City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 26, 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/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09
Password: 348336

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

Public Comment:

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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. April 12, 2022

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-004878-HDRB. 342 Plaza Balentine.
2. 2022-005081-HDRB. 2 Camino Pequeno.
3. 2022-004863-HDRB. 2 Camino Pequeno.
4. 2022-005031-HDRB. 851 Old Santa Fe Tr.
5. 2022-005029-HDRB. 851 Old Santa Fe Tr.
6. 2022-005058-HDRB. 830 El Caminito.
7. 2022-005052-HDRB. 619 Acequia Madre.
8. 2022-005020-HDRB. 220 Rodriguez St.

9. 2022-005015-HDRB. 72 W. Marcy St.

10. 2022-005008-HDRB. 160 Lorenzo Rd.

11. 2022-005022-HDRB. 702 Don Felix St.

12. 2022-005032-HDRB. 610 Galisteo St.

13. 2021-004458-HDRB. 111 Delgado St.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. 2022 Heritage Preservation Award Presentation. HDRB will vote on the nominations that best suit the different award categories in advance of the award ceremony. (Carly Piccarello, cpiccarello@santafenm.gov)

G. OLD BUSINESS

1. 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 contributing building. (Angela Schackel Bordegaray, asbordegaray@santafenm.gov)

2. 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)

H. NEW BUSINESS

1. 2022-005114-HDRB. 824 Agua Fria St. Westside-Guadalupe Historic District. Marc Naktin, agent for Wendy and Christopher Weatherford, owners, requests a primary facade designation on a contributing structure. (Daniel Schwab, dnschwab@santafenm.gov)

2. 2022-005026-HDRB. 600 Camino del Monte Sol. Downtown and Eastside Historic District. Alex Solorzano, agent, for Todd Standley, owner, proposes to construct a porch on a non-contributing structure. (Daniel Schwab)

3. 2022-005027-HDRB. 830 El Caminito. Downtown and Eastside Historic District. Annette Vigil, agent for Michael Tansey, owner, proposes to make alterations to a contributing garage and construct a carport. Exceptions to Section 14-5.2(D)(1)(a) to alter architectural features that embody the status and to 14-5.2(D)(2)(d) to construct within 10' of a primary facade and in excess of 50 % of the square footage of a contributing structure are requested. (Daniel Schwab)

4. 2022-005030-HDRB. 440 Acequia Madre. Downtown and Eastside Historic District. Gayla Bechtol, agent for Becky Casey, requests primary facade(s) designation and to demolish carport on a contributing building. (Angela Bordegaray, asbordegaray@santafenm.gov)

5. 2022-005025-HDRB. 619 Acequia Madre. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Cole Martelli & David Muck, owners, proposes to construct a 430 sq. ft. garage and construct additions to a height of 12' and a portal on a contributing structure. An exception to Section 14-5.2(D)(2)(c) to construct on a primary facade and to 14-5.2(D)(1)(a) to remove historic material from a contributing wall, is requested. (Daniel Schwab)

6. 2022-005023-HDRB. 510 Apodaca Hill. Downtown and Eastside Historic District. Wyndham Carlisle, agent for Galen Briggs, owner, requests a historic status downgrade for a contributing structure. (Daniel Schwab)

7. 2022-005024-HDRB. 510 Apodaca Hill. Downtown and Eastside Historic District. Wyndham Carlisle, agent for Galen Briggs, owner, proposes to demolish a non-contributing structure. (Daniel Schwab)

8. 2022-004713-HDRB. 1500 Canyon Rd. Downtown and Eastside Historic District. Richard Horcasitas, agent for Tony Martin, owner, proposes to construct a 124 sq. ft. addition, change existing openings, re-roof and re-stucco a significant structure. Exceptions are requested to Sections 14-5.2(D)(2)(c) to construct on a primary facade, (D)(5)(a)(ii) to make an

opening where one presently does not exist, and (D)(6) to change the existing roof material. (Daniel Schwab)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, May 10, 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.

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APRIL 12, 2022

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4. 2021-004458-HDRB 111 Delgado St.	Approved with exceptions	20-25
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1. 2022-005031-HDRB 851 Old Santa Fe Tr.	Approved with conditions	25-26
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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
APRIL 12, 2022
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Anthony Guida, Acting Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=LFjOtTHziu8.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS ABSENT:
Ms. Cecilia Rios, Chairwoman (Excused)
Mr. Frank Katz, Vice Chair (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 Biedscheid moved to approve the agenda. The motion was seconded by Member Bienvenu.

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

C. APPROVAL OF MINUTES:

1. March 15, 2022

Member Bienvenu asked for the following changes:

- On Page 15, middle of the page, where it says: "Member Bienvenu said his motion will approve with no exceptions necessary but have an alternative if exceptions are necessary, *they must be met"*. He asked to change “they must be met” to "they have been met".

- On Page 22, under vote the unanimous (5-0) roll call vote should be changed to majority (4-1) vote. The vote should reflect that Member Bienvenu did *not* vote in favor, he voted against, with the comment, "*He would have approved the application without the added conditions"*.

MOTION: Member Biedscheid moved to approve the minutes of March 15, 2022, as amended. The motion was seconded by Member Larson.

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

2. March 22, 2022

MOTION: Member Bienvenu moved to approve the minutes of March 22, 2022 as presented. The motion was seconded by Member Larson.

VOTE: The motion passed by majority (2-0) roll call vote with Members Bienvenu, Larson and Chair Guida voting in favor and none voting against. Member Biedscheid abstained.

Attorney Ruybalid clarified the vote. He read resolution subsection B, a majority of members constitutes quorum…the vote of a majority of members present shall decide questions brought, except when determined by Roberts Rules of Order.

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.

MOTION: Member Bienvenu moved to approve the Findings of Fact and Conclusions of Law as submitted. The motion was seconded by Member Larson.

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she was unable to make a public comment at the last meeting and was promised she would be given time at the end of the meeting. However, Chair Rios forgot. She said to her shock three lawyers were at the meeting and none told Chair Rios' there appeared to be a conflict of interest. A childhood friend lived close to Chair Rios' house. She was happy that the family will keep the house, but she thought it a contributing building and the Board smoothed over a portal that was there. She noted that staff recommended three sides as primary, and the Board only voted one as primary and the structure is only partially preserved. She said a lot of that she thought had to do with conversations about memories.

Ms. Beninato also stated that the Board should be consistent in procedures; they postponed a case in the last meeting without a discussion or the applicant saying anything. In the second case, the applicant was allowed to go on and on and it was still postponed. Usually when the applicant is allowed to comment on the postponement, there is public comment.

F. STAFF COMMUNICATIONS

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

Ms. Piccarello reminded the Board the 2022 Santa Fe Heritage Preservation Awards applications were due this week. Also, 15 cases were on the agenda, so staff and the applicants should be concise. Lastly, there is discussion on in-person meetings but nothing to report yet.

Chair Guida said he will hold applicant presentations to five minutes and public hearing participants to two minutes. He explained the applicant appeal process for applicants who are not in agreement with the Board's decision.

Attorney Ruybalid responded to Ms. Beninato's concern on the conflict of interest involving Chair Rios. He said he discussed that with the City Attorney. He read the

definition of conflict of interest in the Santa Fe City Code: *a conflict of interest means a specific and identifiable prospect of a pecuniary gain or loss other than one that is diminimis in amount or shared with a substantial segment of the general public*.

Attorney Ruybalid said Chair Rios was acting in an official capacity and presiding over the Board meeting but had no prospect of a pecuniary gain or loss. Someone could say a pecuniary gain is improvement to the house in the historic district because it improves the property values of the others, but that is a shared gain with a substantial part of the public. They concluded there was no sufficient conflict for disqualification.

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)

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.

APPLICANT PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn. He said the house has gone through a lot of changes. It could have been a chicken coop and has had many additions. He reviewed the primary facades recommended by Mr. Schwab.

Member Bienvenu asked the applicant to identify which facades he was describing.

Mr. Martinez said the first façade, #2 he also recommended be primary. On façade #11, it is not publicly visible. It is unlikely that it is adobe, the walls are straight and not very thick and has sheet rock. That section was not original or was heavily renovated. The elevation is not historic or representative of the house. Elevation #12 has a door and window not representative of the house. It was possibly a garage and has been heavily redone. The next elevation is behind the house and under a non-historic portal and has an undistinguished window and door. The part of the house publicly visible and representative is #20 on Plaza Balentine, also not attractive. He thought that might be important. Façade #24, the little casita, is undistinguished. It has a metal window and door, and the brick may have been added later. He recommended that not be a primary façade. He read from the historic report, "Possibly starting humbly as a chicken coop, the subject house suffered denigration and additions… resulting in an odd footprint and disparate façades." The floor plan for the house shows it is very cutup and difficult to navigate. There is lack of connection of rooms with the living room at one end and the kitchen at the other.

Chair Guida asked Mr. Martinez which façades he believed should be primary.

Mr. Martinez said the primary façades should be #2, on the street and #20, the great room and facades #27 and #28 of the shade structure.

Member Bienvenu said at the last meeting the Board discussed the status of facades 9 and 10. Although not recommended by Mr. Schwab, the discussion was they were all original or pre-1943 structures. They had the same distinguishing characteristics as those recommended by Mr. Schwab. He asked Mr. Martinez if he wanted to address façades #9 and #10.

Mr. Martinez explained that the façades may have been built in the 1940s. The photograph shows they have been heavily disfigured with the large undefined windows and doors. It is not visible from the street, and he did not believe are character defining.

Member Bienvenu asked if he knew when the openings were modified.

Mr. Martinez didn't know, but the historic report references the 1950s windows. Because the windows are not visible from the street there was no effort put into what they looked like from the exterior.

Member Biedscheid asked if he knew how the three facades with the narrow door adjacent to the picture window came about. They seemed character defining in some way.

Mr. Martinez said he didn't know but believed the larger openings in a couple of places were filled in. Façade #11 could have been a portal originally and added separately from the rest of the house.

Member Larson asked Mr. Schwab how he had arrived at his decisions. She asked that he used the terms, south, east, etc. when describing, rather than numbers.

Mr. Schwab explained he looks at patterns throughout for design integrity or character defining features where there is historic material. He described an unusually large, aesthetic historic window not seen anywhere else in the house or in other character defining homes. He pointed out windows that were historic and correspond to others or repeated. The entryway is character defining and speaks of a time and place. He considers the obvious main façades of the secondary structure to be the fronts of the portal, the casita and mirador.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, was sworn. She thought the recommendations by staff made sense. The door/window combination is character defining. A building doesn't have to be adobe to be primary and houses having 20 to 30 years of additions are still historic. Plate glass windows were very common in the 50s/60s in Santa Fe. That doesn't mean they are not character defining or historic.

BOARD DISCUSSION

Member Larson complimented Mr. Schwab with his recommendations and for adding insight.

MOTION: In Case 2022-004878-HDRB, 342 Plaza Balentine, Member Larson moved to designate the primary facades as façades #s 2, 11, 12, 16, 20, 24, 27

and 28 as recommended by staff, noting these facades capture the vernacular character of the structure.

Member Bienvenu asked a friendly amendment that facades 9 and 10 be designated primary, and the historic section of the privacy wall be designated contributing.

Member Larson accepted the amendment as friendly.

Member Bienvenu seconded the motion.

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

Attorney Ruybalid confirmed for the record the designated facades and that the motion includes a section of the privacy wall.

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)

STAFF REPORT

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. Historic Districts Review Board, Case #2022-004863-HDRB

STAFF RECOMMENDATION

Staff recommended that 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.

Chair Guida asked Ms. Piccarello to indicate the location of the façades and their limits on the diagram.

Ms. Piccarello pointed them out indicating that excludes the portal, and the back of the original structure.

Chair Guida said he understands there is a workaround around to designate the building as contributing even though nonconforming. He thought it would be a shame to

conform to Santa Fe style. He said his general understanding of contributing is the contribution to the district. He asked how this is contributing, although unique.

Ms. Piccarello said they don't normally see something from the modern era. She gave the example of the La Posada, a contributing building that is not Old Santa Fe style. It contributes to the district and has architectural interest and historic integrity. There is precedence, but they haven't seen much for midcentury.

Member Bienvenu said Code seems to provide two paths for an addition to this building to be approved in a nonconforming style. One is to designate contributing and the other to find that it has sufficient architectural/historic interest such that the Board permits a non-conforming addition. He didn't find other than historical value, that the building meets standards of contributing. Partially that is because it doesn't meet the definition. More importantly, dramatic changes have been made in recent times. They are nicely done and sensitive to the original structure but completely different from the original. Particularly the south and north elevations. It was difficult for him to find that the building retains its historic integrity compared to the original vernacular built in the 1950s/60s. And under the definitions in Code, he finds it difficult to say this is contributing. He said he would not have a problem saying this has architectural and historic interest and permitting nonconforming additions that are consistent with the existing style.

Ms. Piccarello said preserving only part of the building doesn't leave much in the way of protecting anything character defining unless the Board reviews case history every time. And there will be more leeway to do anything to the building. She said her question would be at what point could it be granted preservation for the architectural interest.

Member Biedscheid said the Board has never statused this case, and did not call for status in 2015, because of the non-compatible style with Code. It is truly nonconforming. She wondered if the approval in 2015 was to approve the architectural or historical interest under the nonconforming section of Code. They approved changes true to the established and original intent of the design. She said they should continue to pursue that, whether a designation of contributing or documenting that the Board gave special approval under the nonconforming portion of Code.

APPLICANT PRESENTATION

Daniel Strongwater and Karl Sommer were sworn.

Karl Sommer, PO Box 2476, said he represented Daniel and Hailey Strongwater. He said the case raised one basic issue of how to deal with a structure with a unique architectural interest that diverges from the style requirements of Code.

Mr. Sommer said the Board's previous decision implicitly recognized that. The power is within the Code. That is what happened in the past and the property continues to have architectural interest under Code. He explained the applicants live in Santa Fe and Mrs. Strongwater was born and raised in Santa Fe. They will raise their children in this house. They want to continue to preserve the architectural interest and uniqueness of the property. Statistics show only 14.8% of facades can be seen. This does not meet the definition of contributing. The danger of trying to make this fit is that it may damage the definition of contributing. He noted that the Board is not without power as Member Bienvenu recognized. That has been exercised in the past, even in this case. The Board could allow alterations and discretion to assess this case and preserve the interest. He said the Board recognizes their ability to act and that by designating contributing will create more problems. He added the Strongwaters are conscientious and want to preserve the architectural interest.

PUBLIC HEARING

Ms. Beninato, previously sworn, said this is a unique architectural structure that deserves preservation. She asked as a nonconforming structure, how the Board could permit a new addition that will add to the nonconformity.

John Eddy, PO Box 845, Tesuque, NM, was sworn. He said he admires the house in its nonconformity. The previous owners of this property have striven to maintain the integrity of the house architecturally. He encouraged the Board to pursue the direction they were taking and protecting the house, as is. He would like to see all the visible elevations on Camino Pequino protected, not just the original elevation. Maintaining the integrity of the additional elevations that were added over time would add to the architectural interest of the property.

Ms. Piccarello said she looked for examples of nonconforming that had been protected by the Board and did not find any. She thought nonconformity for a portion of this makes preservation difficult.

Chair Guida said this isn't the first time the Code has gotten in the way of intent. He thought the Board, staff and the applicant were all trying to go to the same place.

BOARD DISCUSSION

MOTION: In Case 2022-005081-HDRB, 2 Camino Pequeno, Member Bienvenu moved that the Board finds pursuant to 14-5.2(a)(6), that the building has special architectural and historical interest and secondly the Board designates the structure as otherwise noncontributing. Member Biedscheid seconded the motion.

Member Biedscheid added clarification that the motion removes the property from being labeled as a nonconforming structure.

Member Bienvenu said he agreed that may be an interpretation of the special provision as written. He wasn't sure if that is the intent. In his view the Ordinance is trying to say you can have a nonconforming structure, yet the structure has sufficient architectural and historic interest to permit additions or renovations to be made without the entire structure forced to become conforming.

Member Larson asked if the Board should say why the structures are architecturally important.

Member Bienvenu said he preferred the motion as stated.

Member Larson directed her question to staff and Legal.

Attorney Ruybalid read Code on Nonconforming Structures referenced by Member Bienvenu. He said Code has no definition of *architectural or historic interest*. It is up to the Board to decide what that means. Noting the architectural interest gives the Board ability to approve something that does not meet design standards in the Downtown Eastside Historic District. He said he didn't see a problem with the motion.

Ms. Piccarello concurred. Defining the architectural interest provides a good administrative record for future proposals on the case.

Member Bienvenu said he understands Member Larson's point and after thinking about it thought they should have a finding.

He read for the record, that the Board finds the special and historic and architectural interest is a unique blend of midcentury Ranch and Prairie Revival styles in the vernacular style characterized by horizontal lines, low massing with areas of exposed, white-washed adobe, a slightly pitched shed roof with projecting eaves, stained wood elements and wood windows with a horizontal rectangular-like pattern.

Member Biedscheid agreed.

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

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 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)

Ms. Bordegaray said the case does not require exceptions since it is noncontributing.

STAFF REPORT

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:

South elevation, existing central facade (original exposed adobe wall)

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.

North elevation (Primary):

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.

West elevation:

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.

STAFF RECOMMENDATION

Staff recommended 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.

APPLICANT PRESENTATION

Mr. Strongwater, previously sworn, presented his proposal. He said they worked closely with staff for a design proposal that is respectful. There were four major design goals: 1) They emphasized the original masses of the building showing the original portion of the building and what is added on; 2) They used the defining features of the home to inform their design changes; 3) They minimized changes to the footprint; and 4) Improve the homes livability with height changes in portions of the house.

He showed the existing and proposed site plan. He proposed a modified fence line, a new carport with a roof aligned with the existing additions, exposed white adobe that matches the original portions of the home. They will remove the nonoriginal and propose a small 124-foot addition in a respectful location. They will bump up the original structure for better hierarchy to show the original portion of the home and new trellis feature. Proposed changes to the façade were shown; removal of nonoriginal portals and non-historic openings to be more cohesive with the original design. On the north façade, noncontributing, they propose to revise some window light divisions not publicly visible, otherwise there are no changes. The new roofing material will be TPO instead of asphalt.

Member Bienvenu said the project was vastly better and harmonizes well with the existing structure. He asked Ms. Bordegaray if exceptions were required.

Ms. Bordegaray said there are none. The north façade with the larger bank of windows was reduced and now meets the 40% proportion for the wall and glazing. She has confirmation the 40% proportion was met.

Mr. Strongwater said no façade in the proposal has 40% glazing.

Member Biedscheid asked if a calculation was done for the south façade. She thought it appeared to have more door and window space than wall space. She noted the previous application required an exception for a 30-inch undivided light. She asked if that was changed.

Ms. Bordegaray asked if the overhang for the south façade was deep enough.

Mr. Strongwater said they are proposing a trellis to go over the south façade. The vigas will be shifted outward to achieve a passive solar strategy and the overhang will be within Code at 30 inches. That is in keeping with the historical features.

Ms. Bordegaray asked Mr. Strongwater to address the panes.

Mr. Strongwater said all the panes are greater than 30 inches diagonally. He understood based on precedent of the previous cases no exceptions were required for windows greater than 30 inches, and the 30-inch diagonal window was part of the significance of the home. The original windows are about 30 inches wide. He said in order to get a 30-inch diagonal, the character of the windows is lost. He said he was happy to provide criteria if an exception is needed.

Ms. Piccarello said that was also staff's understanding.

Member Biedscheid agreed. She asked if the south façade with the extended overhang is considered to be under a portal.

Mr. Strongwater replied there will be no portal in the south façade.

Member Biedscheid asked if there was more window space than wall space and would that require an exception.

Ms. Bordegaray said no.

Mr. Strongwater said it is calculated at 38% on the south façade.

Member Biedscheid said the existing windows on the same façade were handmade and in previous proposals were replaced with in kind. She asked Mr. Strongwater to elaborate on their replacement if the design goal is to maintain the character defining features.

Mr. Strongwater said they help build upon the grid pattern characteristic of that style of architecture. They used the exact grid pattern on the original light divisions to achieve a passive solar strategy. There isn't enough glazing now on the wall for passive solar. They have extended into the windows above and over to the new door opening on the left.

Member Biedscheid asked if he would keep the stain on the lintel, so it matches.

Mr. Strongwater said yes. They hope to use lumber from the interior.

Chair Guida asked Ms. Piccarello if having the features conform is a moot point. This has been designated a nonconforming building with architectural merit.

Ms. Piccarello said yes, if the nonconformance is within the architectural merit. That is where acknowledging the 30 inch wide windows will be important.

Chair Guida said in same way the Board approves the color of the paint or stucco.

Attorney Ruybalid said he researched some of the unique features on the building in response to questions from Ms. Piccarello. He thought the intent of Code is not to create a house that does not have a harmonious design. He read from section 14, subsection C (1)(c) saying distinctive features, finishes, and construction technique that characterizes structure shall be preserved. He read from subsection D, General Design Standards (D)(2)(a) the additions shall have similar materials, architectural treatments and styles, features and details as the existing structure. He said implicit in Code is an architecturally interesting house as this, should continue the treatment and style. He read subsection 3 of Rooftop Appurtenances on contributing buildings. He said this is not a contributing building. He read that existing roof styles and materials shall be replaced in kind if necessary. He continued reading, *they can be considered if they are an existing roof for historical feature of the structure*. He saw no need for specific exceptions.

PUBLIC HEARING

Ms. Beninato, previously sworn, said the changes to the design are better, but she was bothered by so much glass on the south façade. The windows are more than 50% of that façade and not harmonious. Most of the windows are not down to the ground. She suggested taking off the bottom two levels of windows for better harmony with the other windows.

Mr. Eddy, previously sworn, agreed with Ms. Beninato. He said the overall design enhances the integrity of the house, but he found the windows to the ground too much. He suggested the house would be strengthened by massing under that series of windows.

BOARD DISCUSSION

Chair Guida asked that the motion address the division in the windows on the north façade and having no divided lights.

Member Larson said she was really impressed by the effort to modify the design. This house is an important representation of architectural history and a unique example in Santa Fe and the region. The house has been noted for its variation of styles and marriage of blending. She noted, regarding the windows, that Frank Lloyd Wright's house, the Jacob One, among others also utilized passive solar. You see ground to roof line lengths of windows in a similar expression as this proposal.

MOTION: In Case 2022-004863-HDRB, 2 Camino Pequeno, Member Larson moved to approve the application as submitted, including the north façade windows

not having divided lights, and noting that the character of the windows aligned with the exceptional architectural character of the house.

Chair Guida asked if that included the north façade windows.

Member Larson said it does.

Member Biedscheid seconded the motion. She asked a friendly amendment for the applicant to revise the drawings for the undivided lights on the north façade and present to staff prior to seeking a permit.

Member Larson accepted the friendly amendment.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

Staff found 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.

APPLICANT PRESENTATION

Marc Naktin, 1523 Taos Street, was sworn. He said they did not get approval for any of their request from the last meeting. They are back looking for clarity. He added that the owner also wanted to speak. He noted that most of the work is interior in the renovation of the house. The exterior request is to add a door to the front street elevation. Research indicates the house had an entry portal years ago. The triple windows on the

right-hand side used to be a portal and entry door. They propose an entry door in the middle. Also, they propose to redo the roof and stucco, which may require raising the parapet on the back of the building. He estimated the height would be raised about 8 to 10 inches but will not be visible from the street. The roof has no slope for it to drain properly. They want to add a closet which is 10 feet back from the primary elevation and should comply. A structural engineer was hired and told him their parking is precarious. They propose moving the wall just far enough back for three cars to park off the bridge. The windows are in poor condition, many beyond 60% deteriorated and some completely inoperable. They plan to replace in like, with the same light patterns.

Member Bienvenu asked for clarification on the windows. The report was confusing and states the windows are not rotted beyond repair in one section, and the removal of the windows is likely to result in the destruction of some of the windows.

Mr. Naktin thought the report meant that a few of the windows could be technically rebuilt but the process of removal further damages them.

Member Bienvenu asked Ms. Bordegaray her response to the report.

Ms. Bordegaray said the window assessment indicates some windows are repairable. The building is characterized by these historic windows by the material and different light patterns and there is a mix. Any window replacement should be predicated on a window may need to be destroyed to replace it. Many of the windows can be repaired, but she would leave that to the Board and the applicant.

Member Bienvenu asked how they distinguish between the two categories.

Mr. Naktin said the list spells the windows possibly salvageable, and ones that are not. He wants to be consistent. He thought it could be a strange mix to save a couple of windows and the others be new. He said he would request replacement of all the windows for consistency in color and light patterns.

Member Biedscheid said the primary facades are 1, 2, 3 and 7 on units 113, 113 ½ and 111. Code requires historic windows on primary facades be repaired and restored when possible. The report states 113 and 113 ½ on façade number two are over 50% and should be replaced and all others are repairable. She said she did not see anything saying the windows are rotted beyond repair.

Mr. Naktin said if the report says the windows can be repaired, they will try. He explained how the window could be destroyed by trying to remove them. He said at some point it is infeasible to rebuild a window. That is the reason for the request to replace all the windows, but they are willing to compromise. They can just replace the windows that

cannot be fixed. He said he wasn't sure how to prove, other than a field inspection by the historic division, that a window was destroyed during its removal.

Member Biedscheid confirmed his proposal was to replace with wood with the same light patterns and material.

Mr. Naktin said "like-windows". He said they haven't discussed if the windows will be replaced with something requiring less maintenance. A full wood window can be done but they may request Board approval for a coating to prevent further deterioration.

Member Biedscheid said she believed the Board has allowed replacement; the primary façades had to be exactly in-kind. No cladding, etc. and true to the original material.

Member Larson asked if the applicant had considered the costs for replacing the windows in kind with wood, or if he would consider that.

Mr. Naktin said to replace 100% in kind would mean all wood on the exterior and uninsulated glass. He said that is doable, but they prefer insulated glass opposed to single pane. The look would be the same from the outside, but the glass would be thicker.

Member Larson asked if the applicant would consider a single pane with a storm window. That would significantly improve the window's performance and reduce maintenance. She said because a window is not dual pane, aluminum clad, does not mean its performance is less. It does require more maintenance.

Mr. Naktin said the biggest issue with storm windows is they are put in as a large unit. These are rental units. This is more an issue of fire safety egress as well as when the storm windows are removed, they require storage. It is a logistics issue.

Member Biedscheid pointed out that Code allows double pane glass when replaced in kind.

Chair Guida said in kind would be reconstructing or building new windows to match the original windows in materials and style. Code allows insulated glass, but the relative benefit may be debatable. He noted that storm windows, particularly on the interior, are not incompatible with emergency egress.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she agrees with replacement in kind on primary facades, but she is opposed to the door on the façade facing Delgado Street. It would significantly change the look of the façade and building. The set of windows *is* the character defining feature.

Gayla Bechtol, 1813 Hano Road, was sworn. She said she wanted to make a general comment about replacement windows. She said replacing the very old, hardwood windows, means the new windows will have to be replaced again in 10 to 12 years. The warranty is about eight years and financially it doesn't work out in the end. Once the historic windows were replaced, they will be gone. She encourages her clients and others replacing windows to repair them.

Nancy Waite, the owner of the property, PO Box 104, Tesuque, was sworn. She appreciated the discussion and found it enlightening on the repair of old windows. She has taken care of this structure since her mother bought it in the 70s. Nothing has been done to keep it in shape, updated and safe, etc. She has done things in bits over the last 20 years and wants to maintain the place. She said she appreciated keeping old wood and historical places. She noted that the residences along Delgado have become businesses or Air B&Bs and she doesn't want that. There are four units with three parking spaces. She has decided to make the four units into three, so each has parking. She wants this to be a safe, energy efficient place for residents for at least 50 years. Her house in Tesuque has had double pane windows for 25 years and are fine, and she doesn't want to replace these windows with a cheaper version. She wants to maintain the look and harmony for the property and the street.

BOARD DISCUSSION

Member Biedscheid prefaced her motion noting that the HCPI report specifically called out the west façade where the window replacement with the door is proposed. The report cites the near symmetrical windows have experienced little change. It specifically refers to the historic 8-light, wood casements repeated on other façades.

MOTION: In Case 2021-004458-HDRB, 111 Delgado St., Member Biedscheid moved to approve the application with exceptions: Item #1, the replacement of the window with the door is denied based on the primary status of the façade and HCPI report. Item #2 goes with that and is also denied noting that the exception criteria for the change was not met; the original configuration is still intact and there is no hardship. Item #3, the addition, is approved. Item #4, the window replacement, applicant is required to restore or repair all windows on primary façades (western façade #2 and 7, north facade #3 and south façade #1) and the remaining windows are approved to be replaced as proposed. Item #5, raising the parapet and Item #6, revision to parking, and Item #7 restucco, is approved. The motion was seconded by Member Larson with a friendly amendment to approve the use of storm windows at the discretion of the applicant.

Member Biedscheid accepted the friendly amendment.

Member Guida asked Member Biedscheid about new drawings.

Member Biedscheid added to her motion that the applicant will be required to submit new drawings.

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

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)

STAFF REPORT

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, which 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.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

APPLICANT PRESENTATION

Grant Alexander, 2327 Calle Tranquillo, was sworn. He clarified this determination was just the historic status. He said the front yard wall has stone pillars he has never seen anywhere in Santa Fe. He wanted to know if designated as noncontributing he has to retain the stone pillars.

Ms. Bordegaray said the wall does not have any status.

PUBLIC HEARING

Ms. Beninato, previously sworn, said again, they have forgotten that any of those additions from 1965 are historic; a large part of the house is historic. The north elevation is very contemporary looking and not characteristic, but there is an elevation that should be preserved.

BOARD DISCUSSION

Member Larson said she appreciated Ms. Beninato's comments. She believed not enough of the overall integrity and historic character of the house was retained. She did not see it as contributing.

MOTION: In Case 2022-005031-HDRB, 851 Old Santa Fe Tr., Member Larson moved to designate the status as noncontributing per staff's recommendation. The motion was seconded by Member Biedscheid.

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

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)

STAFF REPORT

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.

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.

APPLICANT PRESENTATION

Grant Alexander, previously sworn, described the project and showed the side façade and blank wall. The two historic windows in the rear will be removed and replaced with one large, divided light window that will work well for emergency egress. They will

add a divided lite sidelight under the carport against the existing beam. On the garage they are trying to simulate a deep front to appear a characteristic look of adobe. It will be built out of concrete block in the thickness of adobe. One façade has a door and a window, and the rear has a door for storage. He noted the stucco color was miscommunicated and will be El Rey, La Luz. The existing trim will be painted a similar color of blue as now and the wood paneling will have a weathered wood finish. The garage door will be a darker bronze color and is not publicly visible.

Chair Guida confirmed it is a paneled wood door with the remaining in glass.

Mr. Alexander said the door is glass in a metal frame. He showed the finish of the metal frame.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Member Larson asked the visibility of the house from the street.

Mr. Alexander showed the opening of the garage and the view from the fence, and he displayed that elevation.

Member Larson clarified that the weathered wood will be similar to tongue and groove.

Mr. Alexander said they used to be able to drive through and that was replaced with wood paneling. The wood isn't in good shape and probably will need replacing. It is not tongue and groove now, but he is open to suggestions.

Member Larson thought weathered wood is not in keeping with the Spanish Pueblo Revival style. She suggested using a stain or finish instead.

Mr. Alexander said he was open to that.

Chair Guida thought Member Larson's suggestion was good and in keeping with changes made over time. He confirmed these would be actual wood planks.

MOTION: In Case 2022-005029-HDRB. 851 Old Santa Fe Tr., Member Larson moved to approve the application with the following conditions: Items 1 and 2 approved with the wood planking either stained or painted with staff's approval and Item #6 in El Rey La Luz color, and all other items approved as submitted. The motion was seconded by Member Biedscheid.

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

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)

The applicant was not present.

MOTION: In Case 2022-005058-HDRB, 830 El Caminito, Member Larson moved to postpone the case until the applicant was present. The motion was seconded by Member Biedscheid who clarified the case will be heard after this case if the applicant is present.

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

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

STAFF REPORT

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 tongue-and-groove door with a lightning 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.

Façades 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.

Chair Guida asked to confirm that the building status now is contributing.

Mr. Schwab said the building is contributing. Looking at primary façades, an historic wall extends along the Acequia Madre and Calle Corvo. The portion that wraps around the carport is non-historic. He recommended the historic portion of the wall down Acequia Madre, and some portion of Calle Corvo be designated contributing.

Chair Guida asked if the primary façades had been identified when the addition was reviewed by the Board. When told by Mr. Schwab they were not, he asked to clarify that was even though the addition was set back.

Mr. Schwab said the assumption at that time was the front was primary, but the Board did not designate primary façades.

Chair Guida confirmed rear façades #3 and #5 identified were publicly visible.

Mr. Schwab said façades #3 and #5 are not visible. He explained he thought he mistakenly wrote #5, because it is a rear, fairly functional façade. He said 1a, 1b and 3 was his recommendation.

STAFF RECOMMENDATION

Staff recommended that facades 1a, 1b, and 3 be designated primary; and the historic wall be designated as Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Bienvenu thanked Mr. Schwab for removing #5 from the recommendation. He was puzzled by #3 because it doesn't appear to be publicly visible or contribute to the historical interest of the property. He thought #11 is an important façade because it interacts with 1a and b and from Acequia Madre and Calle Corvo you can see the corner.

Mr. Schwab offered to get the photograph that was in the packet, and Mr. Martinez may have it.

Member Bienvenu said he asked because he just wanted to know Mr. Schwab's thoughts for not recommending #11 as primary.

Mr. Schwab said he is open to revisiting that.

APPLICANT PRESENTATION

Mr. Martinez, previously sworn, said he agrees with the front of the building 1a and 1b, but 5 is the back of the building and not visible. He said according to the staff report, façade #3 *contains historic doors and windows and has no character defining features*. He recommended #3 not be a primary façade. He noted repairs are needed to the primary facades. The portal is in bad shape and is not historic. Much of the private open space is in the front of the house because of how the house sits on the property. That needs to be addressed. Also, he pointed out the wall along the Acequia Madre is very close to the road and doesn't allow for pedestrians.

Member Bienvenu said he thought the wall is an issue because it is a dangerous area for pedestrians with nowhere for them to go. That had not occurred to him that the wall was the issue and he thought it not appropriate to ask if there were plans for the wall. He wanted to know if the applicant considered the wall a major safety hazard.

Mr. Martinez said they do have plans for the wall. They want to provide a sidewalk on that side of the street somehow. There are kids walking to school and there is no sidewalk and the other side narrows right at the point of the house. He said he understands if they make the wall contributing, but the applicant will return with a proposal for the wall.

Member Bienvenu explained the fact that making it contributing would not mean he could not request an exception for alteration or demolition, as long as the standards are satisfied.

Mr. Schwab said he could not find a corresponding façade photograph. He said the problem is not the wall, it is the street design.

Chair Guida said he is not fond of a wall being designated contributing except in special circumstances. Primary façade designations to him contribute to the neighborhood or the district aspects. Because something is old does not mean it should be made primary, unless it contributes to the streetscape and character of the neighborhood.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005052-HDRB, 619 Acequia Madre, Member Bienvenu moved that facades 1a, 1b and 11 be designated primary, and the historic wall be designated contributing. The motion was seconded by Member Biedscheid with a friendly amendment that the non-historic portal on 1a be excluded and the vintage tongue in groove door with the lightning bolt motif be specifically called out and the non-historic portions of the wall be excluded.

Member Bienvenu accepted the amendments.

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

Member Biedscheid called a point of order that the plan was to recall the previous case at 830 El Caminito that was postponed.

The applicant was still not present, and the Board continued with the next case.

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)

STAFF REPORT

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 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 no 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.

STAFF RECOMMENDATION

Staff recommended facades 1a, 1b and 4 be designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Guida asked which facades were publicly visible.

Mr. Schwab said public visibility is not a factor in primary façades. However, façade #4 and the west façade are publicly visible.

APPLICANT PRESENTATION

Stephanie Sandston, 225 E. DeVargas, was sworn. She said Ms. Bechtol did great research. She also learned from a neighbor that the north façade was added to in the 70s. That is falling down, and she had that assessed and will provide the report to the Board. The parapet and footings are gone, and they are looking at options to save it or rebuild out of adobe. It will need a lot of work because from the beginning has only been a storeroom and workshop. City records show the improvements made in the 60s was not approved. Nothing has been done for many years.

Gayla Bechtol, previously sworn, showed the north façade. She said the concrete used was cheap and the door is from the 90s and is plywood. She noted the window that was removed at some point and columns installed to support the vigas. She said little historic material is left in this façade. On the south facing façade, she agreed that the shutters are not historic. The windows have a little wood left and are mostly wood putty and paint. However, there are well proportioned windows in the adobe wall. She talked about the structures on the west façade adjacent to the storeroom. She said there's something else going on with the wall. And while certainly historic material before 1935,

she wasn't sure whether it was a stable or a porch. This has also been a storeroom, the owner before was a printer. The storeroom has been treated in a utilitarian way for years resulting in a hodgepodge. The wall is lovely and publicly visible, but from the vigas down, not much is original. She recommended the wall not be considered primary, but she did agree the south is primary.

Member Bienvenu asked Ms. Bechtol to show the west façade. He said it is very visible from Rodriguez and is a distinctive adobe facade that faces the road.

Ms. Bechtol showed a photograph prior to 1935 and another photograph after 1951 of the latest addition. She said the door is the only character defining feature and it is not historic. She described the addition and said she isn't sure other than the wall, that there is a character defining feature.

Member Bienvenu said the point is that the likeness of the wall itself is the character defining feature of the façade. He said the door is not historic, but what about the opening.

Ms. Bechtol said she did not have any information and it was not clear from aerial photographs. The door opens into a bathroom or bedroom.

Member Bienvenu asked where the artifacts were found.

Ms. Bechtol said it was in the initial renovation. Ms. Sandston could tell them more.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she was disturbed that the conversation was about the inside of the house rather than outside. She appreciated the question on the blank façade and said the opening is what is historic. A 100-year-old building over time would probably have the door replaced. She didn't think that makes it not primary. She urged the Board to look at the façades in that way rather than if it is a new/old window. She thought the storeroom opening looks to be original as the door is set back, even though the door itself is not. It is worthy of consideration whether primary. The Board shouldn't be looking at the interior, but at elements to determine primary façades.

BOARD DISCUSSION

MOTION: In Case 2022-005020-HDRB, 220 Rodriguez St., Member Bienvenu moved to designate facades 1a, 1b and 2 as primary, excluding the false shutters and non-historical door. Member Biedscheid seconded the motion.

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

Chair Guida asked if the applicant for 830 El Caminito was present.

Mr. Schwab indicated she was trying to call in.

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)

STAFF REPORT

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 Minwax 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.

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 Guida asked if the 4'6 " is a condition or will require an exception.

Ms. Piccarello responded that staff can approve up to 4 feet and anything over that it has to come to the Board for approval.

APPLICANT PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said they looked at more complicated designs but thought a simple rail would be the nicest thing to do. There were complications with the roof structure as well as issues with the Fire Department and the proximity to adjacent buildings. That prompted them to choose the umbrella option. There is no historic material. Water will flow under the deck and the structure will be between the posts. The concrete posts extend down between the rails and posts will be 4-5 feet apart. The Trek deck will only be a section over the road where they anticipate water issues. No lights are proposed. The finish on the galvanized planters will be acid washed so they are not shiny.

Chair Guida asked if the Trek decking and the rail made of wood and metal, will be two different colors.

Mr. Enfield explained the wooden rail and the posts are the same color. The deck is a grayish wash to match the flagstone.

Member Bienvenu asked for clarification on the finish of the metal posts corners.

Mr. Enfield said it would be painted to match the dark walnut finish on the rails.

Member Bienvenu asked if the intent was to contrast or to look like the metal and wood are the same material.

Mr. Enfield said he liked looking at it from a distance and not knowing whether metal or wood. They are using metal instead of wood for the posts primarily for safety. The posts will be put into asphalt and concrete.

Member Bienvenu asked for details on the rails.

Mr. Enfield explained the posts are 6 x 6, the top and bottom rails are 2 x 6, and the balusters are 2 x 2 put in at an angle. It will be simple.

Member Bienvenu asked the reason for using the galvanized planters. He thought it discordant.

Mr. Enfield said there is a lot of traffic on the street. He thought a hard post and rail would be less comfortable for pedestrians walking by, and the metal planter a nice

presentation. The metal was chosen for the "farm" look. He said if the simplicity doesn't work, they could trim it in a wood frame.

HEARING

Ms. Beninato, previously sworn, said she thought the idea was to sit outside and enjoy the street view and this was an off-putting way to take over the space. There is no public space. She wasn't sure that the sidewalk would be welcoming and available to pedestrians. She was concerned where pedestrians go once servers come out with a tray of goods. The railing is very high. She said no railing is more in keeping with downtown. She wondered how this "improvement" could be removed because this is a public street. She said the Plaza has become "grungy" with the outdoor eating areas.

Michelle Henrie, PO Box 8370, was sworn. She supports the proposal. She said on the height of the fence, she is a customer of La Boca and of outdoor dining. She wants to feel safe when seated outside and thought the height appropriate. She said the safety of the diners should be considered. She was more comfortable with the galvanized planters with Mr. Enfield's comment they will be less shiny. She said she loves the interplay at La Boca with the historic, the Spanish, and that everything is so old. That resonates with the food and culture as well as the "hipness" of it. She thought the galvanized planter and umbrella keep the streetscape exciting and makes the outdoor dining possible. She said the parklet's and outdoor dining will be a bigger part of Santa Fe in the future. Now that the indoor to outdoor dining has been opened, customers will demand that option. She urged support of the proposal and thought the project beautiful.

Mr. Enfield reminded the Board that the railing at the dining level is only 4 feet high. He said he appreciated Ms. Beninato's comments but thought it would be fine.

BOARD DISCUSSION

MOTION: In Case 2022-005015-HDRB, 72 W. Marcy St., Member Larson moved to approve. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by majority (2-1) roll call vote with Members Biedscheid, and Larson voting in favor and Member Bienvenu voting against.

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended designating the west façade of the garage as the primary façade, per 14-5.2(C) Designation of Significant and Contributing Structures.

APPLICANT PRESENTATION

Annette Vigil, 23 Hacona Road, was sworn. She said they agree with staff the primary façade should be on the west.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005058-HDRB, 830 El Caminito, Member Biedscheid moved to designate the west façade of the garage as primary. per staff's recommendation. Member Bienvenu seconded the motion.

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

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)

STAFF REPORT

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.

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.

Chair Guida confirmed that the structure was noncontributing.

APPLICANT PRESENTATION

Jay Shapiro, 90 Leaping Power Road, was sworn. He said It's simple and straight forward. He would like to make the house a little more livable with a little more light in there.

Mr. Schwab went over the proposed changes which include:

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".

Chair Guida asked about the color of the window selection.

Mr. Shapiro explained they are divided light windows with a dark natural stain and aluminum clad. It is a mahogany-colored clad window matching the stain on the wood.

Member Biedscheid asked if a transom is proposed above the door on the south.

Mr. Shapiro said that is the only one. He wanted a feeling of height, and the ceilings are less than 8 feet, and he used the same old door. Instead of putting a hole in the door to bring in light, he used a non-operable transom.

Member Biedscheid asked for a description of the materials for the pergola.

Mr. Shapiro said he plans to use 6 x 6 latillas.

PUBLIC HEARING

James Bristoll, 1245 Cerro Gordo, was sworn. He said he is across the street from the property. He asked for an explanation on the drawings with regard to the roof line. The current roof is at 8 feet and the drawings appear to be 12 feet and 13' 9" and this is on a slope. He asked the height of the roof line on the east and west side.

Mr. Schwab said they determined the maximum allowable height at 13 feet 11 inches on the west elevation. That is what is proposed for the roof.

Mr. Shapiro confirmed that is correct. He explained the land falls off considerably from east to west with the west being the lowest end. The building will at no point be over the maximum allowable height and will remain as is.

BOARD DISCUSSION

Chair Guida said he agreed the drawings are a bit cryptic. He suggested clearer, accurate drawings would be helpful. Particularly when depicting sites with a hillside or slope.

MOTION: In Case 2022-005008-HDRB, 160 Lorenzo Rd., Member Bienvenu moved to approve the project as submitted per the reasons and recommendation as set forth in staff's report. The motion was seconded by Member Larson.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

Chair Guida asked about the gate operation.

Mr. Schwab thought it was one piece that swings forward, but suggested the applicant clarify.

APPLICANT PRESENTATION

Judy Goldbogen, 702 Don Felix, was sworn. She said the gate will open to the right as you enter. She said the finish on the gate is rustic with a green patina.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005022-HDRB, 702 Don Felix St., Member Larson moved to approve the application as submitted. The motion was seconded by Member Bienvenu.

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

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)

STAFF REPORT

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".

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 Design Standards.

APPLICANT PRESENTATION

Tiho Dimitrov, 404 Abela Street, was sworn. He said the site does not have street frontage except for a curb cut to a vacant lot about 100 feet from the street. He showed the easement available for the neighbor to the north. He displayed photographs of the site looking west and east. He displayed the site plan and described the surrounding area. The proposed house is 2,067 square feet with a 12-foot-deep portal on the west and the east side of the house. There is a single car carport on the southeast. Total footprint of the roof is 2,940 square feet (33% of the lot). They propose to enclose the front yard with up to a 6-foot-high yard wall along the eastern side for privacy on the shared easement. The house is two-bedroom. An exterior metal spiral stair will go to a small roof deck. It is behind the house but may be visible to the neighbor to the west. On the exterior, the maximum height of 14'10 " is proposed. The portals will have metal shed roofs. The east façade will have a bay window-type structure with a shed roof and the carport has parapet walls. The spiral stair on the west façade was shown. The window colors are similar to a sage green and the exposed wood will be stained. They are not

certain whether the stucco will be cementitious or Sto stucco. No proposed fixtures are proposed for lighting. The color of the metal roof is an approximation and will be a standing seam.

Chair Guida asked how he characterized the style.

Mr. Dimitrov said Pueblo style predominantly with the exception of the window patterns that are more Prairie style.

Chair Guida said that was a curious point for him.

Member Bienvenu agreed. He said it is a nice-looking house with a glaring exception of the windows. The window patterns are a concern and not harmonious with the existing historical buildings or style ordinance. He liked the project otherwise.

Mr. Dimitrov said that was the direction the owner wanted, but he was sure if a concern, they could switch to something more traditional.

Member Larson asked for an explanation of the roof and sage color, and if the roof would be visible from the street.

Mr. Dimitrov said the portal roofs are metal and the color is actually a light grayish green. The street is about 100 feet and might be slightly visible on the east facing portal.

Member Biedscheid said the color of the roofs do not reference any other part of the house. She asked the intent of the color.

Mr. Dimitrov said the intent is a neutral color metal roof that disappears. The predominant color of the building you can see is the stucco and sage green window frames.

Member Biedscheid asked if correct that the floor is angled.

Mr. Dimitrov said there is a slight angle to the dining room windows and these are sliding patio doors.

Member Biedscheid said that is an unusual wall they don't usually see.

Mr. Dimitrov said there is no philosophy behind it other than to create more space for the dining room and interest from the exterior. He said again that is the client's preference in style.

Chair Guida said he has a particular concern about the carport. The detailing appears incidental to the overall structure, which is defined by massing and metal roof portals, front and back. The floating parapet with the patio door at the end seems to be less artfully designed than the rest of the house. That is a concern because it will be seen

more than anything else. He asked if he had thoughts on how to make that more in keeping with the design.

Mr. Dimitrov said he shared the concerns, and his point is well taken. It will be more visible than the rest of the house. He thought the small amount of cantilever added to the visual. The posts were set back because of the tight space but could be eliminated. And he could shorten the setback to look more like a traditional carport.

PUBLIC HEARING

Ms. Beninato, previously sworn, said agreed on the inconsistency between the windows and the rest of the style. She wasn't sure Prairie style blended with the other elements.

BOARD DISCUSSION

Chair Guida said if approved, he would advise that the motion provide clear direction on the changes to be made and a process that ensures they are done. Or exclude features and possibly have the applicant return for approval.

Member Larson said if the windows were changed, that could go to staff for administrative approval. They could determine if it is a traditional true divided light window. She thought it would be more difficult to determine an alternative for the carport without the Board seeing the design. She asked the other Board members their opinion if the cantilever should be eliminated or the Board should see the project later.

Member Bienvenu said there are the two issues of the carport and the windows, and a concern to him are the angles of the windows. The Board could place a condition on the angled windows to be made flush with the wall. They really cannot put conditions on the carport. The Board would need to see the revised plans with the considerations expressed by the Board. He said he preferred to postpone to a date certain for redesign of those elements.

Member Biedscheid agreed. She said she had trouble visualizing what this would look like with different windows. And the carport appears heavy in terms of roof treatments. Possibly a garage might be a better choice, but revised drawings would clarify some of the issues.

Chair Guida applauded the thoroughness of the drawings noting they are precise and clear and useful in the Board's review. The maker of the motion should be clear this will be postponed to a date certain, and ensure the applicant has enough direction. He agreed the carport could possibly be more in line with what is proposed for the pergolas.

If not a sloped roof, a flat roof matching the detail of how the ceilings are constructed and the columns come to the end of the building, etc.

MOTION: In Case 2022-005021-HDRB, 311 East Berger St., Member Bienvenu moved to postpone to a date certain to be provided by staff at the conclusion of the motion for a redesign to be submitted reflecting the concerns of the Prairie style windows altered to a more traditional divided light pattern, and the angled windows on the east façade removed and the carport is redesigned to address the Board's concerns expressed, including the possibility of a garage instead. The motion was seconded by Member Biedscheid.

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

Ms. Piccarello noted the date certain is April 26, 2022.

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)

STAFF REPORT

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.

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 Historic District Standards.

APPLICANT PRESENTATION

Katherine Fletcher Leriche, 814 Camino Acoma, was sworn. She said Ms. Bordegaray did a nice presentation. She agreed going down the driveway is very tight. She explained this is a part-time residence for the owners who want to store their car there when away.

Member Bienvenu asked if the corners of the garage will be bull-nosed.

Ms. Leriche said they definitely will be.

Member Biedscheid said she appreciated that the garage can be seen from the street. She was concerned about the faux wood and metal doors. She asked if using wood was considered.

Ms. Leriche said that was considered, but in terms of durability and maintenance the applicant ruled that out. They also looked at a painted metal finish that would match the window otherwise. She agreed it would look like wood from the street because it is quite a way back.

Chair Guida said the doors are set back like the windows with a deep recess.

Ms. Leriche said yes, the garage doors are partially inside the frame of the building and rollup inside. It does have the recess, and they have the thickness of the walls and then the face of the garage door.

Chair Guida asked the depth of the door recess.

Ms. Leriche said about 6 or 7 inches.

Member Bienvenu said he visited the site, and you can see it from the street. It is a narrow view, and down a long driveway.

Chair Guida said it is a handsome garage.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she had lived at 604 Galisteo Street. A problem is that this was brought in the name of one owner but is owned by Galisteo Condo Association. A condition of the Association is a requirement for six parking spaces on the back part of the lot. Parking is usually problematic there. Once the garage is built it will be impossible to have six parking spaces with ability to move. She noted part of the lot behind unit B is common open space. There are legal issues to allow the garage.

Chair Guida said part of the issue is beyond the purview of the Board. He asked if Ms. Leriche wanted to comment.

Ms. Leriche said Ms. Beninato is correct. She said she wished she had been given more feedback when she went through the pre-zoning application. She will need to talk to them because the permit office should have guided her on that.

Chair Guida agreed. He said a condition of the condo association is also a factor.

Ms. Leriche agreed. She will look into that.

BOARD DISCUSSION

MOTION: In Case 2022-005032-HDRB, 610 Galisteo St., Member Bienvenu moved to approve the application as submitted with the condition that the corners are rounded to the minimum radius. The motion was seconded by Member Larson.

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

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)

STAFF REPORT

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 cementitious El Rey "Adobe;" windows and doors will be clad wood "Mediterranean;" wood stains will be "Riverwood" and "Woodridge. The garage door will be stained and sealed with "Cedar Veneer."

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 Section 14-5.2(H) Don Gaspar Area Historic District.

Member Biedscheid asked to clarify terminology used. She said the building is noncontributing, and the reference to a noncontributing façade means it is *not* a primary façade on a contributing building.

Ms. Bordegaray said correct, it is not. It is a contributing façade and was not designated primary because the building is designated as not contributing. That was the decision of the Board because of original style windows, materials, the unique duplex, etc. were maintained.

Member Biedscheid clarified for the purpose of applying Code that the building is noncontributing.

Member Bienvenu wasn't sure he agreed completely. He set the Board action in the Findings and Conclusions that he reviewed was to designate the 1950s southern portion of the building as contributing, and the north elevation of the southern portion as primary. Part of the building has a contributing feature in addition to the primary façade.

Ms. Bordegaray said the meeting minutes have a discrepancy and said only that façade was contributing. She deferred to Ms. Piccarello.

Member Bienvenu said the minutes do not control, it is the Findings and conclusions.

Ms. Piccarello asked the date of the original case and offered to double check what was voted by the Board.

Ms. Bordegaray said the September 28th, minutes.

Attorney Ruybalid said he found them and in the Conclusions the Board designated the northern 1980s portion of the building noncontributing, and the 1950s southern portion, contributing.

Chair Guida asked if it includes a façade designation.

Attorney Ruybalid read, "*The Board designates the following elevations of the structure as the primary façade, the north elevation of the southern portion of the building."*

Chair Guida clarified the 1950s portion of the building is contributing and the north façade is primary. He asked Ms. Bordegaray if true, were there implications in this case for what is proposed.

Ms. Bordegaray said yes. The proposal currently is to demolish the 1950s portion of the structure, except for the north elevation designated as primary. This would be demolishing part of the contributing building. An exception would be required, and demolition criteria must be met.

Member Biedscheid asked how the 50% rule is applied if this is not contributing. She thought what is there now renders the entire structure not contributing and the same thing would happen. It will overwhelm the original structure.

Ms. Piccarello said that would be another exception.

Member Larson recalled she strongly felt when this was presented originally that this portion of the building had a lot of integrity. She said it is difficult to make these calls when unsure what will be proposed in the future. There is something to be said that there is still a contributing element to that façade and the ledge addition on the front overwhelming it. She said there isn't any positive outcome from what she sees in the proposed design. She wondered if status should be reconsidered.

Chair Guida said this case should at the least be postponed until the applicant could work with staff to review and clarify the issues. He asked the Board if they agree not to hear the case tonight, if they wanted to ensure their direction is clear to the applicant.

APPLICANT COMMENTS

John Pound, 2302 Calle Jalcon, was sworn.

Chair Guida asked if he is willing to go back and work with staff to determine the implications since the contributing status with a primary façade on the north was clarified based on Findings of Fact and Conclusions of Law.

Mr. Pound said he was always willing to work with people but is at least as confused as the Board. The message he got is that the north facing façade is contributing and must be maintained. He said the design by Tom Lechner maintains and honors that. Their proposal is to get rid of "*a pretty ugly place* ". They want to preserve and improve the part that is said to be contributing and have a much better place filling the noncontributing part of the property. What he is heard is they now have to stick to the L shape concept. That is difficult to do to have a house large enough for his family. He said it strikes him as a triumph to honor the past at the sacrifice of improving the neighborhood. He said he would be happy to work with people. He wasn't sure they could come up with a design that improves the property. His fear is that in the end it will

be the same ugly place. He said he is embarrassed by the property and wanted to improve it, but he isn't sure they can find a way.

Member Bienvenu clarified that no one had expressed a view on the proposal itself and it was more a technical issue. Staff was under the impression the building had no designation as contributing and only a portion as primary. Since it has been clarified a large portion is contributing, that does not mean that changes cannot be made. Exceptions will have to be requested and standards for demolition need to be met. That will allow the Board to determine that the criteria for the exceptions and demolition have been met.

Mr. Pound said he hears that but doesn't understand it. They will look at this to determine if it is even worth it.

Member Bienvenu said it is not a question of whether the proposal needs to be changed in any way, or that the Board decided it can't be approved. For the record it just has to go through a different set of hoops that criteria were met.

Chair Guida said there may be design options that retain the contributing portion of the building. If there is justification to remove that portion there may be a strategy for changing bedroom number two.

Member Biedscheid said she wanted to clarify that in her opinion the building has lost its contribution to the streetscape. This proposal makes a more handsome property. She likes the quirkiness of the proposal and cleverness of keeping it as part of the landscaping. The Board doesn't see that often. She said she had no problem with the proposal.

Mr. Pound said he understands in a general sense. He needs to go to a planner with more expertise. He said he isn't trying to be difficult.

Attorney Ruybalid said if postponed to a date certain, the agenda should inform the public that this work is on a contributing building. This agenda reads that the building is noncontributing. That doesn't meet the Open Meetings Act. If the applicants seek an exception, that also should be on the agenda. The agenda item will need to be revised.

Ms. Piccarello said he was correct. Most of the steps are to inform the public of changes with the project.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she was glad it would be postponed. It has been designated as a primary façade and the new design has to meet that. The proposal overwhelms the primary that should be preserved.

BOARD DISCUSSION

Member Bienvenu asked when the case could be heard.

Ms. Piccarello said it cannot be a date certain. It would be at least May 10 at the soonest because of the demolition requirements and Code.

Member Bienvenu asked if the motion should state that date.

Ms. Piccarello said it could and they could go beyond that date if needed.

Member Biedscheid thought the case should be pulled because it was improperly noticed.

Ms. Piccarello said it has been typical to postpone when improperly noticed.

MOTION: In Case 2022-004858-HDRB, 118 & 120 W. Berger St., Member Bienvenu moved to postpone to May 10, 2022, for re-noticing and modification of the application to address those concerns. The motion was seconded by Member Biedscheid.

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

I. DISCUSSION ITEMS

There were none.

J. MATTERS FROM THE BOARD

None.

K. NEXT MEETING: Tuesday, April 26, 2022

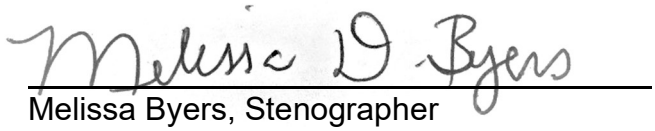
L. ADJOURN

MOTION: Member Biedscheid moved to adjourn. The motion was seconded by Member Larson.

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

Chair Guida adjourned the meeting at approximately 10:21 pm.

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Anthony Guida, Acting Chair

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

Case # 2022-004878-HDRB
Address – 342 Plaza Balentine
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – Julia Platt and Zachary Leonard

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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, 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.

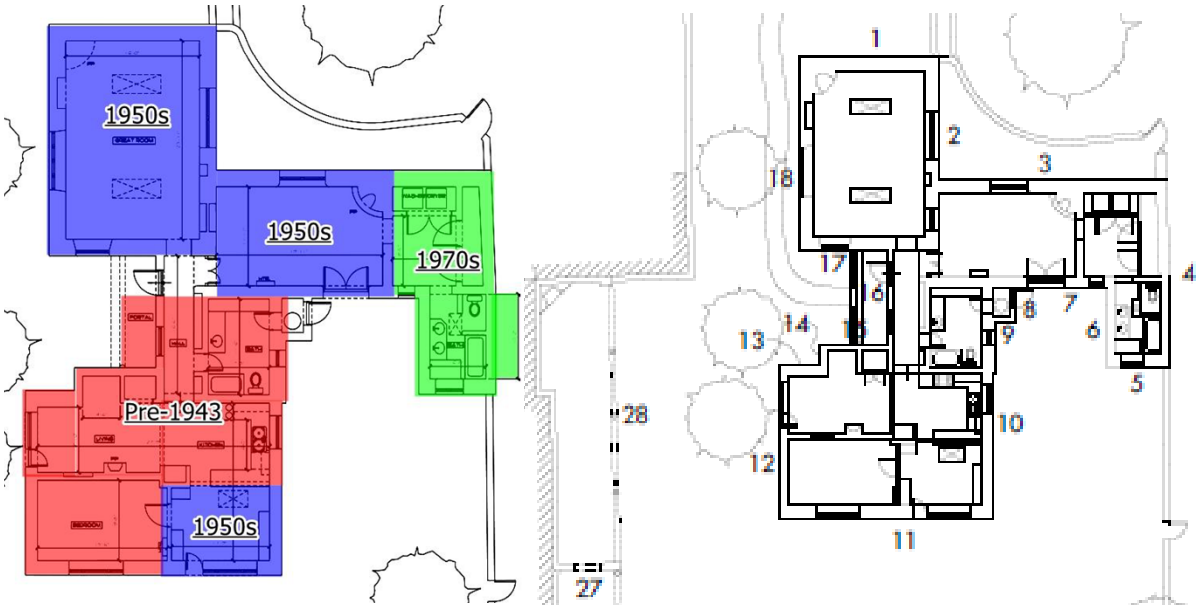
The following structures are included (see the attached façade diagram):

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 underwent various changes. This is 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;

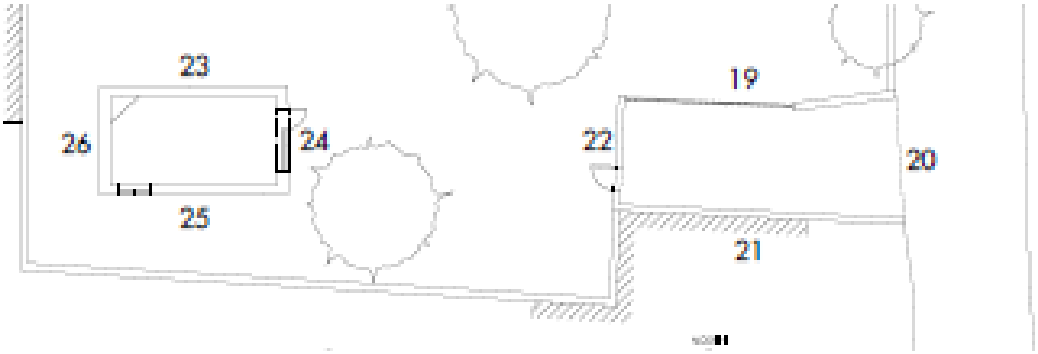
Staff recommends that the façades described above as character-defining be designated primary.



North is "up" on the two diagrams above.

2. A carport (facades 19-22) built pre-1943 through the 1970s. Façade 20, the 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 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.



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 following façades be designated primary, per SFCC § 14-5.2(C) Designation of Significant and Contributing Structures: 2, 11, 12, 16, 20, 24, 27 and 28.
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 "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 Section14-12.1, 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. 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.
9. The Board finds that the following façades are the primary elevations of the structure with the features that define the character of the structure's architecture: 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28.
10. The Board finds no reason to change the status of the buildings at this location, and they remain designated as "contributing."
11. The Board finds that the privacy wall meets the definition of a Contributing Structure.
12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board upgrades the status of the privacy wall to contributing.
4. The Board designates the following elevations as the primary façades: 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28.

IT IS SO ORDERED ON THIS 26th 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 # 2022-5081-HDRB
Address – 2 Camino Pequeno
Agent's Name – Daniel Strongwater
Owner/Applicant's Name – Daniel and Halley Strongwater

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

2 Camino Pequeño 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.

HPD staff has described the structures 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.

The structure 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 regularly 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.

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 that the historic status of the structure be designated as contributing, per SFCC Section 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.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. SFCC Section 14-5.2(A)(6) gives the Board authority to review and give special approval to "non-conforming structures" for architectural or historic interest.
5. 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-conforming structure," making specific findings regarding the historic and architectural interest.
6. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a non-contributing structure.
4. The Board designates the structure as a non-conforming structure with special architectural and historic interest.
5. The Board defines the special historic and architectural interest of the house as a unique blend of Mid-century Ranch and Prairie Revival Styles built in a vernacular manner and characterized by horizontal lines, low massing with areas of exposed, white-washed adobe, slightly pitched shed roofs, projecting eaves, stained wood elements, and wood windows with horizontal rectangular light pattern.

IT IS SO ORDERED ON THIS 26th 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 # 2022-4863-HDRB
Address – 2 Camino Pequeno
Owner/Applicant's Name – Daniel Strongwater

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

2 Camino Pequeno is a 2,959-square-foot residence 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". Wood fascia partially covers the wood vigas.

The HDRB has found it 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 character defining features include the deep overhangs, exposed vigas partially covered by wide wood fascia, white stucco walls with visible adobe texture, and 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 lites. The wider expanse of the opening makes this north façade unique.

The applicant proposed the following:

South elevation, existing central facade (original exposed adobe wall):

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. New bump-up façade 26'W, raising central mass 4' to 12'10", to be set back 13'3" from original exposed adobe façade. Proposed bump-up will have five 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 3'6".
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 and will include 3' swinging door gate and 8' car gate, stained gray-green to match existing fence.

North elevation (central, kitchen facade):

11. Remove existing tall, narrow window.
12. Replace existing door and 1-over-1 double-hung windows with wood-clad swing door with 7 lites, 2'6"W x 6'8"H, and fixed-pane window 11'6"W x 4'4"H with 3 x 3 lite pattern, all stained in natural cedar.
13. New bump-up to increase roof height to 12'10" (also visible on south elevation) with five wood-clad awning windows each 3'10"W x 1'6"H, to be stained in Natural Cedar (north side of bump-up).

North elevation (original woodshop):

14. Replace existing triple 4-over-4-lite pattern windows with two wood-clad, 12-lite windows, 4'10.5"W x 2'11"H, stained in natural cedar.
15. Add a wood-clad door, 39"W x 6'8"H, stained in natural cedar.
16. New 18'3"W bump-up to increase roof height to 12'4", an increase of 3'6" from the existing roof.
17. Three new wood-clad awning windows in bump-up, each 4'10.5"W x 1'10.5"H with 4-over-4-lite pattern.

West elevation:

18. Add 141-square-foot addition to the west elevation.
19. Additions will be stuccoed with cementitious El Rey Colonial White to match the existing house.
20. Two new two curb-mount skylights.
21. New window on addition's east elevation 3'W x 2'11"H in natural cedar.

New free-standing storage shed:

22. 208 square feet, clad in white-exposed adobe, with wood-clad garage door and two wood-clad swing doors; 824-square-foot flat TPO roof, continuous over shed and carport; all wood stained natural cedar; two new curb-mount skylights

Solar panel installation:

23. Six new panels on southeast room addition

24. 10 new panels on north/northeast roofs

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 project and found that application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District, Section 14-5.2(E) and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. The Applicant proposed to add a free-standing structure, two additions, remove portal, replace several doors and windows, increase height at two roof elevations, remove and replace fence portions.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met. This finding is made in the context of the HDRB's earlier decision that the structure is "non-conforming," as set forth in SFCC Section 14-5.2(A)(6), but is given special approval by the Board for architectural or historic interest.

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 Items 1 - 24 of the project, as recommended by Staff.
3. The Applicant may re-draw, and Staff may approve, the window design on the north elevation (project items # 12 and 14, above) to eliminate small, divided-lite panes and replace them with oblong, horizontal panes.

IT IS SO ORDERED ON THIS 26th 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 # 2022-5031-HDRB
Address – 851 Old Santa Fe Trail
Agent's Name – Grant Alexander
Owner/Applicant's Name – Paul and Christian Stockton

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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 side lites. The original house had additions to 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 on 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 requested a historic status review and primary façade designation as applicable.

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 be non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. 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."
6. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a non-contributing structure.

IT IS SO ORDERED ON THIS 26th 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 # 2022-5029-HDRB
Address – 851 Old Santa Fe Trail
Agent's Name – Wide Angle Curve
Owner/Applicant's Name – Paul and Christian Stockton

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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. In Case # 2022-5031-HDRB, the Board designated this property to be non-contributing.

The applicant proposed the following exterior alterations:

1. Construct 692-square-foot, stand-alone two-car garage behind the house on the northwest corner of lot. Its height will be 12'6", within the maximum allowable height for this streetscape. Garage door will be metal with a darker bronze finish and standard frosted-glass windows. The garage will not be visible from Old Santa Fe Trail.

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-lite doors with side lites and windows on its south, west and north façades. The application proposes to maintain and restore the vertical wood planking on its south façade and west façades.

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 El Rey "La Luz" with Benjamin Moore "Van Courtland Blue" trim to match existing. Wood planking on existing carport will be weathered-wood finish.

FINDINGS OF FACT

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

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

- The wood planking on the proposed south and west elevations will have a stained or painted finish to match the trim on the rest of the house;
- The stucco color will be El Rey "La Luz" instead of a Sto color; and
- These conditions shall be subject to approval by the Historic Preservation Division Staff.

IT IS SO ORDERED ON THIS 26th 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 # 2022-005058-HDRB
Address – 830 El Caminito
Agent's Name – Annette Vigil
Owner/Applicant's Name – Michael Tansey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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 of the garage 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 against it. The east elevation abuts a high yard-wall and has no openings.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended designating the west façade of the garage as the primary façade, per SFCC Section 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 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).
5. 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.

6. 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.
7. The Board finds that the west façade is the primary elevation of the structure with the features that define the character of the structure's architecture.
8. 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 designates the following elevation of the garage as the primary façade: west.

IT IS SO ORDERED ON THIS 26th 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 # 2022-5052-HDRB
Address – 619 Acequia Madre
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – Cole Martelli and David Muck

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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 façades 1 through 5 and 11. In 2002, an addition was constructed, comprising façades 6-10.

Façade 1(a) contains a historic wood tongue-and-groove door with a lightning-bolt motif screen, a historic 20-lite steel casement window. Façade 1(a) is fronted by a historic portal with wood posts, which is sagging and has partially rotted posts. Façade 1(b) 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 lintels 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 2002.

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 that façades 1(a), 1(b), 3 and 5 be designated primary; and the historic wall be designated as Contributing, per SFCC Section 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 "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "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. 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.
9. 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 historic yard wall along Acequia Madre and Calle Corvo meets the definition of a "contributing structure," as recommended by staff.
10. The Board finds that the façades 1(a), 1(b) and 11 are the primary elevations of the structure with the features that define the character of the structure's architecture.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the historic yard wall along Acequia Madre and Calle Corvo as a contributing structure.
4. The section of the yard wall forming the west wall of the parking court, built in 2002, is excluded from the designation of the yard wall as a contributing structure.

5. The Board designates the following elevations as the primary façades: 1(a), 1(b) and 11.
6. The portal attached to façade 1(a) is excluded from the primary façade designation.

IT IS SO ORDERED ON THIS 26th 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

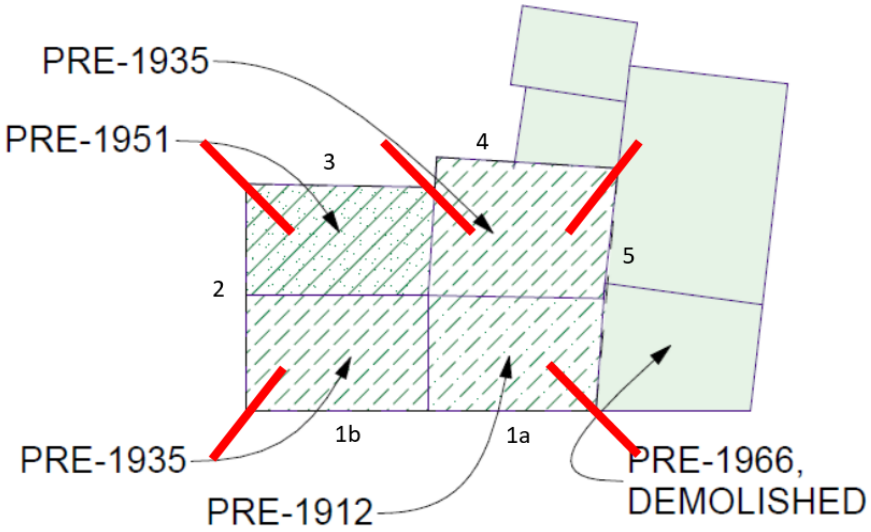
Case # 2022-5020-HDRB
Address – 220 Rodriguez Street
Agent's Name – Stephanie Sandston and Brian Sarrazin
Owner/Applicant's Name – Stephanie Sandston and Brian Sarrazin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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 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 1(a), pre-1912, and façade 1(b), pre-1935 (both south-facing façades), have 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 façade. Façade 1(a) has exposed, historic viga-ends that are character-defining.

The west façade (façade 2) is a featureless wall with one 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 façade 3 on its westernmost side (constructed before 1954) and façade 4 on its easternmost side (constructed before 1935). Façade 3 contains two non-historic aluminum slider windows and has vigas with exposed ends. Façade 4 also contains vigas with exposed ends, a shed roof and two windows, one of which is only visible from inside the structure, with a character-defining deep opening. The other has been boarded over.

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 facades 1(a), 1(b) and 4 be designated as primary, per SFCC Section 14-5.2(C)(2), 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 "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "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. The Board finds that façades 1(a), 1(b) and 2 are the primary elevations of the structure with the features that define the character of the structure's architecture.
9. 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 designates the following elevations of the structure as the primary façades: 1(a), 1(b) and 2.
3. The non-historic, false window shutters on the south elevation (façades 1(a) and 1(b)), and the non-historic door on the west elevation (façade 2), are excluded from the designation of the primary façades.

IT IS SO ORDERED ON THIS 26th 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 # 2022-5015-HDRB
Address – 72 W. Marcy Street
Agent's Name – Eric Enfield
Owner/Applicant's Name – Kathie DaCorta

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

72 W. Marcy Street is a single-story, long narrow L-shaped building, 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.

At this hearing, 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 Minwax 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.

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 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.

2. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. 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 the.
6. 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.
7. 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 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 proposed project items # 1-7, as set forth in the Application and as recommended by Staff.

IT IS SO ORDERED ON THIS 26TH 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 # 2022-5008-HDRB
Address – 160 Lorenzo Road
Agent's Name – Jay Shapiro
Owner/Applicant's Name – The Estate of Susanna Trujillo

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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 inch 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 6-by-8-inch wood beams 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".

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").

2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside 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 compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 26th 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 # 2022-5022-HDRB
Address – 702 Don Felix St.
Agent's Name – Judy Goldbogen
Owner/Applicant's Name – Judy Goldbogen

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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.

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 SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or

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

7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 26th 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 # 2022-5032-HDRB
Address – 610 Galisteo
Agent's Name – Catherine Fletcher-Leriche
Owner/Applicant's Name – Richard and Catherine Johnson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

610 Galisteo Street is three buildings totaling 3,400 square feet designated contributing to the Don Gaspar Area Historic District. 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 current proposal is to construct a free-standing 720-square-foot three-car garage at the southwest rear of the property behind the existing buildings. 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 three 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, four-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.

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 project and found that the Application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area Historic District 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. The Applicant proposes to construct a free-standing 720-square-foot, three-car garage.
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), 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(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.
9. 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.
10. 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 scope of work in the Application, as recommended by Staff, with the following condition:
    a. The corners of the garage addition shall be bull-nosed and rounded to a radius similar to those at Unit B at that location.

IT IS SO ORDERED ON THIS 26th DAY of April, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2021-4458-HDRB
Address – 111 Delgado Street
Agent's Name – Marc Naktin
Owner/Applicant's Name – Nancy Waight

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 12, 2022.

BACKGROUND

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 yard wall 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 façades as the west façades (2 and 7), the south facade (1), and one of the two north façades (3).

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 proposed 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 the existing façade 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 three 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 replacement at this time.
7. Restucco to match existing cementitious stucco in color.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D), and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E), except for element # 4 of the project, described above, as exception criteria have not been met.
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, 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. 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. Under SFCC Section 14-5.2(D)(5)(a)(i) and (ii), on primary façades, widening or narrowing an opening is not permitted, nor is it permitted to create a new opening where on presently does not exist.

10. The Staff determined that an exception would be required to SFCC Section 14.5.2(D)(5)(a)(i) and (ii), regarding the Applicant's proposal to convert a window on a primary façade (façade # 2) to a pedestrian entry door with a stoop and eyebrow. The Applicant requested this exception.
11. Under SFCC Section 14-5.2(D)(5)(a)(i), replacing a historic window on a primary façade when the historic windows can be repaired or restored is not permitted.
12. The Staff determined that an exception would be required to SFCC Section 14.5.2(D)(5)(a)(i), regarding the Applicant's proposal to replace historic windows throughout the structure, including those on primary façades. The Applicant requested this exception.
13. Staff did not recommend a finding that the Applicant met all the criteria for exceptions to Sections 14-5.2(D)(5)(a)(i), regarding window replacement on primary facades.
14. For proposed alterations to the historic, contributing yard wall, the Staff determined that an exception would be required to SFCC Section 14.5.2(D)(1)(a), regarding removal of historic material or alteration of architectural features that embody a structure's contributing, significant or landmark status. The Applicant requested this exception.
15. The Staff recommended a finding that the Applicant met all the criteria for an exception to Section 14-5.2(D)(1)(a), regarding alteration of the historic, contributing yard wall to create parking spaces to the east of the existing arroyo bridge.
16. 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.
17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has not conclusively demonstrated that all exception criteria have been met with respect to project item # 1. The Board finds that in the existing configuration of the house there is a suitable entrance, and the Applicant has not demonstrated a hardship from the lack of an entrance on the westernmost, primary façade (façade # 2).
18. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has not conclusively demonstrated that all exception criteria have been met with respect to project item # 4. The Board finds that the windows on the primary façades (façades # 1, 2, 3 and 7) can be restored and/or repaired, and replacement of those historic materials is not necessary.
19. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to project item # 6, alteration of the yard wall to permit cars to park on her property east of the arroyo bridge:
    a. The alteration of the yard wall does not damage the character of the district; the Board notes that parking space adjacent to other houses on the east side of Delgado Street is situated east of the culvert, and 111 Delgado is the only location where cars have to park on the bridge over the culvert;
    b. The alteration is necessary to prevent a hardship to the Applicant or an injury to the public welfare; the Board has considered a structural engineer's report that the decking and girders on the bridge show signs of deterioration, those structural components are overstressed from the concentrated load of cars parked on the bridge, and he recommended that use of the bridge as a vehicle parking space be discontinued; and

c. The proposed alteration 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.

20. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met with respect to project elements # 3, 5, 6 and 7; and that all applicable design criteria have been met with respect to project element # 4 as it applies to non-primary façades, but not as it applies to primary façades.

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 denies the exceptions requested in the Application for project elements # 1 and 2 (new entry door with stoop and eyebrow on westernmost primary façade, façade # 2), and project element # 4 (replacement of windows on primary façades, façades # 1, 2, 3 and 7).
3. The Board approves project elements # 3, 5, 6 and 7, as set forth in the Application.
4. The Board approves the replacement of all windows on non-primary façades (facades # 4-6 and 8-14), with matching colors, in-kind materials and divided-lite pattern, and thus gives limited approval to project element # 4.
5. The Board approves the repair and/or restoration, but not replacement, of all windows on the primary façades of this structure.
6. The Board finds that exception criteria have been conclusively demonstrated with respect to project element # 6 (yard wall alteration), as recommended by Staff.
7. The Board approves the use of storm windows, at the Applicant's discretion.

IT IS SO ORDERED ON THIS 26th 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

2022 Santa Fe Heritage Preservation Awards Nominations

Introduction

Presented here are the nominees for the 2021 Santa Fe Heritage Preservation Awards. Each year, the City of Santa Fe Historic Preservation Division, the Old Santa Fe Association, and Historic Santa Fe Foundation collaborate on this event to celebrate local people and excellent examples of preservation within the historic districts. This celebration is part of the greater celebration of Preservation Month which happens as a national celebration of preservation each May.

For more information on Preservation Month please visit:
https://savingplaces.org/stories/history-of-preservation-month#.YIwy7S2z31I

Architectural Preservation Award

Outstanding examples of restoration or rehabilitation of a designated historic property.

Nominee:
831 El Caminito
339 Plaza Balentine

831 El Caminito

Dale Zinn, Architect
Downtown and Eastside Historic District
Significant

The house as maintained its character as a significant Historic Structure within the Santa Fe National Historic District throughout the stewardship of many Owners. Cinco Pintores artist, carver and writer Frank Applegate made substantial additions to the property as acquired in 1925 which was completed in 1929.

The original house was purchased by the De la Pena family in the mid 1850's. The original house was possibly constructed in the 1830's. The site context and significant legacy trees were planted to place the structure in a lush bucolic setting since 1937.

The past 3 years of diligent design and careful application of construction interventions by Tent Rock Inc. and a team of skilled professional in preservation has resulted in a project that compares favorably to the 1937 House including the largest authentic mud plaster residential application in Santa Fe and its environs.

It is often noted that a good preservation rehabilitation project is often a process of removing inappropriate interventions and rehabilitating the contributing historic fabric to be maximum possible. This project has accomplished that goal.

*The complete nomination narrative is attached in PrimeGov.



1929 Photo of South Façade later published in Better Homes and Gardens 1937

Before











After



Before





After



339 Plaza Balentine

Karen Marsh
Downtown and Eastside Historic District
Contributing

This project achieved a sensitive outcome, accurately restoring the structure.



Before





After





Compatible Remodel Award

Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Nominees:

- 335 Camino Cerrito
- 415 Camino Manzano
- 333 Sena Street

335 Camino Cerrito

Brady and Kirkpatrick

Downtown and Eastside Historic District

Non-contributing

This house is nominated for its sensitive remodel to a contributing property in the Downtown and Eastside Historic District.

House was originally built in the 1930's. Owners are Bob Brady and Kent Kirkpatrick, designed by Martinez Architecture Studio PC and built by Michael Sandrin Construction. This house had some non historic additions put on over the years. Additions were constructed on the back of the house in order to preserve the historic elements and were able to update the structure while still being able to maintain its unique character.

*The complete nomination narrative is attached in PrimeGov.



Before





After



415 Camino Manzano

Sarah and Doug Brown
Downtown and Eastside Historic District
Significant

House was originally built as a Farmhouse in 1912, see attached King's Map. Owners are Sarah and Doug Brown. House was initially designed by Hoopes + Associates, Architecture, developed and overseen by Martinez Architecture Studio PC and built by Compadre Custom Construction. We worked to preserve the historic significant elements and were able to update the structure while still being able to maintain its unique character, the color and texture of the roof, the original historic windows, the style of the historic railings, restoring the existing water tower and restoring the gardens (gardens designed by Donna Bone, Design With Nature).

*The complete nomination narrative is attached in PrimeGov.



Before







After



333 Sena Street

Sean T. Gallagher
Don Gaspar Area Historic District
Contributing

The homeowner goals were achieved by creating a safe space for young grandchildren to play outside without hiding the historic house. The new wrought iron fence fits well with the architectural style.

*The complete nomination narrative is attached in PrimeGov.





Before







After

Compatible New Construction Award

Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Nominees:

- 502 Apodaca Hill
- 918 Acequia Madre Unit G

502 Apodaca Hill

Vahid Mojarrab, Wamo Studio
Downtown and Eastside Historic District

This single-family home infilled a vacant lot on Apodaca Hill. The wall dominated architecture fits well within the streetscape.

*The complete nomination narrative is provided in PrimeGov.


502

918 Acequia Madre Unit G

Richard Martinez

Downtown and Eastside Historic District

The newly constructed home at 918 Acequia Madre Unit G is a nicely done property that fits into the development off Acequia Madre.






Cultural Preservation Award

Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Nominee:

- La Fonda on the Plaza
- El Palacio Article (need formal title and link)

La Fonda on the Plaza

Downtown and Eastside Historic District
Significant

La Fonda on the Plaza once served as a Harvey House and is significant due to its relationship to the Fred Harvey Company and the Atchison, Topeka and Santa Fe Railroad and tourism in Santa Fe. They now celebrate the 100 years anniversary of the hotel. This event commemorates not only a significant milestone for the historic structure, the hotel, but also its role in the city's development. The La Fonda contributes to the sense of place anchoring the downtown's built environment and as a gathering space for the community.



La Fonda on the Plaza
100 YEARS of HOSPITALITY
1922 2022

A Hidden History of the Dead:

The lost Historic graveyards of Santa Fe are underfoot, if not top of mind.

El Palacio, Fall 2021 Issue

For much of the past decade Dr. Alysia L. Abbott has been involved in documenting the historic cemetery administered by Independent Order of Odd Fellows (IOOF) on Cerrillos Road, originally commissioned in 1884 as the "Aztlán Cemetery" on what was then vacant farmland south of town. Prior to her work with the IOOF cemetery, in 2010 and 2011, she served as a Principal Investigator and field excavator for a salvage archaeology project conducted at the San Miguel Chapel in downtown Santa Fe, when excavations in the *camposanto* were required to repair and replace the drainage system for the building (much of this work was accomplished *pro bono*). The San Miguel excavations were completed during the coldest winter on record for the City of Santa Fe. Dr. Abbott has also conducted fieldwork at a burial ground at Casa Linda Park, where graves from the Territorial Penitentiary are believed to be located.

In addition to "walking the walk" with respect to documenting the forgotten histories of Santa Fe's burial grounds, Dr. Abbott has also "talked the talk" in order to raise public awareness of the existence of these cemeteries and the need for their documentation and preservation. She has given numerous public lectures and talks about the historic cemeteries to a variety of audiences, including fellow professionals and the general public. She has also published articles about the subject, including two recent pieces in *El Palacio**. In this way, Dr. Abbott's has insured that the results of her investigations have truly contributed to Santa Fe's historic archaeological heritage.

*Construction drawings of the property are provided on PrimeGov.

El Palacio

ART, HISTORY & CULTURE OF THE SOUTHWEST

A Hidden History of the Dead – El Palacio

A Hidden History of the Dead

The lost Historic graveyards of Santa Fe are underfoot, if not top of mind.



Independent Order of Odd Fellows Cemetery. Courtesy of the Independent Order of Odd Fellows Santa Fe Chapter. Photograph by Carrie McCarthy.

BY DR. ALYSIA L. ABBOTT

Sara Melton Award

The Sara Melton Award is given for outstanding examples of sensitive maintenance and rehabilitation of a historic structure.

Nominee:
225 E. Marcy Street
107 La Cienega Street
340 Delgado Street

225 E. Marcy Street

Daniel Strongwater
Downtown and Eastside Historic District
Contributing

The 1914 building was meticulously renovated to maintain its historic appearance, while adding a historically-sensitive rear patio, improving street-facing landscaping and paths, and transforming the interior into a highly functional and energy efficient space.

North side patio built with historic, local Santa Fe Pen bricks, structurally reinforced for another 100+ year lifespan, historic windows maintained and repaired.


225

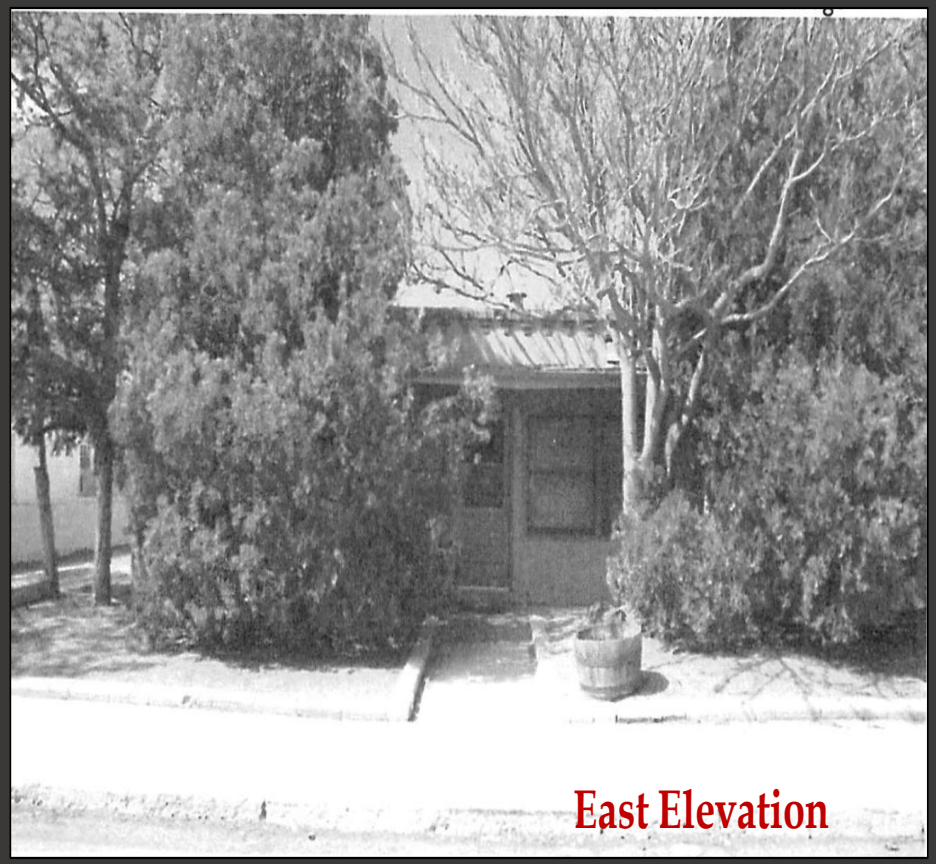

225


225

107 Cienega Street

Albert and Kathy Shultz and Robert Watson
Downtown and Eastside Historic District
Contributing

This house is nominated for its sensitive remodel to a contributing property in the Downtown and Eastside Historic District.



East Elevation



Southeast Corner



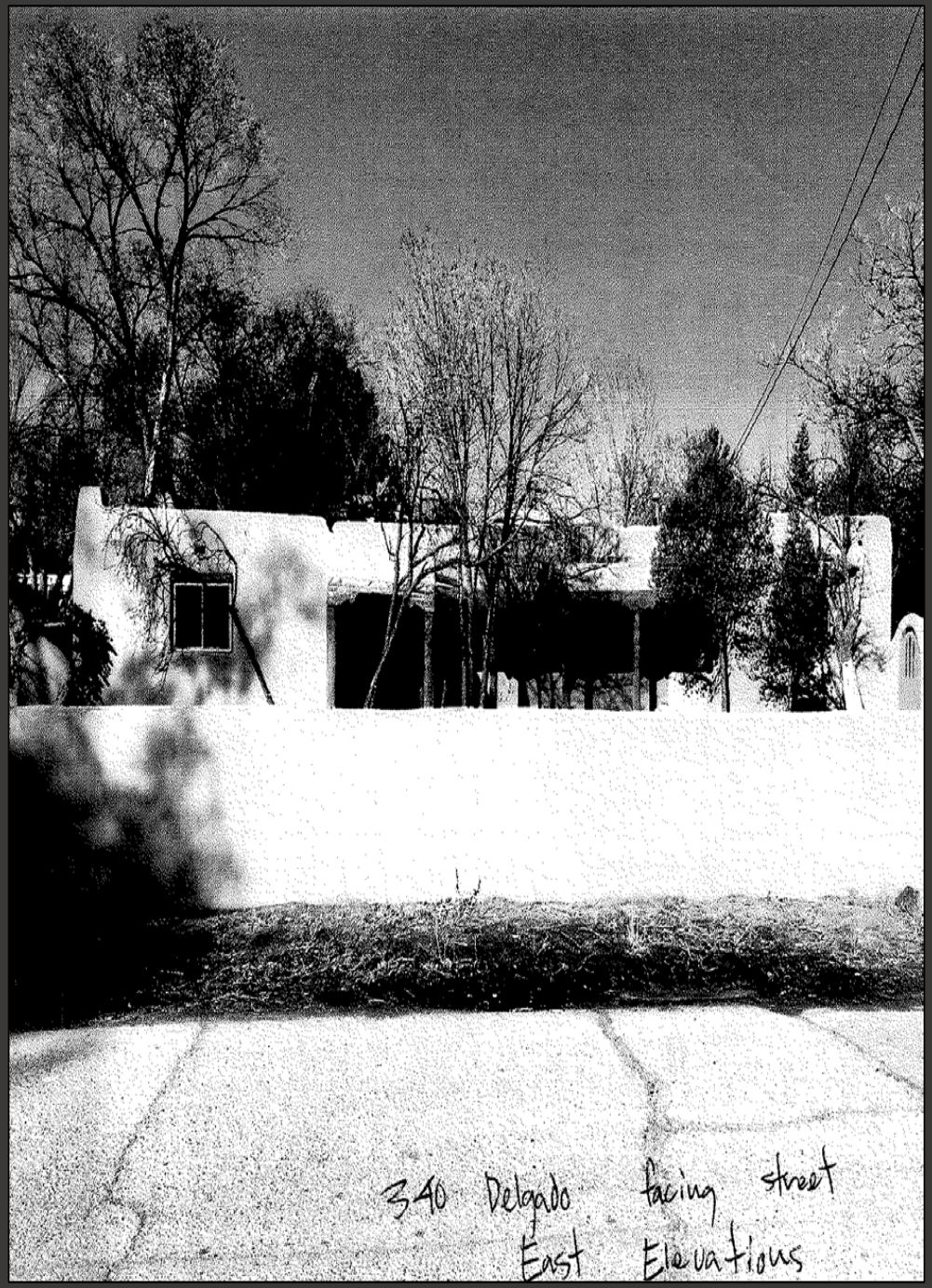


East Elevation

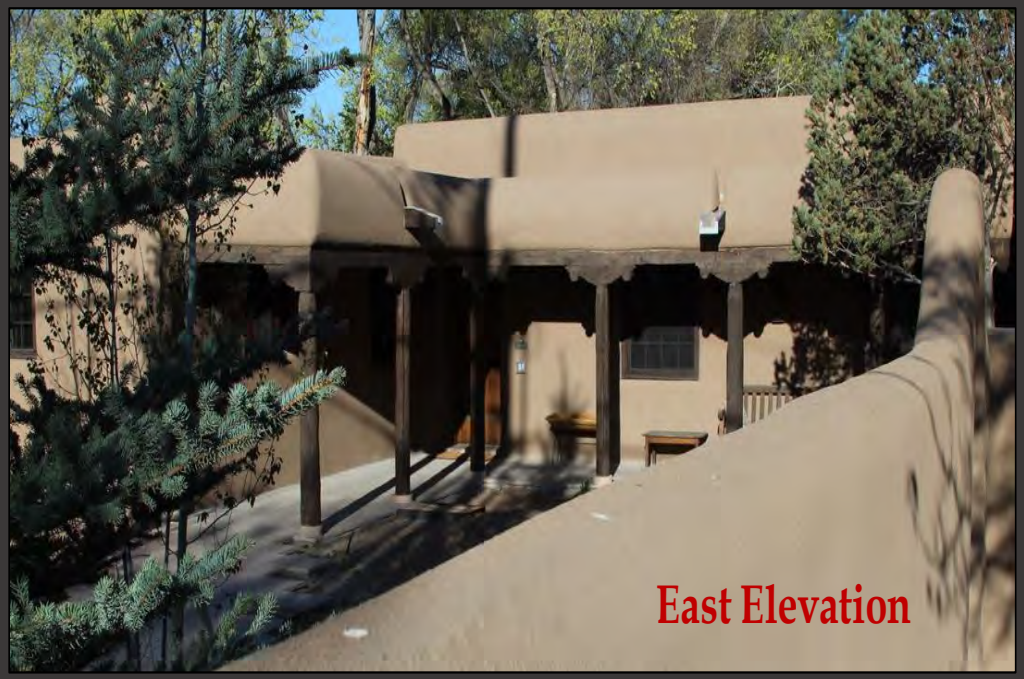
340 Delgado Street

Doug McDowell
Downtown and Eastside Historic District
Contributing

The home at 340 Delgado Street had been neglected for many years and was remodeled while keeping many of the original windows and doors, restoring the yard wall, and refurbishing the detached garage.


340 Delgado facing street
East Elevations


H-17-027
340 Delgado facing street
East Elevation


East Elevation


East Elevation


340
East Elevation


East Elevation

At the April 26th hearing the HDRB will be asked to vote.

Cheers to celebrating Santa Fe and the historic districts!
Happy Preservation Month!

2022 Santa Fe Heritage Preservation Awards

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2017- 2022. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

The award categories are as follows:

Architectural Preservation Award (Residential or Non-Residential):
Outstanding examples of restoration or rehabilitation of a designated historic property.

Compatible Remodel Award (Residential or Non-Residential):
Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Compatible New Construction Award (Residential or Non-Residential):
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Archaeology Award:
Outstanding examples of archaeological preservation or contributions to the pre-history or history of Santa Fe through archaeology.

Cultural Preservation Award:
Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Sara Melton Award:
Outstanding examples of sensitive maintenance and rehabilitation of a historic structure.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History:
Exceptional contribution of an individual, group, or project to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Nomination submittals should be emailed to Marisa Sargent at mgsargent@santafenm.gov on or before **April 14, 2022.**

If you have questions or need more information, please contact Marisa Sargent at mgsargent@santafenm.gov . Please mention the Awards Nomination and the property address in your email subject line.

Award winners will be notified at least one week in advance of the Awards Ceremony.

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: Daniel Strongwater
Address: 806 Don Gaspar Ave
City: Santa Fe State: NM Zip: 87505 Phone: (860) 371-5021
Email: dan.strongwater@gmail.com

Name/Address of Project: Josie's Casa de Comida, 225 E Marcy St.

1. Please choose an award category for which you are nominating (one category only please).

- [x] **Architectural Preservation Award**
- [ ] **Compatible Remodel Award**
- [ ] **Compatible New Construction Award**
- [ ] **Archaeology Award**
- [ ] **Cultural Preservation Award**
- [ ] **Sara Melton Award**
- [ ] **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

1914 building meticulously renovated to maintain its historic appearance, while adding a historically-sensitive rear patio, improving street-facing landscaping and paths, and transforming the interior into a highly functional and energy efficient space.

North side patio built with historic, local Santa Fe Pen bricks, structurally reinforced for another 100+ year lifespan, historic windows maintained and repaired.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
___ Yes X No

If so, when and for what? _____

Nominated by: Daniel Strongwater
E-mail address: dan.strongwater@gmail.com Phone: (860) 371-5021

Nomination submittals are due in the Historic Preservation Office on or before **April 14, 2022**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

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
E.J.	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

PROPOSED WALL

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

BUILDING CODE SUMMARY

BUILDING CODES UTILIZED
2015 NM COMMERCIAL BUILDING CODE
2015 NM PLUMBING CODE
2015 NM MECHANICAL CODE
2017 NM ELECTRICAL CODE
2009 INTERNATIONAL FIRE CODE AND
CITY OF SANTA FE IFC AMENDMENTS

EXEMPT FROM 2009 NEW MEXICO ENERGY CONSERVATION CODE PER IECC 2009 101.4.2 HISTORIC BUILDINGS

ACCESIBILITY
THE ACCESIBILITY STANDARD SAFE HARBOR FOR THIS PROJECT IS ICC/ANSI A117.1-2003 - ACCESSIBILE AND USABLE BUILDINGS AND FACILITIES

SANTA FE DEVELOPMENT CODE
ZONING DISTRICT: BCD BUSINESS CAPITAL DISTRICT
SUBDISTRICT: EAST MARCY HISTORIC DISTRICT

HDRB CASE NUMBER 2020-002821--ADMIN
ADMINISTRATIVE APPROVAL

DEMOLITION PERMIT #2020-10565-BLDC

OCCUPANT LOAD AND EGRESS
PRIMARY OCCUPANCIES: M (MERCANTILE), B (OFFICE) & F-1 (KITCHEN)
ACCESSORY OCCUPANCY: S-1 (STORAGE)

OCCUPANT LOADS

KEY	USE	OCCUPANCY	LOAD
101	MARKET	MERCANTILE	18
201	OFFICE	OFFICE	5
102	KITCHEN	FACTORY	2
B01	BASEMENT	STORAGE	1
X101	DECK	ASSEMBLY	22
X102	PORCH	ASSEMBLY	13
		TOTAL	**61**

CONSTRUCTION
TYPE V-B (NON-SPRINKLERED)

MAX ALLOWABLE HEIGHT
40'

NUMBER OF STORIES
2 MAX (B OCCUPANCY), 1 MAX (M & F-1)

MAX ALLOWABLE AREA
SUM OF RATIOS PER 508.4.2 IBC 374/8500 (F-1)+1050/9000 (M) = .16(<1.0)

COMMON PATH
54', MAX ALLOWABLE PER IBC = 75'

MAX TRAVEL
95', MAX ALLOWABLE PER IBC = 200'

PLUMBING FIXTURES
2 UNISEX TOILET ROOMS, EACH WITH 1 W.C. AND 1 LAV.

