City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 12, 2022
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. March 15, 2022.
2. March 22, 2022.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-004867-HDRB. 620 W. San Francisco St.
2. 2022-004868-HDRB. 701 E. Alameda St. #3
3. 2022-004862-HDRB. 661 C Garcia St.
4. 2022-004876-HDRB. 1149 Camino San Acacio
5. 2022-004912-HDRB. 1564 Canyon Rd.
6. 2022-004721-HDRB. 1564 Canyon Rd.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. 2022 Santa Fe Heritage Preservation Awards: Please visit www.santafenm.gov/historic_preservation to submit a nomination!

G. OLD BUSINESS

1. 2022-004878-HDRB. 342 Plaza Balentine. Downtown and Eastside Historic District. Richard Martinez, agent for Julia Platt and Zachary Leonard, owners, requests a status review and designation of primary facades, if applicable, on a non-contributing structure. (Daniel Schwab, dnschwab@santafenm.gov)

2. 2022-005081-HDRB. 2 Camino Pequeno. Downtown and Eastside Historic District. Daniel Strongwater, agent and owner, requests a status review and designation of primary facades, if applicable, on a non-contributing structure. (Carly Piccarello cpiccarello@santafenm.gov)

3. 2022-004863-HDRB. 2 Camino Pequeno. Downtown and Eastside Historic District. Daniel Strongwater, owner, requests to add 130 sq.ft. addition, a 860 sq. ft. free-standing carport, increase portion of roof height from 14'-0" to 15'-8" (maximum allowable height: 15'-8"), window and portal alterations; yard wall and and fence alterations; and add solar panels. Applicant requests exceptions to Section 14-5.2 (D)(2)(c) adding onto a primary facade and Section 14-5.2 (D)(5)(a) and (b) removal of historic material and removal of historic windows. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov)

4. 2021-004458-HDRB. 111 Delgado St. Downtown and Eastside Historic District. Marc Naktin, agent for Nancy Waite, proposes addition, wholesale window replacement, window and door alteration, increase roof height, add three parking spaces, remove yard wall section, add fencing to a contributing building. Exceptions are requested to Section 14-5.2 (D)(5) regarding window alterations on primary facade and 14-5.2(D)(b) regarding historic door and window replacements. (Angela Schackel Bordegaray)

H. NEW BUSINESS

1. 2022-005031-HDRB. 851 Old Santa Fe Tr. Downtown and Eastside Historic District. Wide Angle Curve, agent for Paul and Christian Stockton, requests

historic status review and primary facade(s) designation as applicable. (Angela Schackel Bordegaray)

2. 2022-005029-HDRB. 851 Old Santa Fe Tr. Downtown and Eastside Historic District. Wide Angle Curve, agent for Paul and Christian Stockton, proposes to convert carport to office, add 692 sq. ft. 2-car free-standing garage to a height of 12 ft. 6 in. where the maximum allowable height is 16 ft and window alterations to a non-statused building. (Angela Schackel - Bordegaray)

3. 2022-005058-HDRB. 830 El Caminito. Downtown and Eastside Historic District. Annette Vigil, agent for Michael Tansey, owner, requests primary facade designation on a contributing garage. (Daniel Schwab)

4. 2022-005052-HDRB. 619 Acequia Madre. Downtown and Eastside Historic District. Martinez Architecure Studio, agent for Cole Martelli & David Muck, owners, resquests a status review for a wall and designation of primary facades on a contributing residential structure. (Daniel Schwab)

5. 2022-005020-HDRB. 220 Rodriguez St. Downtown and Eastside Historic District. Stephanie Sandston and Brian Sarrazin, owners and agents, request a primary facade designation on a contributing structure. (Daniel Schwab)

6. 2022-005015-HDRB. 72 W. Marcy St. Downtown and Eastside Historic District. Eric Enfield, agent for Kathie Dacorta, proposes to construct a 315 sq. ft. outdoor dining area with a 4 ft. 6 in. fence height in front of a non-contributing building. (Carly Piccarello)

7. 2022-005008-HDRB. 160 Lorenzo Rd. Downtown and Eastside. Jay Shapiro, agent for the Estate of Susanna Trujillo, owner, proposes to construct a 120 sq. ft. addition and a pergola, raise parapets to the maximum height of 13 ft. 11 in. and replace windows on a non-contributing structure. (Daniel Schwab)

8. 2022-005022-HDRB. 702 Don Felix St. Westside-Guadalupe Historic District. Judy Goldbogen, agent and owner, proposes to replace a gate at a contributing property. (Daniel Schwab)

9. 2022-005021-HDRB. 311 East Berger St. Don Gaspar Area Historic District. Tiho Dimitorov, agent for Gregg A. Henry and Wenda R. Trevathan, owners, proposes to construct a new 2900 sq. ft. residential structure to the maximum height of 14 ft. 10 in. on a vacant lot. (Daniel Schwab)

10. 2022-005032-HDRB. 610 Galisteo St. Downtown and Eastside Historic District. Catherine Fletcher-Leriche, agent for Richard and Catherine Johnson, proposes to construct a 720 sq. ft. 3-car free-standing garage 11 ft. 4 in. height where maximum allowable height is 16 ft. 6 in. behind a contributing building. (Angela Schackel - Bordegaray)

11. 2022-004858-HDRB. 118 & 120 W. Berger St. Don Gaspar Historic District. Thomas Lechner, agent for John Pound, proposes to add 111 sq. ft. in additions to a height of 14 ft.10 in. where maximum allowable height is 16 ft. 6 in. to a 3,340 sq. ft. non-contributing building. (Angela Schackel Bordegaray)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, April 26, 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
MARCH 15, 2022

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Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes February 22, 2022	Approved, as amended	4
Approval of Findings & Conclusions	None	4
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business		
2022-004717-HDRB. 821 Acequia Madre	Designation	5-9
2022-004915-HDRB. 133 Kearny Rd.	Designation	9-12
2022-004859-HDRB. 133 Kearny Rd.	Approved	12-16
2022-004870-HDRB. 901 Galisteo St.	Approved	16-18
2022-004743-HDRB. 505 Apodaca Hill.	Approved	18-22
2022-004719-HDRB. 827 El Caminito	Approved	22-24

2022-004856-HDRB. 503 Apodaca Hill.	Approved	25-27
2022-004854-HDRB. 4 Montoya Cir.	Approved	27-29
2022-004857-HDRB. 961 Camino Santander	Approved	29-30
2022-004864-HDRB. 513 East Coronado Rd.	Approved	31-33
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Adjournment	9:20 pm	34-35

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
MARCH 15, 2022
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=kvK4ajmVoQo.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS ABSENT:
One Vacancy

OTHERS PRESENT:
Ms. Carly Piccarello, Historic Preservation Division Manager
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 Guida moved, seconded by Vice Chair Katz to approve the agenda as presented.

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

C. APPROVAL OF MINUTES:

1. February 22, 2022

Chair Rios asked for the following changes:

- Page 12, third paragraph, second sentence should read, "*She said she was thinking about the compound in front of the Ashley Pond house*."
- Page 12, she asked if the question mark was Craig Hoops speaking. None of the Board knew who was speaking.
- Page 14, third paragraph from the bottom of the page, change "before and after" to "*existing and proposed".*
- Page 15, 4th paragraph from bottom, change "*conversation"* to "*application*".
- Page 18, first paragraph, second sentence should read, "*She knows a lot of preparation goes into submittals."*

Member Biedscheid asked for the following changes:

- Page 9, 4th paragraph combine the first and second sentence and delete the first part of the second sentence that says, *"They want to"* to read " so the sentence reads: "*Member Biedscheid suggested when thinking about the Plaza or where there is a concentration of restaurants, the City might consider what you see in other cities to pursue the concept of shared spaces*."
- Page 11, last paragraph, 3rd sentence she should read: "*She also suggested clarifying the intent of the use of earth tones as the color of soil, because green has been interpreted as an earth tone in the past*."

MOTION: Member Biedscheid moved, seconded by Member Guida to approve the minutes of February 22, 2022, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

None

E. MATTERS FROM THE PUBLIC

Stefanie Beninato asked to follow up on Artist Road and Bishop's Lodge Road with picket fences. They are not in keeping with the rest of the neighborhood. Also, she suggested the City should update the equipment of the two staff members doing most of the presentations. They seem to have trouble sharing their displays, etc.

John Eddy said he was accessing the packet from the agenda through the Prime.Gov portal. He is no longer able to and wondered if something was left off the document or was it just his issue.

Ms. Piccarello suggested he clear his cache and use Google Chrome. She verified that the links were still there.

F. STAFF COMMUNICATIONS

Ms. Piccarello said they are still waiting for the posting of the senior planner position. She will inform the Board once posted.

Attorney Ruybalid reported on the appeal in District Court on approval of the cell tower at St. John's College. There is a dispute between the City, the neighborhood and Mr. Durkovich on approval of the tower. An appeal of the HBoard's decision was filed in District Court in December and the Parties moved to amend the record on appeal in January. He received an Order from the Court today that they will admit some documents the Parties wanted to add to the appeal record. He needs to file a response within 30 days and the Parties will respond. They will then wait for the Parties petition to file by April 13, a Statement of Appellate Issues.

Ms. Piccarello clarified the issue online. The online agenda includes the packet attachments.

Chair Rios asked Ms. Piccarello to monitor public comments and limit to two minutes.

G. OLD BUSINESS

1. **2022-004717-HDRB. 821 Acequia Madre.** Downtown and Eastside District. Gayla Bechtol, AIA, agent for Mary Alarid, owner, requests historic status and primary facade(s) designation for a non-statused structure. (Angela Schackel Bordegaray)

STAFF REPORT

821 Acequia Madre is 1,483 square feet non-statused house and garage in the Downtown and Eastside Historic District. The residence is a simple rectangle with a low sloped shed roof and stucco over adobe structure. A 450 square foot detached garage with portal sits behind the house to the north. All windows and doors are original. Both structures were built in 1948 by the parents of the current owners.

Windows have a three-over-one and a six-over-six lite patterns; entry doors have glass panels and other doors are wood panel. The owners added a simple style framed portal to the southwest corner, east of the driveway and a detached garage in the early 70s. The garage also is a simple rectangle with a low sloped shed roof and a portal. Other than stucco color changes in the buildings and side and rear yard walls and the portal addition to the northeast corner, there have been no other alterations. The house front (façade 1) window and door pattern is unique with different sized windows flanking the inset front door. The southern end of the east elevation (façade 2) contributes to the simple character of this building. The west elevation (façade 7) mirrors the symmetry of the front and east facades. The garage facades 1 and 2 have the original garage door opening on the east elevation and a simple portal with historic windows on the south elevation.

The property's south property line includes a historic low rock wall along the Acequia Madre. The structures have remained unchanged except for the portal addition over 50 years ago.

The owners request historic status and primary façade(s) designation of the buildings and yard walls. The applicant has provided aerial photography, plans, and historic and current photographs of the buildings.

STAFF RECOMMENDATION

Staff recommended the house, garage, and the acequia low rock yard wall be designated contributing. The structures maintain their historical integrity with all original windows and doors that define its simple and unique historic character per 14-5.2(C) Regulation of Significant and Contributing Structures. Staff recommended that facades 1, 2, 3, and 7 of the house be designated primary. Staff recommends that facades 1 and 2 of the garage be designated primary.

Member Biedscheid asked the age of the garage and if the garage is seen in aerial photographs.

Ms. Bordegaray said the garage was built in 1948. She wasn't able to see the garage in the aerials. The owner's records indicate the garage was built about the same time as the house.

Vice Chair Katz asked clarification of the façade diagram. There is no façade in front of the portal. He asked if façade #3 should have been #4.

Ms. Bordegaray said façade 3 is actually façades 3 and 4, instead of 4 and 5.

Chair Rios confirmed that Ms. Bordegaray's suggestion was to designate the west elevation as primary.

APPLICANT'S PRESENTATION

Gayla Bechtol, 320 Aztec, Mary Alarid, 1206 Stafford Dr., Cupertino CA., and Elaine Alarid, 4901 Fondulac Trail, Wisconsin, were sworn.

Ms. Bechtol said the building was built by Mary and Elaine's father and grandfather. The building is simple, and everyone agrees is contributing. She said she isn't sure all three facades should be primary. The principal façade has the character defining features and one primary façade seemed enough. The garage was built about the same time as the house but is not in the aerials and may be slightly later than 1948. It has a different portal style and is much simpler and lacks character. And the garage door is not historic. She noted the façade doors that faced the grandparents' house probably are historic and came from a nearby property. That façade characterizes more of the vernacular than the facade facing the home. She shared the facade drawings in the packet. She displayed an aerial photograph in 1969 showing the house, the garage and block wall, and the grandparent's house. The grandparent's garage was a porch originally.

Chair Rios asked to confirm that Ms. Bechtol suggested the south and east as primary, and only the west on the garage, per her explanation.

Ms. Bechtol said yes.

Mary Alarid talked about the historic perspective and her family in the area. The property is nestled among many pieces of Alarid family property. She described where her great grandfather, the eldest of seven, lived on Canyon Road. Her grandparents lived at 777 Acequia Madre and her father and mother built next to them. Also, her father's great aunts and uncle lived next door with their grandmother. She said with her father's passing, she and Elaine want to continue the Alarid's deep roots in the neighborhood and along the acequia. She shared a drawing of the area and how her father talked about the construction of the house. She said it was like barn raising, Santa Fe style, with the

community of relatives. The house was just a metaphor for the community and the locals. She and Elaine are co-owners. Their intent is to provide a place for their extended families to enjoy Santa Fe in posterity. It would then pass to the four grandchildren. She said the historic nature of the neighborhood is not only these historic buildings, but the historic family and culture her family brings.

She said the historic door on the side of the garage mentioned were the front of the stable shared between 710 and 777. They were saved when the building was remodeled and built by hand. They intend to remodel respectfully in a way that allows expansion of the living spaces. The house is 1400 square feet, and the garage was used as a utility space. She was sure the window on the façade with the portal came from another house; it doesn't fit with the others. They asked the Board to allow them flexibility in extending the main house and converting the back into a more functional living space.

Elaine Alarid reminded the Board that the garage is just cinderblock, not adobe. They hope that can be made into a structure they can live in but would be harder if the sides are contributing. Her family has spent Christmases in Santa Fe as their children grew. They have fond memories of playing with children in the neighborhood, including the Rios family. They want their children to also be able to enjoy that. They were happy to have an opportunity to tell the Board about their family as an integral part of this. They hope to maintain that as much as possible.

Chair Rios said she presently lives a stone's throw away from the project. She recalled walking by and admiring the house and is happy they want to keep it in the family. She asked the number of bedrooms in the house.

Mary said it is a two bedroom, one bathroom.

Chair Rios confirmed both sisters agreed with Ms. Bechtol's analysis of the primary facades.

Member Larson thanked everyone for the thorough presentations. She said the photographs with people helped the Board understand the use over the years. She would like more applications to provide that much background.

Mary said they were happy to provide the photographs.

Chair Rios said they brought back a lot of memories.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe was sworn in. She thought since Chair Rios knows the applicants well, that she consider stepping back from the discussion, even though she votes only if a tie. The house is wonderful, and she was happy the family wanted to keep it in the family. She thought the applicant did not understand they can

request exceptions, even if contributing status is designated. She suggested at least having the two facades on the front as primary, but also asked the Board to consider the third. She agreed the door is not harmonious with anything. She liked the suggestion that other facades on the garage be primary as well.

John Eddy, PO Box 845, Tesuque, NM, was sworn. He thanked the Alarids for bringing this to the Board. He liked seeing local families hold on to their property. He asked the Board to discuss if the CMU wall has viability and should be protected. Also, this submission is a beautiful example of the function of the Board. It is an unsung tool in Santa Fe that they can discuss and meet with the people who created these properties. He appreciated the open discussion and photographs.

BOARD DISCUSSION

Member Guida said he was ready to make a motion.

Vice Chair Katz said this is fabulous. He disagreed with Ms. Bechtol that one façade is enough. The Board's job is to help preserve the façades that contribute to the feeling of an historic building. The house is special, but the garage is not, and he agreed should not be contributing. They should preserve what is special about the property, the east, south and west facades of the house, and make contributing.

Chair Rios said she only votes in the case of a tie and would likely recuse herself if that were to happen. She said she saw nothing wrong with presiding over this case.

MOTION: In Case 2022-004717-HDRB, 821 Acequia Madre, Guida moved to designate the house as contributing, but not the garage, with the primary façade being façade #1 facing Acequia Madre. Member Biedscheid seconded the motion. She suggested a friendly amendment that the wall stay as non-contributing.

Member Guida accepted the friendly amendment.

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

2. **2022-004915-HDRB. 133 Kearny Rd.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Scott and Susan Lindenau, owners, requests primary facade designation on a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray said she revised the diagram for the primary façades. The numbers haven't changed.

133 Kearny Road is a 1,425 square foot Spanish Pueblo Revival building contributing to the Downtown and Eastside Historic District. Built in 1942, it has a flat-topped parapet that undulates slightly between the different heights of the building masses. Its windows include six-over-six, three-over-three, and eight-over-eight units. The house's divided lite windows and front yard low wall characterize the Spanish-Pueblo Revival style. The front door has a portal. The house has undergone very few alterations and maintains its historic integrity.

Low undulating yard walls enclose the property on the south and partial west sides. A 6' stucco wall encloses the courtyard at the north and east corner of the site. Low white picket fences enclose the yard on the north and west sides of the driveway. The picket fence is part of the historic building survey that indicates they are over 50 years old, and therefore, part of the contributing status. Per the historic building survey, 1958 and 1969 aerial photography suggest that the southern room may be a former infilled garage.

The applicant requests designation of primary facades.

STAFF RECOMMENDATION

Staff recommended that facades 1, 2, 3, and 4 and 7 be designated primary per 14-5.2(c) Regulation of Significant and Contributing Structures.

Chair Rios asked to see façades 1, 2, 3, 4 and 7 elevations.

Ms. Bordegaray did not have all of the photographs but did have them for the next case. She offered to pull them out.

Chair Rios said for those who went on the field trip, it was helpful if Ms. Bordegaray indicated north, south, east, or west, opposed to 1, 2, 3 and 4. She asked if the higher portion of the wall is old or new and asked for a description of the picket fence. She recalled the fence was in good condition.

Ms. Bordegaray said the higher portion of the wall is newer. A picture was shown showing the picket fence, which she agreed is in good condition.

Member Biedscheid asked for clarification. She thought normally numbers are designated for façades at the corners. Façade #1 appears to extend to include two corners of the recessed portal.

Ms. Bordegaray explained she considered it all one façade.

Vice Chair Katz asked if staff was recommending the entire west façade, facade #7 and the three façades of the portal, and the southwest portion of the front of the house.

Ms. Bordegaray said that is correct.

APPLICANT'S PRESENTATION

Scott and Susan Lindenau, 258 Boring Fork Drive, Aspen, CO., were sworn.

Gayla Bechtol, previously sworn, referred to the survey and showed photographs from1958 and 1969. The 1969 photograph shows the driveway going into the garage and the current driveway has a low wall on the south façade. There was also no shadow from the picket fence shown and no proof that is historic. The two pickets there now are different and perhaps added when the walls were in the 90s. She said you can tell that the gate was relocated. Another photograph showed the sidewalk and the open garage door. Ms. Bechtol noted the windows on the west façade she believed to be historic were in the wrong location and the window itself is not historic. The tax assessor stated there was a remodel in the 90s. The elevations were shown, and Ms. Bechtol noted why she recommended the west and south façades as primary.

Mr. Lindenau said he is an architect in Aspen and worked in Albuquerque in the late 80s. His wife has been coming to Santa Fe since she was a child and they have been escaping to Santa Fe in the last 3-5 years. They wanted to spend more time in Santa Fe and began looking at houses. Changes being made to the architecture is subtle and consistent with the language and historicism of the house.

Chair Rios explained the Board is addressing only the primary façades currently.

Mr. Lindenau said they want to change out the window in the dining room. It is consistent with the portal façade but encroaches on the kiva fireplace.

Mrs. Lindenau added that elevation #1, northwest, is the elevation they see as the primary façade.

Chair Rios asked to see the elevations Ms. Bordegaray thought primary.

Mrs. Lindenau pointed to the elevations staff believed primary. She said the kitchen door and kitchen window elevation are sweet; it has a stepping of the walls. She pointed out elevations that had pipes or trash that do not contribute.

Vice Chair Katz asked what is not historic on the east façade of the house.

Ms. Bechtol said the stucco wall and wood trellis. At some point they made the basement so it could be occupied and that required a door. The door was put behind the

wall, which she believes was added to separate the driveway from the rest of the yard. She noted in the 1969 photograph that the picket fence appears to have a big drop off and a retaining wall.

Vice Chair Katz asked if on the east façade the house was in back of the wall to hide the steps to the basement.

Ms. Bechtol said the new wall is a steep stairway to a small patio and two French doors. She offered to get the basement plans which show that.

Vice Chair Katz said he was trying to understand what it looks like if the wall were removed. He asked if the floor level was the same throughout the house.

Ms. Bechtol said you would see the top of a pair of French doors and the floor level is the same throughout. There is a window in the basement.

Vice Chair Katz confirmed the French doors were at the same height.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In 2022-004915-HDRB, 133 Kearny Rd., Member Guida moved to designate the entire west façade of the house, inclusive of the recessed, portal, but excluding from that designation the windows on either side of the recessed wall. The walls and picket fences are not contributing. Member Biedscheid seconded the motion.

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

3. **2022-004859-HDRB. 133 Kearny Rd.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Scott and Susan Lindenau, owners, requests yard wall and fence alterations, window replacement, and trellis addition. Applicant requests exceptions to SFCC Chapter 14-5.2(D)(5) regarding window replacement and removal of historic material on a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

133 Kearny Road is a 1,425 square foot Spanish Pueblo Revival building contributing to the Downtown and Eastside Historic District. Built in 1942, it has flat parapet that

undulates slightly between building masses. Its windows include six-over six, three-over-three, and eight-over-eight units. Low yard walls enclose the property on the south and partial west sides. A 6' stucco wall encloses the courtyard at the north and east corner of the site. Low white picket fences enclose the yard on the north and west sides of the driveway. Per the historic building survey, 1958 and 1969 aerial photography suggest that the southern room may be a former infilled garage. The picket fence is noted on the historic survey.

The applicant proposes the following alterations:

1. Remove rectangular window on south end of west elevation. Existing window is a pair of wood divided lite double-hung units with a three-over-three lite pattern. It measures 2'-6" by 5'- 10". Replacement window is a single square double-hung wood window with a four-over-four lite pattern that measures 4'2.5" by 3'- 7.5". The proposal involves changing the window opening.

2. Revise and replace yard walls and fence.

    a. Replace white picket fence. The existing low white picket fence and gate will be replaced with a naturally weathering stained wood slat fence and a solid wood gate. Existing picket fence measures 3'- 3'-3/8" in height with space between the pickets. The proposed wood slat fence is solid.
    b. Replace existing 3'-3/8" in height southeast picket fence with coyote fencing, measuring the same height as existing.
    c. Add 5' tall coyote fencing to southwest elevation.
    d. Remove a 6' tall section of stucco yard wall on the northwest elevation and replace with a 5'- 3' ¾" stucco yard wall.

3. Add a 14'-11 ½ trellis to the east elevation. The trellis will be 2' taller than the height of the house.

STAFF RECOMMENDATION

Staff did not find that the exception criteria had been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and Downtown and Eastside District Standards, Section 14-5.2 (E).

Member Biedscheid asked if correct they do not need to hear exception criteria for replacement if the picket fence is designated noncontributing.

Ms. Piccarello said that was correct.

APPLICANT'S PRESENTATION

Ms. Bechtol said the window being installed will match the others and will be moved and was chosen because the kiva is close by. She said the trellis on the back is too high with pipes and will have vines instead. They want the gates and picket fence to be natural wood as shown in the packet. They want the east façade space to be more livable, and one way is to cover up the pipes.

Chair Rios asked if correct they are changing a window on the west, primary façade.

Ms. Bechtol said yes, one window is being replaced with another.

Chair Rios said exceptions still have to be addressed regarding that window.

Member Bienvenu said he agreed. This is a primary façade and there is a change in the window opening. He said there seems to be disagreement on whether the window is historic and has been described as both. An exception is not required if non-historic.

Ms. Bechtol said the current window came from the bedroom and the remodel when remodeled in the 90s. Although historic fabric, it is not in its historic location. Similarly, they will use a different window that is historic, in the same opening.

Member Bienvenu confirmed the window was installed in the 90s and the window opening is not historic. He thought the criteria was met in this instance.

Member Guida clarified in the last case they excluded the window, picket fence, and walls and stated no exceptions were needed.

PUBLIC HEARING

John Eddy, previously sworn, agreed the western façade could be adapted as proposed. He thought that this is not only an aesthetic improvement to the architecture and façade but makes the fireplace more usable and safer.

BOARD DISCUSSION

Member Bienvenu said he was ready to make a motion.

Attorney Ruybalid wanted to read the Code Section on windows and doors in subsection D(5) for all primary facades; he read "*Historic windows shall be repaired or restored*." He read, "*No opening shall be widened or narrowed*." He confirmed the opening was on a primary facade.

Chair Rios said yes, it has changed but the window is not historic.

Attorney Ruybalid said discussion was needed whether an exception is necessary for widening the opening. This is a primary façade on a contributing structure.

Ms. Piccarello interjected that the Board saw the opening as not historic based on the applicant's testimony regarding a previous garage door. And they were satisfied with that imagery.

Chair Rios agreed.

Vice Chair Katz said he understood the evidence that the window on the right side was a garage door. They agree some portion of that space is not historic but part of that façade is. Changing the non-historic part which is where the current window and the proposed window will replace, would not need an exception. That was not there historically.

Chair Rios said Attorney Ruybalid just wants to be sure exception criteria is not needed, but the Board concluded they are not needed in this case.

Attorney Ruybalid stated the opening is not an historic opening and will not be part of the primary façade.

Member Bienvenu said his motion will approve with no exceptions necessary, but have an alternative if exceptions are necessary, they must be met. That would satisfy Attorney Ruybalid's concerns.

Attorney Ruybalid said the garage door part is not considered primary and that satisfies the Code.

MOTION: In 2022-004859-HDRB, 133 Kearny Rd., Member Bienvenu moved to approve the project as submitted and as developed on the record and in consultation with the City Attorney, that the exceptions are not required due to the exclusion of fences, the opening, and historic windows from the designation of a primary façade. However, to the extent any exceptions are necessary, the motion includes findings that all three exception criteria have been conclusively demonstrated by the applicant and are met in this case. Member Guida seconded the motion.

Member Biedscheid asked a friendly amendment the criteria was not heard for the picket fence because it was previously designated as non-contributing.

Member Bienvenu said that is his understanding.

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

4. **2022-004870-HDRB. 901 Galisteo St.** Don Gaspar Area Historic District. Sue Hoffman, agent for Alessandro and Maria Sachs, owners, proposes to construct a 330 sq.ft. free-standing accessory structure at a contributing property. (Daniel Schwab)

Mr. Schwab had technical difficulties and Ms. Piccarello presented the staff report.

STAFF REPORT

901 Galisteo Street is a single-family residential structure built in a Spanish Pueblo Revival Style by 1947 with contributing status. On November 12, 2019 the Board upgraded the status to contributing and designated portions of the west and south elevations as primary. In 2020, in case 2019-001461-HDRB, the Board approved with conditions various changes to the doors and windows of the house, re-stuccoing and construction of a carport. In a subsequent administrative approval, the carport was eliminated from the proposal.

To the north of the main house is a driveway area upon which the owner proposes to construct a new structure:

1. The structure will be used as an art studio. It will be 330 square feet and reach a height of 13 feet 9 inches, which is the maximum allowable height. The elevation of the lot at this location is about 12 inches below the elevation at the midpoint of the main house, so that the new structure will sit below the main house.
2. It will be stuccoed in El Rey “Cottonwood”, which is the same color that was approved for the main structure in 2020 (case 2020-001680-ADMIN).
3. Windows will be Aluminum clad colored “clay” with trim in a dark brown.
4. The exterior door will be wood with half-lights, colored Sherwin Williams “Lagoon”.
5. The exterior lights will be colored “bronze”.

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(H) Don Gaspar Area.

Chair Rios confirmed the applicants wanted a 330 square foot freestanding structure. She asked the height.

Ms. Piccarello said it is a studio structure at maximum height of 13 feet 9 inches.

APPLICANT'S PRESENTATION

Susan Hoffman, 87 Holguin Road, Stanley, NM, was sworn. She said in response to the height, it is a 13' 9" studio space to avoid a blocky building. The end of the building closest to the street steps down to 12' foot 2".

Chair Rios asked to see the elevations which were displayed by Ms. Piccarello.

Mr. Schwab reconnected to the meeting at 7:28 p.m. and resumed the presentatino.

Mr. Schwab presented a Power Point provided by the applicant. The proposed site, approved carport to be replaced by this structure, the street elevation and colors, and the proposed lighting were presented.

Chair Rios asked for detail on the proposed windows.

Ms. Hoffman explained the windows in the house facing the building are divided light and the tall windows in the studio will match. All of the windows are made by the same manufacturer. The main house has a mix of light patterns.

Vice Chair Katz referenced page 29 of the packet. He asked about a line that went from the proposed house that is about a foot higher than the proposed building. He was concerned about a rule violation and impairing the contributing house.

Ms. Hoffman said a tall parapet hides the mechanical equipment. The proposed building will sit about 1 ½ to 2 feet lower than the main house and ameliorate that. She understood they could build to the 13 foot line with the idea the main house is taller.

Vice Chair Katz said he didn't care how far below the main house the proposed building is, it is how far above the main house. He was not comfortable with it and might impair the contributing house next to it. They could do as proposed if they drop the whole building down, so it is not higher.

Ms. Hoffman said to that point, she was first inclined to make everything one height, but she did not like the way that looked. She thought it better to do a step from the lower to the higher portion. They are also hiding mechanical equipment behind the parapet and why everything ended at the maximum height. They would have to bring the street elevation up and the taller elevation down to make it one big block again. That would not be as pleasant to look at and this makes more sense in the interior.

Vice Chair Katz asked the height of ceilings.

Ms. Hoffman said the low portion is 8' 6" and the tall portion is 10' 8" and the ceiling in the parapet is extra high because of the mini-split unit.

Member Guida said he was not concerned about the height. The applicant has done an admirable job in design that works for the site and the house. This is better than the carport originally approved. This is a very small footprint structure competing with a mass of house. It is a question of scale, and as designed, this is in scale with the existing house. He agreed with the applicants about bringing down the front to address the problem Vice Chair Katz raised. He said all things considered, he would not like the Board to redesign the project.

PUBLIC HEARING

There was no public comment.

BOARD DISCUSSION

MOTION: In 2022-004870-HDRB, 901 Galisteo St., Member Guida moved to approve the project as submitted. Member Larson seconded the motion.

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

5. **2022-004743-HDRB. 505 Apodaca Hill.** Downtown and Eastside Historic District. Non-contributing. Wyndham Carlisle, agent for Galen Briggs, owner, proposes to add 1,375 sq.ft. free-standing garage, door, window and portal alterations on 2,401 sq.ft. building, and repair yard wall and fencing. (Angela Schackel Bordegaray)

STAFF REPORT

505 Apodaca Hill is a 2,249 square foot building and a 489 square foot free-standing casita. The house was constructed in the 1940s. The casita was built in the 1960s. The buildings are noncontributing to the Downtown and Eastside Historic District. The house and casita are Spanish-Pueblo Revival style and a mix of adobe, block, and frame construction. The height of the existing house and casita is 14'. In a 2014 remodel board case, the house's status was confirmed as non-contributing.

The applicant proposes to remodel the main house by enlarging the existing southwest portal, add a free-standing garage and gym, add stucco yard wall in courtyard, and repair yard walls and fences. No changes are proposed for the casita.

Specifically, the applicant proposes the following:

Remodel the existing 453 southwest portal by adding 605 square feet of new portal at main house on west and south elevations. The new portal will be Spanish-Pueblo Revival Style with wood posts, corbels, and vigas. No increase in height is proposed. All new roofing will be flat roof behind parapets. Stucco of the main house and garage is to match the existing main color, which cementitious El Rey “adobe”, sand finish.

Replace windows and doors on the west elevation. Change a window to a set of double doors on the west elevation. Change a window to a door and add a window to the south elevation. Add one set of double doors and a three-panel window on the east elevation. Remove a door and a window and add five new windows on the north elevation. Windows and doors will be double pane wood aluminum clad units, divided lite in the western publicly visible elevation. The windows will be “Hartford Green” to match the existing Pella “Hartford Green” color.

Replace existing canales with new canales that will be traditional metal lined wood construction with a clear sealant finish.

Add a 4” flagstone cap to the top of the exterior fireplace flue in “buff” color.

Replace the existing 6' wide “eyebrow” overhang on the east elevation and replace it with a wider 16’ overhang with simple wood deck and wood brackets to secure it the house. Below the overhang is a pair of French doors.

Add ground-mounted mini split condensers (HVAC).

New sconces will be rusty bronze.

Construct 1,376 square feet free-standing garage/gym west of the house. The new garage will be 14’-0” tall, where the allowable height is 15’-1”. It will be Spanish-Pueblo Revival Style with a flat roof, parapet and new exposed wood to be rough sawn pine with a clear sealant finish. The new garage door will be clad in rough sawn pine. Stucco will be El Rey’s cementitious “Sandalwood.”

Add a low courtyard stucco yard wall to border the new portal on the west and south elevations. The stucco yard wall is 2’5” at its highest. The low wall will have a pair of pine wood gates at the same height as the wall. New wood gates will be pine with a clear sealant finish.

Add a 4” flagstone cap to the top of the exterior fireplace flue in “buff” color. It will be stuccoed El Rey’s cementitious “Sandalwood.”

Repair existing wood and steel fence on west elevation and walls and fences on all sides of the property. There will be no increase in height.

Remove existing wood and steel fence in front (west) yard. Repair stucco wall with (cementitious El Rey “Sandalwood” with a sand finish.

New flagstone and crusher fine pathways through gate and to new garage will be added.

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.

Chair Rios asked if the proposed garage is free standing.

Ms. Bordegaray said it is freestanding and is the casita. She displayed the site plan noting the location.

APPLICANT’S PRESENTATION

Wyndham Carlisle, 369 Montezuma, Santa Fe, was sworn.

Chair Rios asked if this is for a two car garage and exercising studio.

Mr. Carlisle said yes, there are two aspects of the project. First is a minor interior alteration to the structure. Second it is the freestanding garage with a two car bay and a section with a bathroom, gym, and storage area.

Chair Rios asked what could be seen from the street.

Mr. Carlisle said he put up story poles and walked up and down Apodaca Hill. You can see down into the property only when a couple of houses away. On the lower side near the driveway gate, none of the structure or main house can be seen.

Chair Rios asked if the proposed garage would be taller than the house and if so, what is the difference in height.

Mr. Carlisle said the garage, is at an elevation about 2 ½ feet higher than the house and is taller because it is higher on the site. The actual physical height and mass of the building will not be significantly taller. The garage proposed height is at maximum of 13'9" and then massing steps down a foot and a half and height will be closer to the main house.

Vice Chair Katz thought the outdoor fireplace on the new portal seemed taller. The Board was told the new portal would be the same height, which it is except for the chimney. He asked why the chimney had to be so tall and out of the scale.

Mr. Carlisle said the owner designed that from something she previously saw in Santa Fe. She liked the solid anchor at the corner of the portal and the intimacy it provided to the outdoor space. He said they could reduce the chimney height to a minimum of 2 feet above the adjacent parapet of the new portal. The drawing represents a chimney more than two feet taller than the adjacent.

Chair Rios asked to confirm the applicant was willing to drop that by two feet.

Mr. Carlisle said yes, as long as the top of the chimney is two feet above the height of the adjacent parapet.

Member Guida referred to the elevations and asked about a projecting parapet.

Mr. Carlisle said he thought staff had cut and pasted his elevations on two different sheets, making them read strangely. He shared his original files.

Member Guida asked to see the south and west elevations and after viewing them, felt the drawings did not seem different.

Mr. Carlisle said he sees the projection Member Guida noted that goes past the edge of the fireplace on the south and the west elevations. He noted that was the dotted line on the plan for the fireplace in the elevations.

Member Guida said he understood what the applicant was doing but it seemed a peculiar detail they don't typically see. He said his concern was about the features harmonizing with the District in design and being out of scale with the house.

Mr. Carlisle said he thought the owners would consider changing it if they didn't have to pull in the portal. He asked if it would be acceptable to move the fireplace out to avoid the projection going past it.

Member Guida said he recommended design changes and pulling the parapets in would help, and if that made the kitchen move inward, that would be an improvement. He asked what kind of windows were proposed.

Mr. Carlisle said the windows are wood interior, aluminum clad. The main house was renovated about 7 years ago and all new windows were installed. He noted the few older wood clad doors and windows on the plan.

Member Guida said, so they would match in style.

Mr. Carlisle said staff had requested the existing window that is not being replaced have divided lights, and the new door. The new door could be true divided lights, but the existing window would be simulated divided light. The windows of the proposed west façade on the garage would also have true divided light windows.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In 2022-004743-HDRB, 505 Apodaca Hill, Member Guida moved to approve the project as submitted, but the applicant required to revise the overhangs of the principal portal to bring in line with the existing chimney and submit the drawings to staff for final approval.

Chair Rios asked Member Guida if he wanted latillas at different heights.

Member Guida said he would accept that if a friendly amendment.

Member Biedscheid seconded the motion. She asked a friendly amendment that the latilla coyote fence be at uneven heights.

Member Biedscheid said she understood the applicant to say staff directed him to install muntins on an existing window he did not intend to replace.

Mr. Carlisle said that was correct. He was directed by staff to place divided lights on the window behind the tree.

Member Biedscheid said that is not something they should do routinely to a window not being replaced. There is a mix of windows now and snap-on muntins would not resolve the issue. She said she would leave as is. She suggested a friendly amendment the applicant not do that.

Member Guida accepted both amendments as friendly.

Vice Chair Katz asked a friendly amendment that the chimney height not be higher than required by the two foot rule.

Member Guida accepted the amendment as friendly.

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

6. **2022-004719-HDRB. 827 El Caminito.** Downtown and Eastside Historic District. Richard Martinez, agent for Scott and Maika Wong, owners, proposes to construct a 15' tall 4,998 sq. ft. residence on vacant lot. (Angela Schackel Bordegaray)

STAFF REPORT

The applicant proposes to construct a 5,000 square foot house in the Spanish-Pueblo Revival Style on a vacant lot. The height of the house will be 15'-0", where the maximum allowable height is 15'-8". The house will have stained wood beams and posts at the portales. The woodwork will be dark brown wood stain. All portales will have brown brick floors with flagstone paths.

The exterior of the house will be cementitious stucco in the color, El Rey 'Adobe.' The house will have off-white clad wood windows.

The south entry gate wall is 10'-6" and opens into a Zaguan. The shallow mini overhang is 18" deep with mini vigas decked by wood and with a metal finish. 6' tall coyote fencing will surround the lot on east, north and west sides of the house. The coyote fencing was approved in the case for the house to the south; much of it already exists. There are tiered low planters, 18" -3' tall on the western and southern elevations.

Non-publicly visible skylights are proposed. There will be no rooftop appurtenances that are taller than the parapets and will not be publicly visible. Ground mounted HVAC will be behind coyote fencing and not publicly visible. The entry gate will be an antique mesquite Mexican wood door.

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.

Chair Rios asked about the location down a long driveway with limited public visibility.

Ms. Bordegaray said it is down a private driveway, but a portion can be seen from El Caminito from the elevation in the corner.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn. He shared the site plan. He noted the driveway goes past another house and parking is at the far end of the driveway and garage. A front gate faces the driveway and leads into the entryway on the south side of the house. The front portal and living room are beyond the central part of the house. He asked the Board to ignore all the lines because they were outside the dimensions. The neighbor's property beyond is about 2 ½ feet higher and they anticipate the neighbors will want a wall. He showed the elevation with low planters in two levels, the gate, and two stacked-stone walls. A south elevation of the front entry façade was

shown with a small wall against the garage and a front door. The house goes from 12 ½' up to 15' in the living room, the tallest part. The backside of the house is shown on the north elevation and is flanked by bedrooms with a portal in the center corresponding to the living roon/kitchen beyond. The portal is stained wood, the windows will be clad in off-white, and the stucco is adobe colored. The bottom of the elevation shows the view from the driveway. In the center is the garage door; the front gate is two-doors with a latilla overhang.

Member Biedscheid said the entrance is unique and beautiful. She asked if there is a glimpse of the courtyard on either side of the Zaquan; or if the courtyard read as part of the house from the bottom of the driveway. She asked if the gate had fenestration.

Mr. Martinez said it reads as outdoor space because the gate is part of a mass that goes around the gate. On either side are lower walls to define the area. The lot is relatively low, and you come down into the house. They put planter walls on the south to make that transition.

PUBLIC HEARING

Wendy Ozols-Barnes, 832 El Caminito, was sworn. She said she is greatly impacted by this. Even all day today, they hear nothing but excavation. She said with this kind of construction, in addition to the other two houses down that road, we have become the transfer station for all the dumpsters and heavy equipment. She is in the film business and this kind of traffic in the neighborhood requires a wet-down. That hasn't happened. They have been greatly impacted, and this has been going on for three years, looking at year four. They cannot go outside because of dust and traffic. Contractors and workmen come speeding in at 7 a.m. and park; work, speed out at noon for lunch; return about 1 p.m. and speed out again when they end work. She is on the corner and wanted to know what the contractor is going to do about that.

Chair Rios said the Board is a design Board and have nothing to do with the traffic. She suggested someone with the City might be able to help her. Chair Rios asked if there was anything noncompliant.

Ms. Ozols-Barnes said the contractor was compliant in what they were doing.

BOARD DISCUSSION

MOTION: In Case 2022-004719-HDRB, 827 El Caminito, Member Guida moved to approve the project as submitted. Member Larson seconded the motion.

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

7. **2022-004856-HDRB. 503 Apodaca Hill.** Downtown and Eastside Historic District. Charles Smith, agent for Laura P. Guthrie, owner, proposes to construct a 796 sq.ft. garage and a portal, and replace windows on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

503 Apodaca Hill is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. It was constructed in 1952. From the 1980s through 200, it saw significant changes and renovations. In case H-16-103A, heard on January 10, 2017, the Board retained the existing non-contributing status for the residential structure and assigned non-contributing status to the yard-walls.

The applicant now proposes the following:

1. Remove the existing carport.
2. Construct a 796 square foot garage, to the maximum allowable height of 14 feet. The door will be metal colored “Mahogany” or “Dark Oak”.
3. Construct a new stairway along the east wall of the existing building leading up to a new 395 square foot roof deck with a top of rail maximum height of 15 feet. The maximum allowable is 15 feet 1 inch. The stairway will be TREX colored “spiced rum”;
4. Re-stucco in color “Java”;
5. Replace windows with clad wood windows with divided lights, colored “Bahama Brown”;
6. Remove a 346 square foot shed on the south-east corner;
7. Construct a covered porch patio with kiva fireplace, stuccoed “adobe” to match the house. The wood will be a clear alder stain, which is a light brown;
8. Re-roof with TPO beige and install new wood and bronze-colored metal canales;
9. Remove existing fireplaces on the north and east sides of the existing building.
10. Install Hampton Bay Bronze outdoor sconces.

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.

APPLICANT’S PRESENTATION

Charles Smith, #2 Entrada de Santiago, said everything staff mentioned is correct. This is not visible from the road because of the front wall height. The wall is about eight feet high.

Chair Rios asked if actually a wall or a coyote fence.

Mr. Smith said it is a wall with a coyote gate at the entrance.

Member Guida said the 10-foot garage doors proposed seem really tall.

Mr. Smith said the doors are 10 feet, one for an RV and one for a truck.

Member Guida said the doors were out of scale with the house. The garage doors are taller than the portals and other openings on the house.

Mr. Smith said it is pretty much the same level all the way across. Portals are usually about 7 feet to the bottom of the beam, and at the top of the beam is about 8 feet.

Vice Chair Katz asked why the garage doors did not face north like the carports so they would not be seen from the street as much.

Mr. Smith said the owner did not want them north facing like the portals. He noted that the elevation is different, and you will never see the garage door.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Vice Chair Katz said he was still concerned about the garage doors and the direction the garage faced. He noted that everything was locked up when they did the field trip, and they couldn't see it. He was expecting to see that to get a better sense of what it would be like. He said he was reluctant to proceed.

Member Biedscheid said everyone had concerns about the height of the doors. The applicant said the garage doors are set back and there is an 8-foot wall at the street. She asked what was visible from the street.

Mr. Smith said they should not be able to see the garage doors, and if they couldn't see it during their site visit, they will not see anything even after it is built. The wall height in the front is too high and from the road you wouldn't know anything was behind the wall.

Member Biedscheid asked how far the garage is from the street.

Mr. Smith said 94 feet from the front of the wall to the garage and it is further back.

Member Biedscheid said this is set back, which they don't normally see, but they don't normally see a tall wall either. She offered to make a motion.

Member Larson said she thought the change from the carport to the garage was because of changing climate and that should be considered.

Member Bienvenu agreed the tall garage door seemed out of proportion, but he thought not prohibited under the Ordinance. Also, the reason is for RV parking and for that alone, the Board should be able to accommodate that usage. Combined with the fact that it is not visible from the road, he believed it is acceptable.

MOTION: In 2022-004856-HDRB, 503 Apodaca Hill., Member Biedscheid moved to approve the application as submitted. Member Bienvenu seconded the motion.

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

8. **2022-004854-HDRB. 4 Montoya Cir.** Downtown and Eastside Historic District. Christopher Purvis, agent for John Cashel and Daniel Pyne, owners, proposes to construct a 315 sq.ft. addition and a ramada, raise parapets, re-stucco and repair windows on a contributing structure (Daniel Schwab)

STAFF REPORT

4 Montoya Circle is a single-family residential structure built in the 1950s in a simplified Spanish Pueblo Revival Style with contributing status to the Downtown and Eastside Historic District.

On August 13, 2019 the board designated the structure contributing with the north facade primary.

The applicant now proposes the following:

1. Construct a 315 square foot addition to the 630 square foot existing structure, to a maximum height of 12 feet 0 inches;
2. Construct a ramada on the south side of the addition, stained a warm brown;
3. Install double hung windows in the addition as well as the main structure to match the historic style. These will be wood with dark brown metal clad with true divided lights;
4. Raise the parapet by 12” to a to a height of 11 feet 0 inches to allow for slope and rigid foam insulation;
5. Restucco with cementitious stucco colored “Buckskin”;
6. Repair the window on the contributing façade;
7. The unclad front door shall be stained a warm brown.

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.

Vice Chair Katz asked if Mr. Schwab said the parapets will be raised all around.

Mr. Schwab said this will raise the parapets by one foot.

Vice Chair Katz asked if there was a problem to raise the parapet without an exception.

Mr. Schwab said usually additions require an exception or if the defining character of the structure would be destroyed or damaged.

Vice Chair Katz said he believed a change in a primary façade requires an exception.

Attorney Ruybalid said it requires an exception if above the height.

Chair Rios asked if above the allowable height.

Attorney Ruybalid said yes, if exceeding the allowable height.

Ms. Piccarello said it partly depends on how much it is raised, and the inspector allows a certain amount, six inches or closer, if approved. Changing the character puts them into exception territory. There is a line there until they know the exact amount.

Attorney Ruybalid added section D(3) has a limitation on raising a parapet on landmark or significant structure and for contributing buildings, clerestory, mechanical, visible equipment, etc. ; if visible it cannot be added. Code doesn’t indicate the parapet cannot be raised.

Mr. Schwab said the Board has had similar cases and he doesn't recall an exception being required. They did discuss that an addition requires an exception but raising a parapet a small amount is not the same.

APPLICANT’S PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn. He agreed with Vice Chair Katz that 12 inches is too high. He said there no insulation on the roof, and it is a negligible parapet at the high end. The low end just drains off in only direction. Currently it is 11' 3" and they needed 7 inches of insulation to meet Code. The parapet is still very

small with just enough room to put the insulation in. He added that Mr. Schwab mentioned the setback of the addition is 10 feet, but it is actually 16 feet.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she wasn't clear if the parapet would be up to 12 feet with new insulation. There should be a distinction in height between the parapet and the addition. She also wondered how much lot coverage the ramada takes and how far it is from the building.

Mr. Purvis said currently it is 11' 3" and is proposed at 11' 10" with the raising of the existing building. The new building is 2 inches higher, and the grade also drops going toward Montoya Circle. The ramada is four inches off the elevation and is a very small building about 700 square feet and will be about 1,000 square feet when done.

BOARD DISCUSSION

MOTION: In Case 2022-004854-HDRB, 4 Montoya Cir., Member Guida moved to approve as submitted. Vice Chair Katz seconded the motion.

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

9. **2022-004857-HDRB. 961 Camino Santander.** Downtown and Eastside Historic District. Christopher Purvis, agent for M. Modina and K. Degier, owners, proposes to construct a 457 sq.ft. addition and a ramada, add insulation, re-stucco and repair gates on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

961 Camino Santander is a 1,580 square foot single-family residential structure in a Spanish Pueblo Revival Style with non-contributing status to the Downtown and Eastside Historic District.

In the 1930s, the residential structure started as two separate one-room buildings. In the 1950s, these buildings were then joined together with an angled connection. In the 1990s, a bathroom was added on the west side, the adjacent parapet was raised, the front/south and west portal was added, and the French doors and all windows were replaced.

The applicant now proposes the following:

1. Construct a 457 square foot addition to a height of 12 feet 0 inches, which matches the height of the existing structure. This will be added onto a

historic portion of the structure of which little historic material remains; the openings changed in dimensions; the windows are non-historic and the overhang has changed. The stucco will be Buckskin cementitious stucco. The wood stain will be medium brown;

2. Construct a ramada of wood. It will be stained medium brown to match the existing portal.
3. Add 2" of styrofoam insulation and re-stucco with El Rey Buckskin cementitious stucco.
4. Replace the 1990s windows and French doors. The new windows will be aluminum clad with true divided lights, colored "Sierra Pacific Bronze."
5. Repair and replace wood components in the existing gates.

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.

APPLICANT'S PRESENTATION

Chair Rios asked about the road to get to the property.

Mr. Schwab said it is a couple of hundred feet down a private road.

Mr. Purvis, previously sworn, said this house has clearly been changed many times. This change is now at the limit of what can be added on because of lot coverage. They chose to add on where there has been significant change. The survey in the 90s appears that the neighbors bought the house in a state of disrepair. They changed all the windows and doors, raised the parapets, added the portal and took away anything historic, except the adobe. That will be kept adobe and they will keep the addition lower than the existing.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she lived on Camino Santander and at least five other people had the same address she did, but they were all separate houses.

BOARD DISCUSSION

MOTION: In Case 2022-004857-HDRB, 961 Camino Santander, Member Larson moved to approve the application, per staff's recommendation. Member Guida seconded the motion.

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

10. **2022-004864-HDRB. 513 East Coronado Rd.** Downtown and Eastside Historic District. Wolf Corporation, agent for John and Maria Gagne, owners, proposes to replace windows and doors, raise parapets, re-stucco and add awnings on a non-contributing structure. An exception is requested to Section 14-5.2(E)(1)(c) to install single panes of glass more than 30 inches in dimension. (Daniel Schwab)

STAFF REPORT

513 East Coronado Road is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. It was constructed by the 1950s in a Spanish Pueblo Revival Style.

The owners of the house have been in possession of it since before 2002. In 2002, in the 2002 case H-02-142, the Board approved a replacement of window with windows that had larger than 30-inch dimensions and included snap-in muntins on those windows on the publicly visible façades. The currently existing windows do not contain the 2002 approved snap-in muntins.

The applicant proposes the following:

1. Replace all windows in kind. These are aluminum clad windows with undivided lights whose dimensions exceed 30 inches. These windows have already been purchased, but not installed, by the owner. The owner has been informed by Staff that applicable windows on this structure are required to conform to the 30-inch rule. The owner subsequently has inquired with the window vendor about returning the windows, but the vendor has refused this possibility. The applicant is thus requesting an exception to install windows whose dimensions exceed 30 inches. The reasons are discussed in the responses to the exception criteria below.
2. Replace the side door of aluminum clad in dark brown.
3. Re-stucco the structure in Sto “Pueblo” (01005)
4. Raise the parapet by 12 inches to 14 feet 2 inches to properly seal the structure. The current roof, which was re-roofed in the last 15 years, has no parapet.

STAFF RECOMMENDATION

Staff recommended approval of the proposed items 2, 3, and 4 and finds that these items comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Staff found that the exception criteria have been met.

Staff also recommended that item 1 could be approved on the condition that the applicant employs snap-in muntins on those windows that require single panes of glass more than 30 inches in dimension. In this case, the exception criteria would be met.

Chair Rios asked about the snap-in muntins.

Mr. Schwab showed a slide. He wasn't able to get a photograph of what they might look like.

Member Guida said he characterized snap-in muntins as not very convincing.

APPLICANT'S PRESENTATION

John and Maria Gagne, 513 E. Coronado Rd., were sworn. He said this is a simple window replacement with a slight elevation on the front façade parapet. The elevation needs roofing which has to be flashed. It would be a separate and distinct roof and they thought that would help the massing of the house. The windows would be replaced exactly as those that have been in for 22 years, and everything would be the same.

Member Guida said the packet includes awnings over the windows, but they were not listed. He wondered if they were part of the project.

Mr. Gagne said yes they propose adding a standing seam, metal awning over those four areas.

Member Guida said he was unopposed but was concerned about a discrepancy in the drawings and that staff failed to note that. Sheet A-6 shows the awning projects about 2 feet from the façade horizontally and 36 inches tall, plus flashing. That makes it almost 40 inches tall. The drawn elevations seem to indicate about 12 inches. He said he wanted that noted so things don't extend all the way to the roof.

Mr. Gagne said that wouldn't be the case. The awning is very low profile, of 1½ inch square tubing with a flat dull finish and primarily a sun shield. They would be an architectural feature as well as functional to help screen the sun.

Member Guida said it was a good idea. The detail states the projection as 24 inches, which is fine, but the vertical height is 36 inches plus the flashing.

Mr. Gagne apologized for the detail on the drawing not being representative of what they want to build. He does not envision the awning being that steep in pitch.

Member Guida asked if they thought this would be 12 to 18 inches tall at most.

Mr. Gagne said 12 to 15 would be more than adequate.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she can see changing out 22-year-old windows, but they don't have the detail of the original windows. She said two sliding windows appear to have shutters or sidelights. She thought that more interesting than what will be installed. She thought the raise in the parapet was minimal and needed and should be approved.

BOARD DISCUSSION

Member Guida asked if a garage was proposed.

Mr. Schwab said no garage is proposed.

Mr. Gagne explained the photograph on slide 37 is at 511 Coronado Road. That is their casita at the rear of the property. They were trying to show they are attempting to stay architecturally consistent with the windows.

Member Guida confirmed there would be no garage added even though one is shown on the elevation.

Mr. Gagne said the existing elevation shows that a garage was added in 2002.

MOTION: In Case 2022-004864-HDRB, 513 East Coronado Rd., Member Guida moved to approve the project as presented, noting: 1) the standing seam metal awnings are part of the project and their height shall be no greater than 15 inches and should be low slope, and 2) snap-in muntins are not required for the windows. Member Biedscheid seconded the motion.

Member Biedscheid asked for a friendly amendment. Staff stated criteria #3 was not met but she feels it was met. The applicant did consider an alternative of snap-in muntins, and the house currently has undivided lights. This design is a better alternative as it harmonizes with the streetscape and the consistency of the house.

Member Guida accepted the amendment as friendly.

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

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Biedscheid reminded the Board during the last administrative hearing she mentioned establishing a committee, especially for status reviews. A smaller committee could bring cases before the Board to be heard publicly and voted on. They spent an hour and a half tonight on two status cases they largely agreed on.

Member Guida said he agreed whole heartedly. He thought the Board was efficient in managing the number of cases this evening and the length of the meeting was due more to technical issues.

Chair Rios asked Attorney Ruybalid if a committee is an acceptable practice.

Attorney Ruybalid said he would need to discuss that with the HPD and Land Use Directors. Code does say the Board has to approve status.

Member Biedscheid said her recommendation is to present the cases in a public hearing for a vote. Committee members could provide details for the full Board.

Ms. Piccarello said first they would need to determine if the Board wants a committee. The next step would be how to do that with the size of the current Board.

Vice Chair Katz said he continues to be concerned with the problems with technology. He asked if staff could be at work or a place where that could be avoided. That would facilitate getting through hearings more properly.

Ms. Piccarello said she was willing to look into that.

Chair Rios said there have been extensive technical issues trying to log on. That is frustrating for everyone and should be addressed.

Mr. Schwab said his problems today was the first he had in 42 hearings.

Chair Rios said tonight's problem was new, but there have been other glitches. The Board wants things to run more smoothly, and they will need cooperation.

Member Biedscheid indicated she would not be present for the next meeting.

K. NEXT MEETING: Tuesday, March 22, 2022

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn, seconded by Vice Chair Katz.

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

Chair Rios adjourned the meeting at approximately 9:20 pm,

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MARCH 22, 2022

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Roll Call	Quorum Present	1
Approval of Agenda	Approved	3
Approval of Minutes	None	3
Approval of Findings & Conclusions	Approved	4
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New Business		
2022-004878-HDRB 342 Plaza Balentine	Postponed to April 12, 2022	4-6, 9, 31
2022-004867-HDRB 620 W. San Francisco St.	Approved Designation	7-9
2022-004866-HDRB. 76 E. San Francisco St.	Postponed to April 26, 2022	9-13
2022-004868-HDRB. 701 E. Alameda St, #3	Approved	13-15
2022-004862-HDRB. 661 C Garcia St.	Approved	15-16
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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
MARCH 22, 2022
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 5:33 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=kvK4ajmVoQo.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS ABSENT:
Ms. Jennifer Biedscheid (Excused)
One Vacancy

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

B. APPROVAL OF AGENDA

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

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

C. APPROVAL OF MINUTES:

None

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-004717-HDRB. 821 Acequia Madre.
2. 2022-004915-HDRB. 133 Kearny Rd.
3. 2022-004859-HDRB. 133 Kearny Rd.
4. 2022-004870-HDRB. 901 Galisteo St.
5. 2022-004743-HDRB. 505 Apodaca Hill.
6. 2022-004719-HDRB. 827 El Caminito.
7. 2022-004856-HDRB. 503 Apodaca Hill.
8. 2022-004854-HDRB. 4 Montoya Cir.
9. 2022-004857-HDRB. 961 Camino Santander.
10. 2022-004864-HDRB. 513 East Coronado Rd.

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

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

E. MATTERS FROM THE PUBLIC

None

F. NEW BUSINESS

Chair Rios said there are nine cases. She explained the appeal process.

1. **2022-004878-HDRB. 342 Plaza Balentine.** Downtown and Eastside Historic District. Richard Martinez, agent for Julia Platt and Zachary Leonard, owners, requests a status review and designation of primary facades, if applicable, on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

342 Plaza Balentine is a single-family residence listed as contributing to the Downtown and Eastside Historic District, probably designated by the Governing Body following a windshield survey. It is constructed in a mixed Spanish Pueblo and Territorial Style with elements typical of its construction in the 1940s through 1970s. The earliest, pre-1943, portion of the house is located on the southern wing. In the 1950s, it was expanded onto

largely to the north and also with a small addition onto the south. Finally, in the 1970s an addition was created growing the house eastward.

The following structures are included:

1. A main house (façades 1- 18) constructed by the late 1940s;

    a. Façades 10, 11 (west portion), 12, 13, 14, 15, 16 are from before 1943. It appears to have been extended at some time and the walls are made of block and clay tile, suggesting that it under various changes. This made from adobe. The wood windows on façade 11 are from the 1950s and are character defining. Facades 11 (south) and 12 are likely the oldest portion of the structure. Staff regards the entry at façade 16 with its overhanging roof, door and window to be character defining.

    b. Façades 1, 2, 3 (north portion), 7, 8, 9, 10, 11 (east portion), 16, 17, 18 from the 1950s; Façade 1 is a wall without fixtures, doors or windows. Façade 2 has character-defining windows.

    c. Façades 3 (east portion) 4, 5, 6 (from the 1970s) are non-historic, and thus not eligible for primary facade designation;

STAFF RECOMMENDATION

Staff recommended the following façades be designated primary, per 14-5.2(C) Designation of Significant and Contributing Structures: 2, 11, 12, 16, 20, 24, 27, and 28.

Chair Rios confirmed the carport, casita and shade structure stand independent and the main house has a number of different façades.

Member Bienvenu asked if the historic status applied to every structure on the property, or separately designated with primary façades for each.

Mr. Schwab said the status designation was probably part of a mass designation in the 1980s by the Governing Body. The property is considered contributing, and he believed that applied to all buildings. He said status wasn't given to walls, but he could confirm on the GIS they were all contributing.

Member Bienvenu said the main residence, casita, portals/pergola would all be contributing and should be in the record. But not addressed was the privacy wall on the eastern boundary. He asked if that was considered contributing.

Mr. Schwab said it is unstatused right now, because of previous practices.

Member Bienvenu asked if that should be done at this time.

Mr. Schwab said not everything has to have status. It is usually relevant when an applicant wants to make a change. It is clear the wall was raised but he wasn't sure there is enough data on that. He said it would not matter if left undesignated.

Ms. Piccarello said if the Board finds there is enough data, giving the wall status saves time for applicants and the Board.

Member Bienvenu noted Mr. Murphy's report recommends that the older portion of the privacy wall be contributing. He proposed status of the wall be added to the motion proposed.

Member Guida asked if the guest house was once a garage.

Mr. Schwab said he believed it was but couldn't recall the details in the HCPI.

Chair Rios asked Mr. Schwab to read the conclusion from the HCPI Report.

Mr. Schwab cited the new HCPI recommendation is to designate house, casita, pergola, portal, carport and the older section of the privacy wall as contributing structures.

Member Bienvenu asked if the wall is contributing should there also be a primary façade designation.

Ms. Piccarello said generally primary facades are not designated for walls.

APPLICANT PRESENTATION

Mr. Schwab informed the Board that Richard Martinez, the applicant, had internet problems and was having trouble connecting.

MOTION: In Case 2022-004878-HDRB, 342 Plaza Balentine, Member Guida moved that the case be continued after the next case to give the applicant time to connect. Vice Chair Katz seconded the motion.

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

2. **2022-004867-HDRB. 620 W. San Francisco St.** Downtown and Eastside Historic District. Will McDonald, agent for William D. White, owner, requests status review and designation of primary facades, if applicable, for two non-contributing structures. (Daniel Schwab)

STAFF REPORT

620 West San Francisco Street includes two single-family residential structures dating from the 1950s, constructed of pen-tile in a Spanish Pueblo Revival Style.

The front structure is stuccoed and has an overhanging roof and a small shed-roofed portal over the front entry. It has historic steel casement windows with exposed lintels. The symmetrical form of the north façade, with windows flanking the entry, is character-defining. A similar symmetry of design on the west façade is also character-defining.

The rear structure is in Spanish Pueblo Revival Style and has parapets and non-historic clad casement windows.

There is a 44-inch high historic rock wall along the west property line.

STAFF RECOMMENDATION

Staff recommended, per 14-5.2(C) Designation of Significant and Contributing Structures.:

1. the historic status of the north structure be designated contributing, with the north and west façades as primary,
2. the historic status of the south façade be maintained as non-contributing,
3. the rock wall be designated contributing,

Chair Rios asked the current status of the house.

Mr. Schwab said it is non-contributing.

Member Bienvenu asked Mr. Schwab his assessment of the wall with the arch. He thought the arch was not there in the photograph from 1985.

Mr. Schwab said it does show a wall and it appears to have an archway. He could see the posts of the portal. When compared to the photograph of the house, he could definitely see a wall. The posts extend to the corner and appears the wall was raised, and the archway is new.

Member Bienvenu asked if there was a current photo from the same angle. The portal is very visible and indicated to him that the archway was not there in 1985.

APPLICANT PRESENTATION

Will McDonald, 488 Arroyo Tenorio was sworn. He said the owner wanted to replace the windows on the front house and a status review is the first step.

Chair Rios asked if he agreed with staff designating the north and west as primary.

Mr. McDonald said he agreed the building should be contributing and is historic. He said the west façade lacked character and the small portal on the front was probably added in the 80s. This is a pentile building with exposed headers over the windows and an interesting house. Regarding the question of the wall, he pointed it out in the 1985 photograph. He thought the corner was there, but one portion and the archway were not. Compared to the windows, the wall was higher.

Mr. Schwab displayed the photograph. He thought the space ends and there is space between the wall and the sidewalk, and the wall extends another 4 feet.

Mr. McDonald agreed. The wall was raised and extended in that way. The extension is the coyote fencing and is not historic. He showed a photograph of the wall on the west going all the way down the property. He said that is worthy of preserving and has character and should be contributing.

Member Larson thanked Mr. McDonald for the photos and found them helpful for comparison. She thought the house has a high degree of integrity and the front yard wall detracts from that, as well as the portal. She noted the 1984 HCPI report mentions the front portal and aluminum supports. Those may have been replaced with wood. They should take into consideration the portal could have been more characteristic of the modern period. The material has been changed which affects the structure. The HCPI Report said the front door is solid wood and could be the original door. The HCPI also mentions the exposed lintels and trapezoidal shape which is an interesting character.

Member Guida asked if the hipped roof is original.

Mr. McDonald believed the roof is original and appears in the 1966 photograph.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601 was sworn. She wanted to note that her hand up was up for public comment. She said Chair Rios should give a couple of seconds more because she wasn’t able to comment. She agreed about the two primary facades and

appreciated Mr. McDonald's photographs. Materials may have changed but historic buildings can be renovated. The lintel with a trapezoid shape is not seen often and is unique and worthy of preservation.

Chair Rios said she looked very carefully. She did not see any hands up, but she would call on Stephanie later for public comment.

BOARD DISCUSSION

Mr. Schwab said the 1985 HCPI says the portal posts were aluminum and that portion should not be considered historic.

MOTION: In Case 2022-004867-HDRB, 620 W. San Francisco St., Member Bienvenu moved, consistent with staff's recommendation, the historic status of the north structure be designated contributing and the north and west facades designated as primary, excluding the non-historic portal; and the historic status of the south structure, not the façade, be maintained as noncontributing; and the rock wall on the western boundary of the property be designated as contributing. The motion was seconded by Vice Chair Katz.

VOTE: The motion passed by majority (3-1) roll call vote with Members Bienvenu, Katz and Larson voting in favor and Member Guida voting against.

Mr. McDonald thanked the Board for giving Mr. Martinez a second chance.

Mr. Schwab indicated there had been no communication from Mr. Martinez.

MOTION: In Case 2022-004878-HDRB, 342 Plaza Balentine, Vice Chair Katz moved to table Mr. Martinez's case until he could join the meeting.

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

3. **2022-004866-HDRB. 76 E. San Francisco St.** Downtown and Eastside Historic District. Daniel Lujan, agent for Komis Enterprises, LLC, requests demolition of 287 sq. ft. boiler room behind non-contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

76 East San Francisco is a commercial building constructed in 1883 and later remodeled in 1957 by John Gaw Meem when the portals were added onto the commercial block

fronts of the streets enclosing the Plaza. The building is located in the Downtown and Eastside Historic District. The main entrance is on the north elevation, facing East San Francisco Street, across from the Plaza. At the January 23, 2018 hearing, the Board designated the building as *non*-contributing to Downtown and Eastside Historic District and designated the north elevation as the primary elevation, in that it has features that define the character of the structure's architecture.

The applicant proposes to demolish the 287 square foot existing boiler room (height: 5'-9") and equipment on building's rear south elevation on the Water Street side. The boiler room is adjacent to the building's south façade on the rear of the building in the parking area there. It is believed to have been built when the building was constructed in 1883.

The equipment is an old steam boiler that was used for the original heating system for the main building that is no longer active. The applicant has provided a letter from the City of Santa Fe building inspector. The applicant proposes no other changes.

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB considers the following criteria:

1. Whether the structure is of historical importance.
   Applicant's response: The structure is freestanding and out-of-date partially buried boiler room with no access for repairs or removal of equipment. It is leaking from the walls that are below grade. The equipment is an old steam boiler that was used as the original heating system for the main building that is no longer active has been replaced with modern roof top units.

2. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be re-established by a proposed structure.
   Applicant's response: the structure is not visible from the street and will have no effect on the streetscape.

3. The state of repair and structural stability of the structure under consideration.
   Applicant's response: see letter from Bobby Padilla, Building Official, Division Manager Inspections which states that the building is in poor condition.

STAFF RECOMMENDATION

Staff believes that removal of this structure does not diminish the status of the contributing structure and finds that the demolition criteria have been met per 14-3.14 Demolition of Historic or Landmark Structure and recommends approval.

Chair Rios said this is very interesting and she has never gone to the area in the back. She asked if the age is from 1883.

Ms. Bordegaray said it wasn't mentioned in the historic surveys, so they don't know the exact date. The building was constructed in 1883.

Member Bienvenu said as the status of the property was described it sounded like the Plaza façade was the only contributing part of the building.

Ms. Bordegaray said this is considered non-contributing based on all its alterations. In 2018 they designated the front facing Plaza façade, not the building, as contributing, minus the more recent alterations.

Member Bienvenu said he accepts that, but the phrasing is different than the report. The report states the Board designated the building as contributing and the north elevation as primary at the January 23, 2018, hearing.

Ms. Bordegaray apologized and said her staff report was incorrect. It should say *non-contributing* as well as in her status report. The building is non-contributing, but the north elevation that faces the Plaza is contributing.

Member Bienvenu said he was troubled because the building looked like it's the same one there as was in 1883. It seemed clear it is at least one of the things they should consider. It is of historical importance; a boiler room from 1883. He isn't as quick to agree that should be removed. He thought it would be nice if an architectural historian could provide feedback on the significance of the structure.

Vice Chair Katz asked what Ms. Bordegaray based her statement on that the building is not contributing when it has a primary façade.

Ms. Bordegaray said it was the 2018 case. An appeal document talked about the status designation and façades.

Vice Chair Katz confirmed that she had reviewed the minutes of that case. He couldn't imagine the Board doing it that way. He would be curious to see the minutes.

Chair Rios said she finds it unusual to say a building is not contributing but has a primary façade.

Vice Chair Katz added that isn't allowed under the Code.

Ms. Bordegaray said next month the Board will see a case she did where the Board had designated the house non-contributing, but one façade with historic features and character was designated as contributing.

Vice Chair Katz said he was uncomfortable with this. He wanted to read the minutes and see the evidence corresponding with what he recalled. He said the case needs to be postponed. This isn't a project that would be sensitive if postponed. They could clarify that aspect and could get the information Member Bienvenu was seeking.

Member Larson said a National Parks Preservation bulletin talks about historic boilers and how to determine the significance and if essential to the historic building. The main recommendation is to provide a condition assessment if potential threats. The current evidence mentions potential infiltration of the boiler and difficult access to do an examination. It would help to have photographic evidence as the bulletin outlines. She said the boiler is an example of the Industrial Era in Santa Fe, but she wasn't sure if significant to the streetscape and history of the Plaza. There should be more investigation because this negatively impacts the building and is time sensitive if it creates physical threats.

Member Guida said he agrees with Vice Chair Katz on the confusion about the primary façade on what is possibly a non-contributing building. He appreciated Member Larson's comments that infrastructure can be considered historic. He reminded the Board of the importance when reviewing status cases, to distinguish between something historic and contributing and something that is old. He said he could not comprehend how a boiler in the back room of a building, regardless of the building's status, contributes to the historic district by Code, or in any sense. To him, the question is moot whether the building is contributing. He said he was willing to make a decision on the demolition. He agreed with Member Larson on the negative impact.

MOTION: In Case 2022-004866-HDRB, 76 E. San Francisco St., Vice Chair Katz moved to postpone the case to a date certain, to provide time for the Board to receive the minutes of the meeting when the building front was given status, and documentation from the appeal of the case. He said the Board would be remiss not to have more information. Member Bienvenu seconded the motion.

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

Member Larson asked a friendly amendment if possible to be provided more photographic evidence of the current conditions.

Vice Chair Katz accepted the friendly amendment.

Attorney Ruybalid reminded the Board to postpone to a date certain.

Vice Chair Katz proposed to April 26, 2018, the second meeting in April.

4. **2022-004868-HDRB. 701 E. Alameda St, #3**. Downtown and Eastside Historic District. Ju Tan, agent for Steve Brown, owner, proposes to construct a 200 sq. ft. portal on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

701 East Alameda is a non-historic single-family residential structure in the Downtown and Eastside. The applicant is seeking approval for a red-tagged 198 square foot portal located at the rear of the property with no public visibility.

On July 27th, 2021, the Board rejected approval for a portal to be constructed of pine wood finished with a natural varnish and a torch-down roof, of 10 feet in height. The applicant subsequently appealed to the governing body on October 13th 2021. This was also denied.

The applicant now returns with an alternative design. The diagonal bracing will be removed. New 6 by 10-inch horizontal beams will be added on the front and sides. On the supporting pillars, wood trim and capitals will be added to make it more consistent with the Territorial Style.

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.

APPLICANT PRESENTATION

Ju Tan, 1219 Cerro Gordo Road, was sworn. He displayed a PowerPoint presentation. He said the Board made a point on the portal last year that led to its denial that the structure is against the back wall. They pointed out there could be a Code violation and commented the structure seemed not to be stable. They found generally that the design was acceptable. He said the owner is regretful that he overlooked the story poles. He wants to rectify that and they're trying to make the structure attractive enough to be in the historic district but minimize the number of modifications. Their preferred option is that the proposal would maintain the structure, including diagonals, but introduces wood elements. Those will be painted white to improve the proportions and design.

He said Code regulation requires at least 18 inches above any path of travel. He wasn't clear that this is a Code violation and decided to keep the diagonal braces. He showed a letter from Bobby Padilla, building officer to the owner stating the construction of the new porch is acceptable. It meets requirements for a building permit. The owner had a special inspection by a structural engineer in response to the comment that the portal is not substantial. The engineer saw no structural problems and approved the structure. He said his feeling was similar to the Board when he first saw the structure. He thought the proportions needed improvement. He said he also wanted to present another option, which was the one shown by Mr. Schwab. That has the diagonals removed but will compromise the existing structure.

Member Guida asked about the roofing material.

Mr. Tan said it is a modified material roof they want to keep.

Member Guida asked about the three columns against the house.

Mr. Tan said noted the columns against the wall are atypical, but he hoped they could keep them. They will not highlight the middle one and paint the rest to make it appear the portal was built separately. The top of the roof is visible from Palace and changing the structure would require them to tear most of the structure down. Instead, he wanted to see if they could create a portal the Board found acceptable.

Member Guida asked which of the two options he thought better meets the District standards.

Mr. Tan said if he disregards the work and costs required to modify the structure, he will build.

Member Guida agreed. He asked if there was a way to make it disappear besides painting the column against the back wall the color of the stucco.

Mr. Tan said it could be encased in stucco and blend to the wall.

Member Guida and Mr. Tan discussed possibilities. Member Guida said he thought the option in the packet comes closest to fixing the non-conformance of the structure within the design standards in the district. It removes the diagonals and upsizes the beam across the front of the portal. He did not agree with the diagonal brackets, regardless of the engineer, as even remotely in line with district standards. He would prefer the middle column in the back disappear and if possible, putting a new beam across the front. It is also possible to ledger the back or put a bracket where the beam is or

replace the beam. He didn't love the splayed corner, but it would not compete with the view from the street.

PUBLIC HEARING

Ms. Beninato, previously sworn, said the applicant has attempted to comply. She liked the slanted edge on one end of the portal. She said she appreciated it not being ledgered to the wall. The idea is that the building and portal will be separate.

BOARD DISCUSSION

Vice Chair Katz said he agreed with Member Guida and hoped his motion asked that the applicant eliminate the middle post.

MOTION: In Case 2022-004868-HDRB, 701 E. Alameda St, #3, Member Guida moved to approve the design option in the packet that does not have diagonals and have the applicant return to staff with a design to remove the middle column by either installing a new beam or ledgering to the house. Vice Chair Katz seconded the motion.

VOTE: The motion passed by majority (3-1) roll call vote with Members Guida, Katz and Larson voting in favor and Member Bienvenu voting against.

Member Bienvenu said he would have approved as submitted.

5. **2022-004862-HDRB. 661 C Garcia St.** Downtown and Eastside Historic District. Christopher Purvis, agent for Lynn Horning proposes a 444 sq. ft. addition to a 3,312 sq. ft. non-contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

661-C Garcia Street is a 3,000 square foot single-family residential structure and freestanding 490 square foot garage constructed in the 1980s in the Territorial Revival Style. The structures are listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes the following same changes approved in 2014:

1. Construct a 444 square foot addition on the north and west sides of the house 4 inches lower than the existing house. The finishes on the proposed addition will match the existing Buckskin cementitious stucco with trim at

the openings and white paint on all exposed woodwork as well as the white painted true divided lite wood windows and trim.

2. Repair the rotting trim boards on the south side of the house. The applicant proposed the same changes in a 2017 board case, which were approved but not built.

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.

Member Guida asked why this is before the Board if already approved.

Ms. Bordegaray said the approval expired.

Chair Rios recalled it was first approved in 2014 and expired and approved again in 2017 and expired again. She believed this was the same plan presented then.

Vice Chair Katz asked how anyone can enter the bedroom because there doesn't seem to be a door.

APPLICANT PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn in. He said he didn't know about the 2014 approval. In 2017, the owner received a building permit but got distracted. They plan to use the existing doorway directly across from the bathroom door. He pointed out the entrance on the existing plan.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-004862-HDRB, 661 C Garcia St., Member Guida moved to approve the project as submitted. Vice Chair Katz seconded the motion.

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

6. **2022-004863-HDRB. 2 Camino Pequeno**. Downtown and Eastside Historic District. Daniel Strongwater, owner, requests to add 130 sq.ft. addition, an 860 sq. ft. free-standing carport, increase portion of roof height from 14'-0" to 15'-8" (maximum allowable height: 15'-8"), window and portal alterations; yard wall and fence alterations; and add solar panels to a non-contributing building. Applicant requests exception to Section 14-5.2(E)(1)(c) regarding window panes larger than 30" in any dimension. (Angela Schackel Bordegaray)

STAFF REPORT

2 Camino Pequeno is a 3,118 square foot residence constructed in the early 1960s described as a blend of Mid-Century Ranch and Prairie Revival Styles. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite pattern. Its tallest existing height is 11'-11". The residence was designated noncontributing to the Downtown and Eastside Historic District in a 1998 HDRB case. It has undergone remodeling in the late 1990s and 2015.

The applicant proposes the following alterations:

1. Add a 873 square foot free-standing carport with attached adobe storage shed to the southeast driveway. The carport will have square wood posts, flat roof with white stucco to match existing house, which is white. Posts will be stained a natural cedar wood.
2. Increase roof height on the south elevation to 15'-2 from 11'-11", where the maximum allowable height is 15'-8".
3. Rebuild south elevation portal.
4. Replace south elevation windows with large bank of windows with glazing that exceeds 30".
5. Add clerestory windows on the south elevation to the increased height change façade. South elevation windows will be wood clad awnings.
6. Replace doors on south elevation. New doors will be glass and wood. Add wood clad swinging door.
7. Add portal to south elevation.
8. Add 130 square foot addition to the west elevation.
9. Add a glass and wood slider door to north elevation.
10. Add two patios to north elevation.
11. Replace windows on north and south facades.
12. Additions will be stuccoed with cementitious El Rey Colonial White stucco to match the existing house.

13. Remove 6’ high eastern portion of fence line and replace with 6’ wire deer fencing. The portal will be wood with a Diamond Vogel Natural Tone Cedar to match existing wood.
14. Add pine “trellis-portal” to south elevation.
15. Add solar panels that will be low profile and concealed.

STAFF RECOMMENDATION

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Chair Rios asked if located in a public or a private drive.

Ms. Bordegaray said it is both a private road and can be publicly accessed and the property is fenced.

Chair Rios asked about the public visibility of the proposed project.

Ms. Bordegaray showed a photograph of the property from the road noting an opening in the wall to the east.

Vice Chair Katz said he appreciated what the applicant wanted to do, but the Board had asked about how the height calculation was done. All of the houses except one on the street are two story.

Ms. Bordegaray said the maximum height of 15’ 8” was calculated in a previous case for this property.

Vice Chair Katz asked if she reviewed the basis for that calculation.

Ms. Bordegaray said she reviewed it today. The maximum allowable height was based off the applicable street scape of 300 feet and the properties within that.

Chair Rios asked the height of the existing building.

Ms. Bordegaray said 11’ 11” at the highest.

Member Bienvenu asked clarification of the exceptions required for the size of the panes. He wasn’t clear exceptions were not needed for the percentage of window coverage.

Ms. Bordegaray said based on the site visit, the applicant is aware of the questions and will respond to those. The exception in her staff report is for the diagonal dimension. The pane is 32 inches and exceeds the 30-inch rule. She said she wanted to hear from the applicant to decide if an exception is required because they saw during the visit that the return is 6 feet, not 4 feet. She displayed the existing floor plan.

Member Bienvenu asked if the carport color in white requires an exception.

Ms. Bordegaray said staff did not determine an exception was required. The history of the house shows the white color has been approved and reapproved. The color is in keeping with the existing house's architectural style. The previous minutes talked about the style being different from Santa Fe style but having its own historic design and character.

Member Bienvenu said he agreed but it still strikes him that those are the grounds for an exception.

Ms. Bordegaray said there was a new structure with a different stucco color from the main building.

Member Bienvenu said right. They have to determine if the stucco color on this structure meets Code, and it doesn't. They may end up in the same place, but they still have to satisfy the exception criteria. This a nonconforming structure and under Code is not supposed to be renovated or added on to except to bring into conformance, unless the Board finds the building has no architectural or historic interest. That may be implicit and the reason for not requiring it to be brought into conformance. But there should be a finding of some sort.

Ms. Bordegaray agreed the Board has operated that way in the past.

Chair Rios confirmed that the building is historic but does not have a classification and is noncontributing.

Member Larson said she was concerned about the status and that the determination was made in the 1990s. She wondered if the status should be reviewed since it is now over 50 years old.

Ms. Bordegaray believed the designation as noncontributing was based not only on age, but because it had been renovated, remodeled, and altered. She could see her point and the Board could determine that status should be revisited.

Member Larson thought the best practice is to review structures when they reach a certain age. Given the expanded body of research and that the style was deemed as interesting, the Board should follow the same approach as any style typically conforming.

Chair Rios asked when the Board last reviewed this and the age of the building.

Ms. Bordegaray said it was reviewed in 2015 and the building is at least 60 years old.

Vice Chair Katz said Members Bienvenu and Larson points were interesting regarding renovating a non-conforming house and having to change it to Santa Fe style. He said this house is wonderful and he didn't think anyone wanted the style to be changed. He agreed there should be a status review because it deserves a contributing status.

Member Guida said he was confused about the need for a status review. If the Board upheld the current status in 2015, he couldn't see that a few years later anything would have changed. He agreed that the intent is not to make a non-conforming building conform. The Board could decide to designate the building as contributing but that is beyond the wording of the Code. It doesn't contribute to district style and is an exception. He thought this is just legal procedure and they would wind up in the same place. The Board has repeatedly upheld the status of this project. He said just like the case with the boiler room, he is ready to review on its merits.

Member Larson said she brought up the need for review. In the past 7 years since 2015 the Board has seen an increase in the development of historic preservation during this period of mid-century modern. That warrants further research based on the growth of resources and knowledge.

Vice Chair Katz apologized to Member Guida for the legal attitude of he and Member Bienvenu. They agree about the result but want it to be legal. There are requirements to approve a renovation to a nonconforming structure. They should not ignore the rules that need to be followed.

Member Guida said case history shows the house has repeatedly been remodeled over the years. That there may be some elements or that this once was classified as mid-century in the staff report, are just words. He doesn't see a property that needs to be reviewed, he sees that the property has been reviewed, and rereviewed, and remodeled and unsuccessfully came before the Board. The status has remained consistent. He thought it odd that the Board is questioning the status now.

Member Larson said she wasn't on the Board in 2015. Her first impression of the house and in reviewing the packet, was wanting to see evidence of the changes made. This warrants a deeper look based on the developments and a study of this period.

MOTION: In Case 2022-004863-HDRB, 2 Camino Pequeno, Vice Chair Katz moved to postpone for a status review and additional information as mentioned by Member Larson. The motion was seconded by Member Larson.

VOTE: The motion passed by majority (3-1) roll call vote with Members Bienvenu, Katz and Larson voting in favor and Member Guida voting against.

Chair Rios suggested a date certain.

Vice Chair Katz suggested a date in May.

APPLICANT COMMENTS:

Daniel Strongwater, 806 Don Gaspar, was sworn. He said he wanted to say how deeply they have researched the property and history on this project. They began the process with staff in September 2021 and here they are in March. He asked to be on the closest possible date possible. He said he has a significant amount of information he was prepared to show them. The drawings approved in 2015 significantly obscure the home more than now and although approved was never constructed. The approved plans had a number of issues with the Code discovered in their research space. He said he has a significant amount of information prepared on the designs that he would like to show the Board tonight.

He said he appreciates the discussion, but the house has been before the Board in the late 90s and twice in 2015. At least half of this Board has commented in those minutes. He is a homeowner who has worked hard, and this is their third time before the Board in trying to breathe life back into the home. He feels the rug has been pulled from under him. The information the Board has discussed was not available to him in this process by staff or in any way. He objects that he is not able to respond because he has a significant amount of information. He can respond to the critiques he is aware of and speak to a number of things brought up. He appreciates procedurally this is complicated as a homeowner it is not cheap to invest in design. They have invested significantly, and it has taken a long time to do a respectful treatment of the house. They have been dealing with the renovations prior to their acquisition that were conflicting with the original home. Secondly, the timing of this being carried forward in the next few months scares him. It will be quite problematic on a number of levels that would probably be considered a hardship. He implored the Board to see this from the point of a public citizen who was just trying to get through this process. There were months of preparation that led up to this and now they find themselves in this situation.

Chair Rios thanked Mr. Strongwater for commenting. She explained the Board has moved to postpone the case and the motion passed. She suggested the maker of the motion revise the motion to hear the case as soon as possible.

Vice Chair Katz said he appreciated Mr. Strongwater's comments. He said he postponed to a meeting as soon as possible and Mr. Strongwater should get his information he wants to present to staff.

Chair Rios asked if another motion for the date was needed.

Vice Chair Katz said he didn’t state a date and Chair Rios suggested there be one and Mr. Strongwater then spoke.

Member Guida called a point of order. The Board just made a motion and voted to postpone the case for status review with no public comment or applicant comment. He objects to that and the date this case is postponed to is immaterial. The Board's mission for a status review may change the plans of the owner. Mr. Strongwater has explained and made clear based on staff's recommendations in the Fall, he has spent money to care for the property as well as producing the documents to be reviewed tonight. He could not understand how postponement in any way could make that situation better. That is an important concern and should have been addressed before the motion was made and voted on.

Chair Rios said with regard to public comment, it is not required when the Board postpones, but Attorney Ruybalid could confirm.

Attorney Ruybalid said he would have to do research.

Mr. Strongwater wasn't clear the on the postponement process. He asked if, as in the past, a status review would be one meeting and a design review would be a subsequent meeting.

Ms. Piccarello responded that is not required. Both could be on the same agenda, but the case would be planned assuming there would be exceptions. Otherwise, they would have to postpone if exceptions were required.

Mr. Strongwater asked if he has to pay for each potential exception.

Ms. Piccarello said they would try to draft the case as concisely and accurately as possible, but yes. To avoid further postponement, they would probably list the exception and if not needed, refund that money.

Chair Rios said she did not do public comment with the other postponed case. She recalled that public comment is not needed.

Member Guida said this is an issue of fairness. The public has a right to trust the determination of the historic division staff. They spend money drafting a case to come before the Board. And if the goal post is changed without input from the applicant or the public such as this, that puts an undue burden on applicants.

Attorney Ruybalid read "When a main motion is postponed… it carries with it any debatable appeals."

Chair Rios said taking public comment would not make sense because the case would start anew once postponed.

Member Guida said this is postponing in order to add another step in the process for the applicant, the determination of status. This was not presented to the applicant when starting the process. This postponement is for redesign or adjustment of design, which says that everything the applicant has paid and done may go out the window based on that determination. It is not fair for the Board to make that decision: (1) against the recommendations of the Historic Division; and (2) without comment for more consideration.

Chair Rios said it is not unusual for the Board to take a different direction than what staff recommended if they see it is needed.

Member Guida said it is questionable in this case.

Chair Rios said she was moving on to the next case. She addressed Mr. Strongwater and said hopefully the Board will see him as soon as possible.

Mr. Strongwater asked if he, as a citizen, had any other rights. He wasn't able to present any of his prepared documents. He didn't know how to make it clearer that this was an exceedingly significant financial burden the City was asking him to shoulder. There was no advanced notice or clarification, not even a hint this is a problem. He asked if there was any recourse he could take.

Attorney Ruybalid read from Robert's Rules of Order, Section 14, postponed to a certain time: "*A motion can be moved regardless of how much debate there has been if proposed to be postponed." It can be postponed to consider a more convenient time, or debate has shown reasons for holding off on the issue until later.* He summarized that means a motion to postpone to a time certain takes precedence over debate on the main question. His conclusion is a motion to postpone that has been duly voted upon, also postpones the debate on the main question.

Chair Rios asked if that Includes not entertaining public comment.

Attorney Ruybalid said that is what he believes from reading this section. All of the debate will be permitted on the postponement date.

Member Guida noted that the next time the Board met on this case, they would not be debating the points of this case. The Board will be debating the status review, which is not the same case being postponed, it is another case being interjected by the Board.

Chair Rios said not necessarily. There could be the status review and the changes the applicant wants to make can be heard at the same meeting.

Vice Chair Katz asked to clarify for the record the hearing postponement date.

Ms. Piccarello said April 12, 2022.

7. **2022-004876-HDRB. 1149 Camino San Acacio**. Downtown and Eastside Historic District. Will McDonald, agent for William Johnson, owner, proposes to construct a 106 sq. ft. portal, enclose a breezeway, raise parapets, replace windows and doors on a contributing structure. An exception to Section 14-5.2(D)(2)(c) is requested to construct on a primary facade. (Daniel Schwab)

STAFF REPORT

1149 Camino San Acacio is a single-family residence listed as contributing to the Downtown and Eastside Historic District. It was begun in the 1940s in a Spanish Pueblo Revival Style. In 2017, the Board designated the north, west and south façades primary. Now, the applicant proposes the following exterior alterations:

1) Construct a 106 square foot portal over the front (north) entry door. The wood will be stained with Cabot Cordovan Brown. Stucco will be El Rey "Adobe".
   a. An exception to Section 14-5.2(D)(2)(c) is requested to construct on a primary façade.

2) Replace the non-historic door with a custom door and widen the opening from 32 to 36 inches, and add a sidelight
   a. An exception to Section 14-5.2(D)(1)(a) is requested to remove historic material.

3) Enclose the existing walkway on the east end of the north façade

a. An exception to Section 14-5.2(D)(2)(c) is requested to construct on a primary façade.

4) Replace windows on a non-historic façade. These will be aluminum clad wood windows colored blue to match the existing windows.

5) Re-roof using spray foam roofing;

STAFF RECOMMENDATION

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

Chair Rios asked if windows would be replaced.

Mr. Schwab referred to the staff report noting the windows will be replaced on the non-historic façade with aluminum clad.

Vice Chair Katz referred to the picture displayed. He was not sure if it was a portal or a walkway between buildings and if an exception was needed for that. The letter from the architect mentions adding a parapet and the breezeway roof on the south elevation. He confirmed that did not need an exception.

APPLICANT PRESENTATION

Will McDonald, previously sworn, showed the location of the project. Approval to renovate the accessory dwelling unit (ADU) was received in 2019 and his client got a permit for that. He had already torn down the building without approval and returned to the Board for approval after the fact. With administrative approval, the windows were changed, and the portal was redone.

Mr. McDonald said prior to his client buying the property, he had talked with Nicole Thomas on the status review. She told him everyone had agreed on the primary facades and Member Biedscheid wanted the entry section to be primary. He believed the Code definition of façade that requires a 4-foot offset is related to the escarpment. The suggestion was that they asked for an exception to close in the existing walkway. He displayed the existing walkway with the closed-in portion, the parapet and the area of the façade designated as primary. This portal is intended to mimic the portal on the west without detracting from the stone coping. Several columns on the front give a stronger sense of entry. None of this is publicly visible. This will remove about 18 inches of historic material to replace this door.

Vice Chair Katz asked to see the current floor plan. He was puzzled by the comment of the unclarity of the north façade. The four-foot rule would mean the primary façade would stop and he did not think an exception would not be needed. The primary façade ends and goes back four feet. Having a door that isn't wide enough to meet Code could be a hardship, but he was interested in hearing the reason the sidelight is essential.

Mr. McDonald said the thought was the loss of some historic material to gain an aesthetically pleasing and welcoming entrance was worth it. It is not a matter of hardship.

Member Guida said he had concerns on the north façade with the design. The portal will cover some of the buttresses that are character defining. He asked if possible, to reduce the size.

Mr. McDonald said that was considered in how wide to make it. They wanted symmetry between the door and portal, but he was open to centering the opening. Both sides could have a similar look and meet the buttress instead of covering the side.

PUBLIC HEARING

Ms. Beninato, previously sworn, agreed that an exception should be given to widen the door to meet Code. The sidelight is not necessary and unnecessarily removes historic material.

BOARD DISCUSSION

MOTION: In Case 2022-004876-HDRB, 1149 Camino San Acacio, Vice Chair Katz moved to approve the proposal as submitted with the exception of the sidelight on the front door and the finds that the exception criteria was met regarding the north side primary façade to remove historic material to widen the door to meet Code. The motion was seconded by Member Guida. He asked a friendly amendment that the applicant return to staff with updated drawings that show a 3 foot door in that location, and if possible, narrowing the width of the proposed portal as discussed in the testimony.

Vice Chair Katz accepted the friendly amendment.

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

8. **2022-004912-HDRB. 1564 Canyon Rd.** Downtown and Eastside Historic District. Beverley Spears, agent for Kate Lopez, owner, requests historic status determination on non-statused 806 sq. ft. free-standing guesthouse. (Angela Schackel Bordegaray)

STAFF REPORT

1564 Canyon Road is a 3,000 square foot Spanish-Pueblo Revival Style, adobe building designated historically non-contributing to the Downtown and Eastside Historic District. The 2.7 acre-lot consists of the main house, a guesthouse, a garage, a shed, and a chicken coop. The main house originally was part of a larger property. The lot is located far from (Upper) Canyon Road; none of the buildings are publicly visible.

The subject of this case is the un-statused guesthouse, which is an 806 square foot round adobe building located southeast of the main house. It is believed to be built in 1973 based on the owner's tax assessment record. The 1983 HCPI for the main house (in your packet) lists the circular adobe guesthouse as part of the property but does not indicate date built. The building is described as "Hippie Vernacular Style" and has wagon wheel windows and two large pane glass doors.

The applicant requests status determination and primary façade(s) designation as applicable. The applicant has provided a letter regarding its construction and tax records that indicate that the building was complete and entered into the tax base on August 26, 1972. Based on the letter and the tax record, staff believes that the structure is less than 50 years old.

STAFF RECOMMENDATION

Staff recommended that the historic status of the structure be maintained as non-contributing based on its construction date per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Bienvenu said staff's recommendation was based solely on the date and seemed ambiguous. They know that the structure existed August of 1972, but not how much prior to that date it existed. It is fair to speculate within a month or two and the definitions whether the structure is 50 years old are loose. And the criterion alone does not satisfy if this is contributing or not. He asked Ms. Bordegaray her opinion on status.

Ms. Bordegaray agreed it met the standards of approximately 50 years, or older. She said it is unique and contributes to the district, but not in the historic preservation standards meant by Code. She said this is a difficult structure to apply Code. She is not an architectural historian and chooses not to make a judgment. She was curious what the Board finds and what information the applicant could provide.

Member Bienvenu said the definition of contributing is to help establish or maintain the character of the Historic District. He agreed this is an interesting interpretative issue of what that means; whether typical or including unique aspects of non-traditional architecture.

Member Guida asked Ms. Bordegaray's recommendation for designating a primary façade if determined contributing.

Ms. Bordegaray said it is one façade encircled so it could not be more than one façade. That would make it significant and all of it primary.

Member Guida said that points to some flaws in the Code.

APPLICANT PRESENTATION

Beverly Spears, 334 Pacheco Street, was sworn. She said she wrote a special letter to the Board expressing why this building does not contribute to the Historic District. She noted the photograph showing the roof with skylights and vents sticking up is in no way representative of what is considered historic and traditional Santa Fe architecture. She felt strongly the building does not qualify as contributing.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she knows this is not traditional architecture. But this is an example of the 60s-70s studio if we want to preserve mid-century contemporary and is all adobe. It would be difficult to determine the primary façade, but it contributes in terms of a specific time and is vernacular. He thought a compromise would be preserving the circular part facing the street or driveway and letting the applicant do what they want to the backside. It should not be considered contributing just because it is more traditional architecture. She thought on being 50 years old, when Kelly Brennan was City Attorney, she would have said there is at least a six-month spread. The tax assessor in the 1970s did not put a new building on the rolls until about 3 years after built.

BOARD DISCUSSION

Vice Chair Katz said the Code doesn’t anticipate having buildings not in Santa Fe Style just because it is 50 years old. The intent of Code was to preserve a certain style of architecture. This building doesn't represent that style.

Member Larson pointed out the building may not be contributing but she liked the vernacular design and the building.

MOTION: In Case 2022-004912-HDRB, 1564 Canyon Rd., Vice Chair Katz moved to maintain noncontributing status. The motion was seconded by Member Guida.

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

9. **2022-004721-HDRB. 1564 Canyon Rd.** Downtown and Eastside Historic District. Beverley Spears, agent for Kate Lopez, owner, proposes a 577 sq. ft. addition to a height of 12'-1" to a non-statused 806 sq. ft. guesthouse (height 10'-0"), a 360 sq. ft. free-standing carport to a height of 9'-8", demolition of a 380 sq. ft. shed, and 5'-6" yard wall. (Angela Bordegaray)

STAFF REPORT

1564 Canyon Road is a 2.7 acre-lot consisting of the main house, a guesthouse, a garage, and a shed and a chicken coop. The main house is a 3,000 square foot Spanish-Pueblo Revival Style adobe building designated historically non-contributing to the Downtown and Eastside Historic District. The main house was originally part of a larger property.

The guesthouse is an 806 square foot round adobe located southeast of the main house believed to be built in early 1972. The lot is located far from (Upper) Canyon Road, and none of the structures are publicly visible. The applicant proposes to remodel, add onto the circular building, construct a free-standing 360 square foot carport, add a patio yard wall between the patio and the new carport. The chicken coop is proposed to be demolished.

The applicant proposes to remodel the guesthouse and add onto the southwest elevation. The 577 square foot addition is rectangular and will be Spanish Pueblo vernacular style with flat roof, stuccoed walls and parapets. Existing guesthouse heights vary from 10'-6" on the south and east elevations to 11'-1" on the west. The applicant proposes to remove all existing "wagon wheel" windows. New doors and windows will be true divided lite aluminum clad wood with a white ("Linen") exterior finish. A small bay window is proposed on the north elevation, which will have a small hipped roof with grey charcoal standing seam metal. Four existing skylights will be raised as needed and a new skylight added. All skylights will not be visible from any angle.

The applicant also proposes to add a 360 square foot carport to the southeast of the guesthouse. The carport will have round wooden posts, vigas, and a flat roof. Wood will be stained to a medium weathered light brown. The carport will be accessed by a new driveway extension to the guesthouse.

A 5'-6" yard will be erected between the patio and the new carport. An outdoor fireplace and low retaining walls will be added.

All stucco will be cementitious El Rey "Adobe" to match existing main house.

STAFF RECOMMENDATION
Staff recommended the proposal as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside Historic District.

Member Bienvenu asked if there was a photograph, or description of the building to be demolished.

Ms. Bordegaray asked that the applicant address that.

Ms. Spears, previously sworn, described it is weathered almost black wood and partially buried by dirt. It was used as a chicken coop the last 30-40 years and is nondescript.

Member Bienvenu said he was surprised that he did not notice it on the site visit because it is such a large structure. He said a photograph or description of it in the packet would help ensure the standards are met.

Member Guida said this is a cool project. He referred to the bay window and that obviously may not meet district standards. He asked if there were other considerations on the windows. The wagon wheel windows would not be conforming but seem to suit the building.

Ms. Spears said the bay window does suit the building. It is important to her client who wants to be able to step into the space and look east and west. This is not out of keeping with the historic district. All over historic Santa Fe there are enclosed small portals with windows. This is a similar character and appearance.

Ms. Piccarello displayed the pictures of the chicken coup.

Member Bienvenu said that satisfied his concerns.

Chair Rios asked about public visibility of the round building.

Ms. Spears said it is far from Canyon Road and totally invisible by the public.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she was happy the building's roundness will be maintained when they add on. She liked the design and thought it a great addition.

BOARD DISCUSSION

MOTION: In Case 2022-004721-HDRB. 1564 Canyon Rd., Member Bienvenu moved to approve the project as submitted, and to approve the demolition based on the finding that all standards set forth in the ordinance have been satisfied in the record. The motion was seconded by Vice Chair Katz.

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

Chair Rios asked if Richard Martinez was now available.

Mr. Schwab said he never did hear any more from Richard Martinez.

MOTION: In Case 2022-004878-HDRB, 342 Plaza Balentine, Member Guida moved to postpone to a date certain of April 12, 2022. Vice Chair Katz seconded the motion.

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

G. DISCUSSION ITEMS:

Chair Rios asked Ms. Piccarello about the awards.

Ms. Piccarello said a tentative date is May 19, 2022, but there is no location yet. They are looking for nominations and will provide more information in the next two meetings. One of those meetings, likely April 26, 2022, the Board will vote.

Member Bienvenu asked if possible to receive recommendations from staff in each of the categories, since they spend so much time on the projects.

Ms. Piccarello said yes, they will meet later in the week and have a long list of different agendas and cases.

Chair Rios said most of the projects are in the Downtown Eastside Historic Districts. She would like to spread the awards throughout the districts if possible.

Attorney Ruybalid indicated he would be gone for a few days in May. It sounds as though an attorney is not needed but most likely there will be one at the April 26, 2022, meeting.

Member Bienvenu added he will also be out of town on May 19, 2022.

Ms. Piccarello said she would advise them if there were an alternate date. This is a joint award ceremony with the Historic Santa Fe Foundation.

H. MATTERS FROM THE BOARD

Chair Rios invited everyone to the La Peña house on March 25, 2022, at noon. She complimented Ms. Bordegaray for being prepared this evening. She added she learned on the field trip that Planners and Ms. Piccarello must be very with familiar with about 7 apps. She extended her thanks to staff members who helped with technical issues.

She added April 12th that she also may not be available.

I. NEXT MEETING – April 12, 2022.

J. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 8:49 p.m. The motion was seconded by Member Larson.

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

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

Case # 2022-4867-HDRB
Address – 620 West San Francisco Street
Agent's Name – Will McDonald
Owner/Applicant's Name – William D. White

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 22, 2022.

BACKGROUND

620 West San Francisco Street includes two single-family residential structures dating from the 1950s, constructed of pen-tile in a Spanish Pueblo Revival Style. The front structure is stuccoed and has an overhanging roof and a small shed-roofed portal over the front entry. It has historic steel casement windows with exposed lintels. The symmetrical form of the north façade, with windows flanking the entry, is character-defining. A similar symmetry of design on the west façade is also character-defining. The rear structure is in Spanish Pueblo Revival Style and has parapets and non-historic clad casement windows. There is a 44-inch high historic rock wall along the west property line.

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: Per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures, the Staff recommends:
    a. The historic status of the north structure be designated contributing, with the north and west façades as primary,
    b. The historic status of the south structure be maintained as non-contributing, and
    c. The rock wall on the western boundary of the property be designated contributing.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property 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 14-12.1, 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 north structure meets the definition of a "contributing structure," as recommended by staff.

11. The Board finds that the north and west façades are the primary elevation(s) of the north structure with the features that define the character of the structure's architecture.

12. 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 south structure does not meet the definition of a "contributing structure," as recommended by staff.

13. 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 rock wall along the western lot line meets the definition of a "contributing structure," as recommended by staff.

14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review the property's historic status.
3. The Board designates the north structure as a contributing structure.
4. The Board designates the following elevations on the north structure as the primary façades: north and west.
5. The Board designates the south structure as a non-contributing structure.
6. The Board designates the rock wall along the western lot line as a contributing structure.

IT IS SO ORDERED ON THIS 12th DAY of April, 2022, 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 # 2022-4868-HDRB
Address – 701 East Alameda, #3
Agent's Name – Ju Tan
Owner/Applicant's Name – Steve Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 22, 2022.

BACKGROUND

701 East Alameda is a non-historic, single-family residential structure in the Downtown and Eastside Historic District. The applicant is seeking approval for a red-tagged, 198-square-foot portal located at the rear of the property.

On July 27, 2021, the Board rejected approval for a portal to be constructed of pine wood finished with a natural varnish and a torch-down roof, 10 feet in height; see Case # 2021-3828-HDRB. The applicant subsequently appealed to the Governing Body October 13, 2021. The appeal was denied. The applicant now returns with an alternative design. The diagonal bracing will be removed. New 6-by-10-inch horizontal beams will be added on the front and sides. On the supporting pillars, wood trim and capitals will be added to make them more consistent with the Territorial Style. The wooden uprights and exposed beams will be painted or stained white, consistently with the design of the condominium units at 701 E. Alameda St.

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 Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - The Board approves design option 2, with the existing diagonal support brackets removed;
    - The center rear column shall be removed, and the structure strengthened through means of a more solid beam or glue-lam, or by ledgering the horizontal beam to the house; and
    - The Applicant shall submit updated plans for administrative approval reflecting these required changes.

IT IS SO ORDERED ON THIS 12th DAY of April, 2022, 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 # 2022-4862-HDRB
Address – 661-C Garcia Street
Agent's Name – Christopher Purvis
Owner/Applicant's Name – Lynn Horning

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 22, 2022.

BACKGROUND

661-C Garcia Street is a 3,312-square-foot single-family residential structure and free-standing 490-square-foot garage constructed in the 1980s in the Territorial Revival Style. The structures are listed as non-contributing to the Downtown & Eastside Historic District. The applicant proposes the following:

1. Construct a 444-square-foot addition on the north and west sides of the house, 4 inches lower than the existing house. The finishes on the proposed addition will match the existing Buckskin cementitious stucco with trim at the openings and white paint on all exposed woodwork as well as the white painted, true-divided-lite wood windows and trim.
2. Repair the rotting trim boards on the south side of the house.

The applicant proposed the same changes to this structure in 2014 and 2017 HDRB cases. These were approved, but were not built.

FINDINGS OF FACT

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

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

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

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 12th DAY of April, 2022, 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 # 2022-4876-HDRB
Address – 1149 Camino San Acacio
Agent's Name – Will McDonald
Owner/Applicant's Name – William Johnson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 22, 2022.

BACKGROUND

1149 Camino San Acacio is a single-family residence listed as contributing to the Downtown and Eastside Historic District. It was begun in the 1940s in a Spanish Pueblo Revival Style. In 2017, the Board designated the north, west and south façades primary.

The applicant now proposes the following exterior alterations:

1) Construct a 106-square-foot portal over the front (north) entry door. The wood will be stained with Cabot Cordovan Brown. Stucco will be El Rey "Adobe."
   a. An exception to Section 14-5.2(D)(2)(c) is requested to construct on a primary façade.
2) Replace the non-historic door with a custom door and widen the opening from 32 to 36 inches, and add a sidelight
   a. An exception to Section 14-5.2(D)(1)(a) is requested to remove historic material.
3) Enclose the existing walkway on the east end of the north façade
   a. An exception to Section 14-5.2(D)(2)(c) is requested to construct on a primary façade.
4) Replace windows on a non-historic façade. These will be aluminum-clad, wood windows colored blue to match the existing windows.
5) Re-roof using spray foam roofing;

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to 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 Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC 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.
8. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades.
9. The Applicant proposes to construct an addition (portal) on the north-facing primary façade.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
11. Under SFCC Section 14-5.2(D)(1)(a), historic material may not be removed from a primary façade.
12. The Applicant proposes to remove historic material on the north primary façade to accommodate a wider door.
13. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
14. 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.
15. 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:
    a. The new portal on the north façade will be similar in appearance to an existing portal on the west façade, the new door will be placed on the north façade where there is an existing door, the north façade faces away from the street frontage, and these alterations do not damage the character of the district;
    b. These alterations are required to prevent a hardship to the applicant or an injury to the public welfare, as the existing door is narrow, and part of the historic wall must be removed to create an opening for a wider, code-compliant door, and a portal will protect the doorway from inclement weather and precipitation;
    c. The alterations will 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; and
    d. The proposed alterations will not cause the structure to lose its contributing status.
16. The Board finds that exception criteria are not necessary to close the walkway on the north façade, as the walkway is not a porch, portal, window, door or other architectural feature for which closure is restricted by the Historic Districts Code.

17. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exceptions requested in the Application.
3. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - The sidelight be omitted from the proposed new door on the north elevation;
    - The design for the new portal be narrowed to avoid obstructing the historically characteristic buttresses on both sides of the door; and
    - The applicant submit updated plans for a 36”-wide door and the above-mentioned design changes for administrative approval to HPD staff.

IT IS SO ORDERED ON THIS 12th DAY of April, 2022, 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 # 2022-4912-HDRB
Address – 1564 Canyon Road
Agent's Name – Beverley Spears
Owner/Applicant's Name – Kate Lopez

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 22, 2022.

BACKGROUND

1564 Canyon Rd. is a 3,000-square-foot Spanish-Pueblo Revival Style, adobe building designated non-contributing to the Downtown and Eastside Historic District. The 2.7-acre lot consists of the main house, a guesthouse, a garage, a shed and a chicken coop. The main house originally was part of a larger property. The lot is located far from (Upper) Canyon Road.

The subject of this case is the un-statused guesthouse, which is an 806-square-foot round adobe building located southeast of the main house. It is believed to be built in 1973 based on the owner's tax assessment record. The 1983 HCPI for the main house lists the circular adobe guesthouse as part of the property, but does not indicate the date it was built. The building is described as "Hippie Vernacular Style," and has wagon-wheel windows and two large-pane, glass doors.

The applicant requests designation of status and primary façade(s) as applicable. The applicant has provided a letter regarding the construction of this guesthouse, and tax records that indicate that the building was complete and entered into the tax base on August 26, 1972. Based on the letter and the tax record, staff believes that the structure is less than 50 years old.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure designated as non-contributing based on its construction date, 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 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 14-12.1, 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."
7. 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.
8. 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 "non-contributing structure," as recommended by staff.
9. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. The Board finds that the structure is located in a Historic District and is approximately 50 years old or older, but it does not contribute to the character of the Historic District.

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 guesthouse as a non-contributing structure.

IT IS SO ORDERED ON THIS 12th DAY of April, 2022, 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 # 2022-4721-HDRB
Address – 1564 Canyon Road
Agent's Name – Beverley Spears
Owner/Applicant's Name – Kate Lopez

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 22, 2022.

BACKGROUND

1564 Canyon Road is a 2.7-acre lot consisting of the main house, a guesthouse, a garage, and a shed and a chicken coop. The main house is a 3,000-square-foot Spanish-Pueblo Revival Style adobe building designated historically non-contributing to the Downtown and Eastside Historic District. The main house was originally part of a larger property. The guesthouse is an 806-square-foot round adobe structure, believed to be built in early 1972, located southeast of the main house. The lot is located far from (Upper) Canyon Road. The applicant proposes to remodel, add onto the circular accessory building, construct a free-standing 360-square-foot carport, and add a patio yard wall between the patio and the new carport. The chicken coop is proposed to be demolished.

The applicant proposes to remodel the circular guesthouse and add onto the southwest elevation. The 577-square-foot addition is rectangular and will be Spanish Pueblo vernacular style with flat roof, stuccoed walls and parapets. Existing guesthouse heights vary from 10'-6" on the south and east elevations to 11'-1" on the west. The applicant proposed to remove all existing "wagon wheel" windows. New doors and windows will be true-divided-lite aluminum clad wood with a white ("Linen") exterior finish. A small bay window is proposed on the north elevation, which will have a small hipped roof with charcoal-grey standing seam metal. Four existing skylights will be raised as needed and a new skylight added. All skylights will not be visible from any angle.

The proposed carport will be situated to the southeast of the guesthouse. The carport will have round wooden posts, vigas, and a flat roof. Wood will be stained to a medium, weathered light brown. The carport will be accessed by a new driveway extension to the guesthouse. The new yard wall between the patio and carport will be 5'-6". An outdoor fireplace and low retaining walls will be added. All stucco will be cementitious El Rey "Adobe" to match the existing main house.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended the proposal as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside Historic District.
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. The Applicant proposes to construct an addition on the building's southwest façade, a carport on the building's southeast façade, and demolish the chicken coop located to the north of the existing building.
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.
10. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
11. The staff provided to the Board information on a structure, a dilapidated and unused chicken coop, under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
12. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a Historic District, the Board must consider whether the structure is of historical importance or an essential part of a unique street section or block front, whether the street section or block front will be reestablished by a new structure, and the state of repair and structural stability of the structure.
13. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the chicken coop structure is not of historical significance.
14. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the chicken coop structure is not an essential part of a unique street section or block front.
15. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the chicken coop structure under consideration for demolition is in an advanced state of disrepair.

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 for construction of the addition, yard wall and carport, and remodeling as proposed;
3. The Board approves the Application for demolition of the chicken coop.

IT IS SO ORDERED ON THIS 12th DAY of April, 2022, 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

Land Use Department | Historic Preservation Division

Plan Number: 2022-004878--HDRB

Project Description:

Project Location(s): 342 PLAZA BALENTINE
Santa Fe, NM 87501

Contacts:

Applicant:	Martinez Architecture Studio PC P. O. Box 925 Santa Fe, NM 87504	studio@martinezarch.com
Applicant:	Martinez Architecture Studio PC P. O. Box 925 Santa Fe, NM 87504	studio@martinezarch.com
Applicant:	Martinez Architecture Studio PC P. O. Box 925 Santa Fe, NM 87504	studio@martinezarch.com
Applicant:	Martinez Architecture Studio PC P. O. Box 925 Santa Fe, NM 87504	studio@martinezarch.com
Property Owner:	JULIA & ZACHARY LEONARD 29 ST PAULS PL LONDON, N12QG	jcplondon@btinternet.com
Property Owner:	JULIA & ZACHARY LEONARD 29 ST PAULS PL LONDON, N12QG	jcplondon@btinternet.com
Property Owner:	JULIA & ZACHARY LEONARD 29 ST PAULS PL LONDON, N12QG	jcplondon@btinternet.com
Property Owner:	JULIA & ZACHARY LEONARD 29 ST PAULS PL LONDON, N12QG	jcplondon@btinternet.com

Contacts:

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: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-004878-HDRB

Address: 342 Plaza Balentine
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:** Facades documentation

STAFF RECOMMENDATION:

Staff recommends the following façades be designated primary, per 14-5.2(C) Designation of Significant and Contributing Structures: 2, 11, 12, 16, 20, 24, 27, and 28.

BACKGROUND & SUMMARY:

342 Plaza Balentine is a single-family residence listed as contributing to the Downtown and Eastside Historic District, probably designated by the Governing Body following a windshield survey. It is constructed in a mixed Spanish Pueblo and Territorial Style with elements typical of its construction in the 1940s through 1970s. The earliest, pre-1943, portion of the house is located on the southern wing. In the 1950s, it was expanded onto largely to the north and also with a small addition onto the south. Finally, in the 1970s an addition was created growing the house eastward.

