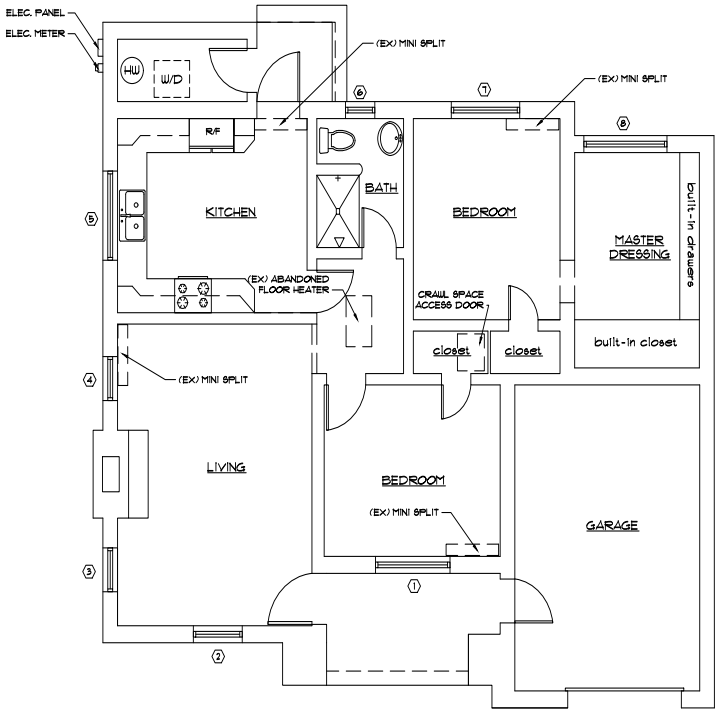
PROJECT NO.	21-08		
CHECKED BY	EE	DATE	07/01/21
DRAWN BY	JH	DATE	07/01/21

SHEET TITLE

EXISTING AND PROPOSED ELEVATION

SHEET NO.

A-4



EXISTING FLOOR PLAN W/ WINDOW TAGS

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

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Telephone 505-988-5269
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NO.	REVISION/SUBMISSIONS	DATE

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PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

PROJECT NO. 21-08

CHECKED BY	EE	DATE	10/04/21
DRAWN BY	JH	DATE	10/04/21

SHEET TITLE

EXISTING FLOOR PLAN W/ WINDOW TAGS

SHEET NO.

A-1

638 Gomez Road

Historic Design Review Board Photographs

East elevation w/
windows #1 and #2

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

East elevation from 1995

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

South elevation

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

South elevation 1995

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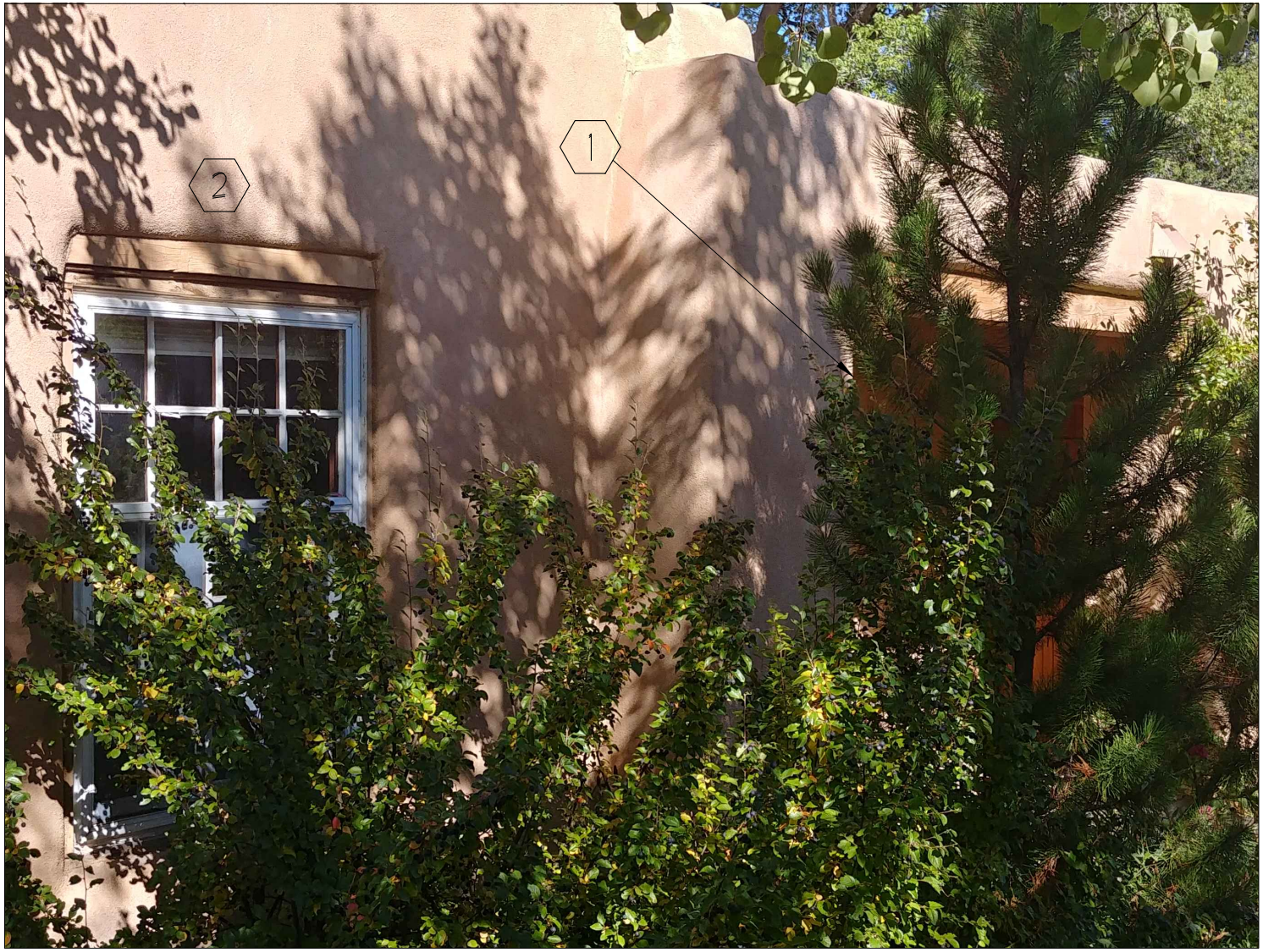
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs



Partial east elevation w/ windows
#1 and #2

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Partial east elevation from 1995
w/ windows #1 and #2

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Partial west elevation w/ windows #6,
#7 and #8

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Partial west elevation from 1995 w/
windows #6, #7 and #8

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Partial east elevation w/ windows #6 and #7

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FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Partial west elevation from 1995 w/
windows #6 and #7

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SANTA FE NEW MEXICO 87505
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FAX 505-986-1270
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638 Gomez Road

Historic Design Review Board Photographs

window #1

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SANTA FE NEW MEXICO 87505
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WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #2

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #3

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #4

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #5

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #6

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #7

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Window #8

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Garage door condition

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Garage door condition

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612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Garage door condition

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

638 Gomez Road

Historic Design Review Board Photographs

Close up of typical damage on windows

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5309
FAX 505-986-1370
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

Close up of typical damage on windows

ARCHITECTURAL ALLIANCE INC
417 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-3200
FAX 505-986-1720
WEBSITE www.archallnc.com

638 Gomez Road

Historic Design Review Board Photographs

Close up of typical damage on windows

ARCHITECTURAL ALLIANCE INC
617 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-986-9260
FAX 505-986-1730
WEBSITE www.archalliance.com

638 Gomez Road

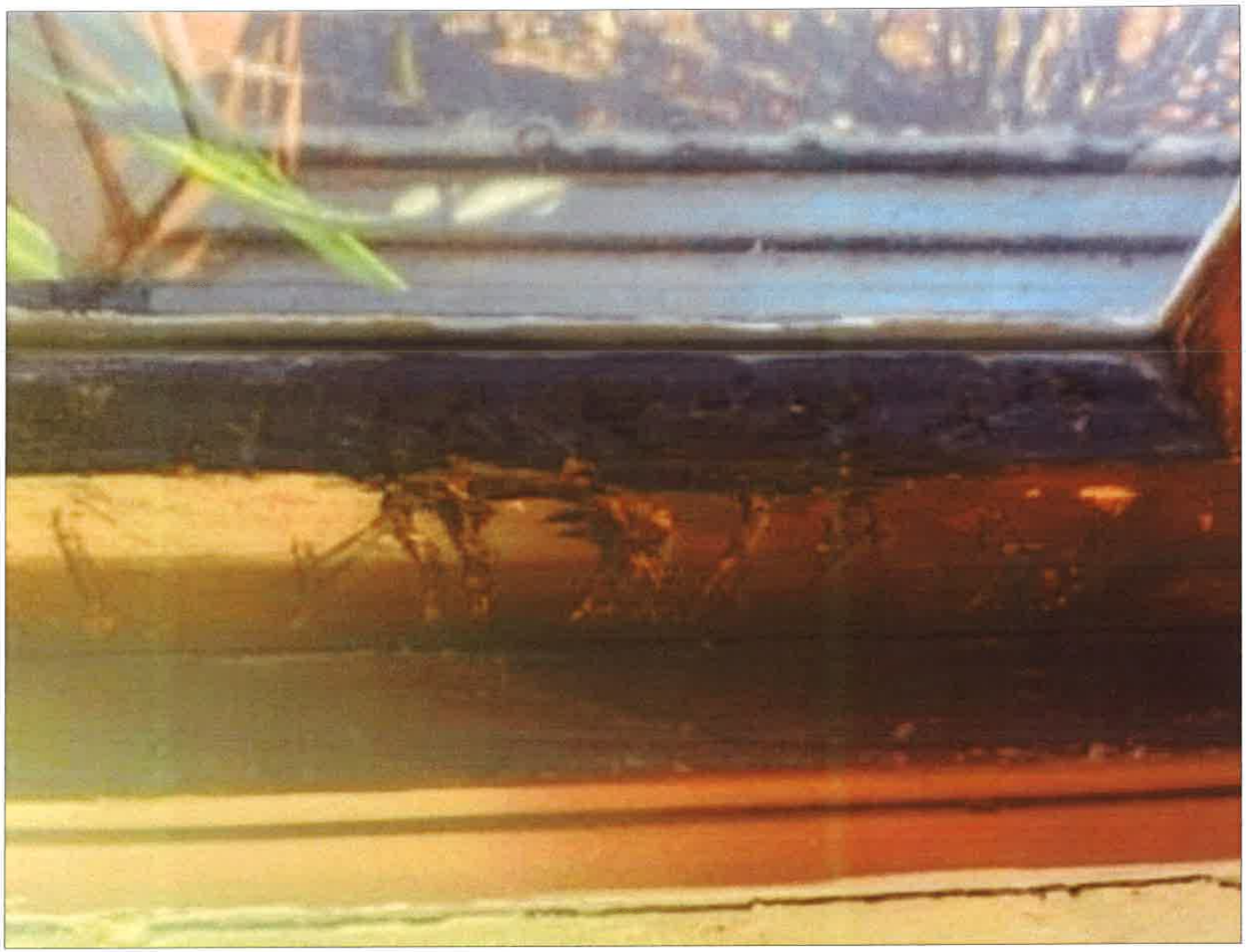
Historic Design Review Board Photographs

Close up of typical damage on windows

ARCHITECTURAL ALLIANCE INC

638 Gomez Road

Historic Design Review Board Photographs



Close up of typical damage on windows

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
Telephone 505.983.1500
FAX 505.986.1570
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

Close up of typical damage on windows

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
Telephone 505.982.3200
FAX 505.986.1709
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

EXTERIOR
A) Bottom of garage door is rotted across full length
B) Door warped and has large gaps
C) Extensive wood rot
D) Failure of glass stops
E) Continuous cracking along door
F) Splintered and broken wood edge
INTERIOR
Garage door structurally unsound due to construction w/ 2x6 members and 1x wood T&G exterior wood skin

Garage door condition

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-3709
FAX 505-986-1281
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

General Note: Original windows covered by non-historic storm sashes
Not energy-efficient

EXTERIOR
A) Glazing stop failure
B) Broken TDL's damaged on interior

window #1

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5709
FAX 505-986-1276
WEBSITE www.architalliance.com

638 Gomez Road

Historic Design Review Board Photographs

General Note: Original windows covered by non-historic storm sashes
Not energy-efficient

EXTERIOR
A) Glazing stop failure
B) Broken/cracked TDL's damaged on interior
C) Sill of window rotting
D) Rotting at head of window

Window #2

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505 983-5544
FAX 505 983-4789
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

General Note: Original windows covered by non-historic storm sashes
Not energy-efficient

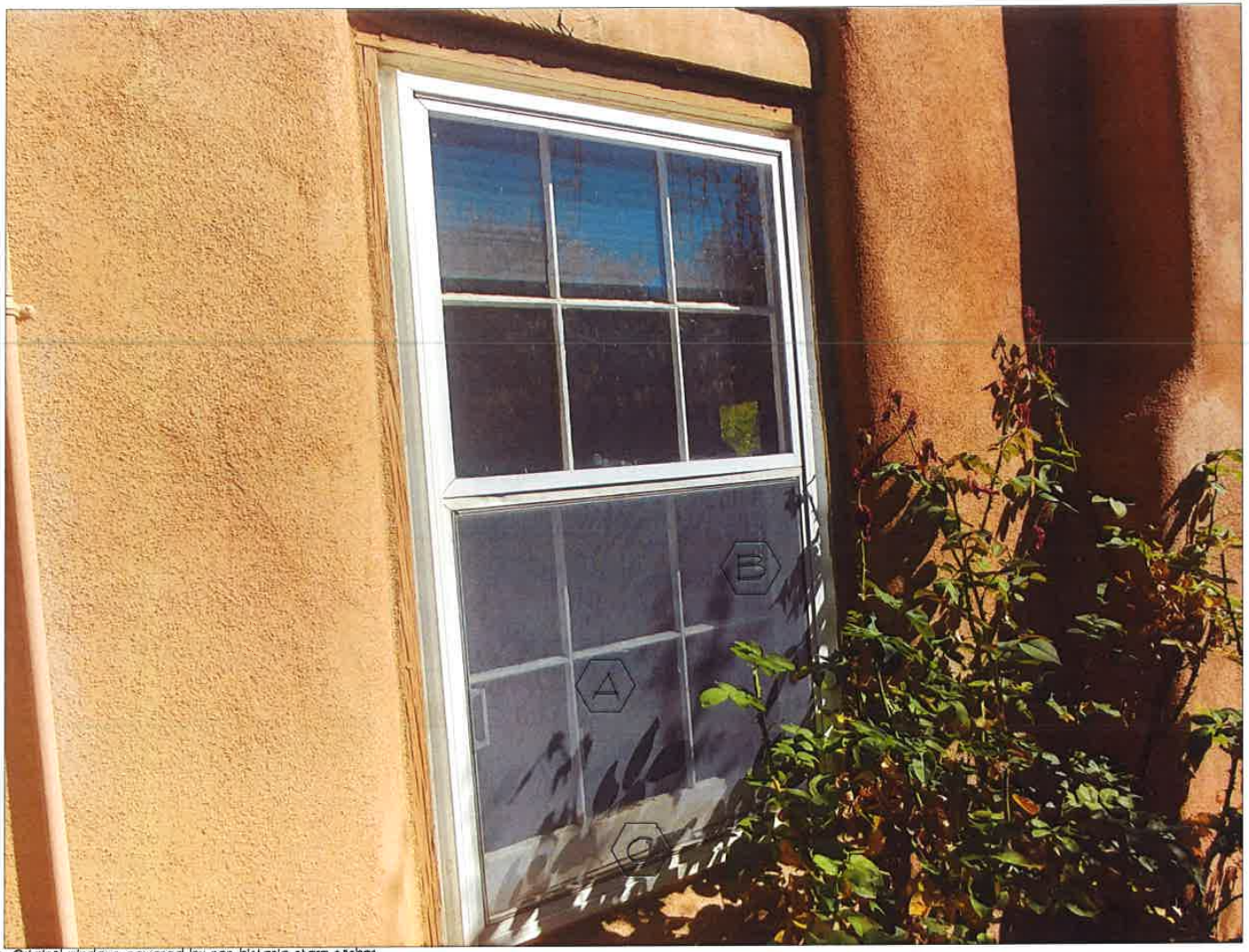
EXTERIOR
A) Glazing stop failure
B) Rotting wood at jamb, head and sill

Window #3

ARCHITECTURAL ALLIANCE INC
622 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5709
FAX 505-986-1709
WEBSITE www.mbaffine.com

638 Gomez Road

Historic Design Review Board Photographs



General Note: Original windows covered by non-historic storm sashes
Not energy-efficient

EXTERIOR
A) Glazing stop failure
B) Broken window
C) Rotting wood sill

INTERIOR
Inoperable

Window #4

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
Telephone 505-988-5250
FAX 505-986-1570
WEBSITE www.archalliance.com

638 Gomez Road

Historic Design Review Board Photographs

General Note: Original windows covered by non-historic storm sashes
Not energy-efficient

EXTERIOR
A) Glazing stop failure
B) Rotting at the sill and jamb

INTERIOR
Inoperable

Window #5

ARCHITECTURAL ALLIANCE INC

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004526--HDRB

Project Description:

Project Location(s): 855 CAMINO RANCHITOS
Santa Fe, NM 87505

Contacts:

Applicant:	MARC NATKIN 1305 LUJAN ST Santa Fe, NM 87505	marcnaktin@gmail.com
Property Owner:	FX O'Keefe	fxokeefe@gmail.com

Historic District: HD: Downtown And Eastside, HD: Historic Review

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: December 14, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021- 4526-HDRB

Address: 855 Camino Ranchitos
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:

855 Camino Ranchitos is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. The house was built in a Recent Santa Fe Style in the 1980s.

The applicant now proposes the following:

1. Construct a 700 square foot 2-car garage to a height of 11 feet, 0 inches, which is the height of the existing parapet. The stucco will be El Rey "Buckskin" and the windows will match the house, being pastel light blue in color. The garage windows do not have divisions, but meet the design standards for divided lights. The door will be custom constructed of wood, with a grey stain and a herring-bone board pattern.

2. Create a new driveway with a metal electric vehicular gate. The gate will be of a rust or cold pressed steel finish to have an earth tone. It will be four feet in height.

3. Re-roof the portal in kind, colored "rust."

4. Re-roof the house with a torch-down system in an earth tone, matching the original.

5. Seal external wood features in a blue-grey color to match the existing woodwork.

6. Replace windows with French doors on the north-east side.

7. Construct a new deck on the north-east side, with a "Foggy Wharf" wood appearance.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/14/2021

Site Address: 111 DELGADO STREET

Property Owner of Record: FX O'KEEFE

Applicant/Agent Name: MARC NAKTIN

Contact Person Phone Number: (505) - 490 1863

Proposed Construction Description: GARAGE ADDITION, RENOVATION / ALTERATIONS

TOTAL ROOF AREA: 3591 EXISTING + 700 S.F. ADDITION = 4291 TOTAL

14052 S.F. S.F. SITE

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_____

Lot Coverage : 31 **%** (PROPOSED)
□Open Space Required:_____

Setbacks:
Proposed Front: 7'-0" Minimum: 7'-0"
2nd Front? _____
Proposed Rear: ± 15'-0" Minimum: 15'-0"
Proposed Sides: L 5'-0" R 0' (EXISTING) Minimum: 5'-0"

Height: Proposed 11'-0"
Maximum Height: NO CHANGE or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District
(EXCEPTION APPLIED FOR)

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

Bicycle Parking:**
Proposed: NA Minimum: NA
** 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.

MARC NAKTIN [□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 11/14/2021 DATE

To Be Completed By City Staff:

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

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

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

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

Revised 20 November 2020

855 CAMINO RANCHITOS NEW GARAGE, COYOTE FENCE, DECK AND RENOVATIONS

PROPOSAL:

The owner just purchased this non-contributing house and wishes to add a two-car garage. The height will match the adjacent building structure it is attaching to. Currently the house has a garage door but this is a storage room in reality and too shallow for anything but a tiny car. Windows will match the existing style and color which is a pastel light blue. Stucco to match the existing house which appears to be "buckskin".

There will be a new driveway cut to access the new garage. The entire front yard will be cleaned up and a new coyote fence introduced the length of the street except for driveway openings. The new driveway opening will have an electric gate installed in a very simple steel pattern that is not too ornate. It will either be of a rust or cold pressed steel finish to have an earth tone and blend with the coyote fence.

The portal has an existing standing seam copper or copper colored roof that has failing seams that will need to be replaced with a like steel roof in a rusty reddish earth tone to match.
The rest of the roof will be replaced with earth toned "Brai" type torch down roofing as the original. At no point from the street can the roof surface be seen behind the parapets.

Most woodwork will require paint touch-up and sealing. This includes posts, beams, vigas, wood windows, canales and garage door.

The owner plans to replace windows with French door units off the living room facing the back yard. The new doors will lead to a new wood or synthetic lumber deck off the living room. This has no public visibility.

Everything proposed will comply with the Historic Division regulations.

278024

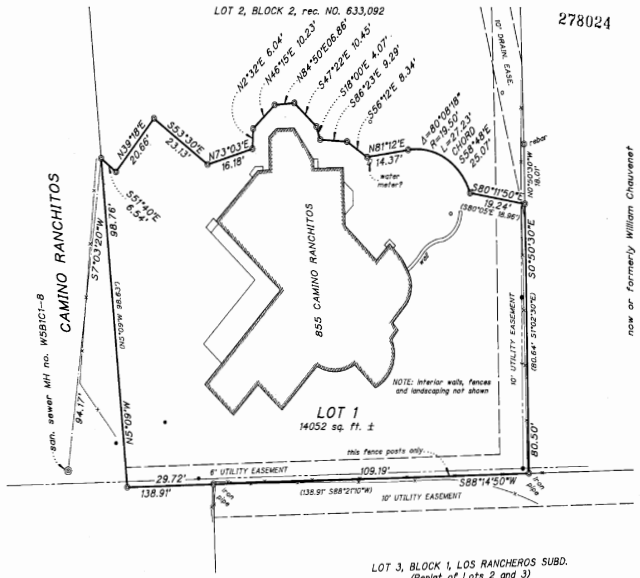
SCALE 1"=20'

0 10 25 50 100

- Indicates corner found in place (my capped rebar unless otherwise noted)
- Indicates water sprinkler
- Indicates electric light
- Indicates fence
- Indicates utility pole, anchor & overhead utility lines

Meridian is referred to corners found on rec. no. 633,092

Tract shown is LOT 1 as shown on plat titled "REPLAT OF LOTS 1 & 2 IN BLOCK 2 OF GALT COMPOUND, SANTA FE, N.M." (filed in Plat Book 178 on page 003 as reception no. 633,092 in the Santa Fe County Clerk's Office). Data in parenthesis is from said plat and is only shown where different from this plat.


LOT 2, BLOCK 2, rec. NO. 633,092
CAMINO RANCHITOS
855 CAMINO RANCHITOS
now or formerly William Chauvenet
LOT 1
14052 sq. ft. ±
NOTE: interior walls, fences and landscaping not shown
10' DRAIN. EASE.
10' UTILITY EASEMENT
6' UTILITY EASEMENT
10' UTILITY EASEMENT
this fence posts only
san. sewer MH no. WSB1C1-8
rebar
water meter
N2°32'E 6.04'
N46°15'E 10.23'
N84°50'E 86.86'
S47°22'E 10.45'
S18°02'E 4.07'
S86°23'E 9.29'
S56°12'E 8.34'
N38°18'E 20.66'
S53°30'E 23.13'
N73°03'E 16.18'
N81°12'E 14.37'
Δ=40°08'18" R=19.50' L=34.23' CH=S38°48'E 33.07'
S80°11'50"E 19.24' (S80°05'E 18.99')
N0°00'30"W 18.80'
S0°50'30"E 80.50'
S57°03'30"W 98.76'
S5°40'E 6.54'
N5°09'W 98.83' (N5°09'W 98.83')
N5°09'W 94.17'
29.72'
138.91'
109.19'
(138.91' S88°21'10"W)
S88°14'50"W
(BEAR S70°23'30"E)
80.50'

LOT 3, BLOCK 1, LOS RANCHEROS SUBD.
(Replat of Lots 2 and 3)
rec. no. 304,911

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 24 Sept. 1992 and again on 21 June 1994. This plat meets the minimum standards for surveys in New Mexico.

Guy O. Hayden
NMPS # 4070
SANTA FE, NM

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 4070 GUY O. HAYDEN

DESCRIPTION

Lot 1 in Block 2 as shown on "REPLAT OF LOTS 1 & 2 IN BLOCK 2 OF GALT COMPOUND, SANTA FE, N.M." (filed in Plat Book 178 on page 003 as reception no. 633,092 in the Santa Fe County Clerk's Office).

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.

COUNTY OF SANTA FE ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 27 day of June A.D. 19 94 at 3:19 o'clock P M. and was duly recorded in Book 278, page 024 of the records of Santa Fe County.
Witness my hand and Seal of Office
JONA G. ARMIJO
County Clerk, Santa Fe County, N.M.

868079

Deputy

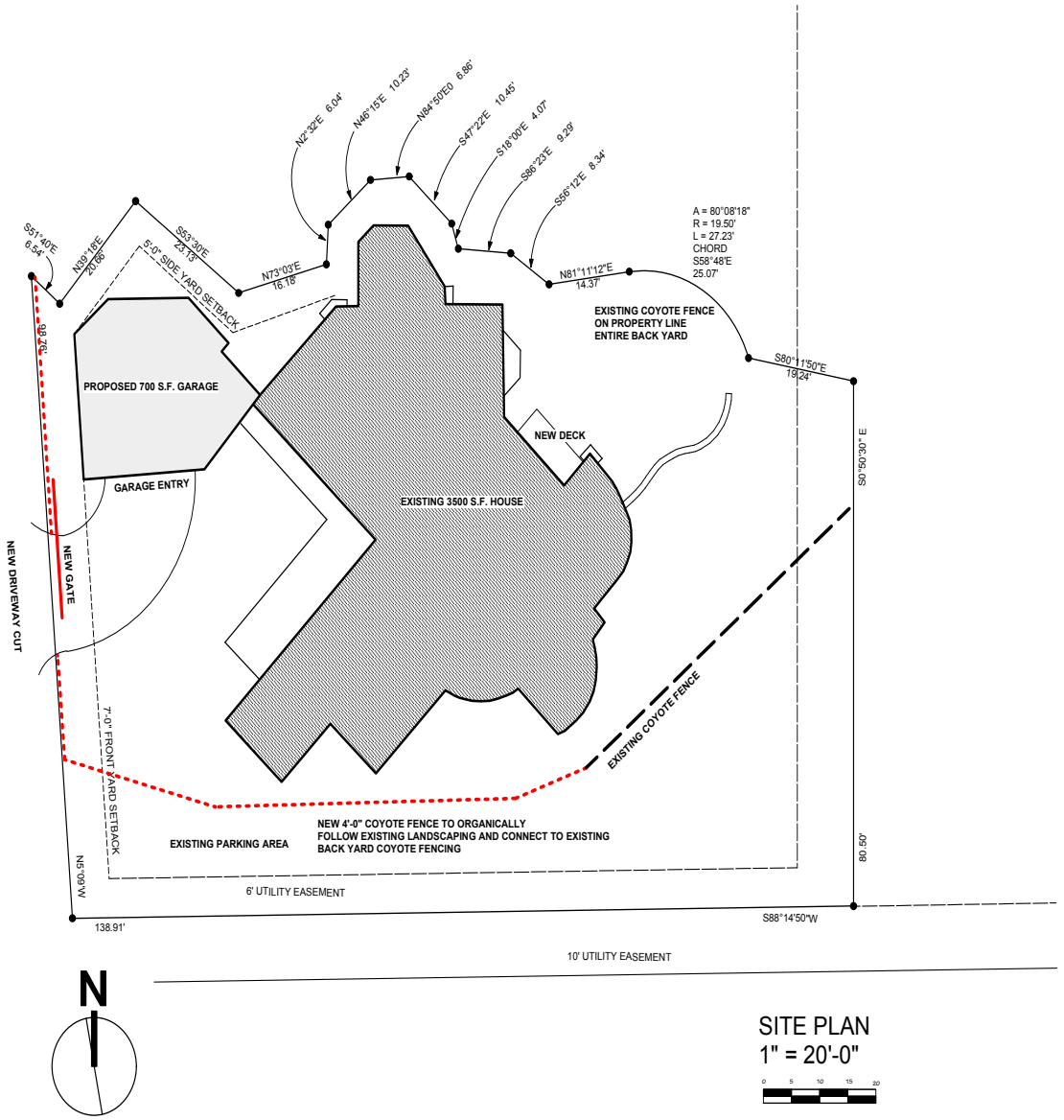
COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

TRACT SHOWN LIES WITHIN
THE SANTA FE GRANT AND
SECTION 30, T17N, R10E
(PROJECTED)

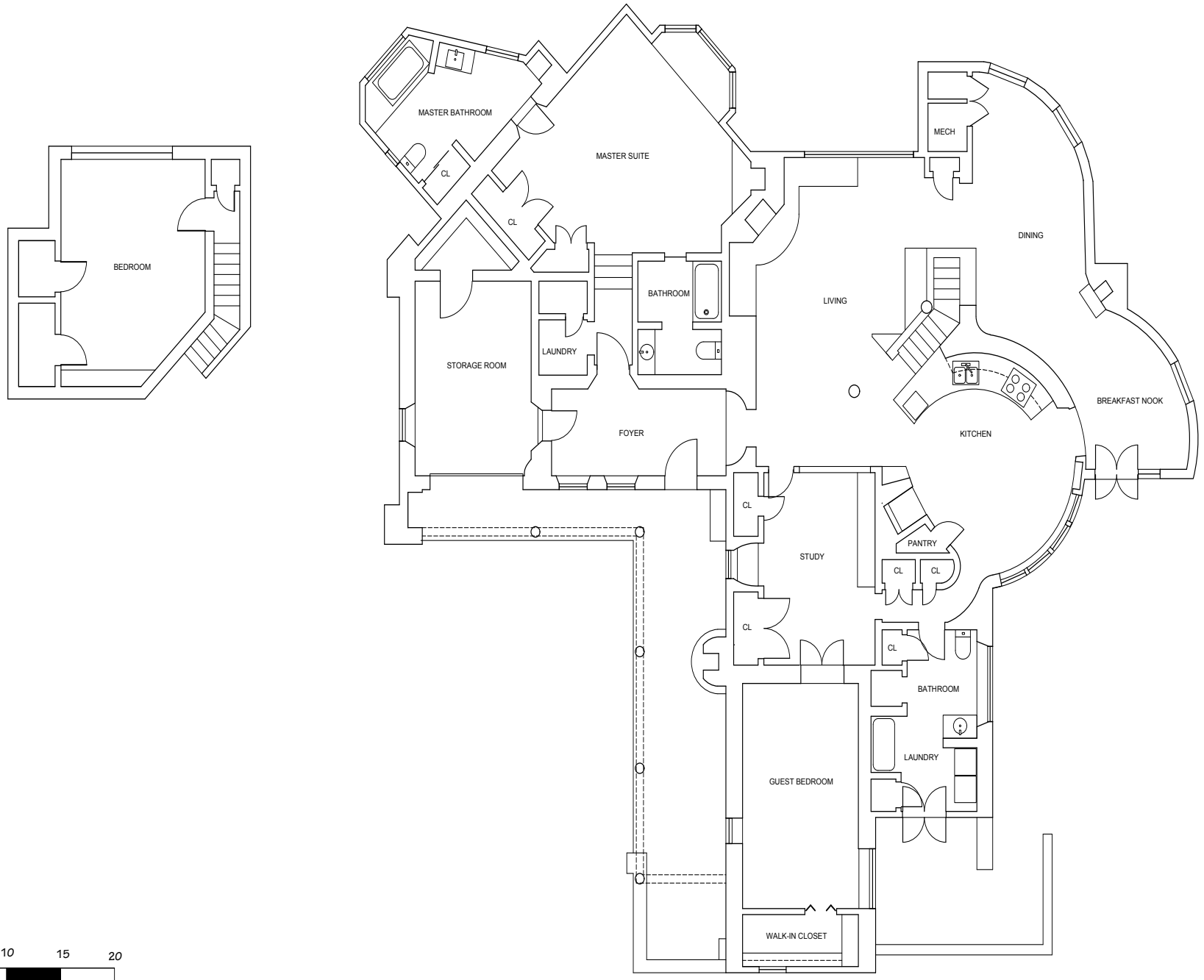
LANDS SURVEYED FOR
R.G. AND D.L. McKINNEY
LOT 1, BLOCK 2, GALT COMPOUND
SANTA FE, NEW MEXICO

Land Records Corp. AT ALB11889 SF 278-24.001

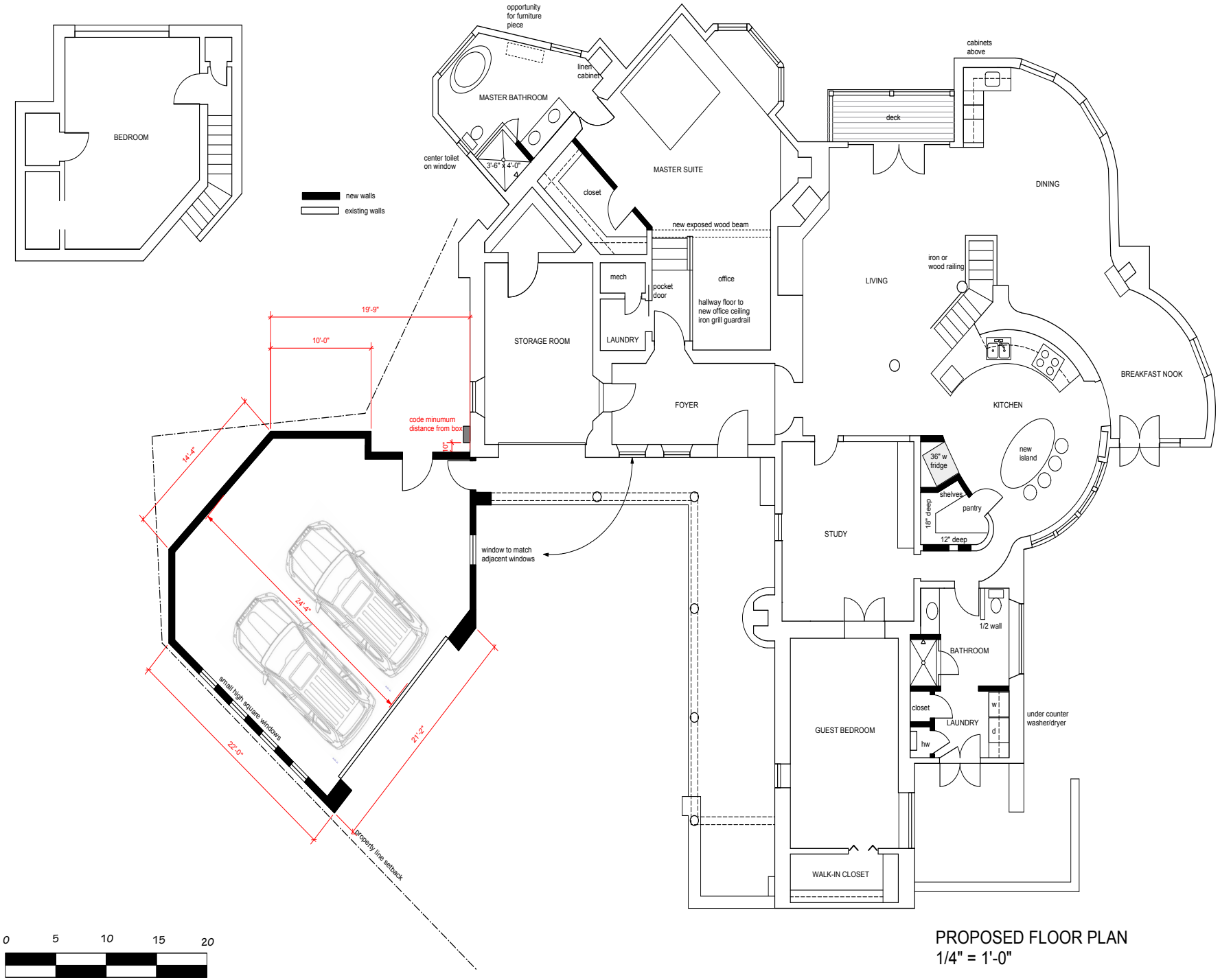
CAMINO RANCHITOS



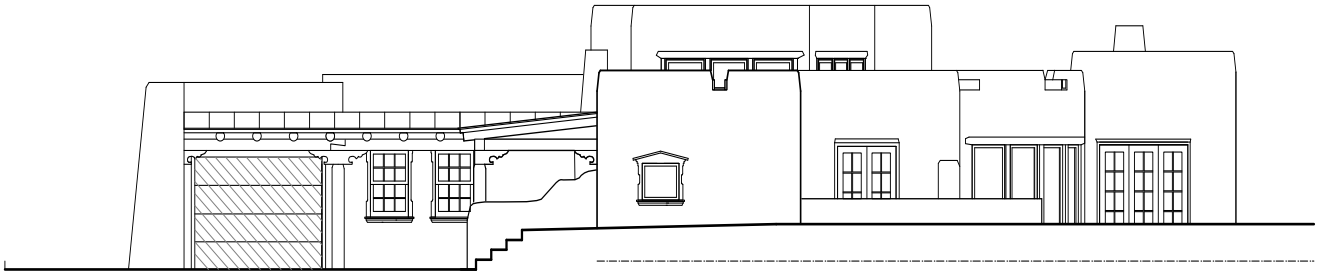
SITE PLAN
1" = 20'-0"