REQUIRED PARKING CALCULATIONS

USE	NET LEASEABLE	FACTOR 1 PER 350 SF	REQUIRED
MARKET	390 SF	390/350	1.1
OFFICE	762 SF	762/350	2.2
PORCH	180 SF	180/350	.51
PATIO	342 SF	342/350	.98
TOTAL PARKING REQUIRED			**5**

PROVIDED PARKING	
STANDARD	**3**
ACCESSIBLE	**1**
ADDITIONAL TO BE LEASED OFFSITE	**1**

PROJECT DATA

PROJECT ADDRESS
225 E. MARCY ST.
SANTA FE, NM 87501

OWNER
DANIEL STRONGWATER

GENERAL CONTRACTOR
WILSON DESIGN AND CONSTRUCTION, LLC

BUILDING AREAS

LOT AREA	6475 SF
ROOF COVERAGE	2293 SF
BUILDING FOOTPRINT	1655 SF
GROSS FLOOR AREA	1910 SF
NET FLOOR AREA	1830 SF
EXT. PORCH & DECK FLOOR AREA	522 SF
ROOF PEAK	23'

SCOPE OF WORK

LEVEL 3 ALTERATION

STRUCTURAL
REINFORCEMENT OF ROOF, 2ND FLOOR FRAMING, ROOF FRAMING FOR NEW SKYLIGHT

EGRESS
REBUILD STAIR TO MATCH EXISTING RISE RUN, NEW GUARDRAIL AND NEW HANDRAILS

FRAMING
CONSTRUCTION OF NEW INTERIOR PARTITIONS, INSTALLATION OF NEW DOORS, WINDOWS AND SKYLIGHT, FURRING OUT AND INSULATING INTERIOR WALLS

PLUMBING
NEW FIXTURES TIED TO EXISTING PLUMBING; 2 TOILETS, 2 LAVORATORIES, 1 SOP SINK

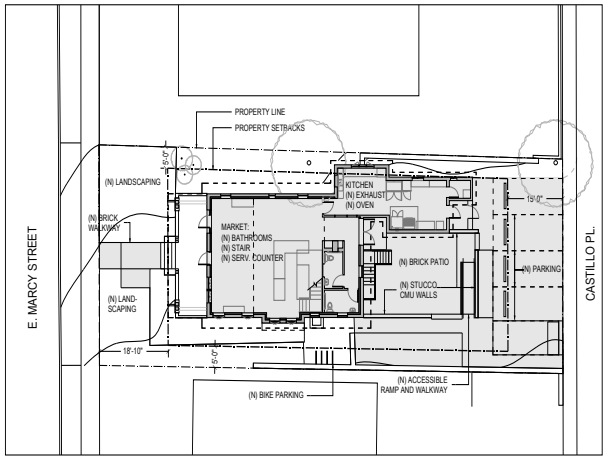
ELECTRICAL
NEW LIGHTING, NEW RECEPTACLES, UPGRADE ELECTRIC PANEL AS REQ'D

HVAC
NEW DUCTLESS MINISPLITS, ERV SYSTEM, KITCHEN HOOD AND EXHAUST REPLACEMENT

EXTERIOR
NEW DECK AND WALLS; NEW DOORS, WINDOWS AND SKYLIGHT; NEW LANDSCAPING

ACCESSIBILITY
NEW ADA ACCESS RAMP, IMPROVED STREET AND PARKING ACCESSIBLE ROUTE

KEY PLAN
1/16" =1'-0"



SITE PLAN
N.T.S.



SHEET INDEX

ARCHITECTURAL	
A0.0	TITLE
A0.1	GENERAL NOTES
D1.0	1ST FLOOR DEMOLITION PLAN
D1.1	2ND FLOOR DEMOLITION PLAN
A0.2	SITE PLAN
A0.3	LANDSCAPE PLAN
A0.4	OCCUPANCY AND EGRESS PLANS
A1.0	1ST FLOOR PLAN
A1.1	BASEMENT AND 2ND FLOOR PLAN
A1.2	REFLECTED CEILING PLANS
A1.3	WINDOW AND DOOR SCHEDULE
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS
A4.0	ENLARGED PLANS AND ELEVATIONS
A4.1	ENLARGED STAIR PLAN, SECTION AND DETAILS
A4.2	FINISH, FIXTURE, EQUIPMENT AND LIGHTING SCHEDULES
S1	STRUCTURAL FOUNDATION PLANS AND NOTES
S2	STRUCTURAL FRAMING PLANS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
M1	HVAC PLAN
P1	PLUMBING PLAN
E1	ELECTRICAL POWER PLAN
E2	ELECTRICAL LIGHTING PLAN
E3	POWER RISER PANEL SCHEDULE

225 E MARCY
SANTA FE, NM 87501

OWNER
Daniel Strongwater
806 Don Gaspar Ave.
Santa Fe, NM 87507
T: 860-371-5021

DESIGN
Fitchwork, LLC
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Brooklyn, NY 11237
T: 505-603-0621

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Santa Fe, NM 87505
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46 Calle San Martin
Santa Fe, NM 87506
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Albuquerque, NM 87109
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PRINTING	DATE
DRAFT PERMIT SET	11.11.2020
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STATE OF NEW MEXICO
SHAWN P. EVANS
NO. 009250
REGISTERED ARCHITECT
1-15-21

PROJECT NUMBER
20045

TITLE
TITLE SHEET

DRAWING NO.
A0.0

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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.

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GENERAL NOTES

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DEMOLITION DRAWINGS FOR REFERENCE PURPOSES ONLY
SUBMITTED PREVIOUSLY FOR DEMOLITION
PERMIT #2020-10565-BLDC

PARTITION TYPES

EXISITING WALL

EXISITNG WALL TO BE REMOVED

DEMOLITION PLAN NOTES

REMOVE ALL CARPET FLOORING

REMOVE ALL METAL SECURITY SCREENS

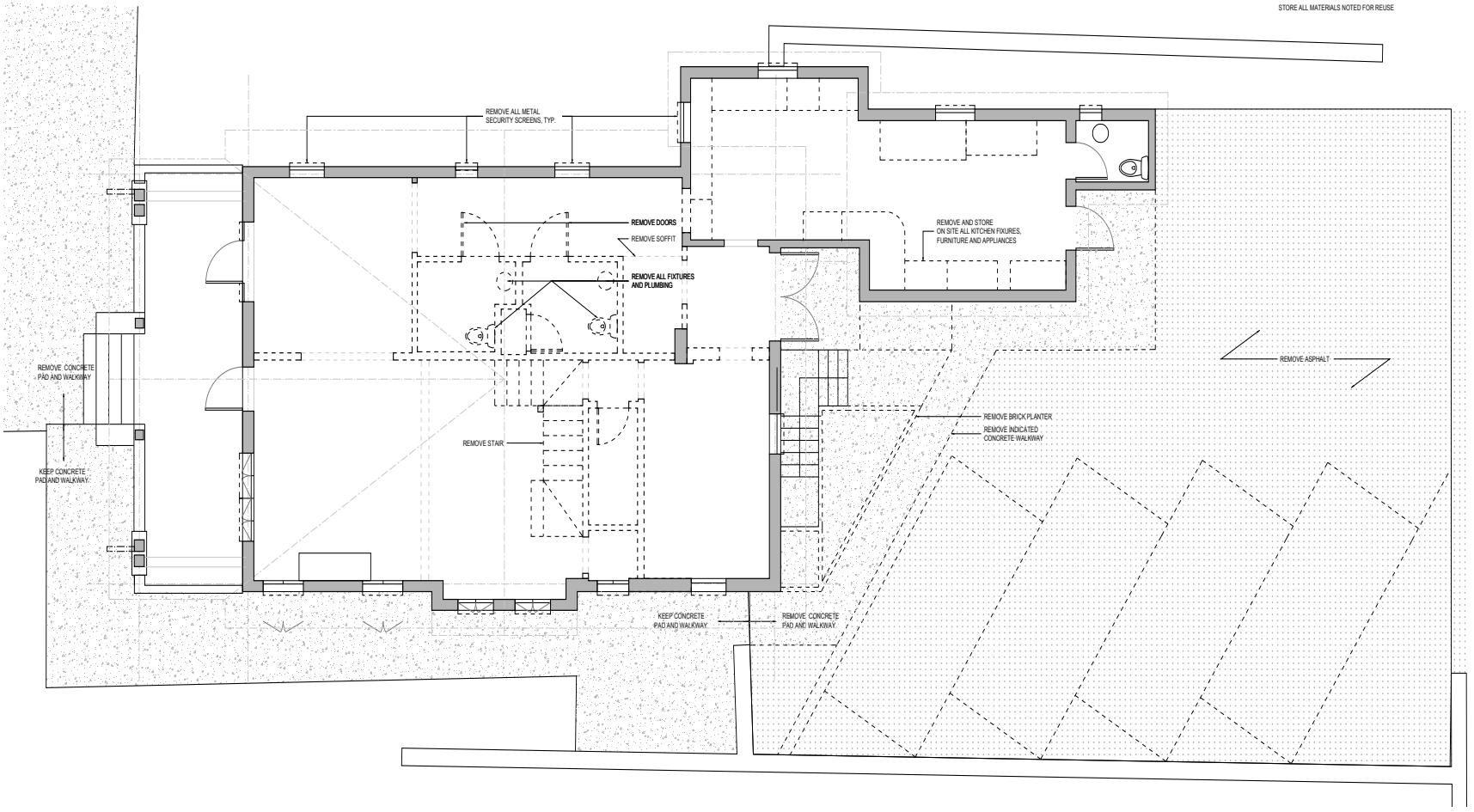
ALL EXISTING POWER, TELEPHONE, DATA, MECHANICAL, AUDIO, PLUMBING, ETC. TO BE REMOVED FROM DEMOLISHED WALLS AND CEILINGS, TYP

PROTECT ALL EXISTING SURFACES TO REMAIN

THIS DOCUMENT IS NOT A SURVEY AND HAS NOT BEEN REVIEWED BY GOVERNING AGENCIES FOR ITS ACCURACY OR CODE COMPLIANCE. ALL MEASUREMENTS SHALL BE FIELD VERIFIED FOR ACCURACY

REMOVE ALL DEBRIS FROM SITE

STORE ALL MATERIALS NOTED FOR REUSE



01 1st FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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DRAWING NO.

D1.0

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PERMIT #2020-10565-BLDC

PARTITION TYPES

EXISITING WALL

EXISITING WALL TO BE REMOVED

DEMOLITION PLAN NOTES

REMOVE ALL CARPET FLOORING

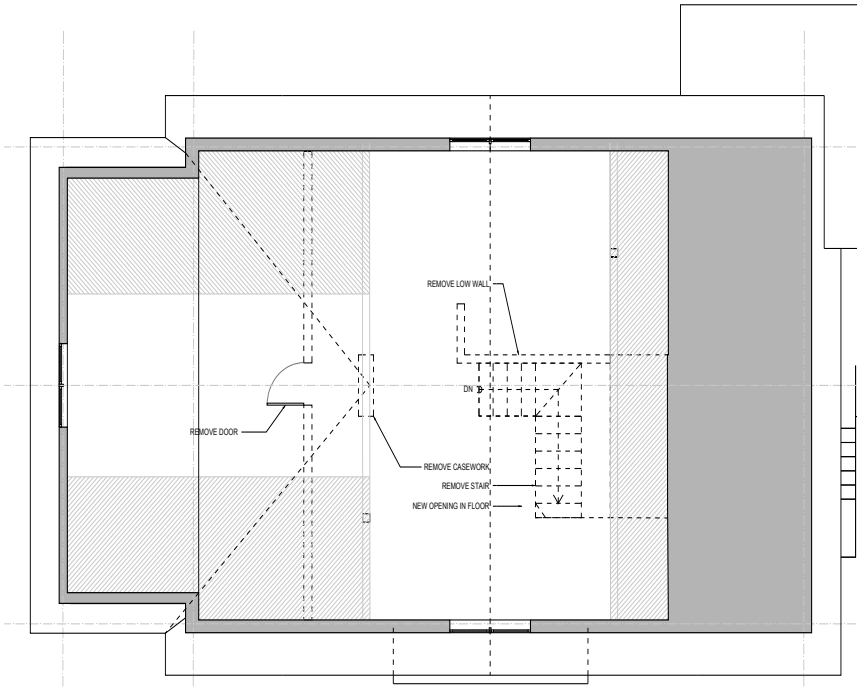
ALL EXISTING POWER, TELEPHONE, DATA, MECHANICAL, AUDIO, PLUMBING, ETC. TO BE REMOVED FROM DEMOLISHED WALLS AND CEILINGS, TYP

PROTECT ALL EXISTING SURFACES TO REMAIN

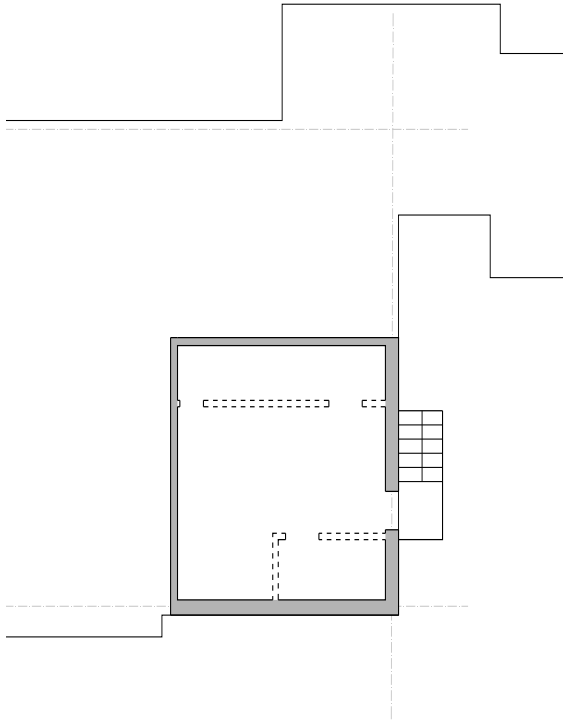
THIS DOCUMENT IS NOT A SURVEY AND HAS NOT BEEN REVIEWED BY GOVERNING AGENCIES FOR ITS ACCURACY OR CODE COMPLIANCE. ALL MEASUREMENTS SHALL BE FIELD VERIFIED FOR ACCURACY

REMOVE ALL DEBRIS FROM SITE

STORE ALL MATERIALS NOTED FOR REUSE



02 2ND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



01 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

225 E MARCY
SANTA FE, NM 87501

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STATE OF NEW MEXICO
SHAWN P. EVANS
NO. 008250
REGISTERED ARCHITECT
1-15-21

PROJECT NUMBER
20045

TITLE
2ND FLOOR AND BASEMENT DEMOLITION PLANS

DRAWING NO.

D1.1

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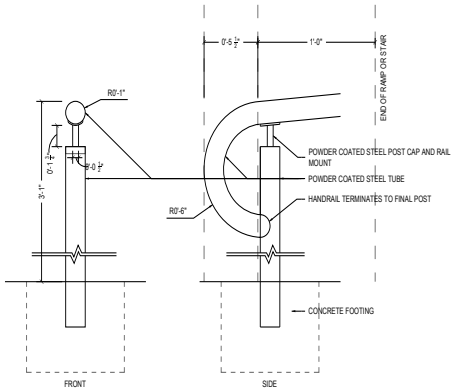
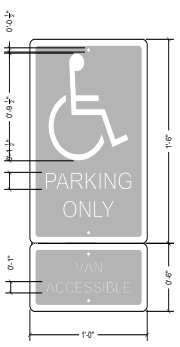


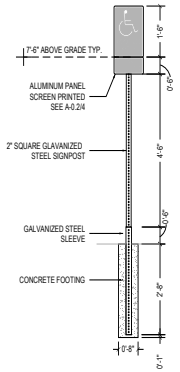
05 TYP. EXTERIOR HANDRAILS

SCALE: 2" = 1'-0"



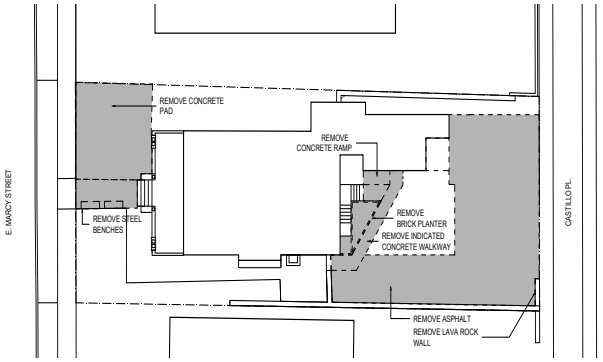
04 TYP. ADA SIGNAGE ENLARGED ELEVATION

SCALE: 2" = 1'-0"



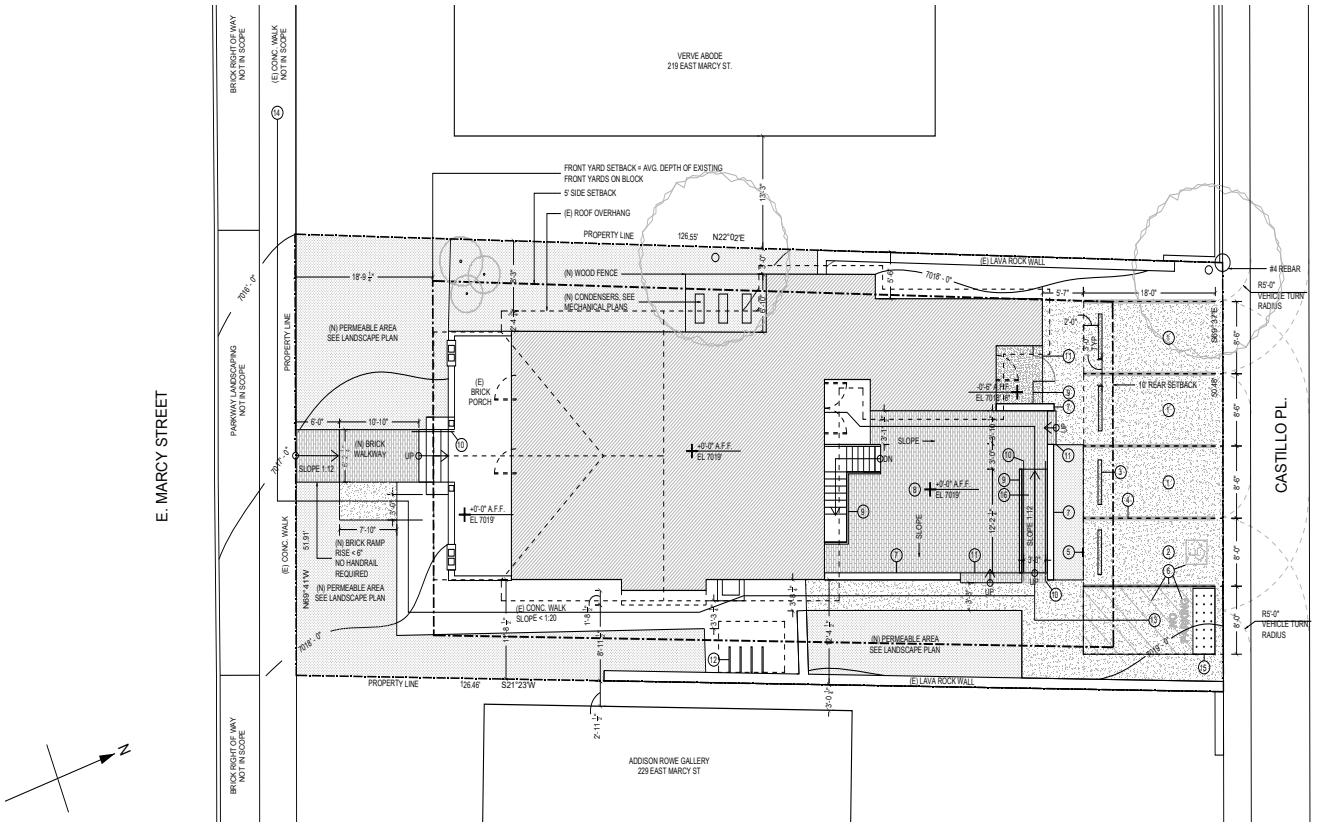
03 TYP. ADA SIGNAGE ELEVATION

SCALE: 1/2" = 1'-0"



02 SITE DEMO PLAN

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



225 E MARCY ST
SANTA FE, NM 87501

LOT SIZE : 6475 SF / .149 ACRES

EXISTING
BUILDING FOOTPRINT : 1653 SF
ROOF COVERAGE : 2293 SF
IMPERVIOUS PAVING : 3173 SF
PERMEABLE SURFACE : 1189

PROPOSED
BUILDING FOOTPRINT : 1653 SF
ROOF COVERAGE : 2293 SF
IMPERVIOUS PAVING : 1830 SF
DECK (IMPERVIOUS) : 500 SF
NEW WALLS : 36 SF
PERMEABLE LANDSCAPING : 1946 SF

ALL BUILDING AND STRUCTURE SETBACKS TO REMAIN AS EXISTING

1. (N) STANDARD PARKING SPACE
2. (N) VAN ACCESIBLE ADA PARKING SPACE
3. (N) CONC. WHEELSTOP (TYP.)
4. (N) VEHICLE SPACE MARKINGS (TYP.)
5. (N) ADA SIGNAGE SEE A0.2/3
6. (N) PAVEMENT MARKINGS IN ACCORDANCE WITH NMSA 66-1- 4.1.B
7. (N) P-21 STUCCO CMU RETAINING WALL SEE A-0.2/4
8. (N) BRICK PATIO 4" COMPACTED GRAVEL BASE WITH 2" SAND SETTING BED SLOPED FOR DRAINAGE, MAX 1:20
9. (N) STEEL RAILING, POWDER COATED
10. (N) GROUND MOUNT 2" Ø STEEL HANDRAIL SEE A0.2/5
11. (N) C-01 CAST IN PLACE CONCRETE STEP (1) 12" TREAD AT 12", (2) 6" RISERS MAX ELEVATION CHANGE = 12" NO HANDRAIL OR GUARDRAIL REQUIRED PER IBC 2015
12. (N) BIKE RACKS
13. (N) ACCESSIBLE ROUTE FROM PARKING MAX SLOPE < 1:20
14. (N) ACCESSIBLE ROUTE FROM STREET MAX SLOPE < 1:20
15. (N) ADA COMPLIANT DETECTABLE WARNING STRIP
16. (N) W43 WOOD RAMP, SLOPE 1:12 1/4" MAX CHANGE IN LEVEL

(N) C-01 CONCRETE PAVING
(N) PERMEABLE LANDSCAPING - SEE A-0.2
(N) C-02 BRICK PAVING

01 SITE PLAN

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

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1-15-21

PROJECT NUMBER
20045

TITLE
SITE PLAN

DRAWING NO.

A0.2

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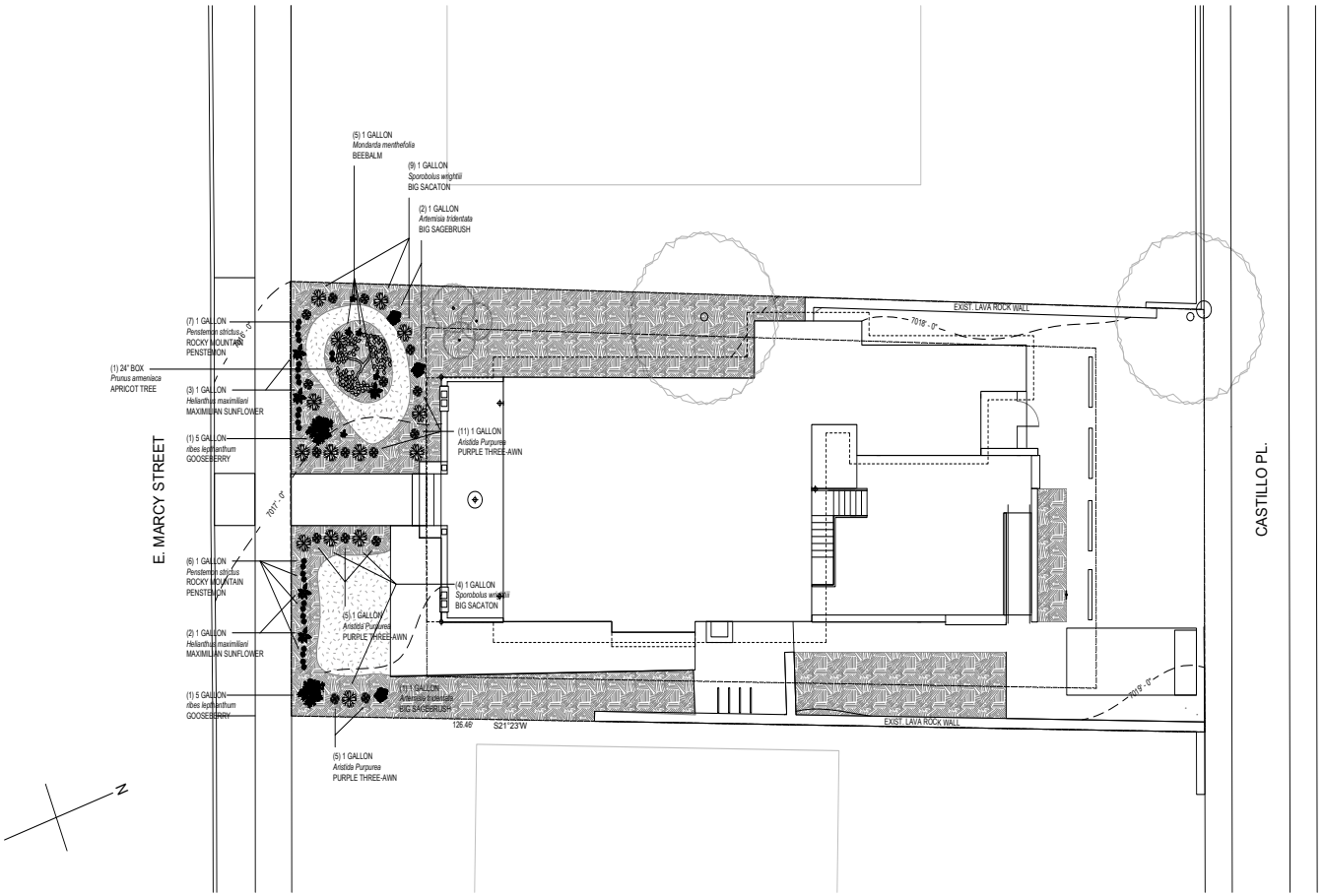

(N) NATIVE GRASS MIX

(N) LOCAL LANDSCAPING MULCH

01 LANDSCAPE PLAN

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

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LANDSCAPE PLAN

DRAWING NO.

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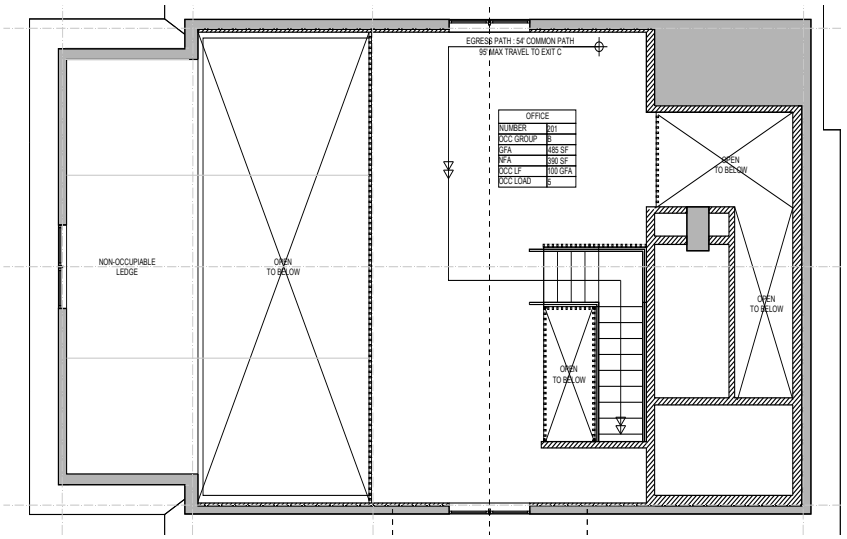
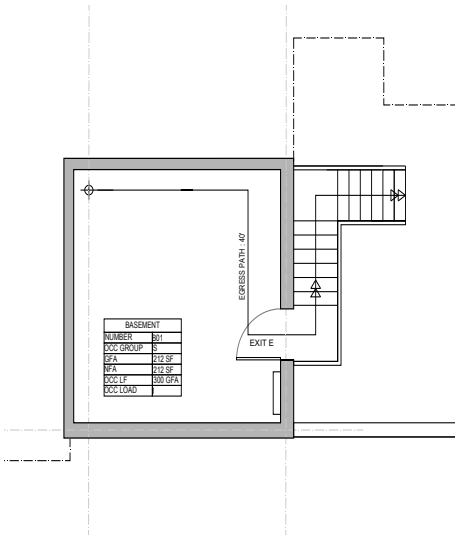


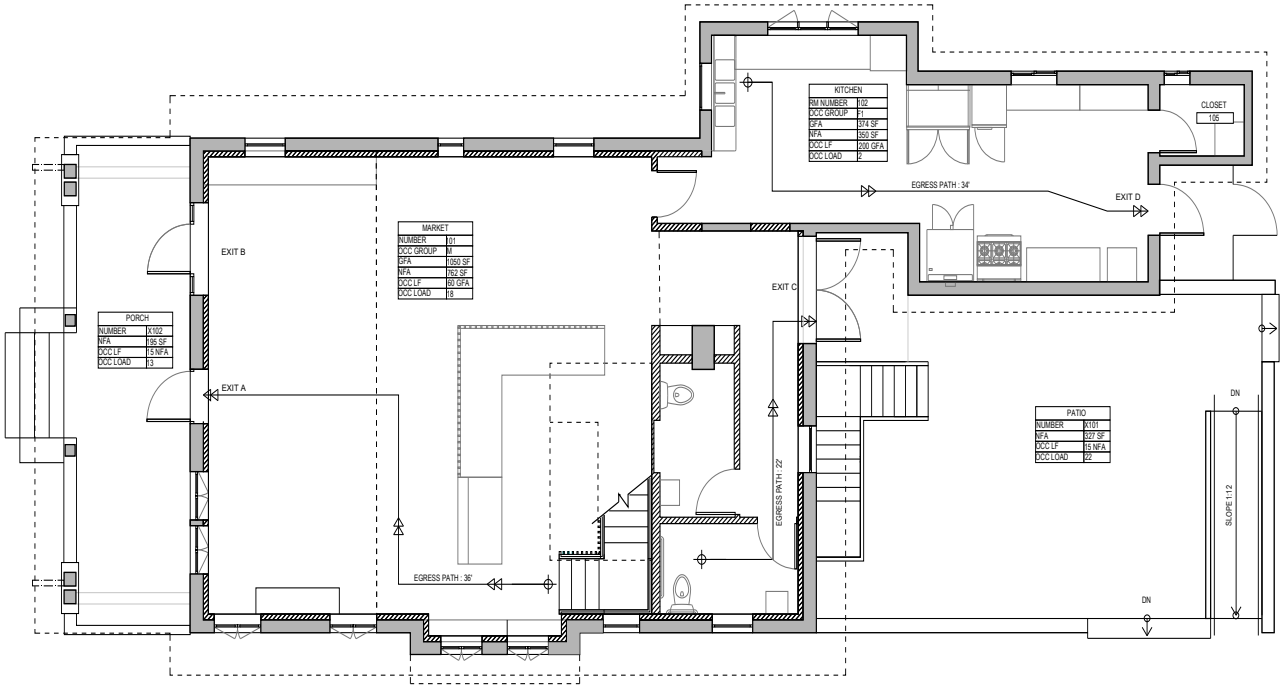
03 2ND FLOOR OCCUPANCY AND EGRESS PLAN
SCALE: 1/4" = 1'-0"



02 BASEMENT OCCUPANCY AND EGRESS PLAN
SCALE: 1/4" = 1'-0"

DOOR CAPACITY TABLE			
DOOR LOCATION	CLEAR WIDTH	EGRESS WIDTH PER OCCUPANT	TOTAL CAPACITY
EXIT A	2'-9"	.2"	165
EXIT B	2'-9"	.2"	165
EXIT C	5'-6"	.2"	330
EXIT D	2'-9"	.2"	165
EXIT E	2'-9"	.2"	165

NOTE:
MAX. ALLOWABLE TRAVEL DISTANCE IS 200'
COMMON PATH OF TRAVEL IS 75'



01 1ST FLOOR OCCUPANCY AND EGRESS PLAN
SCALE: 1/4" = 1'-0"

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OCCUPANCY AND EGRESS PLANS

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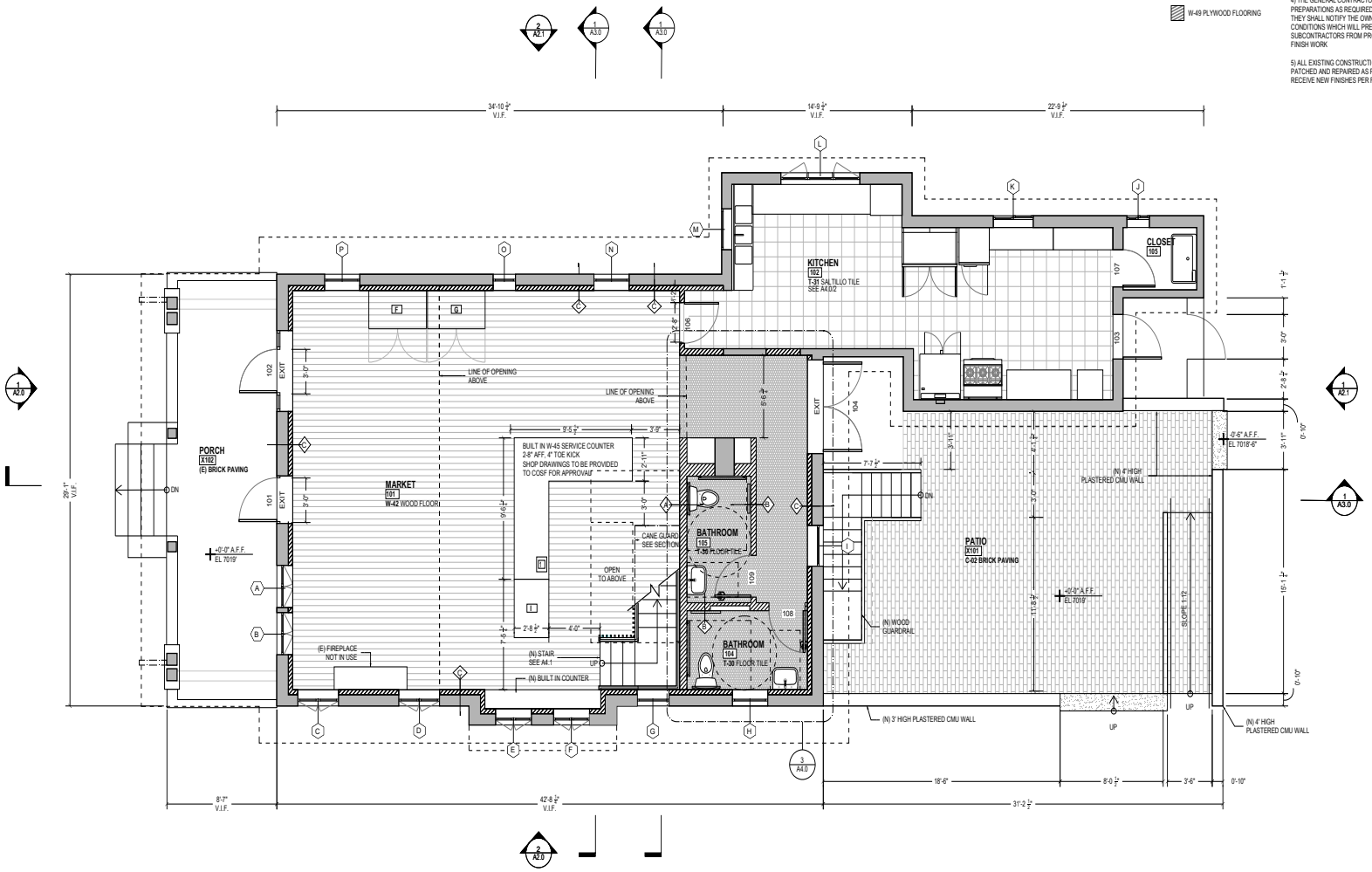

01 1ST FLOOR PLAN

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

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1-15-21

PROJECT NUMBER
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TITLE
1ST FLOOR PLAN

DRAWING NO.

A1.0

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PARTITION TYPES

- EXISITING WALL
- PROPOSED WALL
- EXISITNG WALL TO BE REMOVED

FINISH TYPES

- W-42 WOOD FLOORING
- T-31 SALTILLO TILE
- T-30 FLOOR TILE
- W-49 PLYWOOD FLOORING

PLAN NOTES

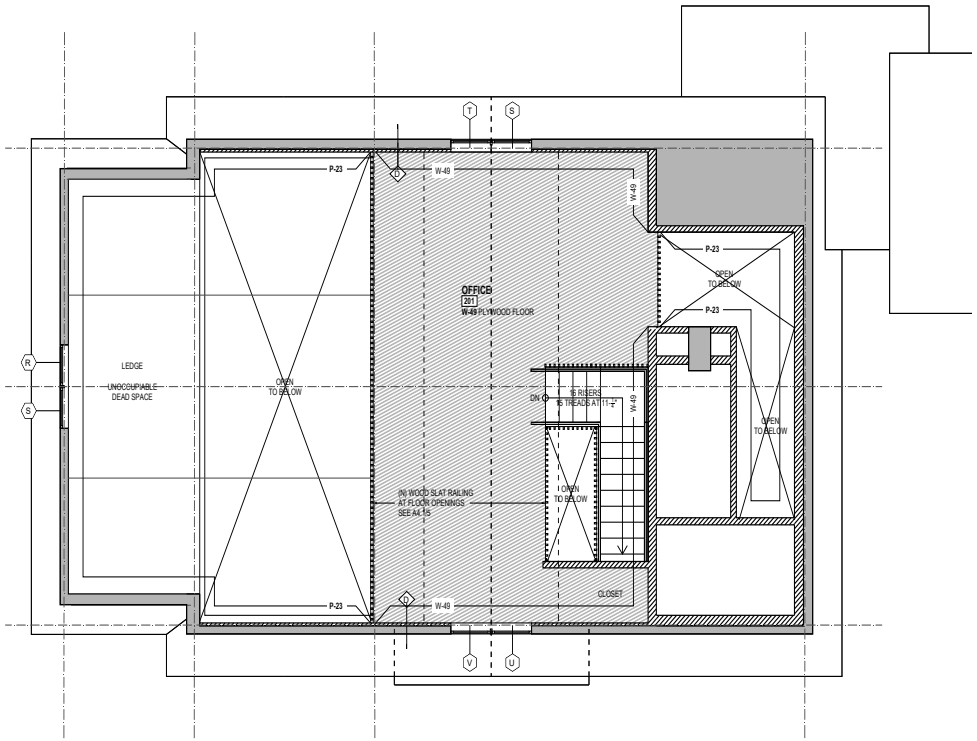
ALL DIMENSIONS TO BE VERIFIED IN FEILD BY GENERAL CONTRACTOR
DO NOT SCALE DRAWINGS

ALL MEASUREMENTS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED

ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS, BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN THE PROPER MANNER, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR

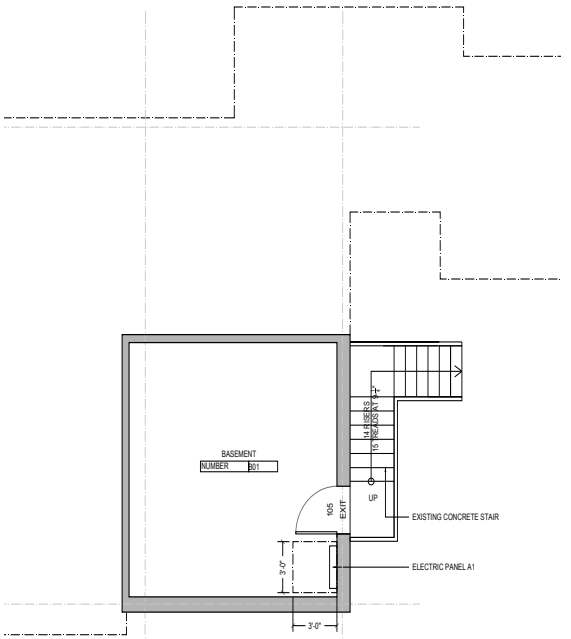
THE GENERAL CONTRACTOR TO PROVIDE FULL SURFACE PREPARATIONS AS REQUIRED TO RECEIVE NEW FINISHES. THEY SHALL NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS WHICH WILL PREVENT THEM / SUBCONTRACTORS FROM PRODUCING SATISFACTORY FINISH WORK

ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES PER FINISH PLAN.



02 2ND FLOOR PLAN

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



01 BASEMENT FLOOR PLAN

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

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STATE OF NEW MEXICO
SHAWN P. EVANS
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1-15-21

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TITLE
BASEMENT AND 2ND FLOOR PLAN

DRAWING NO.

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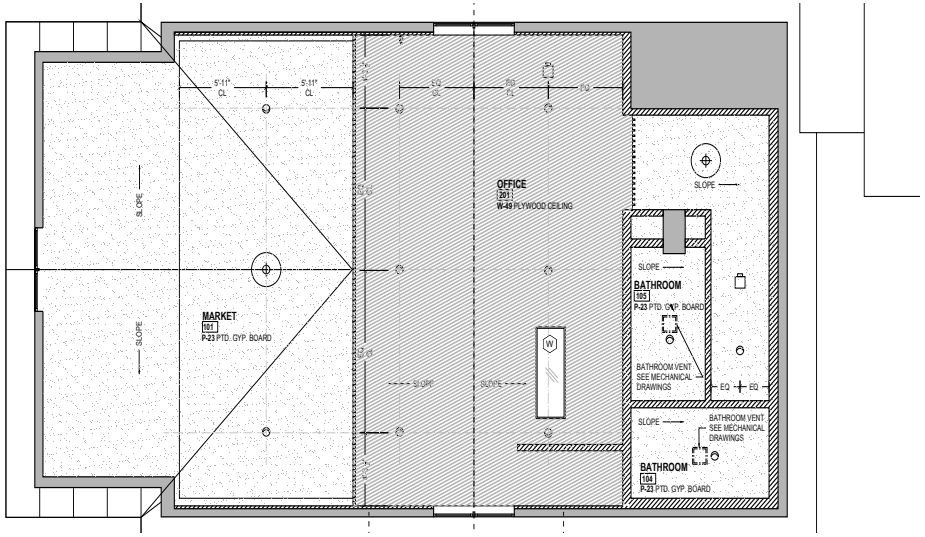
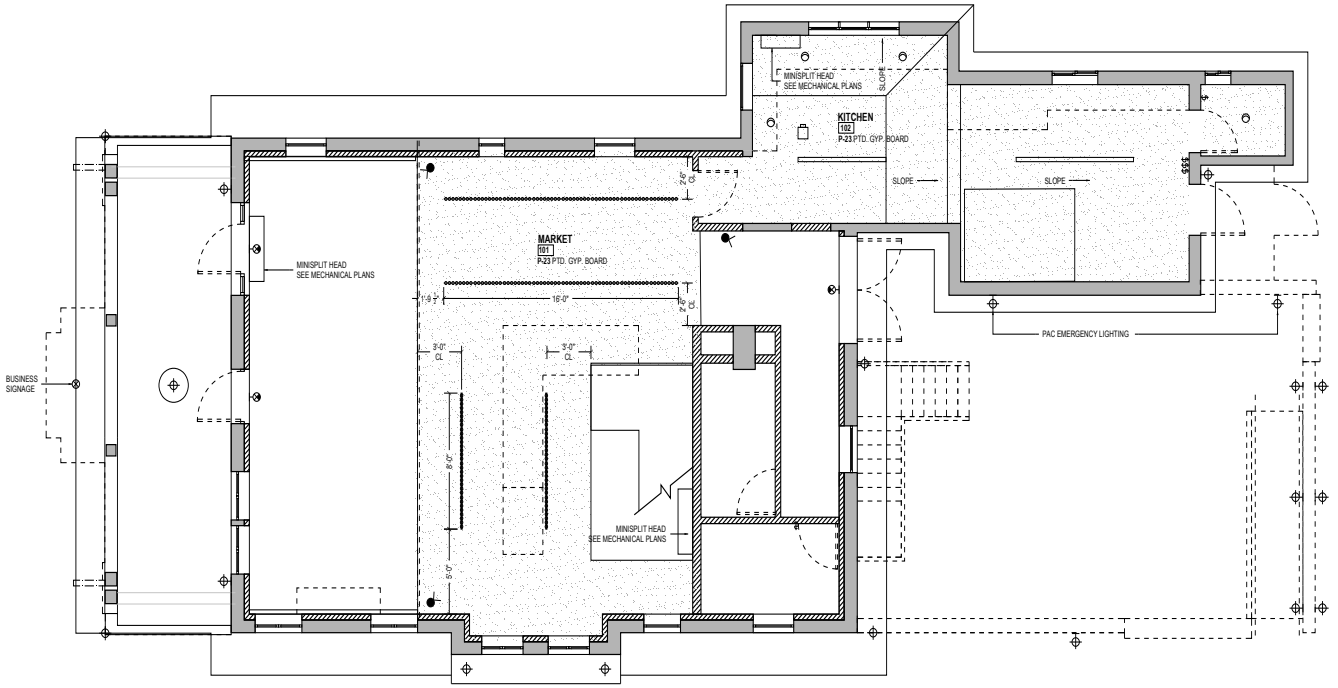


02 2ND FLOOR RCP

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



01 1ST FLOOR RCP

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

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TITLE
REFELCTED CEILING PLANS

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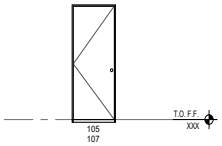

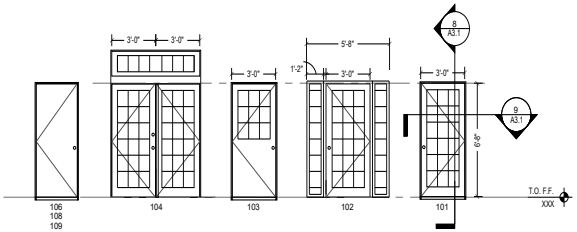

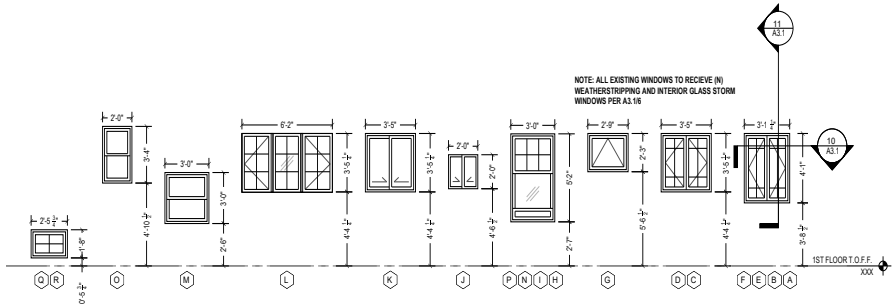

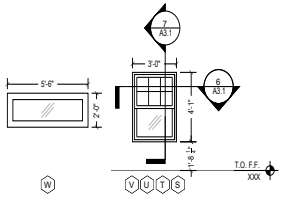

EXISTING DOOR SCHEDULE

KEY	LOCATION	WIDTH	HEIGHT	THICK	GLAZING	FRAME	INT FINISH	EXT FINISH	MFGR	GLASS	U-FACTOR	DOOR MATERIAL	NOTES
105	EXT BASEMENT-B01	2' 8"	6' 8"	1 3/4"	SINGLE	WOOD	W-44	W-44	EXISTING	—	—	WOOD	HOLLOW CORE
107	INT CLOSET-105	2' 8"	6' 8"	1 3/4"	SINGLE	WOOD	PTD WHITE	PTD WHITE	EXISTING	—	—	WOOD	

PROPOSED DOOR SCHEDULE

KEY	LOCATION	WIDTH	HEIGHT	THICK	GLAZING	FRAME	INT FINISH	EXT FINISH	MFGR	GLASS	U-FACTOR	DOOR MATERIAL	NOTES
101	EXT. PORCH-X102	3' 0"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.31	GLASS	3X6 5/8" "PUTTY" DIV. LITES
102	EXT. PORCH-X102	3' 0"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.31	GLASS	3X6 5/8" "PUTTY" DIV. LITES; 1X6 SIDE LITES ON BOTH SIDES
103	EXT KITCHEN-102	3' 0"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.31	GLASS	3X3 5/8" "PUTTY" DIV. LITES
104	EXT DECK-X101	6' 0"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.31	GLASS	3X6 5/8" "PUTTY" DIV. LITES; ADA COMPLIANT; 1X7 TRANSOM ABOVE
106	INT KITCHEN-102	2' 8"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	W-44	PAT'S DOORS	—	—	WOOD	3-PANEL CRAFTSMAN STYLE; ADA COMPLIANT SOLID CORE STAIN GRADE
108	INT BATH-103	2' 8"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	W-44	PAT'S DOORS	—	—	WOOD	3-PANEL CRAFTSMAN STYLE; ADA COMPLIANT SOLID CORE STAIN GRADE
109	INT BATH-104	2' 8"	6' 8"	1 3/4"	DOUBLE	WOOD	W-44	W-44	PAT'S DOORS	—	—	WOOD	3-PANEL CRAFTSMAN STYLE; ADA COMPLIANT SOLID CORE STAIN GRADE

EXISTING WINDOW SCHEDULE

KEY	LOCATION	WIDTH	HEIGHT	THICKNESS	GLAZING	FRAME	INT FINISH	EXT FINISH	MFGR	GLASS	U-FACTOR	SCREEN	NOTES
A	INT MARKET-101 S	3' 1-1/4"	4' 1"	TWIN CASEMENT	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	2X3 DIV. LITE PRAIRIE STYLE
B	INT MARKET-101 S	3' 1-1/4"	4' 1"	TWIN CASEMENT	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	2X3 DIV. LITE PRAIRIE STYLE
C	INT MARKET-101 E	3' 5"	3' 5-1/4"	TWIN CASEMENT	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	2X3 DIV. LITE PRAIRIE STYLE
D	INT MARKET-101 E	3' 5"	3' 5-1/4"	TWIN CASEMENT	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	2X3 DIV. LITE PRAIRIE STYLE
E	INT MARKET-101 E	3' 1-1/4"	4' 1"	TWIN CASEMENT	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	2X3 DIV. LITE PRAIRIE STYLE
F	INT MARKET-101 E	3' 1-1/4"	4' 1"	TWIN CASEMENT	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	2X3 DIV. LITE PRAIRIE STYLE
G	INT MARKET-101 E	2' 9"	2' 3"	HOPPER	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	
H	INT MARKET-101 E	3' 0"	5' 2"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
I	INT MARKET-101 N	3' 0"	5' 2"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	TOP SASH: 3X2 DIV. LITES BOTTOM SASH: NO LITES
J	INT KITCHEN-102 W	2' 0"	2' 0"	SLIDER	DOUBLE	ALUMINUM	BLACK	BLACK	—	—	—	INTERIOR	
K	INT KITCHEN-102 W	3' 5"	3' 5-1/4"	SLIDER	DOUBLE	ALUMINUM	BLACK	BLACK	—	—	—	INTERIOR	
L	INT KITCHEN-102 W	6' 2"	3' 5 1/4"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	3X WINDOWS W/ 2X3 EQUAL DIV LITES
M	INT KITCHEN-102 S	3' 0"	3' 0"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	
N	INT MARKET-101 W	3' 0"	5' 2"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
O	INT MARKET-101 W	2' 0"	3' 4"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	
P	INT MARKET-101 W	3' 0"	4' 1"	SINGLE HUNG	SINGLE	WOOD	P-22	P-24	—	—	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
Q	S FACADE GABLE	2' 5-3/4"	1' 8"	OUTSWING HOPPER	SINGLE	WOOD	P-22	P-24	—	—	—	NONE	2X2 DIV LITES
R	S FACADE GABLE	2' 5-3/4"	1' 8"	OUTSWING HOPPER	SINGLE	WOOD	P-22	P-24	—	—	—	NONE	2X2 DIV LITES

PROPOSED WINDOW SCHEDULE

KEY	LOCATION	WIDTH	HEIGHT	TYPE	GLAZING	FRAME	INT FINISH	EXT FINISH	MFGR	GLASS	U-FACTOR	SCREEN	NOTES
S	INT OFFICE-201	3' 0"	4' 1"	SINGLE HUNG	DOUBLE	ALU CLAD WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.33	INTERIOR	TOP SASH: 3X2 5/8" "PUTTY" DIV. LITES; BOTTOM SASH: NO LITES
T	INT OFFICE-201	3' 0"	4' 1"	SINGLE HUNG	DOUBLE	ALU CLAD WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.33	INTERIOR	TOP SASH: 3X2 5/8" "PUTTY" DIV. LITES; BOTTOM SASH: NO LITES
U	INT OFFICE-201	3' 0"	4' 1"	SINGLE HUNG	DOUBLE	ALU CLAD WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.33	INTERIOR	TOP SASH: 3X2 5/8" "PUTTY" DIV. LITES; BOTTOM SASH: NO LITES
V	INT OFFICE-201	3' 0"	4' 1"	SINGLE HUNG	DOUBLE	ALU CLAD WOOD	W-44	M-22	SIERRA PACIFIC	LOW-E	0.33	INTERIOR	TOP SASH: 3X2 5/8" "PUTTY" DIV. LITES; BOTTOM SASH: NO LITES
W	ROOF	5' 6"	2'	SKYLIGHT	DOUBLE	ALUMINUM	ALUM	ALUM	INSULITE	LOW-E	0.33	INTERIOR	CURB-MOUNT; GREY-TINTED GLASS; OPERABLE CRANK OUT AWNING

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STATE OF NEW MEXICO
SHAWN P. EVANS
NO. 009250
REGISTERED ARCHITECT
1-15-21

PROJECT NUMBER
20045

TITLE
WINDOW AND DOOR SCHEDULE

DRAWING NO.
A1.3

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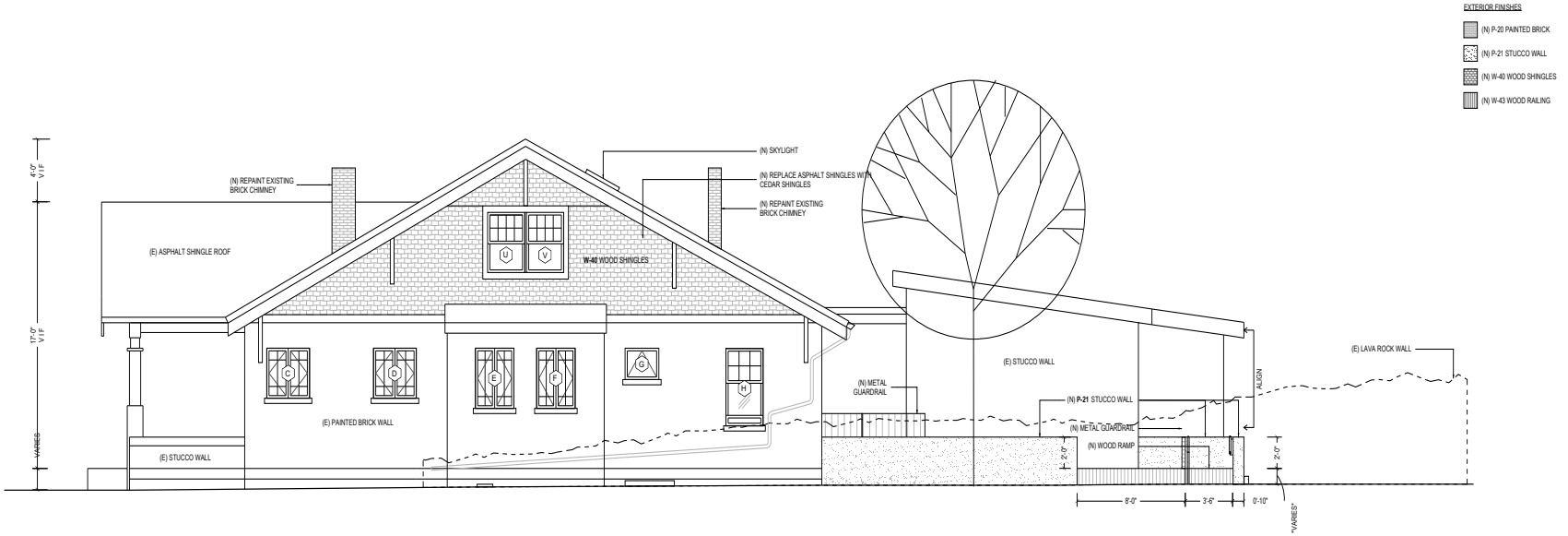
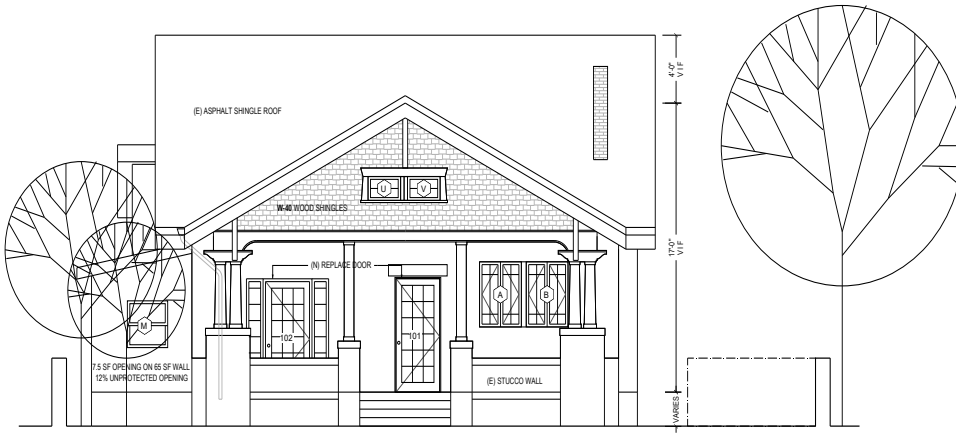


02 EAST ELEVATION

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



01 SOUTH ELEVATION

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

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SOUTH AND EAST ELEVATIONS

DRAWING NO.

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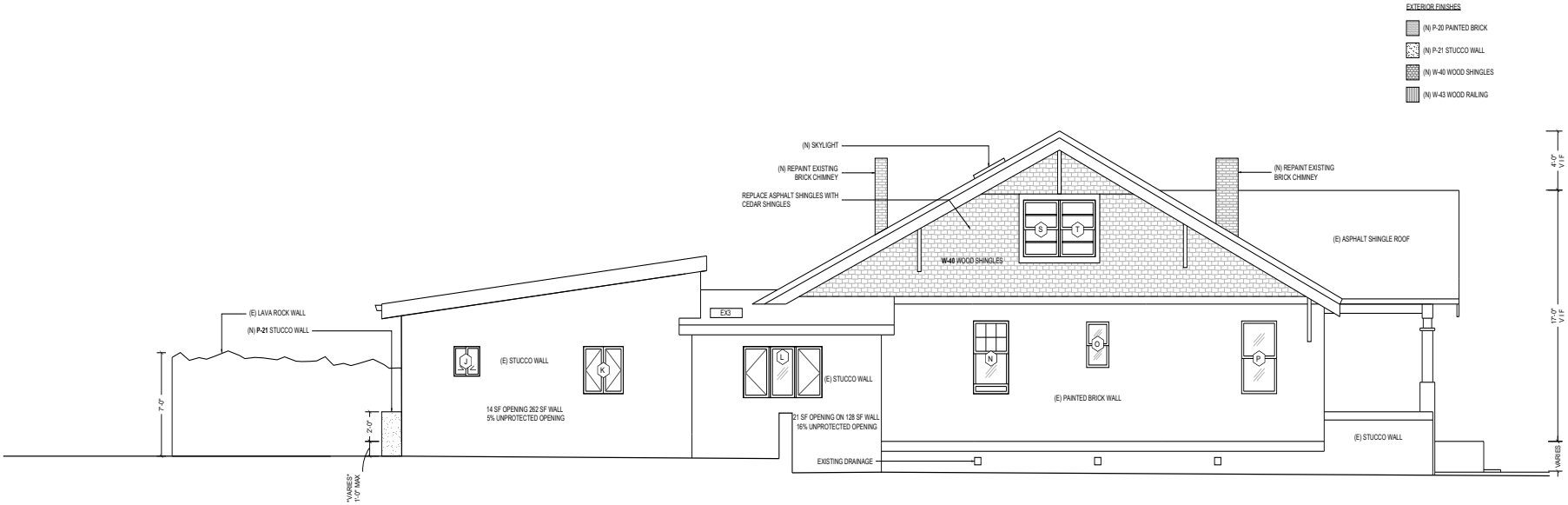

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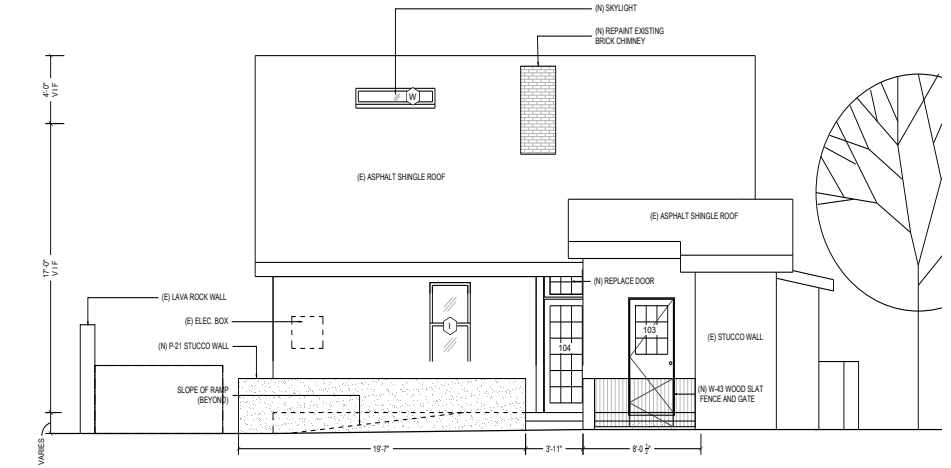

01 NORTH ELEVATION

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

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SHAWN P. EVANS
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TITLE
NORTH AND WEST ELEVATIONS

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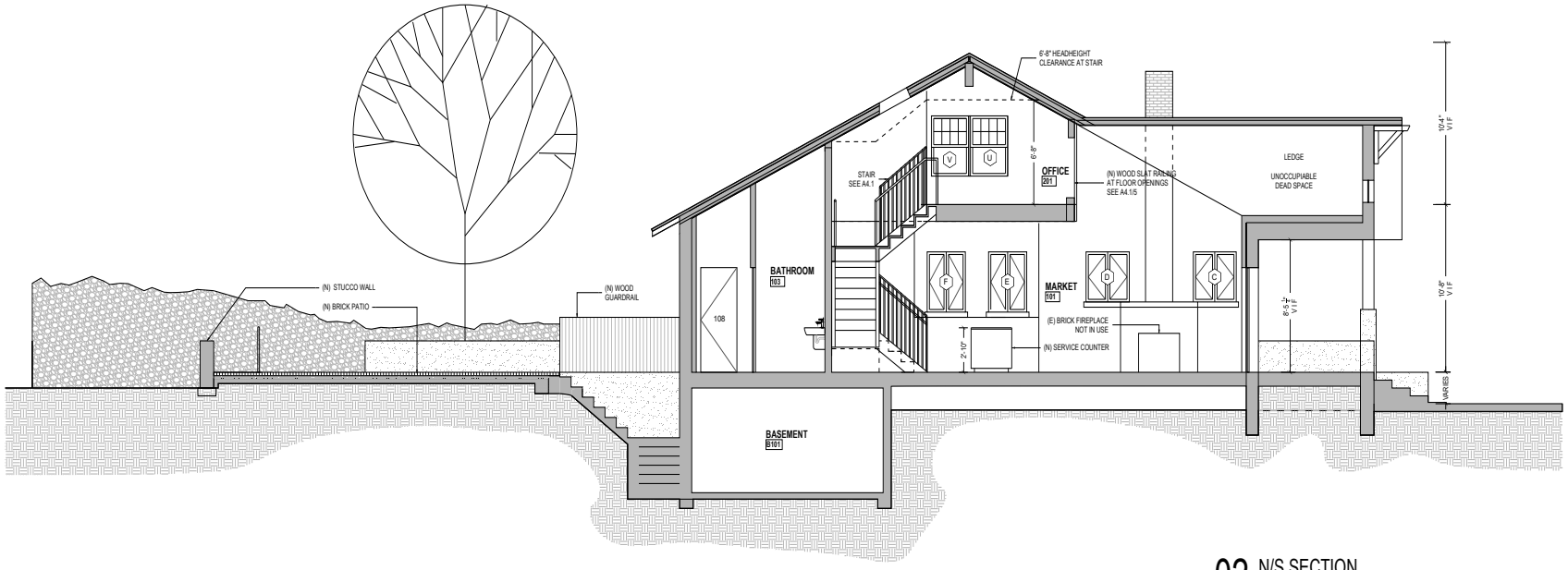

02 N/S SECTION

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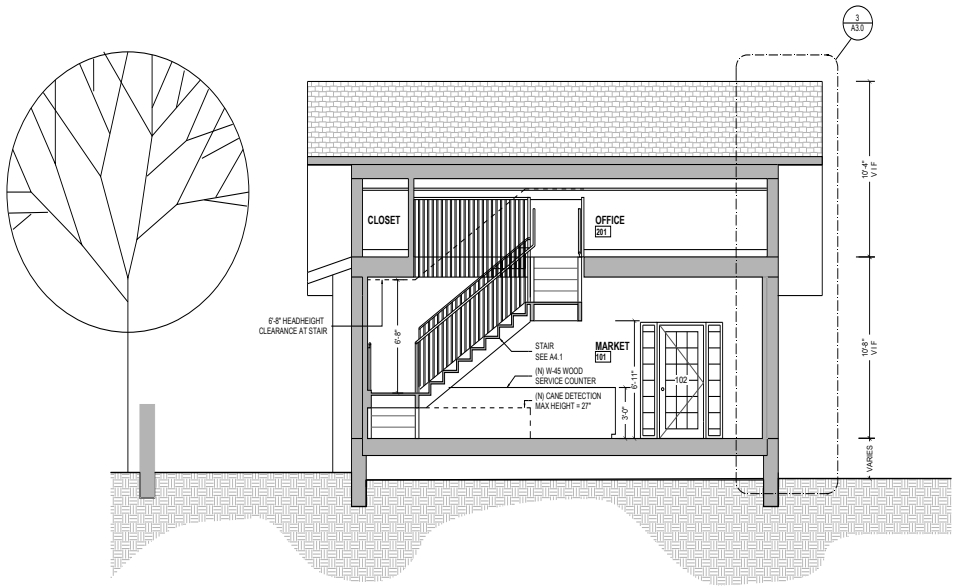

01 E/W SECTION

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

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1-15-21

PROJECT NUMBER
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TITLE
BUILDING SECTIONS

DRAWING NO.

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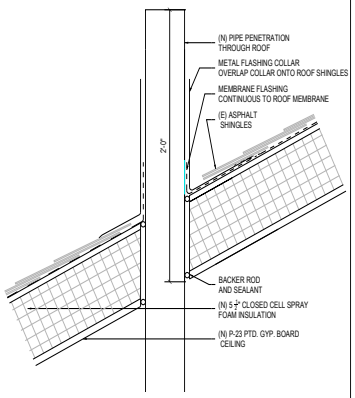

09 (N) DOOR DETAIL PLAN
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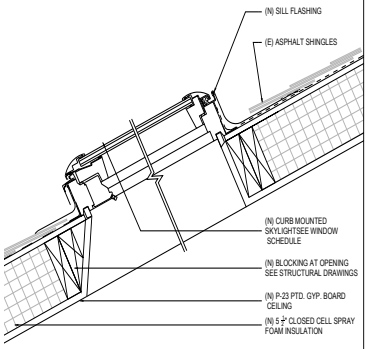

12 (N) SKYLIGHT DETAIL SECTION
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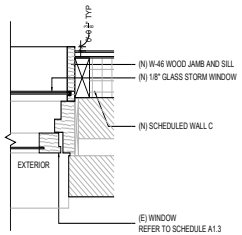

11 (E) WINDOW DETAIL PLAN
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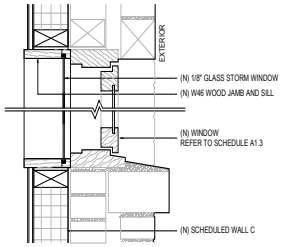

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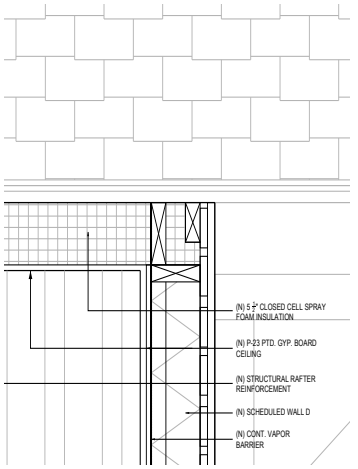

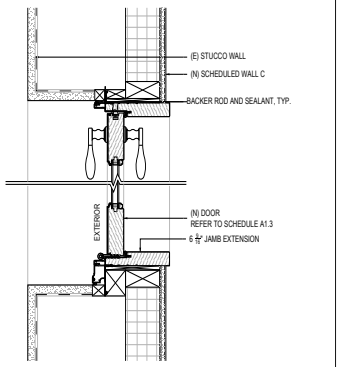

09 (N) DOOR DETAIL PLAN
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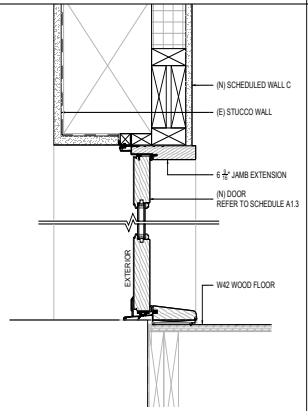

08 (N) DOOR DETAIL SECTION
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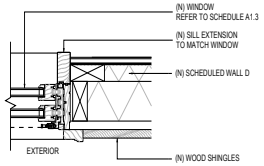

07 (N) WINDOW DETAIL PLAN
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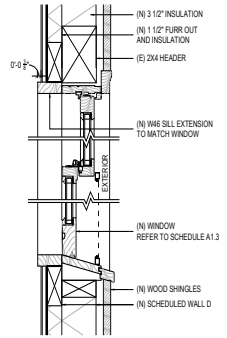

06 (N) WINDOW DETAIL SECTION
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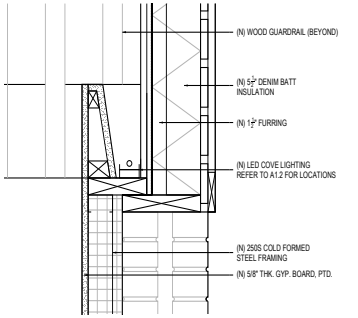
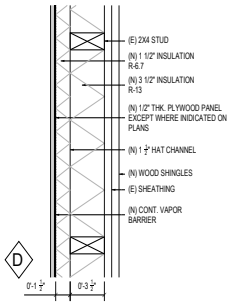
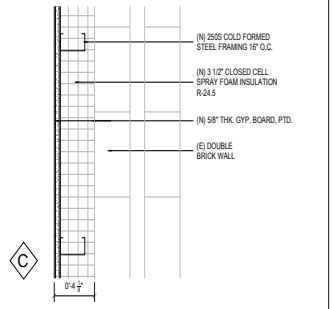




05 TYP. INT. WALL TYPE D
SCALE: 2" = 1'-0"



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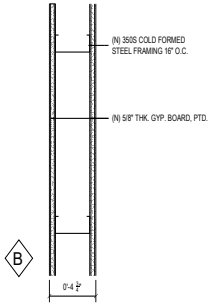

03 TYP. INT. WALL TYPE B
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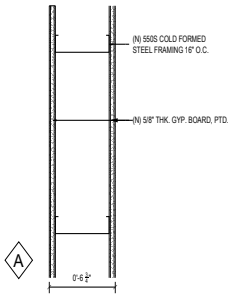

02 TYP. INT. WALL TYPE A
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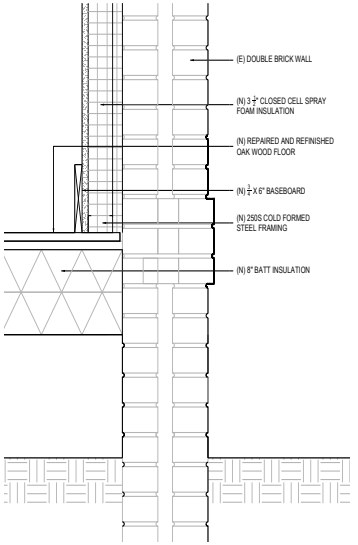

01 TYP. EXTERIOR WALL SECTION
SCALE: 1" = 1'-0"

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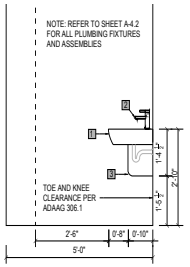
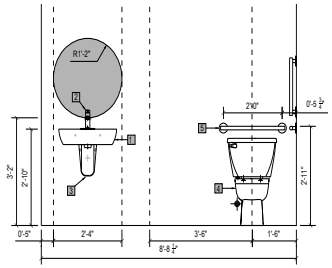


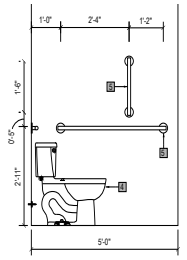
07 TYP SINK ELEVATION

SCALE: 1/2" = 1'-0"



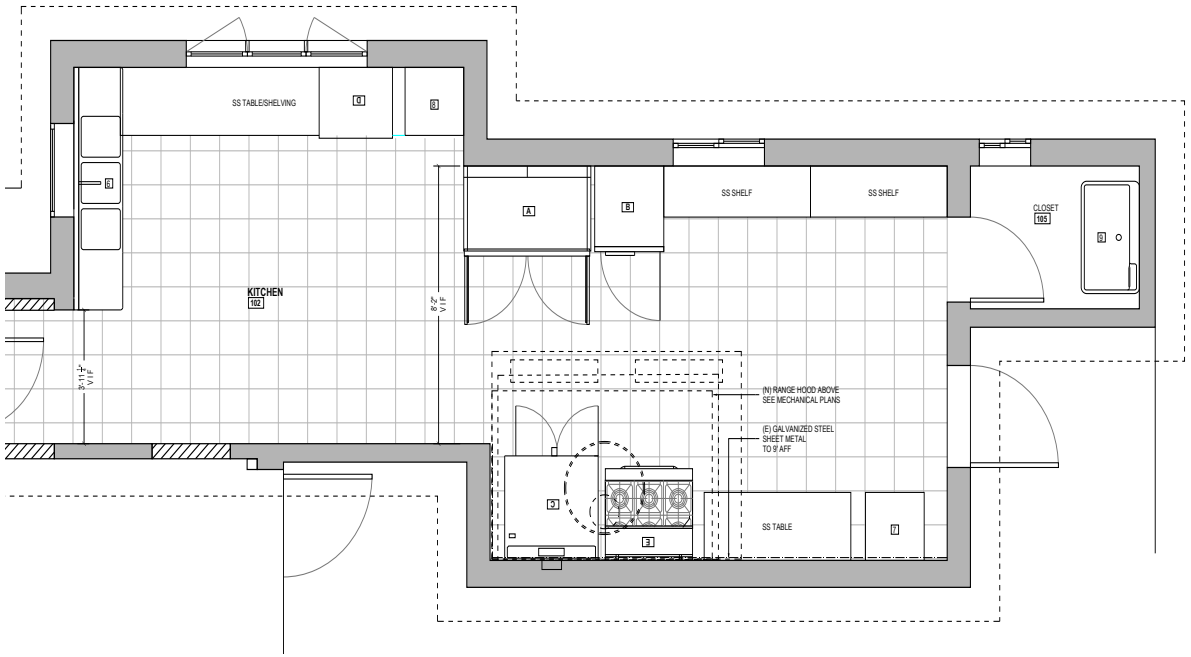
06 TYP SINK AND WC ELEVATION

SCALE: 1/2" = 1'-0"



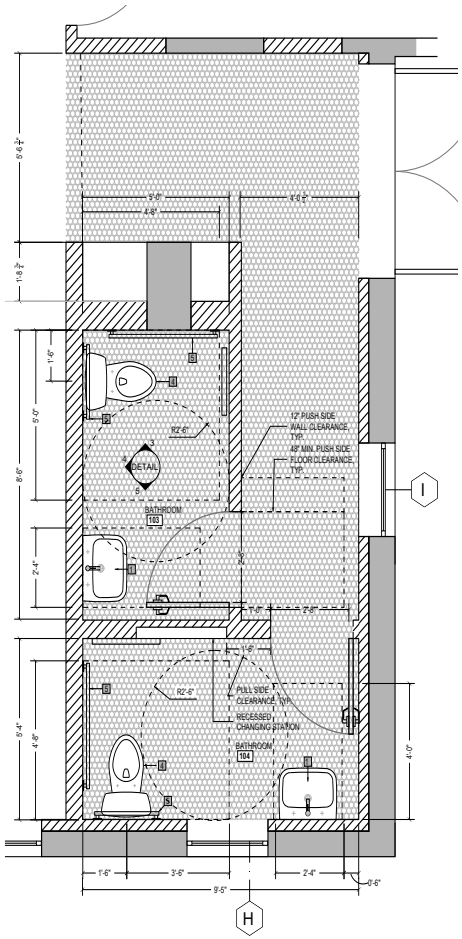
05 TYP WC ELEVATION

SCALE: 1/2" = 1'-0"



02 ENLARGED KITCHEN FLOOR PLAN

SCALE: 1/2" = 1'-0"



01 ENLARGED BATHROOM FLOOR PLAN

SCALE: 1/2" = 1'-0"

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STATE OF NEW MEXICO
SHAWN P. EVANS
NO. 009250
REGISTERED ARCHITECT
1·15·21

PROJECT NUMBER
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TITLE
ENLARGED BATHROOM PLANS AND ELEVATIONS

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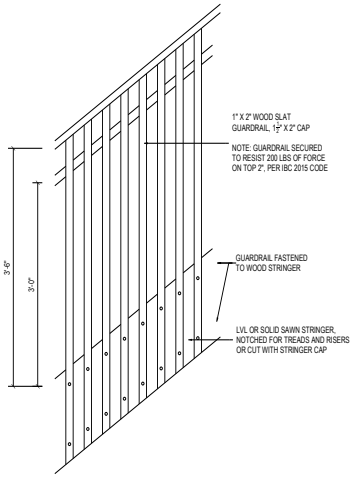
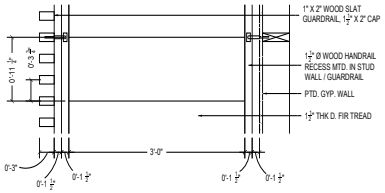


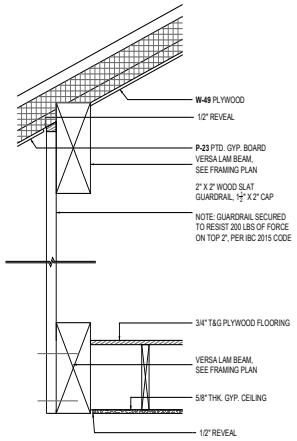
07 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



06 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



05 TYP. GUARDRAIL AT FLOOR OPENINGS

SCALE: 1" = 1'-0"

GENERAL NOTES

STAIR DESIGN IS SCHEMATIC

PROVIDE SHOP DRAWINGS FOR APPROVAL BY PROJECT ENGINEER PRIOR TO ORDERING MATERIALS

EXISTING STAIR RISE AND RUN [RISE 8", RUN 11½"] TO BE MAINTAINED IN RECONFIGURED STAIR CONSTRUCTION, PER IEBC 2015

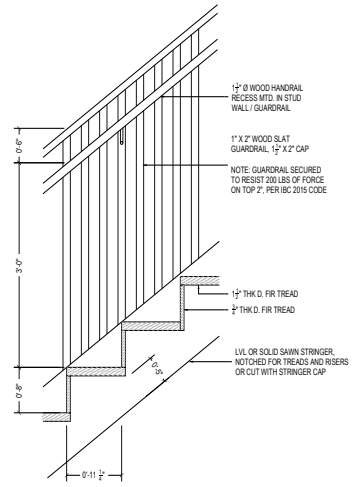
1012.4.2 MEANS OF EGRESS FOR CHANGE OF USE TO EQUAL OR LOWER HAZARD CATEGORY

EXCEPTION: ANY STAIRWAY REPLACING AN EXISTING STAIRWAY WITHIN A SPACE WHERE THE PITCH OR SLOPE CANNOT BE REDUCED BECAUSE OF EXISTING CONSTRUCTION SHALL NOT BE REQUIRED TO COMPLY WITH THE MAXIMUM RISER HEIGHT AND MINIMUM TREAD DEPTH REQUIREMENTS.

PROPOSED BOTTOM LANDING HANDRAILS TO TERMINATE AT FINAL TREAD (NO EXTENSIONS) PER IBC 2015

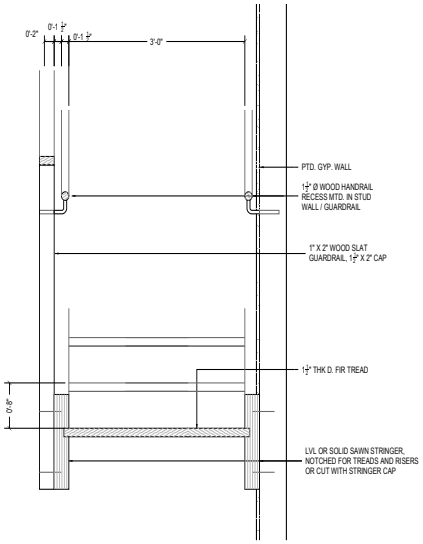
3404.1 GENERAL

EXCEPTION: HANDRAILS SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1012.6 REGARDING FULL EXTENSION OF THE HANDRAILS WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.



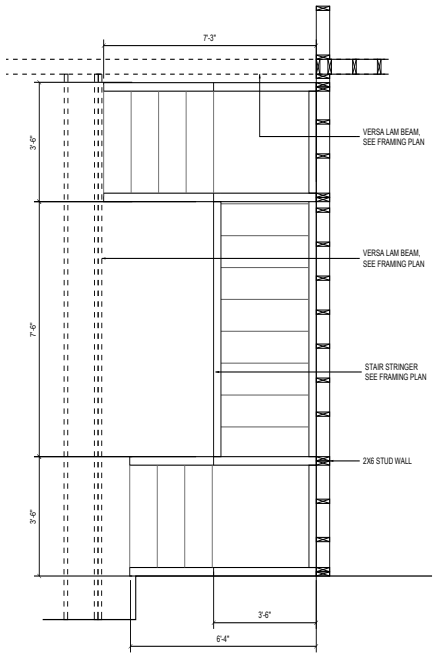
04 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



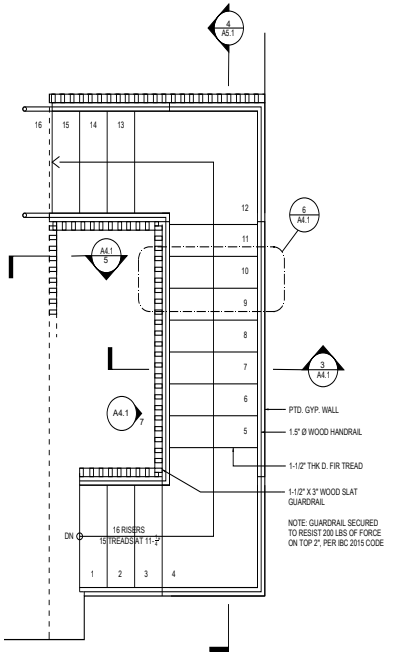
03 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



02 ENLARGED STAIR FRAMING PLAN

SCALE: 1/2" = 1'-0"



01 ENLARGED STAIR PLAN

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EQUIPMENT SCHEDULE

LOCATION	KEY	ITEM	BRAND	MODEL	POWER	DIMENSIONS(W X D X H)			NEW / EXISTING
KITCHEN-102	A	FREEZER	SUPERA	F1R-1	115V	2' 4 3/4"	2' 9 3/8"	7'	E
	B	FRIDGE	HOWARD	HO-20	115V	2' 8"	4' 4"	7'	E
	C	RANGE	SOUTHBEND	S36D	GAS	3' 1/2"	2' 10"	4' 11-1/2"	E
	D	DISHWASHER	CMA	AH-2	115V	1' 1-3/4"	1' 1-3/4"	4' 8"	E
	E	OVEN	DUKE	E102-E	240V	3' 2"	3' 3-1/2"	5' 10-1/2"	N
MARKET-101	F	FRIDGE	ARCTIC AIR	AGR49	115V	4' 6"	2' 7-1/4"	6' 11-1/4"	N
	G	FRIDGE	ARCTIC AIR	AGR49	115V	4' 6"	2' 7-1/4"	6' 11-1/4"	N
	H	FREEZER	ATOSA USA	MCF8701GR	115V	2' 3"	2' 7-3/4"	6' 11-1/4"	N
	I	DELI CASE	AVANTCO	178DLC47HCW	115V	3' 11-1/4"	2' 8-1/2"	3' 6-7/8"	N
	J	COFFEE MACHINE	LA MARZOCCO	LINEA PB 2 GROUPS	208V	1' 9"	2' 4"	1' 11"	N

FIXTURE SCHEDULE

LOCATION	KEY	ITEM	BRAND	NAME	MODEL	DIMENSIONS(W X D X H)			MATERIAL	NOTES	NEW / EXISTING
BATHROOM-103 BATHROOM-104	1	BATHROOM SINK	DURAVIT	D-CODE WALL MOUNT	AGR49	1' 11-5/8"	1' 2-1/8"	7-1/8"	CERAMIC	WD BLOCKING REQ. BEHIND MOUNT POINTS	N
	2	BATHROOM FAUCET	PEERLESS	XANDER SINGLE HOLE	P1519LF-M	2"	6"	5-15/16"	SOLID BRASS		N
	3	SIPHON COVER	DURAVIT	D-CODE SIPHON COVER	85718	10-5/8"	9-3/4"	1' 1/8"	VITREOUS CHINA		N
	4	TOILET	AMERICAN STANDARD	COMPACT CADET 3-FLOWISE	2403.128.020	1' 4-1/2"	1' 3"	2' 4-1/2"	VITREOUS CHINA		N
	5	GRAB BARS	DELTA	CONTEMPORARY	41824, 41842	VARIES	3-1/2"	2-3/4"	CHROME	WD BLOCKING REQ. BEHIND MOUNT POINTS	N
KITCHEN-102	6	3-BASIN SINK	—	—	—	7'	1' 6"	2' 10"	SS		E
	7	HAND WASH SINK	—	—	—	2'	2'	2' 10"	SS		E
	8	HAND WASH SINK	—	—		—	—	—	SS		E
	9	SOP SINK	—	—	—	—	—	—	SS		N
MARKET-101	10	RINSE SINK	RHINO	PITCHER RINSER 300MM SPINJET	RHPR300-S	9.38"	11.81"	3.35"	SS	3/8" FEED, 1" DRAIN LINE	N

FINISH SCHEDULE

CATEGORY	REFERENCE	MATERIAL	LOCATION	SPECIFICATION	SUPPLIER	REMARKS
CONCRETE + MASONRY	C-01	CAST IN PLACE CONCRETE	EXTERIOR WALKWAY	STANDARD WALKWAY		COMPLY WITH IBC-2015 1104: RUNNING SLOPE ≤ 1:20; CROSS SLOPE ≤ 1:48; RAMPS ≤ 1:12, 36"+ WIDTH
	C-02	BRICK PAVING	EXTERIOR WALKWAY	RED BRICK TO MATCH EXISTING		COMPLY WITH IBC-2015 1104: RUNNING SLOPE ≤ 1:20; CROSS SLOPE ≤ 1:48; RAMPS ≤ 1:12, 36"+ WIDTH
	C-03	RESERVED				
METAL	M-20	PAINTED STEEL	STAIR + EXTERIOR RAILINGS	POWDER COATED STEEL TO SPEC. SEE A4.1		
	M-21	GALVANIZED STEEL	BIKE RACKS	GALVANIZED STEEL BIKE RACK		
	M-22	POWDER COATED ALUM	EXTERIOR DOORS	SIERRA PACIFIC WHITE 001	SIERRA PACIFIC	REFINISHED AT FACTORY
	M-23	STEEL BACKING	KITCHEN HOOD WALLS	EXISTING STEEL WALL COVERING	—	
	M-23	RESERVED				
PAINT / PLASTER	P-20	PAINTED BRICK	CHIMNEY	PAINTED WHITE TO MATCH STUCCO IN EXTERIOR PERMACRYL	DIAMOND VOGEL	
	P-21	STUCCO	EXTERIOR WALLS	EL REY WHITE STUCCO	HOME DEPOT	COVERED IN TAR PAPER, STUCCO MESH, STUCCO
	P-22	PAINTED GYP. BOARD	INT. WALLS	ZERO-VOC 'AUGUST MOON'	DIAMOND VOGEL	MIN 2 COATS
	P-23	PAINTED GYP. BOARD	INT. CEILINGS	ZERO-VOC 'ACOUSTIC WHITE'	DIAMOND VOGEL	MIN 2 COATS
	P-24	PAINTED TRIM	EXTERIOR TRIM + WINDOWS	EXTERIOR PERMACRYL 'AUGUST MOON'	DIAMOND VOGEL	MIN 2 COATS
	P-25	RESERVED				
TILE / STONE	T-30	FLOOR TILE	BATHS + HALLWAY	WHITE PORCELAIN PENNY TILE W/ CUSTOM BUILDING PRODUCTS GROUT 9644 SHADOW	FLOOR&DECOR	SUITABLE FOR FLOORING
	T-31	SALTILLO TILE	KITCHEN	EXISTING SALTILLO TILE, PAINTED WITH NONSLIP RUBBERIZED PAINT		WHITE, HIGH GRIP COATING, CLEANABLE
	T-30	RESERVED				
WOOD	W-40	WOOD SHINGLES	EXTERIOR	CEDAR SHAKE SHINGLES		TO SPEC PER A3.1-01
	W-41	PAINTED WOOD BASEBOARD	THROUGHOUT	ZERO-VOC 'AUGUST MOON'	DIAMOND VOGEL	MIN 2 COATS
	W-42	WOOD FLOORING	MERCANTILE	OAK FLOORING, FEATHERED IN TO MATCH EXISTING, IN HIGH TRAFFIC WATER-BASED CLEAR MATTE FINISH	CASA HARDWOOD	MIN 2 COATS
	W-43	WOOD DECKING	EXTERIOR DECK	DOUG FIR STAINED CLEAR WITH WATER-BASED FINISH		MIN 2 COATS
	W-44	WOOD	INT. DOOR SURFACES	STAIN-GRADE FINISHED IN MASTER ARMOR ICLEAR FLAT 720		MIN 2 COATS
	W-45	WOOD	MILLWORK	STAIN-GRADE FSC CERTIFIED PAINTED WHITE 'AUGUST MOON		MIN 2 COATS
	W-46	WOOD	INTERIOR DOORS + WINDOWS	DOUG FIR STAINED CLEAR WITH MASTER ARMOR ICLEAR FLAT 720	DIAMOND VOGEL	MIN 2 COATS
	W-47	RAILINGS	STAIR, OFFICE, COUNTER	LOCAL PINE STAIN-GRADE IN MASTER ARMOR ICLEAR FLAT 720	SPOTTED OWL	
	W-48	WOOD	STAIR	LOCAL PINE STAIN-GRADE IN MASTER ARMOR ICLEAR FLAT 720	SPOTTED OWL	
	W-49	PLYWOOD	OFFICE	3/4" THK, FINISH TBD		
MISC	M-51	RESERVED				

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TITLE
FINISH, FIXTURE, EQUIPMENT AND LIGHTING SCHEDULES

DRAWING NO.

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STRUCTURAL NOTES

1. CODES AND STANDARDS

FOLLOW ALL RELATED STRUCTURAL REQUIREMENTS AS FOUND IN THE: 2015 IRC; AND THE: 2015 NEW MEXICO BUILDING CODE, TITLE 14, CHAPTER 7, PARTS 2-8.
THE FOLLOWING STANDARDS ARE AS REFERENCED IN THE 2015 IRC:

REINFORCED CONCRETE:	ACI 318-14
MASONRY:	ACI 530-13/ASCE5/TMS 402
STRUCTURAL STEEL:	AISC LRFD-14TH EDITION, AISC HSS, AISC 335
COLD FORMED STEEL:	AISI S100-12, S200-12
ALUMINUM :	AAMA-11
SHEATHING:	APA PDS (PLUS SUPPLEMENTS)
DESIGN LOADS:	ASCE 7-10
WELDING:	AWS D1.1, D1.3, D1.4
WOOD:	AWC NDS 2015 EDITION

2. LIVE LOAD

FOLLOW ALL CODE RELATED STRUCTURAL REQUIREMENTS AS FOUND IN THE 2015 IRC AND THE CURRENT STATE OF NEW MEXICO BUILDING CODE FOR PROPER INSTALLATION OF ALL MEMBERS.
ROOF LIVE LOAD: SEE TABLE R301.5 (2015 IRC)
MIN. ROOF LIVE LOAD = 20 PSF
FLOOR LIVE LOAD: LL=40PSF, SEE TABLE R301.5 (2015 IRC)

3. SNOW LOAD

GROUND SNOW LOAD, Pg =35 PSF

4. WIND LOADS (WIND DESIGN DATA)

BASIC WIND SPEED (3-SECOND GUST) = 115 mph
BUILDING CATEGORY = II
WIND IMPORTANCE FACTOR, Iw=1.0
EXPOSURE CATEGORY= EXPOSURE C

5. SEISMIC LOADS

SEISMIC IMPORTANCE FACTOR =1.0
SEISMIC USE GROUP =1
SITE CLASS= D
SEISMIC DESIGN CATEGORY = C
BASIC SEISMIC-FORCE-RESISTING-SYSTEM
= REINFORCED MASONRY WALLS

6. CONTRACTOR, VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH OTHER DRAWINGS FOR INDIVIDUAL ITEMS. DISCREPANCIES UNCOVERED, IF ANY, SHALL BE REPORTED IN WRITING BEFORE PROCEEDING WITH THE WORK. SO. PROPER ADJUSTMENTS CAN BE MADE. ALTHOUGH PLANS AND DETAILS ARE DRAWN AT STANDARD SCALES, DO NOT SCALE DRAWINGS.

7. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, DEPRESSIONS IN FLOOR SLABS, OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, PAVING, WALKS, RAMPS, CURBS, ETC.

8. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING, DRAINS AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THE RESPECTIVE SUBCONTRACTORS. STRUCTURAL ENGINEER SHALL BE ADVISED OF ALL PROPOSED PENETRATIONS PRIOR TO INSTALLATION

9. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR. WHEN THE DRAWINGS CONFLICT ON ANY ITEM, THE MOST STRINGENT SHALL APPLY.

10. SOILS, FOUNDATIONS AND FOOTINGS

OWNER SHALL HAVE A PROFESSIONAL GEOTECHNICAL ENGINEER VERIFY THAT ALL SITE SOILS OR ENGINEERED FILL SUPPORTING ALL PARTS OF THE STRUCTURE:
- ARE CAPABLE OF SUPPORTING A CONVENTIONAL SPREAD FOOTING SYSTEM AND A CONVENTIONAL SLAB-ON -GRADE.
- ARE NON-EXPANSIVE, AND NOT SUBJECT TO VOLUMETRIC CHANGES DEPENDENT ON MOISTURE CONTENT.
- ARE CAPABLE OF SUPPORTING ALL BUILDING LOADS.
- ARE CAPABLE OF AN ALLOWABLE BEARING PRESSURE OF 1500 POUNDS PER SQUARE FOOT, IN ACCORDANCE TO THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT
- ARE CONSISTENT AND OF UNIFORM TYPE AND BEARING CONDITIONS

A PORTION OF THE FOUNDATION SHALL NOT BE PLACED ON NATURAL ROCK WHEN ANOTHER PORTION OF THE BUILDING IS PLACED ON STRUCTURAL FILL. IF ENGINEERED FILL IS USED IT SHALL BE PLACED UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH QUALITY NON-EXPANSIVE MATERIALS AND APPROPRIATE PLACEMENT IN SUITABLE LIFTS WITH APPROPRIATE MOISTURE CONTENT. ENGINEERED FILL SHALL BE TESTED ACCORDING TO ACCEPTED ENGINEERING PRACTICES FOR DENSITY AND MOISTURE CONTENT. LOCAL ON-SITE SOILS SHALL NOT BE BLENDED WITH ENGINEERED FILL WITHOUT THE EXPRESSED PERMISSION OF A PROFESSIONAL GEOTECHNICAL ENGINEER. FILL SOILS MUST YIELD A NON-EXPANSIVE RELATIVELY IMPERMEABLE BUILDING PAD. IF UNUSUAL OR UNEXPECTED SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION OR DURING THE CONSTRUCTION OF THE BUILDING, A PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE CONSULTED IMMEDIATELY. BOTTOMS OF SPREAD FOOTINGS SHALL BE PLACED BELOW THE LOCAL FROST LINE. OWNER SHALL VERIFY WITH LOCAL BUILDING OFFICIALS DEPTH OF LOCAL FROST LINE. CENTER FOOTINGS UNDER COLUMNS AND WALLS UNLESS SHOWN OTHERWISE ON DRAWINGS. PROVIDE FRENCH DRAINS TO DAYLIGHT AS NECESSARY AT FOOTINGS FOR BUILDINGS AND RETAINING WALLS. POSITIVE DRAINAGE OF AT LEAST ¼" PER FOOT SHALL BE PROVIDED AROUND BUILDING PERIMETERS. EVERY EFFORT SHALL BE MADE TO PREVENT BUILDING FOUNDATIONS FROM MOISTURE FLUCTUATIONS. IT IS RECOMMENDED THAT PLANTINGS AND GARDENS ADJACENT TO BUILDING FOUNDATIONS BE AVOIDED. ROOF DRAINAGE SHALL NOT DISCHARGE DIRECTLY TO THE GROUND ADJACENT TO BUILDING FOUNDATIONS.

11. STRUCTURAL STEEL AND MISCELLANEOUS

STEEL: ANCHOR RODS: A307; STRUCTURAL CONNECTIONS: A-325, ANGLES, PLATES AND BAR: ASTM A36, W-SECTIONS: GRADE A992, TUBE STEEL - RECTANGULAR HSS, HOLLOW STRUCTURAL STEEL - A500 GRADE B - 46; ROUND HSS, HOLLOW STRUCTURAL STEEL - A500 GRADE B - 42; STEEL PIPE - A53 GRADE B -35;

COMPLY WITH A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. ALL MEMBERS NOTED CONTINUOUS ARE TO BE SPLICED TO DEVELOP THE FULL STRENGTH OF THE MATERIAL.
USE E70 ELECTRODES W/ MINIMUM TENSILE STRENGTH = 70 KSI = FEXX

NOTE: ALL STRUCTURAL STEEL SHOP DRAWINGS (INCLUDING BASE PLATE LAYOUTS AND COORDINATED DETAILS) MUST BE PROVIDED TO DRUC ENGINEERING PRIOR TO ORDERING MATERIALS.

12. CONCRETE:

MIN. COMPRESSIVE STRENGTH: f'c = 3,500 psi AT 28 DAYS
REINFORCING: ASTM A 615, GRADE 60 FOR #6 BARS OR SMALLER, SEE MECH. & ELEC. DRAWINGS FOR OPENINGS, CHASES, INSERTS, CHAMFERS, ETC. BEFORE PLACING CONCRETE. PROVIDE KEYS & DOWELS AT ALL COLD JOINTS. PROVIDE CORNER BARS AND SPLICES WITH MIN. 32 BAR DIA. LAP (16" MIN.)CHAMFER ALL CORNERS.

CLEAR CONCRETE COVER: (BETWEEN REINFORCING AND CONCRETE SURFACE)
CONCRETE CAST AGAINST EARTH: BOTTOM AND SIDES OF FOOTINGS: 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
#5 AND SMALLER: 1-1/2"; #6 AND LARGER: 2".
NOT EXPOSED TO EARTH OR WEATHER:
SLABS AND WALLS: 3/4",
BEAMS AND COLUMNS: 1½"

CONCRETE FOOTINGS: (EXCEPT SPOT FOOTINGS PER PLAN)
#4 HORIZ. CONT. STEEL @ MAX. 8" O.C. PER DETAILS

13. RETAINING WALLS

PROPERLY BRACE RETAINING WALL PRIOR TO BACKFILL.
DO NOT REMOVE FORMS PRIOR TO 7 DAYS AFTER PLACEMENT OF CONCRETE, OR UNTIL CONCRETE REACHES THE STRENGTH OF 3000 PSI.

14. STRUCTURAL WOOD

2x & 4x DIMENSIONAL LUMBER AND VIGAS: HEM-FIR #2, OR S-P-F #2;
SOLID POSTS: HEM FIR #1 OR AS SHOWN ON DRAWINGS;
BUILT UP POSTS, HEADERS AND WALL STUDS: HEM-FIR #2 OR S-P-F #2, OR EQUIVALENT AS NOTED ON PROJECT DOCUMENTS,
MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%. NO STRUCTURAL MEMBER CAN BE CUT OR NOTCHED WITHOUT THE PRIOR APPROVAL OF NEW MEXICO STRUCTURAL ENGINEER.
MINIMUM ALLOWABLE STRESSES (FROM TABLE 4A & 4D NDS 2015):

HEM FIR #1: BEAMS & STRINGERS
Fb = 1050 psi, Fv = 140 psi, E = 1,300,000 psi
HEM FIR #1: POSTS & TIMBERS
Fb = 975 psi, Fv = 140 psi, E = 1,300,000 psi
HEM FIR #2 (2" - 4" THICK)
Fb = 850 psi, Fv = 150 psi, E = 1,300,000 psi

DOUGLAS FIR / LARCH #1: BEAMS & STRINGERS
Fb = 1350 psi, Fv = 170 psi, E = 1,600,000 psi
DOUGLAS FIR / LARCH #1: POSTS & TIMBERS
Fb = 1200 psi, Fv = 170 psi, E = 1,600,000 psi
DOUGLAS FIR / LARCH #2 (2" - 4" THICK)
Fb = 900 psi, Fv = 180 psi, E = 1,600,000 psi

15. ANCHORING:

EPOXY - FOLLOW ALL GUIDELINES OF SIMPSON SET XP OR HILTI EPOXY SYSTEM. MINIMUM EMBEDMENT FOR RODS IS 6".
CONCRETE SHALL REACH MINIMUM STRENGTH OF 3000 PSI PRIOR TO DRILLING FOR EPOXY
ANCHORING FOR INTERIOR WALLS:
HILTI POWDER ACTUATED NAILING SYSTEM.
W/ 2¼" X-ZF DOME HEAD NAILS W/ WASHERED PIN, @ 16" O.C.
(FOR 2x12 SILL PLATE, USE (2) @ 16" O.C.)