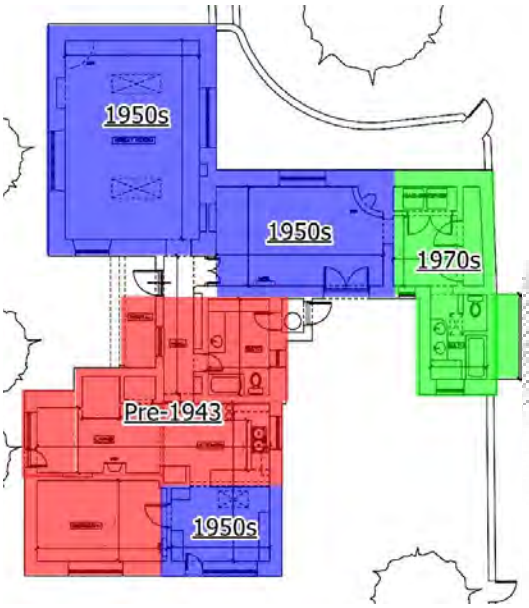
The following structures are included:

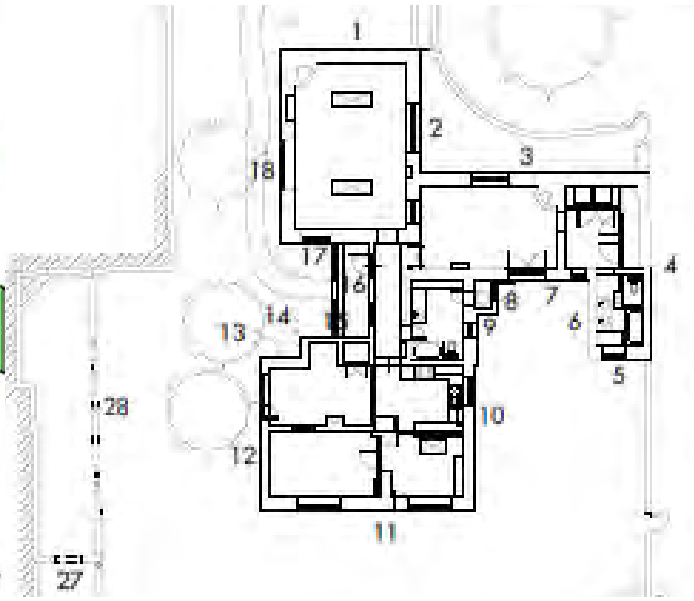
1. A main house (façades 1- 18) constructed by the late 1940s;
    a. Façades 10, 11 (west portion), 12, 13, 14, 15, 16 are from before 1943. It appears to have been extended at some time and the walls are made of block and clay tile, suggesting that it under various changes. This made from adobe. The wood windows on façade 11 are from the 1950s and are character defining. Facades 11 (south) and 12 are likely the oldest portion of the structure. Staff regards the entry at façade 16 with its overhanging roof, door and window to be character defining.

    b. Façades 1, 2, 3 (north portion), 7, 8, 9, 10, 11 (east portion), 16, 17, 18 from the 1950s; Façade 1 is a wall without fixtures, doors or windows. Façade 2 has character-defining windows.

    c. Façades 3 (east portion) 4, 5, 6 (from the 1970s) are non-historic, and thus not eligible for primary facade designation;

Staff recommends that the facades described above as character defining be designated primary.

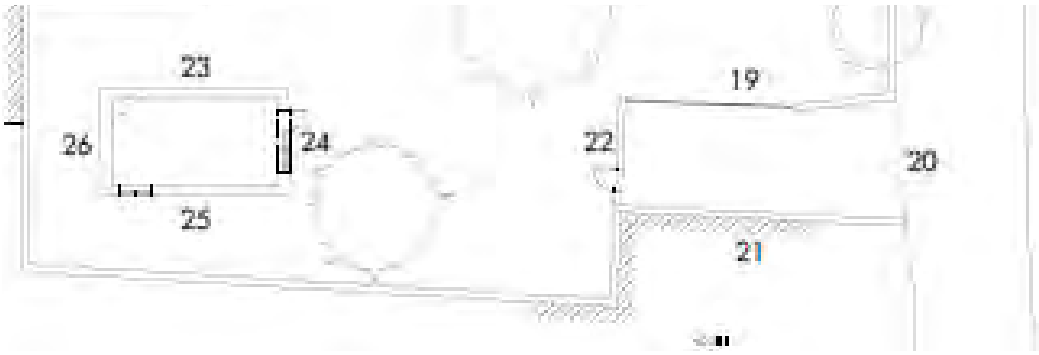




North is “up” on the two diagrams above.

2. A carport (facades 19-22) built pre-1943 – 1970s. Façade 20, the historic opening, containing brick coping, wooden beams and rounded rectilinear columns, is character defining.
3. A “Casita” accessory structure (façades 22-26) predating the 1940s. The front is façade 24, and has character defining historic coping, windows and door.
4. A portal / pergola (façades 27-28) probably predating the 1940s. Facades 27 and 28 are character defining, with thick columns, vigas and brick coping.

Staff recommends that the facades described above as character defining be designated primary.



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:
Hughes House	342 Plaza Balentine *Downtown and Eastside Historic District*	Santa Fe ID #: H-3084 4. County: Santa Fe Parcel # 99309578

5. Property Type:
_x_Buildings:
_x_Structures: walls
__ Site __ Object

6. Date of Survey: November 29, 2021

7. Previous Survey Date(s):
_x_Yes: 1985
__No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6806774,-105.931618

10. Photo Information: John W. Murphey, photographer. View south and east elevations, facing northwest.

11. Brief Description of the Property:

Possibly starting humbly as a chicken coop, the subject house was constructed over many years, with renovations and additions beginning in the 1940s and continuing through the late 1970s — resulting in its odd footprint and disparate façades.

It sits at the end of Plaza Balentine, a private lane associated with the 1920s development of the same name built by Kate Chapman (Photo 1). In this position, it is not visible from a public right-of-way. With its walls and enclosures, the house resembles a very small *quinta* — or country house.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: pre-1930, through late 1979s
Date:
_x_Known _x_ Estimated Source: city directories, former property owner

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Martinez Architecture Studio PC

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

Owner: Zachary Leonard and Julia Platt

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: Carport, Casita, Walls
Per City of Santa Fe official designation map.

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

House: Contributing Structures to the Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Hughes House	342 Plaza Balentine Santa Fe: *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: November 29, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe __ Brick __ Composition _X_ Concrete: Block

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

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

Stone:
__ Random Coursed __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 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ 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
House and Casita

Operation	Material	Glazing	Number
Casement	Wood	Single	7
Casement	Clad	Single	2
Combination	Wood	1/1-F-1/1	2
Ventilator	Wood	6	6
Ventilator	Steel	6	1
Ventilator	Steel	12	1
Fixed	Wood	Single	

11. Doors __ N/A
House and Casita

Type	Style	Material	Number
Single-Leaf	T&G	Wood	2
Single-Leaf	Solid	Wood	1
Single-Leaf	4-light	Wood	2
Single-Leaf	10-light	Wood	1
Double	Single	Wood	1

12. Chimneys
Three square stuccoed chimneys

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Multiple additions and renovations made between 1943 and 1982; former property owner and material and visual 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

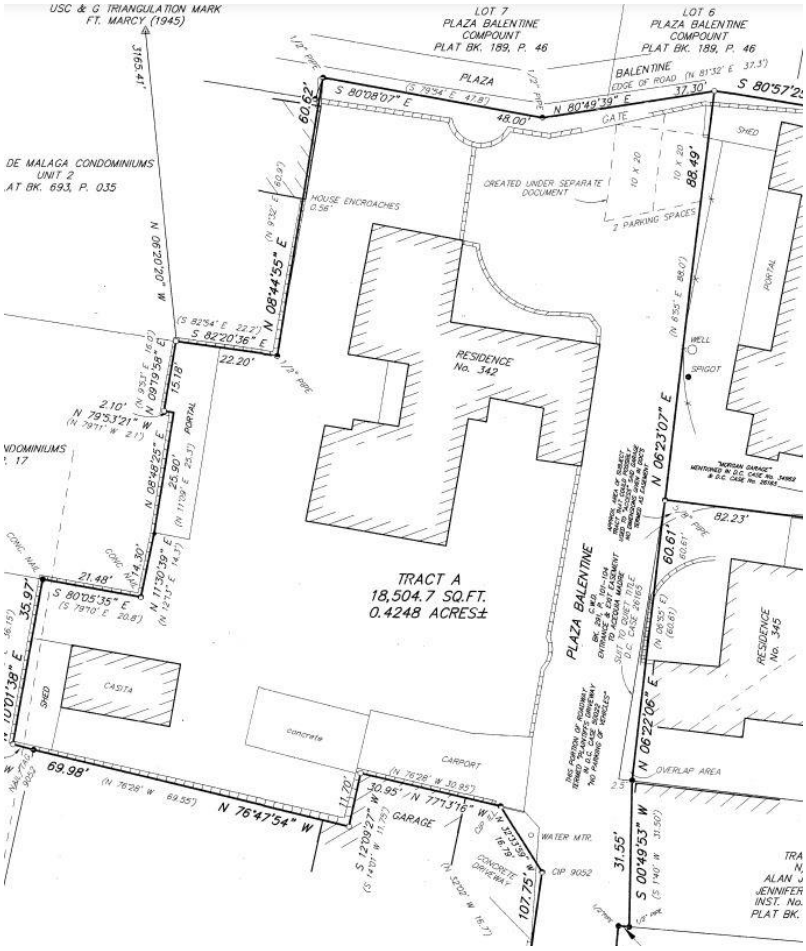
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, Del Rio Surveys, Inc.



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: Hughes House	2. Location: 342 Plaza Balentine Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: November 29, 2021

Architectural Description Continued

The patched-together house is not one of Chapman's works. This is clear by its siting on the lot and its lack of architectural unity. Unlike the Chapman houses, which sit close and parallel to the drive, the subject house hangs toward the back of the lot, surrounded by a lawn.

Carport

Situated at the south end of the property is a one-bay carport, presumably built in the late 1940s[1] and modified after that (Photo 2). The poured concrete floor structure shows two types of decking, suggesting it was extended at its east end at one point (Photo 3). Its walls are made of both concrete block and hollow clay tile, further reinforcing different construction periods. A tongue-and-groove pedestrian door at the west end opens to the yard. Visible is an older ancillary structure (the Casita) to the west, and the home to the north.

House

The house's south elevation, facing the yard, presents its mixed lineage. The older section, representing pre-1943 and 1950s construction, is adobe.[2] It is fenestrated with inexpensive combination windows and a narrow door fitted in bullnose openings (Photo 4). The wood windows are typical of the 1950s, with single-glass, double-hung units framing a centered fixed pane. They are trimmed with unglazed brick sills, also diagnostic of the time. The wall is capped with a non-historic brick coping, giving it an out-of-place Territorial look. This treatment continues across each elevation and other structures on the property.

The remaining south elevation is set back from the older portion. It consists of sections of the home that were altered and/or constructed in the late 1970s (Photos 5 & 6).[3] Its openings reflect this period, with double-pane insulated single-light windows and doors (Photo 6).

---

[1] Stephen G. Hughes, email communication to John Murphey, December 17, 2021. Hughes, the son of James and Phyllis Hughes, grew up on the property and returned in the late 1970s, overseeing several renovation projects.
[2] Several utility access holes and areas of damage allowed limited testing of wall construction material.
[3] Hughes, email communication to John Murphey.

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: Hughes House	2. Location: 342 Plaza Balentine Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: November 29, 2021

West Elevation

The west side, facing onto a property wall, encloses the main entrance to the home. Its various offset volumes represent at least two construction phases. The south end holds what may be the oldest piece of the building — a low-ceilinged room, potentially the chicken coop of property lore. This small rectangular room has an 82” ceiling and a nook on its north interior wall that a previous owner believes was a roosting loft (Photo 7). This space is entered from the exterior through a narrow wooden door adjacent to a small picture window (Photo 8).

Beyond this section, to the north, is an entry portal (Photo 9). A similar fixed window sits next to a tongue-and-groove wood door. The vintage of the portal is unknown, but a similar structure appears on a 1958 aerial (Figure 1).[4]

The last piece of the façade is a larger rectangular volume anchoring the north end of the house. Reportedly constructed in the late 1950s after a design by architect Kenneth Clark, the Great Room is the home's largest space with the tallest ceiling (102½") (Photo 10). Grouped scissor-hinged wood casement windows, terminated with brick sills, break up the wall (Photo 11).

North Elevation

The north elevation of the 1950s addition is a blank wall (Photo 11). East of the Great Room is a bedroom constructed in the 1950s. Its north windows, consisting of modern Pella units, open to a walled area (Photo 12). The north façade ends at the east with a dressing room constructed in the late 1970s.

East Elevation

The entirety of the east elevation is windowless and incorporated into a privacy wall running the length of the property (Photo 13).

[4] The portal decking appears to be of more recent vintage.

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: Hughes House	2. Location: 342 Plaza Balentine Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: November 29, 2021

Secondary Structures

Casita

Occupying the southwest corner is the Casita. Built of adobe, the east-west axis structure has a large opening across its east elevation holding a 12-light steel window (Photo 14). The center six lights push out on hinges. Next to the window is a recent tempered glass multi-light wood door.

The structure contains one window on its south elevation (Photo 15). The industrial steel unit is turned on its side, suggesting it was repurposed. The other elevations are without openings. The roughly 324-square-foot structure has one room. The large opening and concrete apron in front of the Casita indicate it might have once worked as a garage.

A previous property owner recalls that the Casita existed when his parents purchased it in the 1940s. In his memory, Kate Chapman may have used it to house animals.

Portal/Pergola

Running along the west edge of the yard is a narrow portal-like shelter with an attached pergola (Photo 16). The 42'-long structure has a low, cozy ceiling made of vigas. It is 76" deep and floored with brick. A bench made of orange Mexican tile is set in a recess near the north end (Photo 17). Nearby is a corner *fogon* fireplace.

The portal commands the most architectural interest of the property, and is reminiscent of sheltered outdoor rooms of the 1920s. Its origin is unknown but it is thought to pre-date the 1940s. The previous property owner recalls that his mother built the fireplace and likely the bench.

Privacy Wall

A low privacy wall runs along the east edge of the property, paralleling the lane (Photo 18). It maintains a roughly 57" height above outside grade. Near its center is a pair of rustic wood doors opening to a trash enclosure. The same brick coping used on the house and Casita caps the wall.

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: Hughes House	2. Location: 342 Plaza Balentine Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: November 29, 2021

A penetration revealed that the lower portion is made of adobe covered with several coats of stucco. The top of the wall may have been extended. A 1958 aerial shows what appears to be a wall in this position.

A separate wall framing a small parking court encloses the property's north end. Made of stuccoed concrete block, this wall and its planters are non-historic (Photo 19).

Historical Overview

Referencing city directories, a portion of the house could have been constructed as early as 1930, or even prior. While historically likely part of Kenneth and Kate Chapman's property, it does not appear to be part of the Plaza Balentine development.

Plaza Balentine Context

Before the extension of Delgado to East Manhattan, this land was in agricultural use. A single house, owned by Valentine Herbert — the probable inspiration for the development's name — occupied the site of the future subdivision.[5] In 1901, Herbert sold the property to Robert Lee Douthitt, a miner from Pennsylvania who lived in Bernalillo, New Mexico.[6]

Kate Muller Chapman began developing the 6-acre parcel in the late 1920s, starting from Acequia Madre and moving north. By 1931, four houses populated the narrow lane. From city directory entries, it appears the houses were built on speculation and marketed to Anglo Americans. Early renters included lawyers, doctors, artists, and writers. Jesse Nusbaum, then acting director of the School of American Research, briefly lived in 339.

The development continued north with houses not designed by Chapman. The first of these, 511, was occupied by Willard Norris Dixon, a clerk at the state highway department, and his wife, Marta, a native of Stockholm, Sweden. It was the only house in Plaza Balentine at the time in which the occupants were the homeowners.

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[5] Catherine Colby, *Kate Chapman: Adobe Builder in 1930s Santa Fe* (Santa Fe: Sunstone Press, 2012), 23.
[6] Ibid., 24; *1930*; Census Place: *Bernalillo, Sandoval, New Mexico*; Roll: *1398*; Page: *3B*; Enumeration District: *0001*; Image: *8.0*; FHL microfilm: *2341133.*

Several sources, including the longest-term property owner, indicate that the subject parcel was part of the greater Chapman land and possibly used for livestock. The house under study likely represents this secondary development.

342 Plaza Balentine

A residence with this address appears in city directories as early as 1930. Robert S. Hubbell, a draftsman for the highway department, and his wife Stephenetta leased it for a short time.[7] Stephenetta died in late 1930, with Robert returning to Michigan, where he worked as a design engineer at the General Motors Proving Grounds for many years.

After their departure, the house sat vacant before Dorothea Carroon Barnes moved in. The daughter of former Las Vegas Normal School president Frank Carroon, Dorothea opened a nursery school in 339. Barnes Nursery promised to keep "a child's growing mind occupied with pleasant play and supervised association [with] happy surroundings and sufficient toys."[8]

In 1934, Dorothea married Glisson P. Winkler, the New Mexico correspondent for the Associated Press. The couple lived in the residence for a few years before moving to Overland Park, Kansas, where Glisson continued with the news agency.
Alfred C. Kuehl, a National Park Service landscape architect, and his wife Genevieve were the home's tenants during the late 1930s and early '40s.

Hughes Ownership

The property moved out of rental status when its next occupants, attorney Henry Hughes and his wife, purchased it in the early 1940s. The property remained in Hughes ownership until its recent sale.

Born in 1906 in Allenville, a small farming community in central Illinois, Henry Jackson Hughes worked as a lawyer in Chicago for the American Telegraph and Telephone Company.[9] He later went into private practice in Springfield, occupying Abraham Lincoln's former law office on the courthouse square.

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[7] Hudspeth Directory Company, *Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 233.
[8] Advertisement, *Santa Fe New Mexican*, May 23, 1933, 3.
[9] Biographical information on the Hughes family is drawn primarily from public records, including census data, city directories, and newspaper accounts.

Hughes moved to Santa Fe in 1941, where he married Phyllis Wistrand, a Wyoming native and artist. Wistrand had fleeting fame as a child with a widely published photograph of her being kissed by President Taft.

Hughes initially worked with attorney general E. P. Chase but soon left to start his own practice, setting up office in Sena Plaza. As a private attorney, Hughes represented many business people and he became involved in several ventures, including the formation of the Alpine Lumber Company.

As recalled by his son, Stephen G. Hughes, the couple purchased the land as two parcels. It included the building that would become the Casita and a small house, that in neighborhood lore was said to have originated as a chicken coop. The room once supposedly serving as the coop had 18" of dirt on its roof when the family purchased it.[10]

The couple improved the house, renovating existing spaces in the late 1940s. This included raising the roof over the kitchen and extending the hallway. By the early 1950s, the original bedroom had been renovated and a new bathroom added. A bedroom was built onto the south end of the house for their two young boys.

In the late 1950s, a large living room (Great Room) was created at the north end of the hallway. The space was designed by architect Kenneth S. Clark, who had lived briefly at 513 Plaza Balentine in the late 1930s. As recalled by Stephen Hughes, Clark refused to sign his drawings because he insisted its entry, winding around the room from the front door, was "anti-social."[11]

Henry James Hughes died in 1978, at age 72. His son, Stephen, a Wesleyan University graduate and also an attorney, moved into the house with his wife, Margaret, in the late 1970s. They began making changes to suit their needs. These included removing an interior wall between the kitchen and the south bedroom.

They renovated the kitchen and added skylights throughout the house, removed the south wall of a storage area and built a new frame bathroom. They took the older bathroom and turned it into a laundry and dressing room. These alterations are clearly

[10] Hughes, email communication to John Murphey.
[11] Ibid.

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readable, viewing the east side of the south elevation with its modern doors and windows.

The house achieved its current appearance by 1982 when Stephen and Margaret moved away from the property. Used as a rental, it remained in family ownership until its recent sale.

Evaluation of Historical Status

The house's footprint appears to be mostly in place by 1958. Subsequent changes, including small additions and reconstructions, have affected its south and east elevations. The east portion of the south elevation is particularly disharmonious. In its entirety, the house lacks architectural unity and is best understood as an example of accretionary, vernacular growth. The most architecturally significant feature of the property is the Portal/Pergola structure. The Casita, of unknown origin, has been altered but maintains its historic footprint. The older section of privacy wall is characteristic, yet as been altered with brick coping.

Conclusion

With most structures possessing a historic footprint, the recommendation is to designate the house, Casita, Portal/Pergola, Carport, and the older section of the privacy wall, Contributing Structures to the Downtown and Eastside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: November 29, 2021

Illustrations

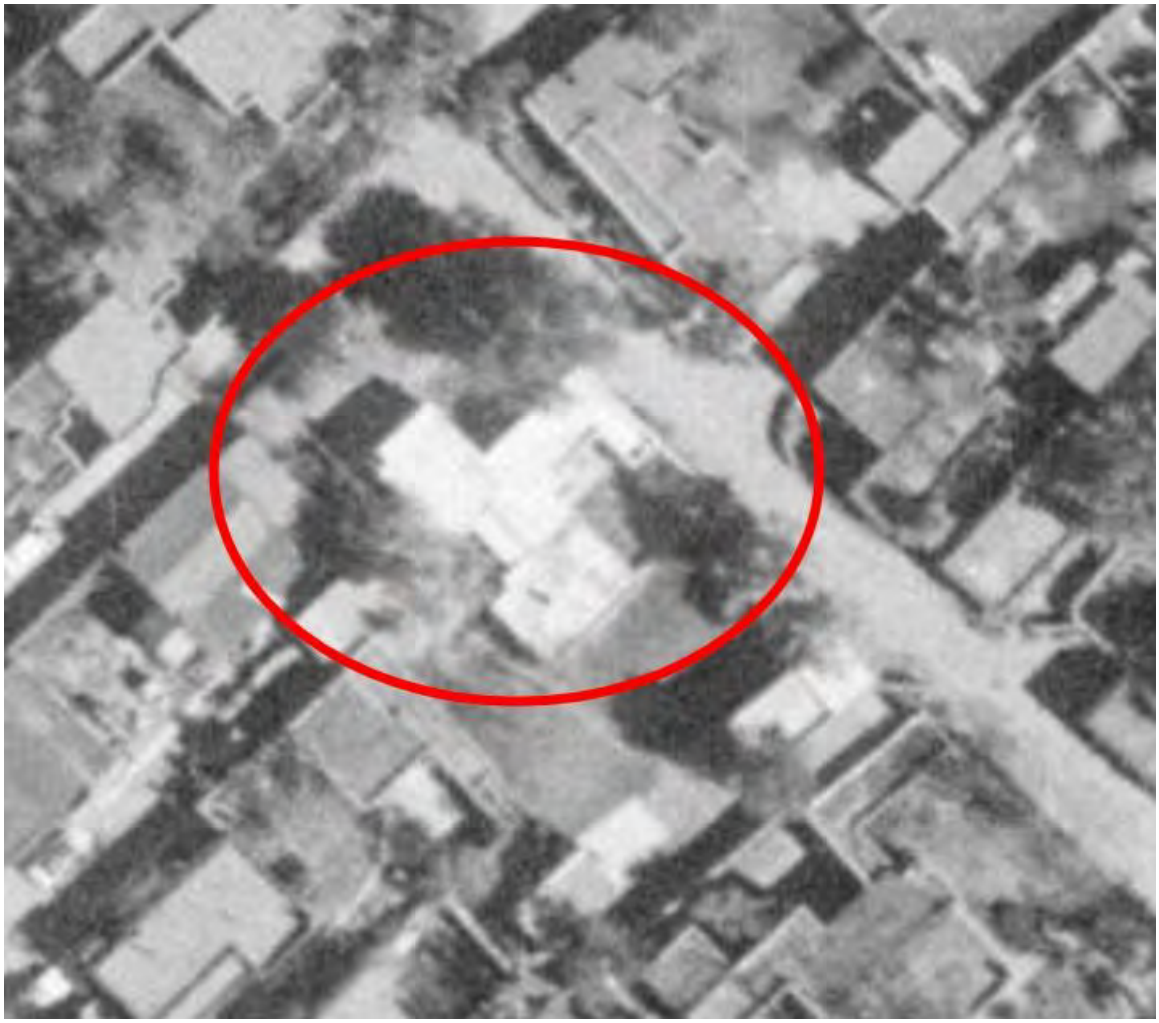

Figure 1: November 10, 1958, aerial photograph.
The majority of the current footprint is in place by this time, although sections of the house would be reconstructed, added upon, and renovated through the late 1970s. Courtesy New Mexico Department of Transportation.

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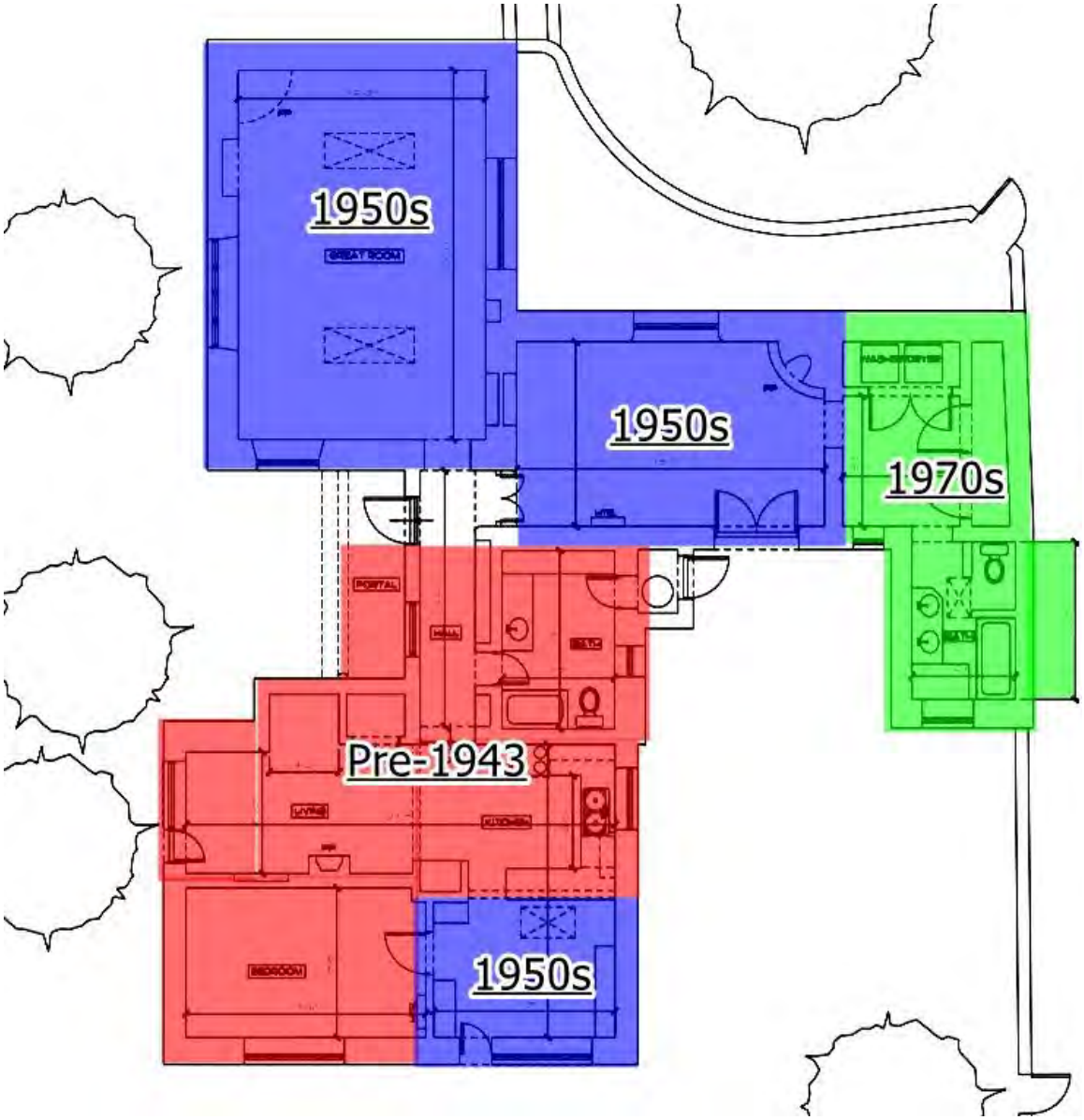

Figure 2: Approximation of construction and renovation phases, based on communications with former long-term owner.
Drawing courtesy Martinez Architecture Studio PC.

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Survey Photographs

(All images taken by John W. Murphey on November 29, 2021, unless otherwise noted)

Photo 1: View of property
Camera facing northwest.

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Photo 2: Carport.
Camera facing northwest.

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Photo 3: View of Carport.
Camera facing west.

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Photo 4: South elevation.
Camera facing northeast.

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Photo 5: South and east elevations.
Camera facing northwest.

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Photo 6: South elevation.
Camera facing northwest.

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Photo 7: Living area.
Camera facing west.

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Photo 8: West elevation.
Camera facing east.

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Photo 9: West elevation, entry portal.
Camera facing east.
Sharon Joyce, November 11, 2021.

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Photo 10: Great Room
Camera facing southwest.

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Photo 11: North and west elevations, Great Room.
Camera facing southeast.

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Photo 12: North elevation.
Camera facing southeast.
Sharon Joyce, November 11, 2021.

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Photo 13: North and east elevations.
Camera facing southwest.

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Photo 14: Casita, east elevation.
Camera facing west.

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Photo 15: Casita, west and south elevations.
Camera facing northeast.

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Photo 16: Portal/Pergola, west elevation.
Camera facing northwest.

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Photo 17: Portal/Pergola, interior.
Camera facing south.

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Photo 18: Yard wall.
Camera facing northwest.

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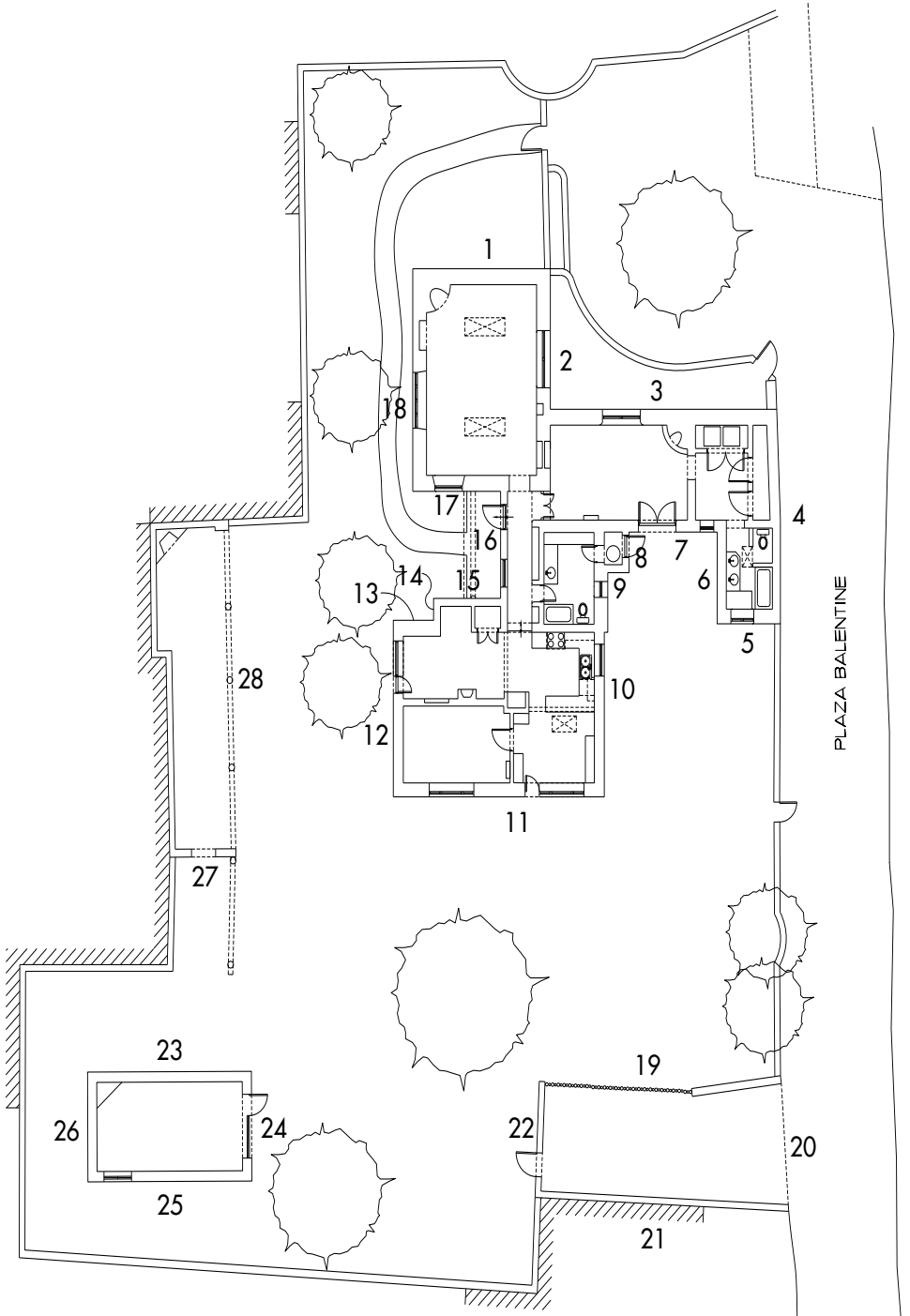
Photo 19: Recent wall at parking court.
Camera facing northwest.



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

NORTH

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

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FEBRUARY 8, 2022

FACADE DIAGRAM

FD 1.0

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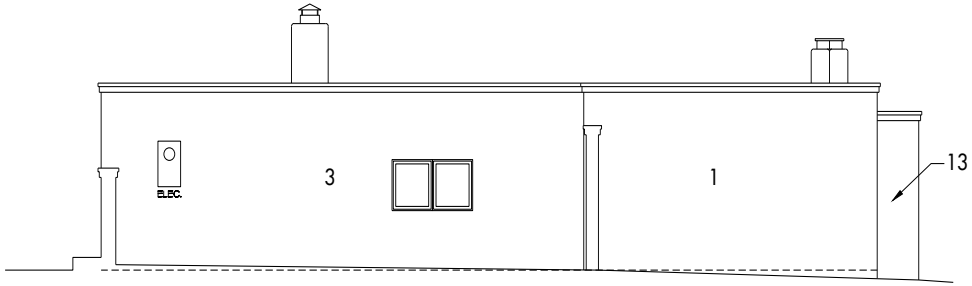

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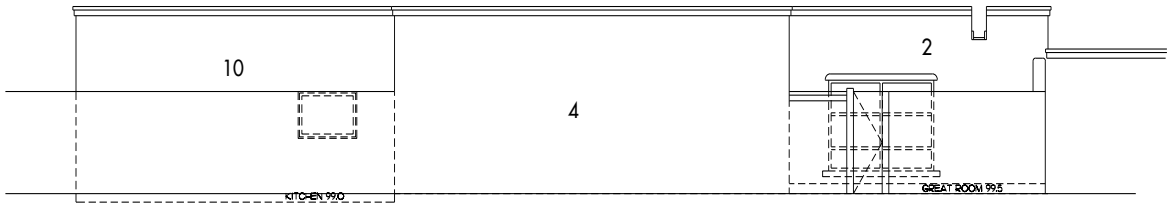

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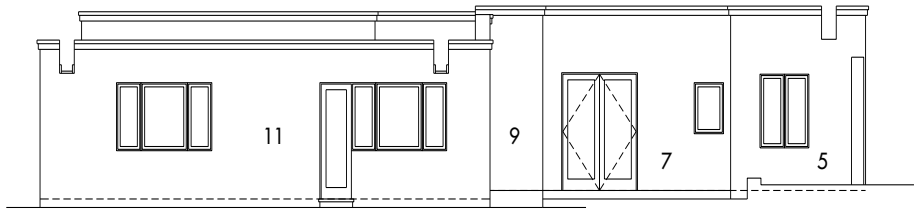

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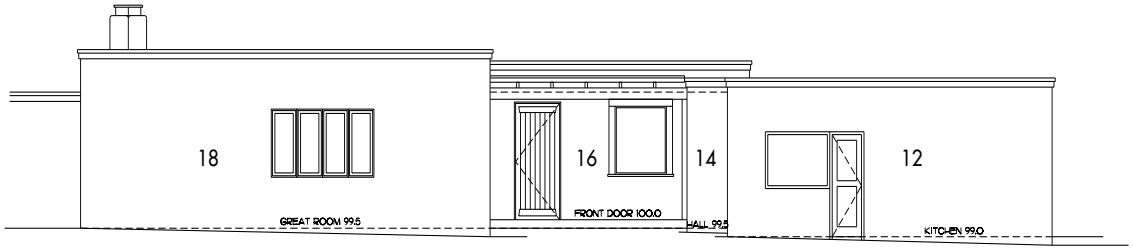

4 A-3.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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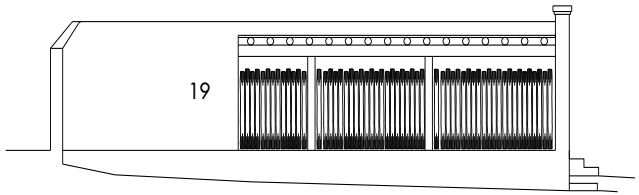

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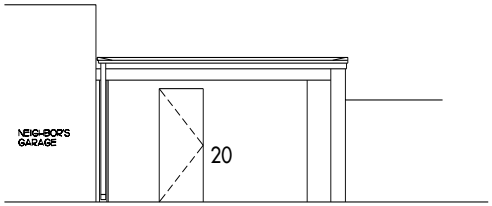

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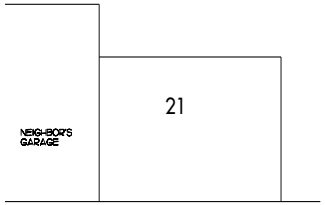

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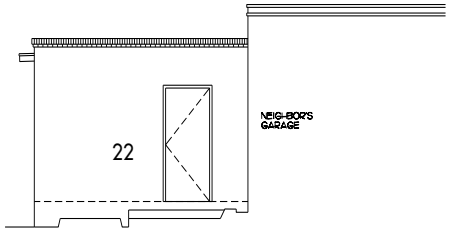
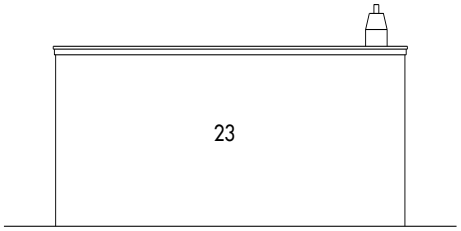


4 A-3.0 EXISTING CARPORT WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A-3.0 EXISTING CASITA NORTH ELEVATION
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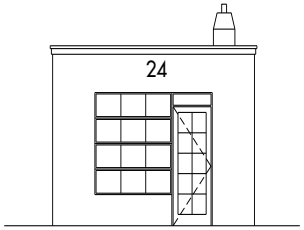
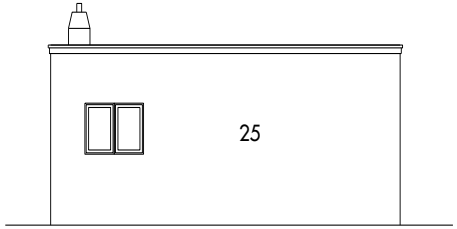


2 A-3.0 EXISTING CASITA EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.0 EXISTING CASITA SOUTH ELEVATION
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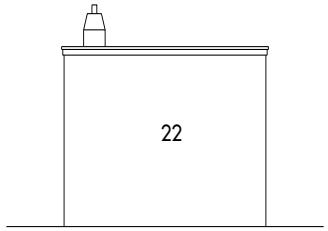

4 A-3.0 EXISTING CASITA WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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EXISTING CARPORT & CASITA ELEVATIONS

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ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADE 3
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
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FEBRUARY 8, 2022

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FACADE 4
FEBRUARY 8, 2022

MARTINEZ
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505-989-4958 studio@martinezarch.com

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 5-10
FEBRUARY 8, 2022

MARTINEZ
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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
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FACADE 11
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
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342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADE 12
FEBRUARY 8, 2022

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 13-16
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
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FACADES 16
FEBRUARY 8, 2022

MARTINEZ
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STUDIO PC

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FACADES 17
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 18
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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505-989-4958 studio@martinezarch.com

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 19 & 22
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 20
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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505-989-4958 studio@martinezarch.com

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADE 24
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 25 & 26
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87505

FACADES 27 & 28
FEBRUARY 8, 2022

City of Santa Fe, New Mexico

memo

DATE: April, 12, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Division Manager, Historic Preservation Division

---

Case # 2022-005081-HDRB

Address: 2 Camino Pequeno
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

____ **Zoning Review Sheet**

x__ **Previous Cases**: H-98-153, H-15-060B, H-15-060C, Minutes from August 11th, 2015

APPLICANT SUBMITTALS

____ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures with the south façade of the house and the north façade of the original workshop be designated as primary.

BACKGROUND & SUMMARY:

2 Camino Pequeno is a 2,959 square foot single-family residence, listed as non-contributing to the Downtown and Eastside Historic District. The residence was built between 1957 and 1960 by James G. Wing, local artist, and craftsman. The original house was rectangular in floorplan with a workshop behind to the north and east of the house. Additions in 1998 connected the two structures and grew it toward the east and west. Two subsequent portals were added and one enclosed to the north.

The structures have been described by HPD staff as a blend of Mid-century Ranch and Prairie Revival Styles due to the low horizontal massing of the forms, wide rectangular wood windows and the wood fascia partially covering the wood vigas. Making it further unique, this appears to be a northern New Mexico take on the styles by the inclusion of the apparent adobe wall textures and exposed wood vigas.

Prairie Revival Style is typically characterized by a low-pitched roof with wide overhanging eaves that are boxed. They can be multi-level with one-story wings. The porches, eaves, and façade detailing emphasize the horizontal form and lines. Porches are supported by weighty supports columns.

Mid-century Ranches are characterized by broad, low to the ground one-story shapes with shed or flat roofs (throughout the southwest) and moderate-to-wide overhangs. Large picture windows are symmetrically located on the front façade. Multiple lights with horizontal panes indicative of the period.

2 Camino Pequeno has an overall low horizontal appearance with horizontal patterning of architectural elements. The character defining features include the deep overhangs with exposed vigas partially covered by wide wood fascia against the white stucco walls with visible adobe texture. Also included are the stained wood elements and exposed wooden lintel. On the south façade of the original residence, the horizontal wood pane picture window is a character defining feature with its wide opening and wide glazing pattern. Although, not historic, they have been replaced in kind. On the north façade of the original workshop, the apparent adobe texture, low horizontal form, and horizontal span of wood windows is character-defining with its extra wide opening and multiple divided lights. Mid-century ranch windows regular included larger window openings with a variety of light divisions. The wider expanse of the opening makes this north façade unique.

Completed past additions and alterations have maintained a level of sensitivity to the architectural styles by expanding out to the east and west, emphasizing the horizonal form and repetitive horizontal elements. Newer additions have maintained white stucco, but have a visibly distinct smoother stucco surface. In each board case, listed below, the HDRB maintained that there is architectural interest in allowing the residence to be non-conforming.

Below is a synopsis of the time and previous case history of the property.

- In 1985, a brief property survey was conducted for this residence as part of a larger district survey. The results of the survey were that is property was non-contributing to the Downtown and Eastside Historic District. A residence and separate workshop were located on the property.

- In 1998, as part of case H-98-153, the electrical, heating and plumbing was upgraded. A 376 square foot bedroom was added. The existing carport was enclosed and 395 square feet was added to the workshop.

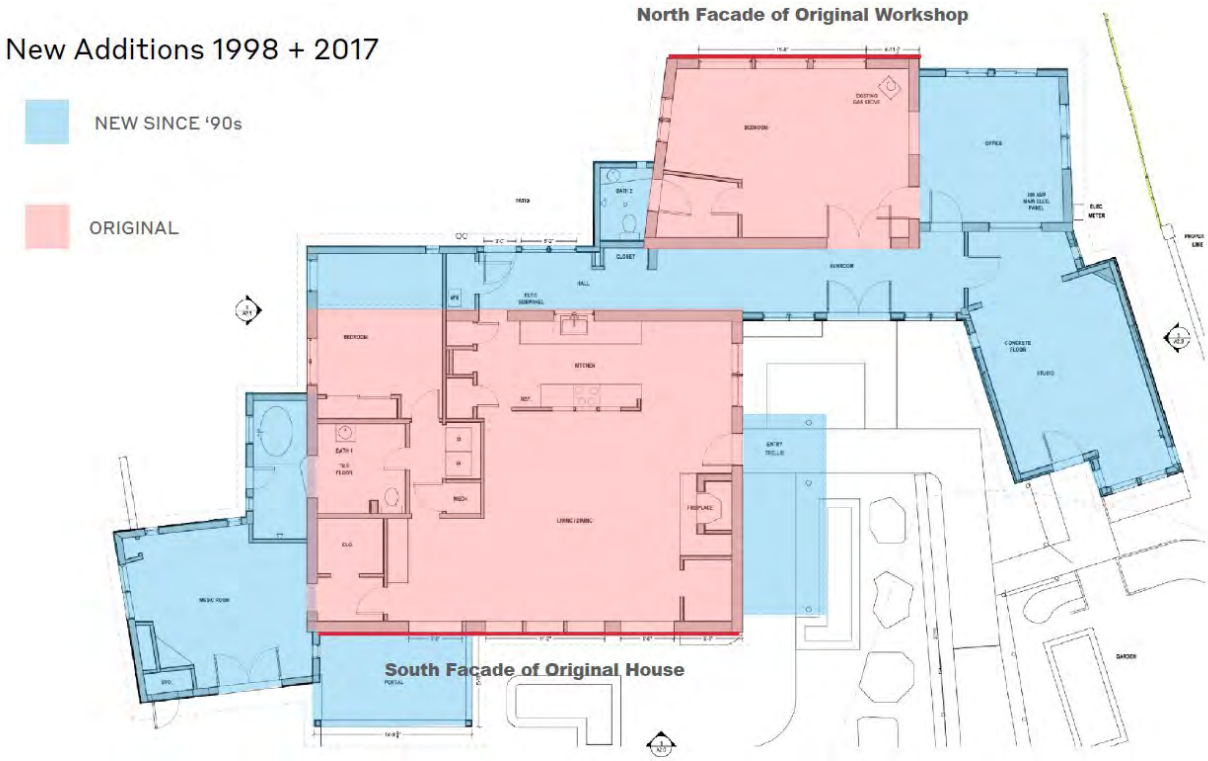
- In June, 2015, the previous property owner came before the HDRB in case H-15-060B. The HDRB voted to approval the proposed changes, which include an exception request to install a window within 3'-0" to a corner. The proposed included the following:
    - Construction of a 645 square foot garage with entry trellis
    - Enclosure of the 136 square foot southwest portal. The exception was for the windows on this enclosure.
    - Enclosure of the 71 square foot south façade portal (the eastern end).
    - Replacement of 7 existing windows to match the historic horizontal lite pattern
    - Construction of a 98 square foot north portal
    - Construction addition fencing to match existing horizontal wood planks

- In August, 2015, the previous property owner again appeared before the HDRB in case H-15-060C. The HDRB voted to approve alterations to the previously approved design:
    - Construction of an open 552 square foot carport in lieu of and in the same of location of the previously proposed garage.
    - Replace the proposed east end portal enclosure with a 368 sq. ft. bedroom
    - Add a 145 square foot storage room to the east end of the north façade
    - Revise door and window layout from the previously approved design along the north portal enclosure

  Minutes from this board hearing capture a HDRB members statement, which was part of the motion, as 'it is important to preserve styles from the 1960's and preserving or retaining a rare example of such diversity only enhances what we refer to as Santa Fe style and highlights the difference with traditional styles.' The board voted unanimously to approve the design.

- In September, 2015, an immediate neighbor appealed the HDRB's decision on the ground that 'the structure at #2 Camino Pequeno does not meet the standards for architectural style set forth in Section 14-5.2.' The basis of the appeal being Section 14-5.2(A)(6) Nonconforming Structures.

- In October, 2015, the Governing Body voted to uphold the HDRB's decision.


New Additions 1998 + 2017
NEW SINCE '90s
ORIGINAL
North Facade of Original Workshop
South Facade of Original House

RELEVANT CODE:

14-5.2(A)(6) Nonconforming Structures
Any building in the historic district not meeting the standards for architectural style set forth in this section, unless given special approval by the board for architectural or historic interest or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register, shall be considered nonconforming. Except for repairs and maintenance required by law, no nonconforming building may be added to or altered in any way unless the proposed addition or alteration will bring the whole to a degree of conformity acceptable to the board. Structures other than buildings , including signs, not conforming to the architectural style or sign standards set forth in this section shall be considered nonconforming. No alteration or repair may be made of any such structure other than its removal. No nonconforming structure in the historic district, which has been damaged by fire, explosion, act of God or the public enemy to the extent of more than fifty percent of its value, exclusive of basement or cellar, shall be restored except in conformity with the requirements of this section.

(C) Regulation of Significant and Contributing Structures in the Historic Districts
(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development , such as the addition of conjectural features or architectural elements from other buildings , shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

H859

building threatened? yes	surveyed date 7-7-83 by mb	county Santa Fe	ID no. 051600653
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 3 Camino Pequeño

city/town: Santa Fe

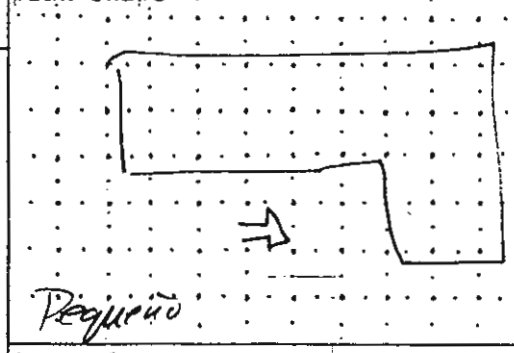
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N range 10 E sec 30 NE ¼ NW ¼

film roll by m no. 29 | negative nos. 14 | loc. of neg. HPB

plan shape



date of construction: ____ estimate 1957 actual

source:

use: present residential; other ____; historic ~~residential~~; other ____

condition: ___ excellent X good ___ fair ___ deteriorating

style: Vernacular

foundation material: Concrete

wall material/surface: Stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: Portal beam inlayed w Northwest Indian figures.

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes X no

significance: ___ eligible ___ of interest X none

if eligible, why?

comments: wall, hedge, wire fence, ~~concrete~~, landscape, street trees, stone curb, 0 setback, 2 cr/ula

associated buildings? ___ yes what type?

if inventoried, list ID nos.

see back? ___ yes

Streetscape

A-84-54
CAMINO PIQUENO #3

Photo "A"

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Dr. Mike Mier, City Manager

Councilors: Art Sanchez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Frank Montaño, Dist. 3
Peso Chavez, Dist. 4
Carol Robertson Lopez, Dist. 4

Project description . : ADDTNS S,W,N ELV & 2ND STRY ADDTNS
Project number . . . : 98- 10100156
Case Number . . . . . : H-98-153A&B
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/08/98

PROJECT LOCATION(S) : 2 Camino Pequeno

PROJECT NAMES:

OW- Wing, James G. Trust
Santa Fe, NM 87501

#2 Camino Pequeno
(505) 9869854

AP- Mathey, Courtenay
Santa Fe, NM 87501

2214 B W. Alameda
(505) 9869854

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on July 28, 1998, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: The doors on the north elevation must conform with Section 14-70.9C2 SFCC 1987 (openings three feet from the corner).

For further information please call 984-6808.

Sincerely,

Heather L. Pierson
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

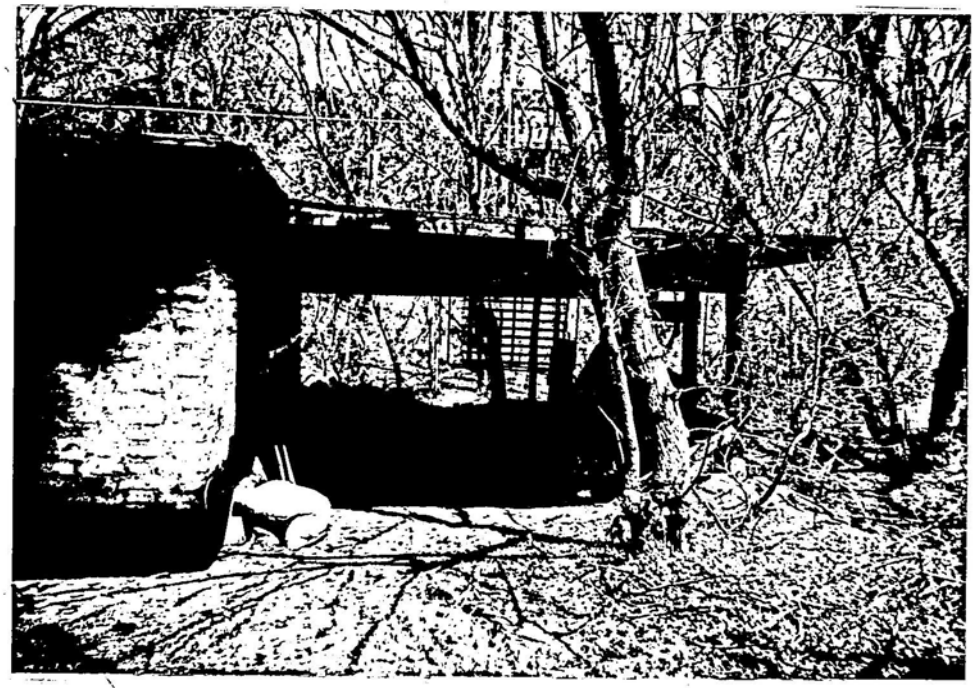
#2 CAMINO PEQUENO
H-98[illegible]3A&B

EAST ELEVATION
OF HOUSE

EAST ELEVATION
@ EXIST'G. PORTAL

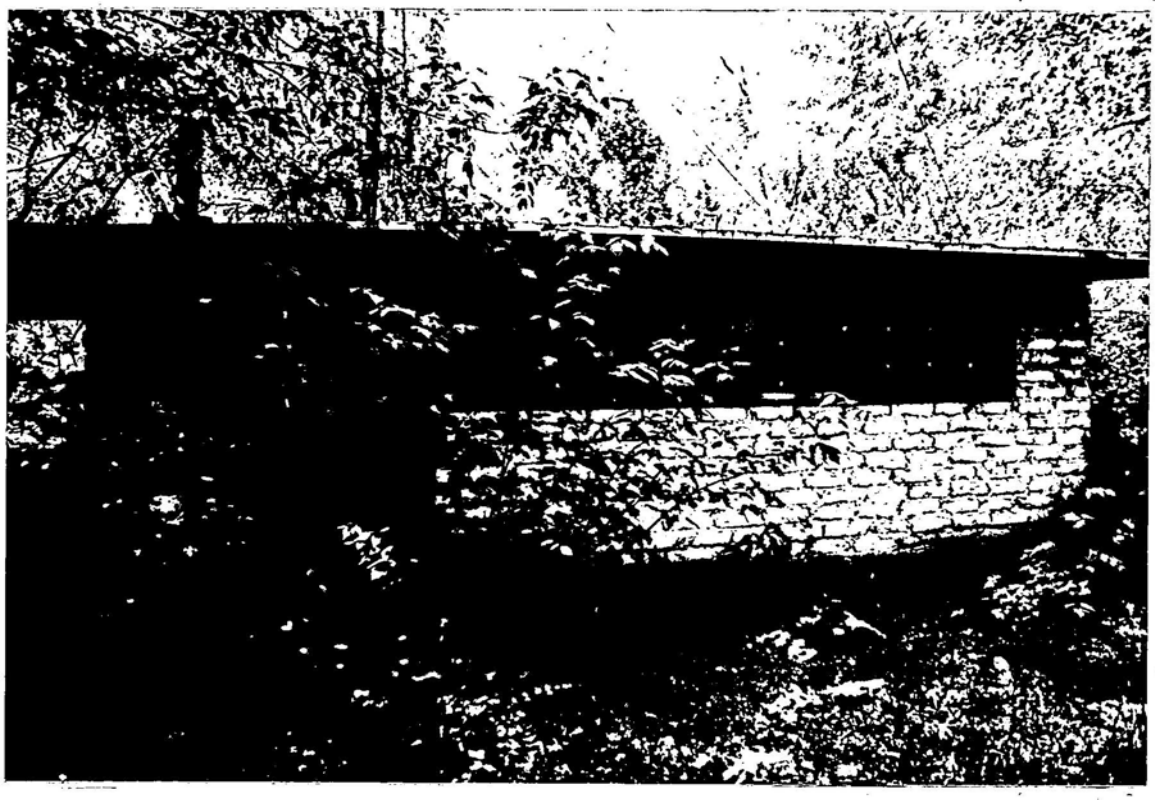
REMODEL/ADDITION TO JAMES G. WING RESIDENCE

SOUTH ELEVATION
(FRONT)



SOUTH ELEVATION
@ CARPORT

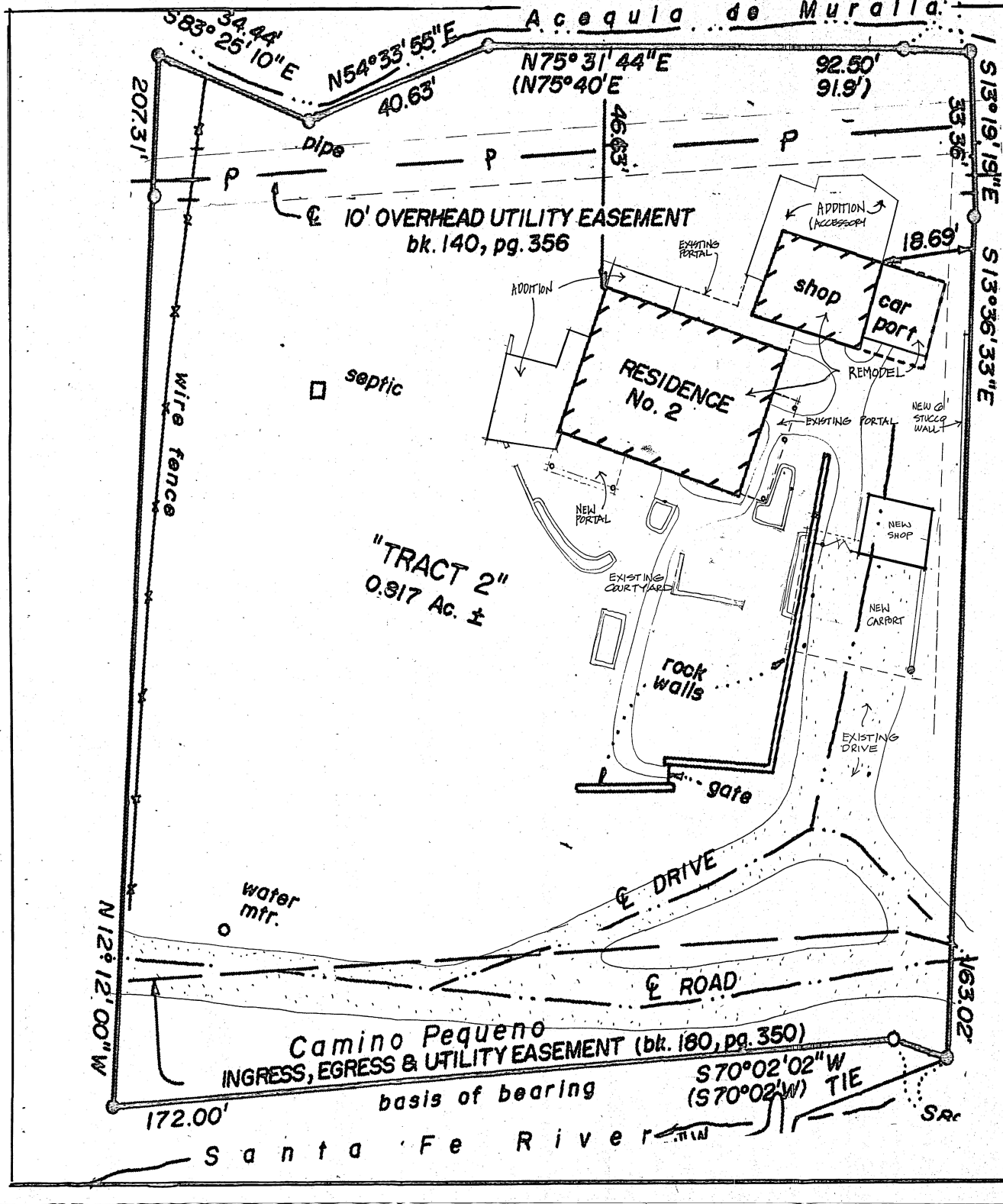
REMODEL / ADDITION TO THE JAMES G. WING RESIDENCE



NORTH SIDE OF CARPORT
(REAR VIEW)

NORTH SIDE
OF HOUSE

REMODEL/ADDITION TO THE JAMES G. WING RESIDENCE

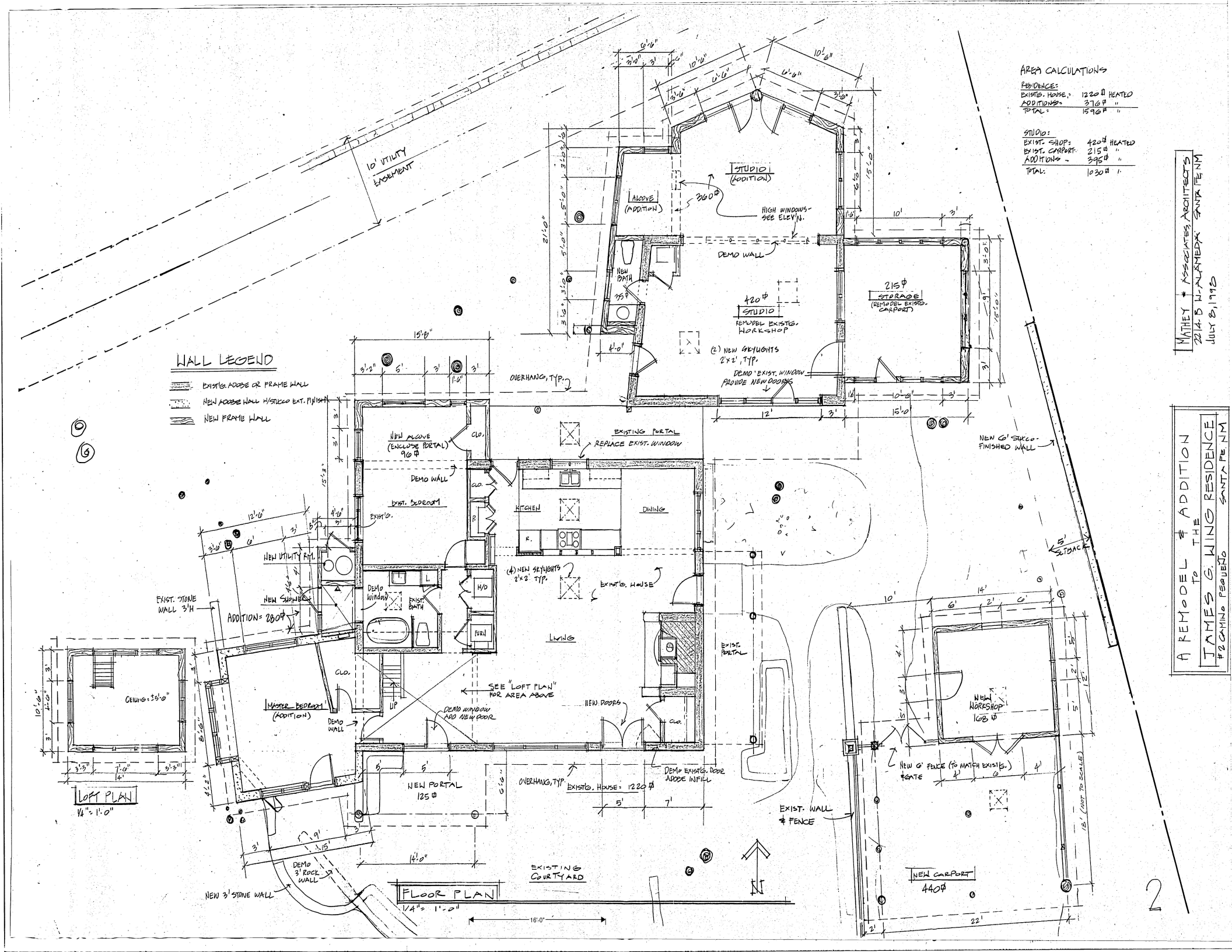


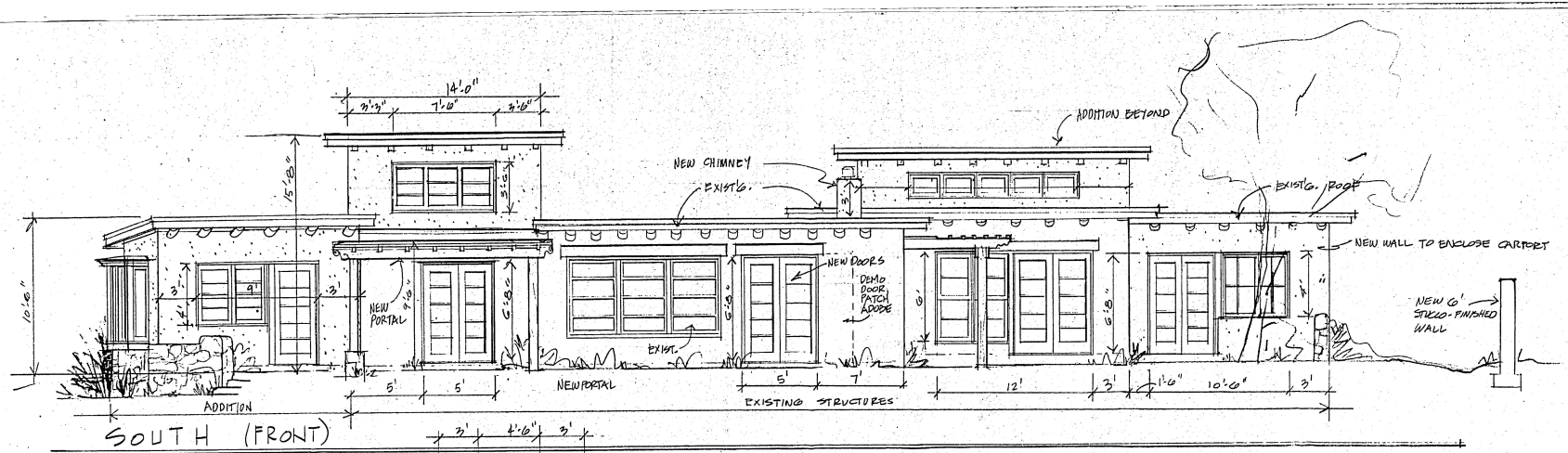
A REMODEL & ADDITION TO THE JAMES G. WING RESIDENCE
#2 CAMINO PEQUEÑO SANTA FE, NM

MATHEY & ASSOCIATES, ARCHITECTS
2214-B W. ALAMEDA SANTA FE, NM

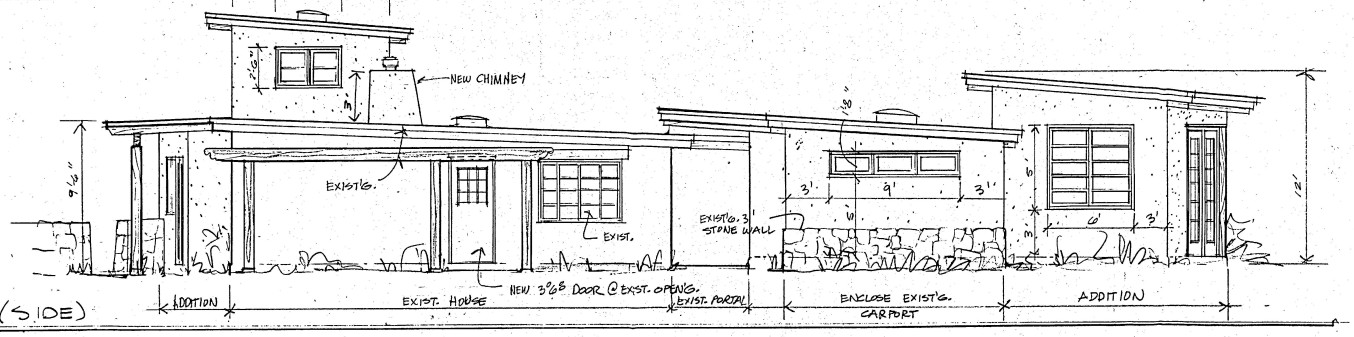
7-8-98

1

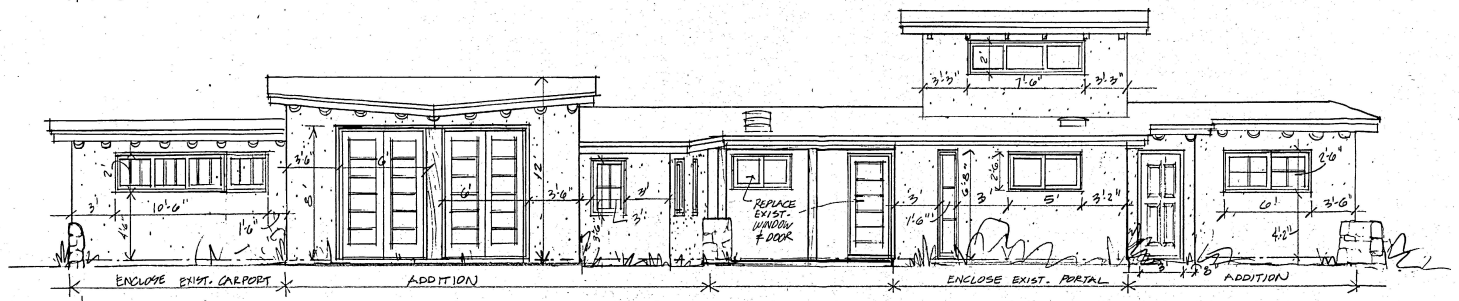

AREA CALCULATIONS
RESIDENCE:
EXISTG. HOUSE: 1220 ☐ HEATED
ADDITIONS: 376 ☐ "
TOTAL: 1596 ☐ "
STUDIO:
EXIST. SHOP: 420 ☐ HEATED
EXIST. CARPORT: 215 ☐ "
ADDITIONS: 395 ☐ "
TOTAL: 1030 ☐ "
MATHEY + ASSOCIATES, ARCHITECTS
2214 B W. ALAMEDA SANTA FE, NM
JULY 8, 1992
A REMODEL + ADDITION TO THE JAMES G. WING RESIDENCE
#2 CAMINO PEQUEÑO SANTA FE, NM
WALL LEGEND
EXISTG. ADOBE OR FRAME WALL
NEW ADOBE WALL W/STUCCO EXT. FINISH
NEW FRAME WALL
10' UTILITY EASEMENT
STUDIO (ADDITION)
ALCOVE (ADDITION)
360 ☐
HIGH WINDOWS - SEE ELEV'N.
DEMO WALL
NEW BATH
420 ☐
STUDIO
REMODEL EXISTG. WORKSHOP
215 ☐
STORAGE (REMODEL EXISTG. CARPORT)
(2) NEW SKYLIGHTS 2'x2', TYP.
DEMO EXIST. WINDOW PROVIDE NEW DOORS
OVERHANG, TYP.
NEW ALCOVE (ENCLOSE PORTAL) 96 ☐
EXISTING PORTAL
REPLACE EXIST. WINDOW
NEW 6' STUCCO FINISHED WALL
EXIST. BEDROOM
KITCHEN
DINING
EXISTG.
NEW UTILITY RM.
NEW SHOWER
DEMO WINDOW
EXIST. BATH
(4) NEW SKYLIGHTS 2'x2' TYP.
EXISTG. HOUSE
ADDITION = 280 ☐
EXIST. STONE WALL 3'H
LIVING
EXIST. PORTAL
5' SIDEWALK
CEILING = 13'-0"
MASTER BEDROOM (ADDITION)
DEMO WALL
SEE "LOFT PLAN" FOR AREA ABOVE
DEMO WINDOW ADD NEW DOOR
NEW DOORS
DEMO EXISTG. DOOR ADOBE INFILL
NEW PORTAL 125 ☐
EXISTG. HOUSE = 1220 ☐
NEW WORKSHOP 168 ☐
NEW 6' FENCE (TO MATCH EXISTG.)
GATE
EXIST. WALL + FENCE
DEMO 3' ROCK WALL
NEW 3' STONE WALL
EXISTING COURTYARD
NEW CARPORT 440 ☐
LOFT PLAN
1/4" = 1'-0"
FLOOR PLAN
1/4" = 1'-0"
(NOT TO SCALE)
16'-0"
22'
2



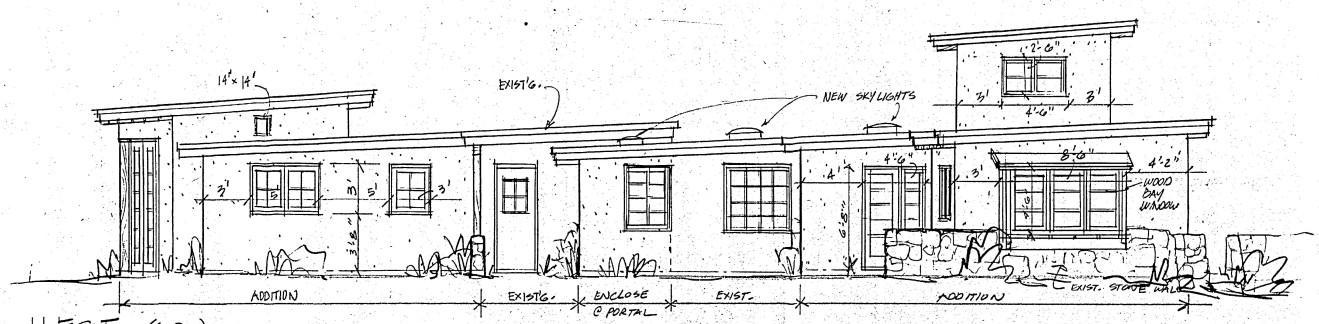
SOUTH (FRONT)
1/4"=1'-0"



EAST (SIDE)
1/4"=1'-0"



NORTH (REAR)
1/4"=1'-0"



WEST (SIDE)
1/4"=1'-0"

16'-0"

TYPICAL NOTES:

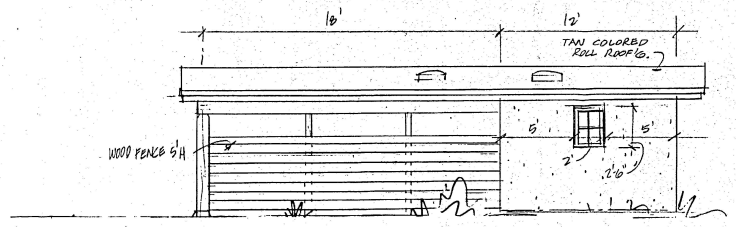
1. EXISTING ADOBE WALLS ARE WHITE LIME PLASTER. NEW WALLS TO MATCH OR BE EARTHTONE.
2. NEW DOORS & WINDOWS TO BE WOOD, STAIN FINISHED, OR METAL CLAD (WHITE OR TAN) ALL GLASS TO BE 30" MAX.
3. ROOFING TO BE GRAVEL OVER POLYURETHANE FOAM OR BUILT-UP ROOF

PLANNING & LAND USE
HISTORIC DESIGN REVIEW
LANDSCAPE REVIEW
ESCARPMENT ARCH. REVIEW
APPROVAL
CONDITIONAL APPROVAL
REJECT
NAME Linda Stern, Chair
DATE 7/21/98
REMARKS
The doors on the north elevation must meet the 3' rule

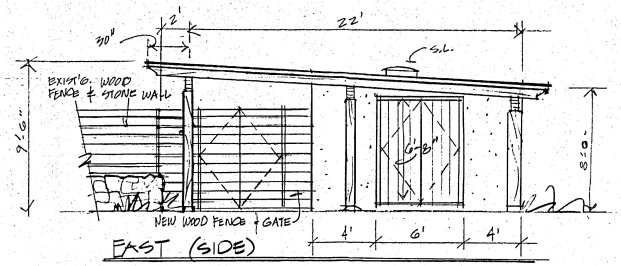
MATHEY & ASSOCS., ARCHITECTS
2214-5 W. ALAMEDA SANTA FE, NM
JULY 8, 1998

A REMODEL & ADDITION TO THE
JAMES G. WING RESIDENCE
#2 CAMINO PEQUEÑO SANTA FE, NM

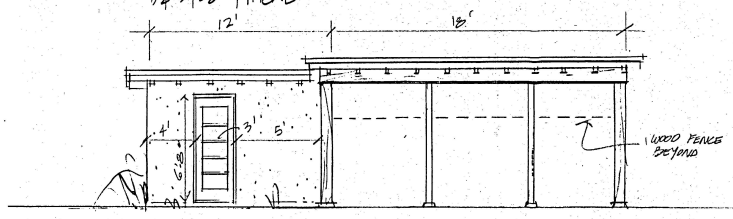
3



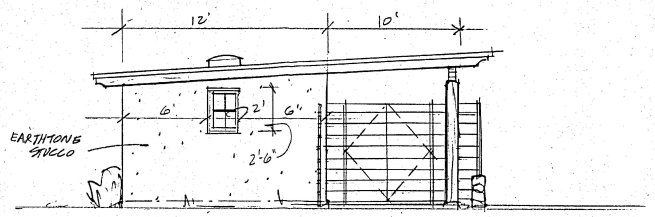
SOUTH (FRONT)
1/4"=1'-0" TYPICAL



EAST (SIDE)



NORTH (REAR)



WEST (SIDE)

NEW CARPORT/WORKSHOP ELEVATIONS

16'-0"

MATHEY & ASSOCIATES ARCHITECTS
2214 B W. ALAMEDA SANTA FE, NM
JULY 8, 1998

A REMODEL & ADDITION
TO THE
JAMES G. WING RESIDENCE
#2 CAMINO PEQUEÑO SANTA FE, NM

H-98-153A & B #2 CAMINO PEQUENO

WEST SIDE OF HOUSE
(BACK PORTAL)

WEST SIDE OF HOUSE

REMODEL/ADDITION TO JAMES G. WING RESIDENCE

Project description: Courtenay Mathey agent/owner, proposes to construct a 545 sq. ft. garage and trellis, to enclose a 136 sq. ft. portal and a 71 sq. ft. portal, and to construct a 98 sq. ft. portal, to replace windows, and to construct a 6' high fence at a non-contributing residential structure. An exception is requested to the 3' corner rule (Section 14-5.2(E)(2)(b)).

Case number: H-15-060B
Project Type: HDRB

PROJECT LOCATION (S): 2 Camino Pequeno

PROJECT NAMES:

OW – Courtenay and Jackie Mathey Santa Fe, NM 87501	2 Camino Pequeno 505-989-4512
AP – Courtenay and Jackie Mathey Santa Fe, NM 87501	2 Camino Pequeno 505-989-4512

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Non-Contributing
PUBLICLY VISIBLE FACADE-EAST	Partial
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Partial
HISTORIC DISTRICT INVENTORY NUMBER	H-859
YEAR OF CONSTRUCTION	1957
PROJECT TYPE (NEW, ADD, ETC.)	Remodel and Additions
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 23, 2015

TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation DR

FROM: Lisa Roach, Senior Planner in Historic Preservation LR

CASE # H-15-060

ADDRESS: 2 Camino Pequeño
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_X_ **Case Synopsis**

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

_X_ **Historic Inventory Form**

_X_ **Zoning Review Sheet**

_X_ **Other:** Bldg Height Calculation

APPLICANT SUBMITTALS

_X_ **Proposal Letter**

____ **Vicinity Map**

_X_ **Site Plan/Floor Plan**

_X_ **Elevations**

_X_ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff finds that the criteria for an exception to the 3' corner rule have been met and recommends approval of this application, which otherwise complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

2 Camino Pequeño is a 2,461 square foot residence with 647 square feet of unheated portal spaces, for a total roofed square footage of 3,118. The residence was constructed in the early 1960s by local artist, writer and craftsman James Wing, in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style, inspired by the work of architect Frank Lloyd Wright and others who participated in creating Prairie style in the late 19th and early 20th centuries. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite pattern. In 1998, the applicant purchased the home and renovated it with new electrical, HVAC, and water systems, bedroom and portal additions, and replacement of windows. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes the following scope of work:

1) Construct a 645 square foot freestanding garage and entry trellis in the existing driveway and parking area;

2) Enclose the 136 square foot southwest portal. Windows and doors will feature a horizontal lite pattern to match the original. An exception is requested to the 3' corner rule, and relevant code citations and exception criteria responses can be found at the end of this report;

3) Enclose the 71 square foot portal at the east end of the south façade, and construct a small hallway connection to a height of 12'6". Windows and doors will feature a horizontal lite pattern to match the original. An exception is requested to the 3' corner in this location, as well;

4) Replace seven existing windows to match the historic horizontal lite pattern;

5) Construct a new 98 square foot portal on the north façade to a height of 11'10";

6) Repair wood framing at the east entry portal;

7) Stucco repair in El Rey "Colonial" to match existing and add earthtone wainscot on north façade in El Rey "Sand"; and

8) Construct a 6' high fence featuring horizontal wood planks, to match an existing fence of the same design.

RELEVANT CODE CITATION: Section 14-5.2(E)(2)(b) Recent Santa Fe Style

"The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors and windows located under a portal. No door or window in a publicly visible façade shall be located nearer than (3) three feet from the corner of the façade."

EXCEPTION CRITERIA:

(i) Do not damage the character of the district

Applicant Response: This design feature will not damage the character of the district as it will not be visible from Camino Pequeño.

Staff Response: Staff agrees with this response, as the two instances of windows to be placed within 3' of a corner are located at a sufficient distance from Camino Pequeño (a private drive) so as to substantially limit public visibility.

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

Applicant Response: If the door and window openings were three feet from the building corners at these locations, it would severely limit the sunlight and views offered to the residence.

Staff Response: Staff agrees with this response. The two additions where the exception is requested are so small that fenestration would be very limited by placement at a distance greater than 3' from the corners.

(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 design option blends well with the original "ranch house" design aesthetic of the '60's and will strengthen the character of the City by honoring this distinctive variation on traditional Santa Fe style design.

Staff Response: Staff agrees with this response. The design is a unique blend of styles that are uncommon in the Downtown and Eastside District.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

1-859

building threatened? yes	surveyed date 7-7-83 by mb	county Santa Fe	ID no. 051600653
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 3 Camino Pequeño

city/town: Santa Fe

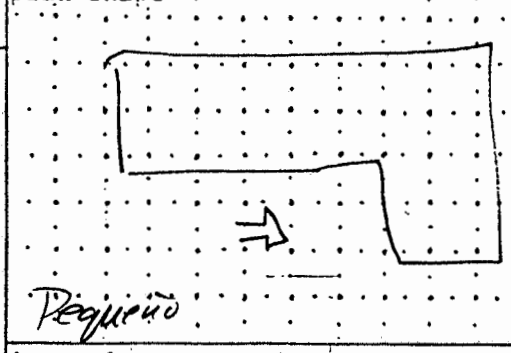
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N range 10 E sec 30 NE ¼ NW ¼

film roll by m no. 29 | negative nos. 14 | loc. of neg. HPB

plan shape



date of construction: ____ estimate 1957 actual

source:

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

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes X no

significance: ___ eligible ___ of interest X none

if eligible why?

associated buildings? ___ yes what type?

if inventoried, list ID nos.

see back? ___ yes

style: Vernacular

foundation material: Concrete

wall material/surface: Stucco

architectural features: Portal beam inlaid w Northwest Indian figures.

comments: wall, hedge, wire fence, ~~concrete~~, landscape, street trees, stone curb, 0 setback, crenula

Streetscape

5

H-84-04
CAMINO PEQUENO #3

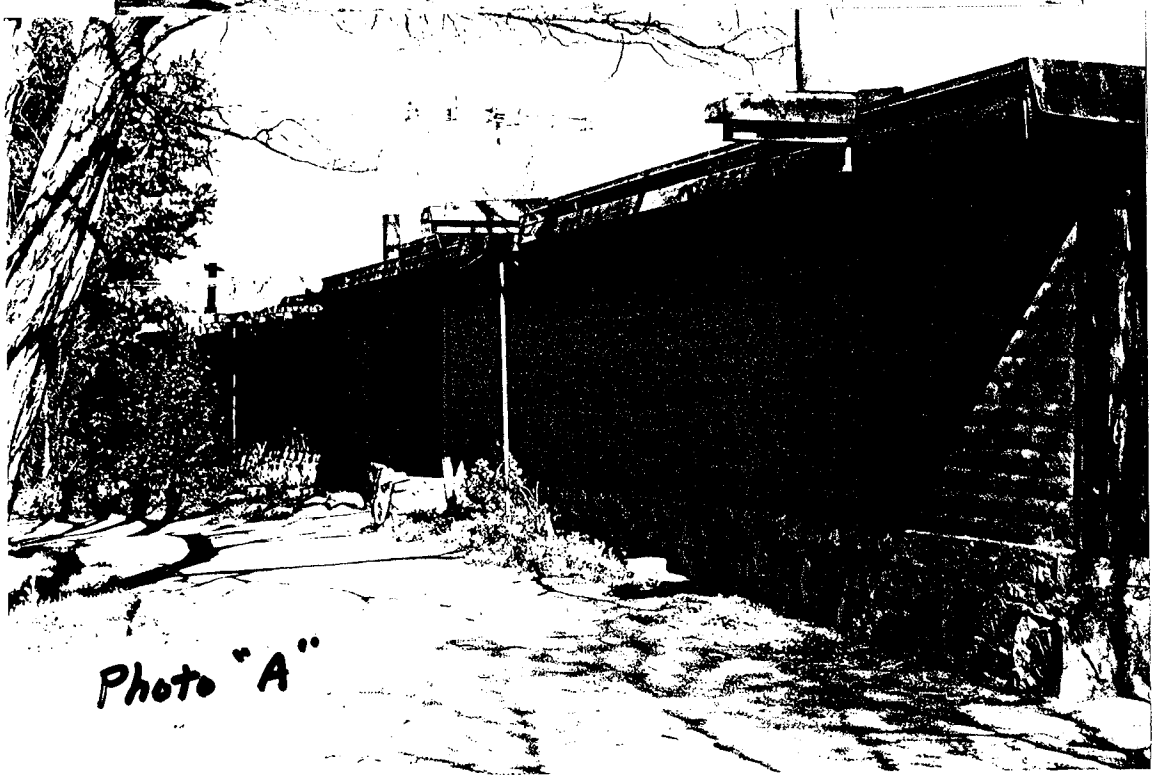


Photo "A"

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: MAY 8, 2015

Property Owner of Record: Courtenay & Jackie Mathey

Applicant/Agent Name: Courtenay Mathey, Architect

Contact Person Phone Number: (505) 986-9854

Site Address: 2 Camino Pequeno

Proposed Construction Description: Fencing, Garage, Hall Addition

TOTAL ROOF AREA:

Zoning District: R-5

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

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

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

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

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

Terrain: ☐ 30% slopes NONE

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

Lot Coverage: 11 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: +/- 35' Minimum: _____
2nd Front? _____
Proposed Rear: +/- 45' Minimum: _____
Proposed Sides: L 68' R 5' Minimum: _____

Height: Proposed +/- 13'-0"
Maximum Height: +/- 15' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 6 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.

Courtenay Mathey [☒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.

Courtenay Mathey 5/8/2015
SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: __/__/__
☒ Flood Plain Approval by RBZ Date: 05/08/15
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

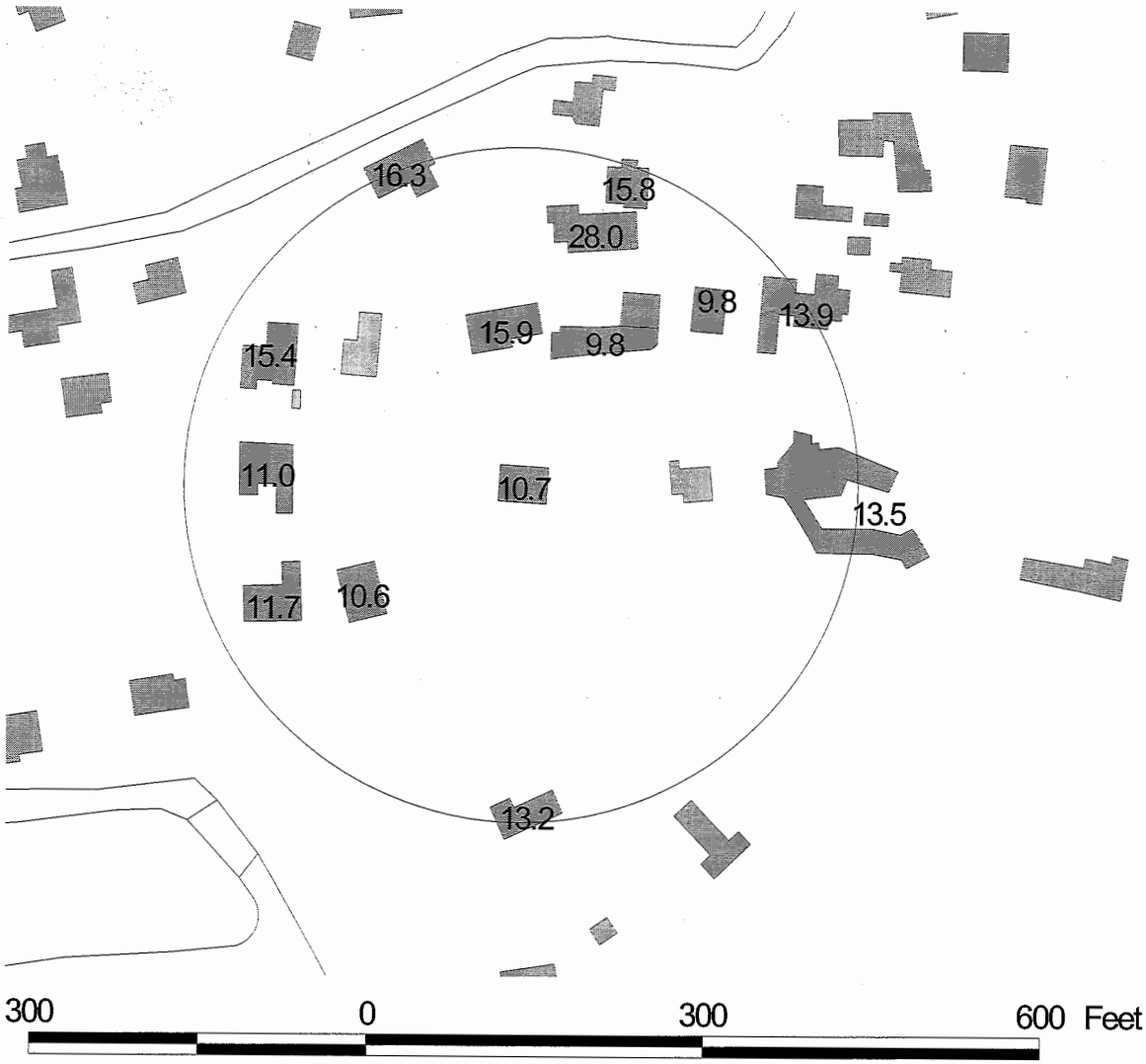
Zoning Approval:
☐ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: Legal lot Composite plat of J.H. Vaun Hilsbury plat 14 # 15

REVIEWER: _____ **DATE:** 5/8/17

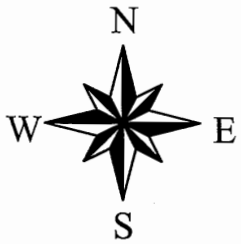
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

Streetscape: 2 Camino Pequeno



Allowable Height = 15'8"



May 26, 2015

HISTORICAL REVIEW SUBMITTAL FOR
2 Camino Pequeno Santa Fe, NM

Attn: Lisa Roach, Senior Planner
Historic Preservation Division, Land Use Dept., City of Santa Fe, NM

Dear Lisa,

We are pleased to provide you with a historic review submittal for our residence at 2 Camino Pequeno. The house was originally constructed in the early 1960's by local artist, writer and craftsman, James Wing. Mr. Wing built the house with overhangs instead of parapets and hand built living room windows that featured large horizontal panes of glass. The design of the house has more of a ranch style aesthetic rather than a straight Santa Fe adobe style home.

In 1998 we purchased the property and made significant upgrades and changes including providing all new services, heating, electrical and water systems, adding a bedroom and portal and replacing most of the original single pane windows with new units. Throughout the remodeling process we maintained the unique look created by Mr. Wing including replacing the original handmade windows with new units of the same design and lite configuration.

The basic scope of work we are currently proposing includes:

- NEW 6' HIGH MAX. WOOD FENCING
- NEW GARAGE (645 SF ROOF AREA) AND ENTRY TRELLIS
- ENCLOSE SOUTH PORTAL (136 heated SF)
- ADD 71 SF HALLWAY
- NEW PORTAL AT NORTH (98 SF)
- REPLACE SEVEN EXISTING WINDOWS WITH DOUBLE PANE UNITS, SAME DESIGN AS EXISTING
- REPAIR EXISTING ENTRY PORTAL FRAMING
- ADDITIONAL SIDEWALKS

BUILDING AREAS/HEIGHT:

Existing Heated Area = 2461 SF
Additional Heated Area = 278 SF
TOTAL FINAL HEATED AREA = 2739 SF
Existing Roofed Area = 3118 SF
Additional Roofed Area = 814 SF
TOTAL FINAL ROOFED AREA = 3932 SF

Maximum building height allowed = +/- 15'
Maximum building height proposed = 12'-6"

May 29, 2015

SUPPLEMENTAL INFORMATION
HISTORICAL REVIEW SUBMITTAL
Mathey Residence 2 Camino Pequeno Santa Fe, NM

RECEIVED
MAY 29 2015

Attn: Lisa Roach, Senior Planner
Historic Preservation Division, Land Use Dept., City of Santa Fe, NM

Dear Lisa,
With our project we are seeking two exceptions to the historic design ordinance.

EXCEPTION #1 FOR WINDOW GLAZING DIMENSION GREATER THAN 30"
The existing living room windows feature large horizontal panes of glass as designed and built by the original owner in the 1960's. To continue this aesthetic we wish to include windows of similar size at the adjacent portal which is to be enclosed. The maximum diagonal of the original glazing is 38", as will be the new glazing.

1. This design feature will not damage the character of the district as it will not be visible from Cm. Pequeno. It is in keeping with the unique architectural character of the residence and we feel that smaller glass panes would not be compatible with the existing look of the house.
2. This exception is not required in order to prevent a hardship or injury.
3. By continuing the use of proportions originally established when the house was built we are maintaining the unique character of the residence and reflecting the influence of more recent Santa Fe style.

EXCEPTION #2 FOR WINDOWS LESS THAN THREE FEET FROM A BUILDING CORNER
An additional exception is requested to allow five windows and one door to be less than three feet from a building corner at existing portals to be enclosed. At the existing south portal that will be enclosed we propose to infill the existing openings but allow the corner posts to remain exposed, allowing more sunlight and views into the room and adjacent living room. Three windows and one door will be located one foot from the corners.

The new hallway enclosure at the existing east portal of the house is also proposed to have an exposed wood post similar to the south portal. Again, this allows for more sunlight into the hall and connecting rooms, and echoes the design of the south portal enclosure. This location will have two windows twelve inches from a building corner.

1. This design feature will not damage the character of the district as it will not be visible from Cm. Pequeno.
2. If the door and window openings were three feet from the building corners at these locations it would severely limit the sunlight and views offered to the residence.
3. This design option blends well with the original "ranch house" design aesthetic of the 60's and will strengthen the character of the city by honoring this distinctive variation on traditional Santa Fe style design.

Sincerely,

Courtenay Mathey

TYPICAL EXTERIOR FINISHES:

WALLS: CEMENT STUCCO FINISH, WHITE (MATCH EXISTING COLONIAL #100 AS MADE BY EL REY)
CEMENT STUCCO WAINSCOT DETAIL ON NORTH SIDE (#103 SAND AS MADE BY EL REY)

STONE: RIVER ROCK, MORTARED (MATCH EXISTING)

WOOD: STAIN FINISH, BROWN (MATCH EXISTING)

DOOR AND WINDOW CLADDING: STAIN FINISH WOOD OR TAN (DESERT SAND BY JELDWEN) METAL CLAD (MATCH EXISTING)

METAL GUTTERS, DOWNSPOUTS, ETC... : PAINT FINISHED, WHITE OR EARTHTONE TO MATCH CLADDING.

ROOFING: EARTH TONE BITUTHANE OR PLY MEMBRANE

EXCEPTION FOR WINDOW GLAZING DIMENSION

The existing living room windows feature large horizontal panes of glass. To continue this aesthetic we wish to include windows of similar size at the adjacent portal which is to be enclosed. The maximum diagonal of the original glazing is 38", as will be the new glazing.

PHOTOGRAPHS OF EXISTING RESIDENCE

2 Camino Pequeno

SOUTH ELEVATION 1

SOUTH ELEVATION 2

PHOTOGRAPHS OF EXISTING RESIDENCE

2 Camino Pequeno

EAST ELEVATION

WEST ELEVATION

PHOTOGRAPHS OF EXISTING RESIDENCE

2 Camino Pequeno

NORTH ELEVATION 1

NORTH ELEVATION 2

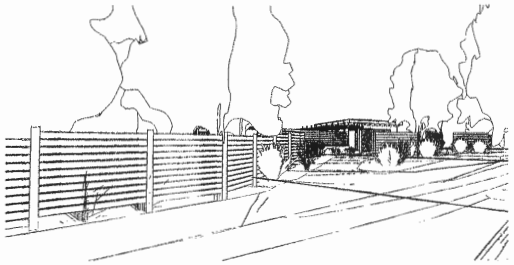
PHOTOGRAPH OF EXISTING FENCE
2 Camino Pequeno

EXISTING WOOD FENCING AND STONE WALL AT COURTYARD

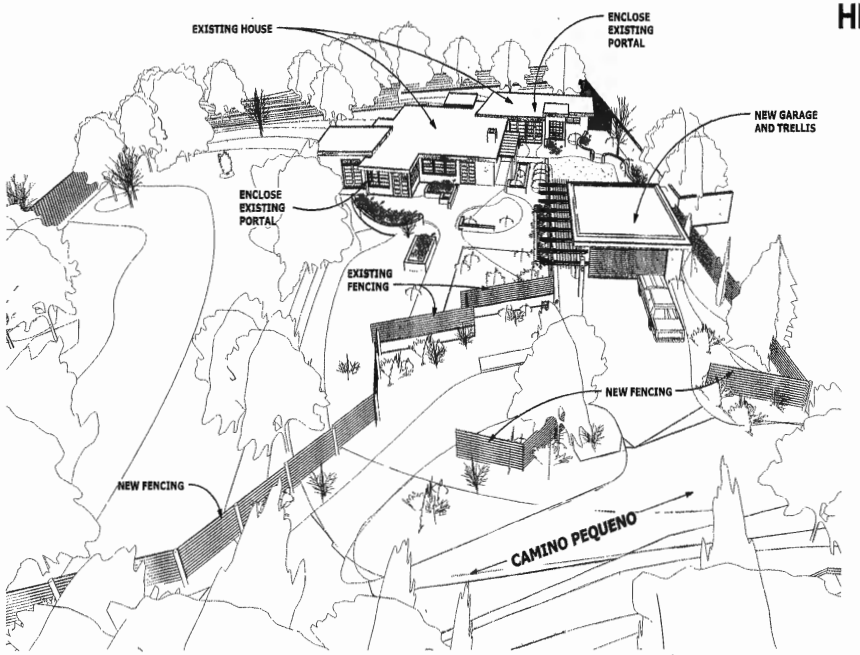
HISTORICAL REVIEW PLANS

Fencing, House Remodel and Garage Addition

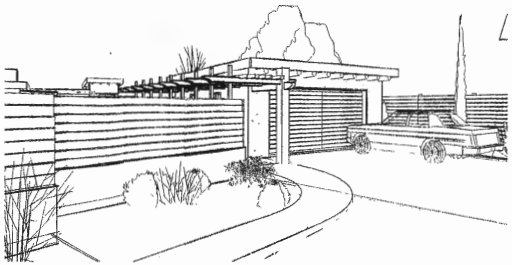
2 Camino Pequeno
City of Santa Fe, NM



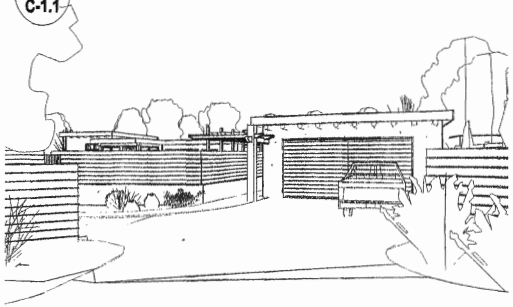
2 C-1.1 Driveway View from Pequeno



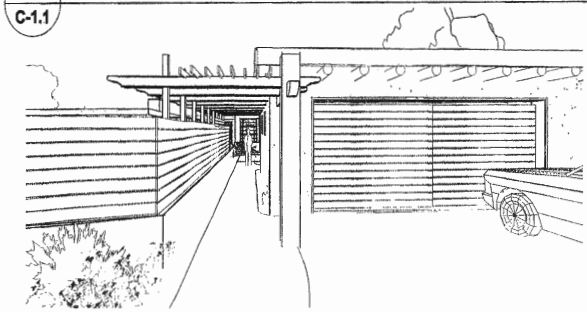
1 C-1.1 Aerial View from South



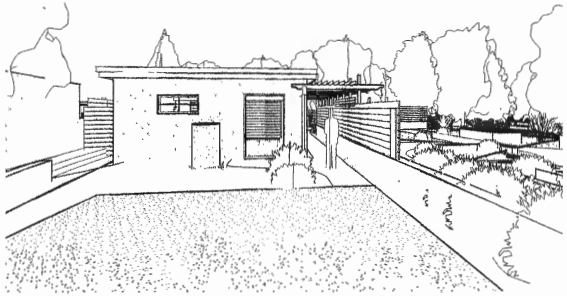
3 C-1.1 Entry Drive



4 C-1.1 Entry View from South



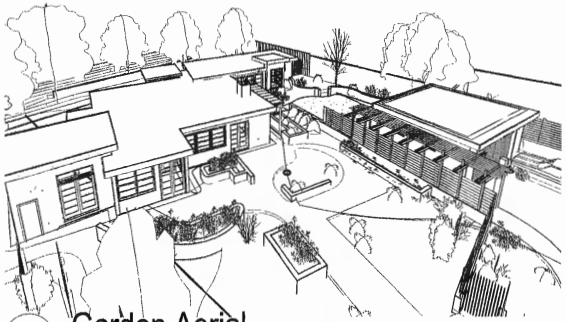
6 C-1.1 Entry Trellis and Garage



8 C-1.1 Entry Patio

5 C-1.1 Hall Connection

7 C-1.1 House View from South



9 C-1.1 Garden Aerial

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

COVER SHEET

DATE: MAY 26, 2015

Sheet No. C-1.1

STATE OF NEW MEXICO COURTENAY MATHEY NO. 2416 May 26, 2015 REGISTERED ARCHITECT
RECEIVED MAY 26 2015

FENCING PERMIT PLANS

2 Camino Pequeno, Santa Fe

PROJECT SCOPE:
- NEW FENCING

ZONING: R-5

LOT SIZE = 35,669 SF = 0.8187 ACRES
LOT AREA IN 1% FLOOD ZONE = 11,986 SF = 0.2752 AC.
LOT AREA NOT IN FLOOD ZONE = 23,679 SF = 0.5435 AC.

ALLOWABLE DENSITY: 0.5435 X 5 DWELLINGS = 2 DWELLINGS MAX.

HISTORIC ZONING: EASTSIDE HISTORIC DISTRICT

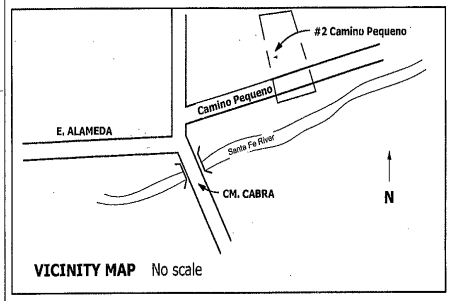
MAX. BUILDING HEIGHT ALLOWED: 15'-8"

HEATED AREA:
EXISTING HOUSE = 2461 SF

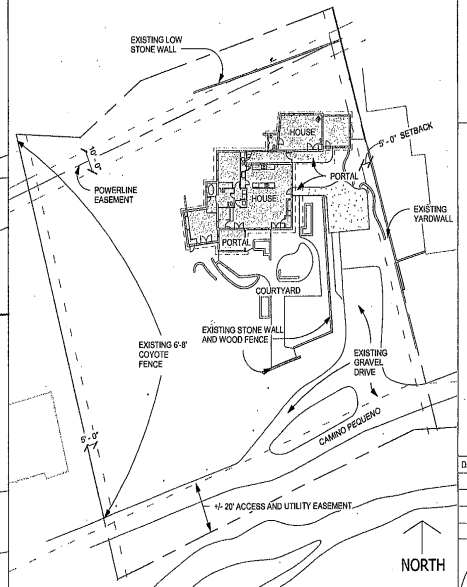
ROOFED AREA:
EXISTING ROOFED AREA = 3118 SF

Sheet List

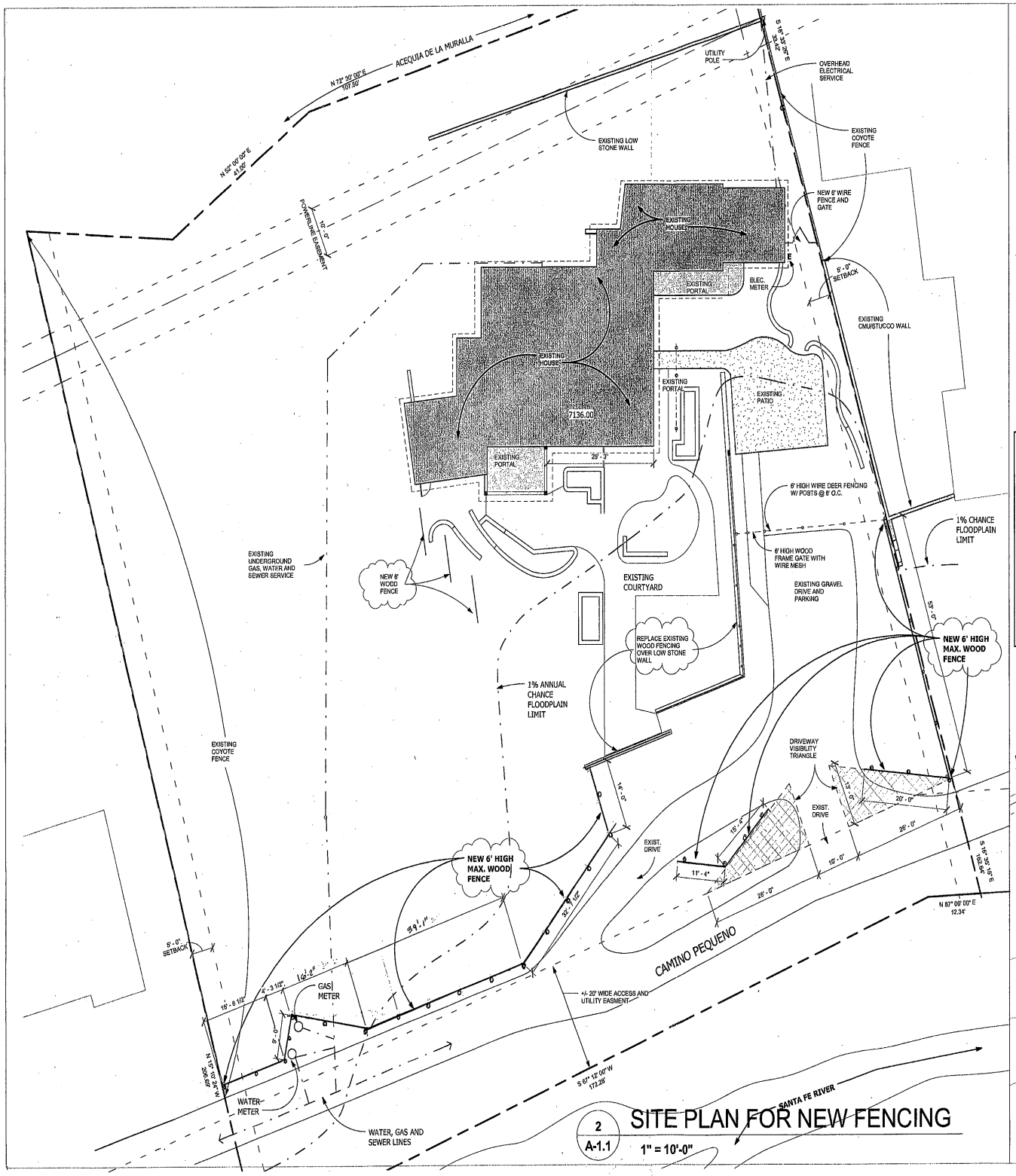
Sheet Number	Sheet Name
A-1.1	SITE PLANS
A-1.2	TERRAIN MANAGEMENT FENCE DETAILS



VICINITY MAP No scale



1 A-1.1 **EXISTING SITE PLAN**
1" = 30'-0"



2 A-1.1 **SITE PLAN FOR NEW FENCING**
1" = 10'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2416
April 28, 2015
LICENSED ARCHITECT

MAY 2 9 2015

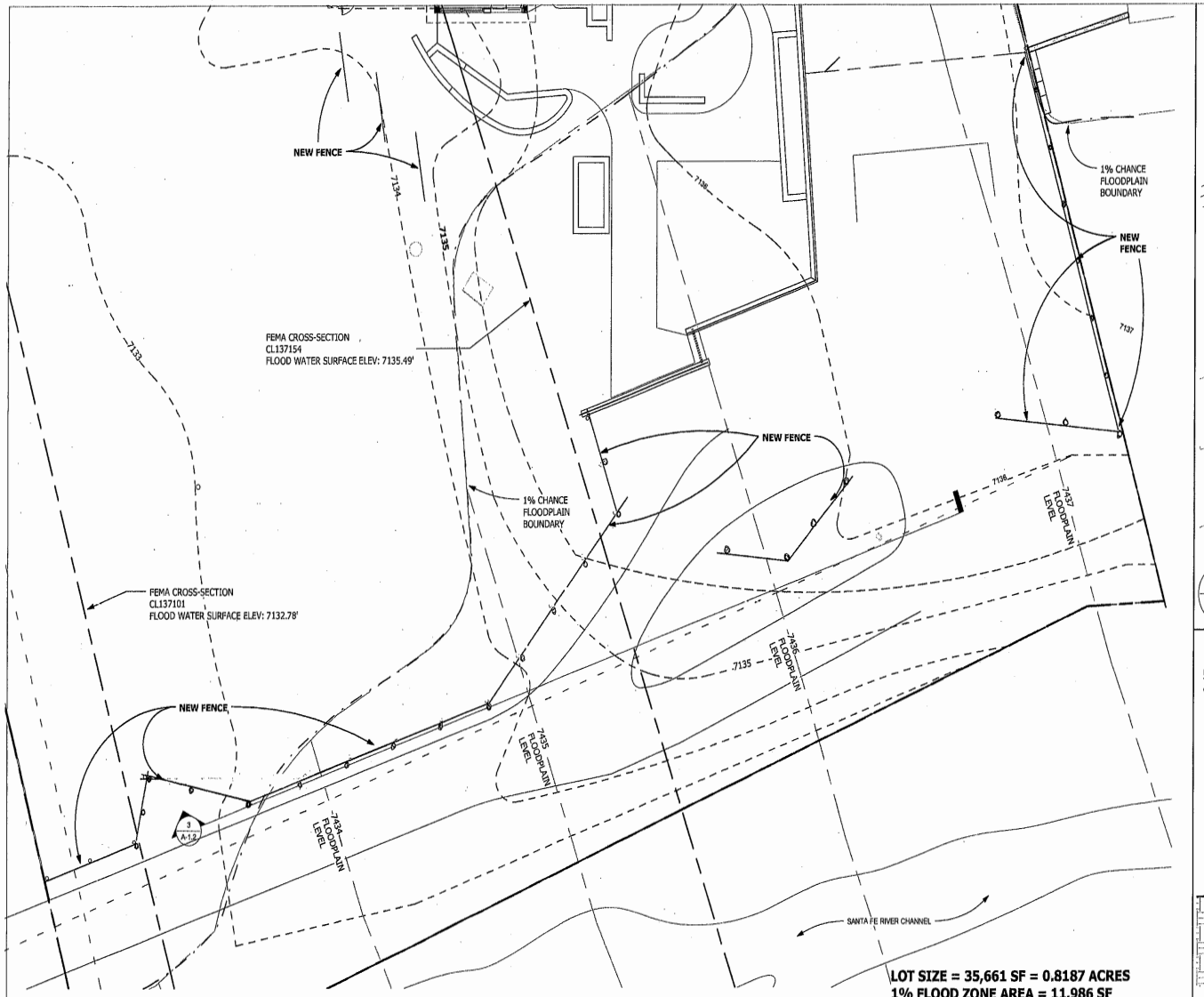
Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

NEW FENCING
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

SITE PLANS

DATE:
APRIL 28, 2015

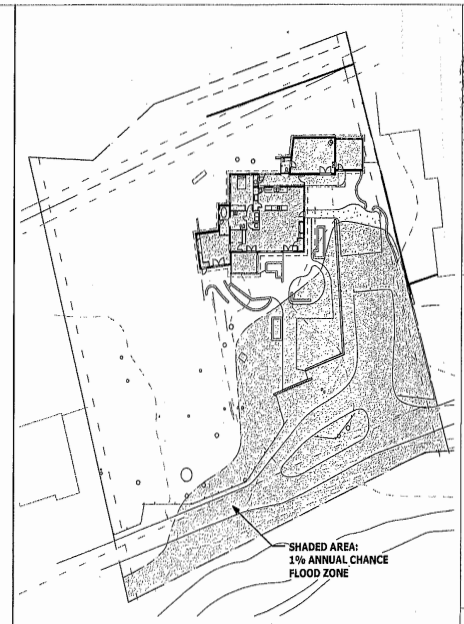
Sheet No.
A-1.1



LOT SIZE = 35,661 SF = 0.8187 ACRES
1% FLOOD ZONE AREA = 11,986 SF
NON-FLOOD AREA = 23,675 SF = 0.5435 AC

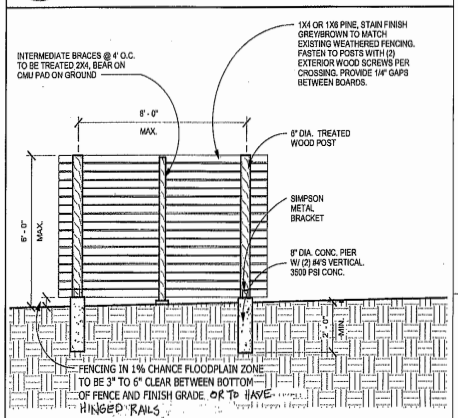
2 A-1.2 TERRAIN MANAGEMENT PLAN

1/8" = 1'-0"



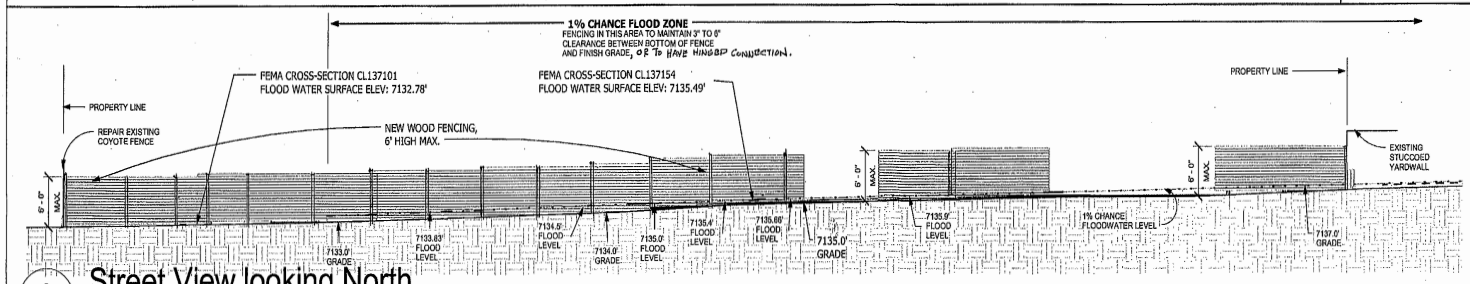
1 A-1.2 SITE ANALYSIS PLAN

1" = 30'-0"



4 A-1.2 TYPICAL FENCE DETAIL

3/8" = 1'-0"



3 A-1.2 Street View looking North

1/8" = 1'-0"

STATE OF NEW MEXICO
MATHEY
NO. 2416
April 28, 2015
REGISTERED ARCHITECT

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

NEW FENCING
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

TERRAIN MANAGEMENT
FENCE DETAILS

DATE:
APRIL 28, 2015

Sheet No.
A-1.2

Remodel and Garage Addition

2 Camino Pequeno, Santa Fe

PROJECT SCOPE:
- NEW TRELLIS
- NEW GARAGE
- ENCLOSE EXISTING PORTALS
- NEW PORTAL

ZONING: R-5
LOT SIZE = 35,669 SF = 0.8187 ACRES
LOT AREA IN 1% FLOOD ZONE = 11,986 SF = 0.2752 Ac.
LOT AREA NOT IN FLOOD ZONE = 23,675 SF = 0.5435 AC.
ALLOWABLE DENSITY: 0.5435 X 5 DWELLINGS = 2 DWELLINGS MAX.
HISTORIC ZONING: EASTSIDE HISTORIC DISTRICT
MAX. BUILDING HEIGHT ALLOWED: 15'-8" +/-

VARIANCE:
GARAGE IS LOCATED WITHIN THE 1% CHANCE FLOODPLAIN AREA. VARIANCE IS REQUESTED TO ALLOW AN ON-GRADE PARKING STRUCTURE PER CHAPTER 14-8.3(F)5 OF THE CITY ZONING CODE.