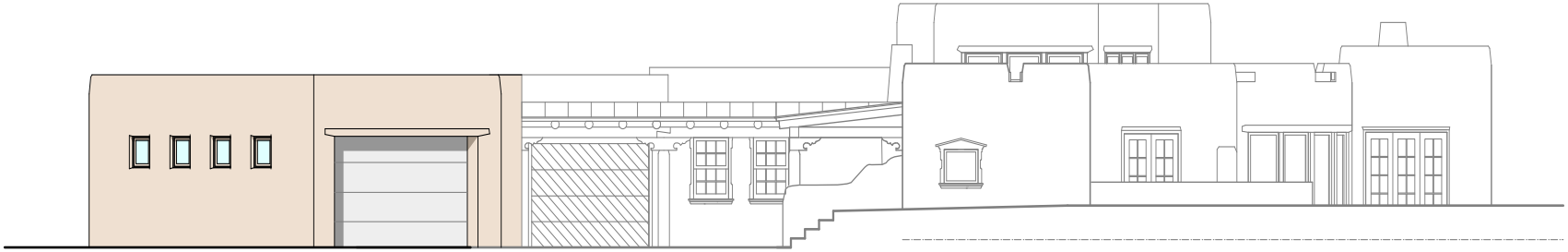
EXISTING FLOOR PLAN
1/4" = 1'-0"



PROPOSED FLOOR PLAN
1/4" = 1'-0"

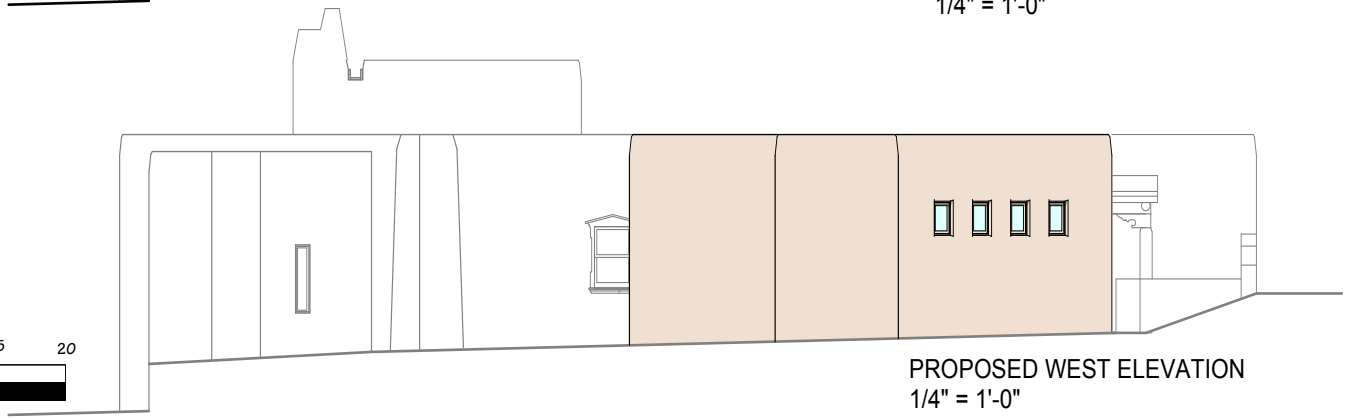


EXISTING SOUTH ELEVATION
1/4" = 1'-0"

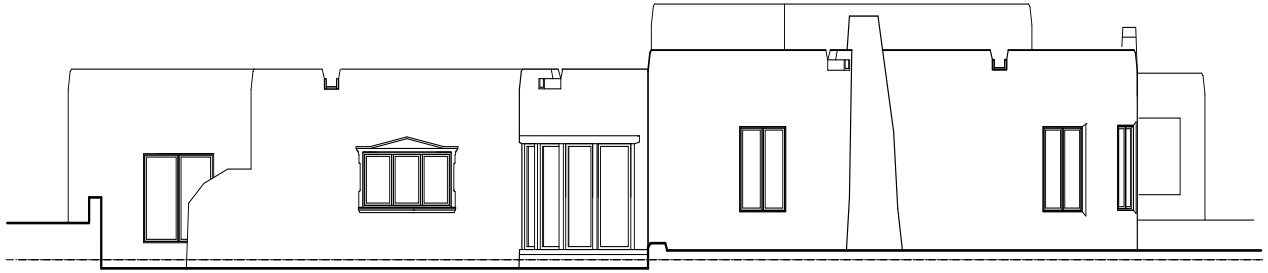


PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

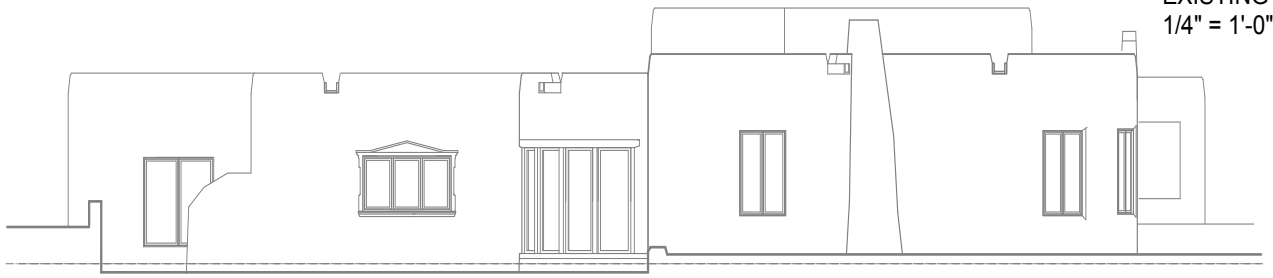
EXISTING WEST ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

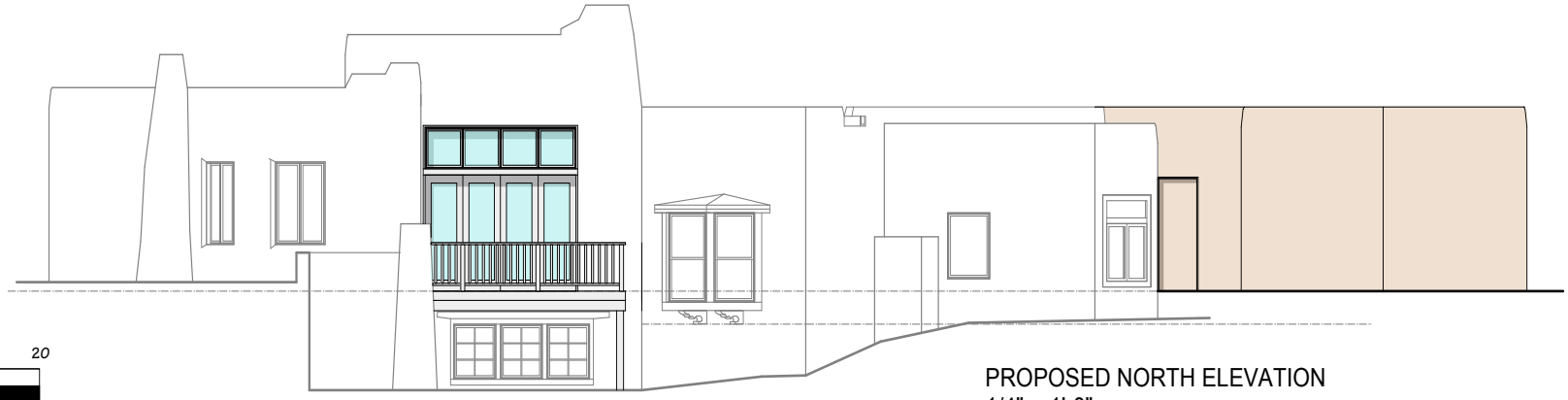


EXISTING EAST ELEVATION
1/4" = 1'-0"

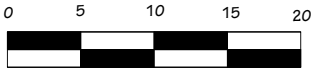


PROPOSED EAST ELEVATION
1/4" = 1'-0"

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



PROPOSED NORTH ELEVATION
1/4" = 1'-0"



CAMINO RANCHITOS HEADING NORTH

CAMINO RANCHITOS HEADING NORTH

CAMINO RANCHITOS LOOKING EAST

FENCE TO BECOME 4' COYOTE

CAMINO RANCHITOS HEADING WEST

EXISTING FRONT ENTRY FACES CAMINO RANCHITOS

EXISTING CORNER WHERE NEW PROPOSED GARAGE ATTACHES

EXISTING CORNER WHERE NEW PROPOSED GARAGE ATTACHES

EXISTING ENTRY COURTYARD PORTAL

EXISTING ENTRY COURTYARD PORTAL

EXISTING SIDE YARD OFF KITCHEN

FRONT PORTAL METAL ROOF TO BE REPLACED WITH SIMILAR COLOR

SIDE YARD COYOTE FENCE THAT NEW STREET FENCE WILL MATCH

EASTSIDE YARD BEYOND COYOTE FENCE

BACKYARD LIVING ROOM WINDOWS TO BE REPLACED WITH DOORS
NEW DECK PROPOSED

1. The height of the planned garage - **11'-0" basically aligning with existing parapet.**
2. Color of wood seal

Blueish gray to match existing

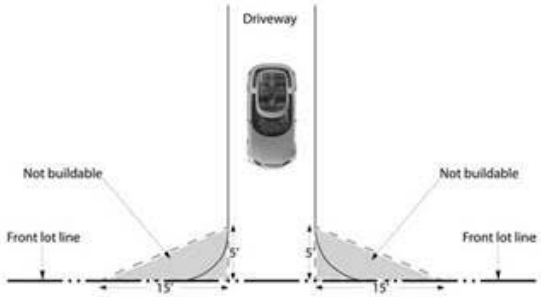
3. Dimensions of garage windows – are they less than 30 in from corner to corner?
Yes, less than 30" – unit is 20"x20" square

4. Garage door color and material
wood, gray stain – matches existing garage door

5. **decking:**

6. Garage door will be wood clad custom to match the existing garage door hearing bone pattern. See picture. Specs will simply be a 7' high by 16' wide standard garage door clad in hearing bone pattern T&G boards.

7. Gate will be a very simple steel design to match height of coyote fencing of 4'-0" and will stay out of the visibility triangle per code.



WINDOW COLOR – EXISTING “PASTEL BLUE”

STUCCO – EXISTING “BUCKSKIN”

ROOF COLOR SIMILAR TO EXISTING

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004527--HDRB

Project Description:

Project Location(s): 1210 CANYON RD
Santa Fe, NM 87501

Contacts:

Applicant:	Richard Woodbury 1216 Vitalia Street 1216 Vitalia Street Santa Fe, NM 87505	OSAGEDESIGNSTUDIO@Y
Property Owner:	Lauren Oliver	santafedirtroad@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2020

Year of Construction: pre-1950

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: December 14, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2021-004527-HDRB

Address: 1210 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**: Previous case materials (status review)

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** exception criteria responses

STAFF RECOMMENDATION:

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

Staff finds that all the exception criteria have been met.

BACKGROUND & SUMMARY:

1210 Canyon Road is a single-family structure with contributing status to the Downtown and Eastside historic distrit. . Likely an early 20th century offshoot of the Lucero family home, it is set high on the hillside (facades 2 and 3). According to aerial photographs in the HCPI, several structures on the property were in place by the 1940s. These included the garage-like structure (facades Wa1 and G1), a small rectangular building at the bottom of the hill, and a compact dwelling located at the north end of the property, which is now encased in the current house. The property took on its present form, consisting of the House, Carport, Garage, and most of the connecting perimeter walls, in the 1950s. Several areas of the house show advanced deterioration, including viga ends, walls, portal structure and their roofs, and windows.

Approaching on Upper Canyon Road heading west, the first structure encountered is a wall wrapping the west, north, and east sides of the property (facades 2, Wa1, Wa2). The wall is not original, and was likely constructed in the 1950s with the north section added later. Tall in height, it gives a sense of fortification. A pair of antique-looking doors penetrate the north wall near the northwest corner. These plank panel doors open to a small rectangular room partially dug into the hillside. Above the entry is a rustic wood lintel; to the east, a small three-over-one sash window is obscured by a metal grille, and beyond an assembled wood gate leading into the property. The garage is made of waist-high stone walls topped with adobes. The roof is a deck of variable-width boards over east-west aligned vigas. Its original north façade appears to have increased in height with a new parapet. Markings of a stove flue are evident in the southeast corner.

Now, the applicant proposes the following exterior alterations:

1) Replace and change size of a window in Bedroom-2, located on the west facade corner to meet the egress window criteria.

2) Move location of electrical service and meter to the south yard wall façade

3) Repair the balcony on the north façade, replacing structurally unsound members and replacing the wood shingle roof.

4) Repair the lower level portal on the north (primary) facade. A new wood shingle roof will be installed.

5) Replace the non-historic doors with new “Dutch” doors with a divided lite upper panel and raised panel lower panel.

6) Repair historic windows on the primary facades.

7) Install wall mounted sconces outside of each exterior door for convenience Ground and wall mounted landscape lights will be installed within the courtyards and will be shielded from public view

8) Construct a new parapet on the east façade of the garage to match the height of the existing parapets.

9) Install low profile photovoltaic panels (total height of 18" above the roof deck) or a wood clad roof deck.

10) Repair flagstone steps, landings, and paths.

11) Re-stucco using Ecostucco Hazelnut hand limewash similar in color to El Rey Dry River 817L (34)

12) Repair stone veneer by removing & replacing damaged stones, repointing the mortar joints, and applying a lean mortar mix as a whitewash (light colorwash) and sealer over the entire stone surface.

13) New windows will be pre-finished and of a consistent color.

14) All exterior woodwork (balcony, portals, wood fascias) to be stained and sealed.

15) Install new steel handrails and miscellaneous steel to be natural with a weathered or galvanized finish.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a) to remove historic material from primary façades.

3) Exposed Vigas on North Façade:
i) Does not damage the character of the district

Applicant Response:
The overall appearance of the residence will remain unchanged and would benefit from the proposed repair and remodel work, hence improving the character of the district.

Staff Response:
Staff agrees with the applicant's response.
ii) Are required to prevent hardship to the applicant or an injury to the public welfare

Applicant Response:

The lower level ceiling is constructed on load bearing vigas and exposed wood decking which supports the second floor above. The upper level roof is constructed with similar load bearing vigas. The vigas extend through the wall to create exposed vigas ends, some of which have been prior removed. The exposed vigas show extreme rot and deterioration and the galvanized metal flashing failing. The interior vigas do not currently show significant damage but unchecked the rot will travel to the interior, ultimately leading to structural failure. The ends cannot be replaced without replacing the entire viga which would be technically infeasible and prohibitively

expensive. The ends could be cleaned, wood putty filled, metal flashed on the viga tops, and painted (painting would be required for a consistent color between the natural wood and putty filler). The end result would likely look "fake" and remain a long term maintenance issue. The most effective solution would be removal of the damaged ends and patching & sealing the walls. To maintain the historic appearance of the structure, the Applicant proposes the removal and replacement of all viga ends. New viga ends, including replacement of missing items, will be installed on the face of the wall with new galvanized metal flashing. The Applicant would experience a hardship having to repair the existing ends due to construction difficulties, aesthetic appearance, and cost.

Staff Response:
Staff agrees with the applicant's response. Some viga ends can be repaired and the applicant has signaled willingness to repair all viga ends that can be. An alternative should be sought to retain historic 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:

Allowing for the proposed removal would offer the Applicant an aesthetically acceptable and cost effective method to address a deferred maintenance issue, leading to the ability to undertake the repairs and continue to reside in the district.

Staff Response:

Staff agrees with the applicant's response.

4) Entry Portal at Door '1':
i) Does not damage the character of the district

Applicant Response:

The overall appearance of the residence will remain unchanged and would benefit from the proposed repair and remodel work, hence improving the character of the district.

Staff Response:

Staff agrees with the applicant's response.

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

Applicant Response:

The existing entry portal is constructed with log (viga) columns, beams, and rafters with a wood deck ceiling clad with exposed wood shingles. The assembly has suffered from deferred maintenance. The Applicant's goal is to repair the assembly by repairing & restoring the materials to the greatest extent possible. Materials will be replaced in kind if determined beyond repair by the Applicant's contractor. The shingles will be replaced entirely with new natural finished cedar shakes over a concealed water proof underlayment. The applicant requests leeway during construction in material replacement. The Applicant would experience a hardship having to restore materials (both structural and finish materials) deteriorated beyond the point of structural integrity which would lead to further repairs or ultimate failure.

Staff Response:

Staff agrees with the applicant's response.

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:

Allowing for the proposed repairs would offer the Applicant an aesthetically acceptable and cost effective method to address a deferred maintenance issue, leading to the ability to undertake the repairs and continue to reside in the district.

Staff Response:

Staff agrees with the applicant's response.

5) Balcony on North Façade: If the balcony is not repaired, eventual catastrophic structural failure is anticipated.
i) Does not damage the character of the district

Applicant Response:

The overall appearance of the residence will remain unchanged and would benefit from the proposed repair and remodel work, hence improving the character of the district.

Staff Response:
Staff agrees with the applicant's response.

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

Applicant Response:

The balcony is supported with vigas that extend from the building interior. See the line item "Exposed Vigas on North Façade for a detailed description. The roof is framed similar to that

described in line item “Entry Portal at Door ‘1’”. The balcony floor support vigas need to be isolated from the interior vigas to prevent damage to the interior elements. To support the vigas against the wall, the Applicant proposes installing a new wood ledger against the wall and new log columns and a support beam outboard of the wall. The remainder of the materials will be replaced in kind if determined beyond repair by the Applicant’s contractor. The shingles will be replaced entirely with new natural finished cedar shakes over a concealed water proof underlayment. The applicant requests leeway during construction in material replacement. The The Applicant would experience a hardship having to restore materials (both structural and finish materials) deteriorated beyond the point of structural integrity which would lead to further repairs or ultimate failure.

Staff Response:

Staff agrees with the applicant’s response.

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

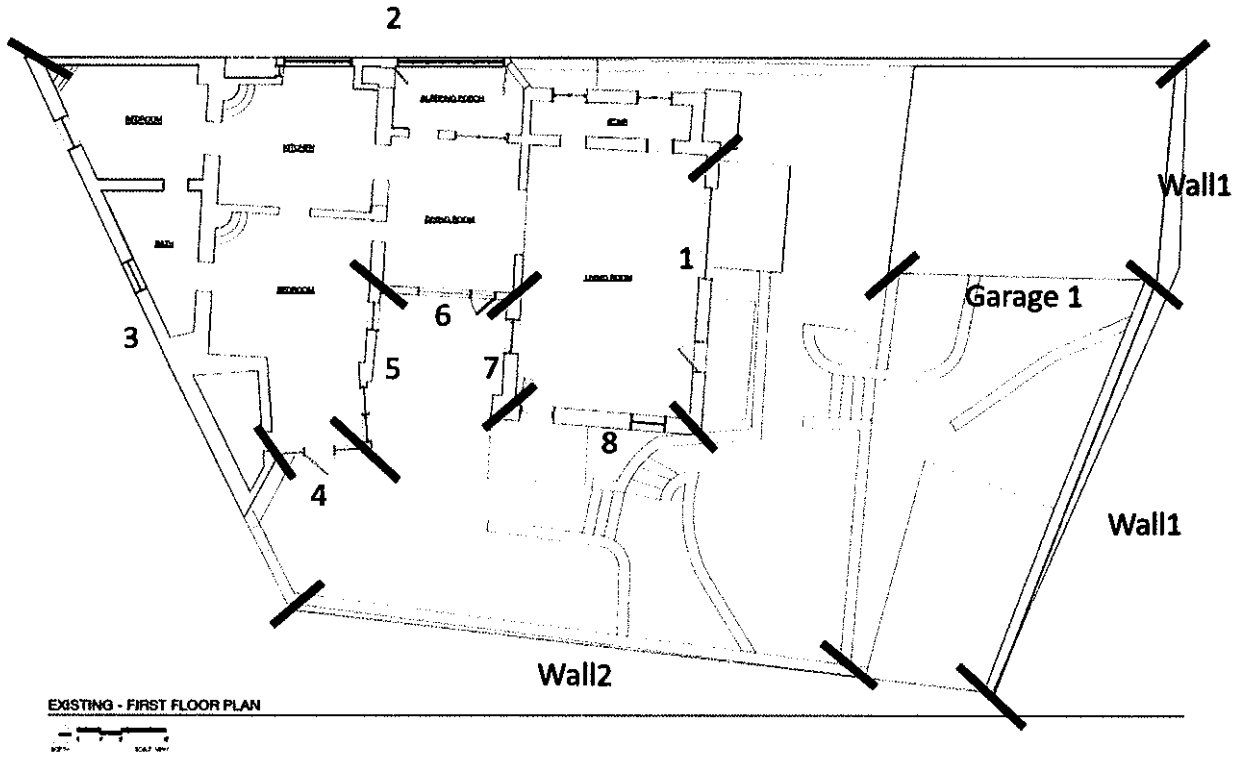
Applicant Response:

Allowing for the proposed repairs would offer the Applicant an aesthetically acceptable and cost effective method to address a deferred maintenance issue, leading to the ability to undertake the repairs and continue to reside in the district.

Staff Response:

Staff agrees with the applicant’s response. Changes will be made to ensure the basic safety of this structure.

1210 Canyon Raoad
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:
Lujan-Lietze-Snow-Taylor House	1210 Upper Canyon Road *Downtown and Eastside Historic District*	Santa Fe ID #: 051600434 (H1160) 4. County: Santa Fe Parcel # 12738176

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

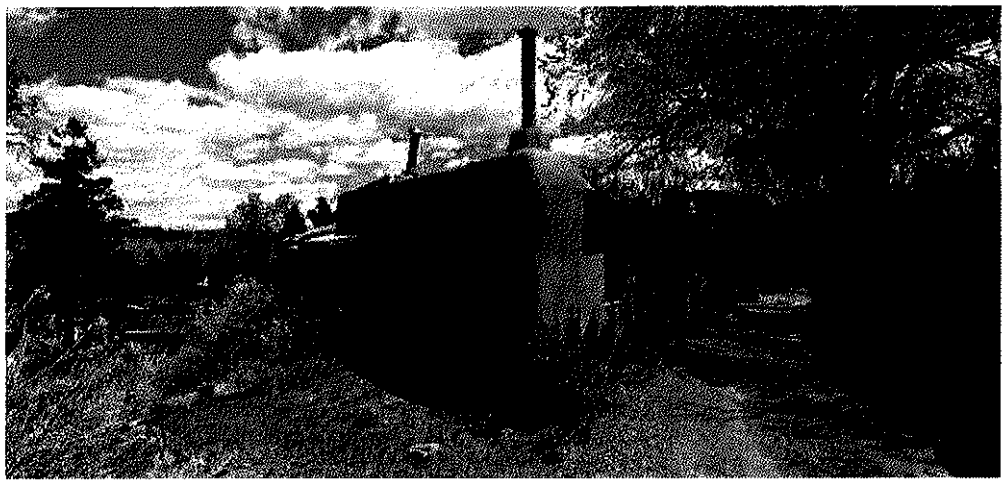
6. Date of Survey: April 21, 2020

7. Previous Survey Date(s):
_x_ Yes: June 27, 1983
August 28, 1992
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.678436, -105.915421



10. Photo Information: Robyn Powell, photographer. View of west and south elevation, facing northeast.

11. Brief Description of the Property:

The Lucero-Lietze-Snow-Taylor House, as its artificial name suggests, is a complex property revealing several sequences of construction leading to its present appearance. It likely started in the early 20th century as an offshoot of the Lucero family home, set higher on the hillside. According to aerial photographs, several structures on the property were in place by the 1940s. These included the so-called garage, a small rectangular building at the bottom of the hill, and a compact dwelling now encased in the current house. The property took on its present form, consisting of the accretionary House, Carport, Garage, and most of the connecting perimeter walls, in the 1950s. Several areas of the house show advanced deterioration.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: Core of house, at least by 1920s with accretions made thereafter
__Known _x_ Estimated Source: aerial photographs, newspaper accounts, city directories, property records

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No. District No. NRHP SRCP Criteria A B C D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Lujan-Lietze-Snow-Taylor House	1210 Upper Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: April 21, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Windows __ N/A
Combines House, Garage and Carport

Operation	Material	Glazing	Number
Single-Hung	Wood	2/2	1
Single-Hung	Wood	3/1	3
Barn Sash	Wood	4	4
Casement	Wood	1	3
Casement	Wood	6	8
Fixed	Wood	1	5

Some windows were not fully visible during the survey, affecting the count and understanding of operation

11. Doors __ N/A
Combines House, Garage and Carport

Type	Style	Material	Number
Single-Leaf	Full Light	Wood	1
Single-Leaf	Half-light	Wood	1
Single-Leaf	Plank	Wood	3
Double-Leaf	Full Light	Wood	1
Double-Leaf	Panel	Wood	2

12. Chimneys

Four interior chimneys

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Pre-1960; multiple accretions and additions leading to current footprint; aerial photographs, newspaper account, previous survey
#2 Date: Post-1960; multiple door and window replacements; visual and material evidence

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: The Straddlebar Ranch LLC

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

Owner: The Straddlebar Ranch LLC

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 Analysis 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: Garage and Carport
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

House, Garage, Carport, Contributing Structures to the Downtown and Eastside Historic District

24. Supplemental Forms:

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

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: Vernacular

17. Documents Available and Their Locations

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

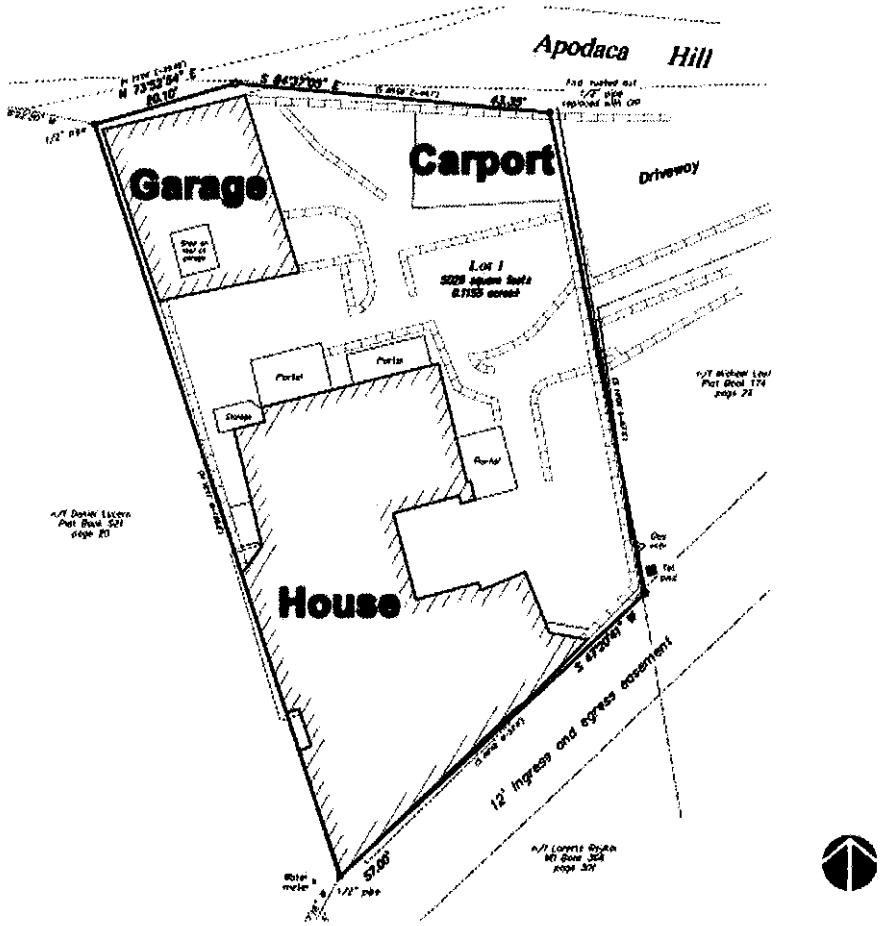
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: Garage and Carport are included in form.

19.Site Plan: Portion of 2018 plat, courtesy Sierra Land Surveying Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No. ____ District No. ____ NRHP ___ SRCP ___ Criteria A ___ B ___ C ___ D ___		
1. Name of property: **Lujan-Lietze-Snow-Taylor House**	**2. Location:** **1210 Upper Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: April 21, 2020**

Architectural Description Continued

Setting

The House occupies a five-sided lot lining the south edge of Upper Canyon Road near its intersection with Camino Cabra. The shape of the lot is dictated by its relation to Canyon Road on the north and a vehicular easement (Loretta Lane) at the south. The latter, with its diagonal course, influenced the angle of the home's south façade.

The house, its outbuildings, and other structures respond to their hillside location (Photos 1 & 2). They are mostly small volumes cut into the slope. Several areas are supported by stone retaining walls. The hillside gives a promontory setting for the residence, with isolated views locally to Picacho and Tesuque peaks, and in the distance the Jemez Mountains and Redondo Peak — some miles 40 miles distant. More immediate is a view of the bell tower of Cristo Rey Church, and, to the north, the remains of the Santa Fe Water Improvement Company (later the New Mexico Power Company), a constant presence through the property's history.

Garage

Approaching on Upper Canyon Road, the first structure encountered is a wall wrapping the west, north, and east sides of the property (Photo 3). The wall is not original, and presumably was constructed in the 1950s with the north section added later. Tall in height, it gives a sense of fortification.

A pair of antique-looking doors penetrate the north wall near the northwest corner (Photo 4). These plank panel doors open to a small rectangular room dug partially into the hillside. The doors are hung with more recent metal strap hinges. Older T hinges, added by a later property owner, are attached to the panels (Photo 5). The panels themselves are fastened with modern flat-head nails, calling into question their vintage. Above the entry is a rustic wood lintel; to the east, a small three-over-one sash window is obscured by a metal grille, and beyond an assembled wood gate leading into the property (Photo 4).

The garage is made of waist-high stone walls topped with adobes (Photo 6). The roof is a deck of random-width boards over east-west aligned vigas. Its original north façade appears to have increased in height with a new parapet (Photo 3). Markings of a stove flue are evident in the southeast corner.

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Inside the wall, the garage is approached from the east through a simple plank door crowned with an adzed lintel (Photo 7). Four-light barn sash windows of unknown vintage daylight the space.

While its basic construction and material are older, some of its details — as found on structures across the property — seem purposely rustic, denoting possibly to the 1960s-70s trend to make things look older and handcrafted.

The garage's origin is unknown, though the footprint of the structure is evident in early aerial photographs. In addition, its historical use is unclear. Given its location, it may have had a commercial function for Canyon Road. Several neighborhood stories point to a blacksmith shop in the general area.

Carport

Moving farther east is the vehicular entry to the property, aligned along Apodaca Hill Road. At this point, the upper level of the home comes into view (Photo 8).
A gravel driveway leads to a one-bay carport below (Photo 9). Its east façade is dominated by wood swinging doors. The doors are made of screw-assembled panels of unequal widths. The south unit is cut with a pedestrian door. Above, in raised letters, is a wood plaque announcing "LACY-TAYLOR STUDIO" (Photo 10). A stone buttress anchors the south corner.

A heavy, adzed beam spans the opening. Topping the beam is a shallow unsupported overhang finished with metal fascia. Similar overhangs appear on each elevation of the home. The west and south sides of the carport are open (Photo 11). A simple post-and-beam structure supports the roofed space. Old horseshoes, hung right-side-up, are tacked along the outside east beam.

The primitive structure does not seem implicitly designed for an automobile. While its original use is unclear, it is evident in a 1960 aerial photograph.

Terrace Walls

Moving in a southwesterly direction, farther up the hillside, are a series of stone terrace walls. These work to retain soil to create useable terraced areas. The wall closest to the carport is representative. It is fashioned of round and tabular arroyo stones, set in concrete (Photo 8). The wall is approximately 84' in length and varies in height.

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House

Arranged at different levels, and composed of least four distinct volumes, the roughly 2,656-square-foot dwelling was assembled over several decades by at least three owners, resulting in its haphazard appearance. Most of the house sits on a rubble foundation.[1] Its adobe walls are finished with cementitious stucco.

East

It is entered through a small gate cut into the wall along Loretta Lane (Photo 12), which leads to the upper level of the east elevation. This façade has a deep inset, enclosing a small courtyard (Photos 13, 14, & 15). Its walls are fenestrated with an array of windows and doors, most appearing to be non-original.

The interior, east-facing wall is made of a large, mulled wood window with a small door, indicating a 1960-70s alteration (Photos 14 &15). This window, along with similar units around the house, are rough made-in-place wood frames holding pieces of glass. Jutting above the window are short vigas crowned with a stuccoed parapet finished with metal fascia. A door under a small portal to the north, likely served as the main entrance to the home.

Moving north, down some stone steps, is the lower stone portion of the building. This basement-level space is made of limestone blocks laid in a mixture of regular and irregular courses. A slather of concrete covers the original mortar joints. Situated near the northeast corner is a six-light casement window (Photo 16). The opening and window are probably original.

North

The lower section is made entirely of stone. It is penetrated by a few windows and a door. The windows are three-over-one wood sash with exposed lintels (Photo 17). A non-original bump-out, perhaps working as storage, is affixed to the northeast corner. The upper level includes a shallow porch and a large mulled window (Photo 18). The expanse of its "picture" glass and its framing indicate a probable alteration to the façade.

[1] The section along Lorretta Lane appears to be sitting on a poured-in-place concrete footing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Lujan-Lietze-Snow-Taylor House**	**2. Location:** **1210 Upper Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: April 21, 2020**

West

The west elevation moves down the hill, with several jumbled wall planes pointing toward the house's evolution (Photo 19). The southern section, nearest to Loretta Lane, was added at some before the 1950s (Photo 20). It is a solid wall with no openings. North of this is a recessed section at a taller height. It is fenestrated with a mulled bay window daylighting the kitchen (Photo 21). This may represent an older section of the building. Lower in height, the next section holds a glassed-in porch (Photo 22). Its glazed walls are made of grouped six-light wood sash, likely employed to enclose a once-open porch. A straight run of stone steps leads to the porch.

The final section makes up the northwest corner. Taller in height, it includes a shed-roof projection, possibly enclosing an original porch (Photo 23). It is penetrated by two fixed wood windows. The space behind the wall closest to the corner encloses a staircase leading to the basement. The confusion of different volume heights and ragtag projections results in a disharmonious elevation.

South

As mentioned previously, the south elevation is shaped by the alignment of Loretto Lane. The southwest corner holds a triangular volume likely constructed in the 1940s (Photo 23). Capping the prow-like junction is a chimney pot. Moving northeast is an opening with a pair of older six-light wood casement windows. The elevation continues northeast without openings. Nearing the northeast corner, the footprint of the house falls away, and a freestanding wall continues. This is the same wall that contains the exterior entry to the east courtyard.

Interior

The house's interior contains several different era spaces, enclosing a sala (or living room), dining room, kitchen, two bedrooms, one bath, and secondary rooms. Some of the spaces are created by non-original walls, including one at the sala made of CMU. The rooms are finished with plank floors of unknown origin. Vigas, topped with boards, span each room. Two of the rooms have massive corner fireplaces. The basement is one large room floored with flagstone.

Landscaping

The balance of landscaping is along the north exposure. Constructed down a slope, it is made of several terraces supported by limestone block walls. These create small, intimate spaces and areas used for planting. The tall perimeter wall enhances the sense

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Lujan-Lietze-Snow-Taylor House	2. Location: 1210 Upper Canyon Road Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. Date of Survey: April 21, 2020

of privacy. Near the garage, it rises nearly 14' above interior grade. The various levels are accessed by paths of different composition, including varied colored flagstone, brick, and shaped hollow concrete block. The most notable feature is a deep channel-like walk leading to the garage. A second, less developed landscape fronts the east elevation. It is made of earth, patches of flagstone, and brick pavers. Both areas include a few older specimen trees. The vintage of the landscaping is unknown and is not detectable on aerial photographs.

Historical Overview

The Lucero-Lietze-Snow-Taylor House and grounds developed in a non-planned fashion over many decades. It is a byproduct of sequent occupance, where each owner made changes and improvements to suit their needs.

Lujan

The land likely ties to a narrow parcel historically owned by the Lujan family. The parcel, depicted in William White's 1897-98 land grant map (Figure 1), stretched from Acequia de las Lopez at the north, to a point south beyond Goat Road (later renamed Camino Cabra).

The second-to-last owner, Beverly Lacy Taylor, assembled an informal chain of title document.[2] It starts in 1882 with a warranty deed transferring the land from Eleutorio Lujan and Juliana Lopez de Lujan to Dolores Tafoya (Ortiz de Tafoya), presumably their daughter. Aside from public notifications for quit claims which list a long population of possible heirs, these names do not appear in genealogical sources. However, the surnames — Lujan, Ortiz, Tafoya — are well represented in early 20th century census enumerations for what once was a cohesive Hispanic community in the area.

Neither the house nor garage are visible on the 1914-19 Santa Fe Hydrological Survey, a detailed mapping of irrigation features that included every dwelling footprint (Figure 2). This reasonably affirms that they were not in place at this time.