18. SHEATHING

*SEE DECK NOTES FOR ADDITIONAL NOTES AND PLACEMENT
PLYWOOD OR OSB
EXPOSURE 1.
FLOOR SHEATHING: MINIMUM THICKNESS= 23/32"
WALL SHEATHING: MINUMUM THICKNESS 15/32"
ROOF SHEATHING: MINIMUM SPAN RATING 40-20
MINIMUM THICKNESS 19/32"
PROVIDE 1/8" GAP AROUND PANEL EDGES AS PER MANF. SPEC.
8d NAILS - SPACING AT PANEL EDGES: 6" o.c.
SPACING AT INTERMEDIATE FRAMING: 12" o.c.

19. LAMINATED VENEER LUMBER (LVL - VERSALAM)

1¾" WIDE (AND BUILT-UP LVL BEAMS)
MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)

E = 2,000,000 psi	FT = 1,950 PSI	$FC_{\perp}$ = 750 PSI
Fb= 2,800 psi	FV = 285 PSI	$FC_{\parallel}$ = 3,000 PSI

3½" WIDE AND GREATER BEAMS
MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)

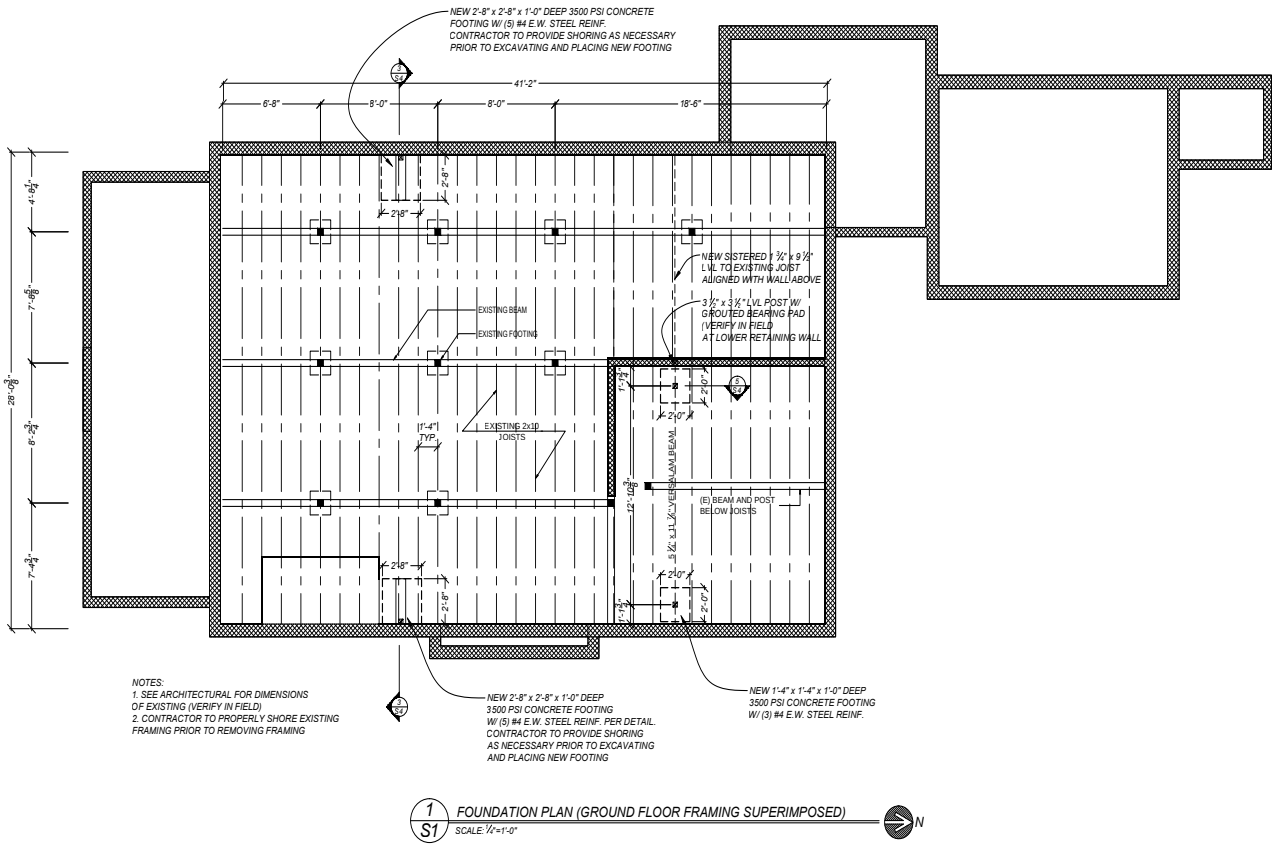
E = 2,000,000 psi	FT = 1,950 PSI	$FC_{\perp}$ = 750 PSI
Fb= 3,100 psi	FV = 285 PSI	$FC_{\parallel}$ = 3,000 PSI

LVL COLUMNS
MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)

E=1,700,000 PSI	FT = 1,500 PSI	$FC_{\perp}$ = 750 PSI
Fb = 2,650 PSI	FV = 285 PSI	$FC_{\parallel}$ = 3,000 PSI

20. METAL CONNECTING DEVICES

AS MANUFACTURED BY "SIMPSON" OR APPROVED EQUAL OR AS SHOWN ON PROJECT DOCUMENTS. SUBSTITUTION SHALL NOT BE MADE UNLESS APPROVED BY ENGINEER. WHERE NAILS ARE NOT SUPPLIED BY MFR., USE MAX. SIZE NAIL.



NOTES:
1. SEE ARCHITECTURAL FOR DIMENSIONS OF EXISTING (VERIFY IN FIELD)
2. CONTRACTOR TO PROPERLY SHORE EXISTING FRAMING PRIOR TO REMOVING FRAMING

1/S1 FOUNDATION PLAN (GROUND FLOOR FRAMING SUPERIMPOSED)
SCALE: ¼"=1'-0"

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6.2.21
225 E. Marcy

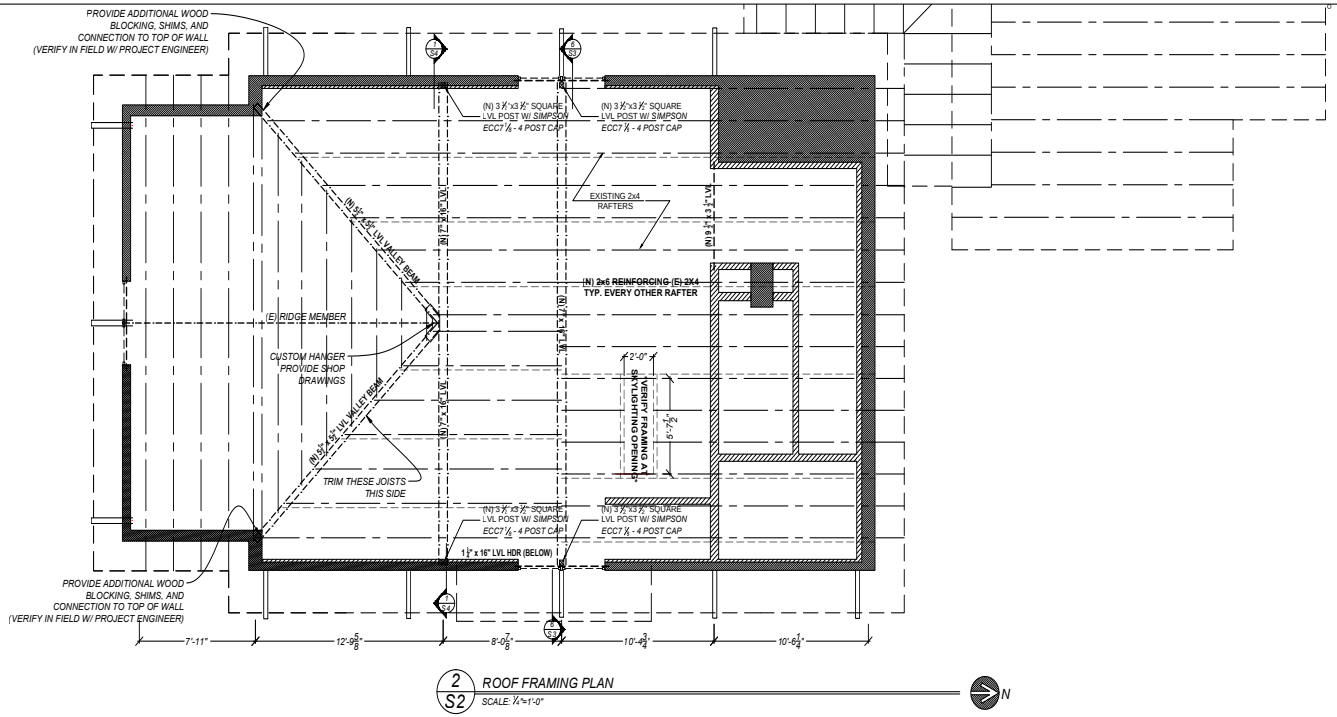
PERMIT SET

225 EAST MARCY RENOVATION
SANTA FE, NM 87501

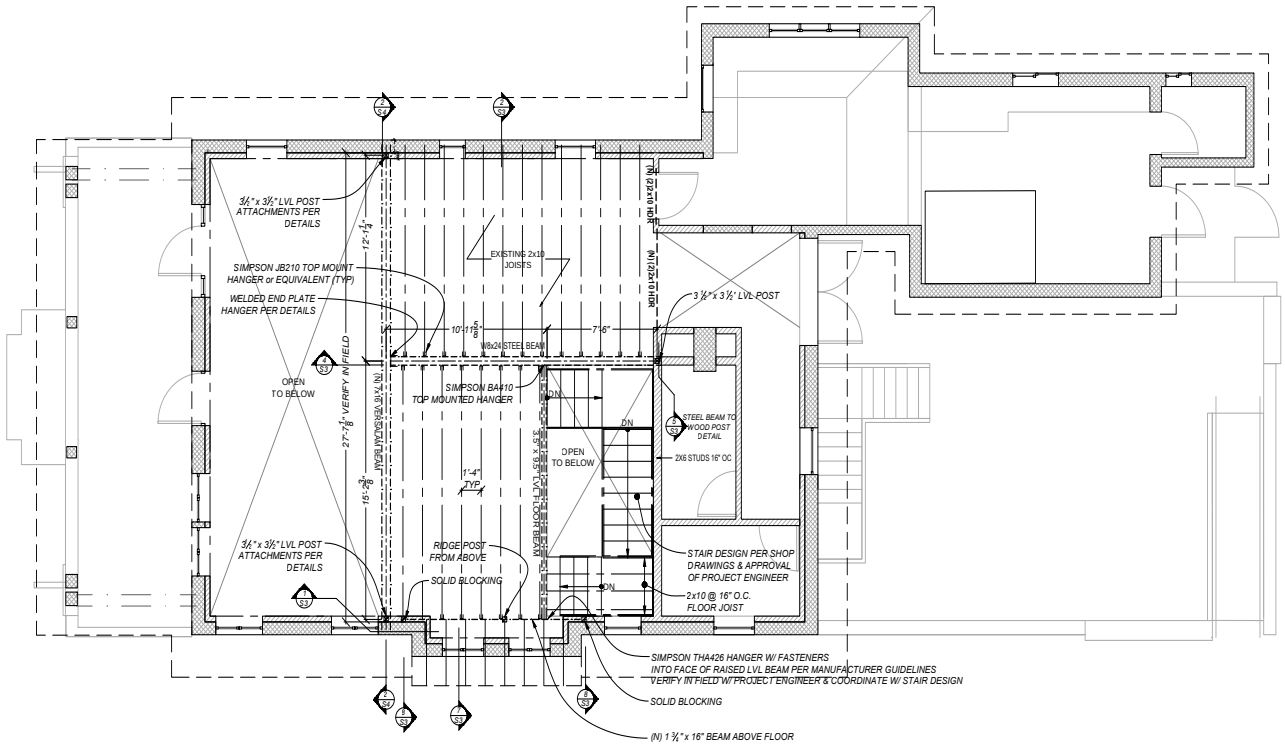
DATE: 01.07.2021
DRAWN BY: ANT
CHECK BY: WMD
JOB #: 20135

STRUCTURAL FOUNDATION PLANS & NOTES

SHEET
S1
SHEET 1 OF 4



2 S2 ROOF FRAMING PLAN
SCALE: ¼"=1'-0"



1 S2 SECOND FLOOR FRAMING PLAN
SCALE: ¼"=1'-0"

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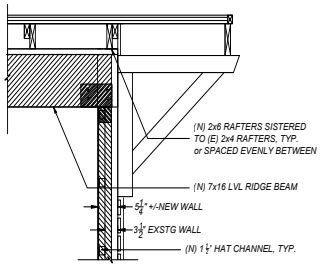
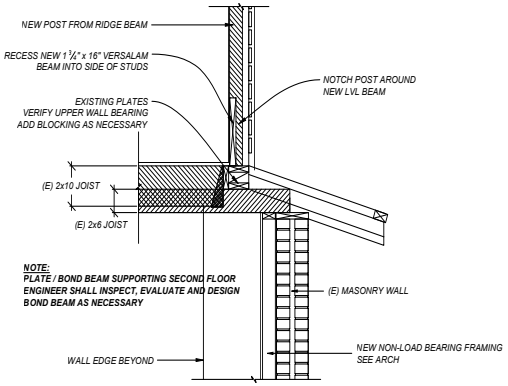
STRUCTURAL FRAMING PLANS

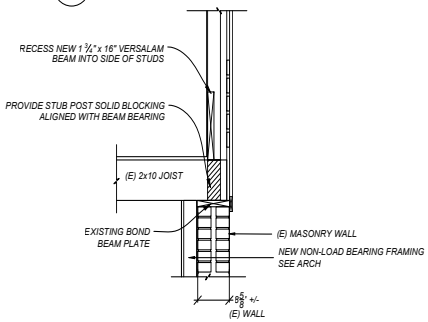
SHEET S2
SHEET 2 OF 4



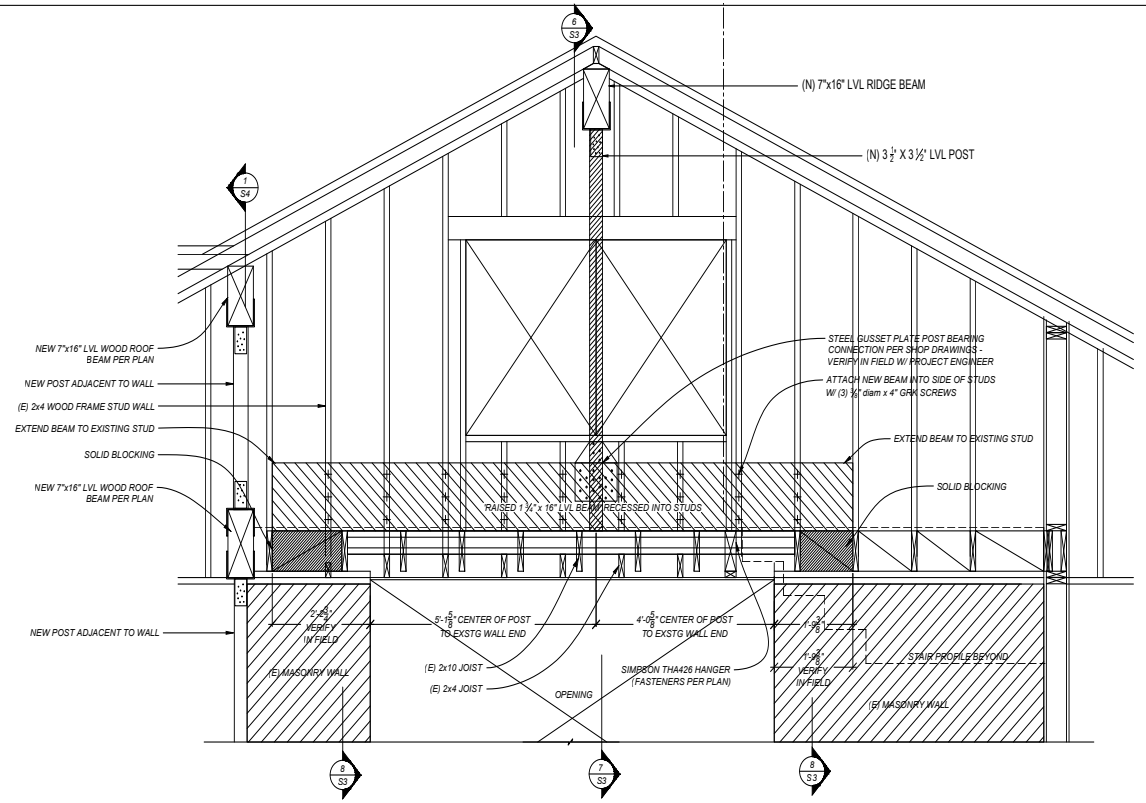
6 S3 FRAMING DETAIL
SCALE: ¾"=1'-0"



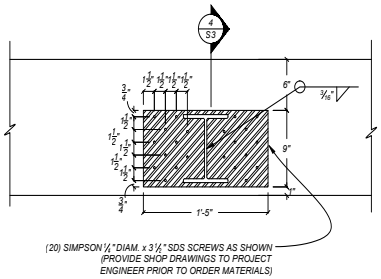
7 S3 FRAMING DETAIL
SCALE: ¾"=1'-0"



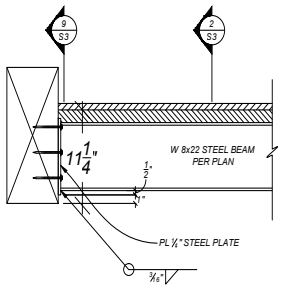
8 S3 FRAMING DETAIL AT NEW LVL BEARING CONDITION
SCALE: ¾"=1'-0"



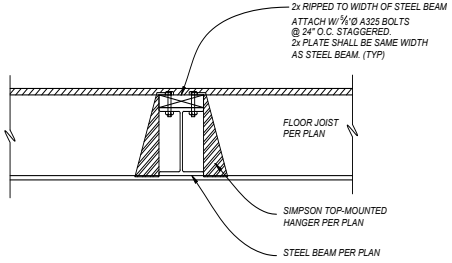
1 S3 WALL FRAMING STRUCTURAL ELEVATION
SCALE: ¾"=1'-0"



9 S3 FRAMING DETAIL
SCALE: 1 ½"=1'-0"



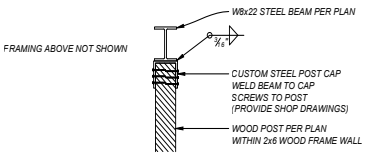
4 S3 EXISTING FLOOR FRAMING DETAIL
SCALE: 1 ½"=1'-0"



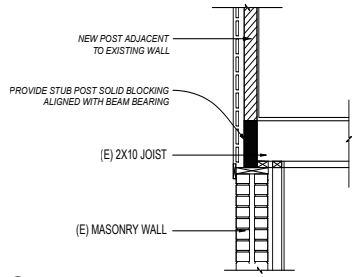
2 S3 EXISTING FLOOR FRAMING DETAIL
SCALE: 1 ½"=1'-0"

8 S3 NOT USED
SCALE: ¾"=1'-0"

10 S3 NOT USED
SCALE: ¾"=1'-0"



5 S3 WOOD POST TO STEEL BEAM DETAIL (SCHEMATIC)
SCALE: ¼"=1'-0"



3 S3 FRAMING DETAIL AT RIDGE POST BEARING (WEST SIDE)
SCALE: ¼"=1'-0"

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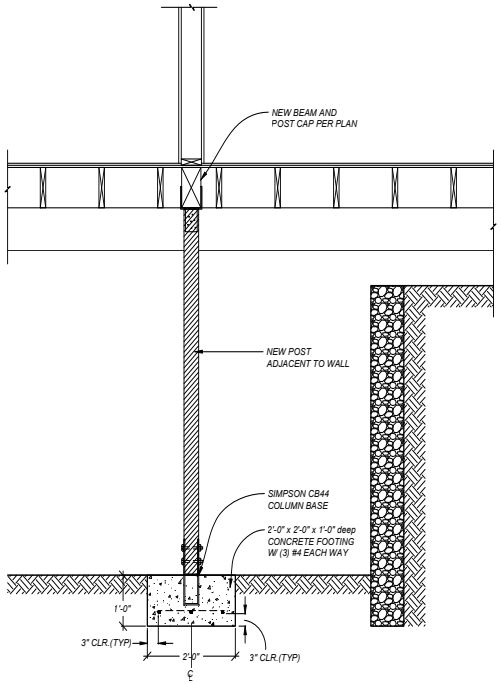
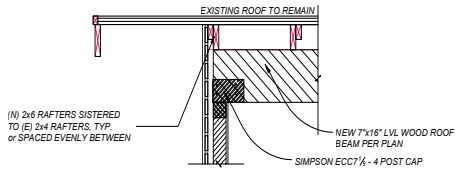
STRUCTURAL DETAILS

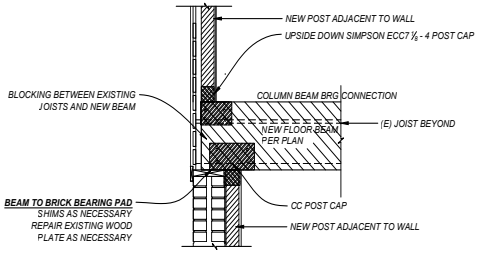
SHEET S3
SHEET 3 OF 4



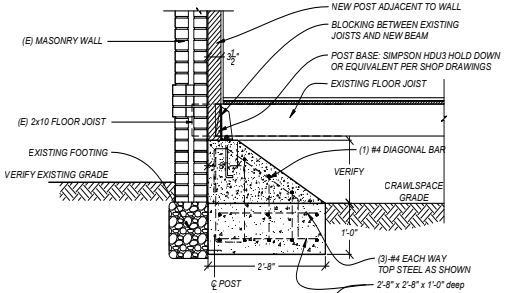
5 S4 NEW FOUNDATION DETAIL
SCALE: ¾"=1'-0"



1 S4 FRAMING DETAILS
SCALE: ¾"=1'-0"

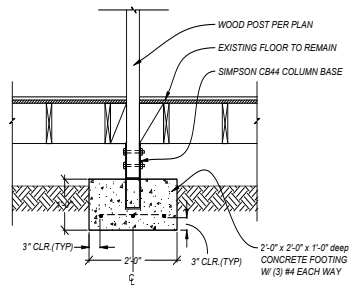


2 S4 FRAMING DETAILS
SCALE: ¾"=1'-0"



PLAN VIEW

3 S4 NEW FOUNDATION DETAIL
SCALE: ¾"=1'-0"



4 S4 NEW FOUNDATION DETAIL
SCALE: ¾"=1'-0"

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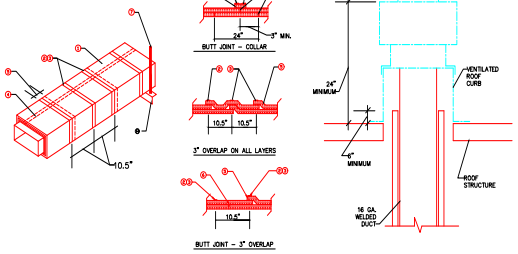
STRUCTURAL DETAILS

SHEET
S4
SHEET 4 OF 4

TYPREWRAP MAX 1.5 DUCT INSULATION
COMMERIAL KITCHEN GREASE DUCT SYSTEM
ICCES AC101/ASTM E 2336 SYSTEM
1 OR 2 HOUR FIRE-RATED ENCLOSURE, SHAFT ALTERNATIVE
ZERO CLEARANCE TO COMBUSTAIBLES

1. FYREWRAP MAX 1.5 DUCT INSULATION, TWO LAYERS (EACH 1.5", TOTAL THICKNESS = 3")
2. FILAMENT TAPE (TEMPORARY HOLD)
3. CARBON OR SS BANDING STRAPS (PERMANENT HOLD)
4. 3" MINIMUM LONGITUDINAL OVERLAP
5. 3" MINIMUM TRANSVERSE OVERLAP
6. 1" COMPRESSED BUTT JOIST.
7. STEEL HANGER ROD
8. STEEL ANGLE
9. 6" WIDE FYREWRAP MAX 1.5 COLLAR

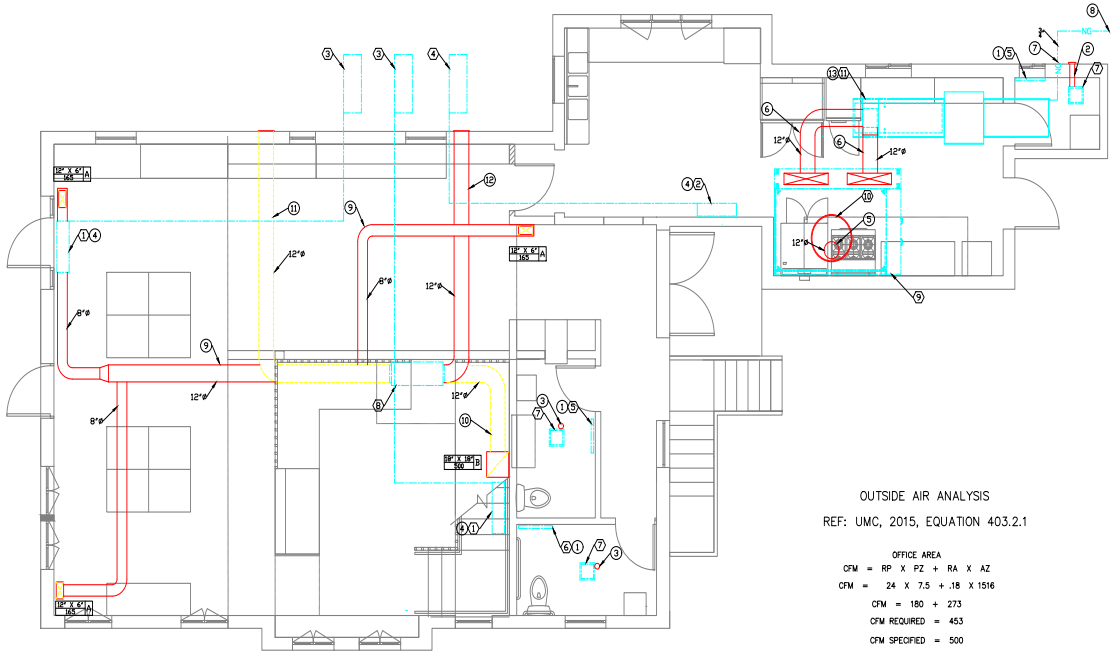


TYPICAL GREASE DUCT INSTALLATION
NO SCALE

NOTES FOR GREASE DUCT:

1. DUCT TO BE 16 GAUGE STEEL WELDED EXTERNALLY ON ALL SIDES LIQUID TIGHT.
2. DUCT TO BE WRAPPED WITH FYREWRAP MAX 2.0 DUCT INSULATION. SEE INSTALLATION DETAILS

ROOF PENETRATION DETAIL
NO SCALE



MAIN FLOOR HVAC PLAN
SCALE 1/4"

OUTSIDE AIR ANALYSIS

REF: UMC, 2015, EQUATION 403.2.1

OFFICE AREA

CFM = RP X PZ + RA X AZ

CFM = 24 X 7.5 + .18 X 1516

CFM = 180 + 273

CFM REQUIRED = 453

CFM SPECIFIED = 500

EQUIPMENT SCHEDULE

SPLIT SYSTEM HEAT PUMP: ELECTRIC POWERED AIR TO AIR HEAT PUMP WITH VARIABLE SPEED COMPRESSOR, r-410 REFRIGERANT, SELF CLEANING INDOOR COIL, PLASMA AIR PURIFYING SYSTEM, AUTO RESTART, LOW AMBIENT CONTROLS, DEFROST CONTROL, REMOTE CONTROLLER, CONDENSATE DRAIN PUMP AND REFRIGERANT PIPING KIT. MODEL NUMBERS ARE MITSUBISHI

SYMBOL	INDOOR UNIT	COOLING BTUH	HEATING BTUH	VOLTS
①	PKA-A30KA7	30,000	34,000	208/230
②	MSZ-GL12NA	12,000	14,400	208/230

SYMBOL	OUTDOOR UNIT	COOLING BTUH	HEATING BTUH	VOLTS	PH	MCA
③	PUZ-HA30NHAS	30,000	34,000	208/230	1	28
④	MUZ-GL12NA	12,000	14.400	208/230	1	9

ELECTRIC BASEBOARD HEATER: ELECTRIC POWERED BASEBOARD HEATER WITH STEEL ELEMENT, 18 GAUGE STEEL COVER WITH BAKED ENAMEL FINISH, THERMAL CUTOUT AND BUILT IN THERMOSTAT. THE UNIT SHALL BE UL RATED. MODEL NUMBERS ARE BRASCH.

SYMBOL	MODEL	LENGTH	WATTS	VOLTS
⑤	W24-375A	24	375	120
⑥	W28-500A	28	500	120

BATHROOM EXHAUST FAN:

SYMBOL	MODEL	CFM
⑦	BROAN XB50	50

ERV: WALL MOUNTED, FULLY DUCTED AND SET FOR CONTINUOUS VENTILATION. MODEL NUMBER IS S & P

SYMBOL	MODEL	CFM	MAX AMPS
⑧	TRC500-115	500	8.8

EXHAUST HOOD: TYPE I GREASE EXHAUST HOOD, CAPTIVEAIRE MODEL 6024 ND-2-PSP-F, 60" X 90" SIZE, CANOPY TYPE WITH 3" BACK STANDOFF. STAINLESS STEEL CONSTRUCTION WITH STAINLESS STEEL FILTERS, UL LISTED INCANDESCENT LIGHT FIXTURES, QUARTER PANEL, PERFORATED SUPPLY AIR PLENUM AND ANSUL FIRE PROTECTION SYSTEM. THE HOOD AND ALL COMPONENTS SHALL MEET THE CRITERIA OF ALL LOCAL CODES AND NFPA #96 AND SHALL BEAR THE NSF SEAL OF APPROVAL.

SYMBOL

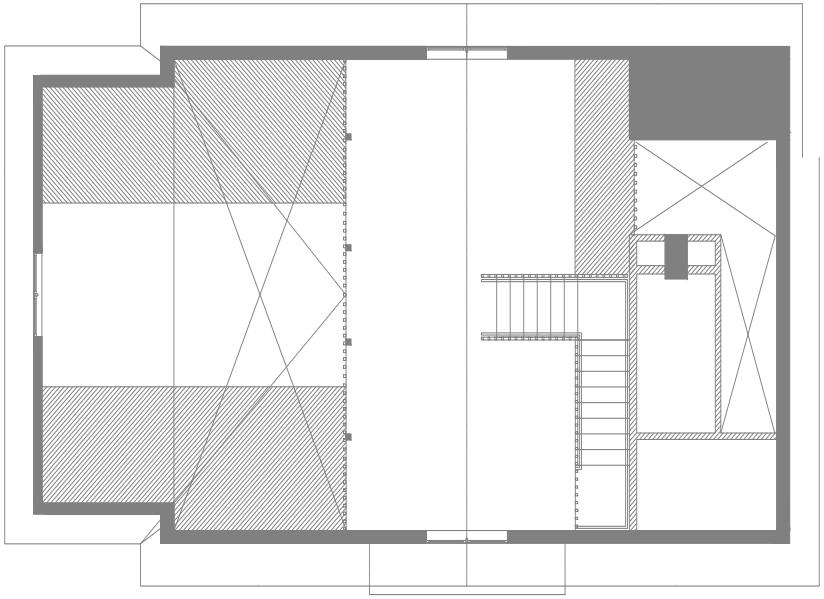
⑨

EXHAUST FAN: CENTRIFUGAL TYPE EXHAUST FAN WITH BELT DRIVEN ADJUSTABLE SPEED DRIVE, 24" HIGH DISCHARGE EXTENSION 2" GREASE DRAIN, GREASE CUP, SPRING VIBRATION ISOLATORS, CURB RAILS AND SHALL BE OF NON SPARKING CONSTRUCTION MODEL NUMBERS ARE CAPTIVEAIRE.

SYMBOL	MODEL	CFM	ESP	VOLTS	PH	HP	RPM
⑩	DUB5HFA	1,500	.8"	208-230	1	.75	1291

MAKE-UP AIR UNIT: ROOFTOP MOUNTED, PACKAGED MAKE-UP AIR UNIT WITH GAS FIRED HEATING. THE CABINET SHALL BE CONSTRUCTED OF HEAVY GAUGE GALVANIZED STEEL WITH A BAKED ENAMEL FINISH. THE UNIT SHALL HAVE MODULATED, DIRECT FIRED HEATING SECTION WITH A DUCT MOUNTED THERMOSTAT. THE UNIT SHALL HAVE A MANUAL GAS SHUT-OFF VALVE, DIRECT HOT SURFACE IGNITION, HIGH LIMIT CONTROL AND GAS PRESSURE REGULATOR. THE FAN SHALL BE BELT DRIVEN, CENTRIFUGAL TYPE WITH ADJUSTABLE PULLEYS AND MOTOR MOUNT. THE UNIT SHALL HAVE MOTORIZED BACKDRAFT DAMPER AND DOWN DISCHARGE. MODEL NUMBERS ARE CAPTIVEAIRE.

SYMBOL	MODEL	INPUT BTUH	CFM	ESP	VOLTS	PH	HP
⑪	A1-D.250.15D	83,223	1,250	.5"	208-230	1	1



UPSTAIRS HVAC PLAN
SCALE 1/4"

SPECIFIC NOTES

1. ELECTRIC BASEBOARD HEATER.
2. 4" DIA BATH EXHAUST. ROUTE TO SIDEWALL DISCHARGE HOOD.
3. 4" DIA. EXHAUST DUCT THROUGH ROOF TO GOOSENECK TERMINATION.
4. WALL MOUNTED MINI-SPLIT.
5. 12" DIA. EXHAUST DUCT TO ROOFTOP FROM EXHAUST HOOD.
6. 16" DIA. MAKE UP AIR TO EXHAUST HOOD W/ MOTORIZED DAMPER.
7. ROUTE GAS LINE TO EXISTING METER AND CONNECT. VERIFY LOCATION.
8. REPLACE GAS METER IF REQUIRED FOR AN ADDITIONAL CONNECTED LOAD OF 83,223 BTUH.
9. ERV FRESH AIR DUCTWORK ROUTED THROUGH CRAWLSPACE.
10. ERV STALE AIR DUCTWORK ROUTED THROUGH CRAWLSPACE.
11. ERV EXHAUST THROUGH WALL TO DISCHARGE HOOD WITH INSECT SCREEN. MINIMUM OF 18" ABOVE GRADE.
12. ERV SUPPLY THROUGH WALL WITH INSECT SCREEN. MINIMUM OF 18" ABOVE GRADE.
13. HVAC UNIT ON ROOF. INTERLOCK UNIT WITH EXHAUST FAN #9. BALANCE SYSTEM TO MAINTAIN .02" SP IN KITCHEN AREA.



HVAC PLAN

225 E MARCY

DRAWN BY	REVISIONS	DATE

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ALBUQUERQUE, NM 87122
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FAX - (505) 856-1783

M1

PLUMBING REQUIREMENTS.

ALL PLUMBING WORK AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE LOCAL PLUMBING CODE.

UNDERFLOOR/BELOW GRADE WASTE PIPING SHALL BE CAST IRON EXCEPT THAT PVC OR ABS PIPING MAY BE USED WHERE PERMITTED BY APPLICABLE CODES.

VENT PIPING SHALL BE CAST IRON OR STEEL EXCEPT THE PVC OR ABS PIPING MAY BE USED WHERE PERMITTED BY APPLICABLE CODES.

WATER PIPING BELOW SLAB SHALL BE TYPE "L" SOFT COPPER OR CROSSLINKED POLYETHYLENE (PEX) TUBING WITH COMPATIBLE FITTINGS.

COLD WATER PIPING ABOVE CEILING SHALL BE INSULATED WITH 1" THICK FIBERGLASS INSULATION WITH VAPOR BARRIER, MAX. K = .27 BTUH/INCH/HR X SQ. FT. X DEG. F.

ALL WATER PIPING ABOVE GRADE SHALL BE TYPE "M" HARD COPPER OR CROSSLINKED POLYETHYLENE (PEX) TUBING WITH COMPATIBLE FITTINGS.

ALL HOT WATER PIPING 2" DIA. OR LESS SHALL HAVE MINIMUM R=4 INSULATION. HOT WATER PIPING GREATER THE 2" DIA. SHALL HAVE MINIMUM R=6 INSULATION.

INSTALL SHUT-OFF GATE VALVE AND UNIT TO ALL EQUIPMENT SUPPLY LINES.

VERIFY METERING AND SERVICE CONNECTIONS WITH LOCAL UTILITY COMPANIES.

PITCH ALL DRAINS ¼" PER FOOT WHERE POSSIBLE.

ALL PIPING SHALL BE CONCEALED UNLESS OTHERWISE NOTED.

ALL ELEVATIONS SHALL BE VERIFIED AT THE JOB SITE.

PLUMBING CONTRACTOR SHALL PAY ALL FEES, PERMITS AND CHARGES IN CONNECTION WITH THIS WORK.

THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND ROUGH-IN REQUIREMENTS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL SUPPLY FOR APPROVAL, SIX COPIES OF SHOP DRAWINGS AND/OR MANUFACTURER'S DESCRIPTIVE DATA OF A NATURE TO COMPLETELY IDENTIFY THE MATERIAL OR EQUIPMENT TO BE INSTALLED.

ALL WATER PIPING SHALL BE RUN ON THE HEATED SIDE OF BUILDING INSULATION.

KITCHEN AND LAUNDRY EQUIPMENT SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. THE PLUMBING CONTRACTOR SHALL ROUGH-IN AND MAKE THE FINAL CONNECTIONS TO THIS EQUIPMENT.

THE WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE POWER POINT, A DISTANCE OF NOT LESS THAN FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

FOR THE PURPOSE OF ISOLATION AND SAFETY, AN ADDITIONAL FULL BORE GAS SHUT-OFF SHALL BE INSTALLED DOWNSTREAM OF THE SERVING SUPPLIER GAS METER AND PRIOR TO ANY DISTRIBUTION OF GAS INTO THE GAS PIPING SYSTEM, INCLUDING NEW AND REPIPED SYSTEMS. ALL GAS PIPING SHALL BE SUPPORTED AND ANCHORED IN ACCORDANCE WITH 2012 UPC, SECTION 1210.2.4 AND TABLE 1210.2.4.1

SPECIFIC NOTES

1. CONNECT TO EXISTING WASTE LINE. VERIFY EXISTING WASTE LINE IS A MINIMUM 3" DIA.
2. SEE WASTE PIPING SCHEMATIC "A".
3. ROUTE TO EXISTING VTR AND CONNECT.
4. REMOVE EXISTING PIPES AND CAP BELOW FLOOR.
5. 3" WASTE TO CRAWLSPACE AND 2" VENT TO WALL. ROUTE AS SHOWN.
6. 2" WASTE TO CRAWLSPACE AND 1 ½" VENT TO WALL. ROUTE AS SHOWN.
7. ¾" CW AND ¾" HW. ROUTE TO EXISTING WATER LINES AND CONNECT. VERIFY LOCATION.
8. ¾" CW. ROUTE TO EXISTING WATER LINES AND CONNECT. VERIFY LOCATION.
9. ¾" HW. ROUTE TO EXISTING WATER LINE AND CONNECT. VERIFY LOCATION.

FIXTURE SCHEDULE

P1 WATER CLOSET: AMERICAN STANDARD NO. 215CA.104, VITREOUS CHINA, 15" RIM HEIGHT, FLOOR MOUNTED, ELONGATED BOWL, 1.28 GALLON FLUSH WITH OPEN FRONT PLASTIC SEAT. 3" WASTE, 2" MINIMUM VENT, ½" CW.

P2 WATER CLOSET: AMERICAN STANDARD NO. 3461.128, VITREOUS CHINA, 16.5" RIM HEIGHT, FLOOR MOUNTED, ELONGATED BOWL, 1.28 GALLON FLUSH WITH SLOAN ROYAL #111-1.2 FLUSH VALVE AND OPEN FRONT PLASTIC SEAT. 3" WASTE, 2" MINIMUM VENT, 1" CW.

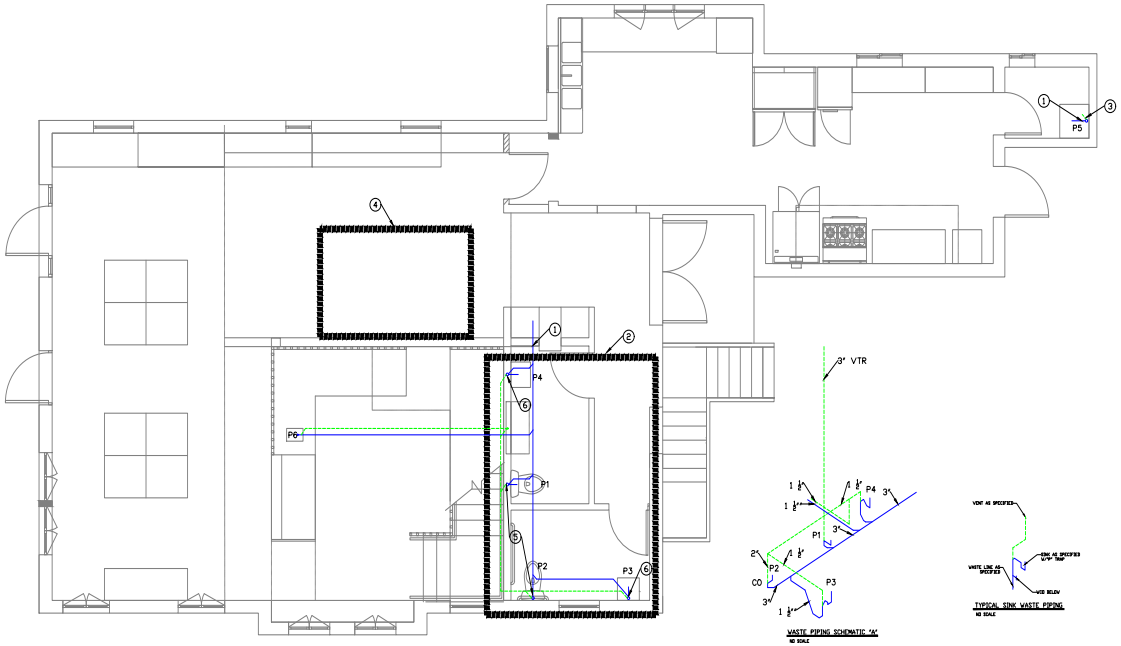
P3 LAVATORY: AMERICAN STANDARD NO. 0124-024 , VITREOUS CHINA, SELF WALL MOUNTED WITH NO. 2000.101 FAUCET AND WATTS MODEL LFUSG-B MIXING VALVE SET TO 110 DEG. F. MAX. INSULATE HW AND WASTE PER ADA STANDARDS. 1½" WASTE, 1½" VENT, ½" CW, ½" HW.

P4 LAVATORY: AMERICAN STANDARD NO. 0124.024, VITREOUS CHINA, WALL MOUNTED WITH NO. 2000.101 FAUCET AND WATTS MODEL LFUSG-B MIXING VALVE SET TO 110 DEG. F. 1½" WASTE, 1½" VENT, ½" CW, ½" HW.

P5 UTILITY SINK: MUSTEE MODEL 28CF, POLYPROPYLENE WITH INTEGRAL OUTLET STRAINER AND WALL MOUNTED FAUCET. 3" WASTE, 1½" VENT, ½" CW, ½" HW.

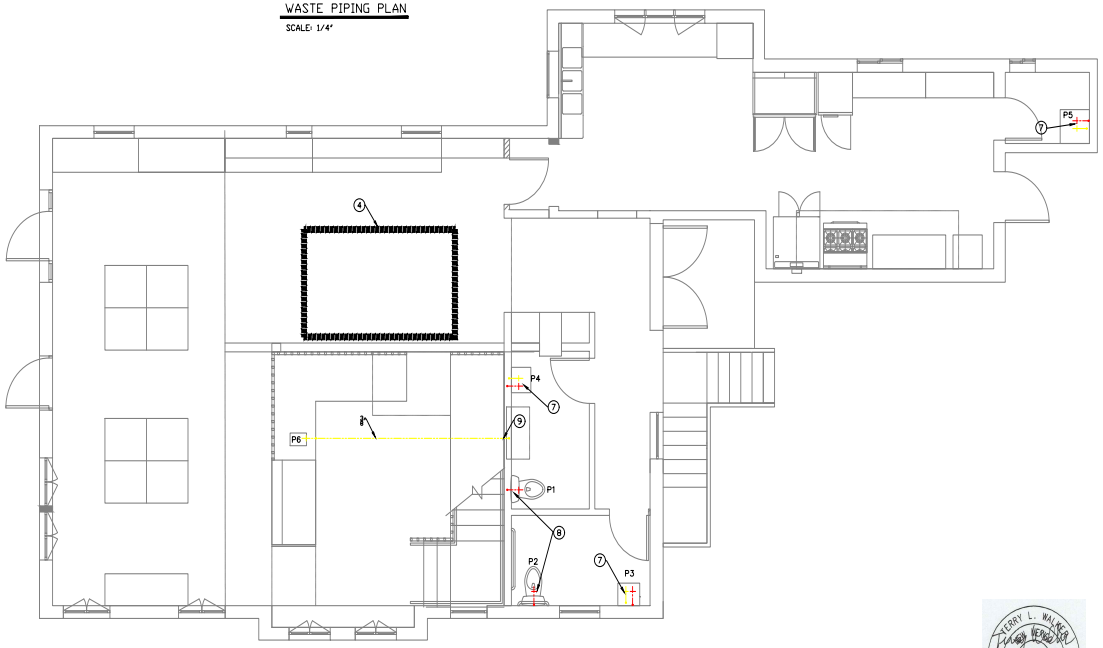
P6 RINSER: RHINO RINSER HONEYCOMB VESSEL RINSER. ¾" HW, 2" WASTE, 1 ½" VENT.

NOTE: ALL FIXTURES SHALL BE APPROVED BY OWNER PRIOR TO SUBMITTING BID OR BEGINNING CONSTRUCTION. REUSE EXISTING PLUMBING WHERE POSSIBLE.



WASTE PIPING PLAN

SCALE: 1/4"



WATER PIPING PLAN

SCALE: 1/4"

TERRY L. WALKER
REGISTERED PROFESSIONAL ENGINEER
5209
11/2/20

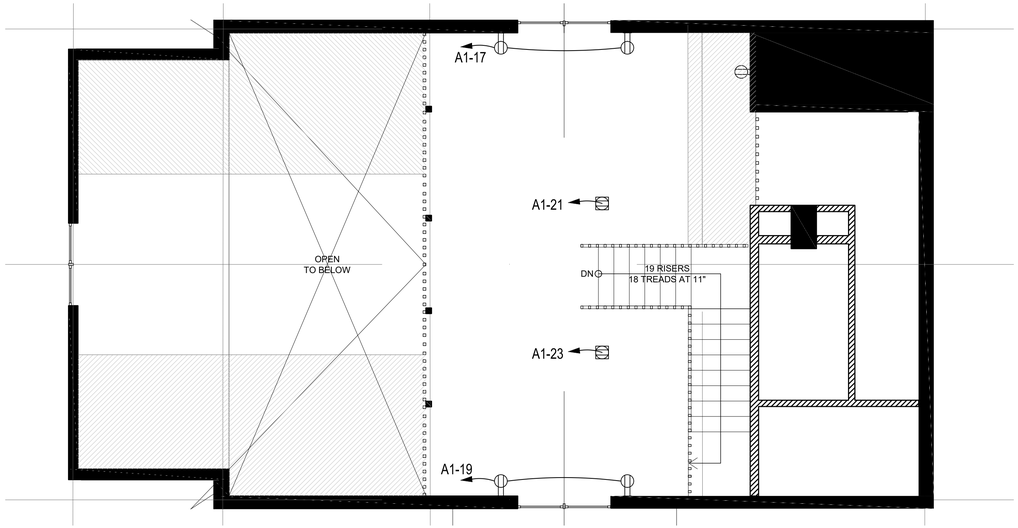
PLUMBING PLAN

225 E MARCY

DATE	REVISIONS	DRAWN BY

WALKER CONSULTING ENGINEERS
1172 LAUREL LOOP NE
ALBUQUERQUE, NM 87122
OFFICE - (505) 856-1783
FAX - (505) 856-1783

P1



2ND FLOOR POWER PLAN

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

GENERAL NOTES:

A. ALL ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, PLANS, AND ASSOCIATED NOTES. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE NEC, STATE AND CITY ELECTRICAL CODES, AND MUST BE EXECUTED IN A WORKMANLIKE MANNER.

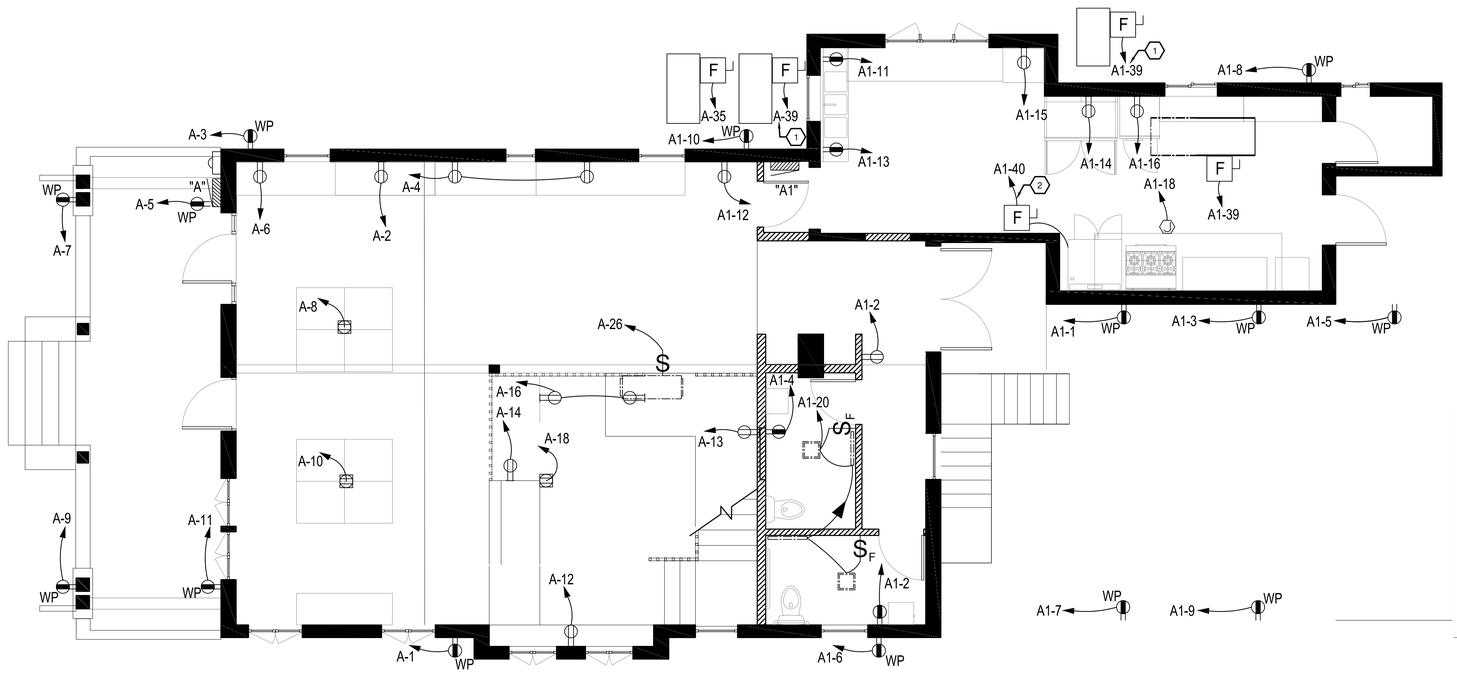
B. ALL LIGHTING AND GENERAL POWER BRANCH CIRCUITS WILL BE SIZED [1/2"C,2–#12,1–#12 GRND] MINIMUM, UNLESS OTHERWISE NOTED. NOTE: PROVIDE DEDICATED NEUTRAL FOR EACH BRANCH CIRCUIT HOMERUN.

KEYED NOTES:

1. POWER CIRCUIT, [3/4"C, 2–#8, 1–#10 GRND].
2. POWER CIRCUIT, [1.25"C, 2–#1, 1–#6 GRND].

ELECTRICAL SYMBOLS LEGEND

	DESCRIPTION
	DUPLEX RECEPTACLE, NEMA 5–20R, 20 AMP, 125 VAC, 1ø, 3 WIRE, GROUNDING TYPE, ABOVE COUNTER MOUNTING (CTR), TVSS TYPE (T), MOUNTED +18" AFF. (STANDARD)
	DUPLEX RECEPTACLE, GFI TYPE, NEMA 5–20R, 20 AMP, 125V VAC, 1ø, 3 WIRE, GROUNDING TYPE, WP WHEN NOTED, MTD +18" AFF. (STD)
	INFLOOR CORE WITH RECEPTACLE.
	DATA OUTLET WITH PULL STRINGS, WITH 3/4" CONCEALED CONDUITS TO CEILING PLENUM, MOUNTED +18" AFF (STANDARD). TELE/DATA/CABLE OUTLET



1ST FLOOR POWER PLAN

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

225 E MARCY

OWNER
Daniel Strongwater
806 Don Gaspar Ave. Santa Fe, NM 87507
T: 860-371-5021

DESIGN
Fitchwork, LLC
119 Ingraham St. Ste 111
Brooklyn, NY 11237
T: 505-603-0621

EXECUTIVE ARCHITECT
AOS Architects
1807 Second Street, Suite 34
Santa Fe, NM 87505
T: 505-982-2133

KEY PLAN

PRINTING **DATE**

STAMP

DWIGHT D. VELARDE
NEW MEXICO
8751
11-2-20
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY **CHECK BY**

PROJECT NUMBER
20045

TITLE
POWER PLAN

DRAWING NO.
E1.0

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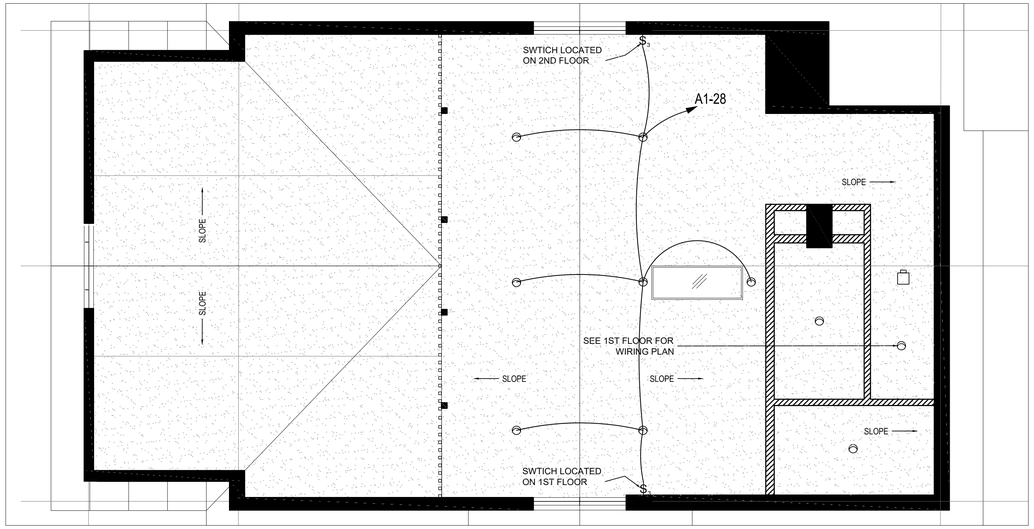


2ND FLOOR RCP

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

L-1		SMOKE/CARBON DIOXIDE DETECTOR
L-2		WALL MTD FIXTURE
L-3		SURFACE MTD FIXTURE
L-4		RECESSED LED FIXTURE
L-5		RECESSED LED FIXTURE
L-6		SURFACE MTD TRACK LIGHTING
L-7		EMERGENCY LIGHT - DUAL LITE LZ2 CLG/WALL MT
L-8		RECESSED LED FIXTURE
L-9		EMERG/EXIT COMBINATION LIGHT
L-10		SECURITY CAMERA

ELECTRICAL SYMBOLS LEGEND

	DESCRIPTION:
$	SINGLE POLE TOGGLE SWITCH, 20 AMP, 120/277 VAC, MOUNTED +48" AFF.
$3	THREE-WAY TOGGLE SWITCH, 20 AMP, 120/277 VAC, MOUNTED +48" AFF.
←– – –	BRANCH CIRCUIT HOMERUN, WITH CONDUIT RUN CONCEALED IN A CEILING OR WALL (TYPICAL LIGHTING CKT, [1/2"C, 2-#12, 1-#12 GRND]), UON.

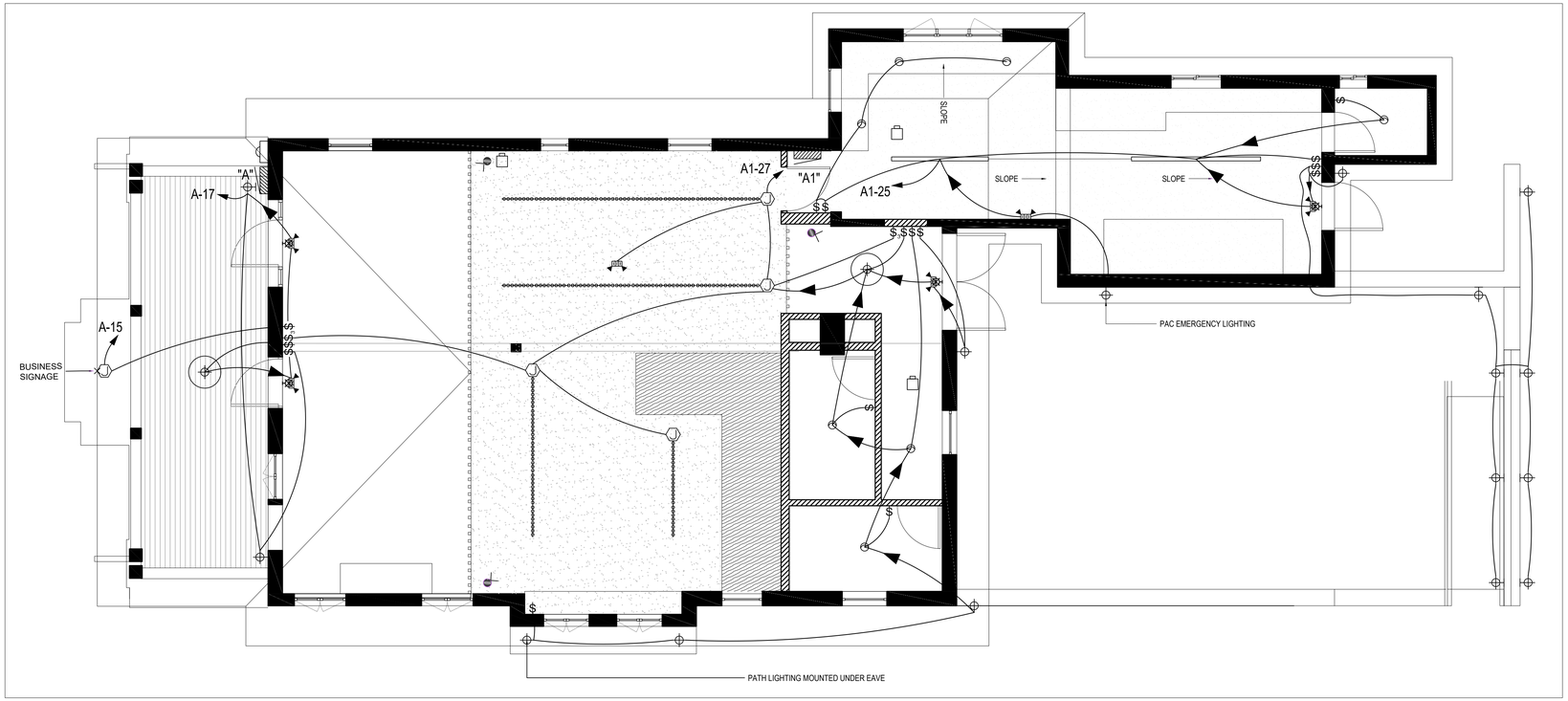
GENERAL NOTES:

A. ALL ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, PLANS, AND ASSOCIATED NOTES. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE NEC, STATE AND CITY ELECTRICAL CODES, AND MUST BE EXECUTED IN A WORKMANLIKE MANNER.

B. ALL LIGHTING AND GENERAL POWER BRANCH CIRCUITS WILL BE SIZED [1/2"C,2-#12,1-#12 GRND] MINIMUM, UNLESS OTHERWISE NOTED. NOTE: PROVIDE DEDICATED NEUTRAL FOR EACH BRANCH CIRCUIT HOMERUN.

KEYED NOTES: ⬡

1. FOR CIRCUIT 7P-36, REMOVE RECEPTACLE AND CONDUCTORS BACK TO THE NEXT UPSTREAM TERMINATION, AND INSTALL COVER PLATE ON JUNCTION BOX. FOR CIRCUIT 7P-61, REMOVE 2 RECEPTACLES AND CONDUCTORS BACK TO NEXT UPSTRIAM TERMINATION, PROVIDE CIRCUIT CONTINUITY FOR REMAINING RECEPTACLES CONNECTED TO CIRCUIT 7P-61. INSTALL 2 COVER PLATES ON JUNCTION BOXES.
2. EXTEND CIRCUIT FROM 7P-61, AND INSTALL DUPLEX RECEPTACLE.
3. REMOVE TELECOM OUTLETS AND CABLING BACK TO NEXT UPSTREAM TERMINATION. INSTALL COVER PLATES ON JUNCTION BOXES.



1ST FLOOR RCP

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

225 E MARCY

OWNER
Daniel Strongwater
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119 Ingraham St. Ste 111
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EXECUTIVE ARCHITECT
AOS Architects
1807 Second Street, Suite 34
Santa Fe, NM 87505
T: 505-982-2133

KEY PLAN

PRINTING	DATE

NOT FOR CONSTRUCTION

STAMP

DWIGHT D. VELARDE
NEW MEXICO
8751
11-2-20
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY **CHECK BY**

PROJECT NUMBER
20045

TITLE
LIGHTING

DRAWING NO.
E2.0

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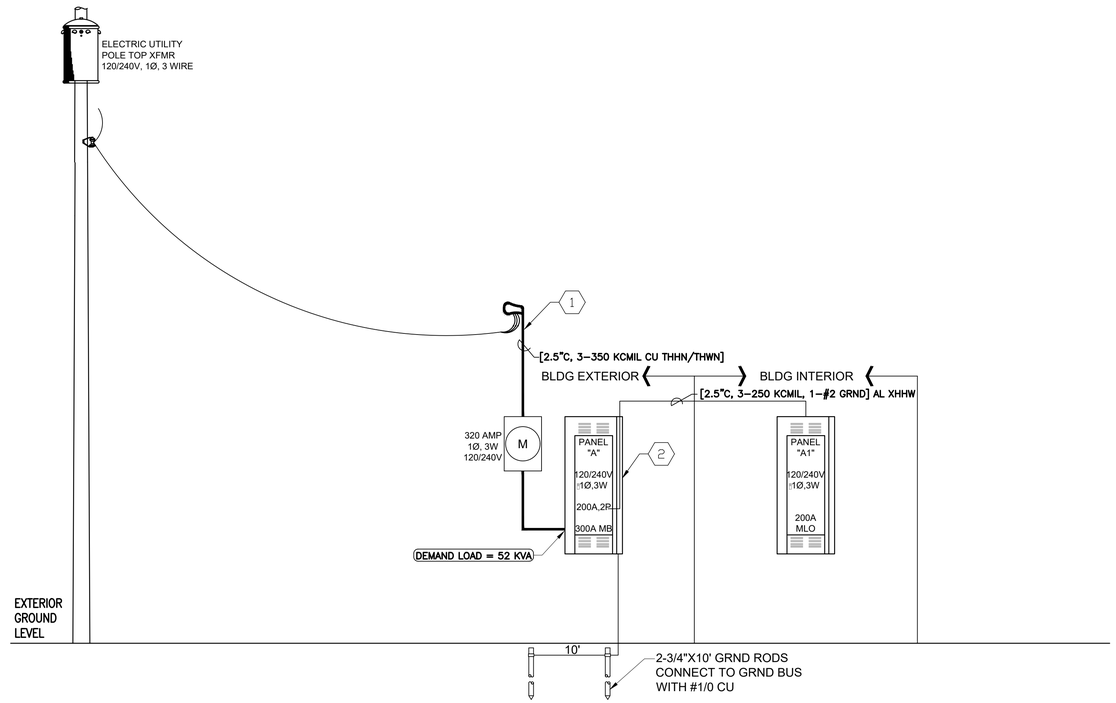

POWER RISER

SCALE: N.T.S.

KEYED NOTES: ⬡

1. COORDINATE SECONDARY RISER AND METER TYPE AND LOCATION WITH PNM PRIOR TO ANY CONSTRUCTION.
2. SQUARE D #QONQ42MS300, 300A MN BRK 22KAIC, 1ø, 3 WIRE, OR EQUIVALENT.

POWER RISER

SCALE: N.T.S.

PANEL: PANEL A — OC DEVICE TYPE: Breaker — ENCLOSURE: NEMA 1 — MAINS(A): BKR — CONTINUOUS(A): 300
LOCATION: EXTERIOR — DEVICE FAMILY: Bolt On — MOUNTING: Surface — WIRING: Single-Phase 3-Wire — BUS SC RATING(A) 10000
FED FROM: METER — VOLTAGE: 240/120 — FAULT CURRENT(A): 6855

OC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE LOADS VA A	B	C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	OC AMPS P
20 1		EXTERIOR GEN PWR	REC	180	1	673			2	500	MOTOR L	REFRIGERATOR		20 1
20 1		EXTERIOR GEN PWR	REC	180	3		540		4	360	REC	GENERAL POWER		20 1
20 1		EXTERIOR GEN PWR	REC	180	5	540			6	360	REC	GENERAL POWER		20 1
20 1		EXTERIOR GEN PWR	REC	180	7		540		8	360	REC	GENERAL POWER		20 1
20 1		EXTERIOR GEN PWR	REC	180	9	540			10	360	REC	GENERAL POWER		20 1
20 1		EXTERIOR GEN PWR	REC	180	11		540		12	360	REC	GENERAL POWER		20 1
20 1		GENERAL POWER	REC	180	13	481			14	307	MOTOR L	DELI		20 1
20 1		BUSINESS SIGNAGE	LTS	700	15		1060		16	360	REC	GENERAL POWER		20 1
20 1		LIGHTING	LTS	180	17	481			18	307	MOTOR L	DELI		20 1
					19				20					
					21				22					
					23				24					
					25				26					
					27				28					
					29				30					
					31				32					
					33				34					
					35				36					
					37				38					
35 2		CONDENSER	MOTOR L	3000	39		23881		40	21072	NONE	PNL A1		200 2
" "		" "		3000	41	22827			42	20038		" "		" "

ALL CONNECTED	KVA	MAX PH AMPS	* PHASE TOTALS	VA	AMPS	BUS TOTALS	KVA
TOTAL CONNECTED	52.06	221.3	* A-N	25496.5	212.5	CONNECTED	52.06
TOTAL DEMAND	52.01	221.0	* B-N	26560.5	221.3	DEMAND	52.01
TOTAL DESIGN	58.20	247.2	* C-N	0.0	0.0	DESIGN	58.20

DATE: Dec 13, 2020
TIME: 20:52:39

PANEL: PANEL A1 — OC DEVICE TYPE: Breaker — ENCLOSURE: NEMA 1 — MAINS(A): MLO — CONTINUOUS(A): 200
LOCATION: INTERIOR — DEVICE FAMILY: Bolt On — MOUNTING: Surface — WIRING: Single-Phase 3-Wire — BUS SC RATING(A) 10000
FED FROM: PNL A — VOLTAGE: 240/120 — FAULT CURRENT(A): 5139

OC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE LOADS VA A	B	C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	OC AMPS P
20 1		EXTERIOR GEN PWR	REC	180	1	360			2	180	REC	RESTROOM GEN PWR		20 1
20 1		EXTERIOR GEN PWR	REC	180	3		360		4	180	REC	RESTROOM GEN PWR		20 1
20 1		EXTERIOR GEN PWR	REC	180	5	360			6	180	REC	EXTERIOR GEN PWR		20 1
20 1		EXTERIOR GEN PWR	REC	180	7		360		8	180	REC	EXTERIOR GEN PWR		20 1
20 1		EXTERIOR GEN PWR	REC	180	9	360			10	180	REC	EXTERIOR GEN PWR		20 1
20 1		APPLIANCE	HEAT	700	11		873		12	180	REC	GENERAL POWER		20 1
20 1		APPLIANCE	HEAT	700	13	1238			14	538	MOTOR L	FRIDGE		20 1
20 1		DISHWASHER	MOTOR L	1536	15		2256		16	720	MOTOR L	FREEZER		20 1
20 1		2ND FLR GEN PWR	REC	360	17	758			18	400	GEN	HOOD LIGHTS, MISC.		20 1
20 1		2ND FLR GEN PWR	REC	360	19		1307		20	949	GEN	RESTROOM HTR, FANS		20 1
20 1		2ND FLR GEN PWR	REC	180	21	1096			22	924	MOTOR L	MAKE-UP AIR UNIT		20 2
20 1		2ND FLR GEN PWR	REC	180	23		1096		24	924		" "		" "
20 1		LIGHTING	LTS	796	25	1620			26	845	MOTOR L	ERV		20 1
20 1		LIGHTING	LTS	384	27		664		28	280	LTS	2ND FLOOR LIGHTING		20 1
					29				30					
					31				32					
					33				34					
15 2		CONDENSER	MOTOR L	1080	35		1080		36					
" "		" "		1080	37	1080			38					
35 2		CONDENSER	MOTOR L	3000	39		13520		40	11000	HEAT	CONVECTION OVEN		125 2
" "		" "		3000	41	13520			42	11000		" "		" "

ALL CONNECTED	KVA	MAX PH AMPS	* PHASE TOTALS	VA	AMPS	BUS TOTALS	KVA
TOTAL CONNECTED	41.11	175.6	* A-N	20038.0	167.0	CONNECTED	41.11
TOTAL DEMAND	41.11	175.6	* B-N	21071.7	175.6	DEMAND	41.11
TOTAL DESIGN	47.16	200.6	* C-N	0.0	0.0	DESIGN	47.16

DATE: Dec 13, 2020
TIME: 20:52:39

225 E MARCY

OWNER
Daniel Strongwater
806 Don Gaspar Ave.
Santa Fe, NM 87507
T: 860-371-5021

DESIGN
Fitchwork, LLC
119 Ingraham St. Ste 111
Brooklyn, NY 11237
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EXECUTIVE ARCHITECT
AOS Architects
1807 Second Street, Suite 34
Santa Fe, NM 87505
T: 505-982-2133

KEY PLAN

PRINTING DATE

NOT FOR CONSTRUCTION

STAMP



DRAWN BY CHECK BY

PROJECT NUMBER
20045

TITLE
POWER RISER
PANEL SCHED

DRAWING NO.
E3.0

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2022 Santa Fe Heritage Preservation Awards

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2017- 2022. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

The award categories are as follows:

Architectural Preservation Award (Residential or Non-Residential):
Outstanding examples of restoration or rehabilitation of a designated historic property.

Compatible Remodel Award (Residential or Non-Residential):
Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Compatible New Construction Award (Residential or Non-Residential):
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Archaeology Award:
Outstanding examples of archaeological preservation or contributions to the pre-history or history of Santa Fe through archaeology.

Cultural Preservation Award:
Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Sara Melton Award:
Outstanding examples of sensitive maintenance and rehabilitation of a historic structure.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History:
Exceptional contribution of an individual, group, or project to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Nomination submittals should be emailed to Marisa Sargent at mgsargent@santafenm.gov on or before **April 14, 2022.**

If you have questions or need more information, please contact Marisa Sargent at mgsargent@santafenm.gov . Please mention the Awards Nomination and the property address in your email subject line.

Award winners will be notified at least one week in advance of the Awards Ceremony.

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: Bob Brady and Kent Kirkpatrick, Owners
Address: 335 Camino Cerrito
City: Santa Fe State: NM Zip: 87501 Phone: (505) 989-4958
Email: studio@martinezarch.com

Name/Address of Project: Brady and Kirkpatrick Renovation, 335 Camino Cerrito

1. Please choose an award category for which you are nominating (one category only please).

- ☐ **Architectural Preservation Award**
- ☒ **Compatible Remodel Award**
- ☐ **Compatible New Construction Award**
- ☐ **Archaeology Award**
- ☐ **Cultural Preservation Award**
- ☐ **Sara Melton Award**
- ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

House was originally built in the 1930's. Owners are Bob Brady and Kent Kirkpatrick, designed by Martinez Architecture Studio PC and built by Michael Sandrin Construction. This house had some non historic additions put on over the years. We added on the back of the house in order to preserve the significant historic elements and were able to update the structure while still being able to maintain its unique character.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

---

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
___ Yes _X_ No

If so, when and for what? N/A

Nominated by: Martinez Architecture Studio PC
E-mail address: studio@martinezarch.com Phone: (505) 989-4958

Nomination submittals are due in the Historic Preservation Office on or before **April 14, 2022**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov



335 Camino Cerrito
Looking Northeast

Before



335 Camino Cerrito
Looking Northwest

Before



335 Camino Cerrito
Looking Northeast

After



335 Camino Cerrito
Looking Northwest

After

2022 Santa Fe Heritage Preservation Awards

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2017- 2022. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

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Compatible Remodel Award (Residential or Non-Residential):
Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Compatible New Construction Award (Residential or Non-Residential):
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Archaeology Award:
Outstanding examples of archaeological preservation or contributions to the pre-history or history of Santa Fe through archaeology.

Cultural Preservation Award:
Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Sara Melton Award:
Outstanding examples of sensitive maintenance and rehabilitation of a historic structure.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History:
Exceptional contribution of an individual, group, or project to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Nomination submittals should be emailed to Marisa Sargent at mgsargent@santafenm.gov on or before **April 14, 2022.**

If you have questions or need more information, please contact Marisa Sargent at mgsargent@santafenm.gov . Please mention the Awards Nomination and the property address in your email subject line.

Award winners will be notified at least one week in advance of the Awards Ceremony.

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: Sarah and Doug Brown, Owners
Address: 415 Camino Manzano
City: Santa Fe State: NM Zip: 87505 Phone: (505) 989-4958
Email: studio@martinezarch.com

Name/Address of Project: Brown Residence Renovation, 415 Camino Manzano

1. Please choose an award category for which you are nominating (one category only please).

- ☐ **Architectural Preservation Award**
- ☒ **Compatible Remodel Award**
- ☐ **Compatible New Construction Award**
- ☐ **Archaeology Award**
- ☐ **Cultural Preservation Award**
- ☐ **Sara Melton Award**
- ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

House was originally built as a Farmhouse in 1912, see attached King's Map. Owners are Sarah and Doug Brown. House was initially designed by Hoopes + Associates, Architecture, developed and overseen by Martinez Architecture Studio PC and built by Compadre Custom Construction. We worked to preserve the historic significant elements and were able to update the structure while still being able to maintain its unique character, the color and texture of the roof, the original historic windows, the style of the historic railings, restoring the existing water tower and restoring the gardens (gardens designed by Donna Bone, Design With Nature).

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

---

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
___ Yes X No

If so, when and for what? N/A

Nominated by: Martinez Architecture Studio PC

E-mail address: studio@martinezarch.com Phone: (505) 989-4958

Nomination submittals are due in the Historic Preservation Office on or before **April 14, 2022**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

Illustrations

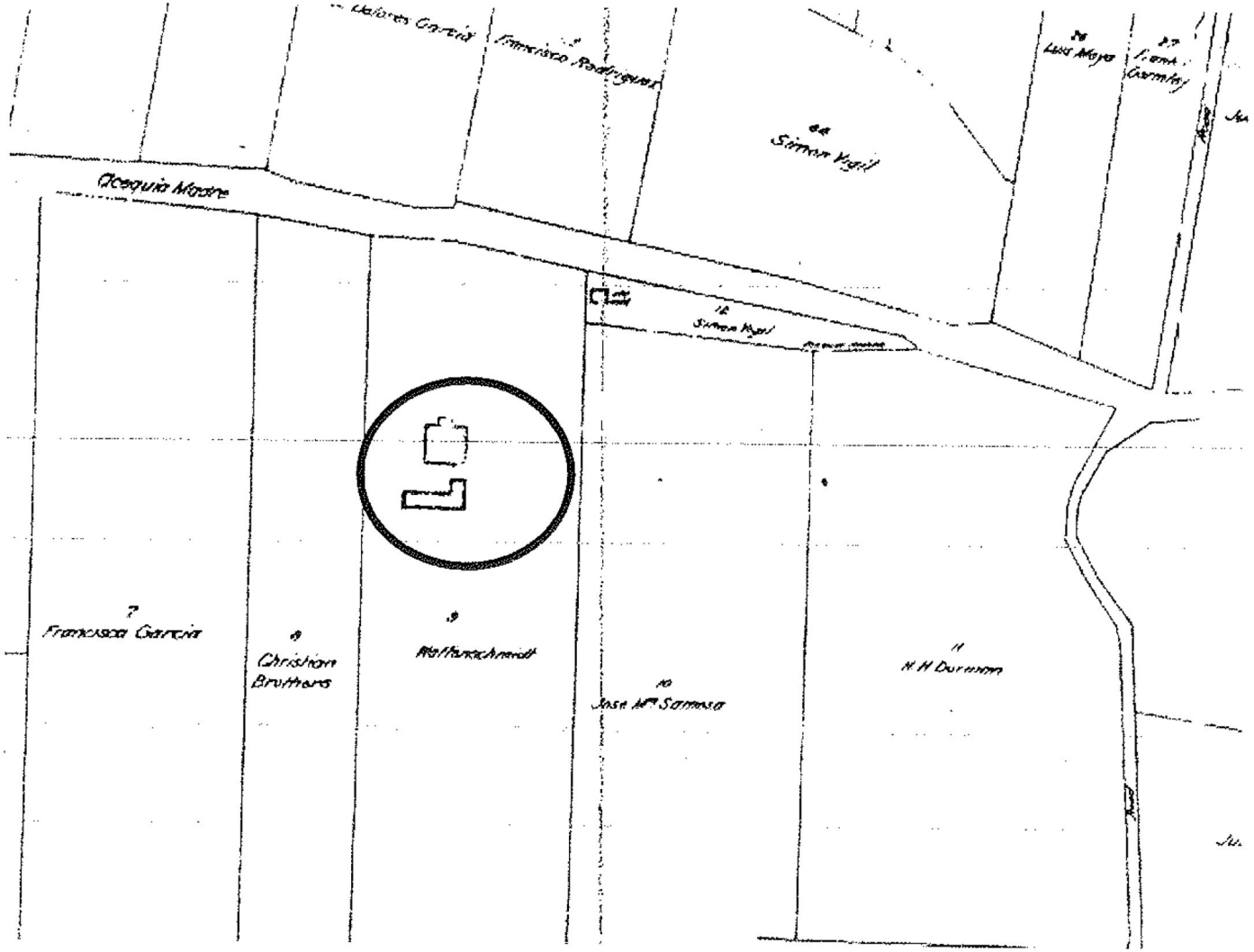


Figure 2: Portion of 1912 "King's Map of Santa Fe," showing property under ownership of Waffenschmidt (Jacob W. Waffensmith).

415 Camino Manzano
King's Map taken from HCPI prepared by John Murphy



415 Camino Manzano
Looking North

Before



415 Camino Manzano
Looking Northeast

Before



415 Camino Manzano
Looking East

Before



415 Camino Manzano
Looking North

After



415 Camino Manzano
Looking Northeast

After



415 Camino Manzano
Looking East

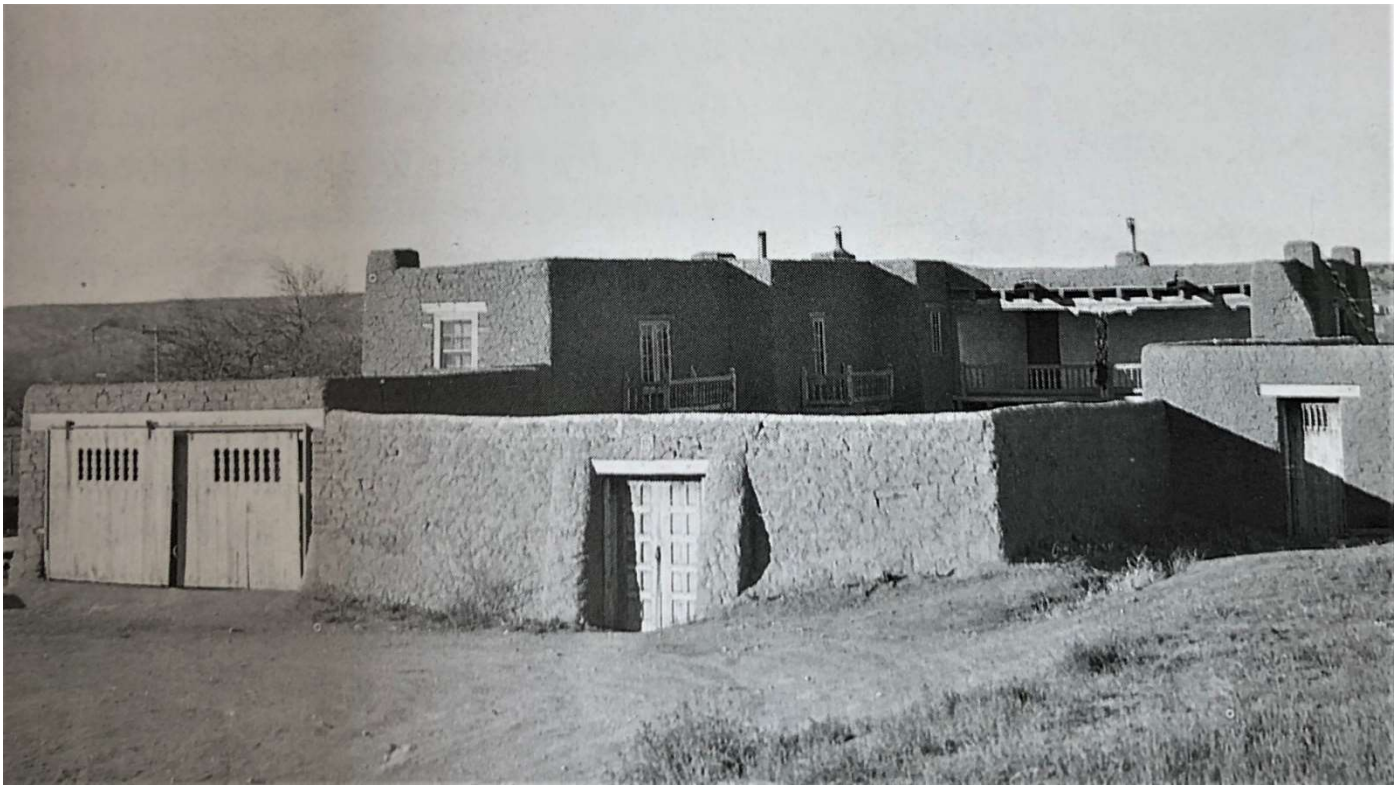
After

831 El Caminito
Applegate /De la Pena residence

Significant Status

Nomination for Architecture; Preservation Award
Outstanding Example of Restoration or Rehabilitation of a Designated Historic Property.

Submitted by Dale F Zinn Architect



1929 Photo of South Façade later published in Better Homes and Gardens 1937

The house as maintained its character as a significant Historic Structure within the Santa Fe National Historic District throughout the stewardship of many Owners.

Cinco Pintores artist, carver and writer Frank Applegate made substantial additions to the property as acquired in 1925 which was completed in 1929.

The original house was purchased by the De la Pena family in the mid 1850's. The original house was possibly constructed in the 1830's. The site context and significant legacy trees were planted to place the structure in a lush bucolic setting since 1937.

The spirit and intent of the historic structure and its site have been maintained as such despite many pressures of development and infill in Santa Fe.

The current Owners, Dale and Heather Qualls purchased the property in 2018 and were met with a host of challenges. To be good stewards, required substantial investment in infrastructure, repairs, and maintenance. The challenges of making these repairs and improvements to the property was to do so within the historic envelope and without additions or removal historic fabric. They willingly undertook that challenge under the watchful eye of the Historic Preservation division and the direction of Dale F Zinn, Architect.

Additions to the structure were approved by the City Historic Preservation Board made in the last 20 years under the Ownership of others, but the overall spirit of the Frank Applegate vision remained clear and is now re-envisioned.

The past 3 years of diligent design and careful application of construction interventions by Tent Rock Inc. and a team of skilled professional in preservation has resulted in a project that compares favorably to the 1937 House including the largest authentic mud plaster residential application in Santa Fe and its environs.

It is often noted that a good preservation rehabilitation project is often a process of removing inappropriate interventions and rehabilitating the contributing historic fabric to be maximum possible. This project has accomplished that goal.

Of note the following design and construction elements were accomplished:

- Removeable of noncontributing and obtrusive garage and large steel Construction carport addition on the southwest side of the building and site.

- Remove noncontributing and obtrusive fireplace on the most important interior courtyard south façade and rehabilitation of the historic one-piece canale elements on the façade.

- Remove noncontributing and damaging low stone planters in entry courtyard that were causing damage to historic adobe walls.

- Stabilization of historic adobe walls on all sides of the structure by removing intrusive buttress and earthen buildups that attracted moisture to the fragile foundations. Overall site grading at the southern side of the house has been lowered over 2-0” to re-claim the original scale of the south façade.



Frank Applegate



Hand Rendering from 2021 exterior photo

All elements of plumbing, electrical and mechanical systems have been replaced completely and in a manner that removed intrusive roof-top equipment, pipes conduits and cables. All fireplaces 9 each historic fireplaces and 2 non historic fireplaces have been made fire code safe without removing historic fabric. 1 historic fireplace at the main Sala was re-discovered and restored in a manner suitable to the historic context of the building. Significantly high radon levels were measured within all areas of the house. Especially in the wing with the 1990's wine cellar. All radon levels have been mitigated which resulted in some cases the removal of several layers of flooring interventions which effectively changed ceiling heights.

By removing multi levels within the house it reduced the number of steps, allowed a high-quality radon mitigation and radiant floor heating systems to be installed throughout the house. Original authentic ceiling heights which re-established

Site hardscape materials such as native flagstone, locally resourced gravel and river stone retaining walls and cedar post fencing were used to maintain the simplicity of the historic fabric in and around the significant house to enhance the mature legacy ponderosa, apple, plumb and apricot trees.

These elements are maintained and watered with the substantial deep well system that allows elements of lush gardens in our high elevation dry climate without use of City of Santa Fe water resources.

While interiors are not a purview of the Historic Preservation awards; it is important to note that significant contributing interior elements like fireplaces, beam and wood plank ceilings and other decorative elements were retained and restored in the project. Significant balcony railings and balustrade has been rehabilitated and renewed with minimum replacement of historic fabric. Changes to interiors, especially to historic interior rooms was kept to a minimum. Most revisions were made to the additions made by others in the 1990's to reorganize the livability of the building as a functioning residence. Rooflines and historic canales were retained in original elevations and at original scale.

Historic Materials were reused where possible and new canales if required due to extreme deterioration were constructed with single hollowed out beams to match the historic fabric that was removed.

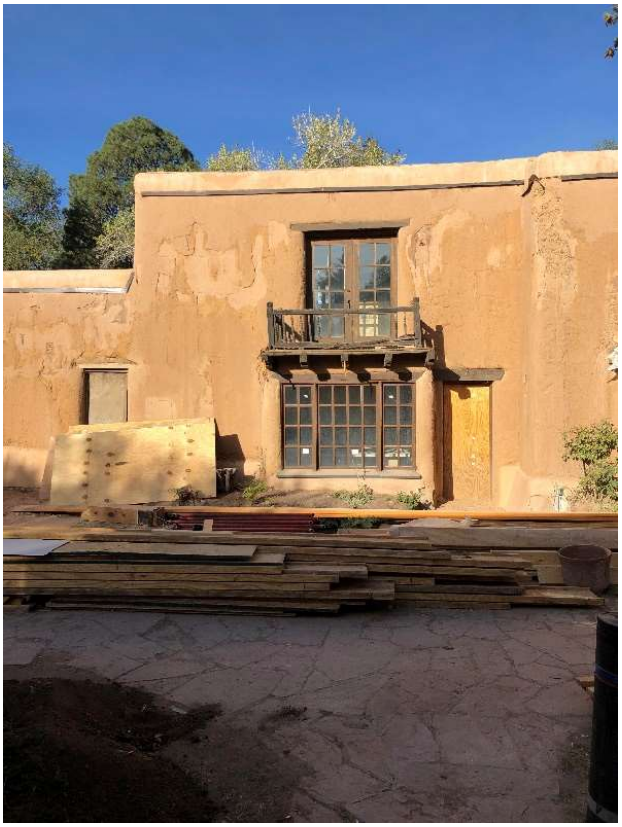
Photos and Drawings



Repair 1992 beam connections



Removed non historic and obtrusive fireplace on primary facade



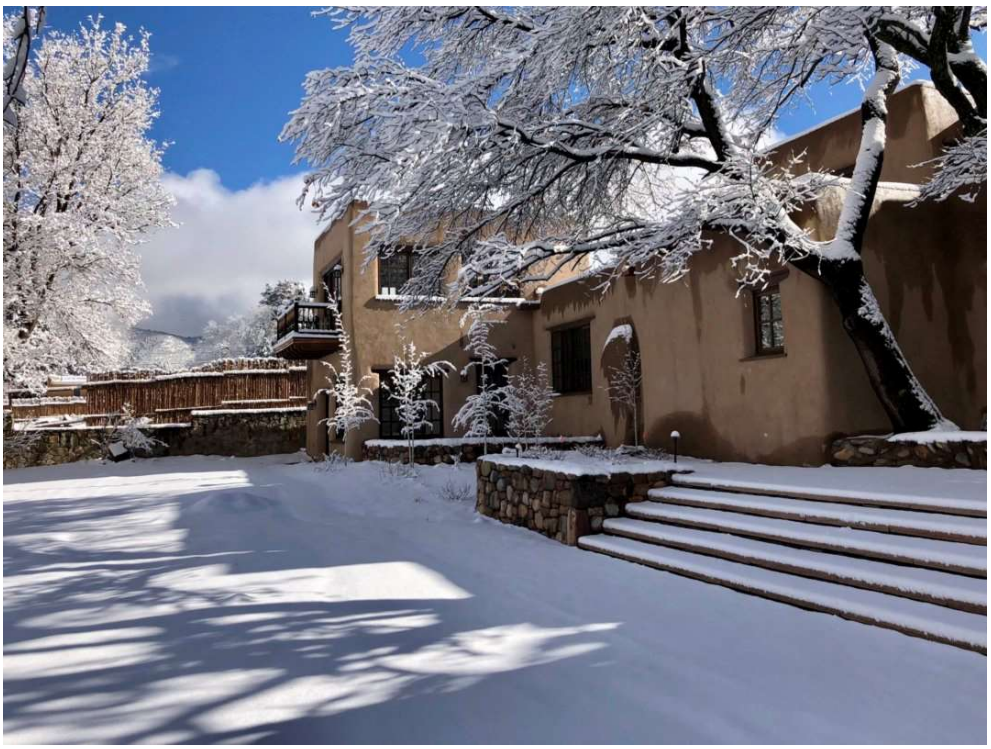
West side balcony with non-historic door above



Finished balconies and mud plaster with authentic window access at balcony
Rehabilitated parapet treatment with smaller stucco cap and less obtrusive seam between Mud plaster and stucco stop.



Structural stabilation and repairs to foudnations



Completed North Side hardscape retaining legacy apricot trees



Steel and beam car port and garage 1990’s era removed



Offset new adobe garage with carrage doors that echo the orginal 1929 doors



Overall photo from 1929





Primary façade Balcony repair photos - before



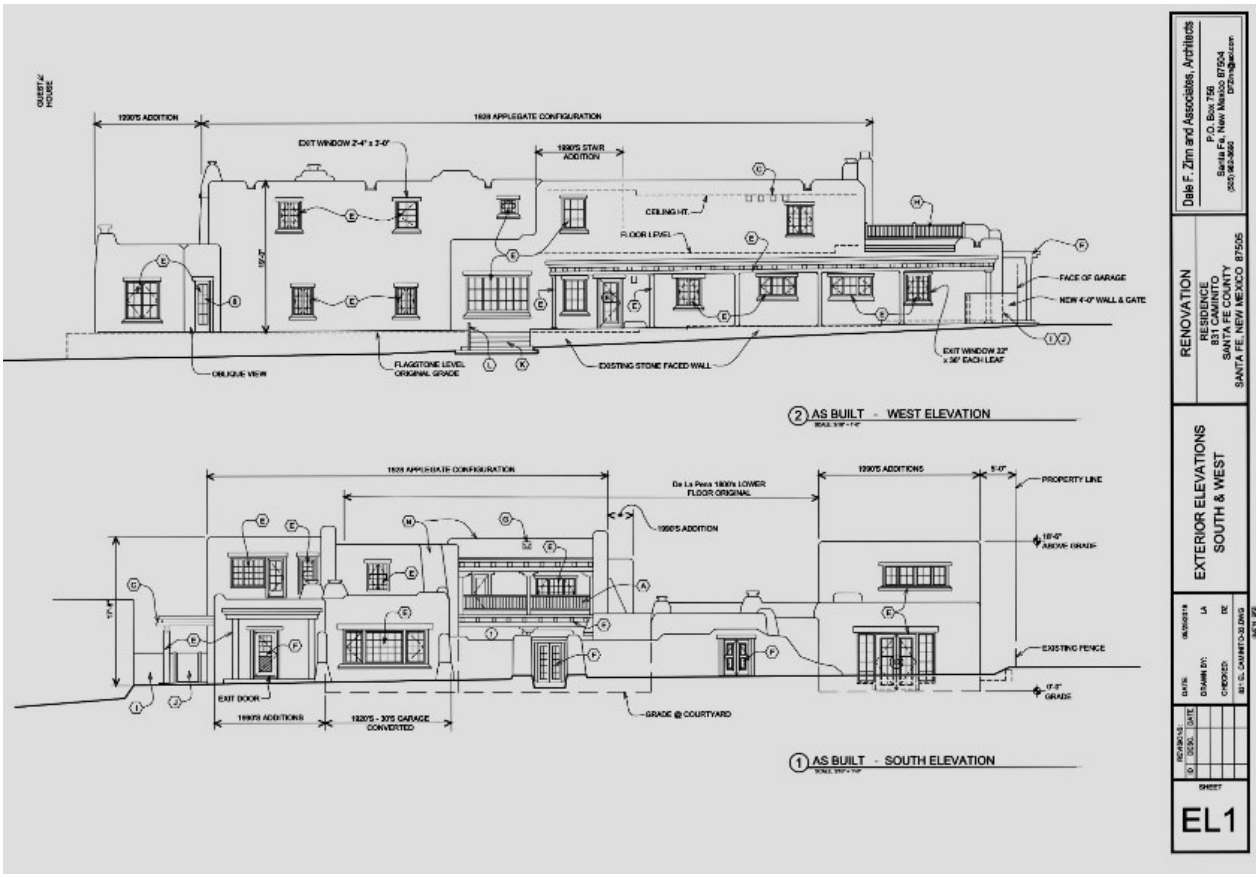
Repaired balconies and courtyard



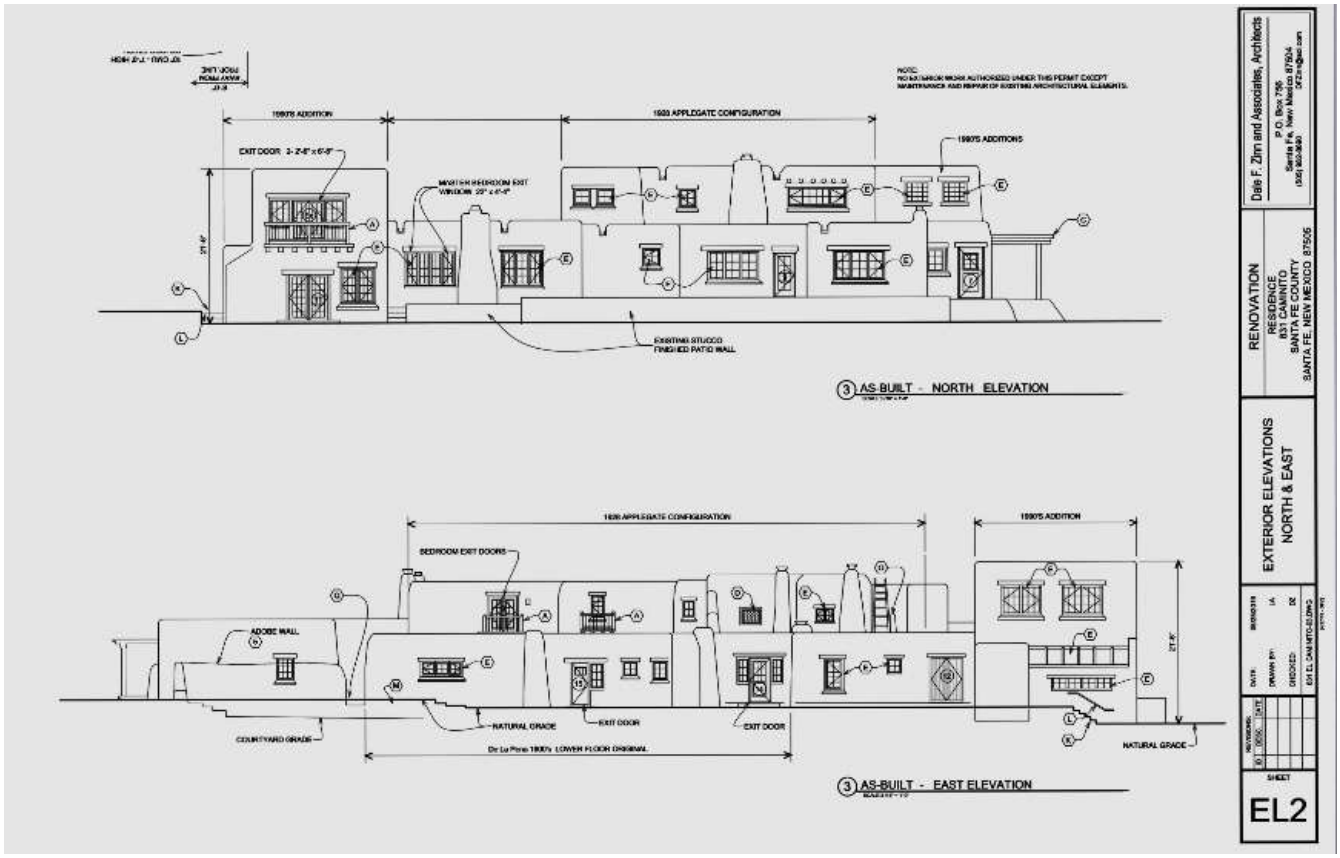
Courtyard wall foundations under rehabilitation



Restored balcony and courtyard with mud plaster finishes


1990'S ADDITION
1920 APPLEGATE CONFIGURATION
EXIT WINDOW 2'-4" x 3'-0"
1990'S STAIR ADDITION
CEILING HT.
FLOOR LEVEL
FACE OF GARAGE
NEW 4'-0" WALL & GATE
EXIT WINDOW 22" x 36" EACH LEAF
OBLIQUE VIEW
FLAGSTONE LEVEL ORIGINAL GRADE
EXISTING STONE FACED WALL
2 AS BUILT - WEST ELEVATION
1920 APPLEGATE CONFIGURATION
De La Pena 1800's LOWER FLOOR ORIGINAL
1990'S ADDITIONS
1990'S ADDITION
PROPERTY LINE
18'-6" ABOVE GRADE
EXISTING FENCE
17'-0" GRADE
EXIT DOOR
1990'S ADDITIONS
1920'S - 30'S GARAGE CONVERTED
GRADE @ COURTYARD
1 AS BUILT - SOUTH ELEVATION
Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
RENOVATION
RESIDENCE
831 CAMINITO
SANTA FE COUNTY
SANTA FE, NEW MEXICO 87505
EXTERIOR ELEVATIONS
SOUTH & WEST
EL1

Floor Plans


1990'S ADDITION
1920 APPLEGATE CONFIGURATION
1990'S ADDITIONS
EXIT DOOR 3'-2"-0" x 6'-8"
MASTER BEDROOM EXIT WINDOW 22" x 4'-4"
EXISTING STUCCO FINISHED PATIO WALL
3 AS-BUILT - NORTH ELEVATION
1920 APPLEGATE CONFIGURATION
1990'S ADDITION
BEDROOM EXIT DOORS
ADOBE WALL
COURTYARD GRADE
NATURAL GRADE
EXIT DOOR
EXIT DOOR
De La Pena 1800's LOWER FLOOR ORIGINAL
NATURAL GRADE
3 AS-BUILT - EAST ELEVATION
Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
RENOVATION
RESIDENCE
831 CAMINITO
SANTA FE COUNTY
SANTA FE, NEW MEXICO 87505
EXTERIOR ELEVATIONS
NORTH & EAST
EL2



West side river stone planters

City of Santa Fe

2022 Heritage Preservation Award Nomination Form

Name of Nominee: ___Dr. Alysia L. Abbott_____

Address: __1315 Morelia_____ _____

City: __Santa Fe_____ State: __NM____ Zip:__87505____ Phone: __505-795-5299_

Email: __<aloriabott@msn.com>_____

Name/Address of Project: _ "old Masonic and Odd Fellows Cemetery" investigation,
401 Old Taos Highway, Santa Fe, NM_____ _____

1. Please choose an award category for which you are nominating (one category only please).

- ☐ **Architectural Preservation Award**
- ☐ **Compatible Remodel Award**
- ☐ **Compatible New Construction Award**
- ☒ **Archaeology Award**
- ☐ **Cultural Preservation Award**
- ☐ **Sara Melton Award**
- ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

Dr. Alysia L. Abbott is nominated for her outstanding record of contributions to the pre-history and history of Santa Fe archaeology as exemplified by her most current project, archaeological excavations completed for a recent construction project in downtown Santa Fe, at 401 Old Taos Highway, where the existence of a nineteenth-century burial ground— the "old Masonic and Odd Fellows Cemetery"—had faded from memory. When development activities exposed numerous interments in 2020, Dr. Abbott quickly assembled a professional team of archaeologists and directed the salvage project that moved the burials out of harm's way, managing to do so without halting the construction crew or adversely affecting the remains.