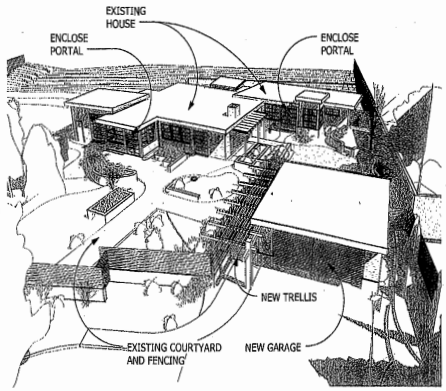
HEATED AREA:

EXISTING HOUSE =	2461 SF
ENCLOSE SOUTH PORTAL =	136 SF
NEW HALL =	142 SF
TOTAL NEW HEATED =	278 SF
TOTAL FINAL HEATED AREA =	2739 SF

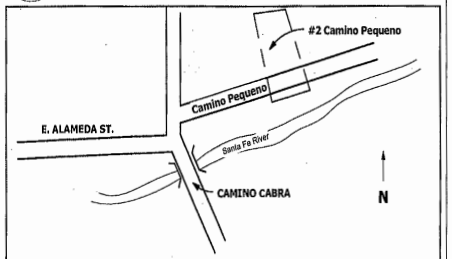
ROOFED AREA:

EXISTING ROOFED AREA =	3118 SF
NEW ROOFED AREA =	814 SF (Garage = 645 SF, Hall = 71 SF, Portal = 98 SF)
TOTAL ROOFED AREA =	3932 SF

LOT COVERAGE : 3982 SF ROOFED AREA / 35,661 SF LOT AREA = 11% LOT COVERAGE (40% ALLOWED)

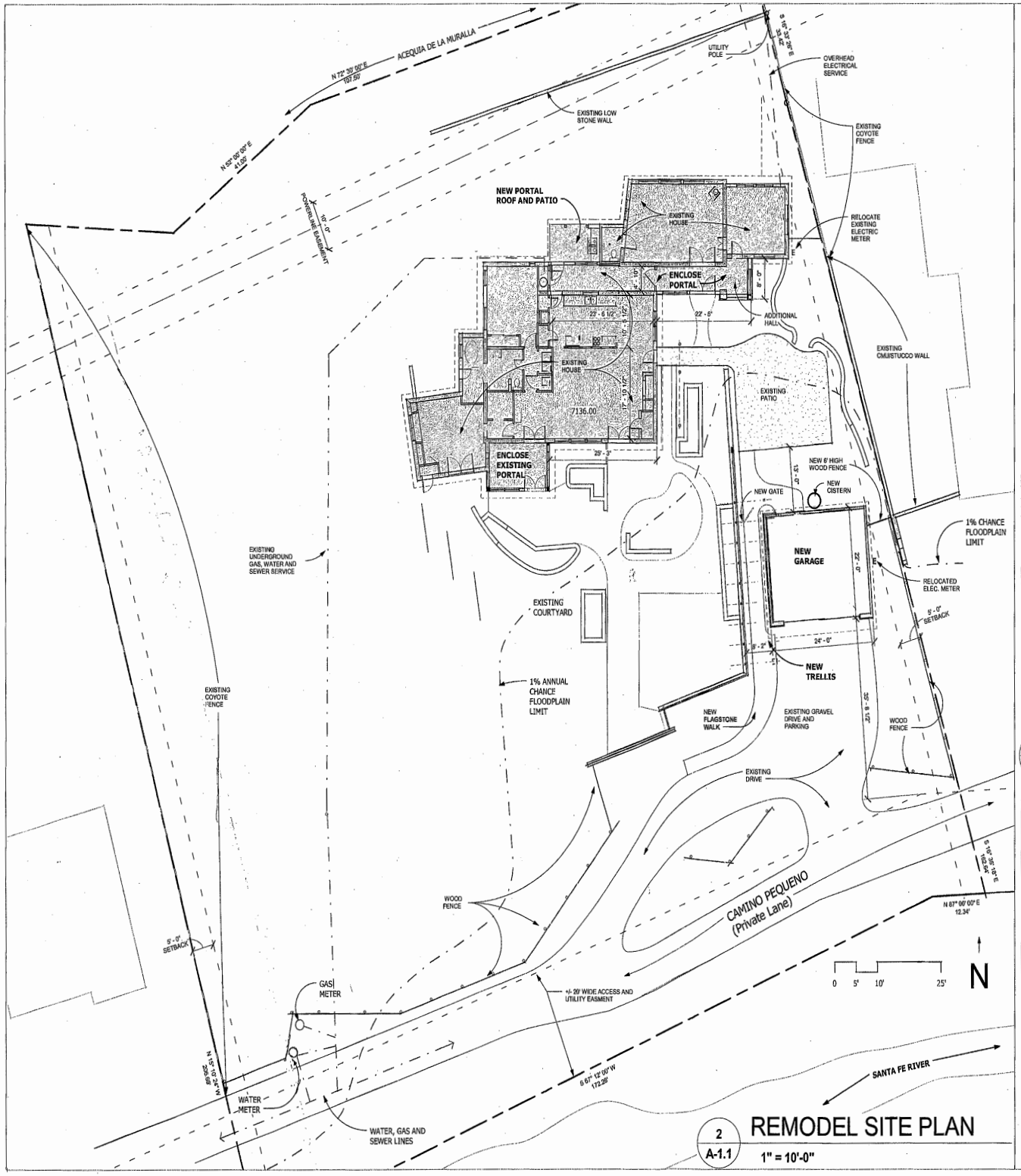


1 A-1.1 Aerial View from South



VICINITY MAP No scale

Sheet List	
Sheet Number	Sheet Name
A-1.1	REMODEL SITE PLAN
A-1.2	TERRAIN MANAGEMENT SITE ANALYSIS
A-2.1	EXISTING FLOOR PLAN
A-2.2	REMODEL FLOOR PLAN
A-3.1	SOUTH AND EAST ELEVATIONS
A-3.2	NORTH AND WEST ELEVATIONS
A-4.1	GARAGE PLANS ROOF PLAN



2 A-1.1 REMODEL SITE PLAN

1" = 10'-0"

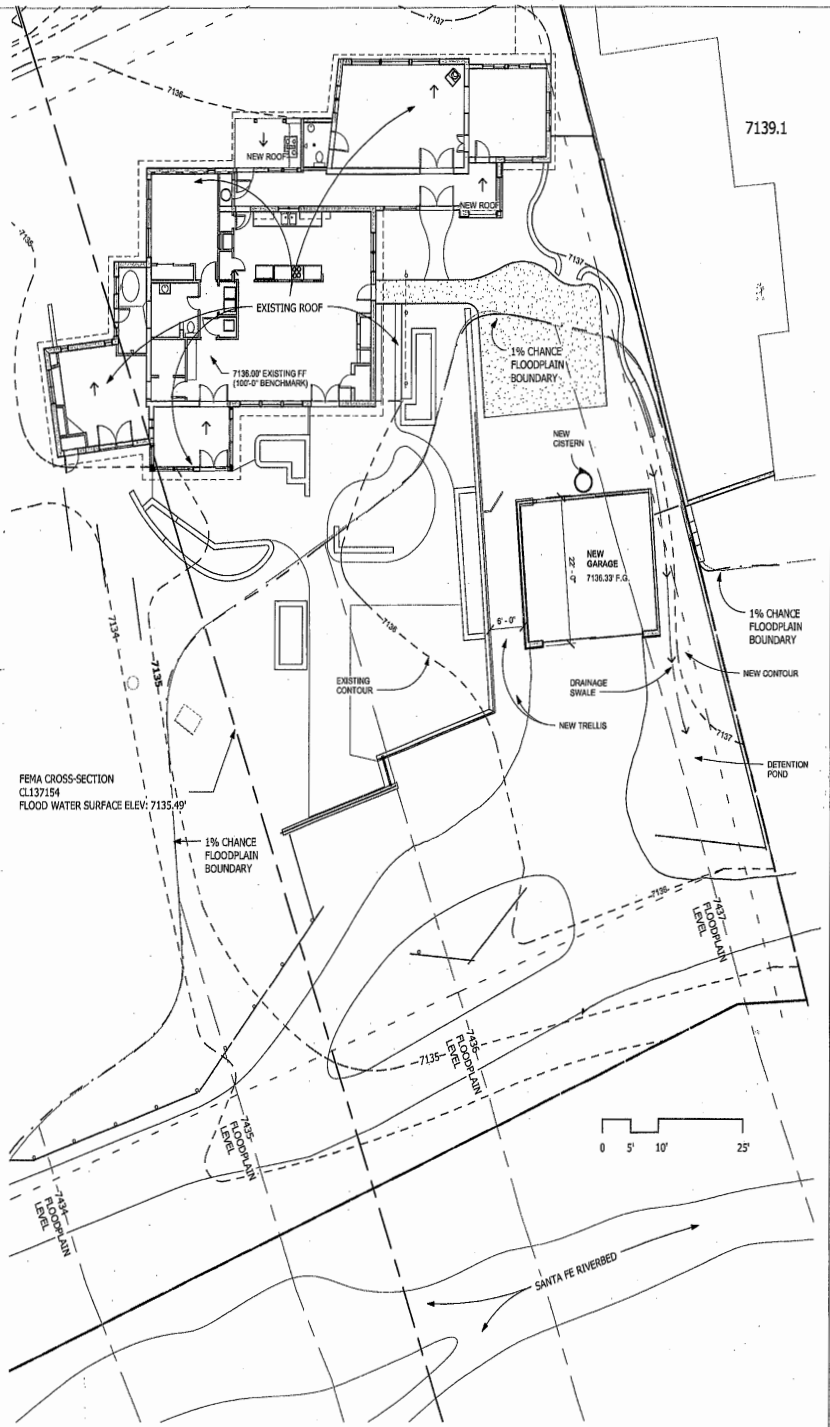
Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 mattheyarchitecture@gmail.com

Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

REMODEL SITE PLAN

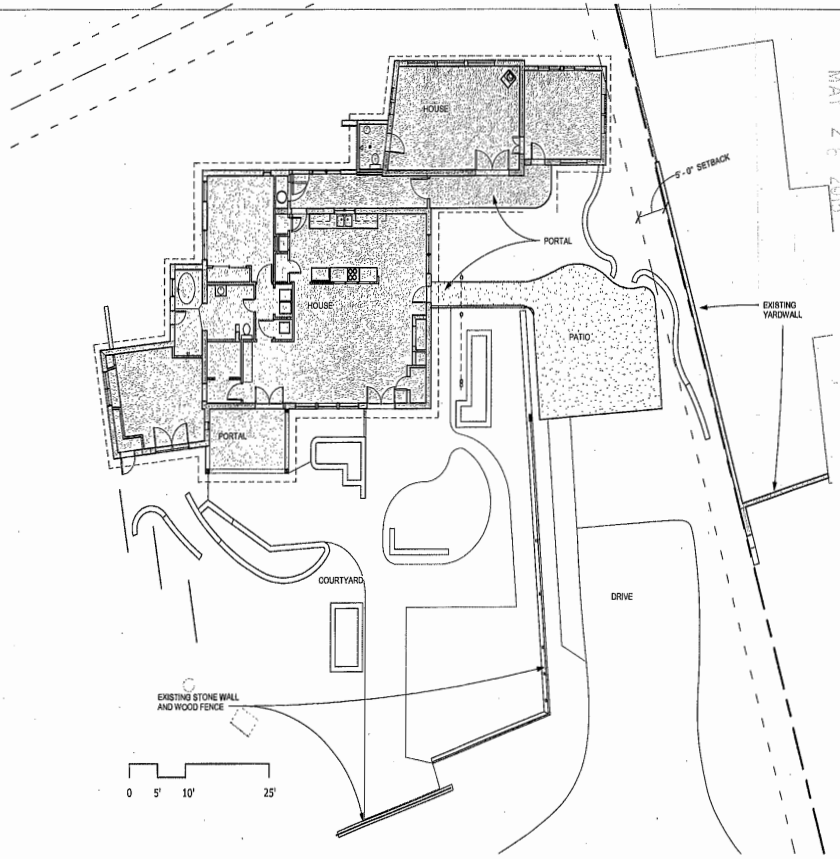
DATE: APRIL 28, 2015

Sheet No. A-1.1



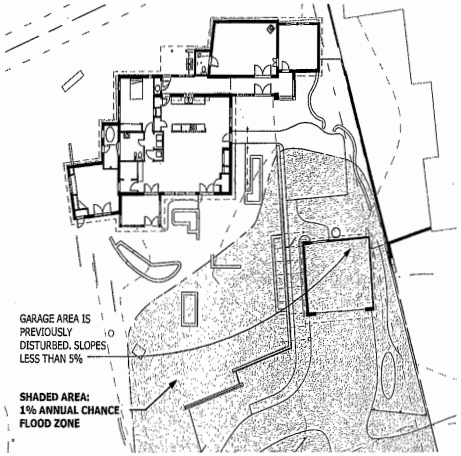
2 A-1.2 TERRAIN MANAGEMENT PLAN

1" = 10'-0"



1 A-1.2 EXISTING SITE PLAN

1" = 10'-0"



3 A-1.2 SITE ANALYSIS PLAN

1" = 20'-0"

LOT SIZE = 35,661 SF = 0.8187 ACRES
1% FLOOD ZONE AREA = 11,986 SF
NON-FLOOD AREA = 23,675 SF = 0.5435 AC

SLOPE ANALYSIS NOTES
1. NEW GARAGE BUILDING AREA IS PREVIOUSLY DISTURBED AND SLOPES LESS THAN 5%.
2. NO SLOPE ANALYSIS PLAN IS REQUIRED.

GRADING AND DRAINAGE
1. ALL DISTURBED AREAS ARE TO BE REVEGETATED.

STATE OF NEW MEXICO COURTENAY MATHEY NO. 2416 April 28, 2016 REGISTERED ARCHITECT

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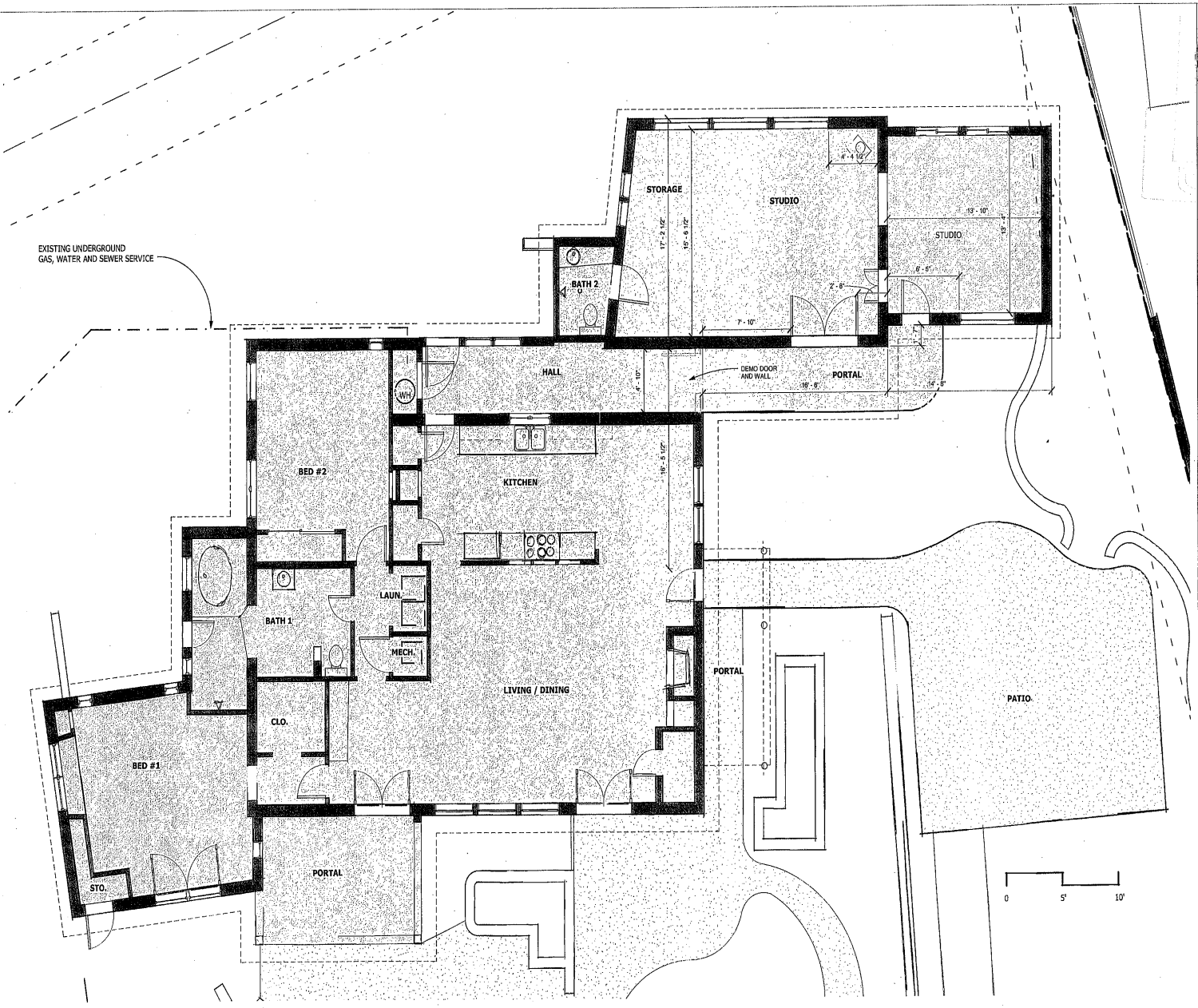
Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

TERRAIN MANAGEMENT
SITE ANALYSIS

DATE:
APRIL 28, 2016

Sheet No.
A-1.2



1
A-2.1

EXISTING FLOOR PLAN

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2416
April 28, 2016
REGISTERED ARCHITECT

Mathey and Associates Architects
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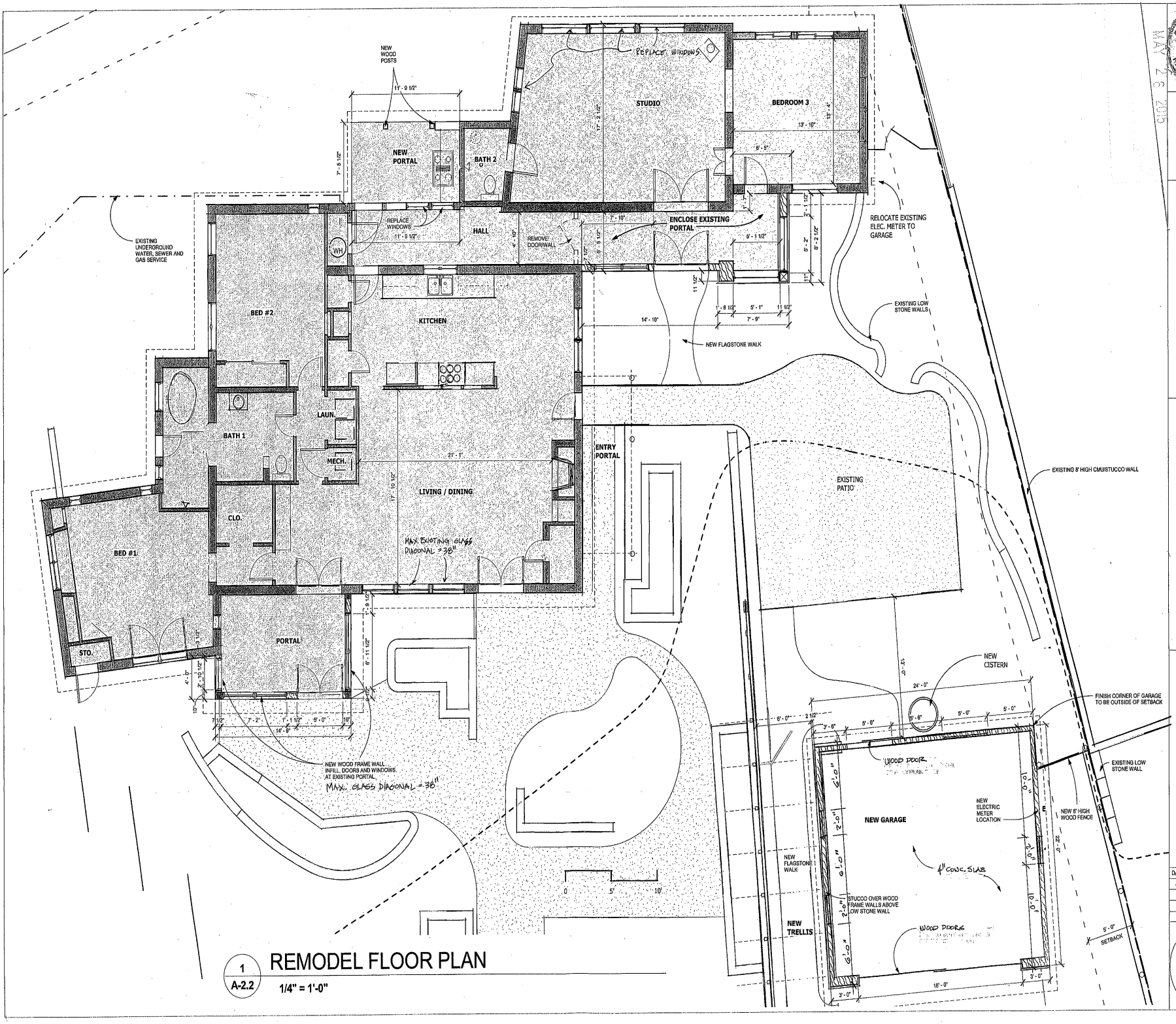
Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

EXISTING FLOOR PLAN

DATE:
APRIL 28, 2016

Sheet No.
A-2.1



1 A-2.2 REMODEL FLOOR PLAN

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2416
April 28, 2015
REGISTERED ARCHITECT

MAY 6 2015

Mathey and Associates Architects

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505.986.9854 matheyarchitecture@gmail.com

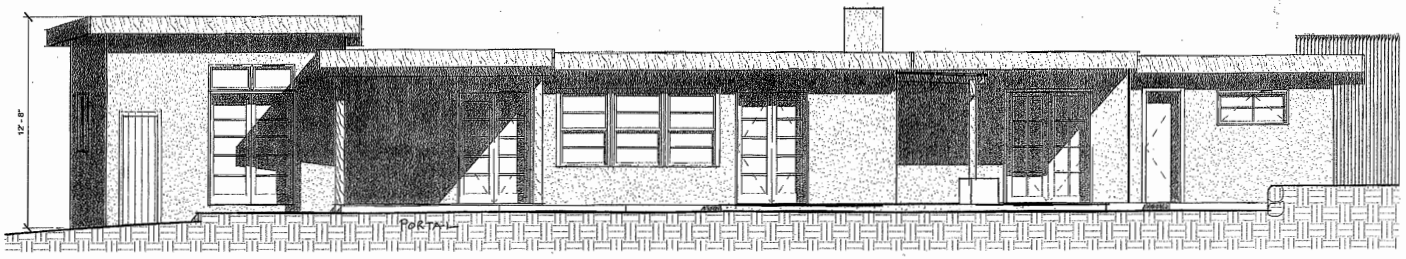
Remodel and Garage Addition
2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

REMODEL FLOOR PLAN

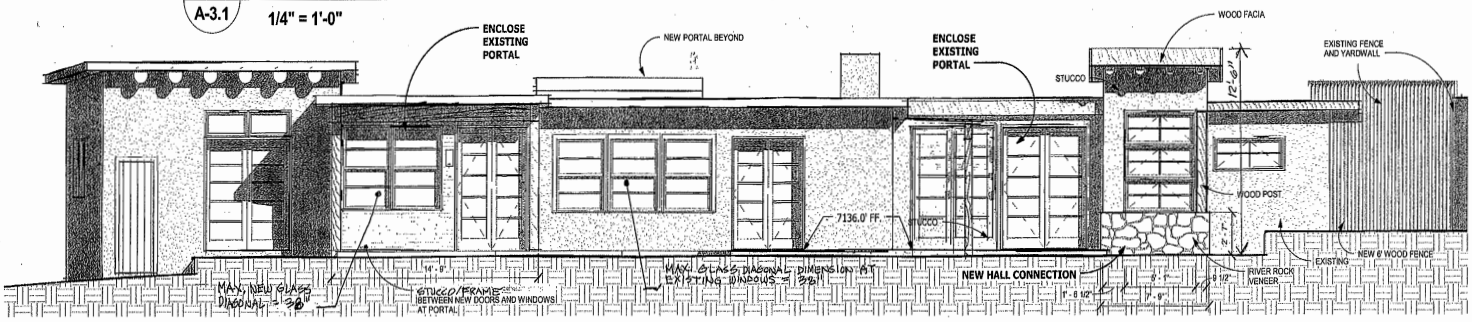
DATE:
APRIL 28, 2015

Sheet No.
A-2.2



1 A-3.1 South Elevation - Existing

1/4" = 1'-0"



2 A-3.1 South Elevation - New

1/4" = 1'-0"

TYPICAL EXTERIOR FINISHES

WALLS: CEMENT STUCCO-FINISH, WHITE (MATCH EXISTING)
EARTHTONE WAINSCOT, NORTH SIDE OF HOUSE

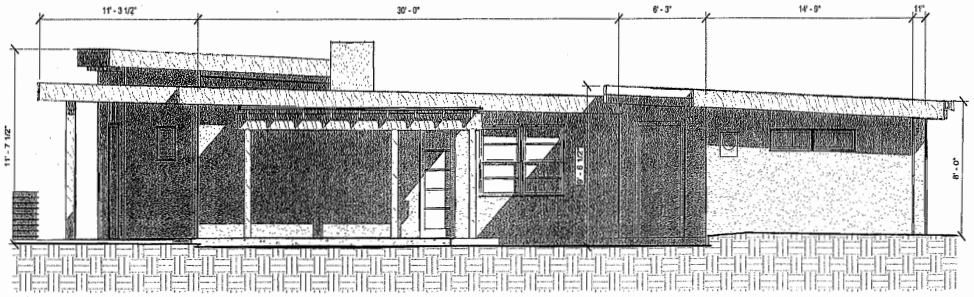
STONE: RIVER ROCK, MORTARED (MATCH EXISTING)

WOOD: STAIN FINISH, BROWN (MATCH EXISTING)

DOOR AND WINDOW CLADDING: STAIN FINISH WOOD OR TAN METAL CLAD (MATCH EXISTING)

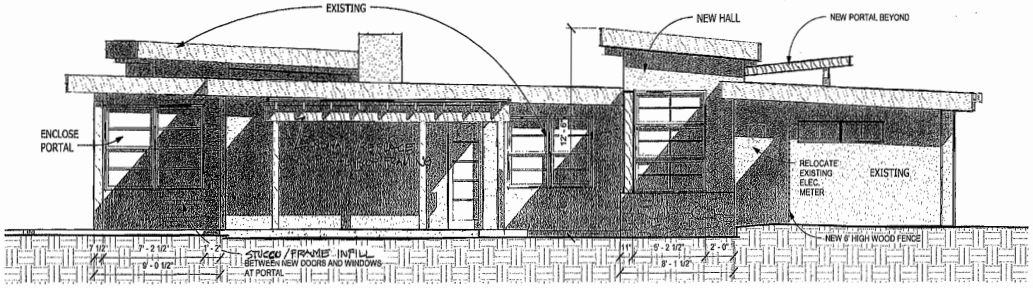
ROOFING: EARTH TONE BITUTHANE OR PLY MEMBRANE

METAL GUTTER/DOWNSPOUT/FLASHING, ETC.. PAINT FINISHED, WHITE OR EARTHTONE.



3 A-3.1 East Elevation - Existing

1/4" = 1'-0"



4 A-3.1 East Elevation - New

1/4" = 1'-0"

0' 5' 10' 15' 20'

STATE OF NEW MEXICO COURTENAY MATHEY NO. 2416 April 28, 2015 REGISTERED ARCHITECT

2 6 2015

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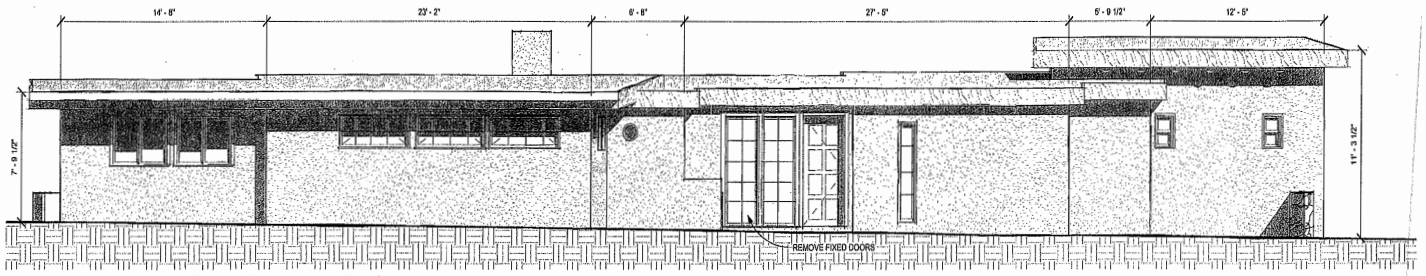
Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

SOUTH AND EAST ELEVATIONS

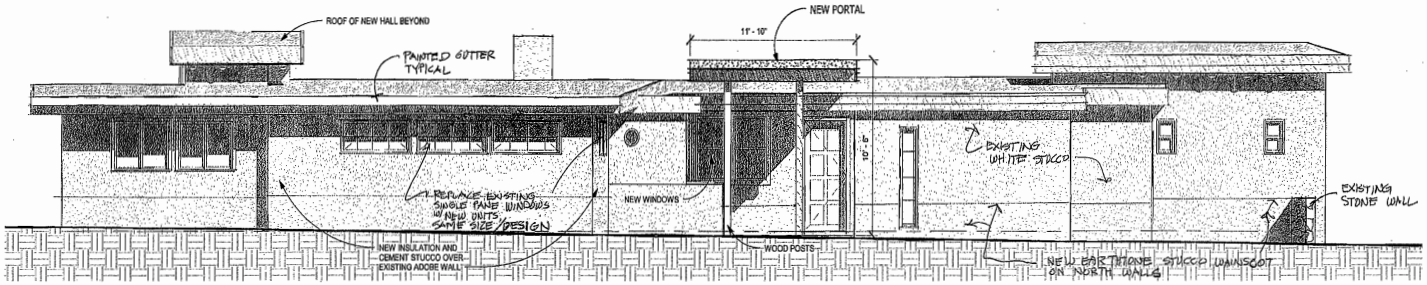
DATE: APRIL 28, 2015

Sheet No. A-3.1



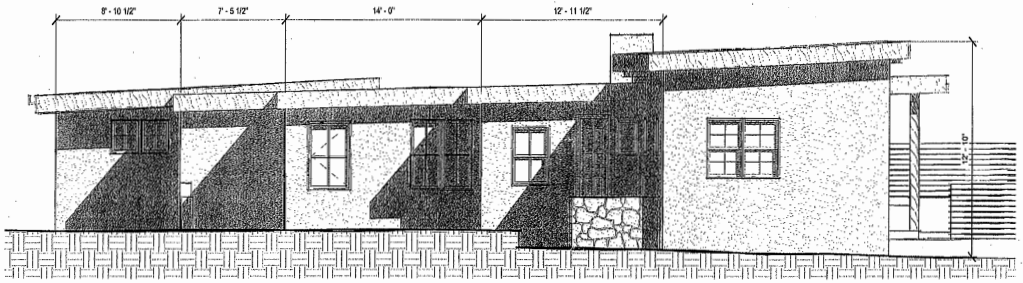
1 A-3.2 North Elevation - Existing

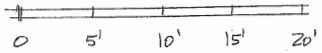
1/4" = 1'-0"



2 A-3.2 North Elevation - New

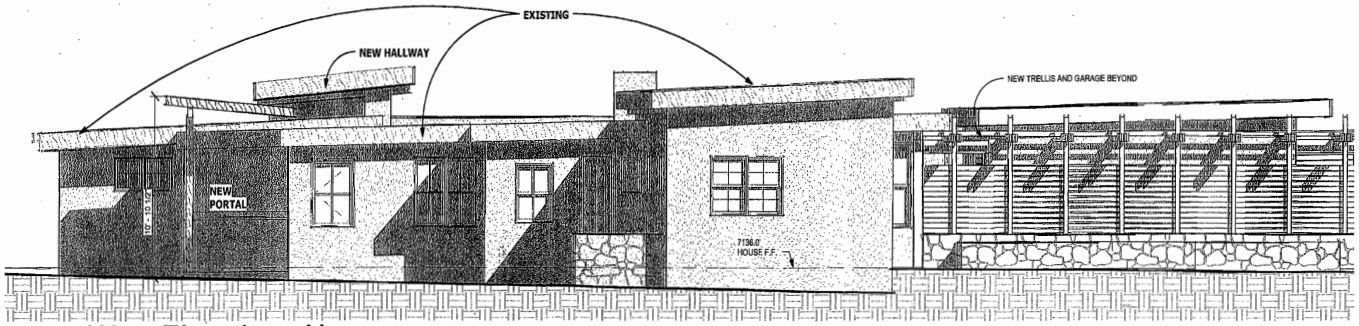
1/4" = 1'-0"





3 A-3.2 West Elevation - Existing

1/4" = 1'-0"



4 A-3.2 West Elevation - New

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
No. 2416
April 28, 2015
REGISTERED ARCHITECT

APR 26 2015

Mathey and Associates Architects
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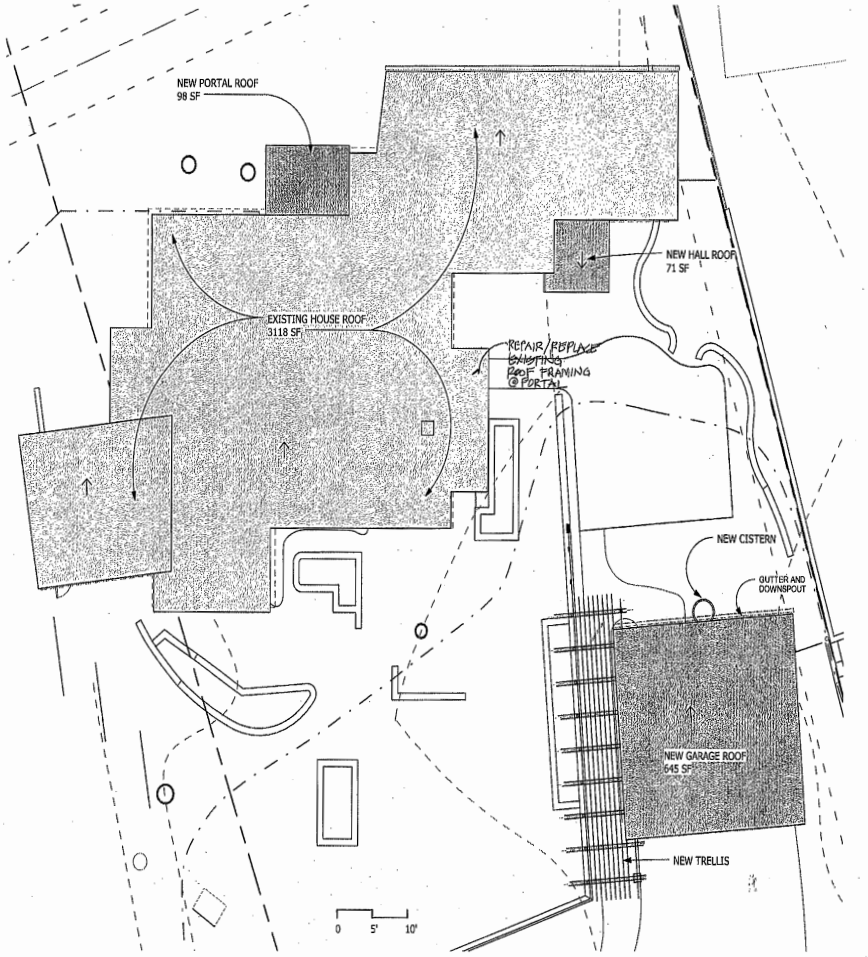
Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

5-8-15

NORTH AND WEST ELEVATIONS

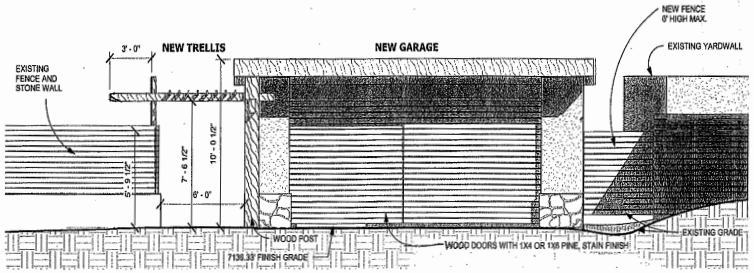
DATE:
APRIL 28, 2015

Sheet No.
A-3.2



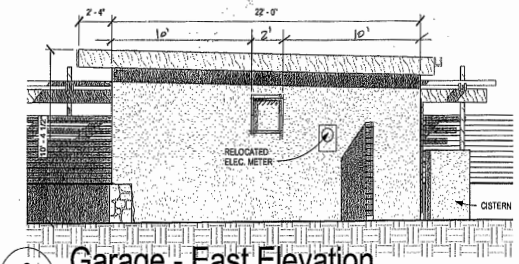
5 A-4.1 **ROOF PLAN**

1/8" = 1'-0"



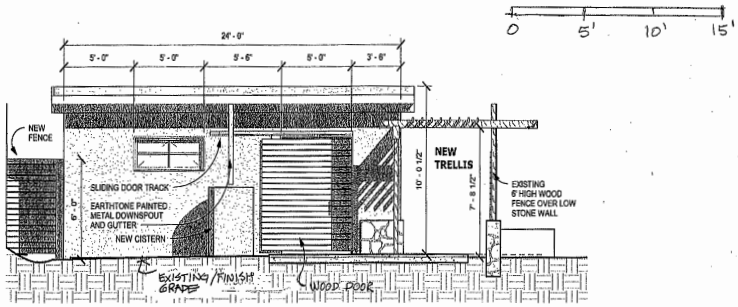
1 A-4.1 **Garage - South Elevation**

1/4" = 1'-0"



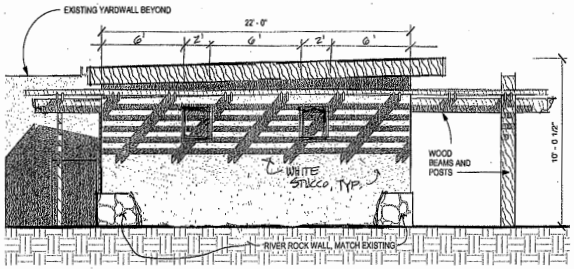
2 A-4.1 **Garage - East Elevation**

1/4" = 1'-0"



3 A-4.1 **Garage - North Elevation**

1/4" = 1'-0"



4 A-4.1 **Garage - West Elevation**

1/4" = 1'-0"

STATE OF NEW MEXICO
RICHARD COURTENAY MATHEY
NO. 3418
April 28, 2015
REGISTERED ARCHITECT

2 6 2015

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

GARAGE PLANS
ROOF PLAN

DATE:
APRIL 28, 2015

Sheet No.
A-4.1

City of Santa Fe, New Mexico

memo

DATE: 28 July 1998

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Acting Planning Division Team Leader CS

FROM: Heather L. Pierson, Historic Preservation Planner HP

ITEM & ISSUE:

CASE #H- 98-153 A & B

ADDRESS #2 Camino Pequeño

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__ Case Synopsis

x District Standards

x State Historical Survey Sheet

__ Minutes of _____

x Other Allowable Height Calculation

APPLICANT SUBMITTALS

x Proposal Letter

x Vicinity Map

x Site Plan/Floor Plan

x Elevations

x Photographs

__ Other _____

STAFF RECOMMENDATION:

Pending resolution on the placement of the door openings on the north elevation, Staff acknowledges the standards for architectural design and height in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of one-story additions on the north, east, and south elevations and a second-story addition not to exceed 15'8" from grade. The Prairie Revival Style residence is characterized by horizontal elements, including overhanging eaves, horizontal muntin lines, and a long, low profile. The proposed additions will have the same architectural vocabulary as the existing residence. A 6' stucco yard wall is proposed along the eastern property line.

The detached carport/workshop will have the same architectural character as the main residence.

The allowable height for the subject site is 15'8" (Section 14-70.20 SFCC 1987). The proposed construction will be within that height. Staff has concern with the proposed French doors in the addition on the north elevation. The subject doors are not located three feet from the corner as required by Section 14-70.9C2 SFCC 1987.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry bl[illegible], bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-03, §8; SFCC 1981, §3-29-4)

Mathey & Associates
Architects

Heather Pierson
Historic Preservation Planner

July 8, 1998

Re: Submittal for Historical board Approval of Remodel and Addition to
The James G. Wing Residence, #2 Camino Pequeno, Santa Fe

Dear Heather,

It was good meeting with you last week regarding this project. We have made some revisions to the plans as you suggested and are submitting this package for review and approval by the Historical Board.

This residence was built between 1957 and 1960 by James G. Wing, a local artist, writer, sculptor and craftsman. The house is characterized by it's lime plastered adobe walls and low-pitched shed roofs that overhang the walls eighteen inches to six feet. There has been no new work on the structures since they were built, except for typical maintenance. The structures are in generally good condition, except they are in need of new electrical, plumbing and heating upgrades.

The scope of this project is as follows:

- Remodel existing 1220 square foot residence (as noted above).
- Add 376 square feet of new bedroom, mechanical and alcove space to the residence.
- Remodel existing 420 square foot workshop.
- Enclose existing 215 square foot carport.
- Add 395 square feet of new studio and bathroom space to existing workshop.
- Construct new carport/workshop.
- Construct new 6' high stucco-finished wall at east property line.

Please review the attached materials and let me know if you have any questions.

Sincerely

Courtenay Mathey

2214-B West Alameda Santa Fe, New Mexico 87501 505/986-9854

RECEIVED
JUL 8 1998
11:00 AM

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: #2 Camino Pequeño

Owner: James G. Wing Trust Phone: 986-9854

Address: 2 Cm. Pequeño City, State, Zip Code: Santa Fe, NM 87501

Applicant: Courtenay Mathey Phone: 986-9854

Address: 2214 B W. Alameda City, State, Zip Code: Santa Fe, NM 87501

Project Proposal: Addition + Remodel to existing house/workshop

New Construction: Single-Family Residence (X) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition (X) Remodel (X) Addition (X) Residential (X)
Sign(s) ( ) Wall/Fence (X) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes (X) No ( )

If yes, who? Heather Pierson Date? 7/3/98

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes (X) No ( )

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)? 15'-8"

What is the proposed height as illustrated in your project? 15'-8" MAX.

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No (X)

If yes, who? _____ Date? _____

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Courtenay Mathey 7/8/98

Signature of Applicant or Owner Date

Project description: Courtenay Mathey agent/owner, proposes to amend a previous approval, including an alternate design for a 552 square foot carport, elimination of a portion of the north hallway, addition of a 368 square foot bedroom and a 145 square foot storage room, and revision to door and window layout on the north portal enclosure. An exception is requested to place windows within 3' of a corner (Section 14-5.2(E)(2)(b)).

Case number: H-15-060B
Project Type: HDRB

PROJECT LOCATION (S): 2 Camino Pequeno

PROJECT NAMES:

OW – Courtenay and Jackie Mathey Santa Fe, NM 87501	2 Camino Pequeno 505-989-4512
AP – Courtenay and Jackie Mathey Santa Fe, NM 87501	2 Camino Pequeno 505-989-4512

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Non-Contributing
PUBLICLY VISIBLE FACADE-EAST	Partial
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Partial
HISTORIC DISTRICT INVENTORY NUMBER	H-859
YEAR OF CONSTRUCTION	1957
PROJECT TYPE (NEW, ADD, ETC.)	Remodel and Additions
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: August 11, 2015

TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation DR

FROM: Lisa Roach, Senior Planner in Historic Preservation LR

CASE # H-15-060

ADDRESS: 2 Camino Pequeño
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_X_ **Case Synopsis**

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

_X_ **Historic Inventory Form**

_X_ **Zoning Review Sheet**

_X_ **Other:** Bldg Height Calculation

APPLICANT SUBMITTALS

_X_ **Proposal Letter**

____ **Vicinity Map**

_X_ **Site Plan/Floor Plan**

_X_ **Elevations**

_X_ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff finds that the criteria for an exception to Section 15-5.2(E)(2)(b) have been met and recommends approval of this application, which otherwise complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

2 Camino Pequeño is a 2,461 square foot residence with 647 square feet of unheated portal spaces, for a total roofed square footage of 3,118. The residence was constructed in the early 1960s in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite pattern. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

In June of 2015, the HDRB approved the construction of a freestanding garage and entry trellis, the enclosure of the southwest portal (including a 3' corner rule exception), the enclosure of the southeast portal (including a 3' corner rule exception), replacement of windows, construction of a new portal on the north façade, repair of wood framing and construction of a 6' high fence. Now the applicant proposes to amend the approval with the following:

1) Alter the garage to become an open 552 square foot carport in the same location;

2) Eliminate the tall portion at the east end of the southeast portal enclosure, and replace it with an approximately 368 square foot bedroom and hallway addition to a height of 12'6" (still requiring the 3' corner rule exception as requested in the previous approval – see below);

3) Add a 145 square foot storage room to the east end of the north façade;

4) Revise the door and window layout of the north portal enclosure; and

5) Construct a free-standing 322 square foot garden shed with portal.

RELEVANT CODE CITATION: Section 14-5.2(E)(2)(b) Recent Santa Fe Style

"No door or window in a publicly visible façade shall be located nearer than (3) three feet from the corner of the façade."

EXCEPTION CRITERIA:

(i) Do not damage the character of the district

Applicant Response: This design feature will not damage the character of the district as it will not be visible from Camino Pequeño.

Staff Response: Staff agrees with this response, as windows to be placed within 3' of a corner are located behind the proposed carport, which will substantially limit public visibility. Also, this exception has been granted elsewhere on the residence.

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

Applicant Response: If the door and window openings were three feet from the building corners at these locations, it would severely limit the sunlight and views offered to the residence.

Staff Response: Staff agrees with this 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: This design option blends well with the original "ranch house" design aesthetic of the '60's and will strengthen the character of the City by honoring this distinctive variation on traditional Santa Fe style design.

Staff Response: Staff agrees with this response. The design is a unique blend of styles that are uncommon in the Downtown and Eastside District.

July 14, 2015

HISTORICAL REVIEW AMENDMENTS
2 Camino Pequeno Santa Fe, NM

Attn: Lisa Roach, Senior Planner Historic Preservation Division, Land Use Dept., City of Santa Fe, NM

Dear Lisa,
We have considered some modifications and alternates to our originally approved design and are pleased to provide you with the updated plans for historical review. The main changes to the original proposal are:

1. Alternate design for the carport
2. Eliminate the tall portion of the ~~north~~ south hallway
3. Addition of a new bedroom
4. Revision to door and window layout at north portal enclosure
5. Addition of a storage room
6. Construction of a gardenshed.

The other items originally approved such as fencing and the other remodel work on the house have not changed. We are looking at the new carport design as a cost-saving approach but may choose to construct the original design instead.

BUILDING AREAS:
Existing Heated Area = 2461 SF
New Heated Area = 498 SF
TOTAL FINAL HEATED AREA = 2959 SF

Existing Roofed Area = 3185 SF
New Roofed Area = 1165 SF
TOTAL FINAL ROOFED AREA = 4350 SF

New unheated storage room = 144 SF

HEIGHT:
Maximum building height allowed = 15'-8"
Maximum building height proposed = 12'-6"

TYPICAL EXTERIOR FINISHES:
WALLS: CEMENT STUCCO FINISH, WHITE (MATCH EXISTING COLONIAL #100 AS MADE BY EL REY). CEMENT STUCCO WAINSCOT DETAIL ON NORTH SIDE (#103 SAND AS MADE BY EL REY)
STONE: RIVER ROCK, MORTARED (MATCH EXISTING)
WOOD: STAIN FINISH, BROWN (MATCH EXISTING)
DOOR AND WINDOW EXTERIOR: STAIN FINISH WOOD OR TAN (DESERT SAND BY JELDWEN)
METAL CLAD (MATCH EXISTING)
METAL GUTTERS, DOWNSPOUTS, ETC... : PAINT FINISHED, WHITE OR EARTHTONE TO MATCH CLADDING.
ROOFING: EARTH TONE BITUTHANE OR PLY MEMBRANE

Sincerely,
Courtenay Mathey

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: MAY 8, 2015

Property Owner of Record: Courtenay & Jackie Mathey

Applicant/Agent Name: Courtenay Mathey, Architect

Contact Person Phone Number: (505) 986-9854

Site Address: 2 Camino Pequeno

Proposed Construction Description: Fencing, Garage, Hall Addition

TOTAL ROOF AREA:

Zoning District: R-5

Lot Coverage: 13.1 % NCB

□ Open Space Required: _____

Overlay: □ Escarpment _____

☒ Flood Zone*

☒ Other: East-side Historic District

Submittals Reviewed with PZR:

☑ Legal Lot of Record □ Development Plan ☑ Building Plans

☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:

□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**

☒ Visibility Triangle Required - private lane

Use of Structure: ☒ Residential

□ Commercial Type of Use: _____

Terrain: □ 30% slopes NONE

Setbacks:

Proposed Front: +/- 35' Minimum: _____

2nd Front? _____

Proposed Rear: +/- 45' Minimum: _____

Proposed Sides: L 60' R 5' Minimum: _____

Height: Proposed +/- 13'-0"

Maximum Height: +/- 15' or

☒ Regulated by Historic Districts Ordinance

□ Regulated by Escarpment District

Parking Spaces:

Proposed 6 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.

Courtenay Mathey (PRINT NAME) ☒ OWNER ☒ APPLICANT ☒ AGENT]

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

SIGNATURE: [signature] DATE: 5/8/2015

To Be Completed By City Staff:

Additional Agency Review if Applicable:

□ Escarpment Approval by _____ Date: __/__/__

☒ Flood Plain Approval by RBS Date: 05/08/15

□ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

Zoning Approval:

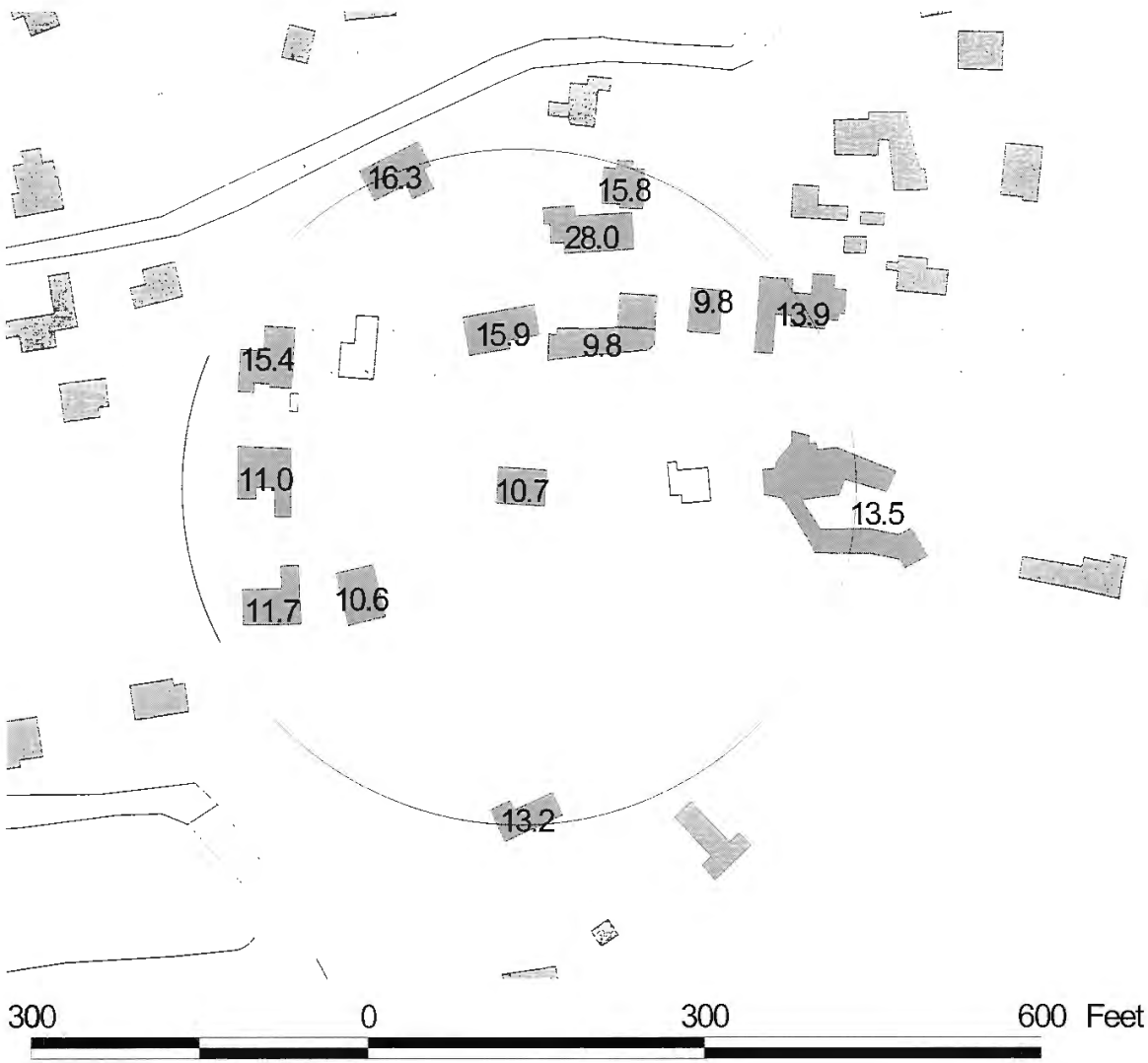
□ **Preliminary Approval** □ **with conditions** □ **Rejected**

Comments/Conditions: Legal lot (composite plat of ~~[illegible]~~ J.H. Van Hilsburg Plat 14 F 15 — / Carport design / add bedroom at storm room — 7-14-15 — / Added garden shed. NCB

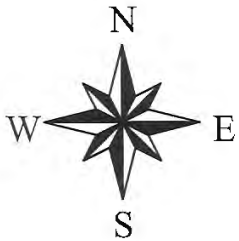
REVIEWER: [signature] DATE: 5/8/17 7/30/15

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

Streetscape: 2 Camino Pequeno



Allowable Height = 15'8"



H859

building threatened? yes	surveyed date 7-7-83 by mb	county Santa Fe	ID no. 051600653
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 3 Camino Pequeño

city/town: Santa Fe

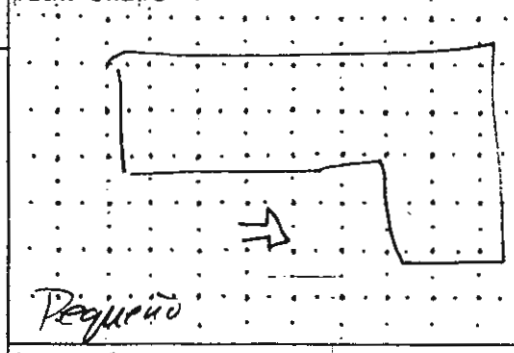
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N range 10 E sec 30 NE ¼ NW ¼

film roll by m no. 29 | negative nos. 14 | loc. of neg. HPB

plan shape



date of construction: ____ estimate 1957 actual

source:

use: present residential; other ____; historic ~~residential~~; other ____

condition: ___ excellent X good ___ fair ___ deteriorating

style: Vernacular

foundation material: Concrete

wall material/surface: Stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: Portal beam inlayed w Northwest Indian figures.

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes X no

significance: ___ eligible ___ of interest X none

if eligible, why?

comments: wall, hedge, wire fence, ~~concrete~~, landscape, street trees, stone curb, 0 setback, 2 cr/ula

associated buildings? ___ yes what type?

if inventoried, list ID nos.

see back? ___ yes

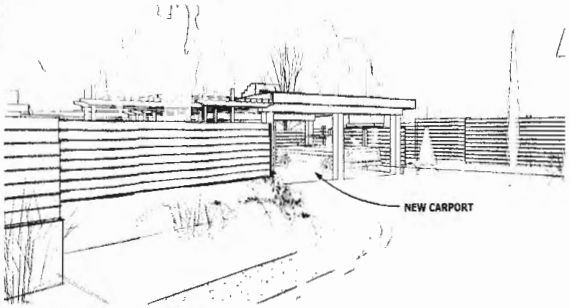
Streetscape

A-84-54
CAMINO PIQUENO #3

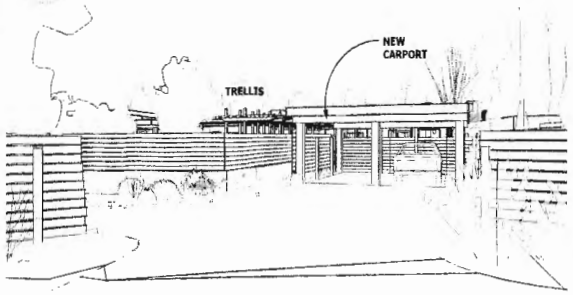
Photo "A"

HISTORICAL REVIEW PLANS

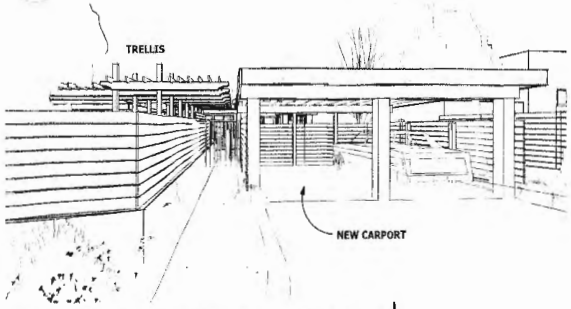
House Remodel/Addition
Carport Addition
2 Camino Pequeno



4 A-1.1 Entry Drive

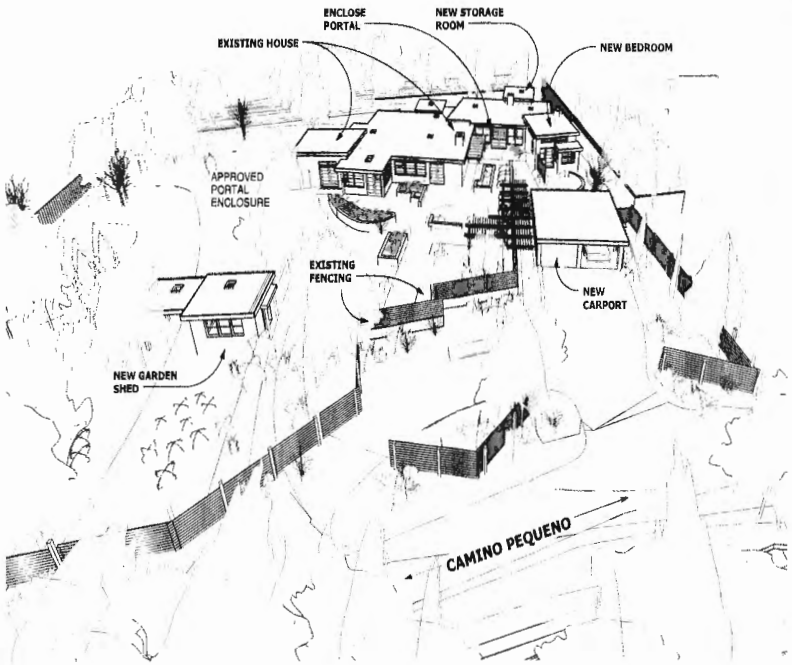


5 A-1.1 Entry View from South

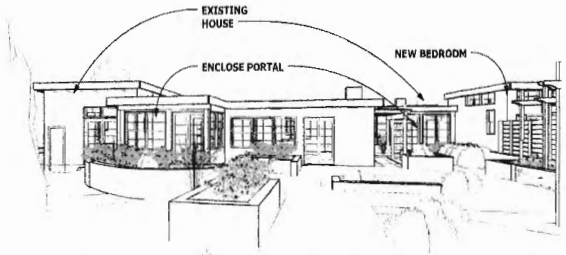


6 A-1.1 Entry Trellis and Carport

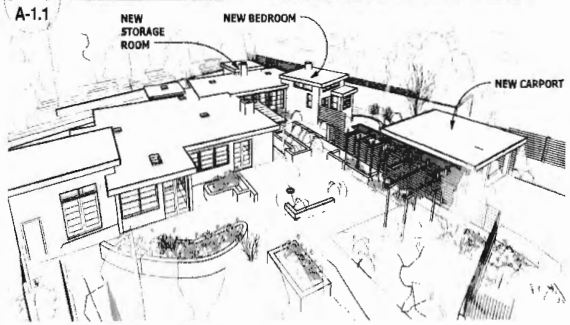
7 A-1.1 NEW ADDITION FROM SW



1 A-1.1 Aerial View from South



2 A-1.1 House View from South



3 A-1.1 Garden Aerial

PROJECT SCOPE:
- NEW BEDROOM AND HALL EXTENSION
- NEW STORAGE ROOM
- NEW CARPORT
- NEW PORTALS
- NEW GARDEN SHED

ZONING: R-5
LOT SIZE = 35,861 SF = 0.8187 ACRES
LOT AREA IN 1% FLOOD ZONE = 11,986 SF
LOT AREA NOT IN FLOOD ZONE = 23,675 SF = 0.5435 AC.

ALLOWABLE DENSITY: 0.5435 X 5 DWELLINGS = 2 DWELLINGS MAX.

HISTORIC ZONING: EASTSIDE HISTORIC DISTRICT

MAX. BUILDING HEIGHT ALLOWED: 15'-6"
MAX. EXISTING BUILDING HEIGHT = 14'-0"
NEW MAX. BUILDING HEIGHT = 12'-6"

HEATED AREA:

EXISTING HOUSE =	2461 SF
NEW- HALL AND BEDROOM =	498 SF
TOTAL HEATED =	2959 SF

UNHEATED AREA

NEW STORAGE ROOM =	144 SF
NEW GARDEN SHED =	160 SF
TOTAL NEW UNHEATED AREA =	304 SF

PORTALS:

EXISTING PORTALS =	240 SF
NEW PORTALS =	200 SF
TOTAL PORTALS =	440 SF

ROOFED AREA:

EXISTING ROOFED AREA =	3185 SF
NEW NORTH PORTAL =	100 SF
NEW BEDROOM/HALL ROOF =	368 SF
NEW STORAGE ROOF =	145 SF
NEW GARDEN SHED AND PORTAL =	322 SF
NEW CARPORT ROOFED AREA =	552 SF
TOTAL NEW ROOFED AREA =	1487 SF

TOTAL FINAL ROOFED AREA = 3185 + 1487 SF = 4672 SF

LOT COVERAGE: (40% MAX. ALLOWED)
4672 SF ROOFED AREA / 35,661 SF LOT AREA = 13.1% LOT COVERAGE

Sheet List

Sheet Number	Sheet Name
A-1.1	COVER SHEET
A-1.2	EXISTING SITE PLAN TERRAIN MANAGEMENT
A-1.3	APPROVED SITE PLAN
A-1.4	PROPOSED SITE PLAN
A-2.1	EXISTING FLOOR PLAN
A-2.2	APPROVED FLOOR PLAN
A-2.3	PROPOSED FLOOR PLAN
A-3.1	SOUTH ELEVATIONS
A-3.2	NORTH ELEVATIONS
A-3.3	WEST ELEVATIONS
A-3.4	EAST ELEVATIONS
A-4.1	CARPORT PLANS
A-4.2	GARAGE / CARPORT ELEVATIONS
A-5.1	GARDEN SHED PLANS SECTION

STATE OF NEW MEXICO COURTENAY MATHEY No. 2416 July 10, 2015 REGISTERED ARCHITECT

JUL 3

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.8854 matheyarchitecture@gmail.com

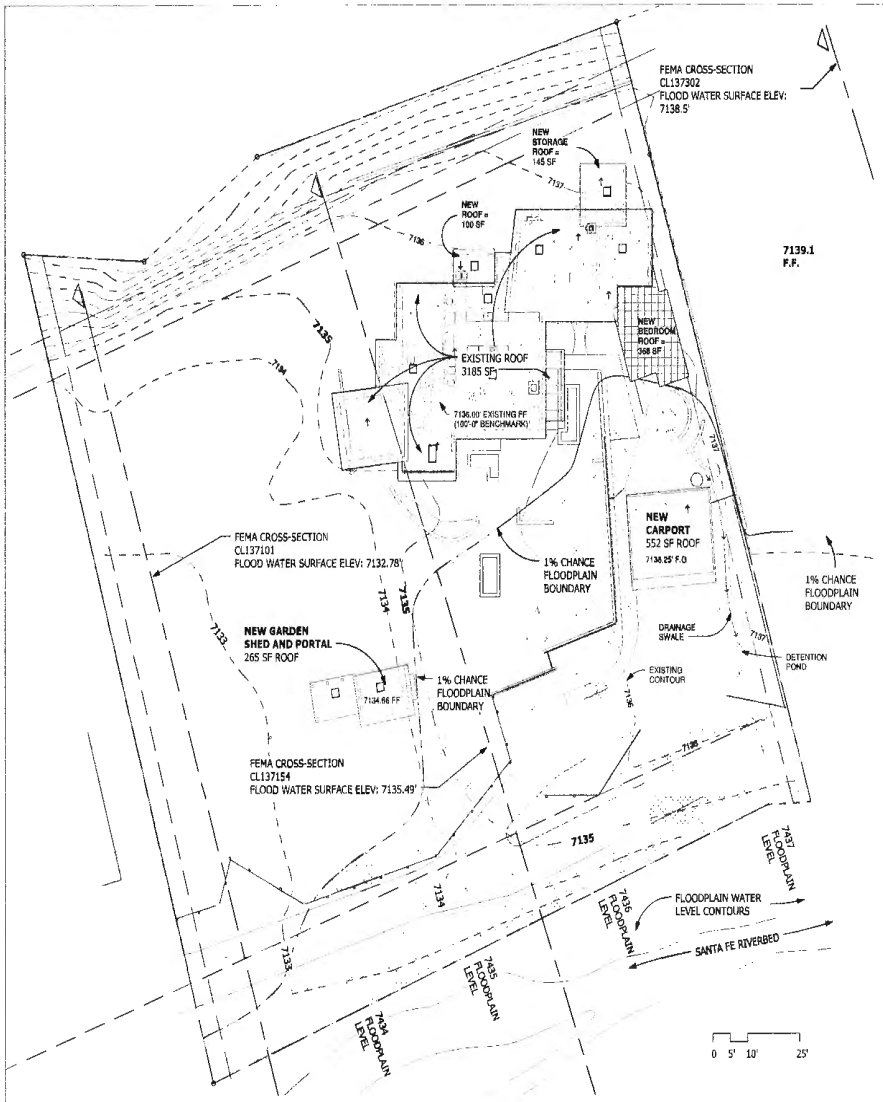
Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

COVER SHEET

NCB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-1.1



2 TERRAIN MANAGEMENT PLAN

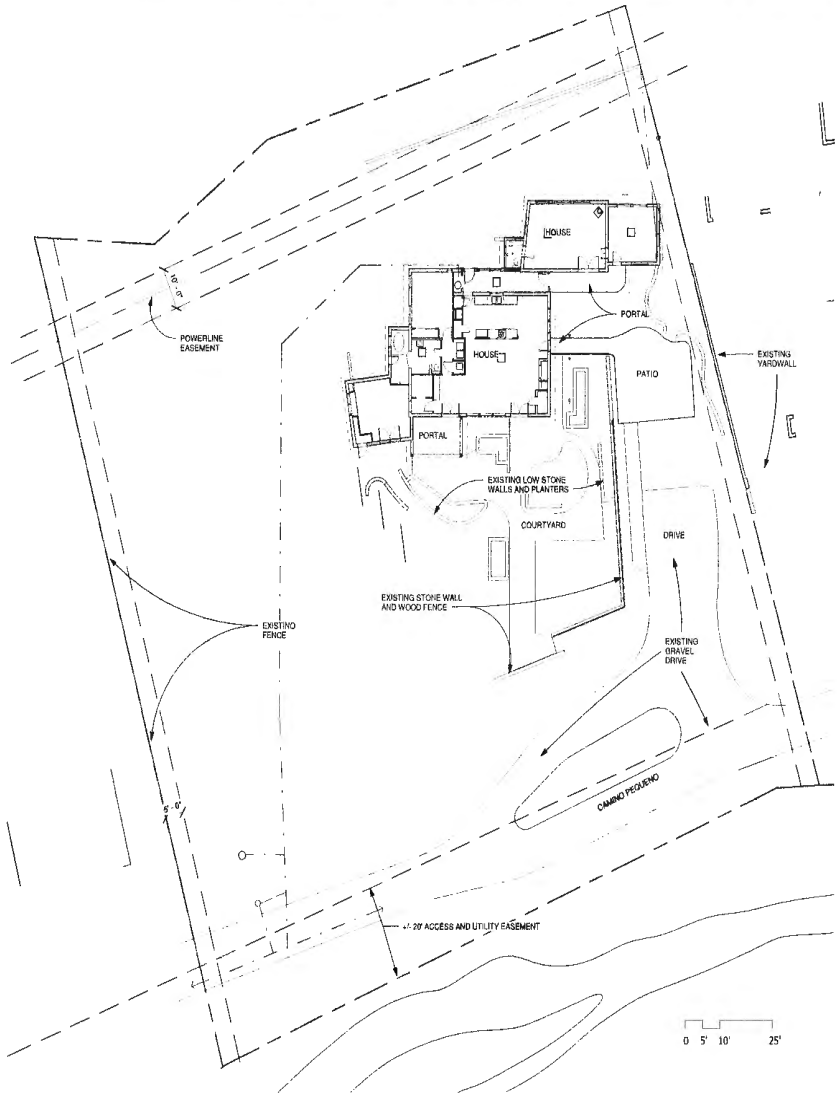
A-1.2 1/16" = 1'-0"

LOT SIZE = 35,663 SF = 0.8187 ACRES
1% FLOOD ZONE AREA = 11,986 SF = 0.2752 AC.
NON-FLOOD AREA = 23,677 SF = 0.5435 AC

FLOODPLAIN VARIANCE:
CARPORT IS LOCATED WITHIN THE 1% CHANCE FLOODPLAIN AREA. VARIANCE IS REQUESTED TO ALLOW AN ON-GRADE PARKING STRUCTURE PER CHAPTER 14-8.3 (F)5 OF THE CITY ZONING CODE.

SLOPE ANALYSIS NOTES
1. NEW BUILDING AREAS HAVE SLOPES LESS THAN 5%.
2. NO SLOPE ANALYSIS PLAN IS REQUIRED.

GRADING AND DRAINAGE
1. ALL DISTURBED AREAS ARE TO BE REVEGETATED.



1 EXISTING SITE PLAN

A-1.2 1/16" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2416
July 10, 2015
REGISTERED ARCHITECT

JUL 30

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

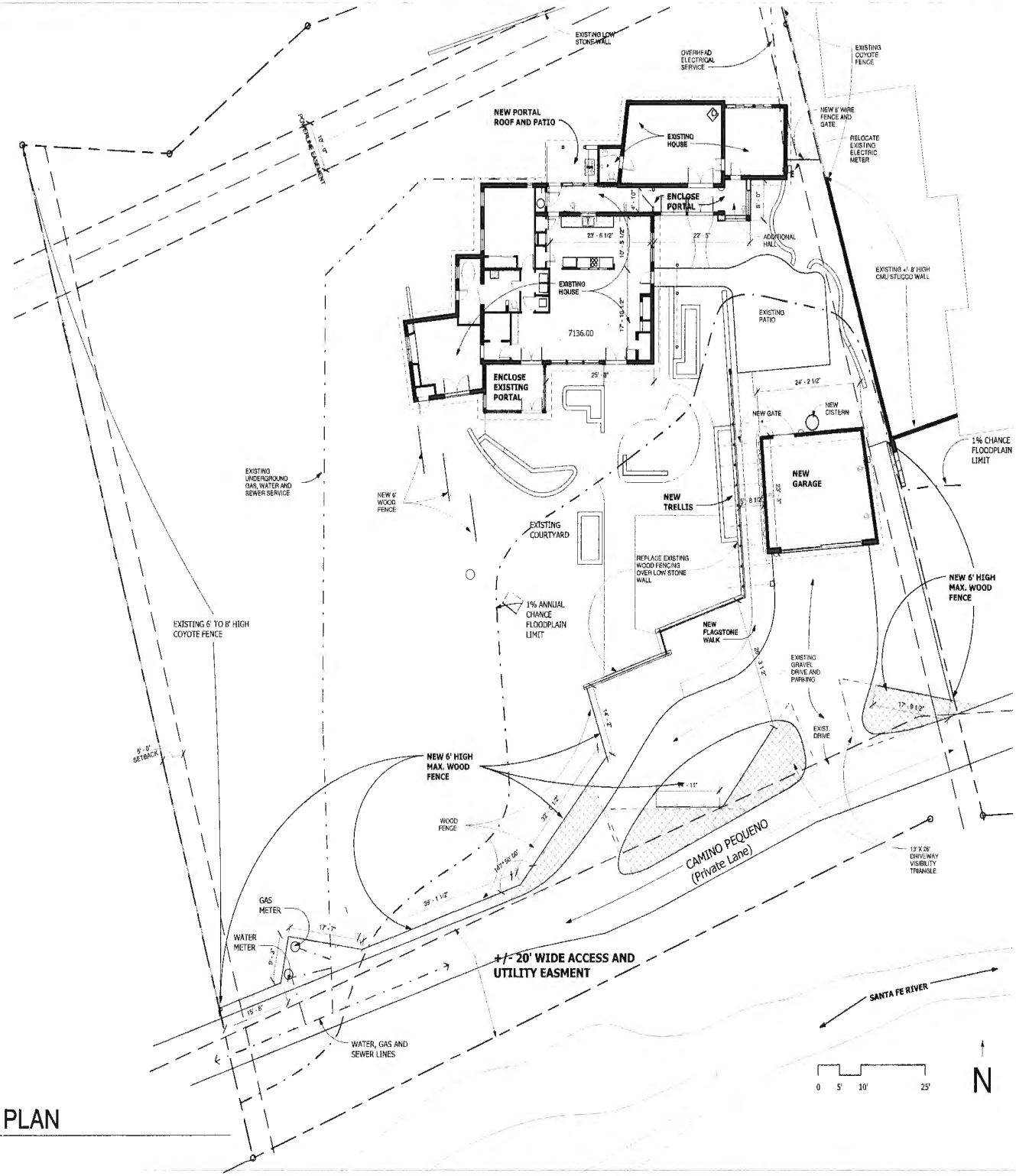
Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

EXISTING SITE PLAN
TERRAIN MANAGEMENT

NCB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-1.2



1 A-1.3 APPROVED SITE PLAN

1" = 10'-0"

STATE OF NEW MEXICO COURTENAY MATHEY NO. 2418 July 10, 2015 REGISTERED ARCHITECT

JUL 30 2015

Mathey and Associates Architects

#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 mattheyarchitecture@gmail.com

Remodel and Carport Addition
2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

APPROVED SITE PLAN

NLB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-1.3

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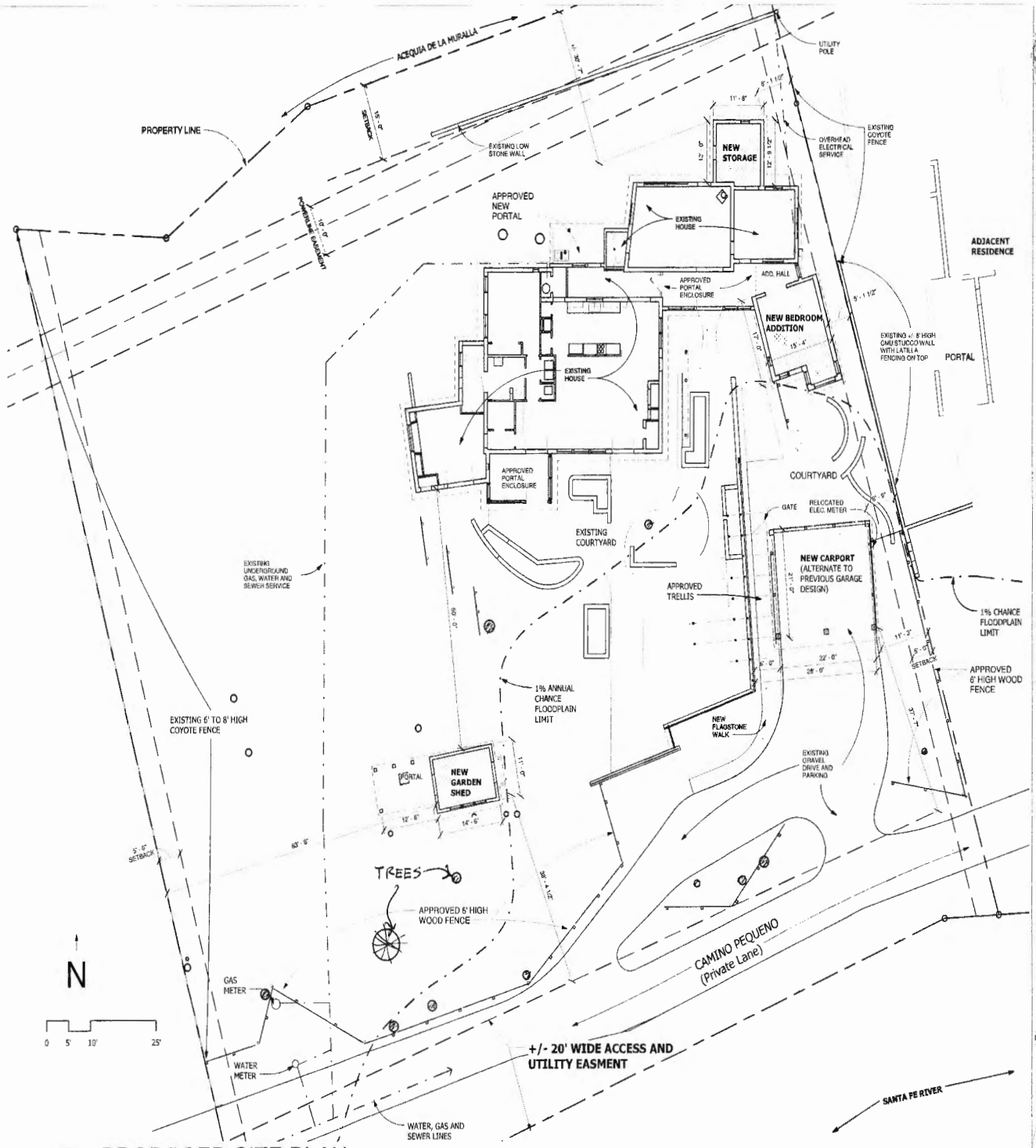


2
A-1.4

PROPOSED SITE PLAN

1" = 10'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2410
July 16, 2015
REGISTERED ARCHITECT

JUL 30 2015

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

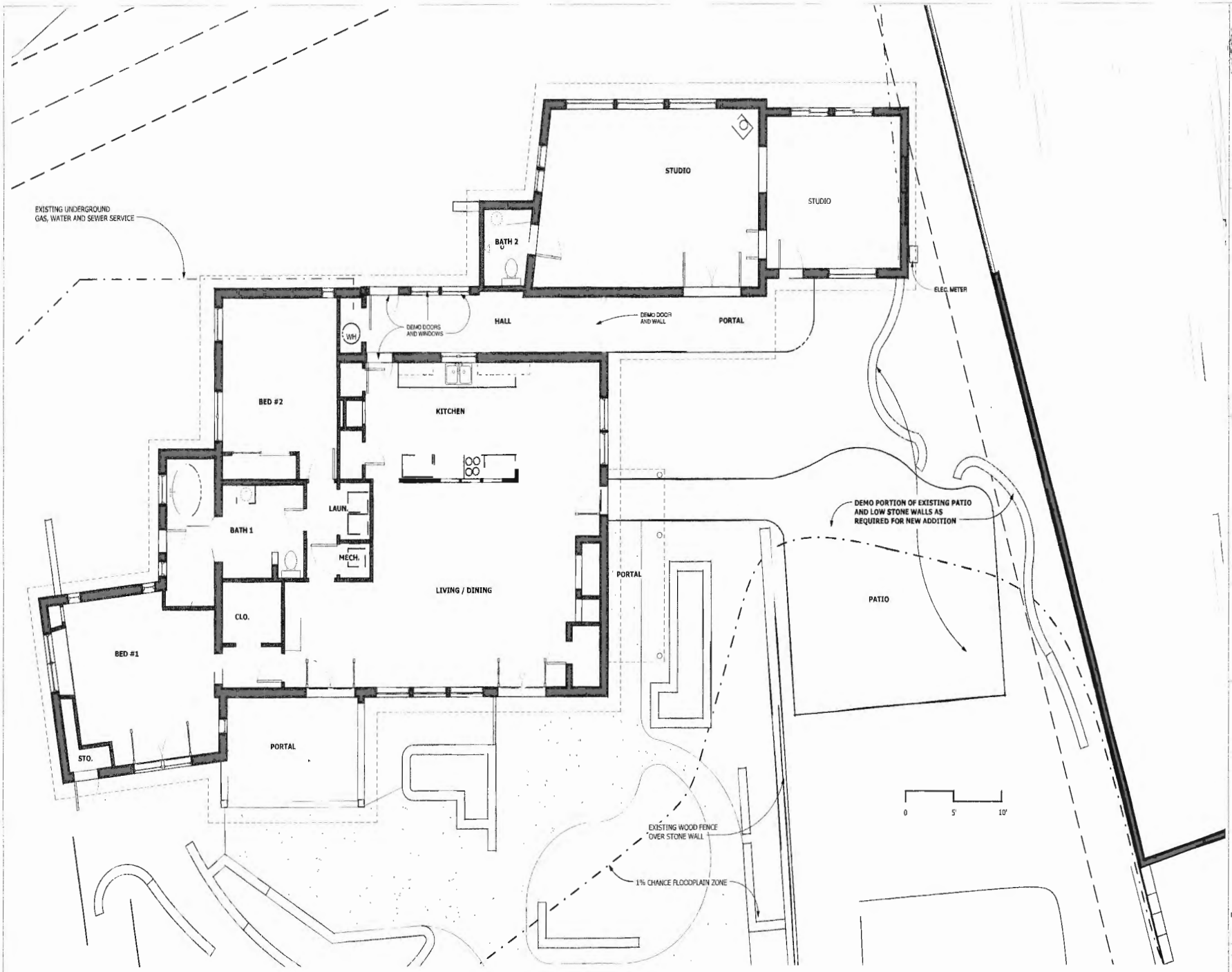
Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

PROPOSED SITE PLAN

NLB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-1.4



1
A-2.1

EXISTING FLOOR PLAN

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2410
July 10, 2015
REGISTERED ARCHITECT

JUL 30

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

EXISTING FLOOR PLAN

NCB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-2.1

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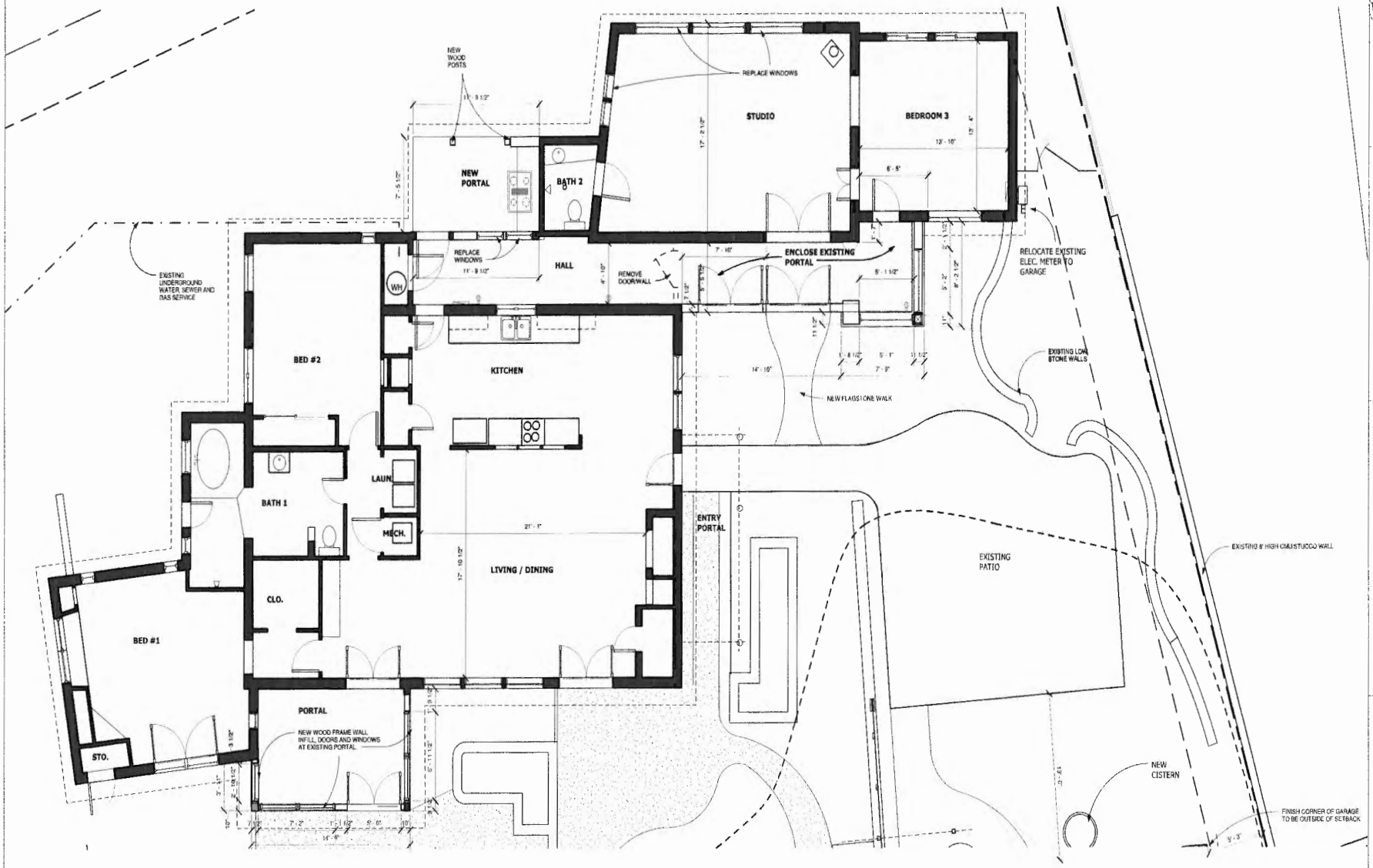

1 A-2.2 APPROVED FLOOR PLAN

1/4" = 1'-0"

STATE OF NEW MEXICO COURTENAY MATHEY NO. 2416 July 10, 2015 REGISTERED ARCHITECT

JUL 30 2015

Mathey and Associates Architects

#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.8654 matheyarchitecture@gmail.com

Remodel and Carport Addition
2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

APPROVED FLOOR PLAN

NUB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-2.2

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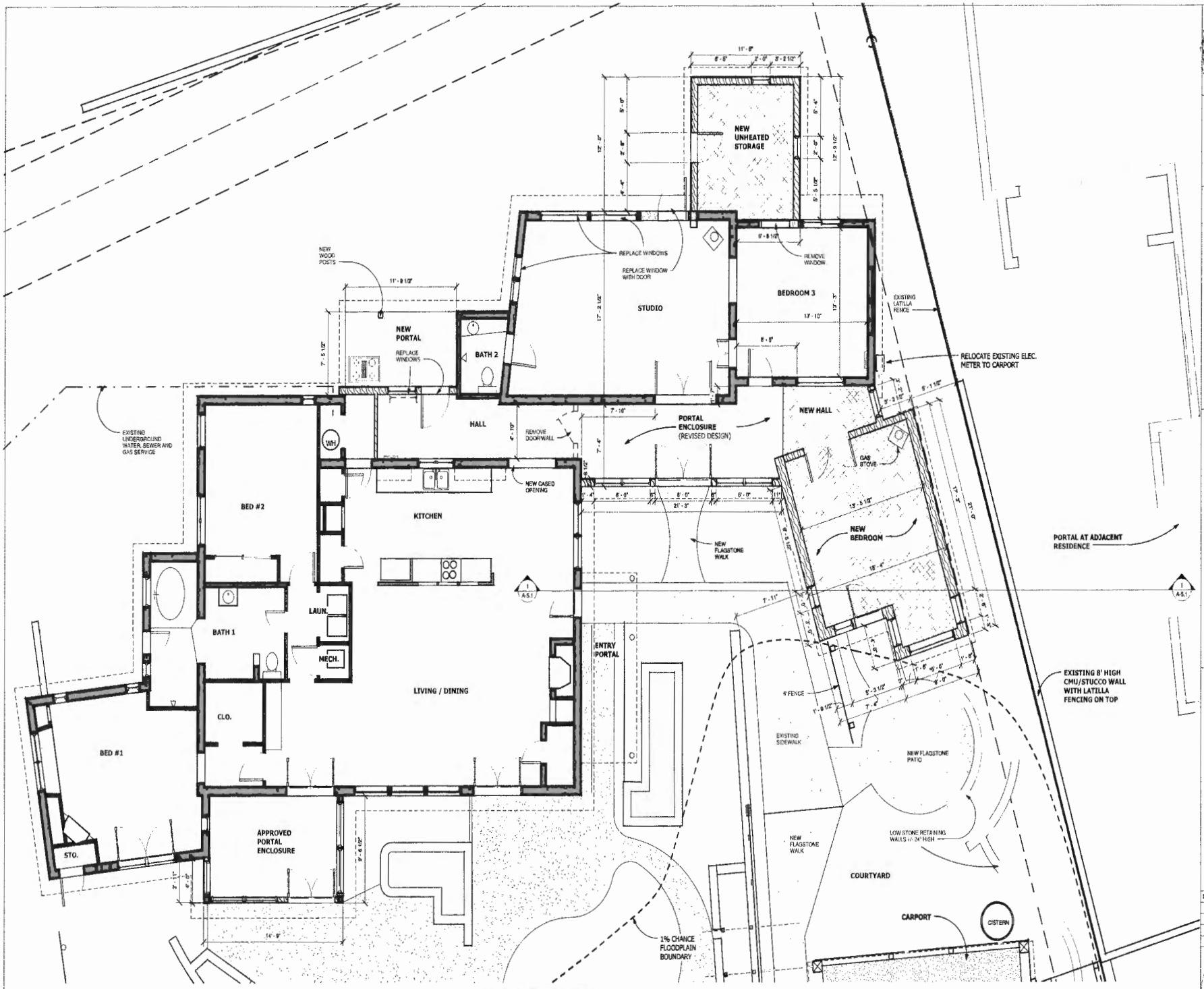


1 A-2.3 PROPOSED FLOOR PLAN

1/4" = 1'-0"

STATE OF NEW MEXICO COURTENAY MATHEY NO. 2416 REGISTERED ARCHITECT July 10, 2015

JUL 30 2

Mathey and Associates Architects

#2 Camino Pequeno, Santa Fe, New Mexico 87501

505.986.9854 matheyarchitecture@gmail.com

Remodel and Carport Addition

2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

PROPOSED FLOOR PLAN

NCB

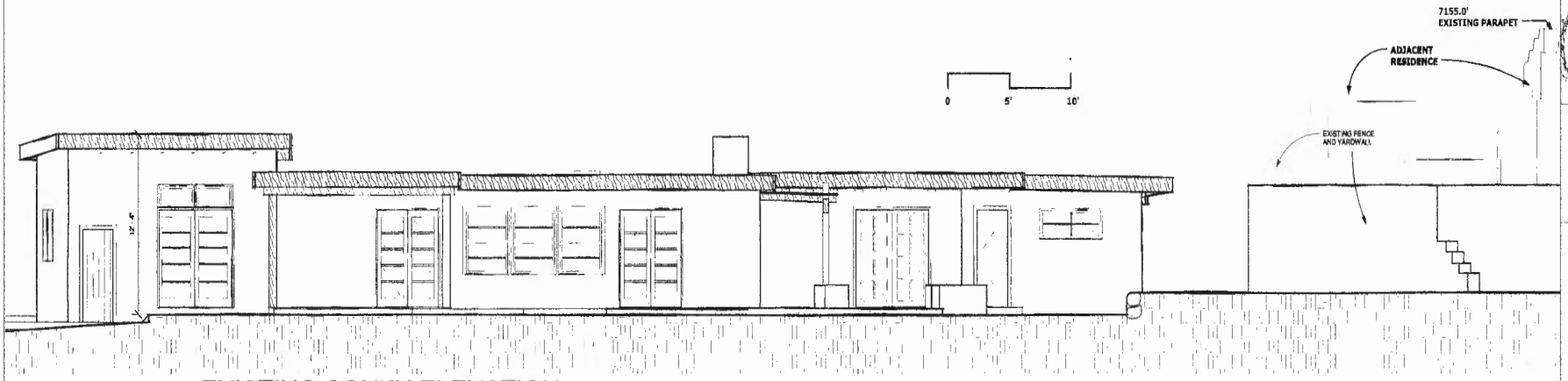
DATE:

HISTORICAL REVIEW

AUG. 11, 2015

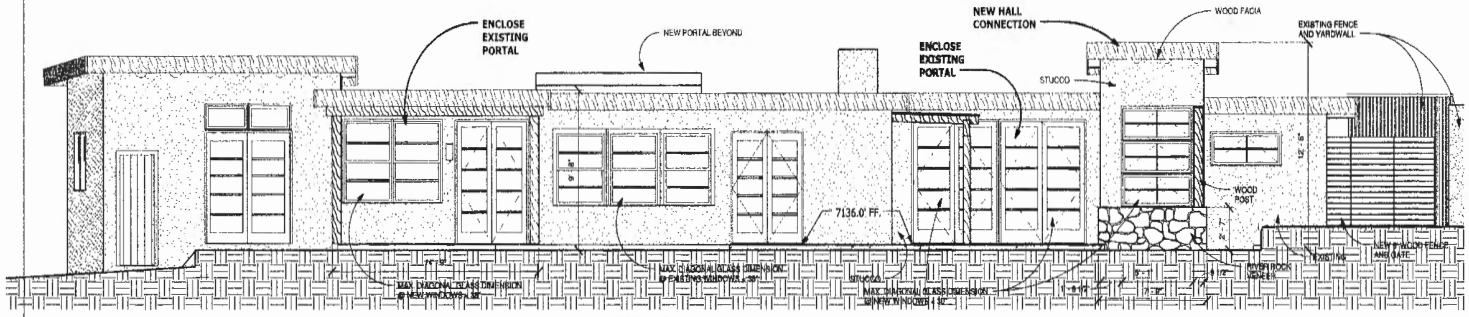
Sheet No.

A-2.3



1 A-3.1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



2 A-3.1 APPROVED SOUTH ELEVATION

1/4" = 1'-0"

TYPICAL EXTERIOR FINISHES

WALLS: STUCCO-FINISH, WHITE (MATCH EXISTING)
TAN STUCCO WAINSCOT DETAIL ON NORTH SIDE.

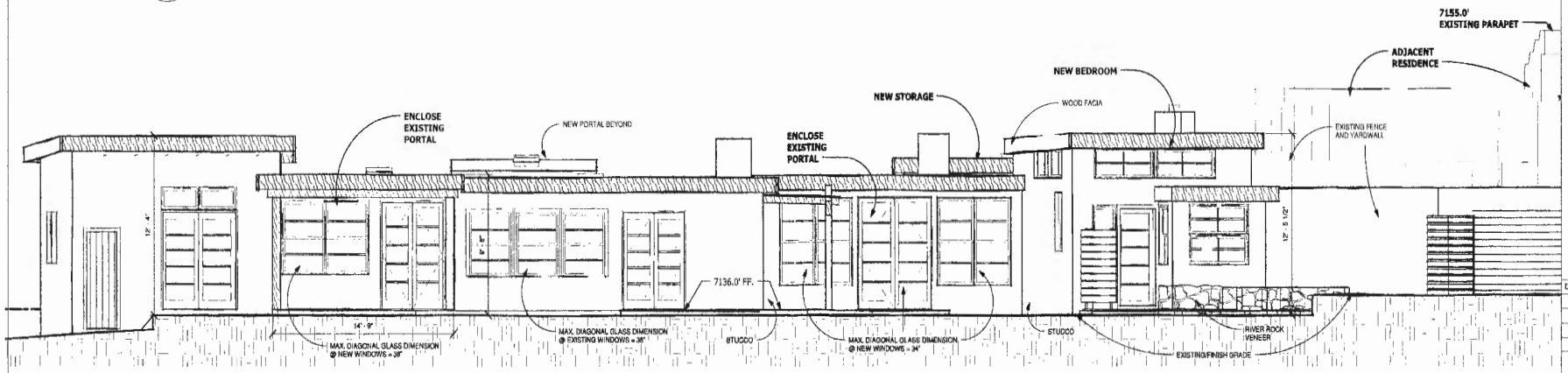
STONE: RIVER ROCK, MORTARED (MATCH EXISTING)

WOOD: STAIN FINISH, BROWN (MATCH EXISTING)

DOOR AND WINDOW CLADDING: STAIN FINISH WOOD OR TAN METAL CLAD (MATCH EXISTING)

METAL GUTTERS, DOWNSPOUTS, ETC... : PAINT FINISHED, WHITE OR EARTHTONE

ROOFING: EARTH TONE BITUTHANE OR PLY MEMBRANE



3 A-3.1 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2418
July 10, 2015
REGISTERED ARCHITECT

JUL 30 2015

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 mathey/architecture@gmail.com

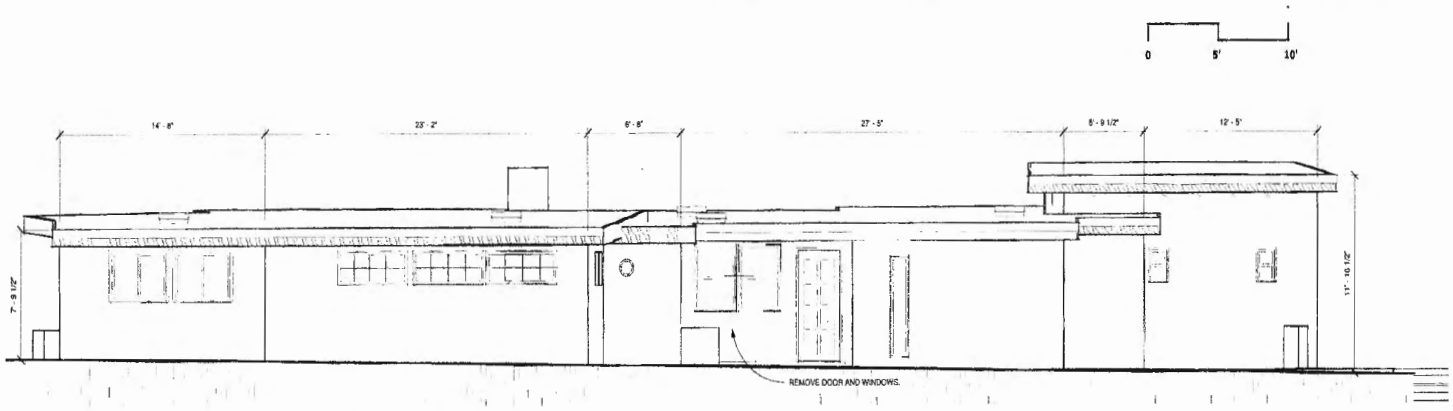
Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

SOUTH ELEVATIONS

NCB

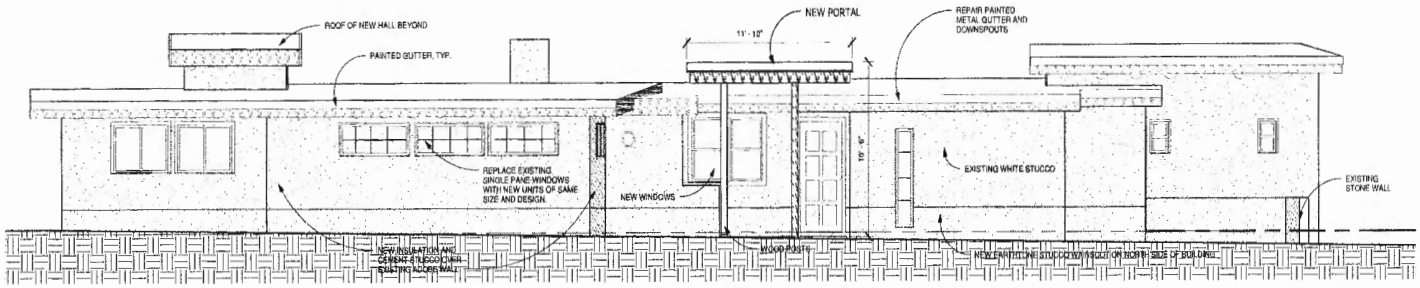
DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-3.1



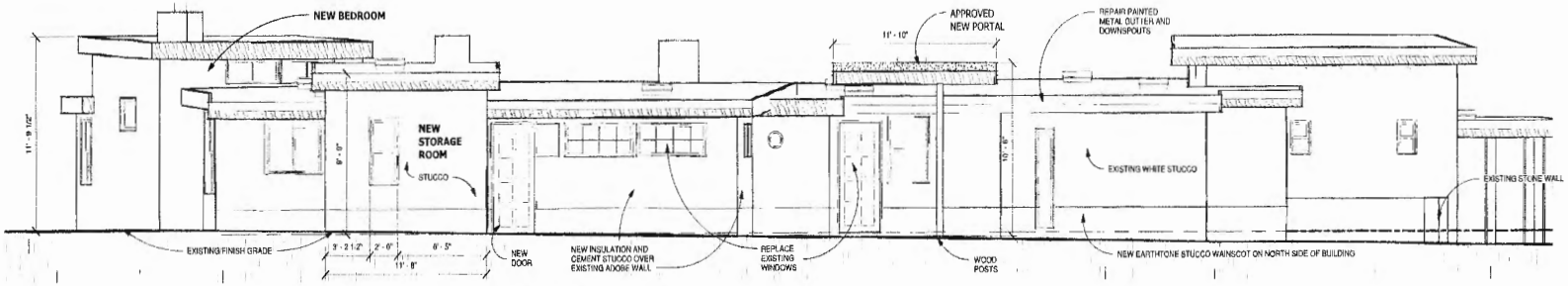
1 A-3.2 EXISTING NORTH ELEVATION

1/4" = 1'-0"



2 A-3.2 APPROVED NORTH ELEVATION

1/4" = 1'-0"



3 A-3.2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2416
July 10, 2015
REGISTERED ARCHITECT

JUL 30

Mathey and Associates Architects

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505.986.9854 matheyarchitecture@gmail.com

Remodel and Carport Addition
2 Camino Pequeno

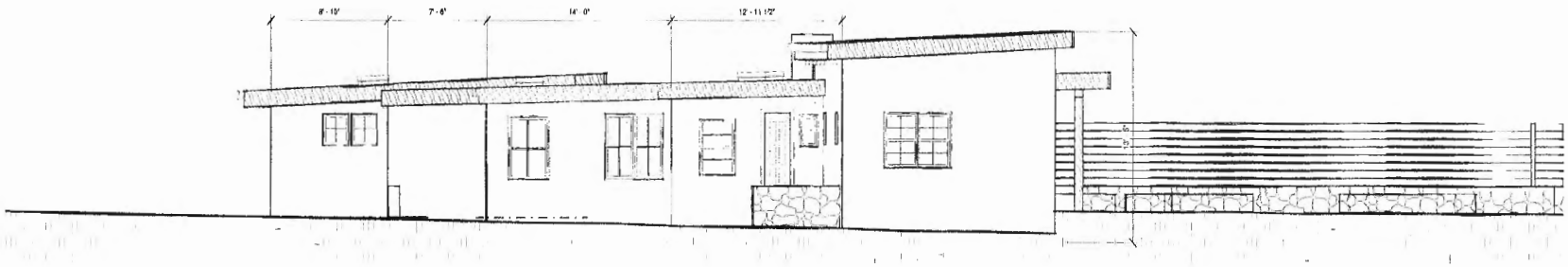
CITY OF SANTA FE, NEW MEXICO

NORTH ELEVATIONS

NLB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-3.2



1 A-3.3 **EXISTING WEST ELEVATION**

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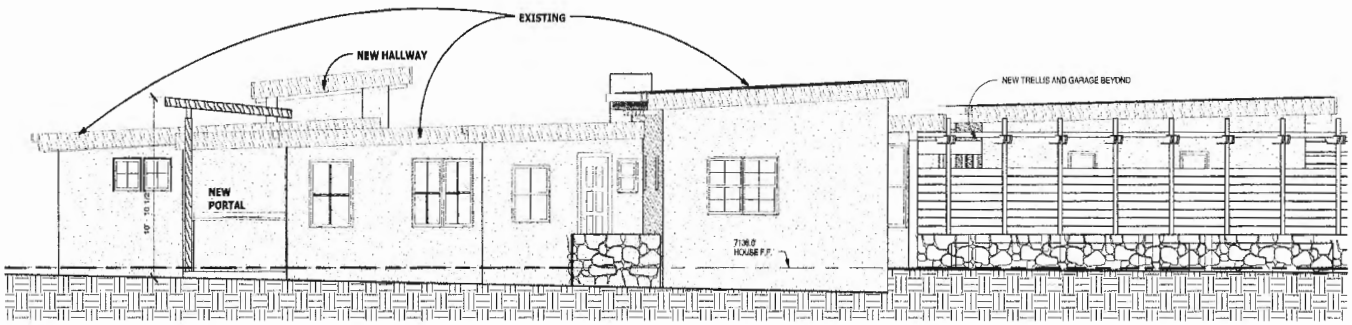
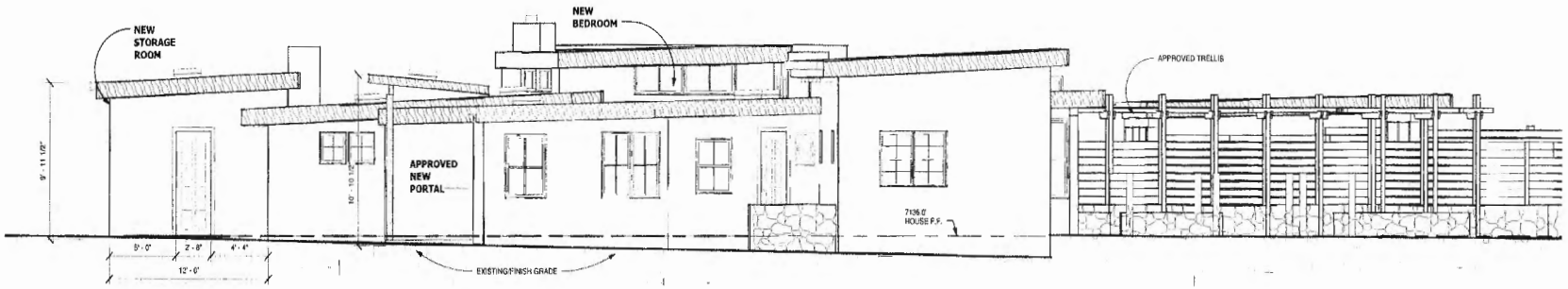


2 A-3.3 **APPROVED WEST ELEVATION**

1/4" = 1'-0"



3 A-3.3 **PROPOSED WEST ELEVATION**

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 6418
July 15, 2015
REGISTERED ARCHITECT

JUL 30

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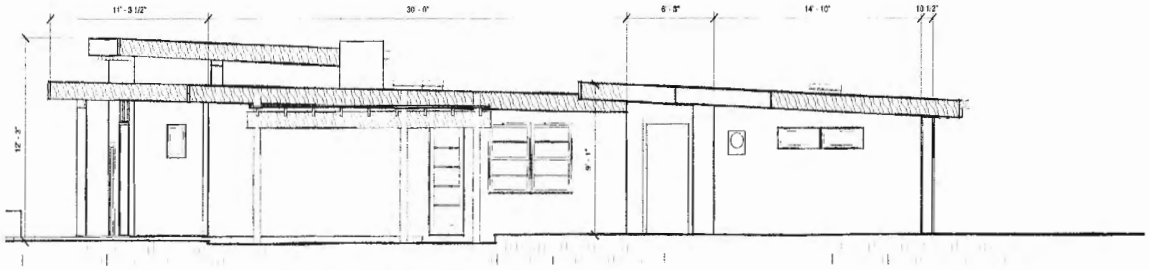
Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

WEST ELEVATIONS

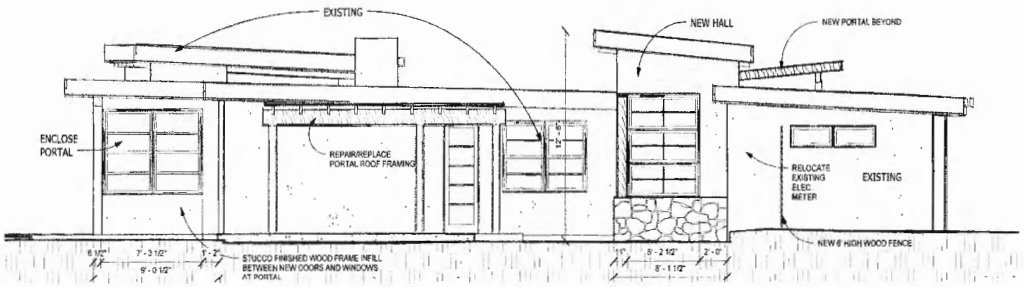
DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-3.3



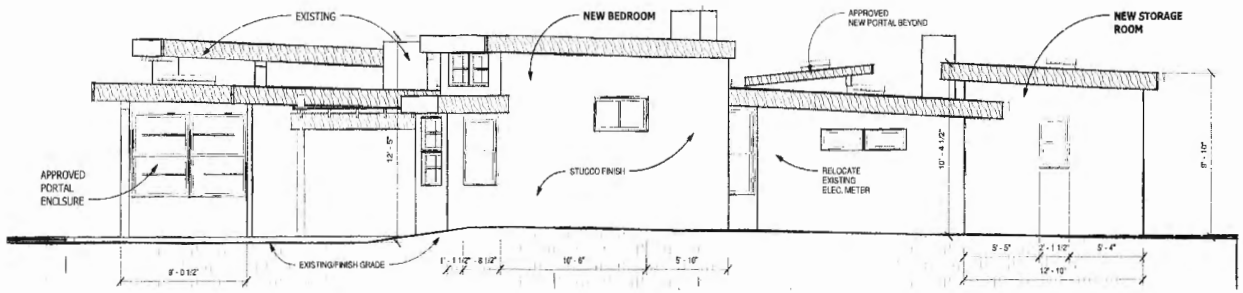
1 A-3.4 EXISTING EAST ELEVATION

1/4" = 1'-0"



3 A-3.4 APPROVED EAST ELEVATION

1/4" = 1'-0"



2 A-3.4 PROPOSED EAST ELEVATION

1/4" = 1'-0"

STATE OF NEW MEXICO COURTENAY MATHEY NO. 6413 REGISTERED ARCHITECT

JUL 30

Mathey and Associates Architects

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Remodel and Carport Addition
2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

EAST ELEVATIONS

NLB

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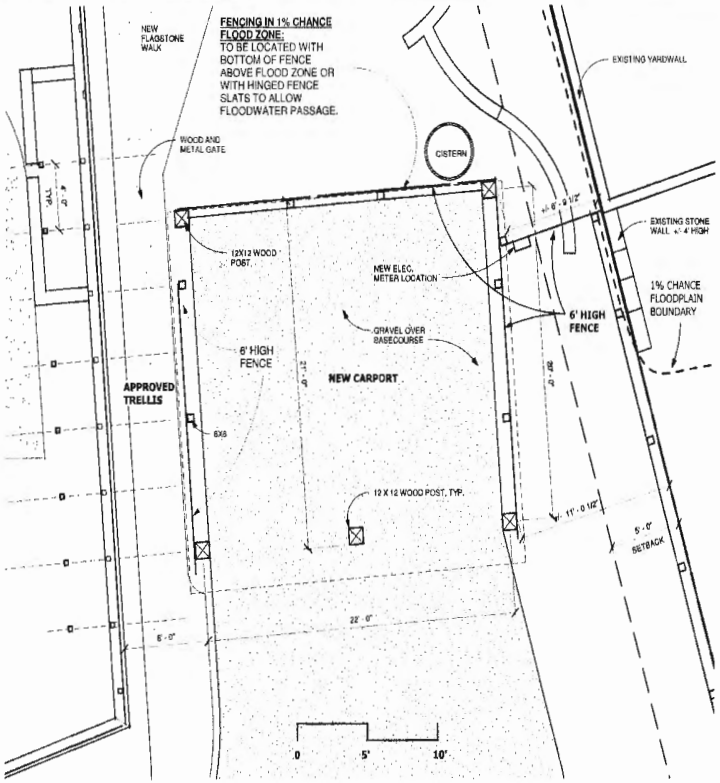
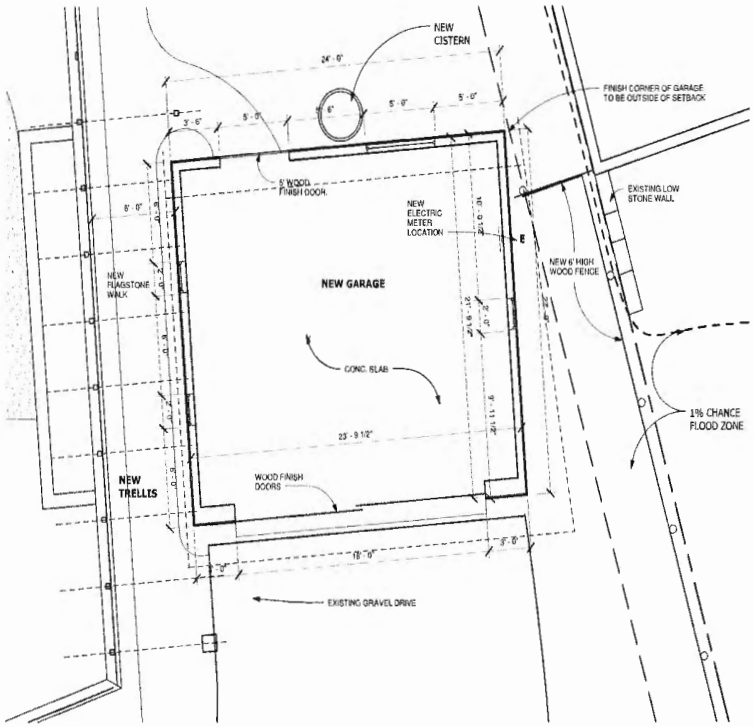


1 A-4.1 CARPORT PLAN - PROPOSED

1/4" = 1'-0"



2 A-4.1 GARAGE PLAN - APPROVED

1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
No. 6416
July 10, 2015
REGISTERED ARCHITECT

JUL

Mathey and Associates Architects

#2 Camino Pequeno, Santa Fe, New Mexico 87501
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Remodel and Carport Addition
2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

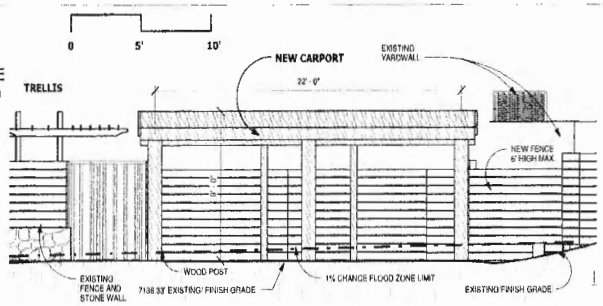
CARPORT PLANS

NCB

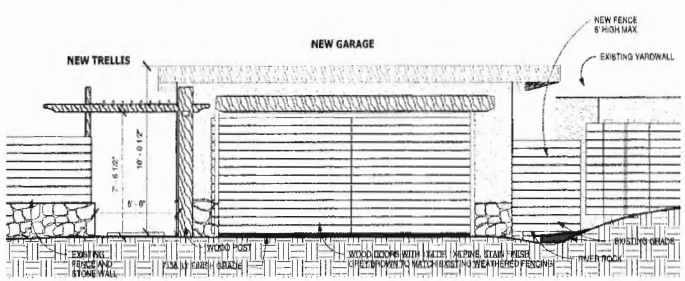
DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-4.1

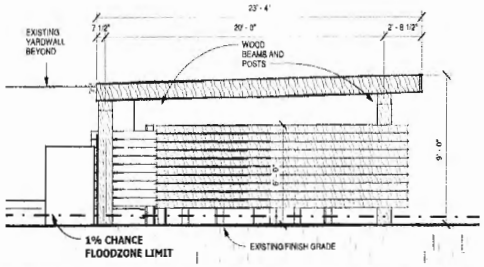
FENCING IN 1% CHANCE FLOOD ZONE:
TO BE LOCATED WITH BOTTOM OF FENCE ABOVE FLOOD ZONE OR WITH HINGED FENCE SLATS TO ALLOW FLOODWATER PASSAGE.