[2] The document consists of several pages of handwritten notes. It is assumed these are mostly accurate. Rad Acton, a neighbor, provided a copy of the document to the author. To verify the document, the author used public records to research the home's owners, working backward from Beverly Lacy Taylor. Acton also has a 1928 photograph taken from the hill which may or may not show an earlier iteration of the home.

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Lietze

In 1922, descendants of Dolores Tafoya sold the land to Dolores S. Lietze, a little-known artist originally from Cincinnati. Lietze earned a B.A. in art from the University of Cincinnati in 1901 and moved to Winnetka, Illinois, where she was active in the Chicago art scene.[3] She migrated to Santa Fe in the early 1920s, representing the second wave of artists which raised the town's stature as an art colony. Lietze first exhibited her work in New Mexico in April 1923 at the Fine Arts Museum. She joined a luminary roster of Santa Fe artists, including Gustav Baumann, Josef Bakos, Olive Rush, Gerald Cassidy, William Penhallow Henderson, Willard Nash, and Sheldon Parsons.

A *Palacio* account of the exhibit described Lietze as "striving at an artistic interpretation of New Mexico that will no doubt place her in the front ranks of the women painters of the Southwest."[4] The short review commented that she gave her paintings mellifluous Spanish titles "that place the spectator in rapport with her mood and theme." Lietze did not ascend to the front ranks of female Western painters and seems to have faded from Santa Fe's art scene after 1927. She eventually returned to Cincinnati.[5]

A few years before her death in 1964, Lietze wrote to the *New Mexican* a wistful account of her time in Santa Fe in the 1920s. The 81-year-old recalled creative figures from the past: poet Witter Bynner, authors Lynn Riggs and Walter Willard (Spud) Johnson, and the literary journal, "Laughing Horse."[6]

Other sources suggest Lietze, in her role as absentee owner, lent the house out to artists and painters. In 1924, New Mexico-born novelist and screenwriter Harvey Fergusson worked on his fourth novel, *Hot Saturday* (1926), while spending the summer at her home.[7] In the late 1930s, painter Lloyd Moylan lived in the home for a time.

---

[3] Biographical information on Lietze was gathered from various primary sources, including newspaper accounts, public records, city directories, census enumeration, and college publications.

[4] "Museum Events," *El Palacio*, June 1, 1923, 170.

[5] The 1930 federal census enumeration records Lietze living in Manhattan at the time.

[6] "Bright Land" [letter to editor], *Santa Fe New Mexican*, July 2, 1961, 7.

[7] "Personals," *Santa Fe New Mexican*, September 18, 1924, 6. The book would be turned into a movie in 1932, with Cary Grant acting in his first leading role.

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1. Name of property:	**2. Location:**	**3. Local Reference Number:** Santa Fe ID #: N/A
Lujan-Lietze-Snow-Taylor House	**1210 Upper Canyon Road** Santa Fe: *Downtown and Eastside Historic District*	**4. County: Santa Fe**
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Snow

Lietze sold the property around 1940, to photographer Milton S. Snow. Born in 1905, in Alabama, Snow grew up in Riverside County, California, where his father was a lumber dealer.[8]

He originally worked as a field photographer accompanying archaeological investigations. During the Great Depression, Snow photographed for the New Deal Soil Conservation Service. As part of his fieldwork, he took photographs of Native Americans — a subject he would pursue for the rest of his career. Around the time he purchased the Canyon Road property, he was working for the U.S. Indian Service and living in Window Rock, Arizona. He would later work freelance, with many of his pictures appearing in *Desert Magazine*.[9] In 1985, the bulk of his government work was donated to the Navajo Nation. The photographs now form the core of the Milton "Jack" Snow Collection, held at the Navajo Nation Museum.

A short piece in the *Santa Fe New Mexican* in 1942 gives a clue to the appearance of the house in the early 1940s. The columnist Brian Boru Dunne mentions that Snow had recently acquired an "an adobe house south of the first reservoir."[10] Dunne went on to describe the dwelling as either a "house or studio command[ing] a fine view."

The term studio, or studio home as used historically in Santa Fe, indicated a house with a painting room incorporated. In many instances, it is a room with a large north-facing window to take advantage of the consistent diffused light. Dunne's comment, as well as the fact that artist Lloyd Moylan rented the property, would imply it possessed such a space.

In 1948, Snow received a permit to build an addition to the house.[11] This aligns with information in an earlier survey that noted that Snow added several rooms to the home. Based on city directory entries, his occupancy of the property seems to have been limited, with various entries noting it to be vacant.

---

[8] Biographical information on Snow was gathered from various primary sources, including newspaper accounts, public records, city directories, census enumeration, and archived magazines.

[9] In 1952, Snow collaborated with Santa Fe writer Dorothy Pillsbury on an article published in the magazine.

[10] Brian Boru Dunne, "Village Gossip," *Santa Fe New Mexican*, June 24, 1942, 6.

[11] [Permit listings], *Santa Fe New Mexican*, April 15, 1948, 3.

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Snow filed a quiet title action in 1960[12], later selling the property to John A. Manchester. Manchester, who may be the same John Manchester who became Dorothy Brett's agent and confidant in her later career, kept the house for less than a decade. There is no evidence that Brett, who resided in Taos at the time, ever lived on the property.[13]

Taylor

Beverly Lacy Taylor, an artist, purchased the property from Manchester in 1967. Born in 1928, in Denver, Beverly Louise was the youngest child of F. Thurlow, a mechanical engineer, and Ruth Lacy, a homemaker. She attended the Kent Denver Country Day School in Englewood, and in 1952 obtained a B.A. in art and music from Wheaton College — a private liberal arts college in Norton, Massachusetts. Lacy returned to Colorado to further her art education at Denver University, and later instructed at the Denver Art Museum.[14]

In 1956, Lacy moved to Santa Fe, initially living in an apartment on Canyon Road, along what is now called Canyon Alley. She focused on creating mosaics, with her first exhibit at the Museum of Art in 1957. The following year, *Santa Fe New Mexican* art columnist Martin Elkort briefly reviewed her work. He found Lacy to be "a young lady fascinated by the colored stones found around the Santa Fe area."[15] As for her mosaics, he criticized her choice of oblong framing, finding it led to a "cramped feeling," as some of the beauty of the stones were lost. Despite this, Lacy continued to make mosaics, earning a one-woman show at the museum the following year.

The purchase of the old Lujan property coincided with her marriage to Arthur D. Taylor, Jr., a Florida-born sculptor and photographer. The same year, she opened the Lacy-Taylor Studio, a shop where she constructed and repaired stringed instruments.[16] She additionally taught classical guitar and researched Renaissance stringed instruments.

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[12] "Legal Advertisement," *Santa Fe New Mexican*, May 12, 1960, 24.

[13] Surveyor Michael Belshaw seems to raise this question in his 1983 survey notes; however, a Brett biography clearly establishes that the artist was living in Taos at the time; see Sean Hignett, *Brett: From Bloomsbury to New Mexico – A Autobiography* (New York: Franklin Watts, 1938).

[14] "Beverly Lacy Taylor" [obituary], *Sonta Fe New Mexican*, April 12, 2018, A-9.

[15] Martin Elkort, "About the Arts," *Sonta Fe New Mexicon*, December 14, 1958, 30.

[16] Marquis Who's Who, *Who's of Who of America Women, 1996* (Berkeley Heights, N.J.: Marquis Who's Who, c.1996), 2024.

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From physical evidence, it seems that Lacy and Taylor changed the house's interior arrangement and replaced a significant number of windows and doors. The field-built windows, typical to that period, were plausibly installed during their tenure. They also likely created some of the rustic treatments. Arthur Taylor died in 2001, with Lacy passing in 2018.

Evolution of Property

While not precise, aerial photographs help establish the evolution of the property. The first available image from 1935, while taken at a high altitude, seems to show the outlines of a few small structures on the property (Figure 3). One appears to be rectangular and is possibly an early Lujan dwelling, which was under Dolores Lietze's ownership at this point.

It comes into a clearer focus in 1951 (Figure 5). The aerial shows what is likely the original Lujan/Lietze dwelling with a triangular addition built presumably by Milton Snow. The garage is evident at the base of the hill as a free-standing structure. There is also a tall wall flanking on the east side of the house.

Shot at a much lower altitude, an aerial from 1960 shows the footprint of the combinatory building that stands today (Figure 6). Clear in the photograph are the four accretive volumes making up the house, the now-connected garage, and the carport. Also visible is the stone retaining wall along the carport drive.

A final photograph from 1978, provides a close-up view of the west façade, including the two bump-outs enclosing what are thought to be originally open porches (Figure 8)

Evaluation of Historical Status

The composite footprint of the house is more than 50 years of age, being discernable in a 1960 aerial photograph. The garage, also based on aerial images, is of an older period. The various changes to the house, many of them inharmonious, did not result in a neatly decipherable form nor a distinct architectural style. Nor has any façade, aside from stone walls at the basement, retained integrity. The various alterations, however murky, communicate the sequence of owners, each of whom made changes, with the property more or coalescing in the 1970s.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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While each of the owners contributed in a small way to Santa Fe's history, none are significant in their own right. Short-term occupants, including author Harvey Fergusson and Lloyd Moylan, are more noteworthy, but other properties better represent their histories and artistic output.

Despite these reservations, the recommendation is to designate the House, Garage, and Carport, Contributing Structures to the Downtown and Eastside Historic District.

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Illustrations

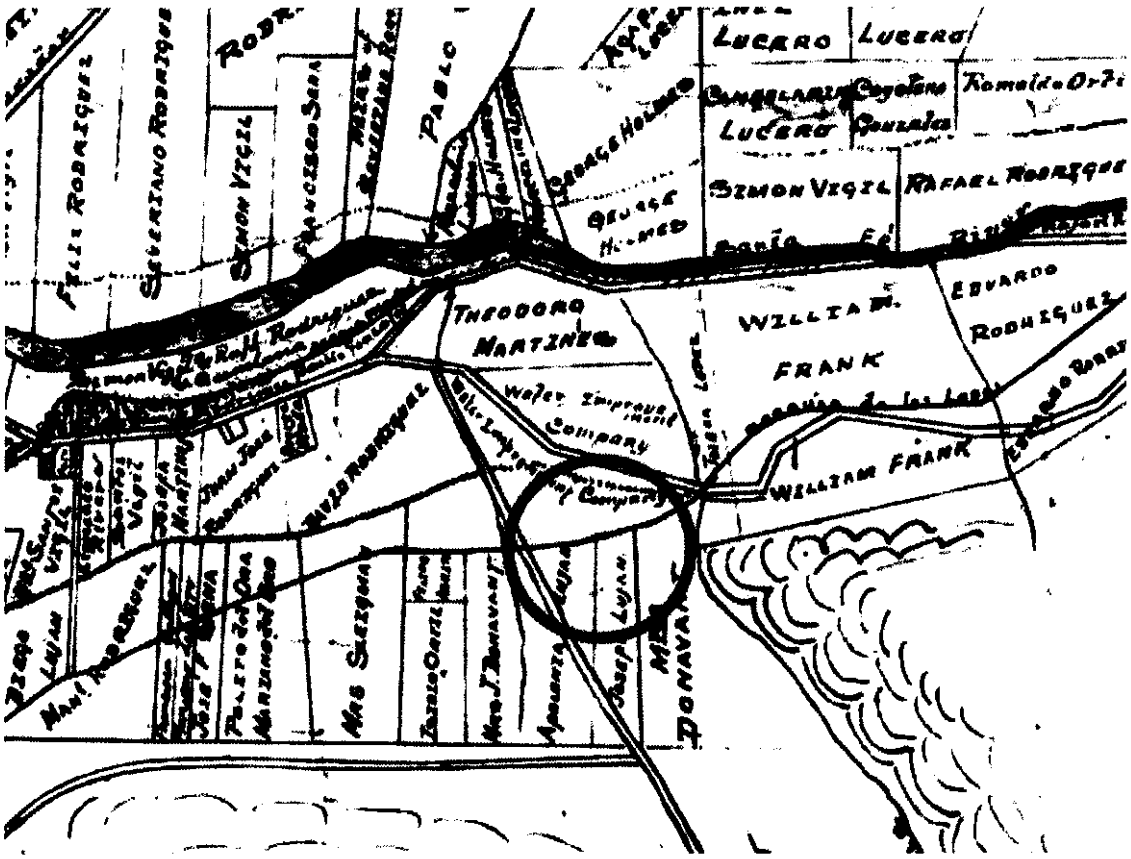

Figure 1: Portion William White,
"Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
Circle indicates location of Lujan grants in relation to present property.

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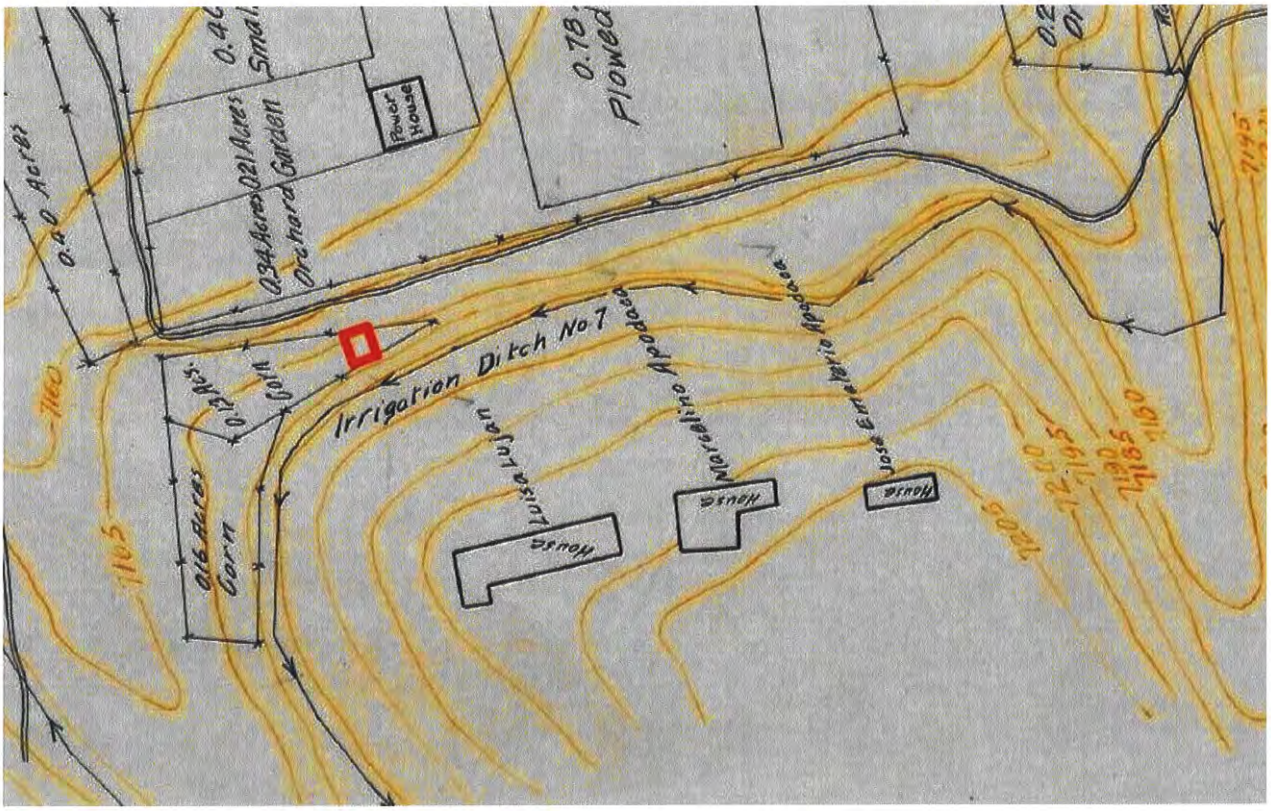

Figure 2: Portion of State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8. Square indicates approximate location of current property.

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Aerials

Figure 3: 1935 Soil Conservation Service aerial photograph. Several structures appear within general area of current property. Courtesy EDAC- University of New Mexico.

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Figure 4: October 25, 1948, aerial photograph.
Several structures appear within general area of current property.
Courtesy EDAC- University of New Mexico.

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Figure 5: May 26, 1951 aerial photograph.
Garage and portions of the House and east wall are visible.
Courtesy EDAC- University of New Mexico.

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Figure 6: September 25, 1960, aerial photograph. The House, with its multiple volumes, Garage, Carport, and driveway retaining wall are visible. Courtesy EDAC- University of New Mexico.

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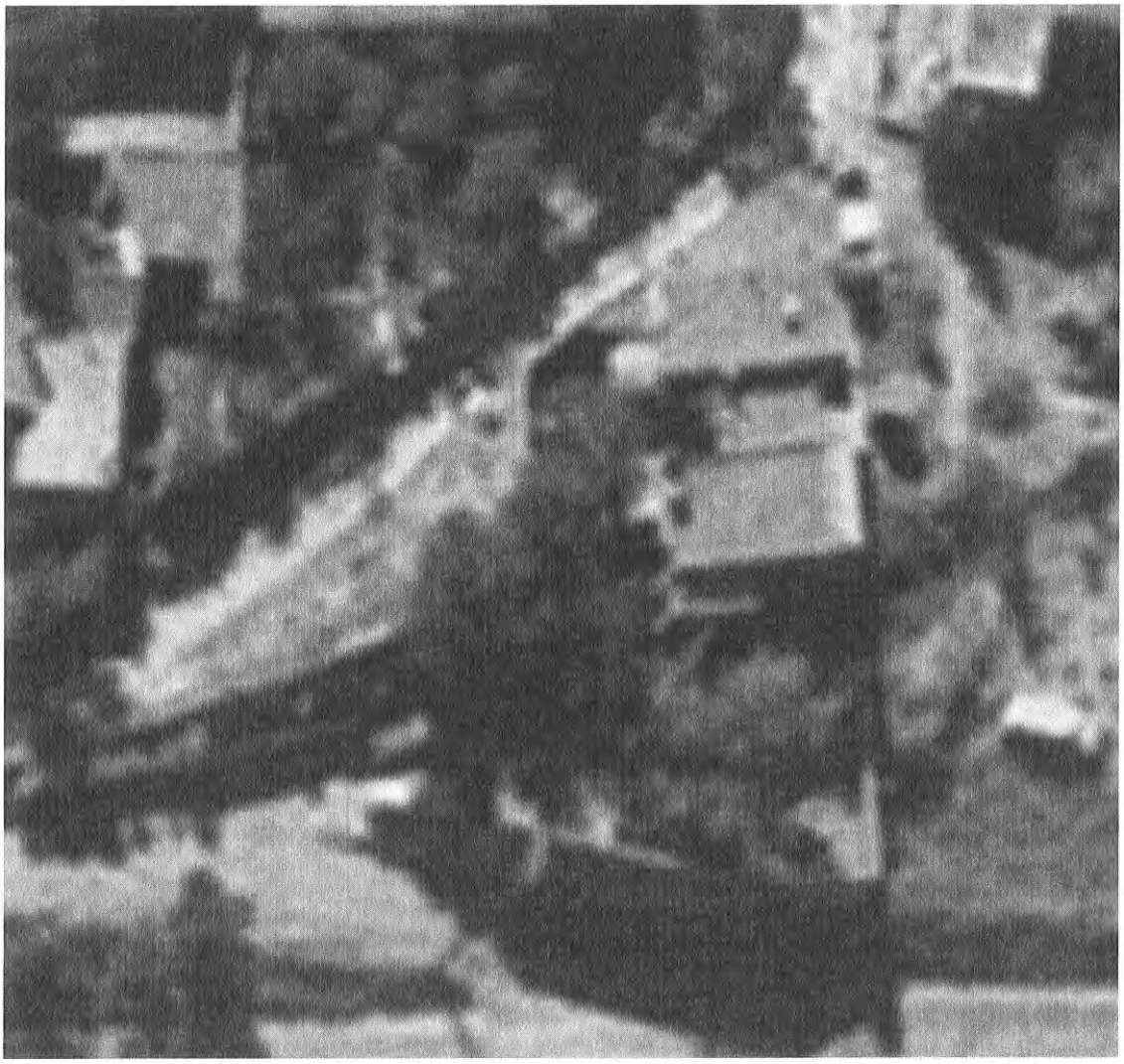

Figure 7: October 18, 1967, aerial photograph.
Current configuration of property is evident including north perimeter wall.
Courtesy EDAC- University of New Mexico.

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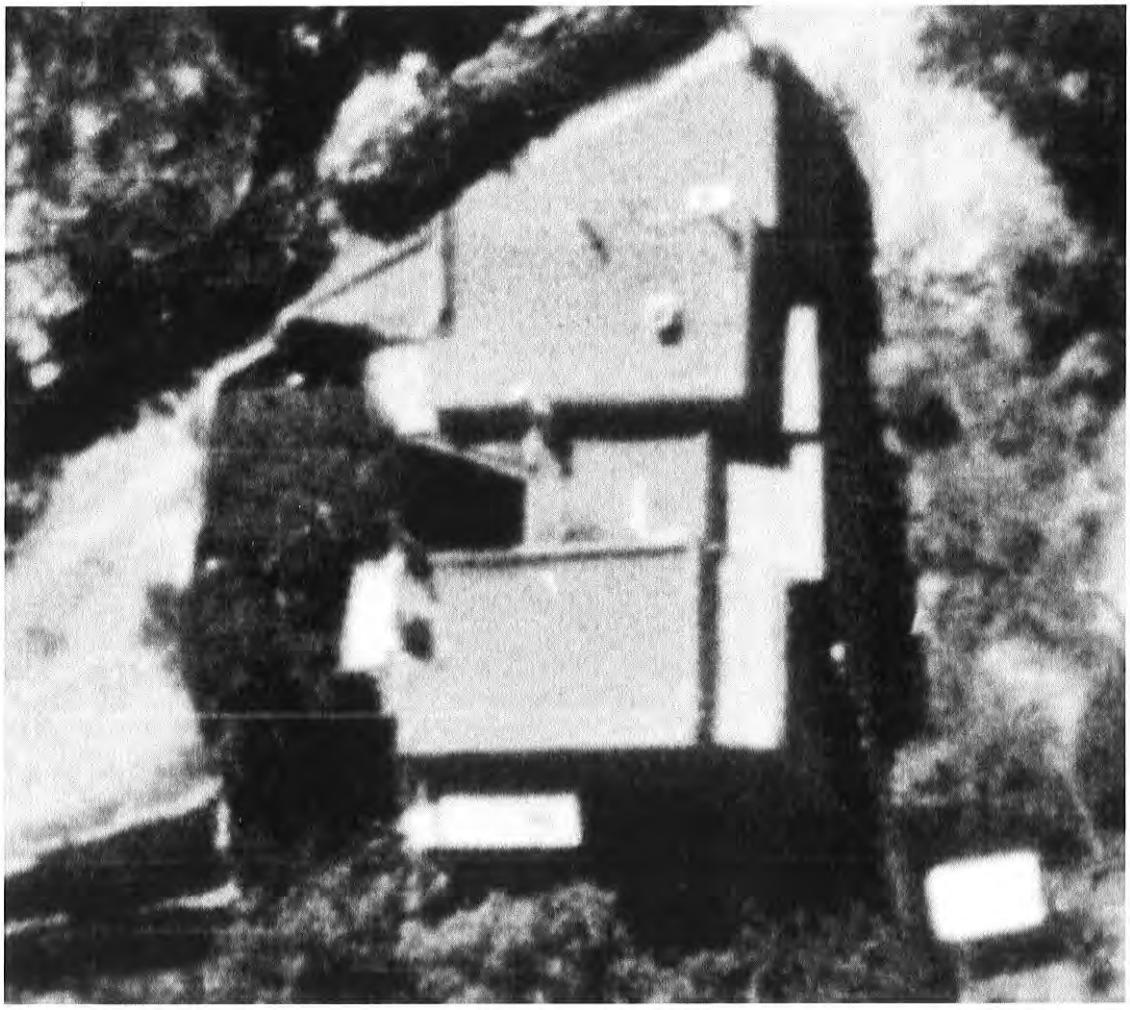

Figure 8: September 11, 1978, aerial photograph. Multiple projections are evident on west elevation. Courtesy NMDOT, State of New Mexico.

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Survey Photographs

(All images taken by Robyn Powell on April 21, 2020, unless otherwise noted)

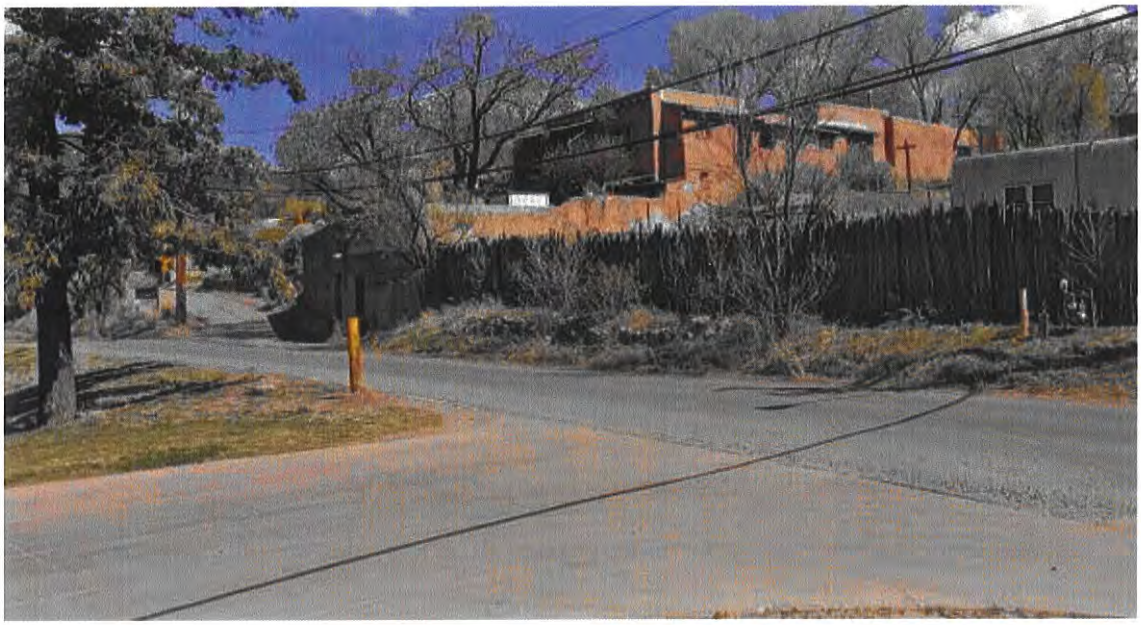

Photo 1: View of property from Santa Fe Water Park and Museum, Upper Canyon Road in the foreground. Camera facing southeast.

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Photo 2: View of property from Upper Canyon Road.
Camera facing southeast.

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Photo 3: View of north wall, Garage at right.
Camera facing south.

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

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Photo 5: Garage doors.
Camera facing south.

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Photo 6: Garage, interior.
Camera facing north.

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Photo 7: Garage, east elevation.
Camera facing west.

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Photo 8: Vehicular access along Loretta Lane; House in background. Camera facing southwest.

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Photo 9: Carport, east elevation.
Camera facing west.

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Photo 10: Carport, "Lacy-Taylor Studio" plaque.
Camera facing west.

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Photo 11: Carport, south elevation.
Camera facing northeast.

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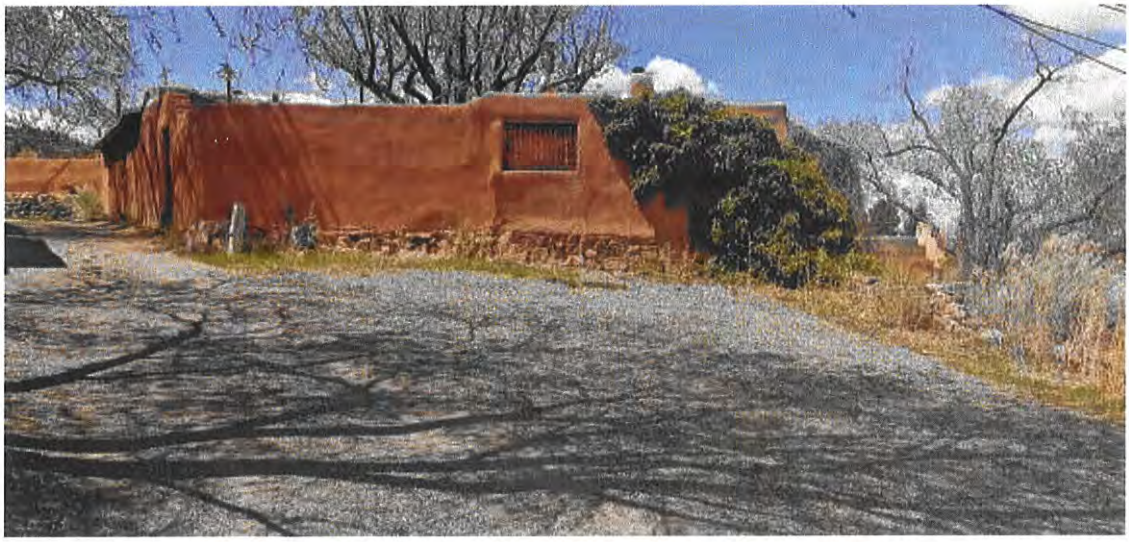

Photo 12: East elevation, exterior wall.
Camera facing west.

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Photo 13: East elevation.
Camera facing north.

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Photo 14: East elevation.
Camera facing southwest.

Photo 15: East elevation.
Camera facing southwest.
Sandra Donner, April 1, 2020.

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Photo 16: East elevation, lower level.
Camera facing west.
Sandra Donner, April 1, 2020.

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Photo 17: North elevation.
Camera facing southeast.

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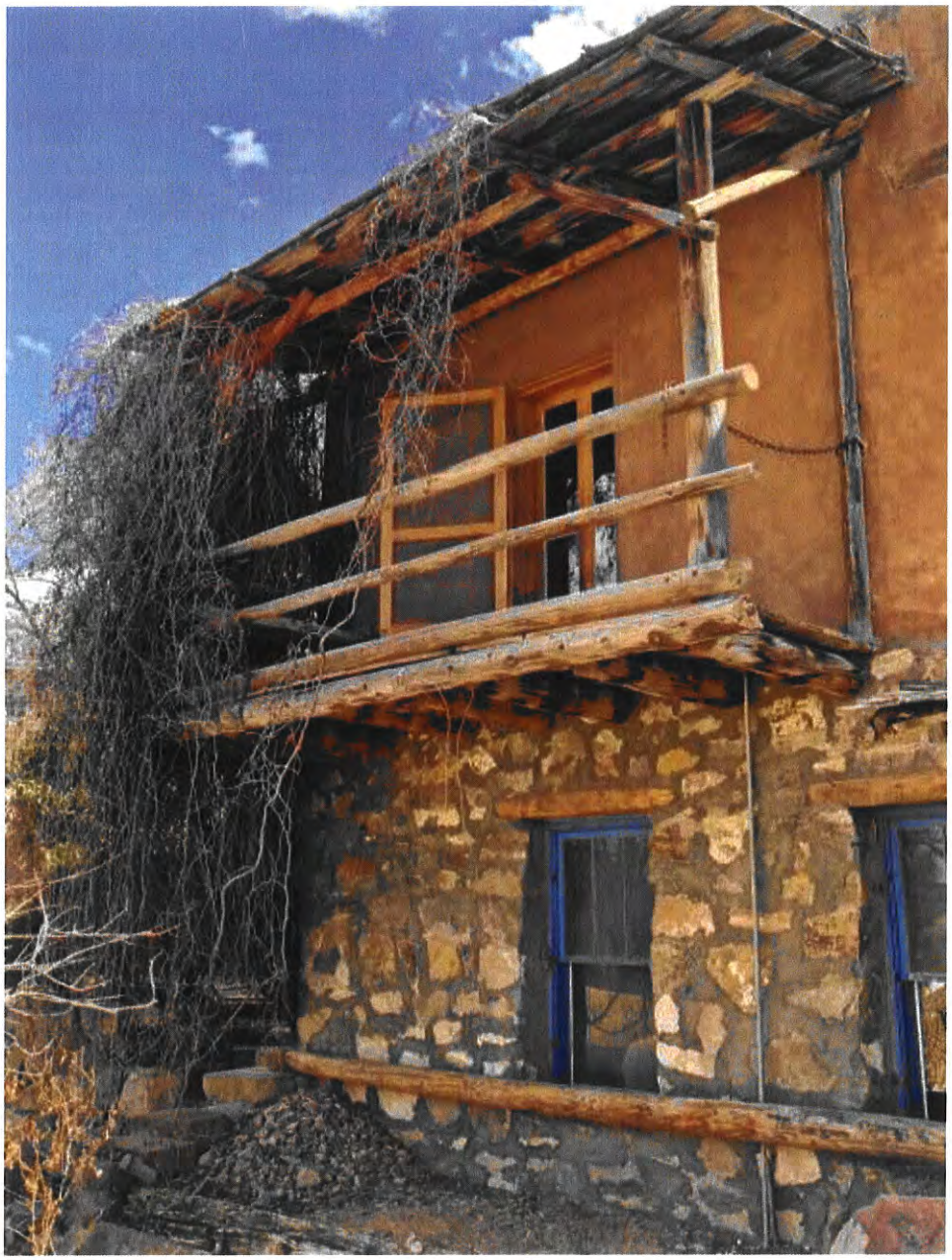

Photo 18: North elevation,
original windows at basement level and non-original porch above.
Camera facing southeast.
Sandra Donner, April 1, 2020.

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Photo 19: West elevation.
Camera facing southeast.

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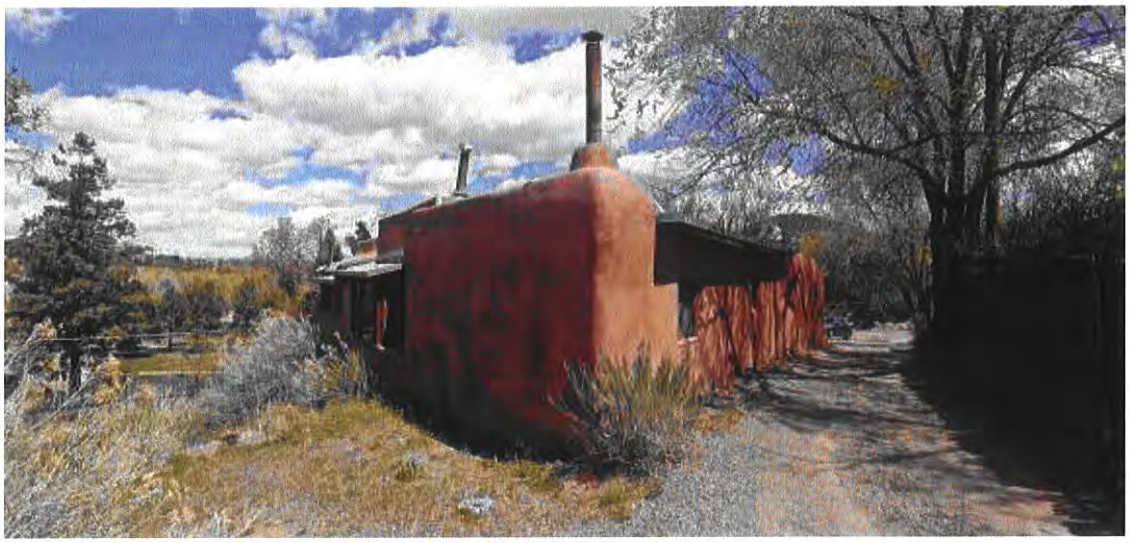

Photo 20: West elevation.
Camera facing northeast.

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Photo 21: West elevation, non-original kitchen window circled. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lujan-Lietze-Snow-Taylor House**	**2. Location:** **1210 Upper Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: April 21, 2020**

Photo 22: West elevation, glassed-in porch circled.
Camera facing east.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
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Photo 23: South elevation.
Camera facing northeast.