As described in the attached document, Dr. Abbott has also worked on a variety of other projects (including volunteer work) involving historic cemeteries in Santa Fe, providing information about the results of her investigations in the form of talks and lectures as well as published articles, with the goal of raising awareness about the hidden histories of Santa Fe's oldest burial grounds.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted. **See attached.**

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?

_X__ Yes ___ No

If so, when and for what? __I don't know the details, but I believe that Dr. Abbott received an award some years ago for a project involving archaeological assistance that she provided to Santa Fe County. She has, however, accomplished a great deal more.

Nominated by:  Elizabeth A. Oster

E-mail address: _<suchil@comcast.net>_____ Phone: _(505) 603-8527_____

Nomination submittals are due in the Historic Preservation Office on or before **April 14, 2022**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

Dr. Alysia L. Abbot: Archaeology Award Nomination, 2022

I am writing to nominate Dr. Alysia L. Abbott for her outstanding record of contributions to the pre-history and history of Santa Fe archaeology, particularly her most current project, archaeological excavations completed for a recent construction project in downtown Santa Fe, at 401 Old Taos Highway, where the existence of a nineteenth-century burial ground— the "old Masonic and Odd Fellows Cemetery"—had faded from memory. When development activities exposed interments in 2020, Dr. Abbott quickly assembled a professional team of archaeologists and directed the salvage project that moved the burials out of harm's way, managing to do so without halting the construction crew or adversely affecting the remains. Such a feat would be impressive under any circumstances, but the fact that this was accomplished as a pandemic was raging made this outcome remarkable.

This isn't, however, the first time that Dr. Abbott has conducted significant investigations involving the history and archaeology of Santa Fe's burial grounds. For much of the past decade she has been involved in documenting the historic cemetery administered by Independent Order of Odd Fellows (IOOF) on Cerrillos Road, originally commissioned in 1884 as the "Aztlán Cemetery" on what was then vacant farmland south of town. Prior to her work with the IOOF cemetery, in 2010 and 2011, she served as a Principal Investigator and field excavator for a salvage archaeology project conducted at the San Miguel Chapel in downtown Santa Fe, when excavations in the *camposanto* were required to repair and replace the drainage system for the building (much of this work was accomplished *pro bono*). The San Miguel excavations were completed during the coldest winter on record for the City of Santa Fe. Dr. Abbott has also conducted fieldwork at a burial ground at Casa Linda Park, where graves from the Territorial Penitentiary are believed to be located.

In addition to "walking the walk" with respect to documenting the forgotten histories of Santa Fe's burial grounds, Dr. Abbott has also "talked the talk" in order to raise public awareness of the existence of these cemeteries and the need for their documentation and preservation. She has given numerous public lectures and talks about the historic cemeteries to a variety of audiences, including fellow professionals and the general public. She has also published articles about the subject, including two recent pieces in *El Palacio**. In this way, Dr. Abbott's has insured that the results of her investigations have truly contributed to Santa Fe's historic archaeological heritage.

In addition to taking on the challenges of dealing with historic burial areas, Dr. Abbott has conducted numerous other archaeological and historical investigations in and near the City of Santa Fe. All of her work—from project planning to reporting—has followed the highest current professional standards in archaeology, for fieldwork as well as documentation. This fact alone is certainly commendable, but her work with the "hidden history" of Santa Fe's cemeteries is truly outstanding.

*See "A Hidden History of the Dead," *El Palacio*, Fall 2021 issue, and "Kate's Final Journey," *El Palacio*, Spring 2020 issue.

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: Dale Zinn
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Email: _____

Name/Address of Project: 831 El Caminito

1. Please choose an award category for which you are nominating (one category only please).

- [x] **Architectural Preservation Award**
- [ ] **Compatible Remodel Award**
- [ ] **Compatible New Construction Award**
- [ ] **Archaeology Award**
- [ ] **Cultural Preservation Award**
- [ ] **Sara Melton Award**
- [ ] **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:
Beautiful workmanship restoring the de la Peña house to its historic glory.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

4. *Has nominee received a City of Santa Fe Heritage Preservation Award in the past?*
___ Yes ___ No

If so, when and for what? _____

Nominated by: Frank Katz
E-mail address: fdkatz@gmail.com Phone: 505-577-4342

Nomination submittals are due in the Historic Preservation Office on or before April 14, 2022

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Email: _____

Name/Address of Project: 339 Plaza Balentine

1. Please choose an award category for which you are nominating (one category only please).

- ☒ **Architectural Preservation Award**
- ☐ **Compatible Remodel Award**
- ☐ **Compatible New Construction Award**
- ☐ **Archaeology Award**
- ☐ **Cultural Preservation Award**
- ☐ **Sara Melton Award**
- ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

Restoration to former glory - sensitive and accurate.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

4. *Has nominee received a City of Santa Fe Heritage Preservation Award in the past?*
___ Yes ___ No

If so, when and for what? _____

Nominated by: Frank Katz
E-mail address: fdkatz@gmail.com Phone: 505-577-4342

Nomination submittals are due in the Historic Preservation Office on or before April 14, 2022

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Email: _____

Name/Address of Project: 333 Sena Street

1. Please choose an award category for which you are nominating (one category only please).
   - ☐ **Architectural Preservation Award**
   - ☒ **Compatible Remodel Award**
   - ☐ **Compatible New Construction Award**
   - ☐ **Archaeology Award**
   - ☐ **Cultural Preservation Award**
   - ☐ **Sara Melton Award**
   - ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

Applicant achieved goals of creating a safe space for young grandchildren to play outside without hiding the stories of the house. The new wrought iron work fits well with the design of the house.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
   ___ Yes ___ No

If so, when and for what? _____

Nominated by: Frank Katz
E-mail address: fdkatz@gmail.com Phone: 505 577. 4342

Nomination submittals are due in the Historic Preservation Office on or before **April 14, 2022**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Email: _____

Name/Address of Project: 107 Cienega St.

1. Please choose an award category for which you are nominating (one category only please).

- ☐ **Architectural Preservation Award**
- ☒ **Compatible Remodel Award**
- ☐ **Compatible New Construction Award**
- ☐ **Archaeology Award**
- ☐ **Cultural Preservation Award**
- ☐ **Sara Melton Award**
- ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:
Beautiful remodel job that enhances Cienega St.

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
___ Yes ___ No

If so, when and for what? _____

Nominated by: Frank Katz
E-mail address: fdkatz@gmail.com Phone: 505 577 4342

Nomination submittals are due in the Historic Preservation Office on or before **April 14, 2022**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

City of Santa Fe
2022 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Email: _____

Name/Address of Project: 918 Acequia Madre

1. Please choose an award category for which you are nominating (one category only please).
   - ☐ **Architectural Preservation Award**
   - ☐ **Compatible Remodel Award**
   - ☒ **Compatible New Construction Award**
   - ☐ **Archaeology Award**
   - ☐ **Cultural Preservation Award**
   - ☐ **Sara Melton Award**
   - ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

Large house fits right into the streetscape. Attractive design

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
   ___ Yes ___ No

If so, when and for what? _____

Nominated by: Frank Katz
E-mail address: fdKatz@gmail.com Phone: 505 577 4342

Nomination submittals are due in the Historic Preservation Office on or before April 14, 2022

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Marisa Sargent at mgsargent@santafenm.gov

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-004866--HDRB

Project Description: Demolish boiler room

Project Location(s): 76 E SAN FRANCISCO ST
Santa Fe, NM 87501

Contacts:

Applicant:	Daniel Lujan 612 Old Santa Fe Trail Santa Fe, NM	daniel@archallinc.com
Property Owner:	KOMIS ENTERPRISES 610 DON GASPAR AVE 87505	pbkomis@aol.com

Historic District: HD: Downtown And Eastside

Historic Building Status: Contributing

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H 3228

Year of Construction: 1880s; 1952 Remodel

Project Type: Demolition

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-004866-HDRB

Address: 76 E. San Francisco
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Applicant's Response to Demolition Criteria; additional photo-documentation of boiler room's interior and exterior

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.

BACKGROUND & SUMMARY:

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 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.

The case was postponed at March 13, 2022 hearing for the applicant to provide additional photographic documentation of the boiler room's exterior and interior in order to provide observational information regarding the condition and for documentation of a historic structure. The applicant has provided photographs showing the boiler room's interior and exterior equipment and surroundings.

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

H3228

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610475
field map SFHD # 1	number 475	UTM reference zone 12 13 easting	northing

location description: 1914 E. SAN FRANCISCO

city/town: SANTA FE

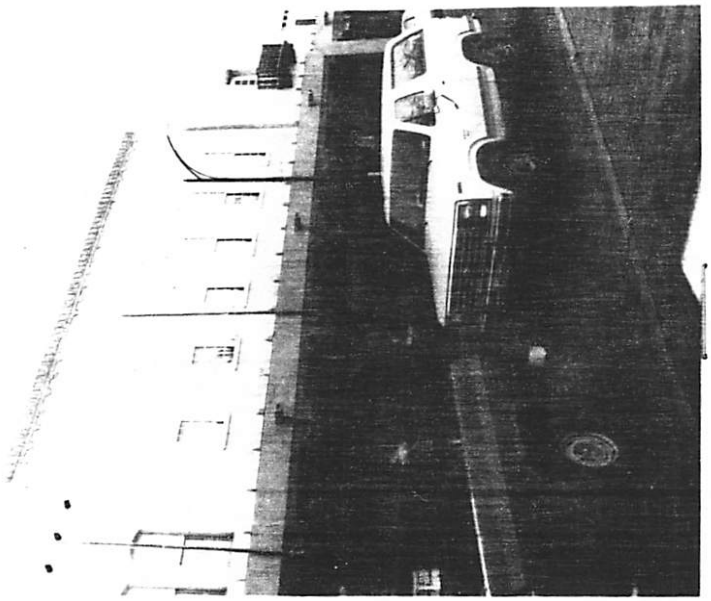
land grant/reservation: ~~land grant/reservation~~

building name:

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 18	26	HPB

plan shape:



date of construction: ___ estimate 1883/1952 actual

source:

use
present: residential
other: COMM
historic: residential
other: COMM

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ✓ major
describe:
1952 REMODEL

style: TERR. REV.

foundation material:

wall material/surface:

architectural features
SEE

surroundings:

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

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

comments
J. G. MEEM REMODEL 1954
1968 PORTAL.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

February 16, 2021

VIA HAND EMAIL

Angela Bordegaray
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 76 East San Francisco Street Boiler Room Demo

Dear Angela:

Enclosed you will find our submittal documentation and drawings for the removal of the existing boiler room.

- Remove existing boiler room and all equipment.
- Infill and repave with asphalt

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

1. Whether the *structure* is of historical importance; *The structure we are proposing to demolish a freestanding and an 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, and have 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 reestablished by a proposed *structure* ; *The structure is not visible from the street, and will have no affect on the street scape.*

3. The state of repair and structural stability of the *structure* under consideration. *See letter from Bobby Padilla, Building Official, Division Manager Inspections.*

Let me know if you have any questions or concerns

Sincerely,



Eric P. Enfield, AIA
Architectural Alliance, INC.

Cc: Peter Komis
File

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

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 1/12/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla,
Building Official, Division Manger
Inspections

ITEM & ISSUE
76 E. San Francisco St., Santa Fe NM

BACKGROUND & SUMMARY

An inspection was performed on January 4th, 2022 at the above mentioned address regarding the condition of the structure. The type of construction is masonry walls with structural steel roof framing. The foundation and walls are of concrete/masonry construction. The structure is showing signs of moister entering into the structure, the structure is not consider to be a basement but is imbedded partially into the ground and is in poor condition and needs major work.

The overall condition of the structure is in poor condition.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

February 16, 2021

VIA HAND EMAIL

Angela Bordegaray
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 76 East San Francisco Street Boiler Room Demo

Dear Angela:

Enclosed you will find our submittal documentation and drawings for the removal of the existing boiler room.

- Remove existing boiler room and all equipment.
- Infill and repave with asphalt

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

1. Whether the *structure* is of historical importance; *The structure we are proposing to demolish a freestanding and an 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, and have 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 reestablished by a proposed *structure* ; *The structure is not visible from the street, and will have no affect on the street scape.*

3. The state of repair and structural stability of the *structure* under consideration. *See letter from Bobby Padilla, Building Official, Division Manager Inspections.*

Let me know if you have any questions or concerns

Sincerely,



Eric P. Enfield, AIA
Architectural Alliance, INC.

Cc: Peter Komis
File

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email: architecturalalliance@archallinc.com website: www.archallinc.com

Demo Existing Boiler Room
At
76 E. San Franscisco St.

Santa Fe New Mexico

City of Santa Fe Land Development Criteria	
Applicable Codes:	Santa Fe City Code Chapter XIV Land Development
Project Owner:	Komis Enterprises LLC
Project Address:	76 E. San Francisco Street, Santa Fe NM 87505
Scope of Work:	Demo Existing Boiler Room
Historic District:	Downtown and Eastside
Overlay Districts:	BCD (Business Capital District
Current Zoning:	BCDPLA
Existing Lot Size:	0.3767 ± acres (16,411 ± SF)
Storm Water Management	Ponding not required; no new impervious surface added
Parking (Table 14-8.6-1):	No change to the occupant load or parking requirements.

SQUARE FOOTAGE:

BOILER ROOM TO BE REMOVED: 287 SQ. FT.

SITE



Vicinity Map

NORTH
N.T.S.

Drawings

C-0 COVER

C-1 EXISTING AND PROPOSED SITEPLAN

A-1 EXISTING AND PROPOSED FLOORPLAN

A-2 EXISTING AND PROPOSED ELEVATIONS

ARCHITECTURAL ALLIANCE
INC
612 Old Santa Fe Trail
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E-MAIL architecturalalliance@archallinc.com
WEBSITE: www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

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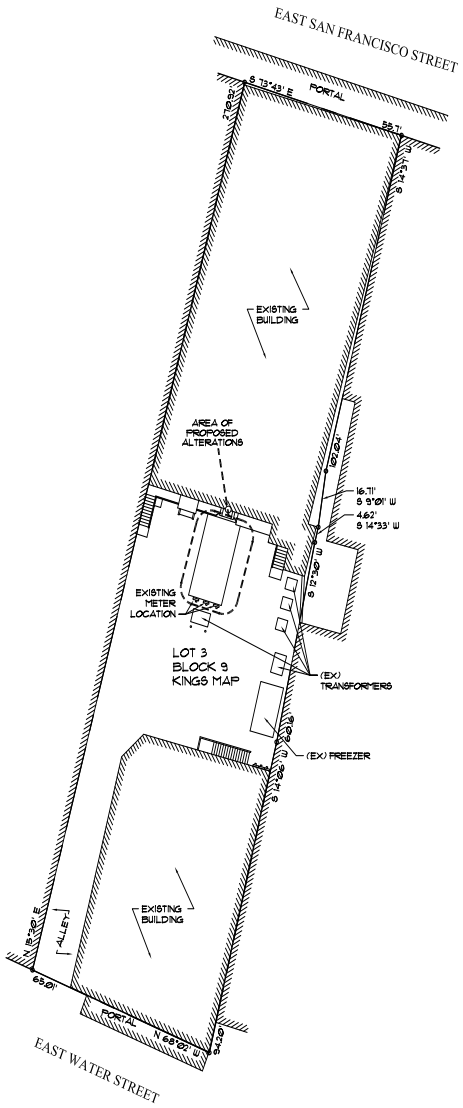
DEMO SET
AUGUST 13, 2021

Architect's Project #
15-18

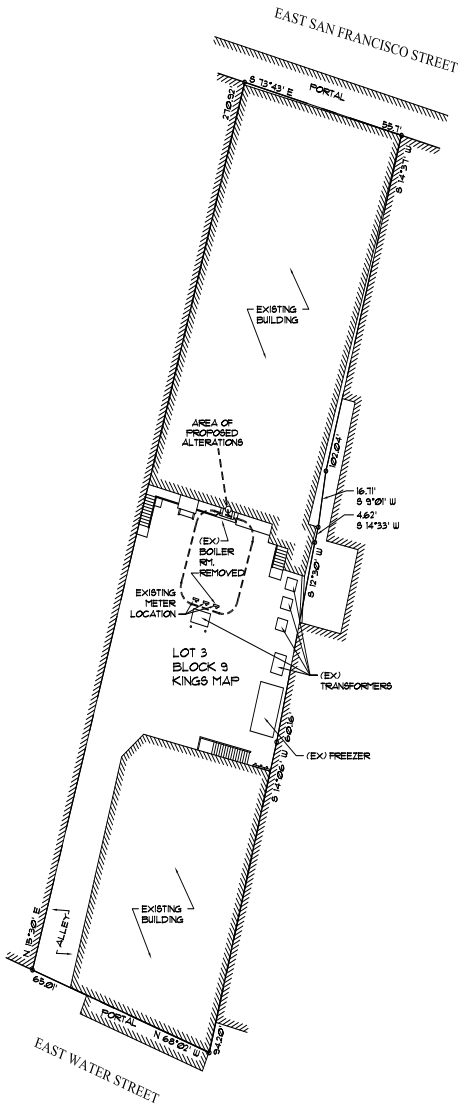
Demo Existing Boiler Room
76 E. SAN FRANSCISCO ST.



EXISTING SITEPLAN

SCALE: 1" = 20'-0"

NORTH



PROPOSED SITEPLAN

SCALE: 1" = 20'-0"

NORTH

ARCHITECTURAL ALLIANCE INC
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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

DEMO OF BOILER RM.

76 E. SAN FRANCISCO ST.
SANTA FE
NEW MEXICO

PROJECT NO. 15-18

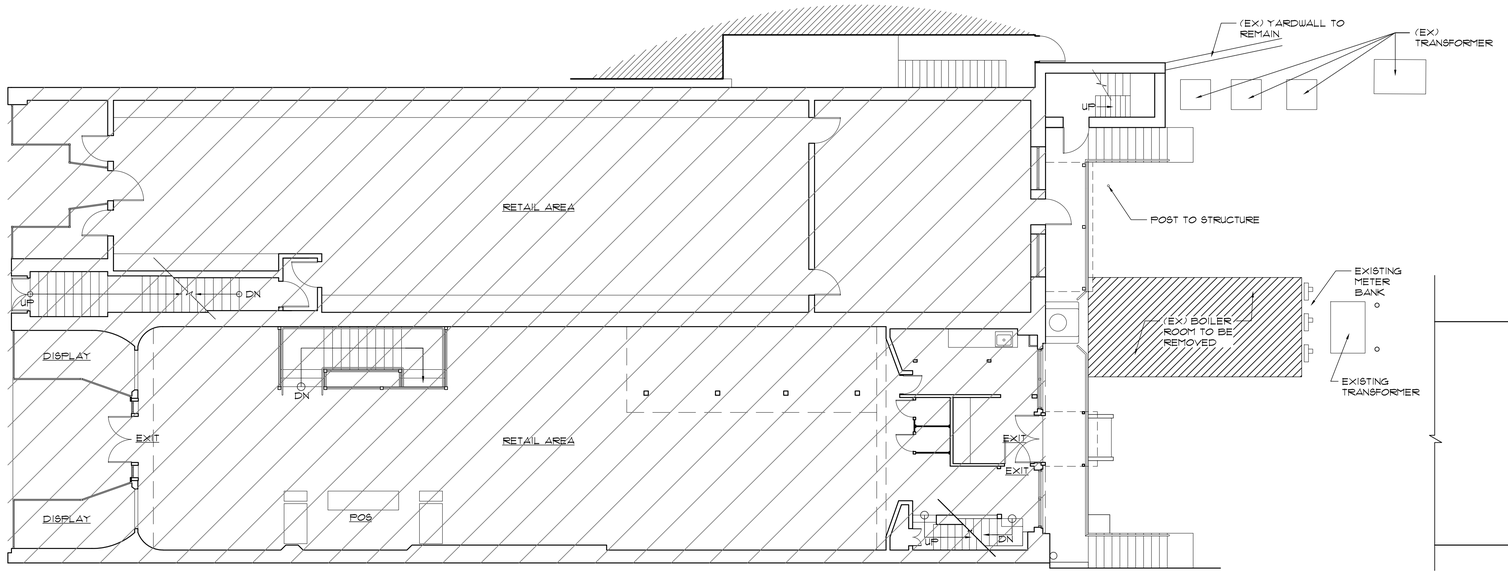
CHECKED BY	EE	DATE	7/30/21
DRAWN BY	DL	DATE	7/30/21

SHEET TITLE

EXISTING SITEPLAN

SHEET NO.

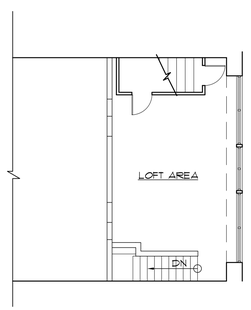
C-1



EXISTING/DEMO GROUND LEVEL

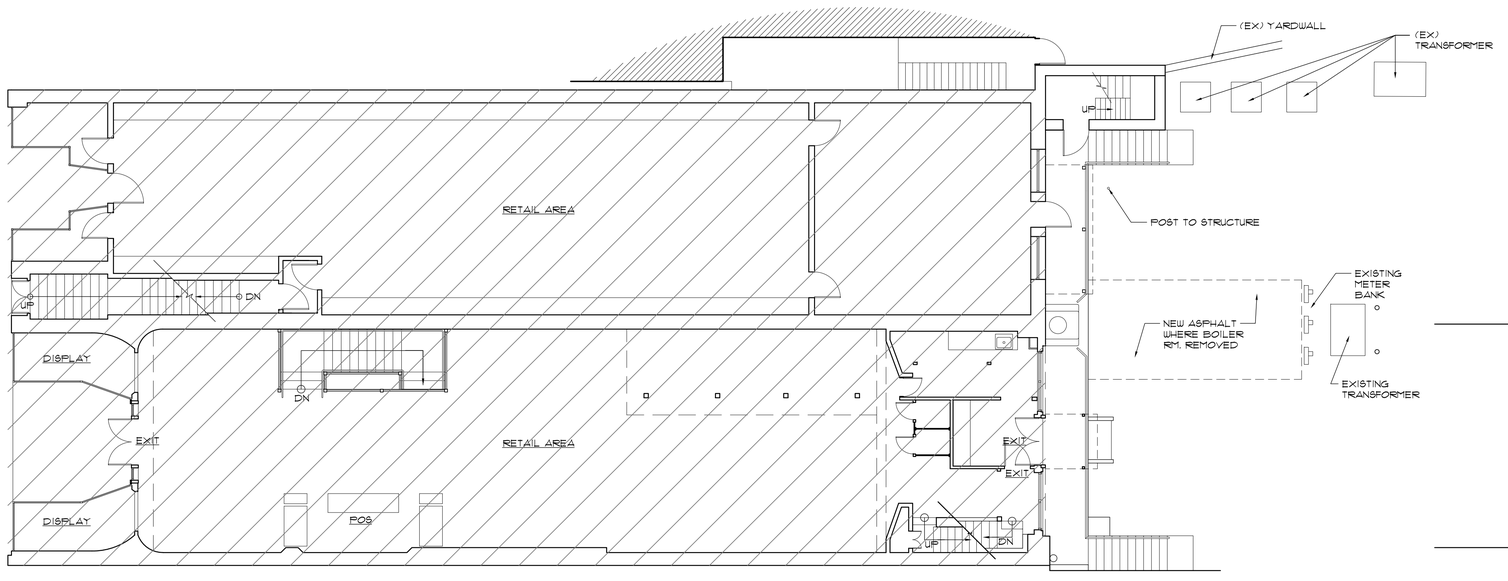
SCALE: 1/8" = 1'-0"

NORTH



EXISTING LOFT

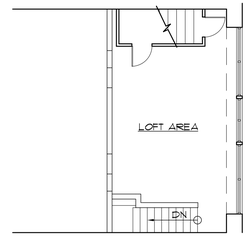
SCALE: 1/8" = 1'-0"



PROPOSED GROUND LEVEL

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

NORTH



EXISTING LOFT

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

ARCHITECTURAL ALLIANCE INC
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NO.	REVISION/SUBMISSION	DATE
1		12/10/2018

STAMP

PROJECT TITLE

DEMO OF BOILER RM.

76 E. SAN FRANCISCO ST.
SANTA FE
NEW MEXICO

PROJECT NO. 15-18

CHECKED BY	EE	DATE	7/30/21
DRAWN BY	DL	DATE	7/30/21

SHEET TITLE

EXISTING & PROPOSED FLOORPLANS

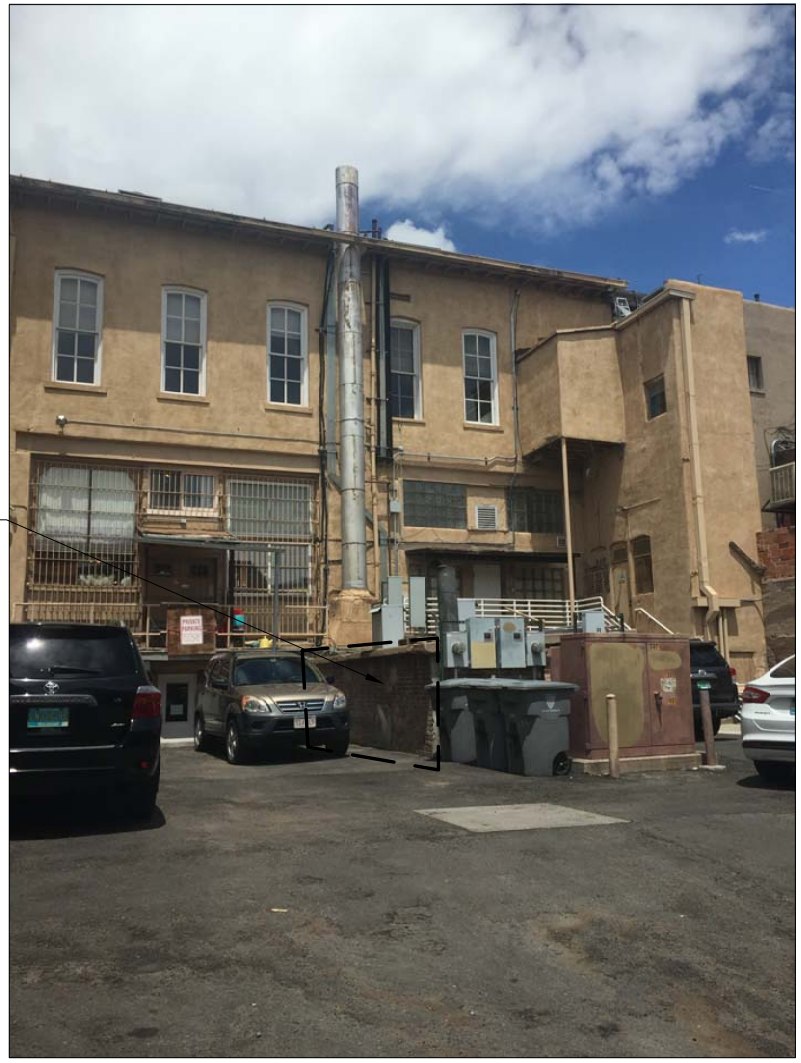
SHEET NO.

A-1

76 East San Franscisco Street

Historic Design Review Board Photographs

BOILER RM. TO
BE REMOVED



South Elevation

ARCHITECTURAL ALLIANCE INC
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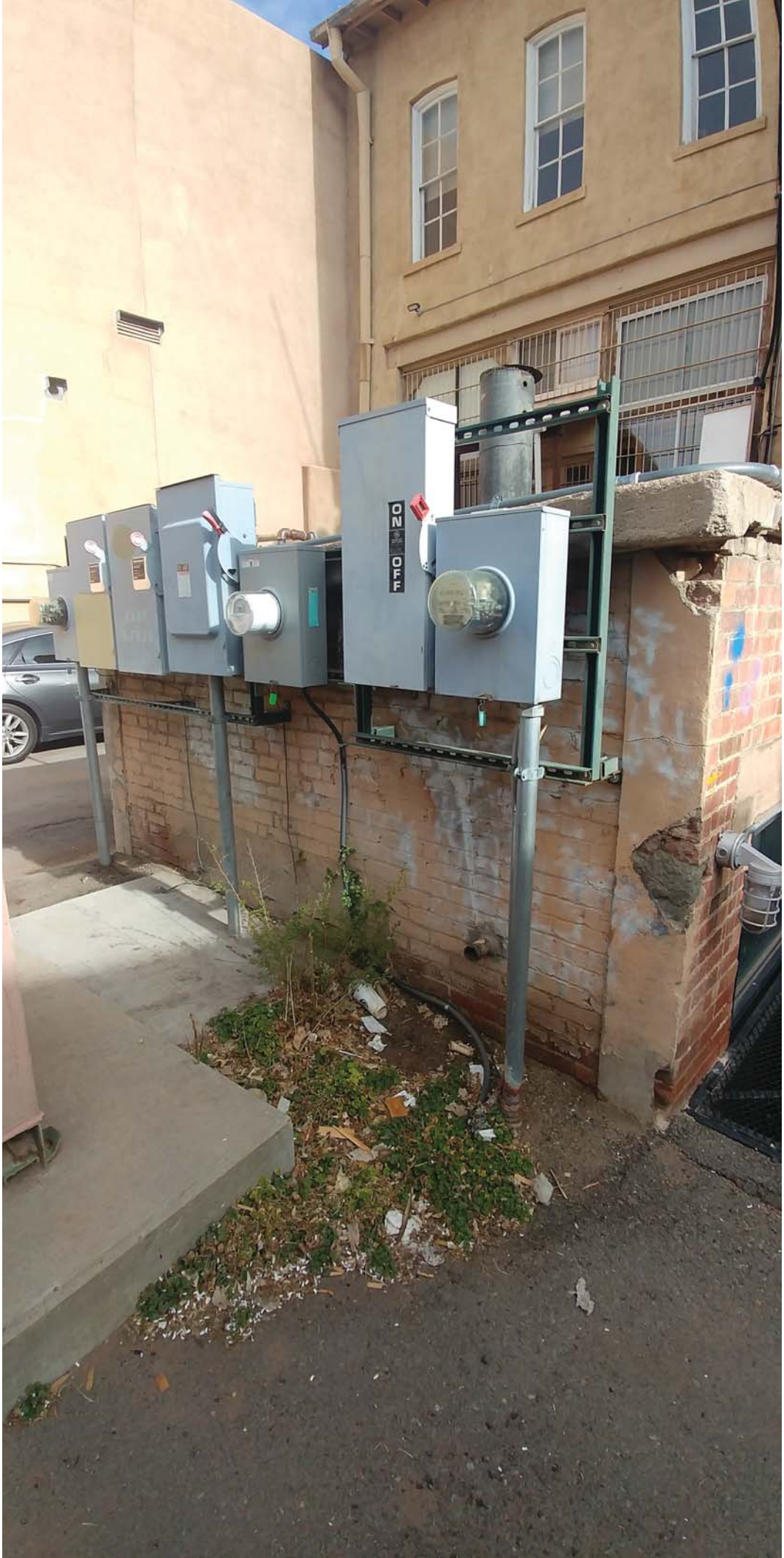
Telephone 505-986-5269
FAX 505-986-1270

E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com




ON
OFF







City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005021--HDRB

Project Description: 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)

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
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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. On April 12, 2022, the applicant presented a proposal that included

1. Prairie-style windows
2. Angled windows on the east façade and
3. A carport

whose design did not meet the design standards. The Board postponed the case to a Date Certain for redesign. The applicant now returns to the Board having made alterations.

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 windows have been changed to "Prairie" style to normal divided lites; Windows will be aluminum clad Pella colored "green";
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 "Straw";
7. The angled windows have been eliminated and replaced with a metal "eyebrow" roof supported by metal beams;
8. The Carport has been replaced with a 306-square foot single-car garage with a sectional garage door. The wood stain will be Sherwin Williams Cloud Gray.

Daniel Schwab
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue, Santa Fe, NM

Case #2022-005021--HDRB

April 18, 2022

Dear Mr. Schwab,

Please find attached updated drawings of the proposed new construction at 311 E Berger Street, case # 2022-005021—HDRB. Per comments and request of the Board, we have revised the following:

- Redesigned window style to traditional divided lite pattern
- Redesigned the Dining Room exterior wall geometry to eliminate angled walls. The portion of the portal adjacent to this area was eliminated and replaced with a short 30”-deep “Eyebrow” roof, supported by wood beams bracing back to the wall, with a metal roof.
- Redesigned carport by replacing it with a proposed single-car garage with a 9’ x 8’ single sectional garage door with small vision panels;

The windows conform to the 30” diagonal dimension rule. The proposed garage area is 306 s.f. (a 26 s.f. increase from the previous submittal of carport). The proposed pedestrian courtyard gate has been relocated to a more central location, on axis with the house entry door and several buttresses have been added to the yard wall, to break up the length of the wall, create more interest and help in the definition of the courtyard gate and entry.

Further, we have amended the material and color selection to the following:

- Stucco – El Rey Straw Color
- Exterior Wood finish/stain – Sherwin Williams Cloud Gray
- Window finish/color – Sierra Pacific Patina Green (alum-clad)
- Metal Roof finish/color – “Propanel Light Stone”

See attached color/finish samples

The remainder of the project remains as previously presented and described in the original proposal letter. If you have any questions, let me know.

Sincerely,
Tiho Dimitrov,
Dimitrov Design Studio LLC
505.660.0794
Email: tiho@dimitrovdesignstudio.com

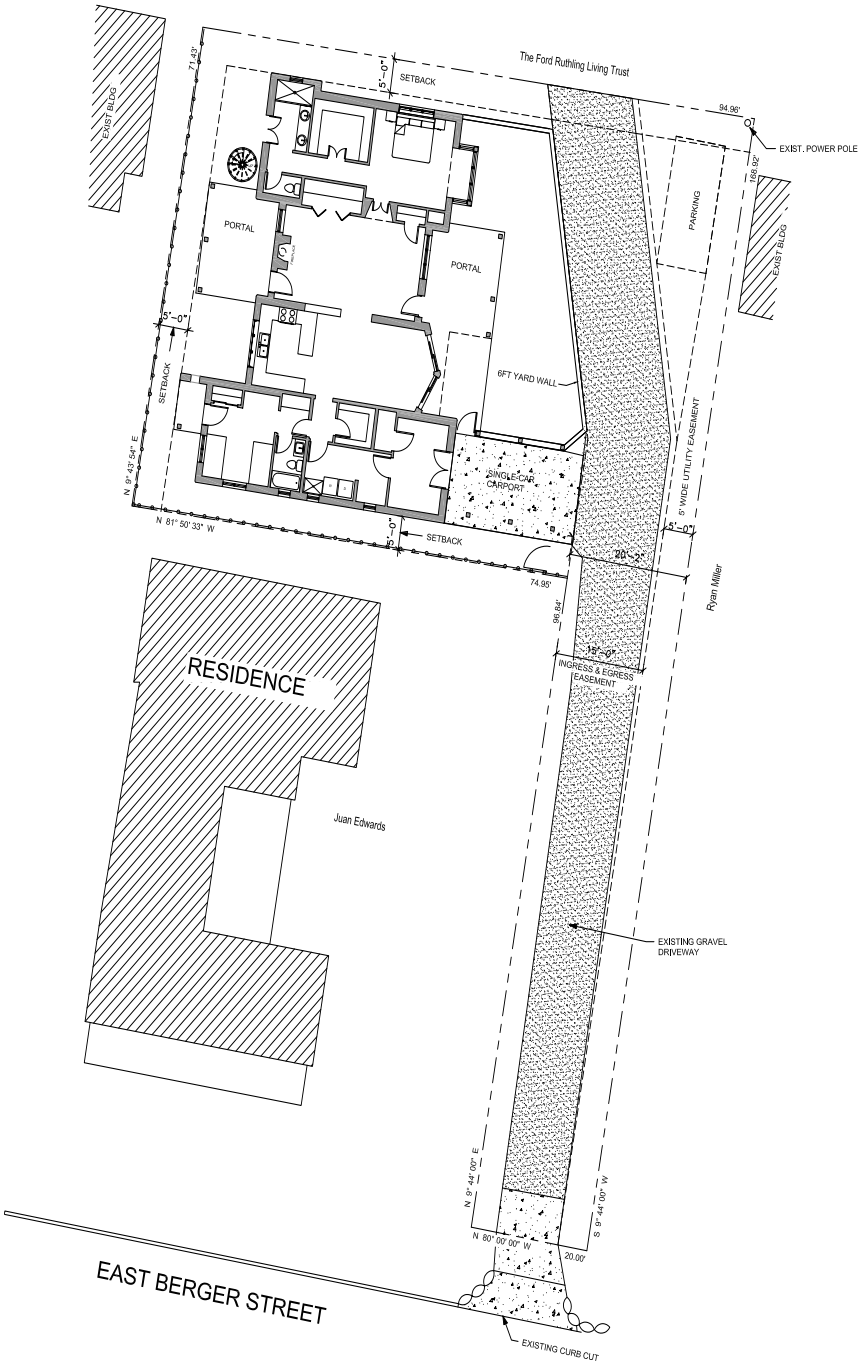
311 E.Berger Street Site Photos











1 SITE PLAN
1" = 10'-0"

NORTH

10 0 10 20
1" = 10'-0" SCALE FEET

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:

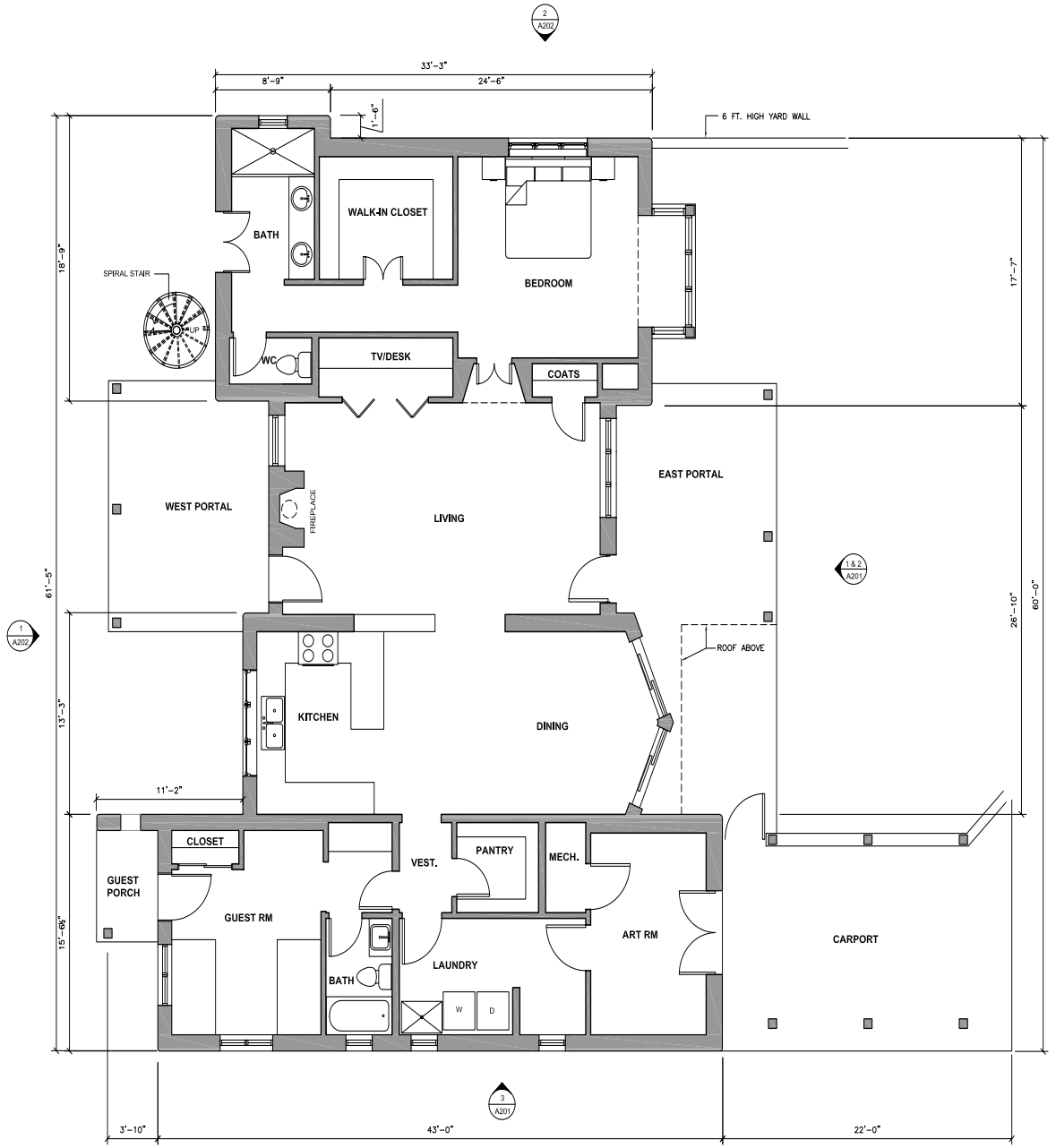
CODES:	2015 IRC
CONSTRUCTION TYPE:	VB

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

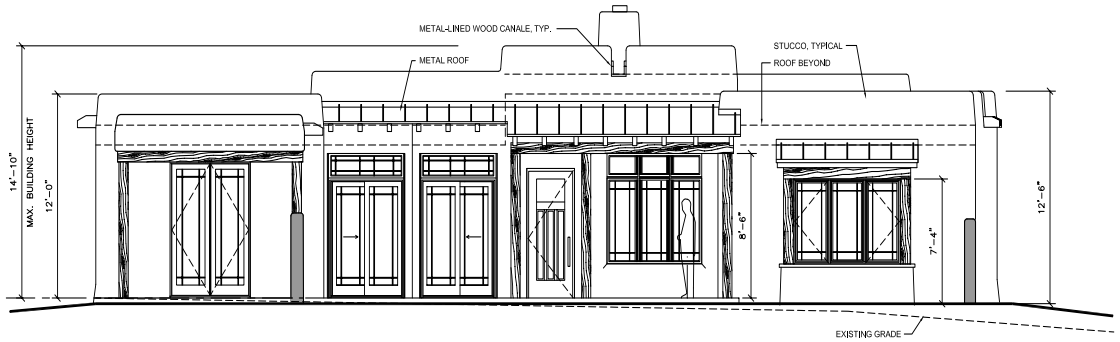
2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

REVISIONS	BY:

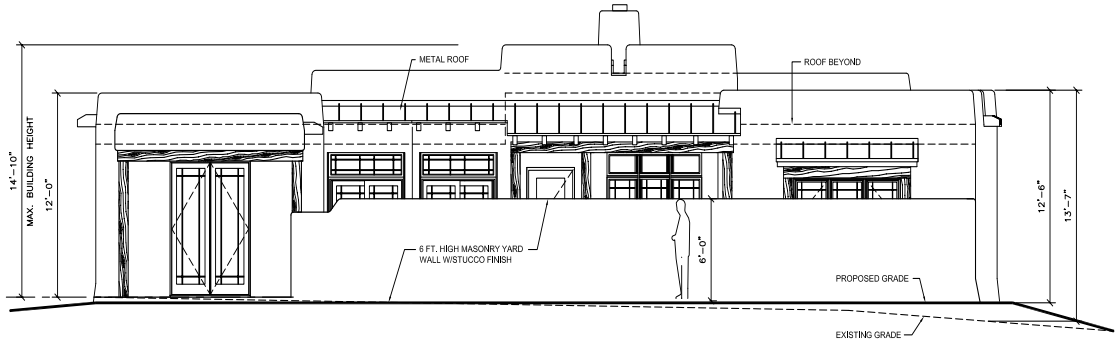
PROPOSED FLOOR PLAN

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

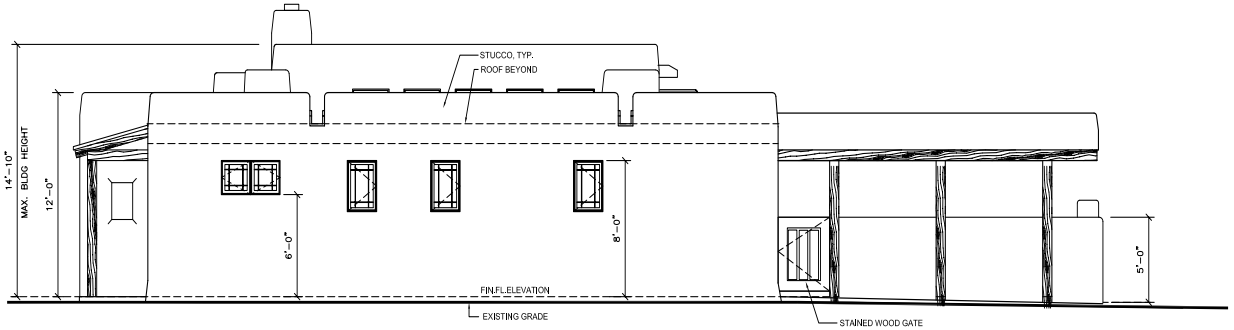
DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A101



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"

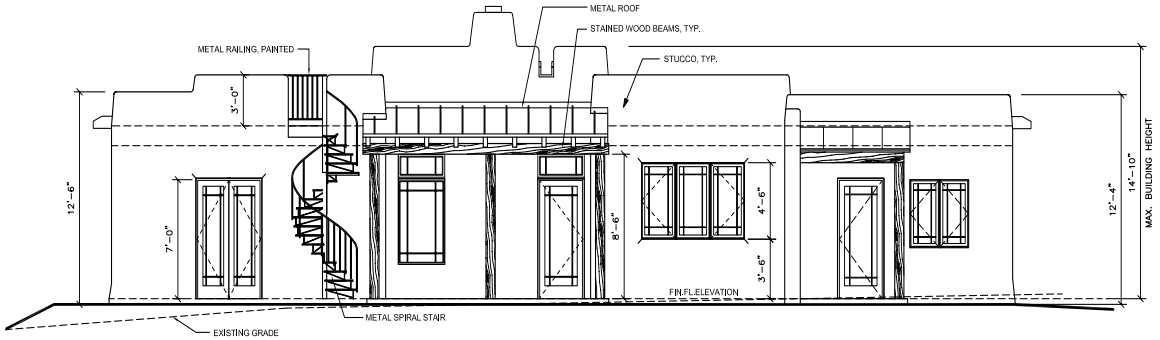
1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

REVISIONS	BY:

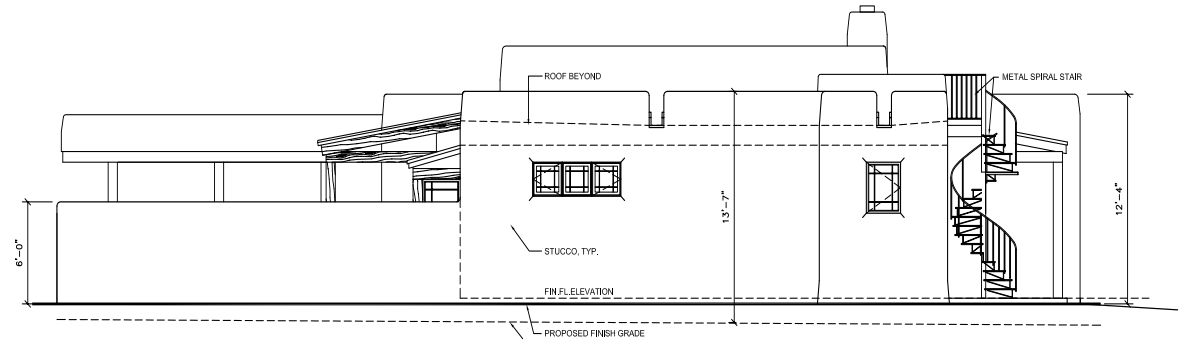
PROPOSED EXTERIOR ELEVATIONS

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"

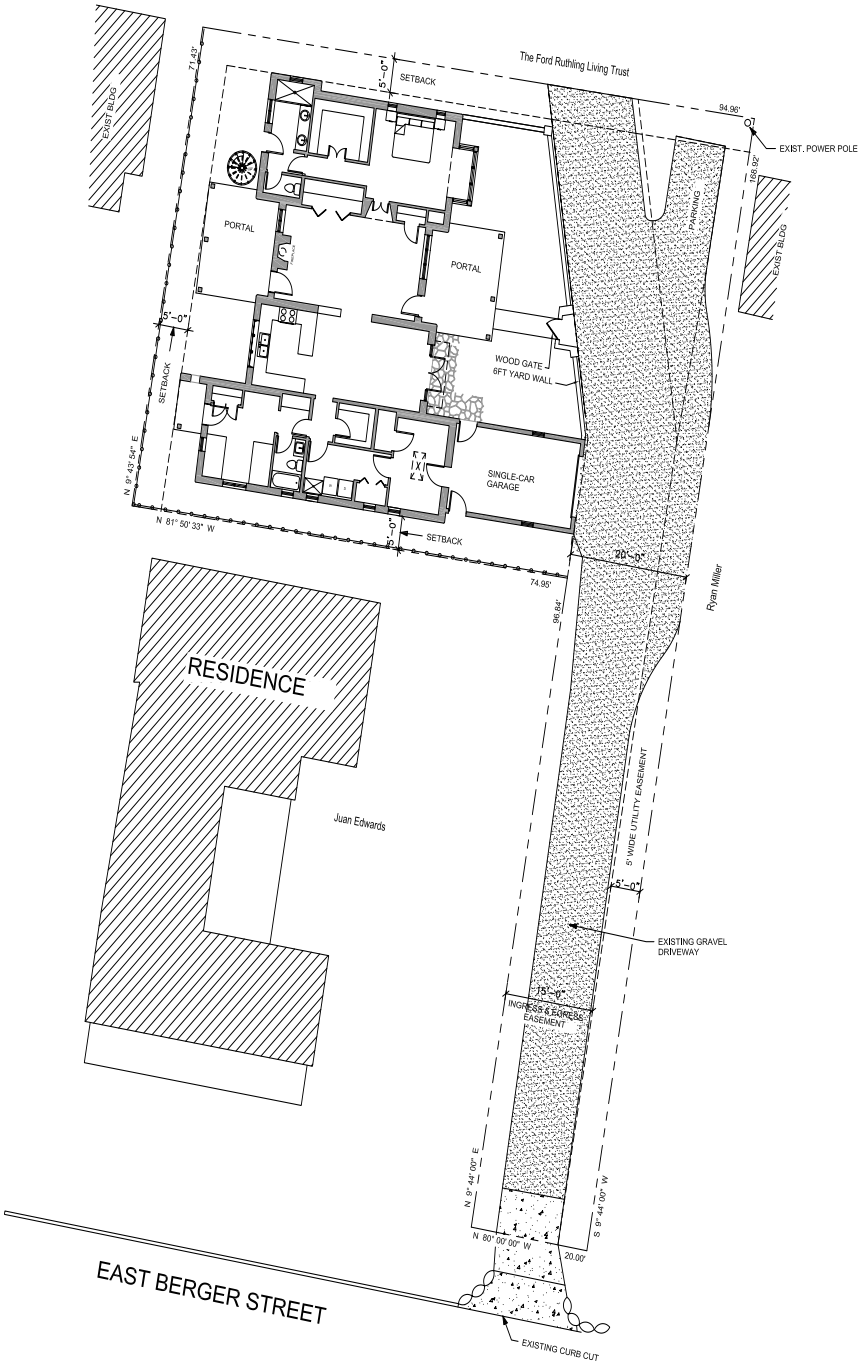
REVISIONS	BY:

PROPOSED EXTERIOR ELEVATIONS

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A202



1 SITE PLAN
1" = 10'-0"

NORTH

SHEET INDEX	
Sheet Number	Sheet Name
A001	COVER SHEET & SITE PLAN
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LOT COVERAGE:	2,941 / 8,723 = 33.7% (40% ALLOWED)
SETBACKS:	
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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.
GARAGE:	306 s.f.
PORTAL:	594 s.f.
TOTAL ROOFED:	2,967 s.f.

DESIGN CRITERIA:

CODES:	2015 IRC
CONSTRUCTION TYPE:	VB

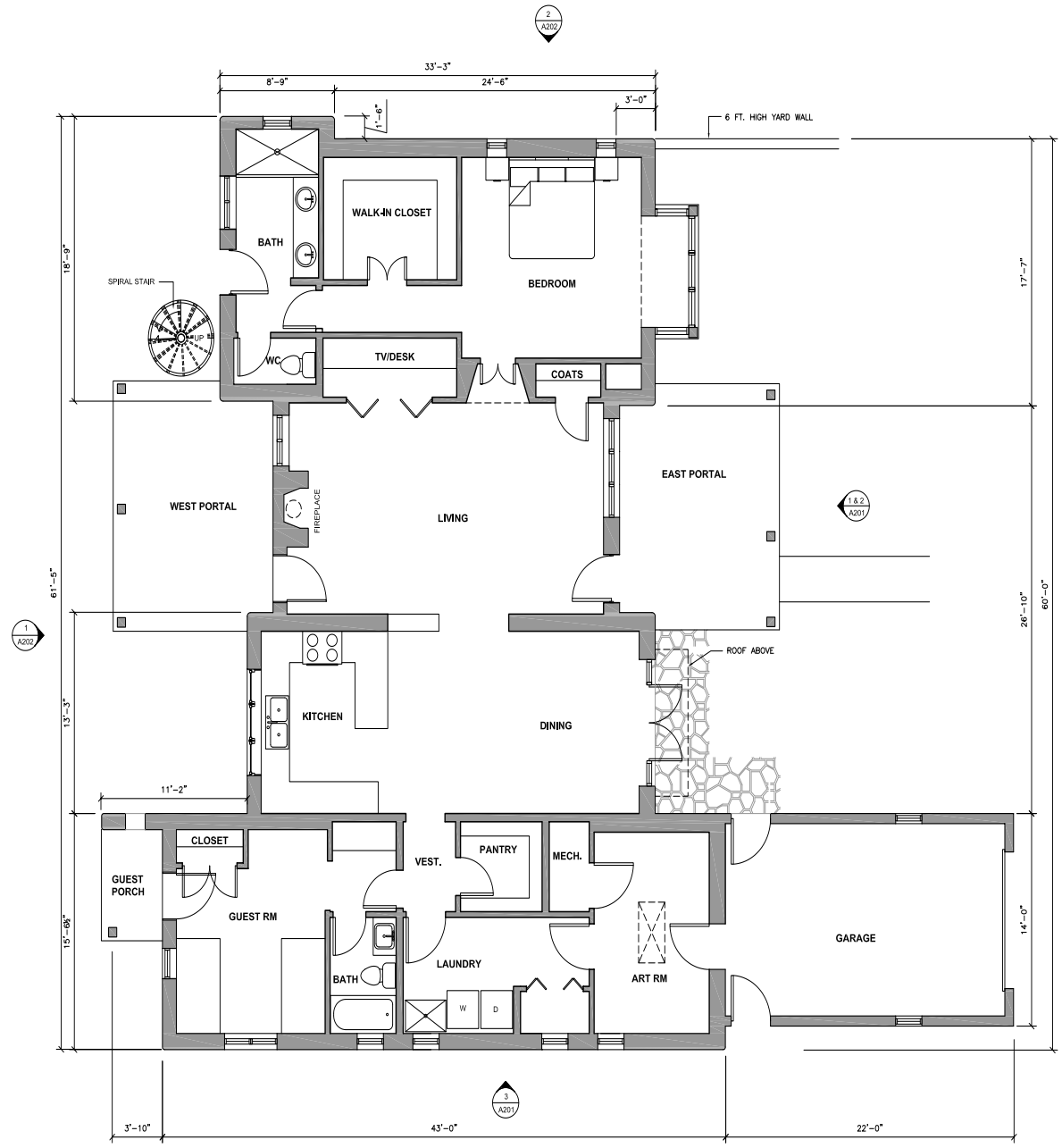
10 0 10 20
1" = 10'-0" SCALE FEET

REVISIONS	BY:
1 04/18/2022	

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

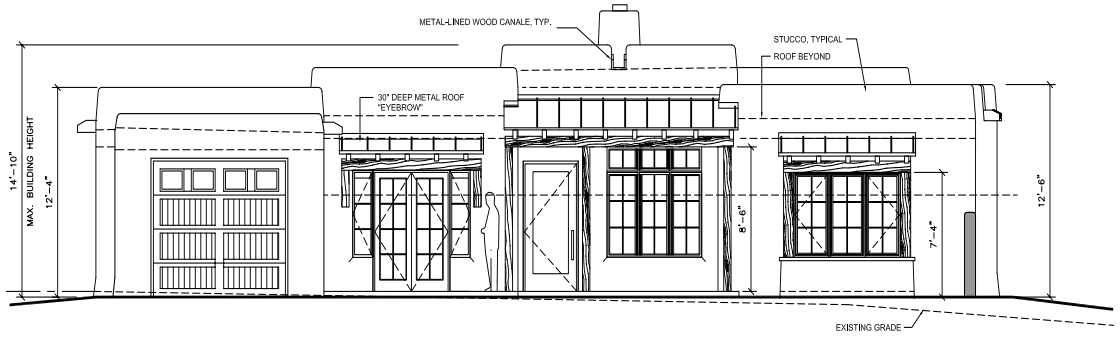
2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

REVISIONS	BY:
1 04/18/2022	

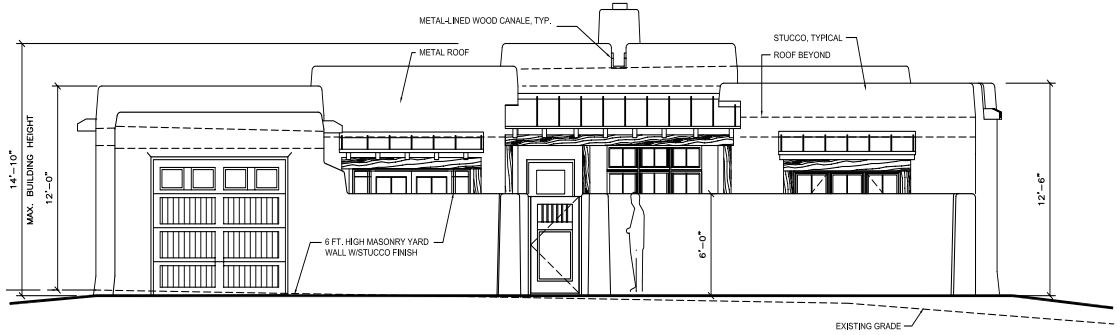
PROPOSED FLOOR PLAN

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

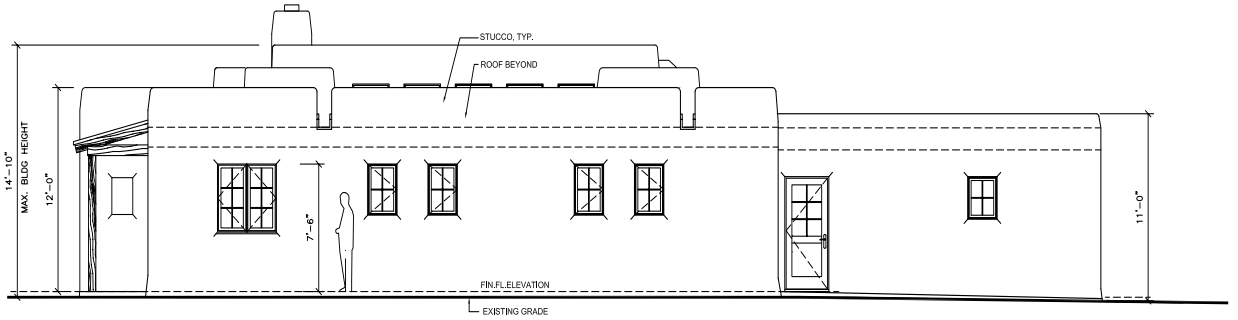
DRAWING BY: TD
DATE: 03/11/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A101



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"

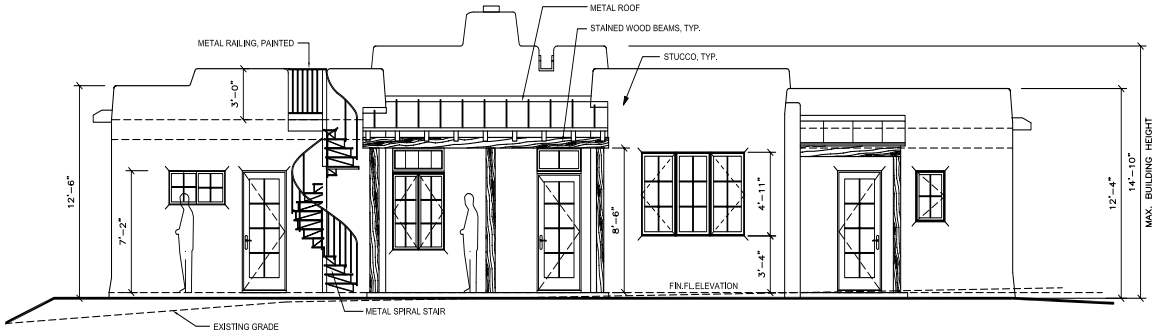
1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

REVISIONS	BY:
1 04/18/2022	

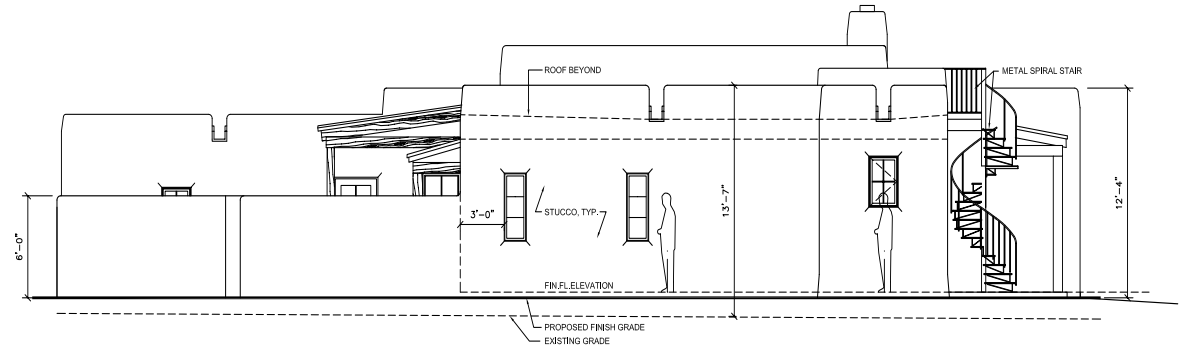
PROPOSED EXTERIOR ELEVATIONS

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"

REVISIONS	BY:
1 04/18/2022	

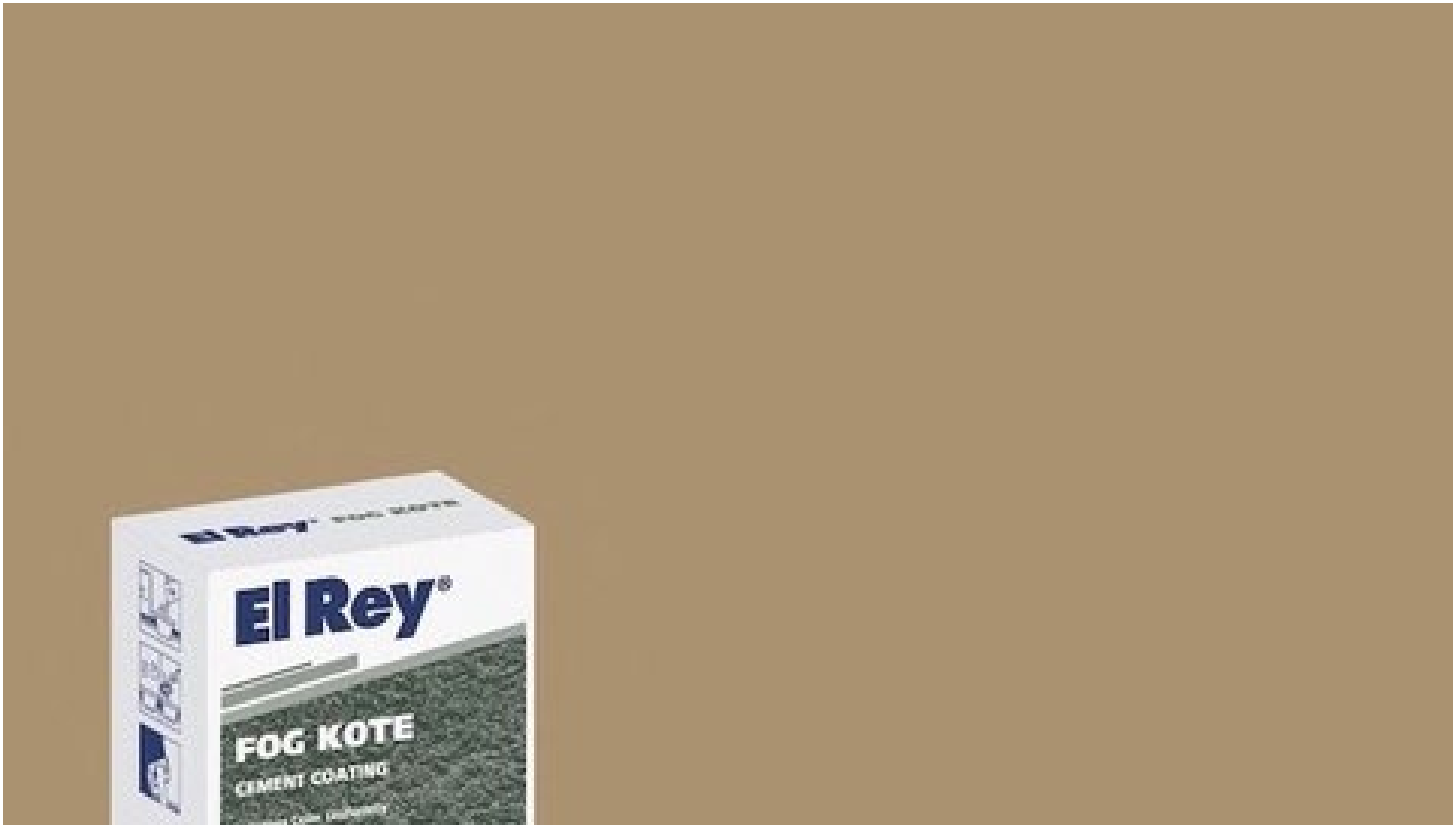
PROPOSED EXTERIOR ELEVATIONS

Henry & Trevathan Residence
311 E. Berger Street Santa Fe, NM

DRAWING BY: TD
DATE: 04/14/2022
SCALE: 1/4" = 1'-0"
SHEET NO: A202

1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

Stucco – El Rey – Straw color



Window and Door style – Sierra Pacific - divided light pattern, but with more gridwork





Window and Door color – Sierra Pacific - Patina Green exterior



Exterior wood stain – Sherwin Williams – Cloud Grey



Porch roofs – Light Stone color



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005114--HDRB

Project Description:

Project Location(s): 824 AGUA FRIA ST
Santa Fe, NM 87501

Contacts:

Applicant:	Marc Naktin 1305 Lujan Street Santa Fe, NM 87505	MARCNAKTIN@GMAIL.CO
Property Owner:	Wendy Weatherford	Weatherford.wendy@gmail.co

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: 1985

Year of Construction:

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005114-HDRB

Address: 824 Agua Fria Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

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**

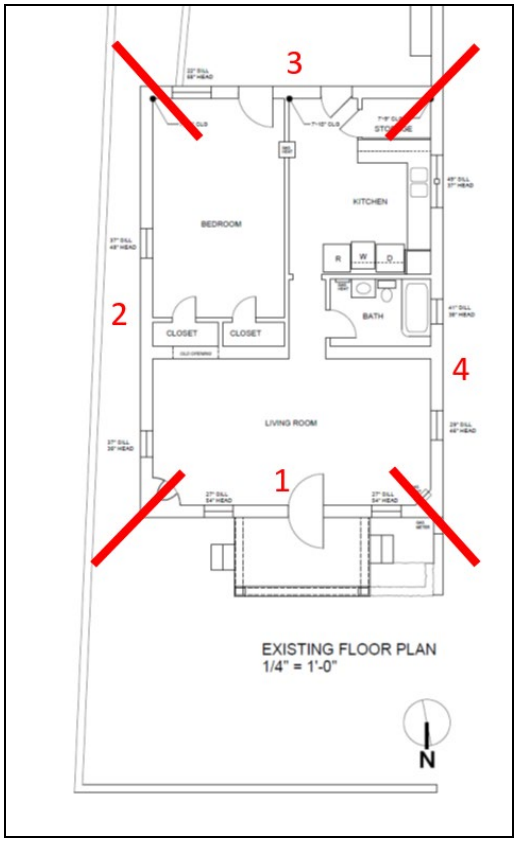
____ **Other:** window assessment

STAFF RECOMMENDATION:

Staff recommends the north (1) and west (4) façades be designated primary, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends retaining the historic status of the wall as non-contributing.

BACKGROUND & SUMMARY:

824 Agua Fria is a single-family residence listed as contributing to the Westside-Guadalupe Historic District, probably as a result of the 1980s windshield survey. It was constructed in a Spanish Pueblo Revival Style in the 1930s. It is single-story and maintains its original rectangular footprint with battered parapets concealing a low gabled roof. The applicant requests primary façade designation.



Façade 1, the north façade, faces the street. It is symmetrical in form, with a centered entrance portal with corbels and square posts, and flanking 3-over-1 double-hung historic windows with exposed wood lintels. This is the main candidate for primary façade designation.
The porch in its current form is non-historic, the former containing decorative steel posts from the 1960s.
Façade 2, the east façade, has one non-historic window in a changed opening and one historic wood window. Its design is purely functional.
Façade 3, the south façade, has three openings, with all non-historic windows and doors and purely functional design.
Façade 4, the west façade, has its original 3-over-1 windows in their openings, which are deeply recessed, as well as a canale integrated into the parapet. This is a secondary candidate for primary façade designation.

H213

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613655
field map SFHD *	number 655	UTM reference zone 12 13	easting northing

location description: 824 Agua Fria

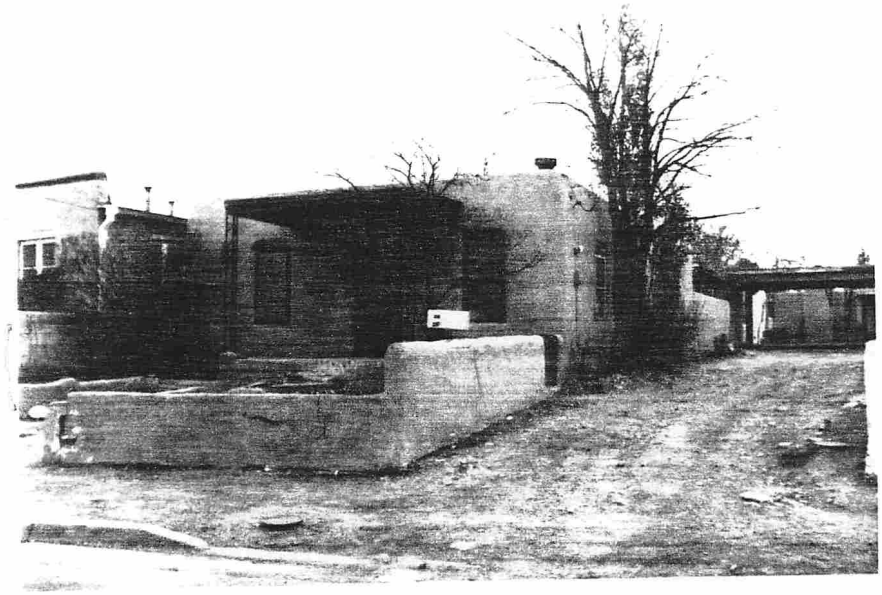
city/town: SANTA FE

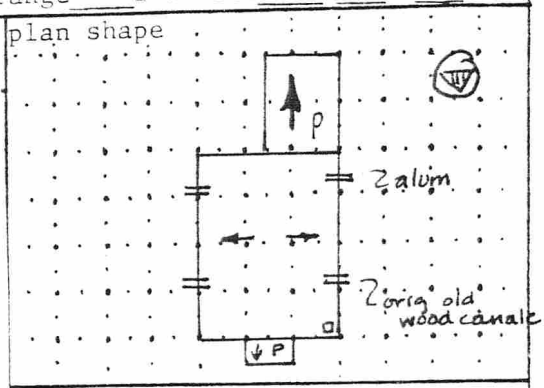
land grant/reservation: na

building name

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

film roll by SL no. 18 | negative nos. 31 | loc. of neg. HPB





plan shape

date of construction: 1930's. estimate ____ actual

source

use
present ✓residential
other ____
historic ✓residential
other ____

condition
___excellent ___✓good
___fair ___deteriorating

type: NA UV

foundation material: conc.

wall material/surface: adobe?/stucco

degree of remodeling
___minor ___moderate ___major
describe:

architectural features
•Low 'gable' conceald by flat battered parapet, canales on W & E provide drainage
•windows: 3/1 dbh single + tandem w/ expos'd wd lintels (brown wd. trim)
•doors: solid, solid w/ lrg. lit

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

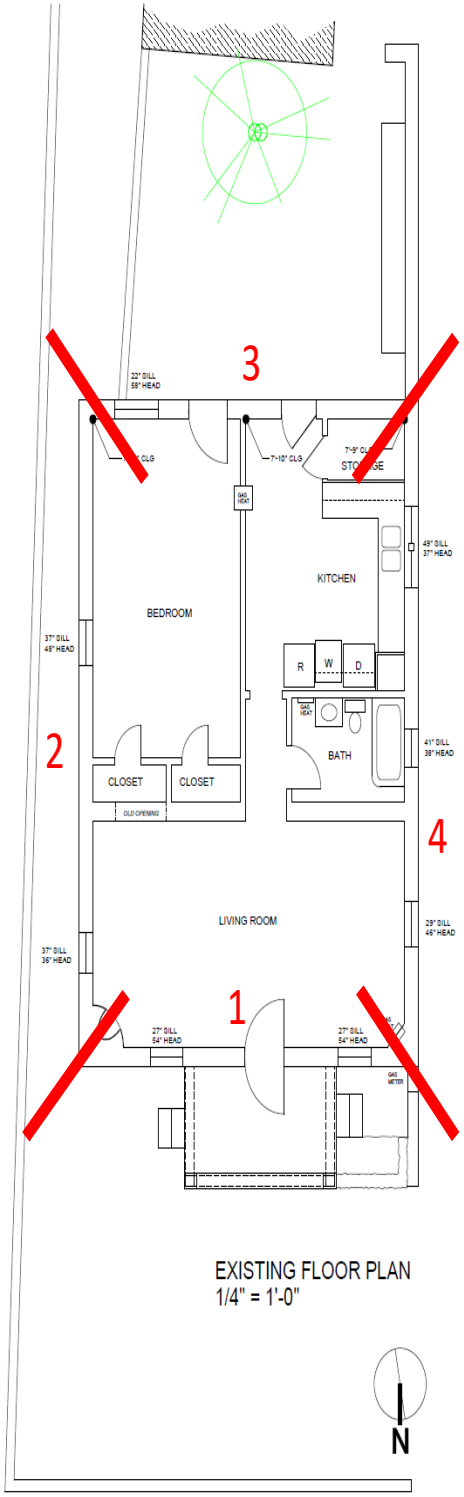
significance
___eligible ✓of interest ___none
if eligible, why? contrib.

comments

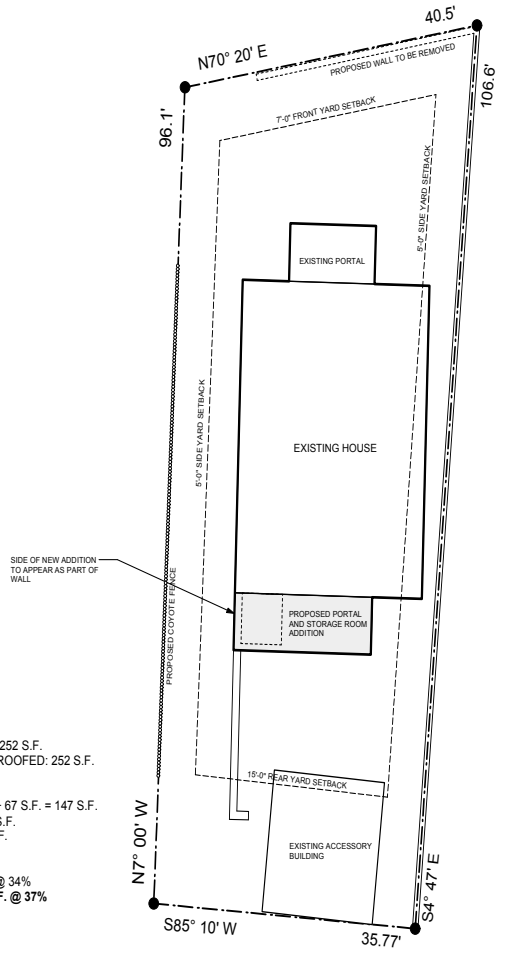
associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes



EXISTING FLOOR PLAN
1/4" = 1'-0"



SITE PLAN
1/8" = 1'-0"

EXISTING HOUSE HEATED: 972 S.F.
EXISTING HOUSE PORTAL: 80 S.F.
EXISTING HOUSE ROOFED: 1052

EXISTING ACCESSORY STRUCTURE: 252 S.F.
EXISTING ACCESSORY STRUCTURE ROOFED: 252 S.F.

PROPOSED HOUSE HEATED: 972 S.F.
PROPOSED HOUSE PORTAL: 80 S.F. + 67 S.F. = 147 S.F.
PROPOSED STORAGE ADDITION: 30 S.F.
PROPOSED HOUSE ROOFED: 1149 S.F.

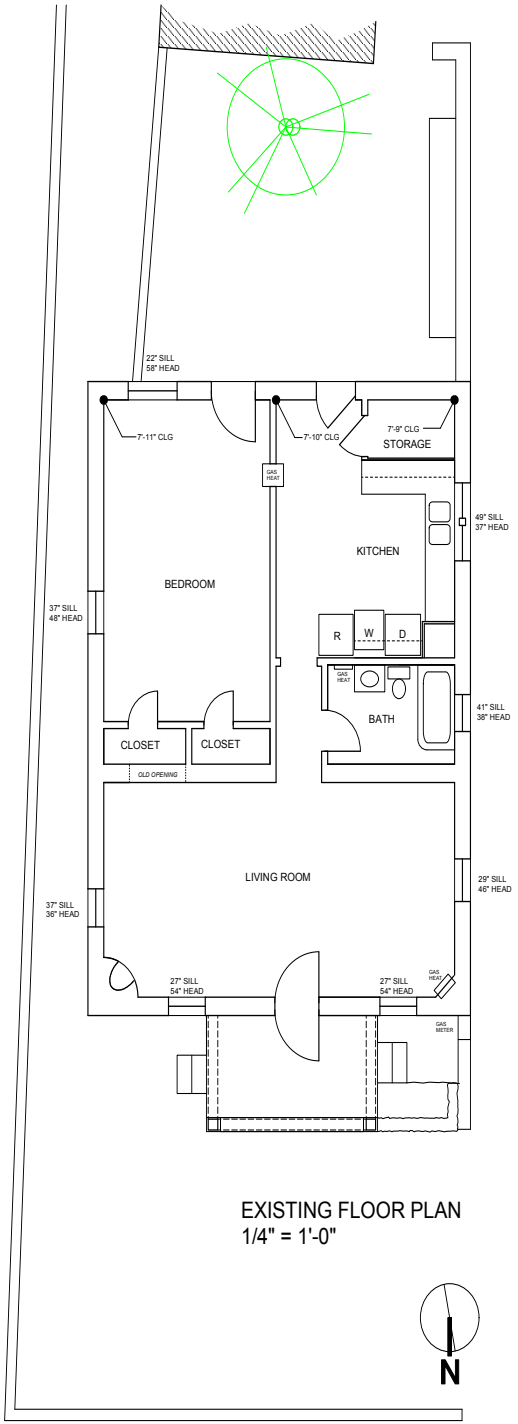
LOT SIZE: 3784 S.F
EXISTING LOT COVERAGE:.1304 S.F @ 34%
PROPOSED LOT COVERAGE: 1401 S.F. @ 37%

REVISION	DATE

WEATHERFORD RENOVATIONS / PORTAL
824 AGUA FRIA
SANTA FE, NM

HISTORIC SUBMITTAL

CS



EXISTING FLOOR PLAN
1/4" = 1'-0"

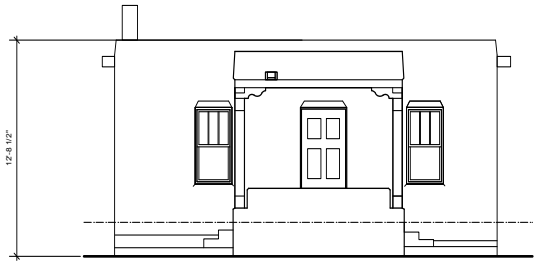
5 10 15 20

REVISION	DATE

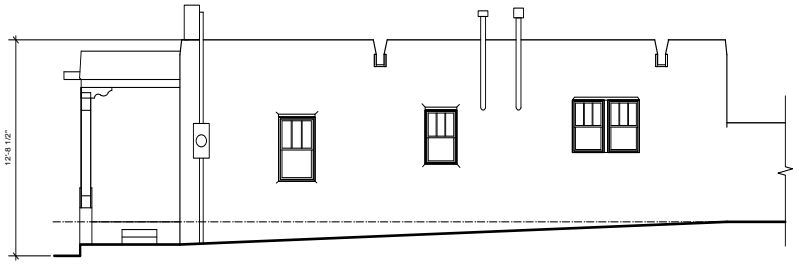
WEATHERFORD RENOVATIONS / PORTAL
824 AGUA FRIA
SANTA FE, NM

HISTORIC SUBMITTAL

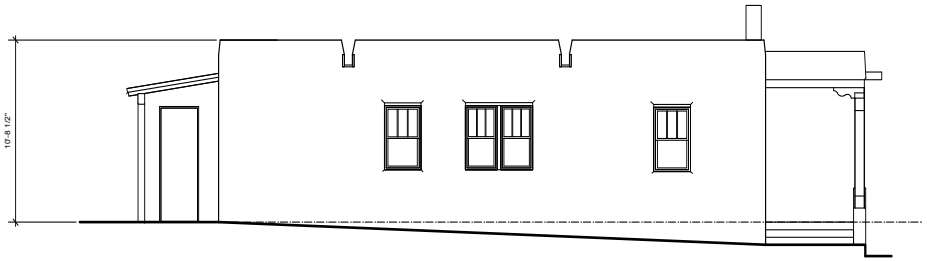
A1



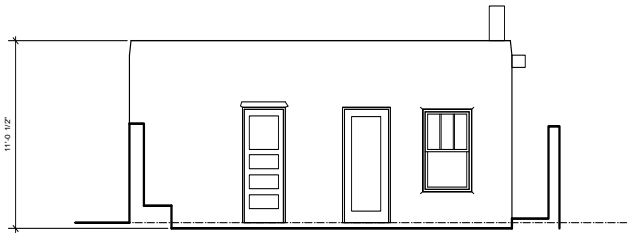
EXISTING NORTH ELEVATION
1/4" = 1'-0"



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



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



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

0 5 10 15 20

REVISION	DATE

WEATHERFORD RENOVATIONS / PORTAL
824 AGUA FRIA
SANTA FE, NM

HISTORIC SUBMITTAL

A2

824 AGUA FRIA

824 AGUA FRIA

824 AGUA FRIA

824 AGUA FRIA - West Facade





824 AGUA FRIA





824 AGUA FRIA



824 AGUA FRIA







824 AGUA FRIA



824 AGUA FRIA

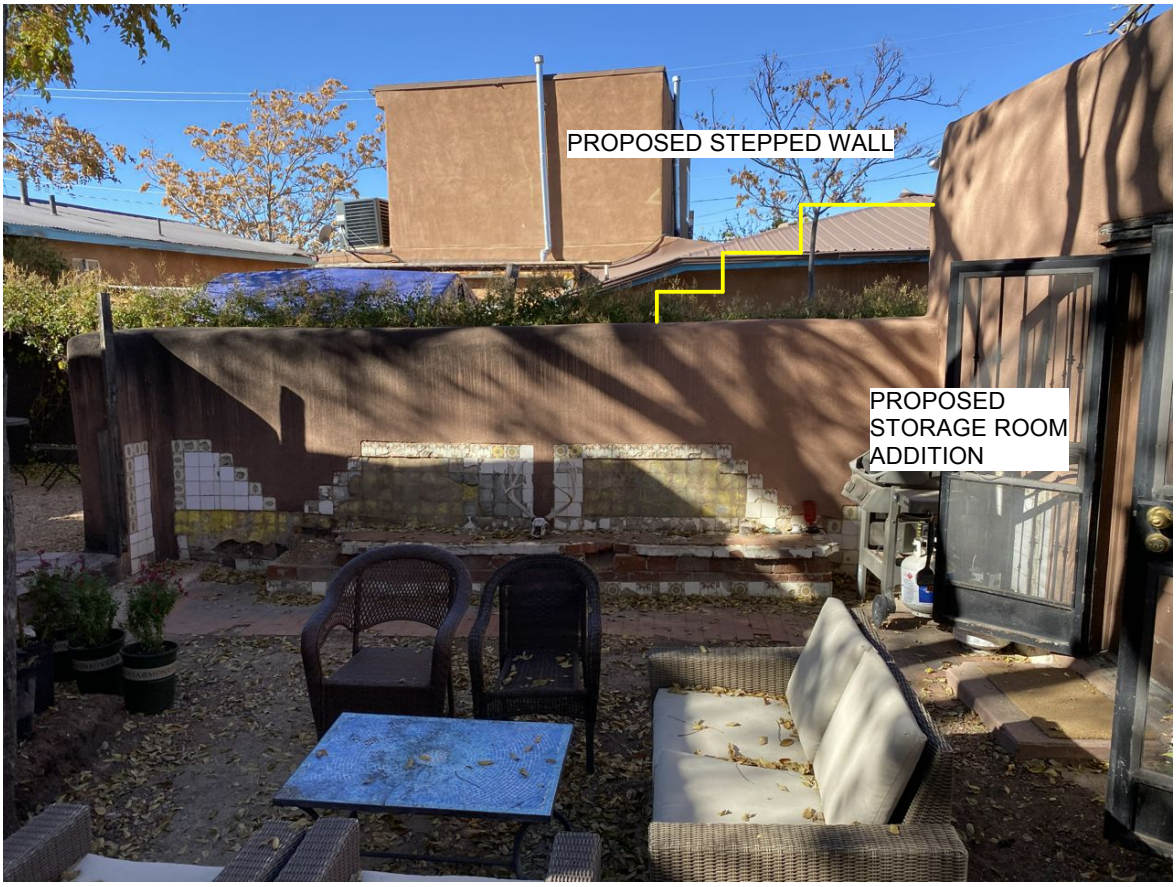
824 AGUA FRIA

824 AGUA FRIA





824 AGUA FRIA



BACK YARD AREA - PROPOSED PORTAL AND STORAGE ROOM/SHED



824 AGUA FRIA





824 AGUA FRIA



SIDE YARD AREA - PROPOSED NEW WINDOW OPENING AND ADJUSTED WINDOW OPENING

824 AGUA FRIA





ROTTED WINDOWS PROPOSED TO BE REPLACED THROUGHOUT
SEE PROFESSIONAL ASSESSOR'S REPORT

HISTORIC ASSESSMENT

RPA & Associates
PRESERVING OUR HISTORY

1304 Central Ave SE, Albuquerque, NM 87102
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
windowra@aol.com

NO. CWW11322
JANUARY 13, 2022

TO CHRISTOPHER & WENDY WEATHERFORD
824 AGUA FRIA
SANTA FE, NM 87502
CW.WEATHERFORD@GMAIL.COM
505-603-5567/505-603-0032

JOB	DATE
824 AGUA FRIA SANTA FE, NM 87502	1-13-2022

LOCATION	DESCRIPTION
WINDOW #1	28 X 52 DH 3W1H/1-LT (1950's +/-)
WINDOW #2	28 X 52 DH 3W1H/1-LT (1950's +/-)
WINDOW #3	28 X 46 DH 3W1H/1-LT (1950's +/-)
WINDOW #4	24 X 38 DH 3W1H/1-LT (1950's +/-)
WINDOW #5	24 X 38 – 2 TWIN DH 3W1H/1-LT (1950's +/-)
WINDOW #6	32 X 80 LH INSWING 1-LT/3-PANEL (1980's +/-)
WINDOW #7	32 X 80 LH INSWING 1-LT – IG (1980's +/-)
WINDOW #8	41 X 58 DH 3W1H/1-LT (1990's +/-)
WINDOW #9	28 X 46 DH 3W1H/1-LT (1950's +/-)
WINDOW #10	27 X 35 FXD 2W2H (1980's +/-)
NORTHSIDE	
	WINDOWS 1 & 2 – INSULATED GLASS HAS BEEN ADDED TO INTERIOR SIDE OF THE STRUCTURE, THAT HAS COMPROMISED THE UPPER TDL BAR AND THE LOWER SASH, PINE/FIR SASHES AND SILLS BEYOND REPAIR 70% DAMAGE
WESTSIDE	
	WINDOWS 3 & 4 – ASSESSMENT IS THE SAME AS WINDOWS 1 & 2, PINE/FIR
	WINDOW 5 -THIS WINDOW DOES NOT HAVE INSULATED GLASS ADDED AND IS NOT ROTTED BEYOND THE 30 – 40%, THEREFORE WINDOW 5 IS RESTORABLE, PINE/FIR

JOB	DATE
824 AGUA FRIA SANTA FE, NM 87502	1-13-2022

LOCATION	DESCRIPTION
	CONTINUED
SOUTHSIDE	
	DOOR #6 – DOOR IS NON-HISTORIC, FROM THE 1980's, LIKE A PRE-MADE SIMPSON DOOR
	DOOR #7 – DOOR IS NON-HISTORIC, FROM THE 1980's, WITH INSULATED GLASS NOT FROM ORIGINAL HOUSE
	WINDOW #8 – NON-HISTORIC, ALL VINYL PAINTED WINDOW (1990's)
	WINDOW #9 – ASSESSEMENT IS THE SAME AS WINDOW 1 & 2
	WINDOW #10 – FIXED WINDOW PLACED INTO A WOOD DOOR JAMB (FRAMED AND TRIMMED) NON-HISTORIC (A BARN SASH) NOT THE SIZE OF EXISTING ORIGINAL OPENING (1980's)

In my professional opinion, the best option is to allow for replacement of all windows and doors due to the substantial amount of damage to windows #1, #2, #3, #4, and #9. Doors #6, #7, and window #8 are non-historic. Window #10 is fixed, non-historic. Window #5 is historic and could be saved and restored. All other windows to be replaced in like and kind of that era with wood screens.

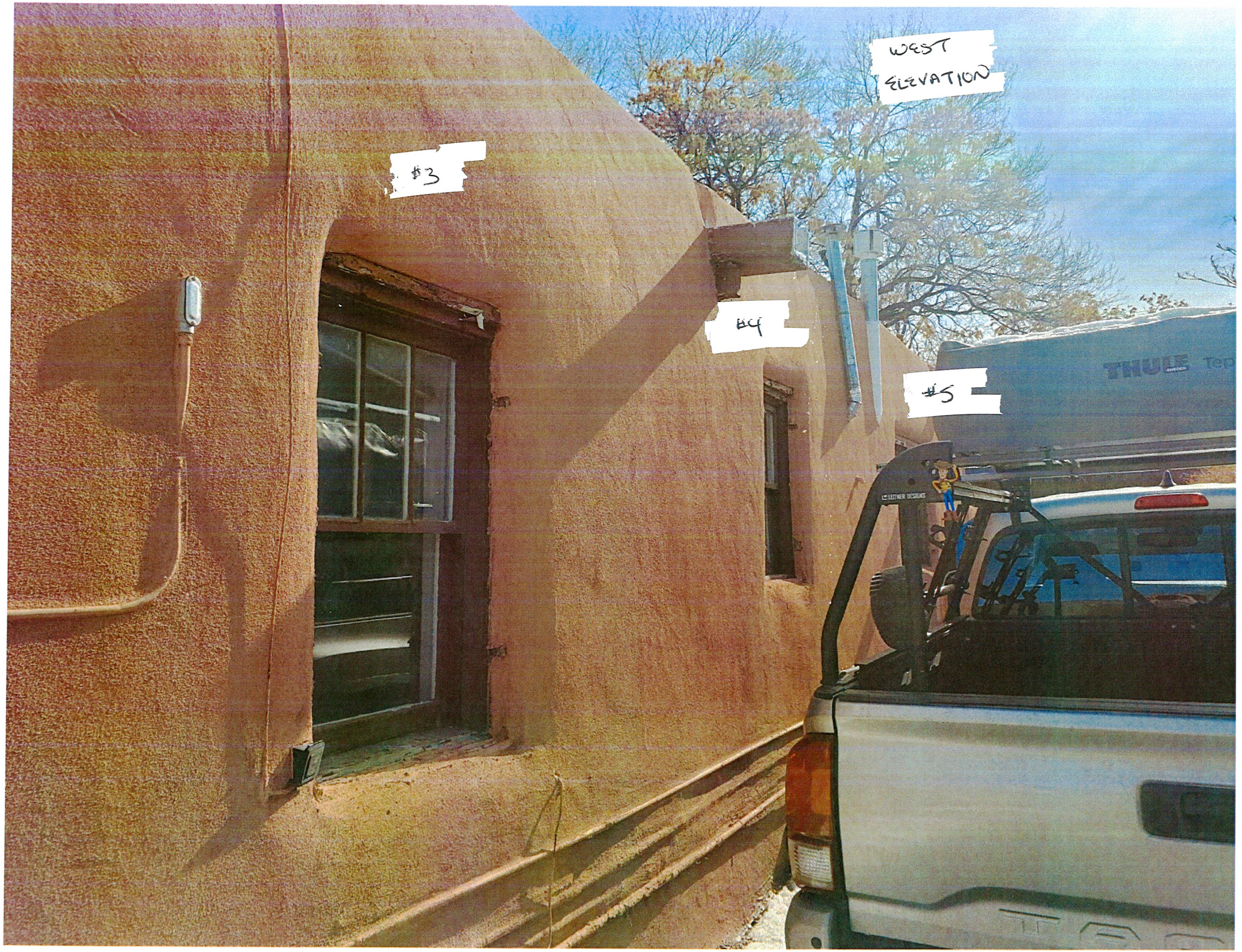
Please let me know if you have any questions. Thank you.