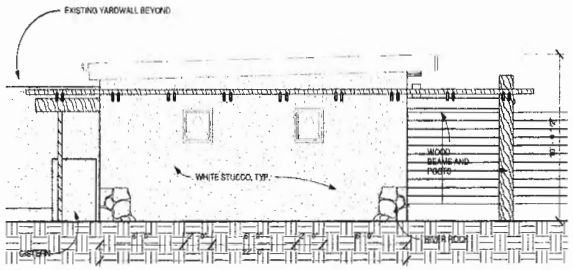
1B A-4.2 PROPOSED CARPORT - SOUTH ELEVATION
1/4" = 1'-0"



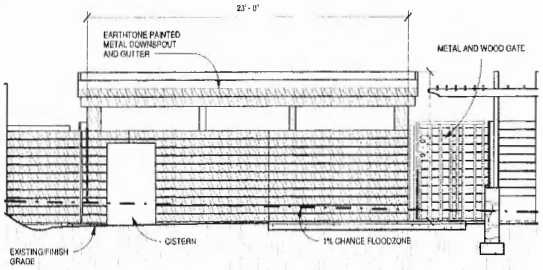
1A A-4.2 APPROVED GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



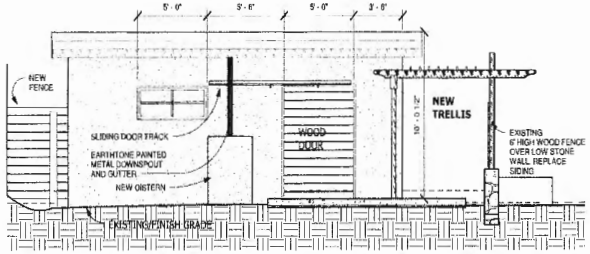
2B A-4.2 PROPOSED CARPORT - WEST ELEVATION
1/4" = 1'-0"



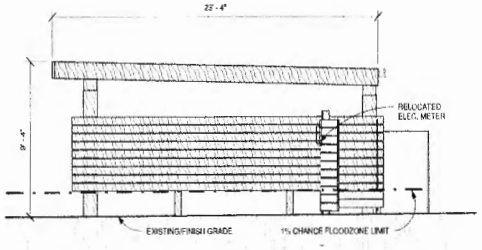
2A A-4.2 APPROVED GARAGE - WEST ELEVATION
1/4" = 1'-0"



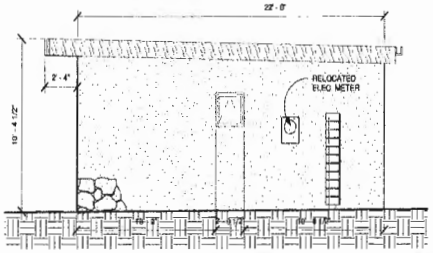
3B A-4.2 PROPOSED CARPORT - NORTH ELEVATION
1/4" = 1'-0"



3A A-4.2 APPROVED GARAGE - NORTH ELEVATION
1/4" = 1'-0"



4B A-4.2 PROPOSED CARPORT - EAST ELEVATION
1/4" = 1'-0"



4A A-4.2 APPROVED GARAGE - EAST ELEVATION
1/4" = 1'-0"

STATE OF NEW MEXICO COURTENAY MATHEY NO. 3416 July 10, 2015 REGISTERED ARCHITECT

JUL 30

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

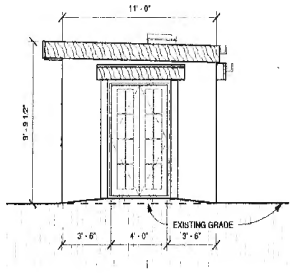
Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

GARAGE / CARPORT ELEVATIONS

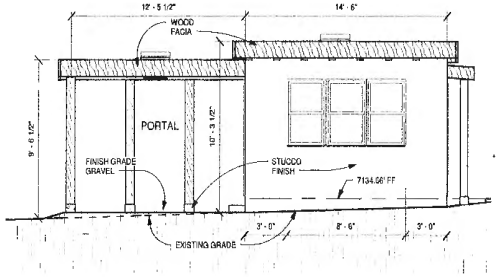
NLB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

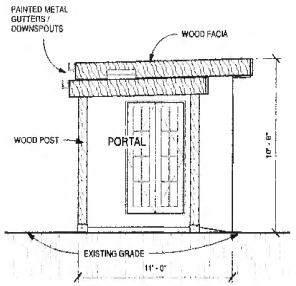
Sheet No.
A-4.2



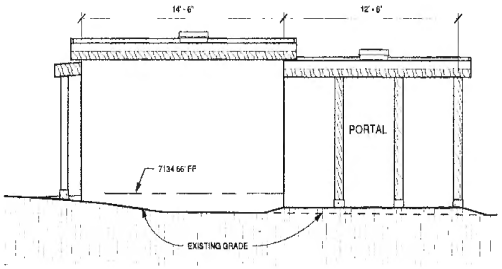
4 A-5.1 NEW GARDEN SHED - EAST
1/4" = 1'-0"



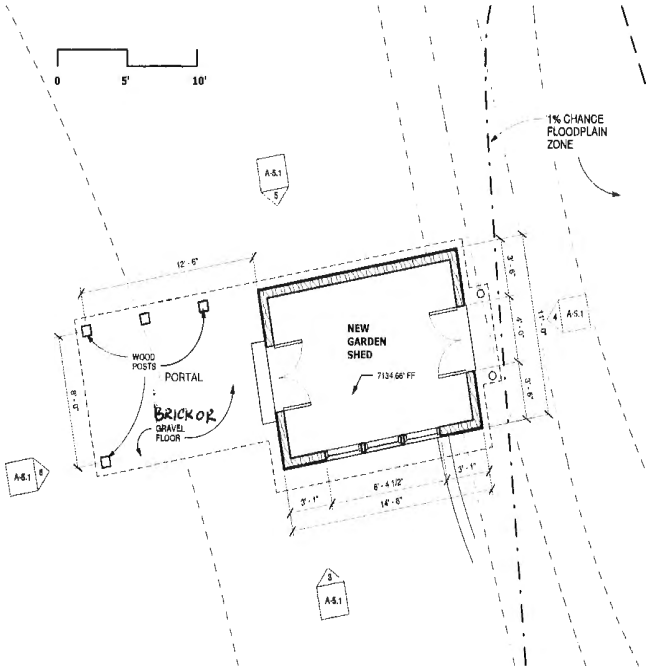
6 A-5.1 NEW GARDEN SHED - SOUTH
1/4" = 1'-0"



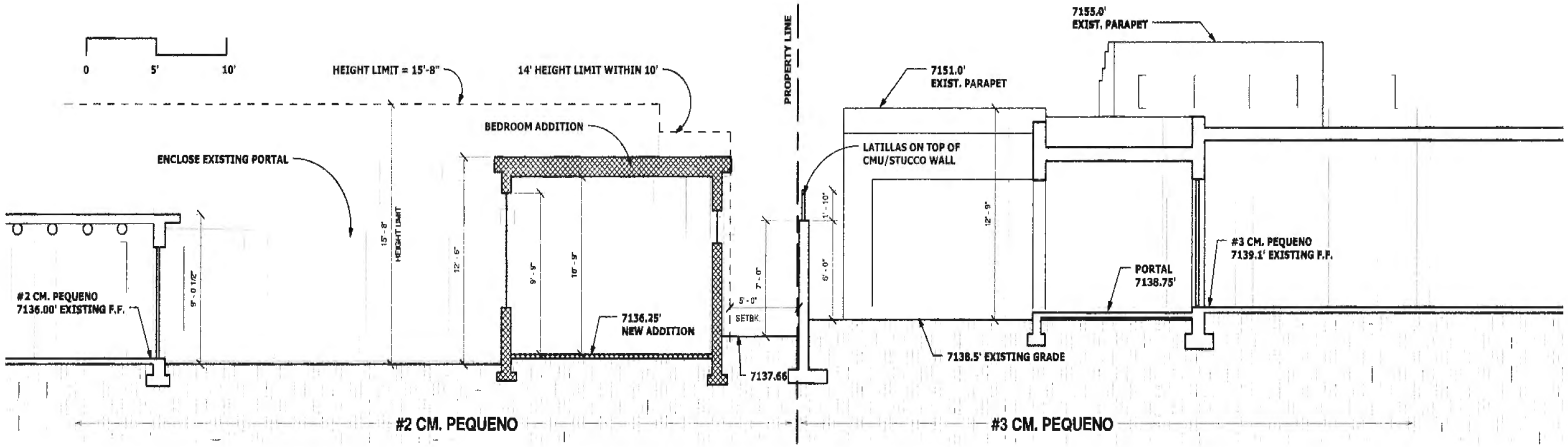
6 A-5.1 NEW GARDEN SHED - WEST
1/4" = 1'-0"



5 A-5.1 NEW GARDEN SHED - NORTH
1/4" = 1'-0"



2 A-5.1 NEW GARDEN SHED FLOOR PLAN
1/4" = 1'-0"



1 A-5.1 SECTION THRU #2 AND #3 CM. PEQUENO
1/4" = 1'-0"

STATE OF NEW MEXICO
COURTENAY MATHEY
NO. 2416
July 10, 2015
REGISTERED ARCHITECT

JUL 30

Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

Remodel and Carport Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

GARDEN SHED PLANS
SECTION

NLB

DATE:
HISTORICAL REVIEW
AUG. 11, 2015

Sheet No.
A-5.1

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 8/5/15 TIME 10:30am
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 11, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 11, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: July 28, 2015
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-04-076. 201 Old Santa Fe Trail
Case #H-15-067A. 721 Camino Cabra.
Case #H-15-068. 138 Park Avenue.
Case #H-15-024C. 558 San Antonio Street.
Case #H-15-067B. 700 Acequia Madre.

F. BUSINESS FROM THE FLOOR
G. ACTION ITEMS

1. Case #H-15-060B. 2 Camino Pequeno. Downtown & Eastside Historic District. Courtenay Mathey agent/owner, proposes to amend a previous approval, including an alternate design for a 552 square foot carport, elimination of a portion of the north hallway, addition of a 368 square foot bedroom and a 145 square foot storage room, and revision to door and window layout on the north portal enclosure. An exception is requested to place windows within 3' of a corner (Section 14-5.2(E)(2)(b)). (Lisa Roach).

2. Case #H-14-108B. 317 Hillside Avenue. Downtown & Eastside Historic District. Jeff Seres, agent for Robert Jordan, owner, propose to construct an approximately 475 sq. ft. addition to a height of 12' 6" to match the contributing residential structure and a 620 sq. ft. casita to the maximum allowable height of 14'. (Lisa Roach).

3. Case #H-12-059. 610 Garcia Street. Downtown & Eastside Historic District. Jack Robinson, agent for Doug & Peggy McDowell, owners, propose to construct a 3,597 sq. ft. residence to a height of 15'4" where the maximum allowable height is 15'11" on a vacant lot. (David Rasch).

4. Case #H-14-068. 525 ½ Palace Avenue. Downtown & Eastside Historic District. John Rutherford, agent for Linda Osborne, owner, proposes to construct a deck above a portal and to add a door and window to access the deck on a non-contributing residential property. (Lisa Roach).

5. Case #H-15-071. 314 McKenzie Street. Downtown & Eastside Historic District. Conron and Woods Architects, agent for Milton Johnson, owner, propose to construct a 6' high coyote fence with pilasters and a vehicular gate on a significant commercial structure. (David Rasch).

6. Case #H-15-072. 940 Acequia Madre. Downtown & Eastside Historic District. Christopher Purvis, agent for Joshua Cooper Ramo, owner, proposes to remove the garage, entryway and mechanical additions, construct an 1013 sq. ft. addition, add a yardwall and replace a gate, windows and doors on a non-contributing structure. (Lisa Roach).

7. Case #H-15-069. 530 South Guadalupe Street. City Landmark. Hogan Group Inc., agent for Gross Kelly Warehouse, LLC, owner, proposes to replace an existing portal and entry with an enlarged approximately 540 square foot portal and entry. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).

8. Case #H-15-070. 325, 339, 341, and 343 Bishops Lodge Road. Downtown & Eastside Historic District. Brent and Jennifer Cline, agents/owners propose to stucco contributing and non-contributing structures using synthetic stucco and replace a door with a window on a primary elevation. An exception is requested to apply non-traditional finish to historic structures (Section 14-5.2(C)(1)(c) and (E)(2). (David Rasch).

H. COMMUNICATIONS

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 7/23/15 TIME 11:24am
SERVED BY JM Cullen
RECEIVED BY Alicia Martinez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 11, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 11, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
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E. FINDINGS OF FACT & CONCLUSIONS OF LAW

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H. COMMUNICATIONS

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
August 11, 2015

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes		
July 28, 2015	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	None	3
G. Action Items		
1. **Case #H-15-060.** 2 Camino Pequeño	Approved with conditions	3-9
2. **Case #H-14-108B.** 317 Hillside Avenue	Approved with conditions	9-12
3. **Case #H-12-059.** 610 Garcia Street	Approved with conditions	12-15
4. **Case #H-14-068.** 525 ½ Palace Avenue	Approved with conditions	15-17
5. **Case #H-15-071.** 314 McKenzie Street	Approved with conditions	18-20
6. **Case #H-15-072.** 940 Acequia Madre	Approved with conditions	20-24
7. **Case #H-15-069.** 530 South Guadalupe Street	Approved with conditions	24-26
8. **Case #H-15-070.** 325, 339, 341, & 343 Bishops Lodge Road	Partly Approved with conditions	27-32
H. Communications	None	33
I. Matters from the Board	Discussion	33
J. Adjournment	Adjourned at 7:45 p.m.	33

MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

August 11, 2015

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Vice-Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the Nambé Room, Convention Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:
Ms. Cecilia Rios, Chair
Mr. William Powell

OTHERS PRESENT:
Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
Ms. Lisa Roach, Historic Planner Senior
Ms. Lisa Martínez, Land Use Department Director
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Member Boniface asked to delete two Findings of Fact that should not be on the agenda: 201 Old Santa Fe Trail and 700 Acequia Madre, both of which were continued.

Mr. Rasch agreed those should be removed from the agenda.

Member Boniface moved to approve the agenda as amended. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: July 28, 2015

Member Bayer requested a change on page one. The Board didn't meet in the Convention Center.

Vice Chair Katz requested the following changes to the minutes:

On page 19, third paragraph where Warren should be Jan-Willem Jansens.

On page 28, third paragraph under Questions to the Applicant, Finding of Face, should be Findings of Fact.

On page 36 in the Action of the Board, it was Member Katz who dissented rather than Member Powell.

There were no other changes to the minutes.

Member Boniface moved to approve the minutes of July 28, 2015 as amended. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-024C. 558 San Antonio Street.

The Findings of Fact and Conclusions of Law for this case are attached to these minutes as Exhibit A.

Member Roybal moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-024C at 558 San Antonio Street. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Case #H-15-067A. 721 Camino Cabra.

The Findings of Fact and Conclusions of Law for this case are attached to these minutes as Exhibit B.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-067A at 721 Camino Cabra. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Case #H-15-068. 138 Park Avenue.

The Findings of Fact and Conclusions of Law for this case are attached to these minutes as Exhibit C.

Member Roybal moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-068 at 138 Park Avenue. Member Bayer seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. ACTION ITEMS

Vice Chair Katz announced to the public that anyone who wished to appeal a decision of this Board has 15 days after the approval of the Findings of Fact and Conclusions of Law to submit an appeal to the Governing Body. He suggested they consult with Mr. Rasch or Ms. Roach if they wished to file an appeal.

1. **Case #H-15-060. 2 Camino Pequeño.** Downtown & Eastside Historic District. Courtenay Mathey agent/owner, proposes to amend a previous approval, including an alternate design for a 552 square foot carport, elimination of a portion of the north hallway, addition of a 368 square foot bedroom and a 145 square foot storage room, and revision to door and window layout on the north portal enclosure. An exception is requested to place windows within 3' of a corner (Section 14-5.2(E)(2)(b)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

2 Camino Pequeño is a 2,461 square foot residence with 647 square feet of unheated portal spaces, for a total roofed square footage of 3,118. The residence was constructed in the early 1960s in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite

pattern. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

In June of 2015, the HDRB approved the construction of a freestanding garage and entry trellis, the enclosure of the southwest portal (including a 3' corner rule exception), the enclosure of the southeast portal (including a 3' corner rule exception), replacement of windows, construction of a new portal on the north façade, repair of wood framing and construction of a 6' high fence. Now the applicant proposes to amend the approval with the following:

1. Alter the garage to become an open 552 square foot carport in the same location;

2. Eliminate the tall portion at the east end of the southeast portal enclosure, and replace it with an approximately 368 square foot bedroom and hallway addition to a height of 12'6" (still requiring the 3' corner rule exception as requested in the previous approval – see below);

3. Add a 145 square foot storage room to the east end of the north façade;

4. Revise the door and window layout of the north portal enclosure; and

5. Construct a free-standing 322 square foot garden shed with portal.

RELEVANT CODE CITATION: Section 14-5.2(E)(2)(b) Recent Santa Fe Style

"No door or window in a publicly visible façade shall be located nearer than (3) three feet from the corner of the façade."

EXCEPTION CRITERIA:

(I) Do not damage the character of the district

Applicant Response: This design feature will not damage the character of the district as it will not be visible from Camino Pequeño.

Staff Response: Staff agrees with this response, as windows to be placed within 3' of a corner are located behind the proposed carport, which will substantially limit public visibility. Also, this exception has been granted elsewhere on the residence.

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

Applicant Response: If the door and window openings were three feet from the building corners at these locations, it would severely limit the sunlight and views offered to the residence.

Staff Response: Staff agrees with this 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: This design option blends well with the original "ranch house" design aesthetic of the '60's and will strengthen the character of the City by honoring this distinctive variation on traditional Santa Fe style design.

Staff Response: Staff agrees with this response. The design is a unique blend of styles that are uncommon in the Downtown and Eastside District.

STAFF RECOMMENDATION:

Staff finds that the criteria for an exception to Section 15-5.2(E)(2)(b) have been met and recommends approval of this application, which otherwise complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District. Ms. Roach also presented six emails she received for this case [attached as Exhibit D].

Questions to Staff

Member Boniface noted her description of the style in the staff report as Mid Century Ranch or Prairie Style Revival and asked if that is the applicant's position as well.

Ms. Roach said he would have to ask applicant but that is the way it was described in HCPI.

Applicant's Presentation

Present and sworn were Mr. Courtenay Mathey and Ms. Jackie Mathey. Mr. Mathey said they appreciate that it is recommended for approval and look forward to moving ahead. He explained that the new design for the carport is an alternate design and not a replacement for what was previously approved. They haven't committed to changing that design but want the permission to do either.

Public Comment

Present and sworn was Mr. Frank Herdman, 123 east Marcy, representing Brad and Mary Perkins who own the property next door to the east and object to this application for several reasons. He had some handouts. [A copy of the handout is attached to these minutes as Exhibit E.] This is located in the Downtown and East Side Historic District in which there are only two architectural styles recognized in the Code. They are Old Santa Fé style and recent Santa Fé style and the Perkins object because the proposed style doesn't comply with either approved style.

In particular, the proposed bedroom addition just adjacent to Perkins' property does not comply with either architectural style. As shown on the handout, has a distinctive contemporary appearance in a tall, box-like structure with long horizontal windows immediately below the roofline. The design does not adhere to any of the characteristics of the Old Santa Fé style or the Recent Santa Fé style. The bedroom addition is especially objectionable because its inappropriate design will be highly visible from the west-facing portal of the Perkins' property next door.

The second diagram shows the portal in blue and an arrow with the line of sight. On page two of the handout, is portrayed from the applicant's plans the elevations for the new bedroom addition the way it will appear to Mr. and Ms. Perkins to the west. The contemporary design is very visible including the windows below the roofline. It just doesn't have appearance of either Santa Fé style or recent Santa Fé style. It is only five feet from the property line and simply not acceptable for the Historic District.

It is also out of keeping with other homes on the street. On page three of his handout, he showed examples on the street in close proximity. The first is the Perkins' Pueblo Revival style home which is in keeping with the code.

For that reason alone, the Perkins object to this design, but especially the bedroom addition.

The application should not be approved at this time because the historic style should be re-evaluated. It was constructed in 1957 and therefor over fifty years old so it qualifies as a potential contributing structure and it has low horizontal massing and flat roof. It is a very conspicuous one-story adobe construction. As a result of those features, the residence is likely to qualify as a contributing structure as defined in the Code. In the 25 years he has practiced law here, that could qualify as contributing. But it would be a disservice to the district and to the other owners there not to evaluate it for status.

In his experience, that is routinely done in connection with proposals to modify existing structures for those who might qualify but at least the property is put to the test and that hasn't been done in this case.

Lastly, he stated that his client is willing to meet with the applicant to work it out. So it should either be denied or at least postponed for those reasons.

Present and sworn was Mr. Brad Perkins, 3 Camino Pequeño, who confirmed that he supported everything that was said by Mr. Herdman. He said, "We understand the project thoroughly and would be glad to sit down with applicant at any time for a solution that would satisfy both of us."

There were no other speakers from the public regarding this case.

Response of Applicant.

Mr. Mathey said Mr. Perkins did call him a week ago and said he had issues with the height of the building and furthermore said the was going to be meeting with the flood plain authority in three hours to

complain about this project potentially having the garage in the flood plain if we did not lower the addition. That is a completely irrelevant issue and indicative of the kind of pressure they have been receiving.

They are more than 3' below the maximum height limit. Included in the plans was a section he provided between the two properties and added red lines that show a person standing on the Perkins portal and their potential views of this addition.

Mr. Mathey said he didn't agree with the rendering Mr. Perkins submitted showing their potential view of his property. The reason was because it might be true if they are looking straight on in elevation but not in 3-D real life there is maybe only a foot or only 16-18" of their roof visible to them and it is in a drawing he submitted today to Ms. Roach of what he and his wife see all the time. And if there is a law that could address why the Perkins don't have to look at his house while he has to look at their house, he would be very willing to look into it.

He said he was confused by Mr. Herdman assertions that their building doesn't relate to the neighborhood and then saying it should be evaluated as a contributing structure. He didn't understand how you can hold both thoughts. It is more continuing pressure from them and others. It is 3 feet below the height limit and there are other ways they could address it like planting trees in their yard.

Ms. Roach said regarding the question of historic status that a status hearing was not called for in the previous case and she opined the reason was because the style is not compatible. It doesn't contribute to the district and is not Santa Fé style. It also has been substantially altered in 1999. So staff didn't feel a lengthy status review was necessary.

Questions to the Applicant

Vice Chair Katz said there was a status review in 1999 when it was remodeled.

Ms. Roach said she didn't have that information with her.

Member Roybal asked if what they would do would match what is there now.

Mr. Mathey agreed. It is all intended to match what they have.

Member Boniface asked if Mr. Mathey agreed with the description of this property as stated.

Mr. Mathey said he did. "Given that there is not that many examples of that style, I think that is about as good as I could get at this point. The main horizontal window lines that the gentleman built, the general look of the house, the overhangs rather than parapets and things like that. Those are the things we kept from the original house and we've built upon that. And frankly, we have gotten a lot of positive comments on it. People like it and it is a little different. And we are not trying to stick out with this but feel we have a right to be unique and stay true to what the original character of the building was. I think if we have to try to make

the new addition like a Pueblo or Territorial style that would look horrible. It would look like something stuck on to the end of our house. And it just doesn't make any sense. We have to maintain the character of what's been established already."

Member Boniface tended to agree with what he was saying. He wouldn't see that adding a pueblo style box on the end of this long, low building would be appropriate. In that line of thinking, the ranch style or prairie style is typically long and low. As an architect, he was having a problem with the new bedroom addition that seems to be this bump that is out of place with the rest of the house - this very tall and skinny mass.

Member Boniface asked what the ceiling height is in the existing living room and kitchen.

Mr. Mathey said the ceiling height in the house runs from about 7' 8" to just over 8' and was the reason why they would like to have a taller ceiling. Many new homes consider 8' as a very low ceiling. The tallest ceiling now is the existing bedroom on the west which is 10' and they would like to have this bedroom at that proposed height. If they had parapets instead of an overhang, it would add another 2' to the building height. He felt they were already low. Ten feet is not exceptional for a requested ceiling height. It provides a nice balance to the overall look of the house. The bedroom on west is actually taller because the land drops off and this is shorter than that.

Member Boniface said to him, the drawings presented make it look like ceiling is actually almost 11'. He asked if the applicant would be willing to lower the new bedroom area by 12".

Mr. Mathey said he really wouldn't. He didn't know if vigas were shown in the drawing.

Member Boniface told him the Board could only vote on what was presented to them.

Mr. Mathey said the building is 12.5' high and that was what they'd like to stick with. It wouldn't make the addition disappear for the Perkins by dropping it 12".

Member Boniface clarified that his line of questioning has nothing to do with his neighbors. It is about the design.

Ms. Roach said 12.5' was approved at the last hearing and as shown on page 20, the addition on the left side is approximately the same height on the proposed addition on the right side and provides some balance to the architecture of the home.

Mr. Shandler asked where in the Code it says if a person has a structure in a vernacular style that an addition has to be in Santa Fé Style. He would like to see that language out on the table.

Vice Chair Katz said it is in 14-5.2 A 6 on nonconforming structures. This is a nonconforming structure. It says, "Except the repairs and maintenance required by law, no non-conforming building may be added to or altered in any way unless the proposed addition or alteration would bring the whole to a degree of

conformity acceptable to the Board." He presumed that conformity meant conformity of the design strictures of the H Ordinance.

Vice Chair Katz agreed with the applicant that it would look really silly to have an old Santa Fé style addition. And it may be that when it says bring the whole to a degree of conformity, they now have to do an old Santa Fé style. He just felt that doesn't make sense. And his understanding was that is not what the Board has done over many years. But what it does require is that in the addition to match what is there. And this proposal is in that style. Whether prairie style means 12.5' addition or it should be lower – that is something the Board would consider. But the language is there and it is very problematic. Maybe the Council will look at that for changing in the revisions.

Action of the Board

Member Roybal moved in Case #H-15-060 at 2 Camino Pequeño, to approve per staff recommendations the 5 items in the application. Member Boniface seconded the motion but added an amendment to recognize that the applicant has met the exception to have a window within three feet of any corner. Member Roybal accepted the amendment as friendly.

Member Biedscheid requested an amendment add that the Board is approving two designs – a garage and a carport of which one will be built. Member Roybal accepted that amendment as friendly.

Member Biedscheid said she believed it is important to preserve styles from the 1960's and preserving or retaining a rare example of such diversity only enhances what we refer to as Santa Fe style and highlights the difference with traditional styles.

The motion passed by unanimous voice vote.

2. **Case #H-14-108B. 317 Hillside Avenue.** Downtown & Eastside Historic District. Jeff Seres, agent for Robert Jordan, owner, propose to construct an approximately 475 sq. ft. addition to a height of 12' 6" to match the contributing residential structure and a 620 sq. ft. casita to the maximum allowable height of 14'. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

317 Hillside is a two-story, single-family residence and free-standing two-car garage that were constructed in the Spanish-Pueblo Revival style between 1926 and 1928. The buildings are listed as contributing to the Downtown and Eastside Historic District. In December 2014, the HDRB assigned primary façades for both structures – south and west façades of the main residence, and east façade of the garage.

2 Camino Pequeño

CASE # 2022-004863-HDRB
MARCH 22 2022

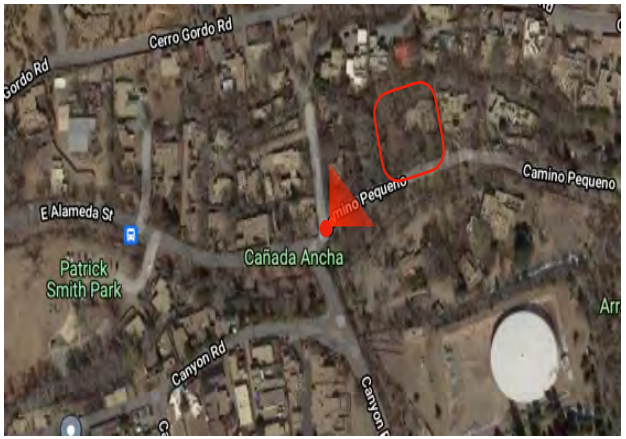
EXISTING PHOTOS

Approach

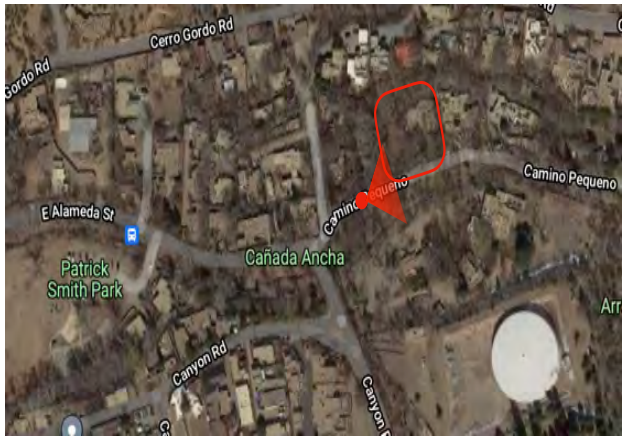
2 Camino Pequeno 87501

Entrance to Camino Pequeño from E Alameda

Approach to 2 Camino Pequeño



Map of vicinity showing location of above photo

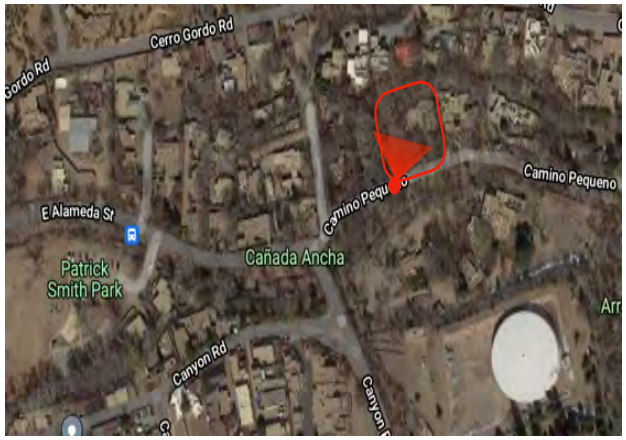


Map of vicinity showing location of above photo

Street View

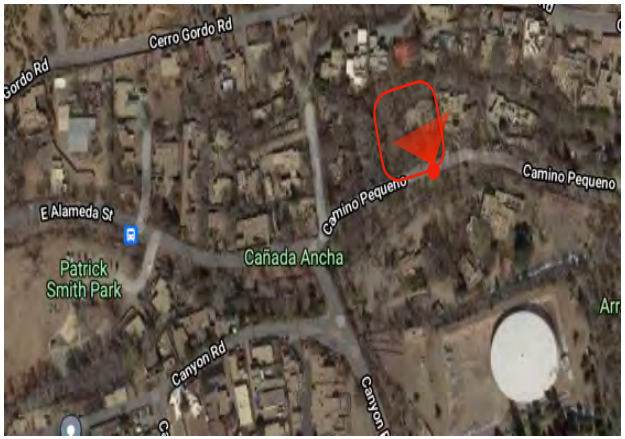
2 Camino Pequeno 87501

Looking N/NE to house from street at 6' height



Map of vicinity showing location of left photo

Looking N/NW from driveway entrance at 6' height



Map of vicinity showing location of left photo

South Facade

2 Camino Pequeno 87501

View looking N at S facade inside yard fence

South Facade

2 Camino Pequeno 87501

Merged photo of South facade in summer

South facade of the Eastern bedroom (2015 addition)

West Facade

2 Camino Pequeno 87501

Looking NE at W bedroom (added 1999)

West facade

West Facade

2 Camino Pequeno 87501

West facade of W bathroom addition (added 1999)

West facade

North Facade

2 Camino Pequeno 87501

Merged photo of N facade (winter)

Merged photo of N facade (summer)

East facade

East facade looking N/NW

East facade looking N

Existing
ORIGINAL 1-ROOM
ADOBE HOUSE
ORIGINAL PORTICO
ORIGINAL
WOODSHOP
ORIGINAL
CARPORT

Existing

ORIGINAL PORTICO, ENCLOSED IN '99
'99 BEDROOM
'99 PORTAL
'99 TRELLIS
'15 STUDIO

1998 HISTORICAL PHOTOS

Original house prior to 1998 remodel

South Facade

South Facade from W

Original house

South Facade

Original house

South Facade

Original house

West facade looking from South at SW corner

Demolition for 1998 Remodel

West facade

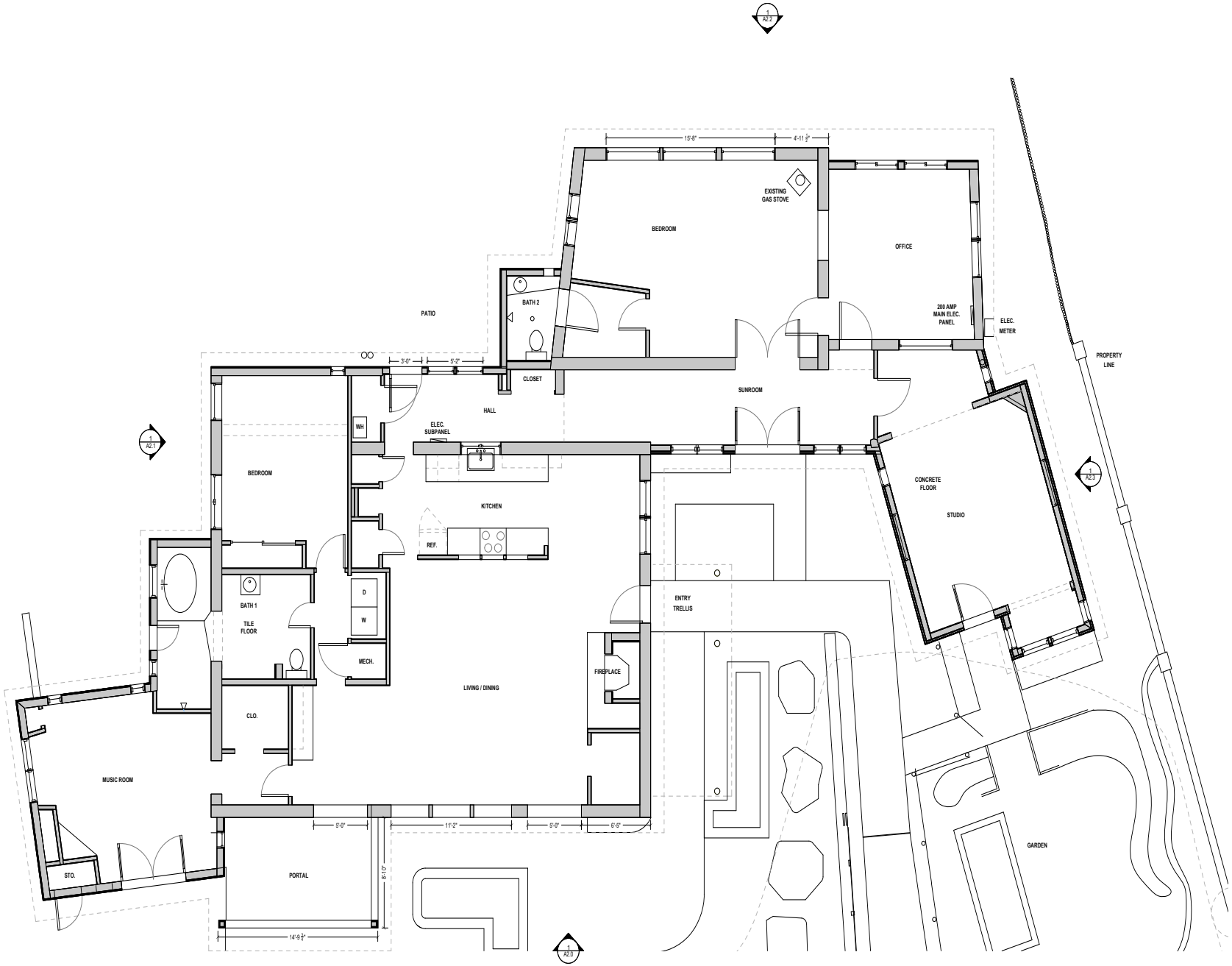
South West facade corner

Demolition for 1998 Remodel

South Facade

Demolition for 1998 Remodel

West Facade



N

0 1 5 10

01 EXISTNG FLOOR PLAN

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER

Daniel Strongwater
Halley Roberts Strongwater
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PRINTING	DATE
Historic Review	02/08/2022
Historic Review Update	03/04/2022
Historic Review Update	04/03/2022

NOT FOR CONSTRUCTION

STAMP

PROJECT NUMBER
20051

TITLE
EXISTING
FLOOR PLAN

DRAWING NO.

A1.0

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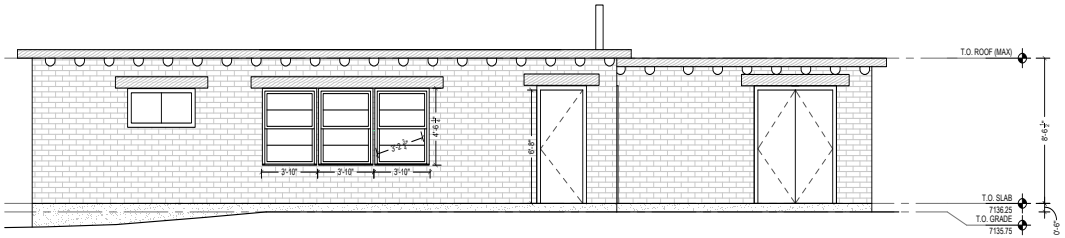


EXTERIOR FINISHES

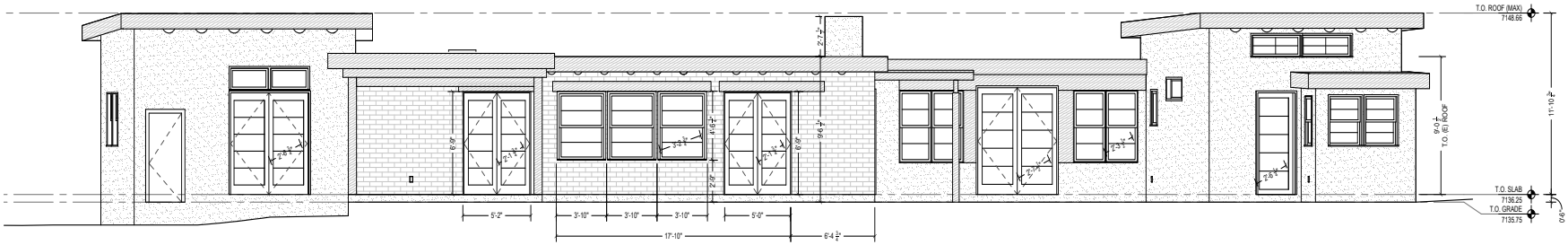
(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL

03 ORIGINAL SOUTH ELEVATION

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



02 EXISTING SOUTH ELEVATION

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

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PRINTING	DATE
Historic Review	02/08/2022
Historic Review Update	03/04/2022
Historic Review Update	04/03/2022

NOT FOR CONSTRUCTION

STAMP

PROJECT NUMBER
20051

TITLE
SOUTH ELEVATION

DRAWING NO.

A2.0

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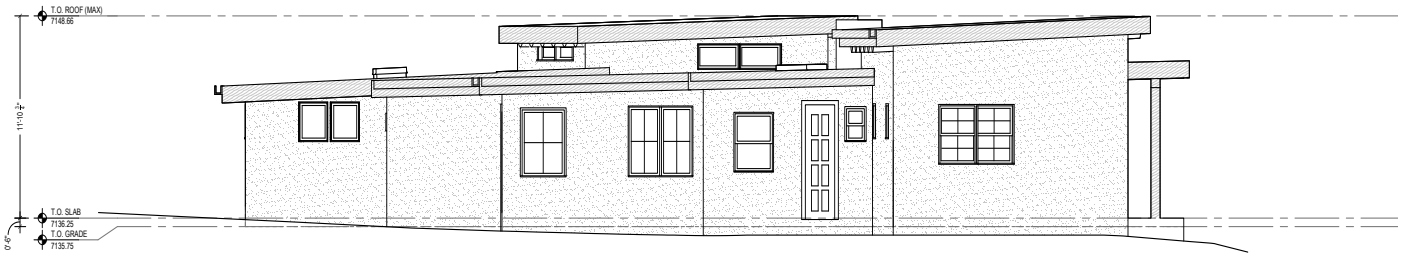
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



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

2 CAMINO PEQUENO

SANTA FE, NM 87501

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PRINTING	DATE
Historic Review	02/08/2022
Historic Review Update	03/04/2022
Historic Review Update	04/03/2022

NOT FOR CONSTRUCTION

STAMP

PROJECT NUMBER
20051

TITLE
WEST ELEVATION

DRAWING NO.
A2.1

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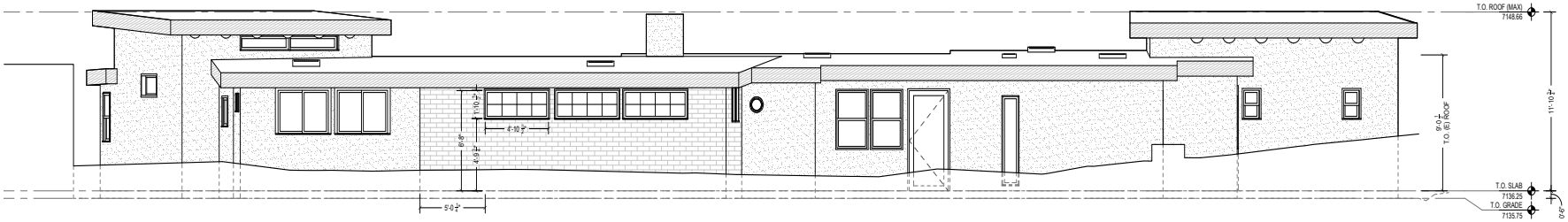
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



02 EXISTING NORTH ELEVATION

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

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PRINTING	DATE
Historic Review	02/08/2022
Historic Review Update	03/04/2022
Historic Review Update	04/03/2022

NOT FOR CONSTRUCTION

STAMP

PROJECT NUMBER
20051

TITLE
NORTH ELEVATION

DRAWING NO.

A2.2

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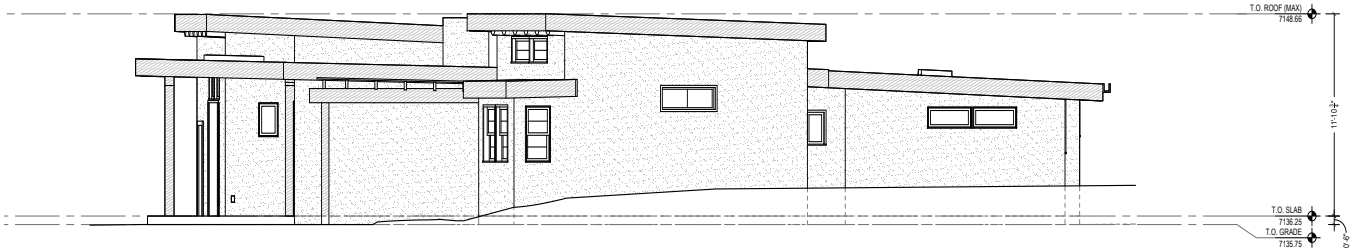
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



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

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER
Daniel Strongwater
Halley Roberts Strongwater
806 Don Gaspar Ave,
Santa Fe, NM
T : (860) 371-5021

DESIGNER
Travis Fitch
Fitchwork LLC
500 St Marks Ave. Apt 508
Brooklyn, NY 11238
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Historic Review	02/08/2022
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Historic Review Update	04/03/2022

NOT FOR CONSTRUCTION

STAMP

PROJECT NUMBER
20051

TITLE
EAST ELEVATION

DRAWING NO.

A2.3

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City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-004863--HDRB

Project Description:

Project Location(s): 2 CAMINO PEQUENO
Santa Fe, NM 87501

Contacts:

Property Owner/Builder: DANIEL STRONGWATER
806 DON GASPAR
SANTA FE , NM

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-004863-HDRB

Address: 2 Camino Pequeno
Historic Status: Non-statused
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__X__ **Other**: Previous cases H-98-153A and B; H-15-060

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have been met for all the exceptions, but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

2 Camino Pequeno is a 2,959 square foot residence constructed from 1957 to 1960 and is described as a blend of Mid-Century Ranch and Prairie Revival Styles. The residence is characterized by its horizontal lines, low massing with areas of exposed white stucco adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite pattern. Its tallest existing height is 11'- 11".

2 Camino Pequeno is a 2,959 square foot single-family residence, listed as contributing to the Downtown and Eastside Historic District. The residence was built between 1957 and 1960 by James G. Wing, local artist, and craftsman. The original house was rectangular in floorplan with a workshop behind to the north and east of the house. Additions in 1998 connected the two structures and grew it toward the east and west. Two subsequent portals were added and one enclosed to the north.

The structures have been described by HPD staff as a blend of Mid-century Ranch and Prairie Revival Styles due to the low horizontal massing of the forms, wide rectangular wood windows and the wood fascia partially covering the wood vigas. Making it further unique, this appears to be a northern New Mexico take on the styles by the inclusion of the apparent adobe wall textures and exposed wood vigas.

2 Camino Pequeno has an overall low horizontal appearance with horizontal patterning of architectural elements. The character defining features include the deep overhangs with exposed vigas partially covered by wide wood fascia against the white stucco walls with visible adobe texture. Also included are the stained wood elements and exposed wooden lintel. On the south façade of the original residence, the horizontal wood pane picture window is a character defining feature with its wide opening and wide glazing pattern. Although, not historic, they have been replaced in kind. On the north façade of the original workshop, the apparent adobe texture, low horizontal form, and horizontal span of wood windows is character-defining with its extra wide opening and multiple divided lights. Mid-century ranch windows regular included larger window openings with a variety of light divisions. The wider expanse of the opening makes this north façade unique.

The case was postponed at the March 22, 2022 HDRB meeting for historic status review and primary façade designation as applicable.

The applicant proposes the following:

<u>South elevation, existing central facade (original exposed adobe wall)</u>

1. Replace existing central windows with wood clad 11'6" w x 6'8" high fixed pane window to be stained in Natural Cedar, with a 3 x 6 lite pattern to match existing.
2. Replace east double doors with wood clad sliding door 7'8" wide x 6'8" high, also stained in Natural Cedar, with a 2 x 6 lite pattern to match existing.

3. Replace west double doors with wood clad swing door 3’ wide x 6’8” high. stained in Natural Cedar, with a 2 x 6 lite pattern to match existing.
4. Replace lintels over central windows and east double door with single continuous lintel
5. Extend roof overhang to 30” by shifting original vigas outward. No new material will be added.
6. Raise central mass 4’ increasing height to 12’-10”to beset back from 13’3” from original exposed adobe façade. Proposed bump-up will have six new wood clad awning windows each 3’10” W x 1’6” H, to be stained in Natural Cedar.
   New wall will be clad in white stucco, El Rey Colonial White.
7. Increase height by bumping-up façade above entrance, to set back 6’-4” from entrance façade. New roof height will be 12’-4”, an increase of 3’-4”.
8. New wall will also be clad in white stucco, El Rey Colonial White.
9. Add 21’-10” W x 10’10” D x 8’ H new trellis portal in pine stained Natural Cedar to existing main entrance façade.
10. Remove eastern portion of fencing across the south elevation in front of house entry and replace with new fencing to match. New fencing will match existing at 6’ high.

<u>North elevation (Primary):</u>

1. Replace existing triple windows with double three-lite windows.
2. Add a glass swinging door and new windows
3. Remove tall narrow door and windows. Add one swinging door with seven lites. Windows will be large fixed panel one by three lite pattern.

<u>West elevation:</u>

4. Add 141 square foot addition to the west and east elevation.
5. Additions will be stuccoed with cementitious El Rey Colonial White stucco to match the existing house.
6. Add 14 solar panels that will be low profile and concealed.

EXCEPTION CRITERIA AND RESPONSES:

Section 14-5.2 (D)(2)(c) adding onto a north primary façade replacing historic material and changing window openings.

1. Do not damage the character of the district;

Applicant response:

The proposed additions to the N facade borrow their design elements from the character-defining features of the home, as well as the design language adopted during previous additions and renovations, and thus will not damage the character of the home or district.

a. By incorporating character-defining features into the design, the changes remain harmonious with the character of the district. Further, the N facade is not publicly visible, and thus will not have an appreciable impact on the publicly-accessible character of the district.

Staff Response: Staff believes replacement will not damage the character of the district because the windows are on the north façade and not publicly visible. .

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

Applicant response:

a. To avoid significant financial and labor hardships associated with trenching new sewer, water and service lines, the location of the proposed bathroom addition was carefully selected to tie into existing lines adjacent to the N facade. Further its location takes cues from previous renovations and attempts to limit the overall impact to the original home while adding a much needed additional bathroom.

b. The head height in the bedroom is well below current code minimums and uncomfortably low for occupants. To address this issue a roof height increase has been carefully considered to respect the character-defining features of the house, with windows matching original proportions and sizes, and is stepped back from the original facade. This roof height increase significantly improves occupant comfort and avoids hardship to the applicant while respectfully maintaining the overall appearance of the house.

c. The facade is also uninsulated adobe brick at risk of collapse. To address the applicant hardship associated with thermal issues of exposed adobe brick on a N facade (which is not allowed in NM

Earth Building Code), insulation and stucco is proposed for cladding.

d. To address the structural deficiencies identified by a structural PE and avoid any potential injury to inhabitants, the changes will replace the undersized header over windows and reduce the span of the undersized vigas.

Staff Response: the existing height has served previous residents; it does not pose a hardship or injury to the public.

Staff Response: Staff believes that the structural condition may warrant repair; however, the changes does not prevent a hardship to the applicant or the public welfare. The proposed height increase addresses the applicant's desires; however, previous residents have lived with the existing height.

(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:

By designing a sensitive intervention to address applicant needs, the proposed changes will reinforce the character-defining features of the home. As such the proposed changes provide a harmonious change that maintain and strengthen the unique contribution this home has to the heterogeneous nature of the district.

Section 14-5.2 (D)(5)(a) removal of historic material from the south facade

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

a. The proposed designs in fact improve the character of the district by removing non-historic aspects of the facade and replacing them with more respectful changes informed by the character-defining features of the S facade.

b. The 90's Portal and 2x double doors will be removed. The new proposed designs play off the original door/window locations, the window proportions, lite divisions, and material treatments. To make these change and achieve a harmonious design, as proposed, a small portion of remaining original adobe material will need to be removed. These change are smaller in scope and more respectful of the original design than previous changes, and thus do not damage the character of the home or district.

Staff Response: If material is non-historic, staff believes that its removal does not constitute an exception.

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

a. The changes to the South facade will reinforce the unique aesthetic qualities of the facade, as well as add significant efficiency to the building through improved thermal performance, solar gain and air sealing.

b. The changes will prevent hardship to the applicants by providing a more livable home, and to the public by maintaining the unique characteristics of the home for public enjoyment, and their contribution to the character of the district.

Staff response: Staff recognizes the value of remodeling for energy efficiency, however, the historic districts preservation ordinances allow for non-publicly visible solar treatment and other means of achieving energy efficiency. The Downtown and Eastside Historic Design standards do not allow for changes that oppose specific design and preservation guidelines.

(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:

a. The proposed changes maintain and evolve the unique character of the home, which in turn strengthens the heterogeneous character of the city and district. Playing off of the materiality, exposed structural elements, lintels, window/door proportions, the proposed project breathes life into the home for another 60+ years of its future.

b. Numerous alternative designs were explored, ultimately selecting the proposed design for its respectful treatment of character-defining

Staff Response: Staff supports exterior alterations that preserve an historic building's contributing status and the Downtown and Eastside design standards.

Section 14-5.2 (D)(5)(a) removal of historic material from the north facade

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

a. Applicant Response: The removal of historic material is necessary for structural repair, and the proposed N facade remains harmonious with the original facade by deriving its design from numerous character-defining features. These include: window lite divisions, glazing opening locations in the wall, exposed Vigas covered by a fascia board, and exposed lintels.

b. By remaining true to numerous aspects of the original facade, the proposed material removal will be replaced by a design that does not damage the character of the district. Further, the N facade is not publicly visible, and will not impact the public character of the district.

Staff Response: Staff agrees; the proposed alterations are in keeping with the existing elevation.

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

Applicant Response: The north facade has been deemed structurally unsound by a structural PE. In order to build a new structure, and avoid potential injury to occupants, and the public welfare as a result of collapse, material must be removed. The proposed design continues to respect the unique aesthetic qualities of the home while rebuilding with minimal additional material removal.

Staff Response: Staff does not believe that changing the structural nature of the south façade constitutes a hardship to the applicant or an injury to the public welfare.

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

a. Applicant Response: The proposed changes maintain many of the N facades character-defining features, and thus continue to contribute to the unique aesthetic qualities of the home. Noted for its importance in the character of the district, the home will remain with mid-century ranch/prairie elements, continuing its contribution to the unique heterogenous character of Santa Fe.

Staff Response: Staff agrees. Proposed alterations were designed to match the existing building's architecture style which has been part of the streetscape over decades

Section14-5.2 (D)(5)(b) removal of historic windows on the south facade

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

a. Applicant response: The central bank of windows on the S facade that are proposed to be replaced were replaced once in the late 1990s in kind and are non-original windows.

b. The proposed replacement glazing seeks to follow numerous character- defining features of the original windows including: utilizing the grid established by the original windows, matching wood-cladding, retaining lintel features, extending existing opening locations.

c. By replacing non-historic replicas with new aesthetically respectful glazing, the changes will not damage the character of the district.

Staff Response: Staff finds that the proposed windows are in keeping with the original and therefore, will not damage the character of the district.

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

Applicant Response: The changes to the South facade will reinforce the unique aesthetic qualities of the facade, as well as add significant efficiency to the building through improved thermal performance, solar gain and air sealing.

a. The changes will prevent hardship to the applicants by providing a more livable home, and to the public by maintaining the unique characteristics of the home for public enjoyment, and their contribution to the character of the district.

Staff Response: Staff does not believe that the proposed changes prevent a hardship to the applicant or injury to the public welfare because the house in its current form has served the previous residents. "Livability" does not constitute a hardship, as it is an elective treatment.

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

Applicant Response: The proposed changes maintain and extend the unique character of the home, which in turn strengthens the heterogeneous character of the city and district. Playing off of character-defining features, the proposed project breathes life into the home for another 60+ years of its future.

a. Numerous alternative designs were explored, ultimately selecting the proposed design for its respectful treatment of character defining features.

Staff Response: Staff does not believe that the changes diminish the historic nature of the house.

Section 14-5.2 (D)(5)(b) removal of historic windows on the north façade on the north facade

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

a. The removal of historic windows is necessary to prevent structural collapse of the facade. The current windows will be replaced by new glazing of identical lite divisions and similar long horizontal proportions.

b. By replacing the windows with a design harmonious with the original, they will not damage the character of the district. Further, the N facade is not publicly visible, and will not impact the public character of the district.

Staff Response: Staff does not believe that proposed window replacements will damage the character of the district.

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

Applicant Response: The north facade windows have been deemed structurally unsound by a structural PE. The windows must be removed to rebuild the opening and structure and eliminate the hardship associated with potential injury to occupants, and the public welfare as a result of collapse.

a. Further, the windows were never intended to be used in a habitable space. They are incapable of adequate sealing and attached with storm window hardware. Their thermal inefficiency and air leakage result in significant issues for occupant comfort and building efficiency, causing hardship for applicants.

Staff Response: While the existing windows my be less functional and energy-efficient, removing the windows is not necessary to prevent a hardship to the applicant or injury to the public welfare.

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

a. Applicant Response: The proposed changes maintain many of the N facade glazing character- defining features, and thus continue to contribute to the unique aesthetic qualities of the home. By

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 1/18/22

Site Address: 2 Camino Pequeño
Santa Fe, NM 87501

Property Owner of Record: Daniel & Halley Strongwater

Applicant/Agent Name: Daniel Strongwater

Contact Person Phone Number: (505) 421- 6221

Proposed Construction Description:
Renovation, bathroom addition, bike storage, fence modifications
Rainwater storage system

TOTAL ROOF AREA: 3613

Zoning District: Eastside Historic

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

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 10 %
☐Open Space Required:_____

Setbacks:
Proposed Front: 105' Minimum: _____
2nd Front? _____
Proposed Rear: 27'-6" Minimum: _____
Proposed Sides: L 74' R 5' Minimum:____

Height: Proposed 15'-8"
Maximum Height: 15'-8" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum:_____

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

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

Daniel Strongwater [☒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 1/18/22
DATE

To Be Completed By City Staff:

2022-004792-PAR

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: ___/___/___
☑ Flood Plain Approval by Dee Beingessner Date: 02/01/2022 Flood Plain approval is conditional based on flood-proofing materials and designrequired for the structure.
Traffic Engineering Approval by _____ Date: ___/___/___
Notes:

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

REVIEWER: Lani J McCulley **DATE:** 2/1/2022

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

Revised 1-14-13

HDRB Proposal Letter
Daniel Strongwater, owner & applicant
5 April 2022

The residence at 2 Camino Pequeño was constructed in the early 1960s by local artist Jim Wing as a one room adobe home and later a freestanding one room wood shop to the NE and a carport extending to its E. The house and shop buildings were connected by an exterior covered portal overhang on Vigas without any posts or columns. He built the structures himself with friends from local materials: adobe walls, local pine vigas with ponderosa plank decking and penitentiary bricks for the floors.

When Jim passed in the late 1990s the property was purchased by the Mathey's who completed two separate renovations on the project. The first, in the late 90s consisted of:

- New addition of a angled SW wing with a bedroom and slightly enlarged bathroom
- New S portal off the living room
- Enclosing half of the N portal
- Enclosing the carport as a new studio
- New bathroom addition to the W of the woodshop

In 2015 a second renovation enclosed the rest of the N portal and added an angled SE wing with a large bedroom/studio.

The current proposed renovation seeks to:

- Re-emphasize the importance of the original masses of the home from the street
- Respectfully retain, and return character-defining features of the home to a more original form
- Minimize changes and increases to the current footprint of the home
- Inform all new changes with character-defining features of the original home
- Improve the livability of the house with increased solar gain, daylighting, ceiling height and visual access

It entails five significant components:

1. **Entrance.** Move existing portal from E wall to S entrance. Modify fence lines
2. **Carport & Storage shed**. 2-car carport with attached adobe storage shed.
3. **Central S & N facades.** Modify the central south facade replacing glazing and removing non-original portal. Increase the roof height stepped back from facades with awning windows on S & N of bump up. Replace N glazing.
4. **N facade, E portion** (originally the woodshop). Replace glazing. Increase roof height stepped back from facade with new awning windows. 141sf bathroom addition.
5. **Solar panels.** Non-publicly visible solar panels to be placed on roofs of the SE '17 addition, N/NE rooms (originally woodshop & carport)

Greater details of the proposed renovations broken down by facade are as follows:

Existing heated:	2,959sf
Proposed heated:	3,100sf (+141sf)
Existing roofed:	3,553sf
Proposed roofed:	4,537sf (+984sf)

Fenceline changes

- Wood fencing running N/S atop stone wall to be removed
- New 20' of fencing 6' H to connect SE corner of existing stone wall to new adobe carport structure
  - Horizontal wood fencing in Gray-Green to match existing design (see A0.1 02)
  - Includes 3' swinging door gate and 8' car gate.

South elevation, Existing central facade (original exposed adobe wall)

- Clad in white exposed adobe
- Replace existing central windows with wood clad 11’6” W x 6’8” H fixed pane window. Stained in Natural Cedar, with a 3 x 6 lite pattern to match existing.
- Replace E double doors with wood clad sliding door 7’8” W x 6’8” H. Stained in Natural Cedar, with a 2 x 6 lite pattern to match existing.
- Replace W double doors with wood clad swing door 3’ W x 6’8” H. Stained in Natural Cedar, with a 2 x 6 lite pattern to match existing.
- Replace lintels over central windows and E double door with single continuous lintel
- Extend roof overhang to 30” (by shifting original Vigas outward; no new material) for passive solar strategy

South elevation, New central bump-up facade

- 18’9” wide elevation, set back 13’3” from original exposed adobe facade
- Roof height increase to 12’10” (+4’ from existing)
- 5x new wood clad awning windows each 3’10” W x 1’6” H. Stained in Natural Cedar
- Clad in white stucco, El Rey Colonial White

South elevation, New eastern bump-up facade (above entrance, set back 6’-4” from entrance facade)

- 14’1” wide visible elevation (18’3” overall, some hidden behind central bump-up)
- Roof height 12’4” (+3’6” from existing)
- Clad in white stucco, El Rey Colonial White

South elevation, Existing main entrance facade

- Add 21’-10” W x 10’10” D x 8’ H new trellis portal in pine stained Natural Cedar

North elevation, central facade (enclosed original portico, now kitchen) *NOT PUBLICLY VISIBLE*

- Remove existing tall, narrow window
- Replace existing windows and door with:
    - Wood clad swing door, 2’6” W x 6’8” H stained in Natural Cedar
    - Fixed pane window, 11’6” W x 4’4” H with 3 x 3 lite pattern stained in Natural Cedar
- New 18’9” wide bump up to increase roof height to 12’10”
- New 5x wood clad awning windows each 3’10” W x 2’6” H with 1 x 2 lite pattern stained Natural Cedar

North elevation, eastern facade (original woodshop) *NOT PUBLICLY VISIBLE*

- Replace windows with new windows and door
    - 2x wood clad windows 4’10-½” W x 2’11” H stained in Natural Cedar
    - Wood clad door 39” W x 6’8” H stain in Natural Cedar
- New 18’9” wide bump up to increase roof height to 12’4” (+3’6” from existing)
- New 3x wood clad awning windows in bump up each 4’10-½” W x 1’10-½” H (same size as original facade windows)

West / East elevation *NOT PUBLICLY VISIBLE*

- 141sf addition clad in white stucco
- 2x New curb-mount skylights
    - 3’ W x 4’11-¼” D
    - 3’6” W x 10’ D
- New window (on E elevation) 3’ W x 2’-11” H in Natural Cedar

New construction carport/storage shed

- 208 sf adobe storage shed clad in white exposed adobe
  - West facade: 1x wood clad garage door 8’ W x 6’8” H
  - North facade: 1x wood clad swing door 3’ W x 6’8” H
  - South facade: 1x wood clad swing door 3’ W x 6’8” H
- Roof: 824 SF, Top of Roof 10’-4”
- Continuous Tan TPO flat roof over shed and carport structure
- All wood stained Natural cedar
- New 6’ diameter corrugated galvanized steel rainwater tank to collect roof runof

Street & Driveway fence line

- Remove N/S section of fenceline running from driveway toward house
- Continue E-W fenceline approx 20’ across driveway to connect existing stone wall to new adobe storage shed
- Fencing to match existing, stained in Gray-Green Grain Stain

Solar panels *NOT PUBLICLY VISIBLE*

- Up to 14x total panels each 6'6 x 4’1
- 6x on SE room (addition from 2015)
- 10x on N/NE roofs (original carport & woodshop)

GENERAL NOTES

1. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES, REGULATIONS, AND AGENCIES.

2. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).

3. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTIONS NECESSARY PER ALL APPLICABLE CODES.

4. THE DRAWINGS, AND ANY SUBSEQUENTLY ISSUED ADDENDA, AMENDMENTS, FIELD ORDERS, OR CHANGE ORDERS ARE PART OF THESE CONTRACT DOCUMENTS.

5. DO NOT SCALE DRAWINGS

6. CONSULT WITH ARCHITECT REGARDING CLARIFICATIONS. VERIFY LOCATION OF ALL EQUIPMENT WITH ARCHITECT, PRIOR TO INSTALLATION.

7. THE EXISTING PLAN IS DOCUMENTED ON THE DRAWINGS IN ACCORDANCE WITH A LIMITED NUMBER OF AVAILABLE ORIGINAL CONSTRUCTION DRAWINGS AND FIELD INVESTIGATIONS. VARIANCE OF ACTUAL EXISTING CONDITIONS FROM THOSE ILLUSTRATED ON THESE DOCUMENTS MAY OCCUR. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER AND ARCHITECT.

8. WORK INDICATED AS "NOT IN CONTRACT," "N.I.C.," OR "BY OTHERS" SHALL BE PERFORMED BY OWNER'S SEPARATE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER AND COOPERATE IN COMPLETION OF SEPARATE CONTRACTS.

9. ALL EXISTING STRUCTURAL CONDITIONS SHALL BE VISUALLY FIELD VERIFIED. ANY CONFLICTS WITH THE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT.

10. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADES BUT FOR THE WORK OF OTHER RELATED TRADES AS WELL.

11. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND / OR FIRESTOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

12. REFER TO FINISH SCHEDULES AND COLOR LISTS FOR WALL FINISH DESIGNATIONS.

13. ALL LISTED METAL STUD DIMENSIONS, GAGE & THICKNESS ARE MINIMUMS AND ARE PROVIDED AS BASIS OF DESIGN.
CONTRACTOR TO VERIFY & SUBMIT FINAL PROPOSED DESIGN

14. JUNCTION BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY A MIN. HORIZONTAL DISTANCE OF 24".

15. ALL PENETRATIONS AND OPENINGS IN RATED WALLS, CEILINGS AND FLOORS SHALL MEET THE ASSEMBLY FIRE RATINGS.

16. WALL TYPES WITH UL DESIGN NO.S SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL DESIGN.

17. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE AND INSTALL ALL REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS AND INSERTS. PROVIDE ALL BASES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.

18. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

19. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.

20. LINE OF EXISTING GRADES, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.

21. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 3" FROM FACE OF STUD (WALL) TO FACE OF ROUGH OPENING.

22. REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

23. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE.

24. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO FINISH FACE OF WALLS AND/OR CEILINGS

25. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY: WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE CONTRACTOR FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

ABBREVIATIONS

ABV.	ABOVE	JT.	JOINT
ADJ.	ADJACENT		
AFF	ABOVE FINISH FLOOR	LEV.	LEVEL
ALUM.	ALUMINUM	LOC.	LOCATION
ANDZ.	ANODIZED		
ATT.	ATTENUATION	MAX.	MAXIMUM
@	AT	MECH.	MECHANICAL
		MEMB.	MEMBRANE
BETW.	BETWEEN	MFR.	MANUFACTURER
BHND.	BEHIND	MIN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
BLW.	BELOW	MTD.	MOUNTED
BM.	BEAM	MTL.	METAL
BSMT.	BASEMENT	MOD.	MODULE
C	CHANNEL	N I C	NOT IN CONTRACT
CEM.	CEMENT	NO.	NUMBER
CJ	CONTROL JOINT	(N)	NEW
CL	CENTER LINE		
CLG.	CEILING	OC	ON CENTER
CLR.	CLEAR	OPNG.	OPENING
CMU	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
COL.	COLUMN		
CON.	CONCRETE	PLT.	PLATE
CONST.	CONSTRUCTION	PL	PROPERTY LINE
CONT.	CONTINUOUS	PLAS.	PLASTER
		PLAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PLYWD.	PLYWOOD
DIM.	DIMENSION	PT.	POINT
DN.	DOWN	PTD.	PAINTED
DR.	DOOR		
DTL.	DETAIL	RAD.	RADIUS
DWG.	DRAWING	REF.	REFER TO
		RES.	RESISTENT
EA.	EACH	RESIL.	RESILIENT
EJ.	EXPANSION JOINT	REQ'D	REQUIRED
ELEC.	ELECTRICAL		
ELEV	ELEVATOR	RM.	ROOM
EQ.	EQUAL/ EQUAL TO	R O	ROUGH OPENING
EQUIP.	EQUIPMENT		
EXP.	EXPANSION	S C	SOLID CORE
EXT.	EXTERIOR	SCHED.	SCHEDULE
(E)	EXISTING	SECT.	SECTION
		SHT.	SHEET
FFL	FINISHED FLOOR LEVEL	SIM.	SIMILAR
FLR.	FLOOR	SS	STAINLESS STEEL
FLUOR.	FLUORESCENT	STRUCT.	STRUCTURE
FIN.	FINISH	SUSP.	SUSPENDED
F O M	FACE OF MASONRY		
F O S	FACE OF STUD	THK.	THICK
F O W	FACE OF WALL	THRU	THROUGH
FURR.	FURRING	T O	TOP OF
		TYP.	TYPICAL
GA.	GAUGE		
GALV.	GALANIZED	VEN.	VENEER
GLAZ.	GLAZING	VER.	VERIFY
G I	GALVANIZED IRON	V I F	VERIFY IN FIELD
GYP. BD.	GYPSUM BOARD		
		W/	WITH
H C	HOLLOW CORE	WD.	WOOD
H M	HOLLOW METAL	W P	WATERPROOF
HT.	HEIGHT	W R	WATER RESISITANT
INS.	INSULATION		
INT.	INTERIOR		

GRAPHIC SYMBOLS

DETAIL CALLOUT
SECTION
INTERIOR ELEVATION
EXTERIOR ELEVATION
SPOT ELEVATION
ROOM TAG
EQUIPMENT TAG
FIXTURE TAG
FINISH TAG
SHEET NOTE TAG
DOOR TAG
WINDOW TAG
WALL TYPE TAG

PROJECT DATA

PROJECT ADDRESS
2 CAMINO LIBRE
SANTA FE, NM 87501

OWNER
DANIEL STRONGWATER
HALLEY ROBERTS STRONGWATER

GENERAL CONTRACTOR
WILSON DESIGN AND CONSTRUCTION, LLC

PROJECT SCOPE

EXPANDED PARKING AREA
NEW BIKE GARAGE
NEW FENCING
INCREASE ROOF HEIGHT
NEW DOORS AND WINDOWS
REROOF
NEW BATHROOM
INTERIOR REMODEL
DEMO PORTAL

ZONING

TYPE	R-5
LOT SIZE	35,661 SF
LOT AREA IN 1% FLOOD ZONE	11,986 SF
LOT AREA NOT IN FLOOD ZONE	23,675 SF
ALLOWABLE DENSITY	2 DWELLINGS MAX
HISTORIC ZONING	EASTSIDE HISTORIC DISTRIC
MAX ALLOWABLE BUILDING HEIGHT	15'-8"
MAX. EXISTING BUILDING HEIGHT	12'-4"
NEW MAX BUILDING HEIGHT	13'-6"

AREAS

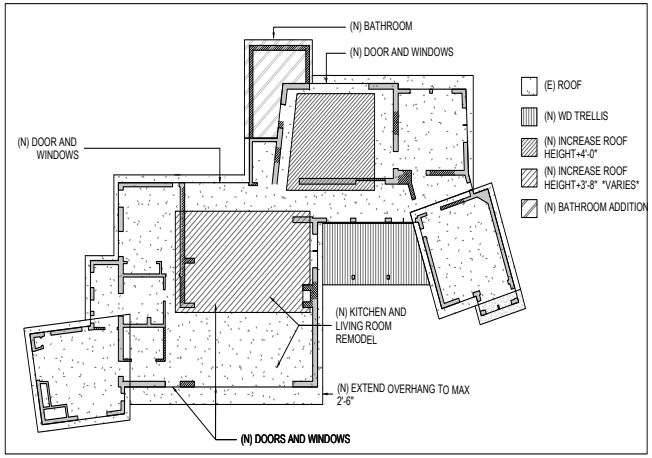
HEATED AREA

EXISTING HOUSE	2959 SF
NEW BATHROOM 1	141 SF
TOTAL HEATED	3100 SF

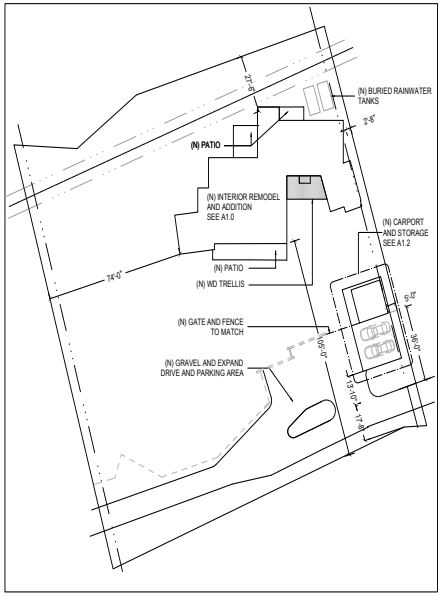
ROOFED AREA

EXISTING ROOFED AREA	3553 SF
NEW CARPORT AND STORAGE ROOFED AREA	824 SF
NEW BATHROOM ROOF AREA	210 SF
NEW PORTAL ROOFED AREA	220 SF
DEMO ROOFED PORTAL AREA	270 SF
TOTAL NEW ROOFED AREA	984 SF
TOTAL FINAL ROOFED AREA	4537 SF
LOT COVERAGE (40% MAX ALLOWED)	10%

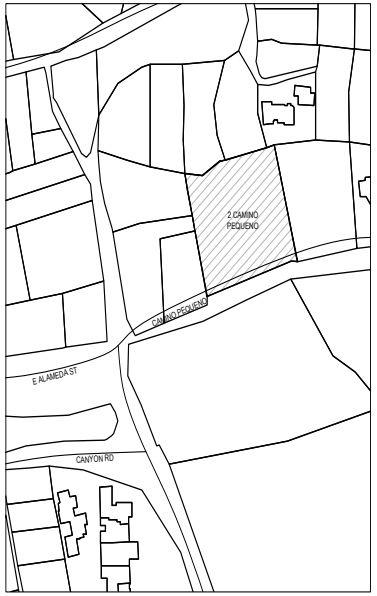
KEY FLOOR PLAN
N.T.S,



KEY SITE PLAN
N.T.S,



VICINITY PLAN
N.T.S.



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A2.1	EXTERIOR ELEVATIONS
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S1.1	FRAMING PLANS
S1.2	SECTIONS

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20051

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TITLE PAGE

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G0.0

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FLOODPLAIN NOTES

THE LIMITS OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN, 1% ANNUAL CHANCE (100-YEAR) FLOODWAY, AND THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN SHOWN ON THESE DRAWINGS ARE CONSISTENT WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 35049C0416D, EFFECTIVE DATE JUNE 17, 2008 AND SUBSEQUENTLY REVISED BY LETTER OF MAP REVISION (LOMR), EFFECTIVE DATE NOVEMBER 22, 2010.

THE FOLLOWING FLOOD PLAIN STUDY IS INCORPORATED BY REFERENCE AND WAS USED TO SHOW THE 1% ANNUAL CHANCE (100-YEAR) BASE FLOOD ELEVATION ON THESE PLANS: SANTA FE RIVER FLOOD PLAIN, PREPARED BY WALKER ENGINEERING, DATED 9/23/2009 (4 SHEETS). 1% ANNUAL CHANCE (100-YEAR) WATER SURFACE ELEVATIONS SHOWN ON THE CROSS SECTIONS LABELED CL137101, CL137154, AND CL137302 FROM THE STUDY BY WALKER ENGINEERING WERE USED TO DEPICT THE BASE FLOOD ELEVATIONS ON THIS PLAN.

EXISTING 1 FOOT CONTOURS PROVIDED BY PROPERTY OWNER.

ON DECEMBER 8, 2021, WILLIAM J. MILLER ENGINEERS, INC. (WJM ENGINEERS) STAFF COLLECTED SUPPLEMENTAL SURVEY DATA USING A TOTAL STATION INSTRUMENT FOR VERIFICATION OF EXISTING CONTOUR DATA SHOWN ON THESE DRAWINGS FOR THE LOCATIONS WHERE THE NEW FENCES, CARPORT AND STORAGE STRUCTURES ARE PROPOSED. WJM ENGINEERS UTILIZED FOR EXISTING CONTOUR DATA VERIFICATION A PROJECT DATUM BASED ON THE EXISTING FINISH FLOOR ELEVATION (7136.25') FOR THE STRUCTURE LOCATED AT THE SOUTHEASTERN CORNER OF THE HOME.

THE NEW FENCES, CARPORT AND STORAGE STRUCTURES PROPOSED FOR CONSTRUCTION AS SHOWN ON THESE DRAWINGS ARE TO BE LOCATED WITHIN THE FLOOD FRINGE OF THE FEMA ZONE AE SPECIAL FLOOD HAZARD AREA (SFHA) AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE ITEMS OF CITY OF SANTA FE CODE SUBSECTION 14-8.3 (F)(6).

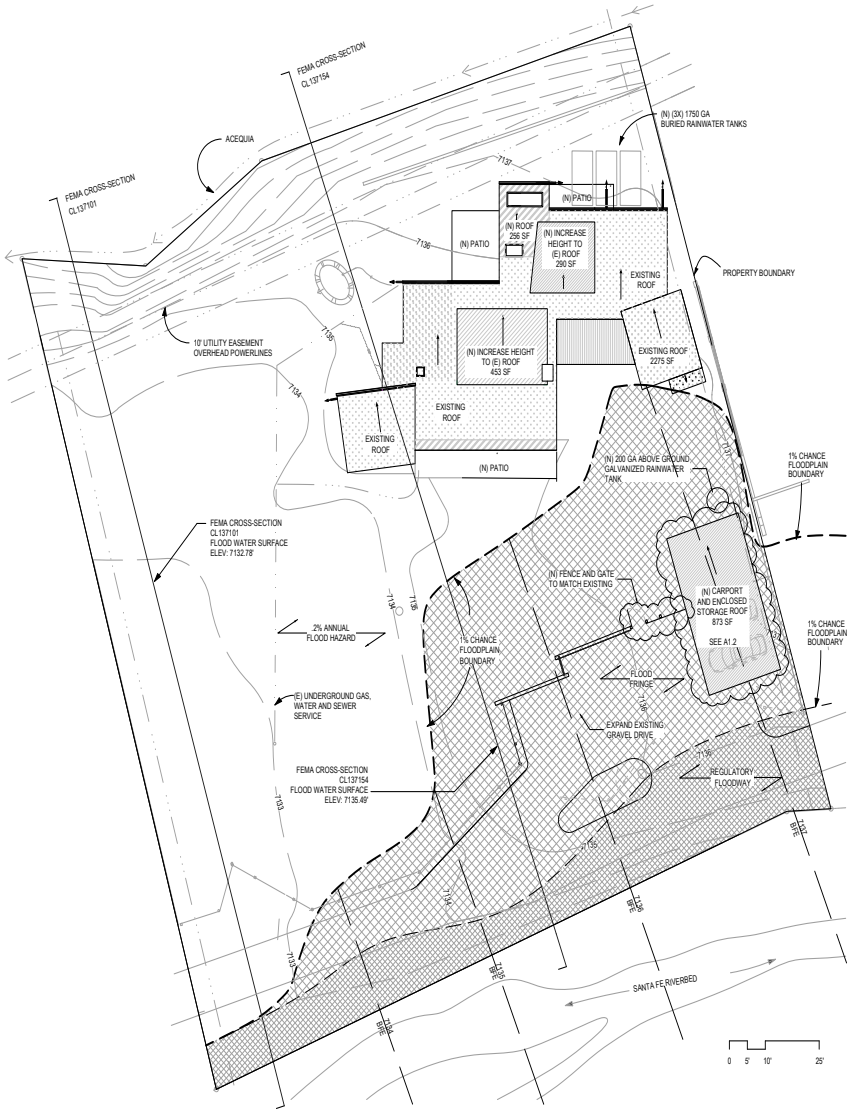
AREAS

HEATED AREA	
EXISTING HOUSE	2959 SF
NEW BATHROOM 1	141 SF
TOTAL HEATED	3100 SF
ROOFED AREA	
EXISTING ROOFED AREA	3553 SF
NEW CARPORT AND STORAGE ROOFED AREA	824 SF
NEW BATHROOM ROOF AREA	210 SF
NEW PORTAL ROOFED AREA	220 SF
DEMO ROOFED PORTAL AREA	270 SF
TOTAL NEW ROOFED AREA	984 SF
TOTAL FINAL ROOFED AREA	4537 SF

STORMWATER STORAGE REQUIREMENT

ADDITIONAL IMPERVIOUS SURFACE	873 SF
STORAGE REQUIREMENT (873 x .16)	140 SF
ACTIVE WATER STORAGE PROVIDED	200 SF

NOTE: ALL PATIOS TO BE PERMEABLE PAVERS



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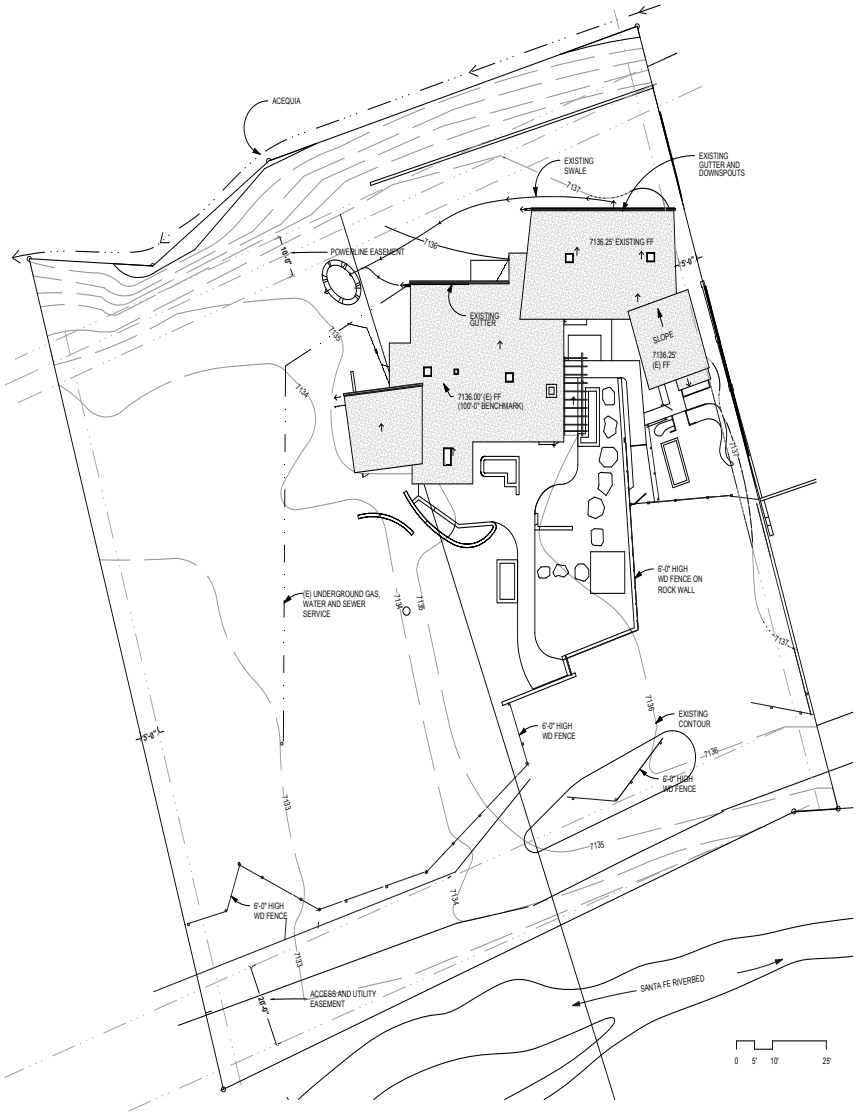
01 TERRAIN MANAGEMENT PLAN

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



N

01 EXISTING SITE PLAN

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

2 CAMINO PEQUENO
SANTA FE, NM 87501

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Hailey Roberts Strongwater
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SITE, GRADING AND DRAINAGE PLAN

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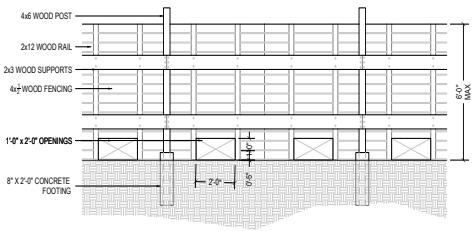

02 FENCE TO MATCH EXISTING

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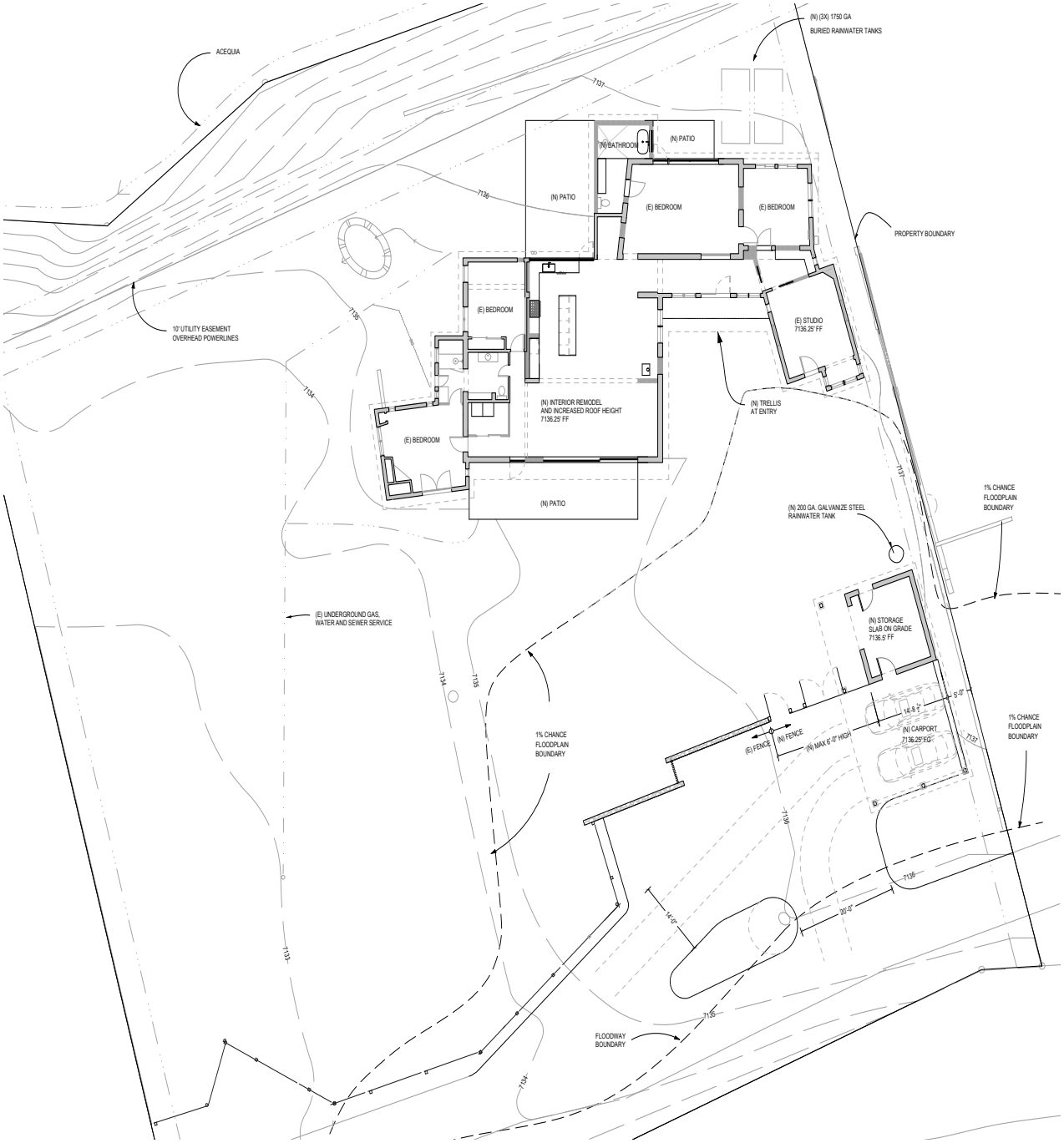

N

01 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

2 CAMINO PEQUENO

SANTA FE, NM 87501

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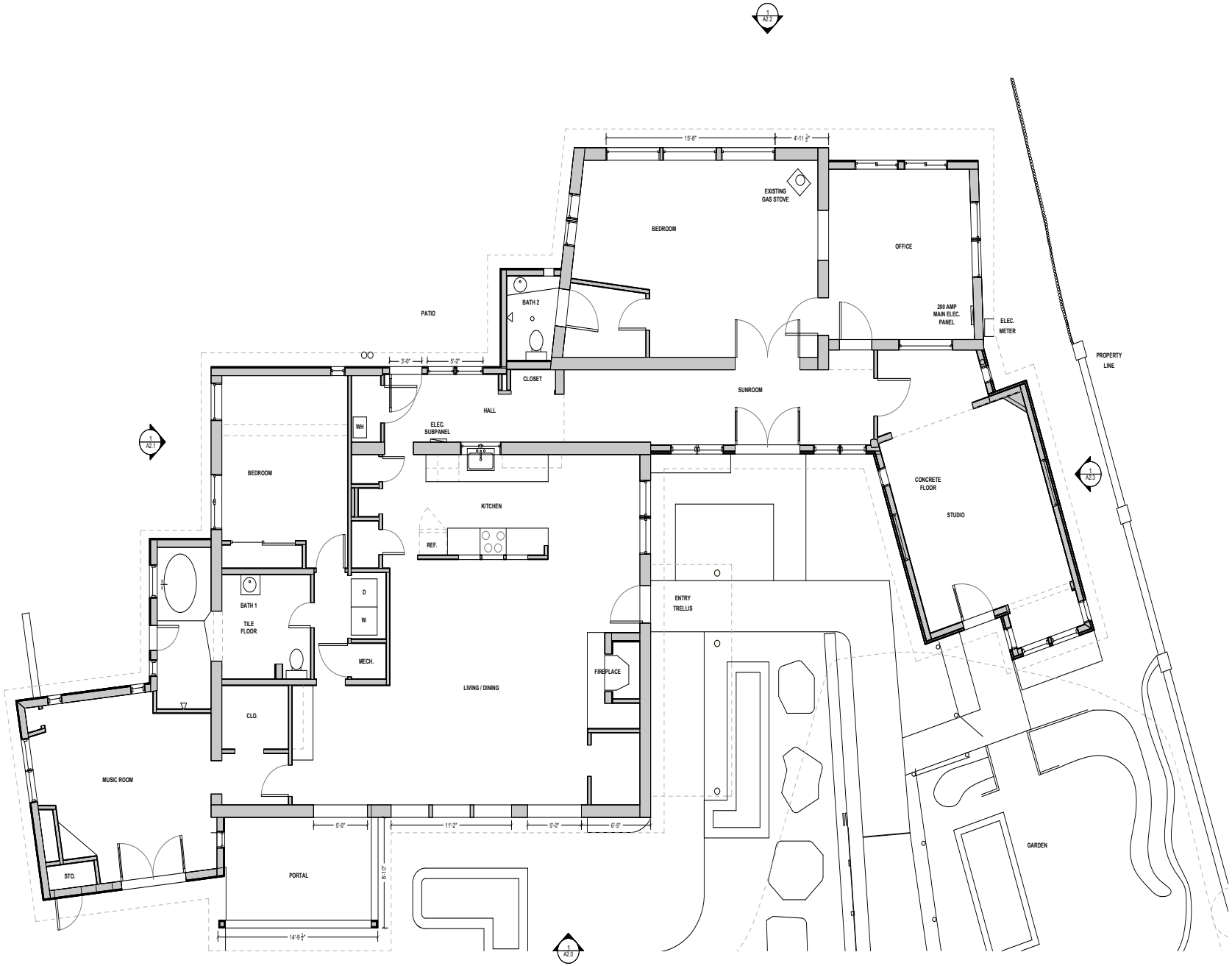

N

0 1 5 10

01 EXISTNG FLOOR PLAN

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

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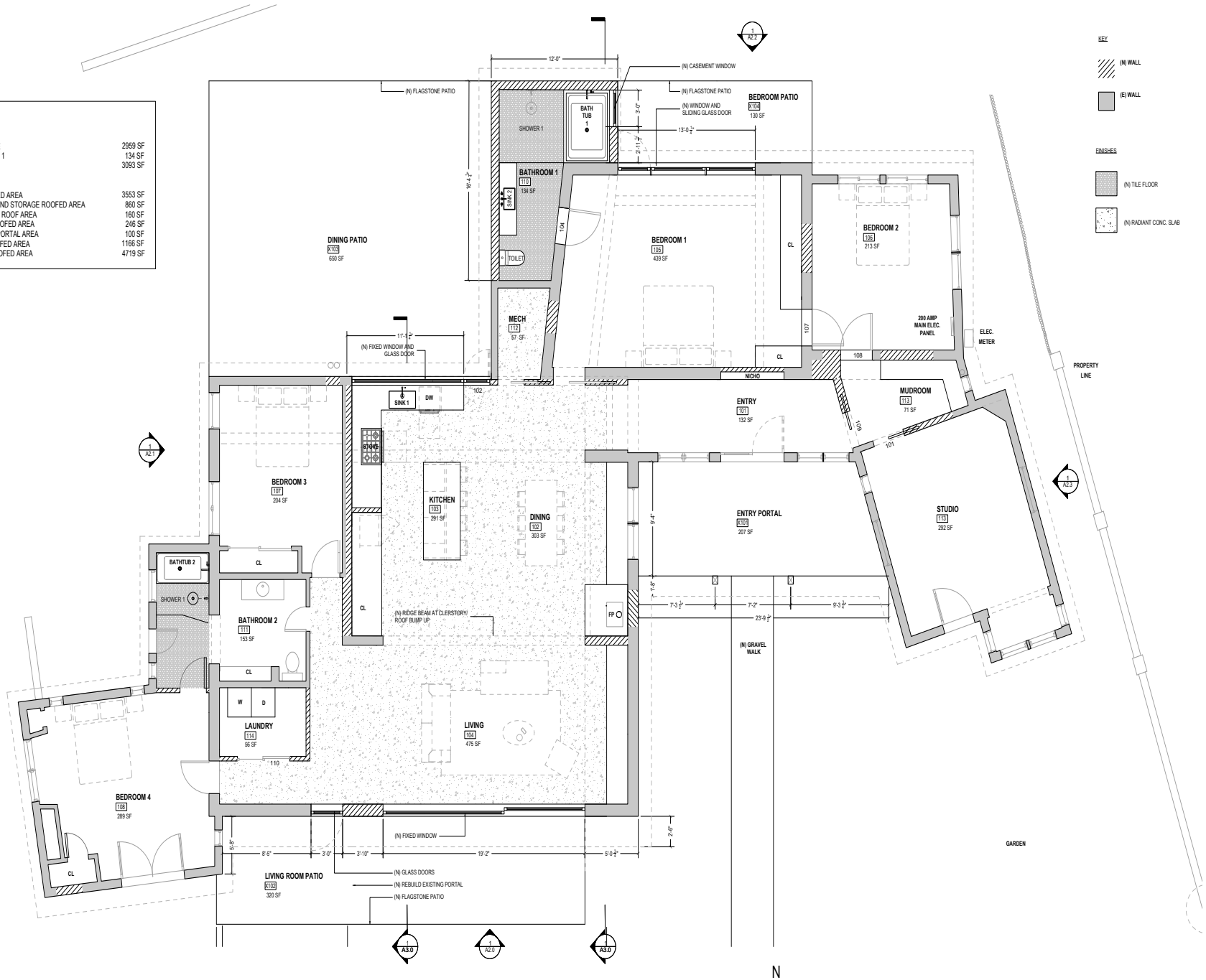
AREAS

HEATED AREA	
EXISTING HOUSE	2959 SF
NEW BATHROOM 1	134 SF
TOTAL HEATED	3093 SF
ROOFED AREA	
EXISTING ROOFED AREA	3553 SF
NEW CARPORT AND STORAGE ROOFED AREA	860 SF
NEW BATHROOM ROOF AREA	160 SF
NEW PORTAL ROOFED AREA	246 SF
DEMO ROOFED PORTAL AREA	100 SF
TOTAL NEW ROOFED AREA	1166 SF
TOTAL FINAL ROOFED AREA	4719 SF



N

0 1 5 10

01 PROPOSED FLOOR PLAN

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER
Daniel Strongwater
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806 Don Gaspar Ave,
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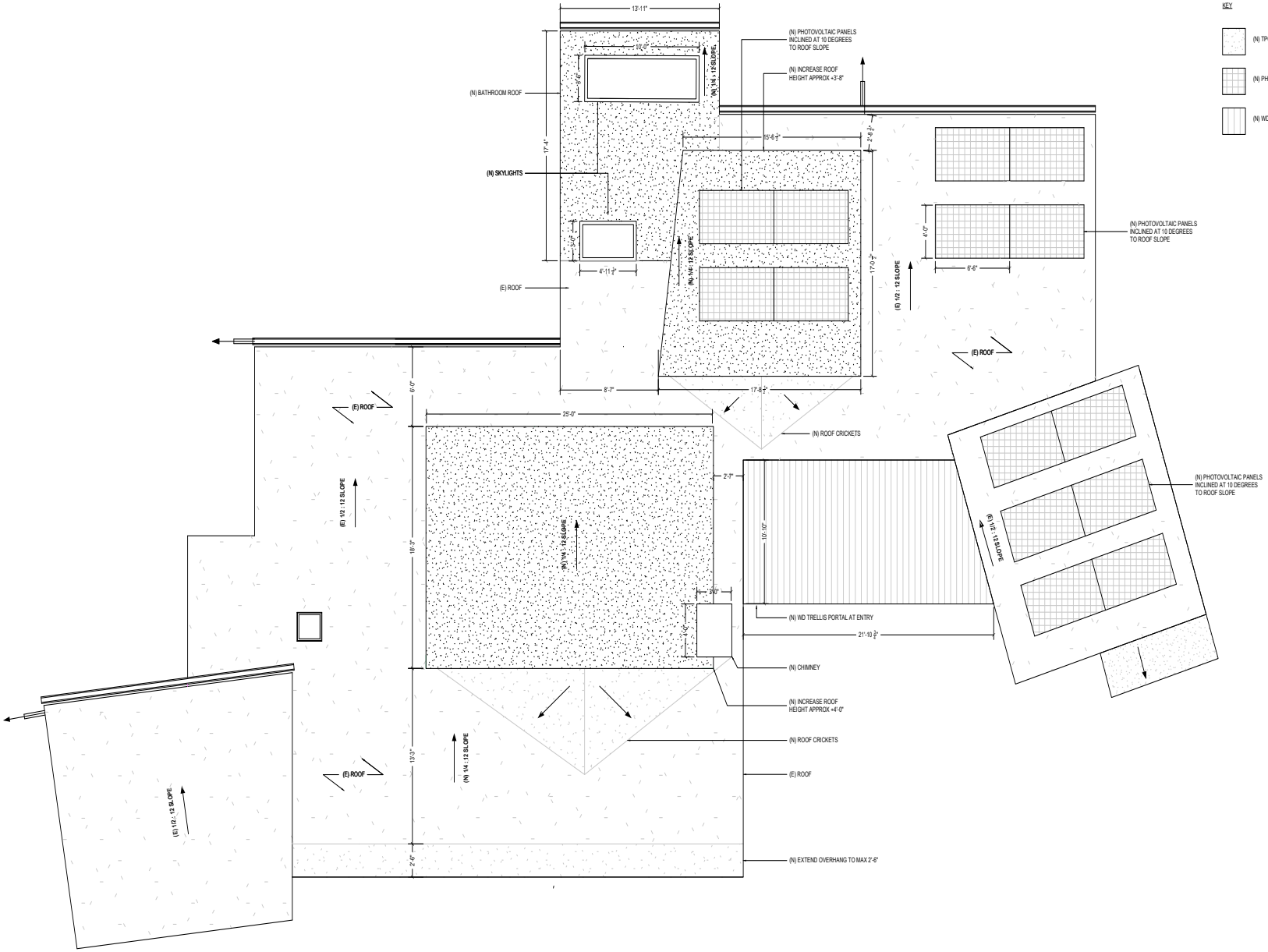

KEY

(N) TPO ROOF

(N) PHOTOVOLTAIC PANEL

(N) WD TRELLIS

01 ROOF PLAN

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

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EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

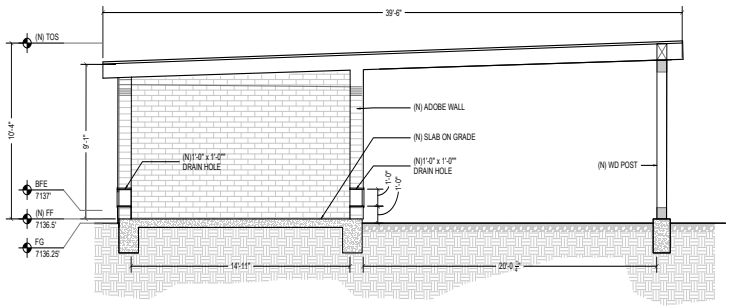
(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL

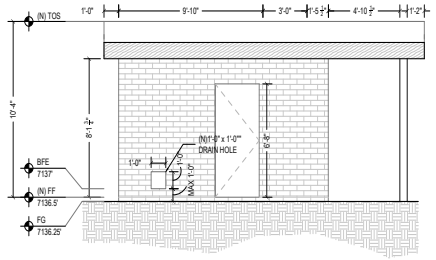
REQUIRED FLOOD OPENING SIZE

ENCLOSED AREA SUBJECT TO FLOODING	= 208 SF
REQUIRED OPENING AREA	= 1 SF PER SF OF ENCLOSED AREA SUBJECT TO FLOODING
MIN REQUIRED OPENING AREA	= 208 IN²
OPENING AREA PROVIDED	= 144+144 = 288 IN²

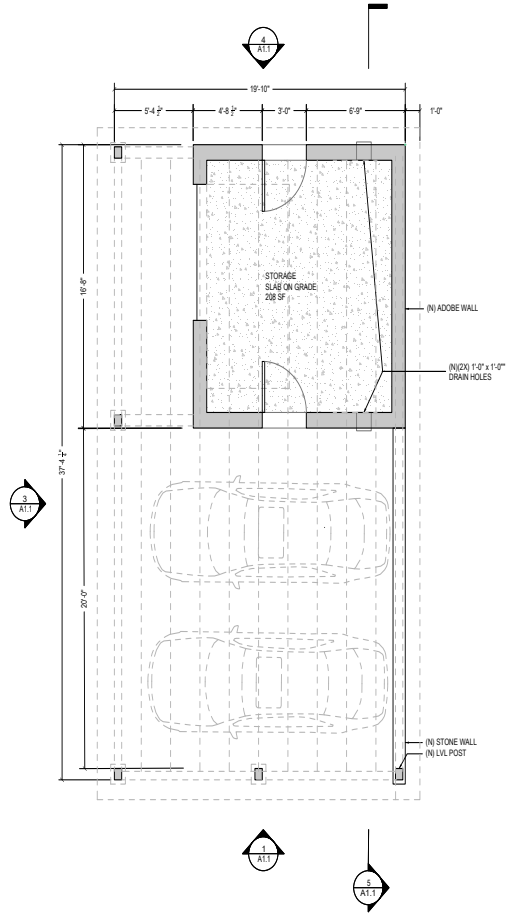
OPENING AREA POVIDED (288 IN²) > MIN. REQUIRED (208 IN²)



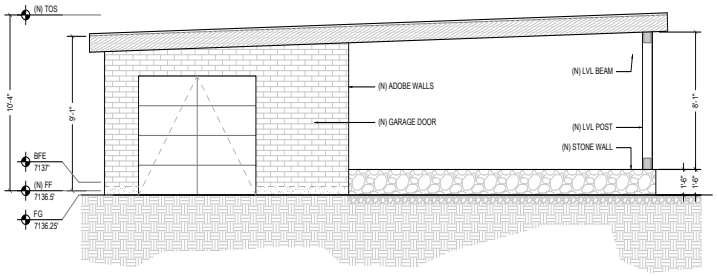
05 SECTION
SCALE: 1/4" = 1'-0"



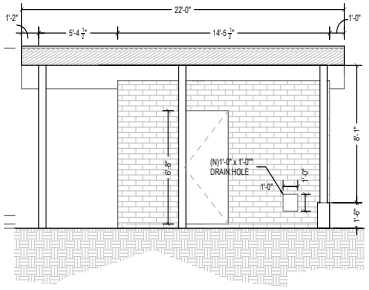
04 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



03 WEST ELEVATION
SCALE: 1/4" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 CAMINO PEQUENO
SANTA FE, NM 87501

OWNER
Daniel Strongwater
Halley Roberts Strongwater
806 Don Gaspar Ave,
Santa Fe, NM
T : (860) 371-5021

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PRINTING	DATE
Historic Review	02/08/2022
Historic Review Update	03/04/2022
Historic Review Update	04/03/2022

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PROJECT NUMBER
20051

TITLE
CARPORT FLOOR PLAN AND ELEVATIONS

DRAWING NO.

A1.2

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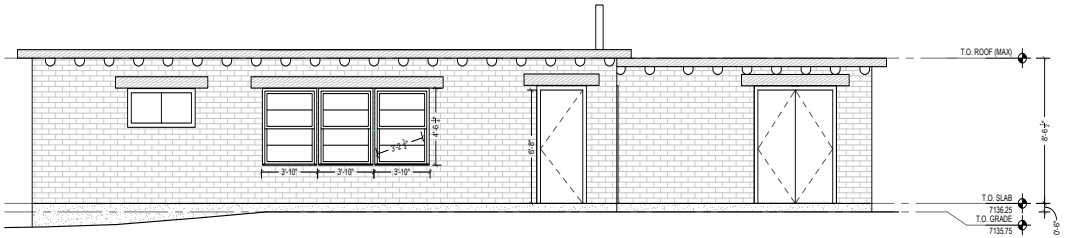


EXTERIOR FINISHES

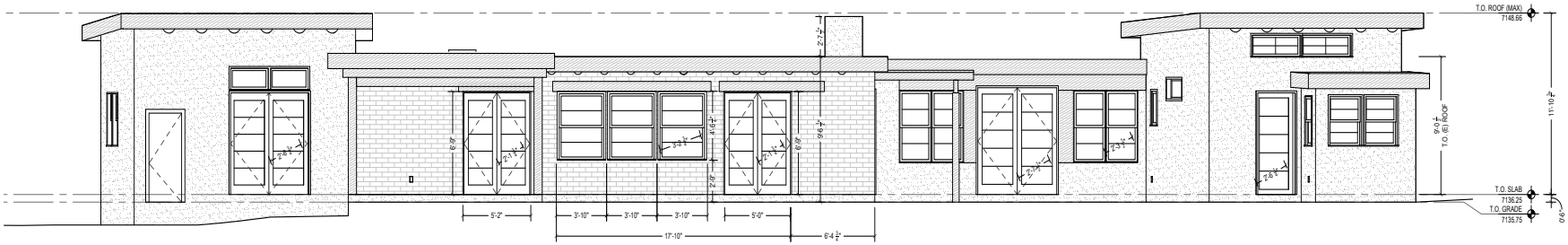
(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL

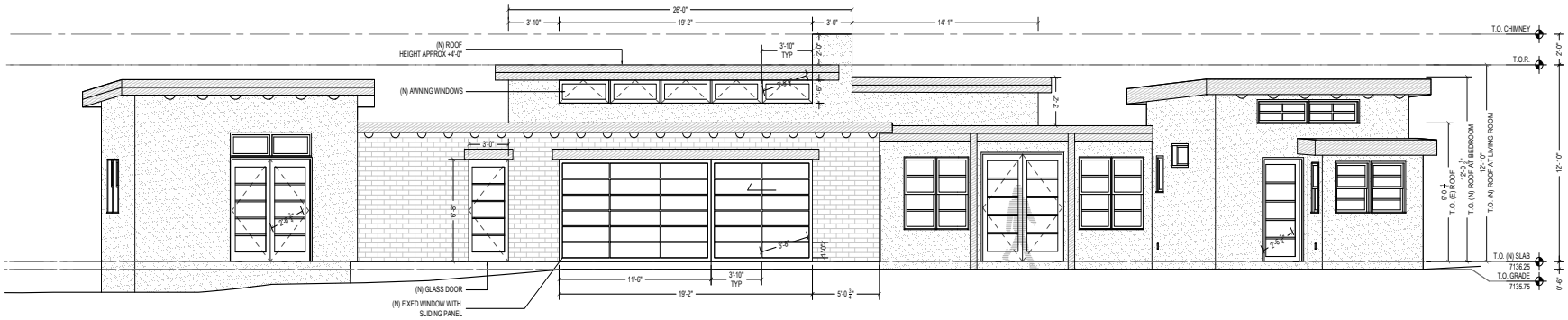
03 ORIGINAL SOUTH ELEVATION

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



02 EXISTING SOUTH ELEVATION

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



01 PROPOSED SOUTH ELEVATION

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER
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STAMP

PROJECT NUMBER
20051

TITLE
SOUTH ELEVATION

DRAWING NO.

A2.0

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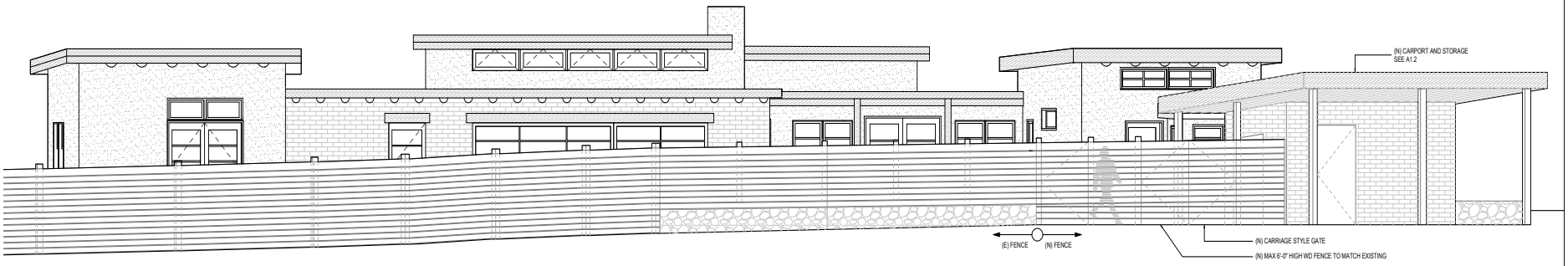
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



01 PROPOSED SOUTH ELEVATION (WITH FENCE)
SCALE: 1/4" = 1'-0"

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER
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Historic Review Update	03/04/2022
Historic Review Update	04/03/2022

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TITLE
SOUTH ELEVATION
(WITH FENCE)

DRAWING NO.

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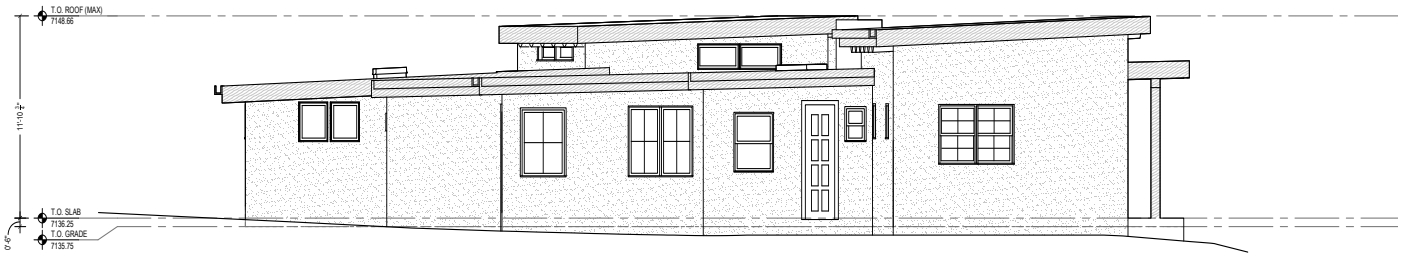
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

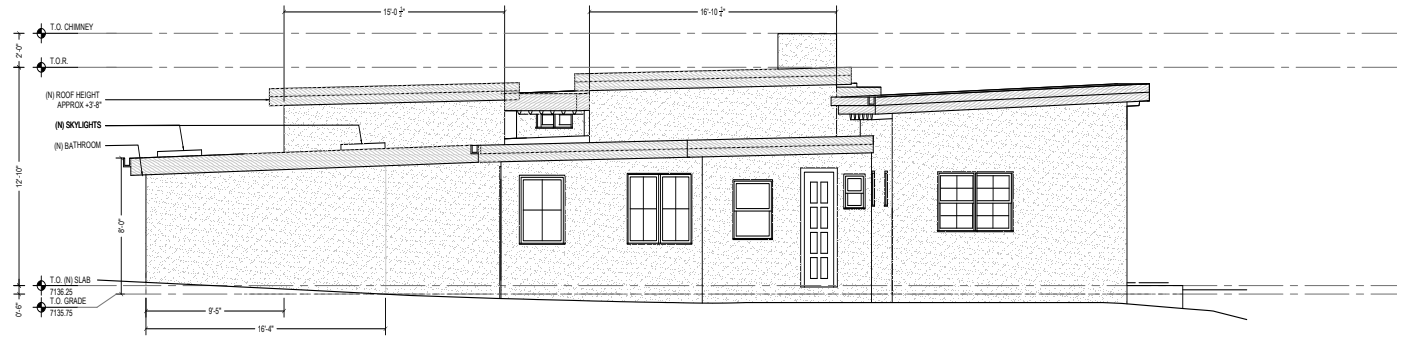
(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



02 EXISTING WEST ELEVATION

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



01 PROPOSED WEST ELEVATION

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

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Historic Review Update	04/03/2022

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PROJECT NUMBER
20051

TITLE
WEST ELEVATION

DRAWING NO.