BASEMENT PLAN

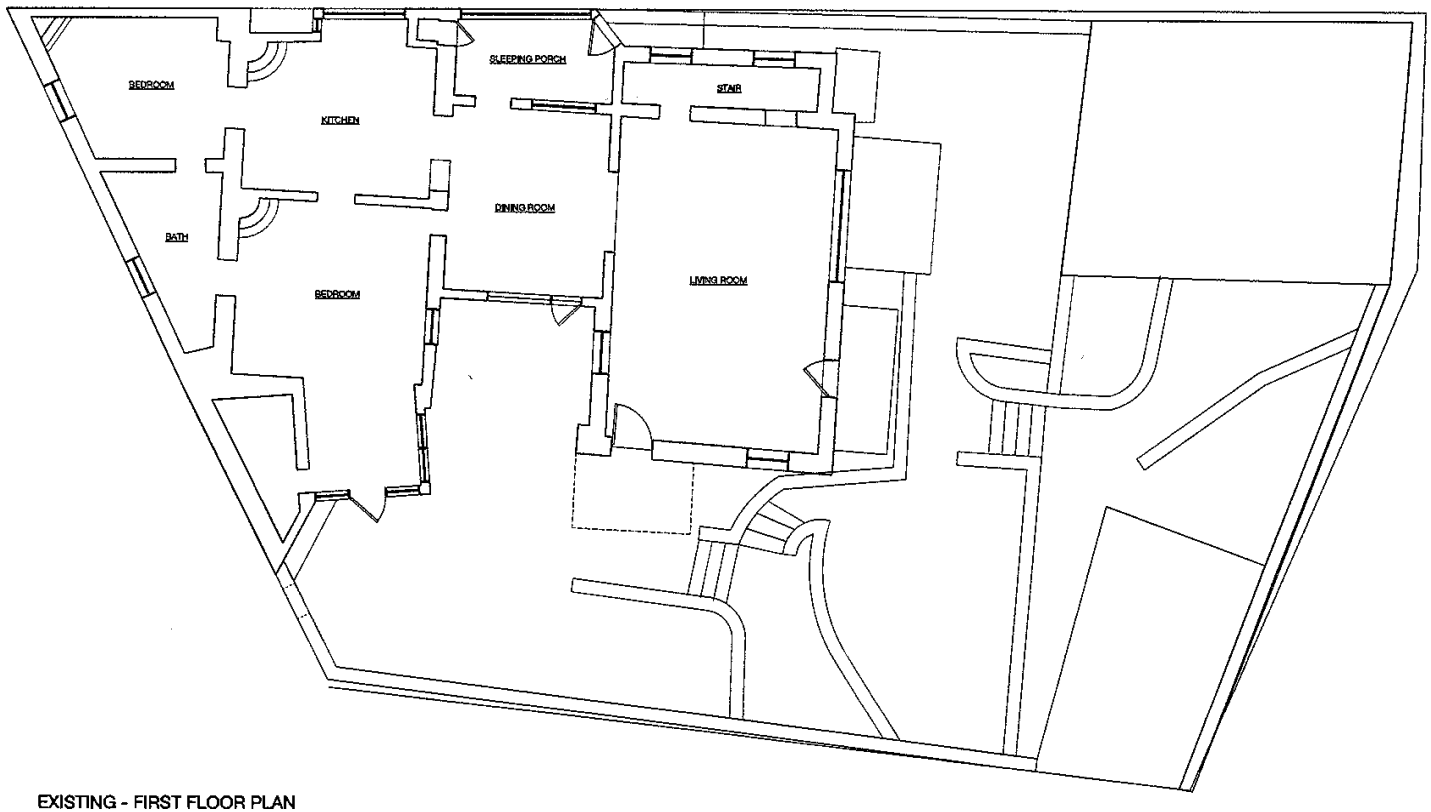
1/8" = 1'-0"

N

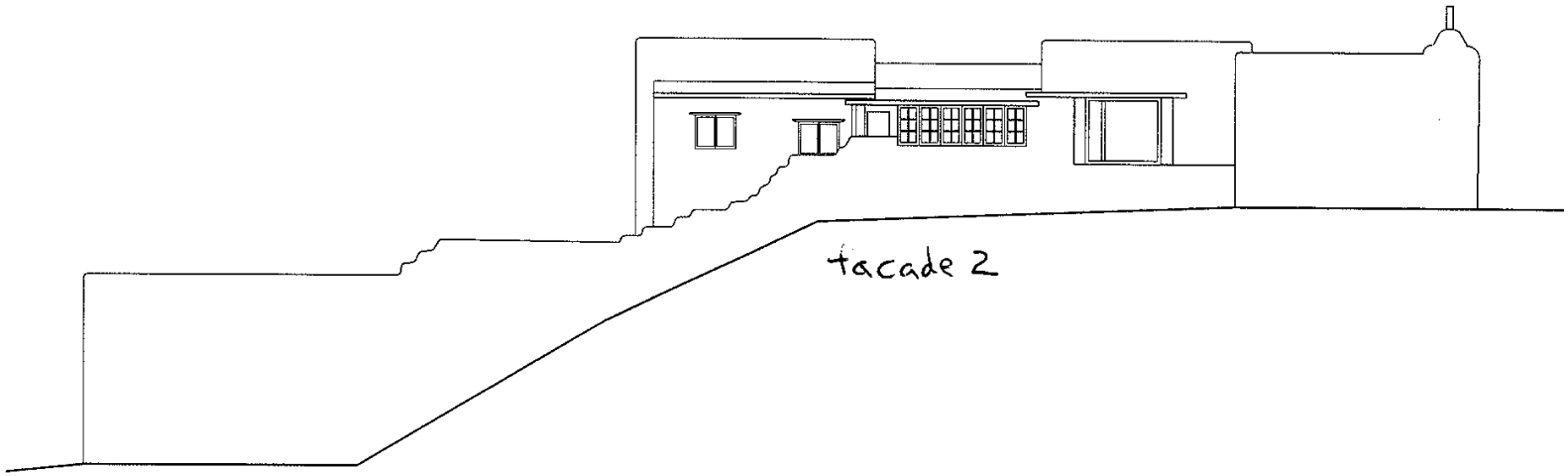
EXHIBIT C:1210 Canyon Road

FIRST FLOOR PLAN

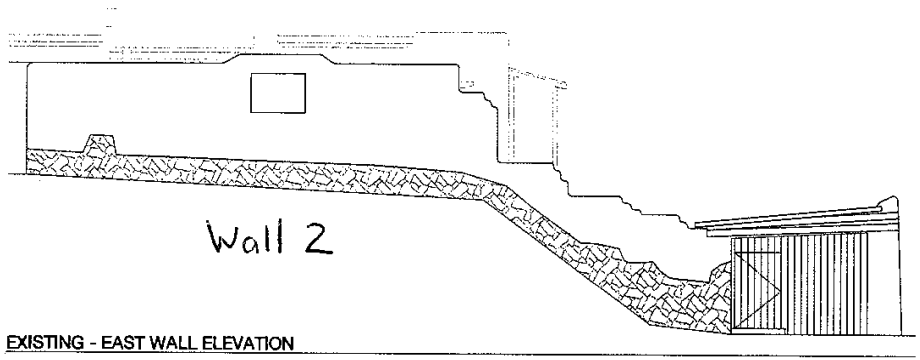
EXHIBIT C:1210 Canyon Road



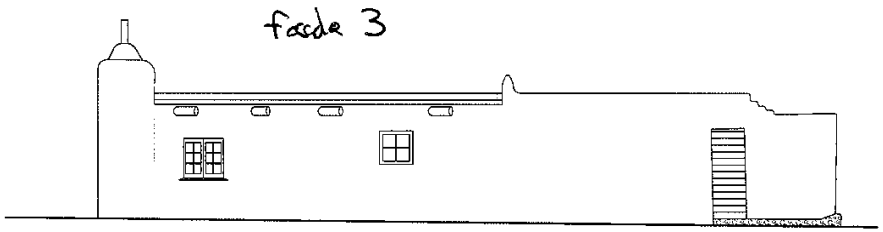
EXISTING - FIRST FLOOR PLAN



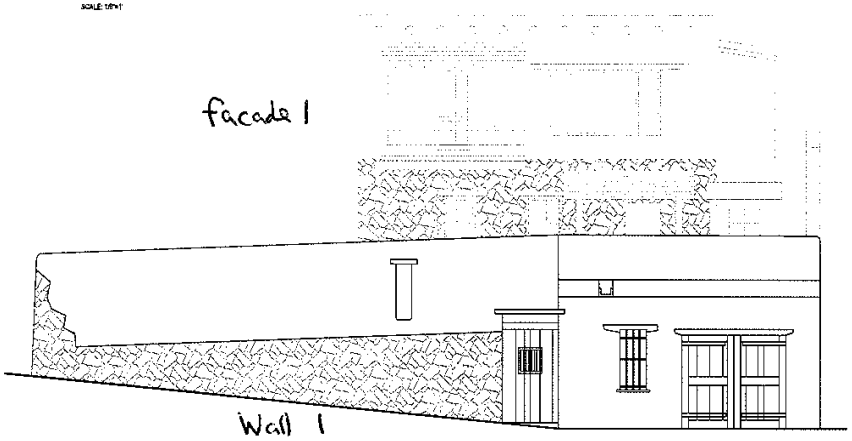
EXISTING - WEST WALL AND HOUSE ELEVATION



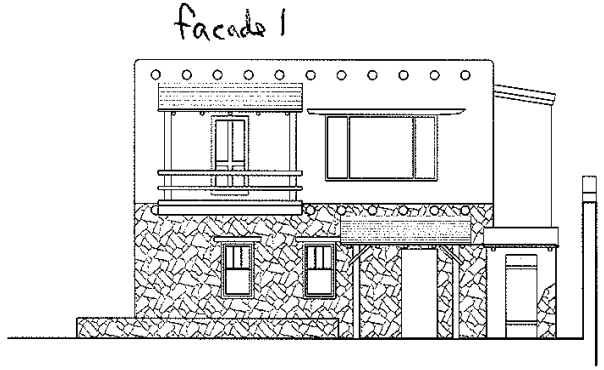
EXISTING - EAST WALL ELEVATION



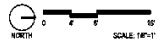
EXISTING - SOUTH WALL AND HOUSE ELEVATION

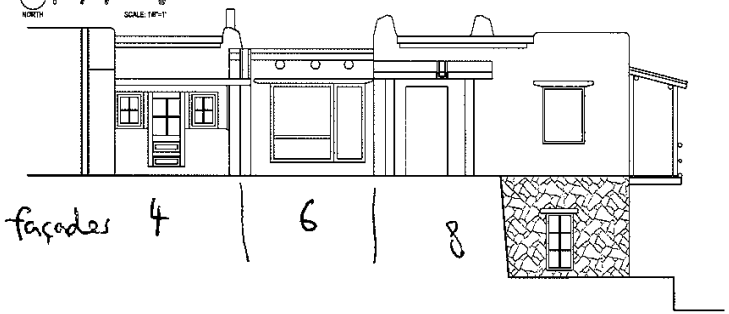


EXISTING - NORTH WALL ELEVATION (HOUSE GREYED BEYOND)

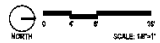


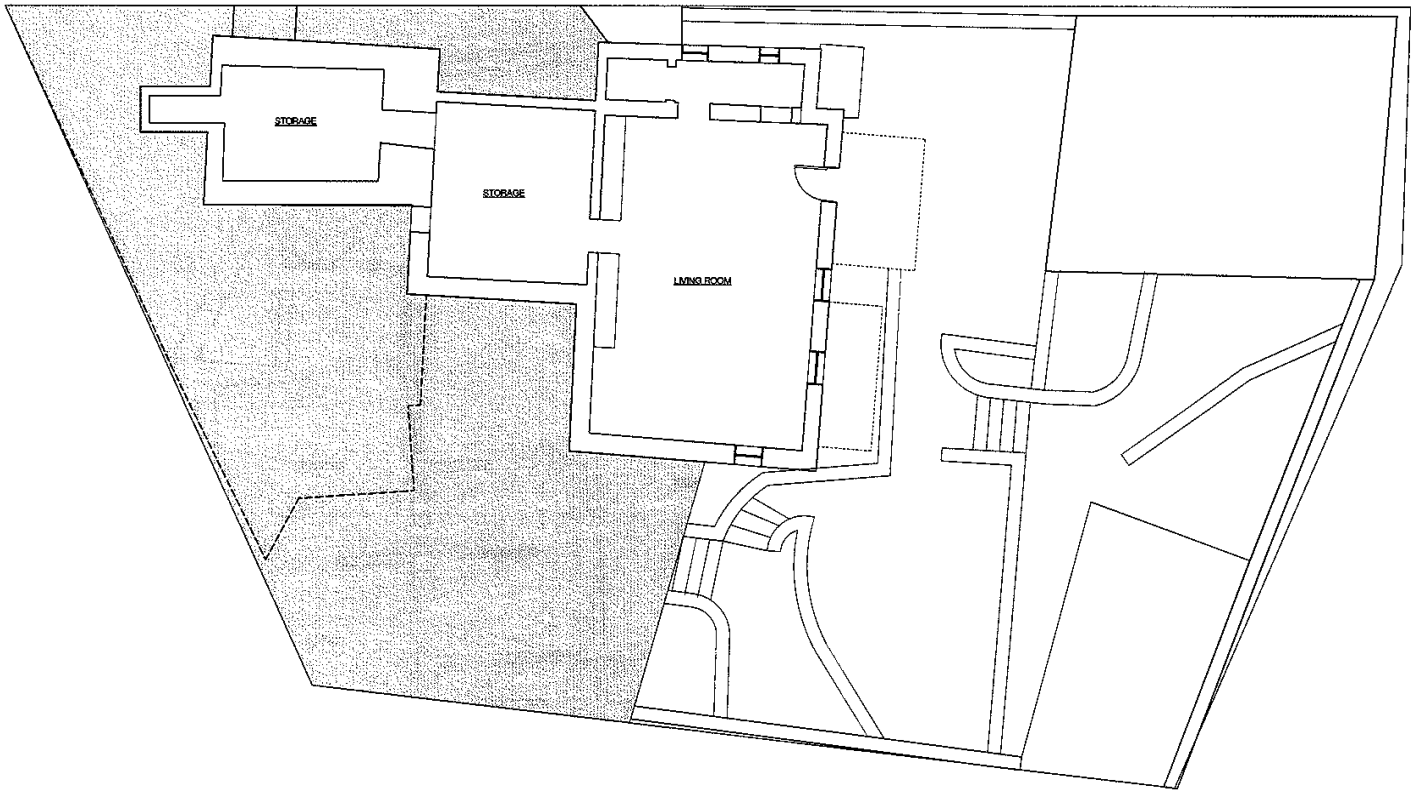
EXISTING - NORTH HOUSE ELEVATION





EXISTING - EAST HOUSE ELEVATION





EXISTING - BASEMENT PLAN

November 17, 2021

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

Re: 1210 Upper Canyon Road
Santa Fe, NM 87501
Residential Remodel Project

Attachments: Drawings including site plan, floor plans & exterior elevations
Project Photographs
Exterior Door & Window Photographs

The property owner intends a residential remodel at 1210 Upper Canyon Road. The scope of work includes an extensive interior renovation & remodel; deferred exterior maintenance and repairs; replacement of exterior doors and windows; building code required upgrades; and general site improvements.

The residence is located on a ±0.1155 acre (5,029 SF) private lot located in the Downtown and Eastside Historic District. The earliest structure was likely constructed in the early 1900s as an extension of the local Lucero family home. By the 1940s, multiple structures were constructed on the site including the garage at the foot of the hill and adjacent to Upper Canyon Road and a small dwelling unit that is now incorporated into the existing residence. The lot took its present form in the 1950s consisting of the consolidated residence, garage, carport, and most of the perimeter yard walls. The current owner has owned the house for a couple of years.

The current residence is two stories, with the lower level partially dug into the hillside. The carport is single story and is accessed from Apodaco Hill Road. It is secured with a double wood auto gate. The garage is single story and is accessed from Upper Canyon Road.

Primary Facades: The Historic Preservation Division (HPD) has determined the following to be primary facades: The north façade of the residence (facing Canyon Road); the south façade of the residence including a portion of the perimeter yard wall (facing the alley); the north perimeter yard wall including the north garage façade (facing Canyon Road); and the east perimeter yard wall.

Interior Renovation: The residence, site, and ancillary buildings suffer from neglect and lack of maintenance prior to the current Owner's purchase. The Owner intends to renovate the residence. Interior work includes electrical repairs & upgrades; new interior lighting and outlets; new plumbing systems; new mechanical equipment; renovated bathrooms; renovated kitchen in a new location; and new interior finishes. Refer to the attached drawings.

Building Code Required Exterior Modifications: Per the International Residential Code (IRC Section R311), all bedrooms shall have direct egress to the exterior, either through a door or an egress window. Egress windows to have a minimum clear width of 20", a minimum clear height of 24", a minimum clear

opening of 5.0 square feet, and a sill no more than 44" above the interior floor level. Bedroom-2, located on the west facade corner of the residence, currently has a window assembly but it is incorrectly sized to meet the egress window criteria. The applicant intends to replace the window assembly with a larger divided lite casement units in compliance with the building code.

Exterior Modifications: The current electrical service and meter is located on the north façade of the garage. The applicant intends a new electrical service and meter to be located on the south yardwall façade and accessed from the alley.

Exterior Deferred Maintenance: A second floor balcony exists on the north façade. The floor structure of the balcony was created by extending and cantilevering the interior vigas (that support the second floor over the new Kitchen). Vertical log posts support a single sloping roof framed with log timbers with a wood shingle roof. The balcony has suffered from deferred maintenance. The structural integrity of the balcony viga floor beams is questionable. As the viga ends have suffered rot, this degradation will ultimately transfer through the members until the vigas in the interior space will damaged. The applicant is proposing removing the vigas supporting the balcony. In addition, the applicant proposes removing the decorative viga ends on the façade to avoid interior damage. The portal will be reframed with new vigas bearing on an exposed wood ledger attached to the façade and natural log posts on the outboard side. The roof structure will be repaired, with structural members replaced in kind. A new wood shingle roof will be installed.

The lower-level entry door into the Kitchen has a portal that has been constructed similar to the balcony with natural log columns, wood rafters, and a wood shingle shed roof. Deferred maintenance is required; the roof structure will be repaired, with structural members replaced in kind. A new wood shingle roof will be installed.

The portal protecting the main entrance to the upper level will receive deferred maintenance as required. It has suffered less degradation than the balcony and lower-level portal.

Exterior Doors and Windows: The current residence has an eclectic mix of exterior doors and windows. Exterior doors include a rustic plank door and a relatively recent half lite door. Exterior windows include 3/1 upper sash over 1/1 lower sash double hungs, divided lite, full lite fixed glazed openings, and single lite units. Multiple window units are missing or badly damaged.

The applicant intends to replace the exterior doors with new "Dutch" doors with a divided lite upper panel and raised panel lower panel. All doors to be of a similar design for consistency. Refer to the exterior elevations.

The applicant intends to replace the exterior windows with new units as indicated on the exterior elevations. The units will generally be casement composite windows with divided lites. The windows indicated to be repaired will be painted "white".

Exterior Light Fixtures: New wall mounted sconces will be installed outside of each exterior door for convenience and as required for building code. Ground and wall mounted landscape lights will be installed within the courtyards and will be shielded from public view. Refer to the plans & exterior elevations and fixture cutsheets attached to this letter.

General Site Improvements: The garage currently has parapets on the north and west facades; these parapets are approximately 48" above the roof surface. The roof is supported with vigas, sized and spaced sufficiently for additional roof loading. The applicant intends to construct a new parapet on the east façade to match the height of the existing parapets. The applicant is considering installing low profile photovoltaic panels (total height of 18" above the roof deck) or a wood clad roof deck.

Due to the slope of the site, there are numerous interior flagstone steps and retaining wall planters. These elements have suffered from deferred maintenance degradation. In addition, the steps do not have code required handrails or path lighting. The applicant intends to install new ground or wall mounted path lights as noted on the site plans. The flagstone steps, landings, and paths will be repaired.

Exterior Finishes: In general, the exterior finishes have suffered from deferred maintenance degradation. The exterior stucco finish will be patched and repaired. It will receive a new cementitious stucco color coat. The lower level and a portion of the upper level has a stone veneer (exposed stone structural footing. The applicant intends to repair the veneer by removing & replacing damaged stones, repointing the mortar joints, and applying a lean mortar mix as a whitewash (light colorwash) and sealer over the entire stone surface. The exterior doors are scheduled to be replaced with new units. The doors will be finished with a satin exterior oil paint. New windows will be pre-finished and of a consistent color. All exterior woodwork (balcony, portals, wood fascias) to be stained and sealed. New steel handrails and miscellaneous steel to be natural with a weathered or galvanized finish.

Exterior Finish Schedule

Component	Finish / Color	Comments
Exterior Stucco	Ecostucco Hazelnut hand limewash akin to El Rey Dry River 817L (34)	Stucco requires extensive patching & repairing.
Exterior Stone	Hazelnut limewash over light grout	Lower level of residence has exterior stone cladding.
Exterior Doors	New painted wood "Dutch" doors with divided lite upper panel. Color: Benjamin Moore "Winter Ice"	Semi-gloss exterior paint. Refer to exterior elevations.
Windows	Exterior pre-finished composite divided lite windows. Color: "white" – see earlier comment	Pre-finished exterior finish. Refer to exterior elevations.
Wood Stain	Natural	
Light Fixtures	Painted rusted brown	Allen + Roth Birchwood
Steel Handrails	Natural	Pipe handrails with matching brackets and/or posts dependent on location.
Miscellaneous Steel	Rusted/Wrought iron	

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted:	1210 CANYON RD
Property Owner of Record: LAUREN OLIVER	**Proposed Construction Description:**
Applicant/Agent Name: OSAGE DESIGN STUDIO c/o RICHARD WOODBURY	SEE ATTACHED PLAN SET
Contact Person Phone Number: (505) 629-5945	**TOTAL ROOF AREA:** 2,655 ft²

Zoning District: R-5

Overlay: ☐ Escarpment N/A
☐ Flood Zone N/A
☐ 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 N/A EXISTING RESIDENCE

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

Use of Structure: ☒ Residential
☐ Commercial Type of Use: N/A

Terrain: ☐ 30% slopes N/A

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

Lot Coverage : 52.17 % NO INCREASE IN LOT COVERAGE
☐ Open Space Required: CONFORMS

Setbacks: NO CHANGE IN SETBACKS
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ___

Height: Proposed EXISTING, 20'-9"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
Minimum: 2

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

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

RICHARD WOODBURY / OSAGE DESIGN STUDIO [☐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 10/12/21

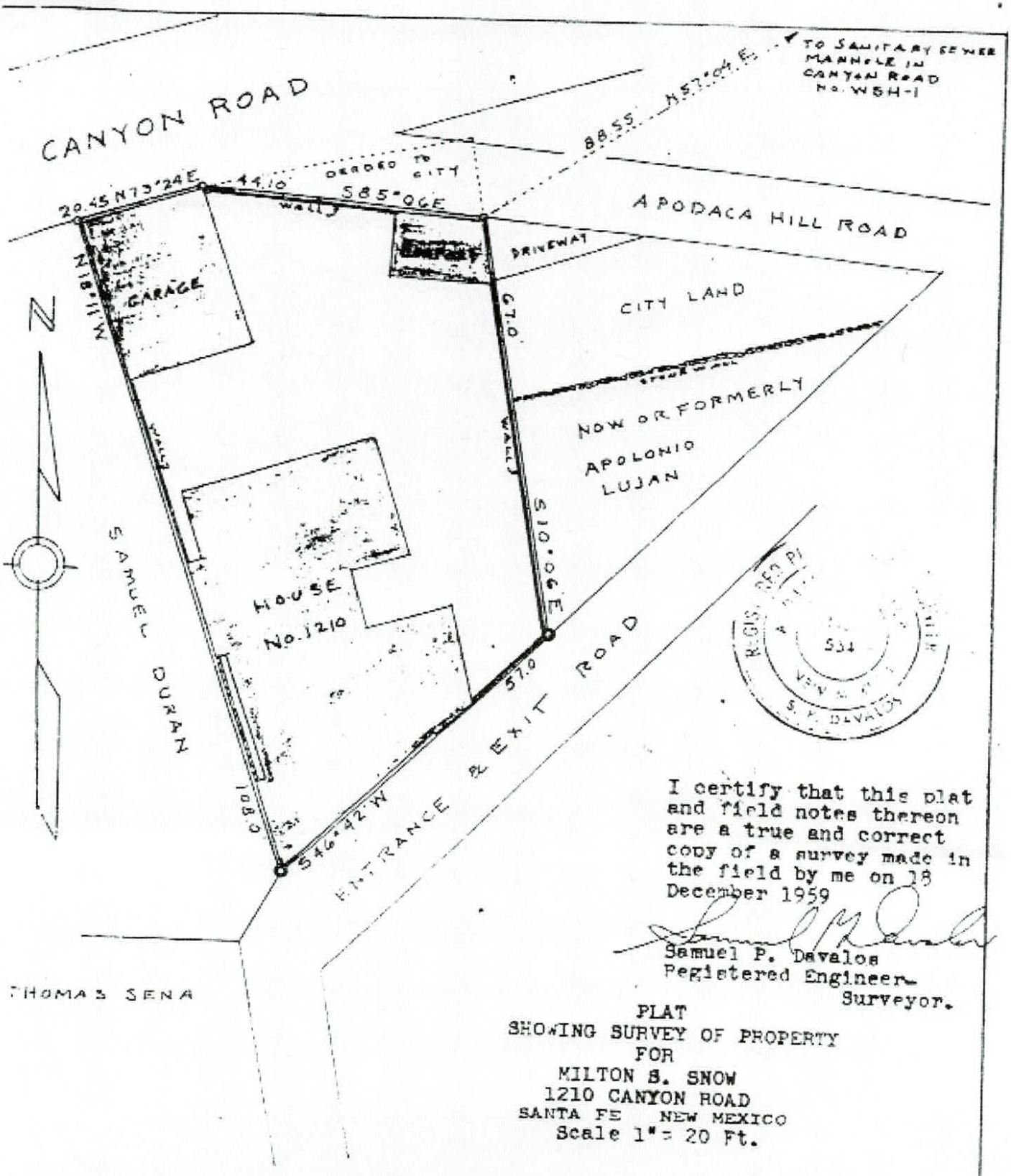
To Be Completed By City Staff:

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: _____

REVIEWER: Donna Wynant **DATE:** 10/18/21

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



I certify that this plat and field notes thereon are a true and correct copy of a survey made in the field by me on 18 December 1959

Samuel P. Davalos
Registered Engineer-
Surveyor.

PLAT
SHOWING SURVEY OF PROPERTY
FOR
MILTON S. SNOW
1210 CANYON ROAD
SANTA FE NEW MEXICO
Scale 1" = 20 Ft.

o-Indicates iron pipe set at corners
⊙-Indicates iron pipe corners in place and used.

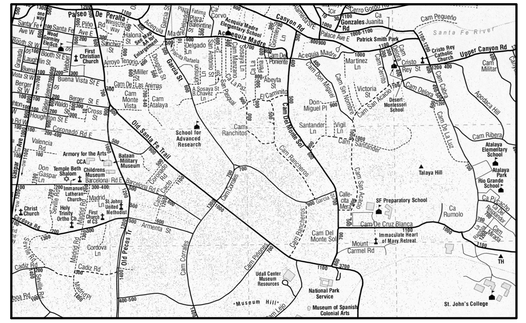
S-173 B-1

CODE ANALYSIS

Code:	City of Santa Fe Land Development Code Chapter 14
Project Summary:	Renovation to existing single family residence.
Owner:	Lauren A. Oliver
Address:	1210 Canyon Road
Legal:	Lot 1 within City of Santa Fe
UPC:	1-0550-9842-5388
Parcel No.:	1601 1189
Lot Size (acres):	0.1155
Lot Size (SF)	5,031
Zoning:	R5
Overlay District:	Not applicable
Historic Distric:	Downtown & Eastside Historic District
Hist. Building Status:	Contributing
Archeological:	River & Trails Archeological District
Flood Plain:	Not applicable
Density:	5 dwelling units per acre
Setback (front):	7.0' (20.0' at garages)
Setback (side):	5.0' (structures less than 10.0' may not exceed 14' in height)
Setback (rear):	15.0' or 20% of average lot depth, whichever is less
Max. Bldg. Ht.:	24.0'
Exist. Bldg. Ht.:	~20'-9" (no change to existing buildng height)
Lot Coverage:	40% (50% with private open space)
Exist. Lot Cov.:	52.77%
Proposed Lot Cov.:	No increase in lot coverage
Ponding Requirements:	Provide detained on site to equal to 160 cubic feet of water containment per 1,000 SF of new impervious surface.
Req'd Ponding:	NOT REQUIRED - no increase in roofed area

BUILDING AREAS (SF)

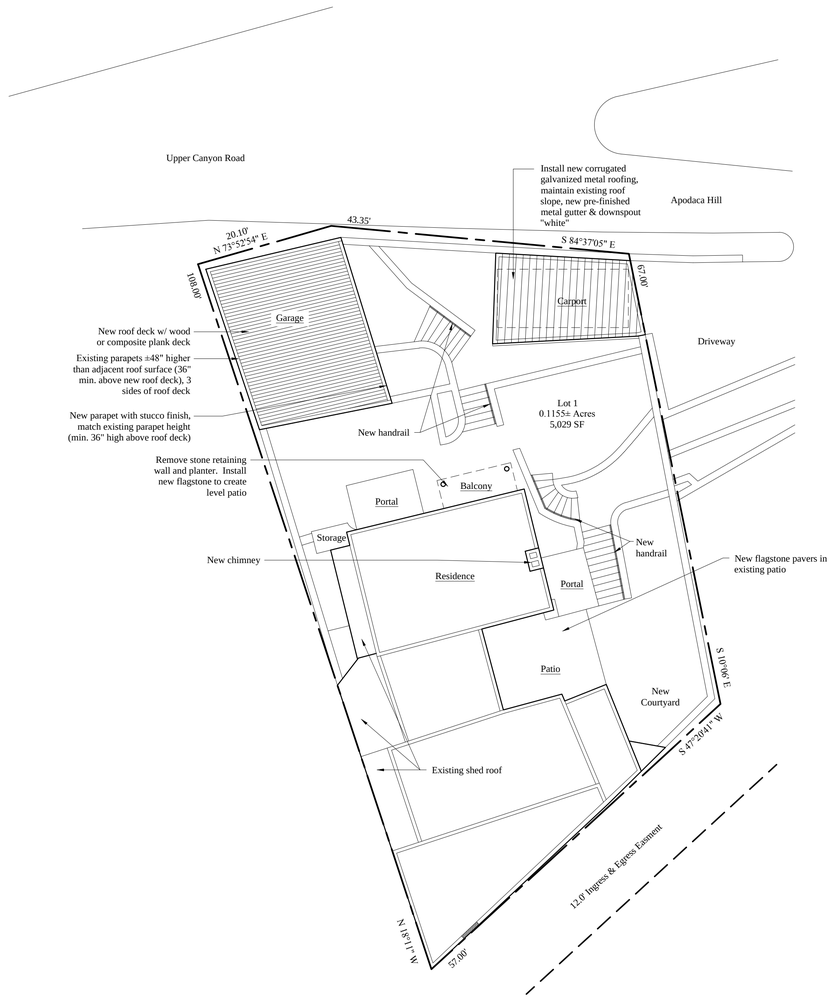
Existing Heated, 1st Flr:	971
Existing Heated, 2nd Flr:	1,771
Existing Non-Heated:	0
Existing Portals:	144
Ancillary Site Structures:	740
	Garage = 490 SF; Carport = 250 SF
Total Heated:	2,742
Total Roofed:	2,655
Total Roofed (Site):	2,655
Proposed Heated:	0
Proposed Non-Heated:	0
Proposed Portals:	0
Ancillary Site Structures:	0
Total Heated:	2,742
Total Roofed:	2,655
Total Roofed (Site):	2,655



Vicinity Map

Dolores I. Vigil
Liaison Planning Services Inc.
P.O. Box 1825
Santa Fe NM 87504
(505) 920-6839
liaisonplanning@gmail.com

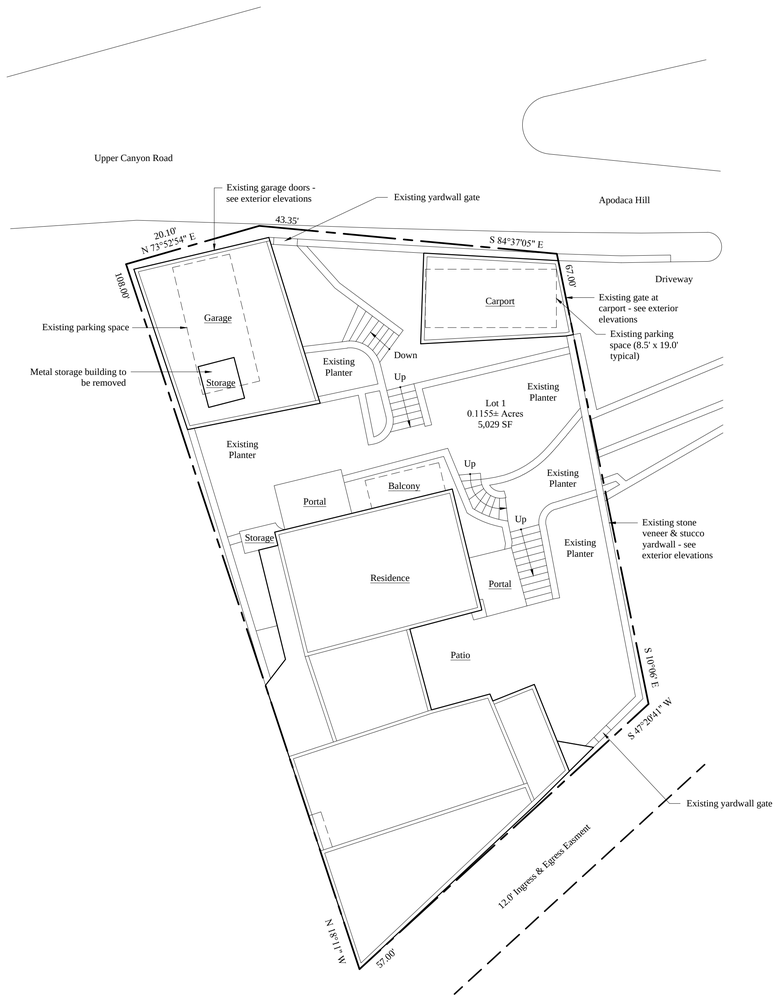
Liaison Planning Services INC.



Proposed Site Plan

Scale: 1" = 10'-0"

True North



Existing Site Plan

Scale: 1" = 10'-0"

True North

Residential Remodel

1210 Upper Canyon Road
Santa Fe, New Mexico

Existing & Proposed
Site Plans
Project Information

City of Santa Fe
HDRB Submittal

11/17/21
12/3/21

C-1

Sheet 1 of 9

Sheet Index

C-1	Existing & Proposed Site Plans
A-1	Existing 1st Floor Plan
A-2	Existing 2nd Floor Plan
A-3	Proposed 1st Floor Plan
A-4	Proposed 2nd Floor Plan
A-5	Existing & Proposed Elevations
A-6	Existing & Proposed Elevations
A-7	Existing & Proposed Elevations
A-8	Existing & Proposed Elevations

Existing First Floor Plan

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

plan North

0' 5'

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

Liaison Planning Services INC.

Residential Remodel

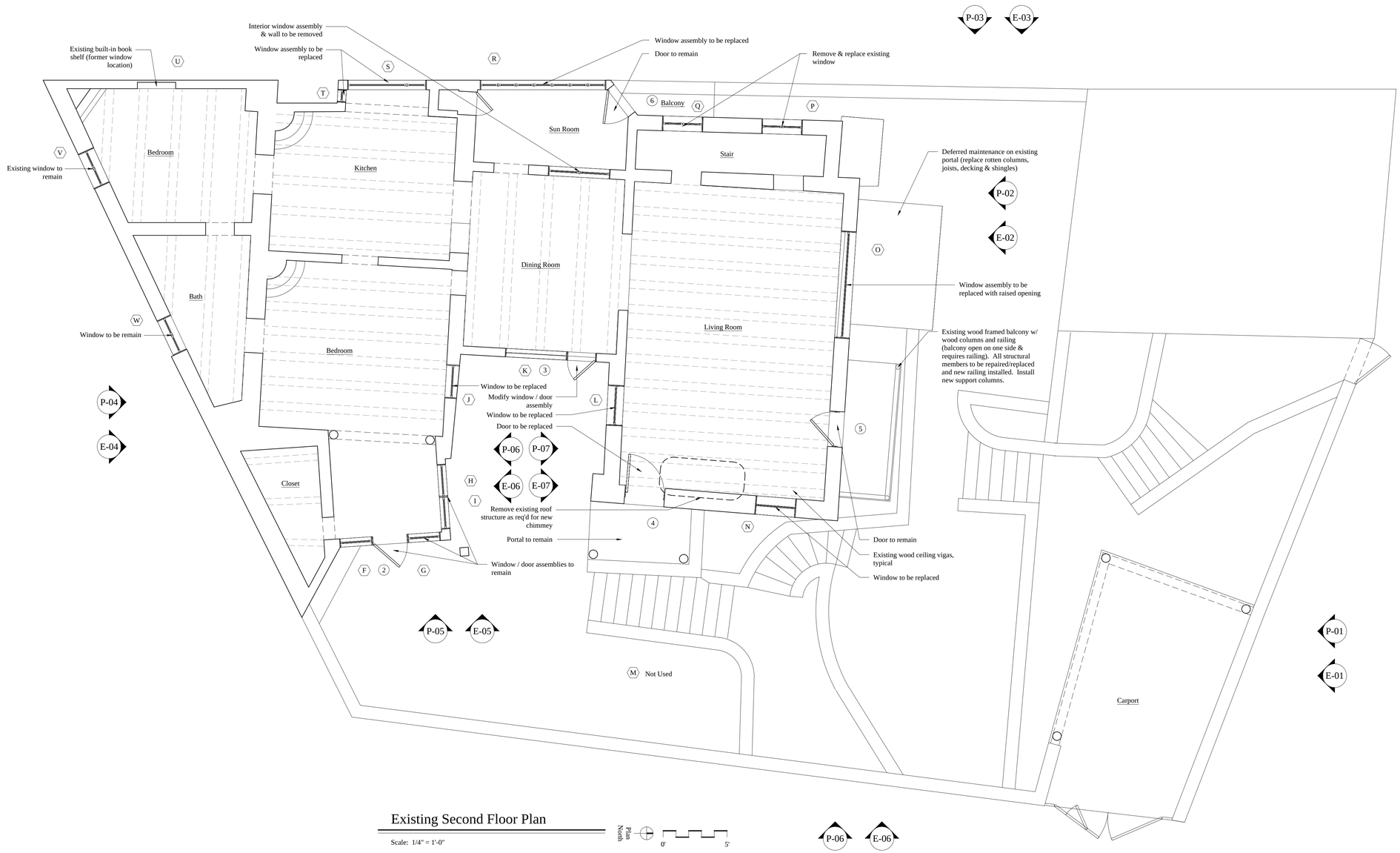
1210 Upper Canyon Road
Santa Fe, New Mexico

Existing 1st Floor Plan

City of Santa Fe
HDRB Submittal

10/27/21

A-1



Existing Second Floor Plan

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

Plan North

0' 5'

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

Liaison Planning Services INC.