Assessment prepared by: Ra N. Patterson


NORTH
STREET
ELEVATION
*2
*1
RFR 153
NEW MEXICO USA
8 4
1 2


#1


#2


WEST
ELEVATION
#3
#4
#5
THULE


#3

#4


#5


SOUTH
ELEVATION
#6
DOOR
#7
DOOR
#8


#6
Door

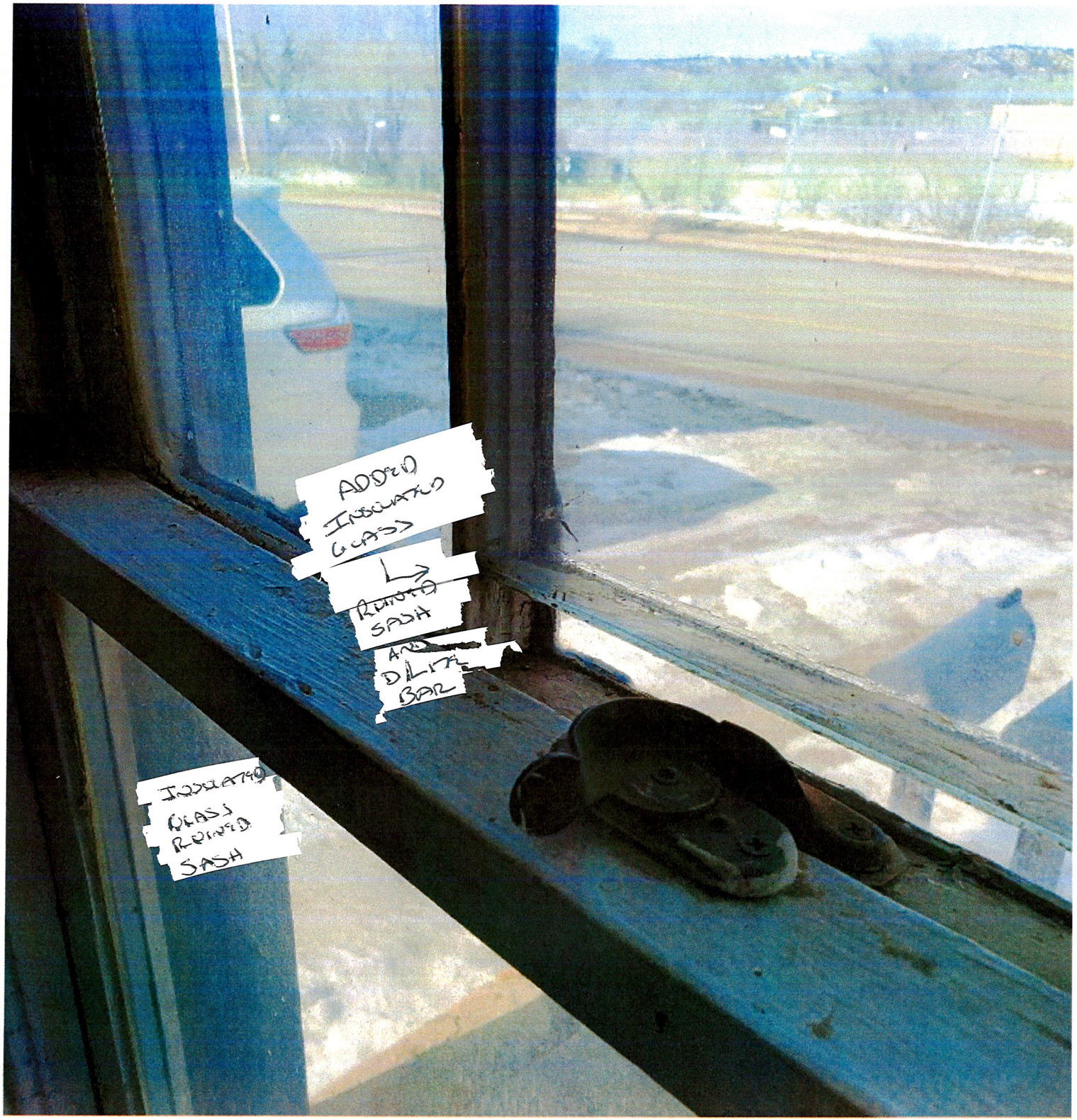

#7
DOOR


#2


EAST
ELEVATION
#10
#9
HIDDEN

#5

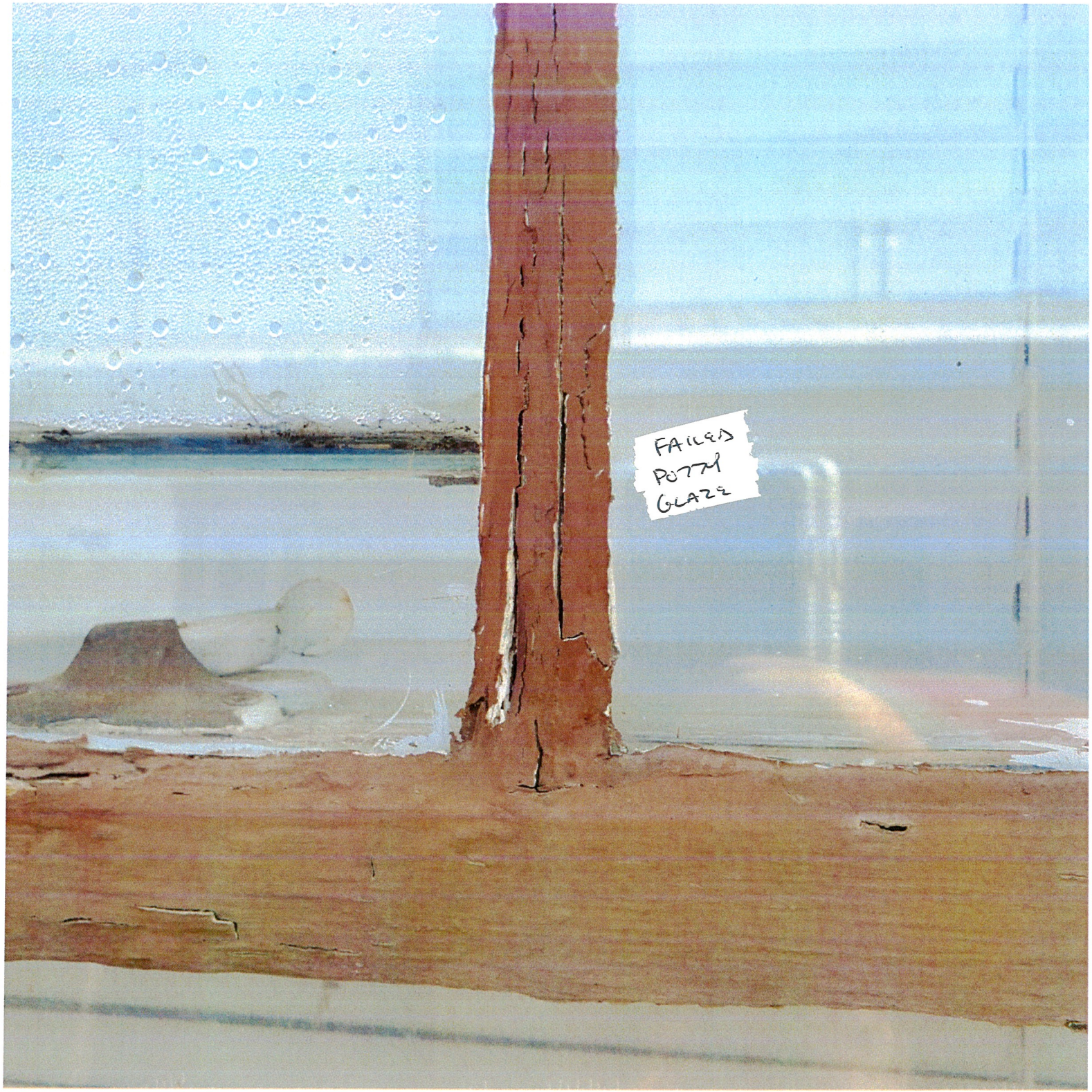

#10

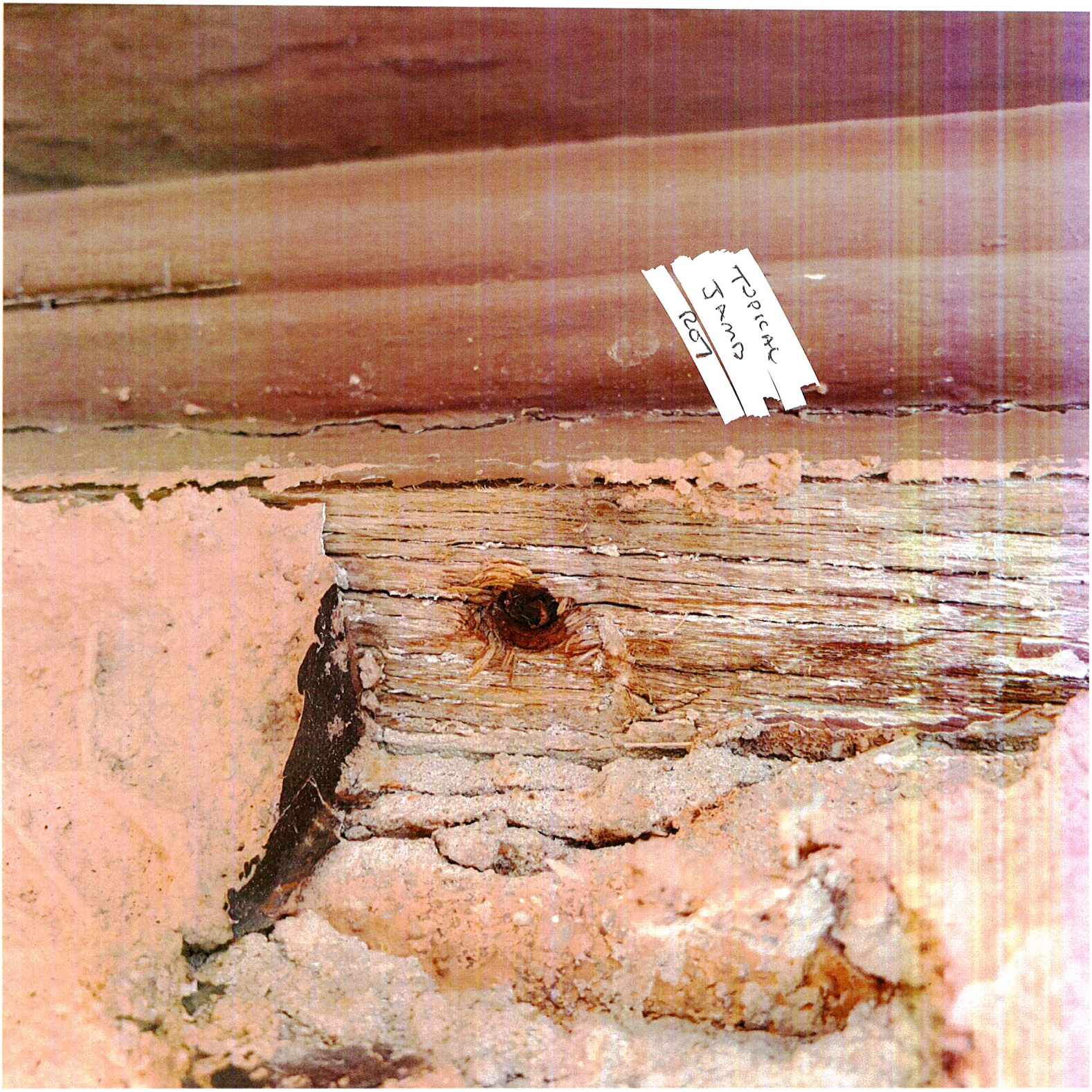

ADDED INSULATED GLASS
RUINED SASH
AND DILITE BAR
INSULATED GLASS RUINED SASH

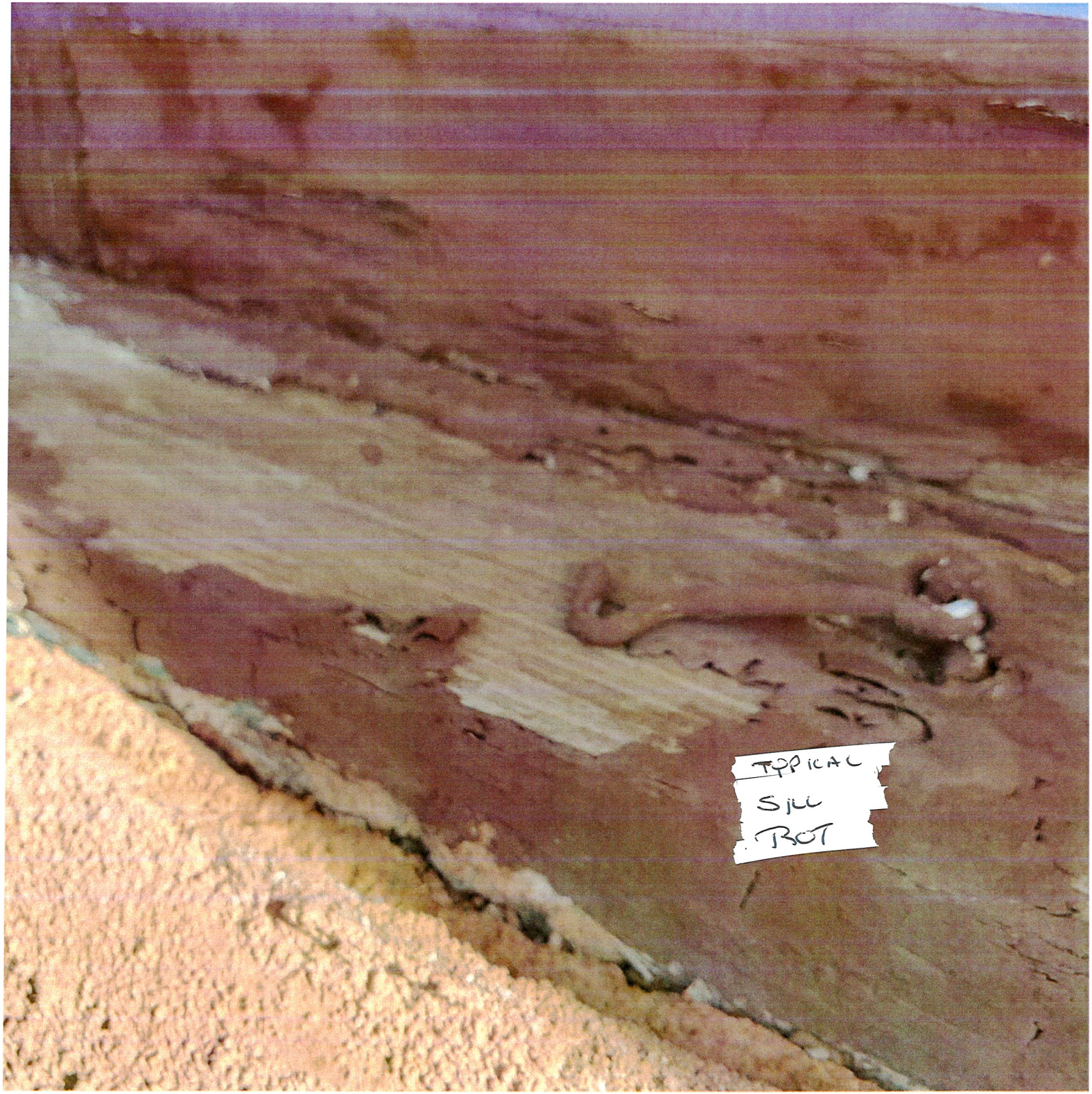

1-8
Vinyl
Window

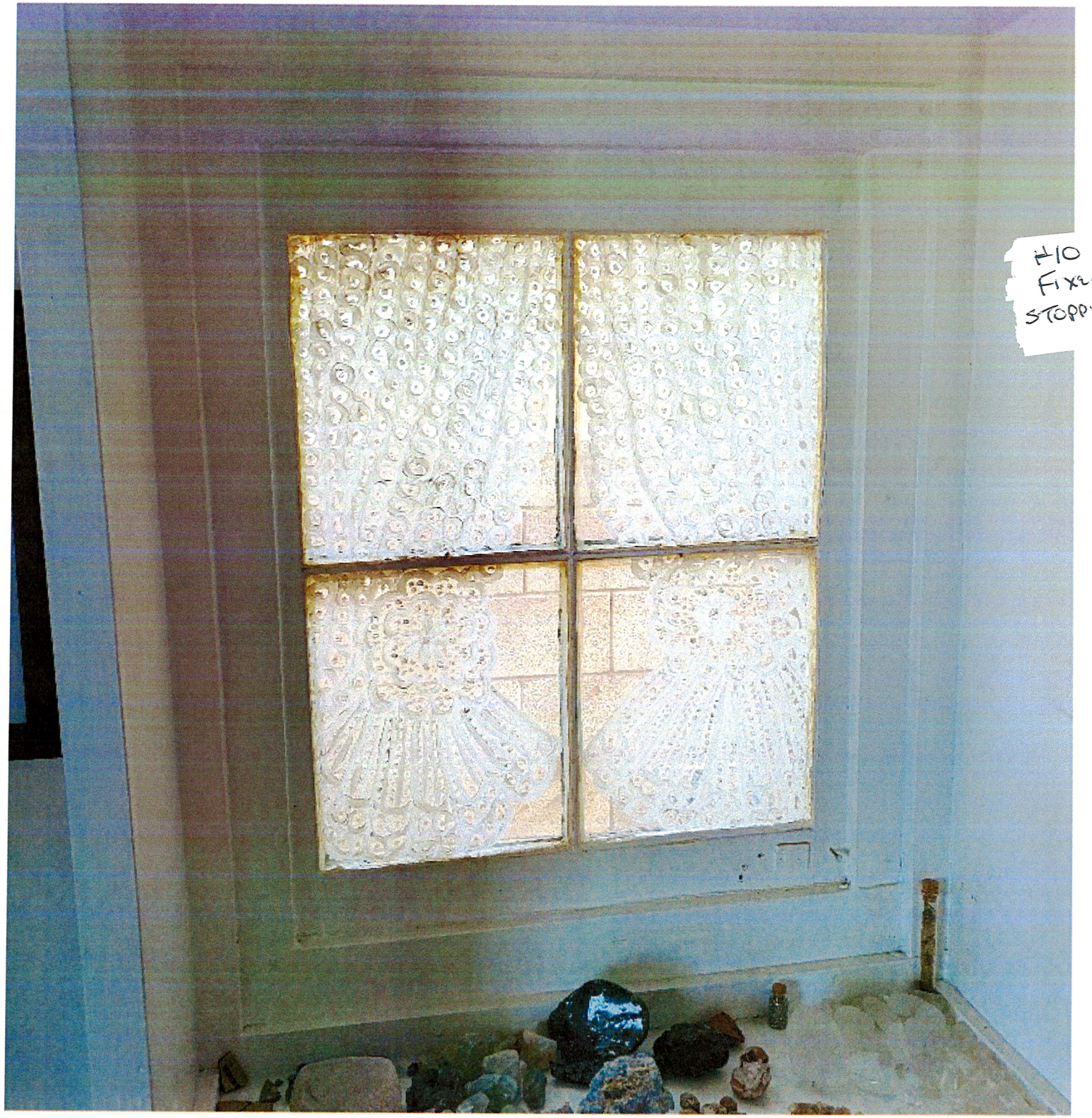

TOPICAL
ROT AND
WINDOW 3&4




FAILED
POTTY
GLAZE


TOPICAL
JAMB
R07


TYPICAL
SILL
ROT


#10
FIXED SASH
STOPPED IN

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005026--HDRB

Project Description:

Project Location(s): 600 CAMINO DEL MONTE SOL
Santa Fe, NM 87505

Contacts:

Applicant: Alex Solorzano asolorzano.arq@gmail.com
1245 Madrid Rd
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 1992

Year of Construction: 1959

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005026-HDRB

Address: 600 Camino del Monte Sol
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:

600 Camino del Monte Sol is a single-family ranch constructed in 1959 in a Spanish Pueblo Revival Style and with non-contributing status to the Downtown and Eastside Historic District. A yard wall and gates were constructed in 2017. The 1992 HCPI shows a screened sunporch on the west elevation raised 5 feet over a storage space. Since then, the screen has been removed, the porch roof expanded, and stairs constructed. The door from the porch into the house is a non-historic aluminum slider.

The applicant now proposes the following:

1. Extend the porch along the west façade to the north, increasing the from 90 square feet to 210 square feet;
2. Install steel steps and a Corten steel railing, a material which is used on the vehicular gate on the property and with a similar design;
3. Replace the metal shade roof with a pergola with a Corten steel frame and wooden slats;
4. Replace the non-historic sliding door with a more efficient unit identical in appearance;
5. Remove the door into the house on the north elevation and delete the opening and stucco over the opening.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 #754

IDENTIFICATION

ADDRESS: 600 Camino del Monte Sol

ID NUMBER: 051600155

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N RANGE 10 E SEC 30 SW 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1959 ACTUAL

SOURCE(S) son of builder - current owner

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? attached carport - NC

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: vigas above porch removed

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

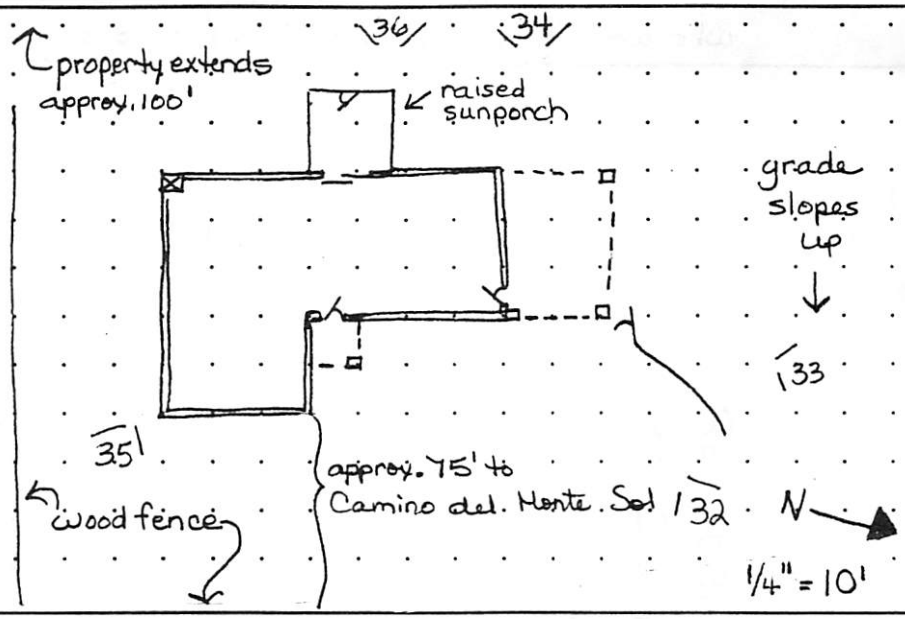
___ YES X NO

PHOTO



#32 east elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 4/23/92 BY DB

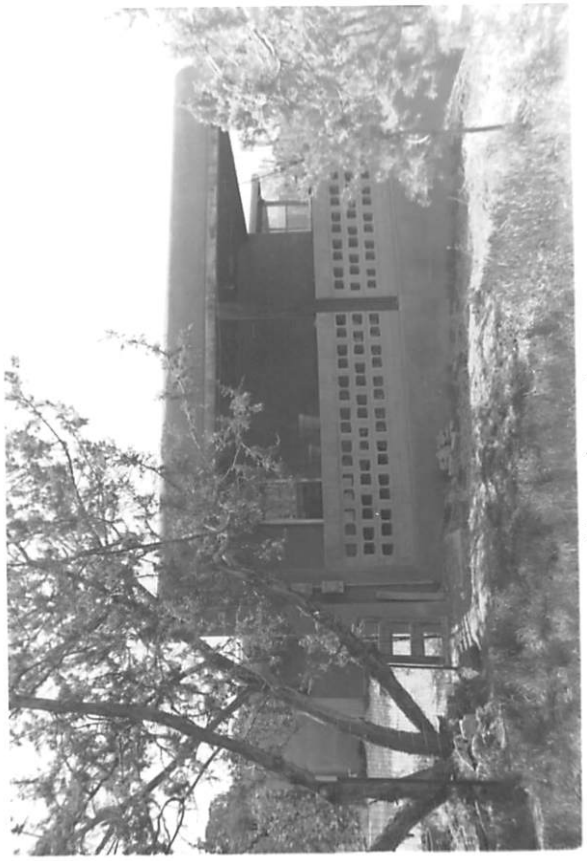
NEGATIVES WITH NMHPD ROLL # DB1 NEG # 32 TO 36

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	cinder block/stucco, slightly battered	
FOUNDATIONS	not visible	
DOORS	wood panel with small light, screen; wood plank, rear, sliding to sunporch	
WINDOWS	paired 3-light and 4-light metal csmts, casements with fixed rows, center & top	
PORTALES	——	
CANALES	wood/metal	
PORCHES	square front porch extends at junction of wings — stucco over square	beams, corbels, slightly battered corner pier
BALCONIES		
ROOFS		
COURTYARDS		
FENCES/WALLS	wood rail at street and south, wire north	
ARCH. DETAILS	sunporch on W is raised 5' over storage; screened over brick wainscot	plastic has been placed over screen
OTHER	attached carport with battered corner piers, corbels and square beams,	cinder block wall (1/3 height) rear and side

COMMENTS Built by Charles Digneo, local builder, son of Carlo Digneo who worked on the Cathedral. Now owned by Ralph Digneo.

ADDITIONAL PHOTOGRAPHS



#33 north elevation



#34 west elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 600 Camino del Monte Sol

ID NUMBER 051600155

SURVEYED/RESEARCHED
DATE 4/23/92 BY DB



#35 south elevation



#36 detail, west

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 4-6-87 by mb	county Santa Fe	ID no. 051600153
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 500 South Sol

city/town: Santa Fe

land grant/reservation: ~~X~~

building name:

legal description: tnsp 17 N range 10 E sec 30 SW¼ NE¼

film roll by mb no. 18	negative nos. ≠ 17	loc. of neg. (HPB)

plan shape: Cirport

CMS



date of construction: Postwar estimate ____ actual ____

source: 1982 City Directory

use/
present: residential
other: ____
historic: residential
other: ____

condition: ___excellent X good ___fair ___deteriorating

degree of remodeling: X minor ___moderate ___major
describe:

style	foundation material
Pueblo Revival	Not visible
	wall material/surface: Stucco

architectural features:
Blue steel casement windows
wood canales w metal inserts
/ masonry chimney

surroundings: Residential

relationship to surroundings: X similar ___not similar

district potential: ___yes ___no ?

significance: ___eligible ___of interest ___none ?
if eligible, why?

comments:
wall
hedge
wire fence
wood fence
Landscape
street trees
stone curb
0 setback
→ cequia

Streetscape

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 2/22/17 TIME 9:44am
SERVED BY
RECEIVED BY Carmelina Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 28, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 28, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****Amended*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: February 14, 2017
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-110. 486 Camino Don Miguel.
Case #H-16-106A. 418 Apodaca Hill.
Case #H-17-004. 625 Camino del Monte Sol.
Case #H-17-006. 310 Irvine Street.
Case #H-17-007B. 908 Old Santa Fe Trail.
Case #H-16-030. 911 Roybal Street.
Case #H-17-003. 1405 Paseo de Peralta.
Case #H-17-005. 912 Canyon Road.
Case #H-17-007A. 908 Old Santa Fe Trail.
Case #H-17-008. 220 Otero Street.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-17-002. 600 Camino del Monte Sol. Downtown & Eastside Historic District. Vahl Jackson, agent for Carolyn Blackburn, owner, proposes to construct a yardwall to the maximum allowable height of 4'8" and vehicle and pedestrian gates to a height of 4'2" on a non-contributing residential property. (David Rasch)

2. Case #H-17-009. 1594 Cerro Gordo Road. Downtown & Eastside Historic District. Suby Bowden and Associates, agent for Robert Gaylor, owner, propose to construct a 3,190 sq ft. residence to a height of 16' with a downhill overall height of 20' on a sloping site where the maximum allowable height is 13'2" and a 1,499 sq. ft. guest house to a height of 13' with a downhill overall height of 15' on a sloping site, and yardwalls and coyote fence to a height of 6'. (David Rasch)

3. Case #H-17-010 352 Hillside Avenue. Downtown & Eastside Historic District. Barbara Felix, agent for Arnold and Sandra Rewado, owners, proposes to construct 161 sq. ft. of additions, and replace windows and doors on a non-statused residential structure. (David Rasch)

4. Case #H-17-011. 550 Camino del Monte Sol. Downtown & Eastside Historic District. Lorn Tryk, agent for Thomas Stoner and Laurie Larsen, owners, proposes to construct a 4' high coyote fence and a vehicle gate to a height of 5'11" where the maximum allowable is 6' at a significant residential property. (Nicole Ramirez Thomas)

5. Case #H-17-012. 113 Jimenez Street. Westside-Guadalupe Historic District. Will Mee, agent for Jared Slotoroff, owner, proposes to remodel a non-contributing residential structure including changing windows and doors, constructing a 42 sq. ft. pergola to a height of 7', a 6' high yardwall and a pedestrian gate. (Nicole Ramirez Thomas)

6. Case #H-17-013A. 522 Halona Street. Downtown & Eastside Historic District. Tim Curry, agent for David Powell, owner requests designation of primary elevations of a contributing residential structure. (Nicole Ramirez Thomas)

7. Case #H-17-014A. 201½ Ambrosio Street. Westside-Guadalupe Historic District. Marc Naktin, agent for Liz Perelstein, owner, requests designation of primary elevations of two contributing residential structures. (Nicole Ramirez Thomas)

8. Case #H-17-014B. 201½ Ambrosio Street. Westside-Guadalupe Historic District. Marc Naktin, agent for Liz Perelstein, owner, proposes to construct a 280 sq. ft. of addition with a 36" high clerestory to a height of 12'10" where the maximum allowable height is 14'4" on a contributing residential structure. An exception is requested place an addition at less than 10' from a primary façade (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)

9. Case #H-17-015A. 612 Garcia Street. Downtown & Eastside Historic District. HPD Staff requests a historic status review of a non-statused residential structure. (Nicole Ramirez Thomas)

10. Case #H-17-015B. 612 Garcia Street. Downtown & Eastside Historic District. Jack Robinson, agent for Felicia Bons, owner, proposes to remove fireplaces and chimneys, replace windows and doors on a non-statused residential structure. An exception is requested to exceed the 30" lite standard (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)

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 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda.

Westside-Guadalupe Historic District.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law as amended. 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. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

Vice-Chair Katz announced to the public the procedures for appealing a decision of the Board. He also explained that signs posted to notify the public of case reviews should be removed after the case is reviewed by the Board.

1. **Case #H-17-002. 600 Camino del Monte Sol.** Downtown & Eastside Historic District. Vahl Jackson, agent for Carolyn Blackburn, owner, proposes to construct a yardwall to the maximum allowable height of 4'8" and vehicle and pedestrian gates to a height of 4'2" on a non-contributing residential property. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

600 Camino del Monte Sol is a single-family residence that was constructed in the Spanish-Pueblo Revival style in 1959 by Charles Digneo from the family of masons who worked around town in the late 19th century. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On January 24, 2017, the HDRB postponed action pending clarification about the proposal. The applicant has addressed the Board's questions and now proposes to remodel the property with the following three items.

1. A stuccoed yardwall will be constructed along the entire street-frontage of the property. The wall will be at the maximum allowable height of 4' 8" with several steps in height as the land slopes down to the west. At both sides of the driveway entrance, the yardwall will continue at an angle further into the property. The applicant proposes a 12" radius at the wall angle and a 2" radius at all other edges. The wall will be stuccoed with El Rey cementitious "Buckskin".

2. An 11' 3" wide x 4' 2" high vehicle gate will be installed at the back of the wing walls. It will be openwork steel finished with wood in a dark brown color.

3. A 3' wide x 4' 2" high pedestrian gate, that will match the vehicle gate, will be installed south of the vehicle gate.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff regarding this case.

Applicant's Presentation

Mr. Vahl Jackson, 2332 School Road, was sworn. He explained that he didn't have the radii of the wall angles identified at the January meeting and the drawing had sharp angles so they "just made it smooth."

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Board Discussion

Member Biedscheid said the pedestrian gate is south of the vehicle gate but in the packet, it shows it north of the vehicle gate.

Mr. Rasch confirmed it is south.

Action of the Board

Member Roybal moved in Case #H-17-002 at 600 Camino del Monte Sol, to approve the application with staff recommendations. Member Boniface seconded the motion and it passed by

unanimous voice vote.

2. **Case #H-17-009. 1594 Cerro Gordo Road.** Downtown & Eastside Historic District. Suby Bowden and Associates, agent for Robert Gaylor, owner, propose to construct a 3,190-sq. ft. residence to a height of 16' with a downhill overall height of 20' on a sloping site where the maximum allowable height is 13'2" and a 1,499-sq. ft. guest house to a height of 13' with a downhill overall height of 15' on a sloping site, and yardwalls and coyote fence to a height of 6'. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1594 Cerro Gordo Road is a vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct primary and secondary residences on this sloping site with street frontage.

Primary Residence

A 3,190-square foot residential structure will be constructed in a simplified Santa Fe Style to a street-facing height of 16' on sloping grade where the maximum allowable height is 13' 2". The Board may grant up to 4' additional height without an exception, or up to 17' 2".

The building lacks typical details of Spanish-Pueblo Revival or Territorial Revival, but it does have room block massing. Contemporary details include non-traditional windows and rear portals that can barely be considered as portals. As such, the portals allow for larger lite dimensions without an exception.

Secondary Residence

A 1,499-square foot guest house will be constructed in a Simplified Santa Fe Style to a height of 13' on sloping grade.

Other Site Work

Stuccoed yardwalls and coyote fencing will not exceed 6' in height.

RELEVANT CODE CITATIONS

14-5.2(D)(9)(c) Height

(ii)(F)
In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3/14/2022

Property Owner of Record: Todd Staudley/John Dershberg

Applicant/Agent Name: ALEX SOLORZANO

Contact Person Phone Number: 505 469 0791

Site Address: 600 CAMINO DEL MONTE SOL

Proposed Construction Description: Rear shade structure renovation

TOTAL ROOF AREA:

Zoning District: R2

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: D&E 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 _____

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

Lot Coverage: 7.9 %
☐ Open Space Required: _____

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

Height: Proposed NO CHANGE
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.

ALEX SOLÓRZANO [☐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 3/16/2022

To Be Completed By City Staff:

2022-005039-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: Portal and deck addition on the rear of the residence.
Legal lot of record is established. Lot coverage at 7.9%

REVIEWER: Lani J McCulley **DATE:** 03/17/2022

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

Revised 1-14-13

March 13, 2022

Carly Piccarello
Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 600 Camino del Monte Sol

Dear Ms. Piccarello,

We are planning to improve the rear decking, stairs and shade structure located on the west side of the house.

There is currently a storage structure covered with a flimsy structure made out of steel and wood. The railings are a combination of concrete blocks, and wood. The existing stairs are wood.

We are proposing to remove the existing shade, railing and stairs. We will install wood decking over the storage structure and expand the floor area towards the carport (north). We will replace the wood and concrete block railing with Corten steel and will build new Corten steel steps to the north.
A 4 feet section of the carport's cement block railing will be removed to create a pass-through towards the new deck. The removed cement blocks will be integrated into the new deck railing.
The existing metal shade will be replaced with a wood pergola with corten steel structure.

The lot area the lot is 0.453 Ac. +/-. The area of the existing shade structure is 120 sq ft and the area of the new proposed structure will be 210 sq ft.

The used wood will be stained in a brown shade and the corten steel will have a weathered finish as other existing corten steel elements around the property.

The sliding door located on the west side by the new rear structure will be replaced with a new high efficiency unit with the same three panel configuration. The color of the frame will be "tan" to match the existing windows around the house.

In addition, the existing door from the carport to the house (North façade), will be removed and the stucco will be patched to match the existing color.

Please feel free to reach out to me with any questions.

Sincerely,

Alex Solorzano, Agent

GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN, AND SHALL BE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

2. IN THE EVENT THE LANDSCAPE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IN WRITING.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK. FAILURE TO DO SO MAY RESULT IN THE REPAIR OR REPLACEMENT OF WORK AT LANDSCAPE CONTRACTORS EXPENSE.

4. LANDSCAPE CONTRACTOR SHALL NOT SCALE DRAWINGS. IN THE EVENT OF A DISCREPANCY BETWEEN SCALED PLANS AND DIMENSIONS, WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IN WRITING FOR WORK REQUIRING DIMENSIONS NOT NOTED ON PLANS, PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS. FAILURE TO DO SO MAY RESULT IN THE REPAIR OR REPLACEMENT OF WORK AT LANDSCAPE CONTRACTORS EXPENSE.

5. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

6. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED (U.O.N.).

7. DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING RFI'S FOR ANY UNCLEAR INFORMATION ON PLANS, DETAILS, ETC.

8. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.

9. AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.

10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER, THEIR EMPLOYEES OR SUBCONTRACTORS.

11. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE LANDSCAPE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

12. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.

13. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.

14. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXXXXXXXX. DATED XXXXXXX 1, 20XX: BASEMENT AND SWIMMING POOL EXCAVATIONS; PIER DRILLING; SPREAD FOOTING EXCAVATION; RETAINING WALL AND POOL BACKFILL; SUBGRADE PREPARATION AND BASEROCK COMPACTION BENEATH HARDSCAPES; PLACEMENT AND COMPACTION OF ENGINEERED FILL; AND INSTALLATION OF SITE DRAINAGE CONTROL SYSTEMS.

GEOTECHNICAL ENGINEERS SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY GEOTECHNICAL ASPECTS OF THE CONSTRUCTION AND SHOULD BE PRESENT TO OBSERVE AND TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT."

SHEET INDEX

A0.00 COVER SHEET

A0.01 SURVEY

A0.02 SITE PLAN

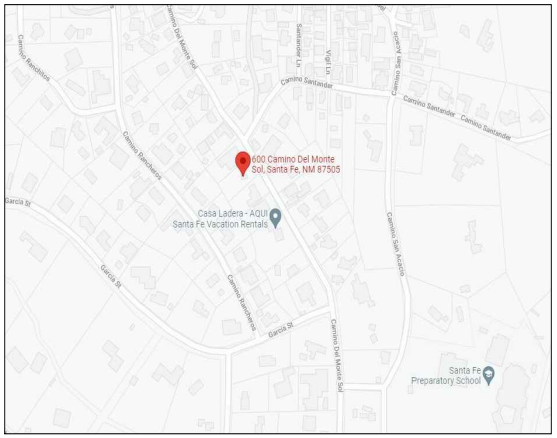
A1.00 FLOOR PLAN

A1.01 ROOF PLAN

A2.00 EXTERIOR ELEVATIONS

A2.01 PROPOSED MATERIALS + FINISHES

SITE LOCATION MAP



SCOPE OF WORK STATEMENT

REAR DECK IMPROVEMENT

SCOPE OF EXISTING / PROPOSED SQUARE FOOTAGE

EXISTING REAR LANDING AND SHADE STRUCTURE: 120 SQUARE FEET

PROPOSED REAR DECK AND PERGOLA: 210 SQUARE FEET

INSPECTIONS

INSPECTIONS TO BE PERFORMED BY CERTIFIED COUNTY INSPECTOR.

SOILS:	GEOTECHINCAL ENGINEER TO VERIFY ADEQUATE MATERIALS BELOW FOOTINGS PRIOR TO CONSTRUCTION OF STRUCTURAL WALLS.
CONCRETE:	INSPECTOR IN INSPECT ALL STEEL WORK PRIOR TO CONCRETE POUR.
STRUCTURAL STEEL:	INSPECTOR TO VERIFY ALL WELDS.

CODE COMPLIANCE

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

2019 NEW MEXICO BUILDING CODE

2019 NEW MEXICO RESIDENTIAL CODE

2019 NEW MEXICO PLUMBING CODE

2019 NEW MEXICO ELECTRICAL CODE

2019 NEW MEXICO ENERGY CODE

GENERAL LEGEND

PL	PROPERTY LINE	(E) = EXISTING
MATCHLINE	MATCHLINE	(N) = NEW
℄	CENTERLINE	SAD= SEE ARCHITECTURE DRAWINGS
	ALIGN	SCD= SEE CIVIL DRAWINGS
XX / LXXX	DETAIL CALLOUT	SSD= SEE STRUCTURAL DRAWINGS
XX / LXXX	SECTION / ELEVATION	AFF = ABOVE FINISHED FLOOR
		FFE = FINISHED FLOOR ELEVATION
		TW = TOP OF WALL
XX	REVISION NUMBER / REVISION CLOUD	BW = BOTTOM OF WALL
		TC = TOP OF CURB
		BC = BOTTOM OF CURB
		TS =TOP OF STAIR
		BS =BOTTOM OF STAIR
		FG = FINISHED GRADE

PROJECT DIRECTORY

OWNERS:	TODD STANDLEY & JOHN DERRYBERRY 600 CAMINO DEL MONTE SOL SANTA FE, NM 87505
AGENT:	ALEX SOLORZANO 1245 MADRID RD. SANTA FE, NM 87505
CONTRACTOR:	JOSH ALLEN - WOODWRIGHT LLC. 535A SALAZAR ST. SANTA FE, NM 87501

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

date:	03.14.2022

rev	date	description

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sheet title:

COVER SHEET

L0.00

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

BEARINGS ARE GRID BASED ON ROTATING THE RECORD BOUNDARY HOLDING THE S.E. CORNER OF LOT 2 AND ROTATING TO THE S.W. CORNER OF LOT 1 TO FIELD TIES USING GRID BEARINGS. BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM THE REFERENCED RECORDED PLAT AND DO NOT REFLECT FIELD TIES BETWEEN MONUMENTS.

SANTA FE COUNTY 1' CONTOURS CIRCA 2013 AERIAL MAPPING WAS RELIED ON FOR THE AREAS OUTSIDE OF THE SUPPLEMENTAL TOPO AREA.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOT HAS NOT BEEN DONE

CONTROL REFERENCE AND LEGEND

BEARINGS ARE GRID, SHOWN ("ROT"), REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800' AMSL. TO CONVERT DISTANCES TO NMSPC, MULTIPLY BY 0.999583883.
ELEVATIONS ARE NAVD88(2018).

ALL REFERENCE TO NAD83(1992) DERIVED FROM DAWSON2 GPS BASE STATION N=1,687,626.870 E=1,708,833.475, ESTABLISHED FROM SANTA FE COUNTY CONTROL STATIONS USING DATA FROM THE 2018 NGS DATA SHEET.

BASIS OF ELEVATIONS: NGS SURVEY CONTROL BRASS CAP FT. MARCY 2018
DATASHEET: 7142.043

LEGEND

- CALCULATED POINT, NOT SET
- DENOTES FOUND POINT, AS NOTED
- +00.0 SPOT ELEVATION
- CPP CORRUGATED PLASTIC PIPE
- PINON TREE
- JUNIPER/CEDAR TREE
- DECIDUOUS TREE
- GAS METER
- UTILITY
- FENCELINE
- OH OVERHEAD UTILITY

REFERENCES

1. SUBDIVISION NUMBER ONE, DE VARGAS DEVELOPMENT COMPANY, PREPARED BY WALTER G TURLEY, RECORDED IN PLAT BOOK 2 PAGE 191.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION ON JANUARY 31, 2022. THE CONTOURS OUTSIDE OF THE SUPPLEMENTAL TOPO AREA ARE DERIVED FROM SANTA FE COUNTY G.I.S. 1' CONTOUR MAPPING AND HAVE BEEN VERIFIED UNDER MY PERSONAL SUPERVISION AS DEPICTED BY THE SPOT ELEVATIONS SHOWN AND AREAS HAVE BEEN SUPPLEMENTED ON THE GROUND VIA GPS SURVEYING WITHIN THE AREA SHOWN. THIS IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY COMPILED BY ME. BASED ON THE SPOT ELEVATIONS SHOWN, AT LEAST 95% OF THOSE POINTS TESTED ARE WITHIN MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND MAP ARE CORRECT, TRUE AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS.

DIEGO J. SISNEROS N.M.P.L.S. 13986 2/16/2022

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR



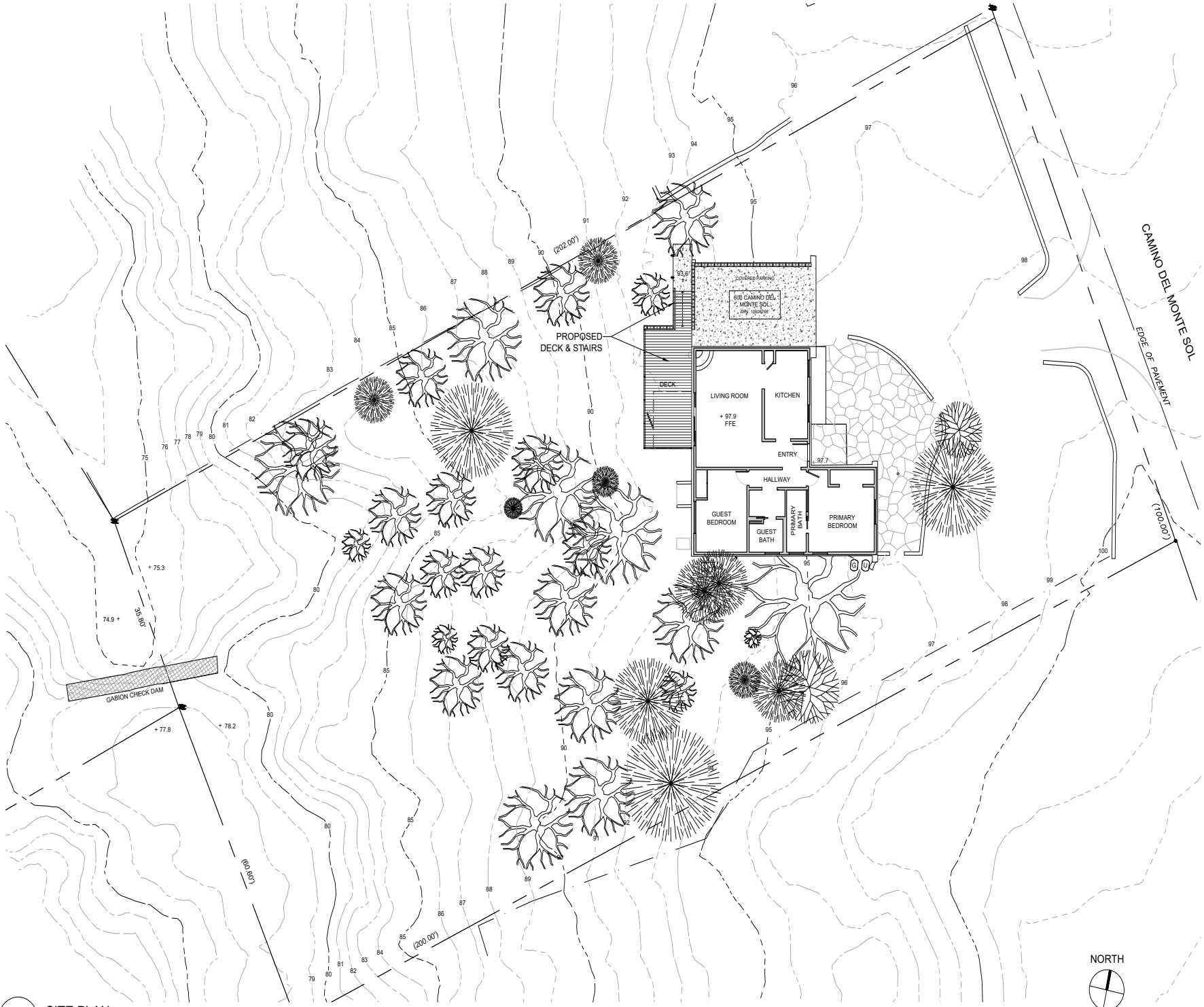
TOPOGRAPHIC SURVEY SHOWING LOT 2 SUBDIVISION NUMBER ONE DE VARGAS DEVELOPMENT COMPANY

LYING WITHIN PROJECTED SECTION 30, T17N, R10E, NMPM
COUNTY OF SANTA FE, NEW MEXICO

A0.01

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M. 87507

FILE# 10714TOPO DATE: 02/16/22



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

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

date:	03.14.2022

rev	date	description

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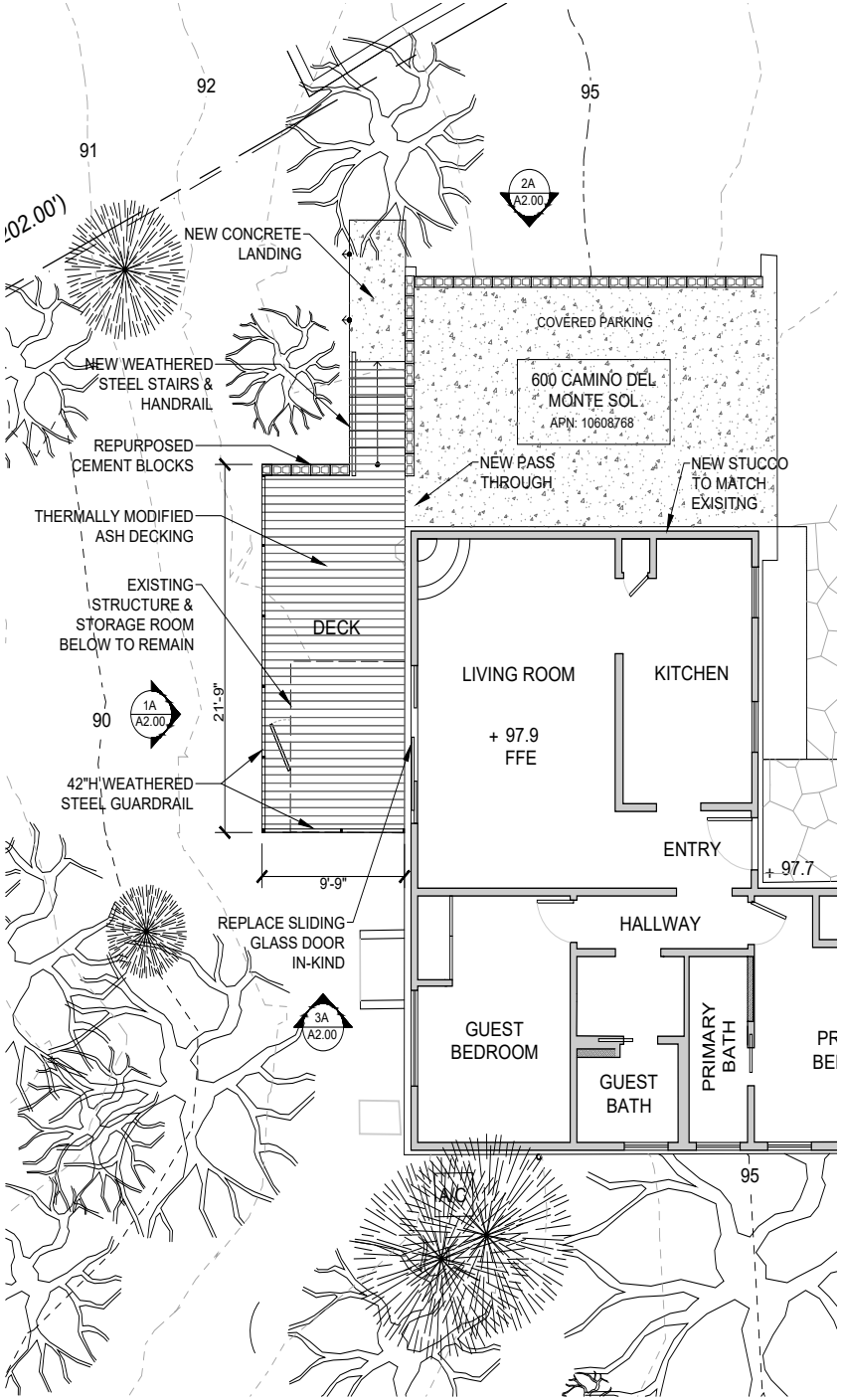
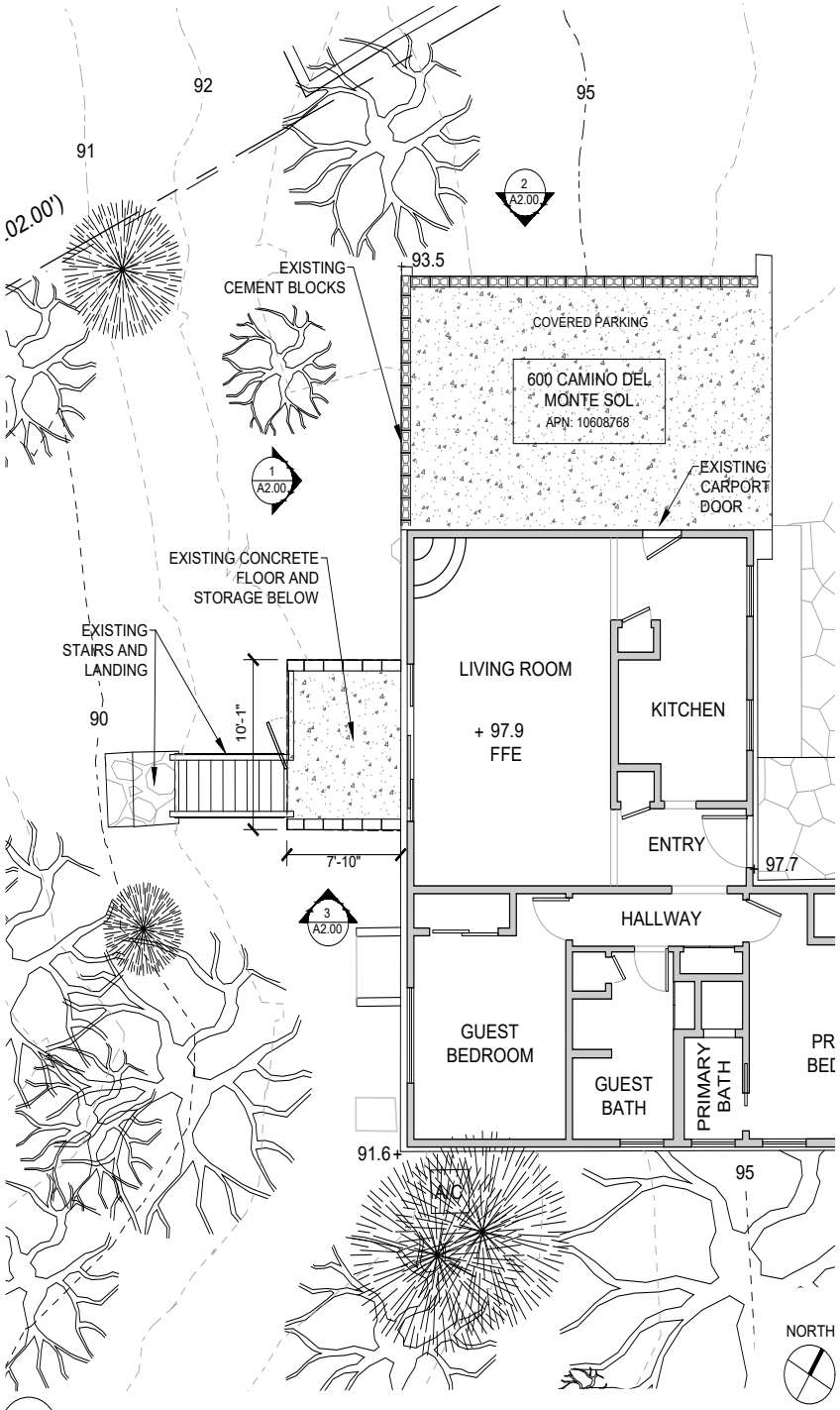
sheet title :

SITE
PLAN

A0.02



2 PROPOSED REAR DECK
SCALE: 1/4" = 1'-0"



1 EXISTING REAR LANDING
SCALE: 1/4" = 1'-0"

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

date:	03.14.2022

rev	date	description

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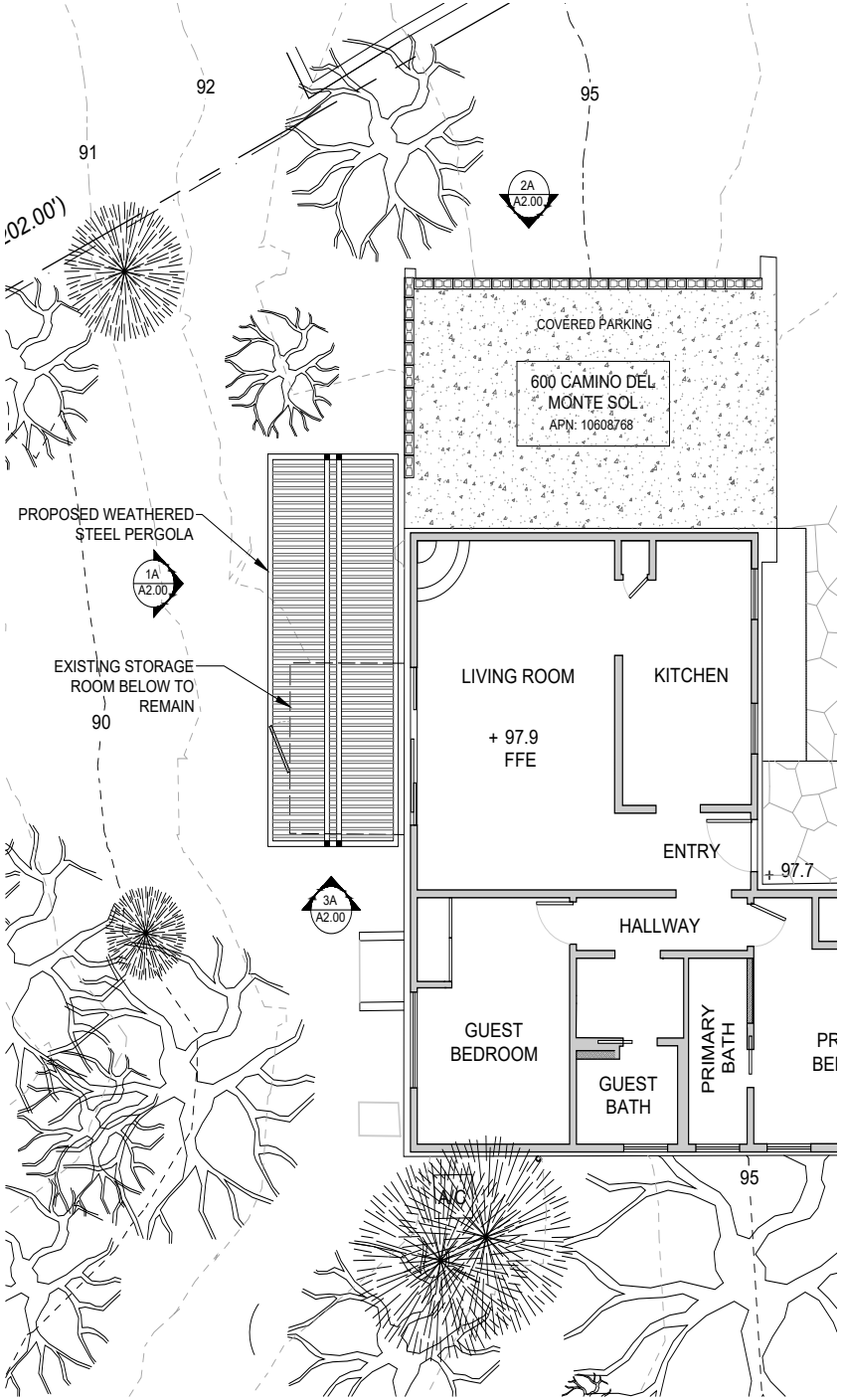
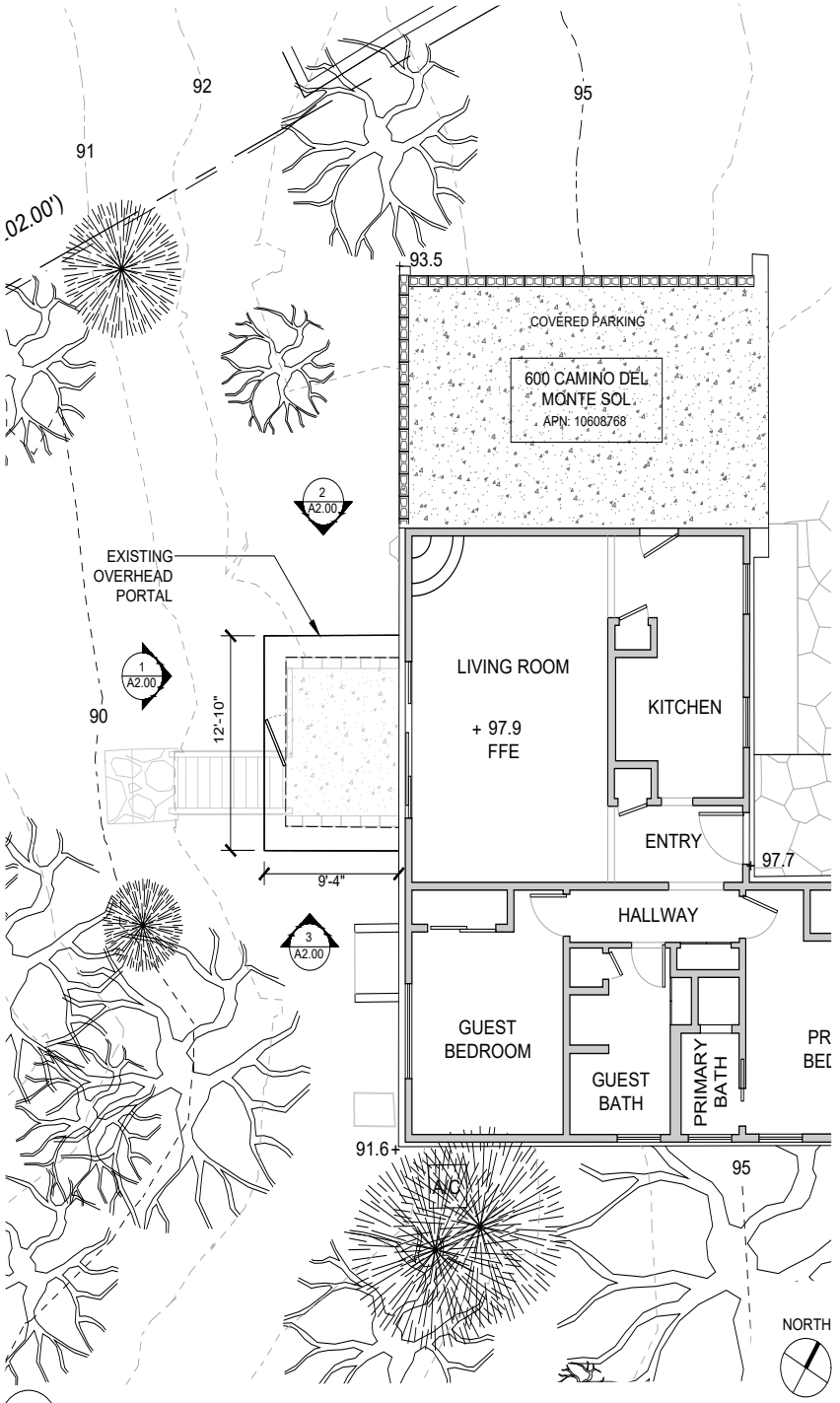
sheet title :

REAR DECK

A1.00



2 PROPOSED REAR PERGOLA
SCALE: 1/4" = 1'-0"



1 EXISTING REAR PORTAL
SCALE: 1/4" = 1'-0"

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

date:	03.14.2022
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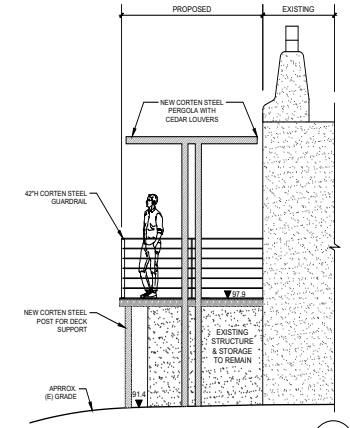
sheet title :

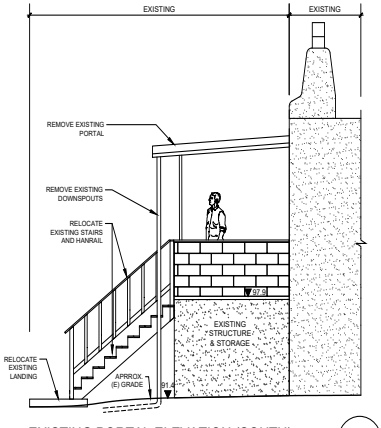
ROOF PLAN

A1.01



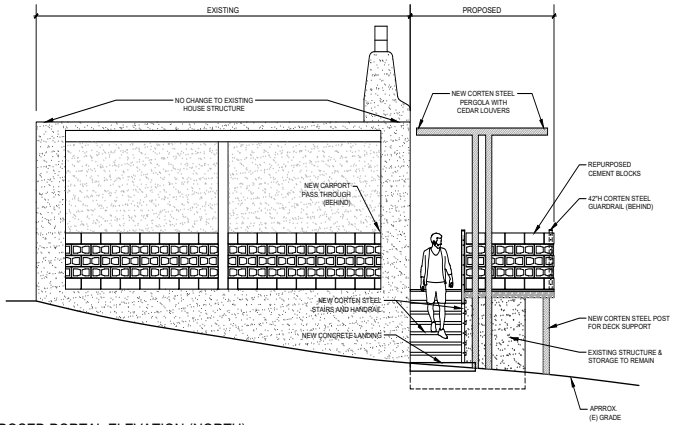
PROPOSED PORTAL ELEVATION (SOUTH) 3A

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



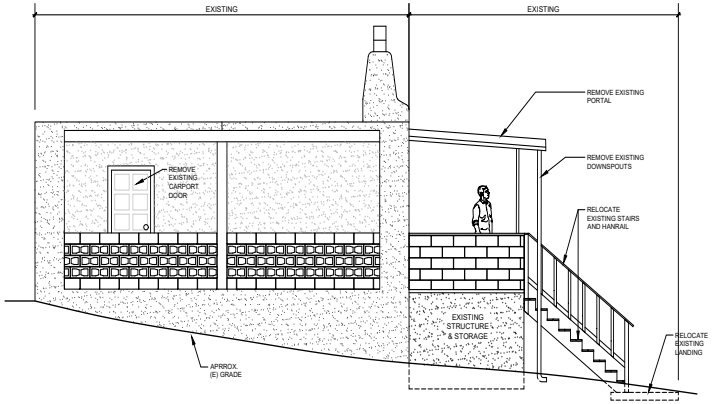
EXISTING PORTAL ELEVATION (SOUTH) 3

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



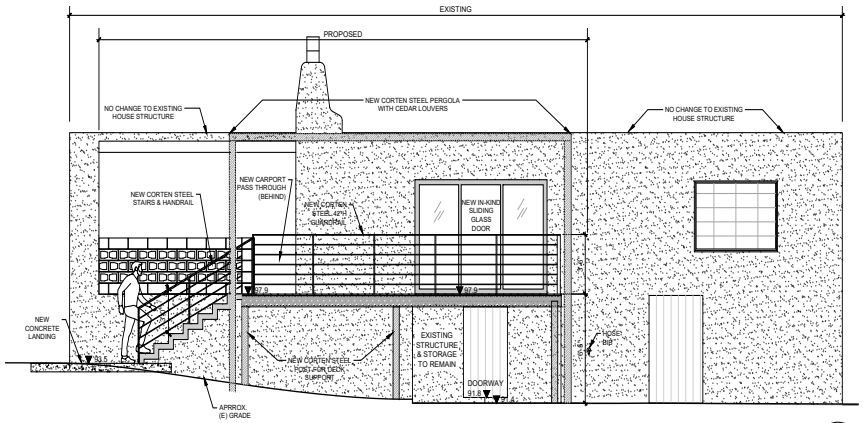
PROPOSED PORTAL ELEVATION (NORTH) 2A

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



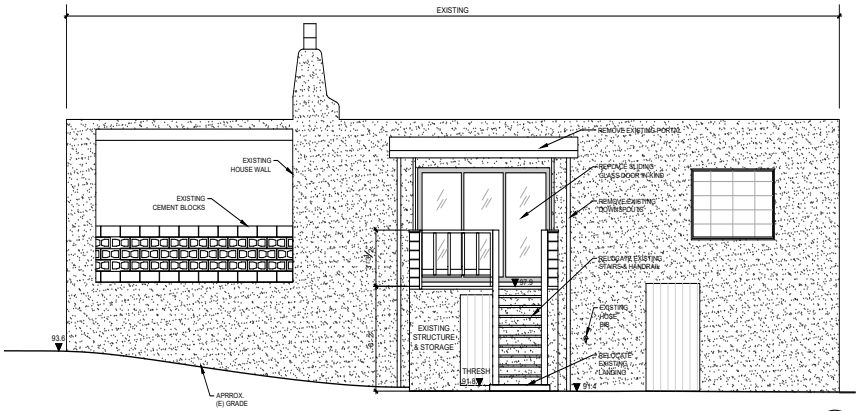
EXISTING PORTAL ELEVATION (NORTH) 2

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



PROPOSED PORTAL ELEVATION (WEST) 1A

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



EXISTING PORTAL ELEVATION (WEST) 1

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

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

date: 03.14.2022

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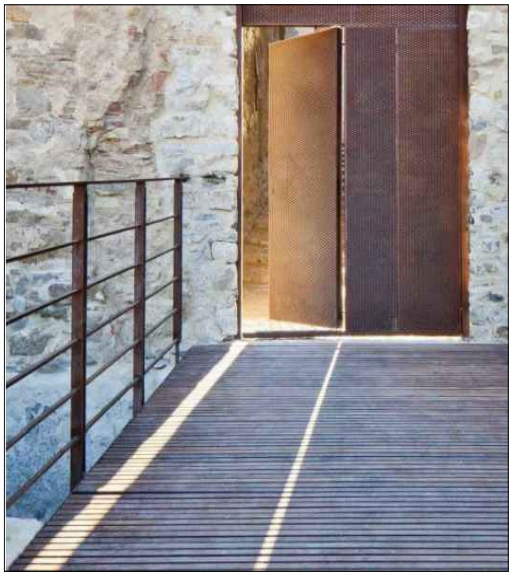
sheet title:

EXTERIOR ELEVATIONS

A2.00



PROPOSED GUARDRAIL:

CORTEN STEEL POSTS, TOP BAR & 3/8"Ø RODS



PROPOSED STAIRS:

CORTEN STEEL GRATE TREADS



PROPOSED DECKING:

THERMALLY MODIFIED ASH



PROPOSED PERGOLA:

CORTEN STEEL POSTS & FRAME WITH
THERMALLY MODIFIED ASH SLATS

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

date: 03.14.2022

rev	date	description

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sheet title:

PROPOSED
MATERIALS
+ FINISHES

A2.01



Rear shade structure and storage (North view)



Rear shade structure and storage (South view)



Rear shade structure and storage (West view)



House west facade



House north façade (door to be removed)



Carport (door to be removed)



House east façade (street view)



House southeast façade



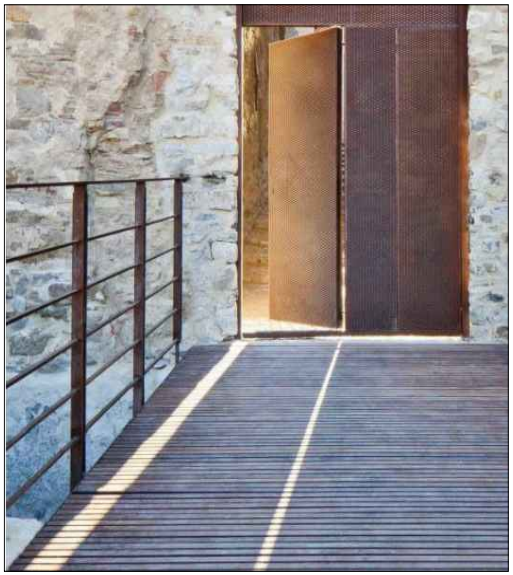
House southwest facade



Existing weathered corten steel gate



Existing weathered corten steel gate



PROPOSED GUARDRAIL:

CORTEN STEEL POSTS, TOP BAR & 3/8"Ø RODS



PROPOSED STAIRS:

CORTEN STEEL GRATE TREADS



PROPOSED DECKING:

THERMALLY MODIFIED ASH



PROPOSED PERGOLA:

CORTEN STEEL POSTS & FRAME WITH
THERMALLY MODIFIED ASH SLATS

HISTORICAL BOARD REVIEW

600 CAMINO DEL MONTE SOL
SANTA FE, NM 87505

NOT FOR CONSTRUCTION

Lani J McCulley
2022-005039-PAR
Current Planning 3/17/2022

date:	03.14.2022

rev	date	description

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sheet title :

PROPOSED
MATERIALS
+ FINISHES

A2.01

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005027--HDRB

Project Description:

Project Location(s): 830 EL CAMINITO
Santa Fe, NM 87505

Contacts:

Applicant: VIGIL DESIGN vigildesign505@gmail.com
P.O. BOX 193
TESEQUE, NM 87574

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1991

Year of Construction: 1931

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005027-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**

__x__ **Zoning Review Sheet**

____**Other**: height calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** exception criteria responses, memorandum of agreement on lot line

STAFF RECOMMENDATION:

Staff does not find that the exception criteria have been met, however the board may do so upon further testimony. If so, Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

830 El Caminito is a single-family residential structure with Significant status, with all facades primary 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 with smooth stucco, rounded corners, and a flat roof with raised 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 from an unknown date. The south elevation has no openings or other notable features, 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.

The applicant now proposes the following:

1. Remodel the Contributing garage:
    a. Create an entry door on the north façade;
    b. Construct an overhang over the north door for weather protection;
    c. Raise the east portion of the roof from 10 feet 10 inches to 11 feet 6 inches, below the maximum allowable of 17 feet.
    d. Reduce the opening on the west (primary) façade to accommodate with simulated divided lights constructed of aluminum clad wood. The non-historic garage door will be removed.
        i. An exception is requested to Section 14-5.2(D)(1)(a) to alter architectural features that embody the status (change garage door opening to accommodate windows)
    e. Stucco will be El Rey Buckskin in color;
2. Construct a carport addition adjoining to the south of the Contributing garage;
    a. It will be constructed 4 feet 2 ½ inches in front of the west primary façade of the garage.
    b. It will be 440 square feet and 11 feet 6 inches in height, about 6 inches higher than the Contributing garage;
        i. An exception is requested to Section 14-5.2(D)(2)(d) to construct within 10’ of a primary facade and in excess of 50 % of the square footage of a contributing structure;
    c. It will have a flat roof, parapet and wood lintel above the entrance opening;
    d. Wood will be stained Miniwax “honey;”
    e. The roof will be torch down colored “tan.”

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) to alter architectural features that embody the status (change garage door opening to accommodate windows)

(i) *Do not damage the character of the district*
Applicant Response:

There are detached carports down the street that are similar in character.

Staff Response:
Staff does not agree with the applicant's response. Damage to the district is assessed according to the potential for a proposal to threaten the structure's status. The structure today shows its history as a garage. This would be threatened by changing the opening and creating a false sense of history.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
The location we are proposing is the best location as it's nearest the driveway that exits onto Camino Ranchitos. It allows for the cars to do a three-point turn within the existing parking area so that the cars can exit in a forward fashion, thus protecting pedestrians/vehicles.Attaching the carport to the existing structure allows us to keep the open space on the south end of the property. It also provides a safe location for the storage at the back.

Staff Response:
Staff does not agree with the applicant's response. Retaining the garage door opening is not associated with any hardship or threat to the public.

(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 attached carport is the best placement as existing setbacks don't allow an alternate placement that would meet the size needed. It eliminates what little open space that exists and places it behind the garage, were it to be located here. We would have to make the carport narrower to accommodate two cars to fit within the setbacks.

Staff Response:
Staff does not agree with the applicant's response. Retaining the garage door opening remains a legitimate design alternative.

1. **Exception to 14-5.2(D)(2)(d) to construct within 10' of a primary facade a**
2. **Exception to 14-5.2(D)(2)(d) to construct in excess of 50% of the square footage of a contributing structure (carport)**

(i) *Do not damage the character of the district*
Applicant Response:
There are detached carports down the street that are similar in character.

Staff Response:
Staff does not agree with the applicant's response. Damage to the district is assessed according to the potential for a proposal to threaten the structure's status. The status may not be compromised by the proposed construction; however other options remain to preserve a proper aesthetic and proportional relationship.

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

Applicant Response:

The location we are proposing is the best location as it's nearest the driveway that exits onto Camino Ranchitos. It allows for the cars to do a three-point turn within the existing parking area so that the cars can exit in a forward fashion, thus protecting pedestrians/vehicles.
Attaching the carport to the existing structure allows us to keep the open space on the south end of the property. It also provides a safe location for the storage at the back.

Staff Response:

Staff does not agree with the applicant's response.

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

Applicant Response:

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. (what other options did you consider and why are they not feasible?) See answer page 1.
The historic board has an obligation to allow modifications that serve functions for use in today's world. We can keep the integrity of the past and still allow for modifications.

Staff Response:

Staff does not agree with the applicant's response. Alternative design options have not been presented.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H1952

IDENTIFICATION

ADDRESS: 830 El Caminito
Camino del Monte Sol National Historic District

ID NUMBER: 051600167

BUILDING NAME: Applegate's Torreon

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☐ RANGE 10 E ☑ SEC 30 NW 1/4 SW 1/4

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

DATE OF CONSTRUCTION:
1921-1931 ESTIMATE by 1932 ACTUAL

SOURCE(S) 1932-1933 city directory

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish-Pueblo Revival/ Torreon

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES ___ NO

WHAT TYPE? cottage, garage

IF INVENTORIED, LIST ID NUMBER(S)

051600167

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

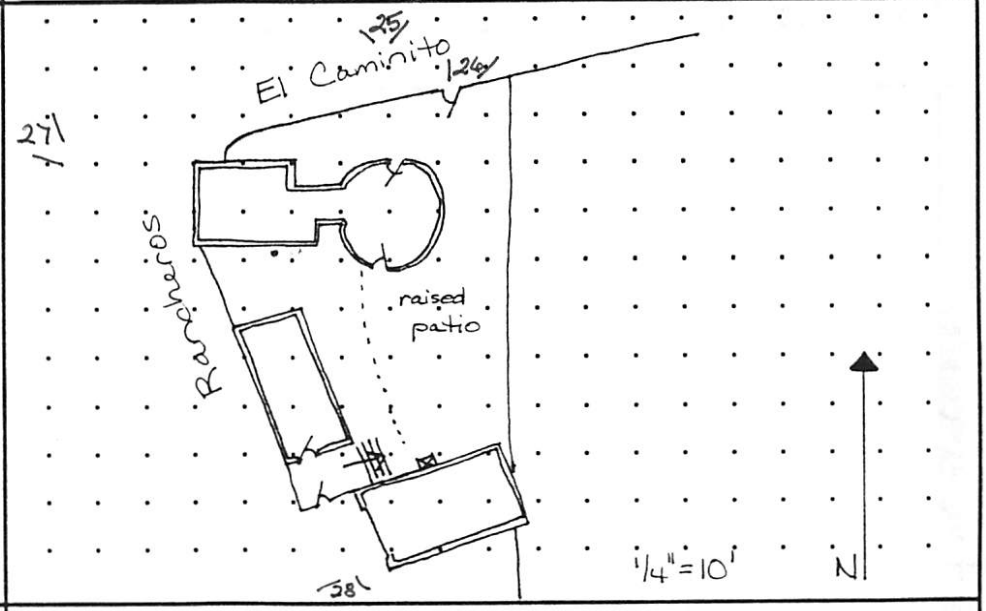
___ YES X NO

PHOTO



#25 north elevation

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 Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

X NOTEWORTHY ~~SIGNIFICANT~~ X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 9 NEG # 25 TO 28

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	adobe/stucco	
FOUNDATIONS	not visible	
DOORS	wood panel – one small light with grille	garage has single panel door
WINDOWS	varied – 1/1 & 4/4 DHW, 4-light casements, fixed	south-facing wall of west wing has window wall of horizontal lights
PORTALES		
CANALES	metal	
PORCHES		
BALCONIES		
ROOFS	flat with irregular parapet, stepped on N	cottage has flat parapet, as does garage
COURTYARDS	south of cottage and south of torreon – enclosed	by stucco wall; raised patio to east
FENCES/WALLS	tall stucco wall, east low stucco wall, N & W	
ARCH. DETAILS	group of metal flues, N	
OTHER	outdoor kiva fireplace N of garage	
COMMENTS	Tenants request no photos inside courtyard.	

ADDITIONAL PHOTOGRAPHS



#27 west elevation



#28 from SW

IDENTIFICATION

ADDRESS 830 El Caminito
Camino del Monte Sol National Historic District

ID NUMBER
051600167

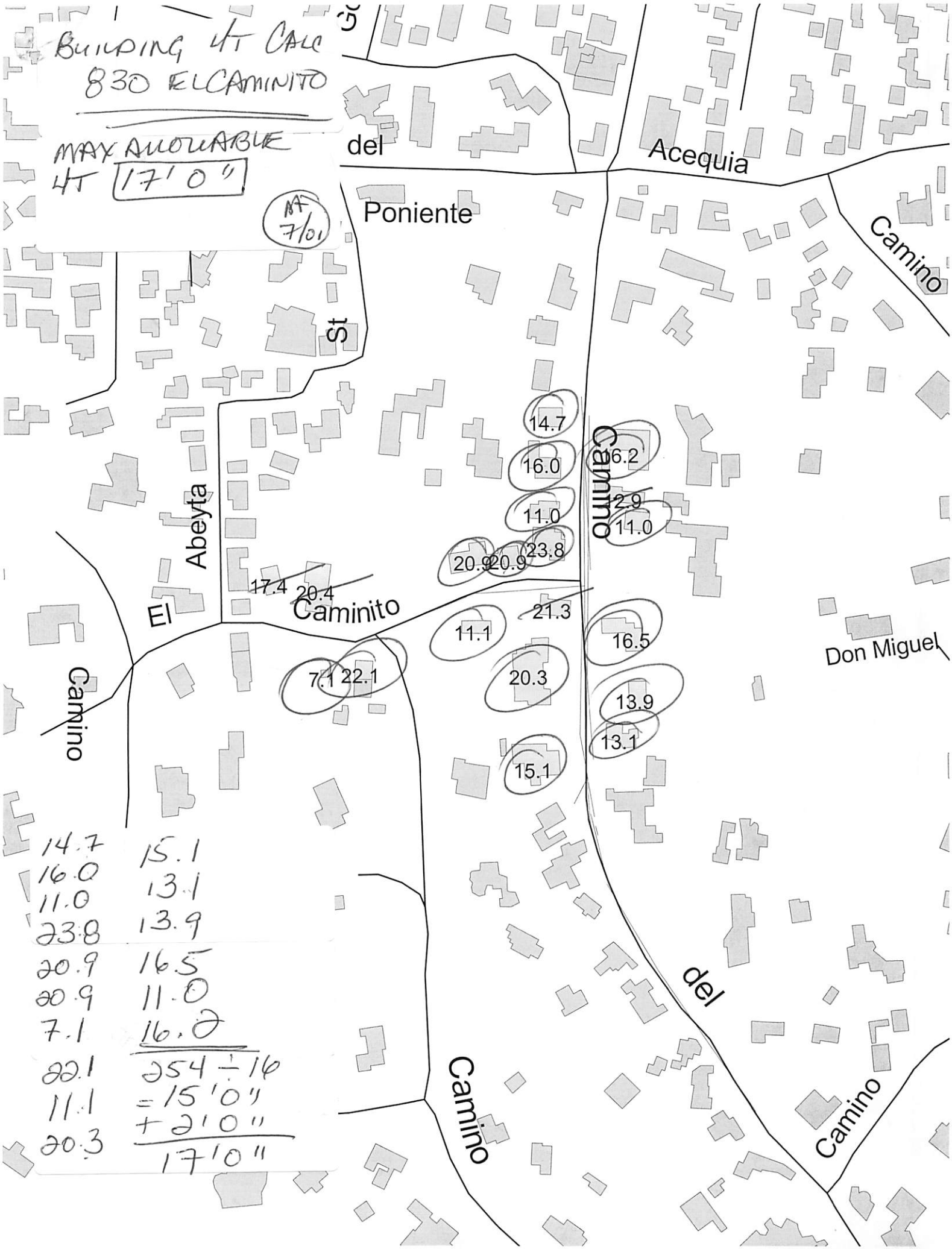
SURVEYED/RESEARCHED
DATE 8/91 BY DB

Based on the precedent of the Torreon, a Spanish Colonial defensive tower, this house is very unusual. It was built by Frank Applegate, artist and sculptor as well as author. Born 1882, died 1931. Works include Indian Stories from the Pueblos (1929) and Native Tales of New Mexico with Mary Austin (1932). Applegate lived in Santa Fe during the years 1921-1931.

The apartment and garage may have been built later; they appear on a 1951 survey plat.



#26 from northeast


BUILDING HT CALC
830 EL CAMINITO
MAX ALLOWABLE
HT 17'0"
MA 7/01
del
Acequia
Poniente
Camino
St
Abeyta
El
Caminito
Camino
Camino
14.7
16.0
11.0
23.8
20.9
20.9
17.4
20.4
16.2
12.9
11.0
21.3
11.1
16.5
7.1
22.1
20.3
13.9
13.1
15.1
Don Miguel
del
Camino
Camino
14.7 15.1
16.0 13.1
11.0 13.9
23.8 16.5
20.9 11.0
20.9 16.2
7.1
22.1 254 ÷ 16
11.1 = 15'0"
20.3 + 2'0"
17'0"

VIGIL DESIGN
P.O. BOX 193
TESUQUE, NEW MEXICO 87574

April 6, 2022

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

Attn: Daniel Schwab

Re: Michael & Jennifer Tansey
830 El Caminito

To Whom It May Concern:

We are proposing a remodel of the existing garage into an office w/powder room. As well as the addition of a two car carport with a small storage closet at the back, as room allows.

The north fascade has steps up to a landing area that has an outdoor fireplace. We would locate the entry door into the new office area in this area. And we would add a small overhang to protect the door from rain/snow. In order to do the entry, we have to raise a portion of the existing structure to create headroom. Once we are in, there will be steps back down to the office area.

The west side is the primary fascade as it currently has hinged two wooden doors with divide lites. The doors don't appear to be original, but rather from the '90's.

The south fascade currently has no distinctive attributes or fenestrations to make it noteworthy.

As requested, I am attaching photographs.

I am also including drawings as part of this submittal.

Respectfully,

Annette Vigil

PHONE: 505-455-2622 EMAIL: VIGILANNETTE@YAHOO.COM

VIGIL DESIGN
P.O. BOX 193
TESUQUE, NEW MEXICO 87574

April 18, 2022

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

Attn: Daniel Schwab

Re: Michael & Jennifer Tansey
830 El Caminito
Exceptions to construct carport.

14-5.2 (D)(1)(a) to alter architectural features that embody the status (change the garage door opening to fit smaller windows.

It seems more fitting to change the use to windows as we are changing the function of the space.

(i) Do not damage the character of the district; (it won't damage the Contributing status of the garage)

There are detached carports down the street that are similar in character.

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

The location we are proposing is the best location as it's nearest the driveway that exits onto Camino Ranchitos. It allows for the cars to do a three-point turn within the existing parking area so that the cars can exit in a forward fashion, thus protecting pedestrians/vehicles. Attaching the carport to the existing structure allows us to keep the open space on the south end of the property. It also provides a safe location for the storage at the back.

(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. (what other options did you consider and why are they not feasible?)

The attached carport is the best placement as existing setbacks don't allow an alternate placement that would meet the size needed. It eliminates what little open space that exists and places it behind the garage, were it to be located here. We would have to make the carport narrower to accommodate two cars to fit withing the setbacks.

PHONE: 505-455-2622 EMAIL: VIGILANNETTE@YAHOO.COM

14-5.2 (D)(2)(d) to construct within 10' of a primary fascade and in excess of 50% of the square footage of a contributing structure (new carport added onto Contributing garage):

My clients want to have the use of a two-car garage. It's within reason of what is considered reasonable.

(i) Do not damage the character of the district; it won't damage the Contributing status of the garage) There are detached carports down the street that are similar in character.

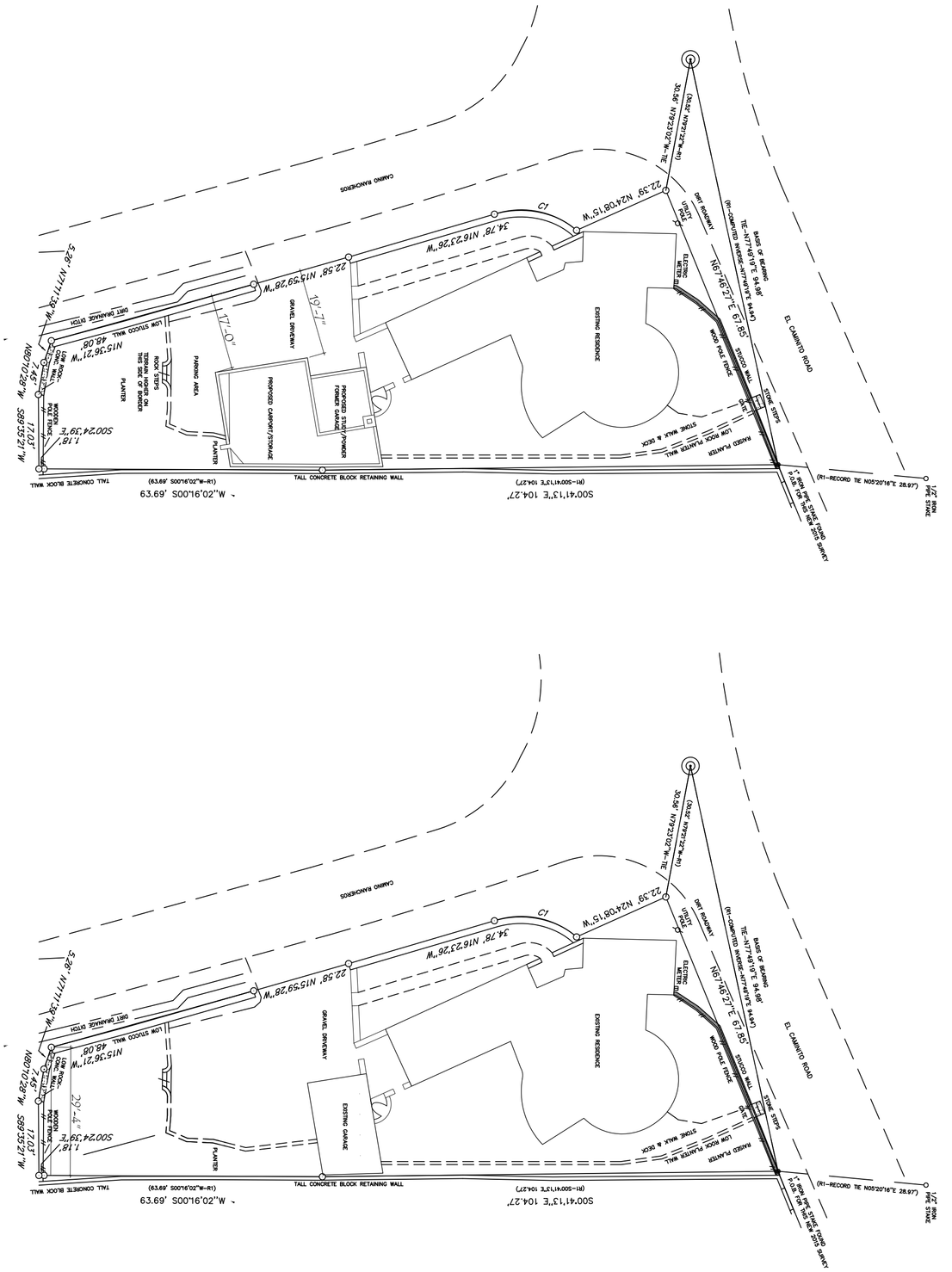
(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and

See answer page 1.

(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. (what other options did you consider and why are they not feasible?) See answer page 1.
The historic board has an obligation to allow modifications that serve functions for use in today's world. We can keep the integrity of the past and still allow for modifications.

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

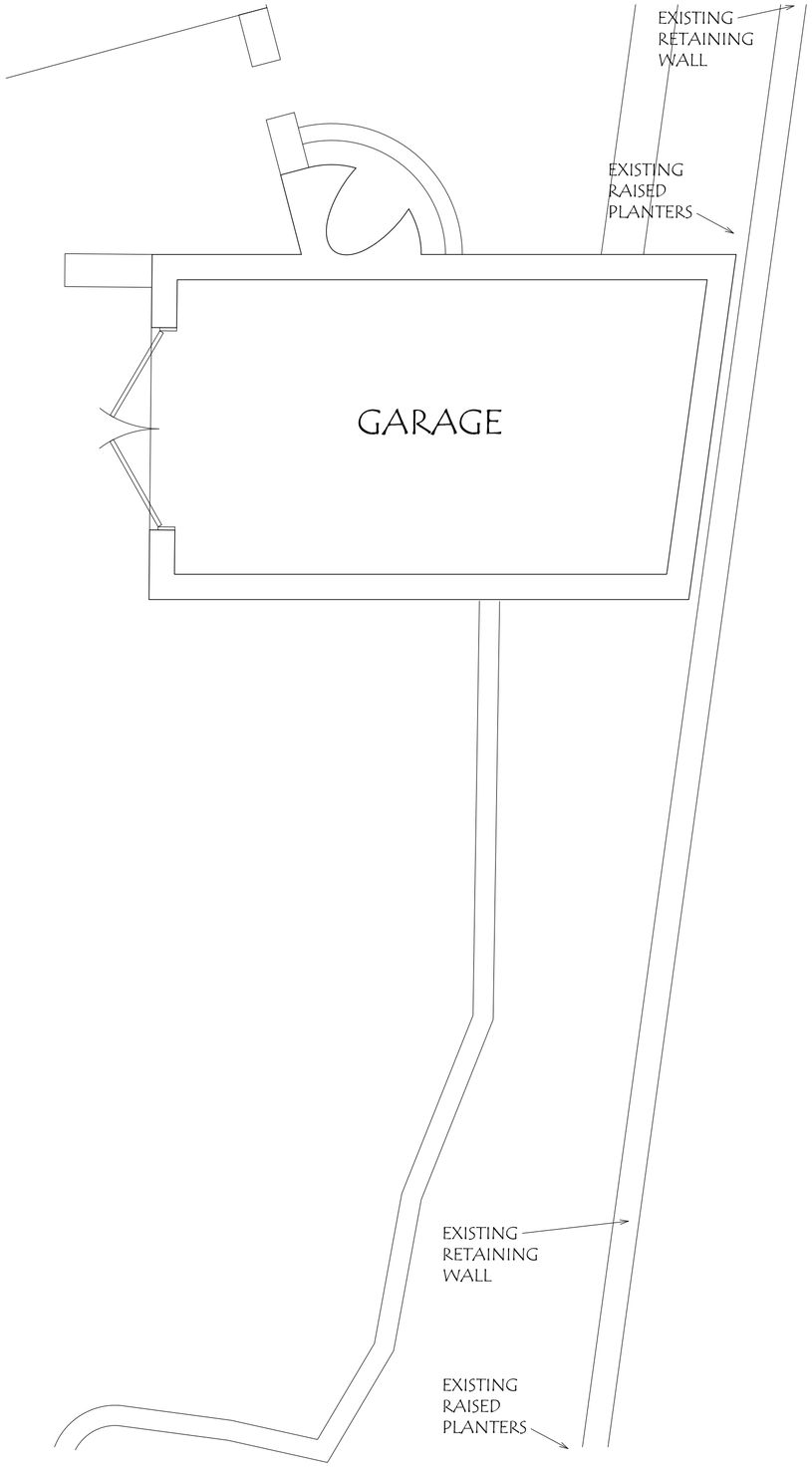


EXISTING SITE PLAN

SCALE: 1" = 20'-0"

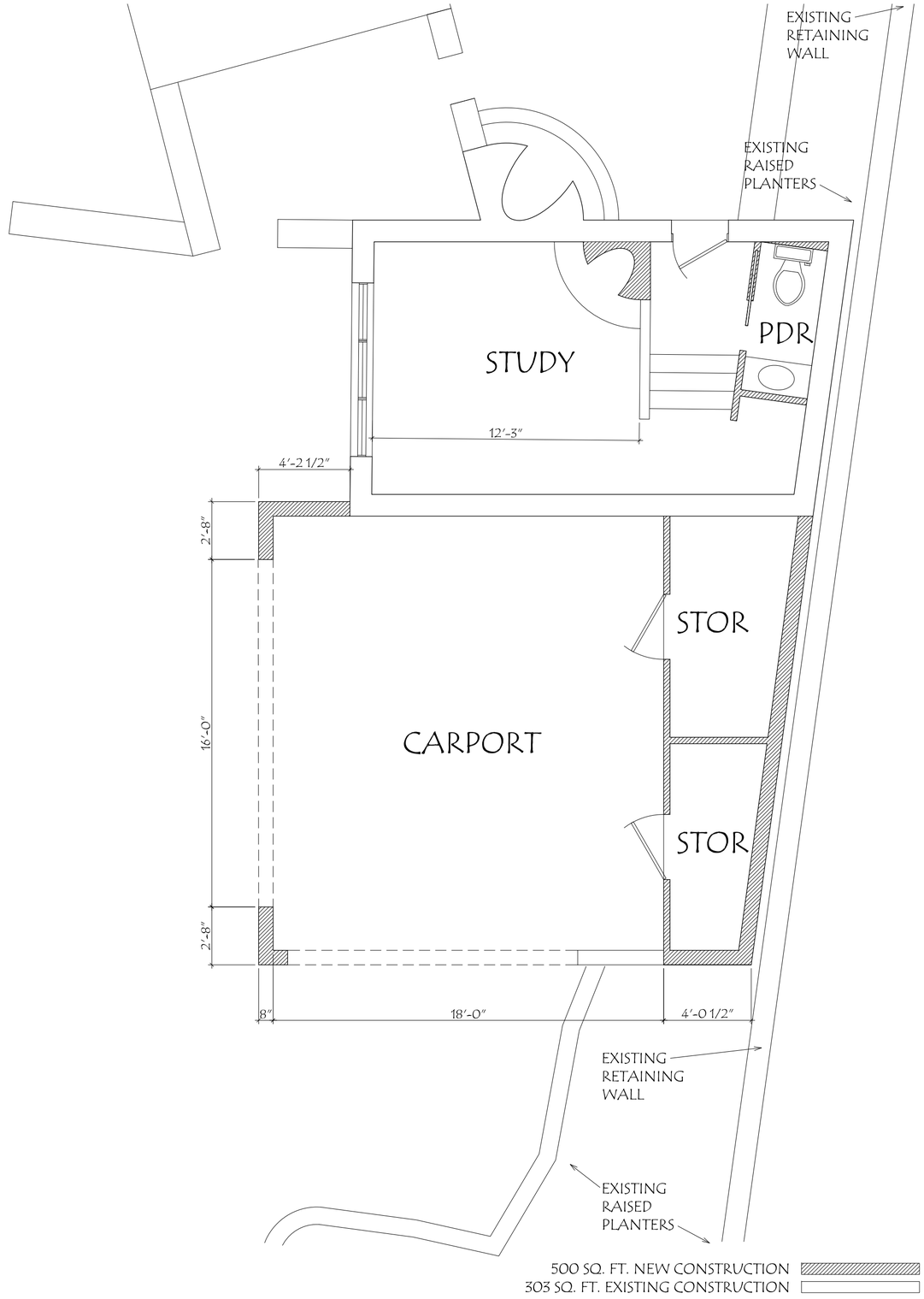
02/03/2022

Sheet 1 of 3	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"



PROPOSED FLOOR PLAN

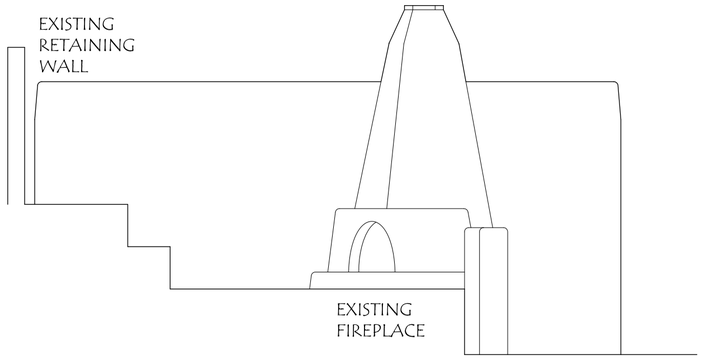
SCALE: 1/4" = 1'-0"

VIGIL DESIGN
P.O. BOX 193
TESUQUE, NEW MEXICO 87574
505-455-2622

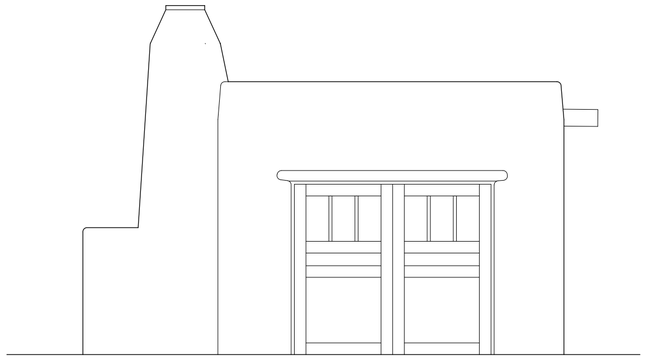
REMODEL FOR:
TANSEY RESIDENCE
830 EL CAMINITO STREET
SANTA FE, NEW MEXICO 87505

02/03/2022

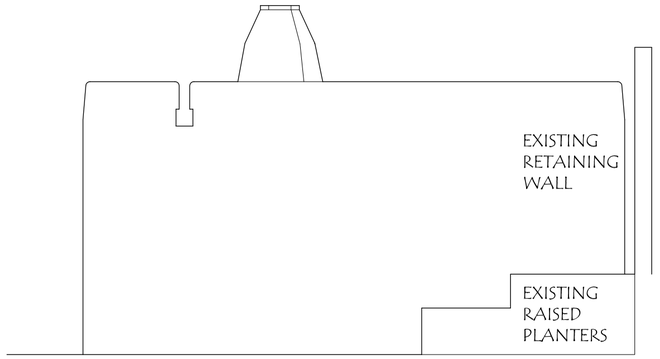
sheet 2 of 3



NORTH ELEVATION



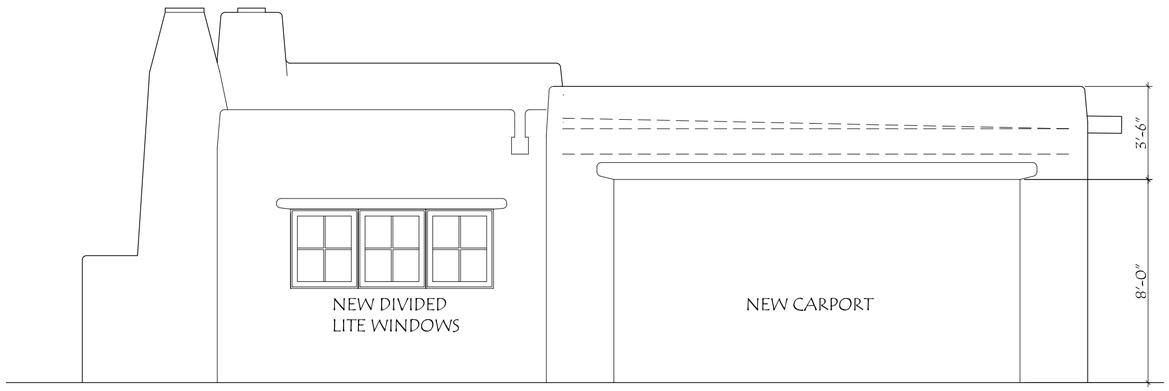
WEST ELEVATION



SOUTH ELEVATION

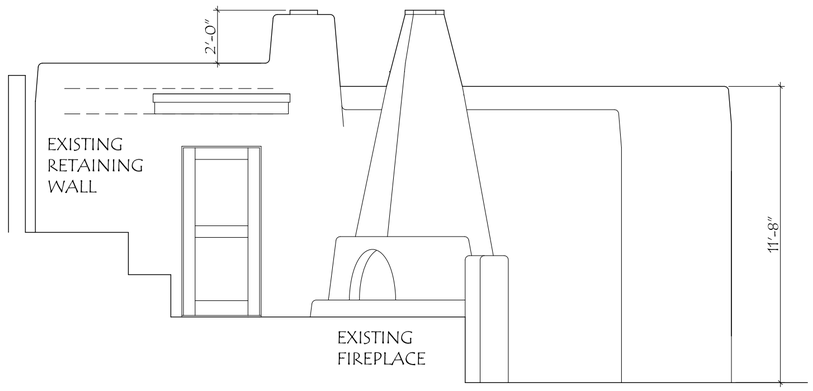
EXISTING ELEVATIONS

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



WEST ELEVATION

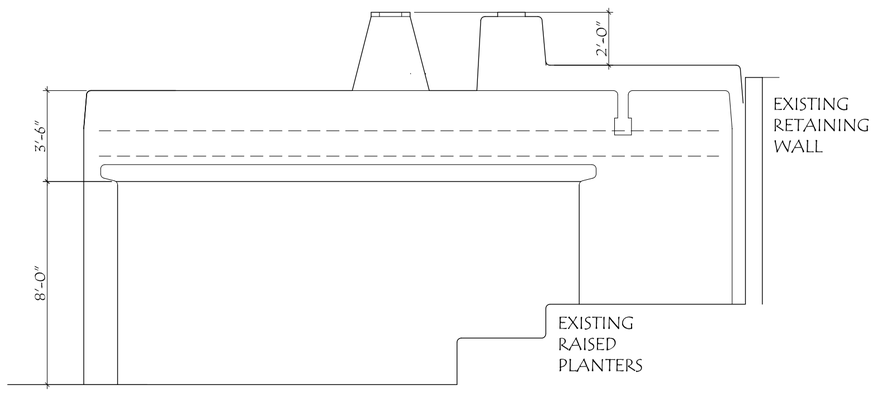
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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





SOUTH ELEVATION

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

PROPOSED ELEVATIONS

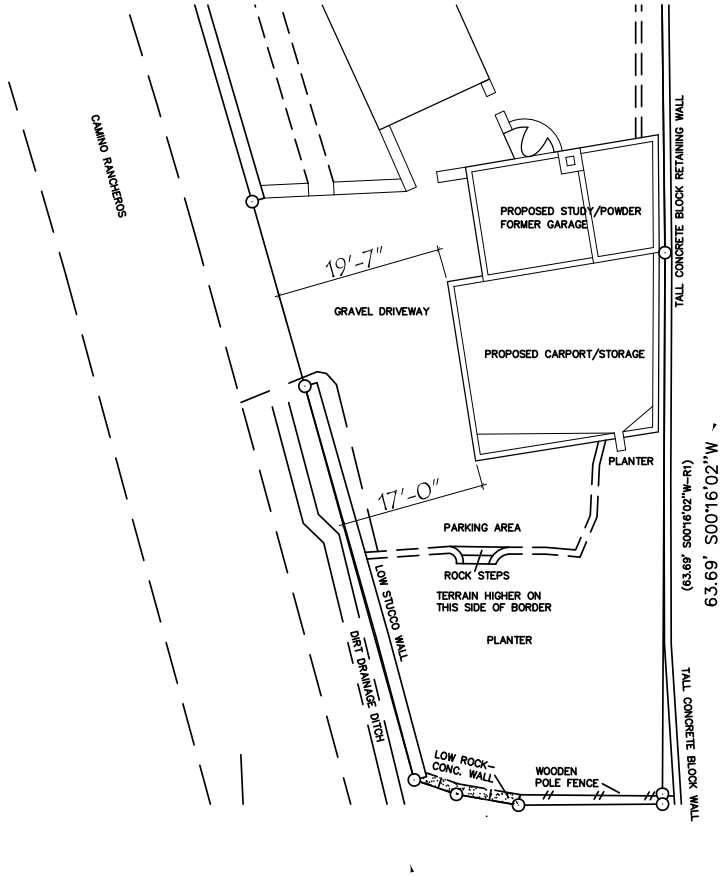
SCALE: 1/4" = 1'-0"

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

02/03/2022

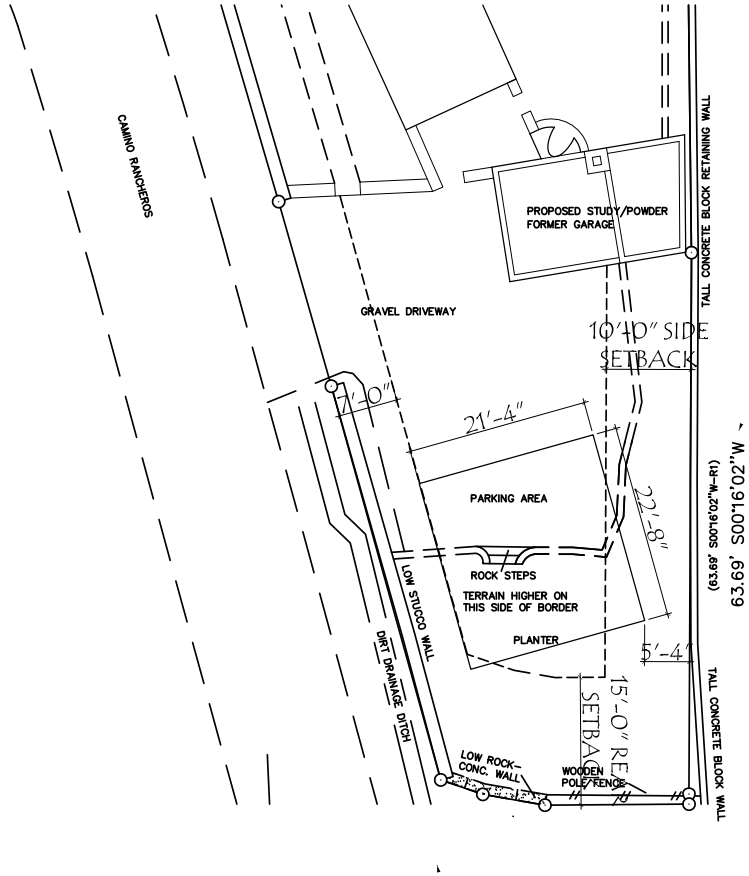
Sheet
3
of 3



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

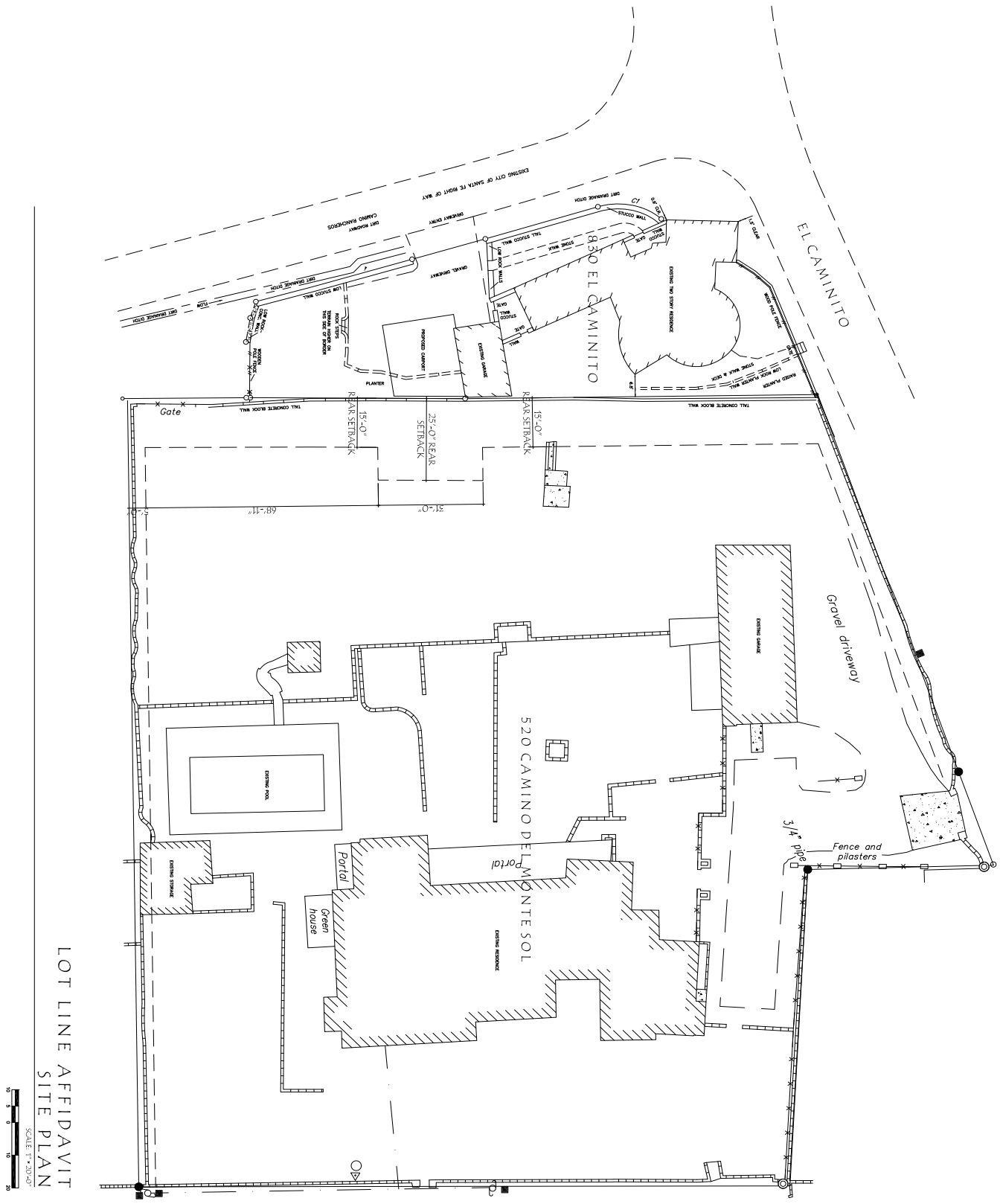
10 5 0 10 20



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

10 5 0 10 20



06/09/2021

Sheet 3 of 5

LOT LINE AFFIDAVIT 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

Memorandum of Agreement

This Memorandum of Agreement ("Agreement") is made by and between RD&HP, LLC, a New Mexico limited liability company ("520 Owner"), and Michael John Tansey and Jennifer Marie Tansey, husband and wife ("830 Owner") and is made effective as of JANUARY 31 ~~2021~~ 2022 RDP

Whereas, the 520 Owner is the owner of the real property shown on plat of survey entitled "Boundary Survey Plat for Randall D. Pitcher and Rosanne Haidorfer-Pitcher . . . ." filed on February 21, 2019 in Plat Book 845, page 6 as Instrument No. 1879356, records of Santa Fe County, New Mexico, known as 520 Camino del Monte Sol ("520 Camino del Monte Sol"); and

Whereas, the 830 Owner is the owner of the real property shown on plat of survey entitled "Lot Line Adjustment Survey Plat prepared for Michael John Tansey and Jennifer Marie Tansey of 830 El Caminito" filed on December 4, 2015 in Plat Book 795, page 038 as Instrument No. 1781018, records of Santa Fe County, New Mexico, known as 830 El Caminito ("830 El Caminito"); and

Whereas, the 830 Owner is planning to build a carport on 830 El Caminito within the 15 foot setback on 830 El Caminito and is required by the City of Santa Fe to obtain the consent of the adjacent landowner, the 520 Owner, and the 830 Owner has requested the 520 Owner sign a "Building Setback Affidavit and Agreement" ("Affidavit") which will provide for a 25 foot setback on 520 Camino del Monte Sol as shown on the Affidavit to be recorded in the Santa Fe County public records; and

Whereas, the 520 Owner is willing to sign the Affidavit if the 830 Owner is willing to agree to certain terms and conditions set forth in this Agreement; and

Whereas, the 830 Owner and the 520 Owner wish to enter into this Agreement to set forth their respective rights, duties and obligations with respect to the properties described herein.