A2.1

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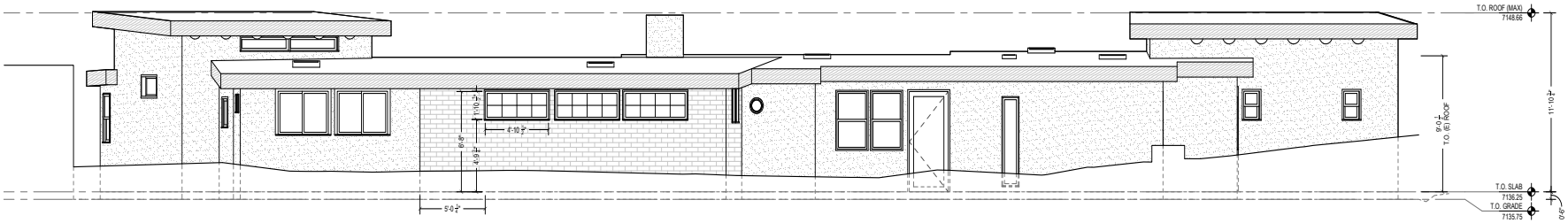
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



02 EXISTING NORTH ELEVATION

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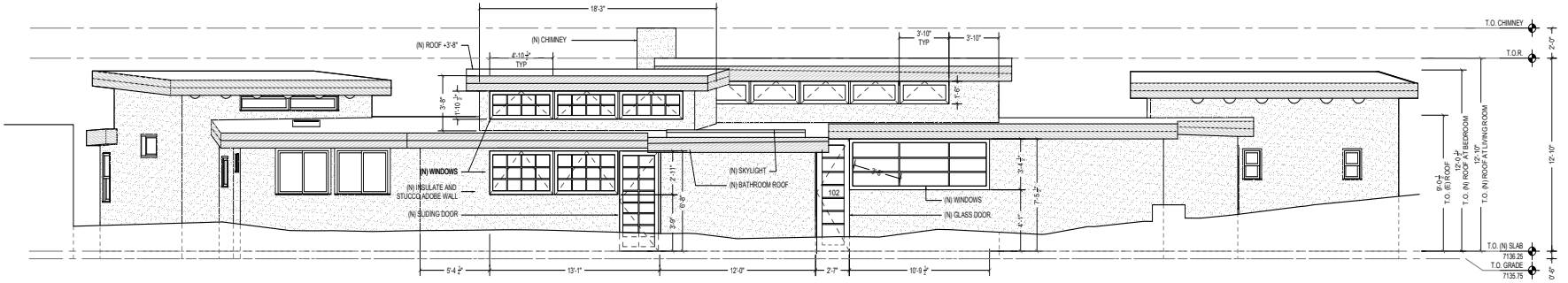

01 PROPOSED NORTH ELEVATION

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

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER
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20051

TITLE
NORTH ELEVATION

DRAWING NO.

A2.2

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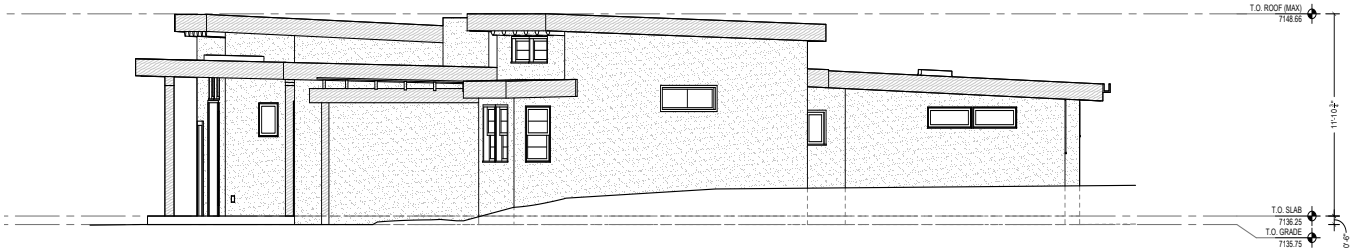
EXTERIOR FINISHES

(N) 3 COAT STUCCO
EL REY COLONIAL WHITE

(N) WOOD FACSIA
DIAMOND VOGEL SEMI-TRANSPARENT GRAIN STAIN IN NATURAL TONE CEDAR

WHITE EXPOSED ADOBE WALL



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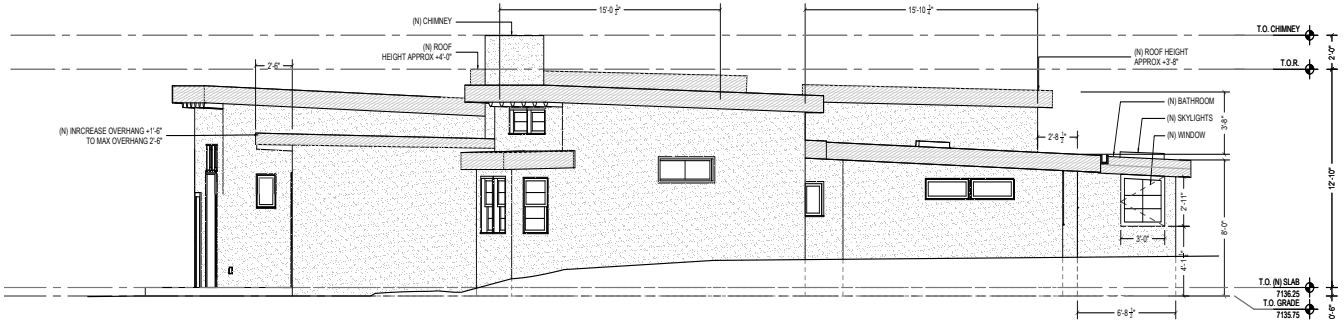

01 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 CAMINO PEQUENO

SANTA FE, NM 87501

OWNER
Daniel Strongwater
Halley Roberts Strongwater
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DESIGNER
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PRINTING	DATE
Historic Review	02/08/2022
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Historic Review Update	04/03/2022

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STAMP

PROJECT NUMBER
20051

TITLE
EAST ELEVATION

DRAWING NO.

A2.3

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DRUC ENGINEERING, LLC
STRUCTURAL ENGINEERS

430 APODACA HILL **TELEPHONE (505) 983-4992**
SANTA FE, NEW MEXICO 87501 **MOBILE: (505) 470-0797**
E-MAIL: bill@druceng.com

April 3, 2022

To Whom It Concerns:

This letter is in regard to the home located at 2 Camino Pequeno, Santa Fe, NM 87501. I visited and inspected the home on April 2, 2022 with the homeowner Daniel Strongwater. Of particular concern were possible structural issues at the back wall.

OBSERVATIONS:

- The window is bowing.
- The header is undersized and is sagging.
- The header has moved and a gap has opened between the header and the masonry. There is visible movement, cracking and separation at the E corner of the lintel.
- At the west side the lintel is improperly bearing on spray foam insulation.
- Adobes at the base of the wall have been compromised.

It is my opinion that the window header could possibly fail under the code prescribed loading. It is recommended that the opening be rebuilt with an appropriately sized structural header. My opinion is based on the inspection and my familiarity with this kind of construction. If there are any comments or concerns please contact Druc Engineering at your convenience.

Kindest regards,

William M. Druc, P.E
Structural Engineer

HDRB Proposal Colors

—

3 April 2022

FENCING
Diamond Vogel Semi-Transparent Grain Stain in Gray Green GS225

WOOD, TRIM, DOORS & WINDOWS
Diamond Vogel Semi-Transparent Grain Stain in Natural Tone Cedar AG8343

STUCCO
El Rey Stucco in Colonial White

ROOFING
TPO Roofing in Tan

EXPOSED ADOBE
Diamond Vogel White

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004458--HDRB

Project Description:

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: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 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 (Status/Primaries), 2021-004458-HDRB Postponed from 12/14/21

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** Window Assessment and photographs, color and material information, Exception criteria responses

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 most 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 per 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 with adobe walls, 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 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 proposed a remodel at the December 14, 2021 board meeting, which the board postponed for a comprehensive window assessment. The applicant returns to the board with a window assessment and proposes the following same alterations:

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 a comprehensive window assessment and photographs of each window and door.
5. Re-roof and raise the parapets on the southeast mass 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 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 in-kind, 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, which is designated historically contributing. The applicant obtained a structural report for the bridge but is not pursuing it at the time.
7. Restucco to match existing cementitious stucco in color.

The applicant requests three exceptions to Section 14-5.2(D) General Design Standards for all H Districts.
Exceptions: Applicant and staff responses

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).

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 Response:

- The owner plans to replace an existing primary elevation window with the same style of French doors currently found on 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 and style 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 a more formal access through the front of the building will be more secure and convenient for the owner. The original main entrance to the house was on this façade before a prior owner closed off the portal.

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 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.

2. The owner wishes to replace all historic windows. Wholesale window 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)."

1.) Does not damage the character of the streetscape.

Applicant 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 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 safe egress in the 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. The window assessor also mentioned that several will fall apart upon removal.

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. However, the condition of many windows prevents safe operation without further damaging them. Staff supports rehabilitation of windows that are repairable and replacement in-kind of windows that are not repairable. See applicant-provided window assessment.

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 other option in the case of this exception is to rebuild the windows. As stated above, this is a hardship due to lack of restorable material and cost.

Staff Response: Based on the window assessment provided by the applicant, staff agrees that windows' poor irrepairable condition require replacement in-kind.

EXCEPTION CRITERIA – YARD WALL ADJUSTMENT DUE TO BRIDGE AND LACK OF STREET PARKING

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

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. Quote will be provided from a reputable local contractor.
- 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 safe parking to accommodate wheel chair accessibility and that it does not diminish the historic character of the building and its yard.

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 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 disabled daughter safe 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.

The owner wishes to accomplish the following:

1.) Interior remodel – converting 4 existing units to three larger units. This work **will not change the outside of the building** with the exception of a wood fence to give the frontmost unit a private patio and a new entry door on the primary façade (see below).
2.) Exterior re-stucco to match existing.
3.) Window replacement to match existing.
4.) Re-roof and raise rear parapet by 8 to 10 inches as required in order to get proper drainage slopes on a roof that currently has inadequate slope to drain causing leaks and standing water. This is in back of the building and will have no affect visually from the street.
5.) Introduce French doors with a stoop and eyebrow in place of an existing window. This will match all existing French doors on this primary elevation. This is to create a proper formal entry on the west side unit of the primary Delgado street elevation.
6.) Move (jog) the existing garden wall in front of the existing parking bridge. It would push back into the property a standard parking depth of 16'-0" so that cars do not have to park on the timber bridge. This low wall does not have any particular redeeming character. The rebuilt portion will match the current height and color of the adjacent remaining walls. This will prevent the constant weight of 3 cars potentially jeopardizing the older wooden structure while providing a much needed guest parking due to strict parking laws and general lack of parking on Delgado street. The yard is immensely deep and this should have no impact on how the site is perceived from the street. Neighboring homes do not park on bridges.
7.) Add a closet / storage room to north side unit - north elevation. This complies by staying 10' off the primary façade.

We are requesting three exceptions.

1.) Window replacement. All have been diagnosed by an official window and door assessor to be in poor enough shape for like replacement.
2.) New entry door on primary façade.
3.) Relocate portion of existing yard walls to accommodate parking off of bridge.

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: NANCY WAIGHT

Applicant/Agent Name: MARC NAKTIN

Contact Person Phone Number: (505) - 490 1863

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_____

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

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

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 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: Must provide clearer legal lot of record at time of building permit
Unable to confirm legal lot

REVIEWER: Lee Logston **DATE:** 10/25/21

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

Revised 20 November 2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
111 Delgado Street Delgado Apartments	111 Delgado Street* *Downtown and Eastside Historic District*	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:
111 Delgado Street Delgado Apartments	111 Delgado Street Santa Fe: *Downtown and Eastside Historic District*	Santa Fe ID Santa Fe # (1661) 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
__ Bungalow/Craftsman
__ Colonial Revival
__ Folk Victorian
__ Gothic Revival
__ International
__ Italianate
__ Mediterranean
__ Mission Revival
__ Neo-Classical
__ Northern NM
__ Prairie
__ Pueblo
__ Queen Anne
__ Ranch
__ Spanish-Colonial
_x_ Spanish-Pueblo Revival
__ Territorial
__ Territorial Revival
__ 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

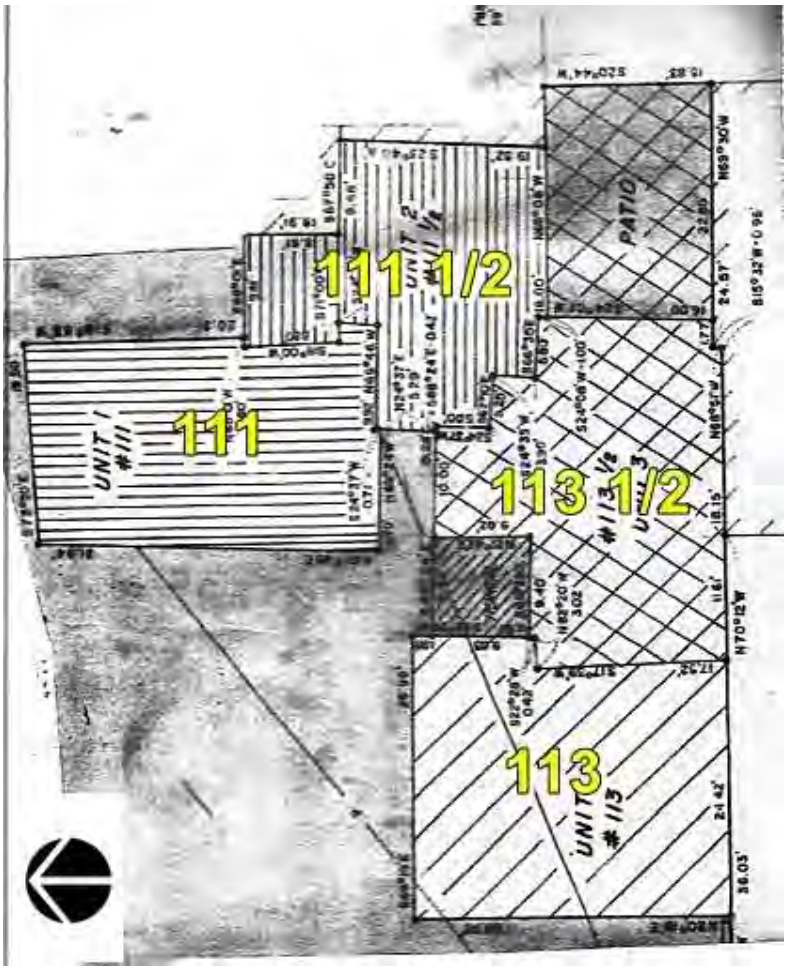
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

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.



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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

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.

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

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

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]

---

[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.

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.

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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.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

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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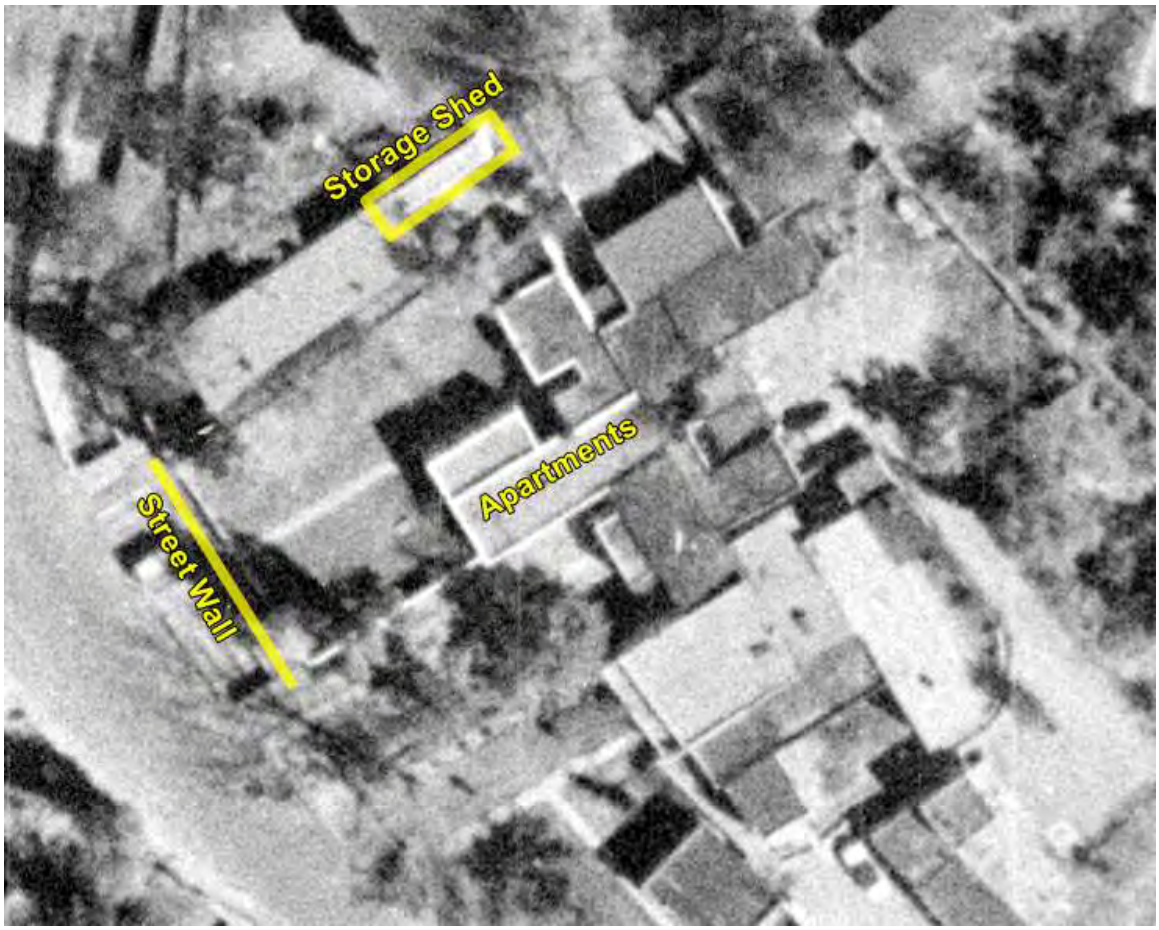

Figure 5: November 10, 1958, aerial photograph.
The apartments, storage shed, and street wall are evident.
Courtesy NMDOT, State of New Mexico.

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)

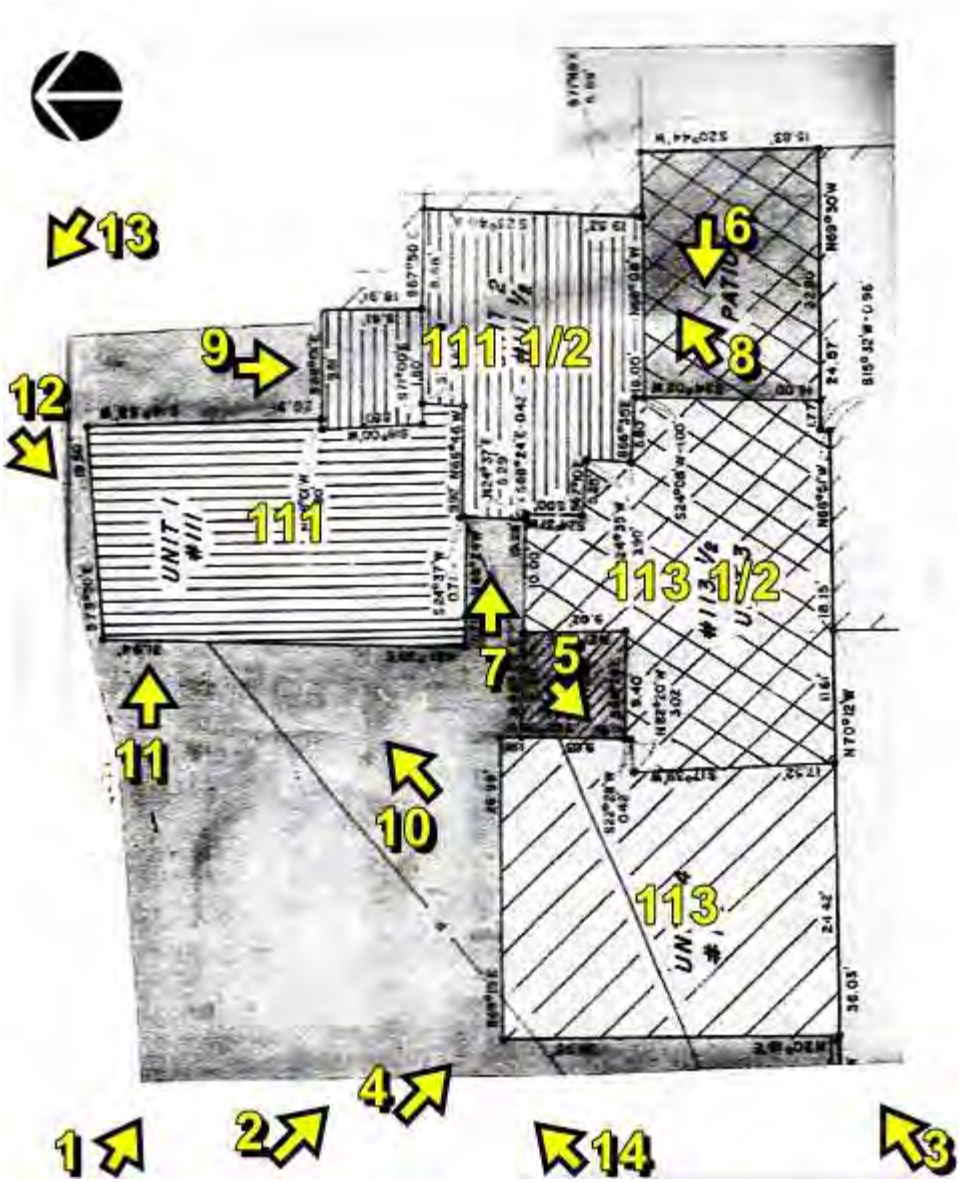

Figure 6: Relative camera angles.

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

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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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: Apartment 113, north and west elevations.
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 5: Apartments 113 and 113 ½, north and east elevations.
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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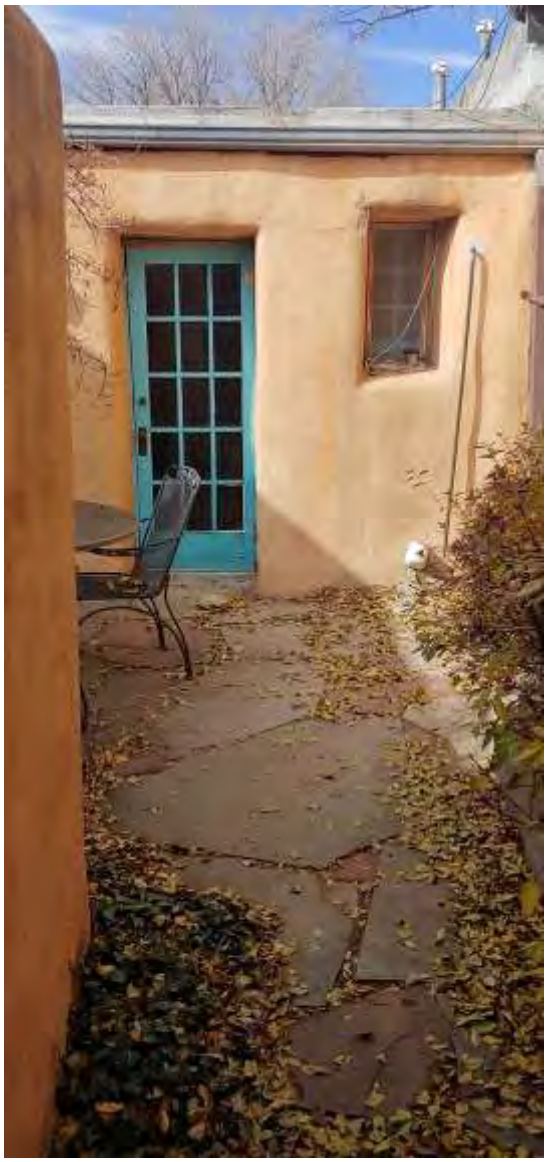

Photo 6: Apartment 113 ½, east (courtyard) elevation.
Camera facing west.

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)

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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)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

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

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

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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)

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

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

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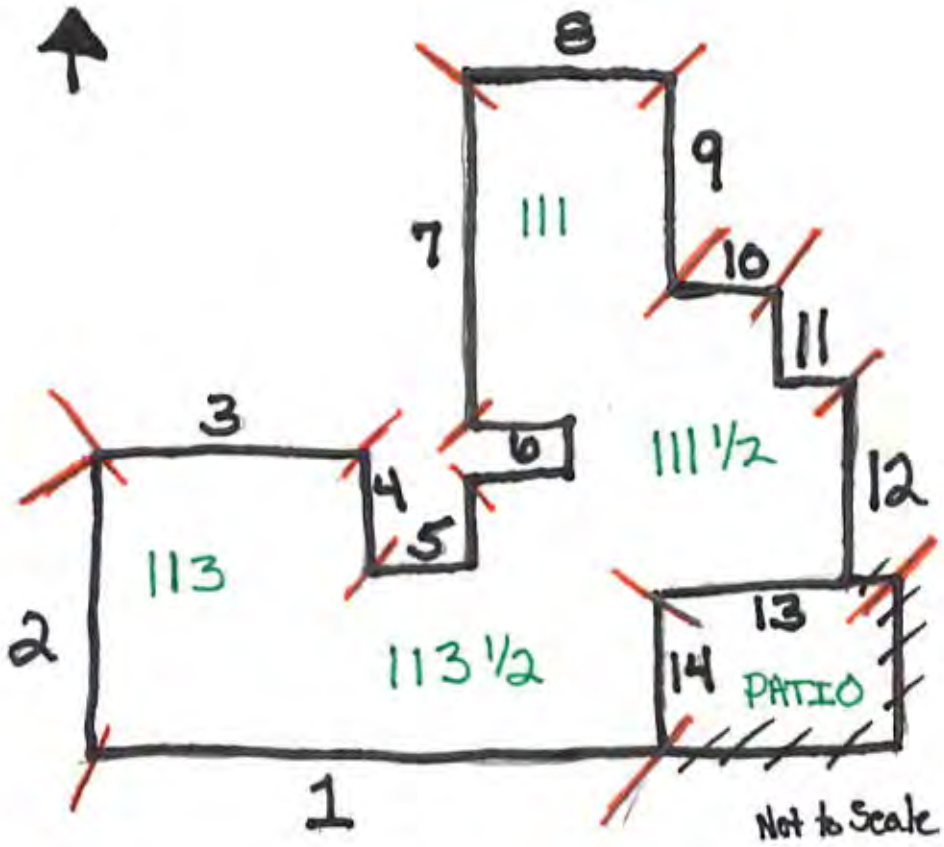
Photo 14: Street wall.
Camera facing west.


8
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1
Not to Scale

HIGH DESERT
STRUCTURAL ENGINEERING

January 26, 2022

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

RE: 111 DELGADO BRIDGE REVIEW
SANTA FE, NM

Dear Ms. Waight:
Per your request we visited the referenced site on January 12, 2022. The purpose of the visit was to evaluate an existing bridge spanning across an arroyo. Please note that the evaluation was limited to visual observation only and plans were not available at the time of the visit.

The bridge was wood framed 2x12 decking bearing on 4x8 wood girders. The girders were supported on an existing, cemented stone wall. Based on the information gathered during the site visit, it was determined that the girders were spaced approximately 2'-9" on center, with a clear span of approximately 13'-6". The wood decking and girders appeared to be in a somewhat good condition, however, there was evidence of deterioration. The cemented stone wall appeared to be in good condition with no immediate evidence of cracking or deterioration.

The building code requires, for parking storage, that the structure be designed for a concentrated load of 3,000 lbs. Based on our analysis, the decking and girders are overstressed from the concentrated load applied. Additionally, it was noted that the girders were not located such that the girder placement matched the wheel width of a vehicle. This placement of the girders would require that the load be supported on the decking and transferred to the girder.

We recommend one of the following:

1. Discontinue use of the bridge as a vehicle parking space.

1911 5th Street Suite 205 • Santa Fe, NM 87505 • 505-780-8897 • highdesertse@gmail.com

2. Replace the bridge with an adequate structure with a layout that places the girder at or near the wheel width of the vehicles.

If Option 2 is preferred, we would also recommend that the girders be designed as structural steel or with a decay-resistant wood, such as redwood, cedar, or pressure-treated lumber. It should be noted that the steel design may be preferable as the current depth of the girders could be more easily matched versus the required lumber sizes.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated in the discussion above. Should additional facts or evidence become available pertaining to this project we reserve the right to review that information and revise our opinions when appropriate.

Please do not hesitate to contact our office should you have questions or if we can be of further assistance.

Respectfully submitted,

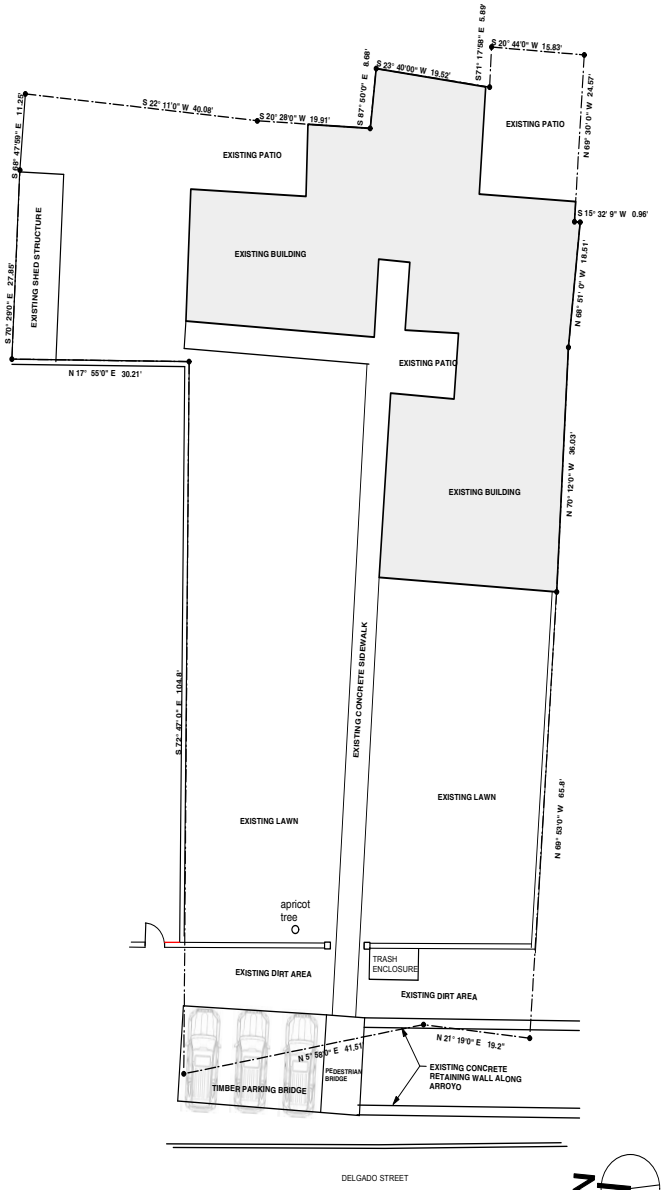
1-26-22

ROBERT H. WICHMANN
NEW MEXICO
13701
PROFESSIONAL ENGINEER

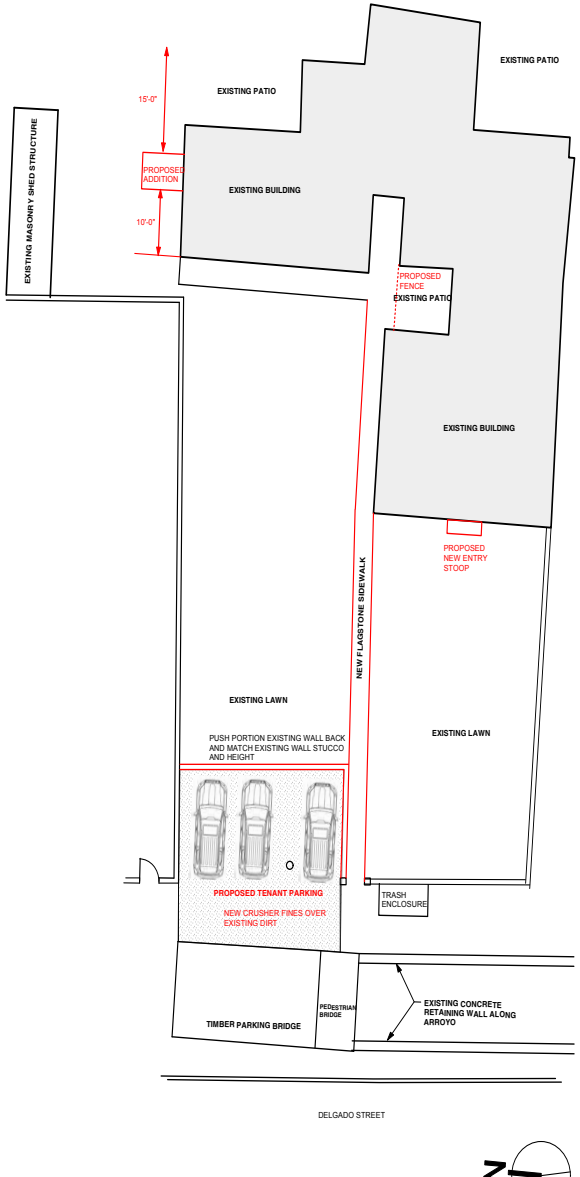
Robert H. Wichmann, PE
Owner

RHW

111 DELGADO STREET



EXISTING

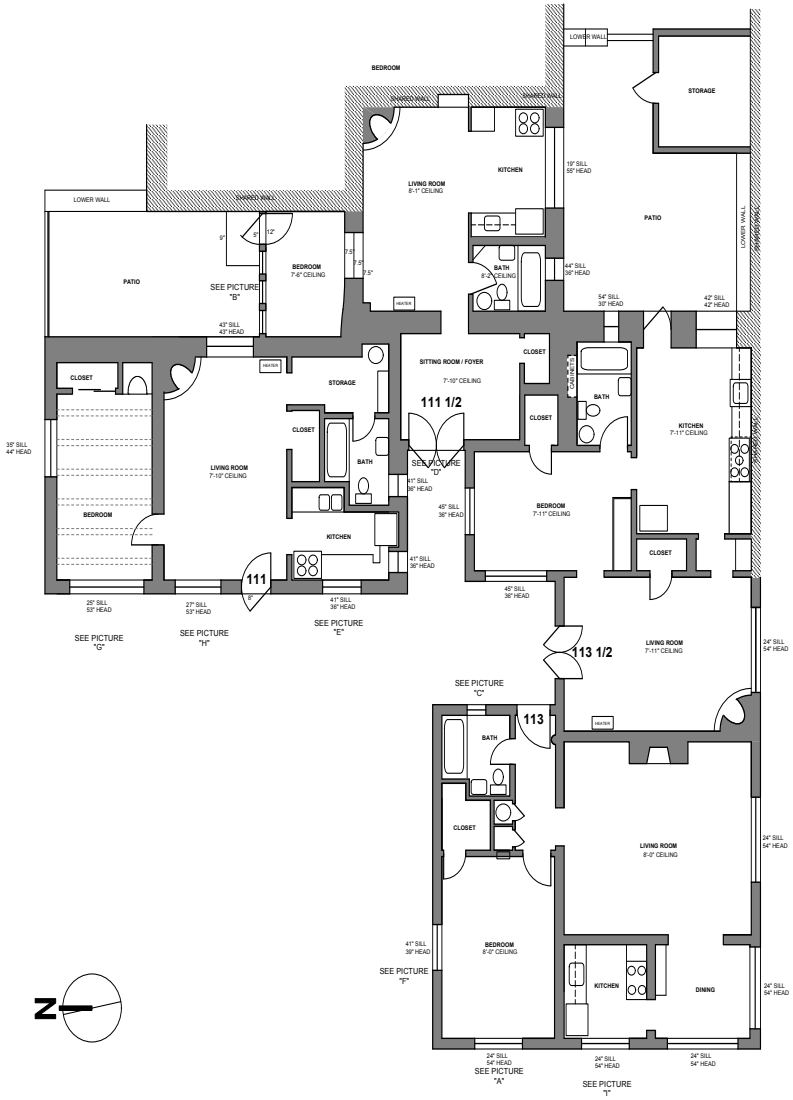


PROPOSED

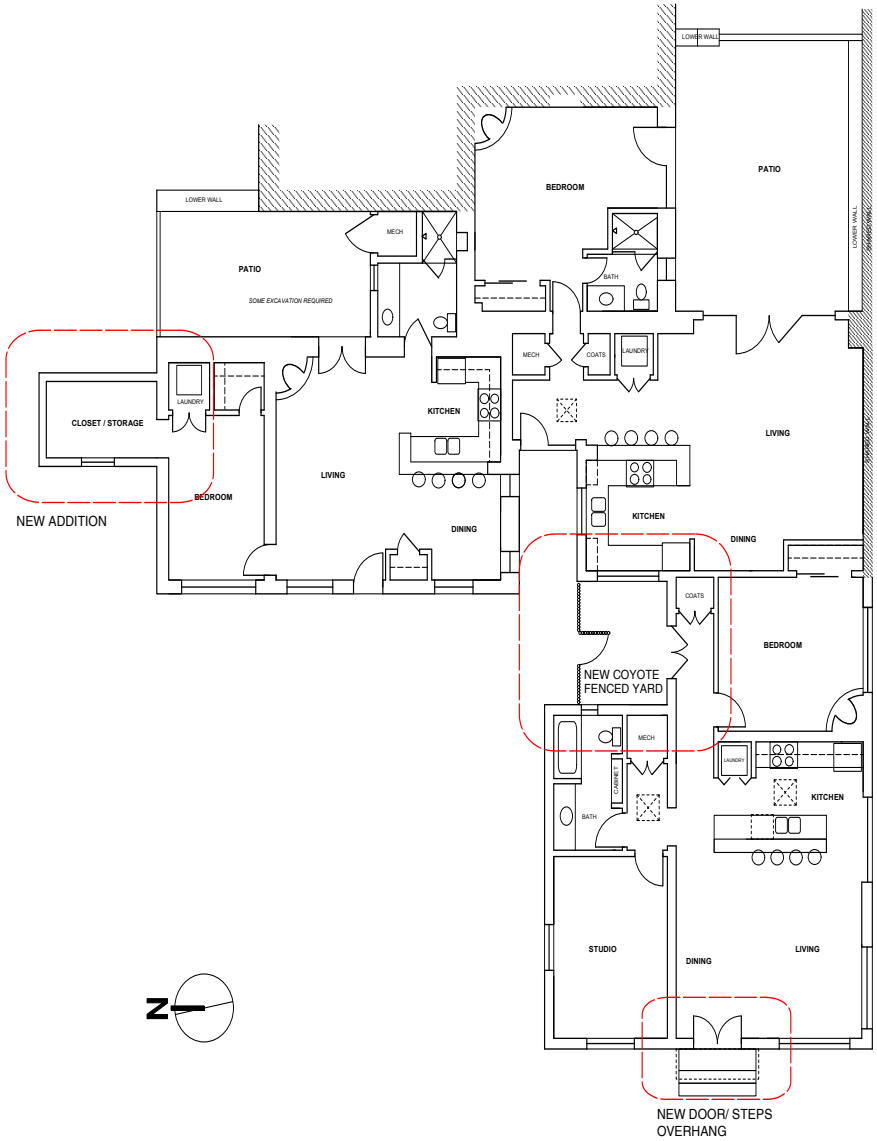
0 5 10 15 20

0 5 10 15 20

111 DELGADO STREET



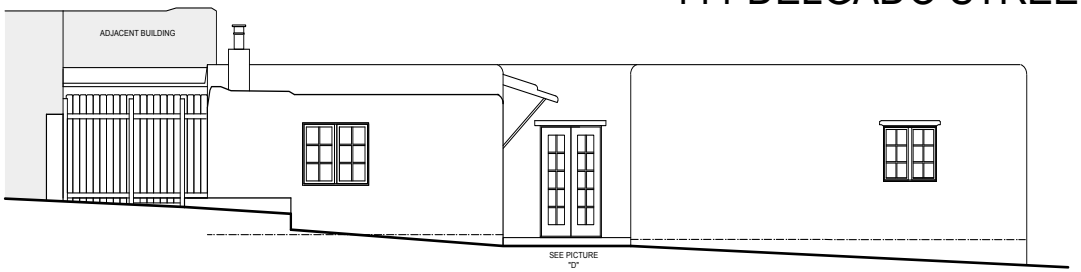
EXISTING PLAN
3/16" = 1'-0"



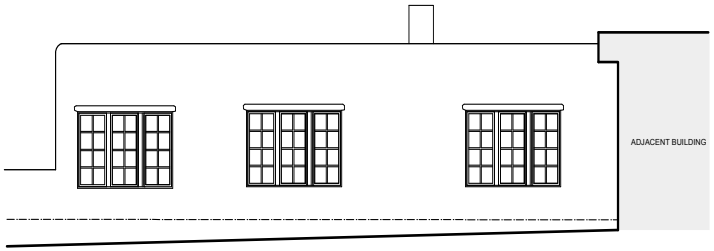
PROPOSED PLAN
3/16" = 1'-0"

0 5 10 15 20

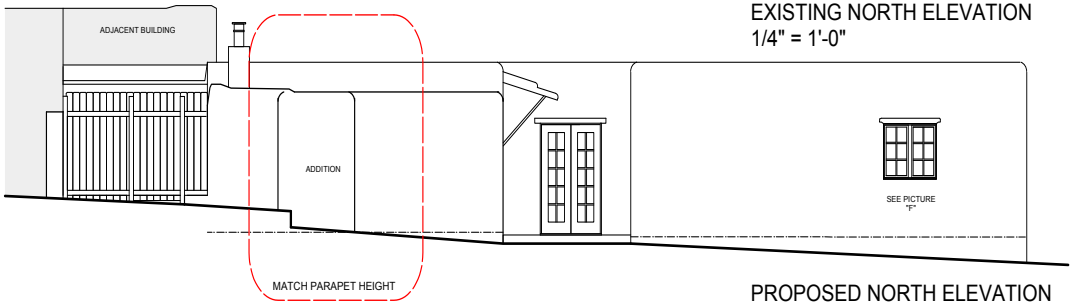
111 DELGADO STREET



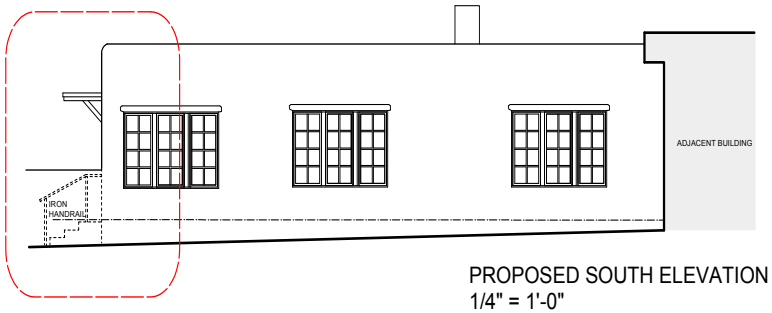
EXISTING NORTH ELEVATION
1/4" = 1'-0"



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



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



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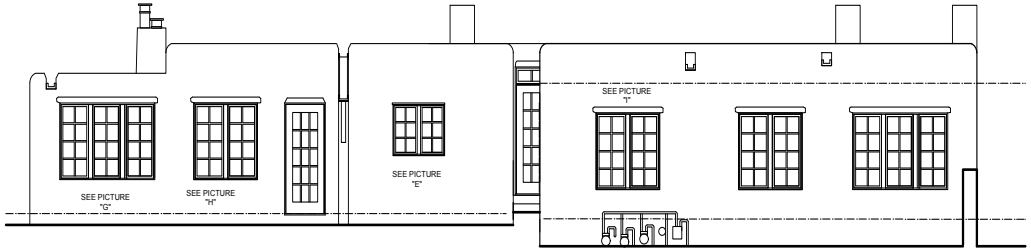
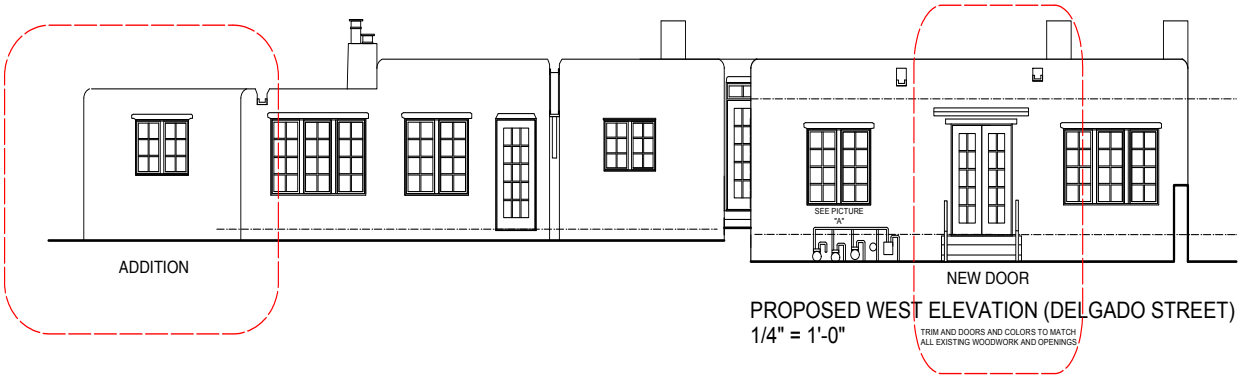


EXISTING WEST ELEVATION (DELGADO STREET)
1/4" = 1'-0"



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

JOB	DATE
HISTORIC ASSESSMENT OF UNIT 111, 111 ½, 113, 113 ½ DELGADO	01-14-2022

LOCATION	DESCRIPTION
	CONTINUED
NORTH J	42 X 40 INSWING LR 2W3H
WEST K	55 X 58 INSWING LR 2W3H
WEST L	55 X 58 INSWING LR 2W4H
WEST M	78 X 58 INSWING LSR 2W4H
SOUTH N	78 X 58 INSWING LSR 2W4H
SOUTH O	78 X 58 INSWING LSR 2W4H
SOUTH P	78 X 58 INSWING LSR 2W4H
UNIT 113 ½	
WEST H	72 X 49 INSWING LSR 2W4H
NORTH DR #3	49 X 80 DOOR INSWING LH 3W5H
EAST U	18 X 32 INSWING L 2W3H
EAST DR #5	32 X 82 DOOR OUTSWING LH 3W5H
EAST V	45 X 43 INSWING LR 2W3H
UNIT 111	
WINDOWS A, B, C, D, E, F, Q DR #1	ALL THE WINDOWS OPERATE SCREENS NOT ORIGINAL AND WOULD NEED TO BE REPLACED ALL WINDOWS HAVE SUN & WATER ROT (BOTTOM RAILS) PUTTY GLAZING CRACKED AND LOOSE ON MOST UNITS SILLS BURIED IN THE STUCCO AND LEAKING INTO THE WALLS WINDOWS WOULD NEED TO HAVE STUCCO CHIPPED BACK TO SEE THE WALL DAMAGE AND SILLS REPLACED, THIS PROCESS WILL CAUSE THE WINDOW TO UNDERGO A COMPLETE JAMB REPLACEMENT IF THE JAMB IS ALSO THE WINDOW BUCK **WINDOW Q** - IS SO CLOSE TO THE GROUND, WINDOW WOULD NEED TO BE REMOVED TO WATERPROOF THE WALL, ALSO THE LEFT SASH IS NOT ORIGINAL (NEWER BARN SASH) **DR # 1** - NOT ORIGINAL, IS A SIMPSON FRENCH STYLE 1 LITE, WITH WOOD BEAD MECHANICALLY ATTACHED APPROXIMATELY 1980'S ERA
UNIT 111 ½	
WINDOWS G, R, S, T, AND DR #1 & DR #4	ALL THE WINDOWS OPERATE EXCEPT T WINDOW G - LEAKING IN THE WALL (LEFT CORNER) EVIDENCE OF CRACKING IN THE STUCCO/PLASTER SCREENS NOT ORIGINAL AND WOULD NEED REPLACED WINDOW R - HAS SASHES IN UNIT THAT ARE NOT ORIGINAL WITH NEW 1980 STOPS, NEWER BARN SASHES, ALL JUST FITTED IN A MADE-UP WOOD BUCK **DR #4** - SIMPSON DOOR WITH RAISED PANELS AND 1-LIGHT TYPICAL 1980'S DOOR, MORE THAN LIKELY THIS WAS AN ENCLOSED PORCH, JUDGING BY THE VERTICAL WOOD SLIDING (NON-HISTORIC) **WINDOW S** - COVERED WITH BUSHES THAT CAUSED ROTTED SILLS AND WALL LEAKING **WINDOW T** - JAMBS, SASH, AND EXTERIOR CASING ARE ALL ROTTED BEYOND 30% TO 40%, WINDOW LEAKING (LEFT AND RIGHT CORNERS) EVIDENCE OF CRACKING IN THE WALL

JOB	DATE
HISTORIC ASSESSMENT OF UNIT 111, 111 ½, 113, 113 ½ DELGADO	01-14-2022

LOCATION	DESCRIPTION
	CONTINUED
UNIT 113	
WINDOWS I, J, K, L, M, N, O, P, AND DR #6	ALL WINDOWS OPERATE **WINDOWS N & P** - ARE SEVERELY ROTTED AND WOULD NEED TO BE REPLACED (OVER 50% ROT) SCREENS ARE NOT ORIGINAL AND WOULD NEED TO BE REPLACED **DOOR #6** - IS NOT ORIGINAL, NEEDS TO BE MECHANICALLY FASTENED, NAILS FOR WOOD STOPS (LARGE, SMOOTH 15" +/- BOTTOM RAIL) ARE NOT ORIGINAL (LOOKS TO BE AN ADDED PIECE) **DOOR #6** - COULD BE REPLACED
UNIT 113 ½	
WINDOWS H, U, V, DR #3, DR #5	ALL WINDOWS OPERATE **WINDOWS H, U, V** - SILLS AND EXTERIOR JAMBS ARE ROTTED AND LEAKING INTO THE WALL, CLEARLY VISIBLE BY CRACKS IN THE STUCCO/PLASTER CORNERS **DOOR #3 & #5** - ARE NOT ORIGINAL, DOORS FROM 1980'S, CLEARLY VISIBLE BY MECHANICAL NAILS AND WOOD STOPS **DOOR #3 & #5** - THESE DOORS COULD BE REPLACED **(NOTE - WOOD SCREWS ARE NOT ORIGINAL EITHER CLEARLY VISIBLE BY MECHANICAL NAILS IN STOPS AND FIBERGLASS MESH AND STILE AND RAIL WIDTHS)**
	NOTE: ALL WOOD SCREEN DOORS HAVE BEEN REPLACED IN THE LAST 15 - 20 YEARS AS INDICATED BY MECHANICAL NAILS AND STAPLES USED.

In closing, my professional opinion is that all the doors are not made of the same era and therefore non-historic. The window screens are made approximately in the 1990's, also not considered historic. The windows (as noted in some areas) are historic and not rotted beyond repair of historic code. Please note, by looking at the photographs of the windows, rot is visible on the surface however the process in which the rot is allowing moisture to get into the wall is not evident. In order to repair these situations, the windows would have to be removed for restoration. The windows that are leaking into the walls would more than likely be destroyed in this process. (See attached photographs.) My professional opinion is to allow the windows to be replaced with like/kind to match the originals to avoid further damage to the structure of these units. The building's historic value itself outweighs the value of the windows. Please feel free to call with any questions.

Assessment prepared by: Ira N Patterson

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

PROPOSED NEW DOORS

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

PARKING ONLY
THANK YOU
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.

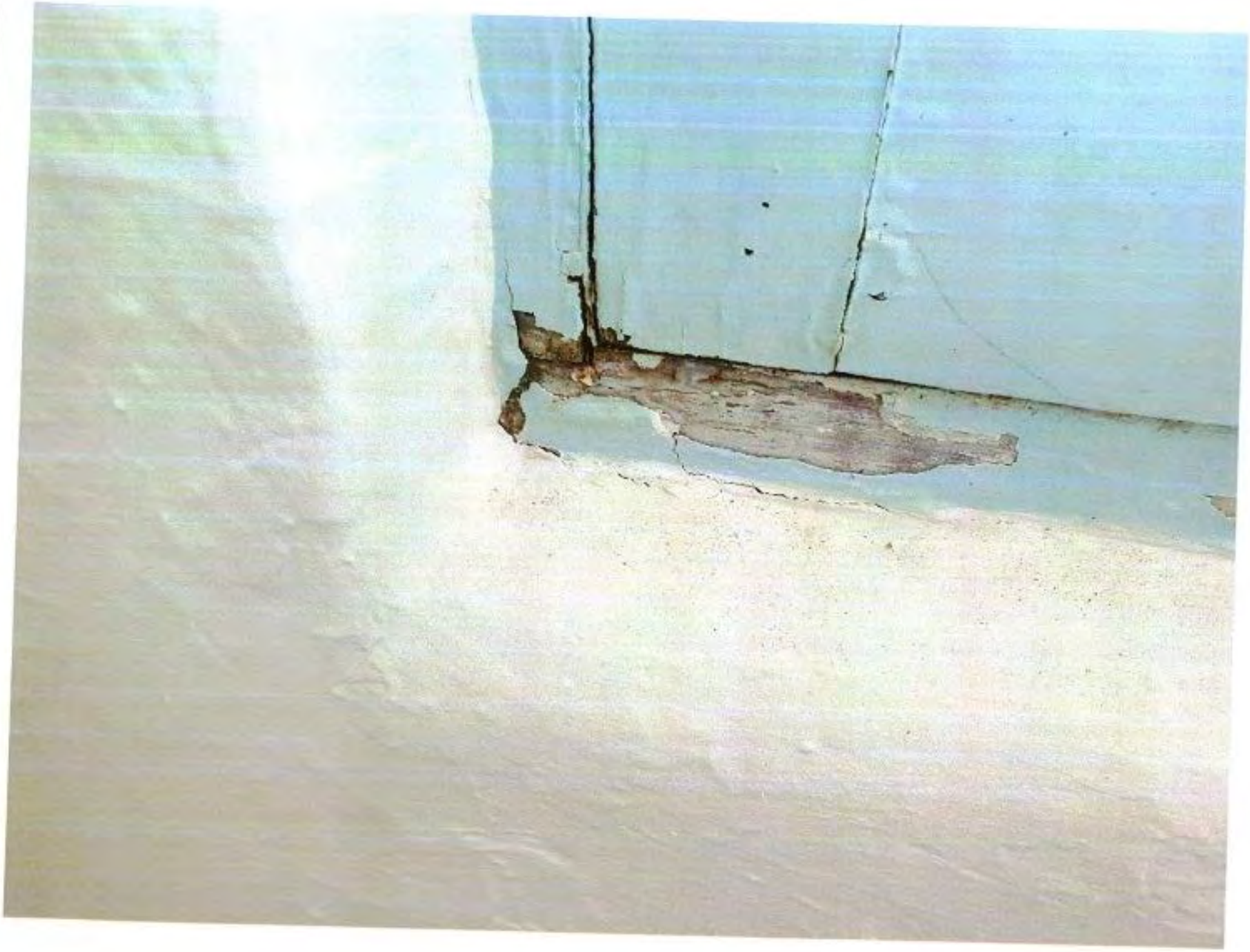
GARBAGE
CAN ENCLOSURE

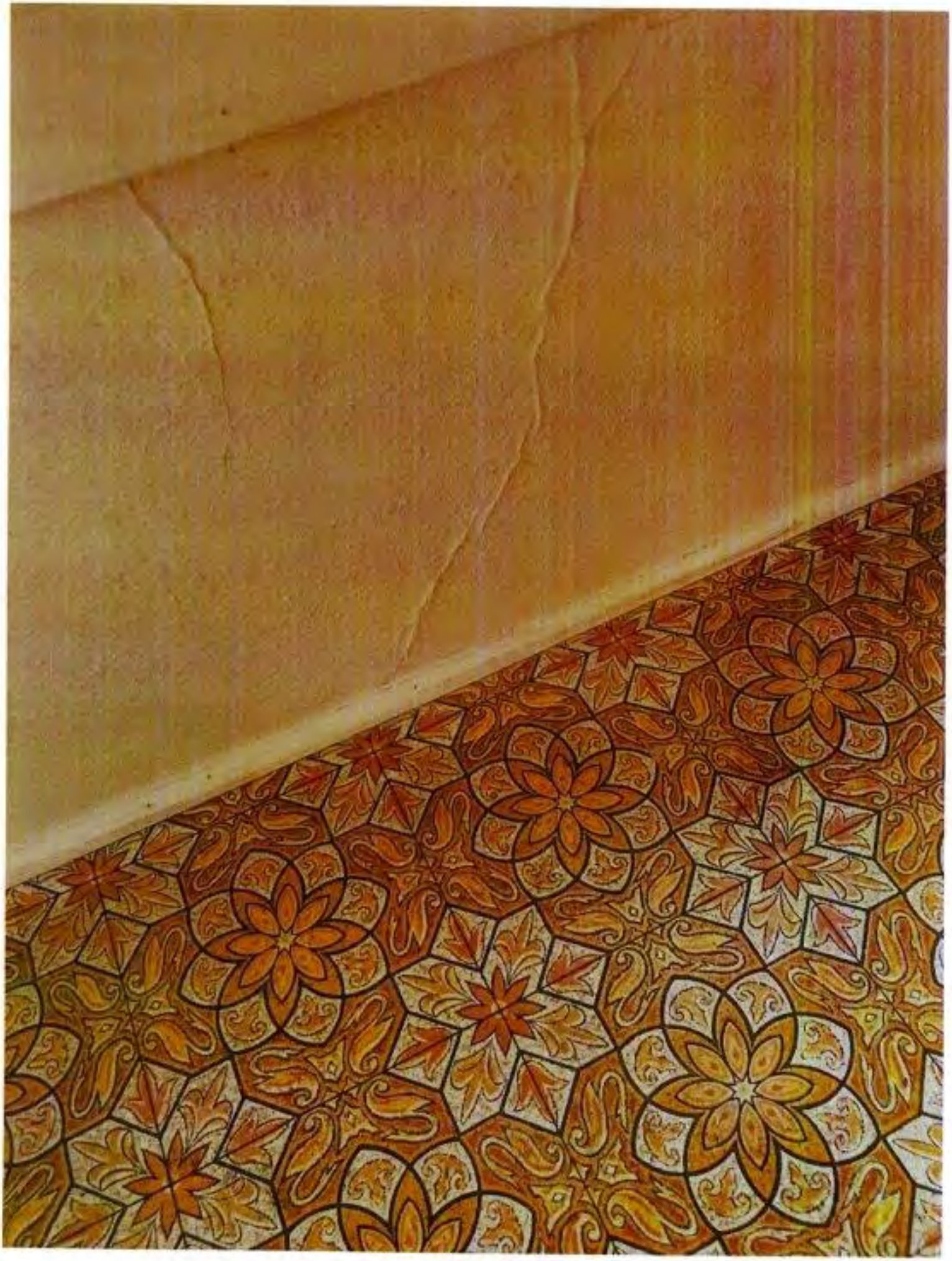
EXISTING GARDEN WALL / COYOTE
ON DELGADO STREET - GATE TO BE REPLACED
WALL TO BE RESTORED.

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





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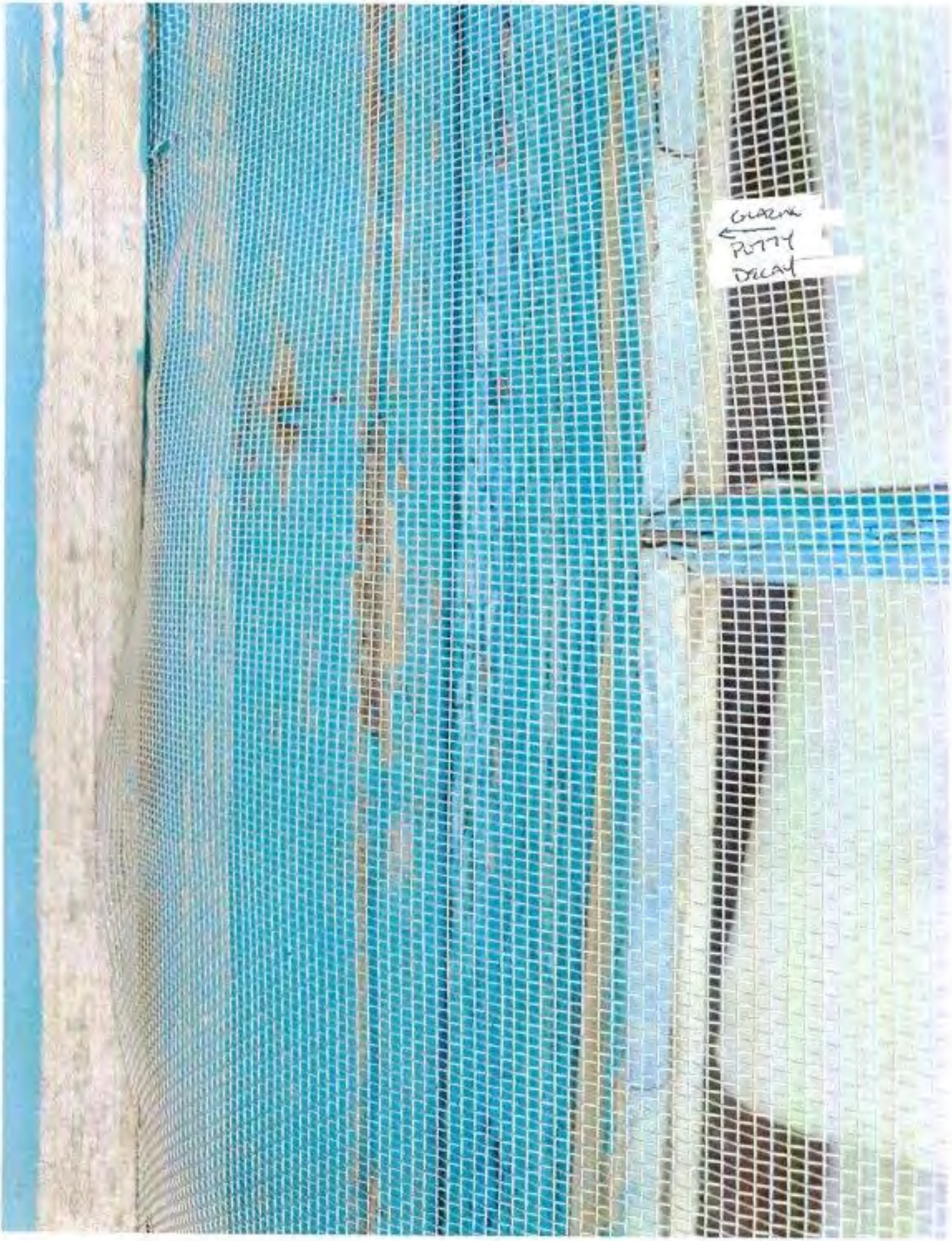
DR#1


GLAZING
PUTTY
DECAY

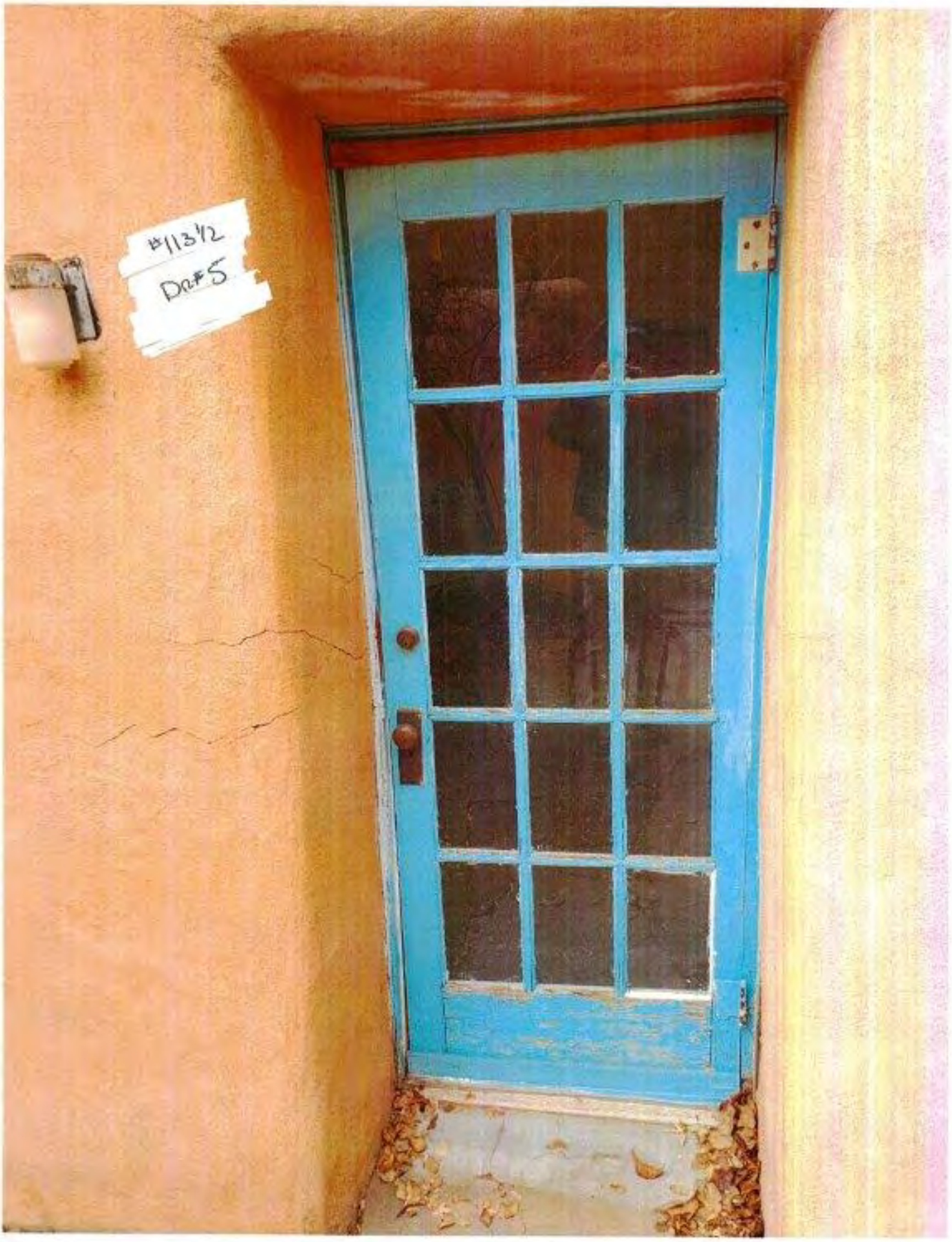
#111
DOOR
MUTTON
RAT

#111
EXT
CASING
DECAY

#111½
DR#2

113½
#113½
DR #3

#111
R
#111
DR#4


#113½
Dr#5

#113
DR#6

A

B

C

D

E

F

G

H

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005031--HDRB

Project Description:

Project Location(s): 851 OLD SANTA FE TRL
Santa Fe, NM 87505

Contacts:

Applicant: GRANT ALEXANDER galexander@santaferealestate.c
227 E PALACE AVE W
SANTA FE , NM 87501

Property Owner: Paul & Christin Stockton mstockdes@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: True Non-Contributing: True 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:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005031-HDRB

Address: 851 Old Santa Fe Trail
Historic Status: Non-statused
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

N/A Zoning Review Sheet

__X__ **Other**: H-89-115 Photographs; Administrative Approval 4/7/207

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Historic Status addendum

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

851 Old Santa Fe Trail is a two-story 4,920 square foot building in the Downtown and Eastside Historic District. It was originally built and 1946 in the Spanish-Pueblo Revival Style. Its original portion features an inset Santa Fe Style entry portal with two posts at the portal's center on the south elevation's eastern end. The true divided lite windows are multi-paned and appear to be original, as well as the two doors with true-divided sitelites. The original house was added onto its south, west, north, and east elevations.

Significant alterations include a stepped-back second-story addition on its south elevation, a greenhouse on its north (rear) elevation, and a carport onto its west elevation. Its second story was added in or after 1989 based on photographs from that board case. Door and window alterations were approved administratively in 2017. The date of the carport addition is unknown. The applicant has provided a floor plan with estimated dates and square footages of additions.

Based on the multiple variety of incremental additions and extensive alterations, that include both historic and non-historic additions, including its second story, greenhouse, and undivided lite windows and doors, staff believes that the building does not maintain sufficient historic integrity to establish and maintain the character of the historic district. Its additions exceed over 50 percent of its original footprint.

The applicant requests an historic status review and primary façade(s) designation as applicable.

Case #H-89-115
851 Old S.F. Trail

Historic Districts Review Board
Santa Fe, NM

March 14, 2022

To whom it may concern,

This letter address the historic status as well as the addition of a stand alone 2 car garage and the conversion of an existing carport into an office at 851 Old Santa Fe Trl. We will be prepared to discuss the proposed work whatever the Board decides regarding historic status and primary facade designations.

The proposed project would provide a new garage at the rear of the home that will not be publicly visible, and enclose an existing carport while adding new divided light doors with side lights and windows on the front, back and side of the old carport, while restoring the vertical wood planking. A high window in the rear of house to be replace with a divided light window suitable for egress. A second higher window to be removed.

The home has 4,175 sq ft, and 4,920 sq ft of roofed area, and 7,420 sq ft of impervious surfaces. This project proposes an additional 300 sq ft of enclosed carport under existing roof lines, and 692 sq ft of new garage. This would yield a new roofed area of 5,216 sq ft, and 8,112 sq ft of impervious surface.

The home was originally constructed in 1946. There appears to be very little historic record of when additions were made. We have made a best guess of the dates and extent of these additions in the six page historic status addendum included with this letter. The property is located in the Rivers and Trails Archeology review district.

The existing house tops out at 22’-0”. The new garage would be 12’-6”. The carport into an office conversion would keep the existing roof line intact.

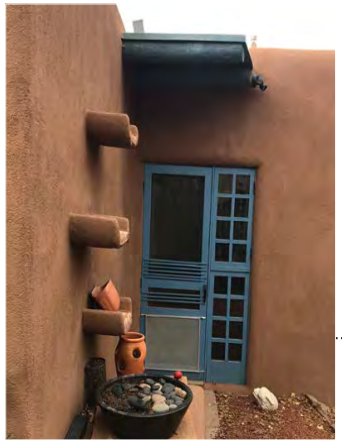
The new construction and remodel work would be finished in Sto- La Luz stucco. Painted trim would be Benjamin Moore, Van Courtland Blue, HC-145. Wood planking to be weather wood finish. The windows, doors, and sidelights to have divided light windows with panes under 30” sq. with finish to be hillside bronze. The new garage door which will not be visible from any public right of way to be metal mullions in Champagne finish, with a with frosted glass ‘satin finish’windows.

Thank you,

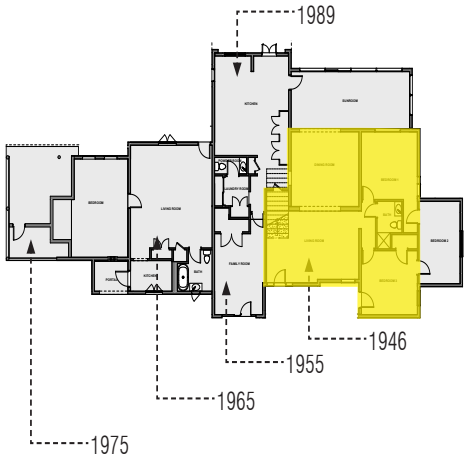
Grant Alexander

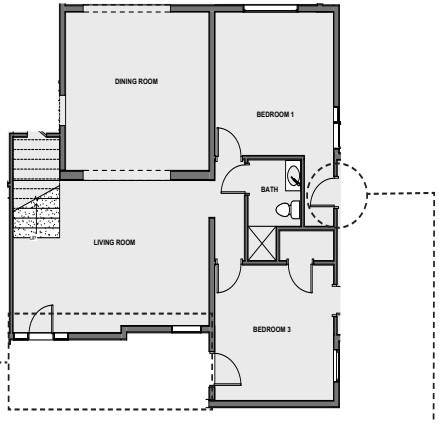
WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

PHOTOS FROM 1989 PERMITTED ADDITION



1946



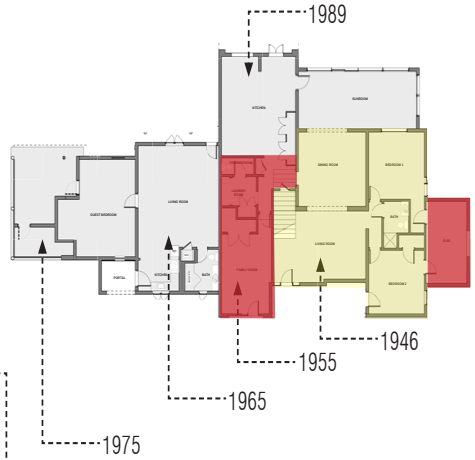


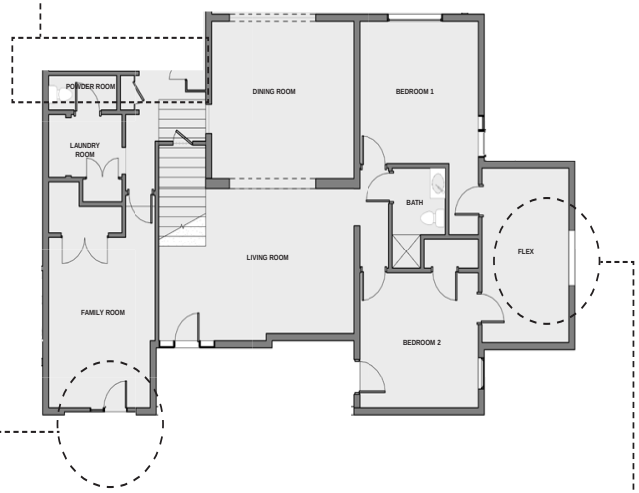
Note: All Years are Estimated

STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

1955



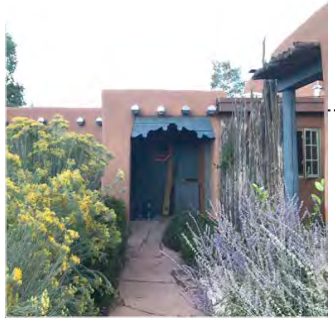


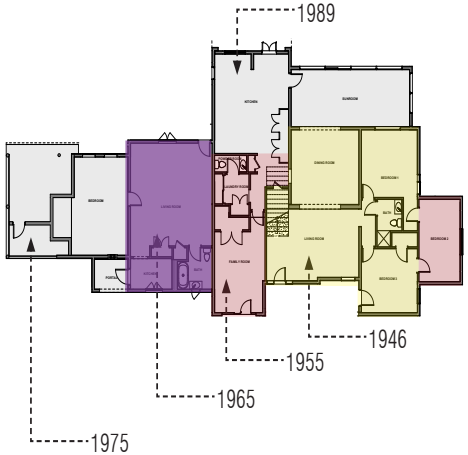
Note: All Years are Estimated

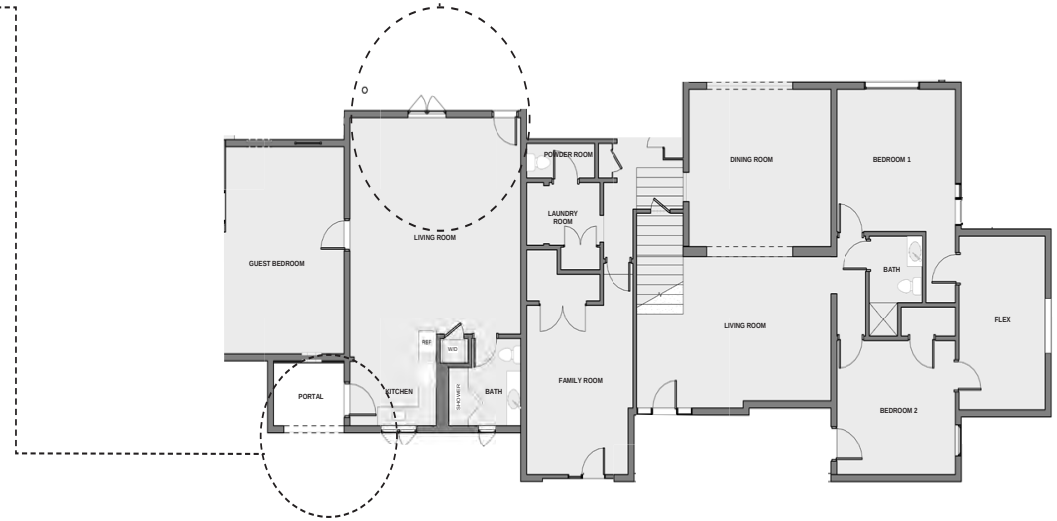
STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

1965







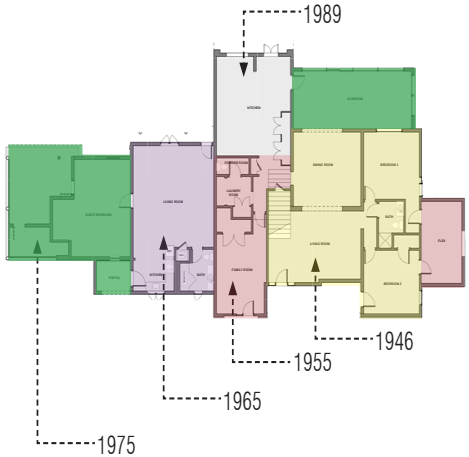
Note: All Years are Estimated

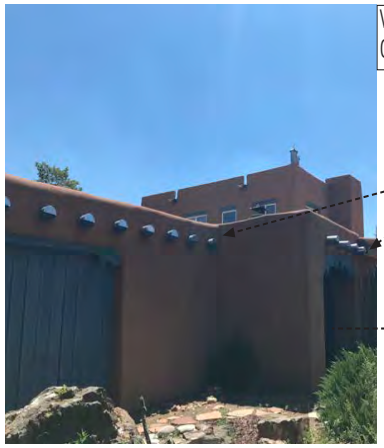
STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

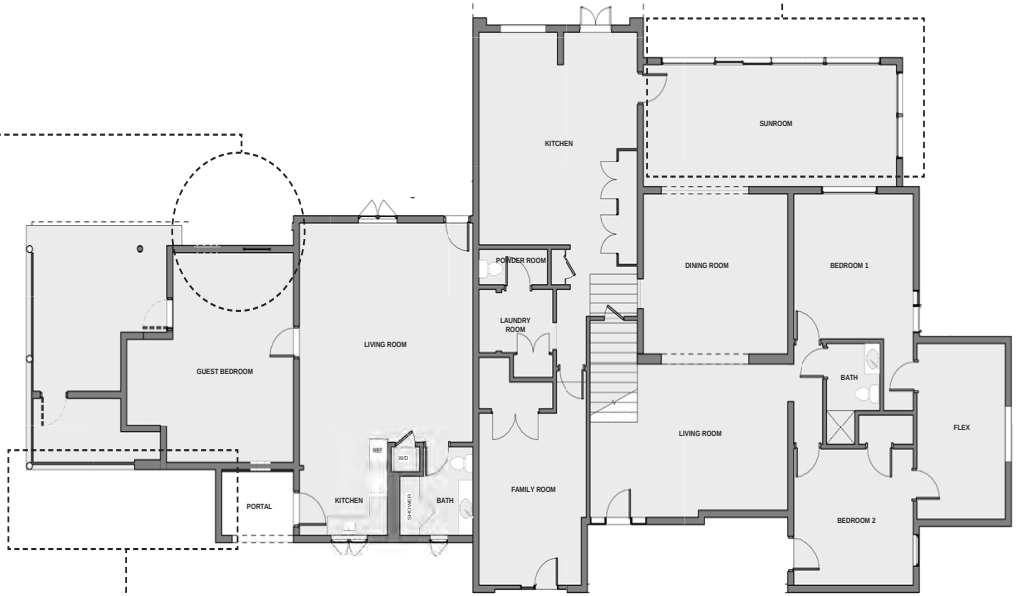
1975

PHOTO FROM 1989





VIGAS WITH METAL CAPS ON THIS ERA ADDITION

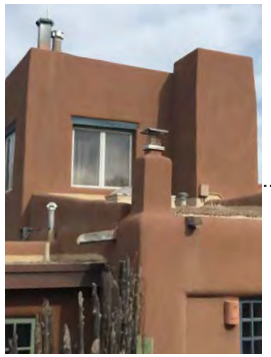


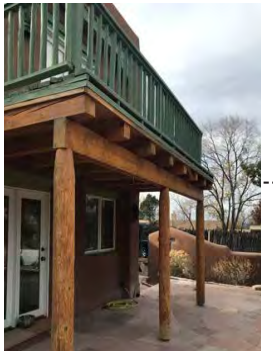
Note: All Years are Estimated

STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

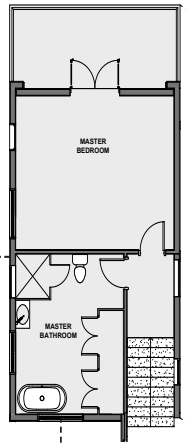
WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

1989

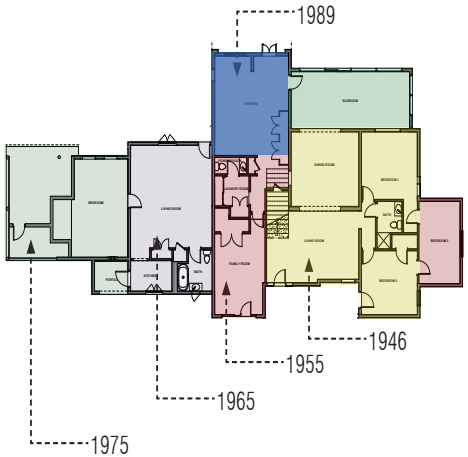


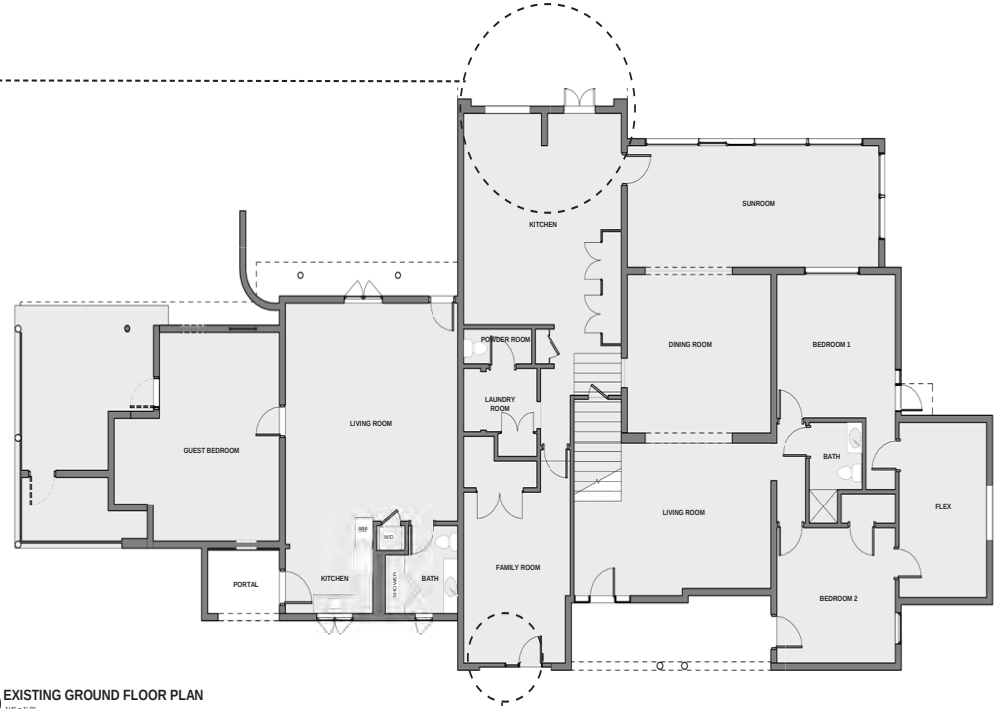


WINDOW WAS CHANGED TO A DOOR AFTER 1989



SECOND STORY





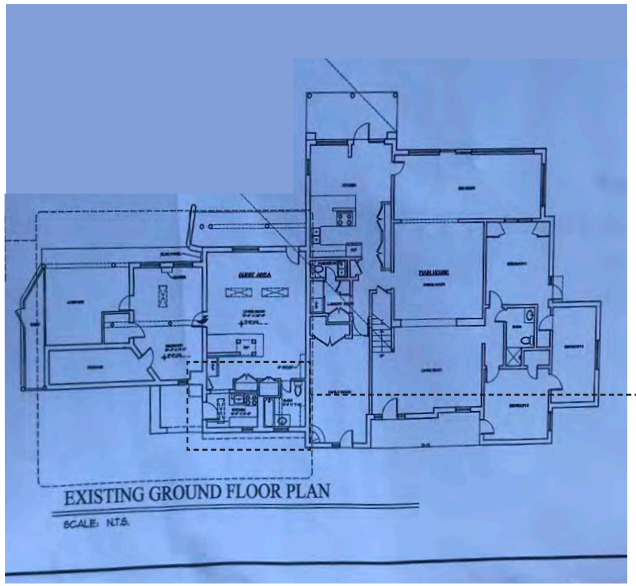
1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

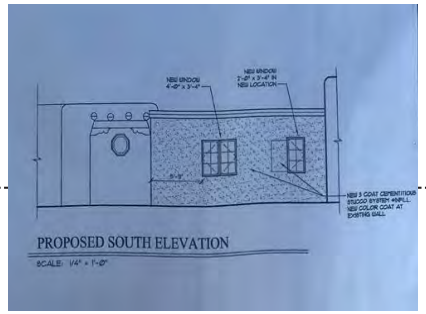
Note: All Years are Estimated

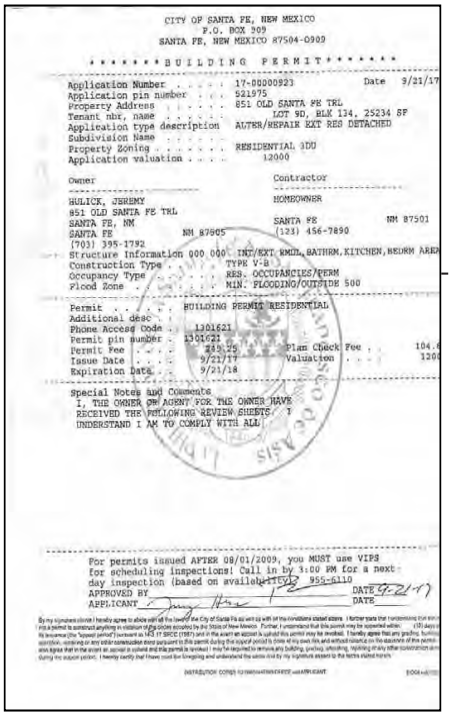
STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

2017







CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909

*******BUILDING PERMIT*******

Application Number . . . . . 17-00000923 Date 9/21/17
Application pin number . . . 521975
Property Address . . . . . 851 OLD SANTA FE TRL
Tenant nbr, name . . . . . LOT 9D, BLK 134, 25234 SF
Application type description ALTER/REPAIR EXT RES DETACHED
Subdivision Name . . . . . .
Property Zoning . . . . . RESIDENTIAL 3DU
Application valuation 12000

Owner
HULICK, JEREMY
851 OLD SANTA FE TRL
SANTA FE, NM
SANTA FE NM 87505
(703) 395-1792

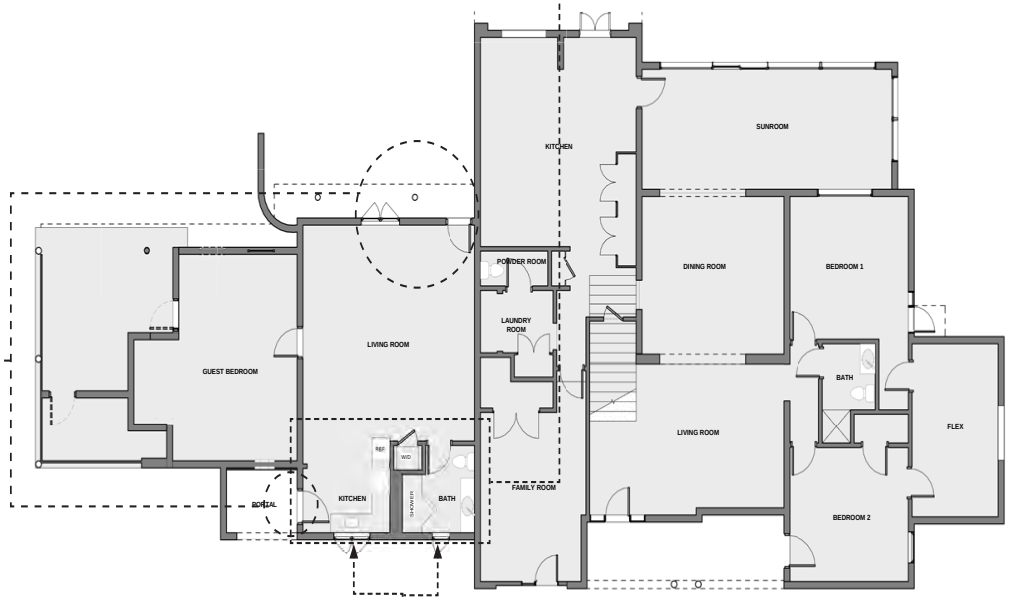
Contractor
HOMEOWNER
SANTA FE NM 87501
(123) 456-7890

Structure Information 000.000 INT/EXT RMDL,BATHRM,KITCHEN,BEDRM AREA
Construction Type . . . . . TYPE V-B
Occupancy Type . . . . . RES. OCCUPANCIES/TERM
Flood Zone . . . . . MIN. FLOODING/OUTSIDE 500

Permit . . . . . BUILDING PERMIT RESIDENTIAL
Additional desc . .
Phone Access Code . . 1301621
Permit pin number . 1301621
Permit Fee . . . . 249.25 Plan Check Fee . . 104.4
Issue Date . . . . 9/21/17 Valuation 120
Expiration Date . . 9/21/18

Special Notes and Comments
I, THE OWNER OR AGENT FOR THE OWNER HAVE
RECEIVED THE FOLLOWING REVIEW SHEETS. I
UNDERSTAND I AM TO COMPLY WITH ALL

For permits issued AFTER 08/01/2009, you MUST use VIPS
for scheduling inspections! Call in by 3:00 PM for a next
day inspection (based on availability) 955-6110
APPROVED BY DATE 9-21-17
APPLICANT DATE



1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

WINDOWS ON FRONT FACADE MODIFIED WITH PERMIT IN 2017

Note: All Years are Estimated

STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005029--HDRB

Project Description:

Project Location(s): 851 OLD SANTA FE TRL
Santa Fe, NM 87505

Contacts:

Applicant: GRANT ALEXANDER galexander@santaferealestate.c
227 E PALACE AVE W
SANTA FE , NM 87501

Property Owner: Paul & Christin Stockton mstockdes@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: True Non-Contributing: True 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:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005029-HDRB

Address: 851 Old Santa Fe Trail
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

_x_ **Other**: Cases: H-89-115 (only photographs); Administrative approval 2017

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** Color board

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:

851 Old Santa Fe Trail is a two-story 4,920 square foot building in the Downtown and Eastside Historic District. It was originally built and 1946 in the Spanish-Pueblo Revival Style. Its character-defining features include a Santa Fe Style portal with beams, corbels, and posts at the center of its original south façade. Significant alterations include a stepped-back second-story addition on its south elevation, a greenhouse on its north (rear) elevation, and a carport onto its west elevation. Its second story was added in or after 1989 based on photographs from that board case. Door and window alterations were approved administratively in 2017. The date of the carport addition is unknown. The applicant has provided a floor plan with estimated dates and square footages of additions.

Now, the applicant proposes the following exterior alterations:

1. Construct 692 square foot stand-alone 2-car garage behind the house on northwest corner of the lot. Its height will be 12' 6," within the maximum allowable height for this streetscape. The existing carport's height is 9'-8". Garage door will be metal with a darker bronze finish and standard frosted glass windows. The garage will not be publicly visible.

2. Enclose carport on western end of south elevation and add 300 heated square feet onto western façade under existing roof lines. Add new divided light doors with side lites and windows on its south, west and north facades. The application proposes to maintain and restore the vertical wood planking on its south façade and west facades.

3. Replace non-historic high window on north (rear) elevation with a divided lite window to meet egress requirements.

4. Remove a non-historic high window on the west end of the north (rear) elevation.

5. New windows, doors, and side lites will be divided lites with panes less than 30" in any dimension. Finish will be "Hillside Bronze."

6. New construction will be stuccoed with Sto "La Luz" with Benjamin Moore "Van Courtland Blue" trim to match existing. Wood planking on existing carport will be weather-wood finish.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3.4.22

Site Address: 851 OLD SANTA FE TRL

Property Owner of Record: PAUL + CHRISTINE STOCKTON

Proposed Construction Description: NEW GARAGE, CONVERT CARPORT TO OFFICE

Applicant/Agent Name: GRANT ALEXANDER

Contact Person Phone Number: (617)620-9311

TOTAL ROOF AREA:

Zoning District: PRC

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes

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

Lot Coverage: 20.5 %
☐ Open Space Required:

Setbacks:
Proposed Front: 50 Minimum: 50
2nd Front?
Proposed Rear: 15 Minimum: 15
Proposed Sides: L 10 R 10 Minimum: 10

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

Parking Spaces:
Proposed 2 Accessible
Minimum: 2

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

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

GRANT ALEXANDER [☐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 3/4/22 DATE

To Be Completed By City Staff: 2022-004492-PAR

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: Lani J McCulley **DATE:** 03/07/2022

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

Historic Districts Review Board
Santa Fe, NM

March 14, 2022

To whom it may concern,

This letter address the historic status as well as the addition of a stand alone 2 car garage and the conversion of an existing carport into an office at 851 Old Santa Fe Trl. We will be prepared to discuss the proposed work whatever the Board decides regarding historic status and primary facade designations.

The proposed project would provide a new garage at the rear of the home that will not be publicly visible, and enclose an existing carport while adding new divided light doors with side lights and windows on the front, back and side of the old carport, while restoring the vertical wood planking. A high window in the rear of house to be replace with a divided light window suitable for egress. A second higher window to be removed.

The home has 4,175 sq ft, and 4,920 sq ft of roofed area, and 7,420 sq ft of impervious surfaces. This project proposes an additional 300 sq ft of enclosed carport under existing roof lines, and 692 sq ft of new garage. This would yield a new roofed area of 5,216 sq ft, and 8,112 sq ft of impervious surface.

The home was originally constructed in 1946. There appears to be very little historic record of when additions were made. We have made a best guess of the dates and extent of these additions in the six page historic status addendum included with this letter. The property is located in the Rivers and Trails Archeology review district.

The existing house tops out at 22’-0”. The new garage would be 12’-6”. The carport into an office conversion would keep the existing roof line intact.

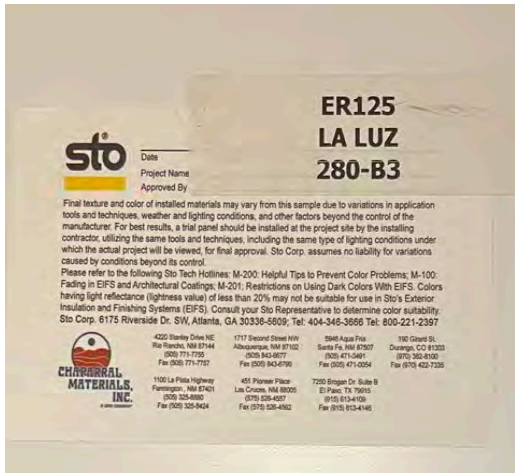
The new construction and remodel work would be finished in Sto- La Luz stucco. Painted trim would be Benjamin Moore, Van Courtland Blue, HC-145. Wood planking to be weather wood finish. The windows, doors, and sidelights to have divided light windows with panes under 30” sq. with finish to be hillside bronze. The new garage door which will not be visible from any public right of way to be metal mullions in Champagne finish, with a with frosted glass ‘satin finish’windows.

Thank you,

Grant Alexander

WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

STUCCO



851 OLD SANTA FE TRAIL - EXTERIOR FINISH

PAINT TRIM

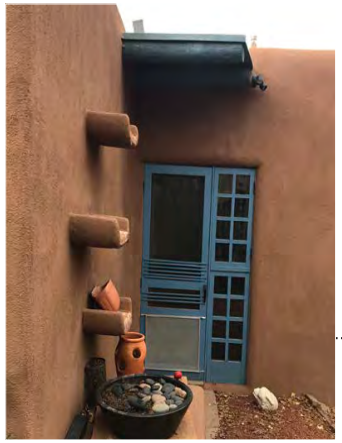
GARAGE MULLIONS

WINDOW, DOOR, SIDELIGHT MULLIONS

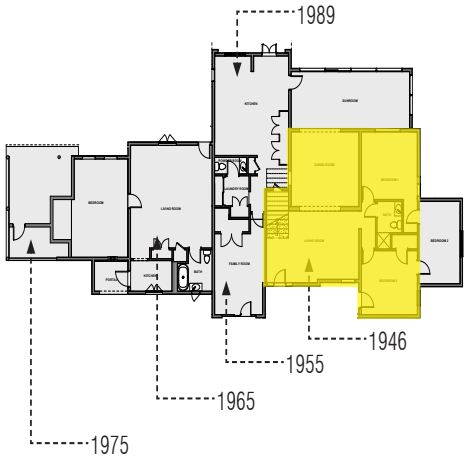
WEATHER WOOD FINISH

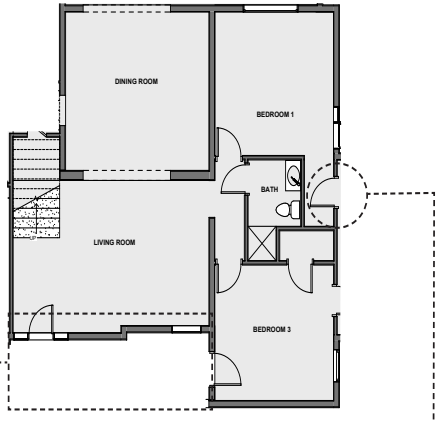
WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

PHOTOS FROM 1989 PERMITTED ADDITION



1946



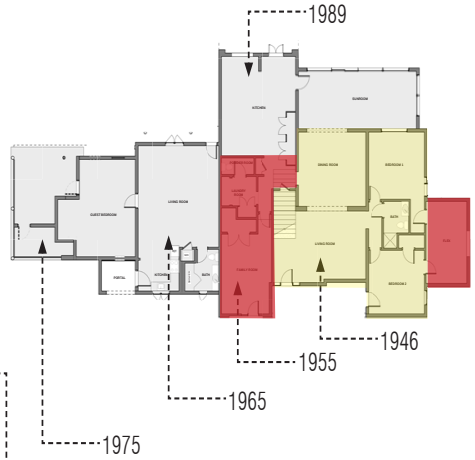


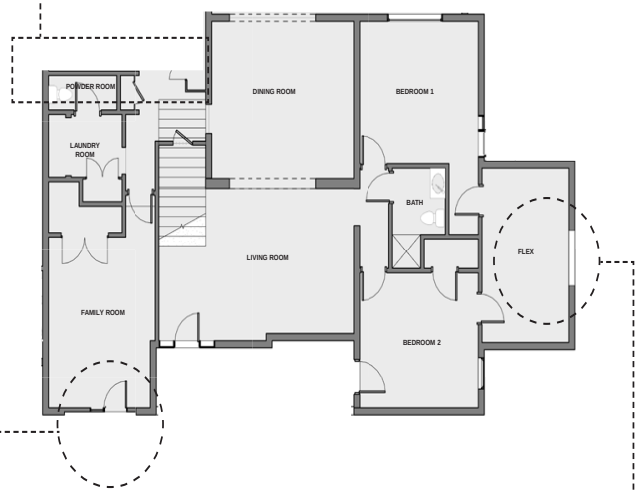
Note: All Years are Estimated

STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

1955



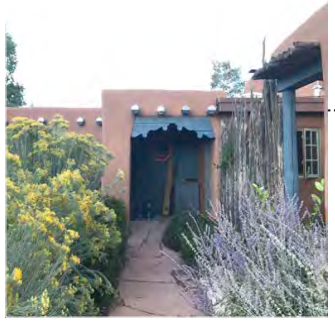


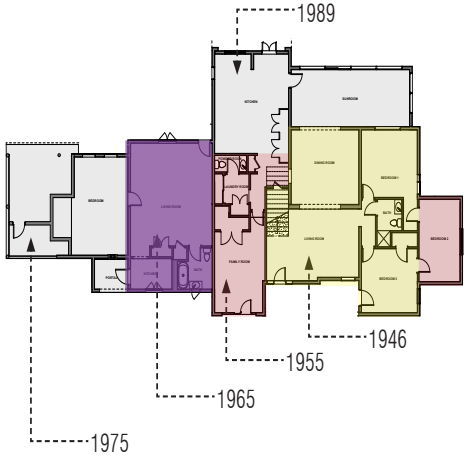
Note: All Years are Estimated

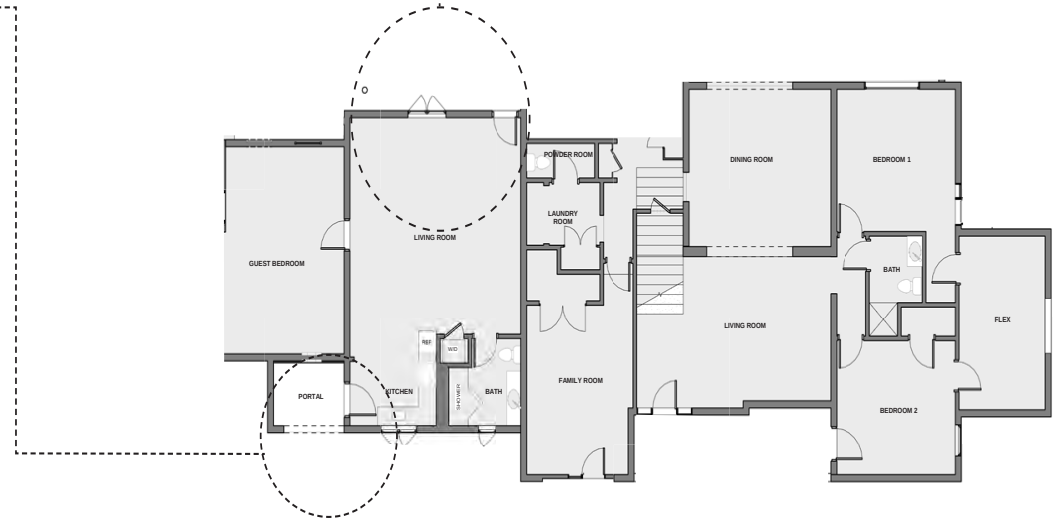
STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

1965







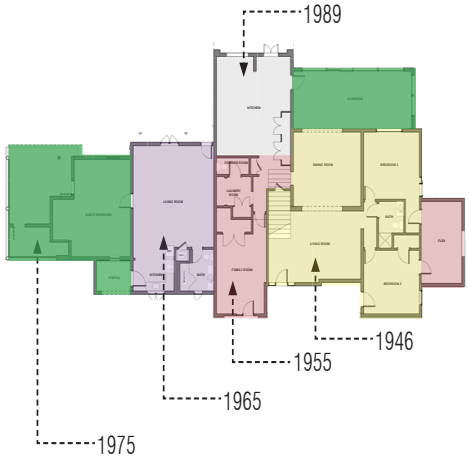
Note: All Years are Estimated

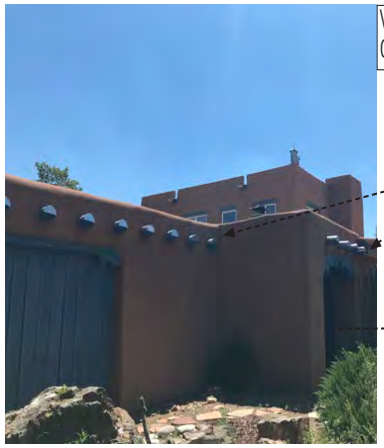
STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

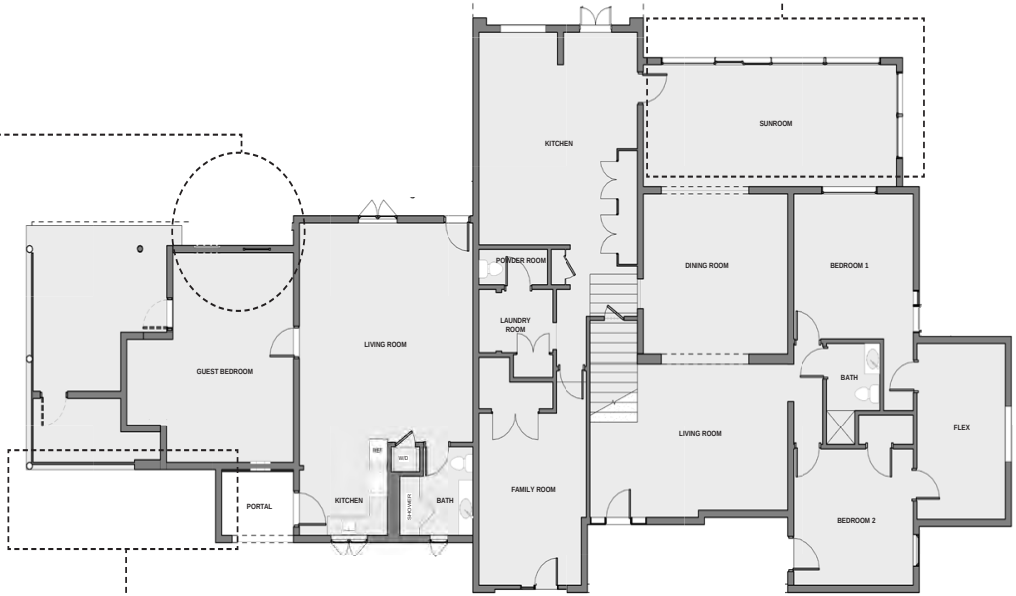
1975

PHOTO FROM 1989





VIGAS WITH METAL CAPS ON THIS ERA ADDITION

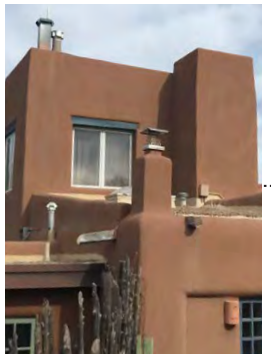


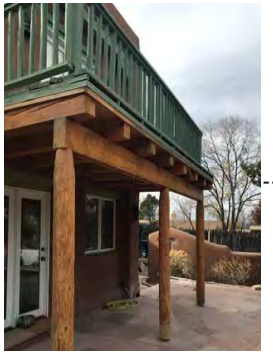
Note: All Years are Estimated

STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

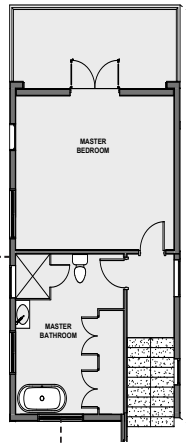
WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

1989

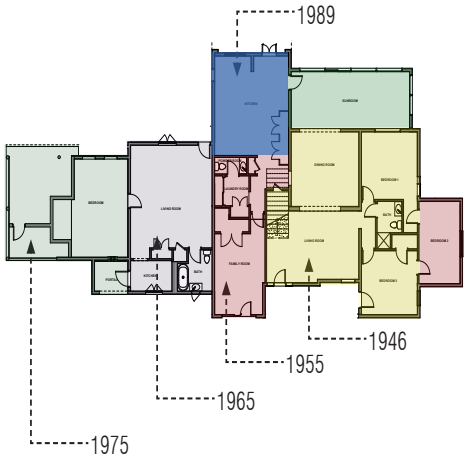


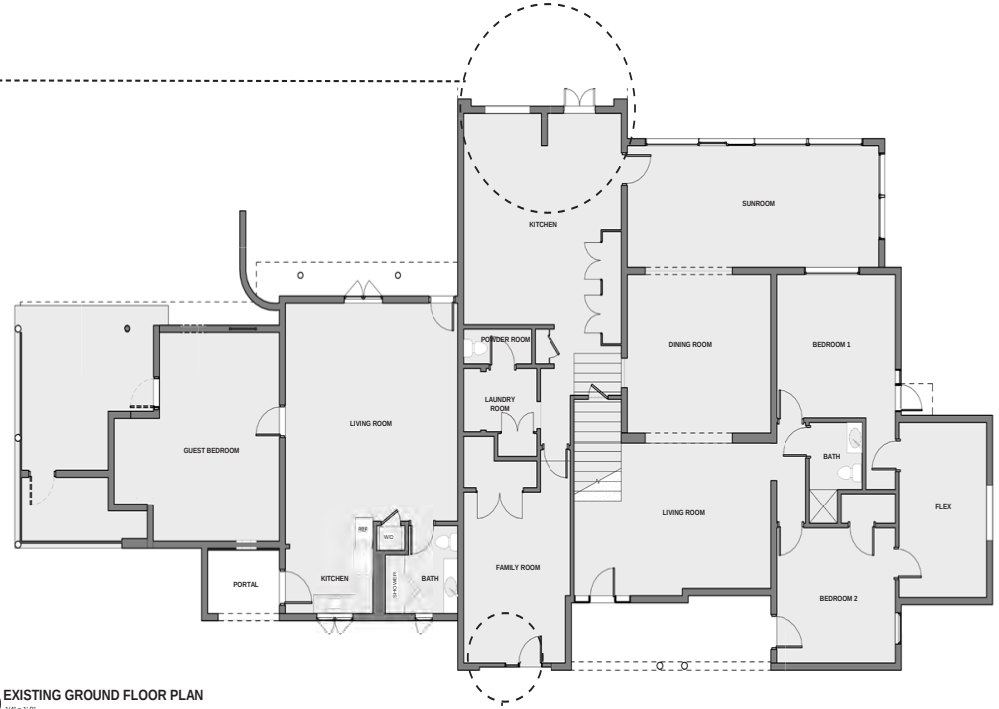


WINDOW WAS CHANGED TO A DOOR AFTER 1989



SECOND STORY





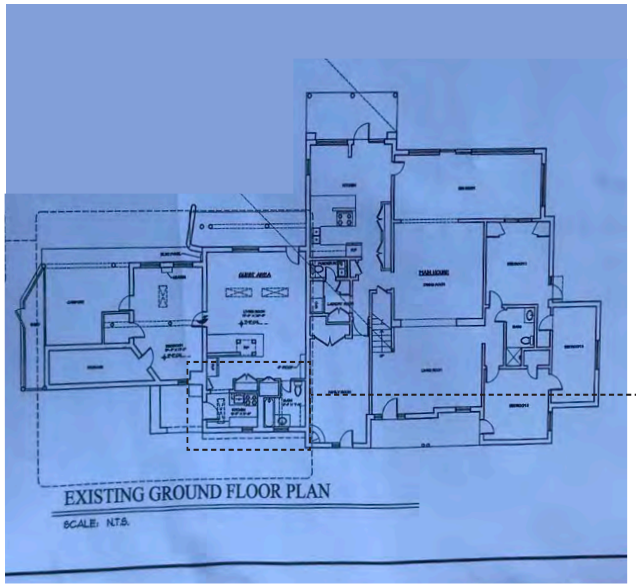
1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

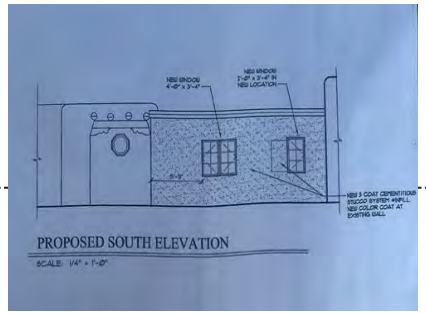
Note: All Years are Estimated

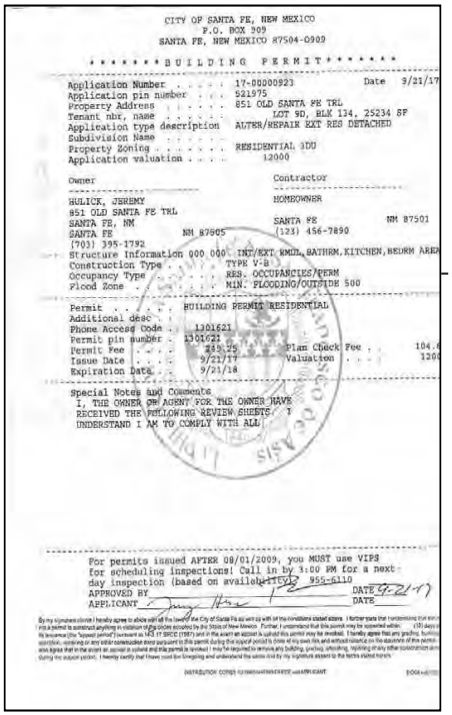
STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

2017







CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909

*******BUILDING PERMIT*******

Application Number . . . . . 17-00000923 Date 9/21/17
Application pin number . . . 521975
Property Address . . . . . 851 OLD SANTA FE TRL
Tenant nbr, name . . . . . LOT 9D, BLK 134, 25234 SF
Application type description ALTER/REPAIR EXT RES DETACHED
Subdivision Name . . . . . .
Property Zoning . . . . . RESIDENTIAL 3DU
Application valuation 12000

Owner
HULICK, JEREMY
851 OLD SANTA FE TRL
SANTA FE, NM
SANTA FE NM 87505
(703) 395-1792

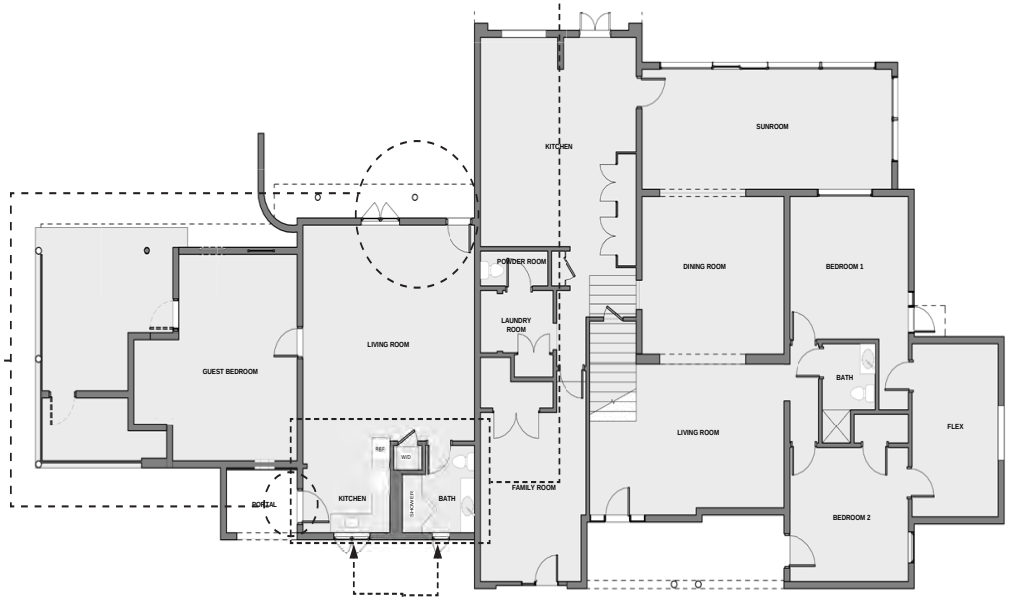
Contractor
HOMEOWNER
SANTA FE NM 87501
(123) 456-7890

Structure Information 000.000 INT/EXT RMDL,BATHRM,KITCHEN,BEDRM AREA
Construction Type . . . . . TYPE V-B
Occupancy Type . . . . . RES. OCCUPANCIES/TERM
Flood Zone . . . . . MIN. FLOODING/OUTSIDE 500

Permit . . . . . BUILDING PERMIT RESIDENTIAL
Additional desc . .
Phone Access Code . . 1301621
Permit pin number . 1301621
Permit Fee . . . . 249.25 Plan Check Fee . . 104.4
Issue Date . . . . 9/21/17 Valuation 120
Expiration Date . . 9/21/18

Special Notes and Comments
I, THE OWNER OR AGENT FOR THE OWNER HAVE
RECEIVED THE FOLLOWING REVIEW SHEETS. I
UNDERSTAND I AM TO COMPLY WITH ALL

For permits issued AFTER 08/01/2009, you MUST use VIPS
for scheduling inspections! Call in by 3:00 PM for a next
day inspection (based on availability) 955-6110
APPROVED BY DATE 9-21-17
APPLICANT DATE



1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

WINDOWS ON FRONT FACADE MODIFIED WITH PERMIT IN 2017

Note: All Years are Estimated

STOCKTON
851 OLD SANTA FE TRAIL
SANTA FE, NM 87505

WIDE ANGLE CURVE
WWW.WIDEANGLECURVE.COM
wideanglecurve@gmail.com

851 OLD SANTA FE TRAIL - FROM THE STREET

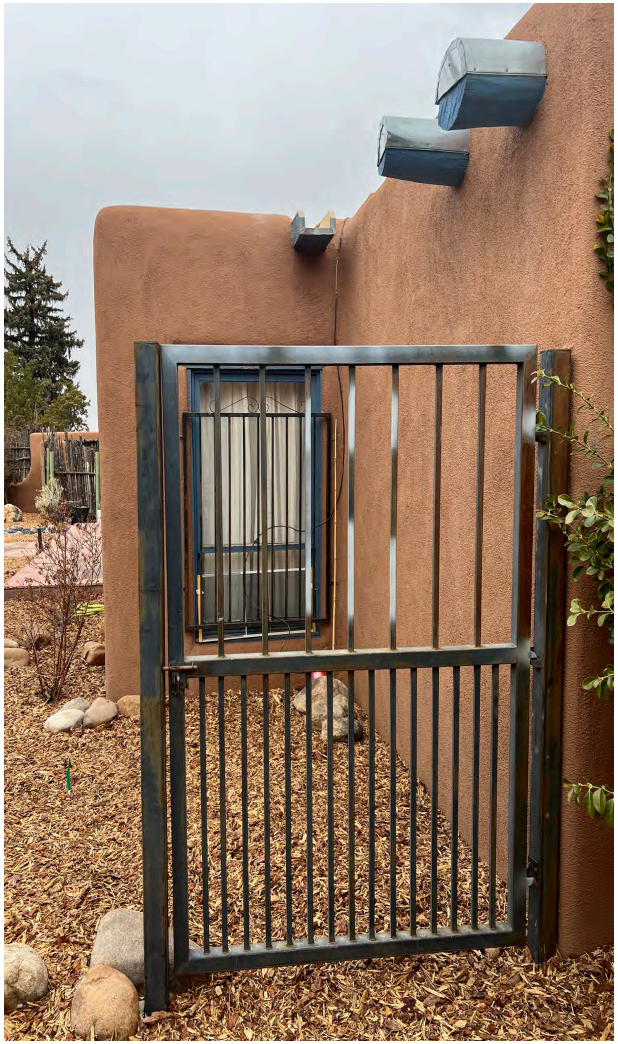
WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

851 OLD SANTA FE TRAIL - GATE FROM THE STREET

WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

851 OLD SANTA FE TRAIL - SOUTH ELEVATION

WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com



851 OLD SANTA FE TRAIL - EAST ELEVATION

WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

851 OLD SANTA FE TRAIL - NORTH ELEVATION

WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

851 OLD SANTA FE TRAIL - WEST ELEVATION

WIDE ANGLE CURVE
505.455.8880
2327 Calle Tranquilo
Santa Fe, NM 87505
grant@wideanglecurve.com

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005058--HDRB

Project Description:

Project Location(s): 830 EL CAMINITO
Santa Fe, NM 87505

Contacts:

Applicant: VIGIL DESIGN
P.O. BOX 193
TESEQUE, NM 87574
vigildesign505@gmail.com

Property Owner: Michael & Jennifer Tansey
david@dmaahsconstruction.co

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005058-HDRB

Address: 830 El Caminito
Historic Status: Significant / Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other:

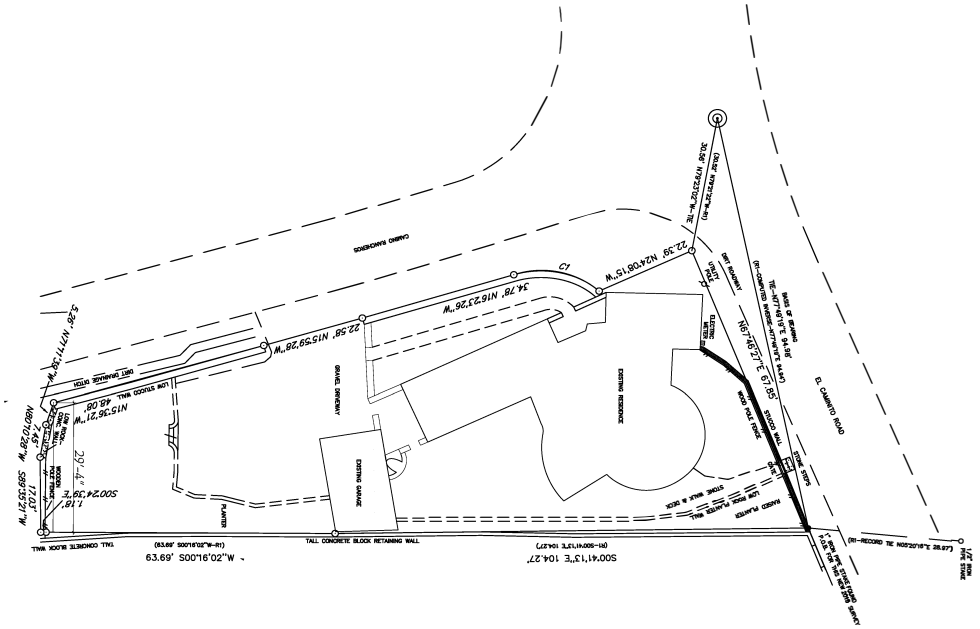
STAFF RECOMMENDATION:

Staff recommends designating the west façade of the garage as the primary façade, per 14-5.2(C) Designation of Significant and Contributing Structures.