Residential Remodel

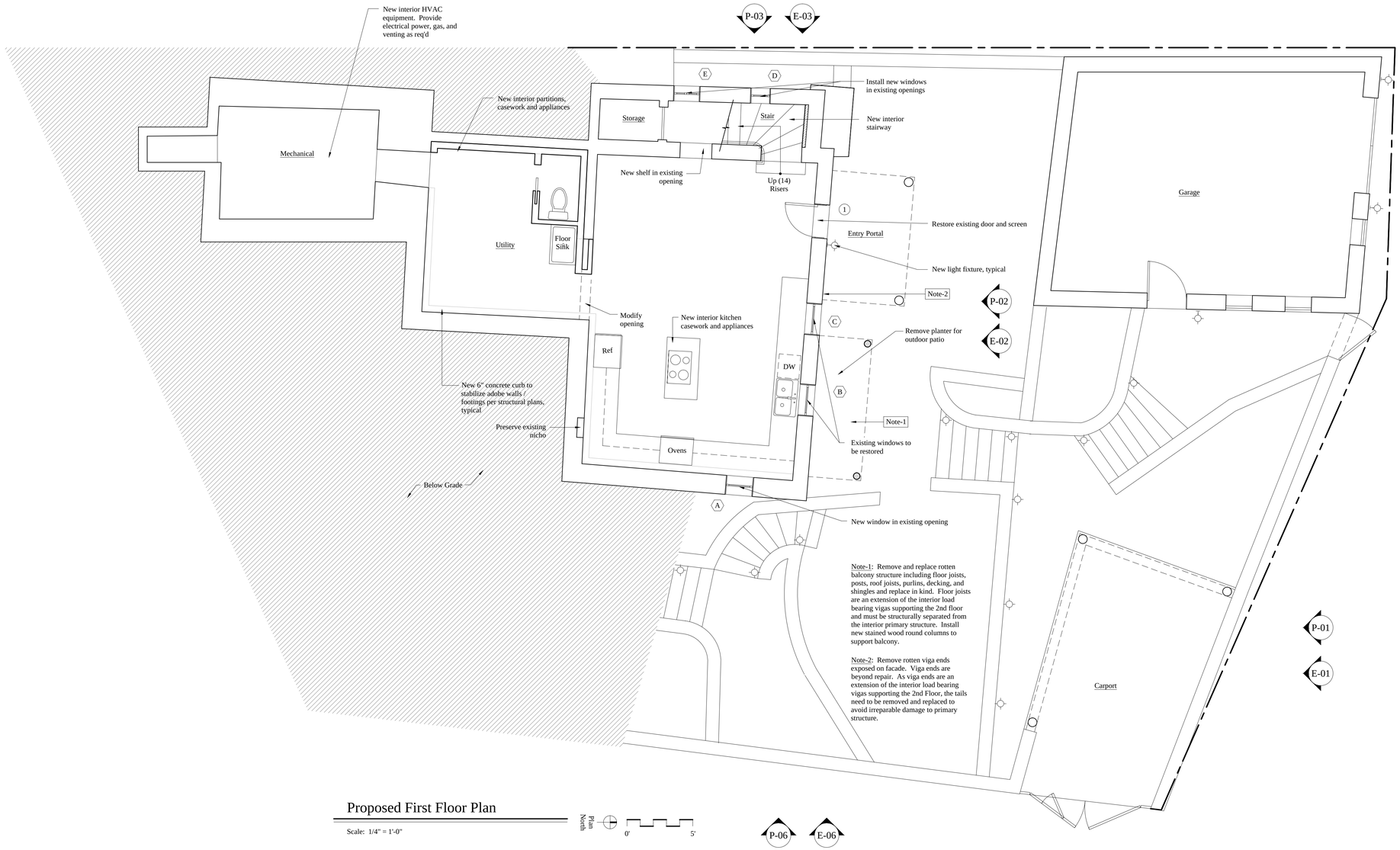
1210 Upper Canyon Road
Santa Fe, New Mexico

Existing 2nd Floor Plan

City of Santa Fe
HDRB Submittal

10/27/21

A-2



Proposed First Floor Plan

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

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

Liaison Planning Services INC.

Residential Remodel

1210 Canyon Road
Santa Fe, New Mexico

Proposed 1st Floor Plan

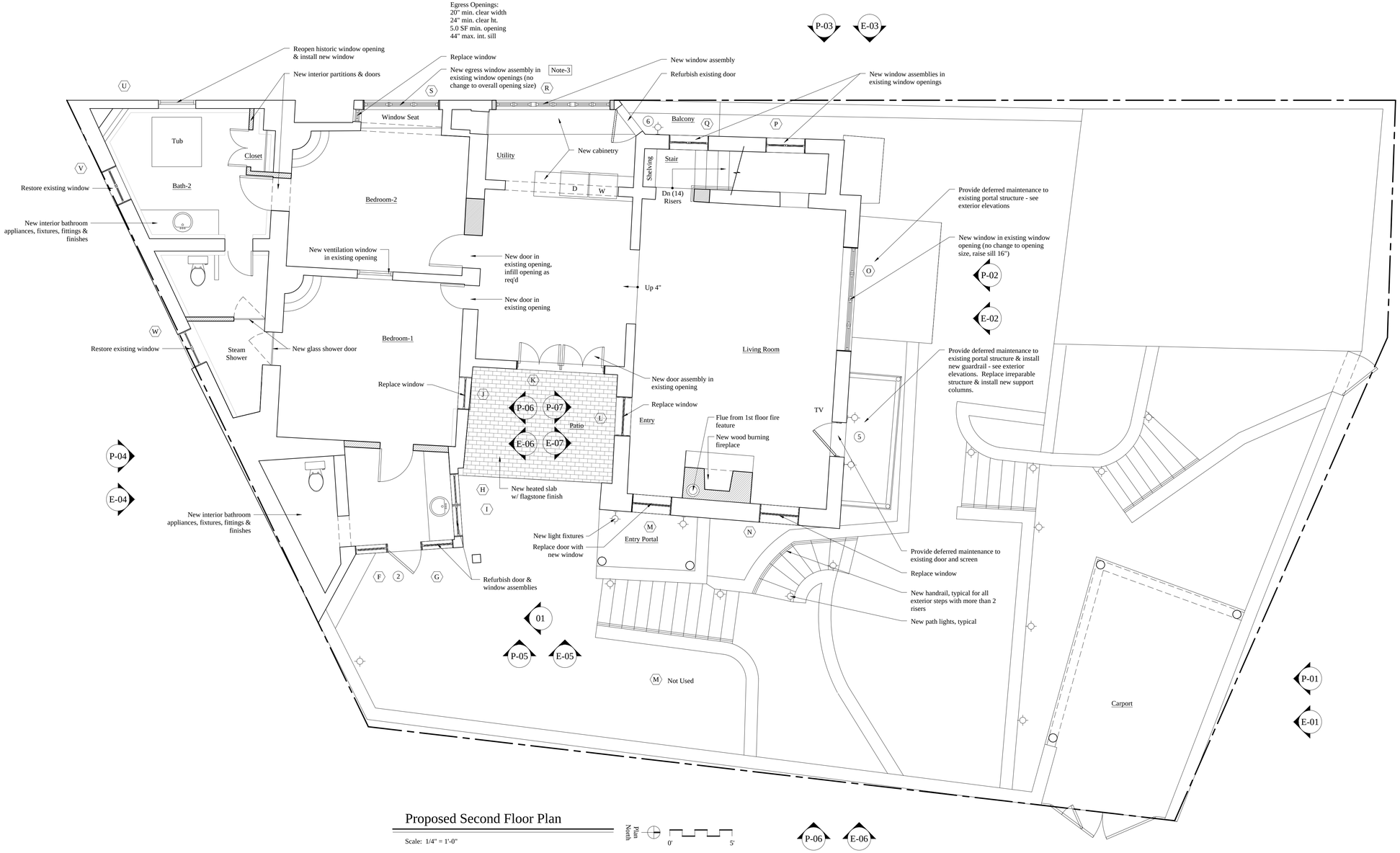
City of Santa Fe
HDRB Submittal

11/17/21

A-3

Note-3: Per the International Residential Code, all bedrooms to have direct egress, either by door or egress window. The existing window in Bedroom-2 does not meet the minimum opening criteria to be considered a legal egress opening. The assembly to be replaced with units sized for egress.

Egress Openings:
20" min. clear width
24" min. clear ht.
5.0 SF min. opening
44" max. int. sill



Proposed Second Floor Plan

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

North Plan

0' 5'

P-06 E-06

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

Liaison Planning Services INC.

Residential Remodel

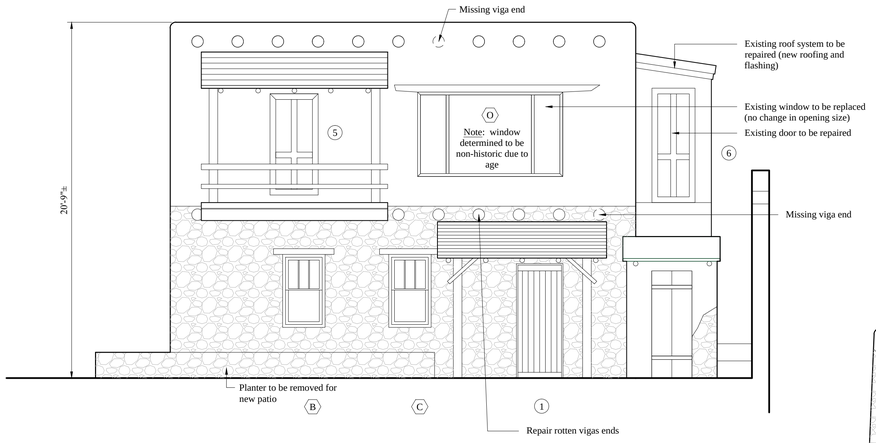
1210 Canyon Road
Santa Fe, New Mexico

Proposed 2nd Floor Plan

City of Santa Fe
HDRB Submittal

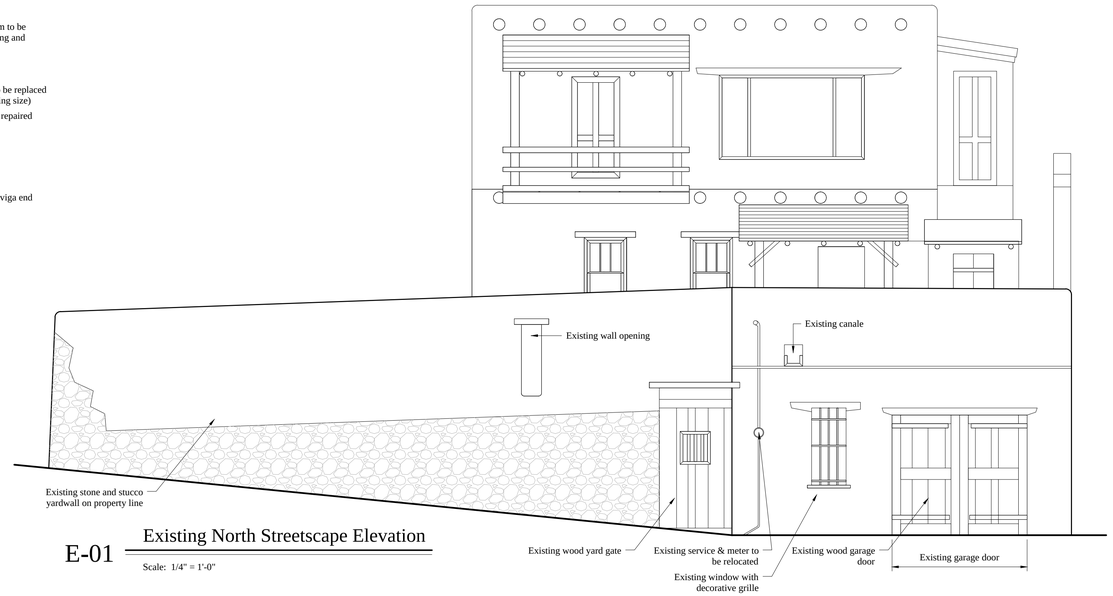
11/17/21

A-4



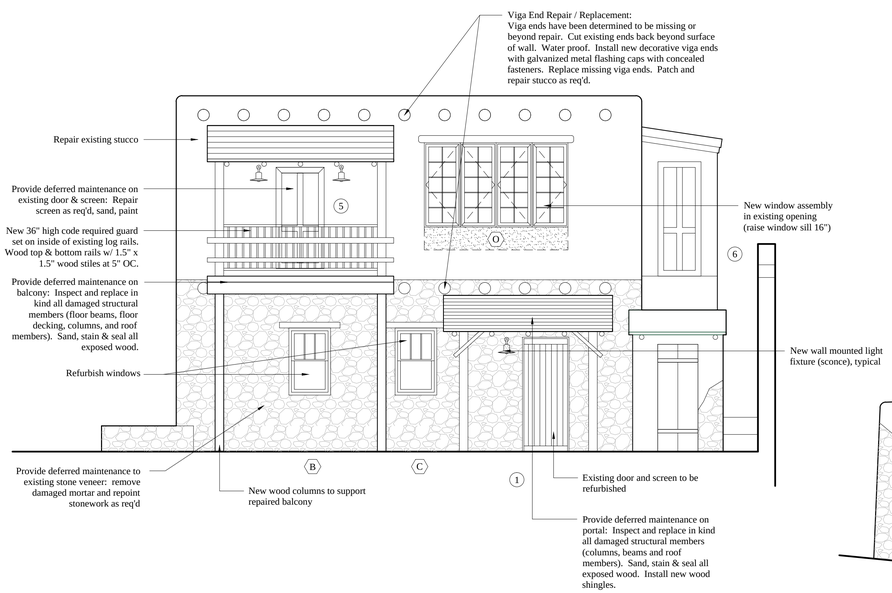
E-02 Existing North Elevation

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



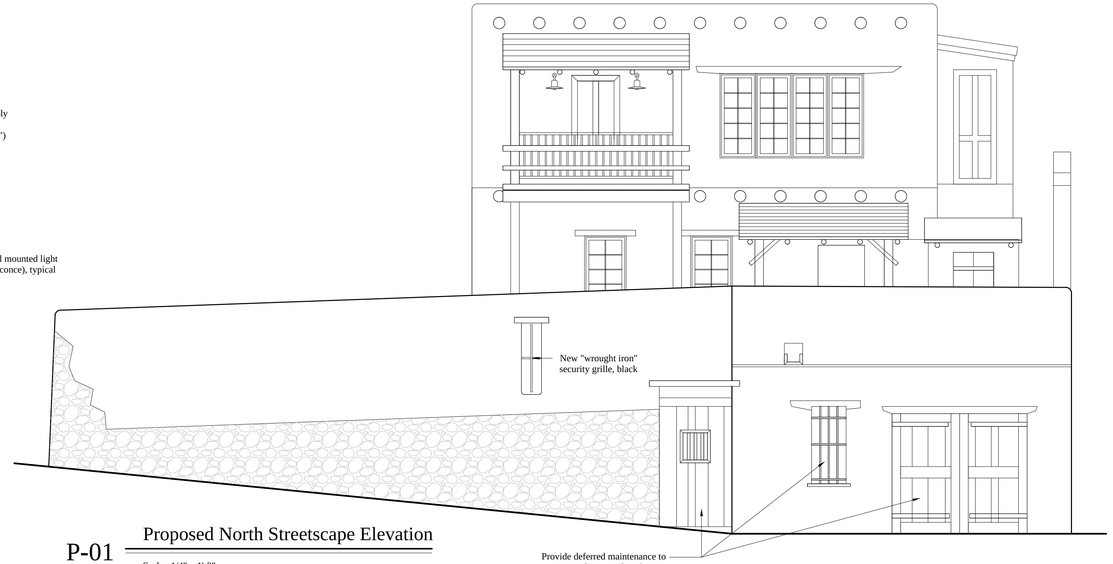
E-01 Existing North Streetscape Elevation

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



P-02 Proposed North Elevation

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



P-01 Proposed North Streetscape Elevation

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

Exterior Stucco (building & yardwalls):
Provide deferred maintenance. Remove weathered and damaged materials. Repair damaged substrate as req'd. Install new base stucco coat including appropriate underlayments & reinforcement (stucco netting & lath). Install new stucco color coat over all wall surfaces, matching the existing color and texture.

Proposed Color: Refer to HDRB submittal letter.

Typical all locations.

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

Liaison Planning Services INC.

Residential Remodel

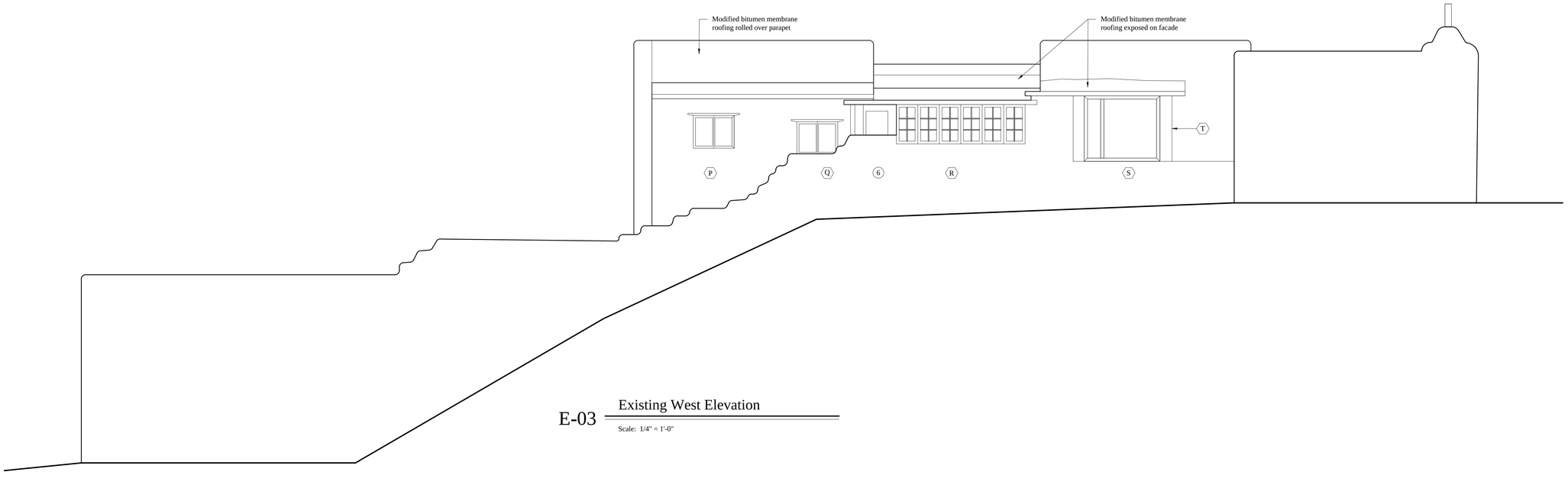
1210 Upper Canyon Road
Santa Fe, New Mexico

Existing & Proposed Exterior Elevations

City of Santa Fe
HDRB Submittal

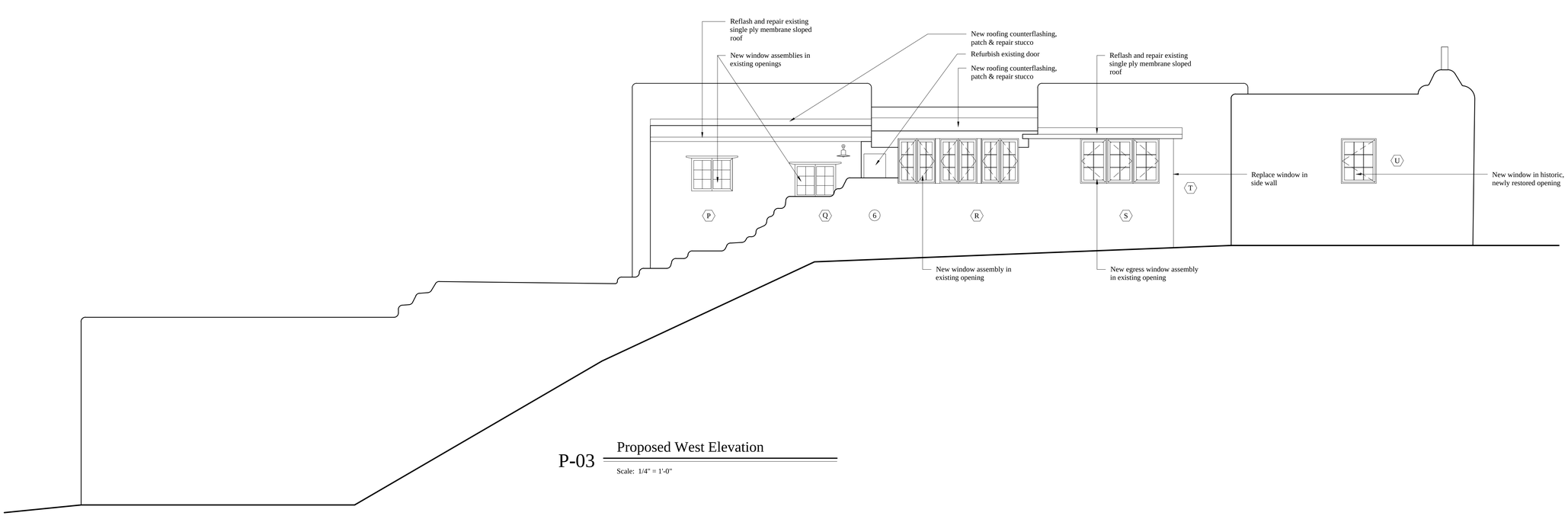
11/7/21

A-5



E-03 Existing West Elevation

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



P-03 Proposed West Elevation

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

Dolores L Vigil
Liaison Planning Services Inc.
P.O. Box 1835
Santa Fe NM 87504
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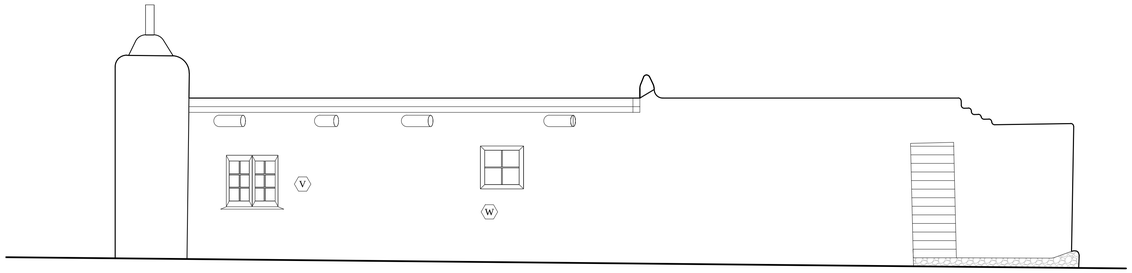
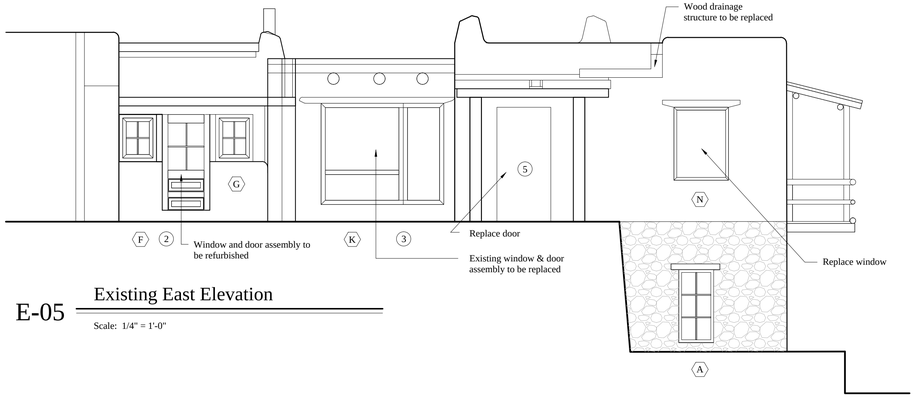
11/17/21

A-6



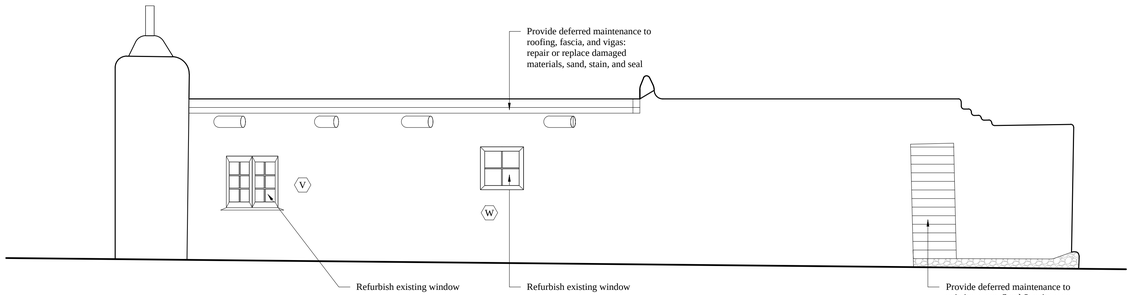
E-04 Existing South Elevation

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



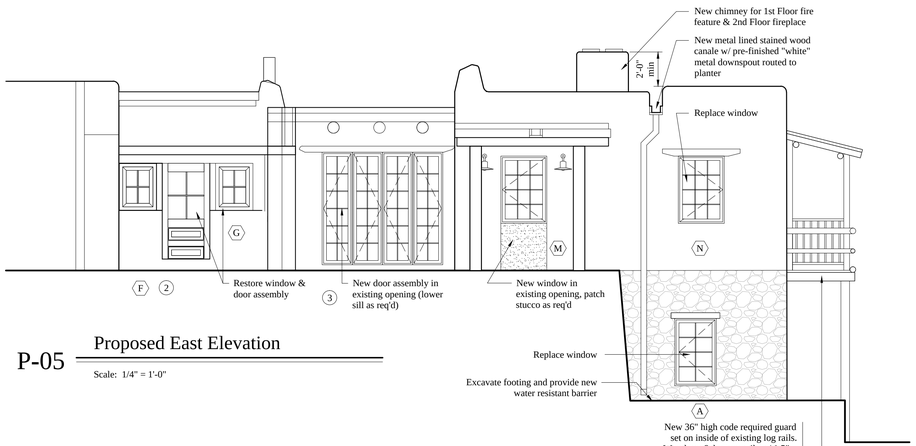
E-05 Existing East Elevation

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



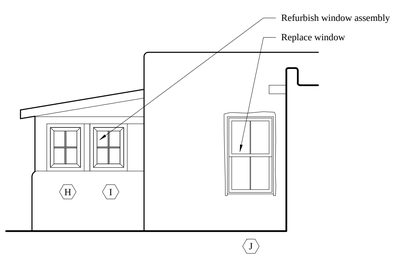
P-04 Proposed South Elevation

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



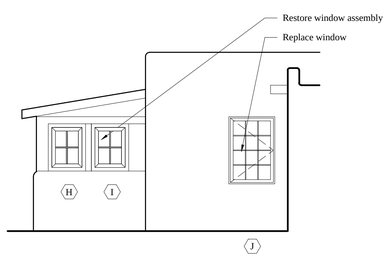
P-05 Proposed East Elevation

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



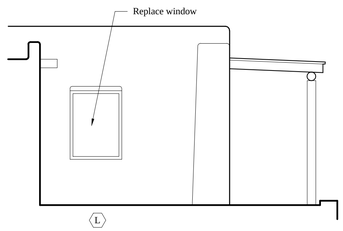
E-06 Existing Elevation

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



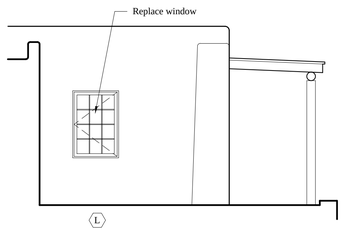
P-06 Proposed Elevation

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



E-07 Existing Elevation

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



P-07 Proposed Elevation

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

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Residential Remodel

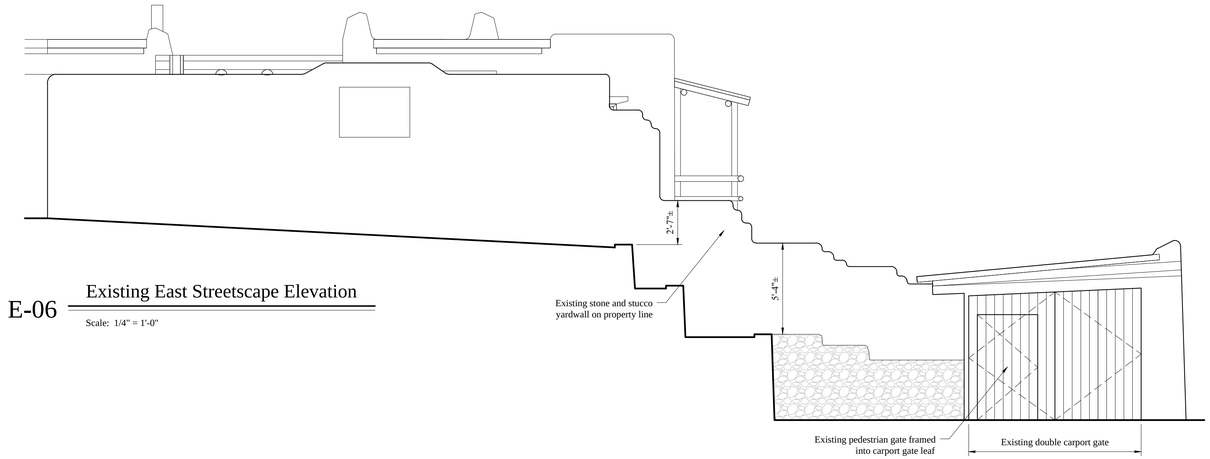
1210 Upper Canyon Road
Santa Fe, New Mexico

Existing & Proposed Exterior Elevations

City of Santa Fe
HDRB Submittal

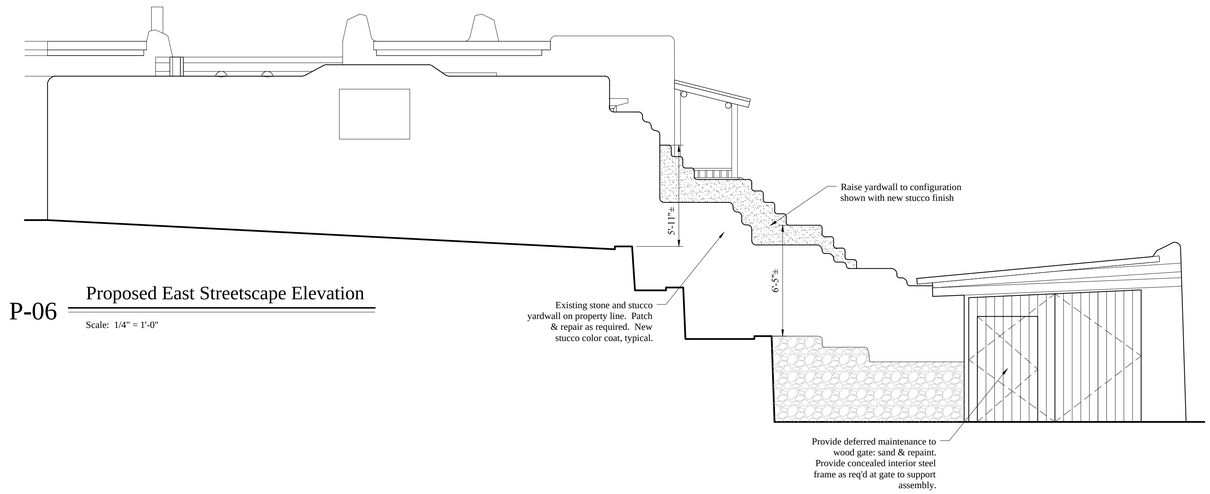
11/17/21

A-7



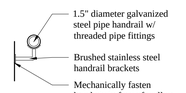
E-06 Existing East Streetscape Elevation

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



P-06 Proposed East Streetscape Elevation

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



01 Handrail Detail

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

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Residential Remodel

1210 Upper Canyon Road
Santa Fe, New Mexico

Existing & Proposed
Exterior Elevations

City of Santa Fe
HDRB Submittal

11/17/21

A-8

1210 Canyon Road
Santa Fe NM

Exterior Photos

11/17/21

North Facade

West Façade

South Façade

East Façade (Northeast corner)

East Façade (Southeast corner)

1210 Canyon Road
Santa Fe NM

Exterior Doors and Windows

11/17/21

(Refer to end of document for key floor plans)

Window-A
Casement 2 over 3 (2 /3), painted wood, non-insulated glazing
Status: Replace window assembly

Window-B
Double hung, 3 / 1 upper sash, 1/1 lower sash, painted wood, non-insulated glazing
Status: Replace window assembly

Window-C
Double hung, 3 / 1 upper sash, 1/1 lower sash, painted wood, non-insulated glazing
Status: Replace window assembly

Door-1
Stained wood plank door with painted wood screen door
Status: Replace door assembly

Window-D (photo from interior)
Missing window unit, wood frame
Status: Replace window assembly

Window-E (photo from interior)
Single hung unit with missing sash, wood frame
Status: Replace window assembly

Left, Window-F, center Door-2, right Window-G
Window-F: Casement, 2 / 2 wood sash, stained wood, non-insulated glazing
Door-2: half lite wood door, 2 / 2 upper lite, 2 wood panels, stained wood
Window-G: Casement, 2 / 2 wood sash, stained wood, non-insulated glazing
Status: Restore assembly

Left, Window-H, right Window-I
Window-HF: Casement, 2 / 2 wood sash, stained wood, non-insulated glazing
Window-I: Casement, 2 / 2 wood sash, stained wood, non-insulated glazing
Status: Restore window assembly

Window-J
Double hung 2 /1 upper sash, 2 / 1 lower sash, painted wood, non-insulated glazing
Status: Replace window assembly

Left, Window-K, right Door-3
Window-K: Fixed sash over fixed sash, stained wood, non-insulated glazing
Door-2: full lite wood door, stained wood
Status: Replace assembly with new door assembly

Window-L
Fixed sash, painted, non-insulated glazing
Status: Replace window assembly

Door-4
Stained wood panel door with 2 / 1 upper lites, painted wood screen door
Status: Replace with new window

Window-N
Fixed sash, painted, non-insulated glazing
Status: Replace window assembly

Door-5
French door, 2 / 4 lites, stained wood, non-insulated glazing, wood screen door
Status: Refurbish

Window-O
Fixed sash, 3 / 1, stained wood, non-insulated glazing
Status: Replace window assembly

Left Window-P, right Window-Q
Window-P: Fixed 2 / 1 sash, stained wood, non-insulated glazing
Window-Q: Double hung, 2 / 1 upper sash over missing lower sash, stained wood, non-insulated glazing
Status: Replace window assemblies

Door-6 (interior photo)
Painted wood panel door with 2 vertical non-insulated upper lites and 2 lower vertical wood panels
Status: Refurbish

Window-R
Six 2 / 3 casement units, stained wood, non-insulated glazing
Status: Replace window assembly

Window-S
Fixed sash, 2 / 1, stained wood, non-insulated glazing
Status: Replace with two double hung units, 3 /1 sash over 1 / 1 sash, insulated glazing, exterior metal clad

Window-T (Not Shown)
Fixed sash, 1 / 1, stained wood, non-insulated glazing
Status: Replace window assembly

Window-V
Two 2 / 3 fixed sashes, stained wood, non-insulated glazing
Status: Replace window assembly

Window-W
Fixed 2 / 2 sash, stained wood, non-insulated glazing
Status: Replace window assembly, frosted glazing