Now Therefore, in consideration of the mutual covenants and promises contained herein, the 830 Owner and the 520 Owner agree as follows:

1. Recitals. The foregoing recitals are incorporated herein.

2. 830 Owner Obligations. In exchange for the 520 Owner agreeing to allowing the carport on 830 El Caminito within the 15 foot setback, executing the Affidavit, and agreeing to a 25 foot setback on 520 Camino del Monte Sol, the 830 Owner will agree to any future setback waiver requested by the 520 Owner for future improvements on 520 Camino del Monte Sol. Additionally, the 830 Owner will not build any additional structures on 830 El Caminito.

3. 520 Owner Obligations. In exchange for the agreement by the 830 Owner obligations set forth above, the 520 Owner will execute the Affidavit.

4. Attorney Fees. In any action to enforce this Easement, the prevailing party shall be awarded reasonable attorney fees and costs, to be paid by the non-prevailing party.

5. Amendment; Governing Law, Entire Agreement. This Agreement may only be amended in a writing signed by all parties. This Agreement shall be governed by, and construed in accordance with, the laws of the State of New Mexico.

6. Assigns and Successors-in-Interest. This Agreement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the undersigned hereto.

7. Memorandum of Agreement. The parties agree to record a memorandum of this Agreement in the Santa Fe County Clerk's Office.

In Witness Whereof, the 520 Owner and the 830 Owner execute this Memorandum of Agreement as of the date first written above.

520 OWNER:

RD&HP, LLC
a New Mexico limited liability company

By _____
Rosanne Haidorfer-Pitcher, Manager

By _____
Randall Davey Pitcher, Manager

830 OWNER:

_____
Michael John Tansey

_____
Jennifer Marie Tansey

ACKNOWLEDGMENTS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 31 day of January, 2021 by Rosanne Haidorfer-Pitcher and Randall Davey Pitcher, Managers of RD&HP, LLC, a New Mexico limited liability company

Carol C. McGiffin

Notary Public
My commission expires 3/5/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Carol C. McGiffin
Commission Number 1090822
My Commission Expires March 5, 2024

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Michael John Tansey and Jennifer Marie Tansay, husband and wife.

_____

Notary Public
My commission expires _____

Memorandum of Agreement

This Memorandum of Agreement ("Agreement") is made by and between RD&HP, LLC, a New Mexico limited liability company ("520 Owner"), and Michael John Tansey and Jennifer Marie Tansey, husband and wife ("830 Owner") and is made effective as of 11/16/2021 2021.

Whereas, the 520 Owner is the owner of the real property shown on plat of survey entitled "Boundary Survey Plat for Randall D. Pitcher and Rosanne Haidorfer-Pitcher . . . ." filed on February 21, 2019 in Plat Book 845, page 6 as Instrument No. 1879356, records of Santa Fe County, New Mexico, known as 520 Camino del Monte Sol ("520 Camino del Monte Sol"); and

Whereas, the 830 Owner is the owner of the real property shown on plat of survey entitled "Lot Line Adjustment Survey Plat prepared for Michael John Tansey and Jennifer Marie Tansey of 830 El Caminito" filed on December 4, 2015 in Plat Book 795, page 038 as Instrument No. 1781018, records of Santa Fe County, New Mexico, known as 830 El Caminito ("830 El Caminito"); and

Whereas, the 830 Owner is planning to build a carport on 830 El Caminito within the 15 foot setback on 830 El Caminito and is required by the City of Santa Fe to obtain the consent of the adjacent landowner, the 520 Owner, and the 830 Owner has requested the 520 Owner sign a "Building Setback Affidavit and Agreement" ("Affidavit") which will provide for a 25 foot setback on 520 Camino del Monte Sol as shown on the Affidavit to be recorded in the Santa Fe County public records; and

Whereas, the 520 Owner is willing to sign the Affidavit if the 830 Owner is willing to agree to certain terms and conditions set forth in this Agreement; and

Whereas, the 830 Owner and the 520 Owner wish to enter into this Agreement to set forth their respective rights, duties and obligations with respect to the properties described herein.

Now Therefore, in consideration of the mutual covenants and promises contained herein, the 830 Owner and the 520 Owner agree as follows:

1. Recitals. The foregoing recitals are incorporated herein.

2. 830 Owner Obligations. In exchange for the 520 Owner agreeing to allowing the carport on 830 El Caminito within the 15 foot setback, executing the Affidavit, and agreeing to a 25 foot setback on 520 Camino del Monte Sol, the 830 Owner will agree to any future setback waiver requested by the 520 Owner for future improvements on 520 Camino del Monte Sol. Additionally, the 830 Owner will not build any additional structures on 830 El Caminito.

3. 520 Owner Obligations. In exchange for the agreement by the 830 Owner obligations set forth above, the 520 Owner will execute the Affidavit.

4. Attorney Fees. In any action to enforce this Easement, the prevailing party shall be awarded reasonable attorney fees and costs, to be paid by the non-prevailing party.

5. Amendment; Governing Law; Entire Agreement. This Agreement may only be amended in a writing signed by all parties. This Agreement shall be governed by, and construed in accordance with, the laws of the State of New Mexico.

6. Assigns and Successors-in-Interest. This Agreement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the undersigned hereto.

7. Memorandum of Agreement. The parties agree to record a memorandum of this Agreement in the Santa Fe County Clerk's Office.

In Witness Whereof, the 520 Owner and the 830 Owner execute this Memorandum of Agreement as of the date first written above.

520 OWNER:

RD&HP, LLC
a New Mexico limited liability company

By: _____
Rosanne Haidorfer-Pitcher, Manager

By: _____
Randall Davey Pitcher, Manager

830 OWNER:

Michael John Tansey

Jennifer Marie Tansey

ACKNOWLEDGMENTS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Rosanne Haidorfer-Pitcher and Randall Davey Pitcher, Managers of RD&HP, LLC, a New Mexico limited liability company.

_____
Notary Public
My commission expires:_____

STATE OF ~~NEW MEXICO~~ COLORADO

COUNTY OF ~~SANTA FE~~ JEFFERSON

The foregoing instrument was acknowledged before me this 16 day of November, 2021 by Michael John Tansey and Jennifer Marie Tansay, husband and wife.

KEITH VOGEL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954006039
MY COMMISSION EXPIRES MAY 23, 2024

Keith Vogel
Notary Public
My commission expires: May 23, 2024




CITY OF SANTA FE







City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005030--HDRB

Project Description:

Project Location(s): 440 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant:	Gayla Bechtol 320 Aztec Street AVE SANTA FE , NM 87505	gayla@gbasantafe.com
Property Owner:	Becky Casey	beckypcasey@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1942

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005030-HDRB

Address: 440 Acequia Madre
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form [H-137 1992; H-44 1993]**

____ **Zoning Review Sheet**

____ **Other**: 6/15/92 HDRB Memo Re-affirming contributing historic status

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** Building inspector letter; window and door assessment

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure including the yard wall and gates be maintained as contributing and that the west elevation including facades 1, 2, 3, 4, 5 be designated primary per 14-5.2(C) Designation of Significant and Contributing Structures.

With respect to proposed demolition of the carport, staff finds that the applicant meets the criteria and upon consideration of testimony provided at the meeting, the Board may determine whether all criteria are met.

BACKGROUND & SUMMARY:

440 Acequia Madre Unit 2 is a 2,969 square foot building designed by Katherine Stinson Otero in the Plaza Chamisal compound off Acequia Madre. It is designated contributing to the Downtown and Eastside Historic District. The original house was built between 1942 and 1944 and is an adobe Spanish-Pueblo Revival Style building with flat roof and parapets. Changes to the house include carport remodels in the 1970s and 1990s. An addition was constructed between 1998 and 2000s to the east elevation at the zero lot line. A new wooden multi-lite fixed window was added on the northern end façade of the west elevation. A south elevation ramada was rebuilt in 2000. Its historic low yard wall and gates were built at the same time as the original and extend from the building's northwest corner across the west elevation enclosing a courtyard.

The applicant has provided a floor plan showing the progression of additions and alterations.

The applicant currently requests:

1. A primary façade designation.

   The west elevation has been referred to in a 1998 case as "primary," however, there is no record of this in the 1998 case files other than an applicant's proposal letter alluding to this in the 1998 board case. The house's front entrance is on the west elevation. The west elevation consists of five continuous facades. Staff recommends designating west facades 1, 2, 3, 4, and 5 primary because the as a whole this elevation embodies the characteristics of Spanish-Pueblo Revival Style that include wall-dominated individual block massing with rounded corners, flat roof, parapets, an inset portal with corbels and beams.

2. To demolish the carport on the north elevation.
   The applicant believes the carport was built in the 1960s and remodeled in the 1970s and 1992. The carport is dashed in on the 1994 HCPI.

Per 14-3.14(G) Standards for Demolition for determining whether a request for demolition in a historic district should be approved or denied, the HDRB considers the following criteria and applicant's and staff responses:

(a) Whether the structure is of historical importance;

Applicant Response: The applicant states that aerial photographs and previous plans indicate that the carport is not historic.

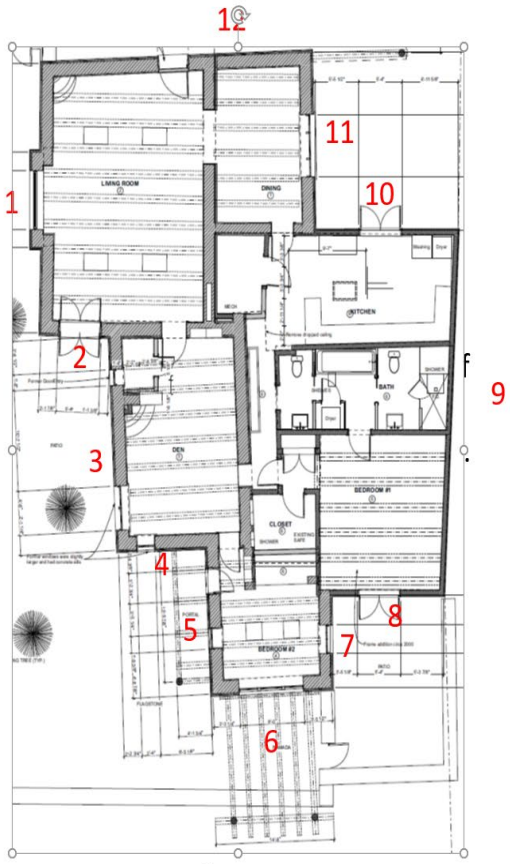
Staff Response: Based on the 1994 HCPI, the carport has undergone changes over the years that expanded it from a one-car bay to a two-car garage. The wood used to remodel the garage is not historic. Staff agrees that the carport in its current form is not historic. The contributing building may have had minor alterations, but its integrity remains. Staff believes removal of the carport will not cause the structure to lose its contributing status or diminish its historic association with the

architect/designer Katherine Stinson Otero's design of the Plaza Chamisal compound or the historic design qualities that comprise its contributing status.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by a proposed structure;

Applicant Response: the carport does not contribute to the streetscape.
Staff Response: The carport is minimally visible inside the yard wall at Acequia Madre and from the compound's interior common area. Staff believes removal of the carport will not diminish the historic character of the compound's historic configuration of historic homes clustered around a common center courtyard.

(c) The state of repair or structural stability of the structure under consideration.
Applicant Response: With respect to the carport's structural condition, the City of Santa Fe's Chief Building Inspector, its structure is sound.
Staff Response: Staff agrees.



Façade Diagram

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 #44

IDENTIFICATION

ADDRESS: 440 ACEQUIA MADRE
PLAZA CHAMISAL

ID NUMBER: 0516 111 37

BUILDING NAME: PLAZA CHAMISAL

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NE 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
1930s ESTIMATE PRIOR TO 1940 ACTUAL

SOURCE(S) OWNER NOTES

BUILDING DATA

ARCHITECTURAL STYLE:
SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? ATTACHED CARPORT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: CARPORT + MULTI LITE PICTURE WINDOW WEST

OVERALL CONDITION:

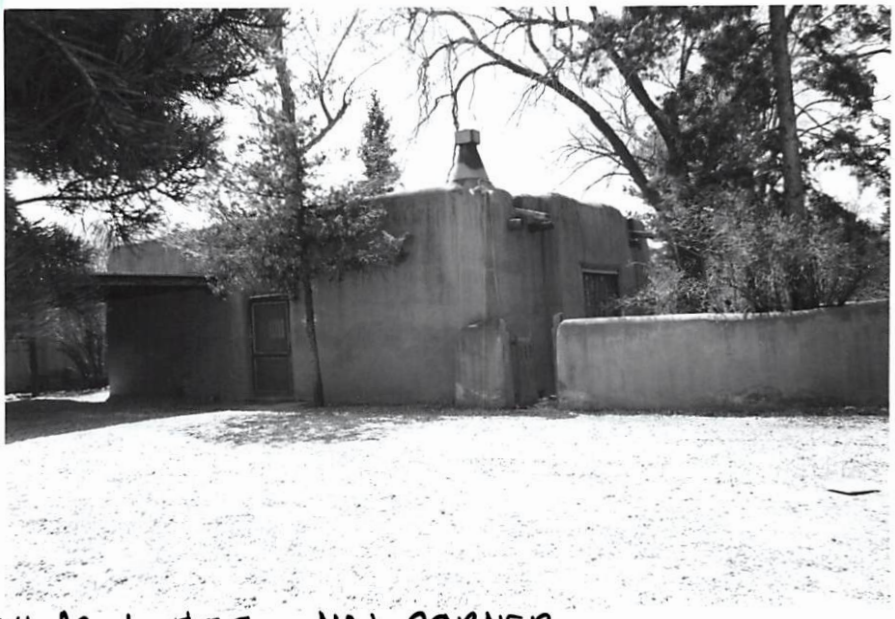
X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

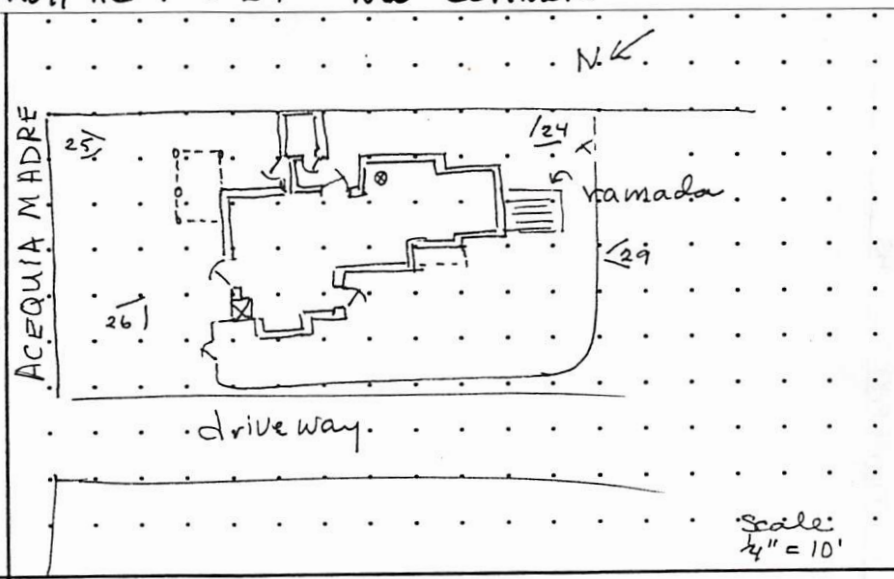
___ YES X NO

PHOTO



ROLL AC 1 #27 NW CORNER

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ___ NO X ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ___ NO X ELIGIBLE

LOCAL DESIGNATION: CORE HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 4/8/93 BY AC

NEGATIVES WITH NMHPD ROLL # AC 1 NEG # ___ TO ___

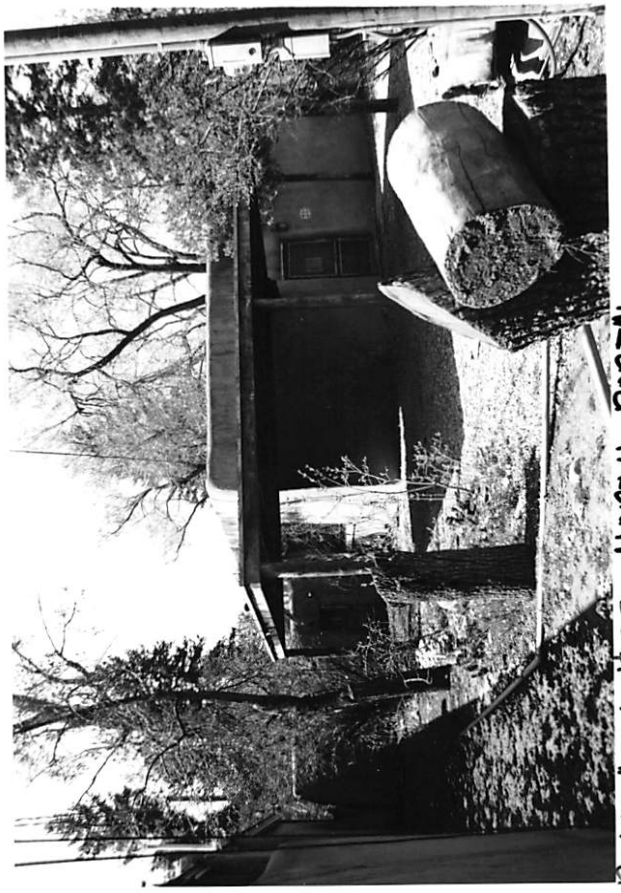
24-25-26-29

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

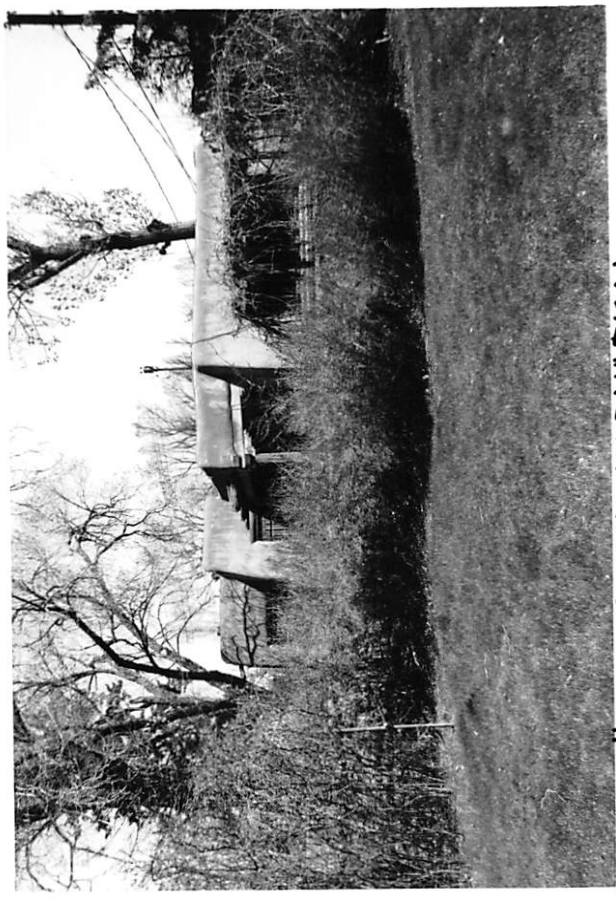
ROOFS & DRAINS	FLAT WITH PARAPETS
BUILDING WALLS	BEIGE STUCCO OVER ADOBE
FOUNDATIONS	NOT VISIBLE
DOORS	NORTH DOOR SMALL GLASS PANE OVER WOOD PANEL REAR DOOR ON EAST GLASS OVER WOOD PANEL, NOT RECYCLED DOOR
WINDOWS	LARGE MULTIPANE WINDOW WEST INSTALLED 1992 ALL CONCRETE SILLS
PORCHES OR PORTALES	2 CAR PORTAL / CARPORT ADDED 1992 SMALL PORTAL SW CORNER RAMADA SOUTH SIDE FOR VINES
BALCONIES	
COURTYARDS	
FENCES/WALLS	4 FT WALL STUCCOED WEST 5FT WALL AT STREET AND ALONG EAST SIDE OF PROPERTY
ARCH. DETAILS	1992 CARPORT MAY BE LARGER THAN CARPORT SHOWN ON 1978 SURVEY MAP
OTHER	3 TO 4 TREES CUT DOWN NE SIDE

COMMENTS MODERN 2 CAR CARPORT OUT OF PROPORTION FOR HOUSE. LARGE MULT PANED WINDOW RECENTLY INSTALLED NW SIDE. BLD DOES RETAIN ITS RUSTIC APPEARANCE. BUILT BY KATHERINE STINSON OTERO

ADDITIONAL PHOTOGRAPHS



ROLL AC 1 #25 NORTH PORTAL



ROLL AC 1 #29 SOUTH ELEVATION

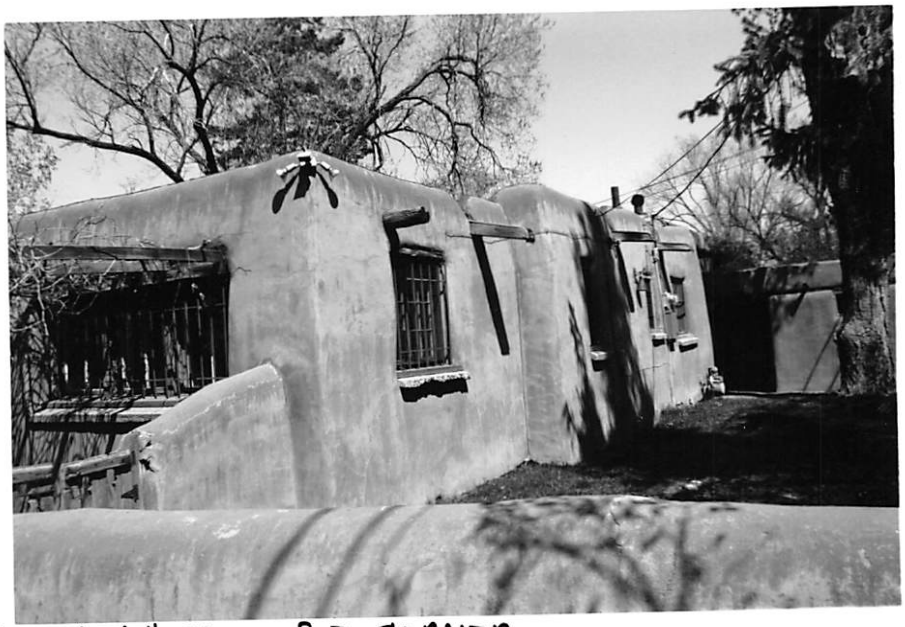
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS 440 ACEQUIA MADRE
PLAZA CHAMISAL

ID NUMBER 05/6/1137

SURVEYED/RESEARCHED
DATE 4/8/93 BY AC



ROLL AC1 # 24 SE CORNER

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

cont.

building threatened? yes	surveyed date 1-10-84 by mb	county Santa Fe	ID no. 051611137
field map SFHD	number 3-1137	UTM reference zone 12 13	easting northing

location description: Plaza Chamisa 440 Acequia M / 440 E. Manhattan

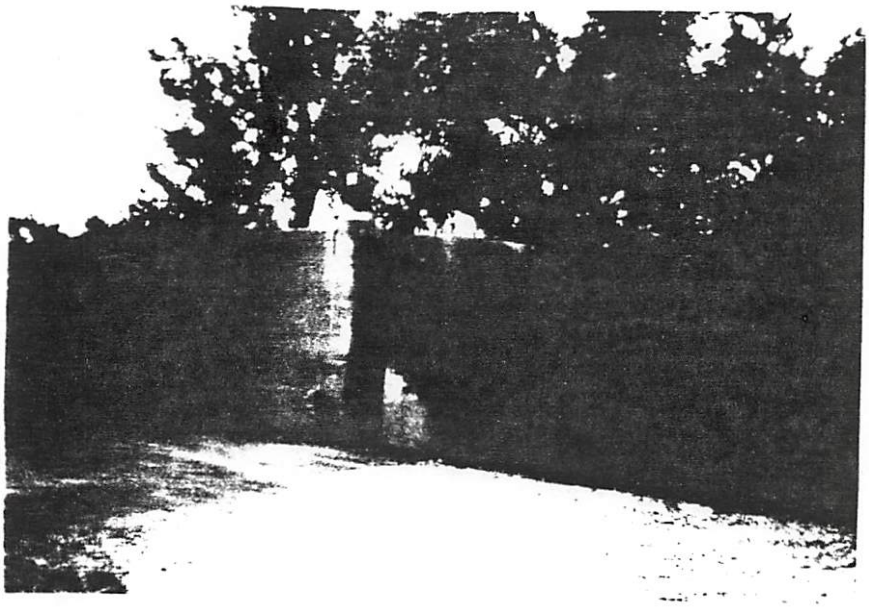
city/town: Santa Fe

land grant/reservation:

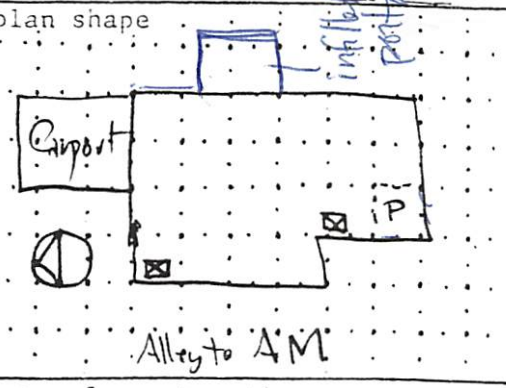
building name:

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

film roll by mb no. 6 | negative nos. 29, 30 | loc. of neg. HPB



plan shape



date of construction: 1920-30 estimate ___ actual

source: not on 1937 aerial

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ x good
___ fair ___ deteriorating

degree of remodeling
x minor ___ moderate ___ major
describe: Poss. addtn of carport

surroundings: Res

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ x of interest ___ none
if eligible, why? contrib

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe / Stucco

architectural features
Roof - flat w parapet, mtl clad wood cornices, 2 vis chimneys, vigas short & irreg. length
Windows - 6/6, 8 lt csmt, 28 lite ~~steel~~ wood fixed, or wood grill on one window, lintels recessed & partly stuccoed over, concrete sills
Door - 4 lite w grill & wood panel
Wall batter. Garden gate has 3 arrow head shaped cutouts

comments
rear - 2 lite casements
6 lite wood casements

contribute

City of Santa Fe, New Mexico

memo

DATE: June 15, 1992

TO: Historic Design Review Board

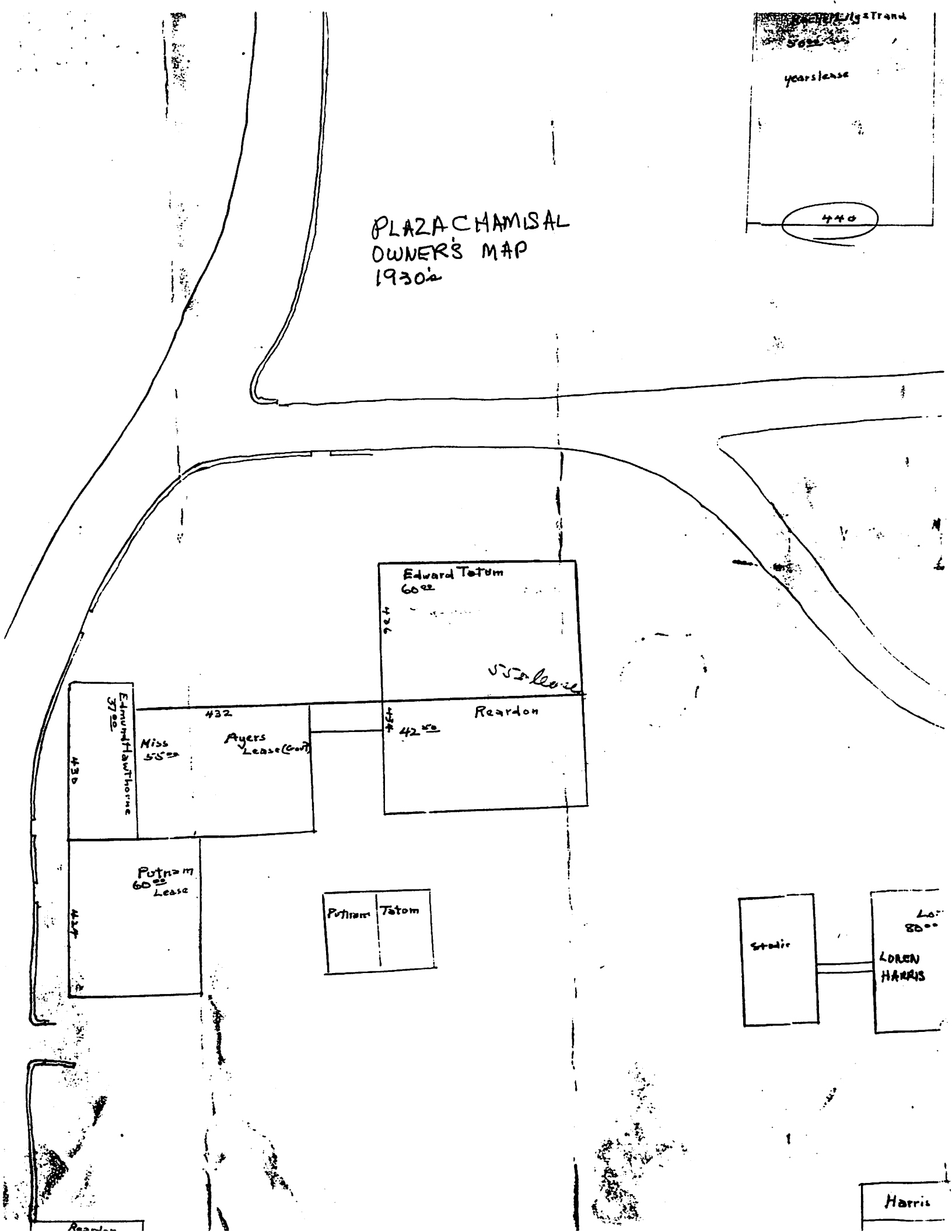
FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: #440 Acequia Madre

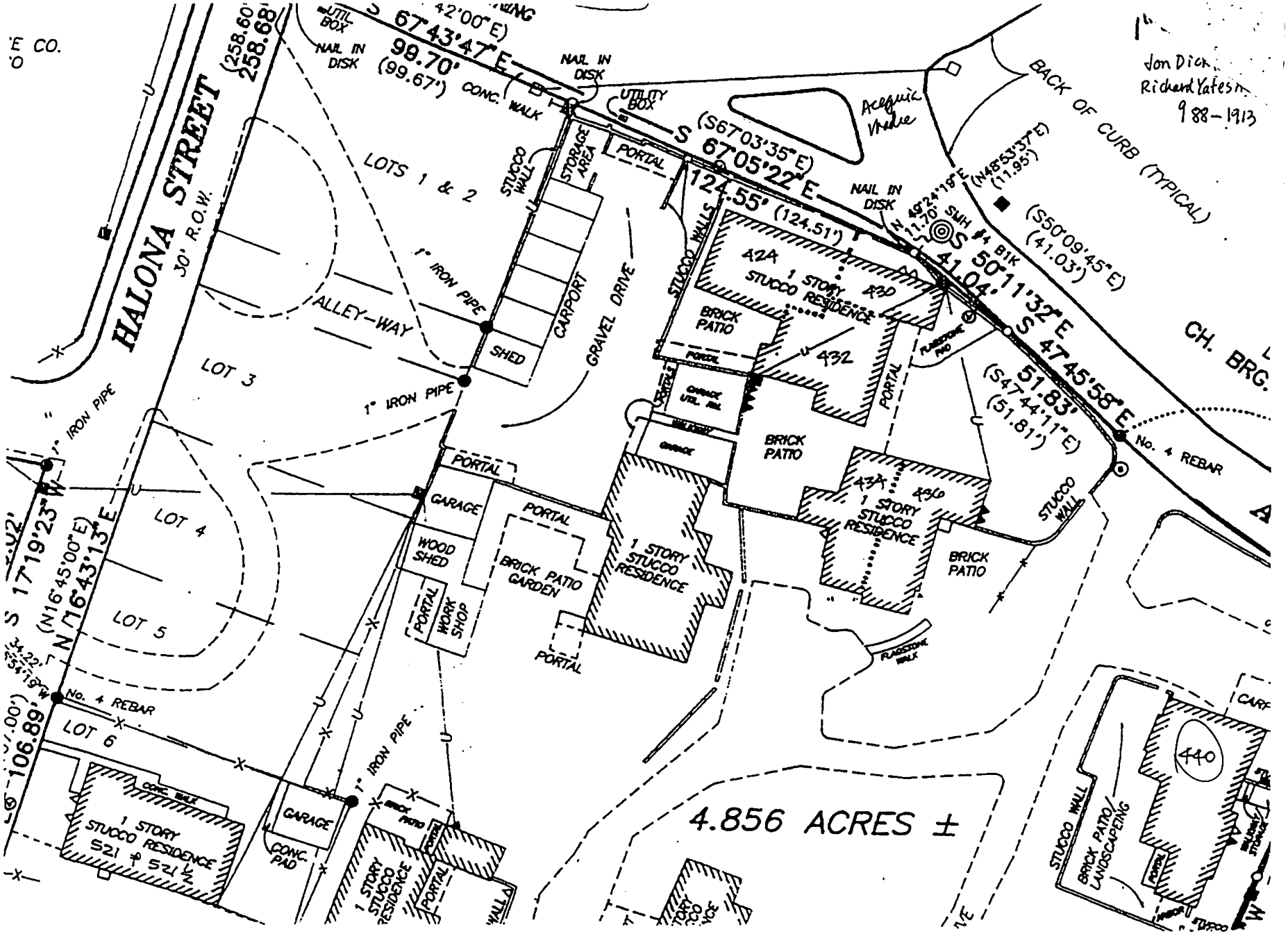
Staff conducted a site visit on this property on 6-10-92 meeting the owner, Mr. Harvey Delano II and his architect Jon Dick, at that time to discuss any additional information they might have regarding the structure which is currently considered contributing on the City's Historic District Status Map.

Built c.1942-1944 (City Directory) this adobe, pueblo revival style building still possesses its historic multi-lite wood casement windows and recessed portal. A new wooden multi-lite fixed window has been installed on the west side and is not highly visible. An open carport has been constructed at the building's north elevation.

The alterations have not extensively altered 440 Acequia Madre's historic integrity and therefore staff recommends that the Board consider this building contributing in the Core Historic District.


PLAZA CHAMISAL
OWNER'S MAP
1930's
years lease
440
Edward Tatum
60.00
55 lease
Reardon
42.50
432
Ayers
Lease (Govt)
Miss
55.00
Edmund Hawthorne
37.00
430
Putnam
60.00
Lease
Putnam
Tatom
Studio
LOREN
HARRIS
80.00
Harris


Frank C Rand
200.00
Lease to 5/1/40
Jerry Clement
36.00
Sally Sortwell
42.50
2
6
Louise Booth
40.00
Permanent
5
3
Dr. Anthony Fremont
57.00
4 year lease - Unfurnished
Store



HALONA STREET
30' R.O.W.
(258.60)
258.68
S 67°43'47"E
99.70'
(99.67')
(42'00"E)
CONC. WALK
NAIL IN DISK
UTIL BOX
UTILITY BOX
S 67°05'22"E
124.55' (124.51')
(S67°03'35"E)
Acequia Madre
BACK OF CURB (TYPICAL)
(N48°53'37"E)
(11.95')
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CH. BRG.
No. 4 REBAR
LOTS 1 & 2
STUCCO WALL
STORAGE AREA
PORTAL
1" IRON PIPE
ALLEY-WAY
SHED
CARPORT
GRAVEL DRIVE
STUCCO WALLS
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1 STORY STUCCO RESIDENCE
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BRICK PATIO
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GARAGE UTIL. RM.
GARAGE
434
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1 STORY STUCCO RESIDENCE
BRICK PATIO
STUCCO WALL
FLAGSTONE PAD
FLAGSTONE WALK
LOT 3
LOT 4
LOT 5
LOT 6
GARAGE
WOOD SHED
WORK SHOP
BRICK PATIO GARDEN
1 STORY STUCCO RESIDENCE
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(N16°45'00"E)
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No. 4 REBAR
CONC. WALK
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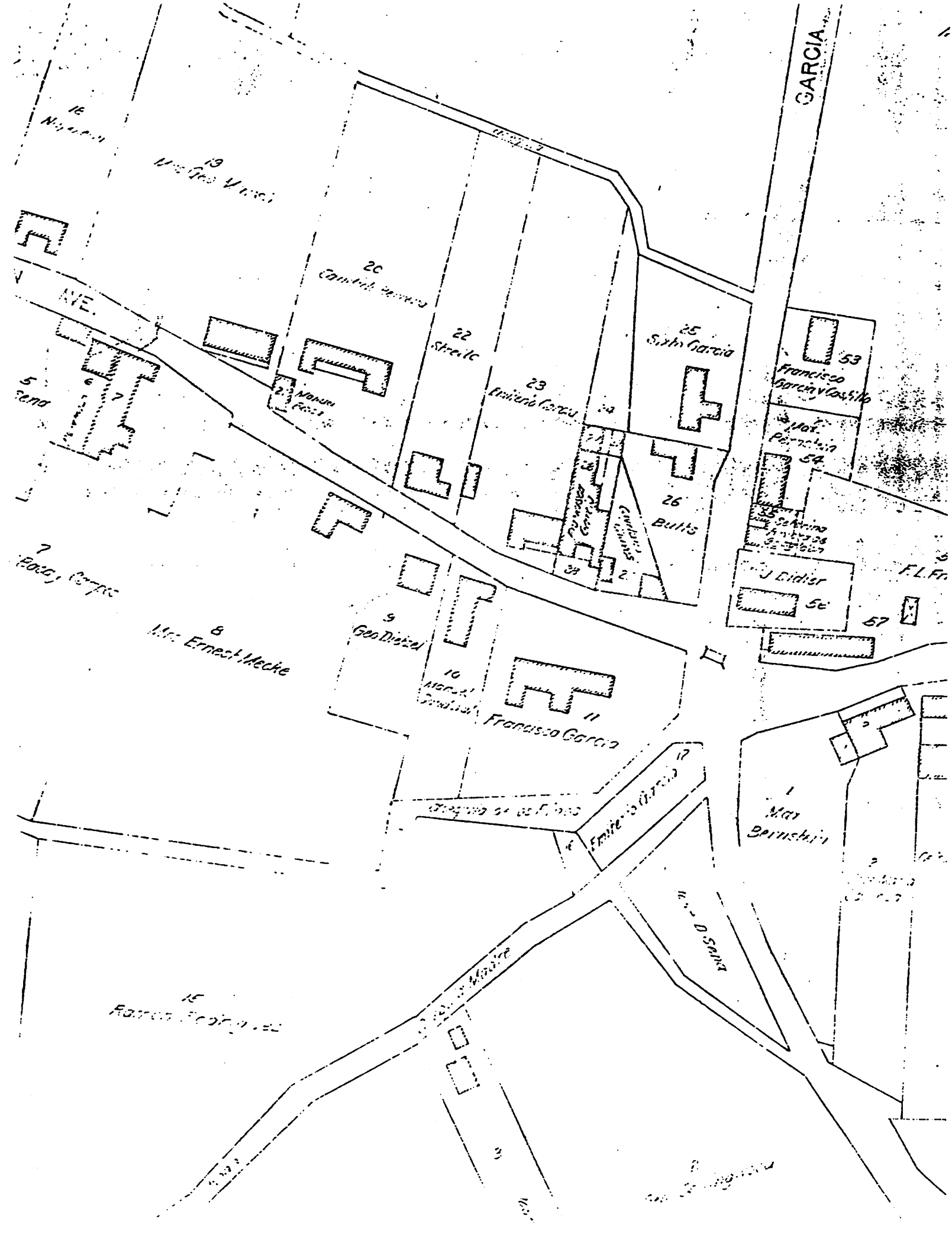
521 & 521½
CONC. PAD
BRICK PATIO
4.856 ACRES ±
440
BRICK PATIO/ LANDSCAPEING
Jon Dick
Richard Yates
988-1913


GARCIA
AVE.
20
22
Streito
23
25
Sixto Garcia
53
Francisco Garcia y Castillo
54
26
Butts
J Didier
56
57
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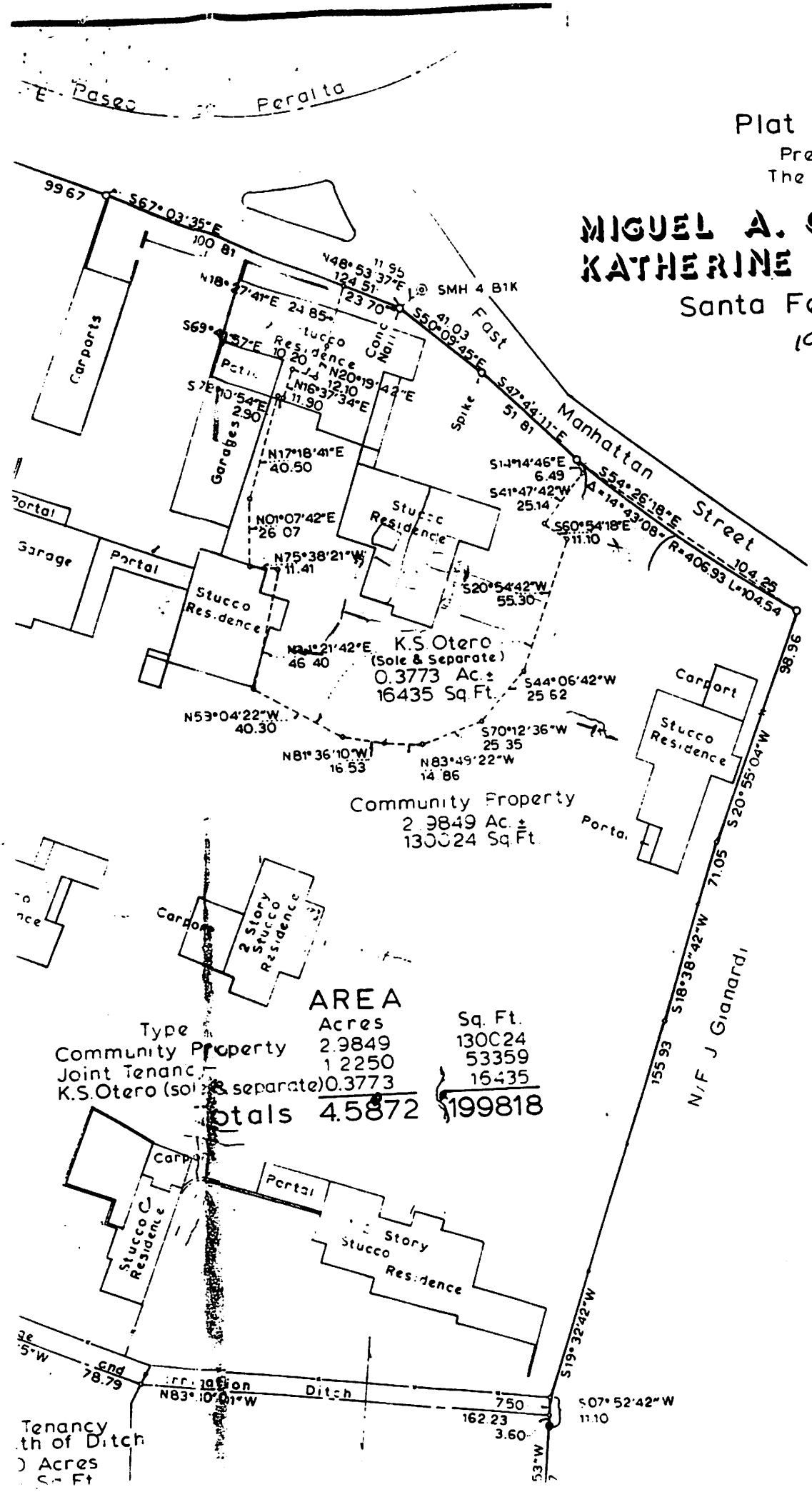
7
8
Mrs Ernest Mecke
9
Geo Dietzel
10
11
Francisco Garcia
17
1
Max Bernstein
15
3



Plat of Survey
Prepared For
The Estate Of

MIGUEL A. OTERO JR. AND KATHERINE STINSON OTERO

Santa Fe, New Mexico

1978

LEGEND:

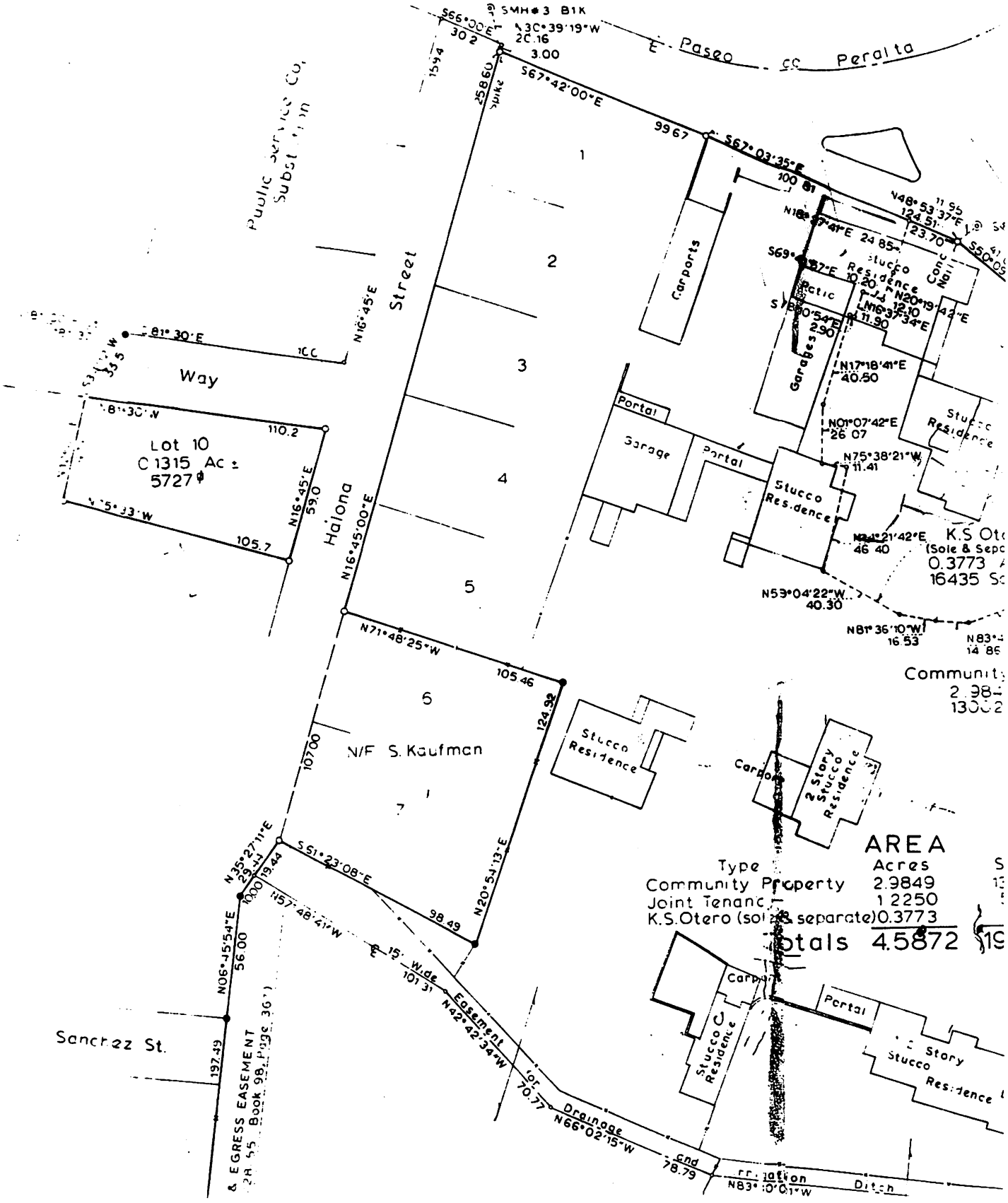
Bearings based on the nort of Winische Way within th Subdivision by Chas W D dated April 1928.

- ◎ Sewer Manhole
- o Iron stake set (excep
- ● Iron stake found
- ◦ Point not set

AREA

Type	Acres	Sq. Ft.
Community Property	2.9849	130024
Joint Tenanc	1.2250	53359
K.S.Otero (sole & separate)	0.3773	16435
Totals	4.5872	199818

Tenancy
th of Ditch
) Acres
Sq Ft



SMH#3 B1K
S66°00'E
N30°39'19"W
20.16
3.00
30.2
Paseo de Peralta
S67°42'00"E
99.67
S67°03'35"E
100.81
Public Service Co. Substation
Street
Halona
Way
Lot 10
C 1315 Ac ±
5727
N16°45'E
N16°45'00"E
N81°30'E
110.2
105.7
59.0
Carports
Garages
Portal
Garage
Stucco Residence
N17°18'41"E
40.50
N01°07'42"E
26.07
N75°38'21"W
11.41
N53°04'22"W
40.30
N81°36'10"W
16.53
K.S Ot
(Sole & Sep
0.3773
16435 S
Community
N71°48'25"W
105.46
124.92
N/F S. Kaufman
107.00
S51°23'08"E
98.49
N20°54'13"E
N35°27'11"E
N57°48'41"W
N06°45'54"E
56.00
197.49
Sanchez St.
15' Wide Easement for Drainage and Irrigation Ditch
101.31
N42°42'34"W
70.77
N66°02'15"W
78.79
N83°10'01"W
& EGRESS EASEMENT
Book 98, Page 36
2 Story Stucco Residence
Carport
Portal
AREA
Type
Acres
Community Property
2.9849
Joint Tenancy
1.2250
K.S.Otero (sole & separate)
0.3773
Totals
4.5872

12
30
31

Katherine Stinson Otero
(1896-1977)

An outstanding pioneer in American aviation and founder with her mother of the Stinson Aircraft Company in 1913, Otero later developed an interest in the design and remodeling of Southwestern houses. In her career as a pilot, she was the fourth woman to qualify for a pilot's license, and is credited with being the first woman to skywrite, to fly over London, to fly at night, to own and operate a flying school (Stinson School of Aviation in San Antonio, Texas), to fly in the Orient, to fly the U. S. Mail, and numerous other accomplishments.

After developing tuberculosis in the 1920s, she moved to Santa Fe, and in 1928 married Miguel A. Otero, Jr., son of a former Territorial governor.

Although without professional training as an architect, Otero demonstrated a sympathy with the architecture of the Southwest and the unorthodox manner in which it sometimes was carried out, an interest which resulted in a number of outstanding residences in Santa Fe. For at least one of these-- the house built for Catherine Gay in 1929 in the Sunmount area -- Otero drew no plans, but walked about the site with her workmen, pointing out where she wanted the walls constructed.

Her other noteworthy designs include the houses in the Plaza Chamisal, off Acequia Madre, especially the principal two-story residence where she and her husband lived, and the Dorothy McKibben house on Old Santa Fe Trail.

Sources: Interview with John Conron, March 27, 1988; New York Times, July 11, 1977; Agnesa Lufkin, "The Gay-Wagner House: Hand-made Space," New Mexico Architecture, July-August 1978.

Agnesa Lufkin Reeve

O 1927
SP

Page 81
"Directory of Historic New Mexico Architects"
Boyd Pratt Oct '88
to be published next year by UNM Press - I believe

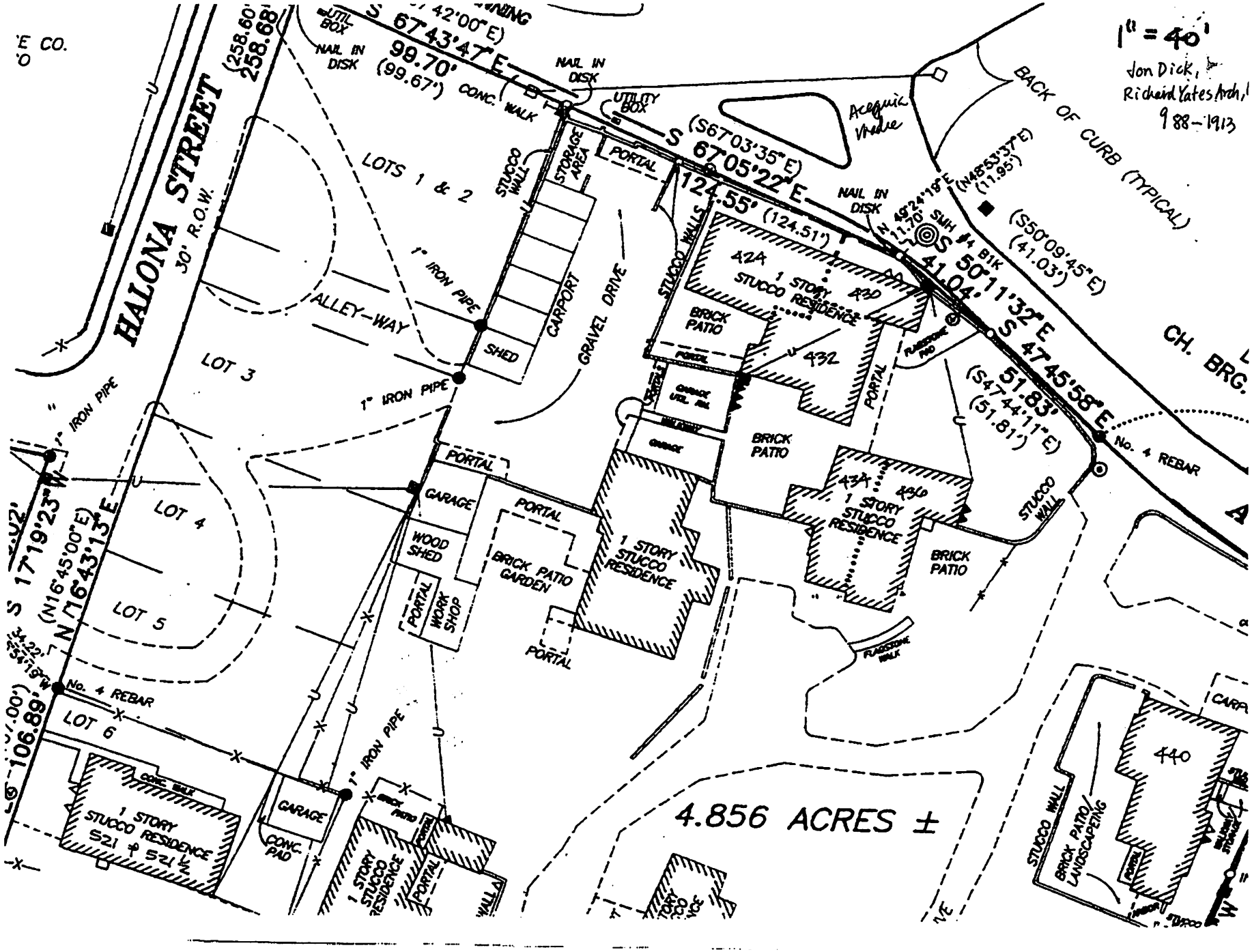
since childhood, she began her flying instructions at age fourteen and in 1912 received her pilot's licence, the fourth woman in the United States to do so. She quickly became one of the foremost stunt and aerobatic fliers in the country, male or female, and achieved many professional honors while criss-crossing the country making her living performing at airshows. Besides holding numerous distance and endurance records, she was the first woman to loop a plane, flew the first airmail routes in western Canada, and was the first person to fly and then to skywrite at night.

She was first criticized for inventing dangerous aerobatic maneuvers that male aviators would endanger themselves trying to emulate, but saw these same stunts borrowed a short time later by the army in training pilots for combat in World War I. In 1913 she and her mother incorporated the soon to be famous Stinson Aircraft Company, and in 1915 founded a flying school, in which numbers of famous World War I and later aviators received their first training.

Upon the entry of the United States into the World War in 1917, Katherine first volunteered for the army as a combat pilot, then as a training pilot. Turned down for both because she was a woman, she served as an ambulance driver in France. After the war ended, she pioneered airmail routes in Europe and America, but soon discovered she had contracted tuberculosis during her privations in France. By the early 1920's she had found her way to the Sunmount sanatorium in Santa Fe.

There Katherine found herself a part of a stimulating intellectual circle, centered around the staff and patients at Sunmount and the nearby Canyon Road artistic community. She became fascinated with the cultural and artistic heritage of New Mexico, and joined the group centered around John Gaw Meem, then also at Sunmount, and later to be the most prominent architectural proponent in New Mexico of the Pueblo Revival Style. She came to share in his concern with preserving and recreating New Mexico's architectural heritage.

A close and enduring personal and professional friendship formed between Meem and Otero. As her health recovered, Katherine Stinson Otero began an active second career remodeling old buildings and designing new ones in the Pueblo Revival Style being made popular by Meem, and opened her own office in downtown Santa Fe. Although like Meem she had not trained professionally as an architect, she soon gained recognition and awards in state-wide


1" = 40'
Jon Dick,
Richard Yates Arch,
988-1913
HALONA STREET
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BRICK PATIO
424
430
432
434
436
440
FLAGSTONE WALK
CONC. WALK
CONC. PAD
521 & 521½
4.856 ACRES ±
BRICK PATIO/ LANDSCAPEING

Harvey Delano cont. 6/10/92

building threatened? yes	surveyed date 1-10-84 by mb	county Santa Fe	ID no. 05161 137
field map SFHD	number 3-1137	UTM reference zone 12 13	easting northing

location description: Plaza Chamisa / 440 Acequia M / 440 E. Manhattan

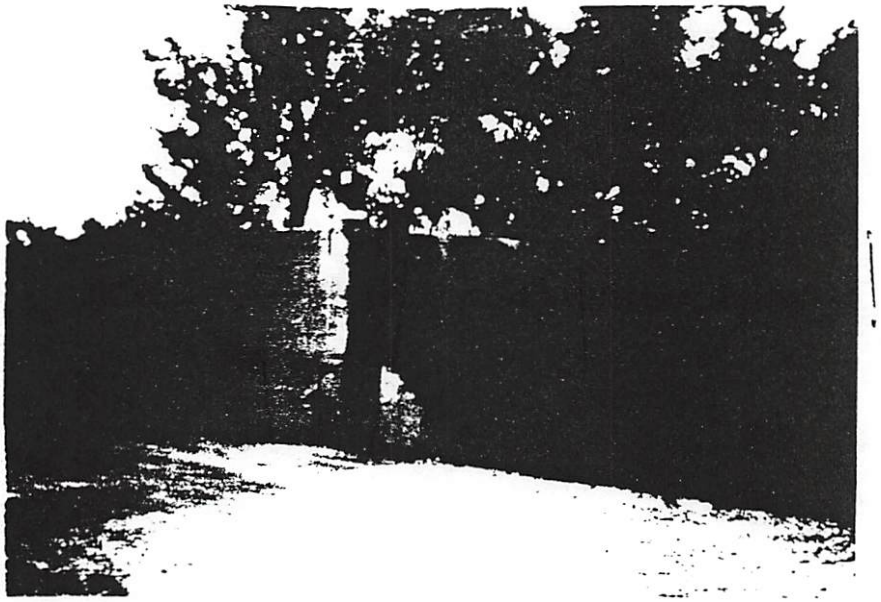
city/town: Santa Fe

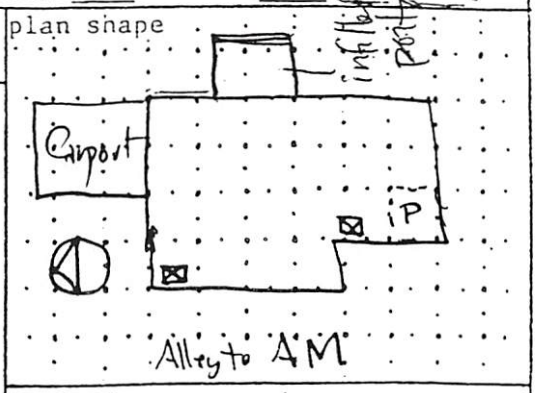
land grant/reservation:

building name:

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

film roll by mb no. 6 | negative nos. 29, 30 | loc. of neg. HPB





date of construction: ~~1920-30~~ estimate 1942-44 actual

source: ~~not on 1937 aerial~~ City Directory

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

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe: Poss. addtn of carport

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe / Stucco

architectural features: Roof - flat w parapet, mtl clad wood cornales, 2 vis chimneys, vigas short & irreg. length

Windows - 6/6, 8 lt csmt, 28 lite ~~single~~ fixed, w wood grill on one window, lintels recessed & partly stuccoed over, concrete sills

Door - 4 lite w grill & wood panel

Wall batter. Garden gate has 3 arrow head shaped cutouts

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? contrib

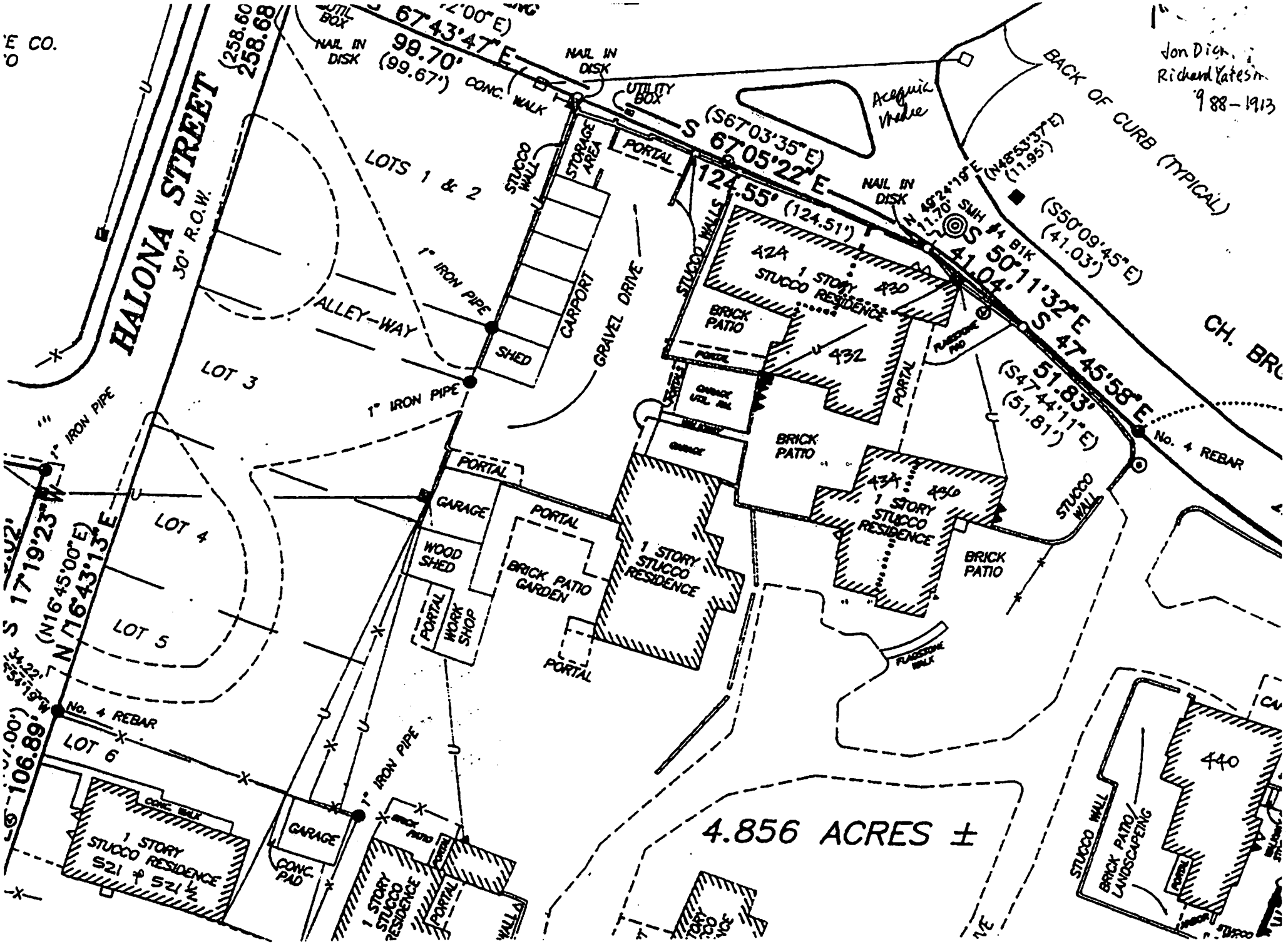
comments: rear - 2 lite casements IIII
6 lite wood casements

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

contribute



HALONA STREET
30' R.O.W.
LOTS 1 & 2
LOT 3
LOT 4
LOT 5
LOT 6
ALLEY-WAY
1" IRON PIPE
SHED
CARPORT
GRAVEL DRIVE
STUCCO WALL
STORAGE AREA
PORTAL
NAIL IN DISK
UTILITY BOX
CONC. WALK
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99.70'
(99.67')
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SMH #4 B1K
BACK OF CURB (TYPICAL)
Acequia Madre
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4.856 ACRES ±
STUCCO WALL
BRICK PATIO/ LANDSCAPEING
Jon Dign
Richard Yates
988-1913



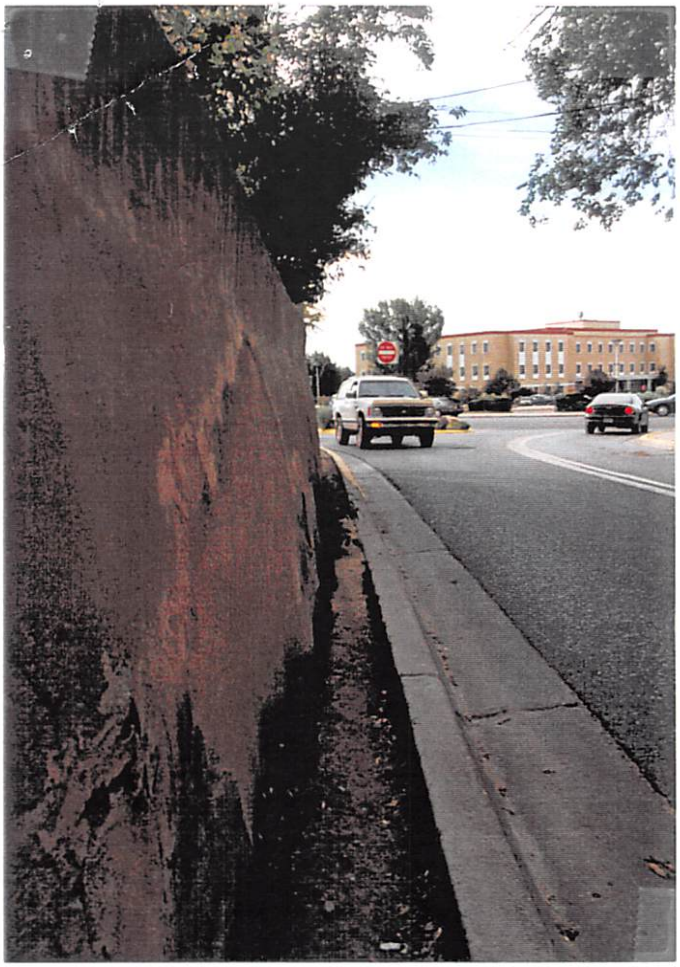
W. ELEVATION

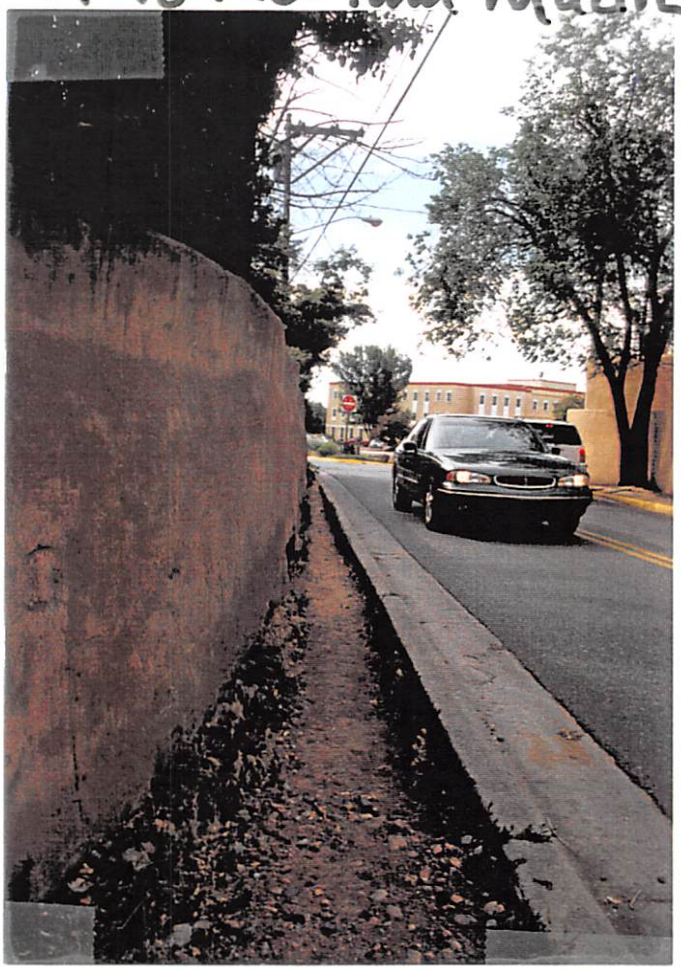
440 ACEQUIA MADRE

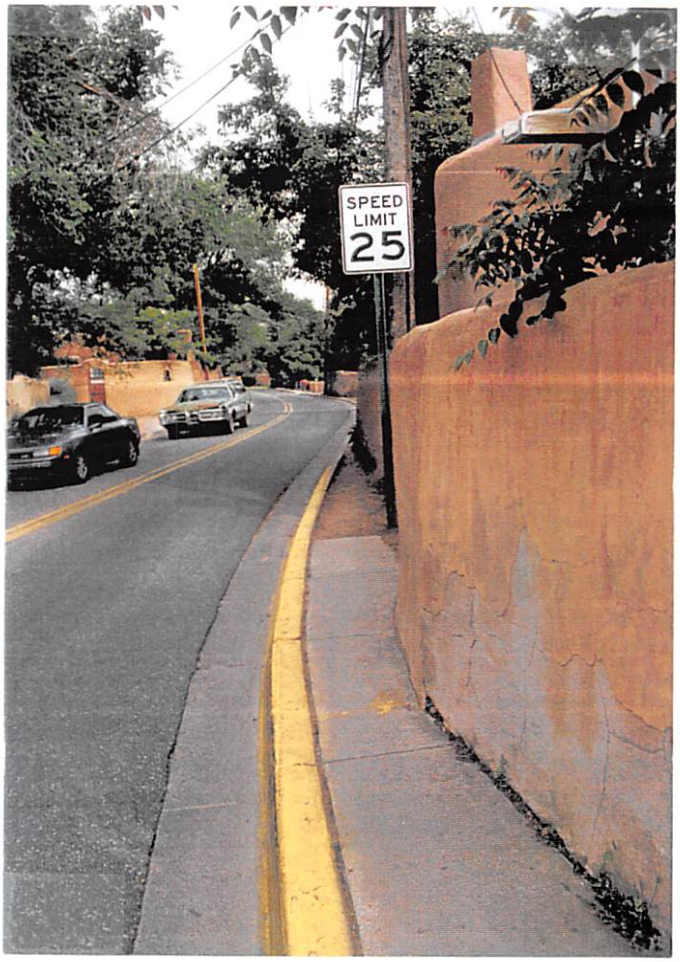


N. ELEVATION

440 Acequia Madre







March 29, 2022

Angela S. Bordegaray
Senior Planner, Historic Preservation Division
City of Santa Fe

via email: asbordegaray@santafenm.gov

RE: 440 Acequia Madre Primary Facade Designation Request

Dear Angela,

This structure is an adobe house built in the 30's by Katherine Stinson Otero with stepped massing, both in plan and elevation. An addition of a kitchen, bath and bedroom replaced the former kitchen, bath and bedroom on the east side of the house circa 2000. Otherwise the form of the house is unchanged, however all of the windows have been replaced/resized except for one (in the dining room), according to Ra Patterson. The south Ramada was rebuilt with heavier timbers and corbels also circa 2000, as evidenced by a photograph of the south facade in the 1993 HCPI. In 2003 a study of Plaza Chamisal was produced by Lloyd and Associates.

Most of the character defining features are on the west elevation of the house, however window sashes are not historic. In addition the windows in the den have changed size, and the concrete sills have all been removed.

The north is characterized only by the front door, with or without the carport, and the south is dominated by the non-historic members of the ramada.

The east addition resulted in a blank facade to the east, except at the dining room which contains the only remaining historic window. the concrete sill has been covered by metal. There are new doors (c.2000) facing north and south in the east addition.

Because each of the facades has some change, mostly to the windows, my recommendation is that the west elevation including the portal be considered primary. The existing stepped back forms, the sculpted adobe walls and chimney's, the canales and the portal contribute to the house and the rest of the compound..

A 1998 letter and drawing refer to the west elevation as primary.

Also included in this application:
Floor plans, elevations, facade diagram. A collection of maps, aerials, and pertinent drawings from the former HCPI's and HDRB cases, the HCPI, and other records found (by you) in the City files, and the 1998 letter referred to above.

Please let me know your questions. Thank you for your continued service to our community.

Sincerely,

Gayla Bechtol, AIA

cc: Carly Piccarello cpiccarello@santafenm.gov

GBA
GAYLE BECHTOL
ARCHITECT

March 29, 2022

Angela S. Bordegaray
Senior Planner, Historic Preservation Division
City of Santa Fe

via email: asbordegaray@santafenm.gov

RE: 440 Acequia Madre - Demolition of Carport

Dear Angela,

This structure is an adobe house built in the 30's by Katherine Stinson Otero with stepped massing, both in plan and elevation. An addition of a kitchen, bath and bedroom replaced the former kitchen, bath and bedroom on the east side of the house circa 2000. Otherwise the form of the house is unchanged, however all of the windows have been replaced/resized except for one (in the dining room), according to Ra Patterson, a historic window specialist. The south Ramada was rebuilt with heavier timbers and corbels also circa 2000, as evidenced by a photograph of the south facade in the 1993 HCPI. In 2003 a study of Plaza Chamisal was produced by Lloyd and Associates.

The carport is a wood structure, plywood decking on 2x8 wood joists painted dark brown, with 9" posts at each corner except a corbel at the house. A structure on the 1966 aerial and1978 plat shows a different form, the eastern edge mostly lining up with the eastern edge of the house. In the1993 HCPI the roof form appears the same as today.

Regarding the considerations for demolition in a historic district, the first criteria is whether the structure is of historic importance. Based on the aerial photo and previous plan the current structure is not historic. Considering the structure is set back from the street it doesn't contribute to the streetscape. However the structure is sound. A letter from Bobby

Padilla, the city's inspection is attached. A partial or complete demolition was previously approved in 1998, and 2003.

Also included in this application:
Floor plans, elevations, facade diagram. A collection of maps, aerials, and pertinent drawings from the former HCPI's and HDRB cases, the HCPI, and other records you found in the City files.

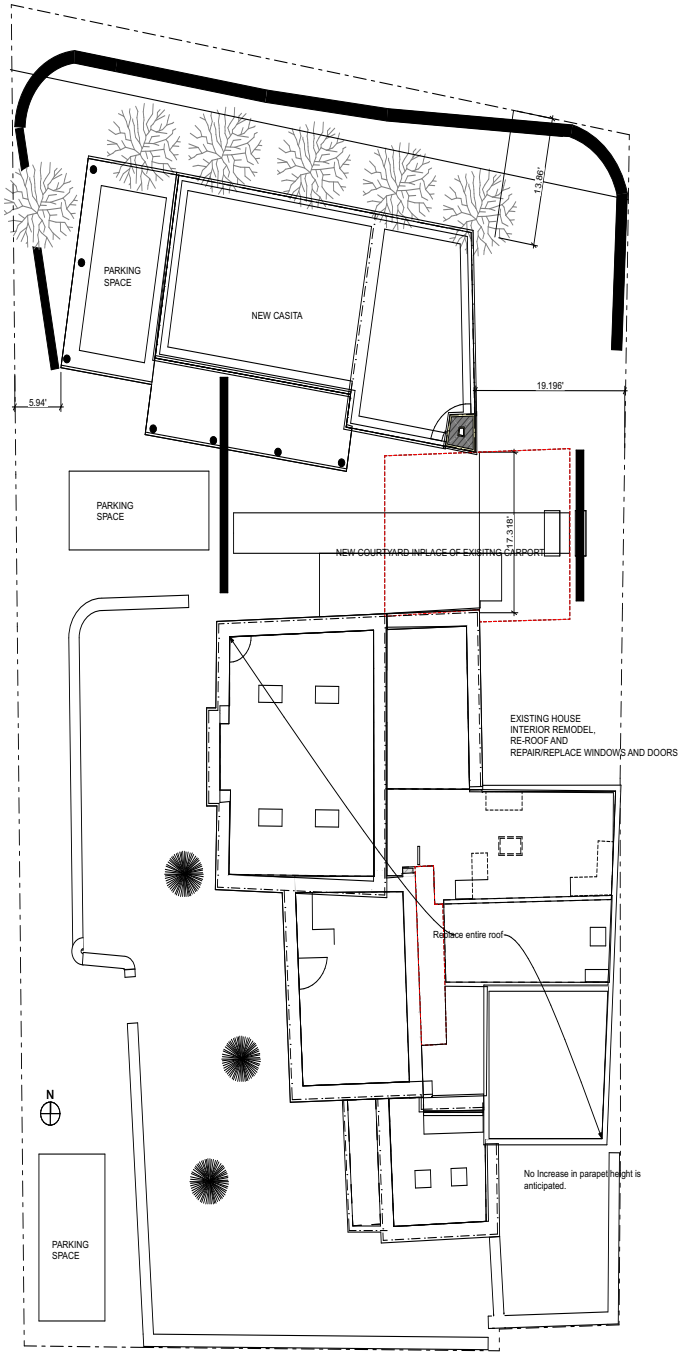
Please let me know your questions. Thank you for your continued service to our community.

Sincerely,



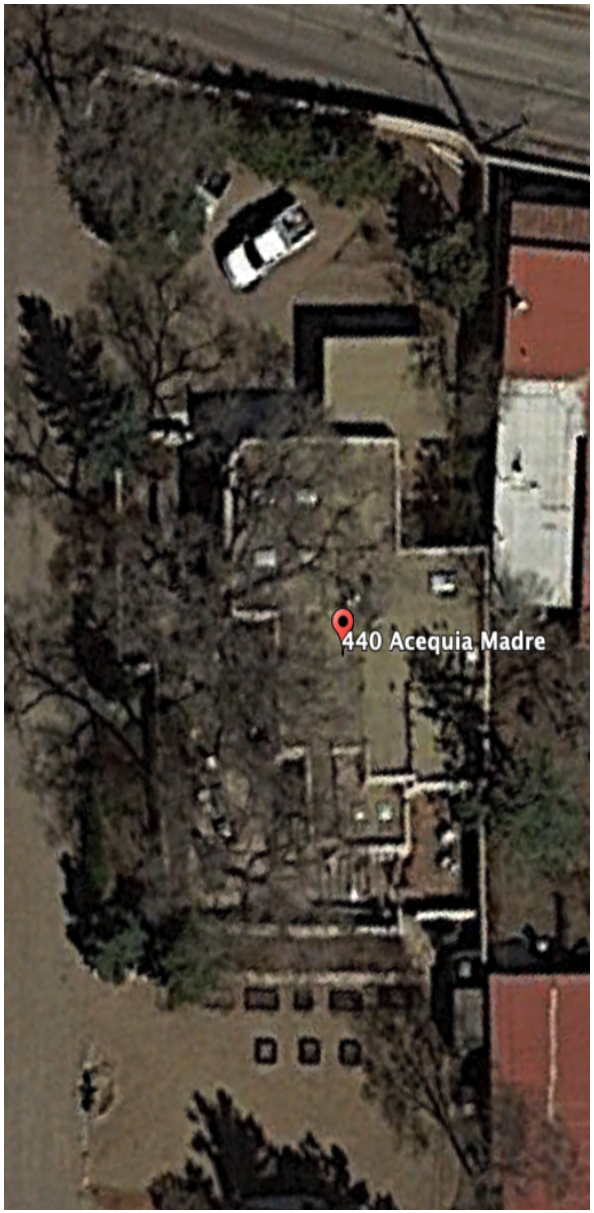
Gayla Bechtol, AIA

cc: Carly Piccarello cpiccarello@santafenm.gov

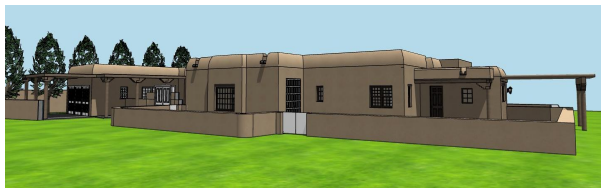


Lani J McCulley
2022-005037-PAR
Current Planning 3/17/2022

2 A001 Site Plan
SCALE: 1/8" = 1'-0"



5 A001 440 Acequia Madre Aerial Photo
SCALE: 1:0.76



North
Vicinity Plan
not to scale

GBA
GAYLA BECHTOL ARCHITECT
320 AZTEC STREET SANTA FE NM 87501
505-660-6301
www.gbasantafe.com

Casey Renovation

440 ACEQUIA MADRE
SANTA FE , NM 87501

Project Number: Project Number

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

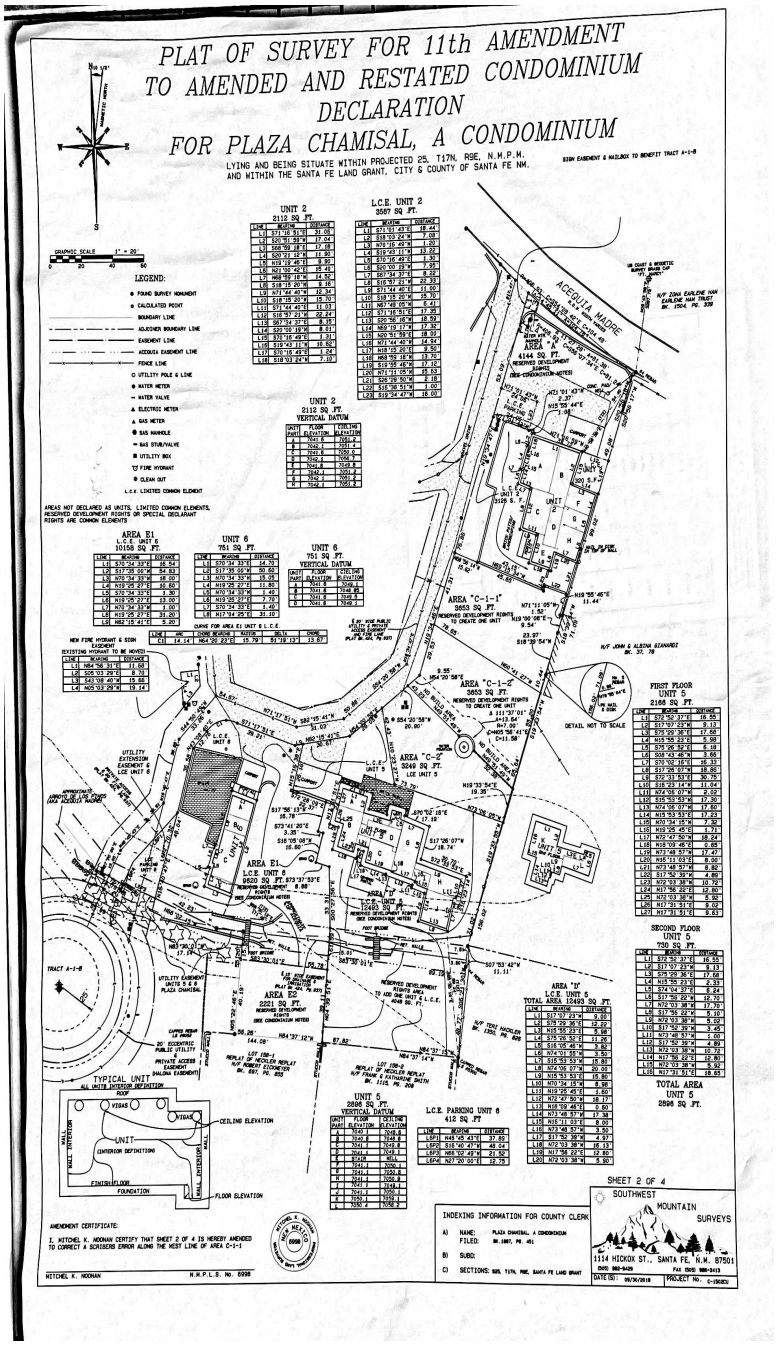
© WWW.GBASANTAFE.COM

ISSUED:
Interior Demolition
Plans 2.8.2022
PERMIT 3.13.2022

Cover Sheet and Site Plan

A001

Printed: 3/14/22

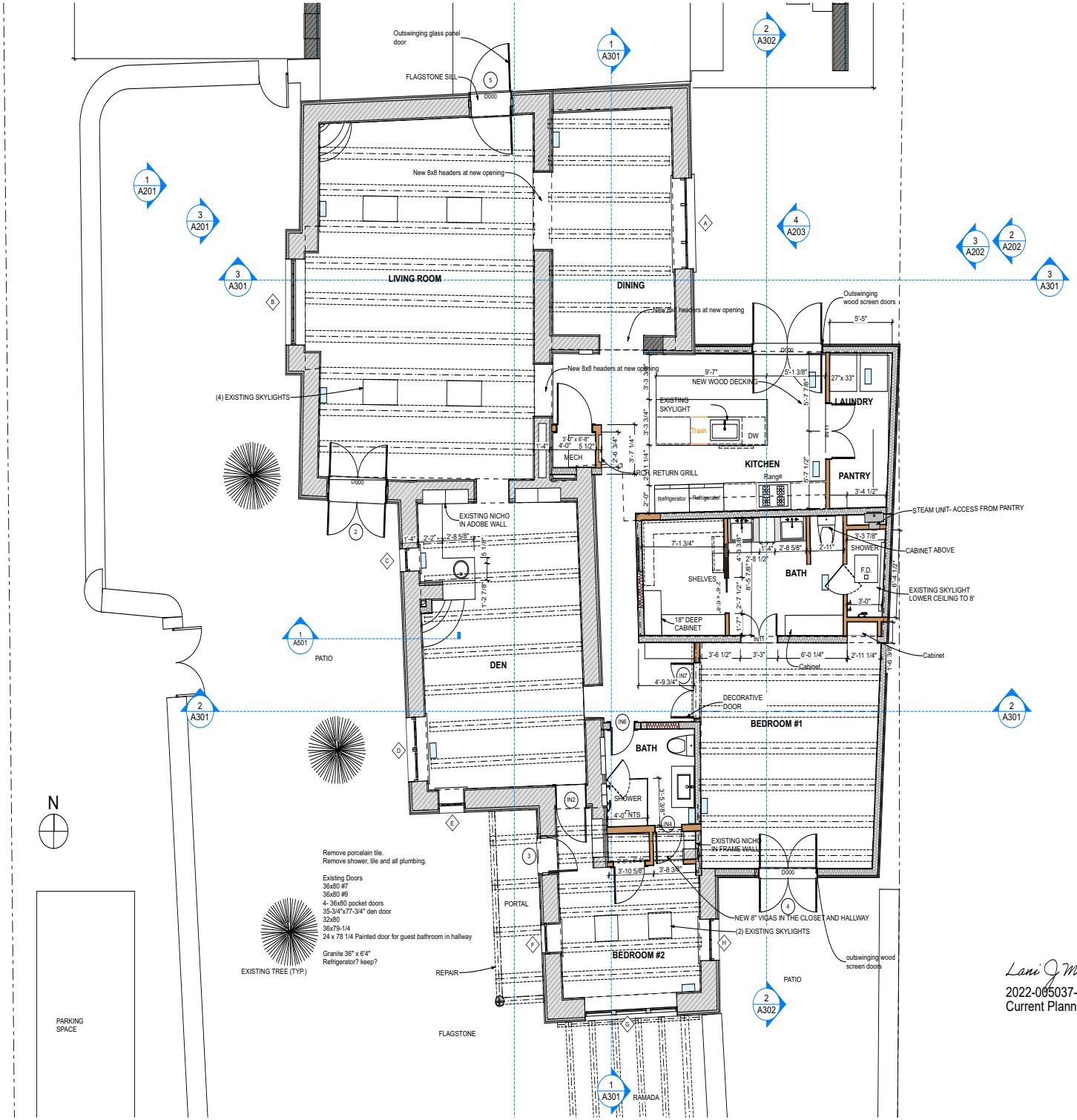


Lani J McCulley
2022-005037-PAR
Current Planning 3/17/2022

1 A004 Plat of Survey

SCALE: 1" = 40'

0 20 40 80



Lani J McCulley
2022-005037-PAR
Current Planning 3/17/2022

1 A101 Main Level
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT
320 AZTEC STREET SANTA FE NM 87501
505-660-6301
www.gbasantafe.com

Casey Renovation

440 ACEQUIA MADRE
SANTA FE , NM 87501

Project Number: Project Number

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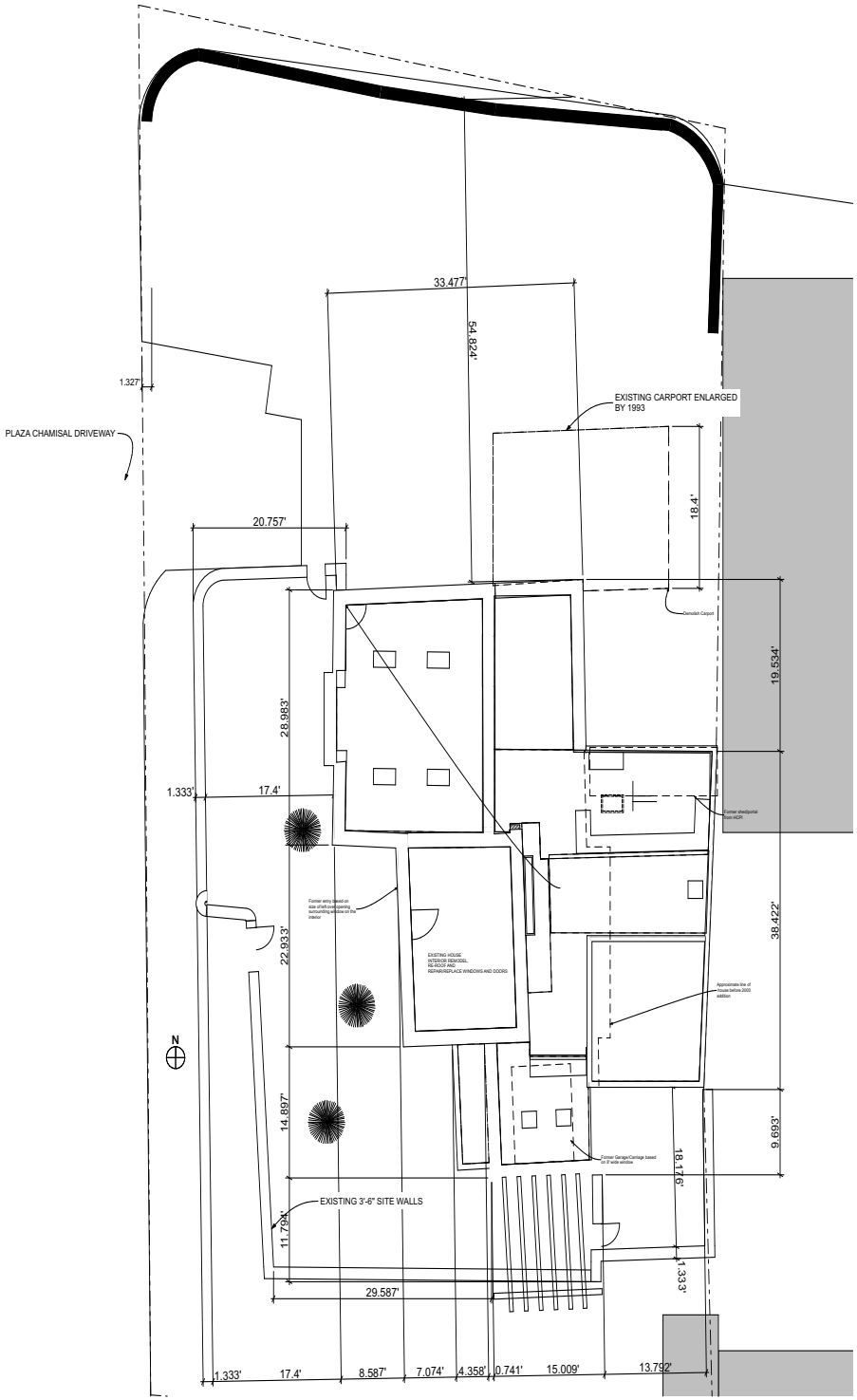
ISSUED:
Interior Demolition
Plans 2.8.2022
PERMIT 3.13.2022

Proposed Floor Plan

A101

Printed: 3/14/22





1 / A001 Site Plan Existing

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

0 4' 8' 16'

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PAUL T DICKEL LLC
ARCHITECTURAL AND INTERIOR DESIGN
DALLAS TEXAS

440 ACEQUIA MADRE IN PLAZA CHAMISAL
WINDOW AND DOOR REPAIR, PRIMARY FACADE DESIGNATION AND CARPORT DEMOLITION

ISSUED:

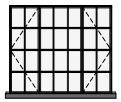
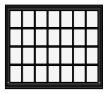
Existing Site Plan

A001

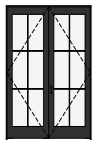
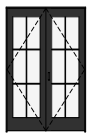
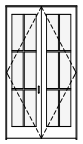
Printed: 3/29/22

/Users/gaylabechtollaptop/Dropbox/Gayla Bechtol/Casey-440 Acequia Madre/Casey 440 Acequia Madre with Casita.pln; 3/29/22, 2:22 PM

Window Types

Element ID	A	B	C	D	E	F	G	H
Type	Twin Casement	Fixed	Casement	Double Hung	Double Hung	Casement	Fixed	Fixed
Renovatio…	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
Custom te…	Repair Historic window	REPAIR	REPAIR	REPAIR	REPAIR	REPAIR	REPAIR	REPAIR
Dimensions	6'-7"×5'-0"	6'-3"×4'-6"	1'-8"×2'-10"	4'-8"×3'-8"	2'-4"×3'-8"	2'-3"×2'-9"	8'-0"×2'-9"	3'-0"×2'-11"
W/D Nomi...	2'-6 1/2"	2'-2"	5'-4 7/8"	3'-1 1/2"	4'-6 1/16"	3'-8 1/2"	4'-0 1/2"	3'-7"
Note								
View								

Door Types

Element ID	1	2	3	4	5
Renovatio…	New	New	Existing	New	Existing
Type	H-V Grid	H-V Grid	Standard 6 Panel	H-V Grid	Decorative 17
Dimensions	6'-0"×8'-0"	5'-0"×6'-8"	2'-6"×6'-8"	5'-0"×8'-0"	3'-6"×6'-3 1/2"
Note	Painted Wood TDL	Painted Wood TDL	REPAIR	Painted Wood TDL	REPAIR
View					
Custom te…	18" SIDELITE				EXISTING DOOR, NEW FRAME

REBUILT RAMADA
IN HISTORIC LOCATION

3 A002 Existing Floor Plan

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

/Users/gaylabechtolaptop/Dropbox/Gayla Bechtol/Casey-440 Acequia Madre/Casey 440 Acequia Madre with Casita.pln; 3/29/22, 2:22 PM

GBA
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Project Number: Project Number

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ARCHITECTURAL AND INTERIOR DESIGN
DALLAS TEXAS

440 ACEQUIA MADRE IN PLAZA CHAMISAL
WINDOW AND DOOR REPAIR, PRIMARY FACADE DESIGNATION AND CARPORT DEMOLITION

ISSUED:

Existing Floor Plan

A002

Printed: 3/29/22



Owners Map 1930's



N

1966

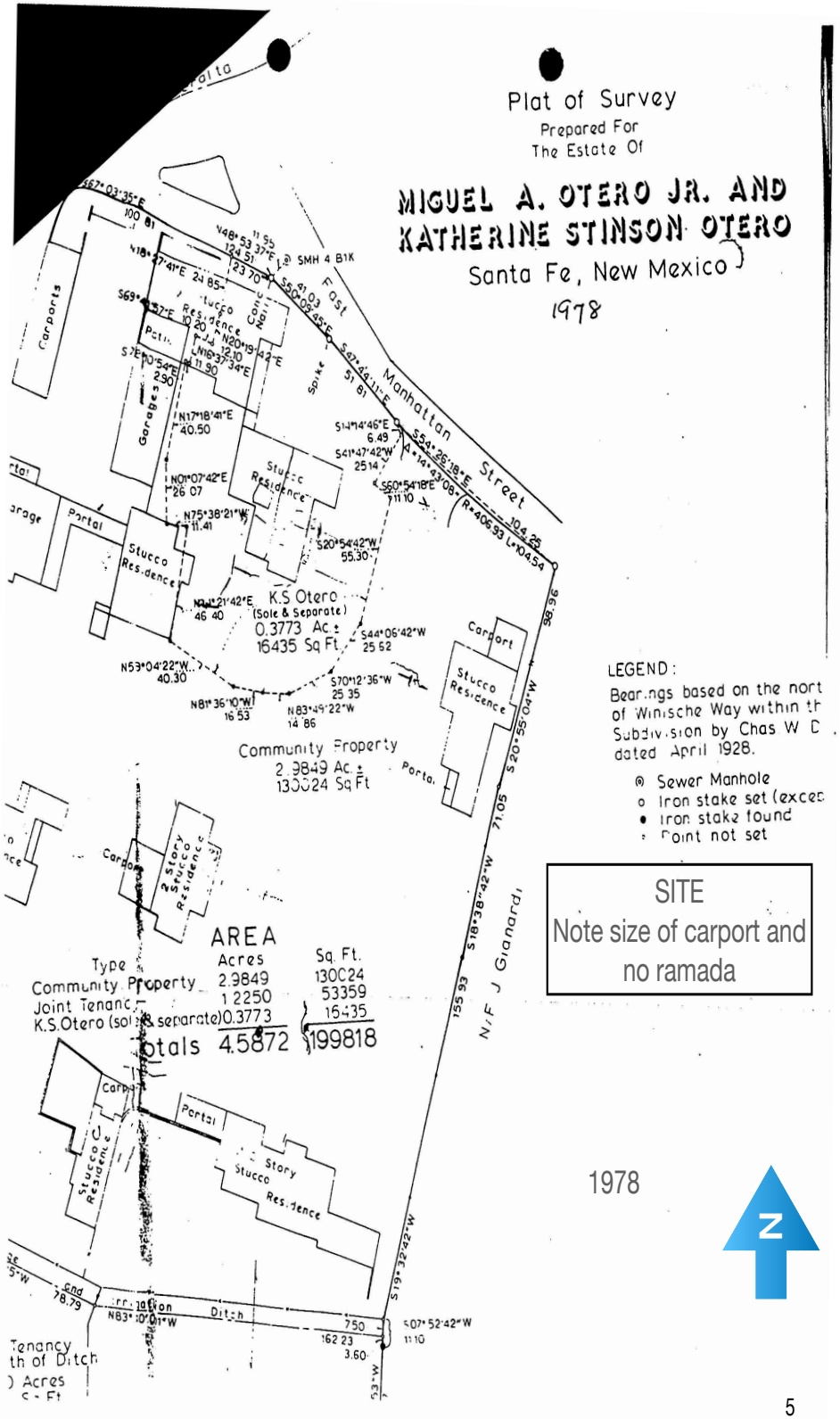
Plat of Survey

Prepared For
The Estate Of

MIGUEL A. OTERO JR. AND KATHERINE STINSON OTERO

Santa Fe, New Mexico

1978



LEGEND:

Bearings based on the nort of Winische Way within th Subdivision by Chas W D dated April 1928.