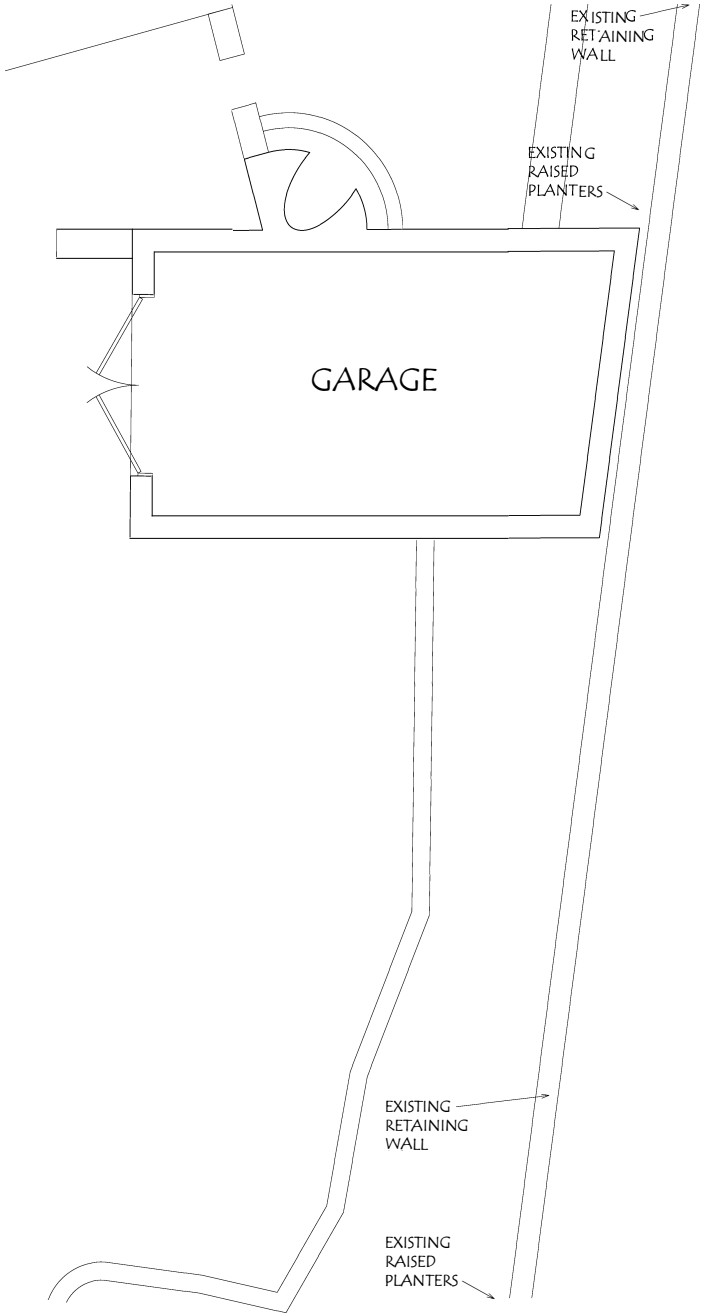
BACKGROUND & SUMMARY:

830 El Caminito is a single-family residential structure with Significant status in the Downtown and Eastside Historic District due to its distinct tower form. The detached garage, situated to the south of the lot, has a Contributing status. It is built in a Spanish Pueblo Revival Style, smoothly stuccoed with rounded corners and a flat roof with parapets. The structure predates 1951.

The main entrance faces west. It has a non-historic garage door in the original opening with a lintel beam over it.
The south elevation has no openings and one canale.
The north façade has no openings, but a kiva fireplace built up against it.
The east elevation abuts a high yard-wall and has no openings.



Sheet 1	REMODEL FOR: TANSEY RESIDENCE 830 EL CAMINITO STREET SANTA FE, NEW MEXICO 87505	VIGIL DESIGN P.O. BOX 193 TESUQUE, NEW MEXICO 87574 505-455-2622



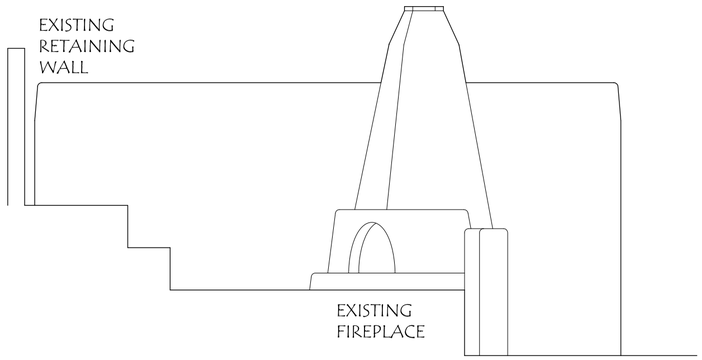
EXISTING FLOOR PLAN

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

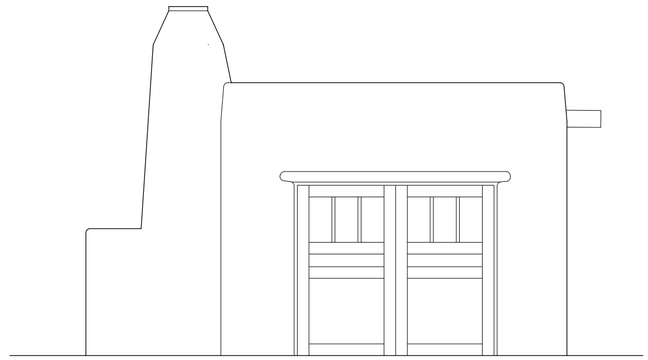
VIGIL DESIGN
P.O. BOX 193
TESUQUE, NEW MEXICO 87574
505-455-2622

REMODEL FOR:
TANSEY RESIDENCE
830 EL CAMINITO STREET
SANTA FE, NEW MEXICO 87505

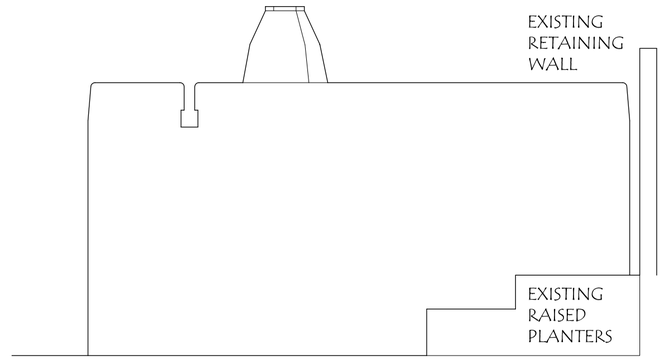
Sheet
2



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXISTING ELEVATIONS

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

VIGIL DESIGN
P.O. BOX 193
TESUQUE, NEW MEXICO 87574
505-455-2622

REMODEL FOR:
TANSEY RESIDENCE
830 EL CAMINITO STREET
SANTA FE, NEW MEXICO 87505

Sheet

3

0802490
RG40317 09903

CITY OF SANTA FE

CITY OF SANTA FE

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005052--HDRB

Project Description:

Project Location(s): 619 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant: Martinez Architecture Studio PC
P. O. Box 925
Santa Fe, NM 87504
studio@martinezarch.com

Property Owner: COLE MARTELLI
918 ACEQUIA MADRE
SANTA FE , NM 87507

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005052-HDRB

Address: 619 Acequia Madre
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:

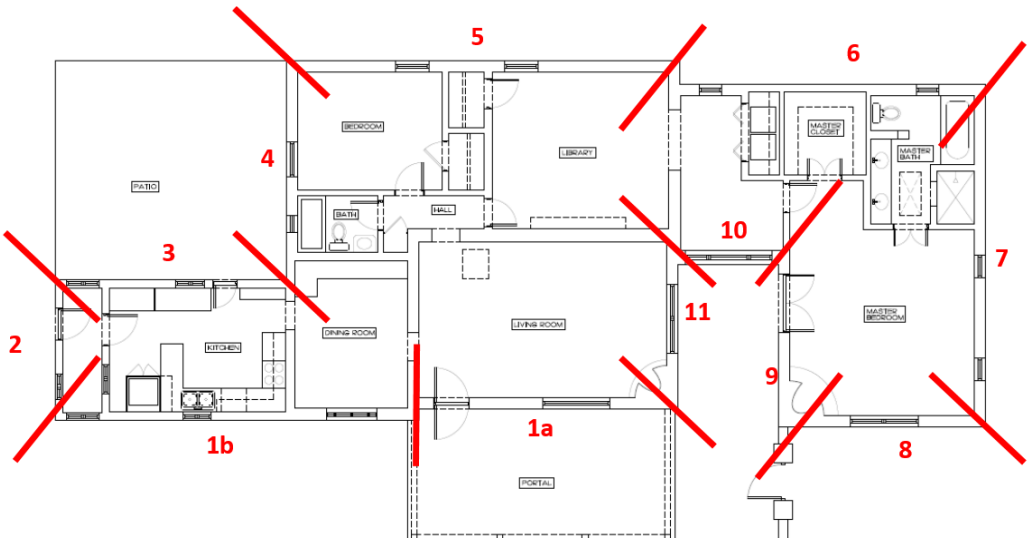
STAFF RECOMMENDATION:

Staff recommends that facades 1a, 1b, 3 and 5, be designated primary; and the historic wall be designated as Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY

619 Acequia Madre is a single-family residential structure constructed in a mixed Spanish Pueblo Revival / Territorial Revival Style with Contributing status to the Downtown and Eastside Historic District.

The applicant requests the designation of Primary facades.



The main house was constructed in 1942, comprising facades 1 through 5 and 11. In 2002, an addition was constructed, comprising façades 6- 10.

Façade 1a contains a historic wood tounge-and-groove door with a lighting bolt motif screen, a historic 20-light steel casement window. Façade 1a is fronted by a historic portal with wood posts, which is sagging and has partially rotted posts. Façade 1b contains historic steel casement and wood windows. The western portion of this façade was originally a portal, which was enclosed in the 1960s.

Façade 2 contains a wood door and a small window and has no character-defining features.

Façade 3 contains historic doors and windows and has no character-defining features..

Façade 4 contains two windows under and extended lintel from an unknown date, which could be considered character-defining.

Façade 5 and 6 comprise the rear of the house and has various small historic windows.

The structure is located on the corner of Calle Corvo and contains a historic yard-wall along both streets, dating before 1962. It is constructed possibly of adobe and contains multiple layers of stucco. It is 14 inches thick and has buttresses. The Section of wall forming the parking court along Calle Corvo was added in 2022.

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: **Robert and Eloise Graef House**	**2. Location:** **619 Acequia Madre** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **4. County: Santa Fe** **Parcel # 10346624**

5. Property Type:
__Buildings:
__Structures: walls
__ Site __ Object

6. Date of Survey: December 30, 2021

7. Previous Survey Date(s):
_x_Yes: November 13, 1984; July 2, 2003
__No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6803279,-105.9311182

10. Photo Information: Robyn Powell, photographer. View of south elevation, facing northwest.

11. Brief Description of the Property:

Constructed in 1942 with a large addition added in c.2002, the former Robert and Eloise Graef House sits near the back of its lot, surrounded by lawn. The parcel, made of lots from the Hughes Subdivision, has frontage on both Acequia Madre and Calle Corvo. It looks across the old acequia toward the 1927 Fényes-Curtin-Frances House. To the east is the parking lot of Acequia Madre Elementary School; to the west, the backsides of homes lining Plaza Balentine and structures once part of the property. A low stucco wall defines the property at its south and east exposures. A coyote fence is drawn across the addition. The house is accessed from the east through a gate facing a small parking court.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1942
_x_Known __ Estimated Source: Newspaper account

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Martinez Architecture Studio PC

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

Owner: Cole Martelli and David Muck

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: Walls
Per City of Santa Fe official designation map.

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

House: Non-Contributing Structure to the Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Robert and Eloise Graef House

2. Location:

619 Acequia Madre
Santa Fe:
Downtown and Eastside Historic District

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

4. County: Santa Fe

5. Date of Survey: December 30, 2021

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 __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 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ 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
Not all windows were visible at site visit

Operation	Material	Glazing	Number
Casement	Wood	1-1	3
Casement	Wood	6-6	2
Casement	Steel	3-3 w/F3	1
Casement	Steel	1	1
Sash	Wood	1/1	4
Sash	Clad	4/4	7
Fixed	Steel	20	1
Fixed	Clad	12	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	10-light	Wood	1
Single-Leaf	T&G	Wood	1
Single-Leaf	½-Light	Wood	1
Double	10-light	Wood	1

12. Chimneys

Two corner stucco clad

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:1963; enclosure of a porch now forming part of kitchen wing; Board of Adjustment case, plat, and visual evidence
#2 Date: c.2002; construction of across east elevation; HDRB case material and aerial photographs

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

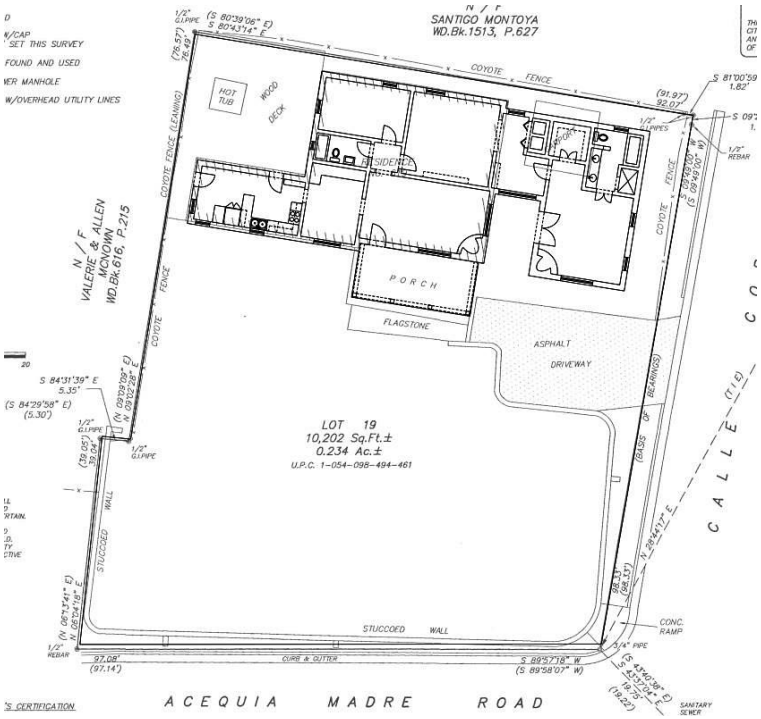
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2001 [?] plat, courtesy Associated Surveys, Michael V. Trujillo. .



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

Historic Core

The long, south façade facing the lawn reveals the home's different construction phases Photos 2 &10). At its center and sheltered by a shed roof is the older core of the building. This rectangular area originally contained two bedrooms and a living room. A vintage tongue-and-groove door with a lightning bolt motif screen opens to the core section. (Photo 3). To the east is a sizeable square opening holding a 20-light steel window (Photo 4). To the west is another opening containing steel casement windows (Photo 5). The older section has generous rounded parapets. Its plank flooring and weathered vigas are consistent with its assumed age.

Kitchen Wing

Attaching to the west is a narrower flat-roofed volume, now enclosing a kitchen. Archival documents indicate that incudes a porch that was enclosed in the early 1960s. The wing has a different appearance than the core, and almost looks as though it is lifting off the ground (Photos 2 & 6).

The differences begin with the wing's overhang, metal fascia, and casement windows. Two sets of single-light casements near the southwest corner indicate the period of assumed alteration. Rounding the corner, the north side of the kitchen wing contains a door, with its sill significantly above grade (Photo 7). The wing's north elevation, looking onto a little courtyard, has a similar arrangement of a casement window and a door hovering above the ground (Photo 8).

Here, the wing connects back with the home's core. Its west elevation, facing the courtyard, has a single steel casement at the bathroom and a horizontal sash window at a bedroom (Photo 9). Spanning above is a heavy adzed wood beam. The beam's vintage is unknown.

The north side of the core has only two openings, both having horizontal wood sash windows daylighting bedrooms.

2002 Addition

The final piece of the home, making up nearly a third of its footprint, is an addition constructed in c.2002 (Photo 10). Built as a master bedroom suite, the roughly L-plan structures defines the east side and a good portion south side of the home. With its clad, multi-light doors and windows and exposed lintels, it introduces another form of design, as well as dueling chimney (Photo 11).

Secondary Structures

Tucked into the property's northwest is a sloped-roof, frame storage shed of unknown origin (Photo 12). It is considered a minor structure.

Walls

The property's perimeter yard walls are divided into roughly four sections but are physically connected into a unified structure. Based on aerial photographs, the oldest sections are the walls along Acequia Madre and Calle Corvo and a short piece angling into the property on the south side of the parking court. The adjacent wall, forming the west edge of the court, was added in c.2002.

The wall edging Calle Corvo measures roughly 5' above inside grade, is 14" thick, and has buttresses (Photo 13). This section sits on a river rock base. The wall tapers down near the intersection of Calle Corvo and Acequia Madre, suggesting a response to a sight visibility requirement. The section following Acequia Madre measures approximately 4'-9" above inside grade and is 13" in thickness (Photo 14). It sits on a base of square stones.

Both sections reveal several layers of stucco coatings, with observed chicken wire, metal lath, and fiberglass reinforcement in different locations (Photo 15). The structural core of the combined walls is unknown. The lumpy shape of the older section may indicate adobe. The assumed historic wall, as discussed, appears on a 1963 survey (Figure 6).

North of the parking court is a stretch of 6' coyote fence introduced c.2002 (Photo 16).

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Hughes Subdivision Context

Calle Corvo — first named Hughes Street — developed as a small neighborhood, beginning in the late 1940s following a plat filed in 1941. The north half of the subdivision was created from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank who died in 1934. Hughes' oldest son, Levi A. Hughes, Jr., who served as vice president of the Santa Fe Builders Supply Company, began to develop his father's land with suburban-type lots.

Following a trend to use quaint Spanish phrases for street names, Hughes named the primary — and only — road through the subdivision, Calle Corvo, roughly meaning curving or bent street.

The road, running between Acequia Madre and Delgado Street, started with small, two-bedroom, adobe-constructed homes with standalone or attached single-car garages. A later newspaper advertisement characterized the neighborhood as an "Exclusive Little Home Area," on a "Clean, Paved Street near the Acequia!"[1]

Confusingly, the subdivision's only artery continued to be called both Hughes Street and Calle Corvo.[2] In an attempt to settle the problem, homeowners started a petition drive and later approached city council with a request to officially designate it Calle Corvo. The governing body granted their request in 1951, though it would take nearly ten years to have it recognized as Calle Corvo in city directories.[3]

The subdivision was filled with homes by the early 1960s, with seventeen houses lining the bent road. Representing a high percentage of homeownership, the 1960 city directory indicates all but four of the houses were owned by their occupant. The neighborhood had a near-even mix of Anglo and Hispanic homeowners.

---

[1] *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Ibid., December 4, 1952, 4.
[3] Ibid., February 4, 1951, 5.

The subject home sat within the subdivision, yet without a Calle Corvo address, occupying lots 19 and 20 (Figure 2). Set perpendicular to the street, it reflected a different orientation.

A newspaper advertisement places its construction in 1942 (Figure 3). Promoted as a "New adobe," the small dwelling contained two bedrooms, a living room, kitchen, garage, and storage area.[4] The advertisement indicated the house could be purchased or leased, suggesting speculative construction.

Robert and Eloise Graef

Robert W. Graef, an architect, and his wife, Eloise, are the home's first known owners.[5] Born in 1910 in Barstow, California, Robert Graef grew up in Long Beach, where he worked as a draftsman for an architect-engineer firm. He and Eloise were married in 1938 and moved to Santa Fe two years later when Robert took a job with Kruger & Clark, Architects.

Kruger & Clark were working on nearly 30 New Deal projects at the time, including numerous public-school buildings spread across the state. With office staff stretched thin, the firm hired out-of-state workers like Graef to fulfill their projects.
After Kruger & Clark split in 1942, Graef went on with Kruger, overseeing the firm's Los Alamos office during the war. He later became chief of the design section and eventually vice president of the company.

Robert and Eloise lived in the house for over 10 years, moving to a larger home on Old Pecos Trail.

Subsequent Owners

Over the succeeding years, the tiny house took on a number of homeowners, mostly singles or young couples.

Following the Graefs, Joan P. Jordan, a New York socialite and sometimes artist, moved into the adobe. A serial bride, Joan Power Storer Goodwin Decatur grew up in

---

[4] Ibid., May 1, 1942, 7.
[5] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 298.

Manhattan and summered at Kittery Point, Maine.[6] In 1942, she married Robert Anson Jordan (father of 1970s actor Robert Anson Jordon, Jr.). The marriage was short-lived but provided a name for her artist persona, Joan Jordan. Jordan moved to Santa Fe in the late 1940s, marrying Albuquerque lumberman David E. Gibson in 1948. This union also resulted in divorce. She married two times in the early 1950s, including to a Russian prince, Prince Eugene de Bernard Kurakin, which ended in divorce in 1953.

Around this time, Jordan moved to the Acequia Madre house from a studio apartment on Washington Avenue. Newspaper accounts reveal that she mixed with the art crowd, including Agnes Tait, who painted her portrait in 1950. Jordan, described as an impressionist painter, lived in the home until she died in 1962.

Harold Butcher, a retired English newspaperman, and his wife Elizabeth Van Dyke Butcher next owned the home. Born in Colchester, England, Butcher had worked as a feature writer for UK newspapers and in the states as a correspondent for the *New York Times* before retiring to Santa Fe in 1957. Butcher, who gave piano lessons at the home, died in 1982.

After the Butchers, the home came into the possession of William and Maria Sauter. William or Willy was a salesman and member of the Sauter family who owned the Santa Fe Toyota dealership of the same name. Several high-profile legal issues darkened Sauter's time at the property.

Evolution of House

The house maintained its small footprint until c.2002 when it received a master bedroom addition across its east elevation. This modest footprint is first detectable on a 1948 aerial photograph and more apparent on another image ten years later (Figures 4 & 5).

Its limited space, however, posed a problem. In 1963, a year after Jordan's death, the then-property owner, William Duncan, approached the Board of Adjustment with a petition to enclose a "portal."[7] Based on the accompanying plat, the reference was to the west end of the kitchen wing, which has the feeling of an enclosed porch.

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[6] Jordan's biographical details are informed by a review of public records, including census data, marriage licenses, and newspaper articles.

[7] *Santa Fe New Mexican*, July 23, 1963, 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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The house kept its footprint through the last available aerial photograph from 1978 (Figure 7). In 2002, architect Eric Enfield approached the board with a project to create a 675-square-foot master bedroom addition to the house (H-02-011). By 2003, an L-shaped appendage had been placed across the east façade, once looking onto Calle Corvo.

Evaluation of Historical Status

The c.2002 addition juts out beyond the older section (including part of the porch), obscuring the original house from the Calle Corvo vantage. Its visual dominance continues along Acequia Madre. Its construction overwhelms the original small home in its position, massing, and weight. With its several alterations, the house lacks architectural unity and is not a good example of vernacular, accretionary construction.

The older sections of the wall indicate their period and reveal characteristic qualities.

Conclusion

The recommendation is to consider Non-Contributing Structure status for the house, given the significant alteration made with the c.2002 addition. The two sections of historic yard wall are recommended for Contributing Structure designation.

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Illustrations

Figure 1: Portion of N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912, showing approximate location of future house.

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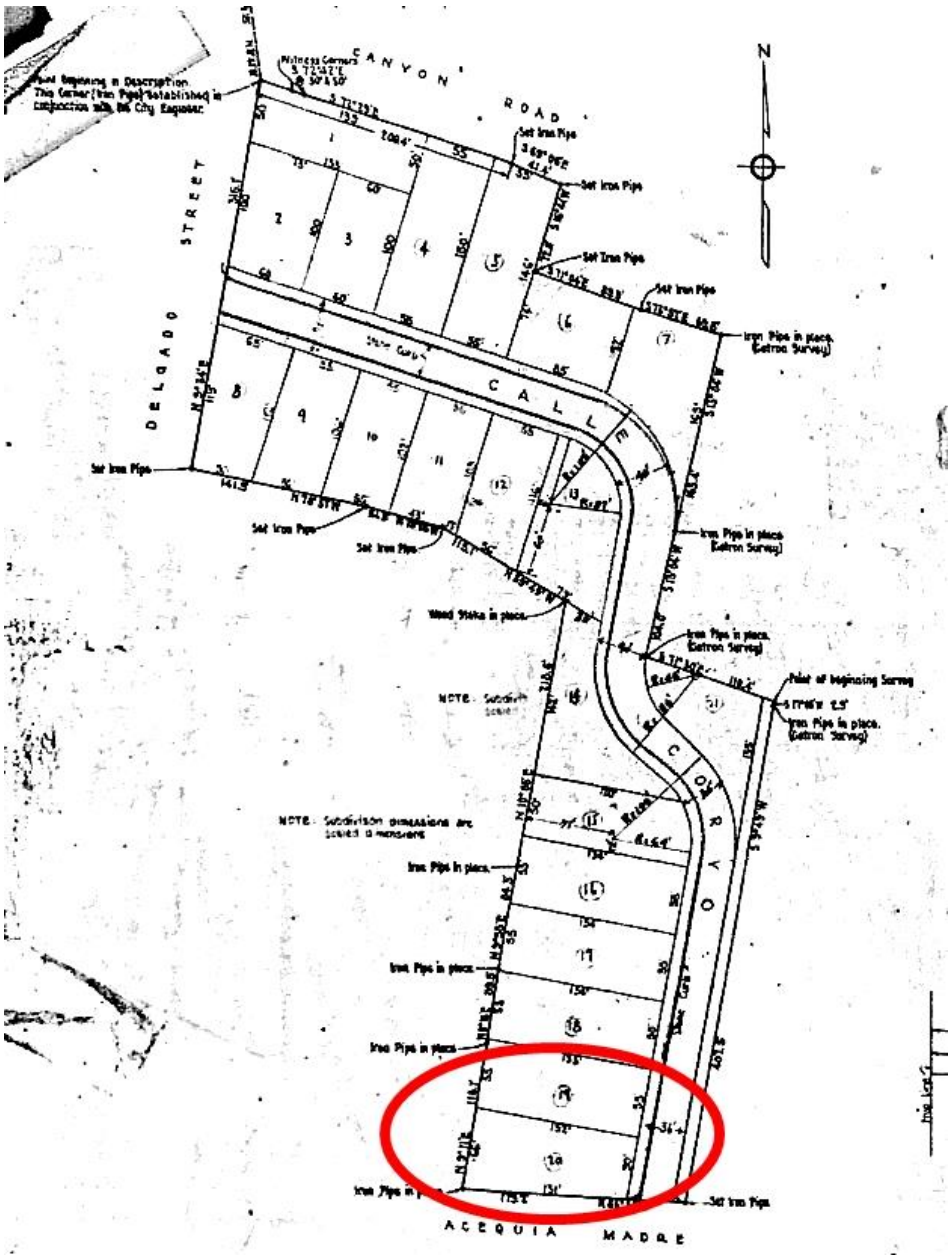

Figure 2: 1941 Plat of Resubdivision of Hughes Second Subdivision.

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119 For Sale or Rent
Furnished Houses

$4500 — New adobe, 619 Acequia Madre. Unfurnished. Livingroom, (fireplace). Fine view. 2 bedrooms, beautiful kitchen. Garage. Storage room. Or $45 month. Phone 1655-W or any real estate agent.
30p6

Figure 3: May 1, 1942 advertisement for house.
The garage and storage room are no longer part of the property.

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Figure 4: October 25, 1948, aerial photograph.
Core of house circled.
Courtesy EDAC, University of New Mexico.

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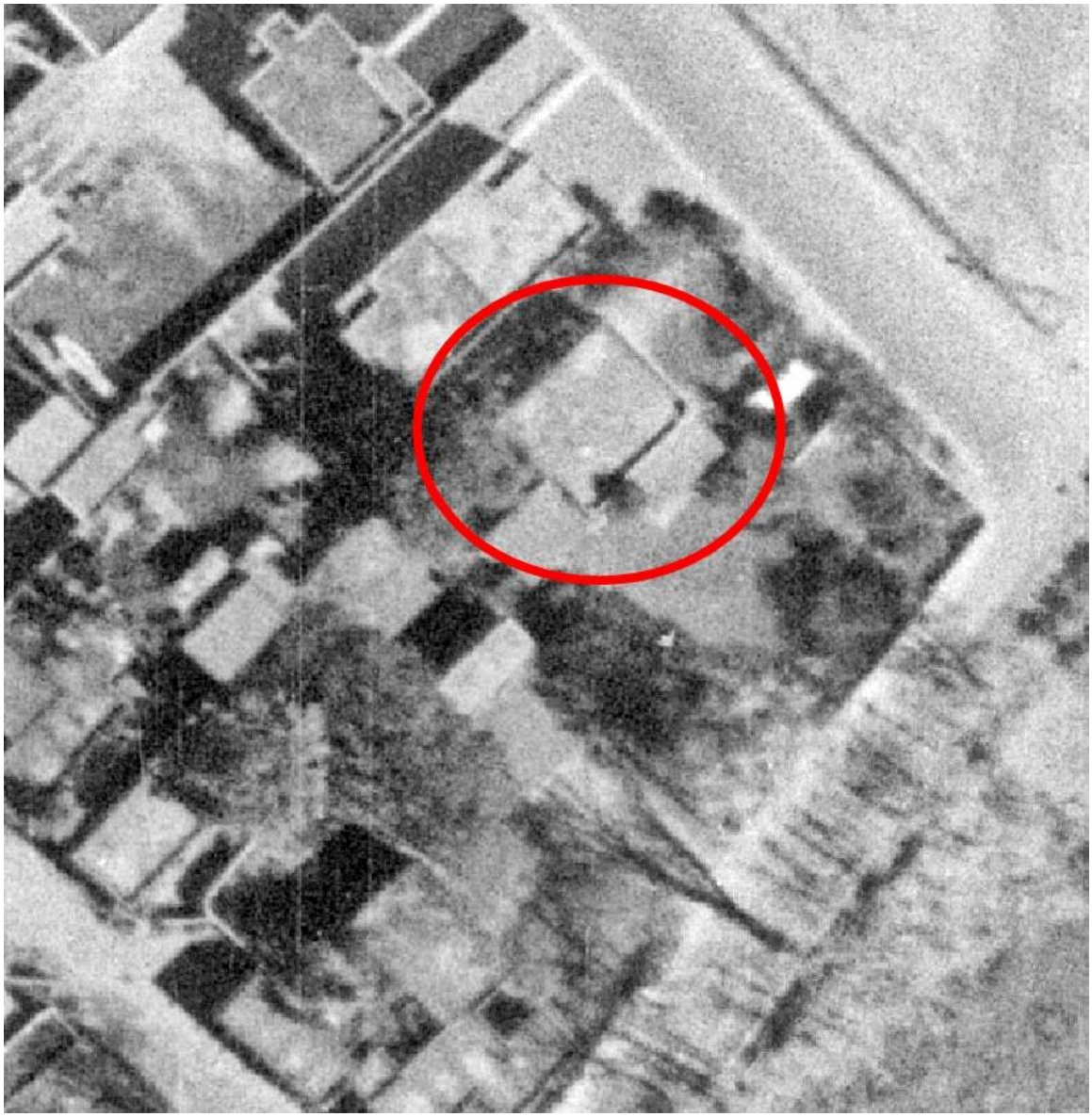

Figure 5: November 10, 1958, aerial photograph.

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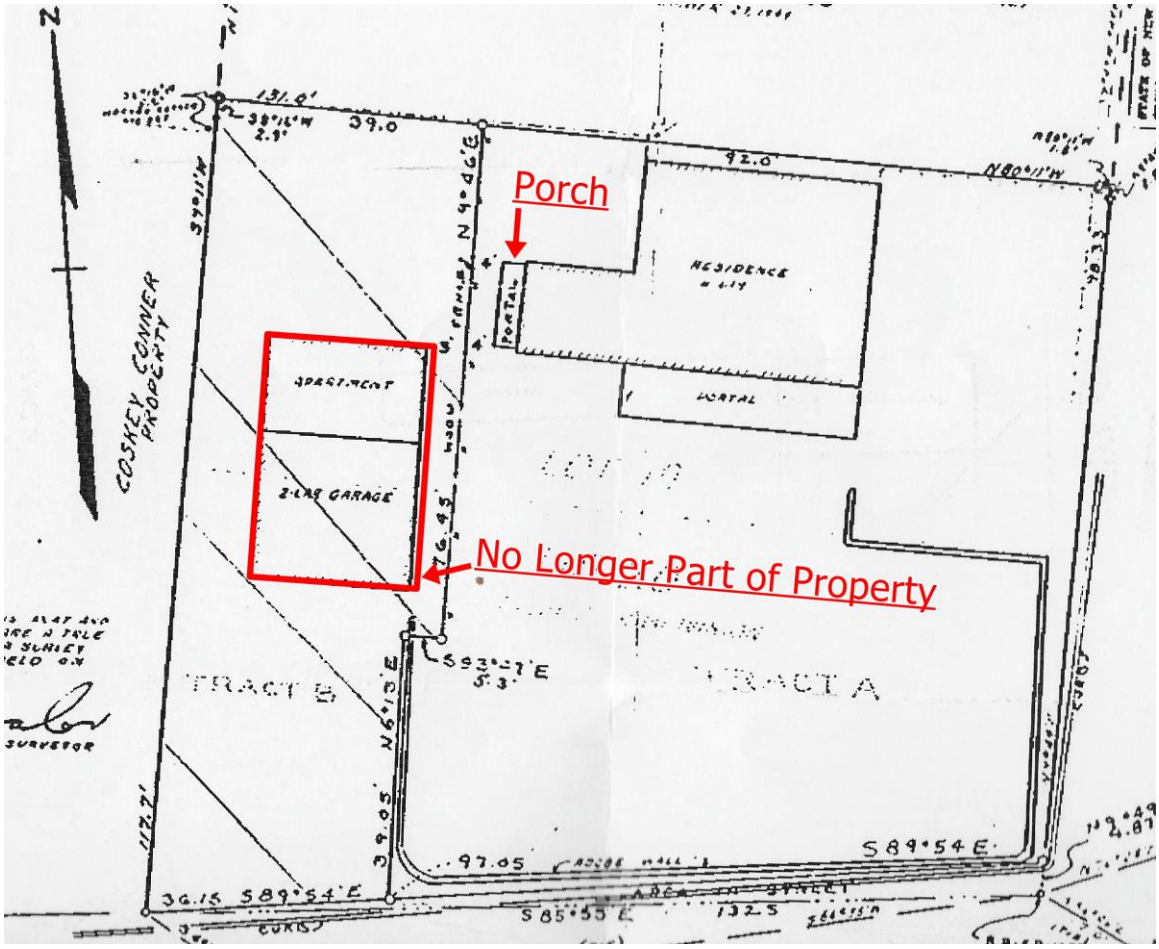

Figure 6: July 19, 1963 amended plat to March 31, 1954 survey plat.
"Plat Showing Survey of Land for Robert W. Graef …. Now William I. Duncan."

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Figure 7: September 11, 1978, aerial photograph.
Courtesy New Mexico Department of Transportation.

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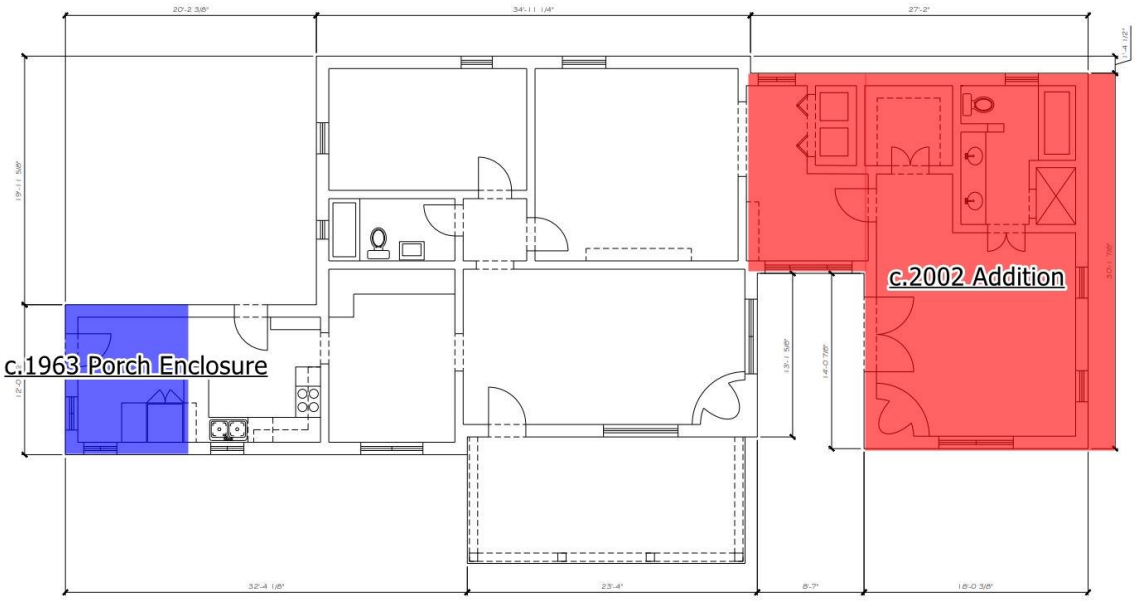

Figure 8: Evolution of house footprint.
Blue section covers what appears to be the full extent of alteration that came as a result of the 1963 porch enclosure.
Drawing courtesy Martinez Architecture Studio PC.

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Survey Photographs

(All images taken by Robyn Powell on December 30, 2021, unless otherwise noted)

Photo 1: Street view of south and east elevations.
2002 addition at front.
Camera facing northwest.

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Photo 2: South elevation, older core (right), kitchen wing (left).
Camera facing north.

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Photo 3: South elevation, entry door under porch.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Robert and Eloise Graef House**	**2. Location:** **619 Acequia Madre** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: December 30, 2021**

Photo 4: South elevation, living room window under porch.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: South 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 6: South elevation, kitchen wing.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: west elevation (right), kitchen wing. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Robert and Eloise Graef House**	**2. Location:** **619 Acequia Madre** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: December 30, 2021**

Photo 8: North elevation, kitchen wing.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Robert and Eloise Graef House**	**2. Location:** **619 Acequia Madre** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: December 30, 2021

Photo 9: West elevation of core house.
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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		4. County: Santa Fe
		5. Date of Survey: December 30, 2021

Photo 10: South elevation, original house (left), 2002 addition (right)
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 11: North elevation, 2002 addition.
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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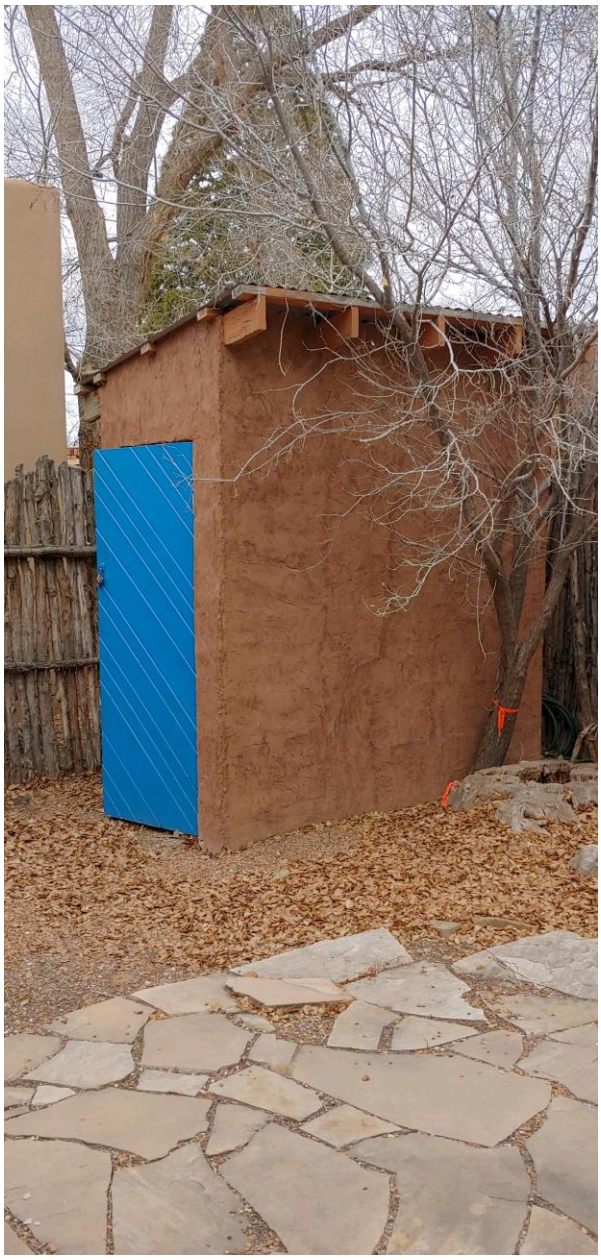

Photo 12: South and east elevations, storage shed.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 13: Calle Corvo wall section.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 14: Acequia Madre wall section.
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 15: Acequia Madre wall section.
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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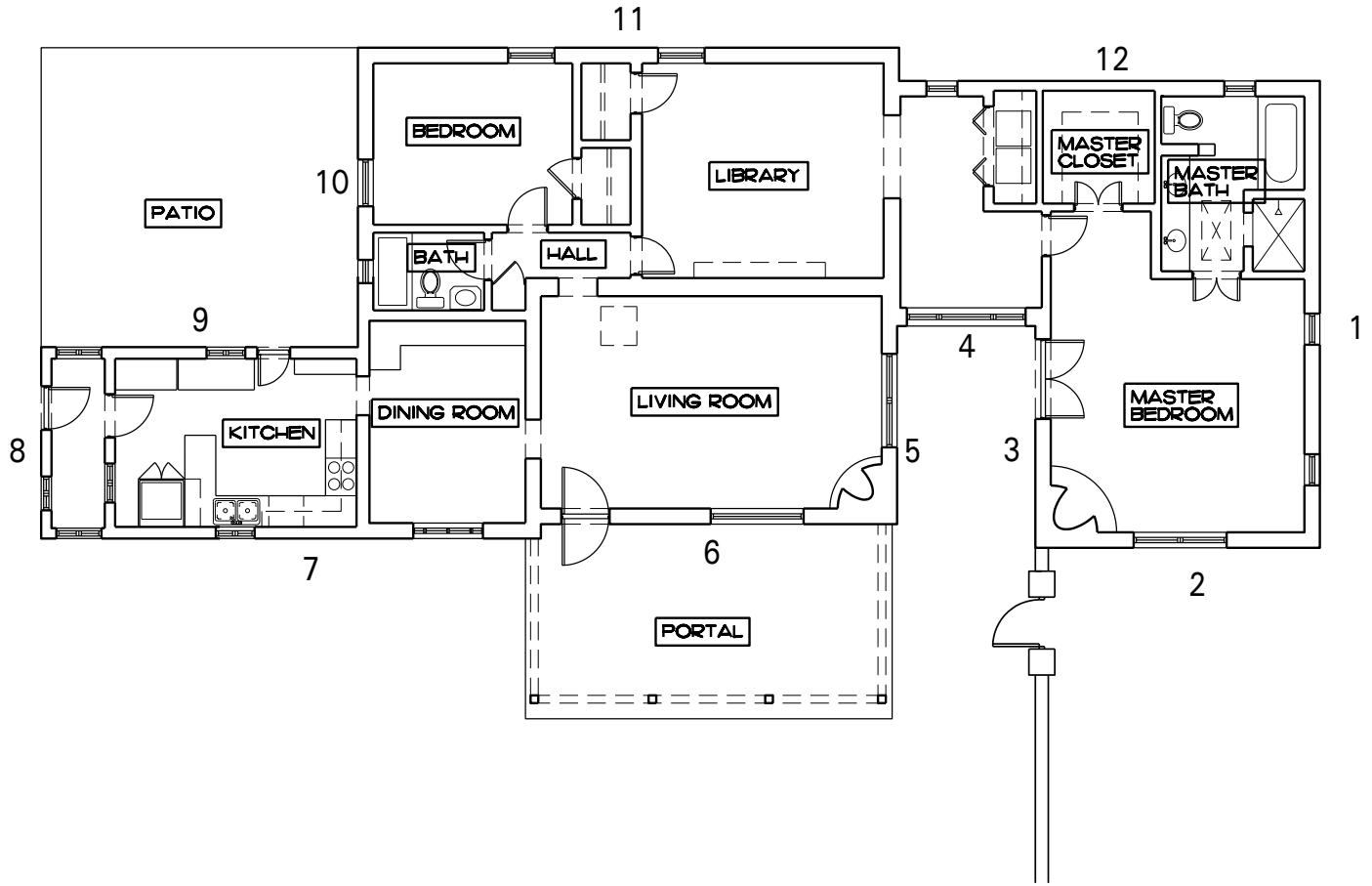
Photo 16: East elevation, c.2002 addition and coyote fence.
Camera facing west.



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

EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE DIAGRAM
SCALE: 3/32"=1'-0"
MARCH 31, 2022

FACADE 1

MARTINEZ
ARCHITECTURE
STUDIO PC

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EXISTING RESIDENCE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE PHOTOS
APRIL 1, 2022

FACADES 1 & 2 FROM CALLE CORVO

FACADE 2

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EXISTING RESIDENCE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE PHOTOS
APRIL 1, 2022

FACADES 3 & 4

FACADES 5

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EXISTING RESIDENCE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE PHOTOS
APRIL 1, 2022

FACADES 6 & 7

FACADE 12

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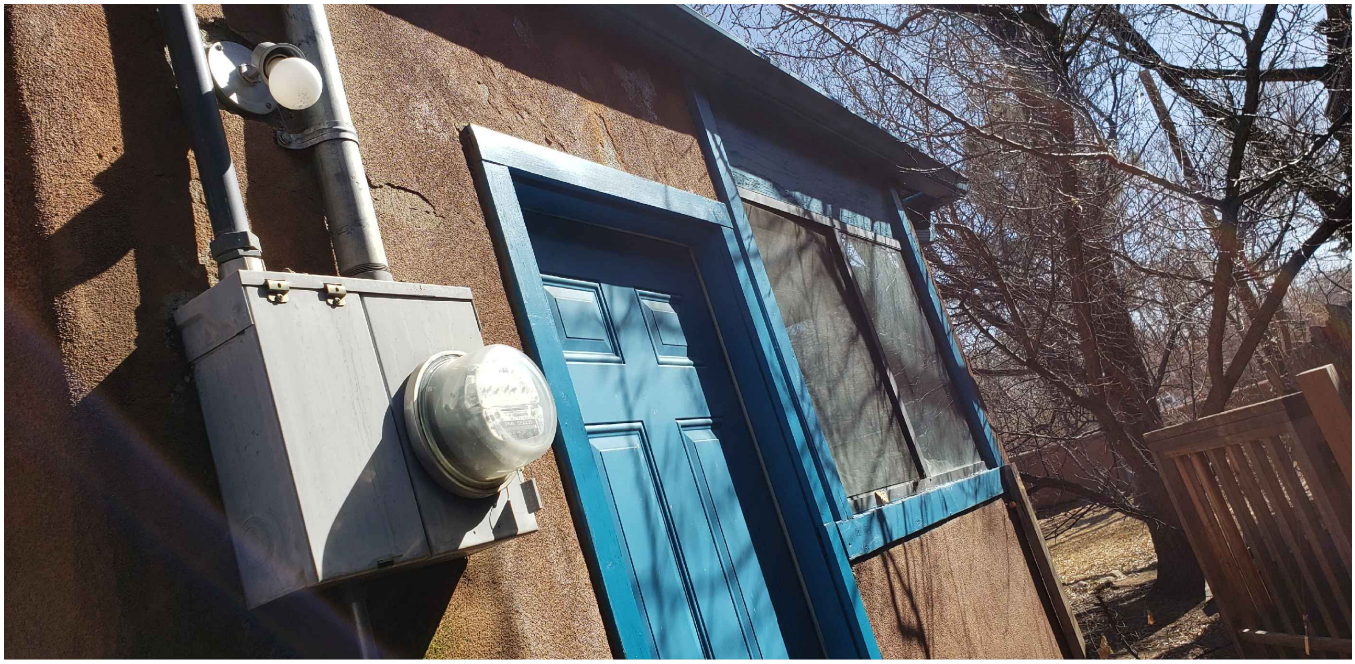
EXISTING RESIDENCE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE PHOTOS
APRIL 1, 2022



FACADE 8

FACADE 9

MARTINEZ
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STUDIO PC

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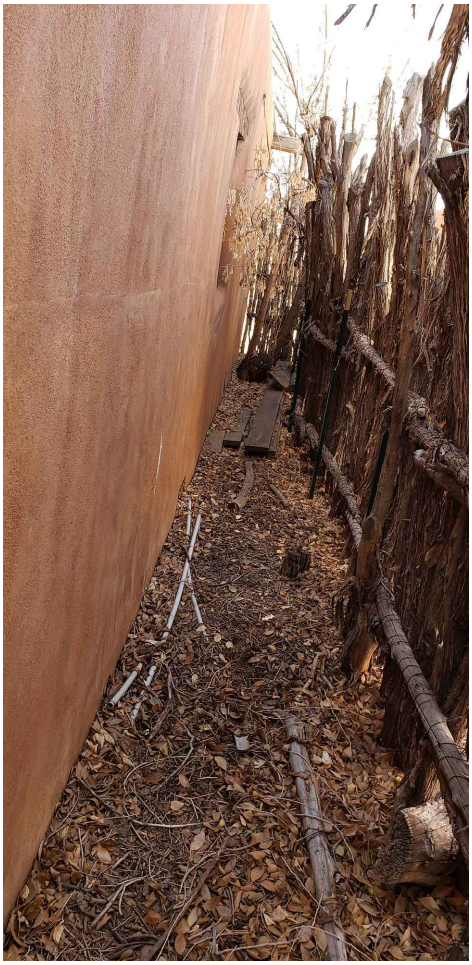
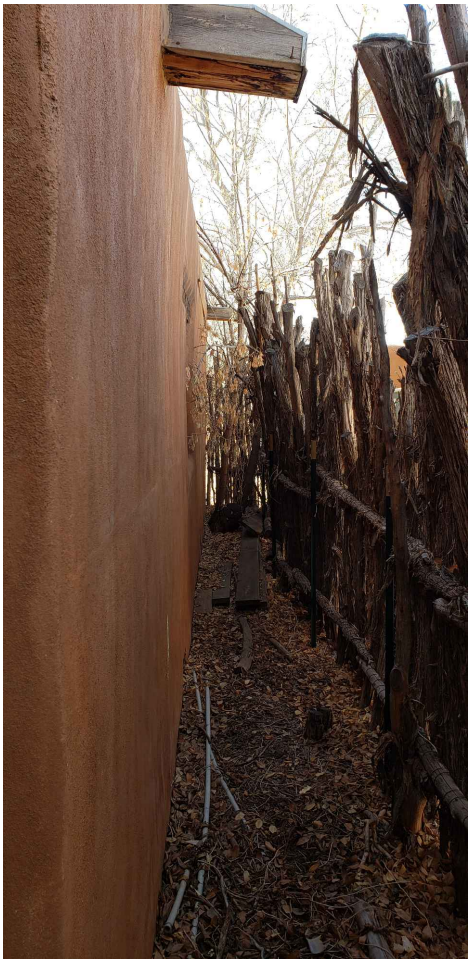
EXISTING RESIDENCE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE PHOTOS
APRIL 1, 2022

FACADE 10



FACADE 11



FACADE 11

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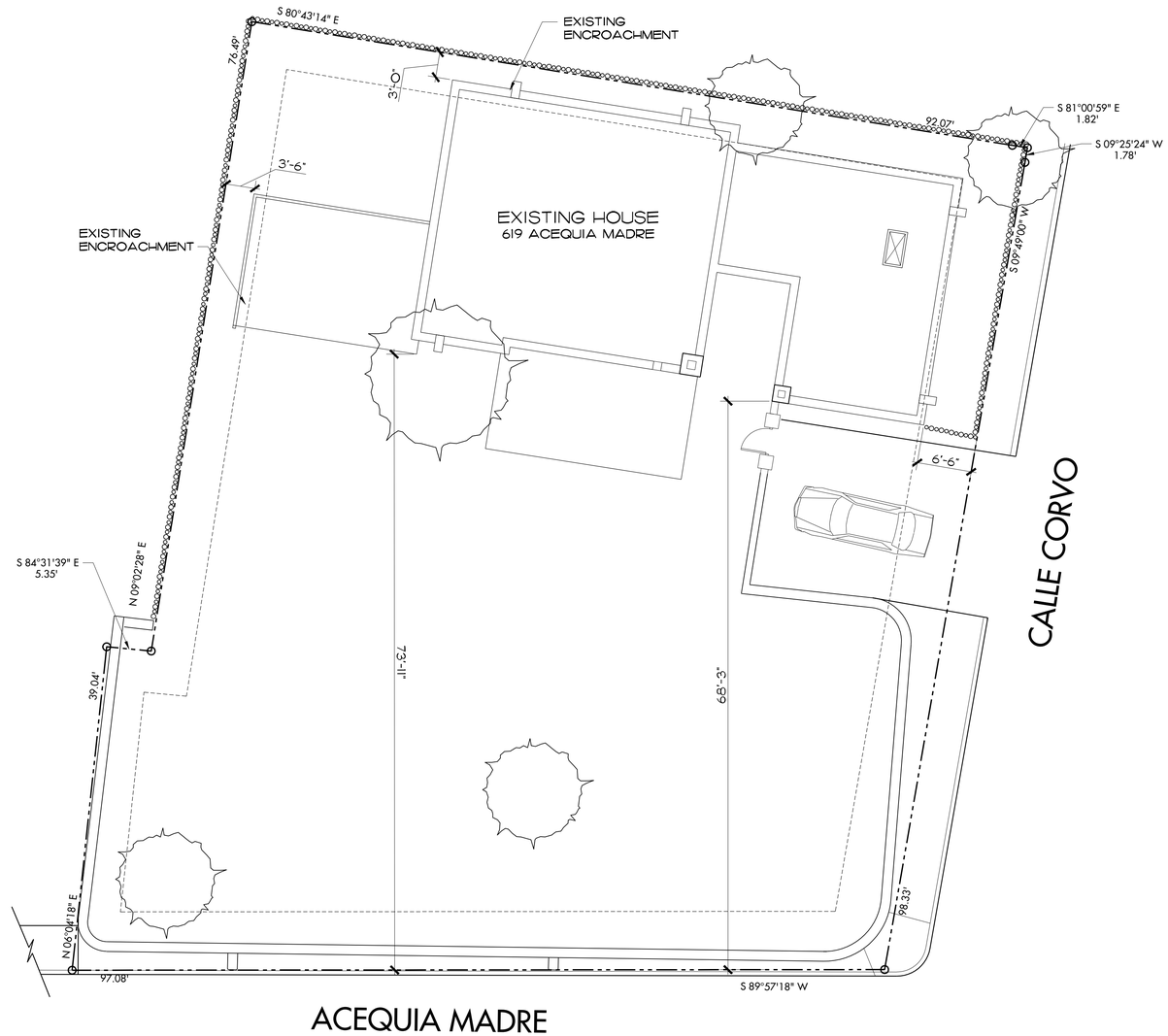
EXISTING RESIDENCE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

FACADE PHOTOS
APRIL 1, 2022



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

NORTH

GENERAL NOTES:
SITE PLAN

1. SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED AUGUST 8, 2001 BY MICHAEL V. TRUJILLO NMPS. #12130 ASSOCIATED SURVEYS 4010 RODEO ROAD SANTA FE, NEW MEXICO 87505

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

THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARCH 31, 2022

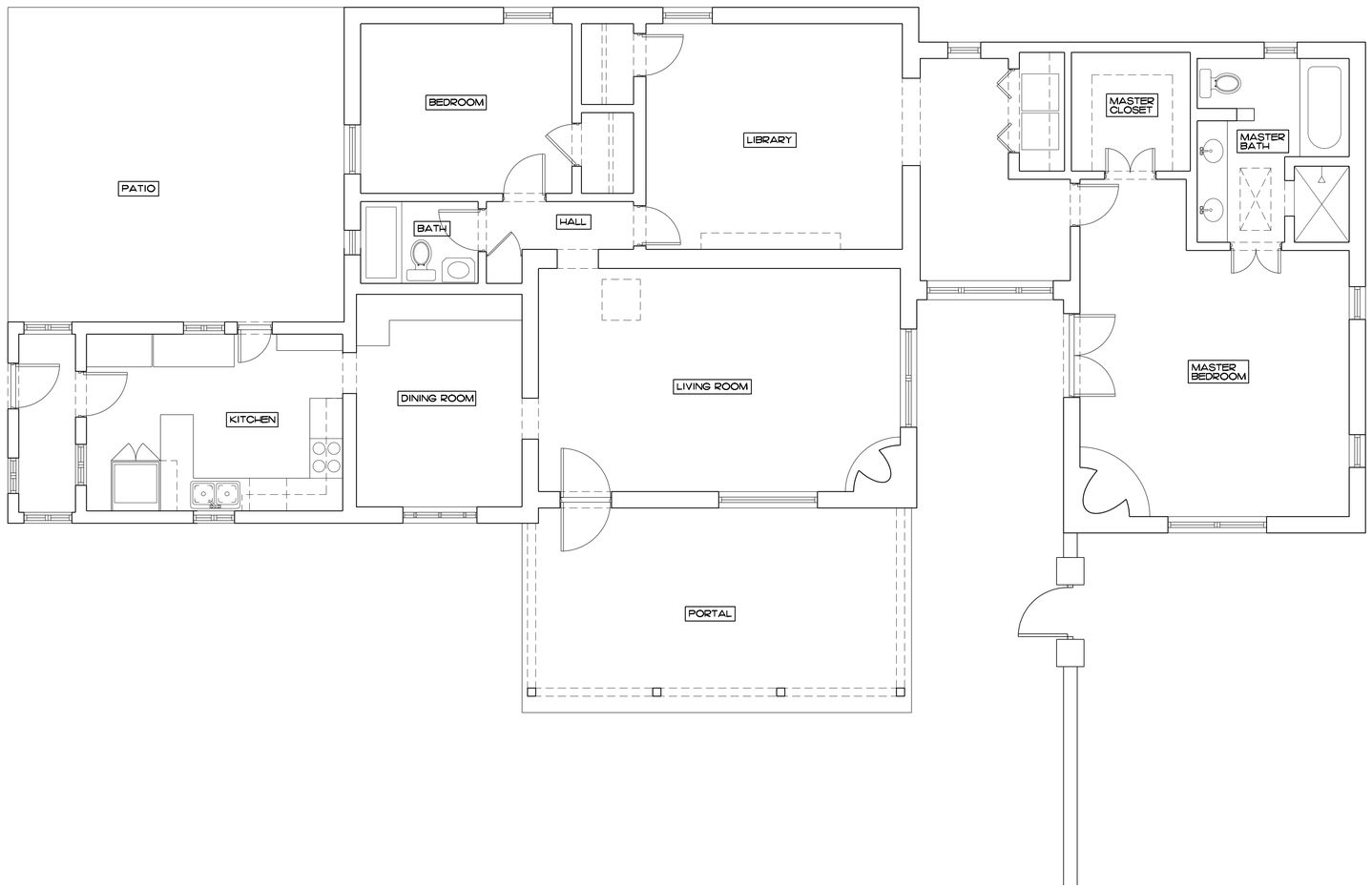
EXISTING SITE PLAN

A
1.0

SET #

619 HOUSE - 2112

Z:\2112-619 House\Current Drawings\2112 - 619 Acequia Madre_220322.dwg, 3/31/2022 3:10:03 PM, DWG to PDF.pc3



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

NORTH

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

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THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARCH 31, 2022

EXISTING FLOOR PLAN

A 2.0

SET #

619 HOUSE - 2112

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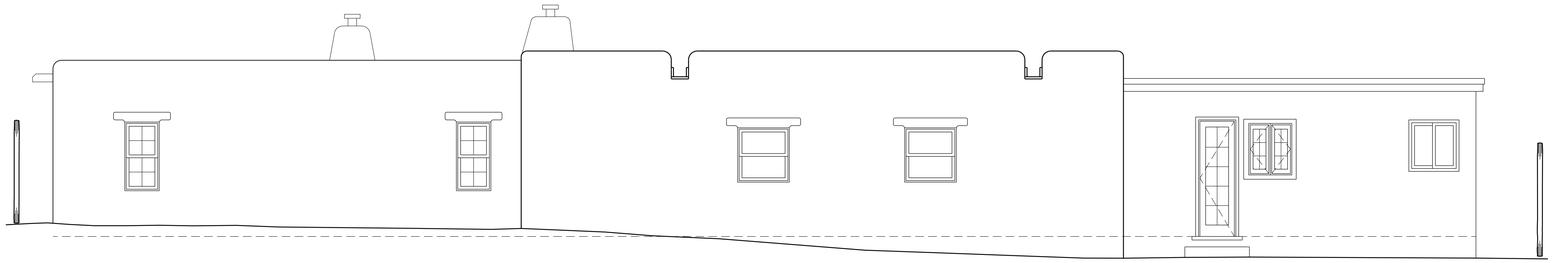
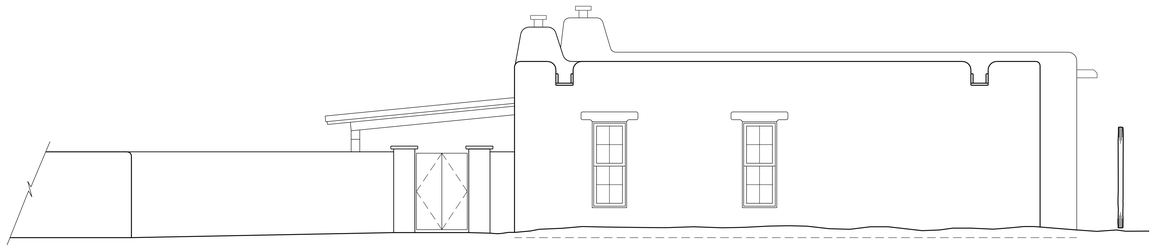
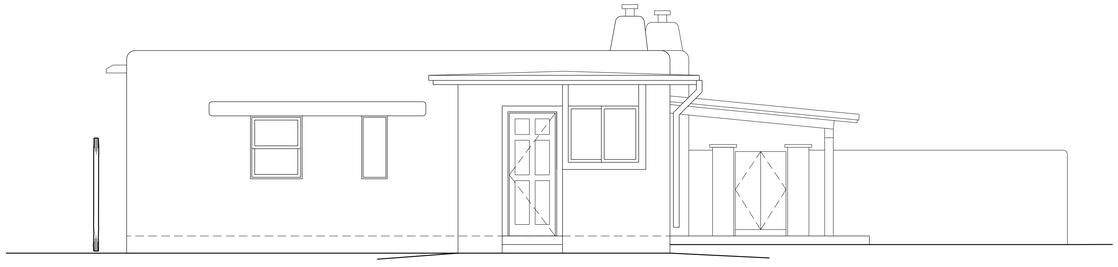


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

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

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THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARCH 31, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.0

SET #

619 HOUSE - 2112

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City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005020--HDRB

Project Description:

Project Location(s): 220 RODRIGUEZ ST
Santa Fe, NM 87501

Contacts:

Property Owner: Stephanie Sandston stephanie@greathouseworkroo
225 east de Vargas st De Vargas street
Santa Fe, NM 87501

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005020-HDRB

Address: 220 Rodriquez Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other:

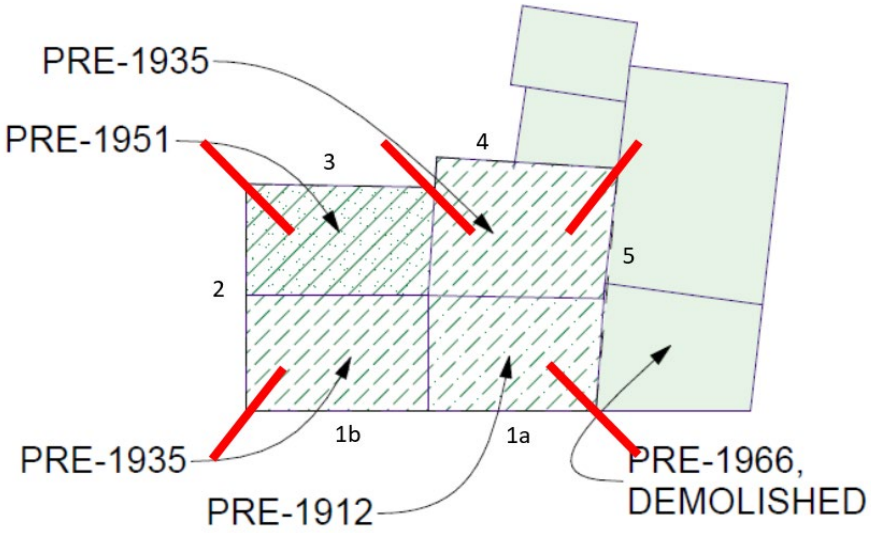
STAFF RECOMMENDATION:

Staff recommends facades 1a, 1b and 4 be designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

220 Rodriguez is a single-family residential structure with contributing status to the Downtown and Eastside Historic District, constructed in a vernacular/Spanish Pueblo Style.
It was constructed in of four different building phases, the oldest of which is likely from 1890, but certainly by 1912. Portions on the eastern end were attached but then removed after 1966. The existing structure was in existence by 1975 making even the latest addition historic.

The roof has a fiberglass coating over earth. It has a low-slope with parapets on the south and west sides.



Façade diagram for 220 Rodriguez

Façade 1a (pre 1912) and façade 1b (pre 1935) (the south façade) has four windows and two door openings of varying sizes. The shutters are false shutters added around 1985. While these are prominent on the façade, their date of origin obscures the historic integrity of the facade. Façade 1a has exposed historic viga-ends that are character-defining.

The west façade (façade 2) is a featureless wall with none door opening. It contains a stone buttress at the northwest corner. The east façade (façade 5) has no openings. The roof is stepped with fiberglass visible on the parapet.

The north façade contains facade 3 on the west (constructed before 1954) and façade 4 on the east (constructed before 1935). Façade 3 contains two non-historic aluminum slider windows and has vigas with exposed ends. Façade 4 contains also vigas with exposed ends, a shed roof and two windows, one of which is only visible from the inside the structure, with a character-defining deep opening. The other has been boarded over.

height: 15'9"

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3172

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612144
field map SFHD #2	number 2144	UTM reference zone 12 13	easting northing

location description: 220 Rodriguez 'S'

city/town: SANTA FE

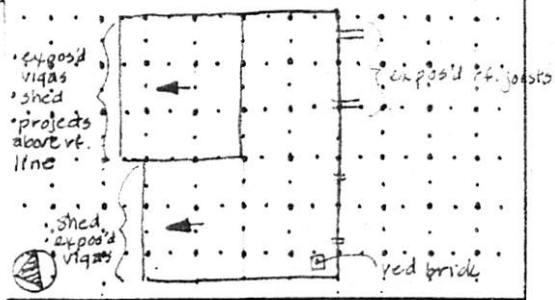
land grant/reservation: ~~land grant/reservation~~

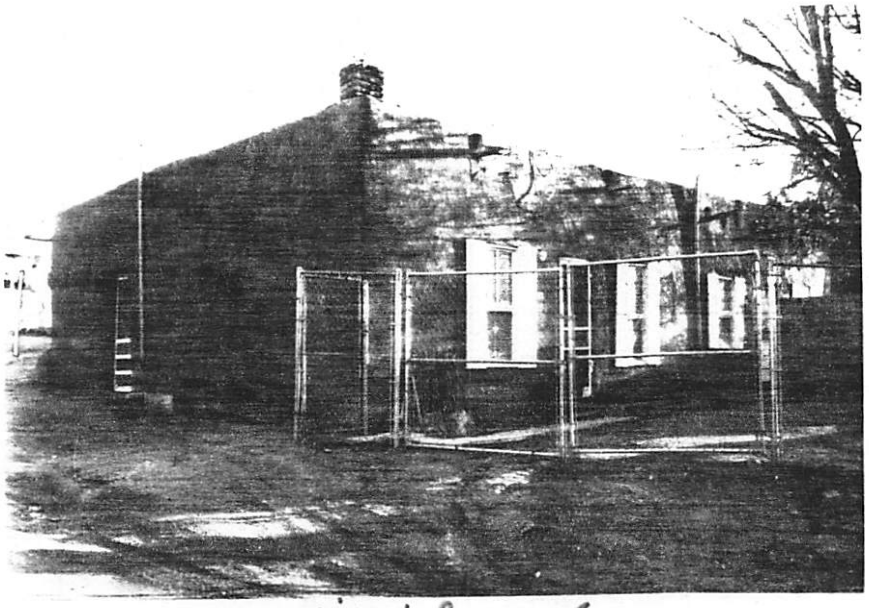
building name:

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

film roll by SL no. 40	negative nos. 12 & 14	loc. of neg. HPB

plan shape





view from S

date of construction: ~1910's estimate ___ actual ___

source:

use
present ✓ residential
other ___
historic ✓ residential
other ___

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

NMBV	conc? wall material/surface: adobe/stucco

architectural features
• flat parapeted walls conceal exposed shed rfs to rear w/ extended eave + exposed rt. joists
• thick walls!

W: 2/2 w/ wd. shutters (new) on S; alum (2) sliding on N

d: solid w/ 4 lits, s. w/ 2 lits

comments:

surroundings: RES

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

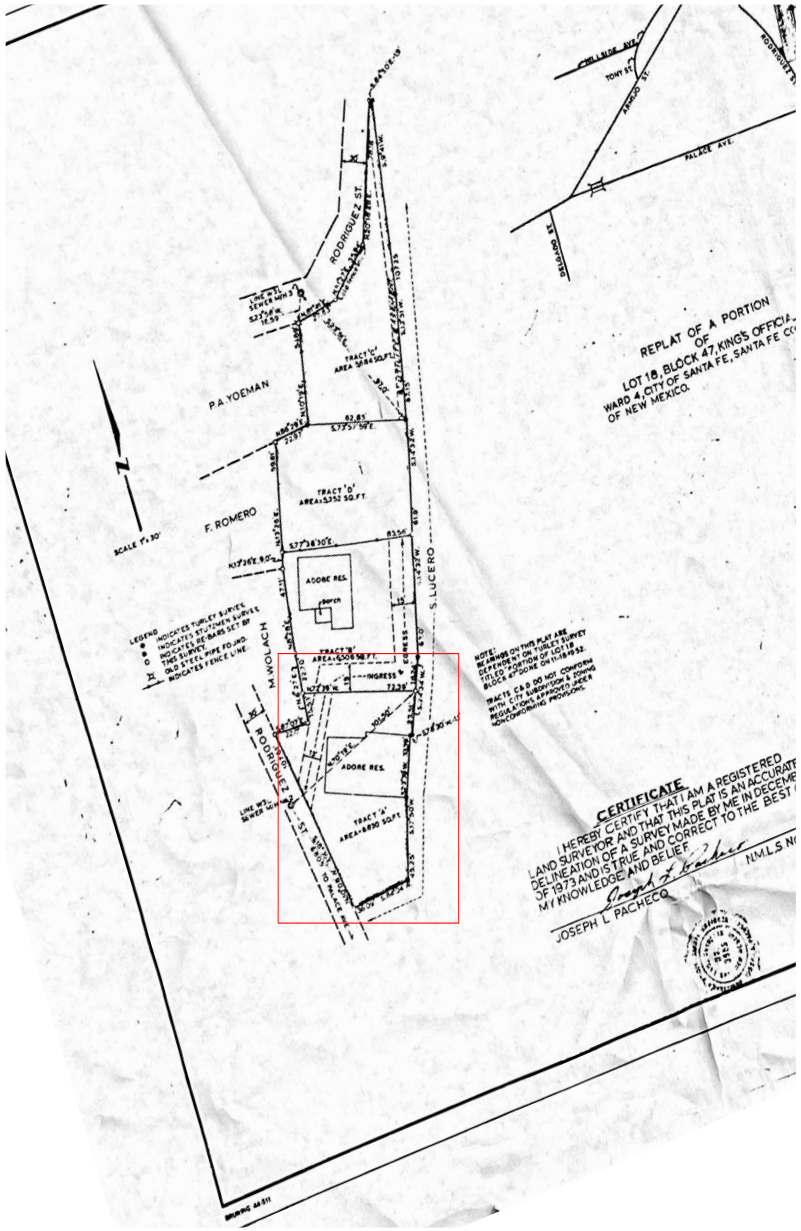
significance
___ eligible ✓ of interest ___ none

if eligible, why? contrib.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

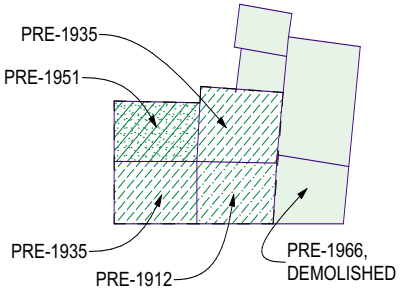


1 1973 PLAT OF SURVEY, APPROVED IN 1981

SCALE: 1:0.76

2 1912 KINGS MAP

SCALE: 1:0.50



DATE DIAGRAM

GAYLA BECHTOL ARCHITECT

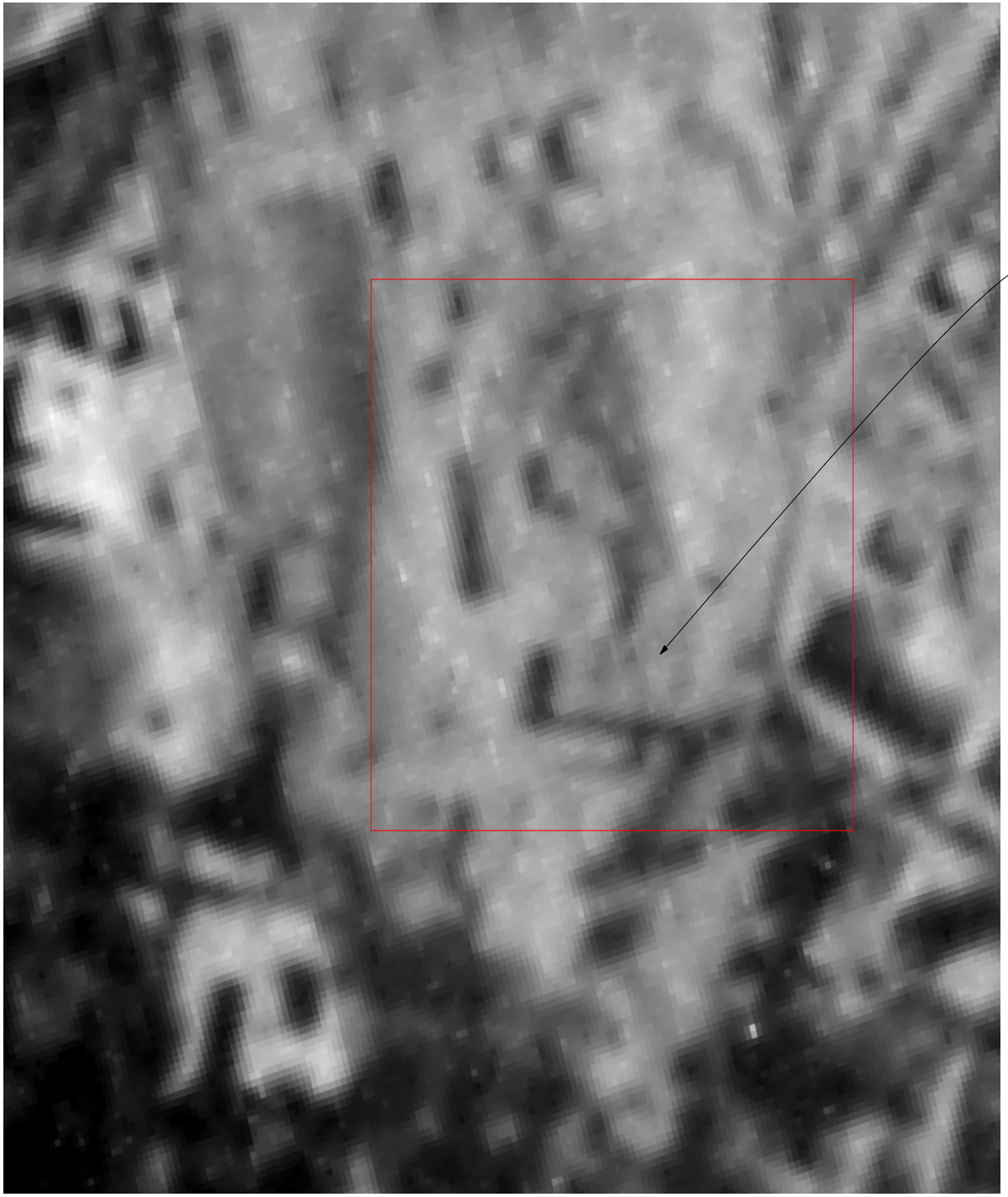
220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

PLAT AND KINGS MAP

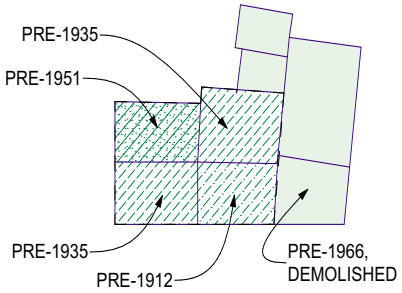
Printed: 3/14/22

/Users/gaylabechtollaptop/Dropbox/Data Documents/GBA Documents/GBA Projects/220 Rodriguez/220 RODRIGUEZ Final.pln; PLAT AND KINGS MAP; 100%; 3/14/22, 9:23 AM



1 1935 AERIAL PHOTO

SCALE: 1:0.50



DATE DIAGRAM

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

1935

Printed: 3/14/22

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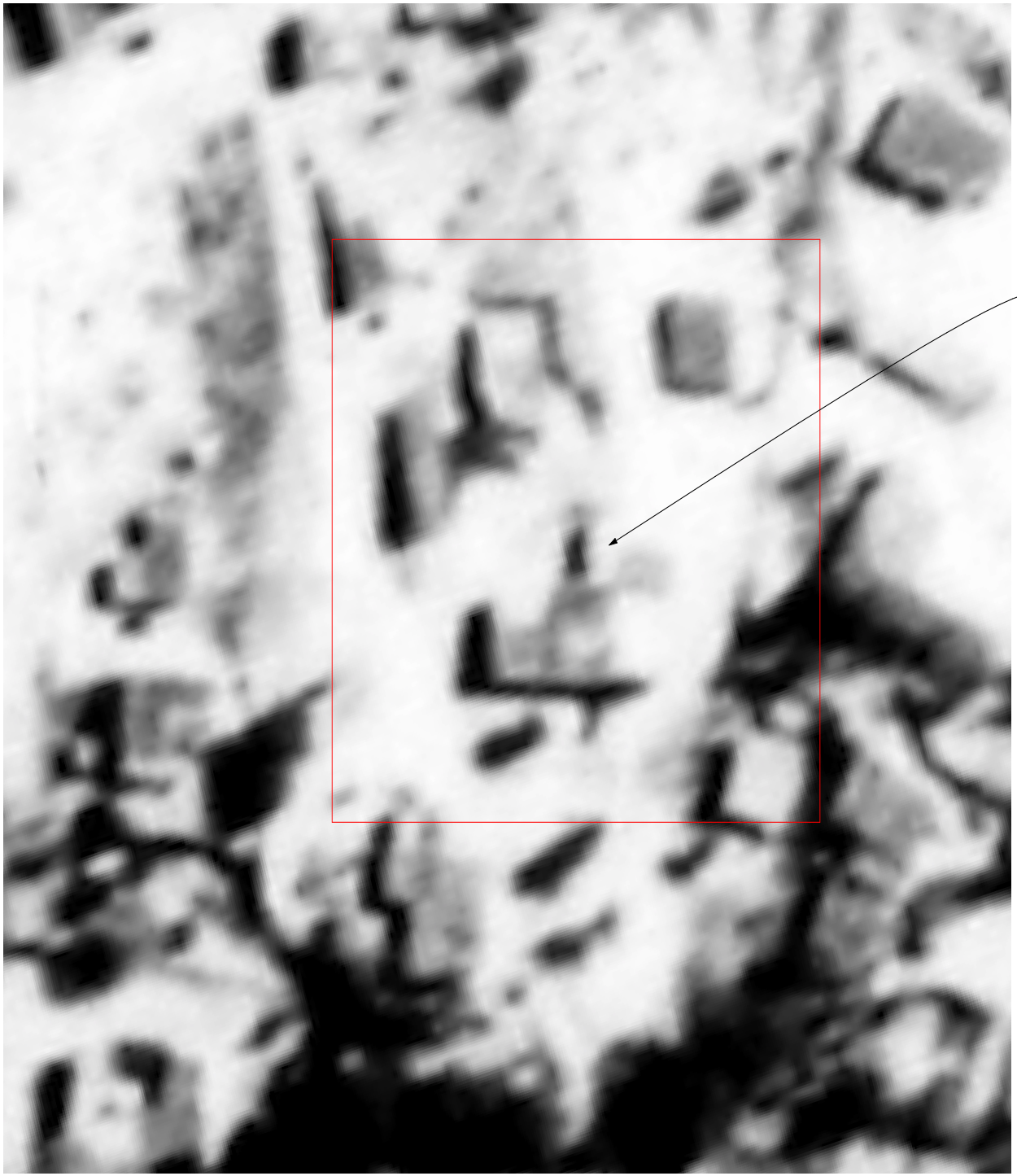
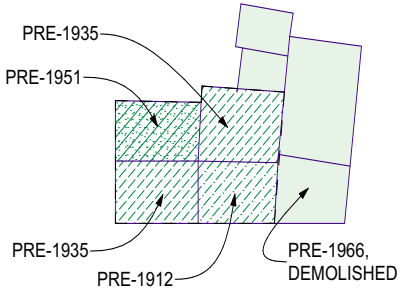


1 1951 AERIAL PHOTO

SCALE: 1:0.33



DATE DIAGRAM

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

1951

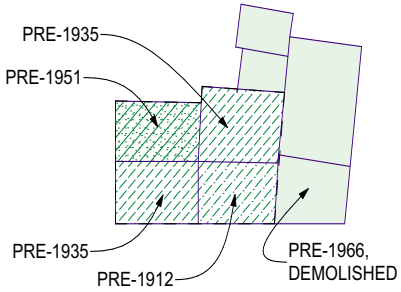
Printed: 3/14/22

/Users/gaylabechtollaptop/Dropbox/Data Documents/GBA Documents/GBA Projects/220 Rodriguez/220 RODRIGUEZ Final.pln; 1951; 100%; 3/14/22, 9:23 AM

The L-shape filled in to form the existing footprint in 2022. Buildings built next the residence(s) at 220 are also visible.
From 1955-1966 at least five people (families) are listed in the Santa Fe City Directory as living at 220 Rodriguez Street.

1 1958 AERIAL PHOTO

SCALE: 1" = 41'-0"



DATE DIAGRAM

0 1/2" 1" 2"

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

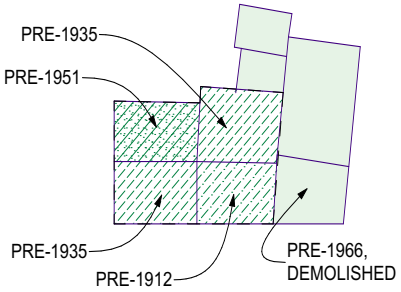
1958

Printed: 3/14/22

/Users/gaylabechtollaptop/Dropbox/Data Documents/GBA Documents/GBA Projects/220 Rodriguez/220 RODRIGUEZ Final.pln; 1958; 100%; 3/14/22, 9:23 AM

The adjacent buildings are gone, as well as the other structures to the north. This is 2022 footprint.

1 1966 AERIAL PHOTO



DATE DIAGRAM

0 1/2" 1" 2"

/Users/gaylabechtollaptop/Dropbox/Data Documents/GBA Documents/GBA Projects/220 Rodriguez/220 RODRIGUEZ Final.pln; 1966; 100%; 3/14/22, 9:23 AM

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

1966

Printed: 3/14/22

1

1969

SCALE: 1:0.50

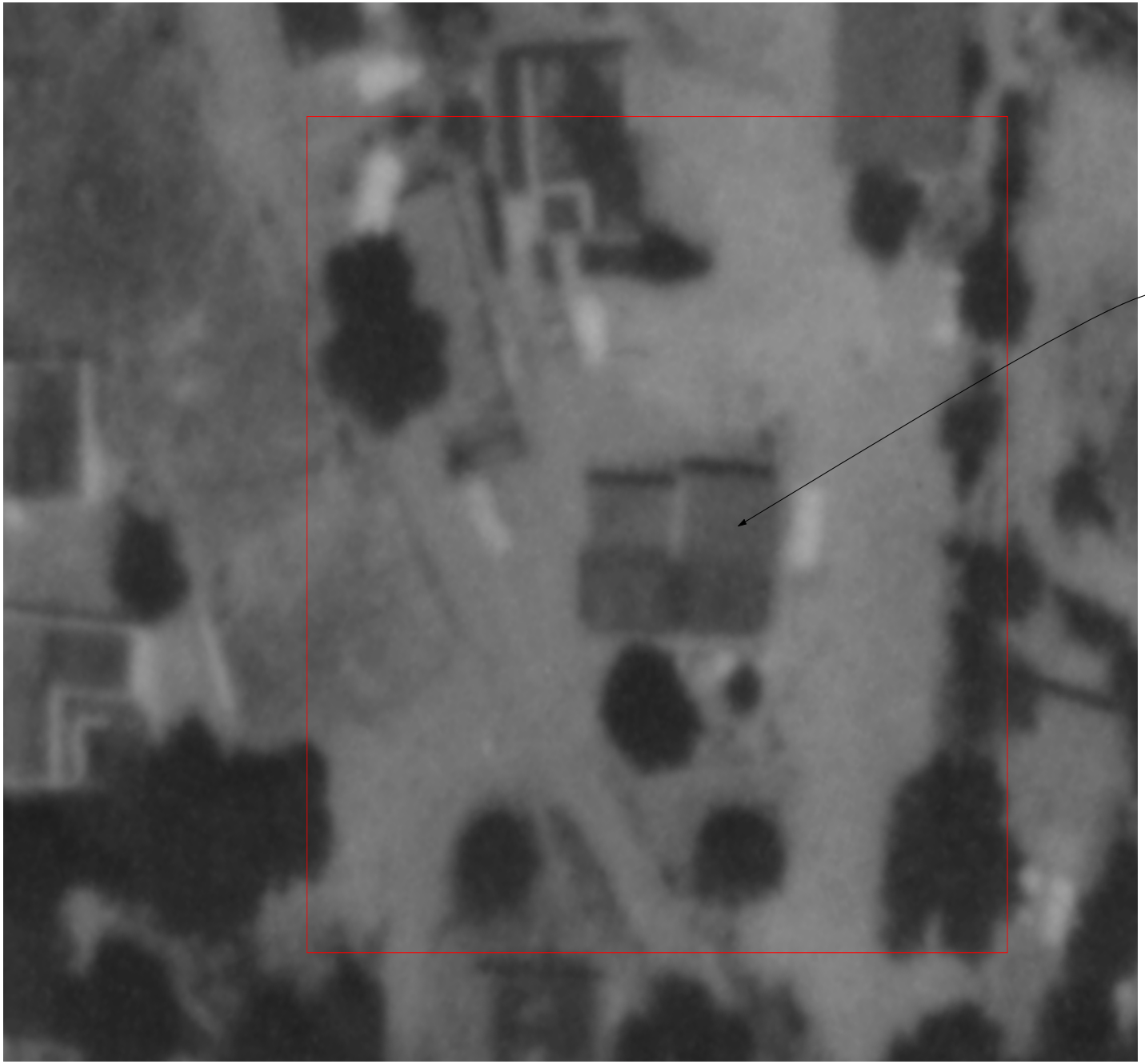
GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

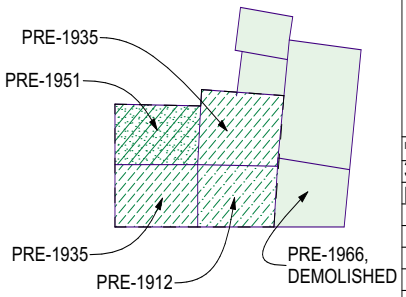
1969

Printed: 3/14/22



1 1975 AERIAL PHOTO

SCALE: 1:0.50



DATE DIAGRAM

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
3.13.2022 Historic Report

1975

Printed: 3/14/22

/Users/gaylabechtollaptop/Dropbox/Data Documents/GBA Documents/GBA Projects/220 Rodriguez/220 RODRIGUEZ Final.pln; 1975; 100%; 3/14/22, 9:23 AM

Summary:

The simple rectangular structure located at 220 Rodriguez was part of family compound. It is made up of four different building campaigns, the oldest of which is likely from 1890, but certainly by 1912. Some buildings that have been attached to this building were removed after 1966. The existing structure was in existence by 1975 making even the latest addition historic. The property has been in the Carrillo family at least since 1912.

The roof, a fiberglass coating over dirt is a low-slope shed with parapets on three sides, and metal candles on the south. There is a visible concrete apron as part of recent repairs.

The south facade has the most character-defining features. There are four window and two door openings. The windows need replacement or repair, the proportions of the windows evoke the time periods in which this structure was built. The other facades are mostly adobe walls, with openings that have been altered, although with protruding vigas reflecting the Spanish Pueblo Revival vernacular architecture.

I recommend the south facade as primary because of the remaining window and door openings, the exposed wood beams, and it is the most lived-in facade making it the most important.

Please see the photographs of each facade for details, the interior photographs, tax assessor cards and the listing of residents from 1934 through 1985 and the obituary of Frank Dofflemeyer. An appendix with the Abstract of Title from 1978 for Frank and Carmen Dofflemeyer, and a deed from Frank to Carmen and Frank is also included.

SOUTH FACADE, OPENINGS ARE ORIGINAL EXCEPT AT FAR RIGHT THE BATHROOM WINDOW IS SMALLER THAN THE ORIGINAL AS SEEN INSIDE, THE FALSE PAINTED SHUTTERS ADDED CIRCA 1985. WINDOWS ARE NOT IN GOOD SHAPE, DOORS ARE NOT ORIGINAL. THERE ARE METAL CANALES IN PARAPETS, EXPOSED MILLED BEAMS ON THE EAST, UNDULATING WALLS REFLECTING ADOBE CONSTRUCTION AND AS SEEN ON THE INTERIOR. THE WINDOWS ON THE EAST ARE SLIGHTLY SHORTER THAN THE WINDOWS ON THE WEST INDICATING A DIFFERENT TIME OF CONSTRUCTION, AS DOES THE MILLED BEAMS NOT VIGAS. THE VIGAS APPEAR HAVE BEEN DEAD AND DOWN, NOT HEAVILY ADZED. THE HOUSE SITS ON A RISE ABOVE PALACE AVENUE, WELL ABOVE THE RIVER.

ANOTHER VIEW OF THE SOUTH FACADE WITH PROTRUDING METAL CANALES, THE EXPOSED BEAMS, AND THE FALSE SHUTTERS.

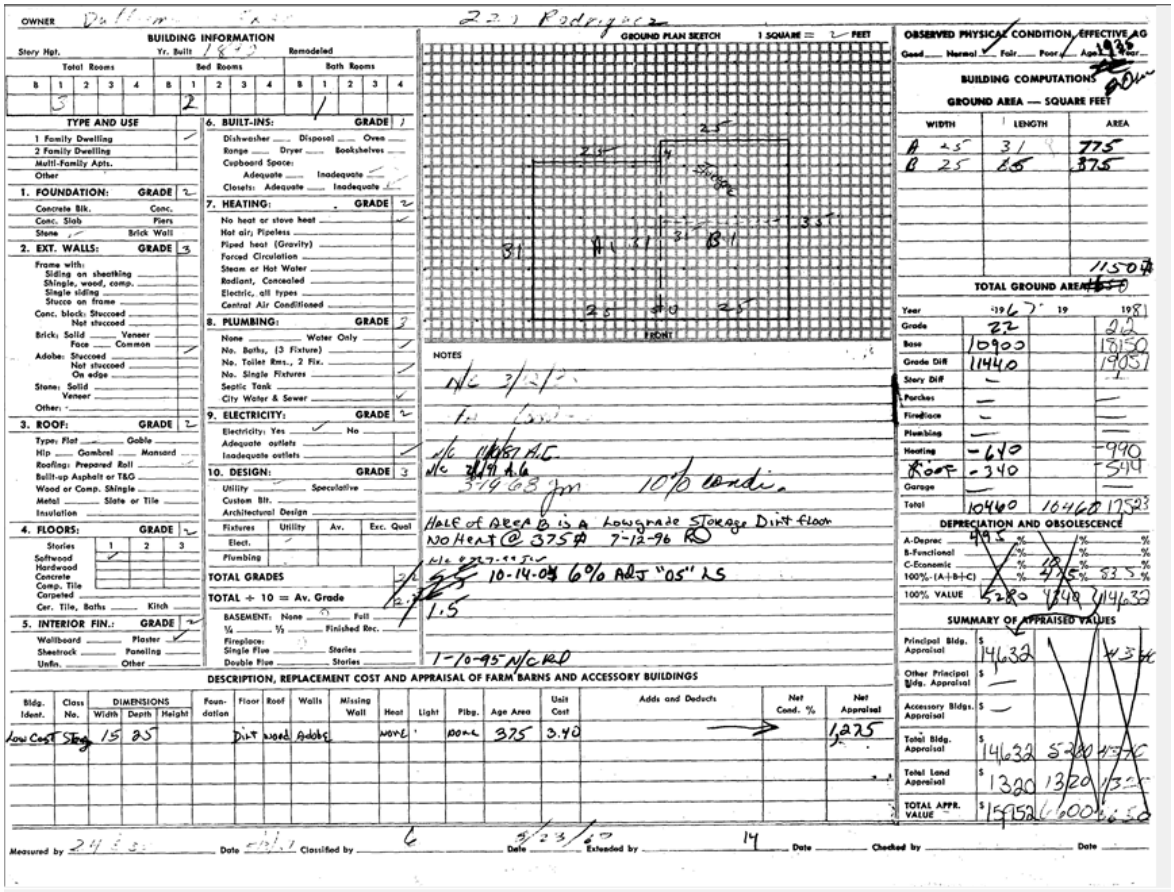
WEST FACADE WITH ONE DOOR OPENING, SLIGHTLY BELOW GRADE, CHIMNEY IS EXPOSED, INSIDE THE FIREPLACE WAS REMOVED. EXISTING ROCK WALLS AND COYOTE FENCE- NO DATES AVAILABLE.

EAST FACADE WITH NO OPENINGS, CONCRETE CURB ADDED, FIBERGLASS FROM ROOFING VISIBLE ON PARAPET. PRIOR TO 1966 BUILDINGS ALONG THIS LINE

NORTH FACADE DETAIL WITH EXPOSED VIGAS, CONCRETE CURB ADDED FOR STABILIZATION MORE RECENTLY, DATE NOT AVAILABLE. THIS ROOM HAS NO HEAT, AND WAS LISTED AS SUCH IN 1960 TAX ASSESSORS REPORT. THERE IS A FIREPLACE BUT NO VISIBLE FLUE. THERE ARE TWO WINDOW OPENINGS, ONE OF WHICH IS VISIBLE ON THE OUTSIDE WITH A PAINTED PLYWOOD PANEL AND EXPOSED LINTEL. THE OTHER IS VISIBLE ON THE INSIDE. THE DOOR IS A WOOD PANEL PLANK DOOR. THE FLOOR IS 12” BELOW GRADE. ALSO NOTE THE GUTTERS. THE FLOORS ARE BELOW GRADE AND THERE HAS BEEN WATER DAMAGE, ESPECIALLY AT THE PARAPET WALL BETWEEN THE TWO ROOMS.

THE NORTH FACADES. THE WESTERN ROOM WAS ADDED LAST, THE OPENINGS ARE LARGER ON THE INSIDE, THESE ARE ALUMINUM REPLACEMENT SLIDER WINDOWS. EXPOSED VIGAS IN BOTH ROOMS. SHED ROOF ON THE EASTERN PORTION, THE WESTERN PORTION HAS A SLIGHT PITCH TO THE CENTER, WITH PARAPETS ON THE WEST AND SOUTH

NORTHWEST CORNER, THE STONE BUTTRESS MATCHES THE BUTTRESS ACROSS THE DRIVEWAY. THE PROPERTIES WERE NOT LEGALLY SEPARATED UNTIL 1981. THE ADOBE ROOMS THAT MAKE UP THIS STRUCTURE ARE SPANISH PUEBLO REVIVAL VERNACULAR STYLE. THE TAX ASSESSOR LISTS THIS BUILDING AS BULIT IN 1890. FROM THE 1912 KINGS MAP THERE IS ONE STRUCTURE THAT APPEARS TO HAVE CARILLO'S NAME, THE FAMILY THAT STILL OWNS THE UPPER LOT.



OWNER

BUILDING INFORMATION

Story Hgt. Yr. Built 1890 Remodeled

Total Rooms					Bed Rooms					Bath Rooms				
B	1	2	3	4	B	1	2	3	4	B	1	2	3	4
	5					2					1			

TYPE AND USE: 1 Family Dwelling ✓; 2 Family Dwelling; Multi-Family Apts.; Other

1. FOUNDATION: GRADE 2 — Concrete Blk. Conc.; Conc. Slab Piers; Stone ✓ Brick Wall

2. EXT. WALLS: GRADE 3 — Frame with: Siding on sheathing; Shingle, wood, comp.; Single siding; Stucco on frame; Conc. block: Stuccoed; Not stuccoed; Brick: Solid Veneer; Face Common ✓; Adobe: Stuccoed; Not stuccoed; On edge; Stone: Solid; Veneer; Other:

3. ROOF: GRADE 2 — Type: Flat Gable; Hip Gambrel Mansard; Roofing: Prepared Roll ✓; Built-up Asphalt or T&G; Wood or Comp. Shingle; Metal Slate or Tile; Insulation

4. FLOORS: GRADE 2 — Stories 1 2 3; Softwood ✓; Hardwood; Concrete; Comp. Tile; Carpeted; Cer. Tile, Baths Kitch

5. INTERIOR FIN.: GRADE 2 — Wallboard Plaster ✓; Sheetrock Panelling; Unfin. Other

6. BUILT-INS: GRADE 1 — Dishwasher Disposal Oven; Range Dryer Bookshelves; Cupboard Space: Adequate Inadequate ✓; Closets: Adequate Inadequate ✓

7. HEATING: GRADE 2 — No heat or stove heat ✓; Hot air; Pipeless; Piped heat (Gravity); Forced Circulation; Steam or Hot Water; Radiant, Concealed; Electric, all types; Central Air Conditioned

8. PLUMBING: GRADE 3 — None Water Only ✓; No. Baths, (3 Fixture); No. Toilet Rms., 2 Fix.; No. Single Fixtures ✓; Septic Tank; City Water & Sewer ✓

9. ELECTRICITY: GRADE 2 — Electricity: Yes ✓ No; Adequate outlets; Inadequate outlets ✓

10. DESIGN: GRADE 3 — Utility Speculative; Custom Blt.; Architectural Design

Fixtures	Utility	Av.	Exc. Qual
Elect.	✓		
Plumbing			

TOTAL GRADES 32; TOTAL ÷ 10 = Av. Grade 2.5

BASEMENT: None ✓ Full; ¼ ½ Finished Rec.

Fireplace: Single Flue Stories; Double Flue Stories

GROUND PLAN SKETCH — 1 SQUARE = 2 FEET

NOTES

N/C 3/2/

N/C 11/19/87 A.C.

N/C 2/19/91 A.C.

37968 jm 10% condi.

HALF of AREA B is A Lowgrade Storage Dirt floor

NO HEAT @ 375# 7-12-96 RD

N/C 6/27-99 S.V.

10-14-03 6% ADJ "05" LS

1.5

7-10-95 N/C RD

OBSERVED PHYSICAL CONDITION, EFFECTIVE AG

Good Normal ✓ Fair Poor Age 1935 Year

BUILDING COMPUTATIONS

GROUND AREA — SQUARE FEET

WIDTH	LENGTH	AREA
A 25	31	775
B 25	15	375
		1150

TOTAL GROUND AREA 1150

Year	1960	19	1981
Grade	22		22
Base	10900		18150
Grade Diff	11440		19031
Story Diff	—		—
Porches	—		—
Fireplace	—		—
Plumbing	—		—
Heating	-640		-990
Roof	-340		-594
Garage	—		—
Total	10460	10460	17523

DEPRECIATION AND OBSOLESCENCE

A-Deprec	49.5 %	%	%
B-Functional	%	%	%
C-Economic	%	19 %	%
100%-(A+B+C)	%	47.5 %	53.5 %
100% VALUE	5280	4948	9464

SUMMARY OF APPRAISED VALUES

Principal Bldg. Appraisal	$ 14632		4364
Other Principal Bldg. Appraisal	$ —		
Accessory Bldgs. Appraisal	$ —		
Total Bldg. Appraisal	$ 14632	5280	4364
Total Land Appraisal	$ 1320	1320	1320
TOTAL APPR. VALUE	$ 15952	6600	5684

DESCRIPTION, REPLACEMENT COST AND APPRAISAL OF FARM BARNS AND ACCESSORY BUILDINGS

Bldg. Ident.	Class No.	DIMENSIONS Width	Depth	Height	Foundation	Floor	Roof	Walls	Missing Wall	Heat	Light	Plbg.	Age Area	Unit Cost	Adds and Deducts	Net Cond. %	Net Appraisal
Low Cost Stg		15	25			Dirt	wood	Adobe		none		none	375	3.40	→		1,275

Measured by Date Classified by 6 Date 3/23/ Extended by 14 Date Checked by Date

This is the tax assessors card from 1960. The date of construction is listed as 1890.

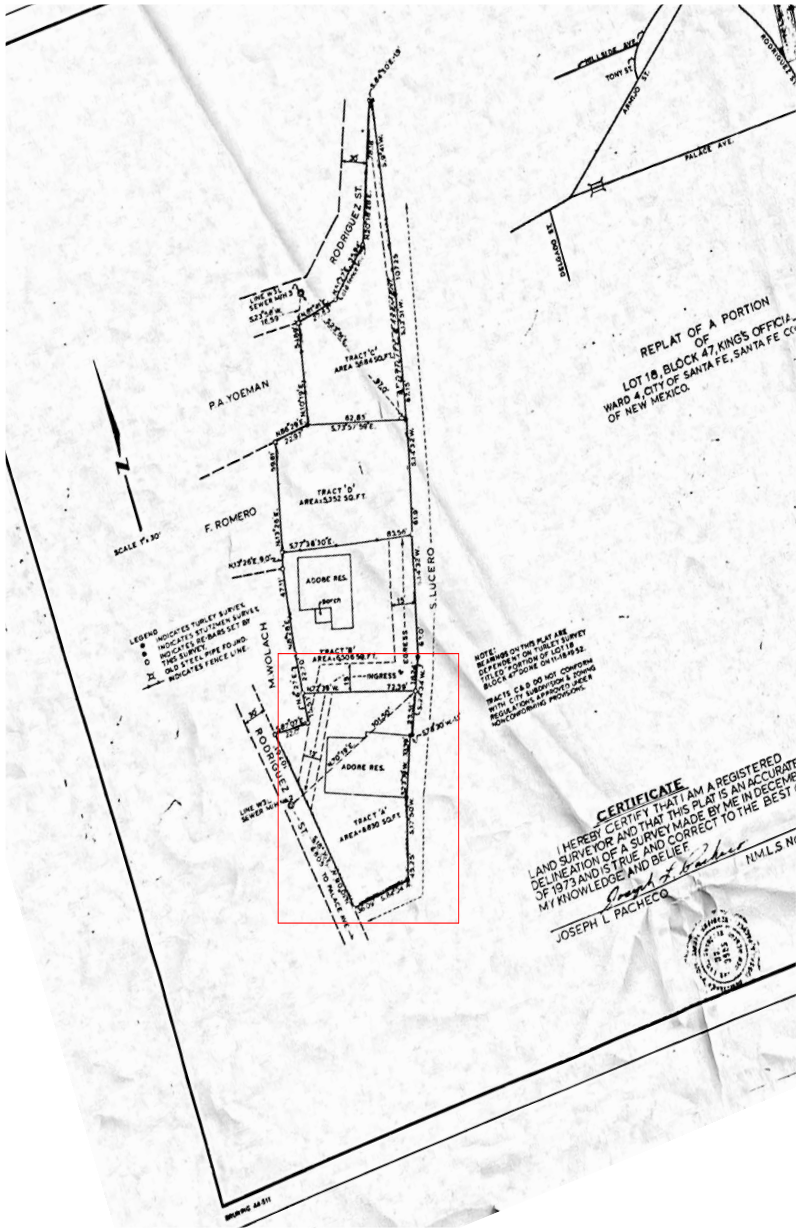
Interior of Unheated Storage Room on North with Fireplace without a flue, arched niche, CMU and Concrete pads supporting new wood frame at vigas at both bearing points. See blocked window on the left.

Interior of Southwest Room after removal of wood boards and ceiling.

Items found on under the wood boards set 2x joist on dirt.

Items found on under the wood boards set 2x joist on dirt.

Linoleum and wallpaper found on site.