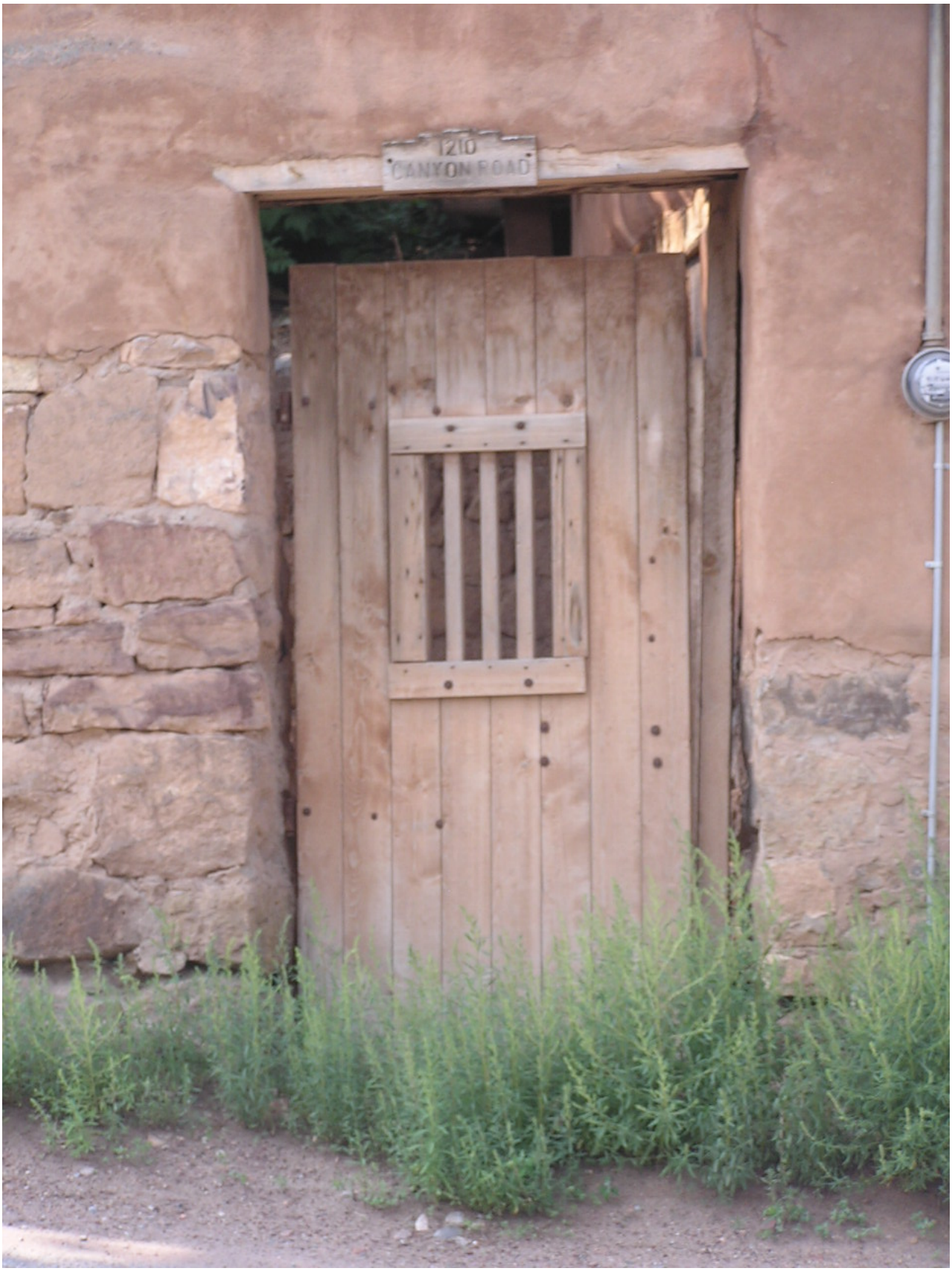
Rear Alley Courtyard Gate
Stained wood plank gate
Status: To remain, refurbish or replace in kind

Garage Door (located within courtyard, not publicly visible)
Painted wood plank door
Status: Refurbish and repaint or replace in kind

Garage Window (located within courtyard, not publicly visible) (two adjacent locations)
Fixed 2 / 2 sash, stained wood, non-insulated glazing
Status: Refurbish and restain

Carport Gate
Double auto gate with pedestrian gate, wood plank, stained
Status: Refurbish or replace in kind

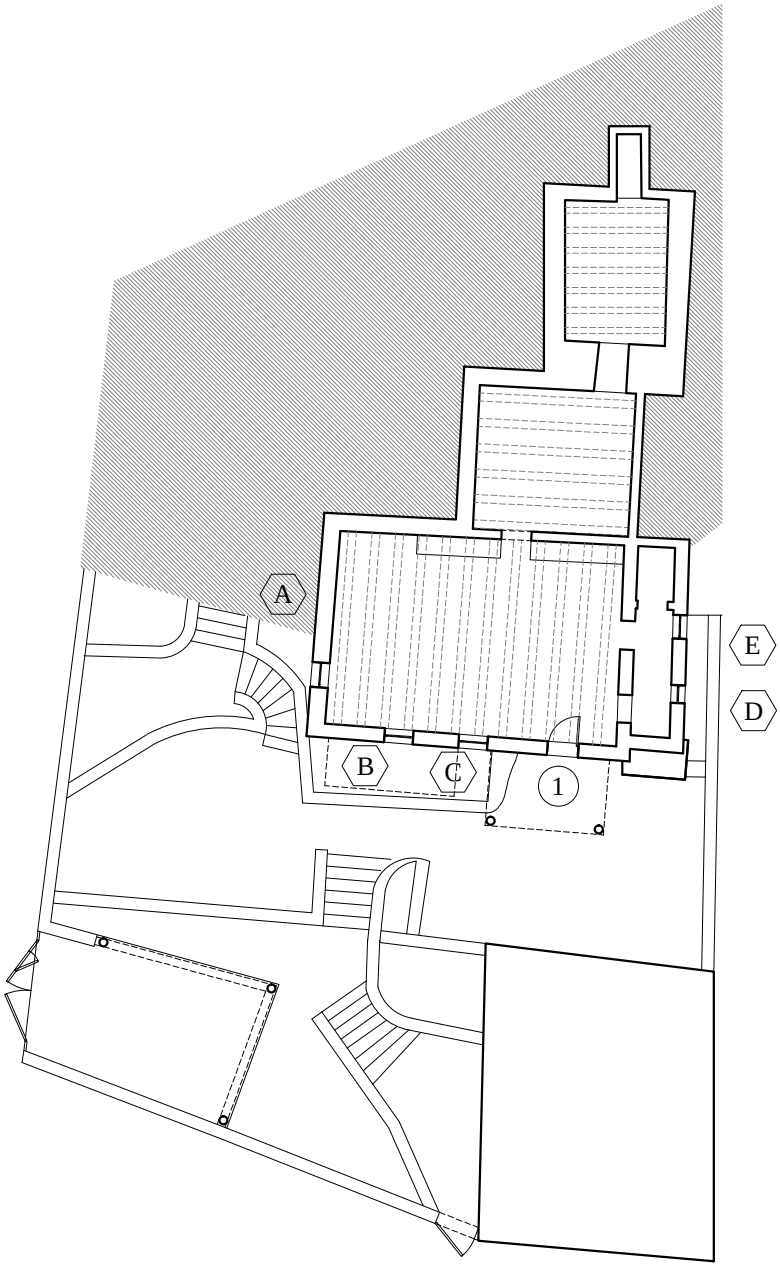
Perimeter Yardwall Facing Canyon Road
Status: Install new wrought iron grille in opening



Perimeter Yardwall Facing Canyon Road
Stained wood plank gate
Status: To remain, refurbish or replace in kind

Garage Window facing Canyon Road
Double hung, 3 / 1 upper sash, 1/1 lower sash, painted wood, non-insulated glazing
Status: Window to remain, refurbish

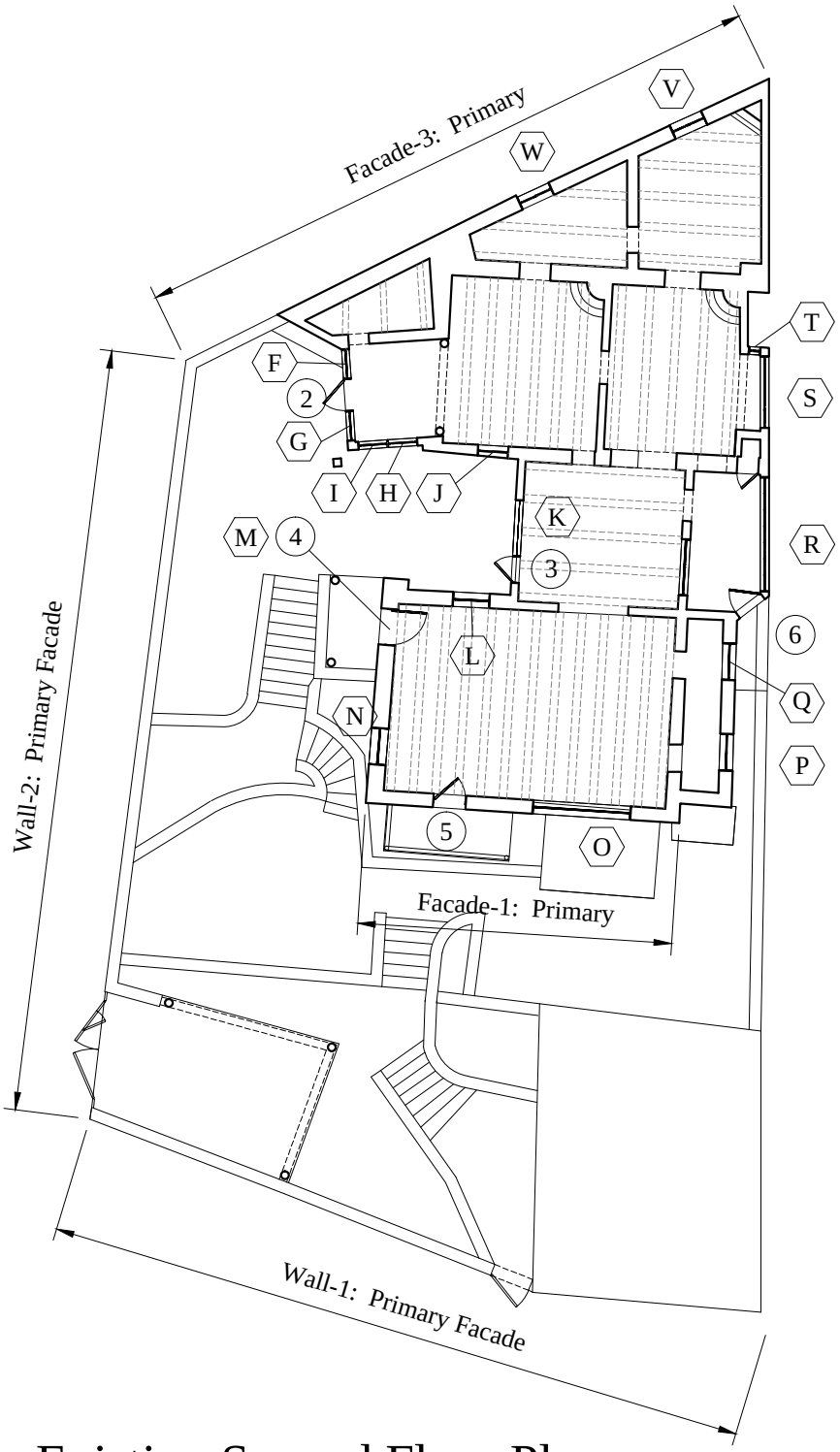
Garage Auto Door facing Canyon Road
Double auto gate, wood plank, stained
Status: Refurbish or replace in kind



Existing First Floor Plan

1210 Canyon Road
Santa Fe, New Mexico

11/17/21



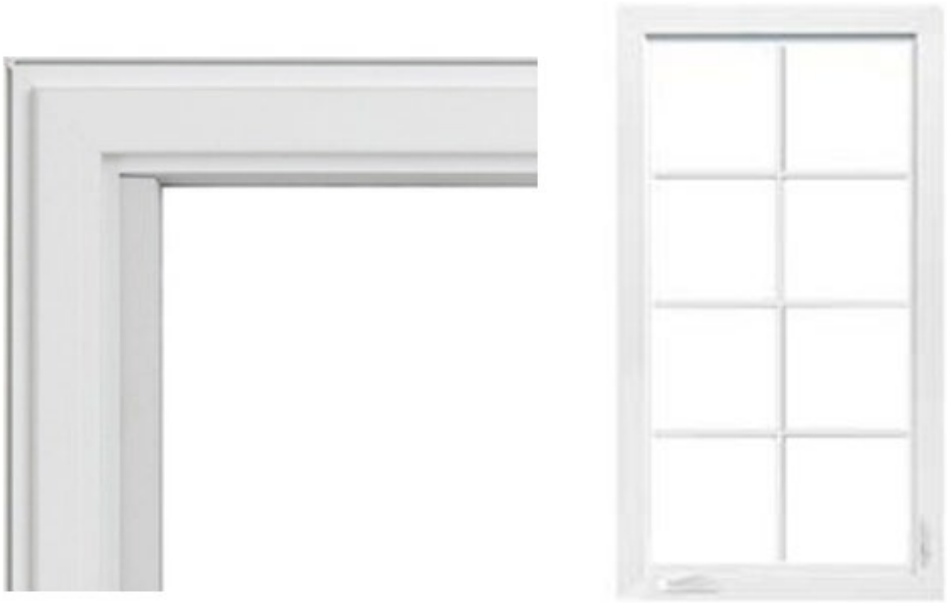
Existing Second Floor Plan

1210 Canyon Road
Santa Fe, New Mexico

11/17/21

Ecostucco “Hazelnut” Exterior Stucco Finish
(Exterior stone veneer to receive “Hazelnut” wash over light grout at stone joints)

Benjamin Moore “Winter Ice” Exterior Paint



Pella 250 Series Composite Window

Exterior Steel: natural weathered and galvanized steel

Allen & Roth “Birchwood” exterior sconce

--- End of Document ---

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004532--HDRB

Project Description: Remodel – door, window, yard wall alterations

Project Location(s): 300 GARCIA ST
Santa Fe, NM 87501

Contacts:

Applicant: Charles William Roseberg charles@hoopesarchitects.com
333 MONTEZUMA AVE STE 200 SANTA Fe, NM 87501

Property Owner: Bob's Ruff -N-Tumble jswartz@jursey.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: 6, 7, 8, 9, 10, 11 (see façade diagram)

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 2020 HCPI, J. Murphey

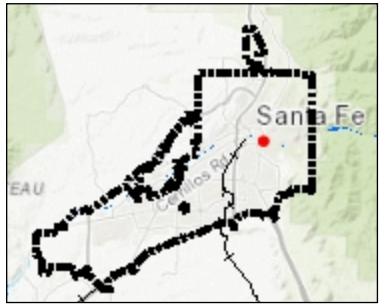
Year of Construction: 1880s, 1930s, 1960s, 1970s, 1980s, 1990s

Project Type: Remodel

Historic Building Name: Former commercial uses, restaurant, offices, etc.

City of Santa Fe
Mapping the City Different

300 Garcia Street



Legend

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

Notes

Contributing to Downtown & Eastside Historic District

1: 1,128

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Santa Fe, New Mexico

Memo

DATE: December 14, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2021-004532-HDRB

Address: 300 Garcia
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

__X___ Color, Material Samples

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:

300 Garcia Street is a 4,304 square feet building designated contributing in the Downtown and Eastside Historic District. The house is Spanish-Pueblo Revival style located at corner of Garcia Street and East DeVargas Street where they intersect with Canyon Road. The structure has undergone many alterations over several decades. At its April 13th, 2021 hearing, the board designated facades seven, eight, nine, ten, and 11 primary and the yard wall non-contributing (see attached façade diagram).

The applicant proposes the following alterations:

East Elevation at Garcia Street

1. Remove existing yard walls
2. Add 64" stucco wall
3. Add wood gate same height as stucco wall; design unspecified
4. Infill northeast corner stone steps
5. Add a new 72" stucco wall in east courtyard

East Elevation building wall (Primary Façade)

1. Remove existing 1999 entry door and replace with solid wood carved unpainted door in same size opening

North Elevation

1. Remove existing coyote fencing
2. Add 46" stucco wall
3. Remove existing window and enlarge opening for new window
4. Create two new window openings on west end
5. Remove existing door and fill-in with new wood divided lite accordion doors.
6. Add 24" roofette (shallow portal/overhang)

West Elevation

1. Remove single double hung windows
2. Replace with triple double hung wood divided light windows. No changes will be made to the opening.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11/15/2021

Property Owner of Record: BOB'S ROUGH N TUMBLE TRUST

Applicant/Agent Name: HOOPES + ASSOC. ARCHITECTS

Contact Person Phone Number: (505) 986-1010

Site Address: 300 GARCIA ST. SANTA FE, NM 87501

Proposed Construction Description: EXISTING HOUSE; REPLACE AND ADD WIN. & DOORS; " " YARD WALLS

TOTAL ROOF AREA: 4,415 SF

Zoning District: RC 8 - AC

NO ADDED SQ FOOTAGE

Lot Coverage : _____ % NA

□ Open Space Required: _____

Overlay: □ Escarpment NA

□ Flood Zone* NA

Other: NA

EXIST. → (NO CHANGE)

Setbacks:

Proposed Front: _____ Minimum: 7

2nd Front? _____

Proposed Rear: _____ Minimum: 15

Proposed Sides: L ___ R ___ Minimum: 5

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

NO ADDED HEIGHT

Height: Proposed NO CHANGE

Maximum Height: 24 or

☒ Regulated by Historic Districts Ordinance

□ Regulated by Escarpment District NA

Access and Visibility: □ Arterial or Collector**

□ Visibility Triangle Required

Parking Spaces:

Proposed 2 Accessible _____

Minimum: 2

Use of Structure: ☒ Residential

□ Commercial Type of Use: _____

Terrain: □ 30% slopes NA

Bicycle Parking:** NA

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.

CHARLES WILLIAM ROSENBERG [□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.

Charles W. Rosenberg 15 Nov '21

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:

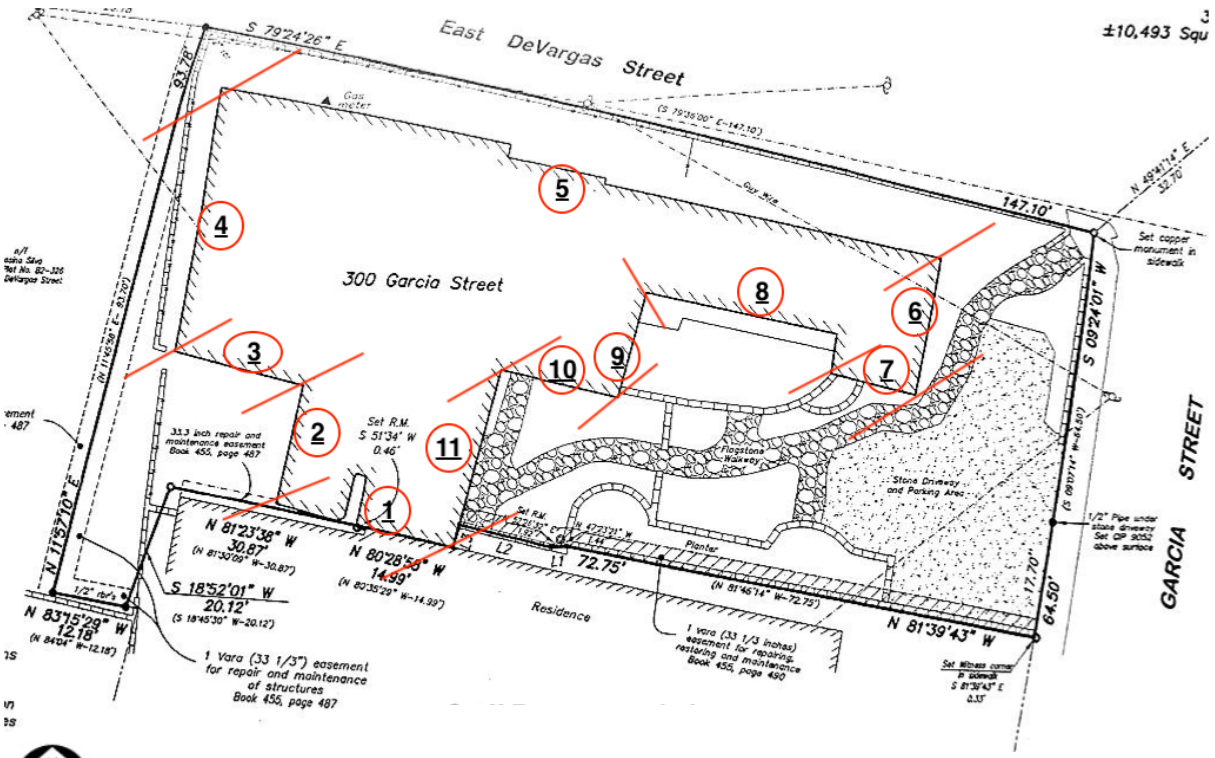
□ **Preliminary Approval** ☒ **with conditions** □ **Rejected** BEFORE PERMIT:

Comments/Conditions: Applicant must secure Public Works approval of a yard wall/sight triangle design for the corner of Garcia and DeVargas or waiver per 14-7.1(F)(1)

REVIEWER: Lee Logston **DATE:** 11/18/21

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

Revised 1-14-13


East DeVargas Street
S 79°24'26" E
93.78'
147.10'
N 49°41'14" E
32.70'
Set copper monument in sidewalk
S 09°24'01" W
300 Garcia Street
GARCIA STREET
64.50'
17.70'
N 11°57'10" E
N 81°39'43" W
Gas meter
Guy Wire
Flagstone Walkway
Stone Driveway and Parking Area
Planter
Residence
33.3 inch repair and maintenance easement Book 455, page 487
Set R.M. S 51°34' W 0.46'
Set R.M. N 42°23'21" W 0.44'
1/2" Pipe under Stone Driveway Set Off 0.02' above surface
N 81°23'38" W 30.87'
(N 81°30'09" W-30.87')
S 18°52'01" W 20.12'
(S 18°45'30" W-20.12')
N 80°28'58" W 14.99'
(N 80°35'29" W-14.99')
L2
L1 72.75'
(N 81°46'14" W-72.75')
N 83°15'29" W 12.18'
(N 84°04' W-12.18')
1/2" rebar
1 Vara (33 1/3") easement for repair and maintenance of structures Book 455, page 487
1 Vara (33 1/3 inches) easement for repairing, restoring and maintenance Book 455, page 490
Set Witness corner in sidewalk S 81°39'43" E 0.33'
1
2
3
4
5
6
7
8
9
10
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:

Manuel and Lolita Delgado/ Chandler and Eleanor Hale House

2. Location:

300 Garcia Street
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: 051611152 (old ID)

4. County: Santa Fe
Parcel # 11248512

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

6. Date of Survey: January 21, 2021

7. Previous Survey Date(s):
_x_Yes: February 10, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682884,-105.9332268

10. Photo Information: Sharon Joyce, photographer. View of front, east elevation, facing southwest.

11. Brief Description of the Property:

Somewhere in the core of the 4,304-square-foot home are likely the pieces of a 19th-century house. These pieces appear on the 1912 King's map as a simple square with a rectangle joined to it. This composition — probably a house and an appended store — began to evolve in the 1930s when a wealthy man from the east acquired the property. Small clues in archival sources indicate he added on to the house, greatly expanding its footprint.

The first understanding of this expansion is evident in a 1958 aerial photograph (Figure 7). The house by this time extended nearly the length of its lot through a series of room additions. The compound footprint seen on the aerial is what found today — though parapets, roof planes, doors, and windows have been altered.

Continued on Page 5.

12. Who uses the property? Residence/Office

13. Construction Date: Unknown
Date: Section from 1886 may survive; expanded to current footprint by 1958. Santa Fe County Assessor date: 1970.
_ _Known _x_ Estimated Source: maps and aerial photographs

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Casa de Garcia LLC

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

Owner: Casa de Garcia LLC

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

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

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

22. National or State Register:

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

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

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

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

House recommended for Contributing Status to the Santa Fe Downtown and Eastside Historic District; Street Wall recommend Non-Contributing, 02/10/21

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

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

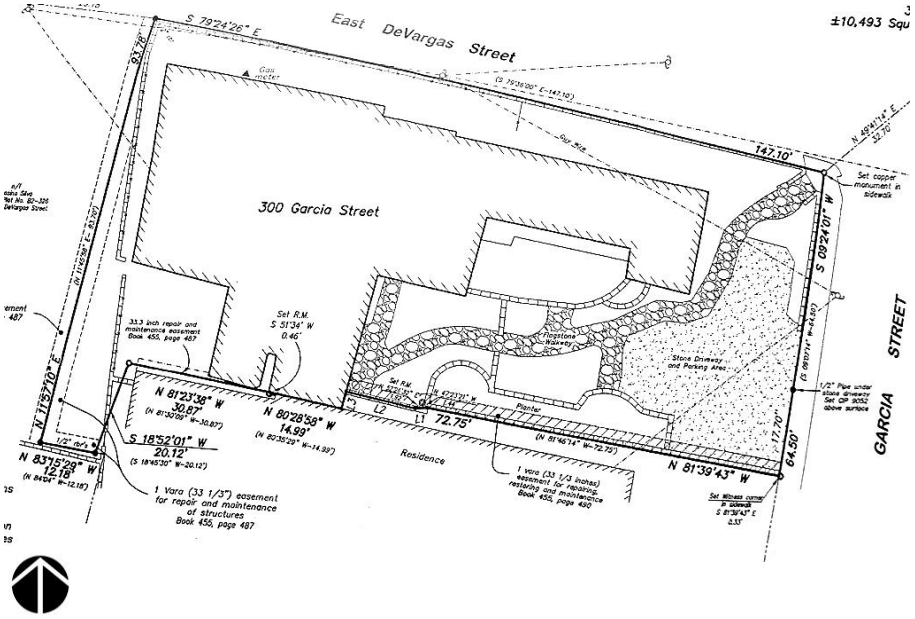
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of recent survey plan. Date unknown.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

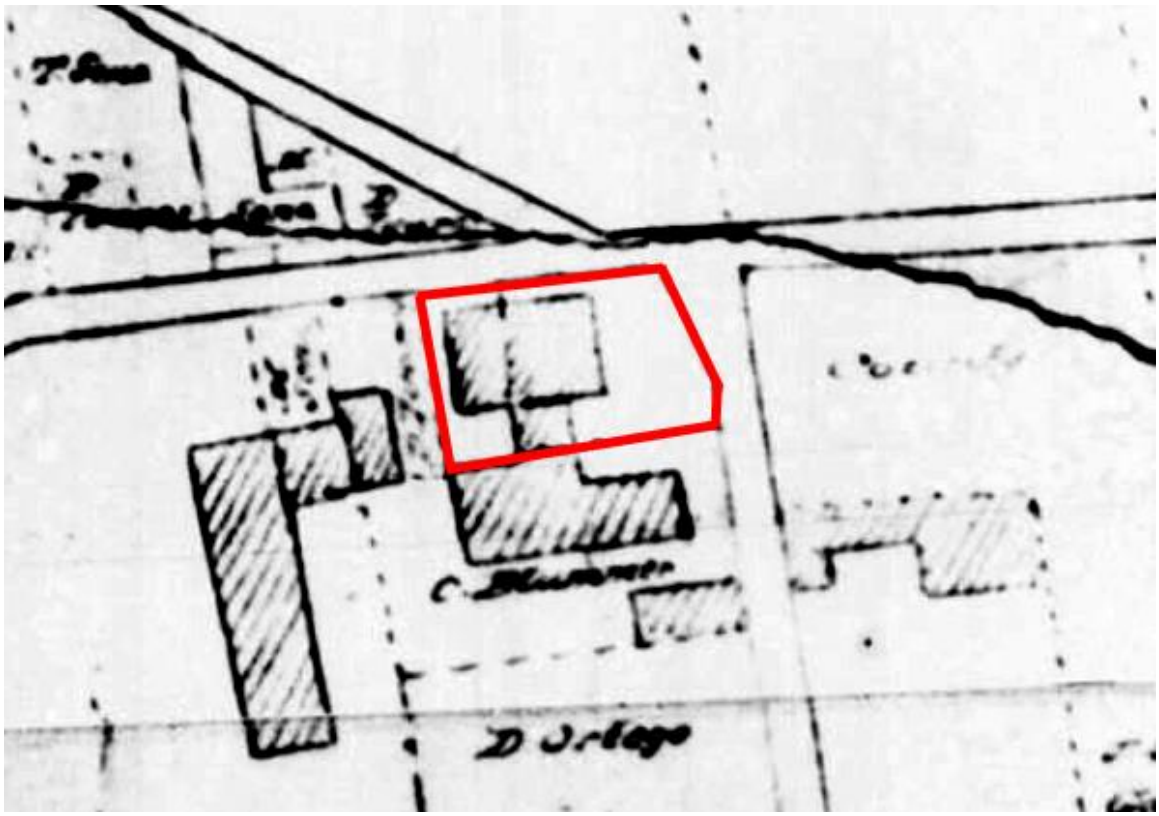

Figure 1: H. Hartmann,
"Map of the City of Santa, N.M.," ca.1885-1886.
Outline indicates property boundary.

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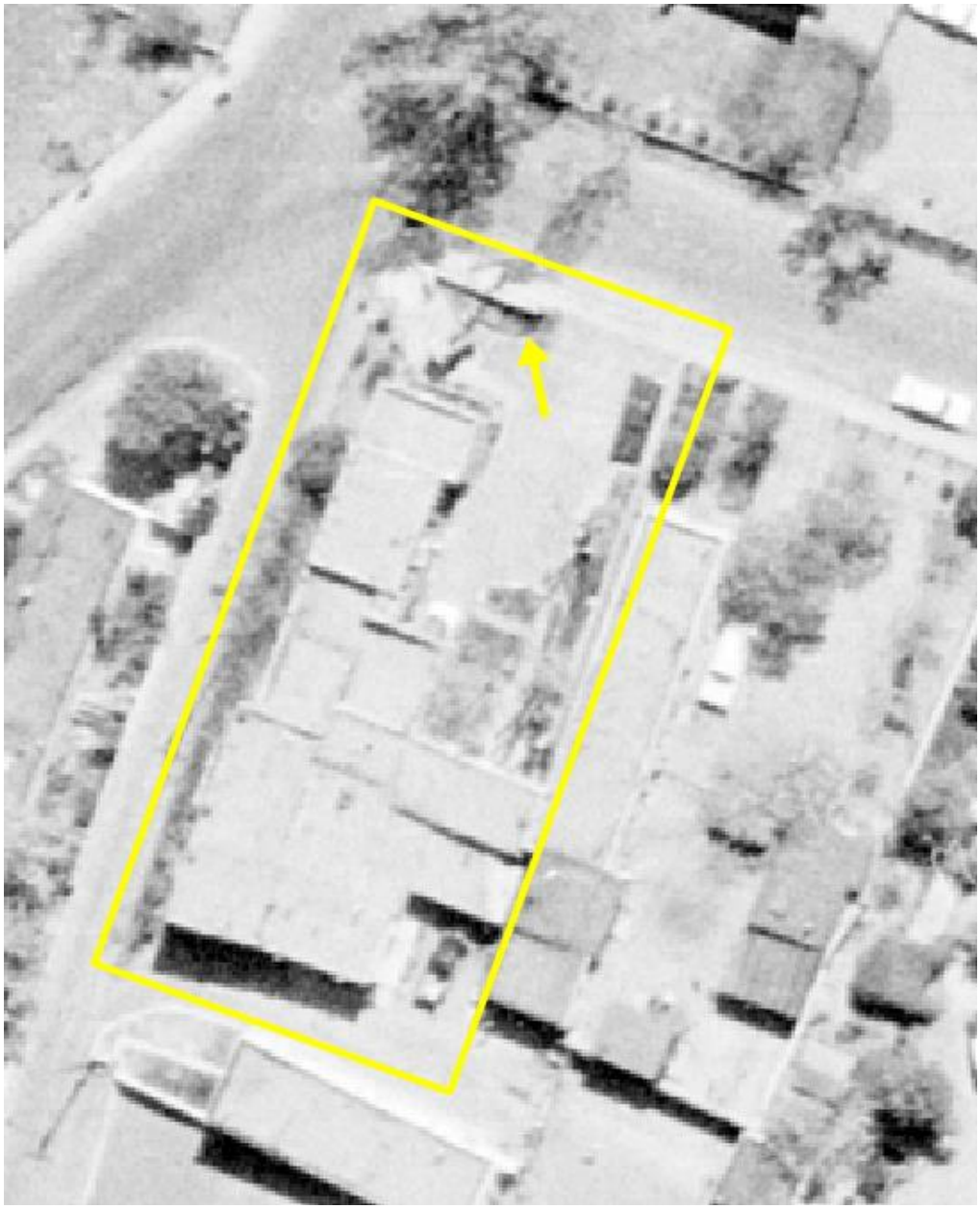

Figure 8: May 2, 1966, aerial photograph.
Current street wall present; south section removed.
Courtesy New Mexico Department of Transportation.

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Figure 5: c.1999, existing elevations.
HDRB Minutes – Case H-99-52.
Courtesy City of Santa Fe Clerk's Office.

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Figure 6: c.1999, proposed elevations.
HDRB Minutes – Case H-99-52.
Courtesy City of Santa Fe Clerk's Office.

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1. Name of property:

Manuel and Lolita Delgado/ Chandler and Eleanor Hale House

2. Location:

300 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: January 21, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	2/2	19
Double-Hung	Wood	6/6	1
Casement	Wood	4	2
Casement	Wood	6-6	1
Casement	Wood	6	1
Casement	Wood	8	1

*The operation of one window could not be determined during site visit.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel and Glass	Wood	4
Single-Leaf	Panel	Wood	1
Single-Leaf	Ten-Light	Wood	1
Double	French	Wood	2

12. Chimneys
One, interior

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: c.1963; remodeling; unclear of extent; newspaper accounts.
#2 Date: 1958-1966; demolition of south side of Garcia Street wall; aerial photographs.
#3 Date: Post-1973; construction of tall privacy wall across south elevation; aerial photographs.
#4 Date: c.1990s; extensive landscaping – stone wall, planters, pathways, etc. – aerial photographs.
#5 Date: c.1999+; replacement of windows and doors; reworking of parapets and other alterations; H-Board minutes and material and visible evidence.

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Architectural Description Continued

Little is known about the building's historic elevations, as to their openings and presentation. It is hard to imagine the house's prevalent window type — a wood, Territorial-looking double-hung unit — is original to accretions constructed in the 1930s. With the building in commercial use for over 30 years (holding stores, restaurants, and offices) there must have been modification (and later reversals) to accommodate these uses. With this in mind, its veneer may be the result of architectural *trompe-l'oeil*.

Site

The house sits on the first lot on the west side of Garcia Street at its junction with East De Vargas Street and Canyon Road. Nearby stands the 1906 First Ward School, converted long ago to a gallery. It is surrounded at its north and east exposures by commercial development. Its landscaping reveals a commercial adaptation with its non-historic entry steps off East De Vargas and a stone-paved parking area at the front.

The parking court's cobblestones continue into the property, flanked by a curving flagstone path, moving westward (Photo 1). This area is framed on the south by a low stone planter, and beyond, a taller wall of the neighboring property. A tall ivy-covered privacy wall, creating a courtyard for a guest casita, runs along the north side (Photo 2). Heavy, rustic wood doors penetrate this non-historic feature, constructed after 1973. The path ascends a step, moving west, before terminating at the house's east façade (Photo 3). The path and all its walls and planters are not historic.

House

Cobbled together as several compounded additions, the 4,304-square-foot building holds a guesthouse and commercial office. These interior spaces are situated as a string of connecting volumes, creating a roughly L-shaped footprint.

East Elevation

The central courtyard area, off Garcia Street, includes the aforementioned Guest Casita and a volume farther back, holding offices. The most visible section is the terminal façade of the Guest Casita (Photo 4). A single window penetrates its wall. The window, a double-hung wood unit with a 2/2 light pattern, typifies both the historic and newer windows found throughout. The windows placed in simple casings are crowned with a

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Territorial-type pedimented head. Hinged, wood-frame screens are fitted within the casing.

A line of repaired or replaced vigas run across the elevation, supporting a shallow wood overhang topped with stucco. The 1984 Historic Buildings Inventory captured a different parapet shape (Figure 4). The image also shows the *canal* in a cut-through position. Now, it punches through.

Approximately 45’ behind the street-facing façade is a secondary east elevation forming part of the Guest Casita courtyard (Photo 5). The short wall holds a combination of doors and a window. The right (north) door, a four-panel with two rounded arch lights, is typical of replacement units around the house. The design, originating with the American Italianate style, is commonly interpreted in Santa Fe as Territorial. To the left (south) is a non-original ten-light French door. A small casement completes the composition.

The final elevation is set back approximately 100’ from the street (Photo 6). The short façade holds a door and three windows. Like other single-leaf units, it is a four-panel design, with its upper panels filled with arched lights.

South Elevation

The south elevation encloses the Guest Casita. It is hidden by the immense privacy wall (Photo 7). It reveals an asymmetrical arrangement of openings holding typical Territorial windows and doors of unknown vintage (Photo 8). The wall is painted white, in a *portal*-like presentation. A viga-supported overhang runs across its length. The vigas appear to repaired and/or replaced. The overhang is topped with stucco.

North Elevation

Edging along East De Vargas, the north elevation is the longest side of the house, revealing several distinct sections (Photo 9). A *latilla* fence hides the majority of the elevation; only the northeast corner is visible to the public (Photo 10). The combinatory façade is fenestrated with an array of typical Territorial windows arranged in single and double groupings (Photos 10-12). A single-leaf door at the northwest corner gives entry to a kitchen (Photo 13). The narrow space between the house and fence serves as a small patio.

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West

Accessible from a dirt drive off De Vargas, the west elevation is mostly obscured by a *latilla* fence. It is approached by two gates – one a large arch – which both appear to be non-historic (Photos 14 & 15). The elevation has two distinct sections, probably reflecting the building's evolution. Starting at the northwest corner, the longest section presents a plain wall penetrated with several typical windows (Photos 16 & 17). The windows look into the office portion of the house. Given the narrow passage between the fence and the wall, use of the area is limited. This is compensated at the southwest corner, where the wall steps back, creating an intimate courtyard (Photos 18 & 19). Non-original glass doors open onto the courtyard.

Interior

Based on a brief walkthrough and real estate photographs, the interior appears to be completely renovated with raised ceilings and a new arrangement of rooms. This likely occurred over several iterations, beginning with its conversion to commercial use in the 1960s and continuing through more recent reprogramming in the 2000s.