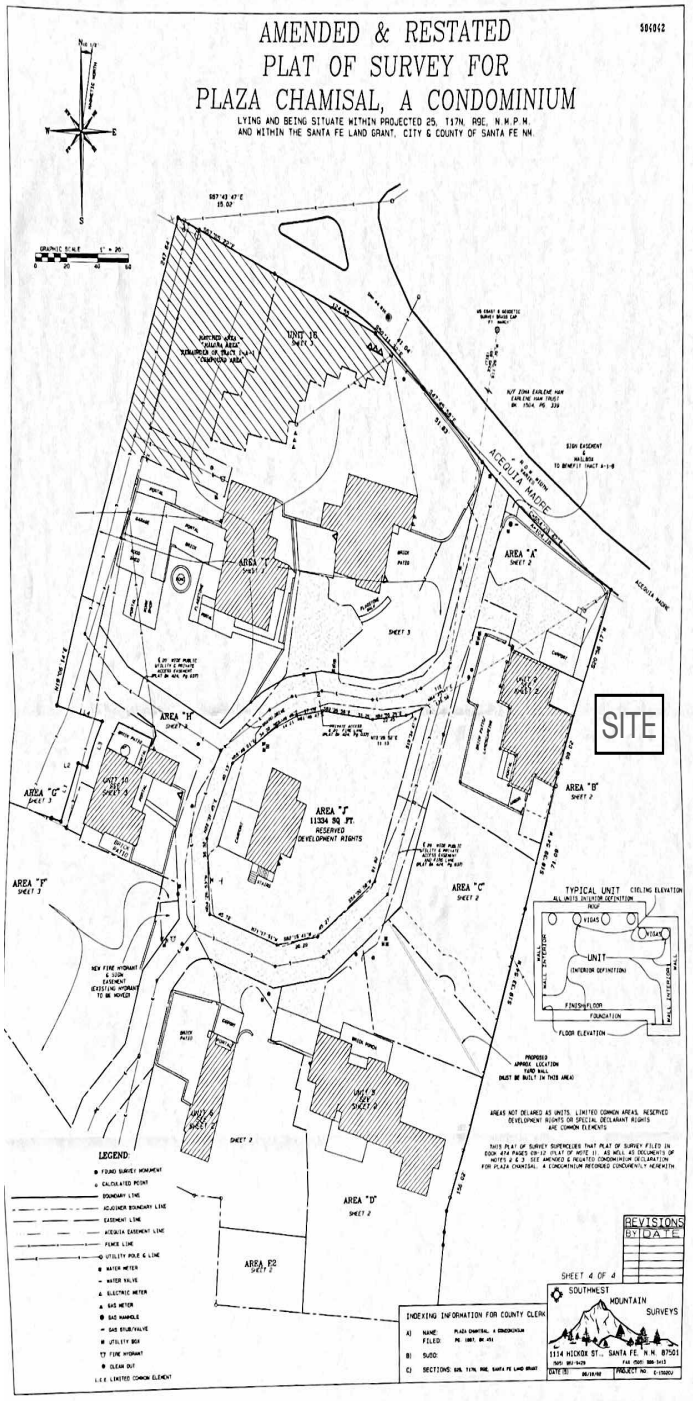
- ⊛ Sewer Manhole
- o Iron stake set (exces
- • Iron stake found
- ◦ Point not set

SITE
Note size of carport and no ramada

1978

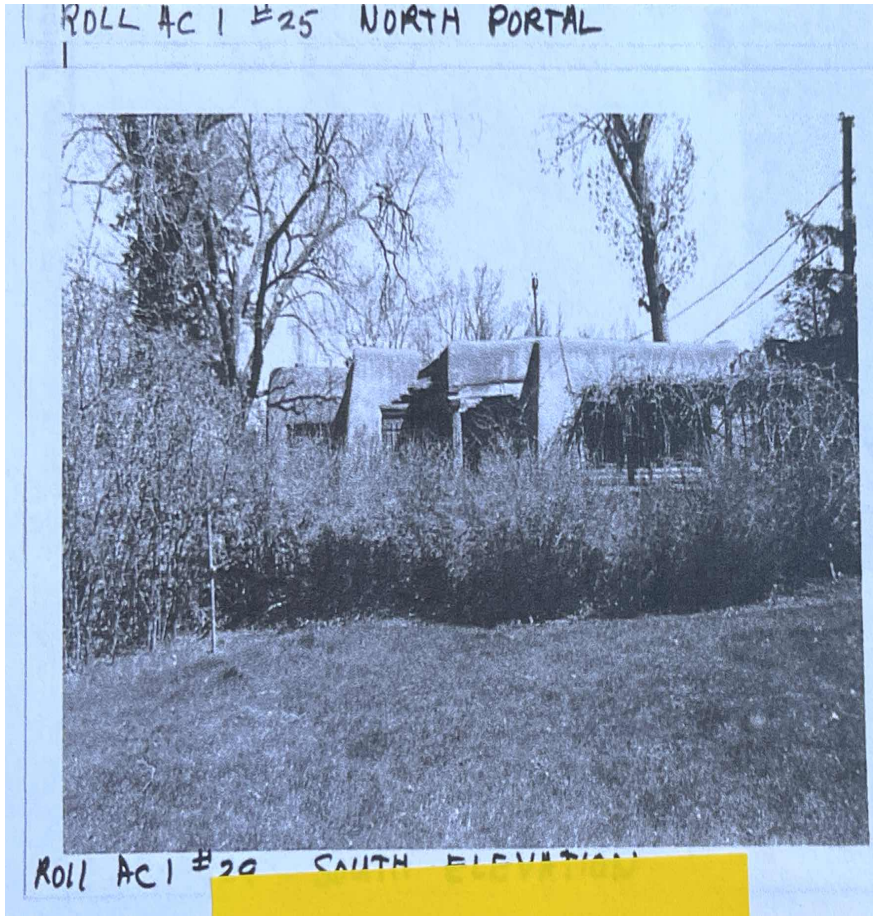
AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M. AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.

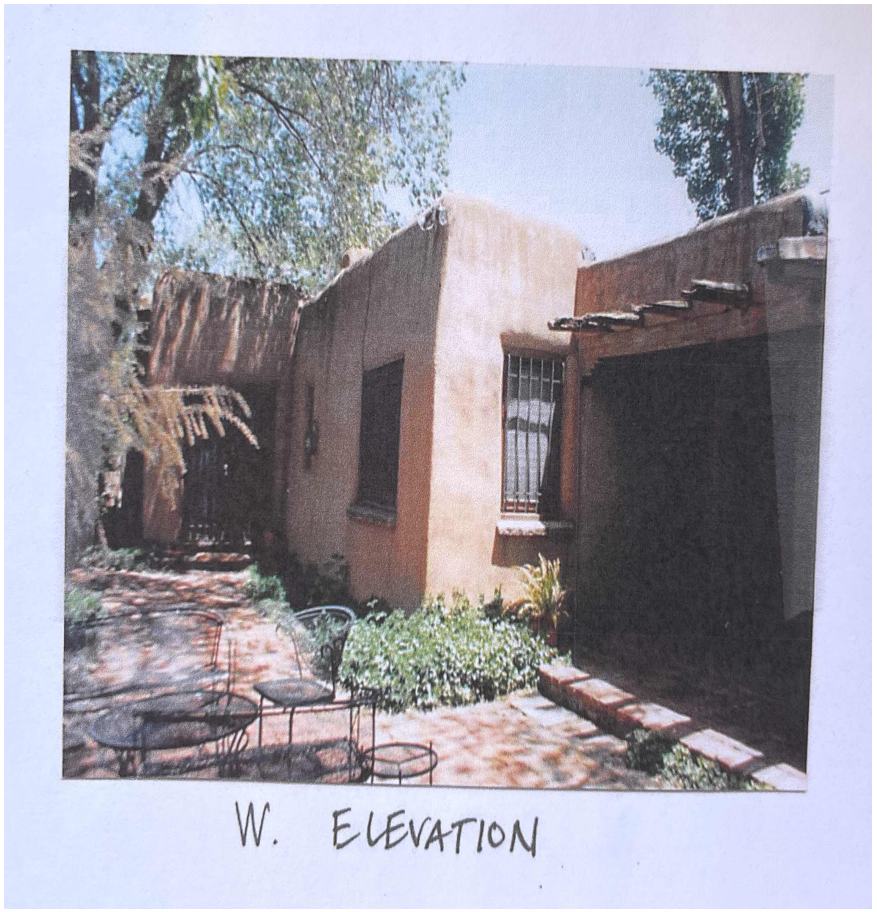


2002

GAYLA BECHTOL ARCHITECT



1993



1978

GBA
GAYLA BECHTOL ARCHITECT

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NE 1/4 NW 1/4

92

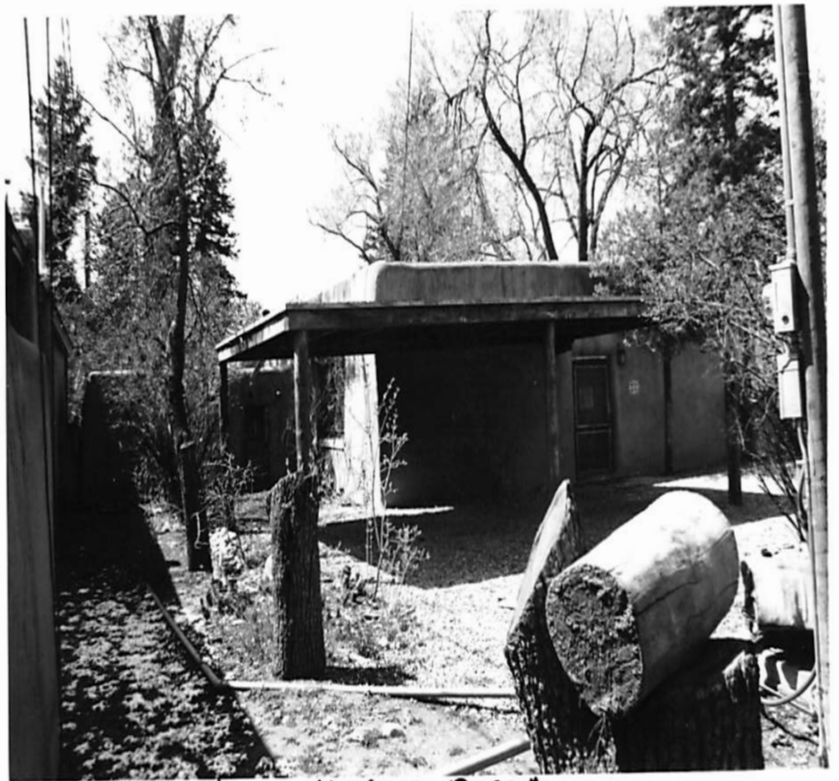
IAL

PHOTO



ROLL AC 1 #27 NW CORNER

1993



ROLL AC 1 #25 NORTH PORTAL

1993

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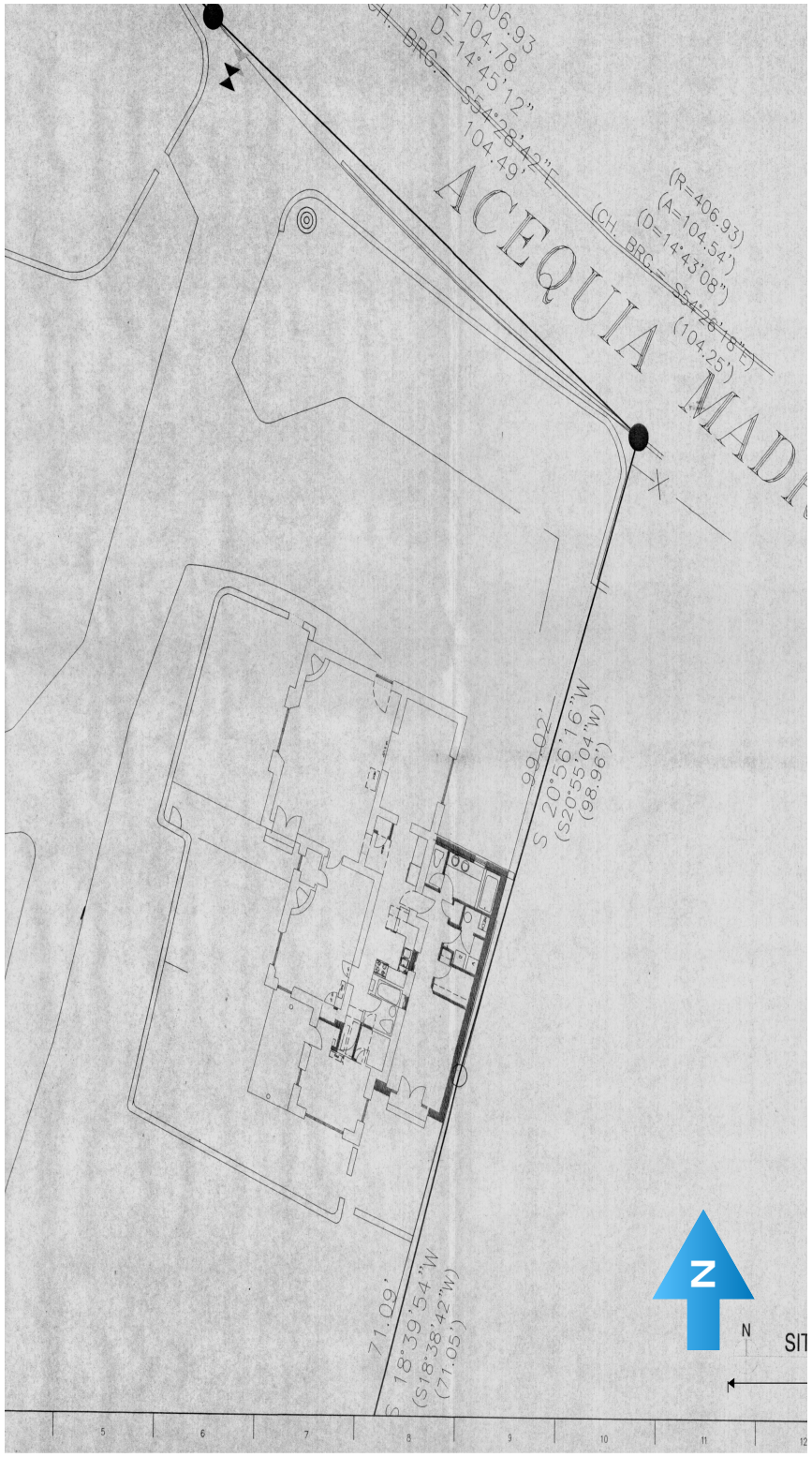
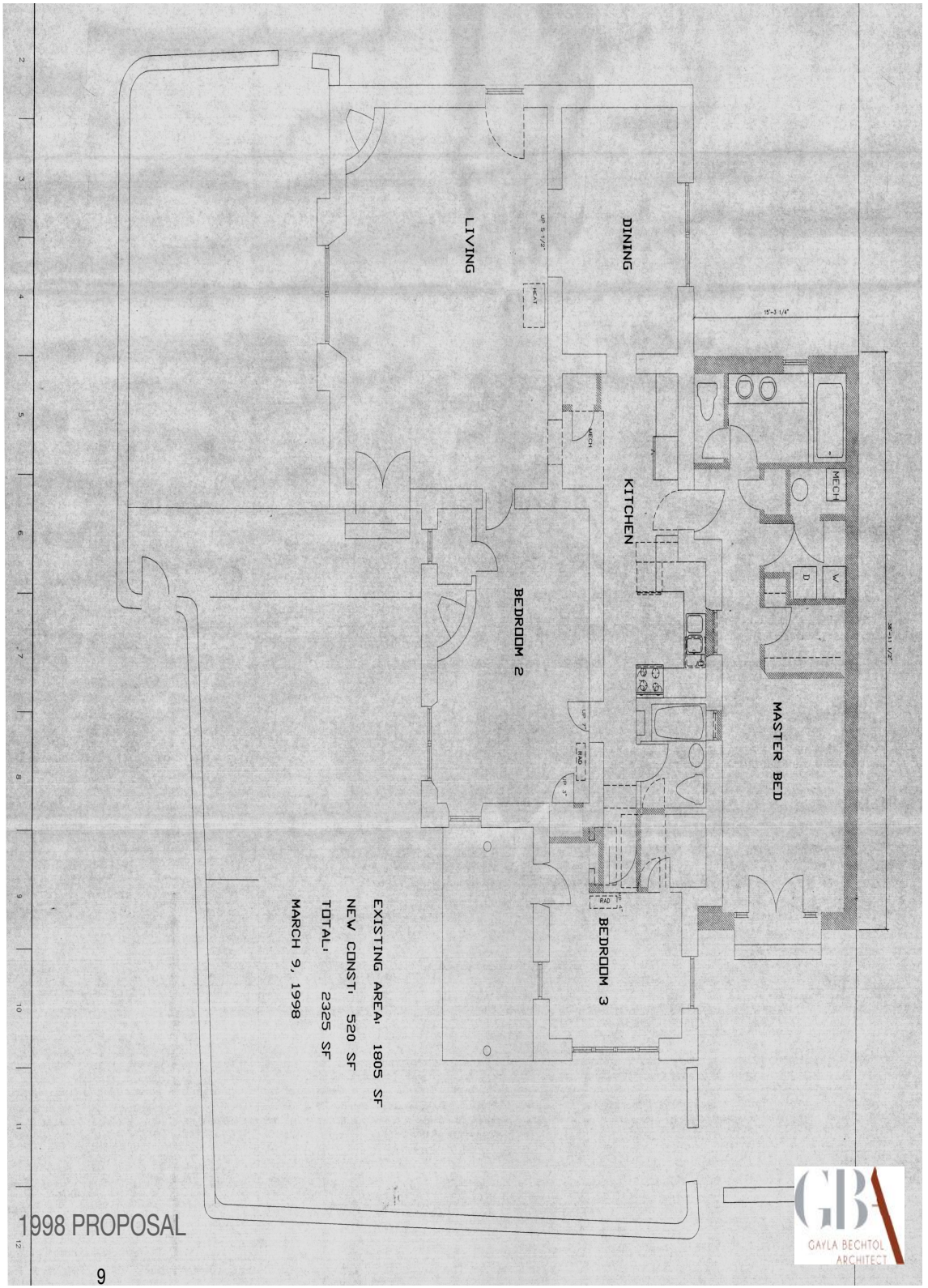
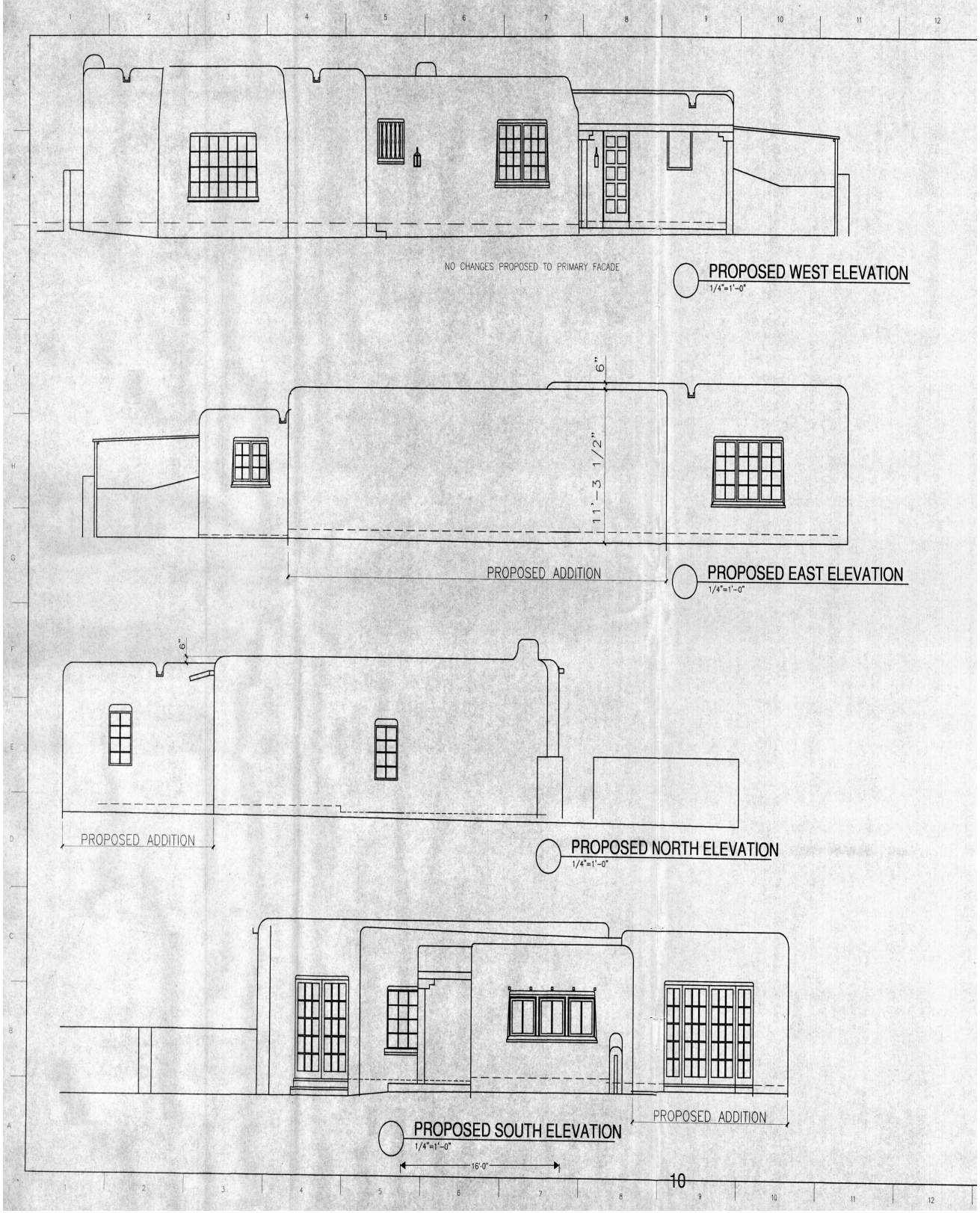




1998 PROPOSAL

GBA GAYLA BECHTOL ARCHITECT

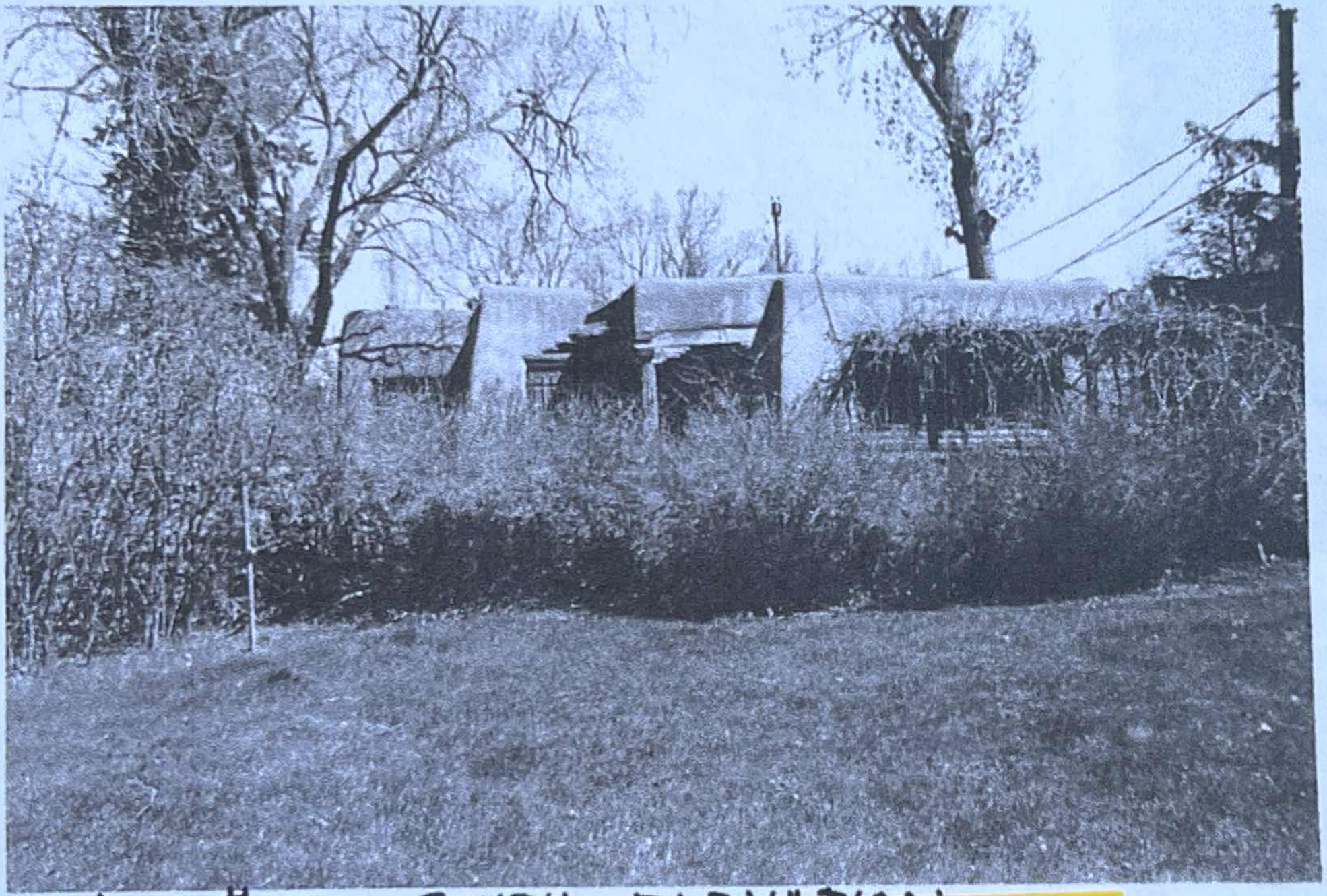


WEST ELEVATION
LABELED AS PRIMARY FACADE

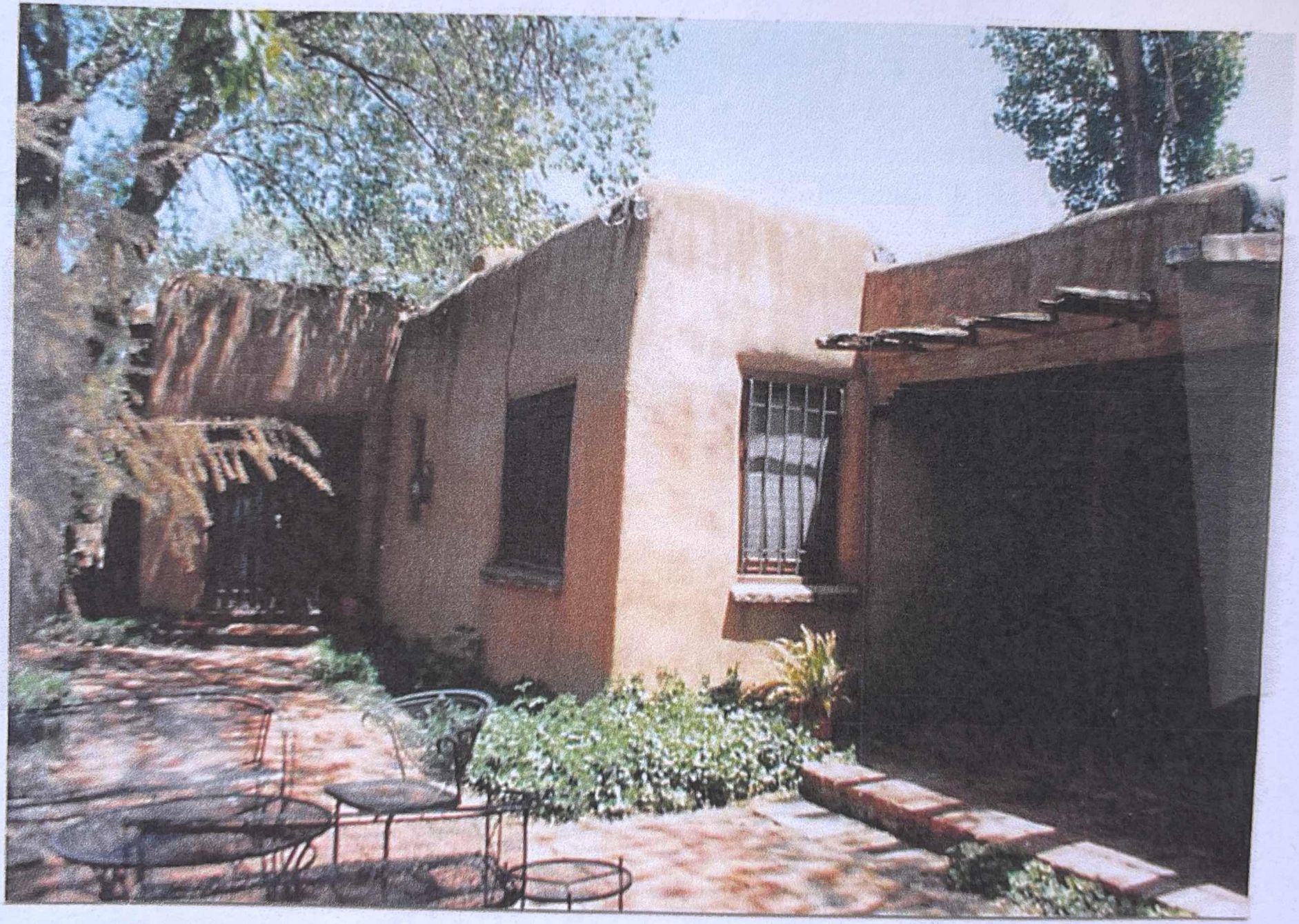
1998 PROPOSAL

GBA
GAYLA BECHTOL ARCHITECT

ROLL AC 1 #25 NORTH PORTAL



ROLL AC 1 #26 SOUTH ELEVATION



W. ELEVATION

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005025--HDRB

Project Description:

Project Location(s): 619 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant: Martinez Architecture Studio PC studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

Property Owner: David Muck
918 Acequia Madre H
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 2003

Year of Construction: pre 1940

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005025-HDRB

Address: 619 Acequia Madre
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

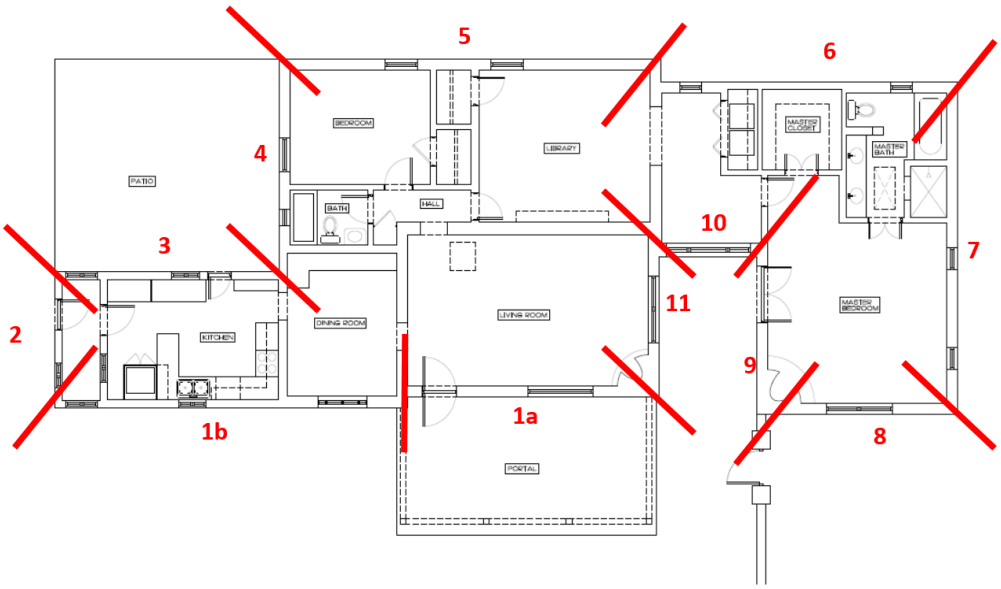
Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(W) Downtown and Eastside Historic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

BACKGROUND & SUMMARY:

619 Acequia Madre is a single-family residential structure listed as Contributing to the Downtown and Eastside Historic District. Built in 1934, it contains both Spanish Pueblo Revival and Territorial Revival Style elements.

619 Acequia Madre

Façades



In case 2022-005052-HDRB, heard on April 12, 2022, the Board designated the south façade as primary, excluding the portal and the historic yard wall as contributing.

The applicant now proposes the following:

1. Construct a 334 square foot addition onto facades 3 and 4 to a height of 12 feet 0 inches, which is within the maximum allowable height;
2. Remove the existing non-historic portal and construct a new portal on the south elevation. This will be in a Spanish Pueblo Revival style, with dark stained wood;
    a. An exception is requested to Section 14-5.2(D)(2)(c) to construct on a primary façade;
3. Remove the non-historic yard wall on the east side of the property;
    a. An exception to Section 14-5.2(D)(1)(a) is requested to remove historic materials
4. Construct a new 430 square foot garage with a 180 square foot portal to a height of 12 feet 0 inches where the maximum allowable is 14 feet 7 inches;
5. Remove the historic Contributing yard wall on the south and east frontages.
6. Replace historic windows D, E and F (see window assessment) while changing historic openings
    a. An exception to Section 14-5.2(D)(1)(a) is requested to remove historic materials
7. Construct a new stucco wall to a height of 6 feet, exceeding the maximum allowable height of 4 feet 9 inches, with a wood gate exceeding this height.

a. An exception to Section 14-5.2(D)(9) is requested to exceed the maximum allowable height for a wall.

8. Remove lintels, replace windows and add stone planter to non-historic east façade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(2)(c) to construct on primary façade.

(i) *Do not damage the character of the district*
Applicant Response: The house is designated contributing and has suffered from deferred maintenance over many years. The Applicants' objective is to remodel the house while maintaining its historic character.
The most substantial proposed modification on the primary façade is removal of the existing portal/porch in front of the main entry and construction a new portal in the same location. The existing portal is dilapidated and sags in the middle due to deterioration over time. The Applicants have examined the condition of the portal and concludes that the portal is not suitable to be repaired. Given these conditions, replacement with a new portal of the same style will maintain the character of the district while providing a new portal with the same architectural character. The new portal will be held up by four wood viga posts, as is the case with the existing portal. The proposed window modifications and removal of the existing overhang in the western portion of the primary façade will simplify the facade without altering the historic character of the house and are integral to extending the useful life of the house, thereby maintaining the historic character of the district. None of the proposed modifications would substantially alter the physical structure of this contributing building or adversely affect the character of the district.

Staff Response:
a) Concerning the portal: Staff agrees with the applicant's response.
b) Concerning replacement of historic windows: Staff does not agree with the applicant's response. The attached window assessment states that they can be repaired and they are character-defining features of the primary façade.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response The existing house suffers from years of deferred maintenance, which detracts from its historic character and thereby harms the public welfare. The appearance of the house will be enhanced by implementation of the proposed modifications. The purpose of the remodel is to restore the house and increase its livability and extend its useful lifespan while respecting and maintaining its historic character. In particular, the south-facing portal is in disrepair and due to the condition and age of the materials, the portal is not suitable for repair. Should the requested portal removal and replacement be denied, the Applicants would suffer hardship in that the portal will continue to deteriorate, leaving the Applicants with no shade on the south side of the house and injuring the public welfare due to the visibility of the deteriorating portal from Acequia Madre.

The proposed window replacement will prevent hardship to the Applicants by reducing the prospect of leaks associated with the old windows and by resolving a privacy issue created when the house to the west was constructed in recent years. The Applicants plan to fill in the windows on the south/primary and west facades to eliminate that issue.

Staff Response:

c) Concerning the portal: Staff agrees with the applicant's response.
d) Concerning replacement of historic windows: Staff does not agree with the applicant's response. The attached window assessment states that they can be repaired and they are character-defining features of the primary façade.

(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 Applicants evaluated the following options with respect to the southfacing portal over the front entry. As addressed above, given the age and deteriorated condition of the wood comprising the portal, the Applicants concluded that repair is not feasible. Having a portal on the south side of homes is typical in the historic district and relocating the portal to a different façade is not feasible because there is no room between the existing structure and the rear and side yard setbacks. As addressed above, having no portal on the south side of the home would constitute a hardship for the Applicants and would alter and damage the existing character of the streetscape. As a result of this assessment, replacement with a new portal of a similar design to the existing portal is the preferable design option.
Likewise, the windows on the primary façade have reached the end of their usable lifespan and their replacement with new windows of the same general appearance is the best design option to maintain livability of the house and its existing historic character.
After consideration of all options, the proposed renovation is the best means of maintaining livability of this property while respecting its historic character.

Staff Response:

a) Concerning the portal: Staff agrees with the applicant's response.
b) Concerning replacement of historic windows: Staff does not agree with the applicant's response. The repair option was not assessed.

Exception to Section 14-5.2(D)(1)(a) to remove historic materials and alter architectural features paces that embody the status (remove a contributing wall)

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

Applicant Response: The existing stucco over concrete yard wall running along Acequia Madre and wrapping around on Calle Corvo to the south side of the existing driveway entrance varies in height on the outside from about 2' at the corner to 4' to the west and north.

The proposal would remove the yard wall and existing vegetation behind and replace it with a Code-compliant sidewalk, a 2' high stacked stone planter and a new 6' high stuccoed wall behind. The new wall would be about 8' inside the property line.

The new planter and wall will open the view at the corner of Acequia Madre and Calle Corvo and will replace the yard wall, which is not in good repair, with a planter and new wall designed to blend harmoniously with existing streetscape and be compatible with existing walls in the vicinity. The property adjacent to the west was renovated in recent years and the proposed renovation will maintain and enhance the character of the streetscape compared to conditions on the Subject Property.

Staff Response: Staff does not agree with the applicant's response. The character of the District would be damaged by the loss of a contributing structure.

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

Applicant Response:

The proposal is warranted and necessary to ameliorate longstanding circulation deficiencies and safety hazards. The proposed wall changes will benefit the public welfare while maintaining the historic character of the district.

The Subject Property is part of a subdivision created in the 1940's that involved establishment of Calle Corvo, a curving street that connects Acequia Madre on the south and Delgado Street on the west. According to the HCPI submitted with the Application, by the 1960's the subdivision consisted of 17 lots, including the Subject Property. Acequia Madre Elementary School is located on the northeast corner of Calle Corvo and Acequia Madre.

Perhaps because the subdivision was designed prior to the City's adoption of subdivision standards, several circulation issues exist. In particular, the Subject Property juts into Acequia Madre approximately 9', reducing the paved width of the street from about 26' (to the east of Calle Corvo) to 18', forcing westbound drivers on Acequia Madre to bear left, into the path of oncoming eastbound traffic on Acequia Madre – immediately west of the School. The City standard for the curb-to-curb width of secondary arterials is 22'.
Drivers and pedestrians are faced with not only this safety hazard, but also the following circulation issues:
1. Calle Corvo, to the north, and San Antonio Street, to the south, both "T" into Acequia Madre and are offset by about 40'. Vehicles on all three streets can turn left or right, which adds to conflicts at the two intersections with Acequia Madre;
2. Currently, there are no painted crosswalks at any of the intersections;
3. There is no sidewalk along the south side of Acequia Madre. There is a narrow dirt footpath between the street and the Acequia, which limits pedestrians' ability to avoid oncoming vehicles;
4. There is no sidewalk on the north side of Acequia Madre on the west side of Calle Corvo in front of the Subject Property and two buttresses of the existing yard wall and a no parking sign inhibit use of the narrow dirt footpath between the yard wall and street;

5. There are disabled access cutouts on the east side of Calle Corvo, in front of the school, and on the west side at the southwest corner of the Subject Property.However, that cutout does not lead anywhere;
6. Pedestrian trip hazards exist at the aforementioned corners where the concrete pads adjoin soil that has eroded away;
7. There is a vehicle turnout in front of the School, where backups occur in the morning and afternoon, adding to conflict and congestion in this area; and
8. The yard wall on the Subject Property is a hard barrier, leaving vehicles and pedestrians with no options for avoiding oncoming traffic by taking evasive action to the north.

The Applicants are well aware of the fact that their property juts into Acequia Madre and are willing to do what they can to alleviate these longstanding circulation safety issues by pulling the wall away from the street on both Acequia Madre and Calle Corvo and constructing, at their own expense, a sidewalk built to City-standards connecting to the existing sidewalk recently installed in front of the house to the west. This would provide a continuous sidewalk from the east side of the School to west of Acequia Madre. This would enhance safety and benefit the public welfare. The Applicants are willing to reduce the effective size of their front yard for the benefit of the public welfare.

Staff Response: Staff does not agree with the applicant's response. There is no doubt that the traffic situation at the intersection of Acequia Madre and Calle Corvo is very bad and in need of urgent mitigation. In general however, the enumerated problems are not the concern of historic preservation, but that of traffic planning. Measures including changing the functional designation of the street in the street hierarchy, narrowing of the automobile roadway, reducing the speed limit, widening and paving the sidewalks, and introducing engineering traffic calming measures should be implemented by the City.

(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 Applicants considered the option of attempting to repair the existing yard wall, which is suffering from cracks and deterioration resulting from long-deferred maintenance. However, doing so would leave in place the adverse hazards to the public welfare addressed above. Demolishing the existing yard wall and pulling it back from the street is the superior design option that will meet the Applicants' programmatic needs, while contributing to the public welfare and maintaining the historic character of the historic district.

Staff Response: Staff does not agree with the applicant's response, as described in response to criterion (ii).

Exception to Section 14-5.2(D)(9) to construct a yard wall that exceeds the maximum allowable height.

(1) Do not damage the character of the streetscape.

Applicant Response: The proposed 6' wall height is proposed to be located 8' into the Subject Property, with a planter in between the wall and the new sidewalk. The proposed wall height is not out of character compared to existing walls in the historic district, particularly given its setback from the property line and street. The 2' wall of the planter, the landscaping vegetation within the planter and the distance of the wall from the street will screen the lower portion of the wall and modulate its appearance, compared to a 6' high wall along the street. These factors along with the congruent style of the wall will not damage the character of the streetscape, particularly in comparison to the existing setting.

Staff Response: Staff agrees with the applicant's response. There are walls of this kind in the streetscape on Acequia Madre.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Applicant Response: Replacement of the existing yard wall will ameliorate existing vehicular and circulation safety hazards detrimental to the public welfare. The proposed 6' wall height 8' from the property line will result in a smaller front yard for the Subject Property and will prevent hardship to the Applicants by providing a sense of privacy within the smaller yard. Given that the Subject Property is across the street from the Acequia Madre School, the inhabitants are subjected to greater noise impacts than to other homes in the vicinity.

Staff Response: Staff does not agree with the applicant's response. A high wall does not prevent an injury to the public welfare. It may reduce noise from Acequia Madre. Lack of privacy is not considered to be a hardship by Staff.

(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 Applicants considered the option of attempting to repair the existing yard wall, which is suffering from cracks and deterioration resulting from long-deferred maintenance. However, doing so would leave in place the adverse hazards to the public welfare addressed above. Demolishing the existing yard wall and pulling it back from the street is the superior design option that will meet the Applicants' programmatic needs, while contributing to the public welfare and maintaining the historic character of the historic district. A shorter yard wall would not achieve the level of privacy that the Applicants desire, which is particularly important given the presence of the School across Calle Corvo from the Subject Property.

Staff Response: Staff does not agree with the applicant's response. Other design options have not been demonstrated.

(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.

Applicant's Response:
The existing yard wall is closer to the street than most properties along the streetscape. The existing yard wall precludes pedestrian passage along the north side of Acequia Madre and is proposed to be replaced by a conforming sidewalk, planter and new wall. There are no other yard walls in the vicinity that are so close to the street and the properties' location across the street from the School and at a location of traffic conflict is peculiar to the Subject Property. Finally, due to the location of the house, which was constructed by others, in the northern portion of the lot, the only usable private open space is in the front of the house, making privacy in the front more important than for properties not subject to this condition.

Staff Response: Staff does not agree with the applicant's response. This is not due to the land, but to bad design of the street, the correction of which is the responsibility of the City.

(5) Are due to special conditions and circumstances which are not the result of actions by the applicant.

Applicant's Response: The existing yard wall was constructed by a prior owner and the current deteriorated state of the yard wall was not caused by the Applicants, who desire to renovate the Subject Property.

Staff Response: Staff agrees with the applicant's response. It is due to outdated traffic planning on Acequia Madre.

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

Applicant's Response: Due to its deteriorated condition and undesirable location, repairing the yard wall is not a desirable solution. Replacing the yard wall with a public sidewalk, planter and new wall 8' from the property line will benefit the public while reducing the size of the Applicants' private yard, which they are willing to accommodate as part of the renovation. The proposed height of the new wall will maintain a general harmony as to style, form, color, height, proportion, texture and material between walls of historic design and the proposed wall, while meeting the Applicants' desire for privacy.

Staff Response: Staff does not agree with the applicant's response.

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

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Robert and Eloise Graef House	619 Acequia Madre Santa Fe: *Downtown and Eastside Historic District*	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

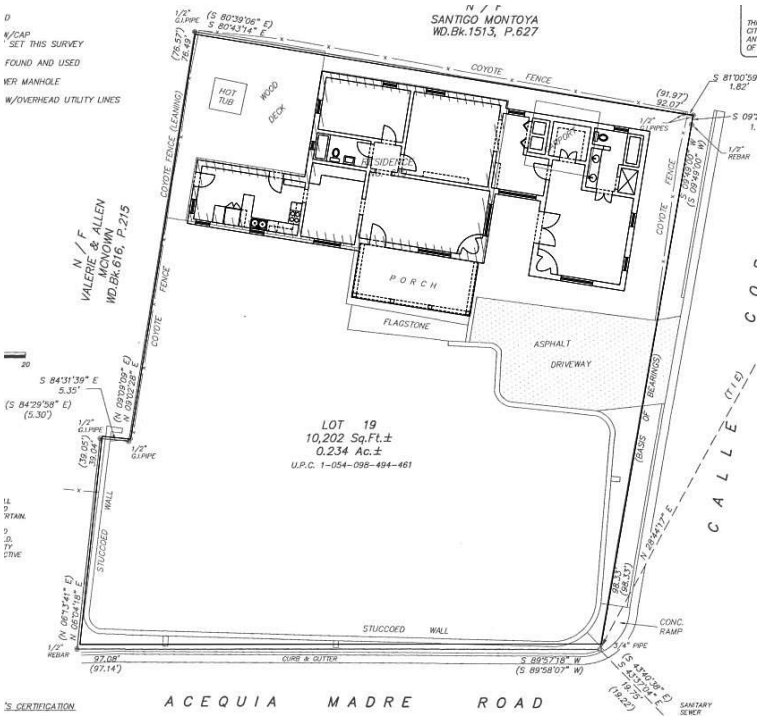
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

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

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

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.

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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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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.

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[1] *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Ibid., December 4, 1952, 4.
[3] Ibid., February 4, 1951, 5.

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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.

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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.

[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.

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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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations



Figure 1: Portion of 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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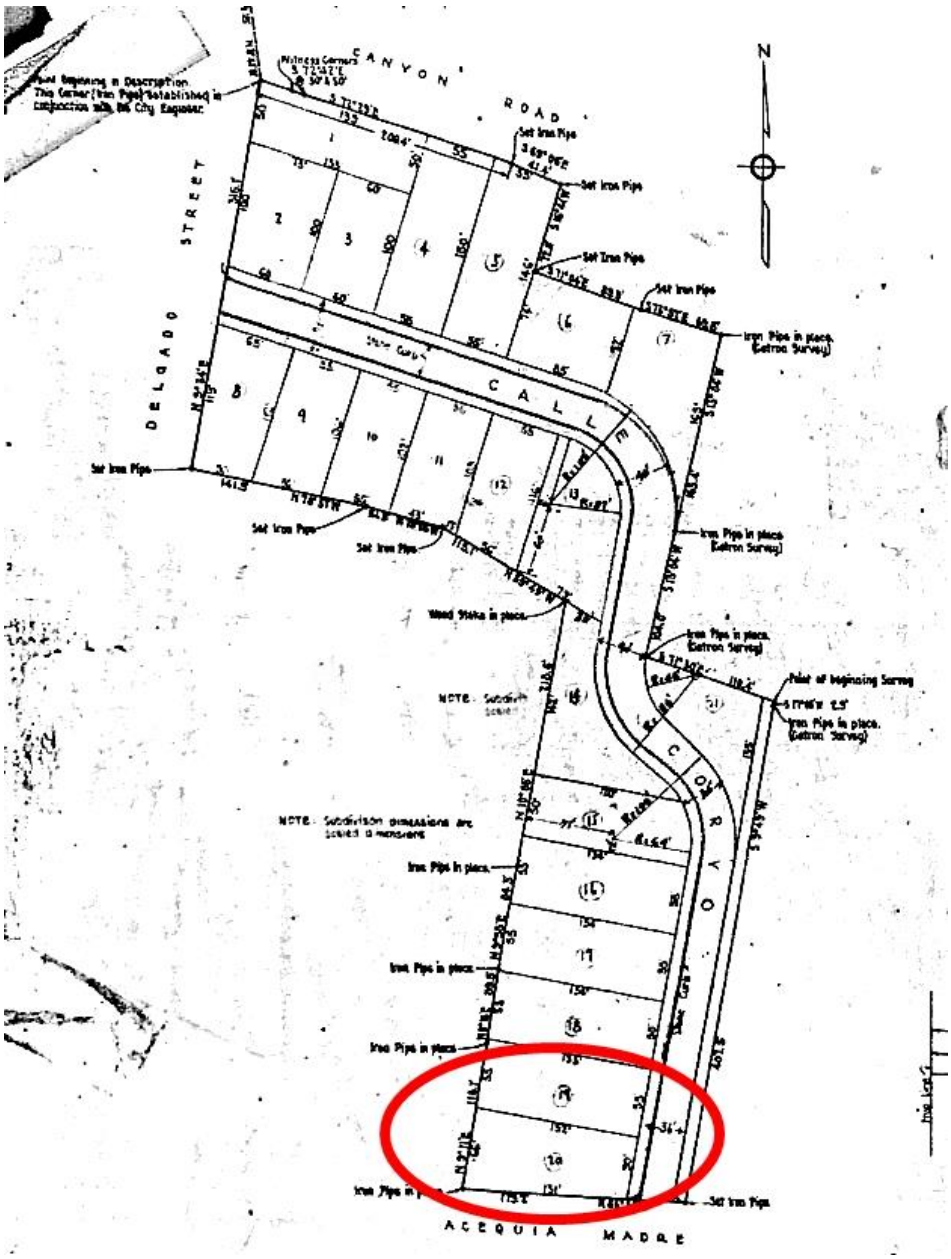

Figure 2: 1941 Plat of Resubdivision of Hughes Second Subdivision.

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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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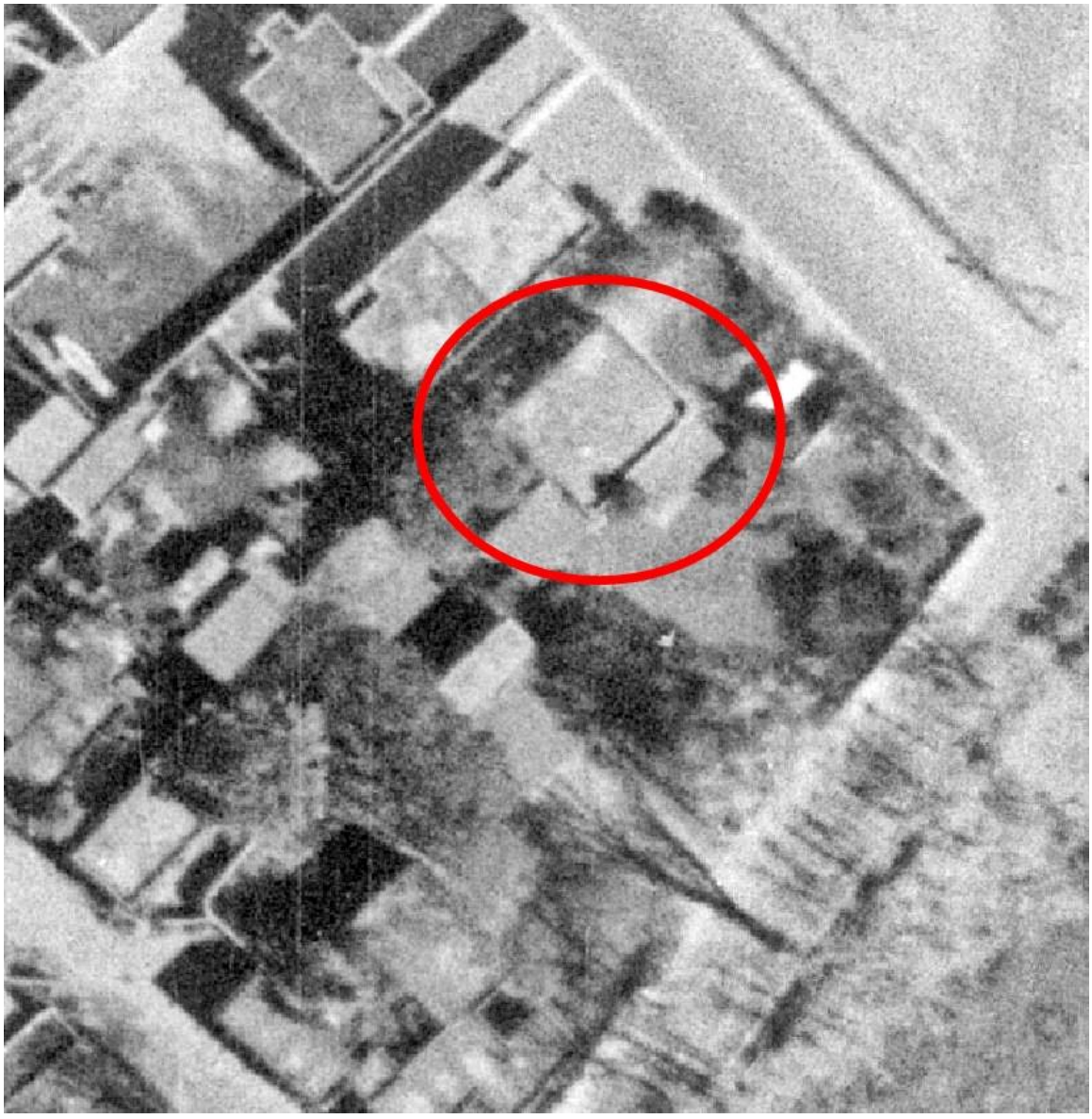

Figure 5: November 10, 1958, aerial photograph.

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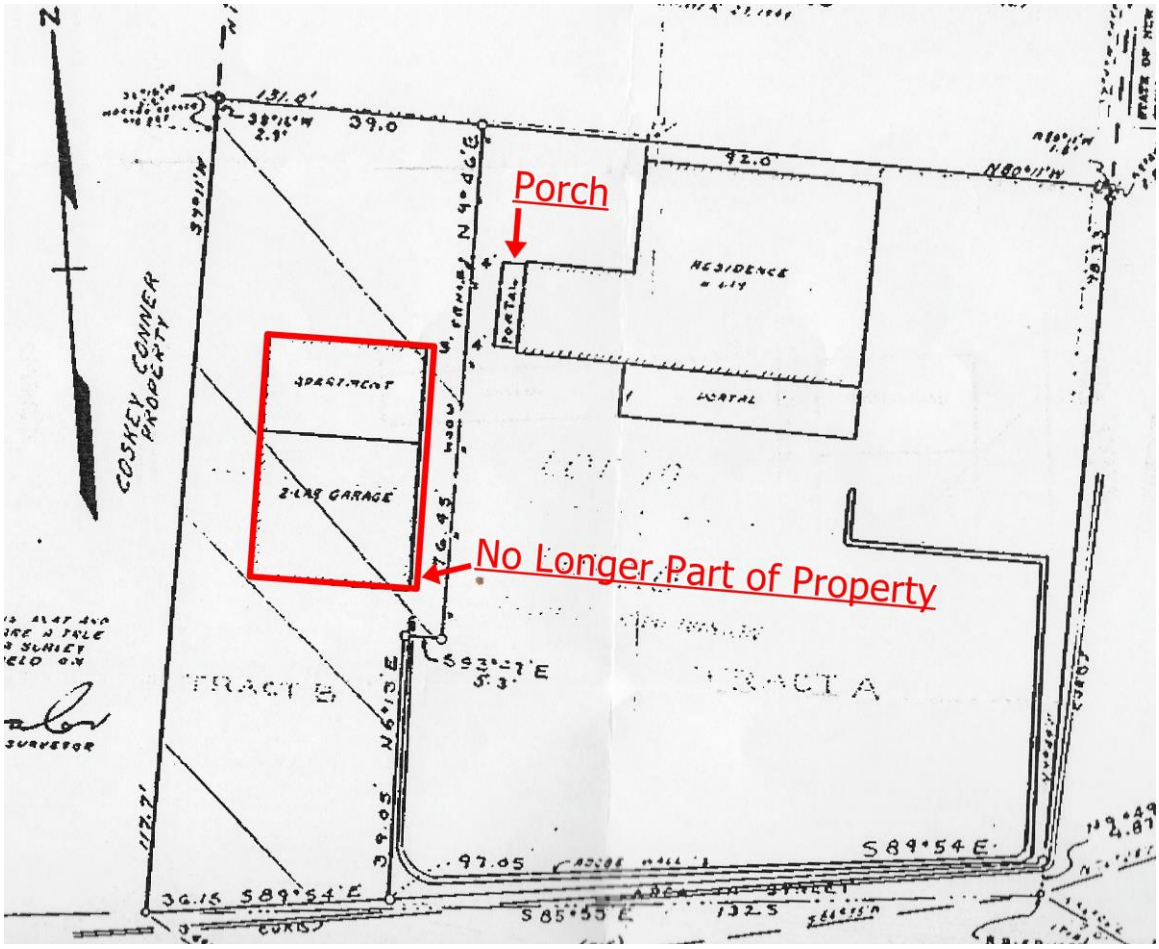

Figure 6: July 19, 1963 amended plat to March 31, 1954 survey plat.
"Plat Showing Survey of Land for Robert W. Graef …. Now William I. Duncan."

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



Figure 7: September 11, 1978, aerial photograph.
Courtesy New Mexico Department of Transportation.

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

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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

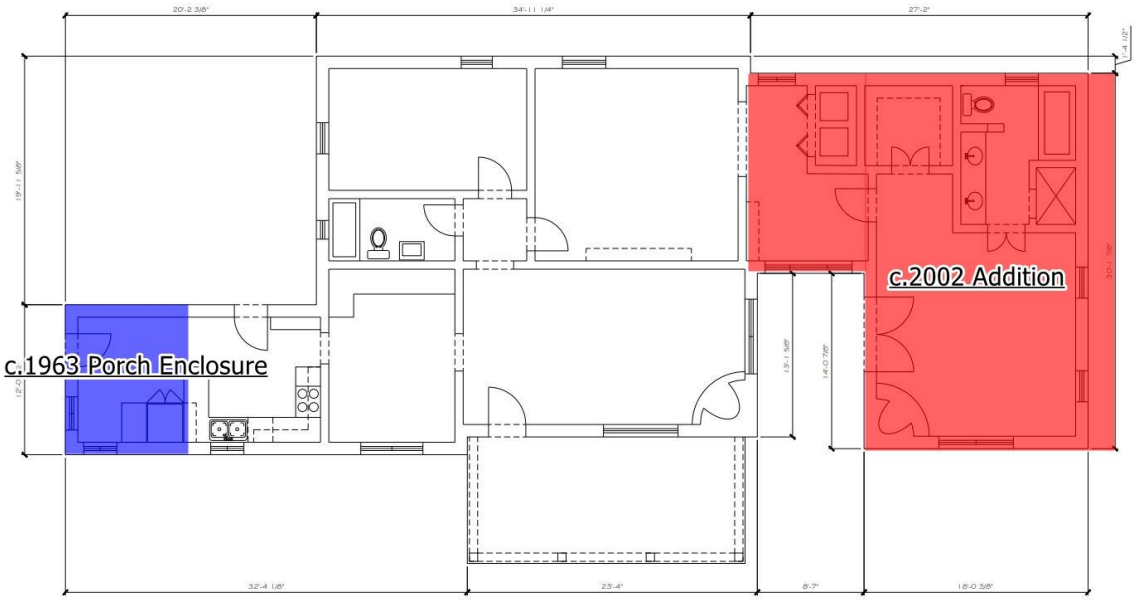

Figure 8: Evolution of house footprint.
Blue section covers what appears to be the full extent of alteration that came as a result of the 1963 porch enclosure.
Drawing courtesy Martinez Architecture Studio PC.

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

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		4. County: Santa Fe
		5. Date of Survey: December 30, 2021

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **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 2: South elevation, older core (right), kitchen wing (left).
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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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 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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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 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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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 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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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 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

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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 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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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 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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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 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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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 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

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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**
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		5. Date of Survey: December 30, 2021



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

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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 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

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 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

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **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 16: East elevation, c.2002 addition and coyote fence.
Camera facing west.

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

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

2 Location *(Address or description of location)*

619 ACEQUIA MADRE

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

7 / 2 / 03

7 Previous Survey Date(s)

___ / ___ / 84

☐ No previous survey

8 Name of Project

9 U T M

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH EAST

Roll #: 6

Frame #: 7

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

ONE STORY HOUSE SET BACK FROM STREET; COMPATIBLE ADDITION AT EAST END, COYOTE FENCING AND YARD WALLS.

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

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

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

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

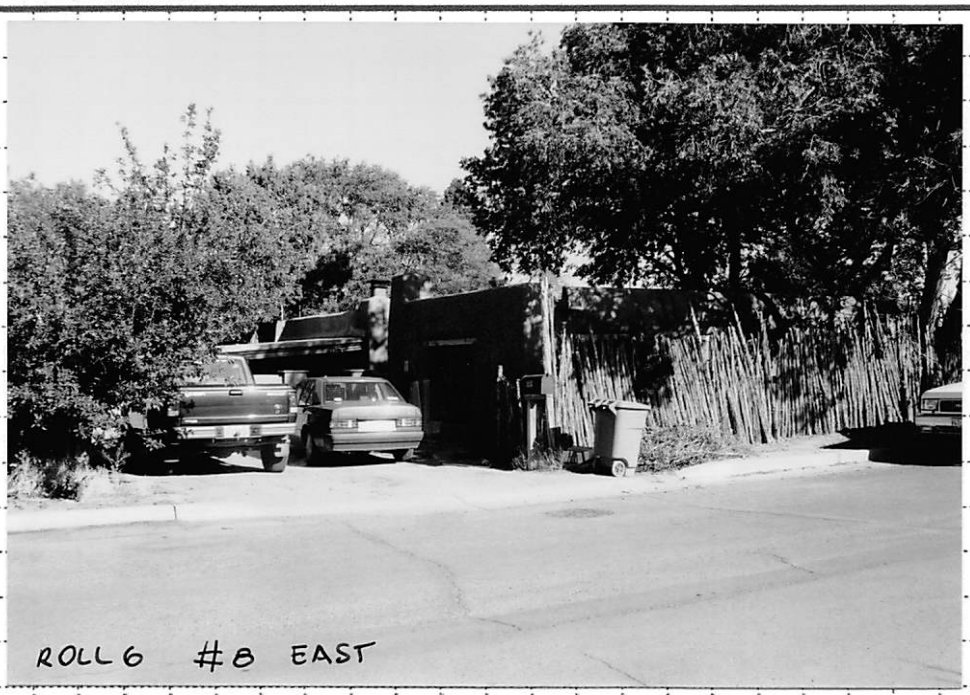


ROLL 6 #6 EAST

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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



17 Surveyor

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

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

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

Notes: *(If photo, include photo information, as in #10.)*

R 5 # 8 EAST

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

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

Describe:

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

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

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

If yes: ☐ State ☐ National

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

Why?

23 National or State Historic District

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

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

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

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

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

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

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

2 Location *(Address or description of location)*

619 ACEQUIA MADRE

4 County: SANTA FE

5 Date of Survey: 7-2-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

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

Notes:

7 Number of Stories ☐ Not Applicable

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

8 Foundation ☐ Not Applicable

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

Materials: ☐ Concrete ☐ Stone Other: ____

Notes:

9 Roof ☐ Not Applicable

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

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

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

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

☐ Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	4/4	4
CASEMENT	WOOD	6/6	2

Notes:

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

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	PANEL	WOOD.	1

Notes:

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

5 INTERIOR, STUCCO

13 Porches ☐ Not Applicable

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

14 Other Significant Features

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

☒ No known modifications

1. ____ Date: ____ ☐ Known ☐ Estimated Source: ____

2. ____ Date: ____ ☐ Known ☐ Estimated Source: ____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

☐ Not Applicable

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

Notes:

☐ Other: _____

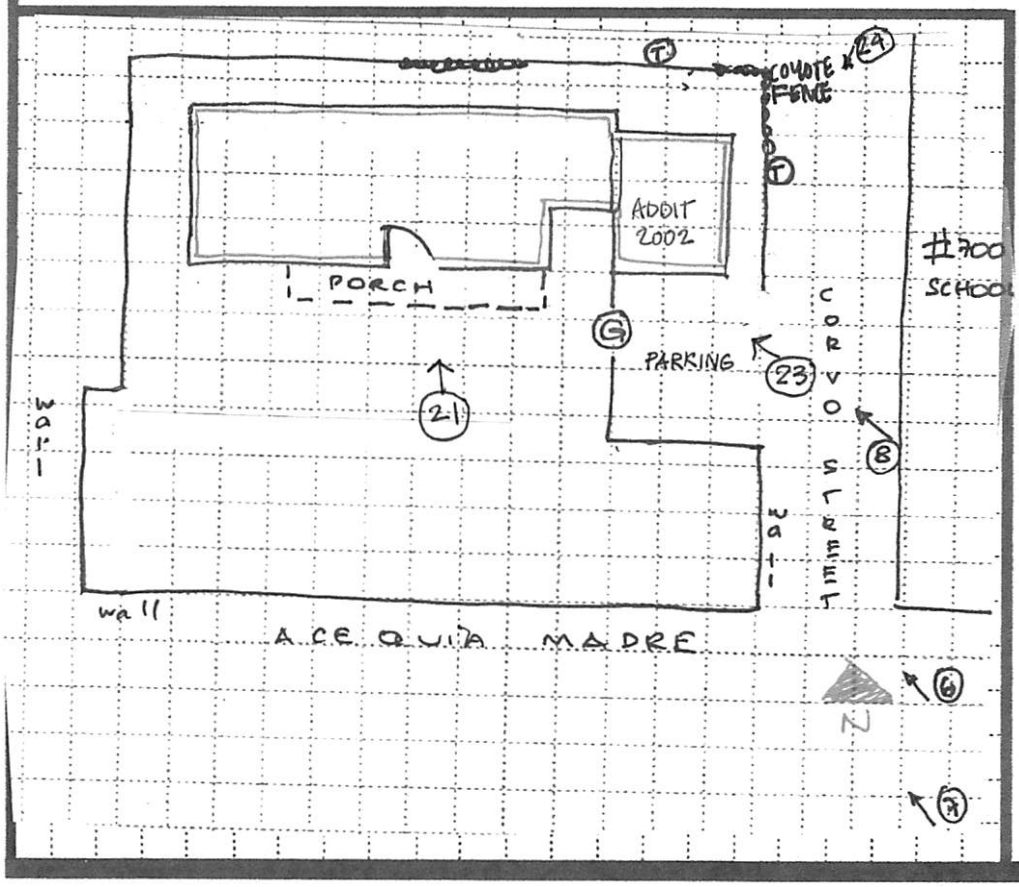
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

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

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

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

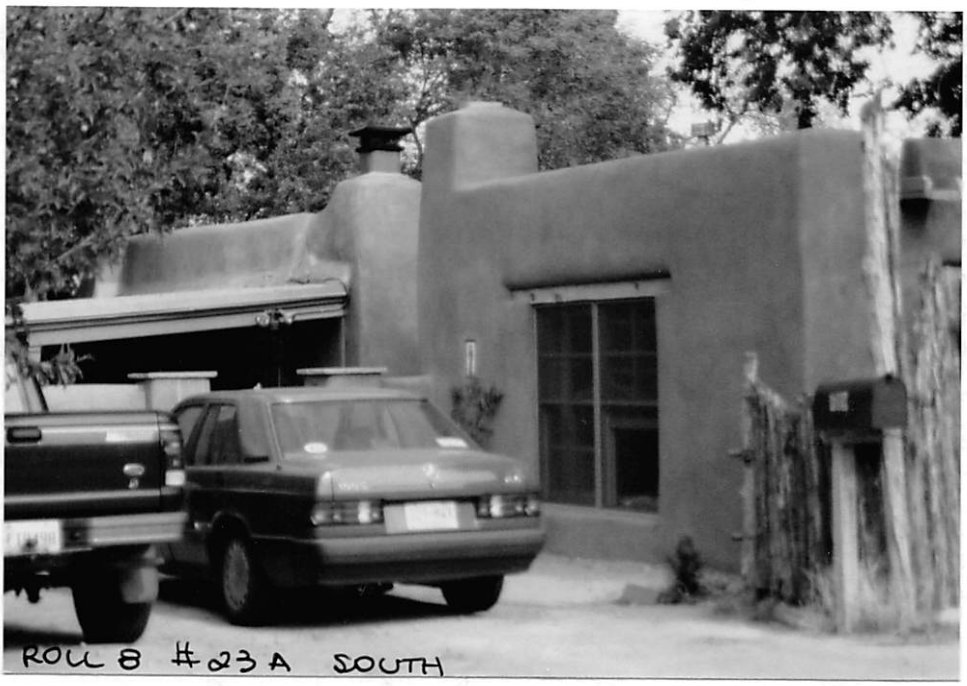
Notes:

LEGEND

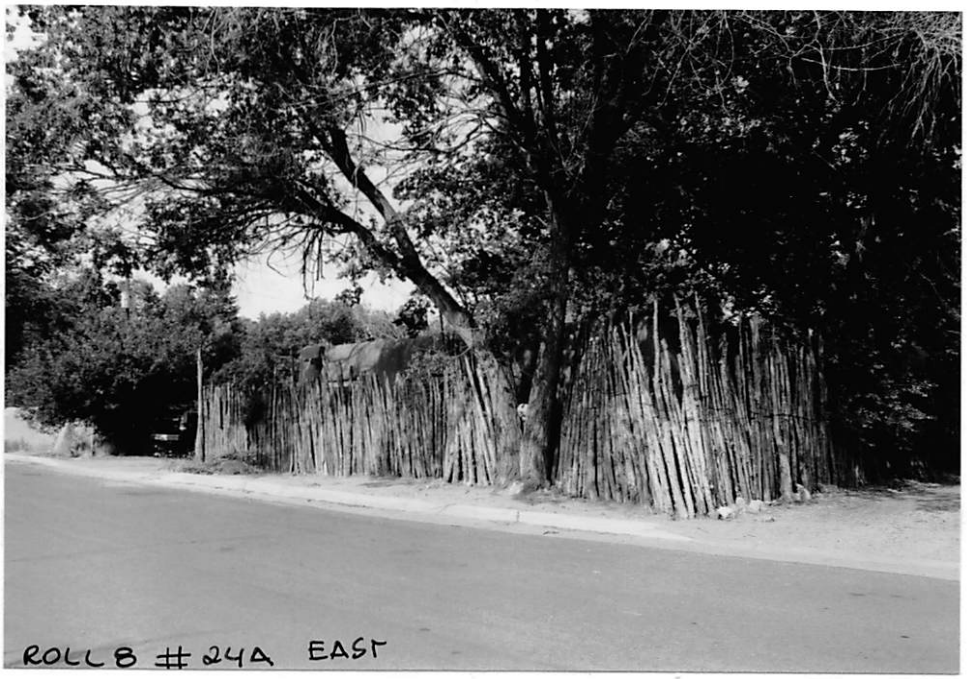
(T)	TREE
G	GATE
———	YARD WALL
═══	BUILDNG WALL
	DOOR
↗ (3)	PHOTO LOCATION
▲	NORTH ARROW



ROLL 8 #20A SOUTH



ROLL 8 #23A SOUTH



ROLL 8 #24A EAST

H64

yes | date 13-XI-84 / mb | county Santa Fe | ID no. 051611460

field map number: SFHD-6-1460

UTM reference: zone 12 13 | easting | northing

location description: 619 Acequia Madre

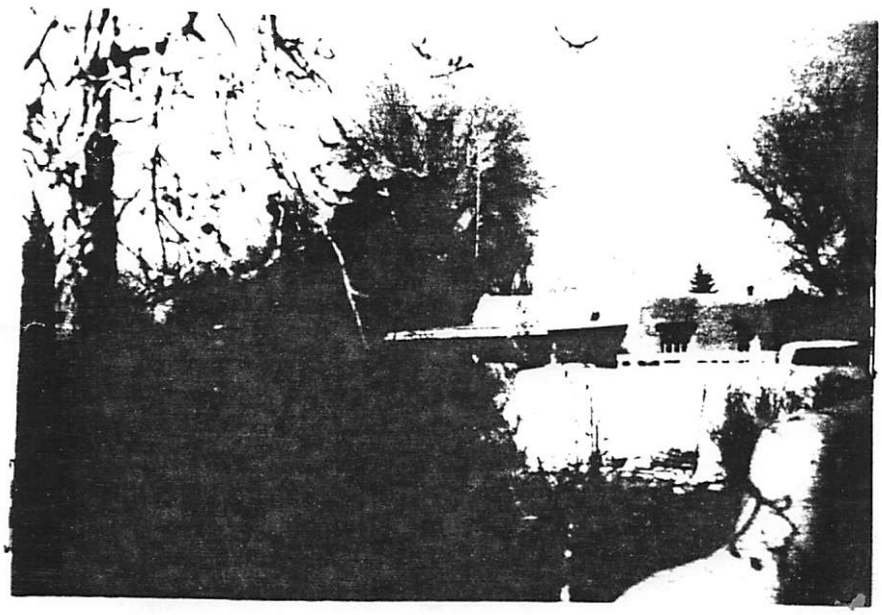
city/town: SANTA FE

land grant/reservation:

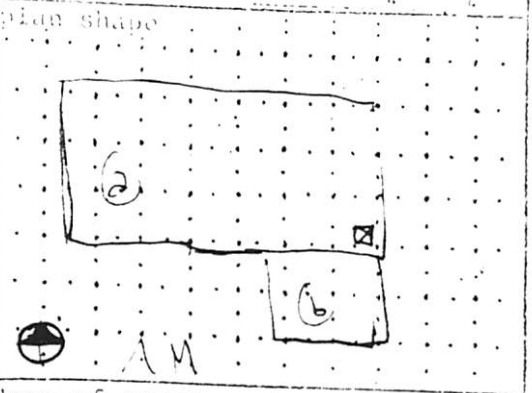
building name:

legal description: twsp N S range E W sec ¼ ¼

film roll: by mb no. 17 | negative nos. 19 | loc. of neg. [illegible]



plan shape



date of construction: 1935-45 estimate 1938 actual

source: B.D. Owner

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

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor X moderate ___ major

describe: 1940s addtn at (a) (b)

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib. marginal date

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe* Stucco

architectural features

Roof - Flt w rounded parapet. Wd canales. 1 mssv chimney. Addn at (a) has 2' overhang. mtl fascia, exp. rafters.

Windows - (a) mtl sldg. Flt wd csmt w wd surround & wd shutters. Irreg section - 2 quadruple 3 lt. mtl csmt w inserted adzed lintels. Subst sill boards.

comments: Door - NV

Parapet at (b) has sloped roof. Square tapered columns w square capitals. 4x4 lintel. Wd fascia & exp rafters.

* Board & batten at (a)

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3/10/2022

Property Owner of Record: Cole Martelli & David Muck

Applicant/Agent Name: Richard Martinez / MASPC

Contact Person Phone Number: (505) 989 - 4958

Site Address:

619 Acequia Madre, Santa Fe NM

Proposed Construction Description:

Addition & renovation to an existing single family residence, kitchen remodel, sitting room & garage addition.

TOTAL ROOF AREA:

Zoning District: RC-8

Overlay: □ Escarpment _____
□ Flood Zone*
☑ Other: Downtown and Eastside

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

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

Access and Visibility: ☑ Arterial or Collector**
□ Visibility Triangle Required

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

Terrain: □ 30% slopes N/A

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

Lot Coverage : 31.1 %
□ Open Space Required: N/A

Setbacks:
Proposed Front: 7'-0" Minimum: 7'-0"
2nd Front? 11'-8"
Proposed Rear: 5'-2" Minimum: 5'-0
Proposed Sides: L 5'-4" R ___ Minimum: 5'-0

Height: Proposed 12'-0"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

Bicycle Parking:**
Proposed: N/A 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.

Martinez Architecture Studio PC [□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 3/10/2022 DATE

To Be Completed By City Staff:

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

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

REVIEWER: Lee Logston **DATE:** 3/10/22

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

Revised 20 November 2020


PLAZA FATIMA
DELGADO ST
PLAZA BALENTINE
CALLE CORVO
PLAZA BALENTINE
41 x2
42 55
55 x2
75 70
78 68
44 43 37 75
48 21
57 x2
92 x2
74 x2
82
79
47
86
54 x2
29 x2
65 39
48 40
68 59
PLACITA RAFAELA
DELGADO LN
SAN ANTONIO ST
SOSAYA ST
SAN PASQUAL
CALLE LA PAZ
CAMINO MANZANO
617 1/2 Acequia Madre
wall Height calc.
COUNT - 34
TOTAL - 2065
MAX - 57"

HISTORIC ASSESSMENT
NO. SM619 - HA



RPA & Associates

PRESERVING OUR HISTORY

1304 Central Ave SE, Albuquerque, NM 87102
P.O. BOX 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO STUDIO MARTINEZ
619 ACEQUIA MADRE
SANTA FE, NM

JOB	DATE
619 ACEQUIA MADRE 1942-2002 CONSTRUCTION	03/11/2022

LOCATION	DESCRIPTION
SOUTH A	37 X 60 2 DH 4/4 CLAD/WOOD POZZI 2002
WEST DR #1	60 X 80 FRENCH DOOR LH 2W5H (TWIN) SIMPSON 1990'S MACHINED DOOR FIR
SOUTH B	24/41/24 X 40 – DH/FX/DH 4/4 – 4W4H / 4/4 P0ZZ I 2002
EAST C	35 X 30 – 2 DH 1/1 MARVIN 1990'S
SOUTH D	73 X 73 – FXD STEEL 4W5H
SOUTH DR #2	36 X 75 LH ENTRY-PINE
SOUTH E	54 X 38 SLRS STEEL 1W3H
SOUTH F	15 X 38 – 2LR INSWING 2W3H-PINE
SOUTH G	35 X 36 HS ALL ALUMINUM 1-LITE 1980'S (DONN)
WEST H	59 ½ X 36 HS ALL ALUMINUM 1-LITE 1980'S (ALENCO)
WEST DR #3	32 X 80 LH 6-PANEL INSWING STANLEY DOOR 1990'S STEEL
NORTH I	35 ½ X 35 ½ HS ALL ALUMINUM 1-LITE 1980'S
NORTH J	15 X 38 2LR INSWING 2W3H-PINE
NORTH DR #4	24 X 80 DOOR LH INSWING 2W5H 1990'S SIMPSON FIR MACHINED DOOR
WEST K	18 X 38 R STEEL CASEMENT 1-LT
WEST L	35 X 38 – 1 DH 1/1 MARVIN 1990'S PINE
NORTH M	35 X 38 – 1 DH 1/1 MARVIN 1990'S PINE
NORTH N	35 X 38 – 1 DH 1/1 MARVIN 1990'S PINE
NORTH O	24 X 49 – 1 DH 4/4 CLAD/WOOD POZZI 2002

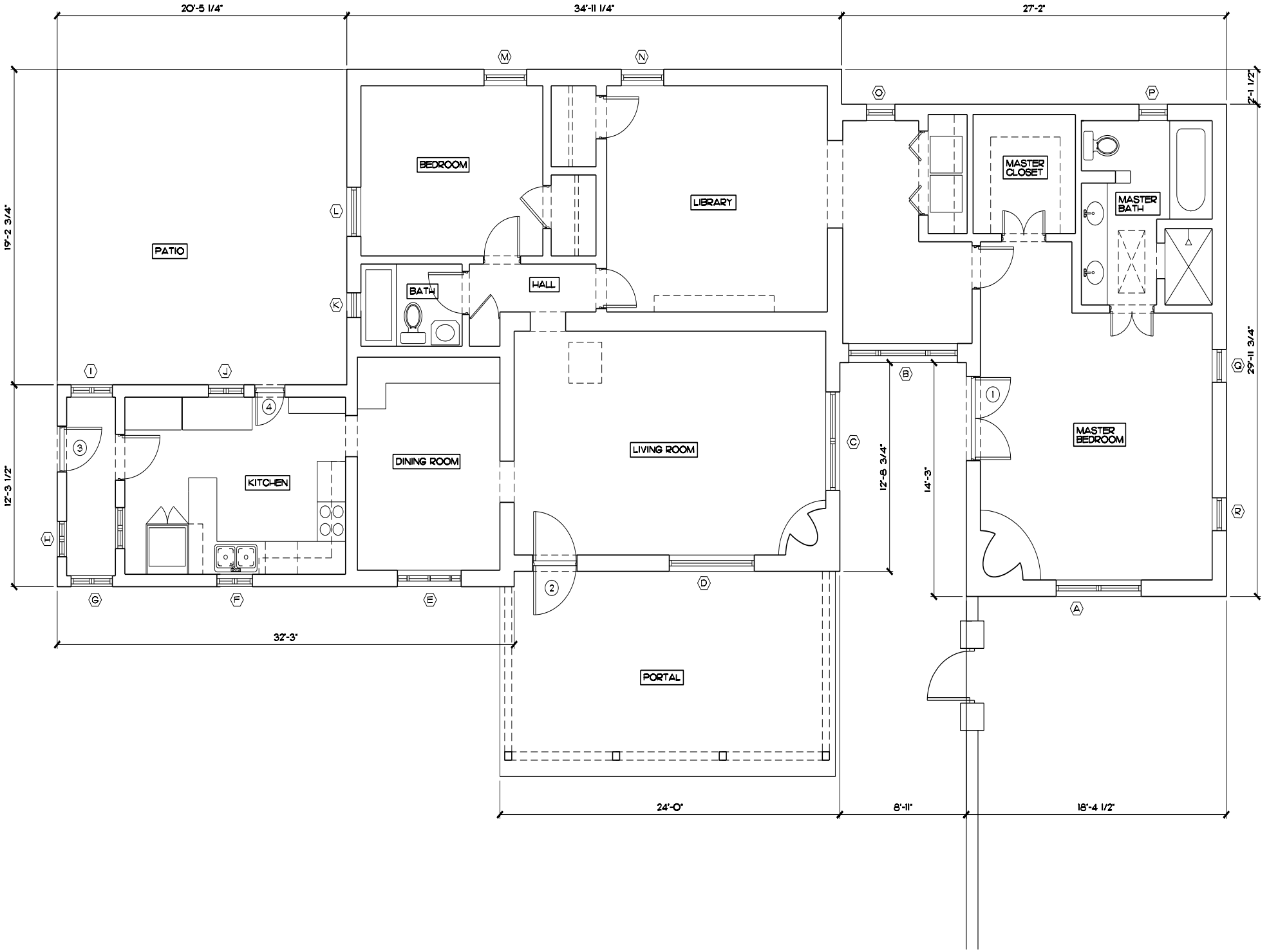
JOB	DATE
619 ACEQUIA MADRE	03/11/2022

LOCATION	DESCRIPTION
NORTH P	24 X 49 – 1 DH 4/4 CLAD/WOOD POZZI 2002
EAST Q	24 X 60 – 1 DH 4/4 CLAD/WOOD POZZI 2002
EAST R	24 X 60 – 1 DH 4/4 CLAD/WOOD POZZI 2002
A	NON-HISTORIC 2002 – PINE POZZI
DR #1	NON-HISTORIC 2002 FIR SIMPSON
B	NON-HISTORIC 2002 PINE POZZI
C	NON-HISTORIC 1990’S PINE MARVIN
D	HISTORIC FIXED STEEL 1960’S (RESTORABLE)
DR # 2	HISTORIC 36 X 75 PINE (RESTORABLE)
E	HISTORIC OPERABLE STEEL CASEMENT1960’S (RESTORABLE)
F	HISTORIC PINE WOOD INSWING 1940’S (RESTORABLE)
G	NON-HISTORIC ALL ALUMINUM 1980’S
H	NON-HISTORIC ALL ALUMINUM 1990’S
DR #3	NON-HISTORIC SIMPSON 1990’S
I	NON-HISTORIC ALL ALUMINUM 1980’S
J	HISTORIC PINE WOOD INSWING 1950’S
DR #4	NON-HISTORIC SIMPSON 1990’S
K	HISTORIC STEEL 1950’S (RESTORABLE)
L	NON-HISTORIC MARVIN-PINE 1980’S
M	NON-HISTORIC MARVIN-PINE 1990’S
N	NON-HISTORIC MARVIN-PINE 1990’S
O	NON-HISTORIC POZZI-PINE 2002
P	NON-HISTORIC POZZI-PINE 2002
Q	NON-HISTORIC POZZI-PINE 2002
R	NON-HISTORIC POZZI-PINE 2002

In closing, my professional opinion is that all windows and doors are non-historic except windows D, E, F, and J, which can be restored. But please note that the steel windows D and E are not energy efficient and will continue to conduct the heat and cold. They will also condensate on the inside which will cause interior wall ,plaster and exterior stucco damage which the integrity of the wall and structure is far more important than a window that was done in a remodel in the later years of this home. The other windows and doors could be replaced but only in like and kind of that era and according to the historical requirements of the property location.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson


20'-5 1/4"
34'-11 1/4"
27'-2"
2'-1 1/2"
19'-2 3/4"
29'-11 3/4"
12'-3 1/2"
12'-8 3/4"
14'-3"
32'-3"
24'-0"
8'-11"
18'-4 1/2"
PATIO
BEDROOM
LIBRARY
BATH
HALL
KITCHEN
DINING ROOM
LIVING ROOM
PORTAL
MASTER CLOSET
MASTER BATH
MASTER BEDROOM


SOUTH
WINDOW A


WEST
DOOR #1


SOUTH
WINDOW B

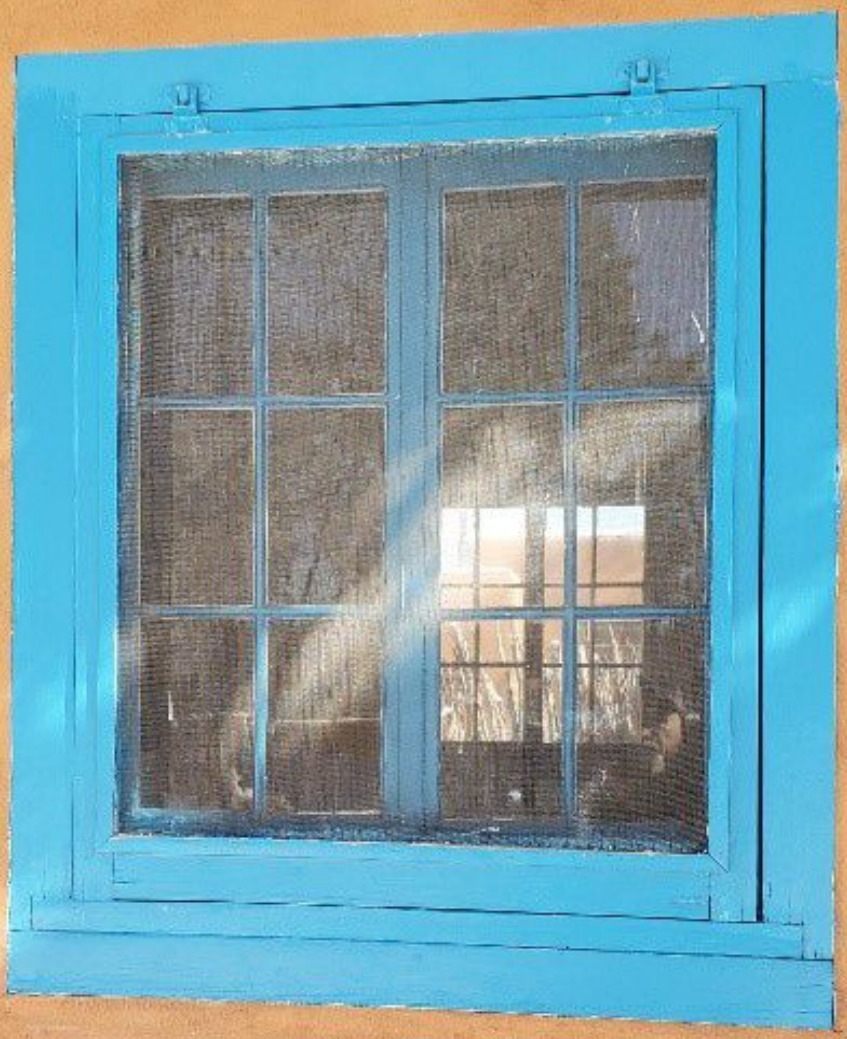

EAST
WINDOW C


SOUTH
DOOR #2

SOUTH

WINDOW E

SOUTH



WINDOW F


SOUTH
WINDOW G


SOUTH
WINDOW D

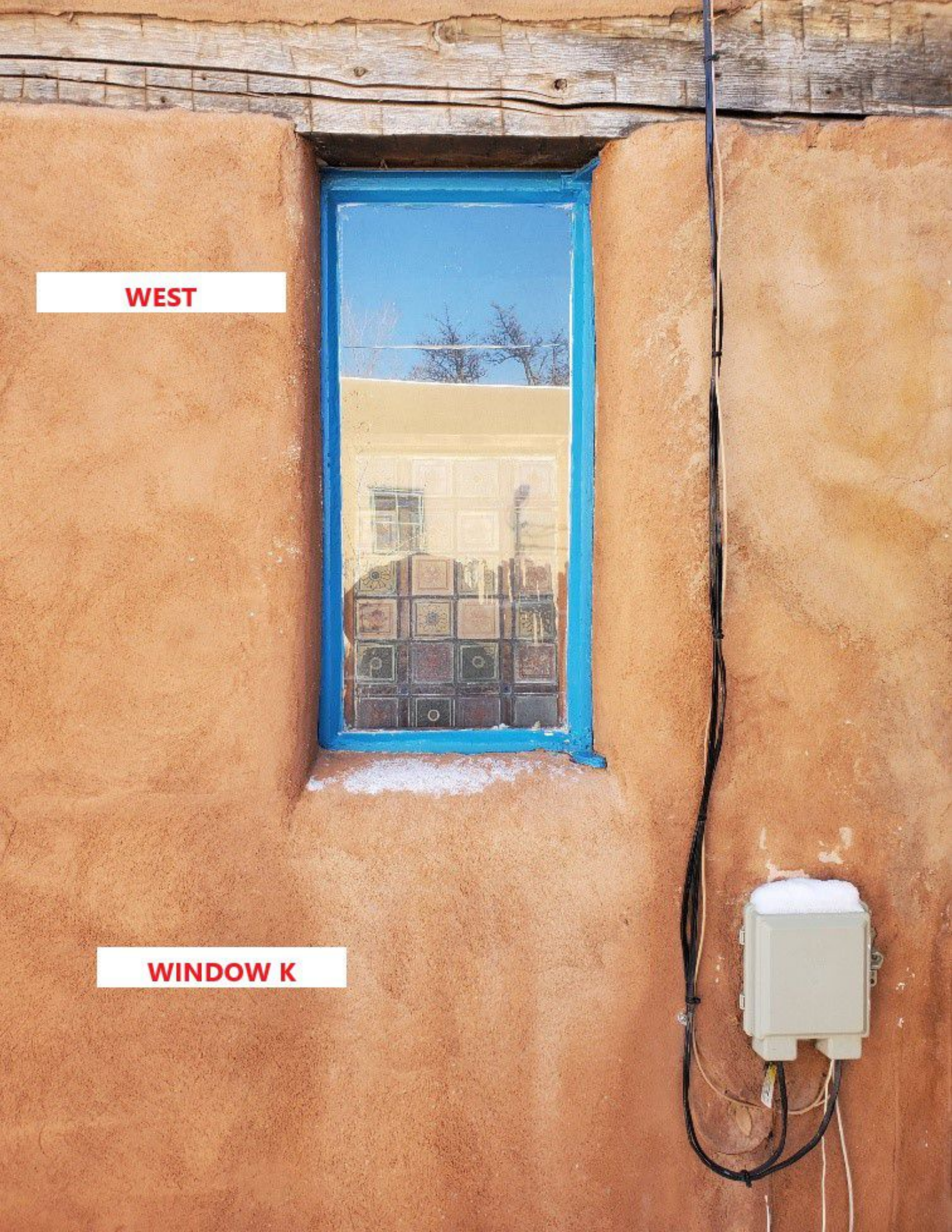

WEST
WINDOW H


WEST
DOOR #3


NORTH
WINDOW I


NORTH
WINDOW J


NORTH
DOOR #4


WEST
WINDOW K


WEST
WINDOW L


NORTH
WINDOW M


NORTH
WINDOW N


NORTH
WINDOW O


NORTH
WINDOW P


EAST
WINDOW Q


EAST
WINDOW R

Height Calculation: 619 Acequia Madre



Count:14
Total:177.4
Average:12',7"
Maximum Allowable Height:14',7"

JMH February 15th, 2002

0.06 0 0.06 0.12 Miles

N
W E
S

MARTINEZ
ARCHITECTURE
STUDIO PC

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

EXISTING HOUSE RENOVATION & ADDITIONS
619 ACEQUIA MADRE
March 14, 2022
Downtown/Eastside Historic District, Noncontributing status

EXISTING CONDITIONS:

The original structure was built in 1942 with a large addition added around 2002 and has a non-contributing status. See HCPI report by John Murphy, attached. A stucco wall defines the property at its south and east sides. A coyote fence runs along north and east sides of the property. The house is accessed from the east through a gate facing a small parking area.