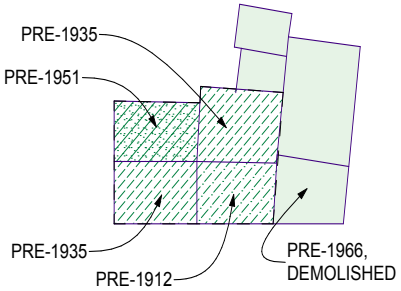


1 1973 PLAT OF SURVEY, APPROVED IN 1981

SCALE: 1:0.76

2 1912 KINGS MAP

SCALE: 1:0.50



DATE DIAGRAM

GBA GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

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3.13.2022 Historic Report

PLAT AND KINGS MAP

Printed: 3/14/22

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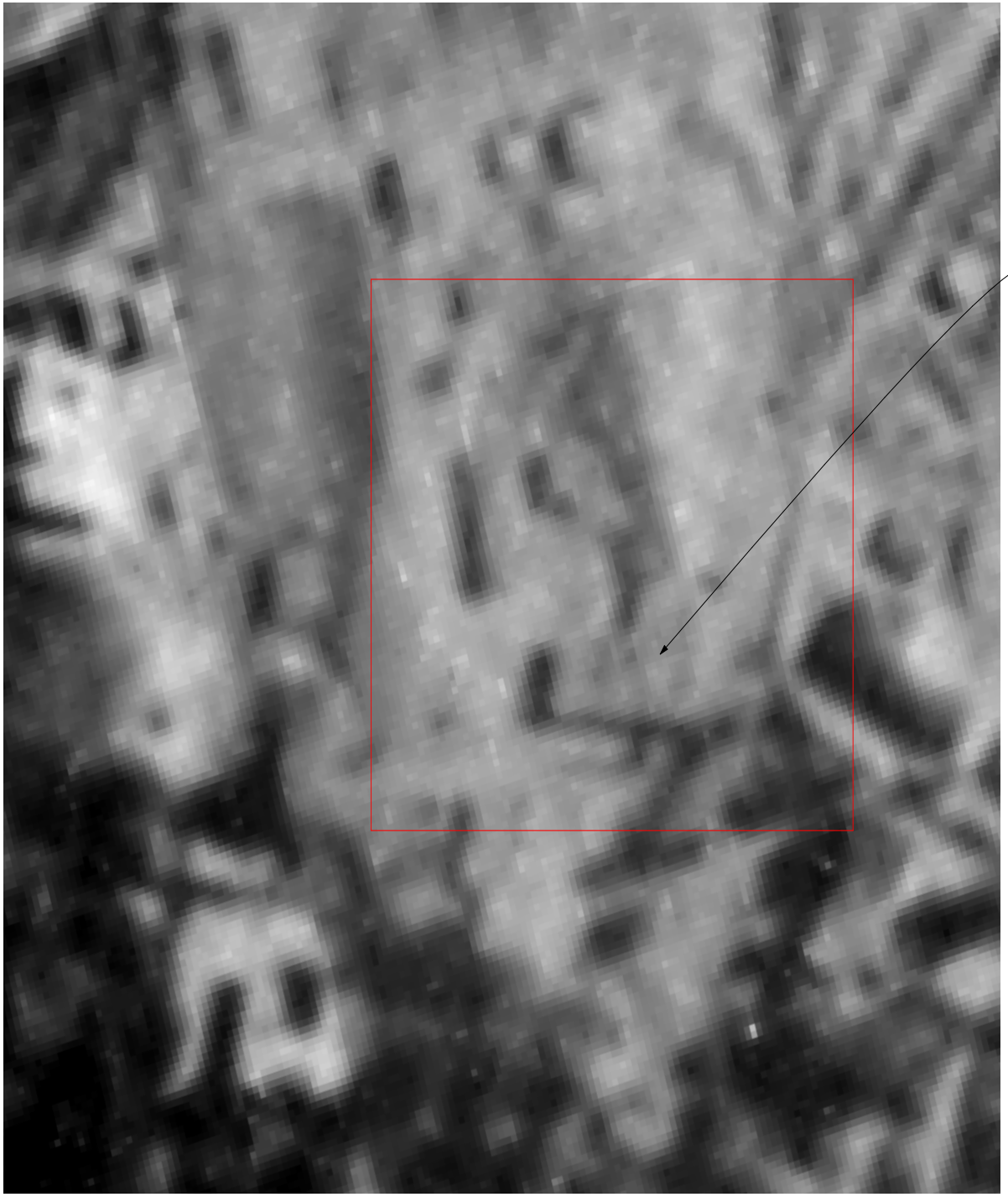
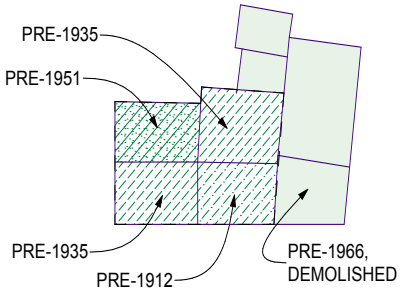


1 1935 AERIAL PHOTO

SCALE: 1:0.50



DATE DIAGRAM

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
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1935

Printed: 3/14/22

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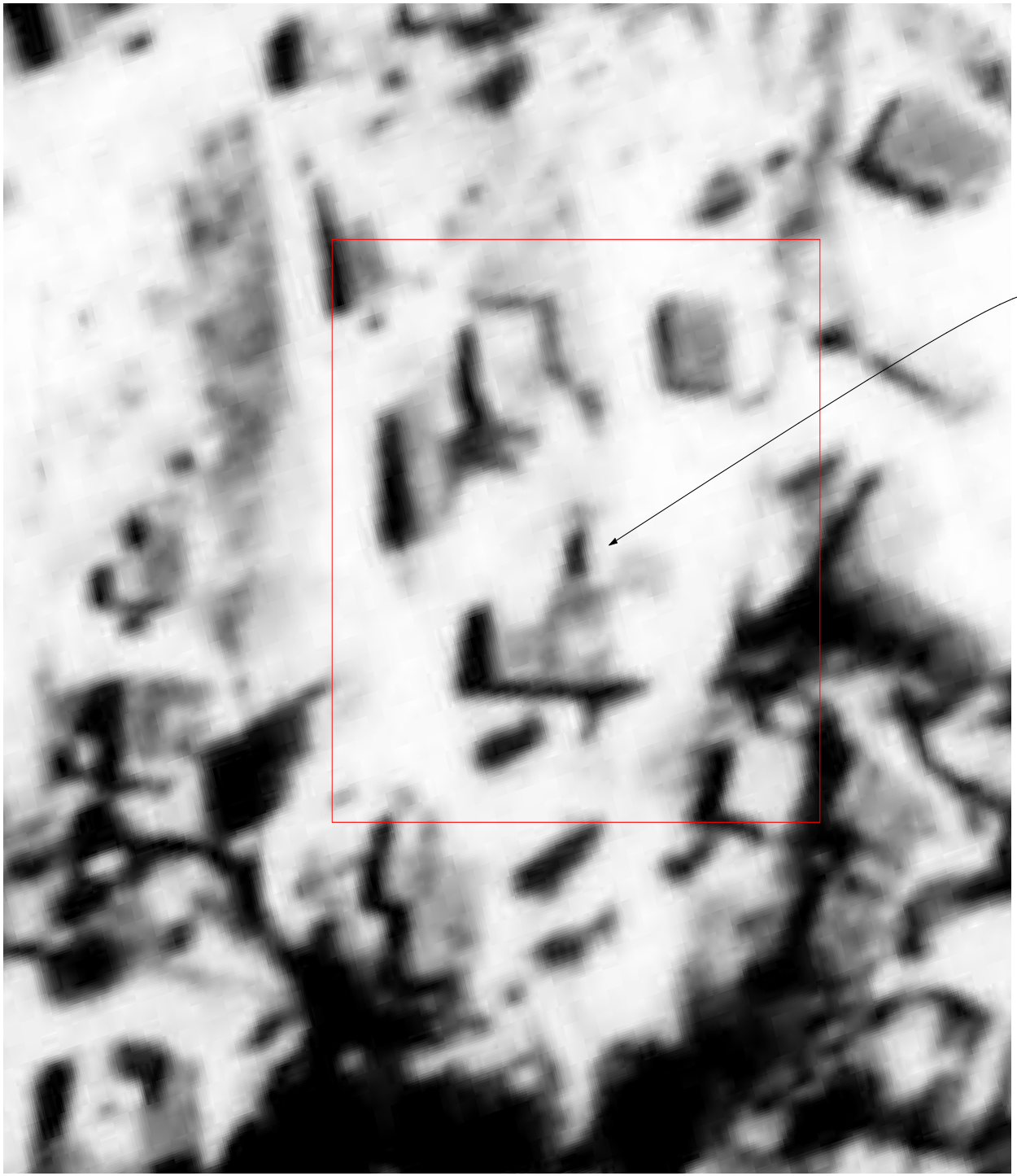

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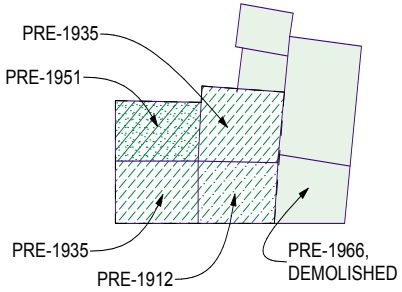

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220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

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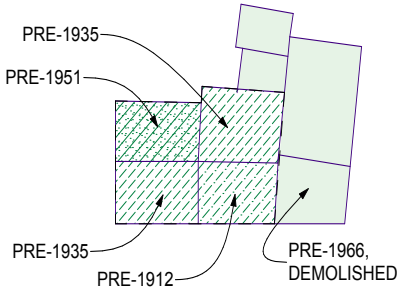

DATE DIAGRAM

0 1/2" 1" 2"

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HISTORIC AERIAL PHOTOS AND PLATS

ISSUED:
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1958

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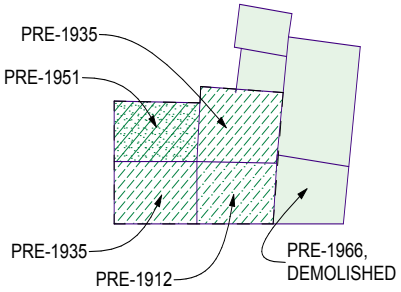

DATE DIAGRAM

0 1/2" 1" 2"

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1966

Printed: 3/14/22

1

1969

SCALE: 1:0.50

GAYLA BECHTOL ARCHITECT

220 RODRIGUEZ STREET
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1969

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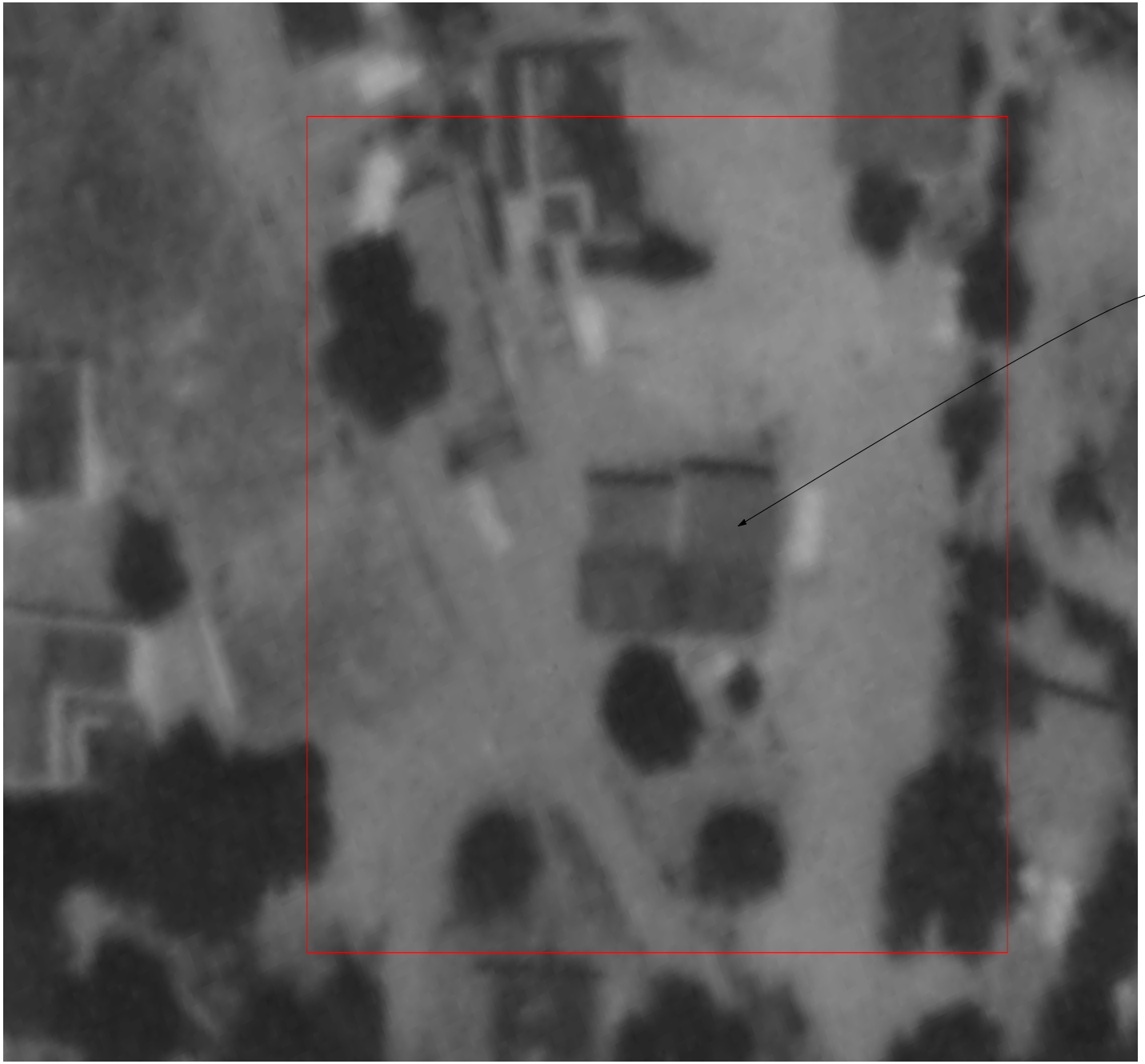

1 1975 AERIAL PHOTO

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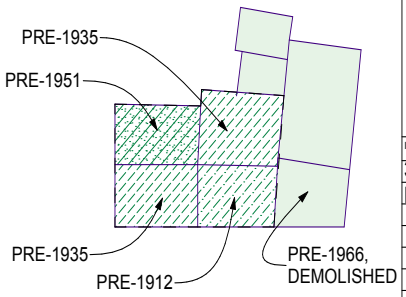

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220 RODRIGUEZ STREET
HISTORIC AERIAL PHOTOS AND PLATS

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1975

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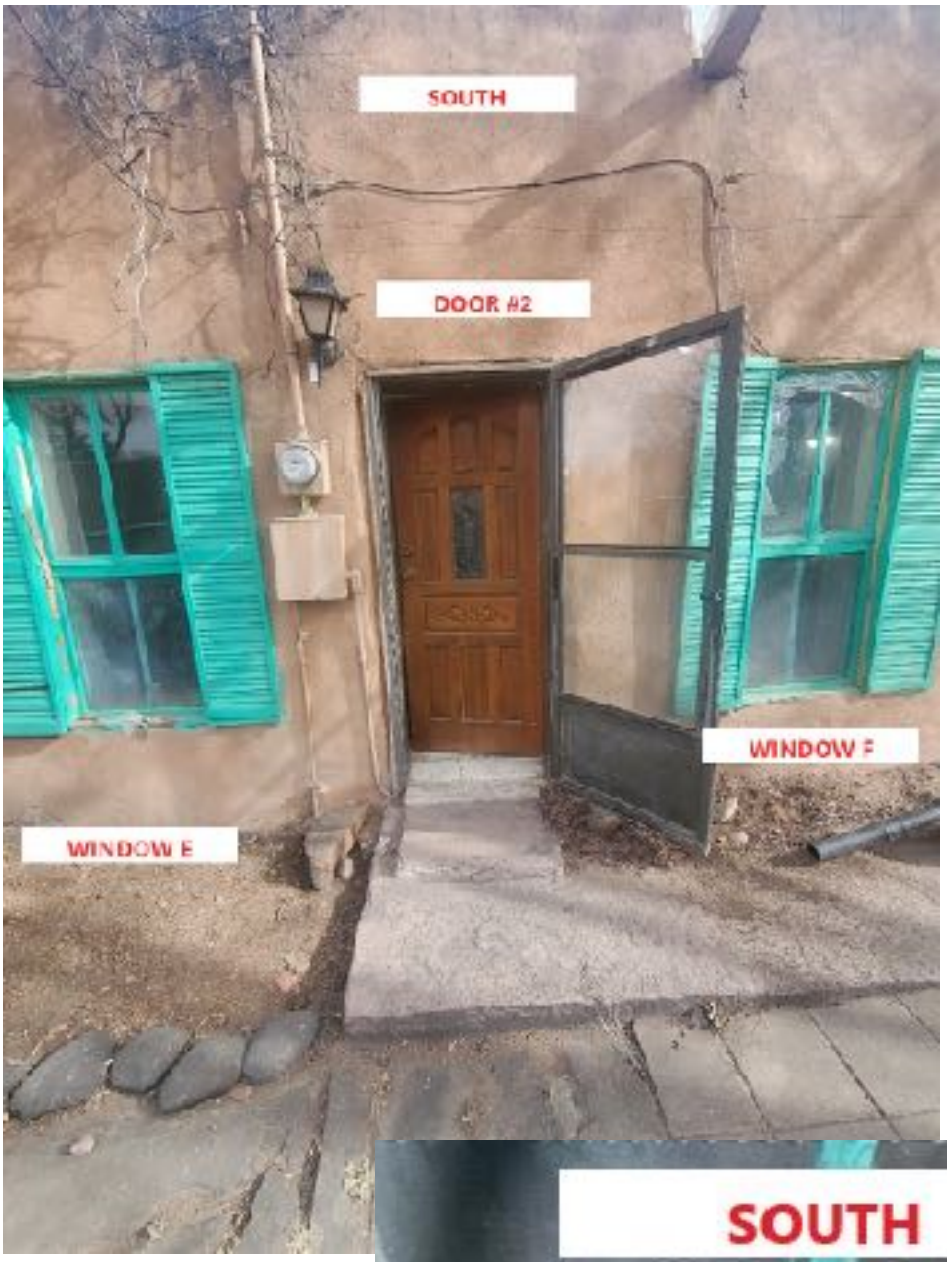
SOUTH
WINDOW H

SOUTH
TYPICAL
WINDOW ROT ON
SOUTH SIDE

SOUTH
TYPICAL SOUTH
WINDOW ROT

SOUTH
DOOR #3

SOUTH
WINDOW G

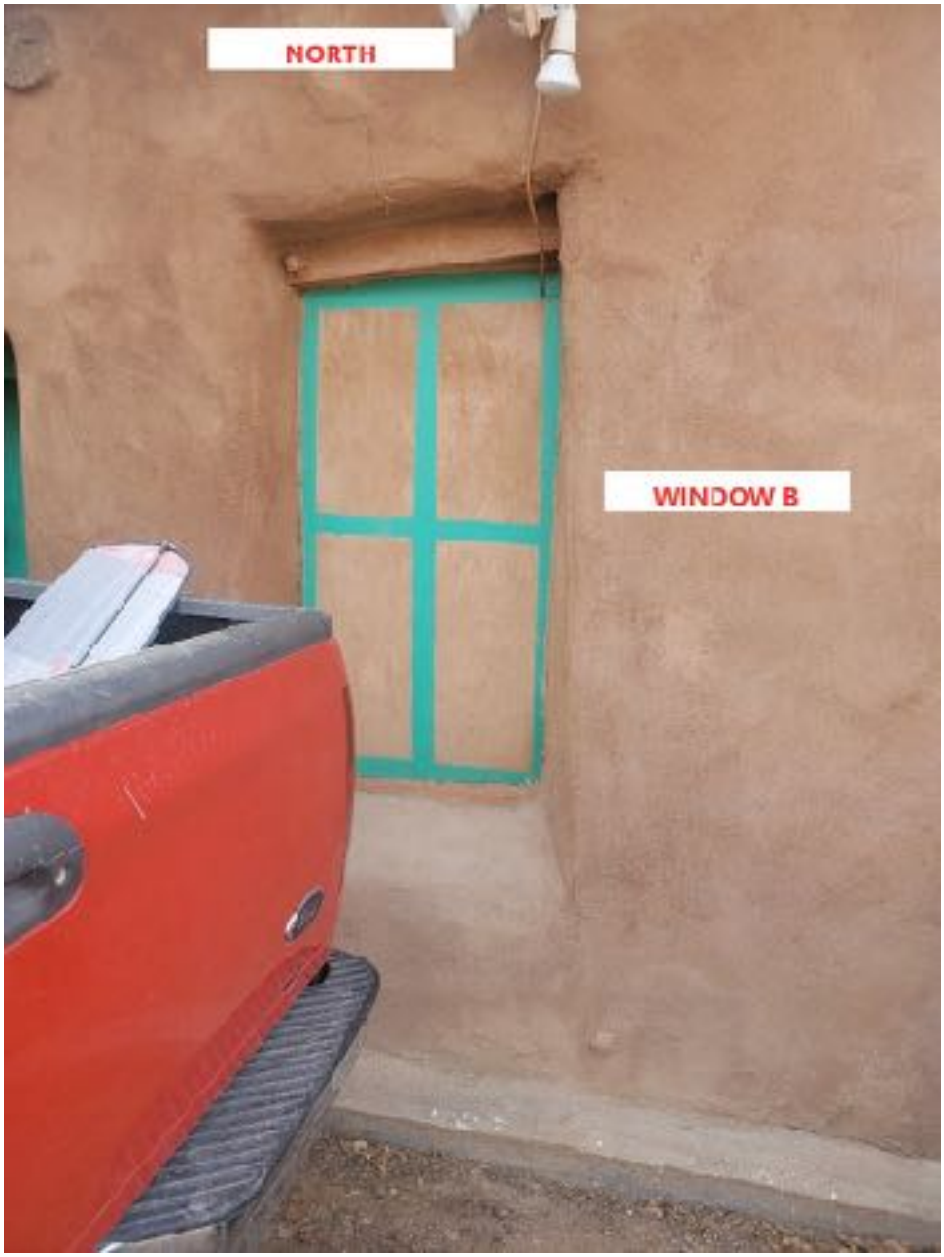

SOUTH
DOOR #2
WINDOW F
WINDOW E

SOUTH
TYPICAL SOUTH ROT

NORTH
DOOR A

NORTH
WINDOW D

NORTH
WINDOW C


NORTH
WINDOW B

NORTH

WEST
DR#1

City of Santa Fe, New Mexico

memo

DATE: April, 12, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Division Manager, Historic Preservation Division

---

Case # 2022-005015-HDRB

Address: 72 W. Marcy St.
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**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

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:

72 W. Marcy Street is a single-story, long narrow L-shaped building. 72 W. Marcy is currently used as a restaurant. It is listed as non-contributing to the Downtown and Eastside Historic District. It is simplified rectangular form with stucco finish and a single door and single large rectangular window with individual piece of glazing.

It is adjoined to the west by a contributing two-story, mission revival building that was built between 1900 and 1910. The adjoining structure's primary facades are the north and west elevations.

Now, the applicant proposes the following exterior alterations:

1) Make no changes to the architecture of the building.

2) Create an outdoor dining space directly in front of the north façade with approximately 6" raised synthetic wood deck (trex). The trex deck color will be, Transcend Island Mist, which is close to the existing flagstone.

3) A new 6" diamond plate floor cover over the existing concrete gutter with 4'-5' removable panels to clean any debris that might accumulate underneath on the existing concrete gutter. The deck will be aligned with the existing flagstone and new diamond plate floor cover will be over the original asphalt parking space to let water flow through underneath. The diamond plate will be powder coated dark grey.

4) The flagstone on the sidewalk will remain and be repaired as necessary.

5) Install 4'-6" tall railing with 6x6 metal posts with 2x6 wood rails and 2x2 balusters emulating the wood rails and balusters similar to a typical Santa Fe portal with a Miniwax Dark Walnut finish.

6) Install umbrellas at each table to protect from the elements.

7) Place a galvanized steel planter on the flagstone pad at either end of the dining area.

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 2/23/2022 Location of Project: 72 W Marcy St. Santa Fe, NM 87501

Applicant

Name: Architectural Alliance, Inc. attn.: Eric Enfield

Phone: 505-988-5269 Email: eric@archallinc.com

Property Owner

Name: KATHIE J DACORTA

Phone: _____ Email: kdacorta@yahoo.com

Proposed Work:

NEW SINGLE PARKLET AT MARCY ST. RIGHT OF WAY DIRECTLY IN FRONT OF LA BOCA.

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: Carly Piccarello

Date Assigned: 3/1/22 Date of Site Visit: _____ PAR No.: _____ Time: _____

Historic District: Downtown & Eastside

Historic Status: New Construction

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	X

Administrative or HDRB?	Admin	HDRB
	☐	X
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☐

Code Citation for Exception:_____

Date of Follow-Up with Applicant:_____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at https://www.santafenm.gov/historic_preservation .

Application Submittal Date: MARCH 14th, 2022

Desired Hearing Date: April 12th, 2022

Project Type: DINING PARKLET

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☒	☐
Sq. Ft. of project: 315 SF	Sq. Ft. of project:_____

Construction Cost: $61,000

AFIDÁVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name KATHIE DACORTA

Signature Kathie DaCorta

Cell #: 347-840-0003

H2637

building threatened? yes	surveyed date 2/14/85 by HMW	county SANTA FE	ID no. 051610457
field map SFHD # 1	number 457	UTM reference zone 12 13	easting northing

location description

72. W. MARCY

city/town SANTA FE

land grant/reservation

building name S.F. GOURMET ('85)

legal description tnsp___N S range___E W sec___ ___¼ ___¼

film roll by HMW no. SFHD # 15

negative nos. 17

loc. of neg. HPB

plan shape

date of construction

P45 ___estimate _____actual

source Sanb.

use

present residential

other _____

historic residential

other _____

condition

___excellent ___good

___fair ___deteriorating

style

foundation material

wall material/surface

degree of remodeling

___minor ___moderate ___major

describe:

architectural features

surroundings

COMM

relationship to surroundings

___similar ___x___not similar

district potential

___yes ___no

significance

___eligible ___of interest ___x___none

if eligible, why?

comments

associated buildings? ___yes

what type?

if inventoried, list ID nos.

see back? ___yes

March 14, 2022

VIA EMAIL & HAND DELIVERY

Carly Piccarello
Historic Preservation Office
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Proposed Parklet in front of La Boca (72 W Marcy Street)

Dear Carly,

Enclosed you will find our submittal documentation and drawings for a new parklet in front of La Boca located at 72 W Marcy Street. See below for a list of the proposed design:

1. (2) 2'x2'x6' galvanized planters on the sidewalk. We will do a muriatic acid wash to dull and remove sheen.
2. The new parklet will have 6x6 metal posts with 2x6 wood rails and 2x2 balusters.
3. A new 6" diamond plate floor cover over the existing concrete gutter with 4'-5' removable panels to clean any debris that might accumulate underneath on the existing concrete gutter.
4. The flagstone on the sidewalk will remain and repaired as necessary, and a raised trex deck aligned with the existing flagstone and new diamond plate floor cover will be over the original asphalt parking space to let water flow through underneath. The trex deck color will be close to the existing flagstone - see photos.
5. We will have umbrellas on each table to protect customers from the elements.

Please let us know if you have any questions or concerns.

Sincerely,

Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner
File

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

72 W Marcy Street North Elevation

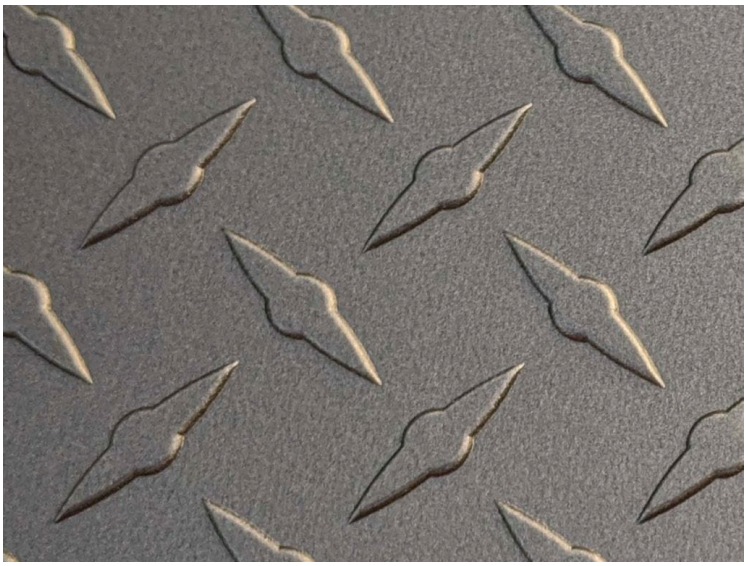
72 W Marcy Street North Elevation

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

Galvanized Planter

Wood rails and wood balusters similar to a typical Santa Fe portal
Minwax Dark Walnut 1126

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



Powder Coated Dark Grey Diamond Plate Similar to Concrete Color

Trex Transcend Island Mist Composite Decking

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3/14/22

Property Owner of Record: KATHIE DACORTA

Applicant/Agent Name: Architectural Alliance Inc.

Contact Person Phone Number: (505)988-5269

Site Address: 72 W Marcy St. Santa Fe, NM 87501

Proposed Construction Description: Parklet in licensed right of way

TOTAL ROOF AREA:

Zoning District: BUDMAR

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

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 ☒ ROW Lease Agreement

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

Use of Structure: ☐ Residential
☒ Commercial Type of Use: Outdoor Patio

Terrain: ☐ 30% slopes NA

Lot Coverage: NA %
☐Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? NA
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ___

Height: Proposed 54"
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: NA

Bicycle Parking:**
Proposed: NA 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.

ERIC ENFIELD
PRINT NAME

_____[☐OWNER ☒APPLICANT ☐AGENT]

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

SIGNATURE _____ 3/14/22
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

la boca
la boca

New Parklet for La Boca

72 W Marcy Street

Santa Fe, New Mexico

Drawings

C-0 COVER
C-1 EXISTING SITE PLAN
C-2 PROPOSED SITE PLAN

A-1 EXISTING FLOOR PLAN & AREA OF PARKLET
A-2 ENLARGED PARKLET PLAN AND ELEVATIONS

Building Criteria

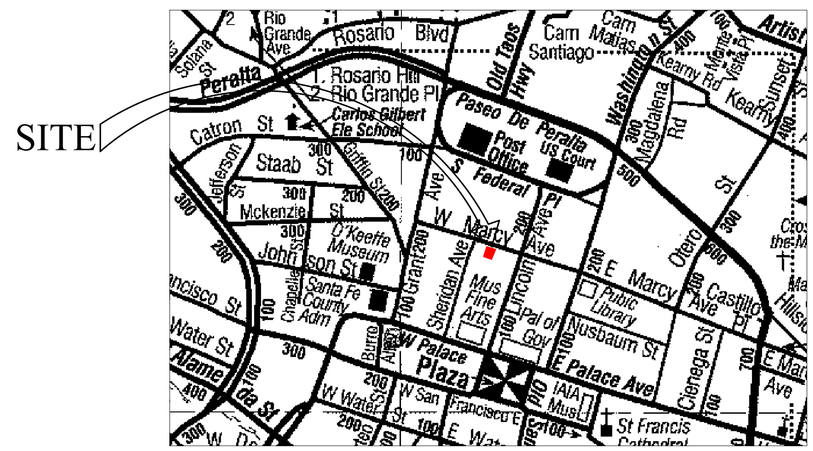
SITE:	72 W Marcy St Santa Fe, New Mexico
CONSTRUCTION	New Parklet

Building Code Information 2015 IRC

SITE:	Lot 6
LOT SIZE:	+/-0.029 acres
OCCUPANCY:	Group A-2
ZONING:	BCDMAR
CONSTRUCTION TYPE:	POST & RAIL FRAME
OCCUPANCY LOAD:	Existing: 1,185 SF /15 = 79 Occupants Proposed: 275 SF/15 = 18 Occupants

SQUARE FOOTAGE:

EXISTING	1,185 SQ. FT.
PROPOSED DECK	275 SQ. FT.
TOTAL SQUARE FOOTAGE	1,460 SQ. FT.



Vicinity Map

NORTH
N.T.S.

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

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CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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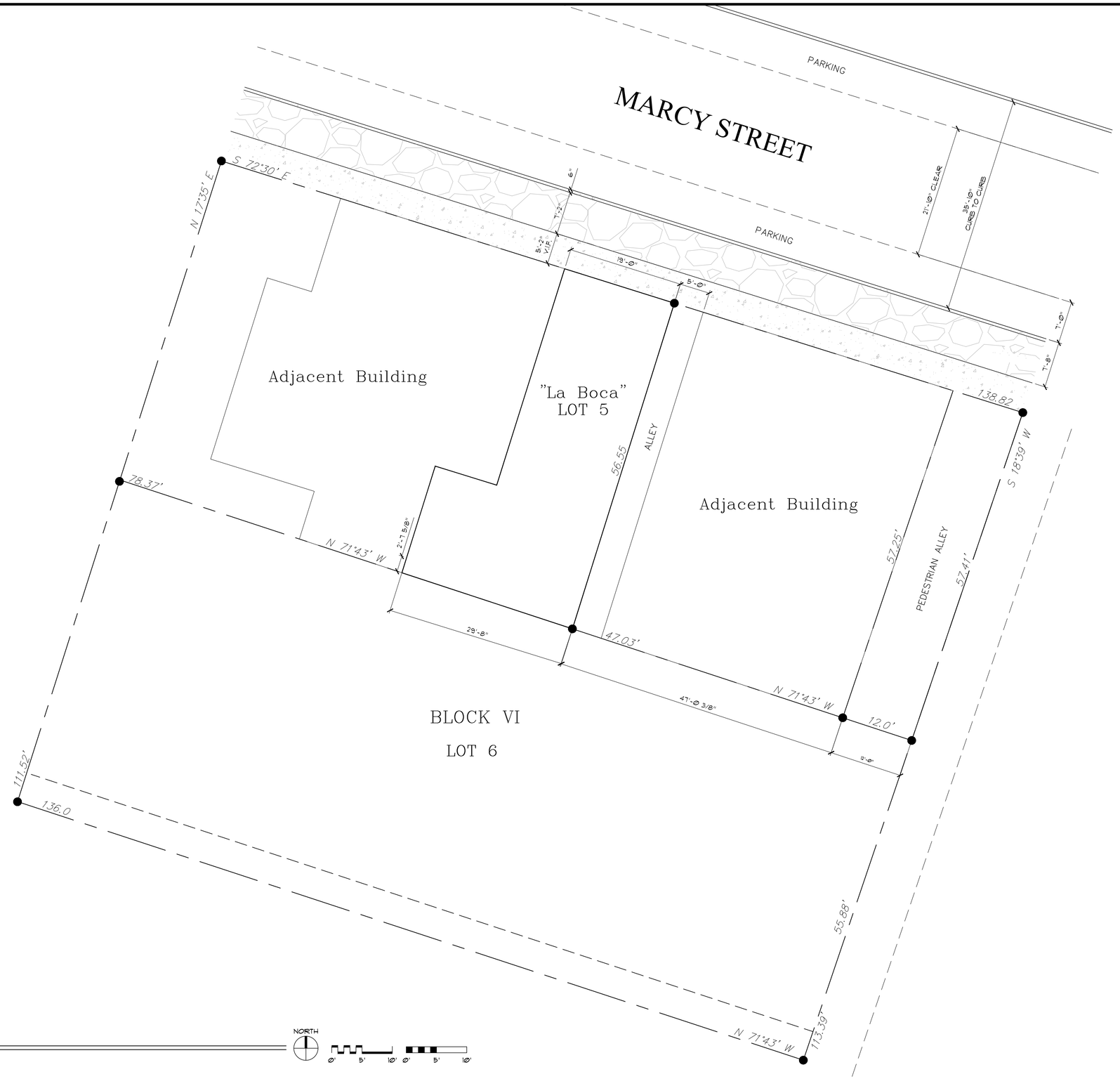
Historic Board Set
March 14, 2022

Architect's Project #
21-00

New Parklet
72 W Marcy St



EXISTING SITE PLAN

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

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NO.	REVISION/SUBMISSION	DATE
		C-1

STAMP

PROJECT TITLE

INTERIOR ALTERATIONS

LA BOCA

125 LINCOLN AV. SUITE 117
SANTA FE
NEW MEXICO

PROJECT NO. 12-11

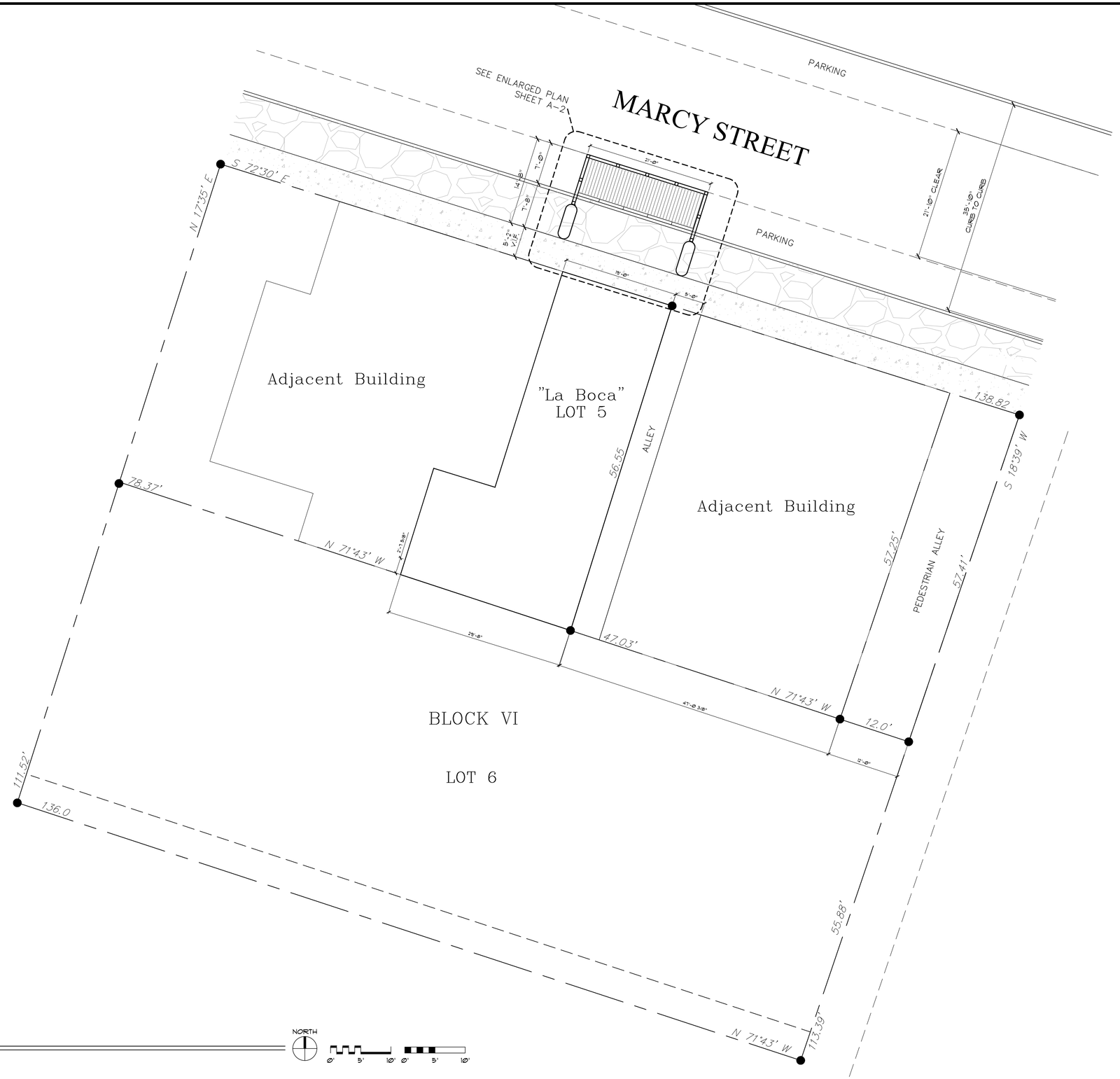
CHECKED BY	EE	DATE	3/4/22
DRAWN BY	LZ	DATE	3/4/22

SHEET TITLE

EXISTING SITEPLAN

SHEET NO.

C-1



PROPOSED SITE PLAN

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

NORTH

0' 5' 10' 0' 5' 10'

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NO.	REVISION/SUBMISSION	DATE
		C-1

STAMP

PROJECT TITLE

INTERIOR ALTERATIONS

LA BOCA

125 LINCOLN AV. SUITE 117
SANTA FE
NEW MEXICO

PROJECT NO. 12-11

CHECKED BY EE DATE 3/2/22

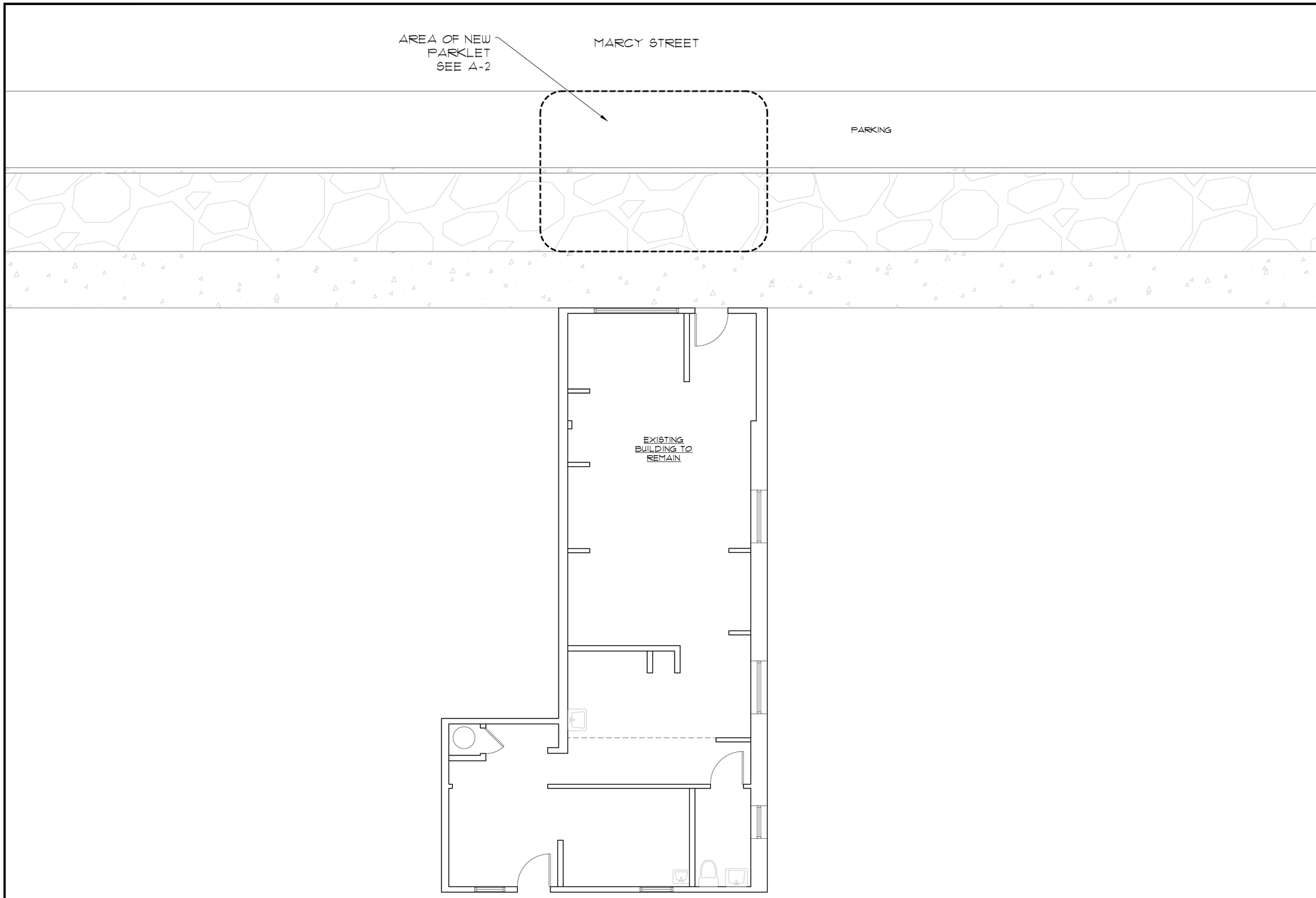
DRAWN BY LZ DATE 3/2/22

SHEET TITLE

PROPOSED SITEPLAN

SHEET NO.

C-2



EXISTING FLOOR PLAN

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

0' 5' 10'

NORTH

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NO.	REVISION/SUBMISSION	DATE
		C-1

STAMP

PROJECT TITLE

NEW PARKLET

LA BOCA

72 W MARCY ST
SANTA FE
NEW MEXICO

PROJECT NO. 21-00

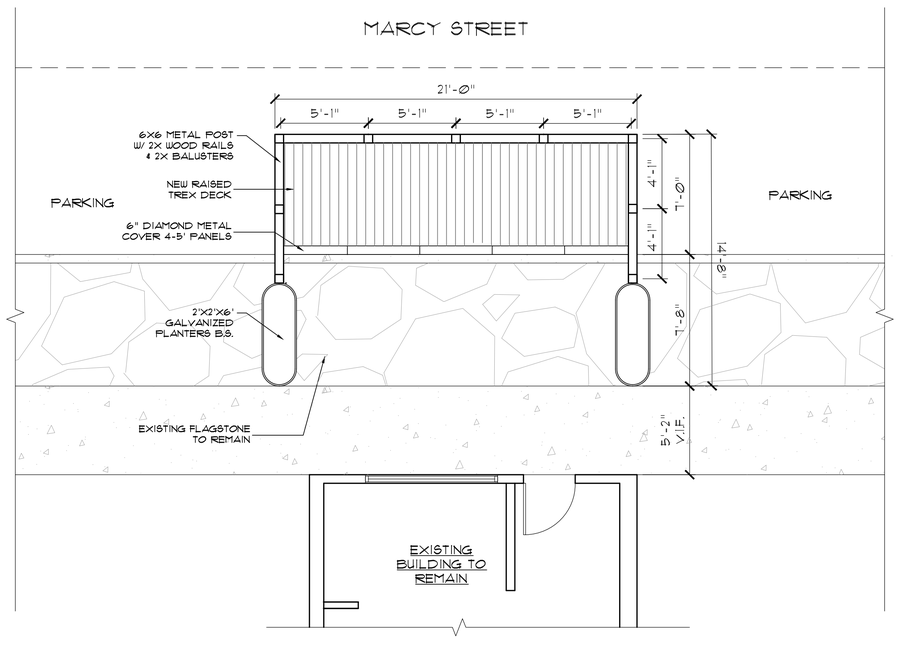
CHECKED BY	EE	DATE	3/4/22
DRAWN BY	LZ	DATE	3/4/22

SHEET TITLE

EXISTING FLOOR PLAN

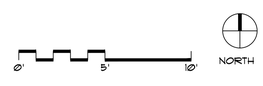
SHEET NO.

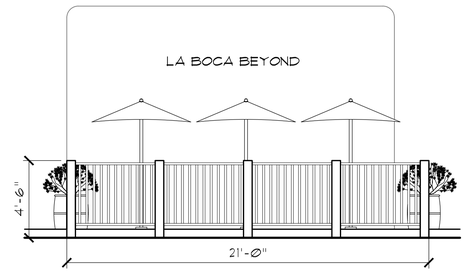
A-1



PROPOSED ENLARGED PARKLET

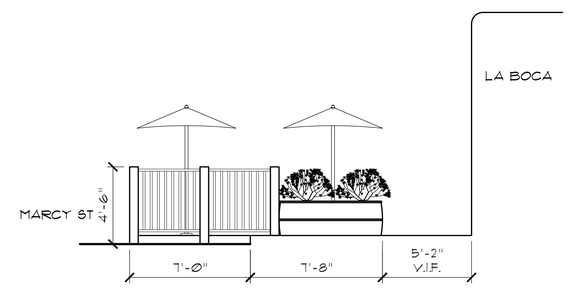
SCALE: 1/4" = 1'-0"





NORTH/SOUTH ELEVATION

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



EAST/WEST ELEVATION

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

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C-1

NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

NEW PARKLET

LA BOCA

72 W MARCY ST
SANTA FE
NEW MEXICO

PROJECT NO. 21-00

CHECKED BY	EE	DATE	3/4/22
DRAWN BY	LZ	DATE	3/4/22

SHEET TITLE

PROPOSED FLOOR PLAN

SHEET NO.

A-2

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005008--HDRB

Project Description:

Project Location(s): 160 LORENZO RD
Santa Fe, NM 87501

Contacts:

Applicant: Jay Jay Shapiro shapiro434@gmail.com
90 LEAPING POWDER RD
SANTA FE, NM 87508

Property Owner: Geraldine Barela

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005008-HDRB

Address: 160 Lorenzo Road
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff 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:

160 Lorenzo Road is a non-contributing structure constructed around 1960. The rectangular footprint is original, and the windows have been altered at a non-historic date, as well as changed in dimension, such that the structure can be said to have lost its original historic integrity. It is constructed of adobe and has a torch-down roof. The windows are vinyl and aluminum. No previous cases are found on record.

The applicant now proposes to:

1. Raise the roof from 12 feet 1 inches to 13 feet 11 inches, which is the maximum allowable height. It will be a torch down roof. The overhang will remain as a design element.
2. Construct a 120 square foot addition on the east elevation.
3. Construct a 96 square foot pergola adjacent to the addition on the east façade. It will have a corner kiva. The open roof will be constructed of wood beams of 6 by 8 inches with 6 by 6 inch rafters with a dark wood stain. It will be topped with spaced cedar latillas.
4. Construct a 6 by 12.5 foot addition on the west elevation to the proposed new height.
5. Change window openings and replace windows. The windows will be wood with true divided lights and with a dark natural stain;
6. Construct a 15 by 6 foot pergola on the northwest corner with the same construction as item (3)
7. Construct a fireplace in the northwest corner of the existing house.
8. Add a wood French sliding door to the west façade with a dark natural stain;
9. Exterior lights will be hammered copper sconces;
10. Restucco in El Rey “Buckskin”.

Jay Shapiro

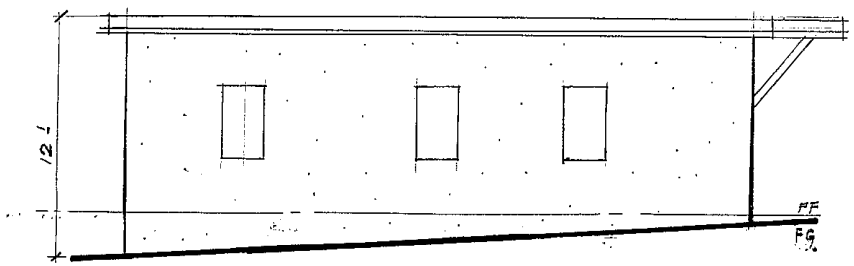
90 Leaping Powder Road

Santa Fe New Mexico, 87508

160 Lorenzo Road is a non-contributing structure constructed around 1960. The footprint is original, and the windows have been altered at a non-historic date. It is constructed of adobe and has a torch-down roof. The windows are vinyl and aluminum.

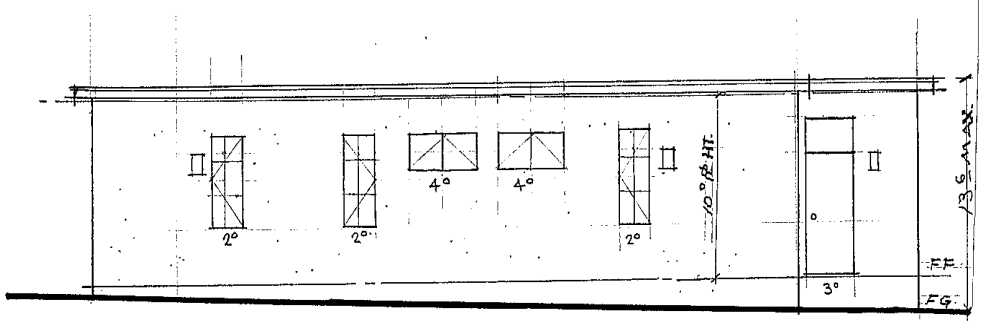
I propose to:

1. Raise the roof from 12 feet 1 inches to 13 feet 11 inches, which is the maximum allowable height. It will be a torch down roof. The overhang will remain as a design element.
2. construct an 8 x 15 foot addition on the east elevation.
3. Construct an 8 foot by 12 foot pergola adjacent to the addition on the east façade. It will have a corner kiva. The open roof will be constructed of wood beams of 6 by 8 inches with 6 by 6 inch rafters with a dark wood stain. It will be topped with spaced cedar latillas.
4. Construct a 6 by 12.5 foot addition on the west elevation to the proposed new height.
5. Change window openings and replace windows. The windows will be wood with a dark natural stain;
6. Construct a 15 by 6 foot pergola on the northwest corner with the same construction as item (3)
7. Construct a fireplace in the northwest corner of the existing house.
8. Add a French sliding door to the living room of wood with a dark natural stain;
9. Exterior lights will be hammered copper sconces.
10. Restucco in El Rey “Buckskin”.



EXISTING SOUTH ELEVATION

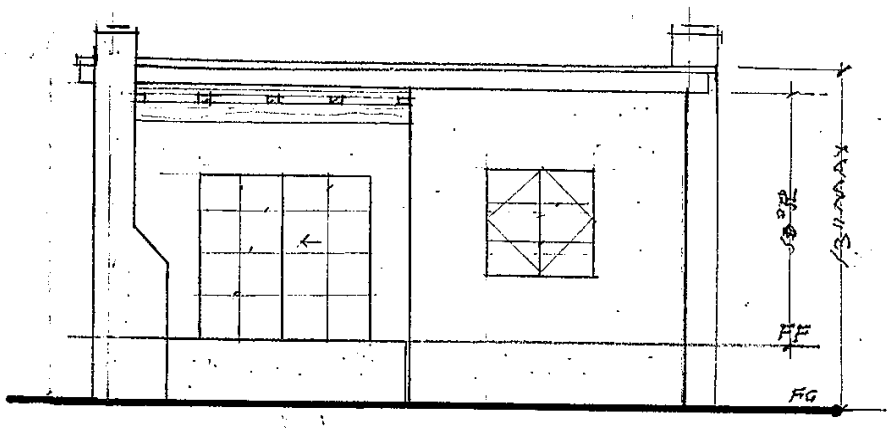
1/4" = 1'-0"



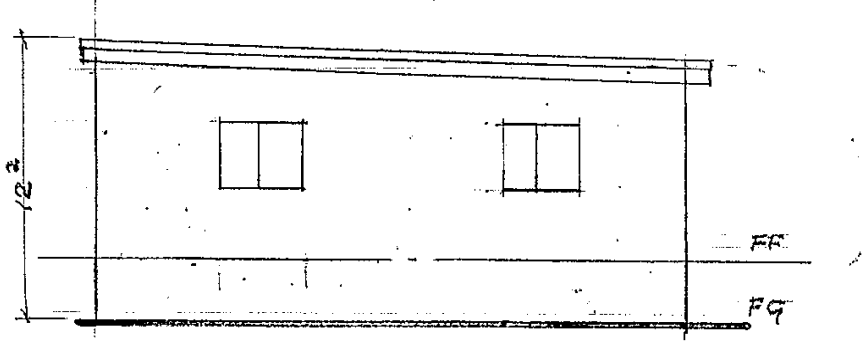
PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

160 LORENZO

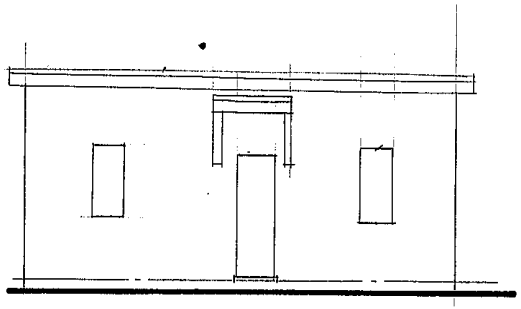


PROPOSED WEST ELEVATION
1/4"=1'-0"



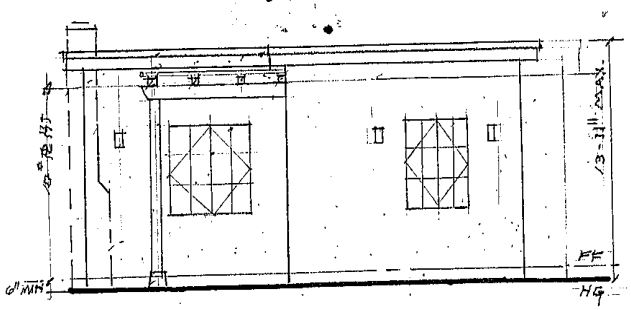
EXISTING WEST ELEVATION
1/4"=1'-0"

160 20REN 20



EXISTING EAST ELEVATION

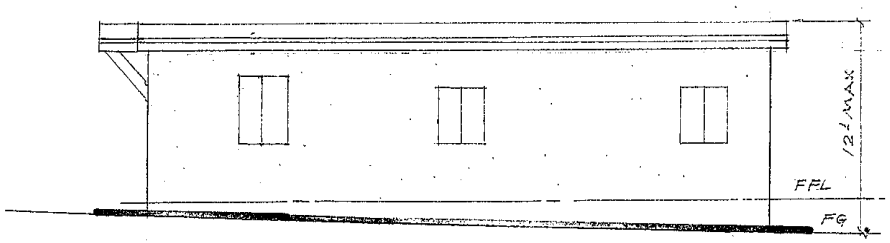
1/4" = 1'-0"



PROPOSED EAST ELEVATION

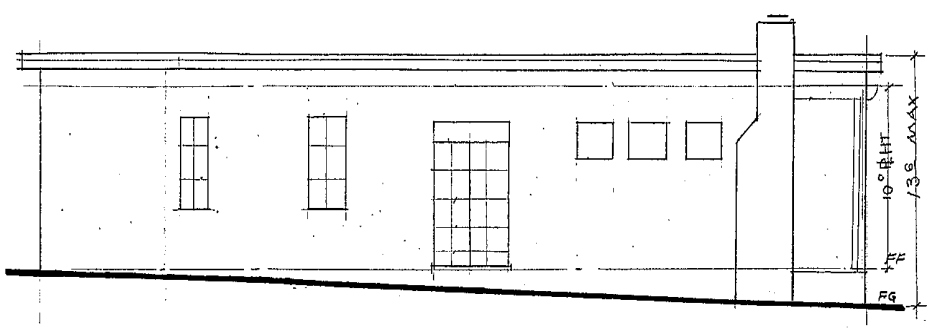
1/4" = 1'-0"

160 LORENZO



EXISTING NORTH ELEV.

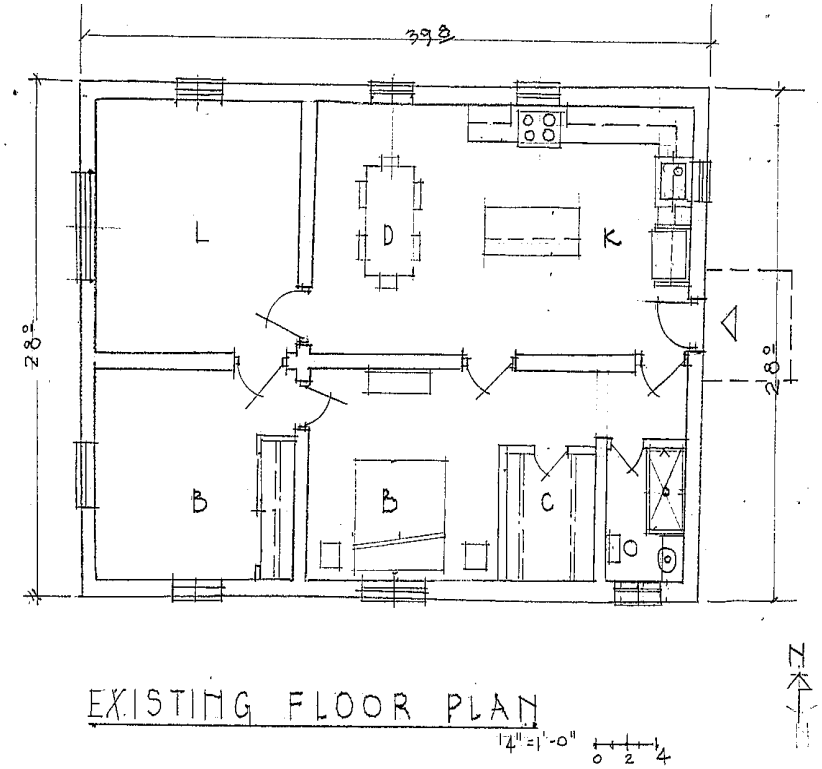
1/4"=1'-0" 0 4



PROPOSED NORTH ELEVATION

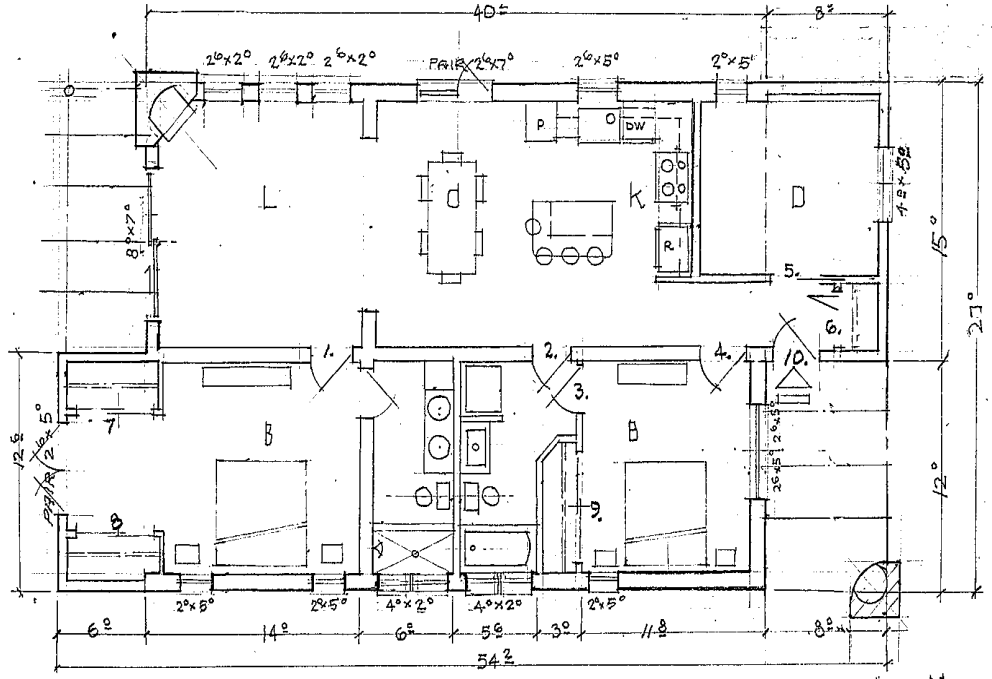
1/4"=1'-0"

160 LORENZO



EXISTING FLOOR PLAN

1/4" = 1'-0"



PROPOSED FLOOR PLAN

1/4" = 1'-0"

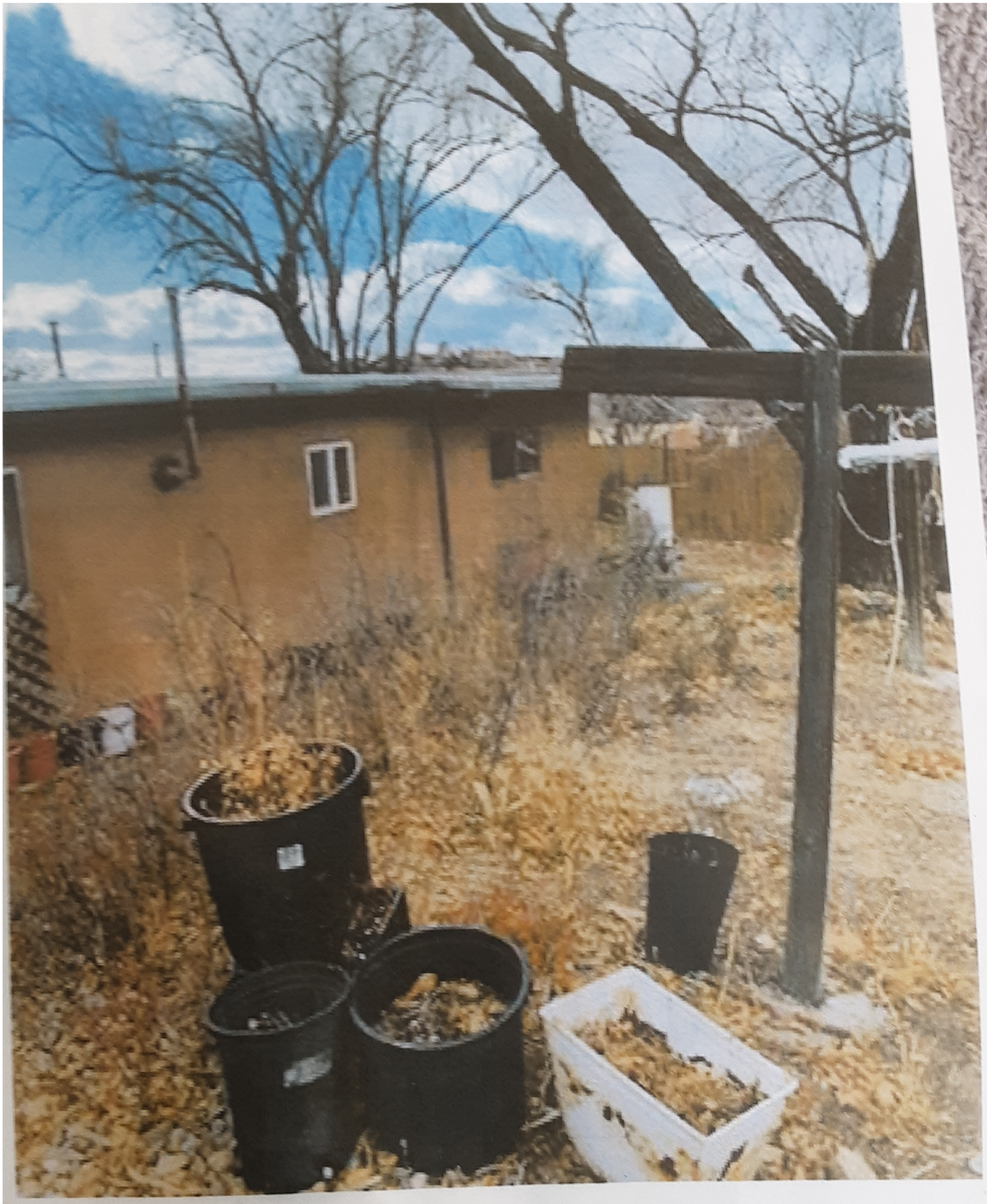
160 CORENZO

[redacted]

Address: 1193 Cerro Gordo Rd
Santa Fe, NM 87501

[redacted]

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005022--HDRB

Project Description:

Project Location(s): 702 DON FELIX ST
Santa Fe, NM 87501

Contacts:

Property Owner: Anthony Tapia

Applicant: Judy Goldbogen judygoldboden@aol.com

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005020-HDRB

Address: 702 Don Felix Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ 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(I) Westside-Guadalupe Design Standards.

BACKGROUND & SUMMARY:

702 Don Felix Street is a single family residential structure with contributing status to the Westside-Guadalupe Historic District. Probably designated in the 1980s, it is constructed in a Spanish Pueblo Revival Style, and has an unusual portal with undulating parapets.

The lot is bordered along the street by a stucco wall that is approximately 20 years old and therefore has a non-contributing status, constructed by the current owner. The 12-foot vehicular opening has until now had a chain-link gate. The owner now proposes to insert a metal gate with a hoop-and-spear design. Its color is a rusted grey with rust-red colored spears. It will stand approximately 5 feet high, which is the height of the existing wall.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

OLD ID NUMBER: 051613357

SANTA FE ID NUMBER: 17780

BUILDING NAME: NONE

IDENTIFICATION

ADDRESS:
702 DON FELIX STREET
(CORNER OF DON FELIX AND BARELA)

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N RANGE 9 E SEC 23 SE 1/4 NE 1/4

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1930'S ESTIMATE
BY 1932 ACTUAL

SOURCE(S)
CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
VERNACULAR

USE:

HISTORIC: RESIDENTIAL

PRESENT: RESIDENTIAL

SURROUNDINGS:
RESIDENTIAL NEIGHBORHOOD

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ____ NO

WHAT TYPE?
GARAGE

IF INVENTORIED, LIST ID NUMBER(S)
17781

DEGREE OF REMODELING:
____ MINOR X MODERATE
____ MAJOR

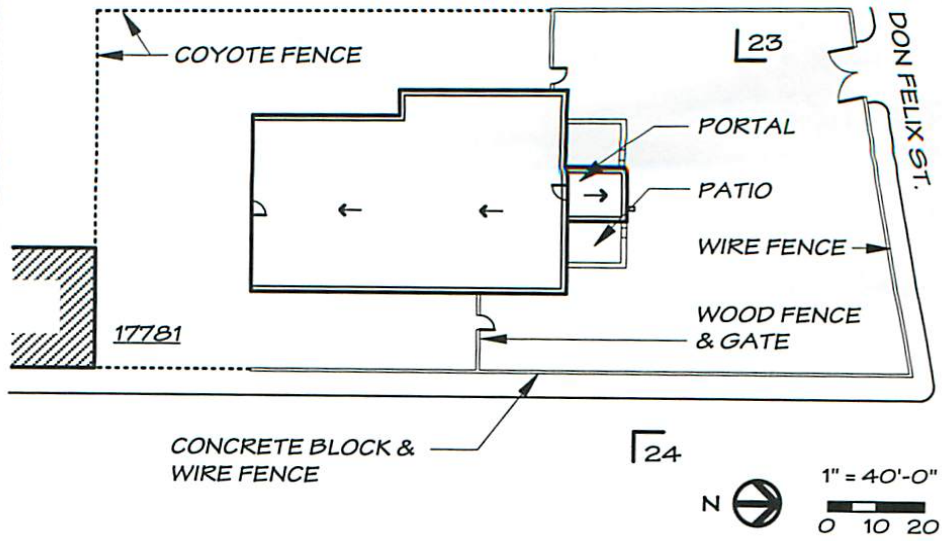
EXPLAIN: ADD MASSING

OVERALL CONDITION:
____ EXCELLENT X GOOD
____ FAIR ____ DETERIORATED

BUILDING THREATENED?
____ YES X NO

PHOTO

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
X YES ____ NO ____ ELIGIBLE
X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: WESTSIDE-GUADALUPE HISTORIC DISTRICT
____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 8/26/98 BY REW
SPEARS ARCHITECTS A.I.A.

NEGATIVES WITH NMHPD ROLL # SPEARS-6 NEG # 23 TO 24

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	STRAIGHT PARAPET (VERY HIGH IN FRONT) CONCEALS A LONG LOW PITCH SHED ROOF SLOPING TO THE REAR OF THE STRUCTURE; EXTENDED EAVE W/ JOISTS & FASCIA BOARD		
BUILDING WALLS	ADOBE WITH REDDISH TAN STUCCO		
FOUNDATIONS	UNDETERMINED	APPROX. HEIGHT (FT.)	15'-0" ±
DOORS	FRONT: HALF GLASS WOOD PANEL DOOR W/ 3 SLENDER VERTICAL LITES; REAR: WOOD PANEL DOOR PAINTED WHITE		
WINDOWS	3/1 WOOD D.H.W. PAINTED BLUE WITH EXPOSED LINTEL IN GROUPS OF 1 AND 2; THE DOUBLE WINDOW GROUPS ALSO HAD A CENTER JAMB SUPPORT; SINGLE PANE FIXED GLASS WINDOWS ON SOUTHEAST CORNER WITH NATURAL WOOD FRAMES		
PORCHES OR PORTALES	CURIOUS SPANISH PUEBLO FRONT PORTAL W/ STUCCOED COLUMNS, PARAPET, AND SINGLE METAL CANALE; THE FLANKS OF THE COLUMN UNDULATE AND FORM A LOW STUCCO WALL THAT SURROUNDS A PATIO ON EITHER SIDE OF THE ENTRY		
ARCHITECTURAL DETAILS	THE FRONT PORTAL IS THE MOST STRIKING DETAIL OF THE HOUSE; 3/1 D.H.W. WITH EXPOSED LINTEL		
FENCES/WALLS	FRONT: LOW WIRE W/ CHAIN LINK GATES; EAST: CONC. BLOCK WALL W/ WIRE FENCING; WEST FRONT: WHITE WOOD PICKET; REAR & WEST REAR: COYOTE FENCING; FRONT YARD IS DIVIDED FROM BACK WITH LOW WOOD FENCES W/ GATES		
SITE FEATURES	LARGE FRONT YARD; SMALL TEMPORARY GREEN HOUSE STRUCTURE IN BACK YARD		
OTHER/ COMMENTS	GARAGE (17781) HAS BEEN FENCED OFF FRONT THE HOUSE		

ADDITIONAL PHOTOGRAPHS

SURVEYED 8/26/98 BY REW

SPEARS ARCHITECTS A.I.A.

702 DON FELIX STREET

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1778

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613 357
field map SFHD #1	number	UTM reference zone 12 13	easting northing

location description: 702 Don Felix (SW crnr. of Barela + Don Felix)

city/town: SANTA FE

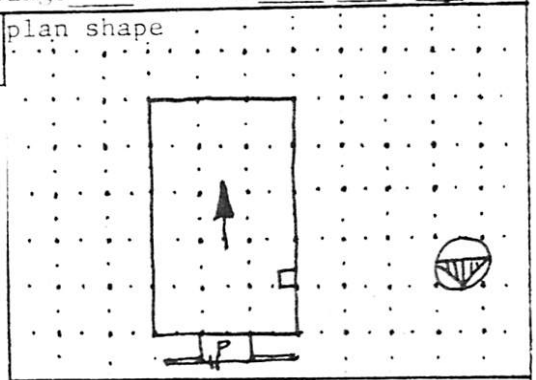
land grant/reservation: na

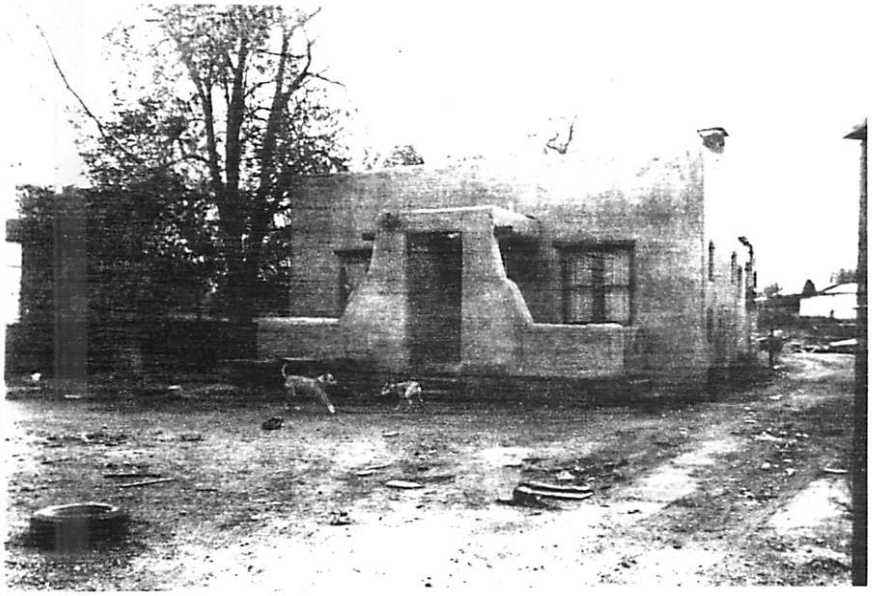
building name:

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

film roll by SL no. 11	negative nos. 7	loc. of neg. HPB

plan shape





date of construction: 1928-'34 estimate ___ actual

source:

use
present: ✓ residential
other: ___
historic: ✓ residential
other: ___

condition
___ excellent ___ good
✓ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: SWV

wall material/surface: conc. adobe/stucco

architectural features: flat parapet (w/ slightly sloped sides) concealing exposd shed at rear w/ extend'd eave, exposd wd rf. joists w/ faceboard

windows: 3/1 dbh single, tandem w/ narrow exposd wd lintel-recessd

doors: solid w/ 3 lits

surroundings: residential

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ✓ of interest ___ none

if eligible, why? contrib.

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

2.7.22

TO: HDRB

FROM: Judy Goldbogen
judygoldbogen@aol.com
505.989.7053

RE: 702 Don Felix St.

Approximately 20 years ago, we applied for and received permission to build a wall around the front half of the property. The yard was previously enclosed with a rickety wire fence. An arched, wooden driveway gate was included in the plans and approved. The carpenter we hired to make the gate unfortunately left town before the wall was completed, and took the expensive lumber we had purchased with him. There have always been higher priorities for expenditures, so the ugly chain link gate remained. We want to replace the existing chain link gate with an attractive iron gate, rustic finish with a great patina, which is in keeping with the ambiance of the house and neighborhood.

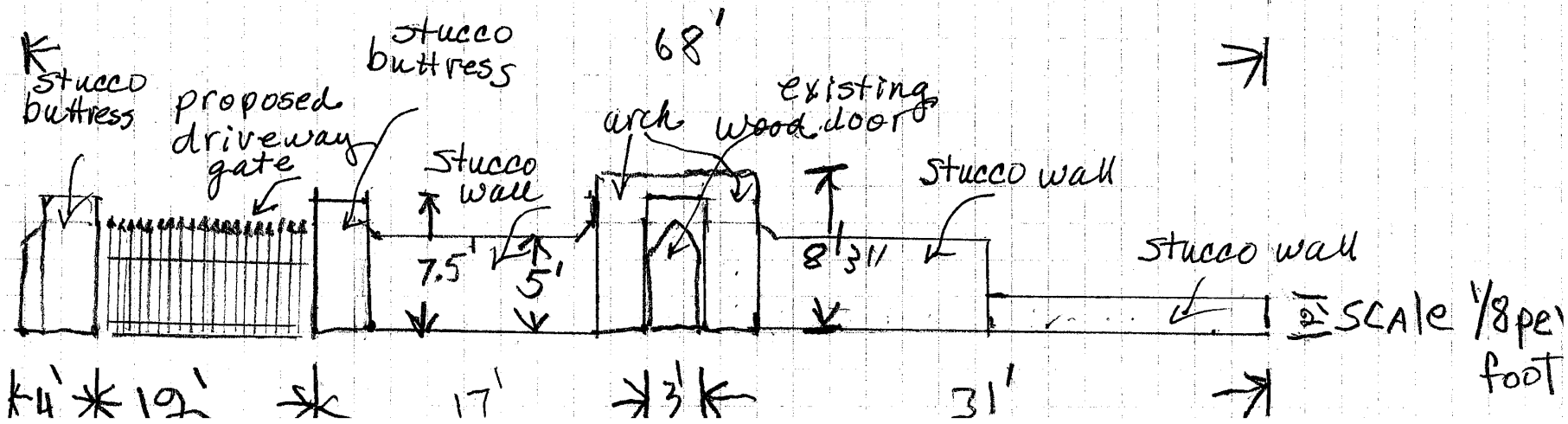
A welder will fabricate a metal frame to mount the gate. The gate will open to the right from the street.

judygoldbogem@aol.com
505.989.7023

N

702 Don Felix St.

Front view facing street



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005021--HDRB

Project Description:

Project Location(s): 311 E BERGER ST
Santa Fe, NM 87505

Contacts:

Property Owner: WENDY TREVATHAN
311 E BERGER ST
Santa Fe, NM 87505

Property Owner: WENDY TREVATHAN
311 E BERGER ST
Santa Fe, NM 87505

Property Owner: WENDY TREVATHAN
311 E BERGER ST
Santa Fe, NM 87505

Property Owner: WENDY TREVATHAN
311 E BERGER ST
Santa Fe, NM 87505

Applicant: TIHO DIMITROV tiho@dimitrovdesignstudio.cor
404 E Abeyta ST 1/2
SANTA FE , NM 87505

Applicant: TIHO DIMITROV tiho@dimitrovdesignstudio.cor
404 E Abeyta ST 1/2
SANTA FE , NM 87505

Applicant: TIHO DIMITROV tiho@dimitrovdesignstudio.cor
404 E Abeyta ST 1/2
SANTA FE , NM 87505

Applicant: TIHO DIMITROV tiho@dimitrovdesignstudio.cor
404 E Abeyta ST 1/2
SANTA FE , NM 87505

Contacts:

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005021-HDRB

Address: 311 East Berger Street
Historic Status: Don Gaspar Area
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(H) Don Gaspar Area Design Standards.

BACKGROUND & SUMMARY:

311 East Berger Street is currently a vacant lot in the Don Gaspar Area Historic District. The lot is behind a street-fronting lot and has limited public visibility.

The applicant proposes to construct a new single family residential structure with a heated area of 2,067 square feet plus a 280 square foot carport and two portals with a roof area of 594 square feet. It will be constructed in a Spanish Pueblo Revival Style:

1. The maximum building height will be 14'-10", which is the maximum allowable height; Parapet walls will vary in height between 16 and 36 inches;
2. The proposed windows are with "Prairie" style divided lites; Windows will be aluminum clad Pella colored "Sage";
3. Along the west side of the building, a metal spiral stair, leading to a small roof deck, approx. 10 by 8 feet.
4. Portals will have exposed stained wood and beams (Sherwin Williams Golden Oak) and standing-seam metal shed roofs colored "Propanel Light Stone;
5. Construct a masonry wall with stucco finish and a maximum height of 6'-0" with a wooden gate;
6. Stucco will be El Rey Sto, colored "Pueblo";

Daniel Schwab
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue, Santa Fe, NM

March 14, 2022

Dear Mr. Schwab,
I would like to submit this application for HDRB hearing and the attached supporting documents on behalf of the Owner of the property located at 311 E. Berger Street, Santa Fe, NM, Gregg Henry and Wenda Trevathan.

The proposed project consists of new construction of a single-family, detached residence with a heated area of 2,067 sf., plus a 280 s.f. carport and two portals with a roof area of 594 s.f., and a total roofed area of 2,941 s.f. The new building will be situated on the vacant lot of land at 311 E. Berger Street. The architectural style of the building can be described as "Pueblo", featuring materials and finishes typical to local Pueblo style, including adobe exterior walls with stucco finish, exposed stained wood posts and beams at portals with shed roofs. The shed roofs proposed roof material is standing-seam metal, color as specified below. The proposed windows are with "Prairie" style divided lites. The maximum proposed building height is 14'-10", per the height calculation provided by HDRB staff. The existing driveway is covered with gravel. The proposed yard wall at the east side of the private courtyard is to be a masonry wall with stucco finish and a maximum height of 6'-0". The single-car carport will have a clearance of 8'-0" with a slight cantilever at the east end, to allow vehicles better maneuverability. The proposed building finishes and colors are attached and are as listed below:

- Stucco – El Rey Sto, Pueblo
- Exterior Wood finish/stain – Sherwin Williams Golden Oak
- Window finish/color – Pella metal-clad wood windows, Pella Color "Sage"
- Window style to be casement or double-hung, with prairie-style divided lites
- Metal Roof finish/color – "Propanel Light Stone"

All of the roof area, with the exception of two portals and a bay-window element, will be concealed by parapet walls varying in height between 16" to 36". Along the west side of the building, there is a proposed metal spiral stair, leading to a small roof deck, approx. 10'x8'. There is private open space provided in the form of a courtyard at the east side of the building, enclosed by 6ft yard walls and a wooden gate. The off-street parking provided is for one space at the carport and one uncovered space, in the northeast corner of the property.

Attached, you will find the signed Preliminary Zoning Review sheet, along with the Site Plan, Floor Plan, Exterior Elevations, and Finish and Color samples, and site photos. If you need any additional information, let me know.

I am hoping that this application is accepted, and the case presented to HDRB at their meeting schedule for April 12th, 2022. Thank you for your help with this application.

Sincerely,
Tiho Dimitrov,
Dimitrov Design Studio LLC
505.660.0794
Email: tiho@dimitrovdesignstudio.com

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 03/04/2022

Site Address: 311 E. Berger Street, Santa Fe, NM

Property Owner of Record: Gregg Henry & Wenda Trevanthan

Applicant/Agent Name: Tiho Dimitrov

Proposed Construction Description: Single-family detached two-bdrm home

Contact Person Phone Number: (505) 660-0794

TOTAL ROOF AREA: 2,941 s.f.

Zoning District: R-21

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☑ Other: Don Gaspar Historic District

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

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

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

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

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 : 33.7 %
☐Open Space Required: 250 s.f.

Setbacks:
Proposed Front: 101' Minimum: 10'
2nd Front? _____
Proposed Rear: 5' Minimum: 5'
Proposed Sides: L 5' R 20' Minimum: 5'

Height: Proposed 14'-10"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed two (2) Accessible _____
Minimum: two (2)

Bicycle Parking:**
Proposed: _____ Minimum: N/A
** 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.

Tiho Dimitrov [☐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** 03/04/2021

To Be Completed By City Staff:

2022-004893-PAR

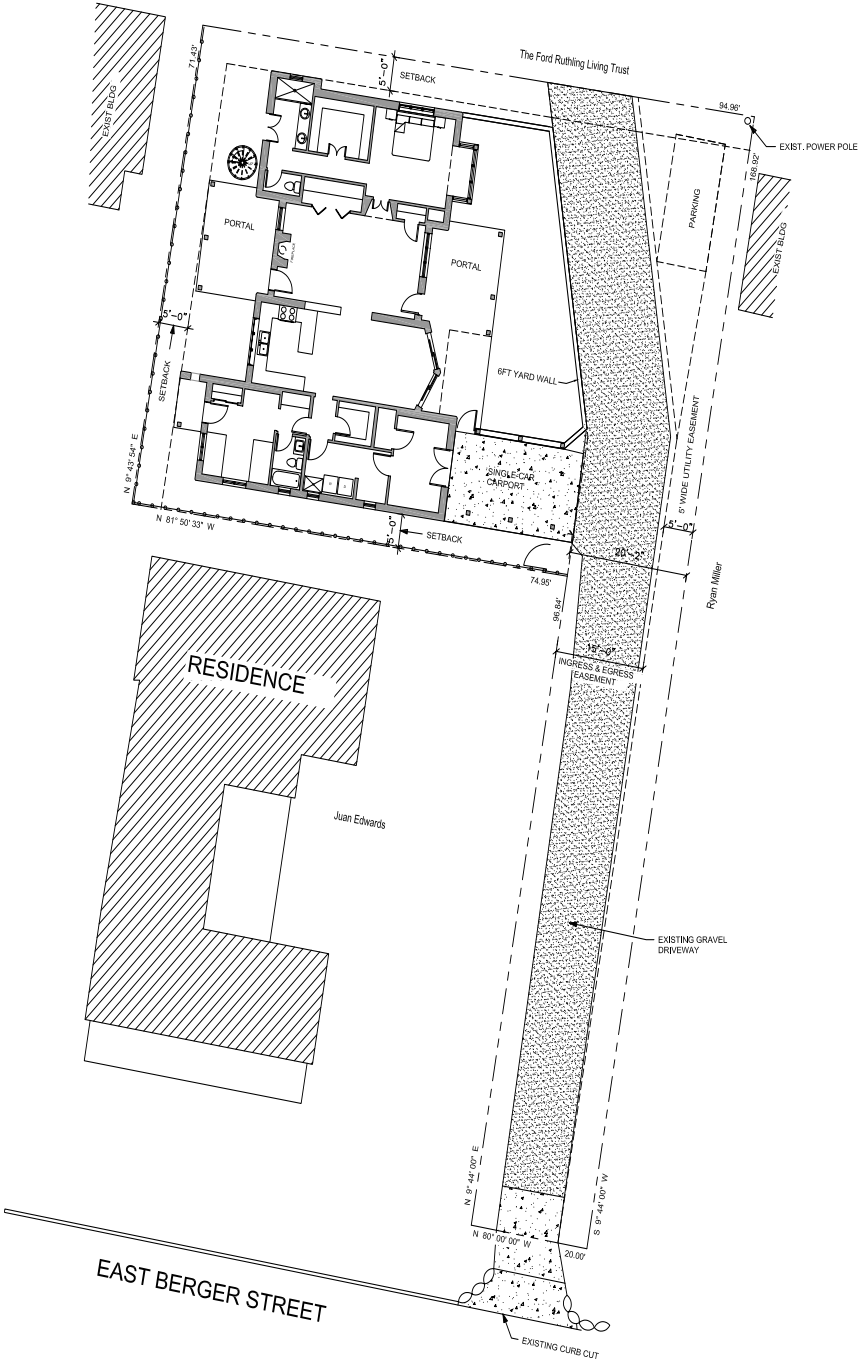
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

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

REVIEWER: Lani J McCulley **DATE:** 03/07/2022

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

Revised 20 November 2020



1 SITE PLAN
1" = 10'-0"

NORTH

SHEET INDEX	
Sheet Number	Sheet Name
A001	COVER SHEET & SITE PLAN
A101	PROPOSED FLOOR PLAN
A201	PROPOSED EXTERIOR ELEVATIONS
A202	PROPOSED EXTERIOR ELEVATIONS

ZONING ANALYSIS:

ZONING: R21

LOT AREA: 8,723 s.f. (0.2 ac.)

LOT COVERAGE: 2,941 / 8,723 = 33.7%
(40% ALLOWED)

SETBACKS:
FRONT: 20'-0" (10' REQ'D)
SIDE: 5'-0" (5' REQ'D)
REAR: 5'-0" (5' REQ'D)

HEIGHT:
MAX. BUILDING HEIGHT (HDRB) 14'-10"

AREAS:

LOT: 8,723 s.f. (0.2 ac.)

HEATED: 2,067 s.f.
CARPORT: 280 s.f.
PORTAL: 594 s.f.

TOTAL ROOFED: 2,941 s.f.

DESIGN CRITERIA:

CODES: 2015 IRC

CONSTRUCTION TYPE: VB

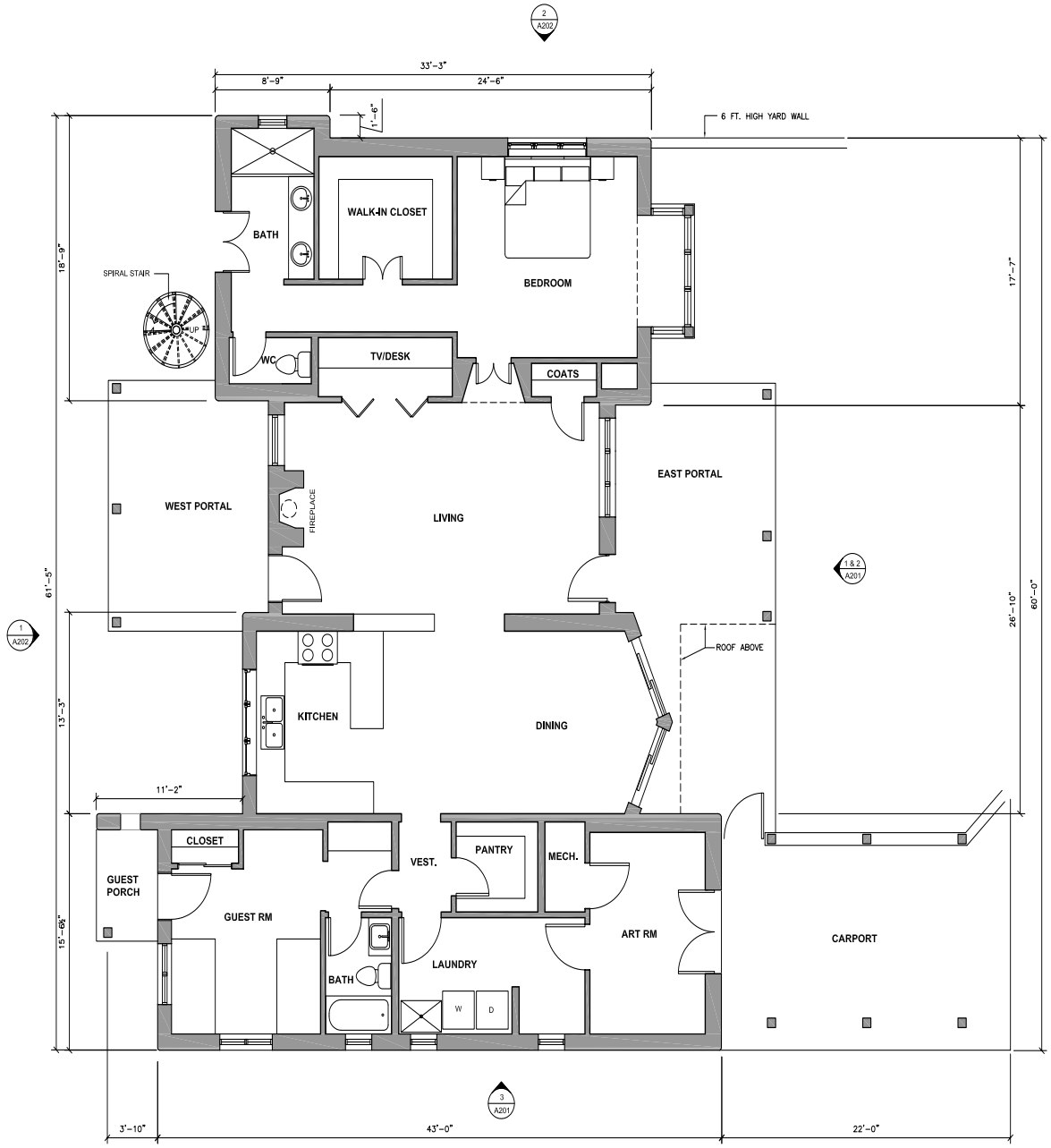
10 0 10 20
1" = 10'-0" SCALE FEET

REVISIONS	BY:

COVER SHEET & SITE PLAN

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1" = 10'-0"
SHEET NO: A001



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

NORTH

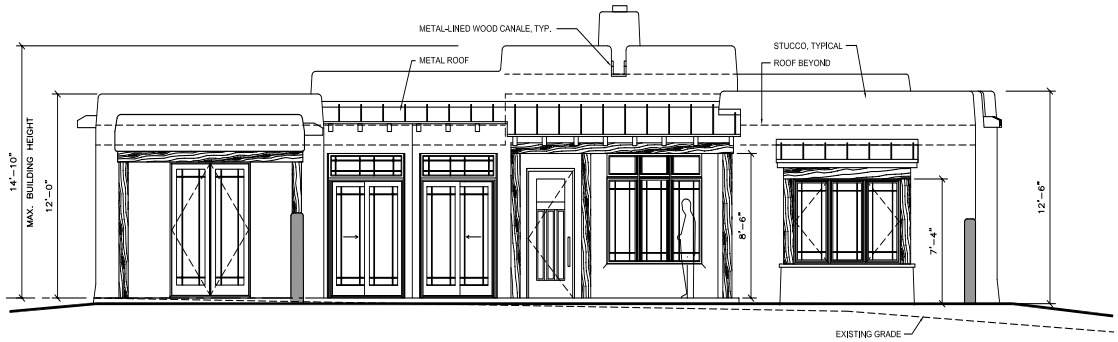
1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

REVISIONS	BY:

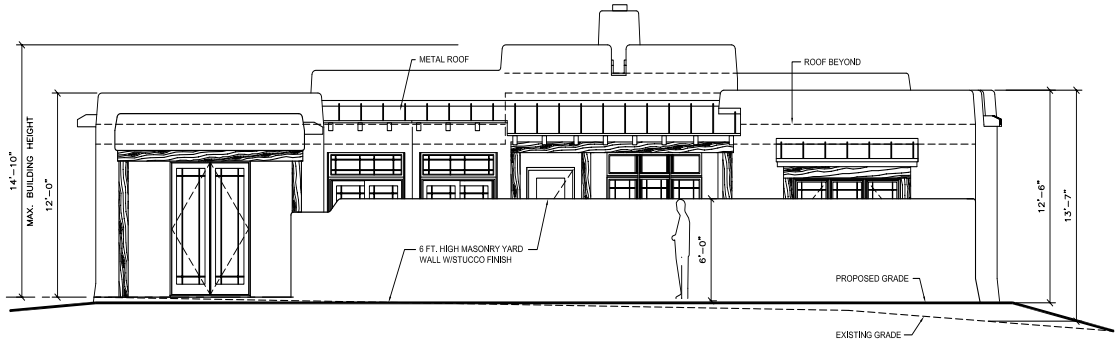
PROPOSED FLOOR PLAN

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

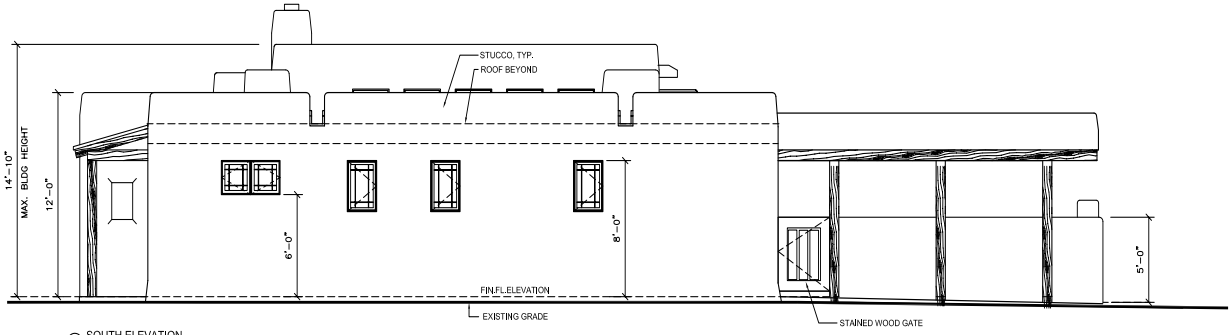
DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A101



1 EAST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION - VIEW OF YARD WALL
1/4" = 1'-0"



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

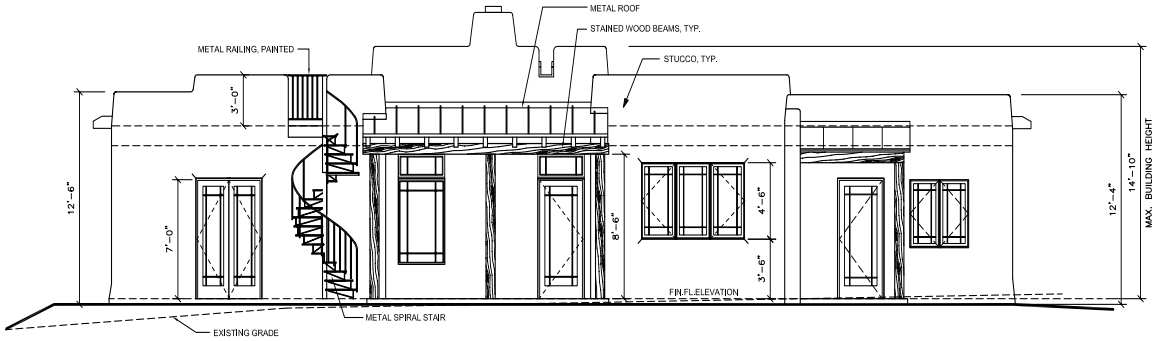
1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

REVISIONS	BY:

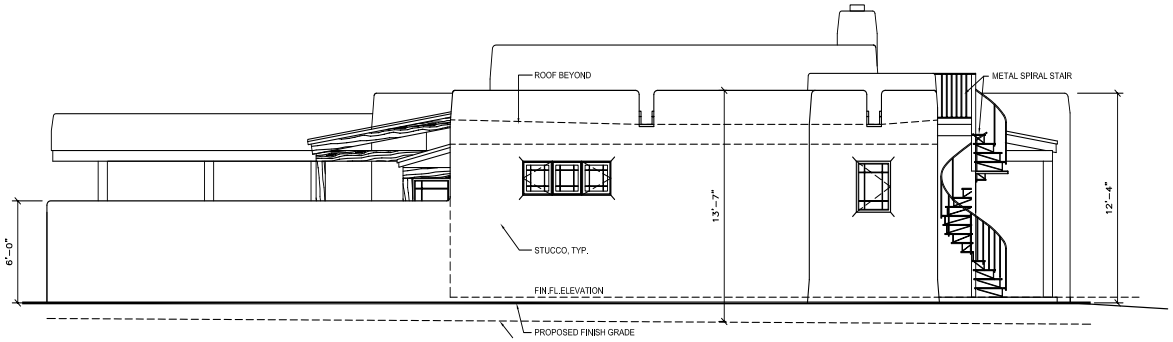
PROPOSED EXTERIOR ELEVATIONS

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A201



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



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

1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

REVISIONS	BY:

PROPOSED EXTERIOR ELEVATIONS

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A202

311 E.Berger Street Site Photos

Exterior stucco color: Sto Pueblo

Exterior wood finishes: Sherwin Williams Golden Oak

Windows: Pella - Prairie style

Window exterior finish: Pella Putty

Metal roof: ProPanel light stone

Light Stone (63)

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005032--HDRB

Project Description:

Project Location(s): 610 GALISTEO ST
Santa Fe, NM 87505

Contacts:

Property Owner: Richard & Catherine Johnson

Applicant: Catherine Fletcher-Leriche k.leriche@comcast.net

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: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005032-HDRB

Address: 610 Galisteo Street
Historic Status: Contributing
Historic District: Don Gaspar Area Historic District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Cases H-11-059; H-06-100; H-05-193; H-05-167

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Garage door literature

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Standards.

BACKGROUND & SUMMARY:

610 Galisteo Street is three buildings each designated contributing to the Don Gaspar Area Historic District The three buildings are the main building and Units A and B. The main unit is 1,446 square feet. Unit A is connected to the main building. Unit A is 1,006 square feet. Unit B is detached, 946 square feet, and 11' from Unit A. The main building and two units are old Spanish-Pueblo Style, adobe, single story, with flat roofs and parapets. The main building has a small portal with stuccoed columns. The main building is a single-family residence constructed before 1912. At an unknown historic date, an addition was constructed to the rear of this building. The buildings were remodeled per previous Historic District Review Board cases in 2005, 2006, and 2011.

The applicant proposes is to construct a free-standing 720 square foot 3-car garage at the southwest rear of the property 18' - 11" from Unit B. The garage will match the existing Spanish-Pueblo Revival Style buildings with a flat roof, parapets, and canales. Its proposed height is 11'-0" where the maximum allowable height 16'-8". The heights of the existing buildings are 10'-4" for Unit B and 13' – 8" for the main building and Unit A. The 3 garage doors will be steel with a faux wood grain, 8' wide x 7' high in golden oak with an upper window pattern of 2-4-lite with obscure glass. The new building's north and south elevations will have one "chutney" aluminum clad 4-lite window. Stucco will match existing cementitious "buckskin." The garage will be located at the end of the long driveway.

No changes are proposed to the existing buildings on the property.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Be Completed By Applicant:

Date Submitted: 2/23/2022

Site Address: 610 Galisteo Street

Property Owner of Record: Art & Lynda Brender

Proposed Construction Description: New 3-car garage

Applicant/Agent Name: Kate Leriche

Contact Person Phone Number: ( ) -

TOTAL ROOF AREA: 4133.95 sq. ft.

Zoning District: Don Gaspar R-21

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

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

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

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

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

Terrain: ☐ 30% slopes ____

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

Lot Coverage: 55 %
☒ Open Space Required 1240 sq. ft.

Setbacks:
Proposed Front: 10' Minimum: ____
2nd Front? ____
Proposed Rear: 5' Minimum: 5'
Proposed Sides: L 5' R 5' Minimum: 5'

Height Proposed 11'-4"
Maximum Height: ____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 (6) Accessible ____
Minimum: 6

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.

Catherine Fletcher Leriche [☐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.

Catherine Fletcher Leriche 2/23/22
SIGNATURE **DATE**

To Be Completed By City Staff:

2022-004970-PAR

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

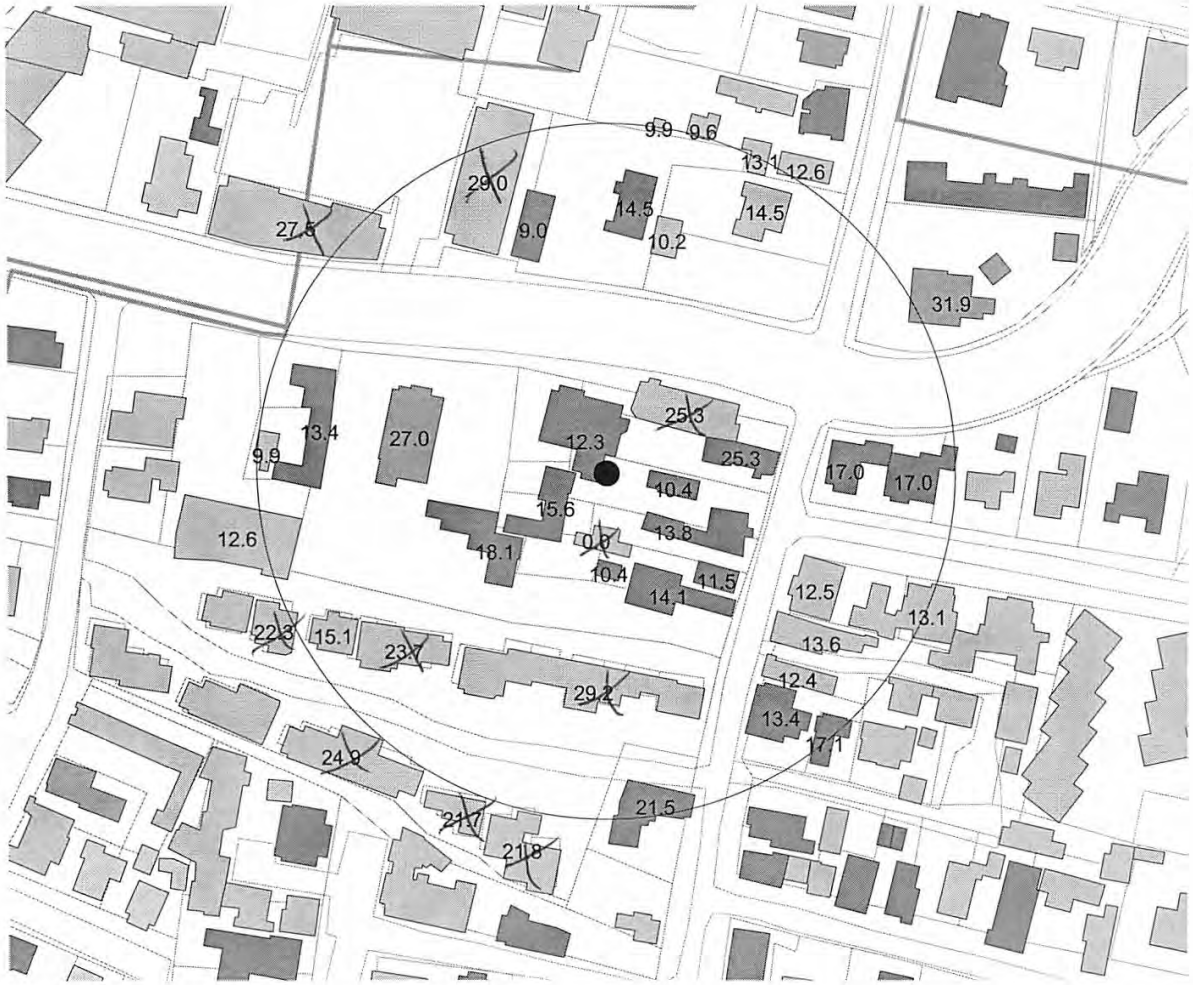
Zoning Approval:
☒ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**
Comments/Conditions: Legal lot of Record document provided is not signed by City in 2010. Will need to provide further proof of LLOR. Private open space is provided at 1,365 sq. ft 55% lot coverage is allowed. Garage will house 3 and driveway an additional 3off street parking spaces to meet requirement of 6.

REVIEWER: Lani J McCulley **DATE:** 03/01/2022

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

Revised 20 November 2020

610 Galisteo Street (REAR) Height Calculation



Total: 462.5
Count: 31
Average: 14.9
Maximum Allowable Height: 16' 8"

DAR
9.22.05

Building rooflines

- L
- S
- C
- N
- NA
- NON
- NR
- Sfbldg.shp
- Sfeor.shp
- Sfparcll.shp
- Hdist.shp

0.06 0 0.06 0.12 Miles

N
W E
S

Proposal letter: 610 Galisteo Street- new garage
03/14/22

Catherine Fletcher- Leriche, AIA
814 Camino Acoma
Santa Fe, NM 87505
505 699 4417

March 14, 2022

Historic Preservation Division
Santa Fe City Hall
200 Lincoln Ave.
Second Floor
Santa Fe, NM 87501

Reference property:
Art and Lynda Brender and Richard and Catherine Johnson
610 Galisteo Street
Santa Fe, NM 87505

Dear Historic Preservation Division,

The owners of 610 Galisteo Street would like to build a 720 s.f. detached 3-car garage at the rear of their property. The driveway is long and the proposed garage would not be visible from the street. The proposed height is 11'-10" from top of grade to top of parapet. Stucco color is BUCKSKIN, Parex USA, cementitious. The garage doors are by Overhead Door, aluminum, wood grain in a powder coat finish to match the Kolbe CHUTNEY. The windows are alumimum clad by KOLBE, ultra series, color CHUTNEY. There is no change proposed to the existing buildings on the site.

Thank you,

Catherine Fletcher-Leriche, AIA

(1)

After recording return to:
Rio Grande Title Company, Inc.

File No. **60110453 John Noble**

WARRANTY DEED (Joint Tenants)

Leslie Arthur Roundstream and Debra Lynn Hart, husband and wife, for consideration paid, grant to Arthur J. Brender Jr. and Lynda G. Brender, husband and wife, whose address is 4121 Hampshire Blvd., Fort Worth, TX 76013, as joint tenants of the following described real estate in SANTA FE County, New Mexico:

Unit A, 610 Galisteo Street Condominium, created by Condominium Declaration for 610 Galisteo Street Condominium, dated April 29, 2010 and recorded as Instrument No. 1597444, and as delineated on plats filed in the Office of the County Clerk of Santa Fe County, New Mexico, in Plat Book 716, Page 2, as Document No. 1596867, and in Plat Book 722, Page 46, as Document No. 1613022.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2011 and subsequent years,

with warranty covenants.

WITNESS our hands and seals this 22nd day of November, 2011.

Leslie Arthur Roundstream

Debra Lynn Hart

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE } SS

This instrument was acknowledged before me this 22 day of November, 2011,
by Leslie Arthur Roundstreemand Debra Lynn Hart
(Name or Names of Person or Persons Acknowledging)

My commission expires: 12/10/2011

Notary Public

OFFICIAL SEAL
John A. Noble
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 23RD Day Of November, 2011 at 08 05 19 AM And Was Duly Recorded as Instrument # 1652013 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

SFC CLERK RECORDED 11/23/2011

Prepared By and Return To:

Fidelity National Title Insurance Co.
8500 Menaul Blvd NE #B-150
Albuquerque, NM 87112

GF# FT00081167-FNT21

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 6TH Day Of December, A.D., 2010 at 11:57:46 AM And Was Duly Recorded as Instrument # 1619036 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM

Deputy - EROMERO

1619036 12/06/10 SFC

WARRANTY DEED

(Joint Tenants)

Modo Group, LLC, a New Mexico limited liability company

for consideration paid, grant to

Richard E. Johnson and Catherine M. Johnson, husband and wife, as joint tenants

whose address is 706 Hawthorne St., Unit G, Houston, TX 77006

as joint tenants the following described real estate in Santa Fe County, New Mexico:

Unit Main, 610 Galisteo Street Condominium, created by Condominium Declaration for 610 Galisteo Street Condominium, dated April 29, 2010 and recorded as Instrument No. 1597444, and as delineated on plats filed in the office of the County Clerk, Santa Fe County, New Mexico, in Plat Book 716, page 002, as Instrument No. 1596667

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2010, and subsequent years.

Witness our hands and seals this 6th day of December 2010

Modo Group, LLC, a New Mexico limited liability company

BY: _____
Owen J. Nelson, Member

BY: Martha H. Nelson
Martha H. Nelson, Member

STATE OF New Mexico

COUNTY OF Santa Fe

This instrument was acknowledged before me on December 6, 2010

by Owen J. Nelson, Member and Martha H. Nelson, Member of Modo Group, LLC, a New Mexico limited liability company

Notary Public

My Commission Expires: 1/28/14

(SEAL)

OFFICIAL SEAL
SUSAN C. TYRA
Notary Public
State of New Mexico
My Commission Expires 1/28/14

Warranty Deed - Joint Tenants (4-99)
FDNM0025.mdw

SF201417

WARRANTY DEED

AYUMI DATE, a single person, for consideration paid, grants to ARTHUR J. BRENDER and LYNDA G. BRENDER, husband and wife, as joint tenants, whose address is 4121 Hampshire Blvd., Fort Worth, TX, 76103 the following described real estate in Santa Fe County, New Mexico:

Unit B, 610 Galisteo Street Condominium, created by Condominium Declaration for 610 Galisteo Street Condominium dated April 29, 2010 and recorded as instrument No. 1597444, and as delineated on and contained in the plat and floor plan filed as Document No. 1596867 and recorded in Plat Book 716 at page 2, records of Santa Fe County, New Mexico, in Amendment thereto filed as Document No. 1613022 appearing in Plat Book 722 at page 46, and as shown on "Asbuilt Survey of the Perimiter of Unit B, The 610 Galisteo Street Condominium" recorded November 8, 2018 as Document No. 1872263 in Plat book 841 at page 43, records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.

with warranty covenants.

WITNESS my hand and seal this 28th day of December, 2020.

Ayumi Date

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 29TH Day Of December, A.D., 2020 at 09:40 o'Clock A.M. And Was Duly Recorded as Instrument # 1938781 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - ABIGAIL LUGO
County Clerk, Santa Fe, NM

e-Recorded 1938781 12/29/20 SFC

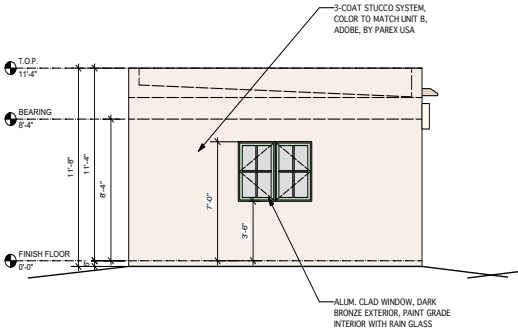
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

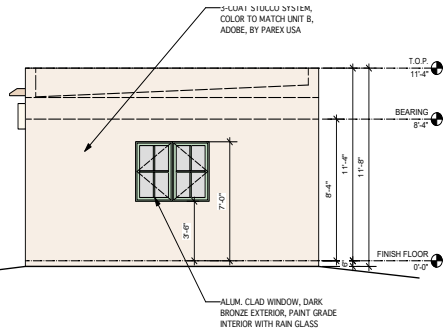
This instrument was acknowledged before me on the 28th day of December, 2020, by Ayumi Date.

OFFICIAL SEAL
AMANDA M. ADELO
Notary Public
State of New Mexico
My Commission Expires 4-26-23

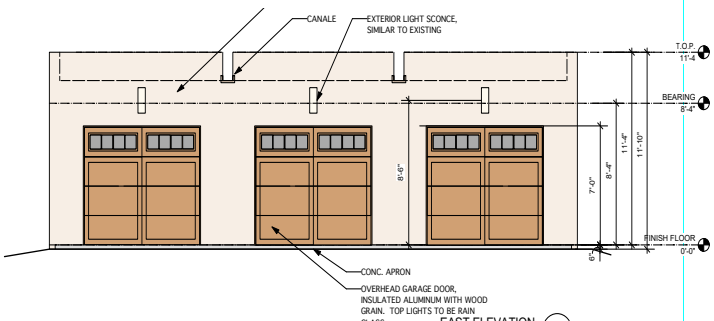
Notary Public
My Commission Expires: 4-26-23



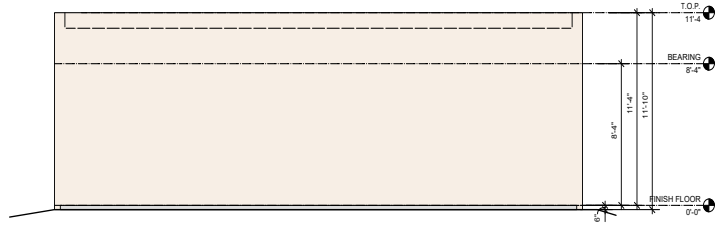
SOUTH ELEVATION 4
Scale: 1/4" = 1'-0"



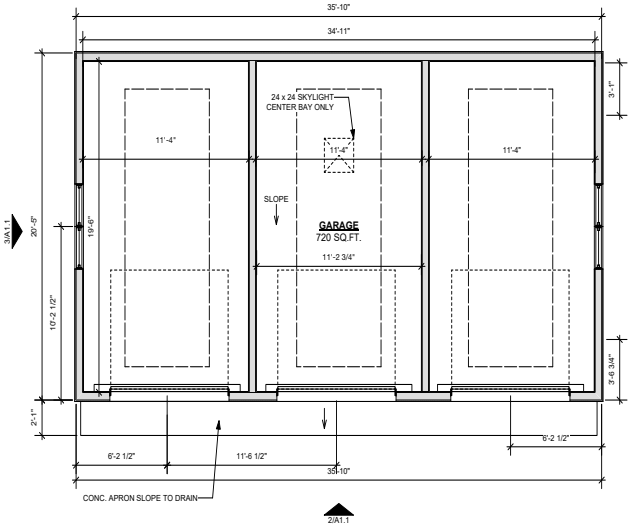
NORTH ELEVATION 3
Scale: 1/4" = 1'-0"



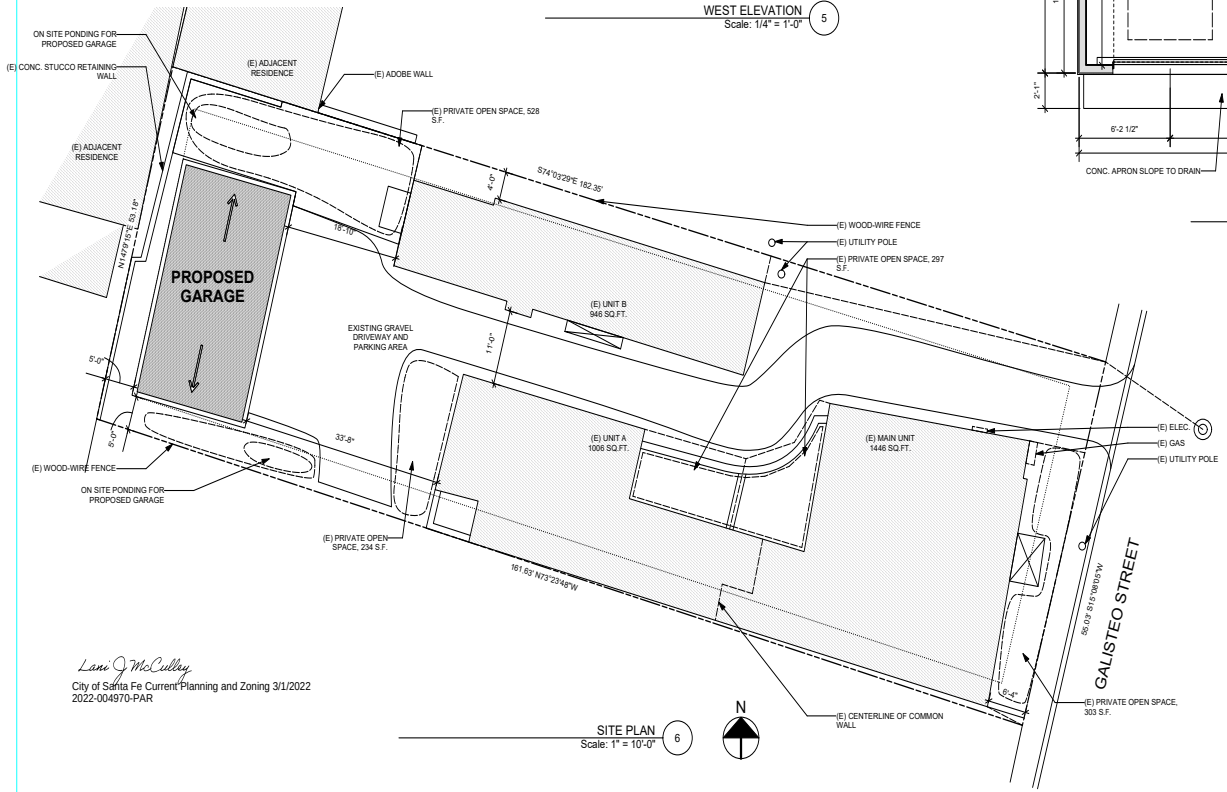
EAST ELEVATION 2
Scale: 1/4" = 1'-0"



WEST ELEVATION 5
Scale: 1/4" = 1'-0"



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



Lani J McCulley
City of Santa Fe Current Planning and Zoning 3/1/2022
2022-004970-PAR

SITE PLAN 6
Scale: 1" = 10'-0"

NOTES:

610 GALISTEO STREET
SANTA FE, NM, 87505

1. ZONING DISTRICT: DON GASPAR
2. RESIDENTIAL SINGLE FAMILY: R-21
3. PROPOSED GARAGE = 720 SF
3. 720 SF OF ADDITIONAL IMPERVIOUS SURFACE X .16 = 115 CUBIC FEET OF STORMWATER RETENTION

LOT =	8,934 S.F. = .2051 ACRES
EXISTING UNIT A=	1,006 S.F.
EXISTING UNIT B=	946 S.F.
EXISTING UNIT M=	1,446 S.F.
EXISTING PORTAL=	192 S.F.
EXISTING S.F.=	3,398 S.F.
40% LOT COVERAGE=	3,574 S.F.
55% LOT COVERAGE=	4,914 S.F.
ALLOWABLE ADDITION=	176 S.F. (40% LOT COVERAGE)
ALLOWABLE ADDITION=	1,525 S.F. (55% LOT COVERAGE)
UNIT M- PRIVATE OPEN SPACE=	453 S.F.
UNIT A- PRIVATE OPEN SPACE=	384 S.F.
UNIT B- PRIVATE OPEN SPACE=	528 S.F.
PROPOSED ADDITION=	720 S.F.