Street Wall Ensemble

Lying parallel to Garcia Street is a section of older, presumably adobe wall (Photo 20). It measures 30' and ranges in height from 7'-8" at the south to approximately 4'-10" at the north (Photo 21). It sits on a rubble foundation, showing different types of stone and coursing. The stones are laid in a thick bed of cement. Beyond, to the north, a separate, more recent base wall starts. It is made of a completely different type of stone. At East De Vargas, rounding the corner, is a non-historic set of steps, leading to the flagstone pathway discussed previously (Photo 22).

The origin of the wall is unclear. A portion of it may be visible in a 1958 aerial photograph (Figure 7). Clearer is another section to the south that was removed to create the current 30'-wide driveway. This section was gone by 1966. The aerial revealing this shows the current wall present (Figure 8).

The wall's overly rustic quality may tie into Kenton's renovation of the Hale house in 1963. Kenton used the northeast corner for signage and had installed an adobe "showcase," complete with vigas, facing Canyon Road. This may be the box-like structure visible in the 1966 and 1973 aerial photographs (Figures 8 & 9).

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Historical Overview

The history of the building before 1886 is unclear. A recent real estate listing purports it dates to 1836, and is "thought to have once been the Governor's Mansion."[1] There is no evidence found to support this and little information on the property in general, other than a 1984 windshield survey form.[2]

The first indication of a house appears on the 1885-86 Hartmann map (Figure 1). The map shows a large rectangle near the center of the lot. This same rectangle appears again on the 1912 King's plan, with a smaller rectangle appended to its northeast corner (Figure 2). The King's map shows the property to be owned by Manuel Delgado. This name links to Manuel Delgado, who is recorded in the 1900 federal census to be living in the vicinity with his wife Lolita and son Eugenio.[3] The census records Manuel running a grocery store. Other sources have indicated the property once included a store. The northeast rectangle, pictured on the King's map, could represent this feature, as stores were often added to the front of a house.

A 1926 sewer assessment notice identifies the owner then as Manuel Baca.[4] No additional details were found for Baca. However, the first city directory from 1928 identifies Baca living at 364 East De Vargas Street.[5] This turns out to be the house's address until the 1950s, situating its original orientation toward De Vargas rather than Garcia Street.

Chandler and Elanor Hale

The property was purchased in 1928 by a rich Easterner named Chandler Hale, Jr. The son of Chandler Hale, a diplomat and assistant secretary of state, Chandler Jr. was born in 1898 in Ellsworth, Maine. He grew up in the coastal town near Bar Harbor and Washington, D.C., where his father served as a senator. He attended the Gilman School,

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[1] "Garcia Street, Santa Fe," Santa Fe Properties < https://www.santafeproperties.com/listing/202004454-300-garcia-santa-fe-new-mexico-87501/> Accessed February 8, 2021.

[2] The author reached out to the New Mexican Historic Preservation Division and the Historic Santa Fe Foundation; neither organization had information on the house. A telephone message was left with the current owner, seeking information, with no reply.

[3] https://www.santafeproperties.com/listing/202004454-300-garcia-santa-fe-new-mexico-87501/

[4] "Legal Notice," *Santa Fe New Mexican*, September 4, 1926, 5.

[5] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1928-39 (El Paso: Hudspeth Directory Company, 1928), 43.

a preparatory school for boys in Baltimore, and later enrolled at Princeton University, where he graduated with an M.A. in English in 1924.[6] At Princeton, Hale helped found the Theatre Intime, a student theater group that still performs today.

Upon graduation, Chandler taught at Colorado College, where he became acquainted with Santa Fe. He returned to the East in 1927, teaching for a few years at New York University. Soon after, he gave up teaching and came to New Mexico in 1928, purchasing the old Delgado house to become his summer home.[7]

In Santa Fe, Chandler met Eleanor Gaskill, a divorced dress shop owner. Born Eleanor Lapham in Indianapolis in 1894, Eleanor grew up in New York City, graduating from the Gardner School for Girls — a private school whose alumni included publisher Blanche Wolf Knopf. In 1908, Lapham married Charles Gaskill, an army colonel.

During World War I, Eleanor served in the Red Cross, and was deployed to Europe.[8] After six years, she returned from Europe and later separated from Gaskill, moving to Santa Fe in 1931. In Santa Fe she established a clothing store under her name, first at La Fonda and later at Sena Plaza. Advertisements from the 1930s portray a high-class clothier, focusing on furs, hats, dresses, and costume jewelry.[9]

Eleanor and Chandler were married on November 7, 1936, at Robert Hunter Clarkson's home in Tesuque. The most interesting aspect of their wedding announcement is a short description of Chandler's work on the old houses. It stated he purchased the "old, thick-walled adobe combination house and store on this corner [and] converted into one of the most beautiful native houses in the city. In it, he has placed his priceless collections of early American furniture."[10] A much later account states that Chandler had "added to one of the oldest residences" in Santa Fe.[11]

Given the gap of graphic sources between 1912 and 1958, the sequence of Chandler's additions is unknown. A few clues may lie in city directories, which list several families at the 364 East De Vargas Street address. With this, it may be reasonably assumed that the

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[6] "Chandler Hale, Jr., '21," *Princeton Alumni Weekly* (February 15, 1963, 19).
[7] Ibid.
[8] "Last Rites Held for Mrs. Hale." *Santa Fe New Mexican*, December 13, 1962, 13.
[9] Advertisement, *Santa Fe New Mexican*, October 17, 1936, 8.
[10] "Wedding for Eleanor Gaskill, Chandler Hale, Takes Place Saturday at the Clarksons," *Santa Fe New Mexican,* November 5, 1936, 3.
[11] "Chandler Hale, Jr., '21," *Princeton Alumni Weekly*, 19.

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Hales used part of the property for rental income. In addition, the 1940 federal census identifies an Annie M. Johnson, recorded as a domestic, living in the household.

The Hales lived a lifestyle worthy of mention in the society column. Chandler rubbed elbows with fellow Eastern wealth, including James Breese, who took over the *New Mexican*. Eleanor was active in the Santa Fe Garden Club and helped establish the School of Practical Nursing at St. Vincent's Hospital. A Princeton publication portrayed Chandler as a man who spent his time mostly writing, especially on the subject of rivers. And it was on a sightseeing trip down the Mississippi that he became gravely ill, passing away in 1962. Eleanor died in her home on East De Vargas five months later.

An Arts District

The deaths of Eleanor and Chandler coincided with a significant change to the Canyon Road area. While put into art use since the 1920s, the area still maintained a high residential population.

Sustained commercial pressure led the City of Santa Fe to adopt a new type of zoning for the area. Passed on November 28, 1962, a little more than a week after Eleanor's death, the Residential, Arts and Crafts zone was meant to, as described in the *New Mexican*, "serve and preserve the prevalent characteristics of the Canyon Rd. area."[12] In its original intention, the zoning would promote an area where "residential uses are intermixed with small arts and crafts shops where the goods traded are custom produced in small quantities."[13]

Later called the RAC, the new area was packaged with a larger zoning plan to lessen commercialization, targeting highways entering Santa Fe. The origin of RAC-type zoning appears to be unique to Santa Fe and was adopted nearly a decade later by the City of Albuquerque to protect Old Town.

Kathryn Kenton

Taking advantage of the new zoning was Kathryn Kenton, a proprietor of a dress shop on Canyon Road (Figure 3). Likely an acquaintance of Eleanor Hale, she purchased their

[12] "New Law Promises More Flexibility in Placing Houses," *Santa Fe New Mexican*, September 16, 1962, 10.
[13] Ibid.

house, converting it into a small crafts village of individual stores — starting with her own, Kathryn Kenton Boutique.

Describing herself as a former model and actress, Kenton first arrived in Santa Fe in 1962 to study art at the Rancho del Rio Art School in Alcalde. There she met artist Eugenie Shonnard, later moving in with the artist at her home in Santa Fe.[14] Kenton first opened her shop at 652 Canyon Road, across from the Wilson Galleries, dubbing it the "Fashion Center of Santa Fe on Canyon Road"

Relocating to the old Hale home in 1963, Kenton renovated the property for RAC use. An article covering the move reported that Kenton had remodeled the building.[15] A 1964 advertisement presents the building's renovated appeal: "If you've been looking for an ideal place to set up an arts and crafts shop or to open a gallery, this is the place for you! It's a large, historical adobe home, replete with high ceilings, vigas, and courtyard, and it's along Canyon Road. There's plenty of room, it's all reconditioned and there's of display potential."[16] She later reworded that ad, stating the building was also ideal for a dress shop, gallery, theater, or an art school.

Her first taker was Opal Booth, from Houston, who opened the eponymous store specializing in lounge and leisurewear (Figure 3). By the mid-1960s, Kenton was representing a few fashion labels selling an American take on the modish, bold-print Pucci style. In 1966, a third tenant arrived as Vivian Insirilo, another Houstonian, opened Vivian's Tea Room. Unable to secure a liquor license, the tea room was short-lived. This changed the next year, when Bruce Vanderberg, a recent transplant from Oklahoma, took over the restaurant space and transferred a liquor license from a bar on Cerrillos Road.

Enter Nirvana

Vanderberg opened the Nirvana Restaurant in 1967. Showing little modesty, he explained that he designed the restaurant to please himself and sought to create his "own version of a perfect restaurant, a small hideaway, no more than 10 tables, a place

[14] "Former Actress and Model Opens Boutique on Canyon Road," *Santa Fe New Mexican*, September 10, 1963, 15.
[15] "Katherine Kenton's Boutique," *Santa Fe New Mexican*, May 3, 1964, 8A.
[16] Advertisement," *Santa Fe New Mexican*, January 12, 1964, Pasatiempo-5.

for Santa Feans, elegant in a quixotic way."[17] The quixotic nature was clear with the menu, which offered a bewildering 100 dishes of French, Greek, and Indian origin. Guests were greeted at the front door by a *maître d'* dressed in an 18th-century Fenwick coat. Vanderberg later incorporated poetry, theatre, and slide shows into the experience.

The 1970s saw additional tenants including Stewarts Gallery, an art gallery run by Charles C. Stewart — a purveyor of abstract and "authentic" kachina paintings. Into the mix arrived Richard Childers, a local man associated with the family who ran La Posada. Childers, an interior decorator, opened Algo de Todo, claimed to be the first interior design studio in New Mexico.[18] The studio covered both residential and commercial work and carried various carpeting lines, upholstery, and furniture, while also serving as an art gallery. In 1975, Japanese-American artist Chuzo Tamotzu opened his first art gallery in the old house. This was followed the same year by Adobe Realty occupying one of the spaces.

A photograph of the house, taken as part of the 1984 windshield survey, shows its condition at the time (Figure 7). Automobiles were parked across the east exposure, all the way to the front door.

Following a wave of Canyon Road tourism, the old house had a succession of blue-chip art galleries — including the Nedra Matteucci, and later Hampton, galleries in the early 1990s. This upscale use included a landscaping plan which installed the cobble pavers, retaining walls, and other stone features. This work was likely designed and overseen by John T. Morris of New Mexico Stone.[19]

Change of Use

In the mid-1990s, the building went out of retail use and was acquired by the Messengers of Healing Winds Foundation. Led by Andrea Waitt Carlton, the foundation is linked to Gateway 2000, a direct-sales PC company recalled for its once-ubiquitous cow print shipping boxes. The foundation commissioned architect Elisabeth Wagner to remodel the house. The project included extensive interior work and exterior

[17] Vanderberg quoted in "New Restaurant Has Informal Elegance," *Santa Fe New Mexican*, November 12, 1967, A10.
[18] Advertisement, *Santa Fe New Mexican*, December 23, 1973, Viva-28.
[19] Elisabeth Wagner, Zoom conversation with John Murphey and Sandra Donner, January 25, 2021.

restoration and modifications. The project went before the Historic Districts Review Board in 1999 (H-99-52)(Figures 5 & 6).

While the case file has been lost, surviving minutes — including drawings and the architect's recollection — shed light on the project. Exterior work included a meticulous restoration of windows visible from the public right-of-way. Other openings, beyond public view, were modified. This included replacing four existing doors (type unknown) with the four-panel Territorial units.[20] A plate glass window at the east elevation, overlooking the Guest Casita courtyard, was replaced with a set of French doors.

The project, overseen by the Wolf Corporation, likely installed the numerous skylights and made changes to *canales* and parapets. The project additionally capped surviving vigas with copper ends. Walls were re-stuccoed, and the roof was replaced. It appears from the minutes that the *latilla* fences across the north and west elevations were replaced in kind.[21]

In short, the project combined artful restoration along with changes to features outside of public view. As recalled by the architect, "anything you couldn't see, we modernized. Everything visible to the public, we tried to renovate."[22] Based on physical appearance, additional work has occurred since 1999.

Conclusion

Likely constructed in the 19th century, the house expanded dramatically after its acquisition by Chandler Hale, Jr. This expansion is evident in a 1958 photograph and represents the building footprint that is in place today. The appearance of the original home's elevations is unclear over time.

The house's exterior is somewhat artificial, fenestrated with windows and doors that would not have been used (or even available) in the 1930s. While lovely and enchanting, there is something "paper moon" about it.

Its change of use in 1962, from residential to commercial, likely involved at least some modification of windows and doors. Kathryn Kenton hinted at this, while advertising the

[20] Minutes, Historic Design Review Board, March 23, 1999, 12.

[21] Ibid., 13-14.

[22] Elisabeth Wagner, January 25, 2021.

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building in 1964 as being "reconditioned." Though seating areas were small, the several restaurants that used the front of half of the house surely involved modifications to meet code. And in its 30 years of commercial use, other tenants must have made alterations to suit their businesses.

Despite these considerations, the recommendation is to maintain Contributing status for the former house, based solely on the consistency of its footprint and massing since 1958.

Of unclear origin, and marginal historical integrity, the Street Wall is recommended Non-Contributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: Figure 2: Portion of N.L. King, "King's Official Map of the City of Santa Fe," 1912. Red indicates house and possible store.

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Figure 3: Kathryn Kenton modeling French scarf, 1963 (left); 1966 ad for Opal Booth (right). Courtesy *Santa Fe New Mexican*.

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		4. County: Santa Fe
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Figure 4: Photograph from 1984 Historic Building Inventory.
Courtesy New Mexico Historic Preservation Division.

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Aerial Photographs

Figure 7: November 10, 1958, aerial photograph.
South portion of wall (now removed) is visible.
Courtesy New Mexico Department of Transportation.

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Figure 4: 1973 aerial photograph.
Guest Casita privacy wall not present.
Courtesy New Mexico Department of Transportation.

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

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Survey Photographs

(All images taken by Sharon Joyce, unless otherwise noted)

Photo 1: Cobblestone paving and flagstone path.
Camera facing north.

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Photo 2: Privacy wall for Guest Casita.
Camera facing northeast.

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

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Photo 3: Walkway to east elevation.
Camera facing walk.

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

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Photo 4: East elevation, Guest Casita.
Camera facing northwest.

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

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Photo 5: East elevation, Guest Casita courtyard.
Camera facing southwest.

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

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Photo 6: East elevation, Office.
Camera facing west.

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

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Photo 7: South elevation, privacy wall entry to Guest Casita.
Camera facing northeast.

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

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Photo 8: South elevation, Guest Casita.
See Photo 5 for match.
Camera facing west.
c.2017. Courtesy Santa Fe Realty.

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

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Photo 9: North elevation, from East De Vargas Street.
Camera facing west.

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

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Photo 10: North elevation, east section.
Camera facing southwest.

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

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Photo 11: North elevation, middle section.
Camera facing east.

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

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Photo 12: North elevation, west section.
Camera facing east.

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

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Photo 13: North elevation, west section.
Replacement door at kitchen.
Camera facing south.

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

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Photo 15: West elevation, south section.
Camera facing southeast.

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

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Photo 16: West elevation.
Camera facing north.

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Photo 17: West elevation.
Camera facing south.

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Photo 18: West elevation, courtyard.
Camera facing east.

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Photo 19: West elevation, courtyard.
Camera facing south.

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Photo 20: Street Wall.
Camera facing northeast.

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Photo 21: Street Wall where it meets recent stone steps.
Camera facing southwest.

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Photo 22: Recent stone steps.
Camera facing southwest.

RESIDENTIAL RENOVATIONS
AT
300 GARCIA STREET
SANTA FE, NEW MEXICO 87501

IN PROGRESS NOT FOR CONSTRUCTION

GENERAL NOTES

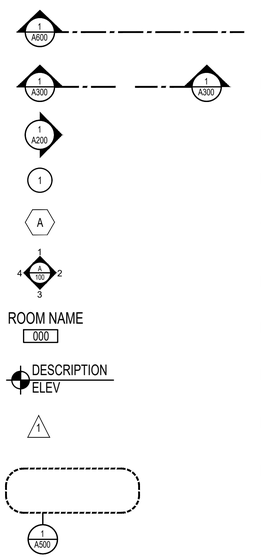
1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS MARKED AS '±' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
6. ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
7. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
10. ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
11. ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

PROJECT OVERVIEW

APPLICABLE CODES

B2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED BY THE STATE OF NEW MEXICO)
2015 NM RESIDENTIAL BUILDING CODE (2015 IRC AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE GREEN BUILDING CODE
2015 NM EXISTING BUILDING CODE (2015 INTERNATIONAL EXISTING BUILDING CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2015 NM PLUMBING CODE (2015 UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF NEW MEXICO) & CITY OF SANTA FE UPC AMENDMENTS
2015 NM MECHANICAL CODE (2015 UNIFORM MECHANICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2017 NM ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2012 NM ELECTRICAL SAFETY CODE (2012 NATIONAL ELECTRICAL SAFETY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2015 NM EARTHEN BUILDING MATERIALS CONSTRUCTION CODE
2015 NM HISTORIC EARTHEN BUILDINGS CODE
2009 NM ENERGY CONSERVATION CODE (2009 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED BY THE STATE OF NEW MEXICO)
2012 NM SOLAR ENERGY CODE (2012 UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS
NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS ; 14.5.2 PERMITS ; 14.5.3 INSPECTIONS
2009 ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

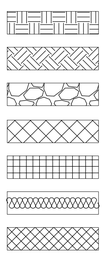
REFERENCE SYMBOLS



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
T.O.S.	TOP OF SLAB
T.O.B.	TOP OF BEARING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF FINISH ROOF
U.N.O	UNLESS NOTED OTHERWISE
TYP.	TYPICAL
R.O.	ROUGH OPENING

ARCH. SYMBOLS



PROJECT OVERVIEW (CONT.)

SCOPE OF WORK:

RENOVATE AN EXISTING "CONTRIBUTING" HOME. NEW WORK INCLUDES NO ADDITIONAL SQUARE FOOTAGE, BUT DOES INCLUDE EXTERIOR RENOVATIONS; INCLUDING SOME NEW WINDOWS AND DOORS AS SEEN ON EXTERIOR ELEVATIONS. REWORK SOME OF THE EXISTING YARDWALLS AND REPLACE EXISTING COYOTE FENCING

OWNER: BOB'S ROUGH-N-TUMBLE TRUST
1888 CENTURY PARK EAST, #900
LOS ANGELES, CA 90067

REGULATORY AGENCY:

JURISDICTION: CITY OF SANTA FE

CONTACT INFORMATION: SANTA FE LAND USE DEPARTMENT
SANTA FE CITY HALL, 200 LINCOLN AVE.,
1ST FLOOR, SANTA FE, NEW MEXICO 87501
MAIN PHONE: (505) 955-6585

CITY LAND USE SUMMARY:

ZONING CLASSIFICATION:	RC8 A-C
HEIGHT LIMIT REQUIRED PER ZONING =	24 FT
HEIGHT LIMIT PER HISTORICAL REVIEW =	XX'-X" (N/A, NO CHANGE IN HEIGHT PROPOSED)
SETBACKS PER ZONING;	STREET 7 FT, SIDES 5 FT, REAR 5 FT (IF YARDWALL 6 TO 8 FT IS BUILT, OTHERWISE 15 FT REAR SETBACK)
LOT AREA:	.2409 ACRES (10,493 SQ. FT.)
HISTORIC DISTRICT:	"DOWNTOWN - EASTSIDE "
OVERLAY DISTRICT:	NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT NOT IN FEMA FLOOD PLANE
PARKING:	2 SPACES REQUIRED, 2 SPACE PROVIDED
GREEN CODE:	REMODEL WITH BATH & KITCHEN = CHAPTER 12

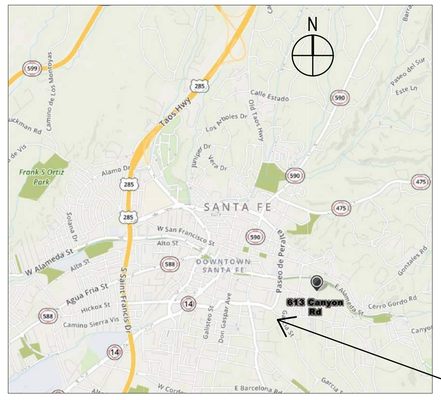
BUILDING CODE SUMMARY:

OCCUPANCY GROUP	SINGLE FAMILY HOME
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	1
AREA CALCULATIONS:	
GROSS HEATED AREA	4,304 SF
(UNCHANGED, NO SQUARE FOOTAGE ADDED)	
FIRE PROTECTION:	SPRINKLERS NOT REQUIRED

SHEET INDEX

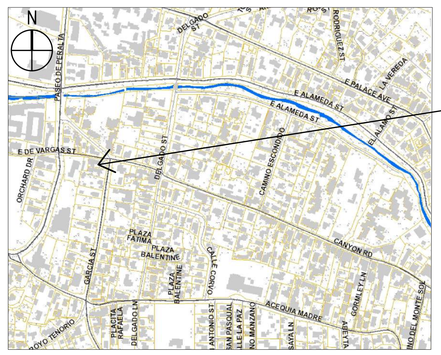
A001	COVER SHEET (THIS SHEET)
	PLAT OF BOUNDARY SURVEY
L-101	EXISTING/DEMOLITION & PROPOSED SITE PLANS
A-101	EXISTING - DEMOLITION FLOOR PLAN
A-102	PROPOSED FLOOR PLAN
A-103	EXISTING AS-BUILT DIMENSION PLAN
A-200	EXIST. AND PROPOSED EXT. ELEVATIONS (EAST STREET)
A-201	EXIST. AND PROPOSED EXT. ELEVATIONS (EAST)
A-202	EXIST. AND PROPOSED EXT. ELEVATIONS (SOUTH)
A-203	EXIST. AND PROPOSED EXT. ELEVATIONS (NORTH STREET)
A-204	EXIST. AND PROPOSED EXT. ELEVATIONS (NORTH)
A-205	EXIST. AND PROPOSED EXT. ELEVATIONS (WEST)

VICINITY MAP



PROJECT LOCATION

LOCATION MAP



PROJECT LOCATION

H+A
HOOPES + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
W. www.hoopesarchitects.com

GARCIA STREET
HOME RENOVATIONS
PROJECT NO. 2115

300 GARCIA STREET
SANTA FE, NM 87501

ISSUE DATE: 11.17.2021

HDRB SET

COVER SHEET

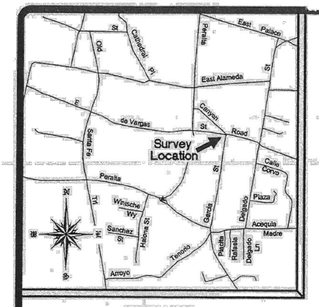
A-001

Boundary Survey Plat for Casa de Garcia, L.L.C.

On a certain tract of land lying within projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Santa Fe, Santa Fe County New Mexico
300 Garcia Street
±10,493 Square Feet ±0.2409 Acres

CITY OF SANTA FE
PUBLIC NOTICE

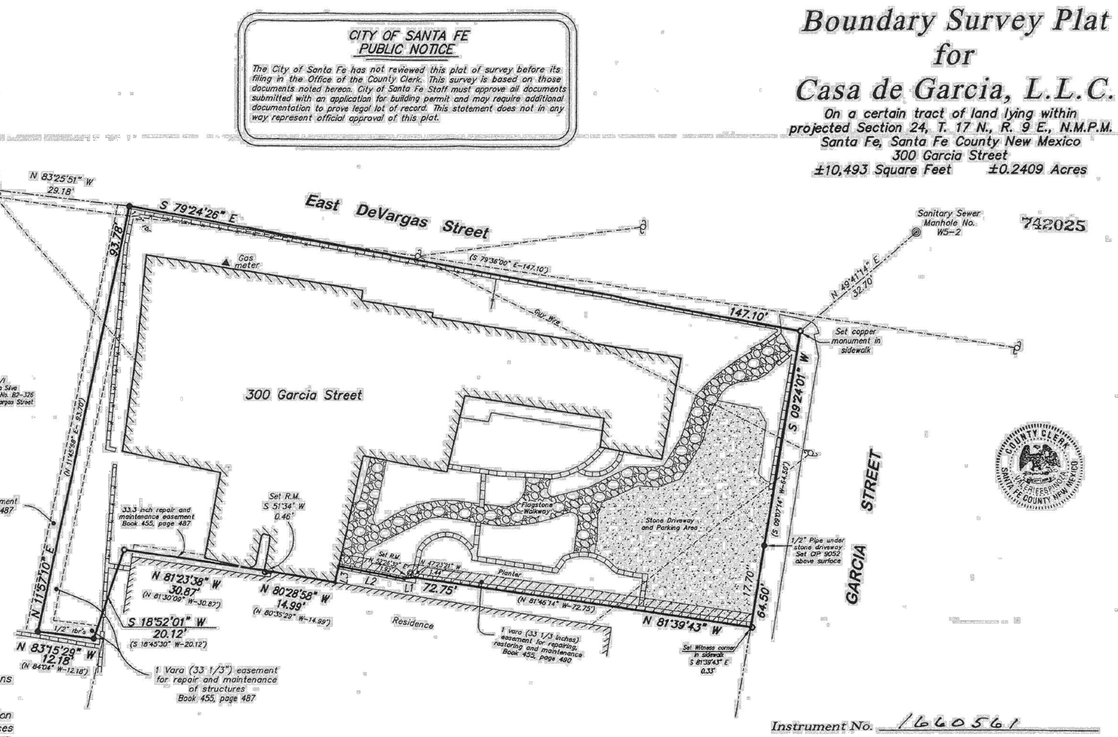
The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.



VICINITY MAP

SCALE: 1" = 15'
FEET: 0 15 30
SCALE:

NORTH



LEGEND

- Sanitary sewer manhole.
- Brass Caps found and used as noted.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Utility boxes.
- Fences.
- Walls.
- Stone driveway.

NOTES

1.) Basis of bearing for this Survey was taken from GPS observations as referenced along the west boundary line of subject property as shown on a "Certificate Pursuant to Santa Fe, New Mexico, City Planning Department Land Subdivision Regulations Section V, Subsection D" as recorded in Misc. Book 456, pgs 66-68. Bearings and distances in parenthesis were taken from said Document. Reference plat: "Plat of Survey for Micheline M. Stewart, 300 Garcia Street", recorded in Plat Book 397, Page 026. Reference documents: DCC 42651

2.) Bearing are Grid NAD-83, New Mexico Central Zone. Distance are ground.

3.) Subject to: Easement and rights incident thereto as contained in Warranty Deed recorded in Book 455, Page 487. Terms and conditions contained in Agreement recorded in Book 455, page 490.

4.) F.I.R.M. Map Number: 35049C0416D, Zone "X". Effective date of June 17, 2008.

LINE TABLE

LINE	BEARING	LENGTH	RECORD
L1	S 85°32'19" W	2.59'	(S 85°25'48" W-2.59')
L2	N 79°50'27" W	14.71'	(N 79°56'58" W-14.71')
L3	S 08°36'11" W	3.54'	(S 08°29'40" W-3.54')

Instrument No. 1660561
COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 16 day of February A.D. 20 12, at 11:17 o'clock A m., and was duly recorded in Book 742, Page 025 of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Valerie Espinoza

Deputy

CERTIFICATE

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

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

July 26, 2011
David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

This instrument was acknowledged before me on the 16th day of February, 2012
by: David E. Cooper
Notary Public My Commission expires 25 February, 2014

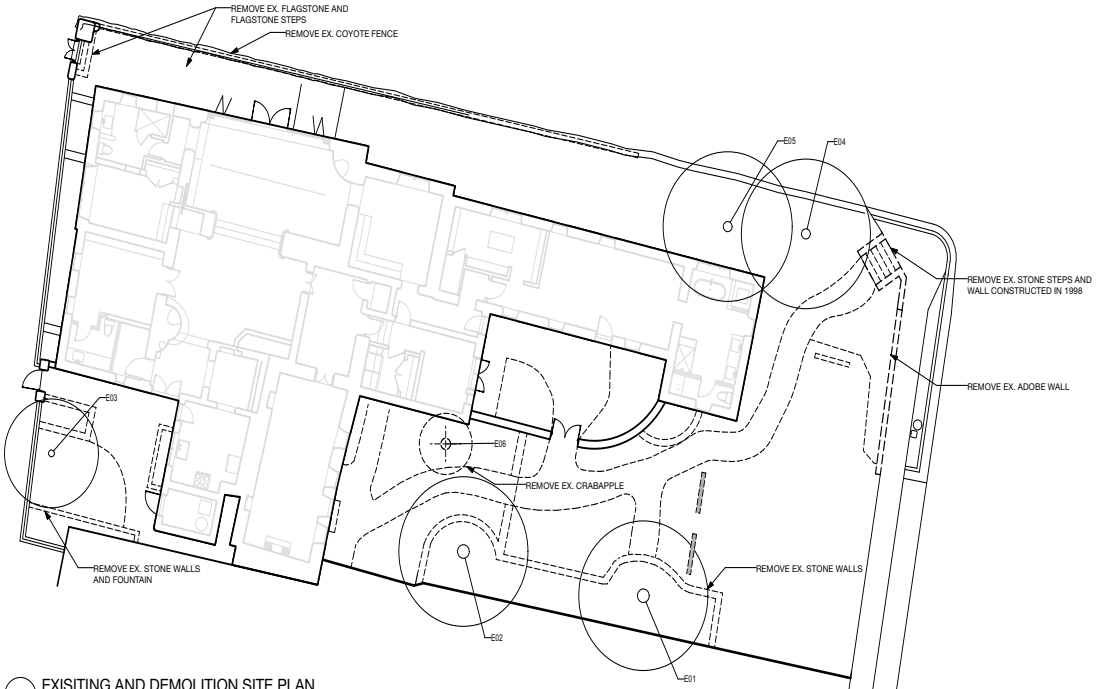
OFFICIAL SEAL Philip B. Vfregel NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-25-2014

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-030-0711	Dwg. DEC	Ck: DTC
	File: n/a	Bk. 91

INDEXING INFORMATION FOR COUNTY CLERK

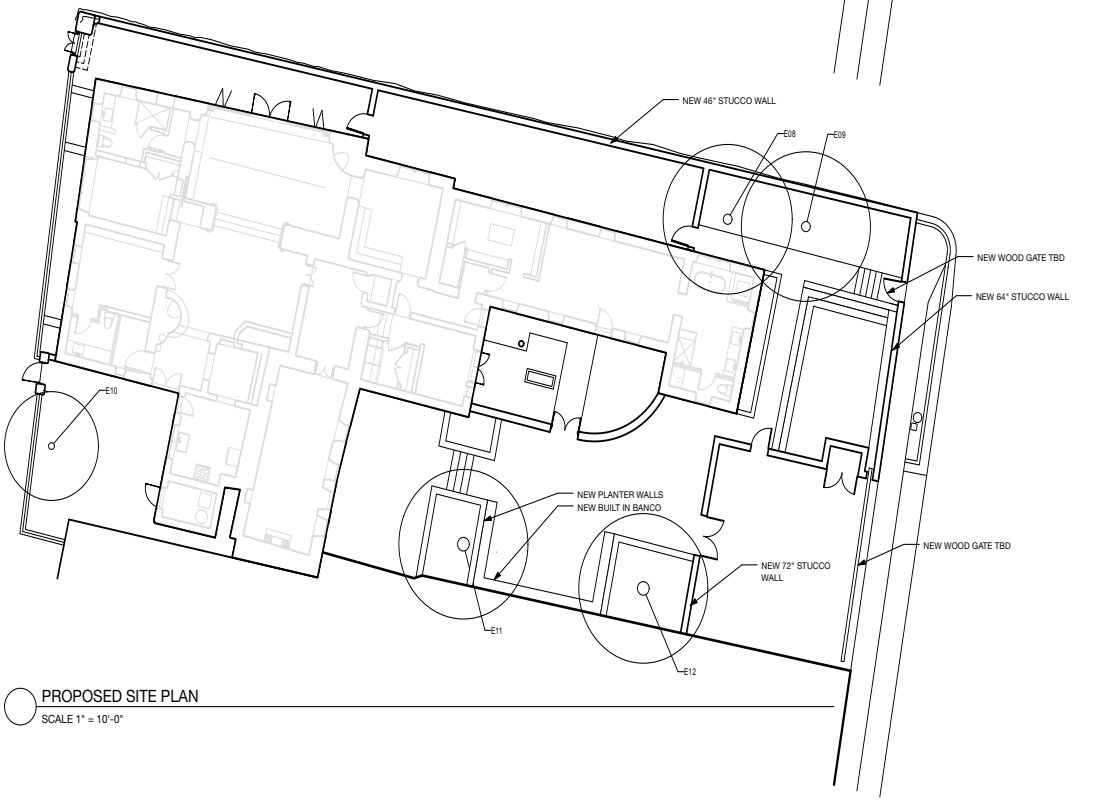
NAME	LOCATION	SUBDIVISION
Pallas Athene Inc.	Sec.24 T. 17N. R. 9 E.	n/a

U.P.C. Number: 1-054-099-418-013



EXISITING AND DEMOLITION SITE PLAN

SCALE 1" = 10'-0"



PROPOSED SITE PLAN

SCALE 1" = 10'-0"

HA LOGO

ROOT
landscape
+
architecture

1021 don diego
santa fe nm 87505
505 603 6068

H+A
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GARCIA STREET HOME RENOVATIONS

PROJECT NO. 2115

300 GARCIA STREET
SANTA FE, NM 87501

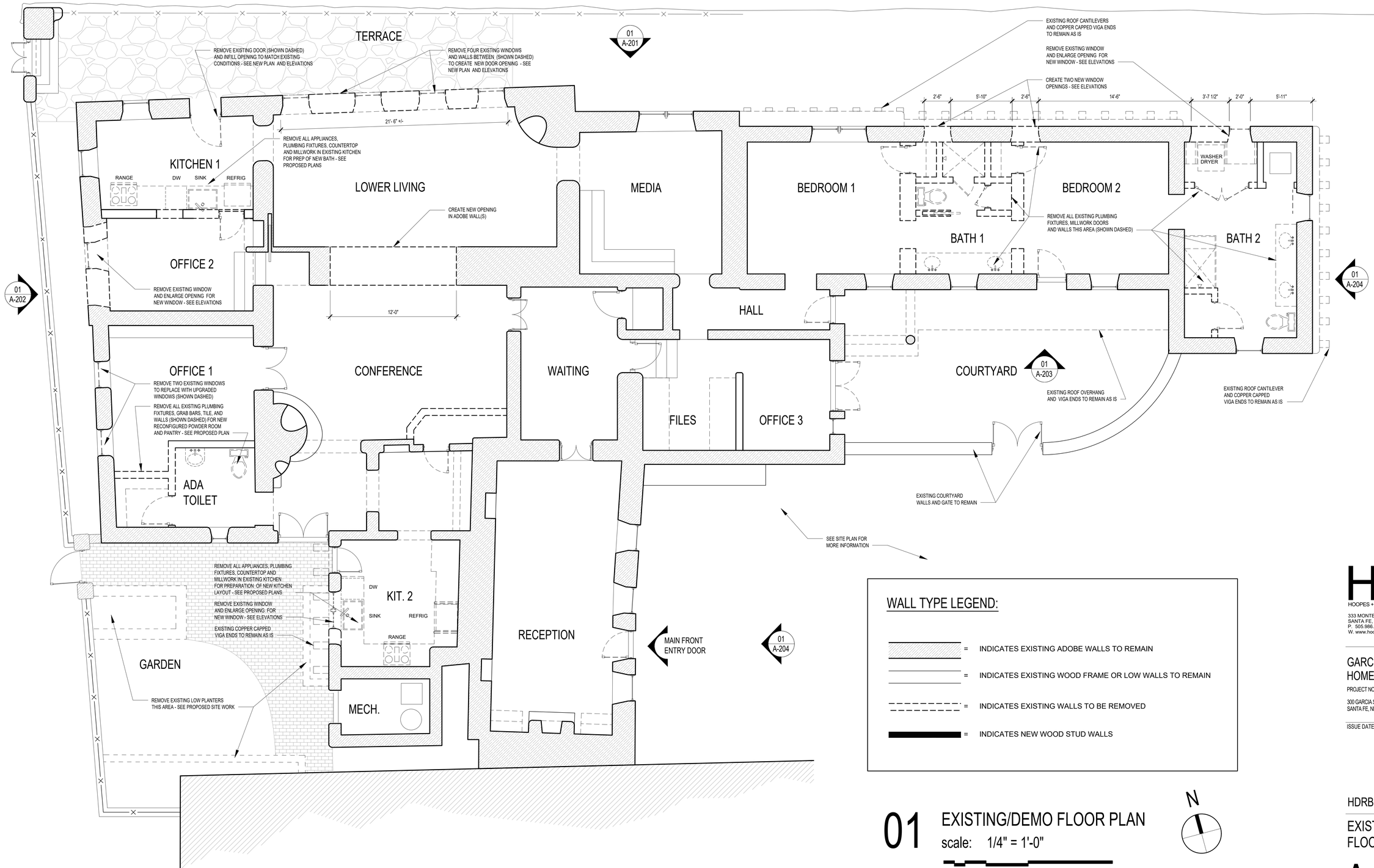
ISSUE DATE: 10.22.2021

PHASE
HDRB SET

SHEET NAME
EX/DEMO & PROPOSED SITE PLAN

SHEET NUMBER
L-101

IN PROGRESS NOT FOR CONSTRUCTION



WALL TYPE LEGEND:

- = INDICATES EXISTING ADOBE WALLS TO REMAIN
- = INDICATES EXISTING WOOD FRAME OR LOW WALLS TO REMAIN
- = INDICATES EXISTING WALLS TO BE REMOVED
- = INDICATES NEW WOOD STUD WALLS

01 EXISTING/DEMO FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

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GARCIA STREET
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PROJECT NO. 2115

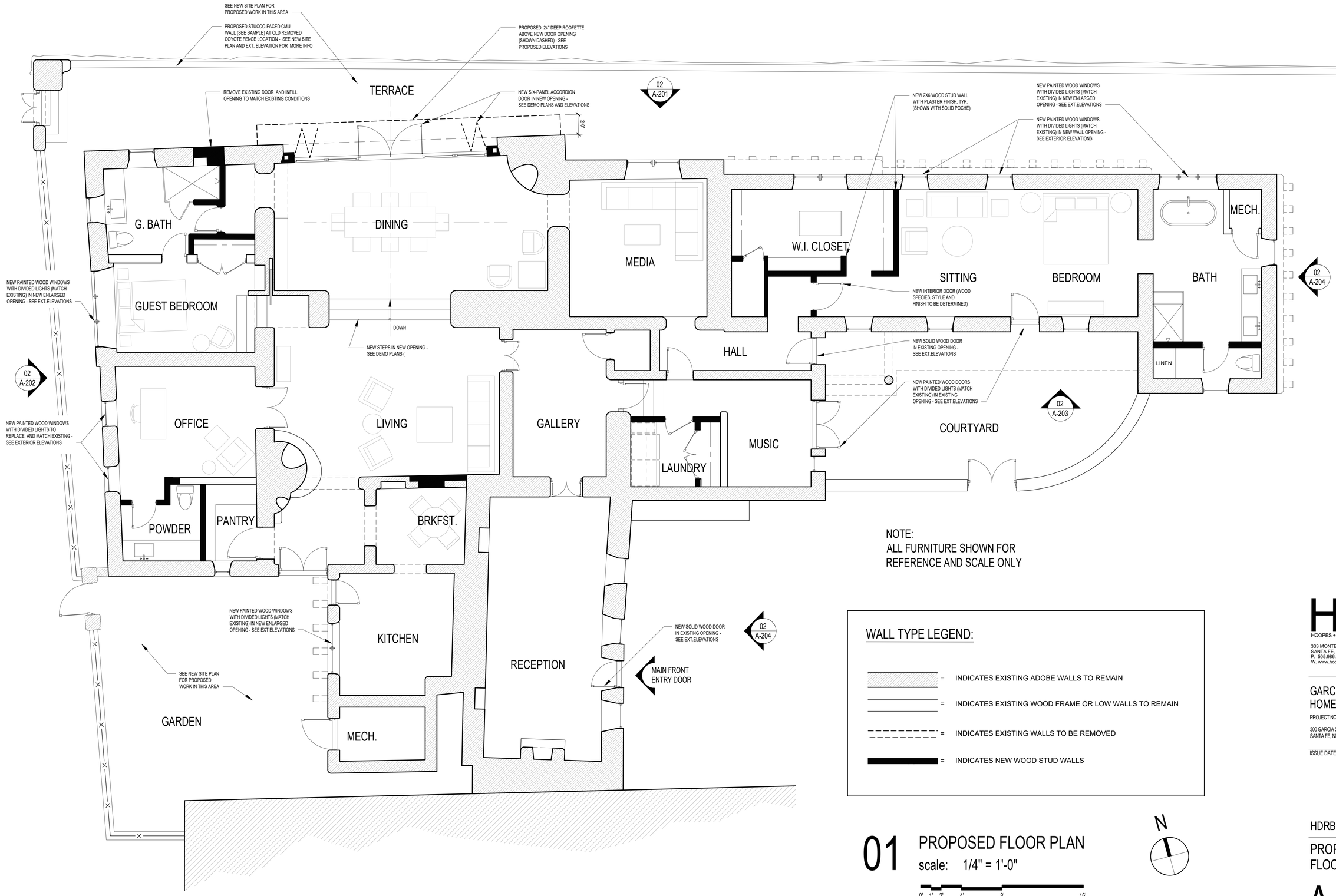
300 GARCIA STREET
SANTA FE, NM 87501

ISSUE DATE: 11.17.2021

HDRB SET

EXISTING/DEMO FLOOR PLAN

A-101



NOTE:
ALL FURNITURE SHOWN FOR REFERENCE AND SCALE ONLY

WALL TYPE LEGEND:

- = INDICATES EXISTING ADOBE WALLS TO REMAIN
- = INDICATES EXISTING WOOD FRAME OR LOW WALLS TO REMAIN
- = INDICATES EXISTING WALLS TO BE REMOVED
- = INDICATES NEW WOOD STUD WALLS

01 PROPOSED FLOOR PLAN

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

0' 1' 2' 4' 8' 16'

N

IN PROGRESS NOT FOR CONSTRUCTION

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GARCIA STREET
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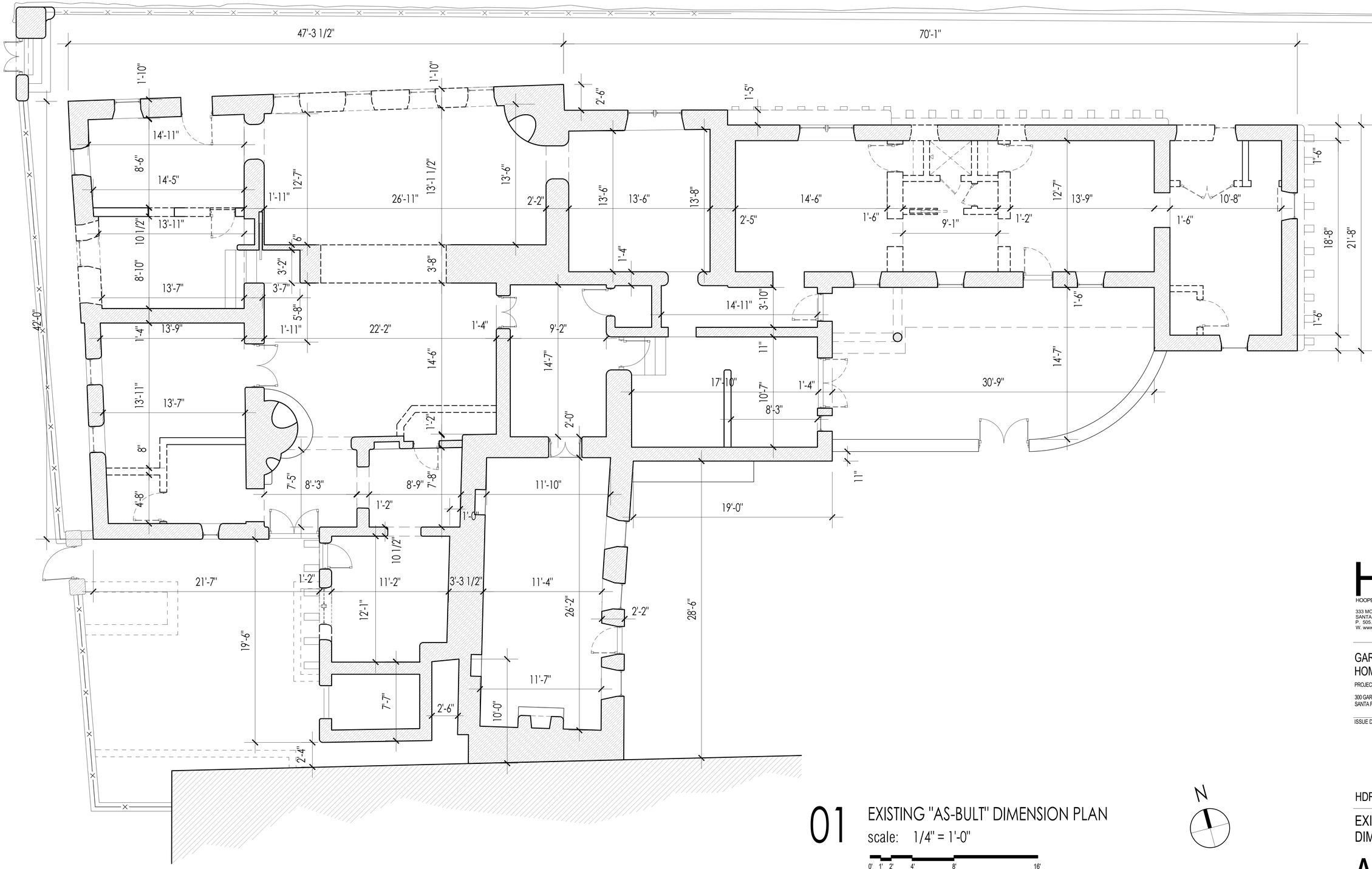
300 GARCIA STREET
SANTA FE, NM 87501

ISSUE DATE: 11.17.2021

HDRB SET

PROPOSED
FLOOR PLAN

A-102



01 EXISTING "AS-BULT" DIMENSION PLAN

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

0' 1' 2' 4' 8' 16'

N

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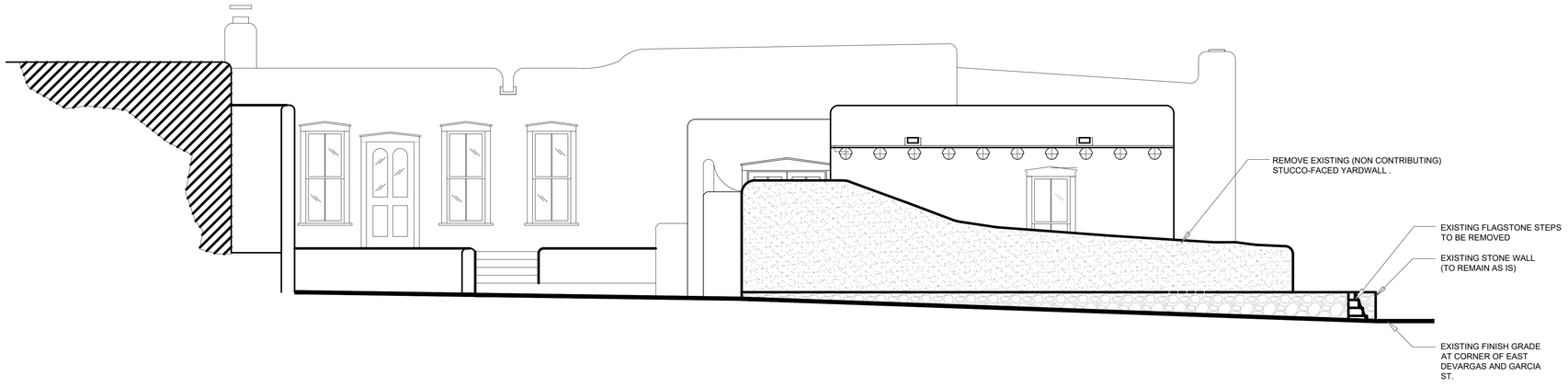
ISSUE DATE: 11.17.2021

HDRB SET

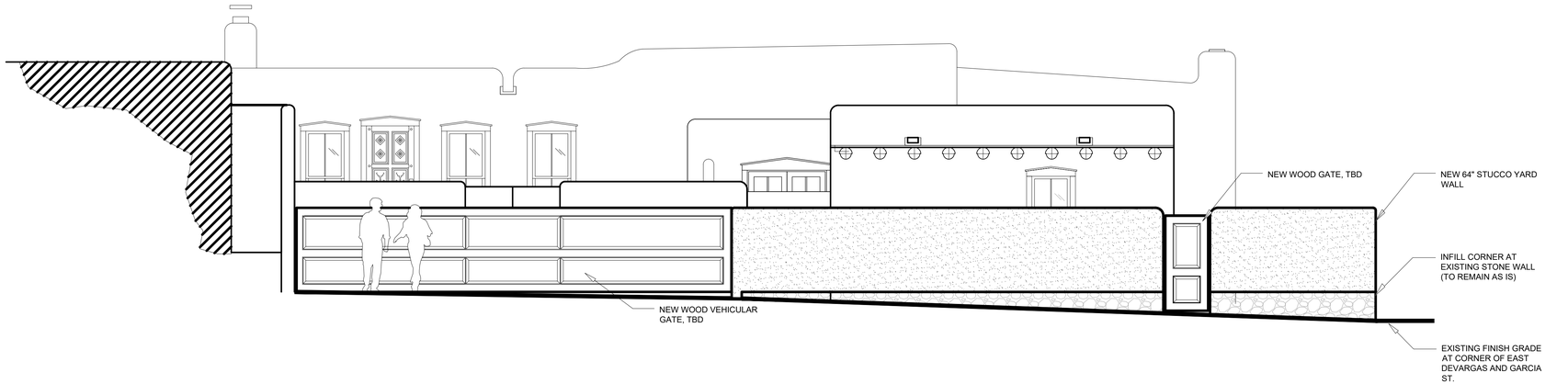
EXISTING
DIMENSION PLAN

A-103



02 EXISTING EAST (GARCIA STREET) ELEVATION (WITH YARDWALLS)

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



01 PROPOSED EAST (GARCIA STREET) ELEVATION (WITH YARDWALLS)

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

0' 1' 2' 4' 8' 16'

IN PROGRESS NOT FOR CONSTRUCTION

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GARCIA STREET
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PROJECT NO. 2115

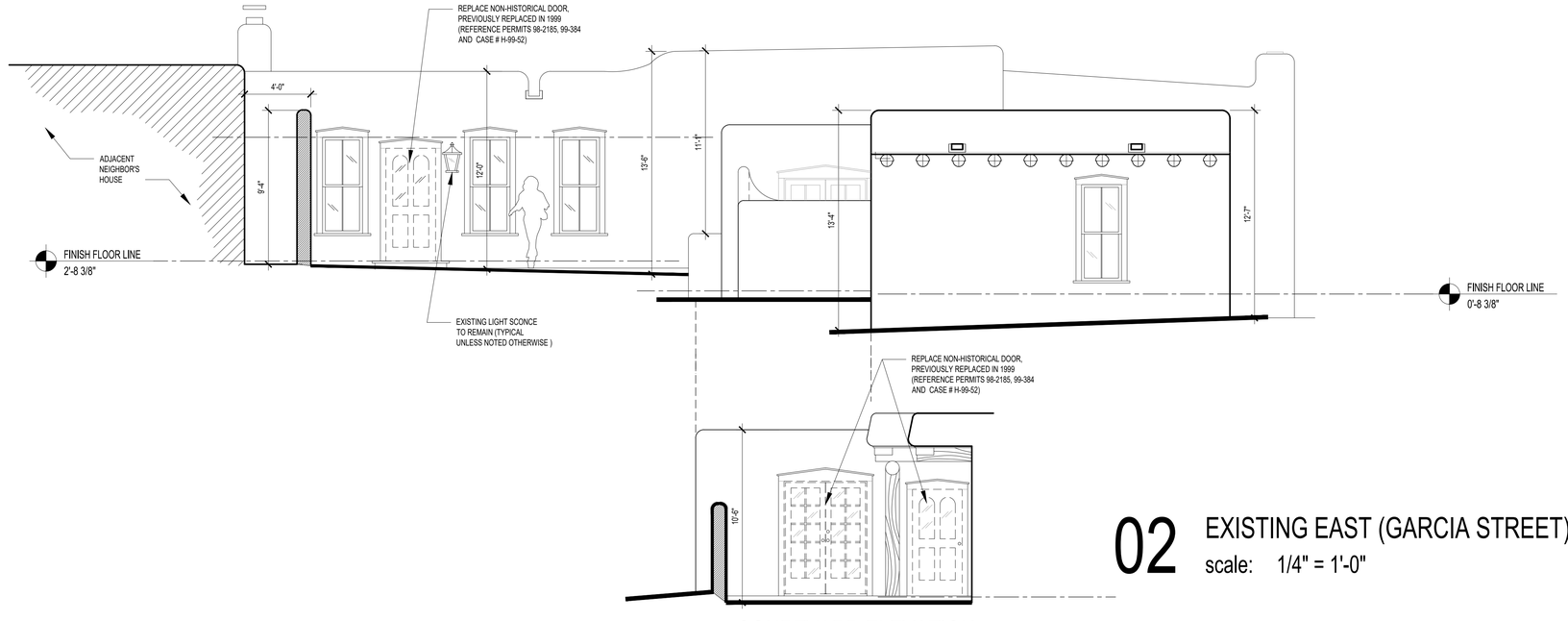
300 GARCIA STREET
SANTA FE, NM 87501

ISSUE DATE: 11.17.2021

HDRB SET

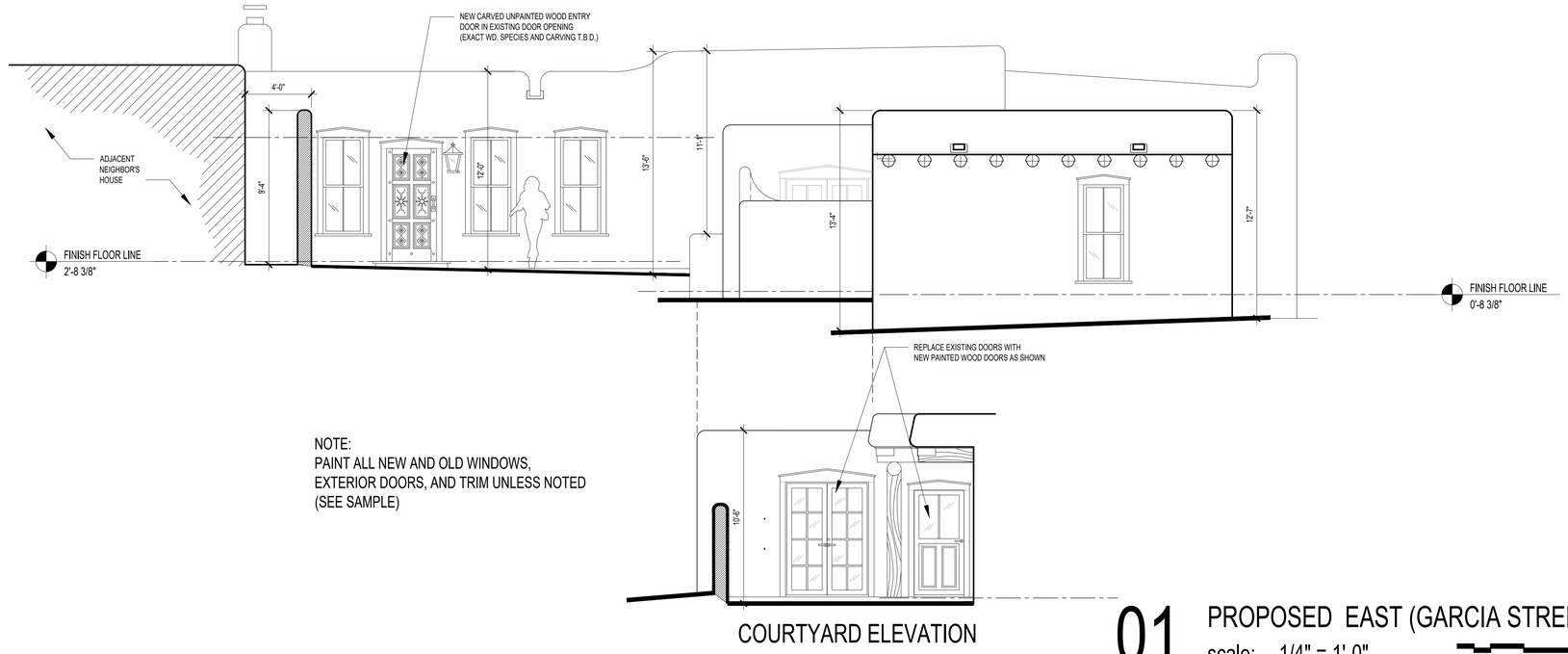
EXISTING AND
NEW ELEVATIONS

A-200



COURTYARD ELEVATION
(BEHIND YARDWALL)

02 EXISTING EAST (GARCIA STREET) ELEVATION
scale: 1/4" = 1'-0"



NOTE:
PAINT ALL NEW AND OLD WINDOWS, EXTERIOR DOORS, AND TRIM UNLESS NOTED (SEE SAMPLE)

COURTYARD ELEVATION
(BEHIND YARDWALL)

01 PROPOSED EAST (GARCIA STREET) ELEVATION
scale: 1/4" = 1'-0"

0' 1" 2' 4' 8' 16'

IN PROGRESS NOT FOR CONSTRUCTION

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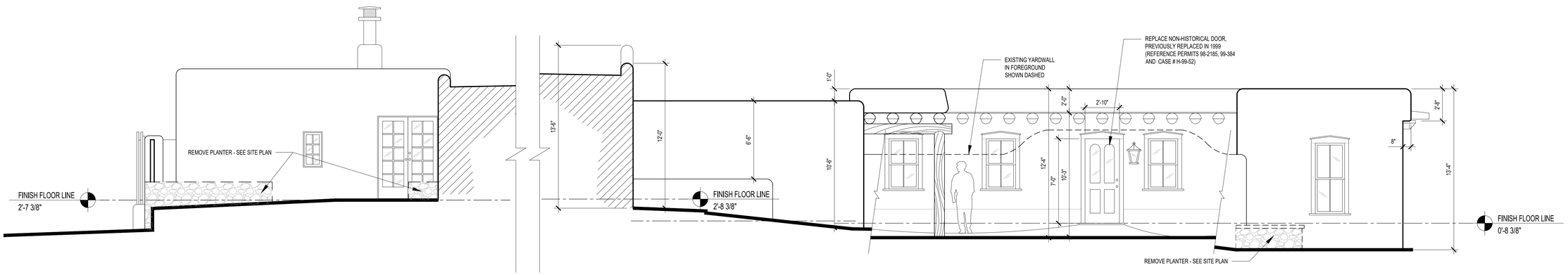
300 GARCIA STREET
SANTA FE, NM 87501

ISSUE DATE: 11.17.2021

HDRB SET

EXISTING AND
NEW ELEVATIONS

A-201



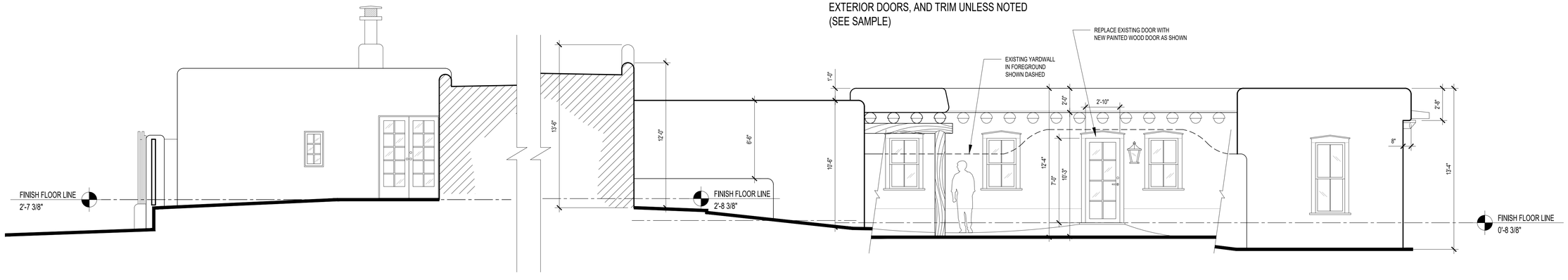
03 EXISTING SOUTH ELEVATION (W/ COURTYARD WALL)

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

02 EXISTING SOUTH ELEVATION (W/O COURTYARD WALL)

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

NOTE:
PAINT ALL NEW AND OLD WINDOWS, EXTERIOR DOORS, AND TRIM UNLESS NOTED (SEE SAMPLE)



01 PROPOSED SOUTH ELEVATION

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

0' 1' 2' 4' 8' 16'

IN PROGRESS NOT FOR CONSTRUCTION

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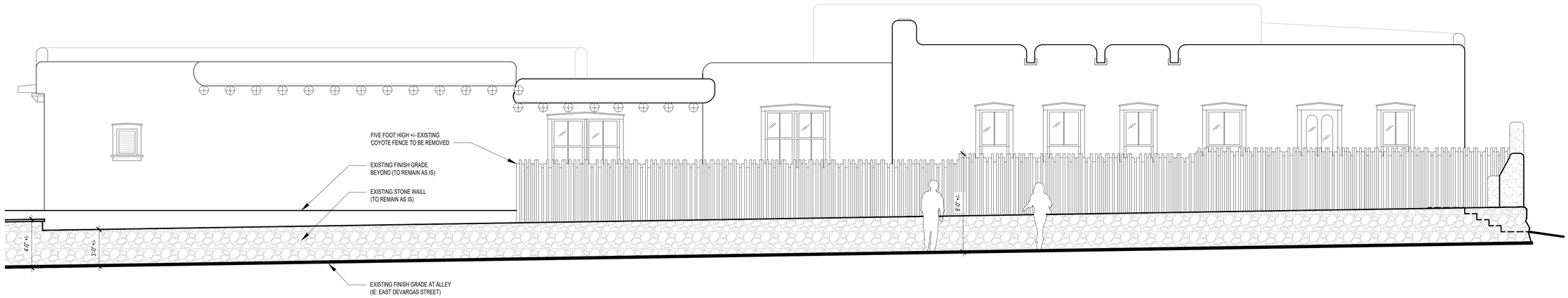
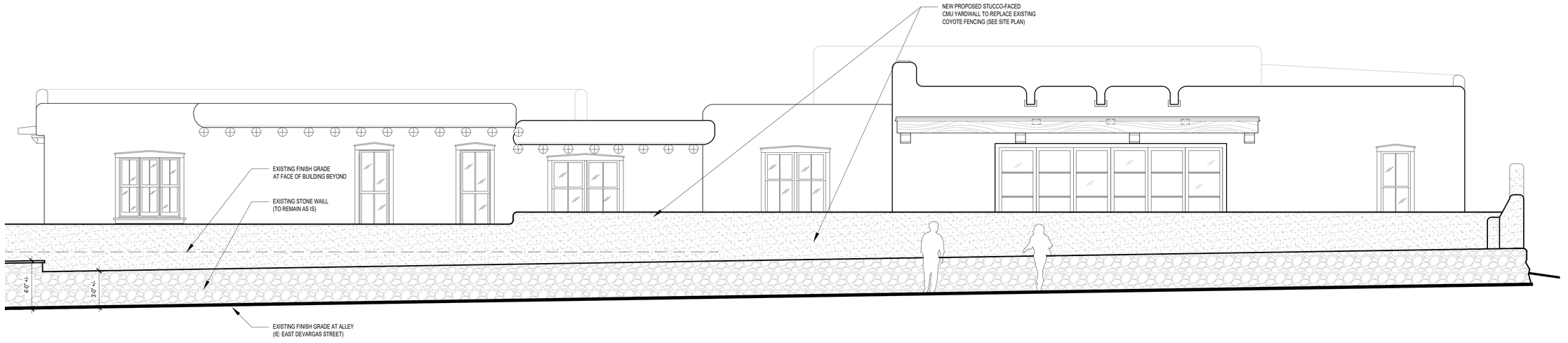
EXISTING AND
NEW ELEVATIONS

A-202



02 EXISTING NORTH STREET ELEVATION (WITH WALL/FENCE)
scale: 1/4" = 1'-0"

NOTE:
EXISTING TREES AND VEGETATION NOT
SHOWN FOR CLARITY (SEE PHOTOS)



0' 1' 2' 4' 8' 16'

01 PROPOSED NORTH STREET ELEVATION (WITH YARDWALL)
scale: 1/4" = 1'-0"

IN PROGRESS NOT FOR CONSTRUCTION

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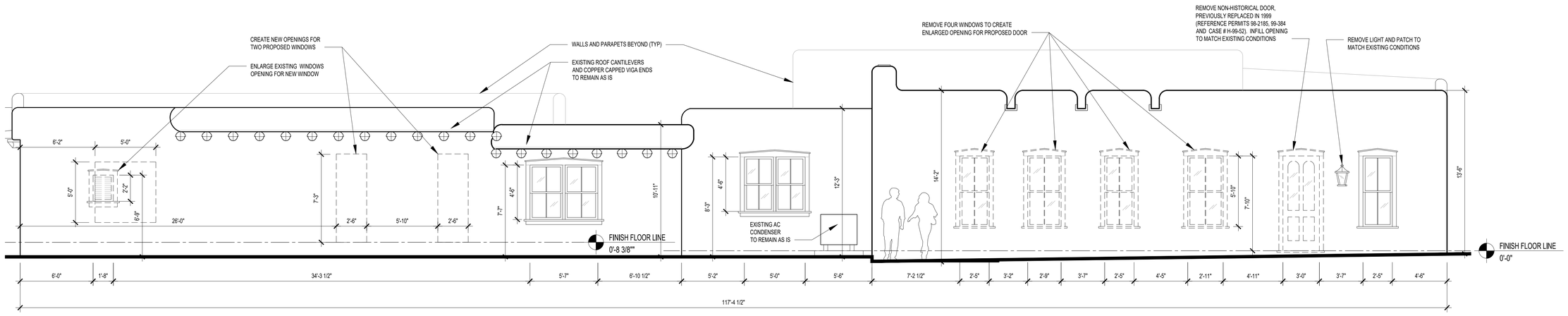
EXISTING AND
NEW ELEVATIONS

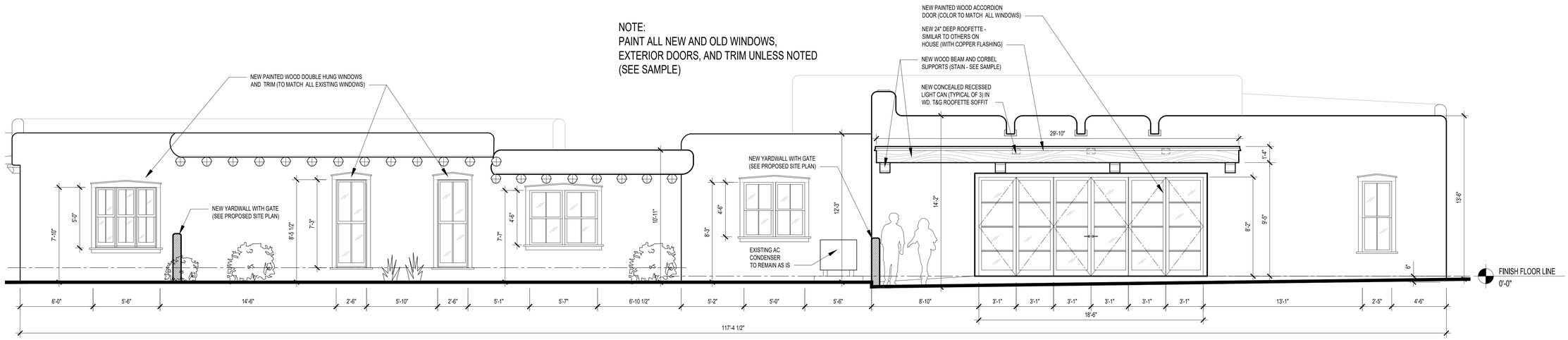
A-203



02 EXISTING NORTH ELEVATION

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

NOTE:
PAINT ALL NEW AND OLD WINDOWS, EXTERIOR DOORS, AND TRIM UNLESS NOTED (SEE SAMPLE)



01 PROPOSED NORTH ELEVATION

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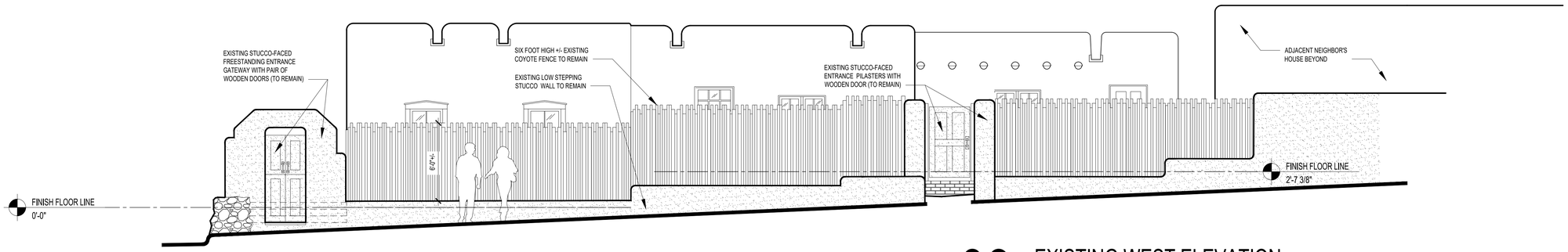
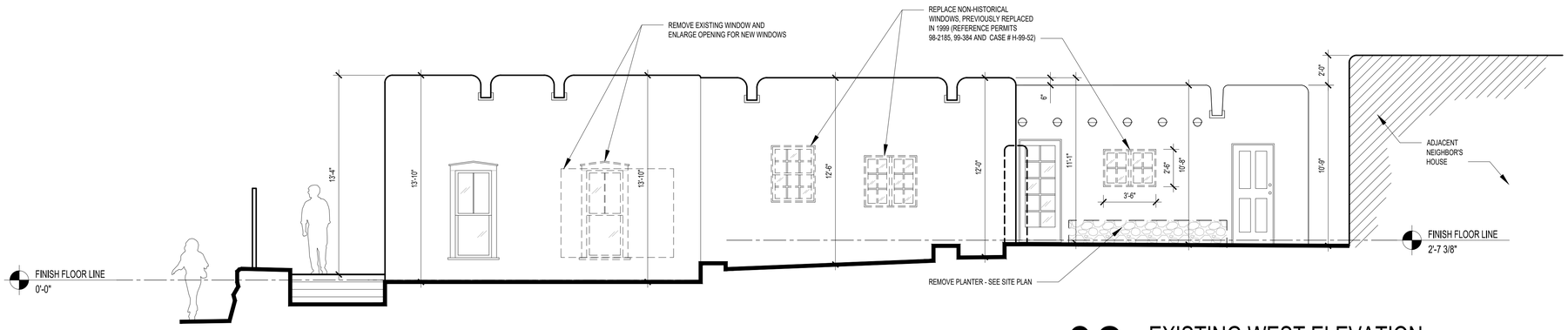
EXISTING AND
NEW ELEVATIONS

A-204

NOTE:
EXISTING TREES AND VEGETATION NOT SHOWN FOR CLARITY (SEE PHOTOS)



03 EXISTING WEST ELEVATION
scale: 1/4" = 1'-0"



02 EXISTING WEST ELEVATION
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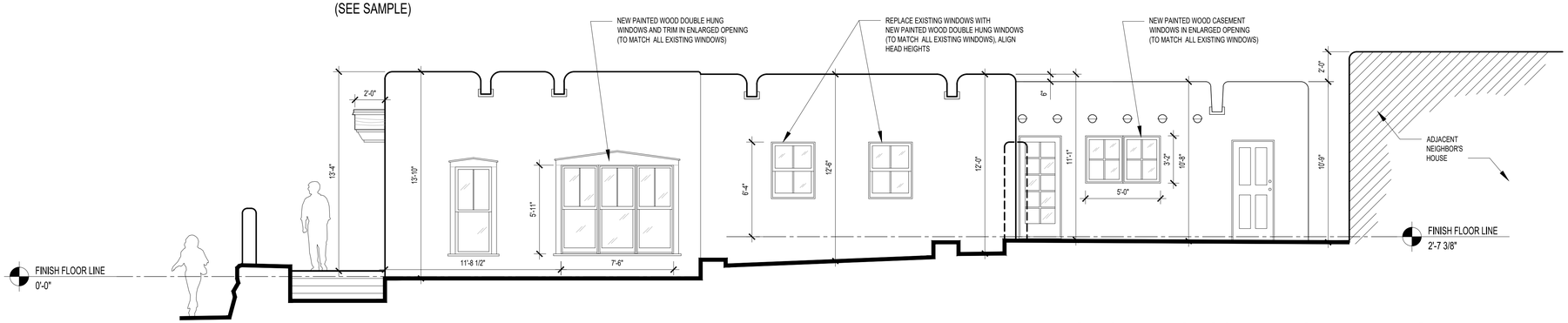

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HDRB SET

EXISTING AND NEW ELEVATIONS

A-205

H+A

RESIDENTIAL RENOVATION – EXTERIOR COLORS

300 GARCIA STREET
EASTSIDE HISTORICAL DISTRICT, SANTA FE
NOVEMBER 17, 2021

STUCCO (SAMPLE)

HOUSE AND YARDWALLS COLOR:
"BUCKSKIN #106 BY EL REY
CEMENTITIOUS 3-COAT SYSTEM

EXPOSED WOOD STAIN (STAIN CHIP SAMPLE)

BEAM AND AUTO GATE COLOR:
"CEDAR NATURAL TONE #ST-533 BY BEHR
SEMI-TRANSPARENT WOOD STAIN

WOOD WINDOW, EXT. DOOR
AND TRIM COLOR (PAINT SAMPLE)

COLOR: "CORNFLOWER" # DE5864 BY DUNN EDWARDS

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe. NM 87504
505.986.1010