610 GALISTEO ST.

PROPOSED GARAGE

ART AND LYNDA BRENDER
610 GALISTEO ST
SANTA FE, NEW MEXICO 87505

ARCHITECT

CATHERINE FLETCHER-LERICHE, AIA
814 CAMINO ACOMA
SANTA FE, NEW MEXICO 87505
(505) 699-4417

DATE

02/23/22
HDRB REVIEW

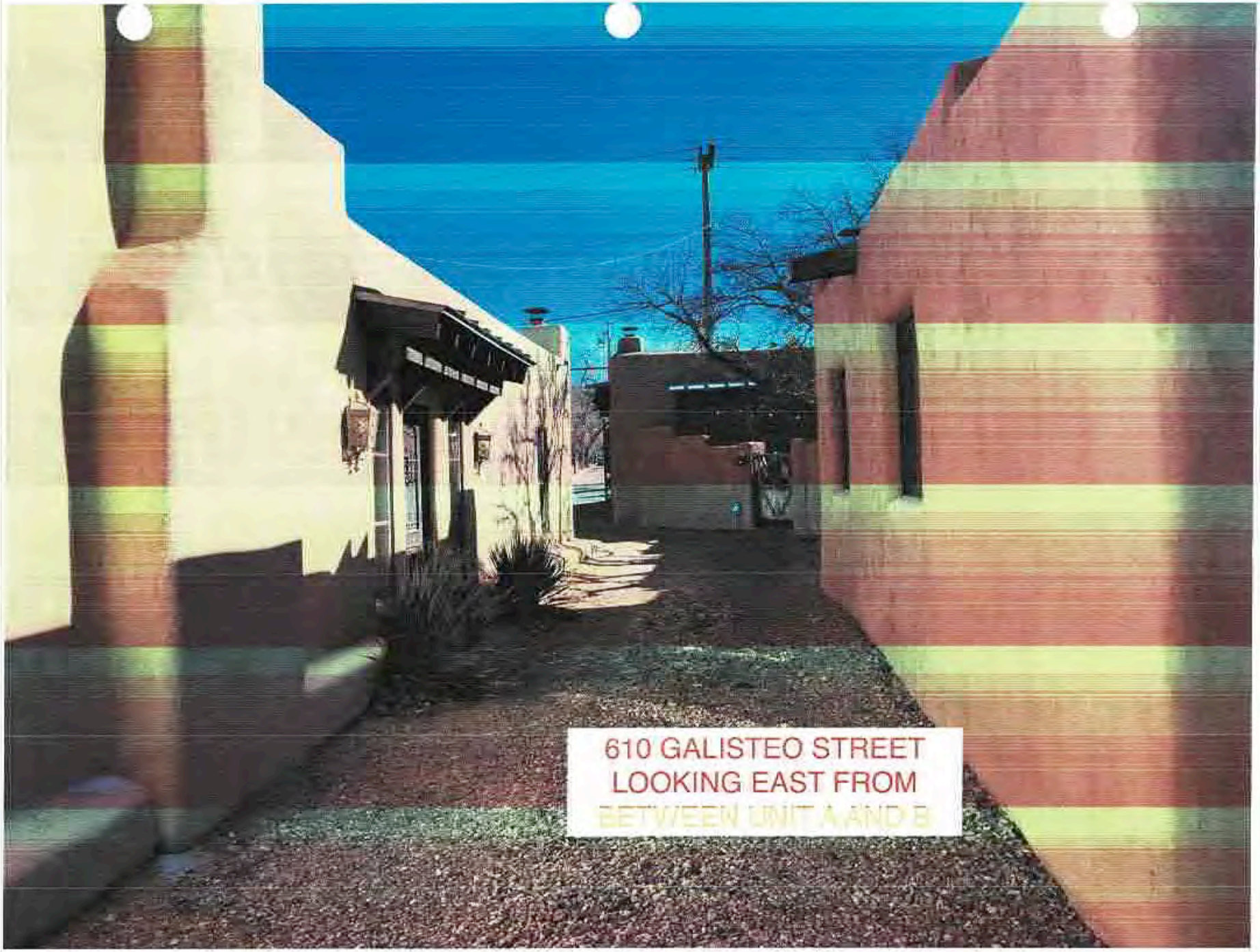
SHEET TITLE

GARAGE

SHEET NUMBER

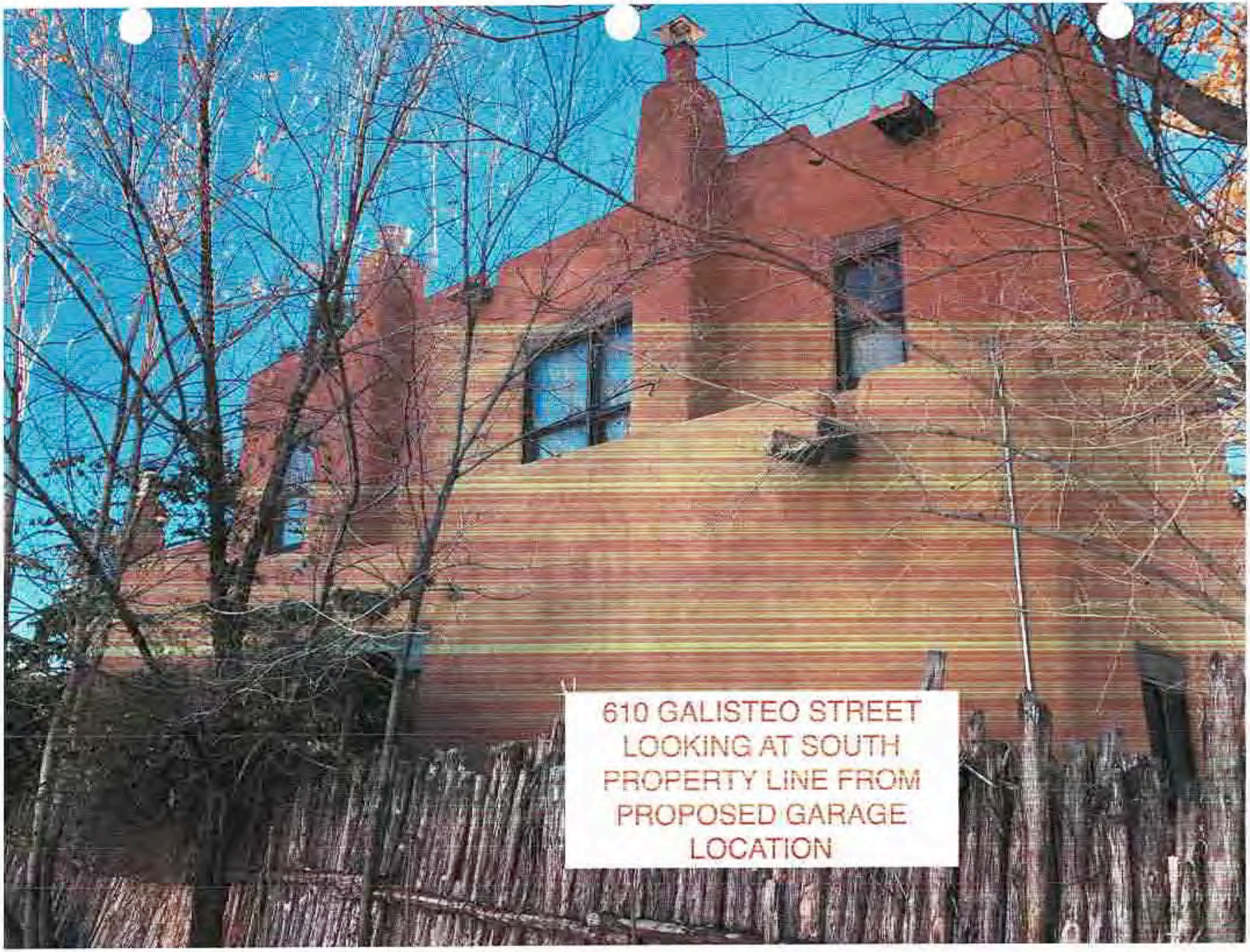
A1.1

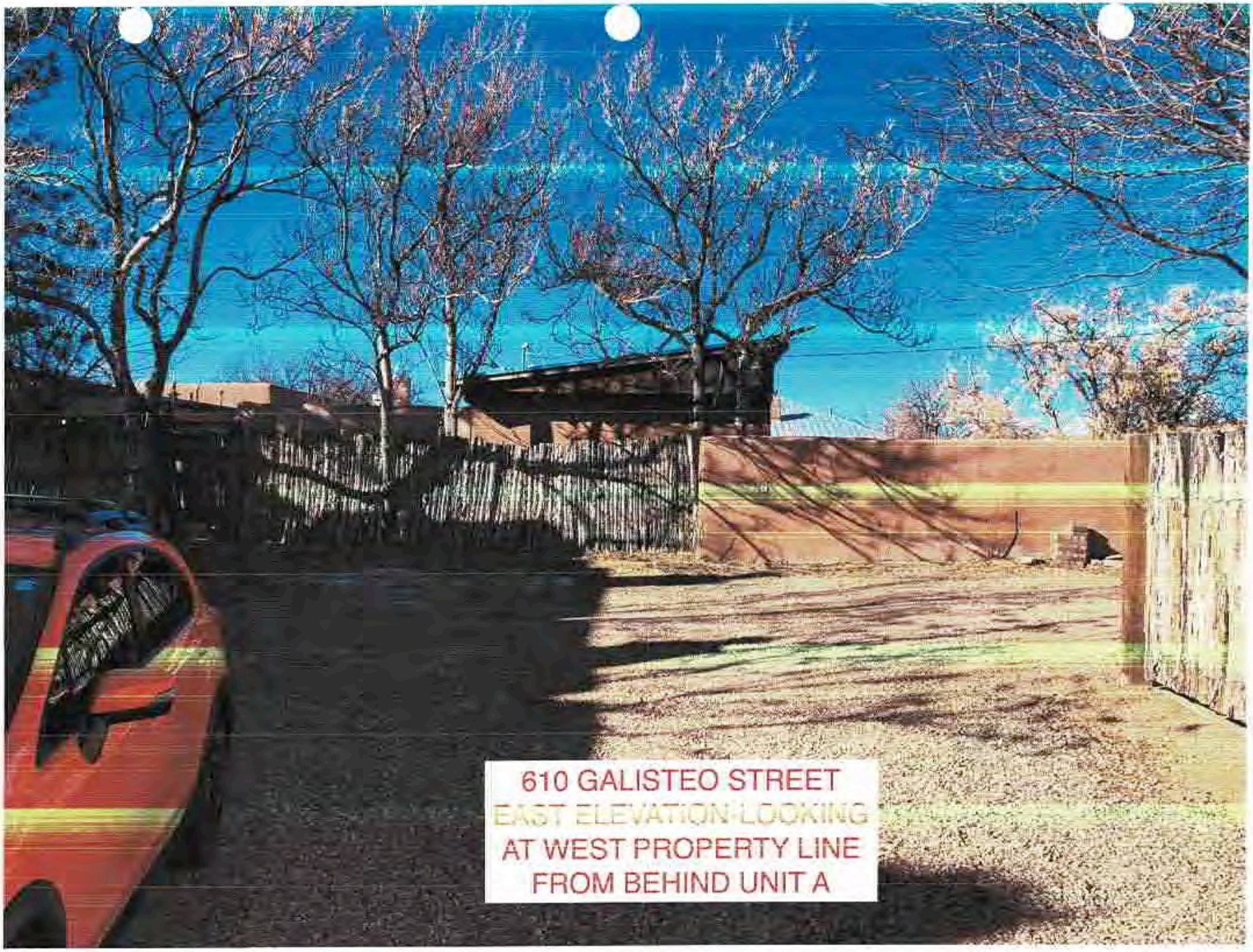
610 GALISTEO STREET
EAST ELEVATION-FROM
STREET, UNIT M

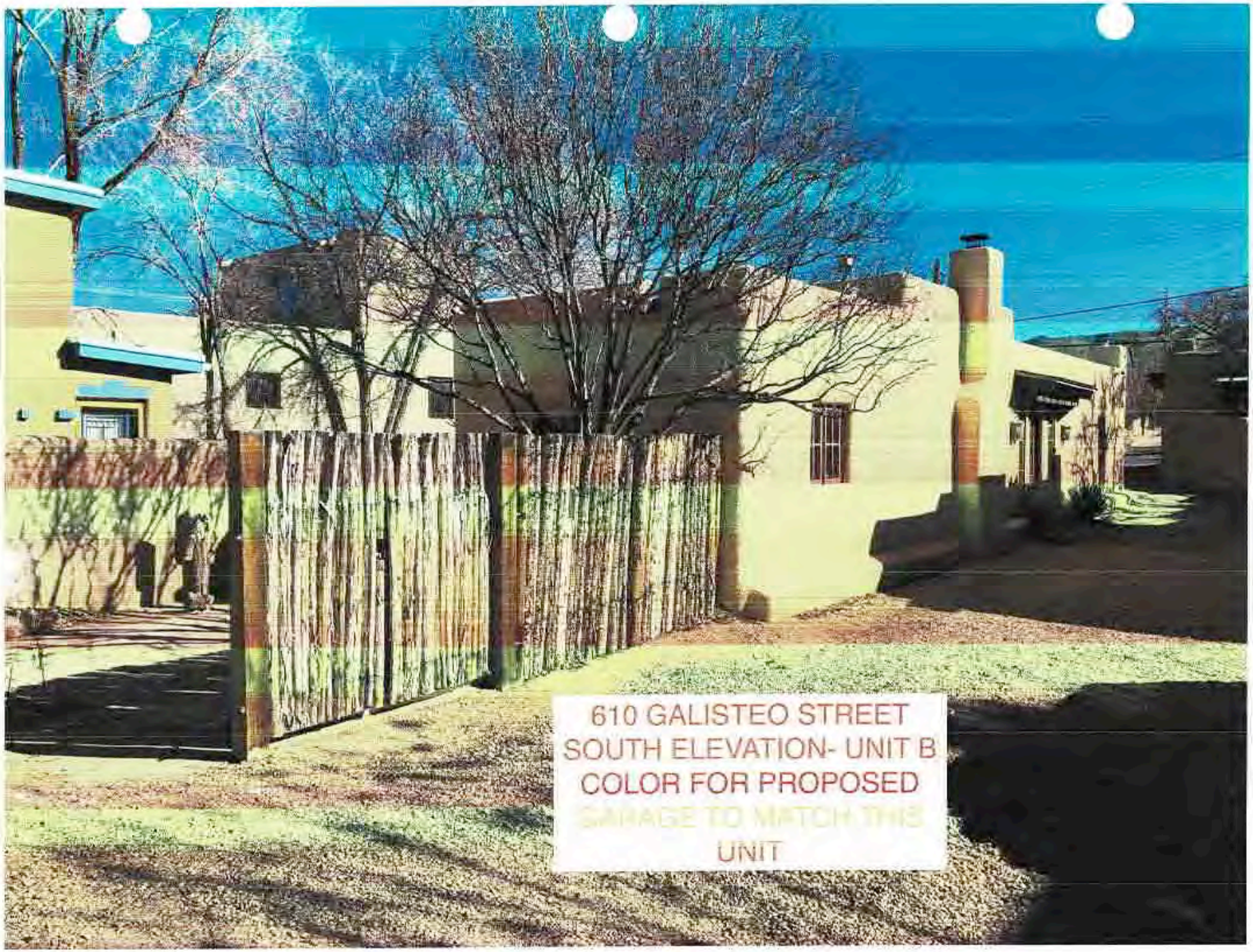

610 GALISTEO STREET
LOOKING EAST FROM
BETWEEN UNIT A AND B

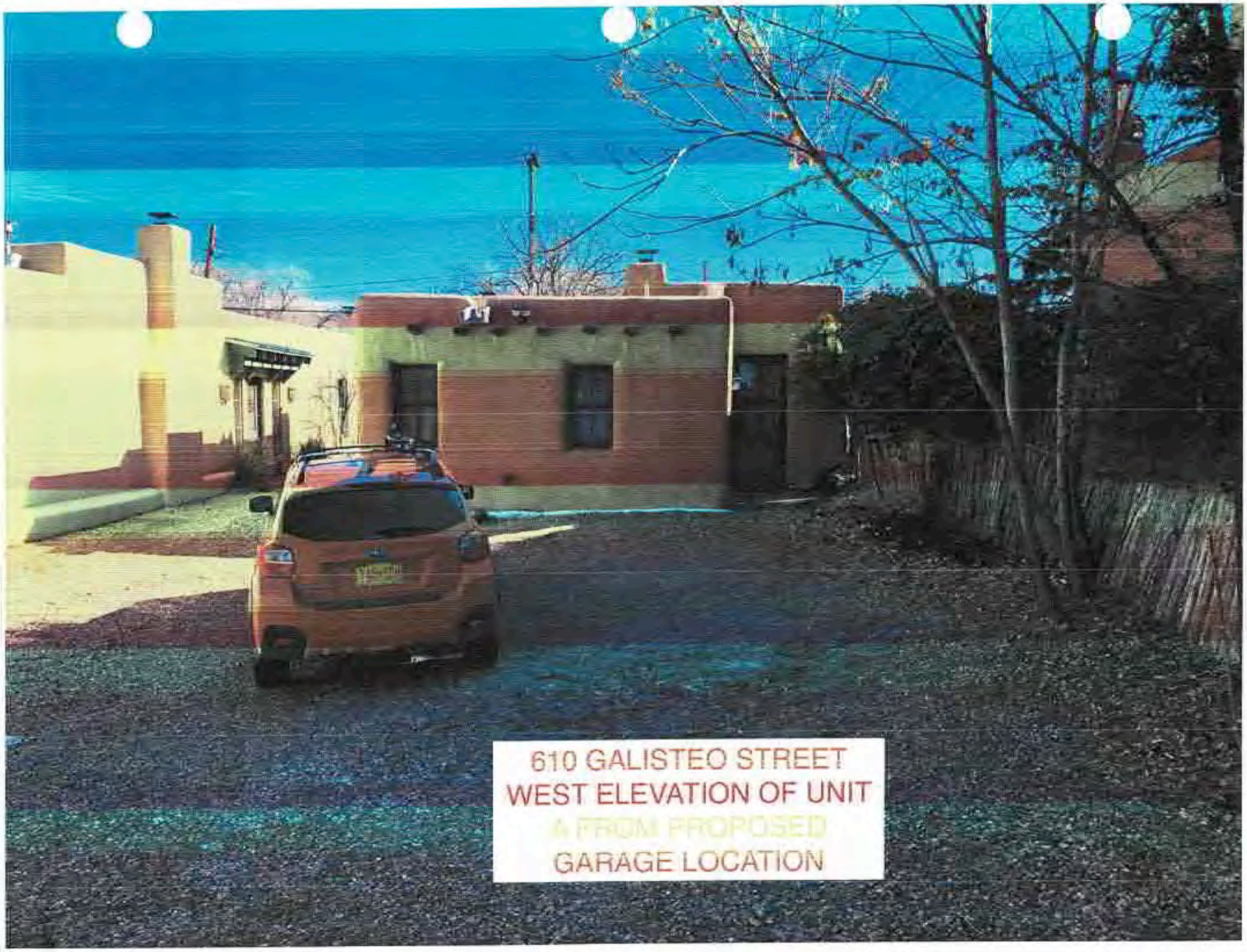
610 GALISTEO STREET
SOUTH ELEVATION DETAIL
AT UNIT B- PROPOSED
GARAGE TO MATCH THESE
COLORS

610 GALISTEO STREET
LOOKING AT NORTH
PROPERTY LINE FROM
PROPOSED GARAGE
LOCATION


610 GALISTEO STREET
LOOKING AT SOUTH
PROPERTY LINE FROM
PROPOSED GARAGE
LOCATION


610 GALISTEO STREET
EAST ELEVATION-LOOKING
AT WEST PROPERTY LINE
FROM BEHIND UNIT A


610 GALISTEO STREET
SOUTH ELEVATION- UNIT B
COLOR FOR PROPOSED
GARAGE TO MATCH THIS
UNIT


610 GALISTEO STREET
WEST ELEVATION OF UNIT
A FROM PROPOSED
GARAGE LOCATION

610 Galistee St.

Thermacore® COLLECTION

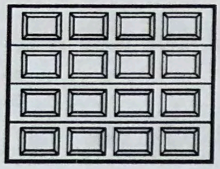
Door Designs

Select your door panel style and color

1 Choose a panel style and model

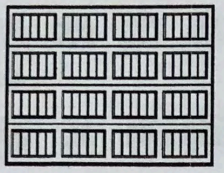
Doors shown are 7' tall. The number of sections on 8' doors may vary.

Standard Panel (SP) (S)



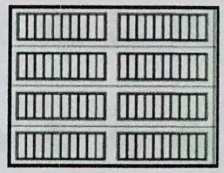
Models 5720, 5740, 5760
(297, 194, 494)

Vertical Short (VS) (V5)



Models 5720, 5740, 5760
(296, 199, 497)

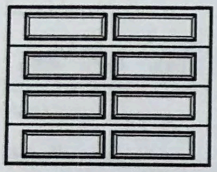
Vertical Long (VL) (V10)



Model 5740
(192)

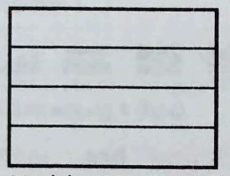
Note:
Previous model numbers and panel styles are noted in parentheses in gray.

Long Panel (LP) (L)



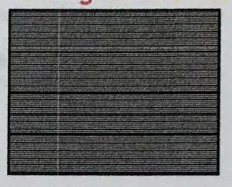
Models 5720, 5740, 5760
(295, 198, 496)

Flush Panel (FP) (F)



Models 5720, 5740, 5760
(298, 195, 495)

Microgroove (MG) (M)



Model 5740
(196)

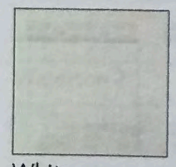
MODELS	5720	5740	5760
Polyurethane insulation	•	•	•
R-value*	9.31	12.76	17.5
Steel backing	•	•	•
Warranty**	20-Year Limited	Limited Lifetime	Limited Lifetime

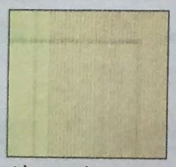
* R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

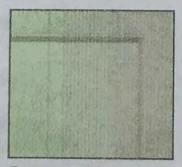
** See full text of warranty for details.

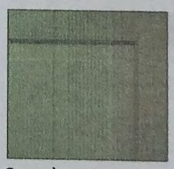
2 Choose a color

Painted finishes (standard)

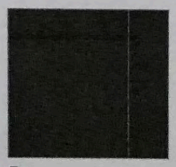

White


Almond

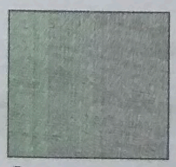

Desert Tan

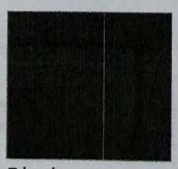

Sandstone

Terra Bronze


Brown

Hunter Green


Gray


Black

Actual colors may vary from brochure due to fluctuations in the printing process. **Always request a color sample from your Distributor for accurate color matching before ordering your door.**

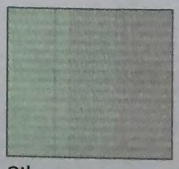
Textured Wood Grain finishes

Golden Oak

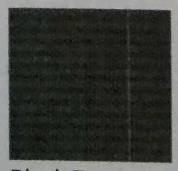
Walnut

Mission Oak

Modern Metallic finishes (shown on Microgroove panel)


Silver

Dark Bronze


Black Frost

610 Galisteo St.

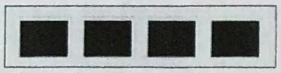
Thermacore® COLLECTION

Decorative Accents

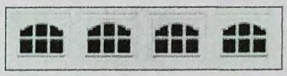
Customize your door with windows

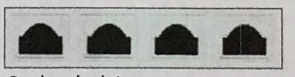
3 Choose a window style

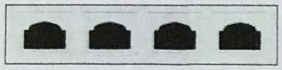
Available on Standard, Flush and Vertical Short panels

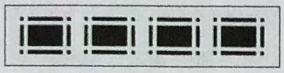

Clear Short

Ashton 1

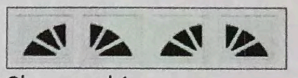

Cascade 1


Cathedral 1

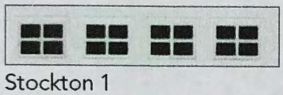

Madison 1

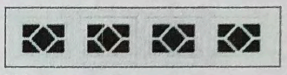

Prairie 1

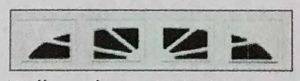
Ruston 1

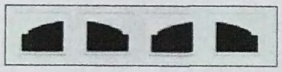

Sherwood 1

Stockford 1


Stockton 1

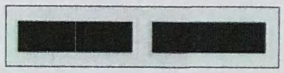

Waterton 1

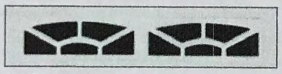

Williamsburg 1 (4pc)


Winston 1

Williamsburg 1 (8pc)

Available on Long, Flush, Vertical Long and Vertical Short panels


Clear Long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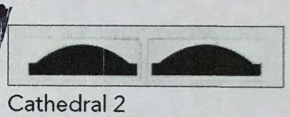
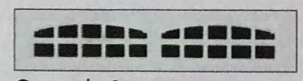
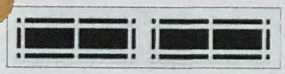
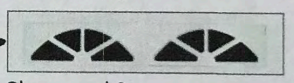
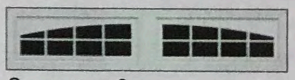

Cathedral 2

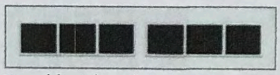

Cascade 2

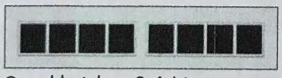

Prairie 2

Ruston 2


Sherwood 2


Somerton 2


Stockbridge 2 3-Lite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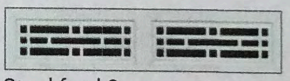
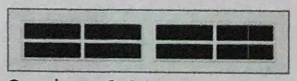
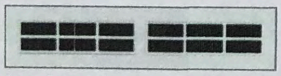
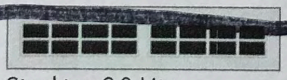
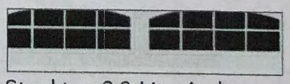
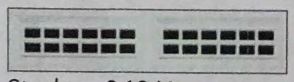

Stockford 2

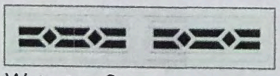

Stockton 2 4-Lite

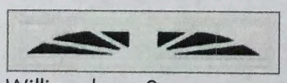

Stockton 2 6-Lite

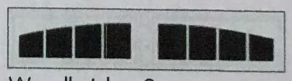

Stockton 2 8-Lite

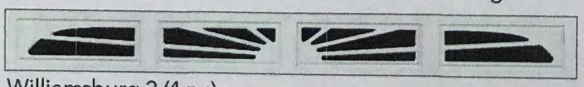

Stockton 2 8-Lite Arch


Stockton 2 12-Lite

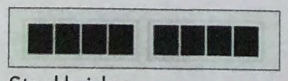

Waterton 2

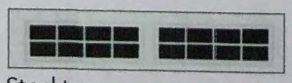

Williamsburg 2

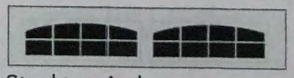

Wyndbridge 2

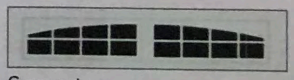

Williamsburg 2 (4 pc)

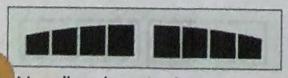
Carriage style window trim. Available on Model 5740, Standard and Flush panels only.


Stockbridge

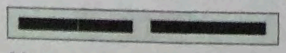

Stockton


Stockton Arch


Somerton


Wyndbridge Arch

Available on Flush and Microgroove panels in Modern Metallic finishes only. Modern Metallic finishes cannot be paired with other window options.


Narrow

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-004858--HDRB

Project Description:

Project Location(s): 120 W BERGER ST A
Santa Fe, NM 87505

Contacts:

Applicant: Thomas Lechner telechner24@gmail.com
24 Vista De Luna Dr. 24 Vista De Luna Dr.
SANTA FE, NM 87508

Property Owner: John Pound
118 & 120 Berger ST ALL
Santa Fe, NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 12, 2022

TO: Historic Districts Review Board Members

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

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Case # 2022-004858-HDRB

Address: 118-120 West Berger Street
Historic Status: Non-contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_____ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case 2020-004181-HDRB (Status), draft meeting minutes 9/28/21

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 Section 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

118-120 West Berger Street is a 3,340 square foot adjoined duplex Pueblo Revival structure in the Don Gaspar Area Historic District. There are four apartments arranged in the two attached duplexes constructed 30 years apart. The original portion was built in the 1950s; the second duplex was added in the 1980s. The joined buildings form roughly an "L," with the older section situated at the rear (south) of the lot facing the street.

The front (north) façade of the original structure has a parapet roof and a centered portal with vigas. The portal has double posts and is capped with a *zapato* corbel at its center. The portal shows strict symmetry, reflecting its duplex design. Each unit has a combination of steel windows. The front of the original duplex has two semi-permanent storm windows. The 1980s duplex is an unremarkable stuccoed structure with aluminum windows. The 1980s duplex has an existing low stucco yard wall and gate that are not historic and extends only across the western end of the property's front (north-facing).

At the September 28, 2021 Historic Districts Review Board meeting, the board re-confirmed its non-contributing status (confirm) and designated the south façade of the original 1950s building' north facade "contributing."

The applicant proposes the following exterior alterations:

1. Remove the rear (south) portion of the 1950s building leaving the north "contributing" façade intact.
2. Demolish the non-historic 1983 northern portion ("L") of the building connected to the contributing facade.
3. Add onto the western end of the north elevation. This remodeled portion will replace the bulk of the existing building. The new total square footage is 3,704. The addition will have an L-shaped 397 square foot portal on its new east and north facades. The architectural style of the remodeled building, including the new portal will be Spanish-Pueblo Revival style with wall-dominated massing, flat roof with parapets. Massing of the new construction will consist of stepped parapets. The top of parapet will be 6" lower than the top of parapet of the 1950 contributing façade. The new construction includes a 533 square foot garage connected to the main building on its north elevation with the garage door facing east. The garage will have windows facing the street on its north wall.
4. Remove a section of the existing east elevation coyote fencing and replace with a 5' high stucco yard wall.
5. Add new stucco wall to existing to a height of 4' and rolling mechanical vehicular gate at the street. There will be no increase in height of the existing wall or the added portion.
6. Stucco will be cementicious El Rey "Adobe;" windows and doors will be clad wood "Mediterranean;" wood stains will be "Riverwood" and "Woodridge. T he garage door will be stained and sealed with "Cedar Veneer."

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2-2-2022

Property Owner of Record: JOHN & MARY ANN BOUNO

Applicant/Agent Name: THOMAS LECHNER

Contact Person Phone Number: (505)660-9100

Site Address: 118 & 120 WEST BERGER ST.

Proposed Construction Description: SINGLE FAMILY DWELLING

TOTAL ROOF AREA: 3704 SQ FT.

Zoning District: R 21

Overlay: □ Escarpment ____ □ Flood Zone* □ Other: ____

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

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

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

Use of Structure: ☑ Residential □ Commercial Type of Use: ____

Terrain: □ 30% slopes ____

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

Lot Coverage: 39.5 %
□ Open Space Required: ____

Setbacks:
Proposed Front: 7 Minimum: 7
2nd Front? ____
Proposed Rear: 10 Minimum: 10
Proposed Sides: L 10 R 5 Minimum: 5

Height: Proposed 16'-0"
Maximum Height: 16'-6" or
☑ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
Minimum: ____

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

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

THOMAS LECHNER [□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** 2-2-2022

To Be Completed By City Staff:

2022-004829-PAR

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: Lani J McCulley **DATE:** 02/02/2022

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Rivera Duplex	118-120 West Berger Street (120 West Berger Street: A-D) *Don Gaspar Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe Parcel # 12180096

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

6. Date of Survey: July 1, 2021

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

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6769649,-105.9430452

10. Photo Information: John W. Murphey, photographer. View of front, north elevation, facing southwest.

11. Brief Description of the Property:

Situated on the south side of West Berger Street are four apartments arranged in two duplexes constructed 30 years apart. In plan, the joined buildings form roughly an "L," with the older section situated at the rear of the lot. The lot slopes modestly north, with the east side of the lot surfaced with gravel and used for parking (Photo 1). Before 1983, the front was landscaped with lawn, divided into panels by a horseshoe driveway.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: 1950 and 1983. Santa Fe County Assessor date:
_x_Known _x_ Estimated Source: city directories and aerial photographs

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: John B. and Mary A. Pound

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

Owner: John B. and Mary A. Pound

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

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

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

22. National or State Register:

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

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Historic District

Recommended Noncontributing Structure status to Don Gaspar Historic District, 07/28/2021

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

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Rivera Duplex	118-120 West Berger Street (120 West Berger Street: A-D) *Don Gaspar Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: July 1, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Frame

Known Material: Clay Hollow Tile

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

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Steel w/transom	1-F-1	4
Casement	Steel w/transom	1-F	1
Casement	Steel	1	4
Sliding	Aluminum	1-1	10

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	l5-Panel	Wood	2
Single Leaf	l5-Panel w/light	Wood	2
Single Leaf	Half Light	Wood	2
Single-Leaf	Solid	Wood	2
Sliding	Patio	Vinyl	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1983, addition of duplex across front façade of 1950 structure; aerials photographs, drawings, and other sources

 (Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

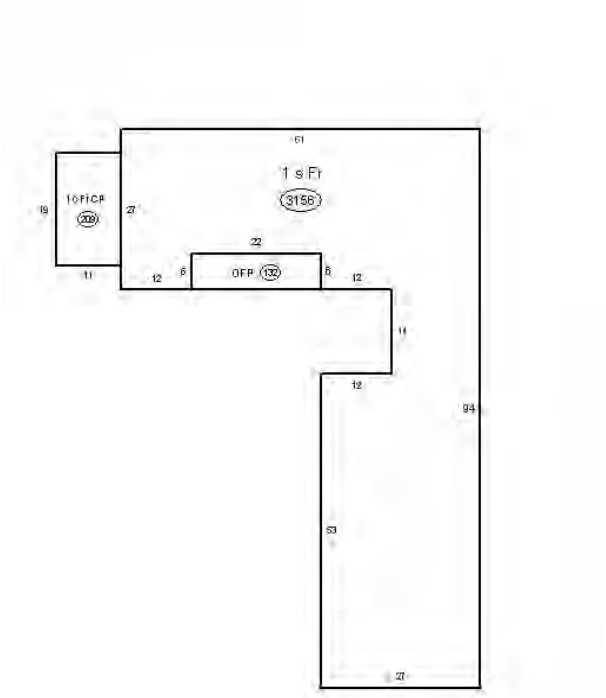
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: No survey or plat available. Santa Fe County Assessor sketch map.



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Architectural Description Continued

<u>1980s Duplex</u>

The portion closest to the street was constructed in 1983, and holds two apartments. Arranged on a north-south axis, its stucco-on-frame box is arranged in three steps (Photo 2). The apartments are entered on the north and south elevations through wood-panel doors. Facing the parking lot, the long east elevation is divided awkwardly into openings bringing light into the apartments' bedrooms and living rooms (Photo 2). The fenestration is functional, consisting of standard aluminum sliding windows. Similar though smaller units penetrate the west elevation (Photo 3). The rear apartment includes a courtyard. Here, a small volume holding a master bedroom attaches to the older duplex's garage. A sliding glass door opens onto the courtyard from the master bedroom (Photo 4).

Finished with cementitious stucco, and edged with rounded parapets, the building is nominally Pueblo Revival in design.

<u>1950s Duplex</u>

Forming the foot of the "L" is an older building constructed in 1950. The east-west oriented rectangle is set above grade and rests over a basement. Likely constructed of hollow clay structural tile, it is finished with two types of cementitious stucco. In design, it consists of two small blocks bracketing a recessed portal.

North (Front) Façade

The façade is distinguished only by its centered portal. The structure has parapet roof, ornamented with a line of short, wood vigas (Photo 5). Double posts, capped with a *zapato* corbel, stand at its center. Situated 25" above grade, the 132-square-foot space has a poured, colored concrete floor etched into squares.

The portal shows strict symmetry, reflecting its duplex design. Each unit has a steel combination window, topped with an integral transom (Photo 6). The windows on this elevation are covered with semi-permanent storm units, that in some instances work as the primary glazing. The apartments are entered at the sidewalls through stock raised

panel wood doors (Photo 7). These 15-panel units have a four-light center unit and are crowned with a rounded lintel.

The west side of the elevation holds a large combination window and attaches to the 1980s building (Photo 8). Historically this section included a one-car garage. Non-conforming corner casement window marks the east side (Photo 9). The lintels of these units have been covered with metal sheathing, painted brown. This treatment was likely done to prevent wood rot.

East

A carport made of plumbing pipe shades the east elevation (Photo 10). Based on its parts and wear, the 210-square-foot structure is probably original. The elevation is penetrated by the aforementioned corner window and a ½-glass-and-panel door approached by two concrete steps (Photo 11).

South

The rough, south elevation faces onto a narrow yard outlined by a low stuccoed wall (Photo 12). This side of the duplex shows its original textured stucco, which has failed in several areas. The elevation is cut with a line of small windows (Photos 12 & 13). These bring light to the bathrooms and kitchens of the apartments. The windows are standard "crank-out" steel casements with putty glazed panes. They are topped with painted flashing, presumably protecting a wood lintel behind it.

A set of stairs near the center of the elevation leads down to the basement. The west apartment has an opening with a wood door to the kitchen. A lower volume, once containing the garage, terminates the elevation (Photo 13). It has a single, faux plank door, topped with an exposed wood lintel. The elevation's parapet is cut by four slots holding non-historic wood trough canals.

West

The west elevation is blank wall without openings (Photo 14).

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Walls and Landscaping

Except on the north, the property is enclosed by stuccoed CMU walls. With no available survey, it is unclear which property they are associated with. The walls inside the property are non-historic. Erected during the 1983 construction, they are 46' high, and create small courtyards at the north and south ends of the recent duplex (Photo 15).

Before the 1980s duplex, the front yard was divided into grass panels by a center axial path and U-shaped drive. Judging from aerial photographs, the grounds included mature street and interior shade trees. Aside from a fragment of the brick path at the front of the older unit, all landscape elements were removed with the new construction.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Historic Context: South Side Suburbanization (1887-1932)

Buena Vista Addition

Following the railroad additions of the early 1880s, development in Santa Fe shifted to the southeast after the construction of the new capitol. While the capitol building would burn down in May 1892, its short presence stirred development.

In 1887, the Santa Fe New Mexican claimed that the fact that there were over $800,000 in real estate transactions in the area "amply attests the home faith which exists in New Mexico's capital city, while the unsolicited investment of more than $100,000 of eastern capital sufficiently indicates the confidence which outsiders have in Santa Fe's future."[1] Eastern investors were mainly large stockholders in the Atchison, Topeka and Santa Railway, including George W. Morse, of New York, and William S. Houghton, of Boston. They would finance subdivisions in the South Capitol area, and Houghton's name is still part of the landscape.

Born in 1816, in Boxboro, Massachusetts, William Stevens Houghton came from a prominent family and made his own fortune in the wholesale boot and shoe business.[2] Later, he invested in railroads, including the Santa Railway. He purchased land along the railroad corridor in Kansas and other locations. In Santa Fe, he acquired several lots that would be used to expand Fairview Cemetery.[3]

Buena Vista Addition

Throughout the 1880s, Houghton worked with local agents — principally attorney William M. Berger — to buy land in the Buena Vista Hill area which would form Buena Vista Addition. It would become one of the largest subdivisions in the new capitol neighborhood. Berger and fellow Boston investor Joseph L. Tyler jointly owned the addition.

---

[1] "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4

[2] New England Historical Society, *Memorial Biographies of the New England Historic Genealogical Society*, Volume IX (Boston 1908: The Society, 1908),171.

[3] Corinne P. Sze, "Fairview Cemetery," National Register of Historic Places nomination, 2004, Section 8, page 21.

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Laid out by Philadelphia native William White, the Buena Vista Addition consisted of an urban rectilinear grid of narrow residential lots. These were arranged over the sloping topography as either square or rectangular blocks. In many ways the design resembled the Philadelphia's urban grid.

The subject lot sits on these rectilinear blocks, which had a traditional pattern of 25x125 interior lots on the long sides, bookended by reverse corner lots on the short sides. The square blocks had only interior lots, with undevelopable strips at their center. At the west, the grid abruptly stopped when it met the curving line of the Acequia Madre lateral. This resulted in the oddly-shaped lots just west of the subject property, where Berger Street swings to the southwest.

William S. Houghton died in 1894. His interest in the Buena Vista Addition, along with his many other Santa Fe holdings, went to his son. The addition came up for auction several times subsequently. Like many boom-type subdivisions, it did not flourish, and most of its secondary streets were lined with vacant lots. At the time of a 1921 auction, all the lots on the south side of the 100 block of West Berger, except two, were undeveloped.

Finally, in 1926, Nathan Stern — heir to a New York jewelry fortune — bought Buena Vista Addition's remaining lots as well as several other subdivisions in the area. Forming the Santa Fe Holding Company, Stern and fellow investors actively worked to sell off the remaining land, giving a young architect named John Meem his first work overseeing home designs.

Still, growth was sluggish. As an unrestricted subdivision, the Buena Vista Addition's lots could be filled with any manner of building. This is evident on the 1930 Sanborn map, the first to cover the area. Lot 23, north of the subject property, contained only an automobile garage, sitting prominently at streetside (Figure 2). On the same map, the subject property, consisting of the Lots 5, 6, and 7, remained vacant. The lots were then under separate ownership, limiting their use for home construction.

The awkwardness of the lots in the Addition resulted in several small, narrow houses and a set of apartments to the north. The former Richard Apartments, consisting of two multi-unit adobe buildings facing a driveway, are one of the earliest apartment complexes in Santa Fe.

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Casados-Rivera Ownership

As revealed on a 1948 Sanborn map, Lots 5, 6, and 7 remained undeveloped in the immediate postwar era (Figure 3). They were likely assembled by Don Casados, who built a house 123 West Berger in the late 1920s. Casados, the chairman of the State Corporation Commission, raised a small family in the home, including daughter Caroline. In 1946, Caroline married Gavino Rivera. Born in Santa Fe, Rivera served in the 200th Coast Artillery during World War, and was a survivor of the Bataan Death March.
The couple originally lived with Caroline's parents at 123 West Berger. It is assumed that Don Casados gave the subject property as a wedding present.

Rivera Duplex

City directories indicate that the original duplex was likely constructed in 1950. It is identified with the address 120 West Berger, representing the west unit of the rear block.

The east unit, 118, became available a few years later. It was first rented by John H. Bell, Jr., and his wife, Elizabeth. Bell, a University of California scientist attached to the Los Alamos Scientific Laboratory, worked on experiments to improve explosive handling equipment. The couple lived in 118 for only a short time.

A 1954 advertisement for the vacant unit described it as a one-bedroom, unfurnished apartment — with living room, bedroom, kitchen, and tiled bathroom with tub and shower.[4] Lizzie Bitz, a North Dakota native, moved into the apartment after the Bells. A widow, Bitz worked as seamstress at Southwest Arts & Crafts, a wholesale curio manufacturer on West Palace Avenue.

Gavino and Caroline Rivera continued to live in 120 over the decades. Gavino was employed for many years by the United States Postal Service, working as a clerk at the downtown office. Active in veterans' and civic volunteer groups, he was a member of La Union Protectiva, Veterans of Foreign Wars, American Ex-Prisoners of War, and the Santa Fe Elks Lodge. The couple had no children. Caroline died in 1977. Gavino remarried, and lived for another 28 years. He remained at the West Berger property until the late 1970s.

[4] "Furnished Apartments," *Santa Fe New Mexican*, July 16, 1954, 12.

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In the early 1980s, the property went under redevelopment. The architectural and planning firm Blaine Young-Jack Gaffney, designers of the Plaza Mercado mall, worked on a scheme to expand it into four apartments. Dubbed “Placita Don Gaspar” (a name that never stuck), the project built the basic frame unit at the front, giving the property two more apartments. In doing so, it sacrificed the landscaped front yard and created six parking spots.

The combined buildings, now recognized by Santa Fe County as 120 West Berger Street, continues to function as a small apartment complex.

Evaluation of Historical Status

The 1980s duplex altered the design, setting, feeling, and association of the older building and its landscape. The new duplex took over the lot, both in mass and visual presence. It attached directly to the older duplex, removing part of its original façade. From the public right-of-way, the 1950s building no longer communicates its historic design.

Conclusion

For these reasons, the recommendation is to maintain Noncontributing Structure status for the combined buildings.

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Illustrations

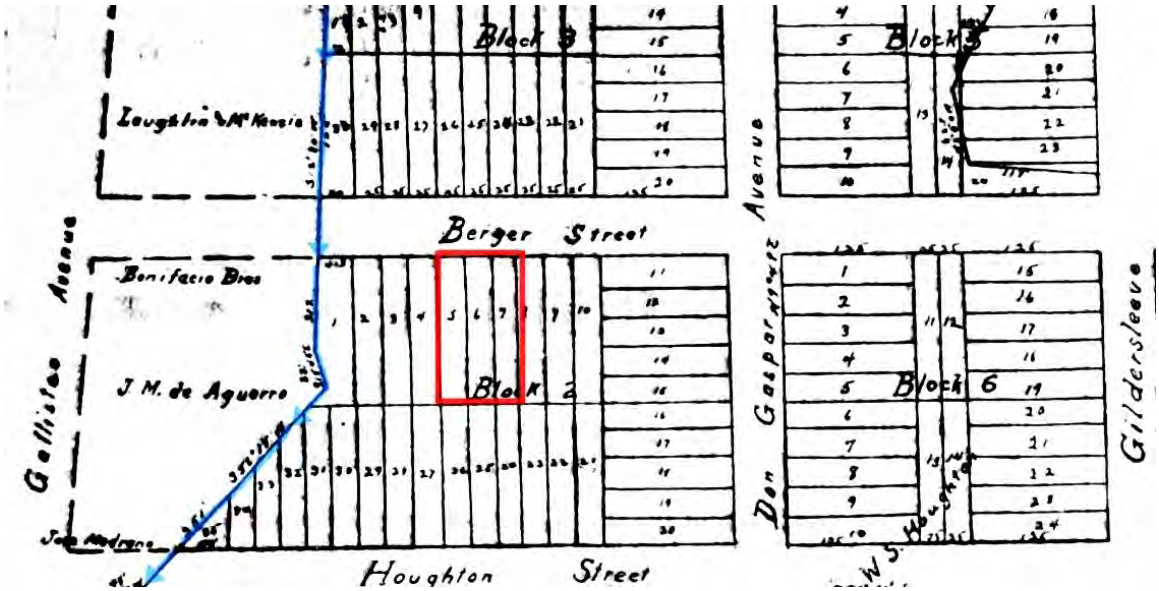

Figure 1: Portion of "Plat of Buena Vista Addition to the City of Santa Fe."
Outline of subject property and acequia indicated.

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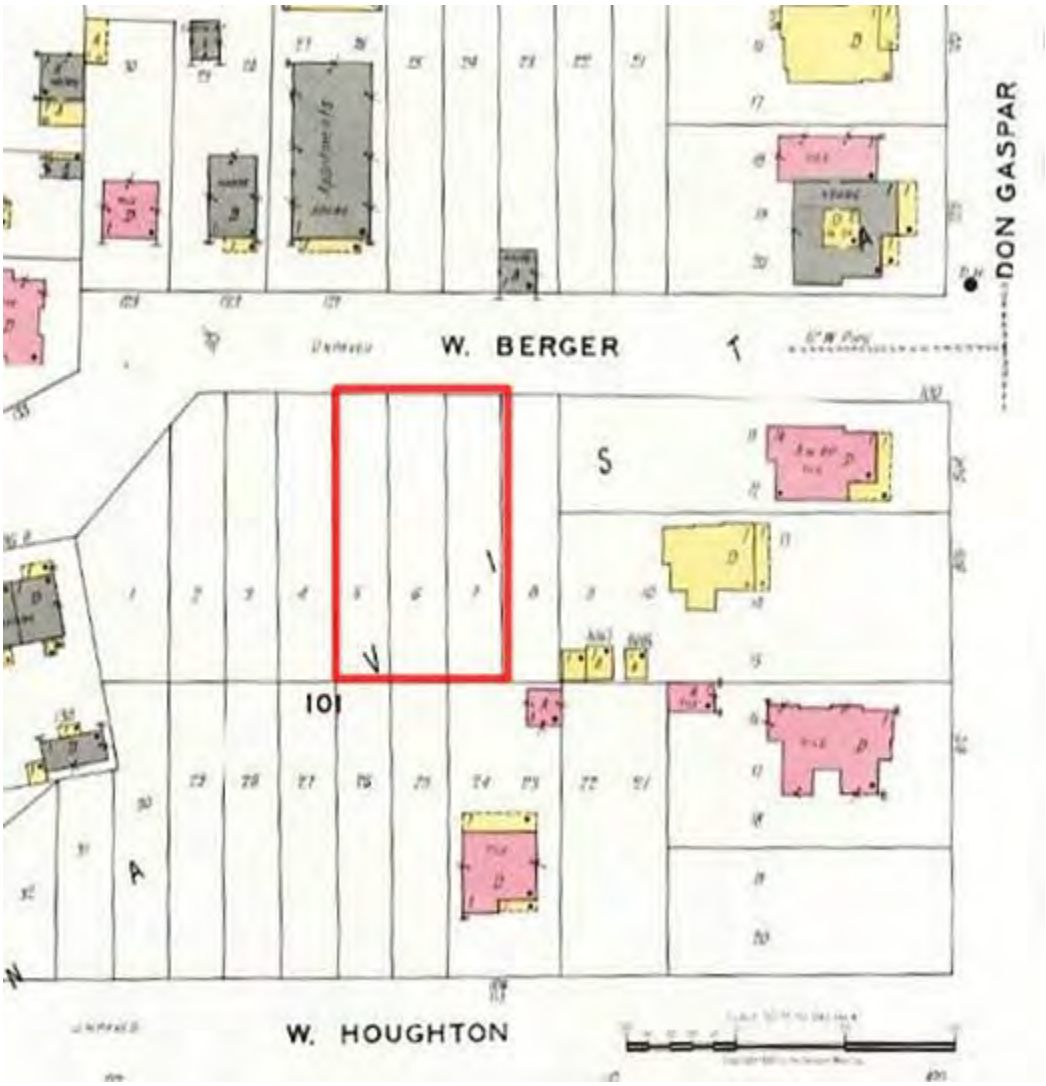

Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 20.
Outline of subject property indicated.

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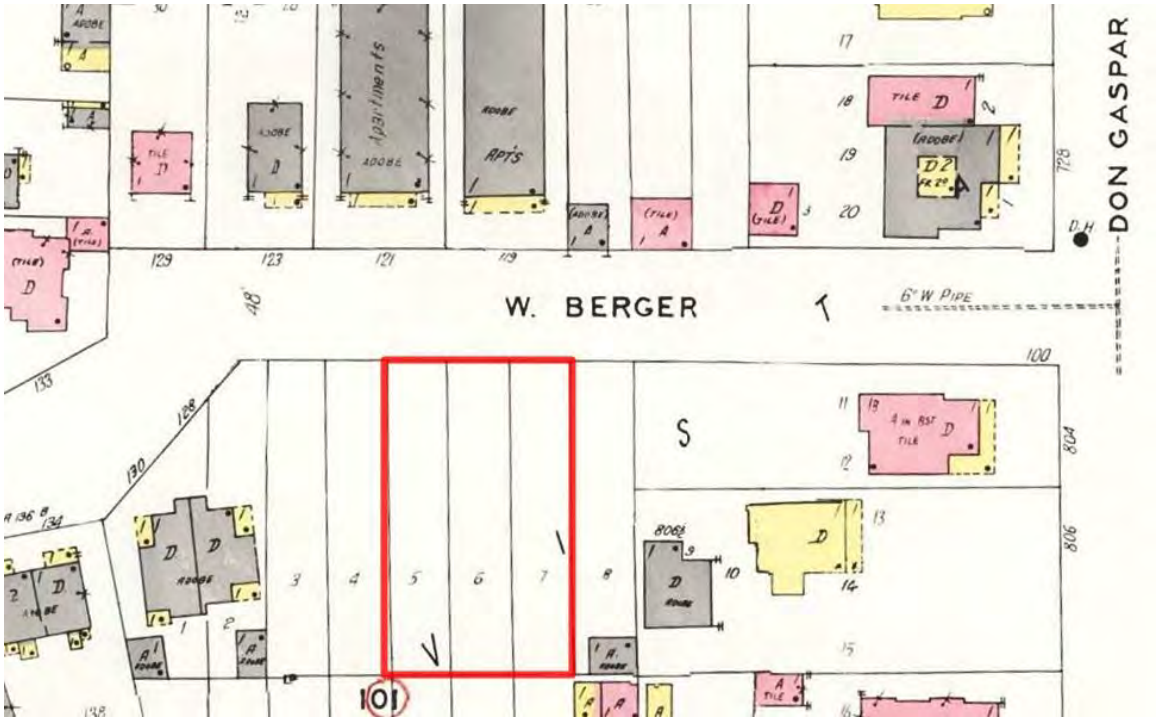

Figure 3: 1930/1948 Sanborn Fire Insurance Map, Sheet 20.
Note how subject property remains undeveloped
and how garages fill individual lots to the north.

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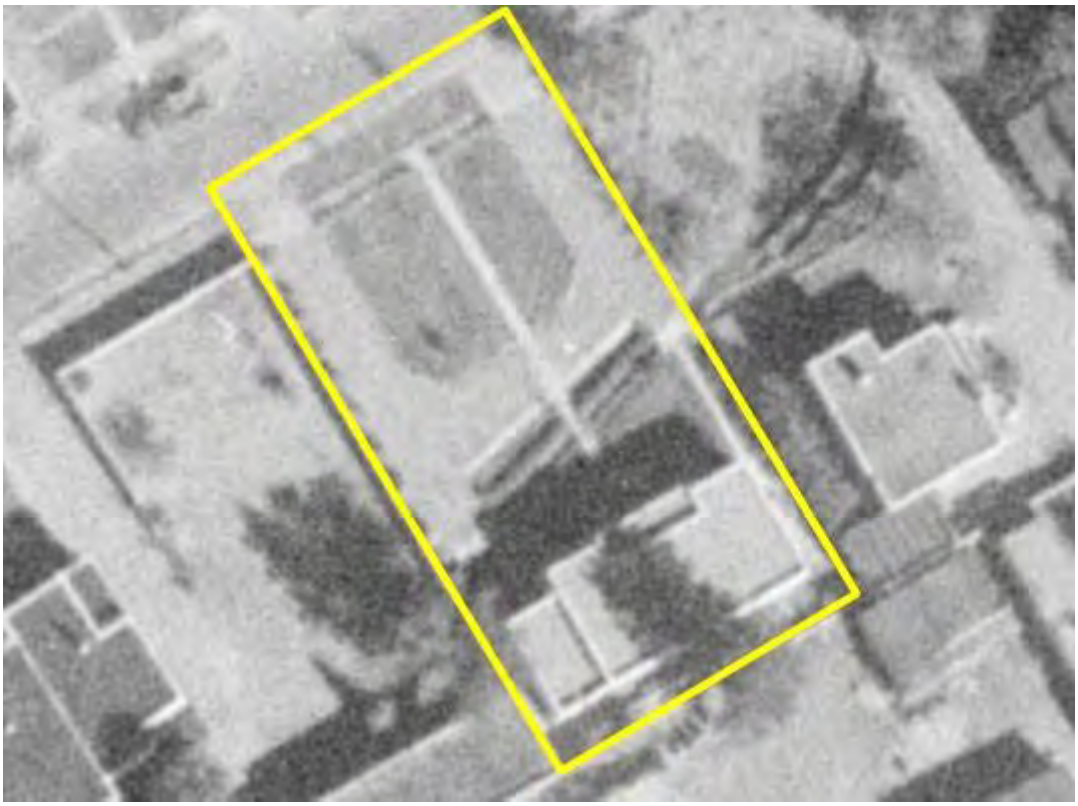

Figure 4: November 10, 1958, aerial photograph.
Note current older duplex and development of formal landscaping.
Courtesy New Mexico Department of Transportation.

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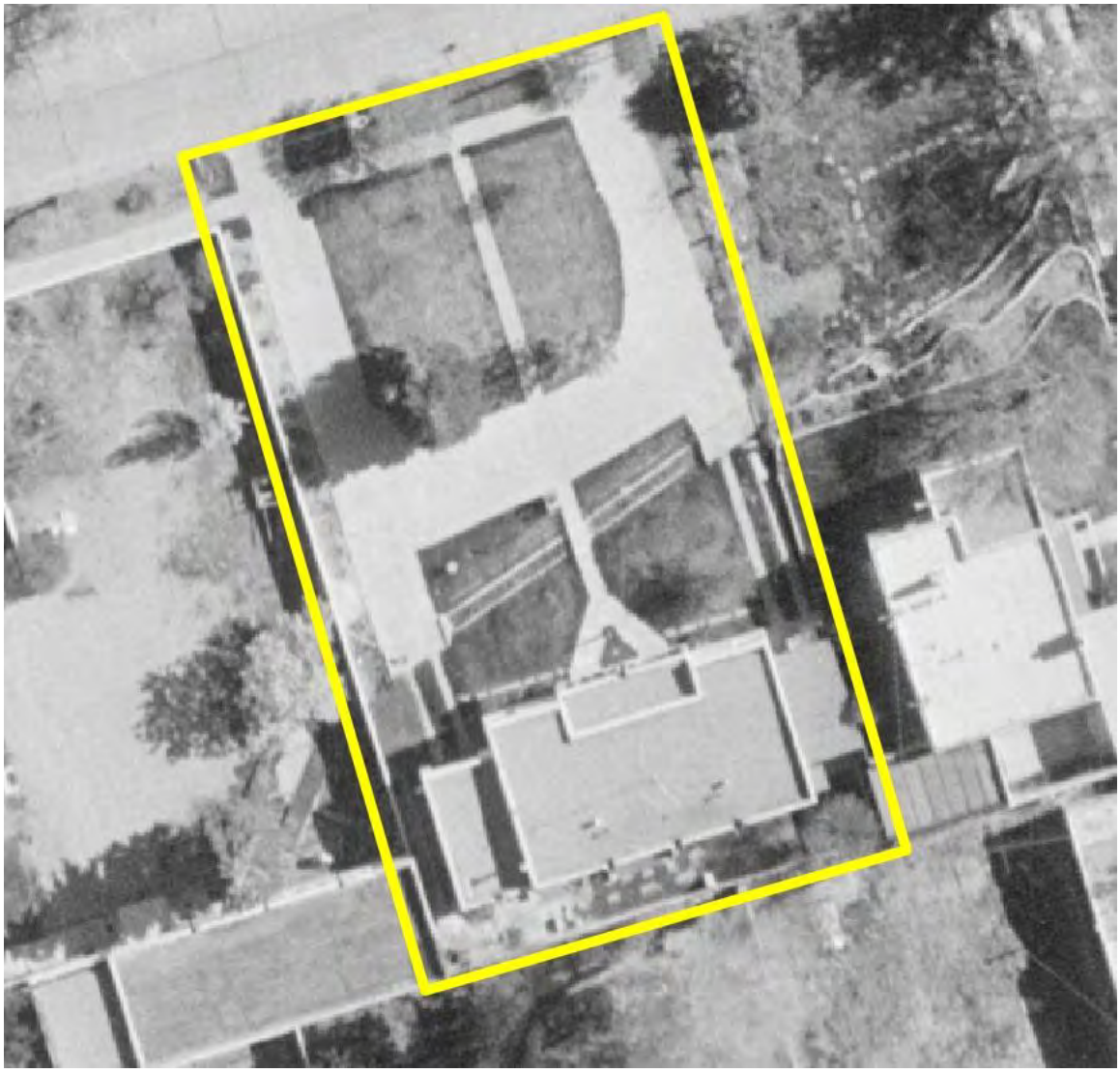

Figure 5: May 11, 1973, aerial photograph.
Note maturing of formal landscape.
Courtesy New Mexico Department of Transportation.

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Figure 6: April 19, 1975, aerial photograph.
Note presence of single duplex.
Courtesy City of Santa Fe, GIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rivera Duplex	2. Location: 118-120 West Berger Street (120 West Berger Street: A-D) *Don Gaspar Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: July 1, 2021

Survey Photographs

(All images taken by John W. Murphey on July 1, 2021, unless otherwise noted)

Photo 1: Apartment complex from street centerline.
1980s duplex sits at front of lot.
Camera facing southwest.

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Photo 2: 1980s duplex, east elevation.
Camera facing southwest.

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Photo 3: 1980s duplex, west elevation.
Camera facing northeast.

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Photo 4: 1980s duplex, south elevation
Master bedroom at left.
Camera facing northwest.

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Photo 5: 1950s duplex, north elevation.
Camera facing southwest.

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Photo 6: 1950s duplex, portal windows.
Camera facing south.

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Photo 7: 1950s duplex, entry door.
Camera facing west.

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Photo 8: 1950s duplex, west end (left) and attachment to master bedroom of 1980s duplex. Camera facing southwest.

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Photo 9: 1950s duplex, east end.
Camera facing southwest.

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Photo 10: 1950s duplex, carport.
Camera facing south.

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Photo 11: 1950s duplex, east elevation.
Camera facing northwest.

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Photo 12: 1950s duplex, south elevation.
Camera facing northwest.

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Photo 13: 1950s duplex, south elevation.
Former garage at left.
Camera facing northeast.

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Photo 14: 1950sduplex, west elevation.
Camera facing northeast.

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Photo 15: 1980s duplex, yard walls.
Camera facing southwest.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 28, 2021

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Roll Call	Quorum Present	3
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Approval of Minutes	Approved, as amended	4
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New Business		
1. 2021-004162-HDRB. 344 Camino Cerrito	Postponed	6
2. 2021-004181-HDRB. 118 & 120 W. Berger St.	Status designation	6-9
3. 2021-004178-HDRB. 213 Delgado Street	Approved	10-13
4. 2021-004175-HDRB. 641 #1 W San Francisco St.	Approved	13-14
5. 2021-004177-HDRB. 642 Camino de la Luz	Approved	14-15
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Adjournment	7:47 pm	24

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 28, 2021
VIRTUAL HEARING

CALL TO ORDER

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

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS ABSENT:
Mr. Buddy Roybal

OTHERS PRESENT:
Ms. Carly Piccarello, Historic Preservation Division Manager
Mr. 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

Ms. Piccarello said 344 Camino Cerritos was postponed in order to notice an exception request.

MOTION: Vice Chair Katz moved, seconded by Member Larson to approve the agenda, as amended.

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

C. APPROVAL OF MINUTES:

1. September 14, 2021

Chair Rios asked for the following changes to the minutes:

- On Page 6, under Questions for Staff, the sentence starting "Chair Rios confirmed with Mr. Schwab" for clarification to read, "Chair Rios confirmed with Mr. Schwab that the building attached to 638 E. Palace has a different address and is not part of this application."
- On Page 8, "Chair Rios explained that the Board designated façade #4 as primary should continue to say, "therefore, any addition proposed next to façade #4 needs to be 10 feet from that façade, or the applicant is required to file for an exception".
- On Page 19, first sentence for clarification should read, "Chair Rios said that could be true, but she is being told by the Assistant City Attorney that she can vote to create a tie or could abstain her vote".
- On Page 23, under Questions for Staff, "Chair Rios asked Ms. Bordegaray to describe the public visibility". She asked that Angela's response be more detailed. Instead of "Ms. Bordegaray described the visibility on the plan." It should read, "Ms. Bordegaray said the public way is Camino Ranchitos. She pointed out where the car port is proposed to be and stated that it would be publicly visible. She said the garage on the other side of the property is set in from the entrance and it will not be publicly visible."

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu to approve the minutes of September 14, 2021, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004118-HDRB. 638 E. Palace Ave. (Primary Elevations)

2. 2021-004120-HDRB. 555 Agua Fria St.

3. 2021-004122-HDRB. 128 Grant Ave.

4. 2021-004124-HDRB. 854 Camino Ranchitos.

5. 2021-004123-HDRB. 123 Grant Ave.

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

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato, PO Box 1601, thanked Vice Chair Katz for bringing up Robert's Rules of Order about the Chair being able to vote other than when there is a tie vote. She also thought when talking about new or modern Santa Fe Style, it means that other materials can be used to construct buildings that look like Santa Fe Style; not necessarily to look contemporary with a few details that are considered Santa Fe Style. She said third, what used to be Garrett's Desert Inn is now El Sendero. All of the mechanical equipment is very visible on the roof. She thought staff should look into that.

John Eddy echoed Ms. Beninato's points. Also, he said he has found it impossible to access the digital PDFs for the packets.

Chair Rios said he could call City staff and she could also guide him through it.

Ms. Piccarello suggested he clear his cache and refresh his browser, which is sometimes the problem. She said he could call staff if he continued having problems.

F. STAFF COMMUNICATIONS

Ms. Piccarello said they have been caravanning for the field trips, but with the larger agenda it would be difficult to get to all of the sites. She is looking at different options and will keep them posted. The agendas have been light lately, and they have been able to access six sites, which is reasonable.

Chair Rios said it is extremely helpful for the Board to see all of the projects in person for a better perspective.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. **2021-004162-HDRB. 344 Camino Cerrito.** Downtown and Eastside Historic District. Paul and Mariana Padilla, owners and agents, propose to construct a 2000 sq.ft. single-family residential structure on a vacant lot. (Daniel Schwab)

Postponed to an upcoming meeting.

2. **2021-004181-HDRB. 118 & 120 W. Berger St.** Don Gaspar Area Historic District. Tom Lechner, agent for John and Mary Pound, requests historic status review and primary facade(s) designation as applicable for a noncontributing building. (Angela Schackel Bordegaray)

STAFF REPORT

118-120 West Berger Street is a combined two-duplex nominal Pueblo Revival structure in the Don Gaspar Historic District. There are four apartments arranged in the two duplexes constructed 30 years apart. The original portion was built in the 1950s; the second duplex was added in the 1980s. The joined buildings form roughly an "L," with the older section situated at the rear (south)of the lot facing the street.

The front (north) façade of the original structure has a parapet roof, and a centered portal with vigas. The portal has double posts and is capped with a *zapato* corbel at its center. The portal shows strict symmetry, reflecting its duplex design. Each unit has a combination of steel windows. Some windows on this north elevation have semi-permanent storm units, that in some instances work as the primary glazing. The 1980s duplex is an unremarkable stuccoed structure with aluminum windows. The 1980s duplex has an existing low stucco yard wall and gate that are not historic and extends only across the western end of the property's front (north-facing).

Although the original 1950s duplex maintains unique architectural design, features and materials characteristic of its era, the 1980s duplex does not match its style and engulfs it. The addition's location in front of the original duplex further obscures it. Based on the

complete reconfiguration of the original lot and the large addition, the combined four apartment complex has lost its historic integrity.

STAFF RECOMMENDATION

Staff recommended designating the house non-contributing per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts in Historic Districts.

QUESTIONS FOR STAFF

Chair Rios said this is before the Board for a historic status review and the designation of primary façades, and whether they find the 1950s portion is historic. This still maintains its historical portal, windows and doors, and is visible from the street. The building in front is from the 1980's and at this point, is non-historic. The building does to a degree obscure the historical building, but portions of the historic building can still be seen.

Vice Chair Katz said the Board recently did a status review on a property that also had a common wall with another property and the Board evaluated that portion of the property separately and assigned it status and identified its primary facades. He wondered whether one or two buildings share a common wall as there is no way to get from the new building to the old; and whether that impacts the Board's ability to give it status. He asked if the Board is only looking at the back building or are looking at this as one structure. The only thing obscured is what had been the entrance to the garage. The rest is visible.

Ms. Bordegaray said the Board should view the structure as one building.

Chair Rios said in the past, the Board could indicate the portions of the building that are historic and those that are non-historic, if attached.

Ms. Piccarello said to clarify, the Chair had mentioned that certain features or certain façades could be designated. Also, it could be narrowed down to specific character defining features, and they have done that in the past.

APPLICANT'S PRESENTATION

John Pound, owner, at 2302 Calle El Cajon and Tom Lechner, architect, at 24 Vista de Luna, were sworn in.

Mr. Pound offered to answer questions.

Mr. Lechner said he had no additional information from the Staff Report. He agreed with the recommendation to designate the property as non-historic.

QUESTIONS FOR APPLICANT

None.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn in. She hoped the Board would consider making the back part contributing even though it is one building. She thought the Board looked at the older structure as a separate designation. She said there are not a lot of 1950s buildings preserved in this way. It is visible from the street and the façade is worthy of preservation.

BOARD DISCUSSION

Member Larson asked that the Board consider making the 1950s structure contributing because it has a great deal of integrity, and the 80s property obscures the view of the historic building. There is an undeniable amount of original materials and contributing features, which makes a strong case that this be contributing.

Chair Rios asked Member Larson the facades she thought should be primary.

Member Larson said she would have to think about it, but the street facing either west or north.

Ms. Bordegaray indicated the front of the house faces north.

Member Biedscheid said she agreed with the public comments and Member Larson about the visible historic materials. But she was concerned about parsing this out in terms of consistency with previous hearings where they considered the additions on the front of long lots. She said she agrees with the HCPI Report that the 80's addition obscures the original streetscape and altered the design, the setting, the massing and the relationship with the placement of the house on the lot. She thought the Board would not have approved the 1980s proposal if it had come before them and it should remain non-contributing.

MOTION: In Case #2021-004181-HDRB, 118 & 120 W. Berger St., Member Larson moved to designate the 1950's addition on the north facing façade as contributing, because of its historic integrity and the amount of historic materials. The motion was seconded by Vice Chair Katz.

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

Vice Chair Katz thought that was correct and thought the Board made the right decision in the case. He said the entryway structure is very narrow and doesn't meet the rule as just read, but he found it was helpful.

Chair Rios said there are certain portions of the Ordinance she thought the Board would want to spend time discussing, but she wasn't sure when. There are a lot of things they do need to discuss.

K. NEXT MEETING: Tuesday, October 12, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 7:47 pm.,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

Melissa D Byers
_____
Melissa Byers, Stenographer
For Byers Organizational Support Services

Thomas E. Lechner – Designer
24 Vista De Luna Dr.
Santa Fe, New Mexico
87508

March 15, 2022
Revised Application Letter

Historical Design Review Board
City of Santa Fe

Reference:
118 & 120 West Berger St.
Construction of Single-Family Dwelling

Dear HDRB,

As representative for John and Mary Ann Pound, the owners of the above referenced property, I am requesting permission from the City of Santa Fe HDRB to construct a Single-Family Dwelling on the above referenced address.

The existing structures were built in 1950 and a building connected in front of it in1983.

The back building, built in 1950, is addressed as a duplex numbered as 118 and 120A West Berger St. The existing condition of this unrestored or remodeled building will need to be totally reconstructed to meet today's building codes. The building was constructed from pen tile in the walls, wood frame roof and floor construction. All utilities, finishes, and insulation will need to be replaced and brought up to code and stable condition. The windows are steel frame single pane glass that were modified later by the addition of aluminum storm windows screwed to the streel frame, these windows are on the North elevation.

The front duplex building was built and added onto the back building in 1983 and is addressed as 120B and 120C West Berger St. This building is built of frame stucco construction with aluminum windows. This building needs extensive remodeling and refurbishing to be brought up to current codes and energy conservation. This building was built on two levels.

The new construction proposed will consist of the demolition of portions of the 1950 building but leaving the North facade that the HDRB determined to be "Contributing" at the Status meeting of September 28, 2021. Also, to be demolished will be the 1983 structure on the property, which is not deemed to be contributing. In other words, the only portion of the property deemed to be contributing on the North facade will be preserved and restored. These buildings were built on different levels, and various utilities, which does not promote safety for the proposed occupants if the structures were retained.

The R21 Zoning setbacks are 7' on the street property line except when a garage faces the street then it is 20'. Side property setbacks are 5'. Rear property setbacks are 10'. Proposed front setback is 7' to property line. Proposed side property setbacks are 5' on the West property line, 10' on the East property line to the existing 1950 building and a setback to the proposed portal of 13'-6".

The proposed new construction will encompass 3704 sq. ft. under roof including heated area, garage and portal areas. Existing building consists of four units that encompass 3340 sq. ft. under roof including heated area and a portal. The difference in total square footage is 364 sq. ft. that will be added with the new proposed construction of a single-family dwelling. This new construction will be on one level to facilitate ease of movement through the house without obstructions and dangers of steps. The new single family dwelling will have 392 sq. ft. less heated area that the existing structures.

Massing of the new proposed construction will consist of stepped parapets. Beginning with the garage at the street level the top of parapet will be 12'-6" above grade with a cedar veneer in a horizonal pattern over an insulated metal garage door facing East. The North stucco wall facing the street will have high awning and fixed windows to soften the facade. A proposed entry mass, with the entry door recessed 4' and the door will face East, will be just off the guest parking area, and again a casement window to soften the stucco wall. Living Room mass will be the highest mass at 14'-10" above existing grade (maximum allowed height is 16'-6"). The top of parapet will be 6" lower than the top of parapet of the 1950 contributing façade, which has already been stated, will be preserved and restored. This Living Room mass will have French doors facing East. Additional masses will be lower than the Living Room as seen on the East and West Elevations, from 10'-10" above finished grade to 14'-6" above finished grade. The West masses will have casement windows. All windows and doors will be "Cad Wood" units unless noted otherwise. The stucco color will be "El Rey" cementitious "Adobe" in a sand finish.

The floor of the Portals, Open Patios and the Entry Landing will be exterior brick pavers in a red brown finish as supplied by "Kinney Brick".

A flat portal roof facing East against the stucco wall of the Living Room mass will allow a view line from the street over a privacy wall and through the portal to the Contributing Facade of the 1950 building at the rear of the property. The 5' high stuccoed privacy wall with a wood panel and slotted gate will separate the parking area from the East yard, a private patio and the East portal. The view over the wall and through the gate and portal opens the view to the Contributing Façade.

HVAC condensers will be located on the ground and screened. The location will be on the ground at the West Elevation, the HVAC equipment screened by the existing wall along the property line and a wood gate facing the street painted green blue.

Interior spaces will also have natural light coming from skylights. These skylights will be flat glass and will be screened from view by a minimum of 6" below the parapets.

A front stuccoed yard wall on the property line will be 4'-0" +/- that steps above finished grade with a sliding vehicular metal gate painted black. The gate will open to the garage area and guest parking from West Berger.

Existing side yard walls will remain with areas on the West wall to be raised to 6'-0" above finished grade as needed for privacy. East wall will remain as is with the exception that an existing coyote fence will be removed and replaced. The replacement will be with a 6'-0" high stuccoed wall measured from the highest existing grade at the wall. The South wall at the property line is failing and needs to be replaced. The replacement will be with a 6'-0" stuccoed wall measured from the highest existing grade at the wall. The new yard walls and existing West wall will be stuccoed. The color and material are as listed below.

The existing 1950 facade will be visible from the street, showing the existing 1950 structure facade in new stucco, existing steel windows, and existing doors. The windows under the Portal will retain its glass and one can see to the back yard. The other two windows at the corners of the façade will have materials that will not deteriorate behind the glass to seal the units from the new rooms behind them. The Color of the existing steel windows is green blue and will be painted the same color by "Kolbe", "Mediterranean". Stain of the existing wood lintels and exterior doors is dark brown. The stucco color will be "El Rey" cementitious "Adobe" in a sand finish.

Today, the entirety of the 1950 façade is visible to anyone viewing the property from West Berger St., if the person is east of the front apartment in the 1983 addition. When the proposed new house is constructed, the 1950 façade will be visible, in its entirety, to persons walking or driving on West Berger St. The line of sight will be blocked by the new structure for anyone standing or driving directly in front of the structure but will not be blocked as the passer-by moves to the east. To say it another way, anyone who wishes to view the contributing façade in its entirety will be able to do so.

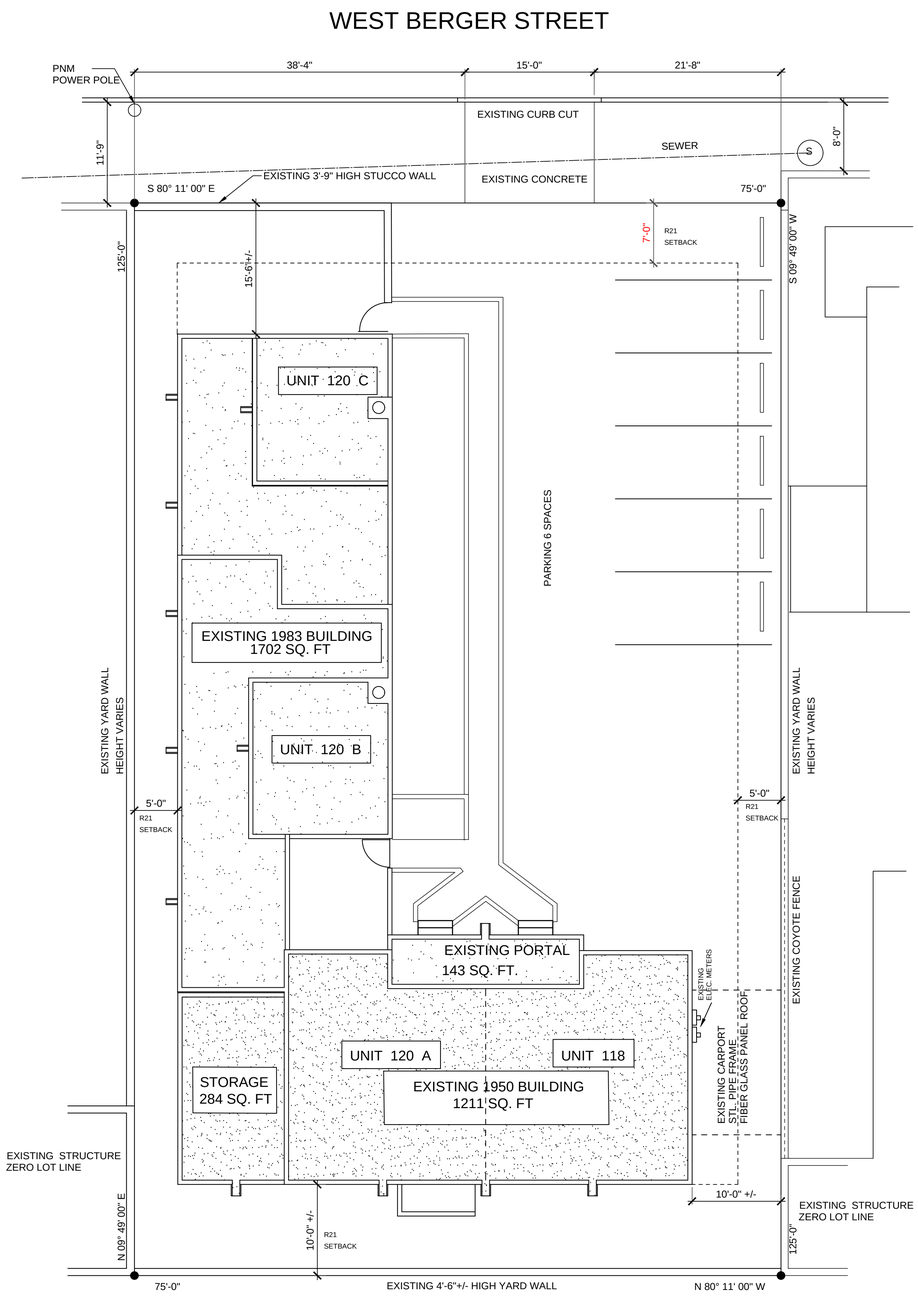
As I have said, the contributing part of the property, the façade, is to be retained and restored. The apartments behind the façade would be demolished. A patio / garden area will be behind the façade, out of sight from the street. The existing, non-contributing 1983 structure will be replaced by the new house.

COLORS and MATERIALS:

1. Stucco shall be "El Rey" cementitious stucco color "Adobe".
2. New windows and doors shall be clad exterior wood windows by "Kolbe" color a green blue "Mediterranean".
3. The garage will not face the street but face East with high windows facing the street. Garage door will be a cedar wood clad door in medium brown stain sealer.
4. A recessed wood paneled front door in a sheltered entry finished in a medium brown stain.
5. A wood panel patio gate that is visible from the street will be finished in a medium brown stain.
6. The portal will be wood frame post and beam construction, the color shall be a medium brown stain.
7. The flat roof at the portal and door overhangs will be a "Brai Modified Bitumen Roof with brown granules.
8. Exterior Open Patios, Portal and Entry Landing floor finishes will be brick in a pattern to be determined in a medium red brown color as supplied by "Kinney Brick".
9. Flat Roof materials of the House will be a "Brai Modified Bitumen Roof" with a color of brown granules.
10. The driveway will be ¾" crushed gravel and basecourse in a Santa Fe brown color.

LEGEND: BACKGROUND TEXTURE

- EXISTING ROOFED AREA
- PROPOSED ROOFED AREA
- PROPOSED PORTAL AREA
- PROPOSED OPEN AREA
- PROPOSED OPEN BRICK PATIO
- PROPOSED DEMOLITION

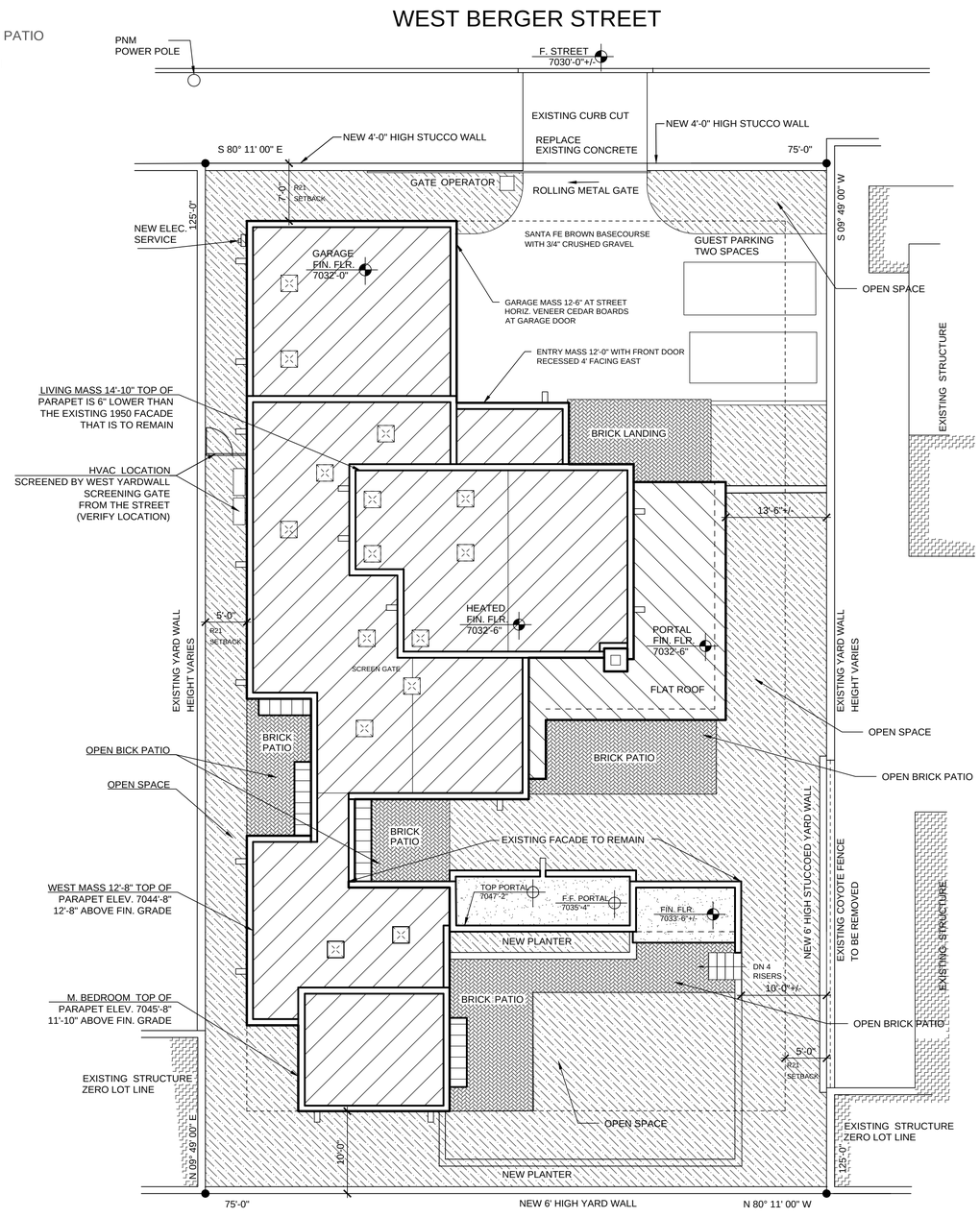


EXISTING SITE PLAN

SCALE 1/8" = 1' - 0"

0 2 5 10 20

1702 SQ. FT.	Duplex	120 B & 120 C
1211 SQ. FT.	Duplex	120 A & 118
284 SQ. FT.	Storage	
143 SQ. FT.	Portal	
3340 SQ. FT.	TOTAL LOT COVERAGE	
35.6 % LOT COVERAGE		



PROPOSED SITE PLAN

SCALE 1/8" = 1' - 0"

0 2 5 10 20

2521 SQ. FT.	NEW HEATED DWELLING
533 SQ. FT.	GARAGE
397 SQ. FT.	PORTAL
253 SQ. FT.	REDUCED EXISTING STRUCTURE
3704 SQ. FT.	TOTAL LOT COVERAGE
39.5 % LOT COVERAGE	

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SANTA FE, NEW MEXICO

DATE: 3-15-2022

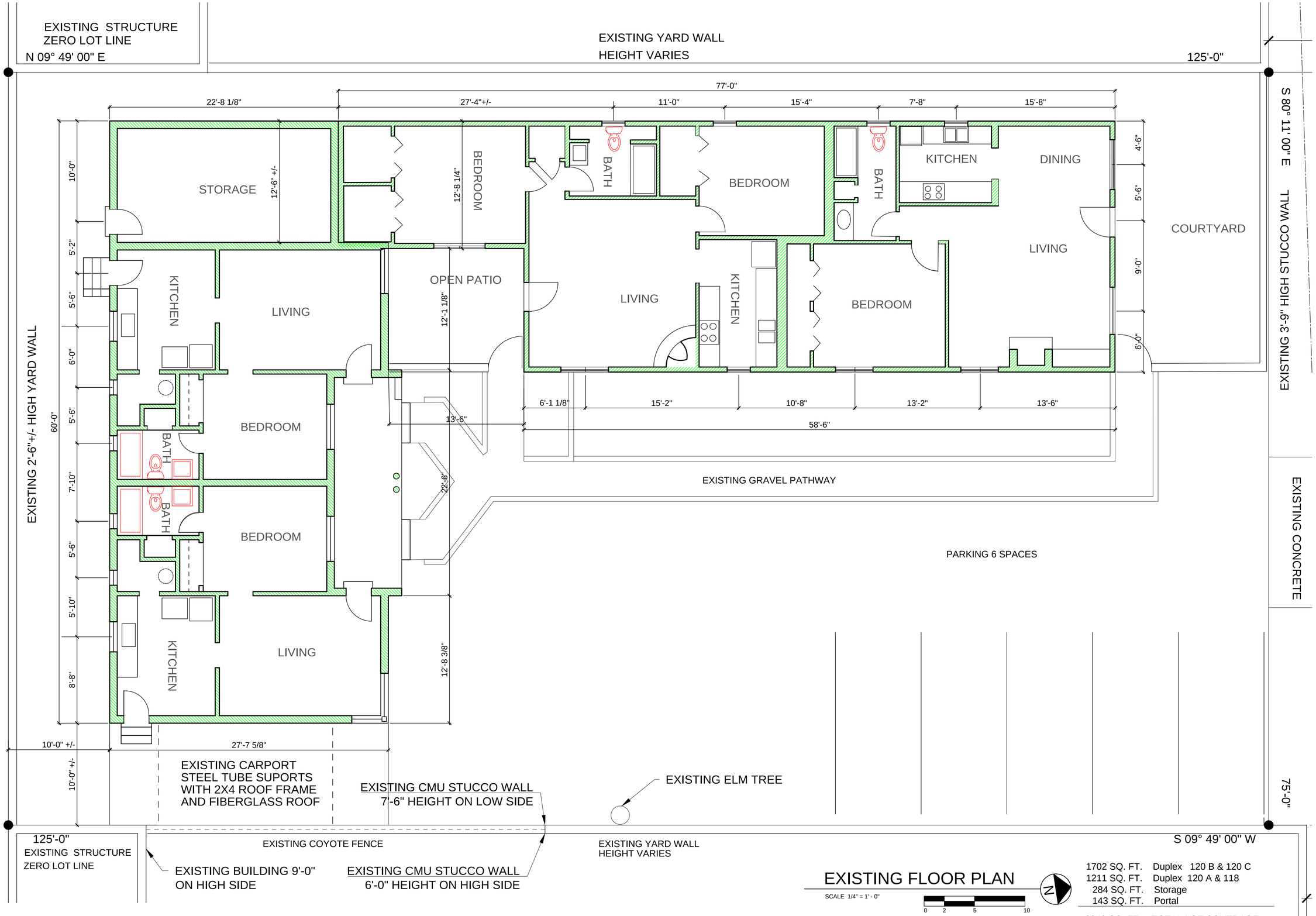
DRAWN BY:

BY:

DATE:

REVISED:

A1



EXISTING FLOOR PLAN

SCALE 1/4" = 1' - 0"

1702 SQ. FT.	Duplex	120 B & 120 C
1211 SQ. FT.	Duplex	120 A & 118
284 SQ. FT.	Storage	
143 SQ. FT.	Portal	

3340 SQ. FT. TOTAL LOT COVERAGE
35.6 % LOT COVERAGE

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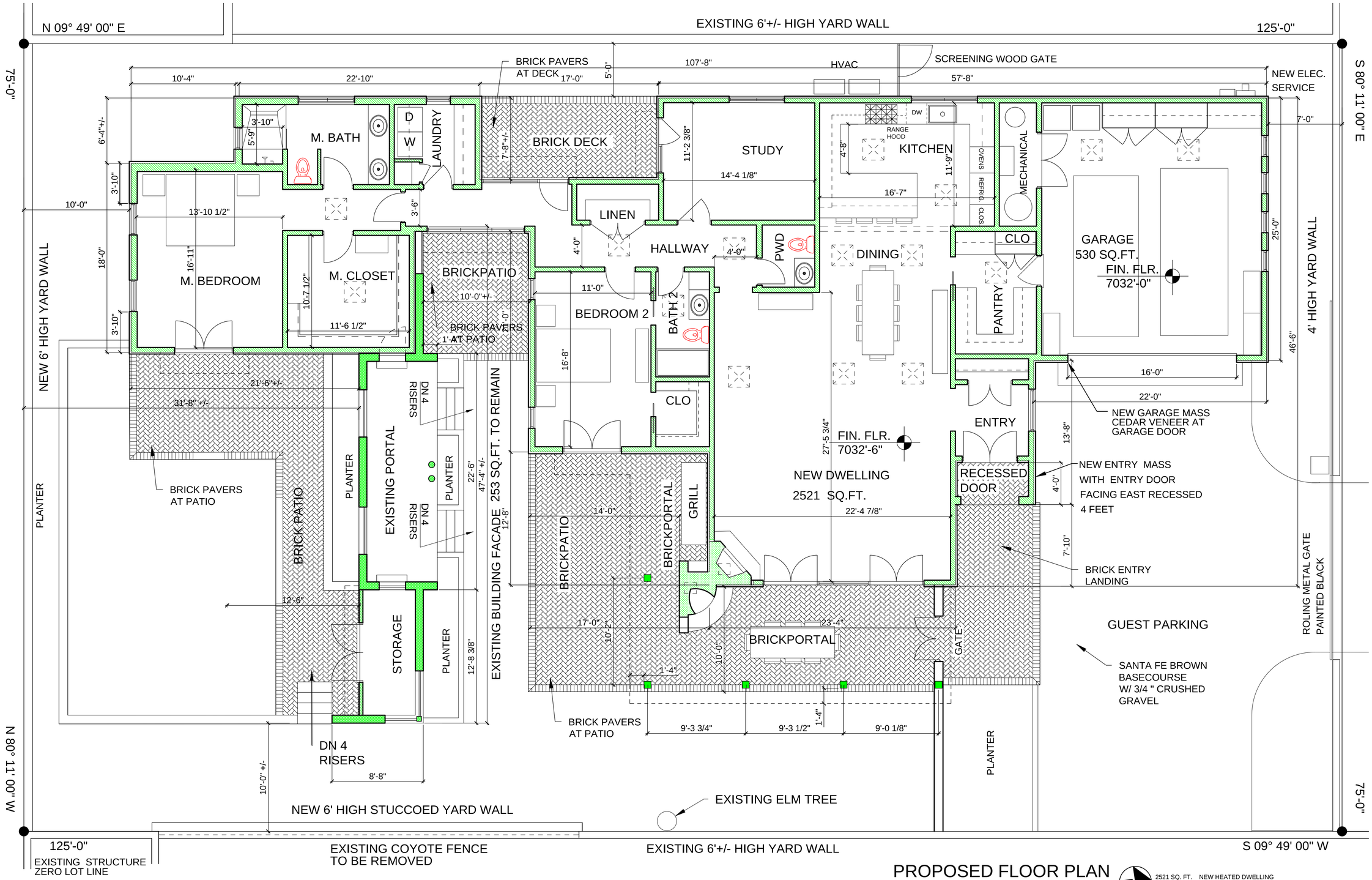

PROPOSED FLOOR PLAN

SCALE 1/4" = 1' - 0"

0 2 5 10

2521 SQ. FT.	NEW HEATED DWELLING
533 SQ. FT.	GARAGE
397 SQ. FT.	PORTAL
253 SQ. FT.	REDUCED EXISTING STRUCTURE
3704 SQ. FT.	TOTAL LOT COVERAGE

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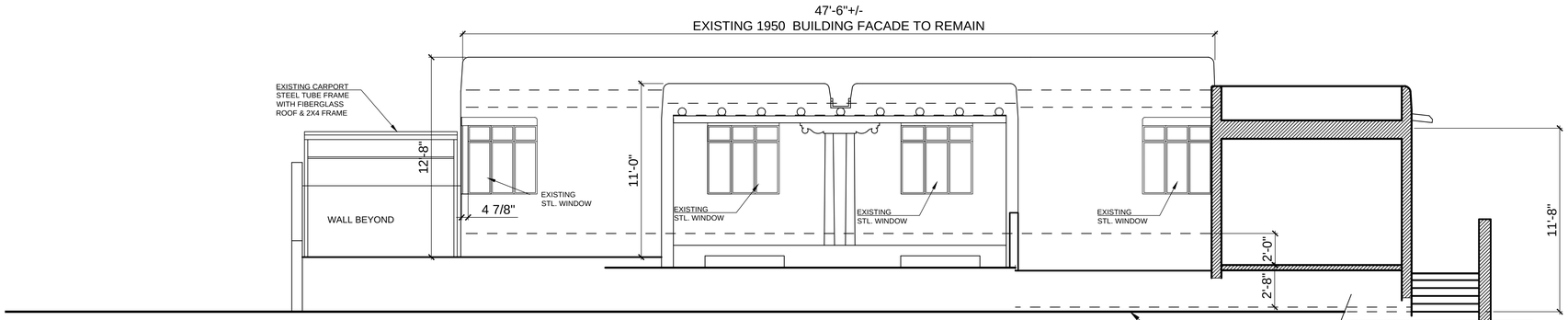
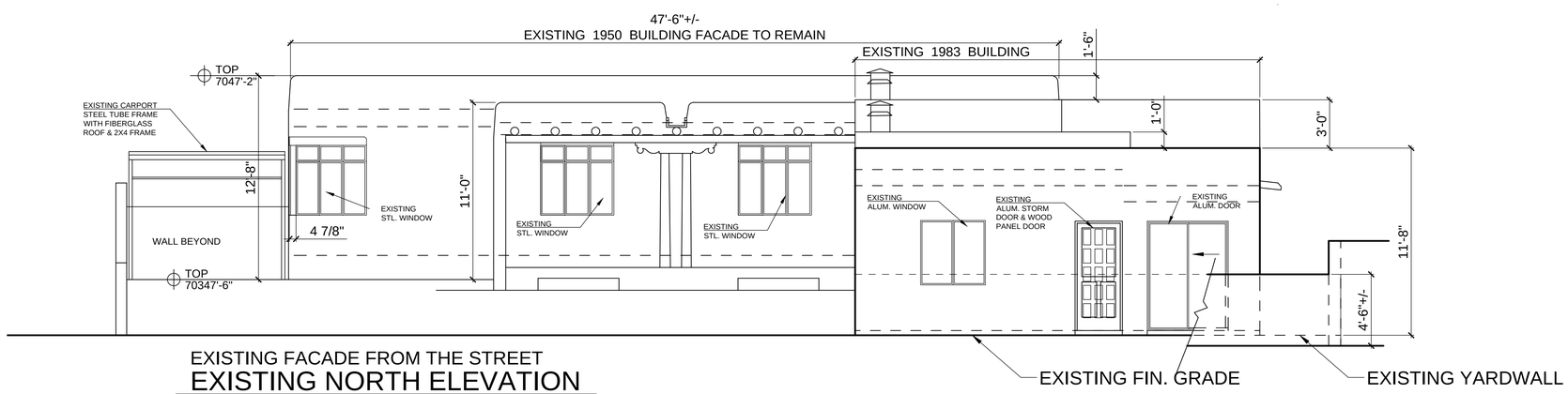


EXISTING FACADE TO REMAIN SHOWN

EXISTING NORTH ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10

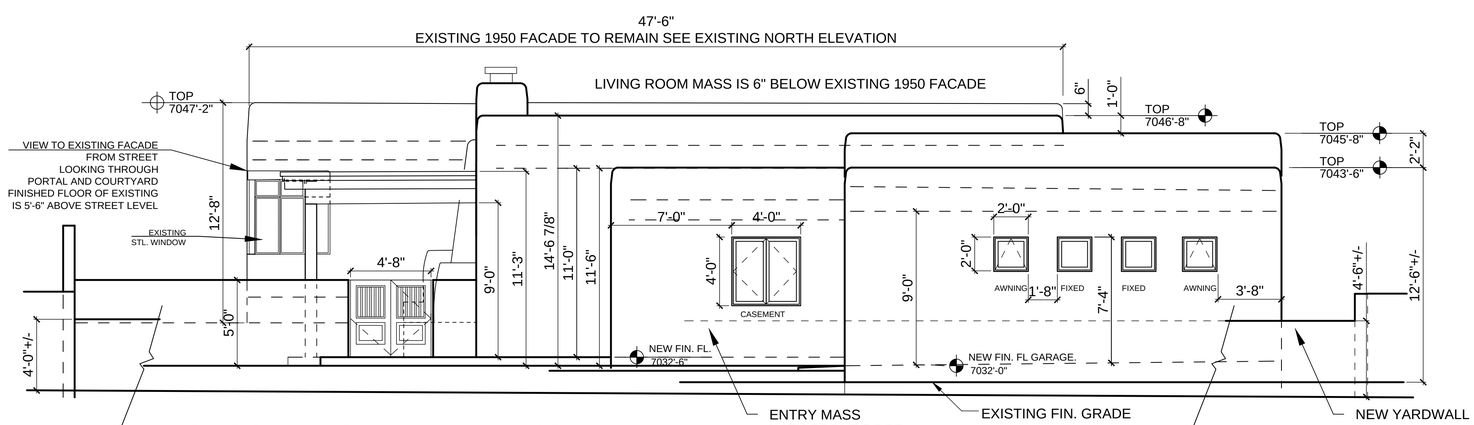


EXISTING FACADE FROM THE STREET

EXISTING NORTH ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10

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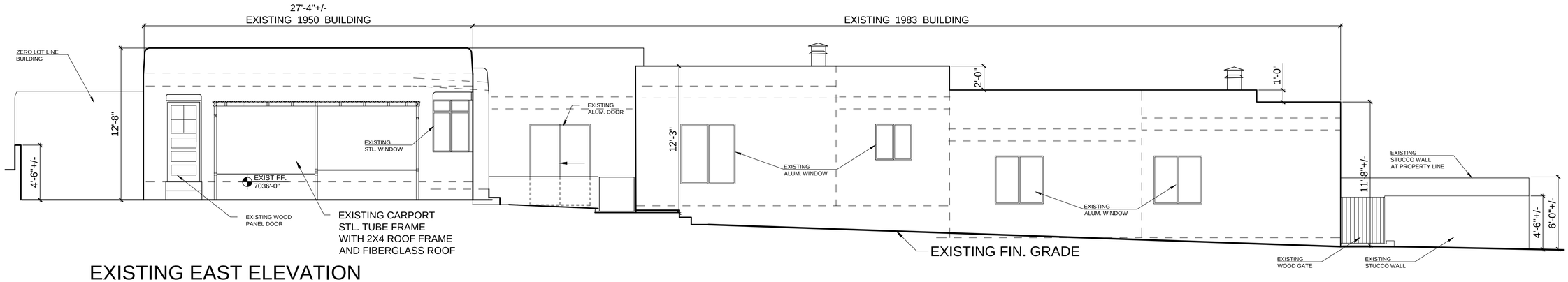
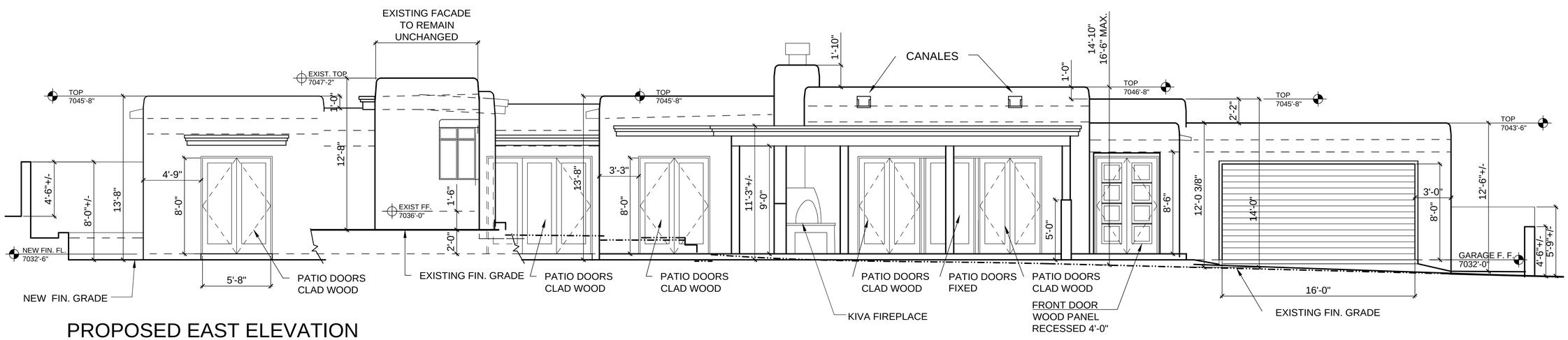


EXISTING EAST ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10



PROPOSED EAST ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10

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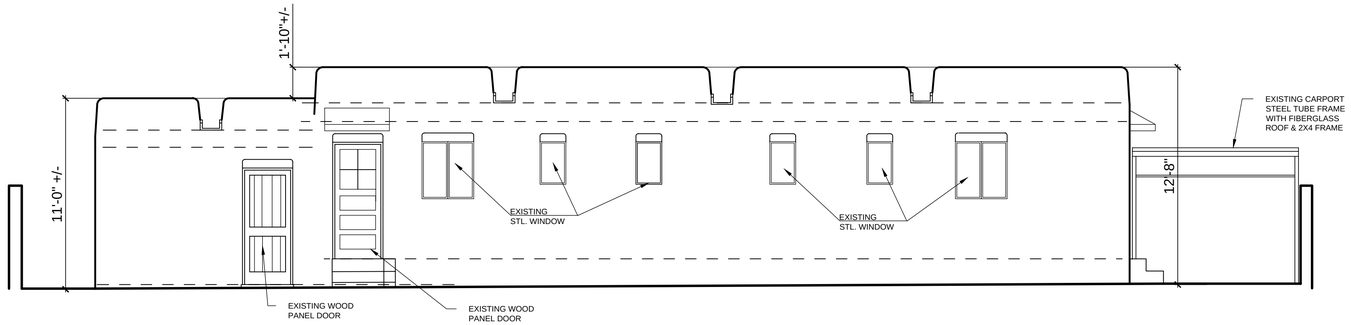
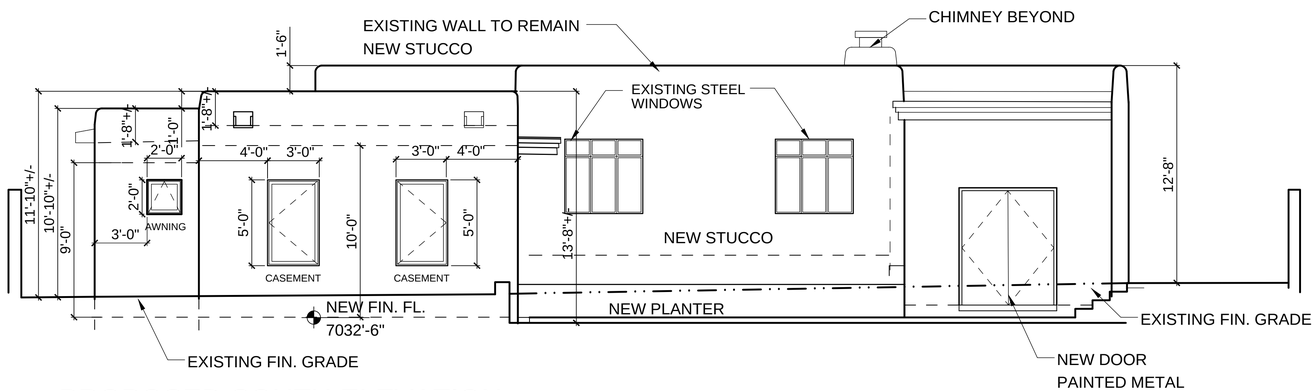


EXISTING SOUTH ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10

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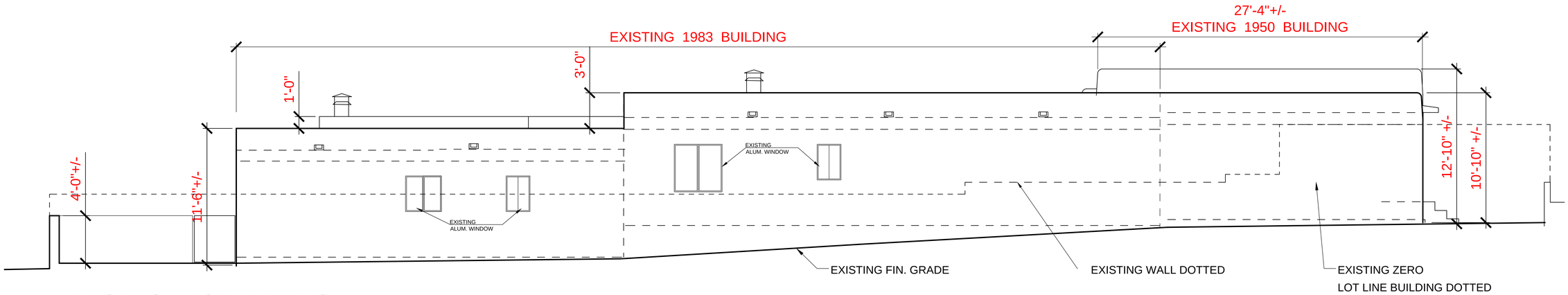
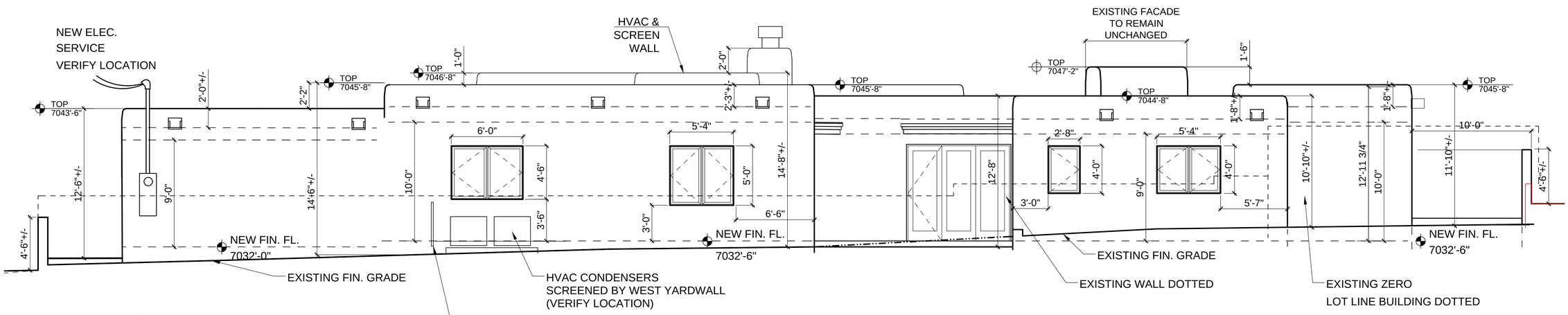


EXISTING WEST ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10



PROPOSED WEST ELEVATION

SCALE 1/4" = 1' - 0"

0 2 5 10

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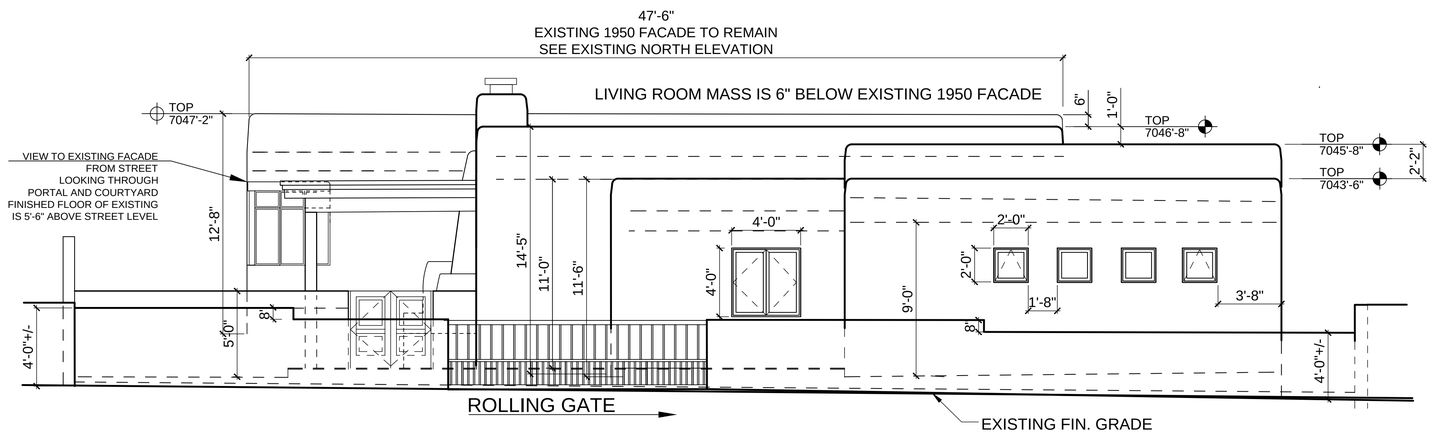
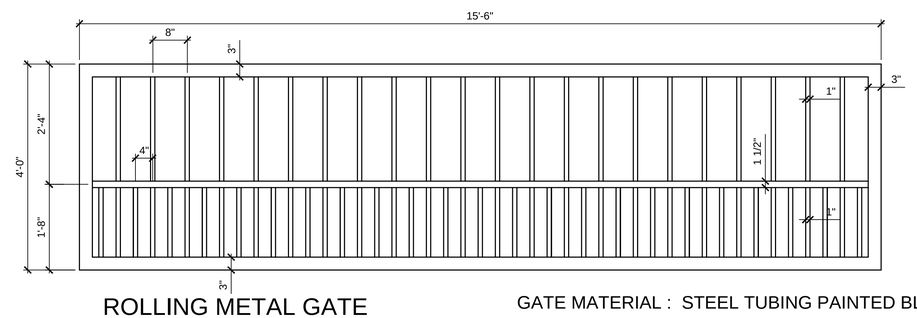


PROPOSED NORTH ELEVATION WALL & GATE

SCALE 1/4" = 1' - 0"

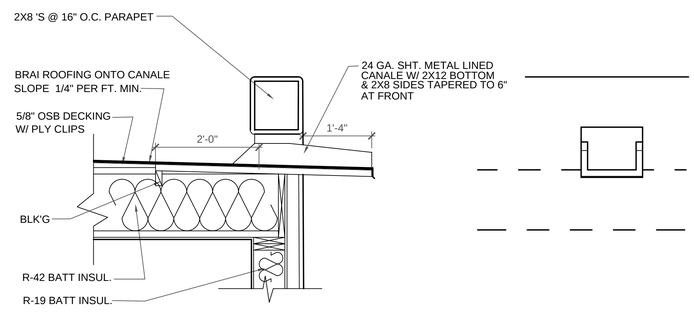
0 2 5 10



ROLLING METAL GATE

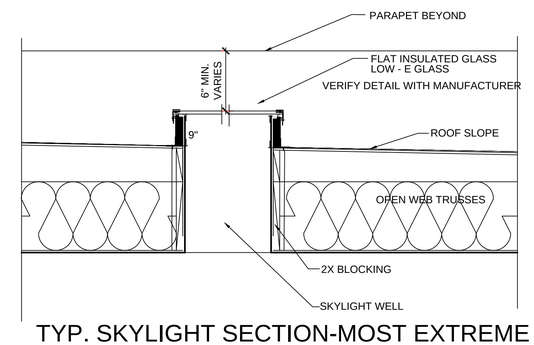
SCALE 3/4"= 1'-0"

GATE MATERIAL : STEEL TUBING PAINTED BLACK



CANALE DETAIL

SCALE 3/4"= 1'-0"



TYP. SKYLIGHT SECTION-MOST EXTREME

SCALE 3/4" = 1'-0"

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118 & 120 WEST BERGER ST.

EL REY
CEMENTITIOUS
"ADOBE"

FACIA METAL
"STEEL GRAY"

WINDOWS & DOORS
KOLBE CLAD WOOD
"MEDITERRANEAN"

BRAI ROOF
BROWN
LIGHTER IN COLOR

WOOD STAIN
EXISTING FACADE
"RIVERWOOD"

WOOD STAIN
NEW CONSTRUCTION
"WOODRIDGE"

SHERWIN-WILLIAMS

GARAGE DOOR
"CEDAR VENEER"
STAIN SEALER

BRICK PAVERS
RED BROWN
KINNEY BRICK