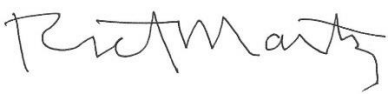
PROPOSED CONSTRUCTION:

We propose to add a 334 sq. ft. sitting room at the back of the house adjacent to the existing kitchen (which will be remodeled). We also propose to demolish the existing entry portal, which is too low and in disrepair, and construct a new pueblo style portal in its place. The additions to the house will be in the traditional adobe style with dark stained wood beams and viga posts at the portal. The height of the addition will be 12'-0".

We also propose to demolish and reconfigure the existing stucco wall that separates the parking area from the entry. We are proposing to add a 430 sq. ft. one-car garage adjacent to the parking area with a new 180 sq. ft. portal that looks into the garden. The height of the garage will be 12'-0".

We are proposing to demolish the existing stucco walls at the south and east sides of the property and build similar 6'-0" stucco adobe walls 8'-6" back from the street with buttresses and a gate on Acequia Madre Street. Up against these stucco walls will be a 2'-0"stacked stone wall and planting strip to create a 4'-0" brick sidewalk. The existing wall is so close to the street that no sidewalk is possible, and people must walk in the narrow street. We propose to remedy that situation.

Ground-mounted HVAC will be behind the coyote fences and not publicly visible. All gates will be wood, painted white, and all portals will have brick floors. The house will have white wood windows. The exterior of the house will be 'Buckskin' stucco (see attached exterior finishes). All City of Santa Fe building codes and zoning regulations will be met.



Richard Martinez
Martinez Architecture Studio PC





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EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

NORTH ELEVATION
MARCH 14, 2022



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EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

EAST ELEVATION
MARCH 14, 2022





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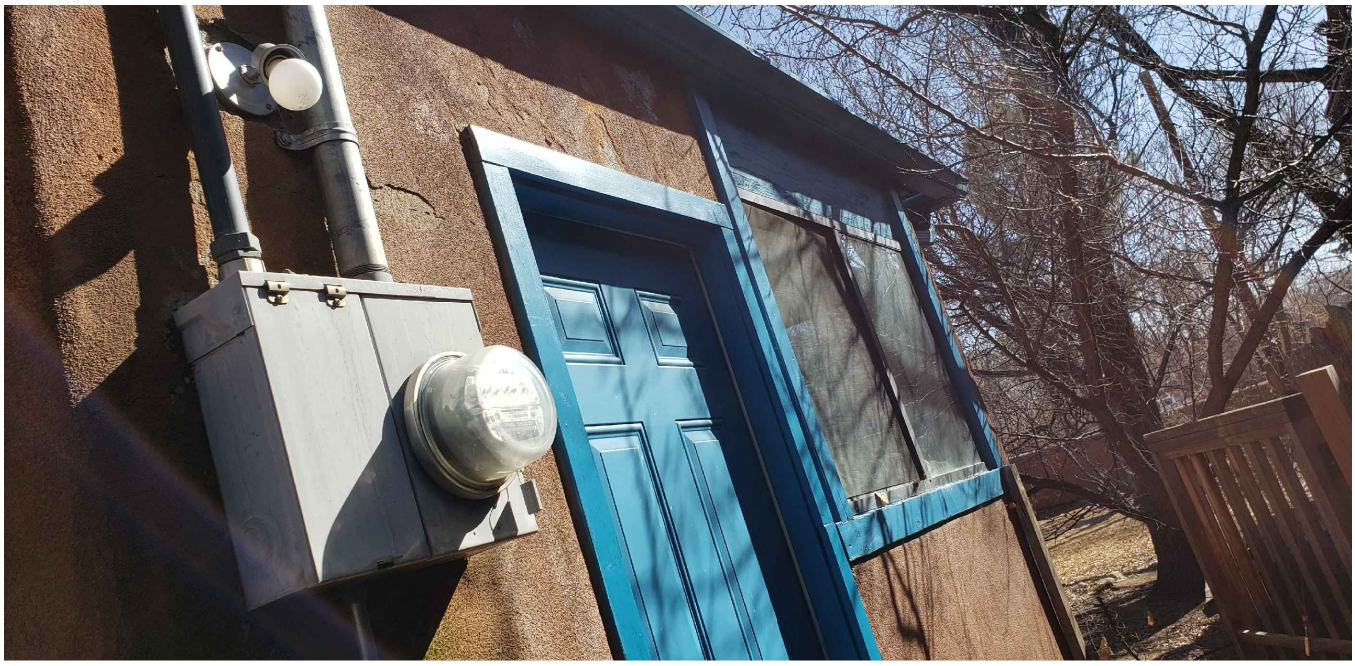
EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

SOUTH ELEVATION
MARCH 14, 2022





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EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

WEST ELEVATION
MARCH 14, 2022





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EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

SOUTH WALL
ALONG ACEQUIA MADRE
MARCH 14, 2022





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EXISTING RESIDENCE
ADDITION & REMODEL
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

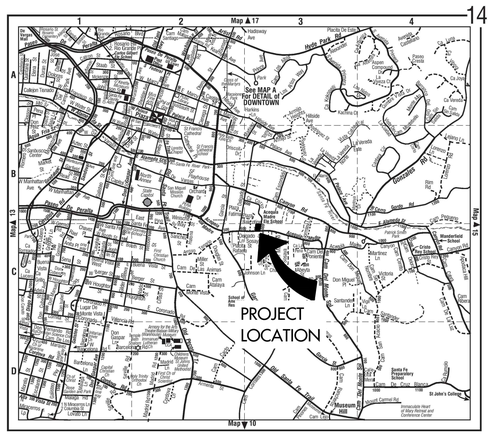
EAST WALL
ALONG CALLE CORVO
MARCH 14, 2022

EXISTING HOUSE RENOVATION/ADDITION

619 ACEQUIA MADRE
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W MARCY ST. TURN LEFT ONTO W MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE. DESTINATION WILL BE ON THE LEFT AT 619 ACEQUIA MADRE.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: ADDITION & RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE, KITCHEN REMODEL, SITTING ROOM & GARAGE ADDITION.

BUILDING TYPE: RESIDENCE

MAX BUILDING HEIGHT:

LOT AREA: 10,202 SF

ZONING: RC-8

EXISTING MAIN HOUSE ROOF AREA:

HEATED	2,018 SF
PORTALS	295 SF
TOTAL	2,313 SF

EXISTING LOT COVERAGE: 22.7%

PROPOSED ADDITIONS:

PROPOSED MAIN HOUSE ADDITIONAL ROOFED AREA

HEATED	334 SF
PORTALS	-65 SF

PROPOSED GARAGE ADDITIONAL ROOFED AREA

HEATED	430 SF
PORTALS	180 SF
TOTAL ADDITIONAL:	944 SF

PROPOSED TOTAL ROOF AREA = 3,192 SF

PROPOSED LOT COVERAGE = 31.3%

NEW IMPERVIOUS AREA = 944 SF X 0.16 = 151.04 CF OF RETENTION REQUIRED

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	UNDERGROUND
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE HISTORIC DOWNTOWN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

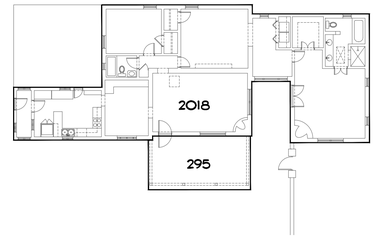
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

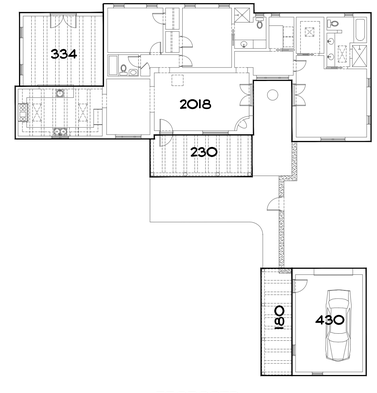
DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED NORTH & EAST ELEVATION
A-3.1	EXISTING & PROPOSED SOUTH & WEST ELEVATION

AREA DIAGRAM



EXISTING



PROPOSED

MARTINEZ 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

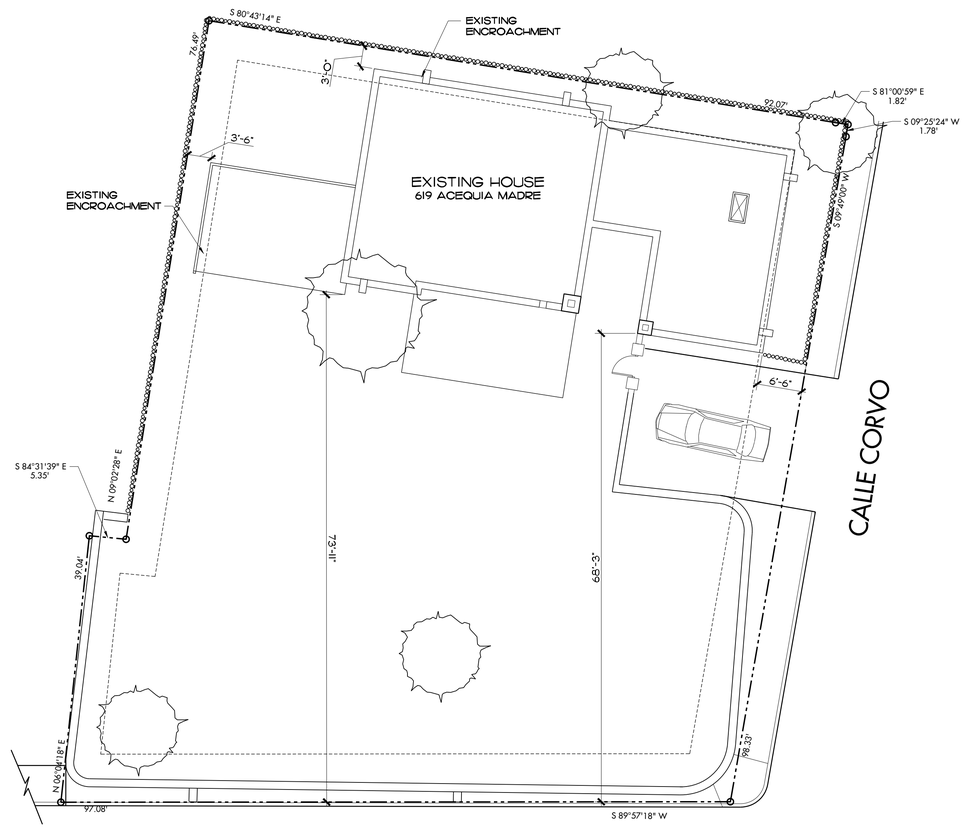
MARCH 10, 2022

COVER SHEET & PROJECT DATA

A 0.1

SET #

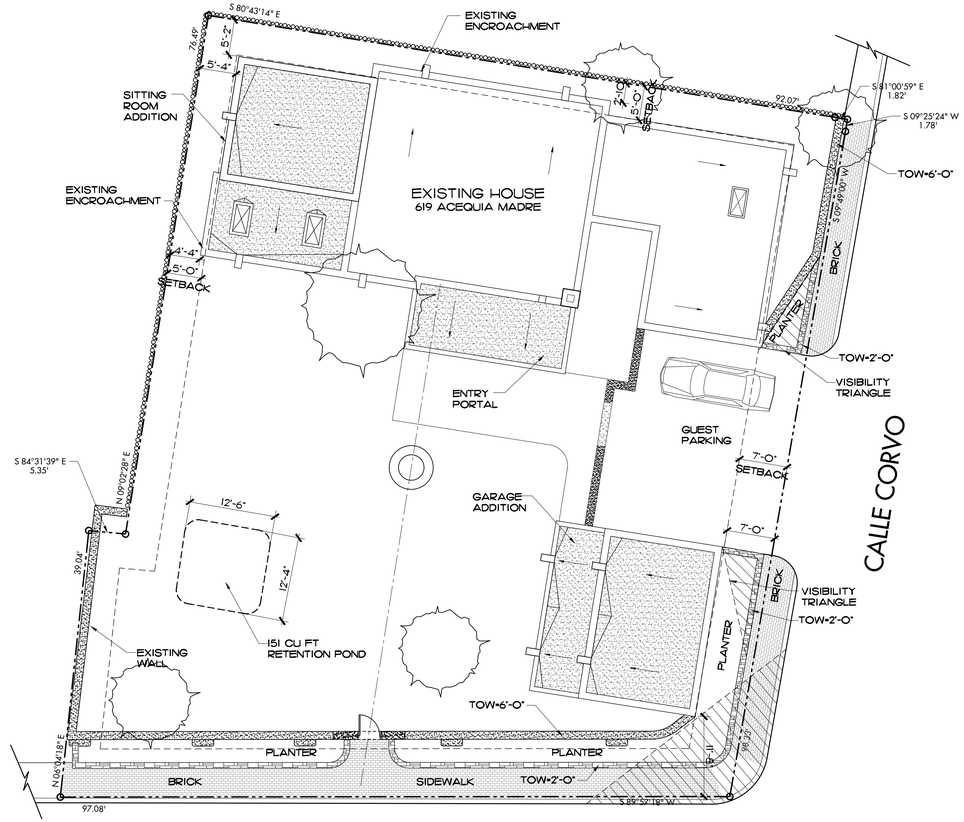
619 HOUSE - 2112



ACEQUIA MADRE

1 EXISTING SITE PLAN (A-1.0) SCALE: 1" = 10'-0"

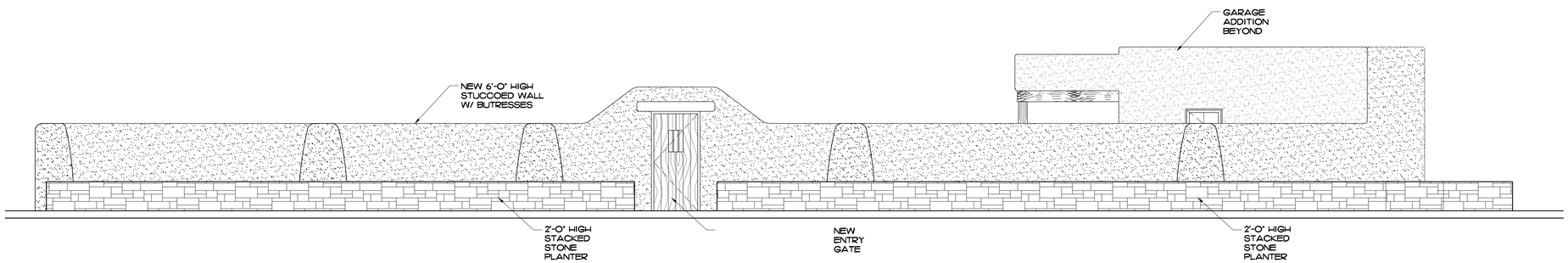
NORTH



ACEQUIA MADRE

2 PROPOSED SITE PLAN (A-1.0) SCALE: 1" = 10'-0"

NORTH



3 SOUTH STREET ELEVATION (A-1.0) SCALE: 1/4" = 1'-0"

GENERAL NOTES:
SITE PLAN

1. SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED AUGUST 6, 2001 BY MICHAEL V. TRUJILLO N.M.P.S. #12130 ASSOCIATED SURVEYS 4010 RODEO ROAD SANTA FE, NEW MEXICO 87505

GRAPHIC SCALE: 1" = 10'-0"

0' 5' 10' 20' 30'

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THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

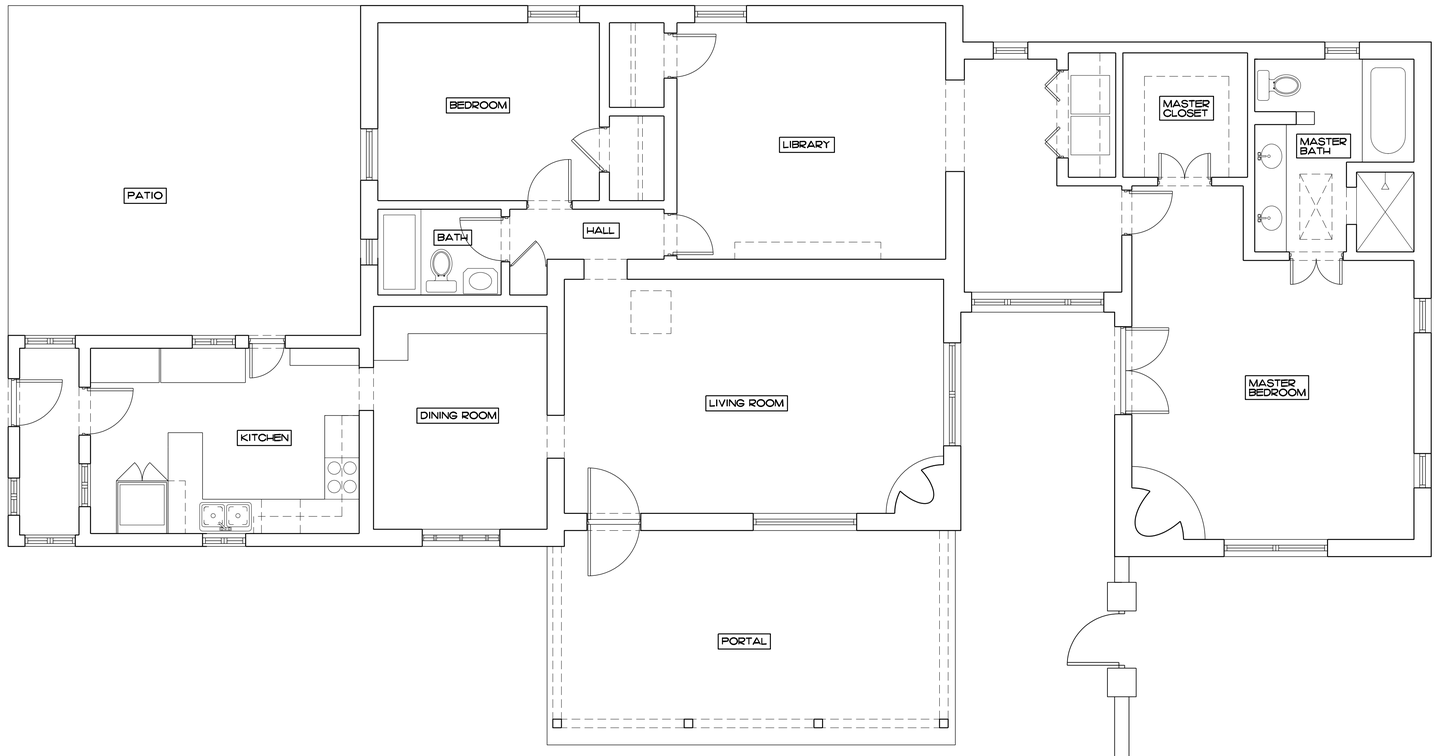
MARCH 10, 2022

EXISTING & PROPOSED SITE PLANS

A 1.0

SET #

619 HOUSE - 2112



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

NORTH

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

0' 2' 4' 8' 12'

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

THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

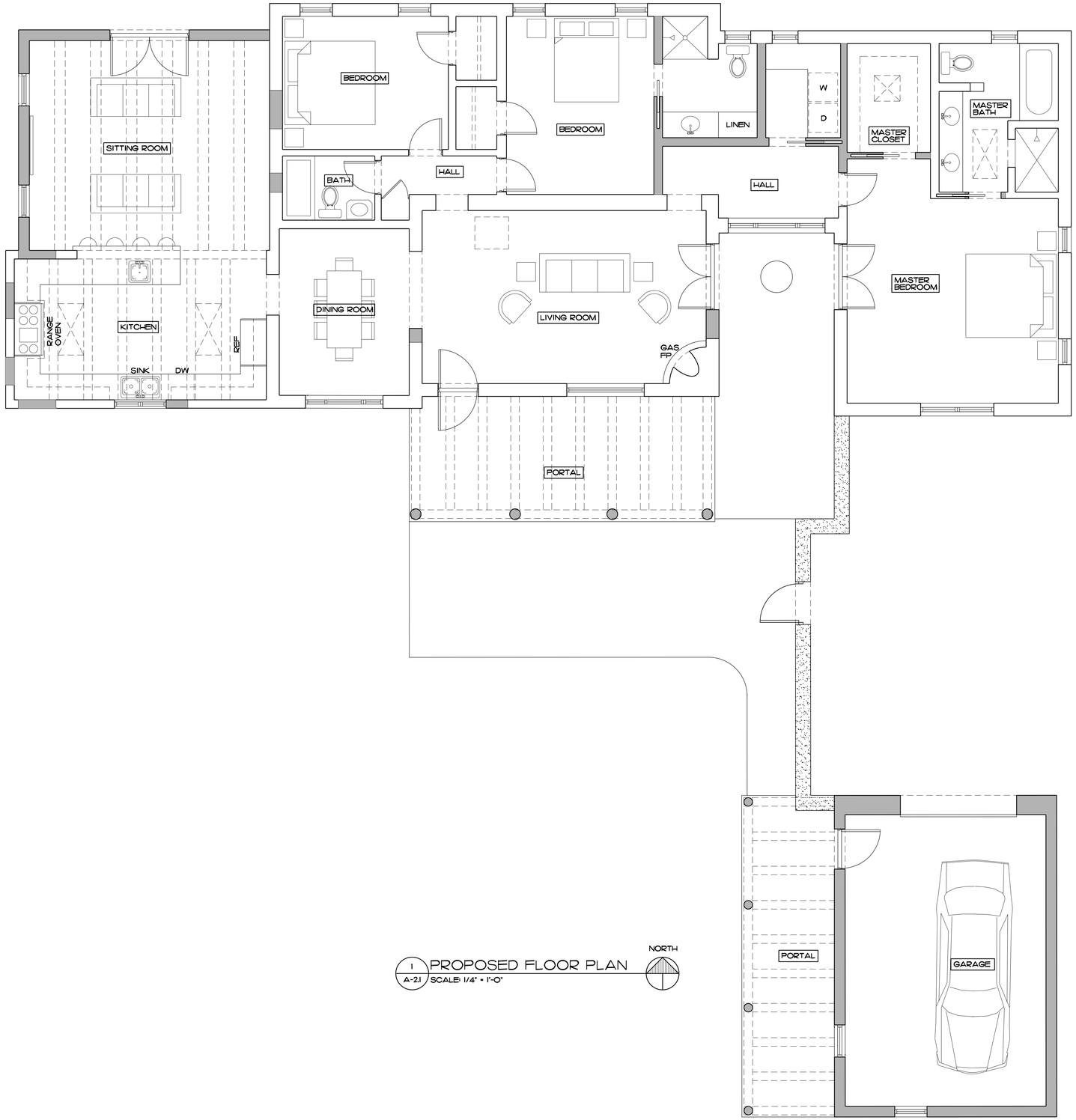
MARCH 10, 2022

EXISTING FLOOR PLAN

A 2.0

SET #

619 HOUSE - 2112



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

NORTH

LEGEND:
PROPOSED FLOOR PLAN

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

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

THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

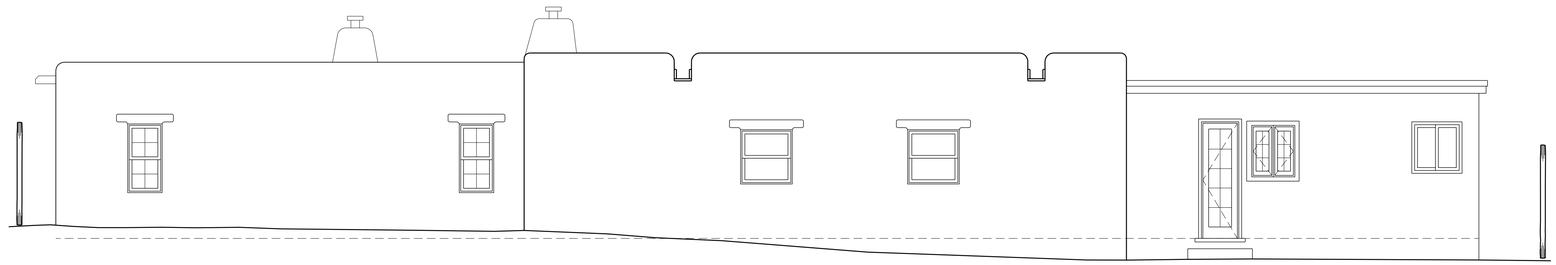
MARCH 10, 2022

PROPOSED FLOOR PLAN

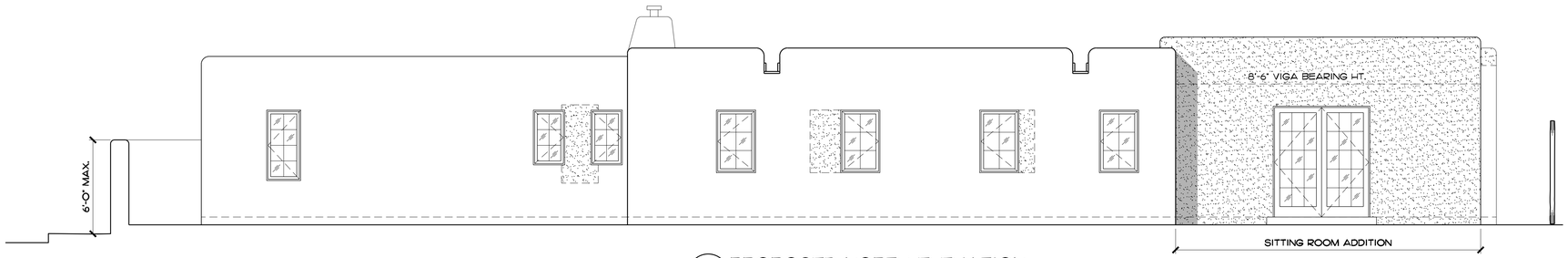
A
2.1

SET #

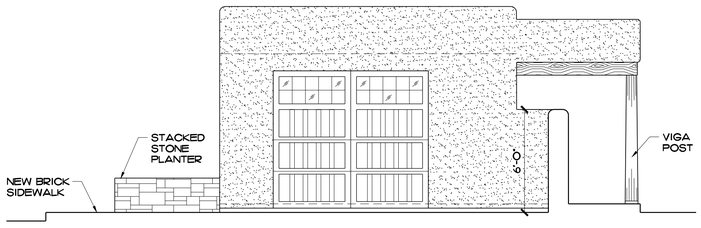
619 HOUSE - 2112



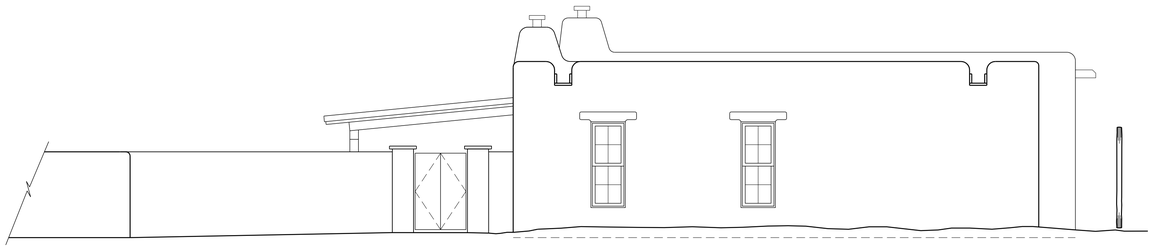
1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



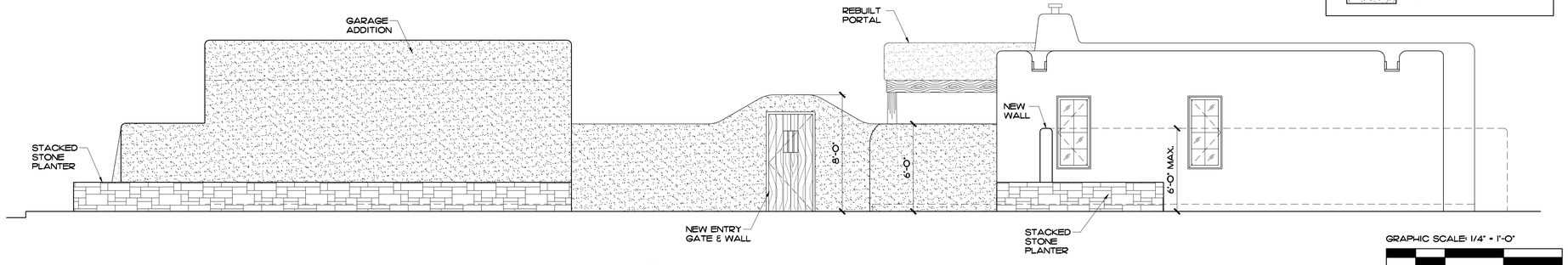
5 A-3.1 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

LEGEND:
PROPOSED ELEVATIONS

- EXISTING TO REMAIN
- NEW



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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

THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARCH 10, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

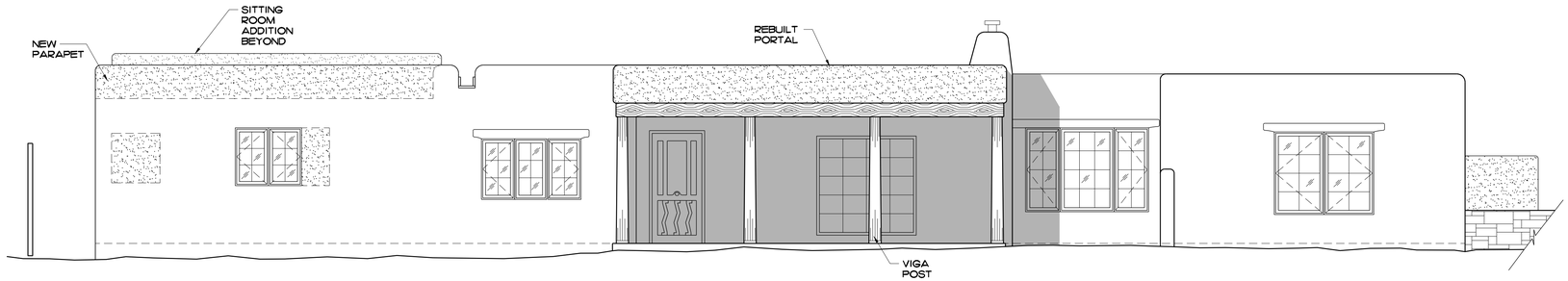
A 3.0

SET #

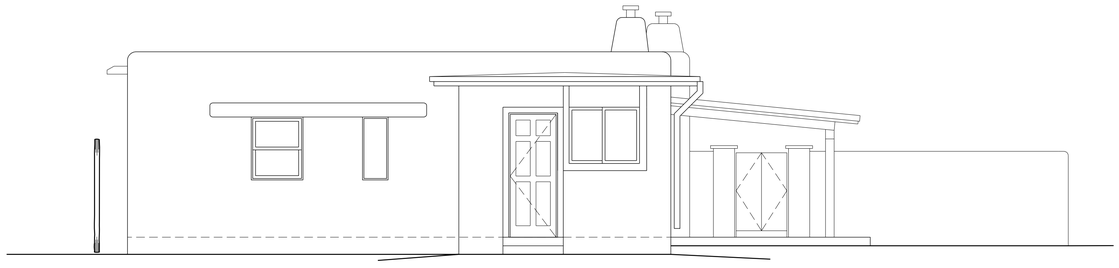
619 HOUSE - 2112



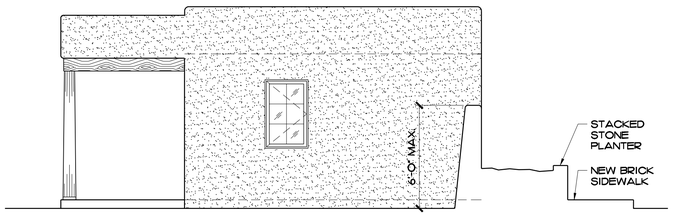
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



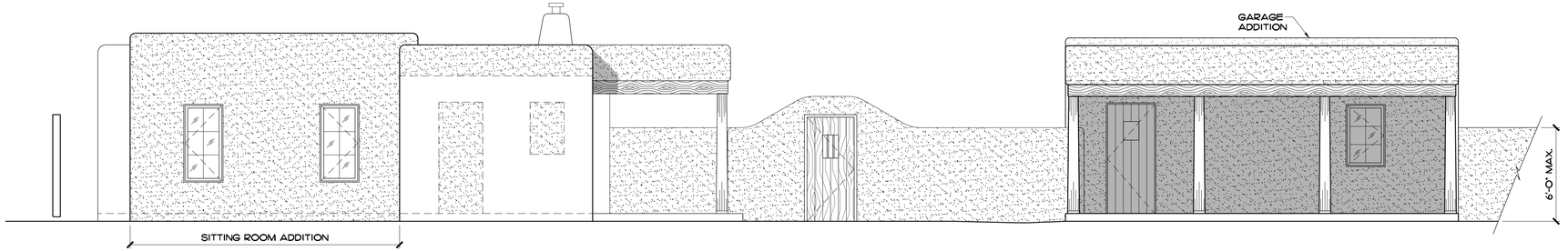
2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.1 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
PROPOSED ELEVATIONS

EXISTING TO REMAIN

NEW

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

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

THE 619 HOUSE
619 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARCH 10, 2022

EXISTING & PROPOSED ELEVATIONS

A 3.1

SET #

619 HOUSE - 2112

619 Acequia Madre

Applicant's Response to Exception Criteria
Modifications to Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(c), along with Applicant's responses to each criterion as they relate to the applicant's request to modify the existing south-facing primary façade by: 1) replacing the existing porch with a new porch; 2)replacing all windows; 3) adding a new window in the west portion of the primary façade; and 4) removing the overhang along the western portion of the primary façade.

(1) Do not damage the character of the streetscape.

Response: The renovation will result in a contributing house with substantial deferred maintenance being updated in a manner that will enhance the character of the streetscape. The existing porch is in disrepair, the primarily metal windows are in need of replacement and the overhang along the western portion of the façade does not add to the historic character of the house. The addition of a new window of a size and style commensurate with the existing windows on the same façade will provide additional light to the house without damaging the character of the streetscape.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Response: The proposed renovation will respect the existing style of the home while adding decades to its lifespan. The house and property are in need of care and the applicant would suffer hardship were they unable to make their desired investment in the property, which will enhance property values and benefit the public welfare while maintaining the historic characteristics of the existing home.

(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.

Response: The proposed modifications to the primary façade are part of a renovation project intended to extend the lifespan of an existing contributing house. Renovating older homes while maintaining and respecting the existing historic style strengthens the historic character of the district and City.

(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.

Applicant's Response: The portal, windows and roof overhang all suffer from long-term deferred maintenance and are in need of repair. The condition of these elements

are particular to the property as are such conditions on other properties that the Board has approved for renovation that respects the existing historic character.

(5) Are due to special conditions and circumstances which are not the result of actions by the applicant.

Applicant's Response: The porch, roof overhang and windows on the primary façade were installed long before the applicants purchased the property in 2021 from the estate of the prior owner.

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

Applicant's Response: Removal of the roof overhang, replacement of the porch and the proposed window modifications on the primary façade will maintain the historic character of the house, while achieving the applicant's programmatic objectives.

619 Acequia Madre

Applicant's Response to Exception Criteria
Removal and Replacement of Yard Wall

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(c), along with Applicant's responses to each criterion as they relate to the applicant's request to remove the existing contributing yard wall and replace it with an on-site sidewalk available to the public, a 2' high planter and an adobe yard wall in the existing yard about 8' from the property line. The proposed new 6' high wall requires a height exception based on the existing average height of yard walls in the streetscape.

(1) Do not damage the character of the streetscape.

Response: The existing stucco yard all running along Acequia Madre and wrapping around on Calle Corvo to the south side of the existing driveway entrance (the "Wall") varies in height on the outside from about 2' at the corner to 4' to the west and north. There is an existing sidewalk along the north side of Acequia Madre in front of the adjacent property that ends at the westerly property line. The Wall on the Subject Property and its two buttresses east impede pedestrian passage along Acequias Madre.

The proposal would remove the Wall and existing vegetation behind the Wall and replace it with a Code-compliant sidewalk, a 2' high stacked stone planter and a new 6' high stuccoed wall behind. The new Wall would be about 8' inside the property line.

The new planter and Wall will open the view at the corner of Acequia Madre and Calle Corvo and will replace the Wall, which is not in good repair, with a planter and new Wall designed to fit into the existing streetscape and be compatible with existing yard walls. The property adjacent to the west was renovated in recent years and the proposed renovation will maintain and enhance the character of the streetscape compared to conditions on the Subject Property in recent years.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Response: The Acequia Madre Elementary School is located across Calle Corvo from the Subject Property. There are intermittent dirt paths on both sides of Acequia Madre to the west and school children must step around obstacles adjacent to the street, such as the two buttresses on the Wall. The owner of the property adjacent to the west installed a sidewalk and the requested exception would enable the applicant to continue that sidewalk along the north side of Acequia Madre to Calle Corvo and around the corner, thereby improving pedestrian safety in this area, particularly for children walking to and from the Acequia Madre School. The applicant is willing to reduce the effective size of the yard in order to achieve these improvements and desired design.

(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.

Response: Replacing the deteriorated Wall with a new sidewalk, planter and wall as part of the proposed renovation project will strengthen the character of the district by bringing a property that has not been subjected to regular maintenance and repair back to life while maintaining a design that fits with the streetscape.

(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.

Applicant's Response: The Wall is closer to the street than most properties along the streetscape. The Wall precludes pedestrian passage along the north side of Acequia Madre and is proposed to be replaced by a conforming sidewalk, planter and new wall. There are no other yard walls in the vicinity that are so close to the street.

(5) Are due to special conditions and circumstances which are not the result of actions by the applicant.

Applicant's Response: The existing Wall was constructed by a prior owner and the current deteriorated state of the Wall was not caused by the applicants, who recently purchased the property with the objective of renovating the property.

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

Applicant's Response: Due to its deteriorated condition and undesirable location, repairing the Wall is not a desirable solution. Replacing the Wall with a public sidewalk, planer and new wall will benefit the public, maintain the historic character, while reducing the size of the applicant's private yard, which they are willing to accommodate as part of the renovation.

MARTINEZ
ARCHITECTURE
STUDIO PC

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

619 Acequia Madre
March 14, 2022

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows, Doors, - colonial white

MARTINEZ
ARCHITECTURE
STUDIO PC

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

Planter walls - Stacked Moss Rock



Portals & sidewalk - Brick



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005023--HDRB

Project Description:

Project Location(s): 510 APODACA HILL
Santa Fe, NM 87505

Contacts:

Applicant: Wyndham Carlisle wyndhamcarlisle@gmail.com
505 APODACA HILL
Santa Fe, NM 87505

Property Owner: Galen Briggs

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: none

Year of Construction: 1950s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005023-HDRB

Address: 510 Apodaca Hill
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

__X__ Other: Letter from City Inspector

STAFF RECOMMENDATION:

Given the structural condition of the structure and its lack of integrity, staff recommends that the structure be downgraded from its historic status of "Contributing" to "Non-contributing" per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

510 Apodaca Hill is a 270 square foot structure designated Contributing to the Downtown and Eastside Historic District. The applicant is applying for a historic status downgrade.

Built in the mid-1950s, it was probably designated this status as a result of the 1983 windshield survey, together with neighboring 508 Apodaca Hill, which is on the street. 510 Apodaca Hill is located to the east and behind 508 Apodaca Hill. This structure does not front the street. 508 and 510 were earlier one property; now they are split. It was constructed with an earth floor, adobe and river-rock walls and a roof composed of planks, clay and earth. In 1976, the roof was redone with insulation and tar paper, and electric and water lines were installed. Since then, the structure has not been inhabited for many years. The roof has caved in, the walls collapsed and pipes have burst.

A letter from the City inspector confirms that the structure is structurally unsound.

From: Galen Briggs, Owner of 510 Apodaca Hill

Subject: History of 510 Construction and Ownership

As you requested this note is to summarize what I have been able to learn regarding the history of 510 Apodaca Hill. The original property was owned by Augustin Mora who many years ago owned most of the property in the area. Augustin sold the property on June 14, 1962. Peter Clapp, who owned the property when I purchased in December, 2021, had done quite a bit on research on the home's ownership history several years ago (document attached).

Peter purchased the property, which was then 509 ½ Apodaca Hill, with a partner (tenants in common) on August 24, 1965. At the time there were two structures on the property. On April 30, 1991 a plat survey was prepared showing the division of 509 ½ Apodaca Hill into 508 and 510 Apodaca Hill, plus common areas, for the proposed Dos Piedras Condominiums. Warranty deeds for the two condominium units, 508 and 510 Apodaca Hill, were issued on May 8, 1991.

I spoke to Peter yesterday to try and learn more about the property. He indicated that when he moved into the property there was no plumbing in the home, there was a common outhouse in the back, and there was a single electrical line that had been pulled into the home for lighting. There was linoleum that covered a dirt floor. The ceiling was clay and dirt on plank but a tarp covered part of the roof to reduce leakage. He indicated the original structure was a rectangle (10×27 feet) built on a foundation of river rock with adobe walls. At some point in time someone had added a small addition and there was a wooden wall with door separating the two areas. Unfortunately he had no knowledge of the origins of the home.

Today I placed a call to my neighbor, Abel Armijo, who owns 513 Apodaca Hill which is adjacent to and immediately behind 510. I had not spoken to Abel before but as it turned out he was born in 505 Apodaca Hill which is adjacent and north of 510. He has lived in the area for 76 years and his family has been in the area for 8 generations.

Able shared that he observed Augustin Mora build two small structures (10 by 27 feet) in the mid 50s as rental units for those visiting Santa Fe from the surrounding area. Today those units are 508 and 510 Apodaca Hill. The apartments were simple construction with foundations of river rock, adobe walls, dirt floors and clay and dirt ceilings on plank. There were no utilities back then so they shared a well for water and an outhouse.

If you can think of further information that Historic might require I am happy to contact Abel again. After an hour with him on the phone I am convinced that there is little that he does not know about the area.

As you know today the home is collapsing, some sections of the roof and walls have already collapsed, all the pipes and plumbing that Peter Clapp once installed have frozen and burst and as best I can tell there is nothing to salvage with regard to the home. Our neighbor I have learned was contemplating a law suit against Peter if the structure was not removed from the area.

Our request, of course, is to have this re-classified to a non-contributing status so the structure can be removed. We would them like to build a small one bedroom home. We love the Santa Fe style so our preferred construction will be in keeping with the historic Santa Fe style of our neighborhood. It would also respect required offsets from other neighbors which the current structure does not.

From Peter Clapp (previous owner):

In 1976, I and business partner Emil Hoffman, purchased the property known as 509 1/2 Apodaca Hill from Edward and Perfilia Gonzales, which consisted of an L-shaped lot of 0.12 acres with two small adobe homes set about ten feet apart on an east-west axis along the northern property line. (see Georg Vedeler survey of Feb. 9, 1976).

Emil and I established a Tenancy-in-common granting Emil the exclusive use of the western unit and I, the eastern one.Both units were of rudimentary construction with river rock footings, adobe walls, vigas with plant decking and salvaged windows and doors. Neither had plumbing, electric, or gas. There was an outhouse in back yard and a well on neighbor's property..An editor from Adobe News magazine and a contractor friend recommended I tear down my unit and rebuild from scratch. Instead I chose to rehab and save whatever I could as time and resources allowed.

I stripped off the dirt roof, down to bare planking, added insulation board, tar and mineral paper as a water barrier and a 4' x 8' skylight. Emil and I excavated and ran water and sewer lines to city services. I dug and poured a deeper concrete and rebar footer under existing walls (except for outer north wall), laid brick flooring over prior dirt floor in living area and plank flooring on risers in new bath and kitchen areas. I had unit wired for electric and hooked to PNM service., then enclosed the entry area with a sun-room, added a 12 1/2' x 15 1/2' footing off the east end of unit for a future room, and concrete plastered the formerly bare adobe exterior, and gypsum plastered the interior walls.

In 1991, in order to separate our individual investments, we dissolved out tenancy=in=common agreement, and with legal assistance formed the Dos Piedras Condo Homeowners Association consisting of 508 and 510 Apodaca Hill, and registered with the State Corporation Commission and now with the Secretary of State"s office.

In 1992 Emil sold his unit (508), I retained mine (510) in which I lived for about 35 years. Currently the 40+ year old roof has suffered from the elements, making the place uninhabitable without major repairs and renovations. The two appraisals I've received over the past ten years valued the property only as a tear=down and rebuild, which I trust the City will also see as the practical way forward.

In December of 2016, while exploring my options , I spoke with David Rasch of the City Historic Preservation division, who did a walk-through of the property and recommended I apply for Historical Non=contributing status from the Historic District Review Board. At that time a potential buyer purchased a different property, so I didn't follow through with the application.

Galen Briggs and Mary Kakuage
510 Apodaca Hill
Santa Fe, NM 87501
galen.briggs@mybrazilianbeach.com

Dear Theodore and Anne,

We are writing to inform you that we are working with the Santa Fe Historic Design Review Board for permission to demolish the existing structure at 510 Apodaca Hill.

The existing structure is unsafe, has been unoccupied for a long time, and the building's condition has deteriorated to a point no longer fit for inhabitation. It would be removed in its entirety and replaced by a new casita of similar scale and style.

Please contact us with any comments or concerns.
Thank you!
Galen and Mary






505 AH east elevation


NO TRESPASSING
510 AH from driveway



510 AH from Apodaca Hill

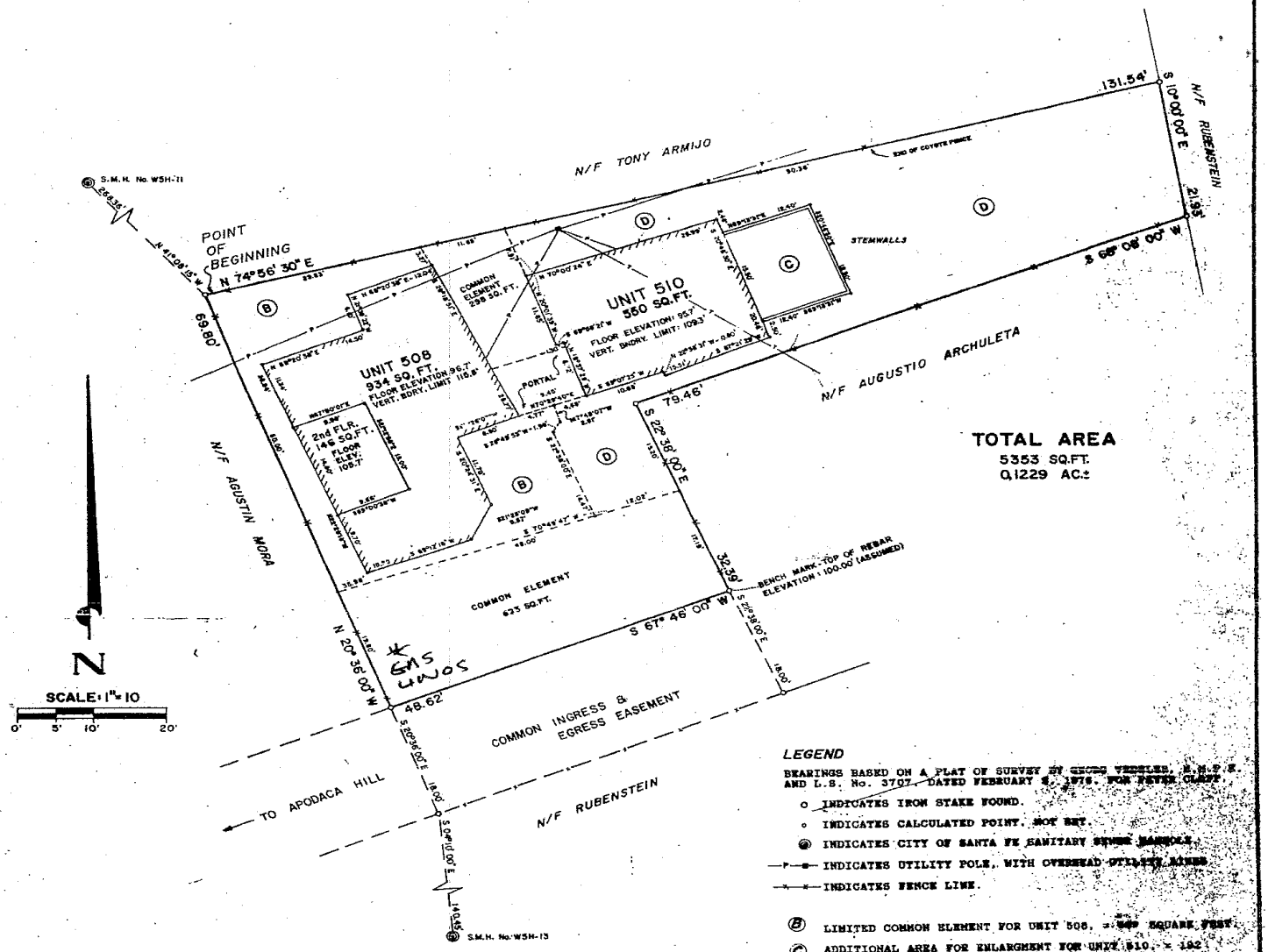

505 AH interior


505 AH interior


510 AH north elevation


510 AH south elevation


510 AH west elevation



TOTAL AREA
5353 SQ.FT.
0.1229 AC.±

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY BY GEORGE TREIBLE, N.M.P.E. AND L.S. No. 3707, DATED FEBRUARY 6, 1976, FOR PETER CLAFF.

- o INDICATES IRON STAKE FOUND.
- ∘ INDICATES CALCULATED POINT, NOT SET.
- Ⓢ INDICATES CITY OF SANTA FE SANITARY SEWER MANHOLE.
- —P— INDICATES UTILITY POLE, WITH OVERHEAD UTILITY LINES.
- —x— INDICATES FENCE LINE.

Ⓑ LIMITED COMMON ELEMENT FOR UNIT 508, = 349 SQUARE FEET.

Ⓒ ADDITIONAL AREA FOR ENLARGEMENT FOR UNIT 510, = 192 SQUARE FEET. (EXISTING STEM WALLS).

Ⓓ LIMITED COMMON ELEMENT FOR UNIT 510, = 1634 SQUARE FEET.

PROPERTY DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, AN IRON STAKE FOUND REBAR FROM WHENCE THE CITY OF SANTA FE SANITARY SEWER MANHOLE No. W5H-11 BEARS N41°08'15"W 269.96 FEET, THENCE FROM THE POINT AND PLACE OF BEGINNING;
N74°56'30"E 131.54 FEET TO AN IRON STAKE FOUND; THENCE,
S10°00'00"E 21.93 FEET TO AN IRON STAKE FOUND; THENCE,
S68°06'00"W 79.46 FEET TO AN IRON STAKE FOUND; THENCE,
N22°38'00"E 32.39 FEET TO AN IRON STAKE FOUND; THENCE,
S67°46'00"W 48.62 FEET TO AN IRON STAKE FOUND; THENCE,
N20°36'00"W 69.80 FEET TO THE POINT AND PLACE OF BEGINNING.
CONTAINING 5.353 SQUARE FEET OR 0.1229 ACRES MORE OR LESS.

SURVEYOR'S CERTIFCATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF APRIL, 1991 AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND CONTAINS ALL INFORMATION REQUIRED BY SEC. 47-78-9, N.M.S.A. 1978.

Richard E. Smith
RICHARD E. SMITH N.M.P.S. No. 5837

UNIT	1st FLR. AREA	2nd. FLR. AREA	TOTAL FLR. AREA	% INTEREST IN COMMON ELEMENT
508	934 sq ft	146 sq ft	1080 sq ft	66.25 %
510	550 sq ft	0	550 sq ft	33.75 %
		TOTALS	1630 sq ft	100 %

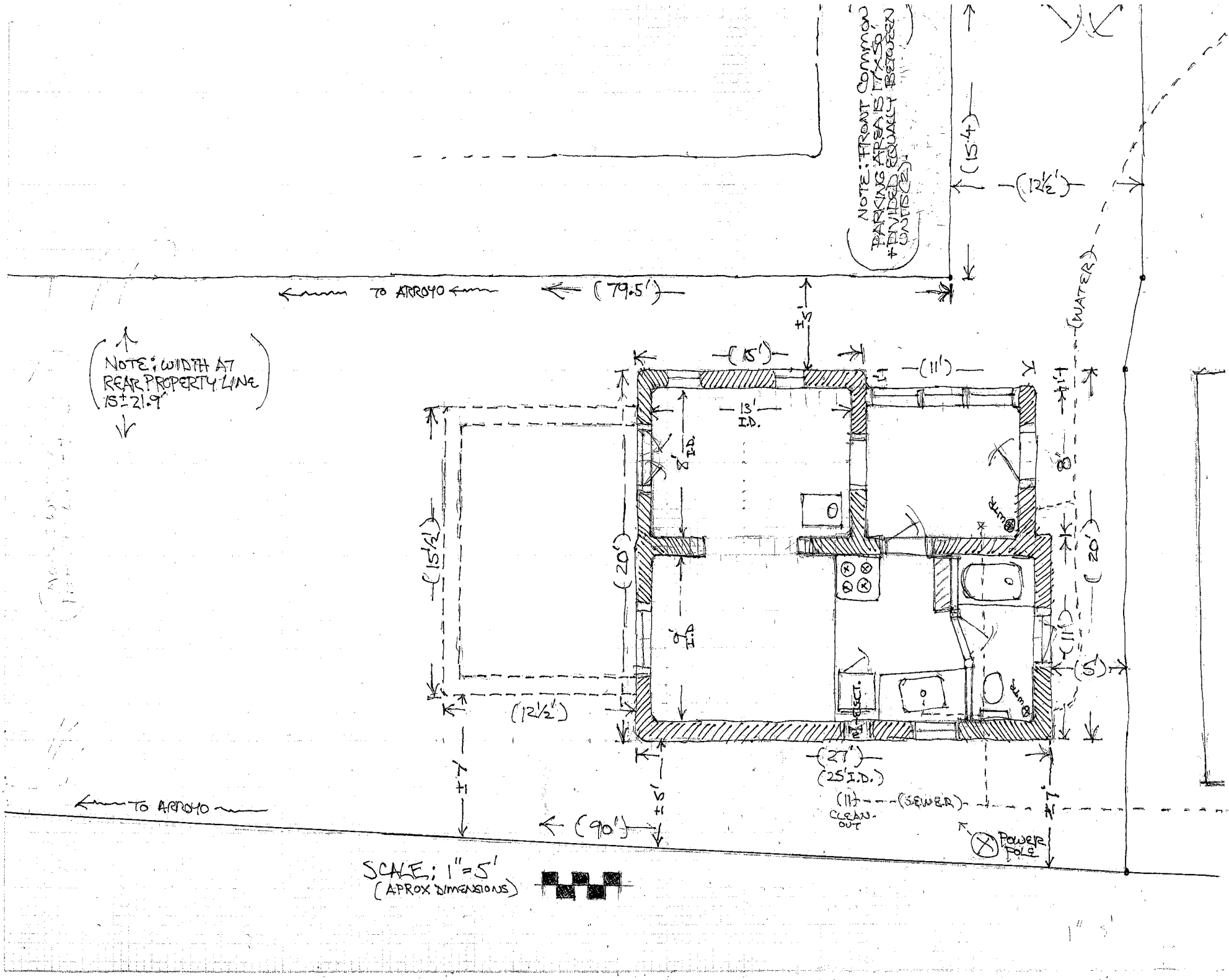
SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street Suite 5 Santa Fe, New Mexico 87501
505/983-5304

PLAT OF SURVEY FOR

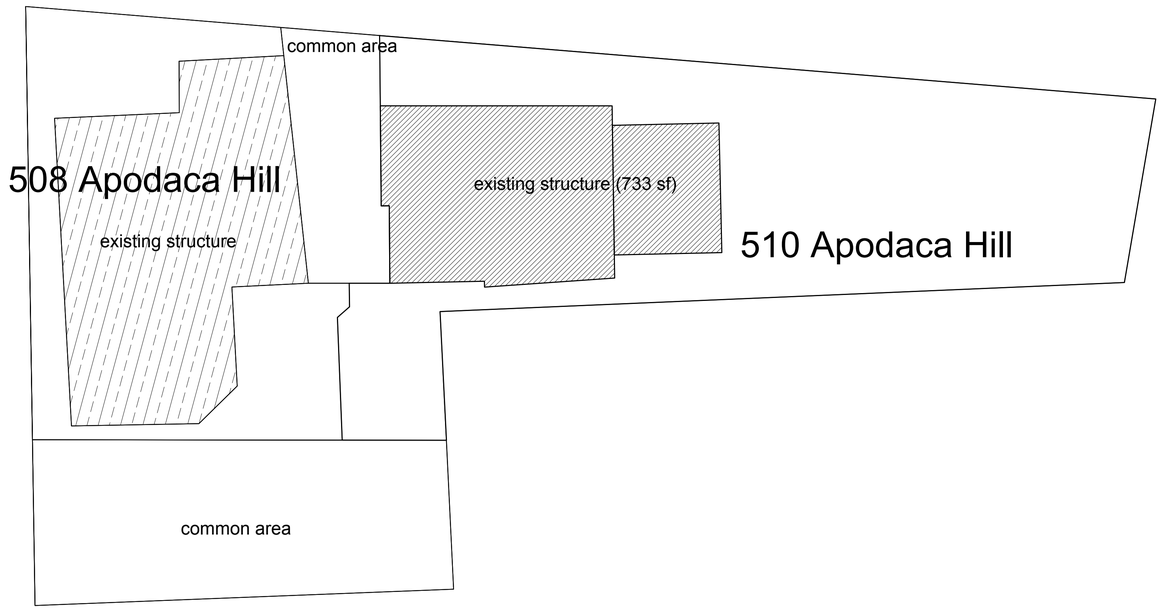
DOS PIEDRAS CONDOMINIUM

UNITS 508 & 510- APODACA HILL

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT No.
1" = 10'	04/30/91	Mike	RES	91-07


NOTE: FRONT COMMON PARKING AREA IS 17'x50' + DIVIDED EQUALLY BETWEEN UNITS (2).
(15'4)
(12½')
TO ARROYO
(79.5')
NOTE: WIDTH AT REAR PROPERTY LINE IS ± 21.9'
(15')
(11')
13' I.D.
8' I.D.
9' I.D.
(15½')
(20')
(12½')
(WATER)
(20')
(11')
(5')
(27')
(25' I.D.)
(11) CLEAN-OUT
(SEWER)
POWER POLE
TO ARROYO
(90')
SCALE: 1" = 5'
(APROX DIMENSIONS)





driveway to Apodaca Hill

A1 / A104 EXISTING SITE PLAN

1/8"=1'-0"

0 1 10 20

510 APODACA HILL	A101

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005024--HDRB

Project Description:

Project Location(s): 510 APODACA HILL
Santa Fe, NM 87505

Contacts:

Applicant: Wyndham Carlisle wyndhamcarlisle@gmail.com
505 APODACA HILL
Santa Fe, NM 87505

Property Owner: Galen Briggs

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: none

Year of Construction: 1950s

Project Type: Demolition

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005024-HDRB

Address: 510 Apodaca Hill
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ **Other:** letter from City inspector

STAFF RECOMMENDATION:

Staff recommends approval of the demolition per the staff responses to 14-3.14(G)(1).

BACKGROUND & SUMMARY:

510 Apodaca Hill is a 270 square foot structure designated Contributing to the Downtown and Eastside Historic District. The applicant is applying for a historic status downgrade.

Built in the mid-1950s, it was probably designated this status as a result of the 1983 windshield survey, together with neighboring 508 Apodaca Hill, which is on the street. 510 Apodaca Hill is located to the east and behind 508 Apodaca Hill. The two were once a single property, with the lot being subsequently split. This structure was constructed with an earth floor, adobe and river-rock walls and a roof composed of planks, clay and earth. In 1976, the roof was redone with insulation and tar paper, and electric and water lines were installed. Since then, the structure has not been inhabited for many years. The roof has caved in, the walls collapsed and pipes have burst.

A letter from the City inspector confirms that the structure is structurally unsound.

DEMOLITION STANDARDS:

Demolition 14-3.14: Demolition of Historic or Landmark Structure

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance

Staff Response:

Staff does not regard this structure to be of historical importance. The historic designation may have been made in error as part of a large-scale designation.

(b) 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 reestablished by a proposed structure

Staff Response:

Staff does not regard this structure to be an essential part of a unique street section or block front

(c) The state of repair and structural stability of the structure under consideration.

Staff Response:

The state of repair is poor. The structure is structurally unstable.

History of 509 1/2 Apodaca Hill, Santa Fe, N.M.

Piece of land deeded from Augustine Mora to Emilio Martinez, June 14, 1962, deed recorded August 24, 1965 (#228321).

Warranty deed from Emilio Martinez to Charlie and Perfilia Lucero, recorded August 24, 1965.

Warranty deed from Charlie Lucero and Perfilia Lucero to Edward Gonzales and Perfilia M. Gonzales, being one and the same as above, recorded July 10,1974

Quitclaim deed from Patricia Ficklen to Edward Gonzales and Perfilia M. Gonzales February 18 , 1976.

Field survey by Georg Vedeler, February 9, 1976.

Warranty deed from Edward F. Gonzales and Perfilia M. Gonzales to Peter Clapp and Emil Hoffman (as "tenants in common") February 19, 1976 (331361).

Plat survey by Richard E. Smith, showing division of 509 1/2 Apodaca Hill into Units 508 and 510, plus common areas, for proposed Dos Piedras Condominium Home Owners Association, April 30, 1991.

Warranty deed from Peter Clapp and Emil Hoffman to John A. Jacobson (attorney) for the purpose of establishing the Dos Piedras Condo H.O. Association, May 8, 1991. (#726030).

Warranty deed from John A. Jacobson to Peter Clapp for unit 510 of Dos Piedras Condo H.O. Assoc. and similar Warranty deed to Emil Hoffman for unit 508, May 8, 1991, Filed for record May 22, 1991.

Note: Emil Hofffman listed on various documents as Emil Hoffmann.

Note: Emil sold unit 508 to Lewis Shreiber, August 1992.

Note: History prior to Augustine Mora unknown by me, but other of his properties have changed hands numerous times.

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: October 26, 2020

TO: Lisa Roach, Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
510 Apodaca Hill, Santa Fe NM

BACKGROUND & SUMMARY

An onsite inspection was performed on October 8, 2020 at the above mentioned address regarding the condition of an existing single family dwelling. The foundation is of concrete construction, the walls are constructed with adobe with masonry plaster on the exterior and the roof is constructed of wood framing, the roofing material is granulated roll roofing.

The adobe is showing signs of deterioration at the back of residence, adobe wall is collapsing due to water coming in from the roof and cracks in exterior plaster. The wood framing in the roof also deterioration from water leaking throw roofing material. The roof appears to have been leaking for many years, over all condition of structure is poor condition.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

From: Galen Briggs, Owner of 510 Apodaca Hill

Subject: History of 510 Construction and Ownership

As you requested this note is to summarize what I have been able to learn regarding the history of 510 Apodaca Hill. The original property was owned by Augustin Mora who many years ago owned most of the property in the area. Augustin sold the property on June 14, 1962. Peter Clapp, who owned the property when I purchased in December, 2021, had done quite a bit on research on the home's ownership history several years ago (document attached).

Peter purchased the property, which was then 509 ½ Apodaca Hill, with a partner (tenants in common) on August 24, 1965. At the time there were two structures on the property. On April 30, 1991 a plat survey was prepared showing the division of 509 ½ Apodaca Hill into 508 and 510 Apodaca Hill, plus common areas, for the proposed Dos Piedras Condominiums. Warranty deeds for the two condominium units, 508 and 510 Apodaca Hill, were issued on May 8, 1991.

I spoke to Peter yesterday to try and learn more about the property. He indicated that when he moved into the property there was no plumbing in the home, there was a common outhouse in the back, and there was a single electrical line that had been pulled into the home for lighting. There was linoleum that covered a dirt floor. The ceiling was clay and dirt on plank but a tarp covered part of the roof to reduce leakage. He indicated the original structure was a rectangle (10×27 feet) built on a foundation of river rock with adobe walls. At some point in time someone had added a small addition and there was a wooden wall with door separating the two areas. Unfortunately he had no knowledge of the origins of the home.

Today I placed a call to my neighbor, Abel Armijo, who owns 513 Apodaca Hill which is adjacent to and immediately behind 510. I had not spoken to Abel before but as it turned out he was born in 505 Apodaca Hill which is adjacent and north of 510. He has lived in the area for 76 years and his family has been in the area for 8 generations.

Able shared that he observed Augustin Mora build two small structures (10 by 27 feet) in the mid 50s as rental units for those visiting Santa Fe from the surrounding area. Today those units are 508 and 510 Apodaca Hill. The apartments were simple construction with foundations of river rock, adobe walls, dirt floors and clay and dirt ceilings on plank. There were no utilities back then so they shared a well for water and an outhouse.

If you can think of further information that Historic might require I am happy to contact Abel again. After an hour with him on the phone I am convinced that there is little that he does not know about the area.

As you know today the home is collapsing, some sections of the roof and walls have already collapsed, all the pipes and plumbing that Peter Clapp once installed have frozen and burst and as best I can tell there is nothing to salvage with regard to the home. Our neighbor I have learned was contemplating a law suit against Peter if the structure was not removed from the area.

Our request, of course, is to have this re-classified to a non-contributing status so the structure can be removed. We would them like to build a small one bedroom home. We love the Santa Fe style so our preferred construction will be in keeping with the historic Santa Fe style of our neighborhood. It would also respect required offsets from other neighbors which the current structure does not.

From Peter Clapp (previous owner):

In 1976, I and business partner Emil Hoffman, purchased the property known as 509 1/2 Apodaca Hill from Edward and Perfilia Gonzales, which consisted of an L-shaped lot of 0.12 acres with two small adobe homes set about ten feet apart on an east-west axis along the northern property line. (see Georg Vedeler survey of Feb. 9, 1976).

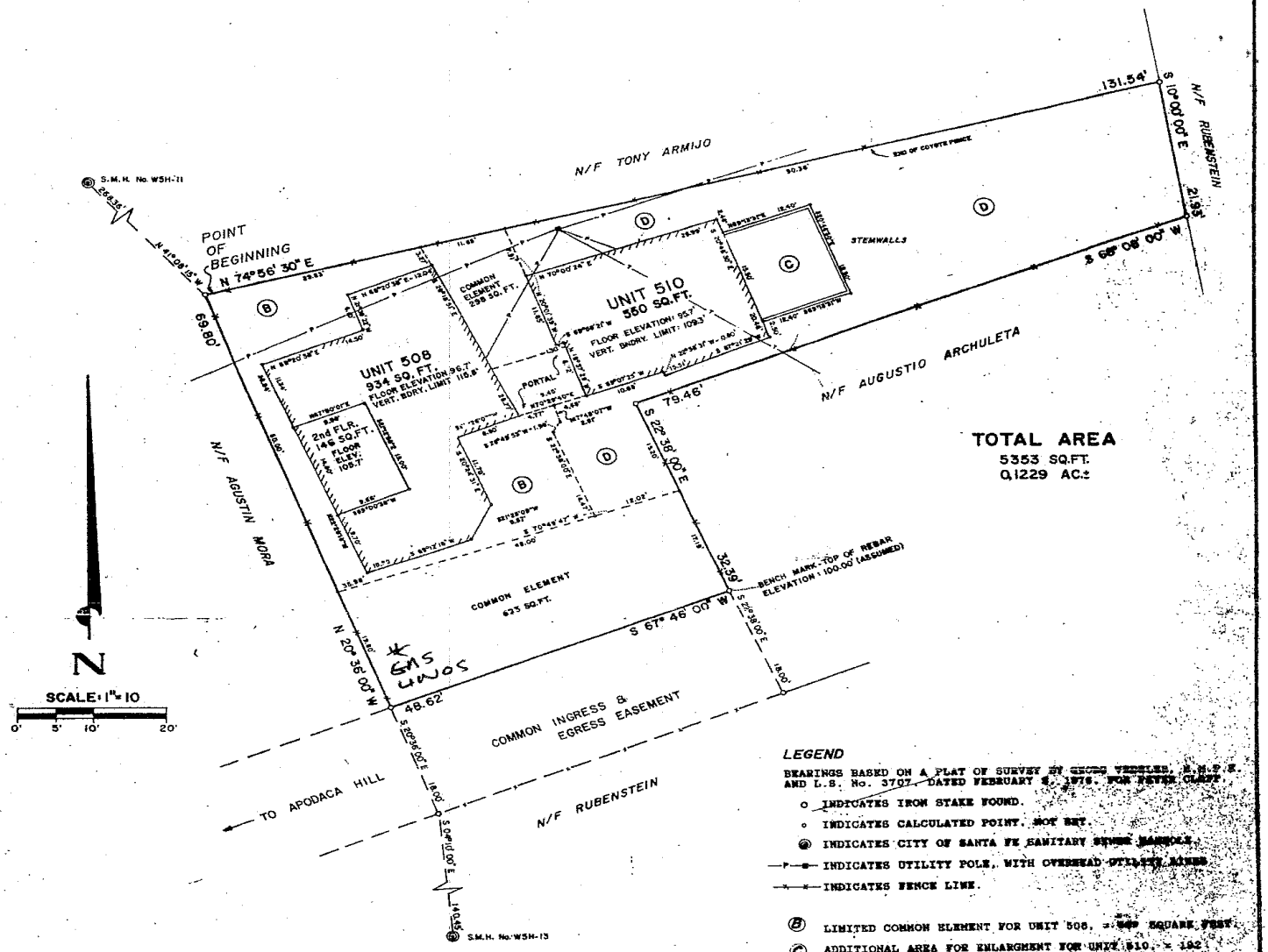
Emil and I established a Tenancy-in-common granting Emil the exclusive use of the western unit and I, the eastern one.Both units were of rudimentary construction with river rock footings, adobe walls, vigas with plant decking and salvaged windows and doors. Neither had plumbing, electric, or gas. There was an outhouse in back yard and a well on neighbor's property..An editor from Adobe News magazine and a contractor friend recommended I tear down my unit and rebuild from scratch. Instead I chose to rehab and save whatever I could as time and resources allowed.

I stripped off the dirt roof, down to bare planking, added insulation board, tar and mineral paper as a water barrier and a 4' x 8' skylight. Emil and I excavated and ran water and sewer lines to city services. I dug and poured a deeper concrete and rebar footer under existing walls (except for outer north wall), laid brick flooring over prior dirt floor in living area and plank flooring on risers in new bath and kitchen areas. I had unit wired for electric and hooked to PNM service., then enclosed the entry area with a sun-room, added a 12 1/2' x 15 1/2' footing off the east end of unit for a future room, and concrete plastered the formerly bare adobe exterior, and gypsum plastered the interior walls.

In 1991, in order to separate our individual investments, we dissolved out tenancy=in=common agreement, and with legal assistance formed the Dos Piedras Condo Homeowners Association consisting of 508 and 510 Apodaca Hill, and registered with the State Corporation Commission and now with the Secretary of State"s office.

In 1992 Emil sold his unit (508), I retained mine (510) in which I lived for about 35 years. Currently the 40+ year old roof has suffered from the elements, making the place uninhabitable without major repairs and renovations. The two appraisals I've received over the past ten years valued the property only as a tear=down and rebuild, which I trust the City will also see as the practical way forward.

In December of 2016, while exploring my options , I spoke with David Rasch of the City Historic Preservation division, who did a walk-through of the property and recommended I apply for Historical Non=contributing status from the Historic District Review Board. At that time a potential buyer purchased a different property, so I didn't follow through with the application.



TOTAL AREA
5353 SQ.FT.
0.1229 AC.±

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY BY GEORGE TREIBLE, N.M.P.E. AND L.S. No. 3707, DATED FEBRUARY 6, 1976, FOR PETER CLAFF.

- o INDICATES IRON STAKE FOUND.
- ∘ INDICATES CALCULATED POINT, NOT SET.
- Ⓢ INDICATES CITY OF SANTA FE SANITARY SEWER MANHOLE.
- —P— INDICATES UTILITY POLE, WITH OVERHEAD UTILITY LINES.
- —x— INDICATES FENCE LINE.

Ⓑ LIMITED COMMON ELEMENT FOR UNIT 508, = 349 SQUARE FEET.

Ⓒ ADDITIONAL AREA FOR ENLARGEMENT FOR UNIT 510, = 192 SQUARE FEET. (EXISTING STEM WALLS).

Ⓓ LIMITED COMMON ELEMENT FOR UNIT 510, = 1634 SQUARE FEET.

PROPERTY DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, AN IRON STAKE FOUND REBAR FROM WHENCE THE CITY OF SANTA FE SANITARY SEWER MANHOLE No. W5H-11 BEARS N41°08'15"W 269.96 FEET, THENCE FROM THE POINT AND PLACE OF BEGINNING;
N74°56'30"E 131.54 FEET TO AN IRON STAKE FOUND; THENCE,
S10°00'00"E 21.93 FEET TO AN IRON STAKE FOUND; THENCE,
S68°06'00"W 79.46 FEET TO AN IRON STAKE FOUND; THENCE,
N22°38'00"E 32.39 FEET TO AN IRON STAKE FOUND; THENCE,
S67°46'00"W 48.62 FEET TO AN IRON STAKE FOUND; THENCE,
N20°36'00"W 69.80 FEET TO THE POINT AND PLACE OF BEGINNING.
CONTAINING 5.353 SQUARE FEET OR 0.1229 ACRES MORE OR LESS.

SURVEYOR'S CERTIFCATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF APRIL, 1991 AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND CONTAINS ALL INFORMATION REQUIRED BY SEC. 47-78-9, N.M.S.A. 1978.

Richard E. Smith
RICHARD E. SMITH N.M.P.S. No. 5837

UNIT	1st FLR. AREA	2nd. FLR. AREA	TOTAL FLR. AREA	% INTEREST IN COMMON ELEMENT
508	934 sq ft	146 sq ft	1080 sq ft	66.25 %
510	550 sq ft	0	550 sq ft	33.75 %
		TOTALS	1630 sq ft	100 %

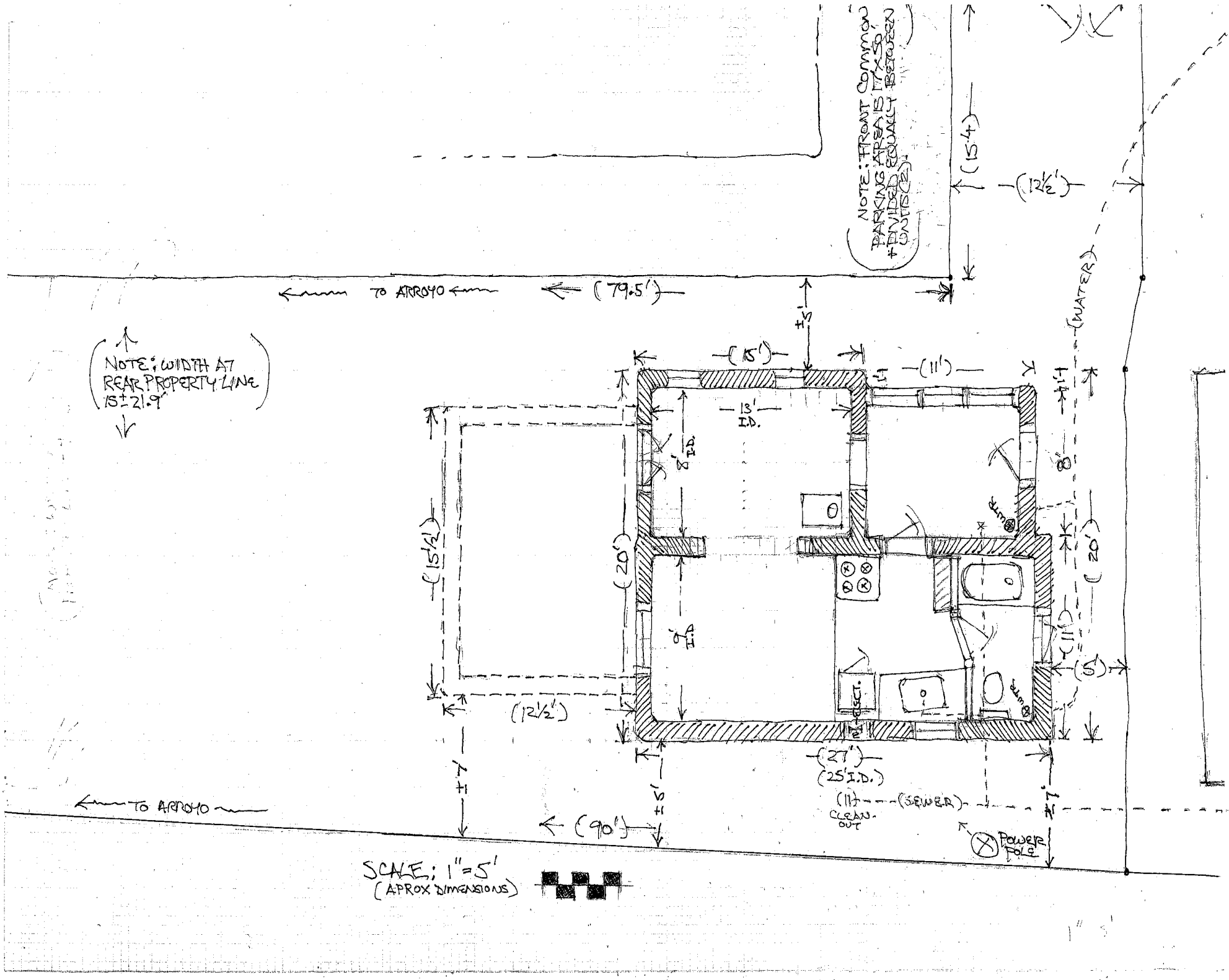
SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street Suite 5 Santa Fe, New Mexico 87501
505/983-5304

PLAT OF SURVEY FOR

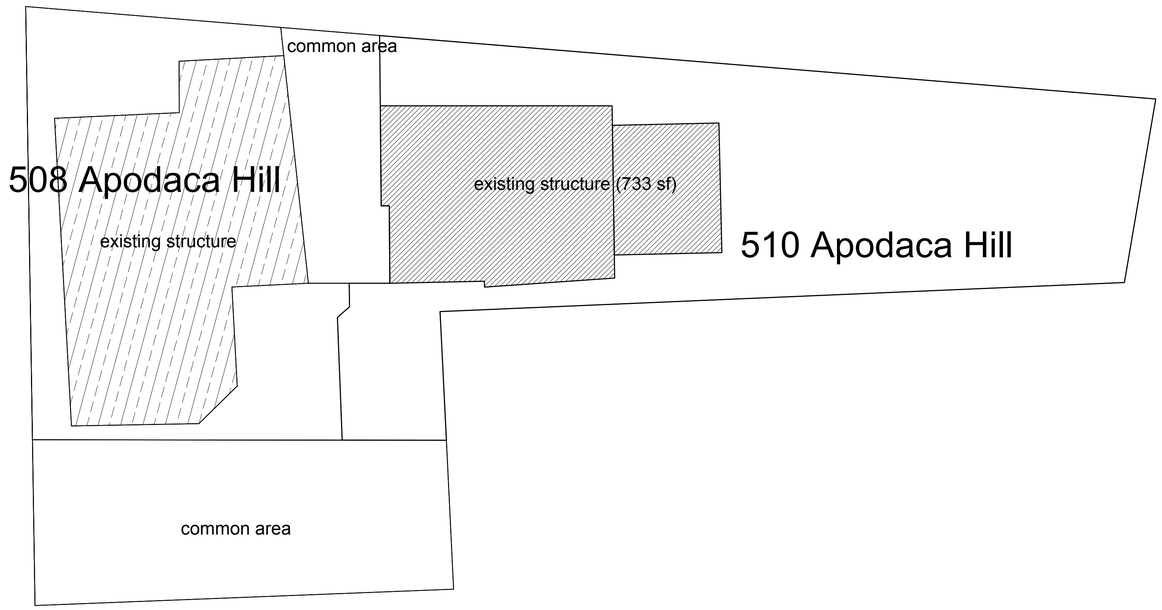
DOS PIEDRAS CONDOMINIUM

UNITS 508 & 510- APODACA HILL

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT No.
1" = 10'	04/30/91	Mike	RES	91-07


NOTE: FRONT COMMON PARKING AREA IS 17'x50' + DIVIDED EQUALLY BETWEEN UNITS (2).
(15'4)
(12½')
TO ARROYO
(79.5')
NOTE: WIDTH AT REAR PROPERTY LINE IS ± 21.9'
(15')
(11')
13' I.D.
8' I.D.
9' I.D.
(15½')
(20')
(12½')
(27')
(25' I.D.)
(11)
CLEAN-OUT
(SEWER)
(WATER)
(5')
(90')
POWER POLE
TO ARROYO
SCALE: 1" = 5'
(APROX DIMENSIONS)





driveway to Apodaca Hill

A1 / A104 EXISTING SITE PLAN

1/8"=1'-0"

0 1 10 20

510 APODACA HILL	A101


505 AH east elevation


NO TRESPASSING
510 AH from driveway



510 AH from Apodaca Hill


505 AH interior


505 AH interior


510 AH north elevation


510 AH south elevation


510 AH west elevation

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-004713--HDRB

Project Description:

Project Location(s): 1500 CANYON RD
Santa Fe, NM 87501

Contacts:

Applicant:	Richard Horcasitas 4401 NE San Pedro Drive NE DR NE Albuquerque, NM 87109	horcasitasland@gmail.com
Property Owner:	Tony Martin	tony@tonymartininc.com

Historic District: HD: Downtown And Eastside, HD: Historic Review

Historic Building Status:

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

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: 1993

Year of Construction: 1890s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 26, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2022-004713-HDRB

Address: 1500 Canyon Road
Historic Status: Significant
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: roof assessment

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1500 Upper Canyon Road is a single-family residential structure and barn with Significant status to the Downtown and Eastside Historic District. The main house was constructed in a hipped box form and in the Territorial Style in the 1890s.

It retains most of its original openings. On the east façade, the current window opening was originally a door. On the south façade, the windows openings on the east side are not historic. Some historic windows remain.

The structure has a historic terne roof, approximately 110 years old, with an overhang that has been painted at a non-historic date. This painting has caused water to become trapped between the paint and the metal, causing damage.

The applicant now proposes the following:

1) Repair stucco on walls with El Rey Cementitious "La Luz."
2) Repair and repaint wood trim in "pure white."
3) Replace the historic terne roof with a bonderized standing seam steel roof colored "flat grey", the color of which is inherent to the manufacture.
    a) An exception is requested to Section 14-5.2(D)(6) to change the historic roof material.
4) Replace the non-historic steps leading to the north door; the new ones will be concrete with brick decoration;
5) Replace deteriorated rafter tails and overhang areas of the roof which have significant rot from water in kind, with similar wood species and dimensions to the original;
6) Replace the non-historic front door and side lights with a similar design (north façade);
7) Repair and Replace windows and doors;
8) Remove dish antennas from roof;
9) Replace non-historic windows on the east façade and change window dimensions;
    a) An exception is requested to Section 14-5.2 (D)(5)(a)(ii) to make an opening where one does not presently exist;
10) Construct a porch covering on the north façade;
    a) An exception is requested to Section 14-5.2 (D)(2)(c) to construct on a primary façade
11) Replace door and windows and change opening dimensions on the south façade;
    a) An exception is requested to Section 14-5.2 (D)(5)(a)(ii) to make an opening where one does not presently exist;
12) Replace non-historic steps on south façade. The new steps will be concrete with a brick pattern.
13) Construct a 171 square foot bathroom addition on the south façade;
    a) An exception is requested to Section 14-5.2 (D)(2)(c) to construct on a primary façade
14) Replace non-historic windows and repair historic windows on the west façade;
15) Stabilize and repair the two existing chimneys;
16) Construct a garden wall just east of the main house to a height of four feet and a wall of coyote fencing to a height of 5 feet;

a) Include a steel frame and wood board vehicular? gate, 18 feet wide and 3 feet 6 inches high and a pedestrian gate of similar construction.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2 (D)(2)(c) to construct on a primary façade (Porch covering on north façade).

(i) *Do not damage the character of the district*
Applicant Response:
Do not damage the character of the district; The addition of the porch covering does not damage the character of the district, Portal detailing and style have been designed to be coherent and harmonious to the district and in particular to the style and era of home.

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

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

Applicant Response:
The proposed addition of the porch covering will offer protectionto the residents. Portal covering to prevent ice and unsafe conditions over steps for occupant. Further water intrusion is evident through entry door shown by lower door deterioration, stoop and interior floor damage.This portal is proposed to limit both ice and water deterioration for the structure.

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

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

Applicant Response:
The design of this porch covering serves to further strengthen the unique heterogeneous character of the City and offers protection and a layer of preservation to the front of the structure. This preservation offers a design option that ensures that residents can continue to reside within the historic district.

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

Exception to Section 14-5.2 (D)(2)(c) to construct on a primary façade (bathroom addition on the South façade).

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

Applicant Response:

The proposed addition is not publicly visible and does not damage the character of the district.

Staff Response: Staff does not agree with the applicant's response. The house retains its original footprint and its historic integrity and historic Status is compromised by its alteration.

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

Applicant Response:
The Bathroom addition is required as to prevent a hardship to the applicant. A bathroom is necessary for access to personal care next to the bedroom.

Staff Response: Staff does not agree with the applicant's response. A bathroom could be integrated into other portions of the house.

(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 addition is not publicly visible and private to the residents. The design option of the bathroom addition will ensure that residents can continue to reside within the historic district

Staff Response: Staff does not agree with the applicant's response. Several alternative design options exist, but no alternatives have been discussed in this application.

Exception to Section 14-5.2 (D)(5)(a)(ii) to make an opening where one does not presently exist (east façade)

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

Applicant Response:
The 1980's Simpson door alteration to a window does not damage the character of the district. The proposed 9 over 6 window is in keeping with the rest of the original configuration of windows throughout the home.

Staff Response: Staff agrees with the applicant's response. There appears to be evidence of a different historic opening.

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

Applicant Response:
Current makeshift steps leading to 1980s door are haphazard and do not meet building safety code.

Staff Response: Staff does not agree with the applicant's response. This exception refers to the window. No hardship has been demonstrated.

(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:
9 over 6 true divided light window is in keeping with era appropriate opening and compliments other openings existing on residence, particularly mirroring West Facade's fenestration

Staff Response: Staff does not agree with the applicant's response. No alternatives have been discussed.

Exception to Section 14-5.2 (D)(6) to change the existing roof material.

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

Applicant Response:
Standing Seam Roofs are very common in the district. The proposed Standing seam roof will not damage the district. Historically Terne roofs oxidized to take on a soft grey patina. This roof was painted light green at some decades past likely to assist with the deterioration, as its protective coating wore. The proposed is a soft grey and most closely represents the original roof.

Staff Response: Staff agrees with the applicant's response. While the roof is a historic asset, it is in poor repair and has exceeded its expected lifespan. Lead has risks that at are not compatible with historic preservation in this case. A sensitive reconstruction is appropriate. The status will not be compromised by a new roof with appropriate materials.

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

Applicant Response:
Terne roofing are no longer available due to the hazards involved in with their lead coating. Terne roofs have a life expectancy of approximately 100 years. This particular roof (110 years old) will have to be replaced as it has been comprised due to age and deterioration and lack of upkeep. Many areas of the roof are thin and rusted through allowing water intrusion. Drip edges and corners in some locations are no longer in existence and are cause for rot of overhangs and rafter tails - see photos attached. The proposed roof (sample submitted) is similar in finish and the proportions and details including rib spacing will be preserved. The bonderized roof proposed is a soft grey and most closely represents the original roof.

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

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

Applicant Response:
Replacement of the standing seam roof, with the proposed bonderized roof is a soft grey and most closely represents the original roof. This roof replacement will offer continued, much needed protection to the entire structure and ensure residents, long term residence within the historic districts.

Staff Response: Staff agrees with the applicant's response. Repair was examined as an option and ruled out due to the damage to the original materials. Replacement in kind is not appropriate due to lead contamination.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 1500 CANYON ROAD

ID NUMBER: 0516 00 486

BUILDING NAME: MATIAS MARTINEZ

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 11990

TNSP 17 (N) S RANGE 10 (E) W SEC 20 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

BUILDING DATA

DATE OF CONSTRUCTION:

1890's ESTIMATE _____ ACTUAL

SOURCE(S) OWNER

ARCHITECTURAL STYLE:

TERRITORIAL / HIPPED BOX

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? LARGE (ADOBE BARN) GARAGE + SHED

IF INVENTORIED, LIST ID NUMBER(S)

0516 00 486.1 (BARN)

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: 3 ALUMINUM SLIDING WINDOWS SE CORNER

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

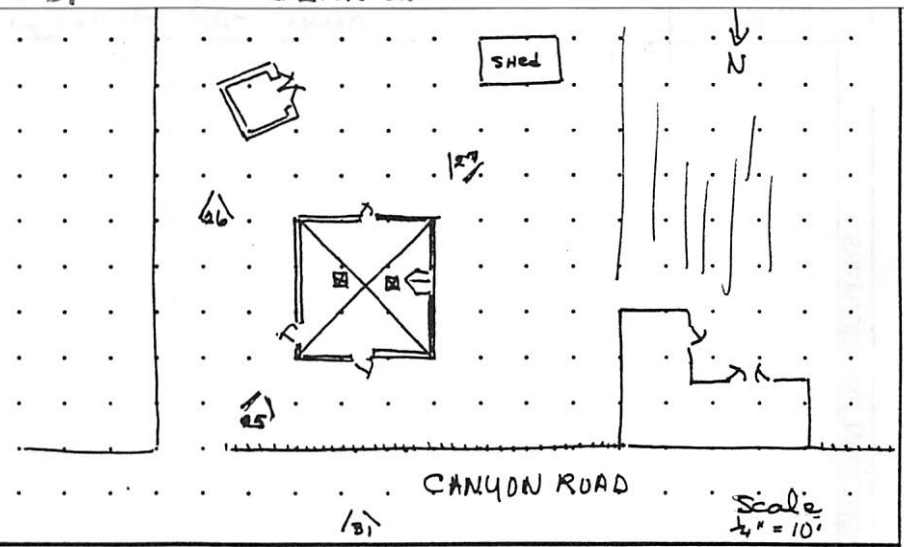
____ YES X NO

PHOTO



#31 NORTH ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO X ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO X ELIGIBLE

LOCAL DESIGNATION: CORE HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 8/30/93 BY AC

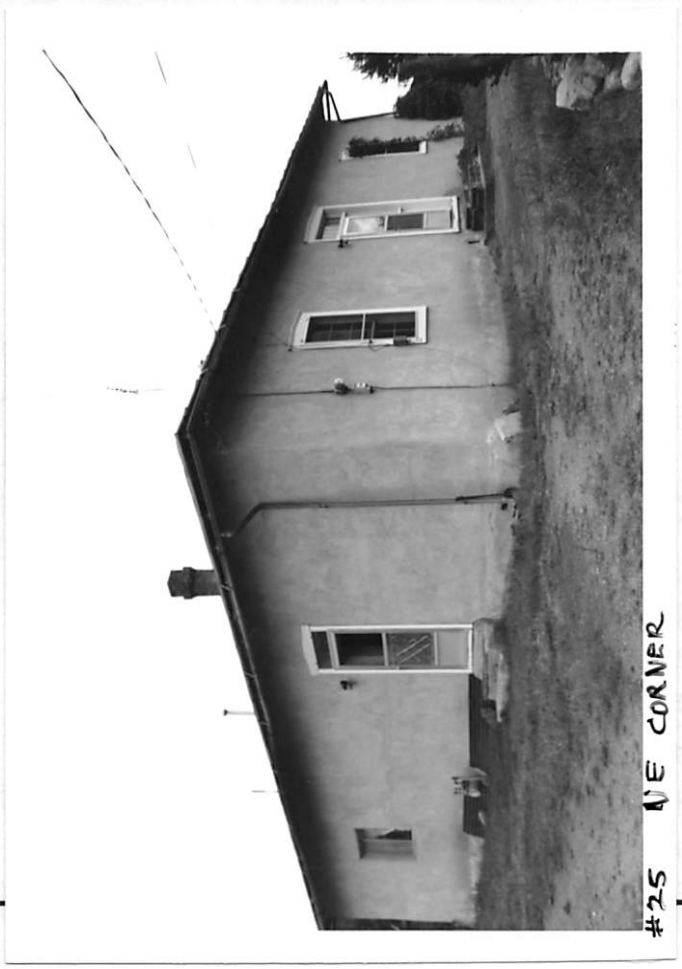
NEGATIVES WITH NMHPD ROLL # AC 7 NEG # 25-26-27-31

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

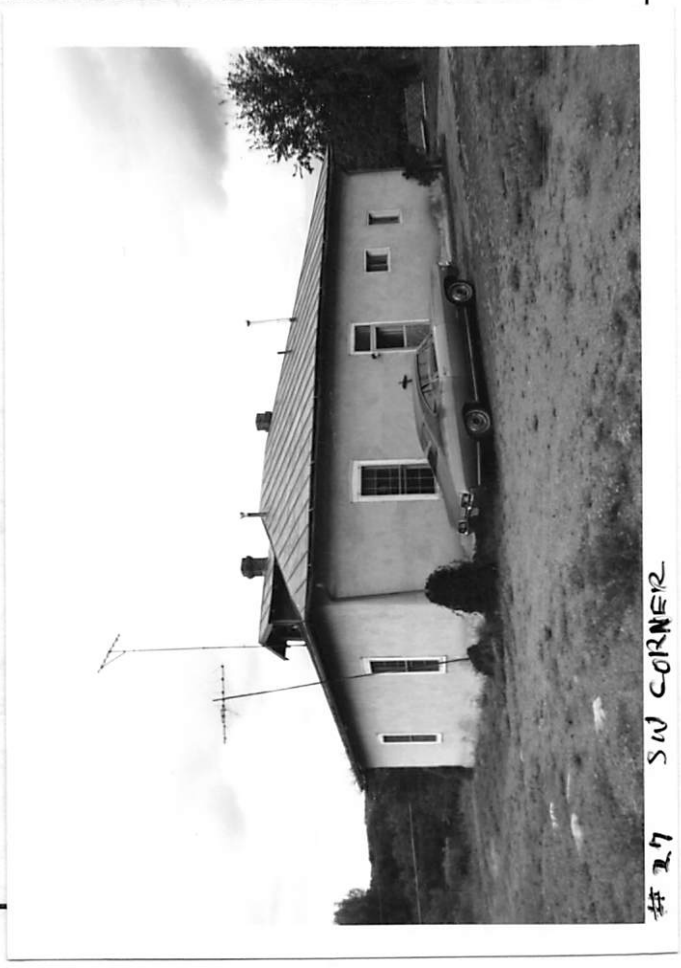
ROOFS & DRAINS	HIPPED STANDING SEAM TIN ROOF, 22" OVER HANG
BUILDING WALLS	PINK STUCCO OVER ADOBE.
FOUNDATIONS	CONCRETE APRON
DOORS	NORTH ENTRANCE DOOR, LEADED DECORATIVE PANE OVER WOOD PANEL WITH VICTORIAN CARVED ELEMENTS, 3 PANE SIDE LITES OVER WOOD PANEL, MULTI PANED TRANSOM LITES. EAST DOOR 4 LITE OVER WOOD, PEDIMENT. SOUTH DOOR WOOD PANEL WITH TRANSOM. ALL WOODWORK PAINTED WHITE.
WINDOWS	9/6 DHW WOOD FRAME WITH PEDIMENTS PAINTED WHITE. ALL WINDOWS ARE THE SAME EXCEPT 3 SMALL ALUMINUM SLIDING WINDOWS SE CORNER. 6 LITE ? WINDOW IN WEST DORMER, FRAME PAINTED DK. GREEN.
PORCHES OR PORTALES	
BALCONIES	
COURTYARDS	
FENCES/WALLS	3 FT STONE RETAINING WALL NORTH SIDE WITH WIRE FENCE
ARCH. DETAILS	
OTHER	

COMMENTS THIS HOUSE IS AN EXCELLENT EXAMPLE OF A HIPPED BOX STYLE WITH TERRITORIAL DOORS & WINDOWS. IT IS RARE TO FIND A HOUSE WITH ITS ORIGINAL 9/6 DHW AND ALL ORIGINAL DOORS. THE SYMMETRY IS STRIKING.

ADDITIONAL PHOTOGRAPHS



#25 NE CORNER



#27 SW CORNER

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS 1500 CANYON ROAD

ID NUMBER: 051600486

SANTA FE ID NUMBER: H 11990

SURVEYED/RESEARCHED
DATE 8/30/93 BY AC



#26 GARAGE + OUT BLDS

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION		
	ADDRESS 1500 CANYON ROAD	ID NUMBER: 051600486
		SANTA FE ID NUMBER: H 11990
		SURVEYED/RESEARCHED DATE 8/30/93 BY AC

INTERVIEW WITH MATIAS & JOSARIA RIVERA (SON & MOTHER)

MRS. RIVERA GREW UP IN THE HOUSE & IS 98 YEARS OLD NOW, (SHE WAS BARELY ABLE TO SPEAK. MOST INFOMATION IS FROM THE SON.)

HER PARENTS MATIAS & TOMITA MARTINEZ BUILT THE HOUSE. IT WAS ORIGINALLY A WORKING FARM WITH COWS, PIGS AND CHICKENS. THEY RAISED ALFALFA & CORN.

DATE OF CONSTRUCTION, ESTIMATE OF OWNERS, IS 1890's AFTER TERNE PLATE ROOFING MATERIAL WAS AVAILABLE. MILLED WOOD PEDIMENTS & SURROUNDS LEND AN ELEGANCE TO THIS SIMPLE HOUSE. IT HAS A SOLID COMMANDING PRESENCE SITUATED ON FLAT GROUND ABOVE THE AMPLE BARN THAT IS BUILT INTO THE HILLSIDE.

MRS RIVERA REMEMBERS CARRYING ADOBES IN HER APRON WHEN HELPING WITH BUILDING PROJECTS.

RECOMMEND CONSIDERATION FOR INDIVIDUAL STATE & NATIONAL REGISTER NOMINATIONS.

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1199

building threatened?	surveyed	county	ID no.
yes	date 30-6-83 by mb	Santa Fe	051600486

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description

1500 Canyon

city/town

Santa Fe

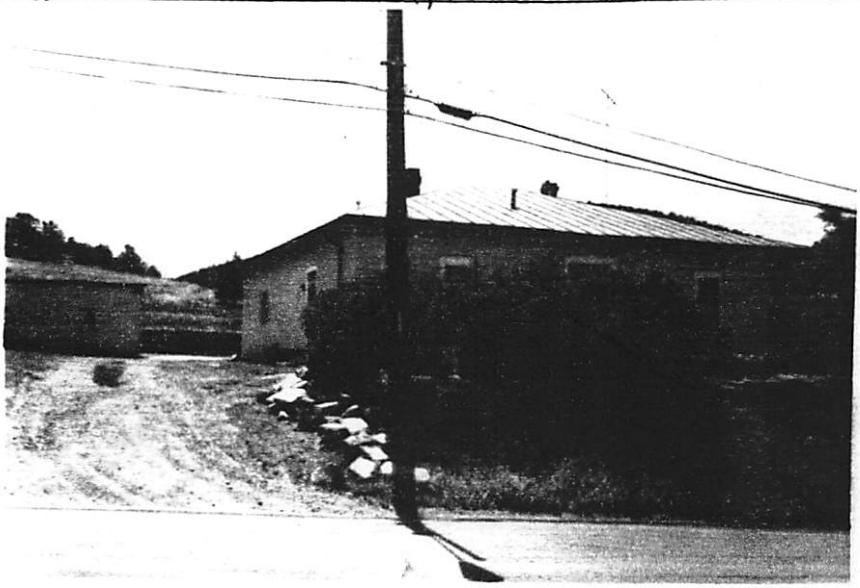
~~land grant/reservation~~

building name

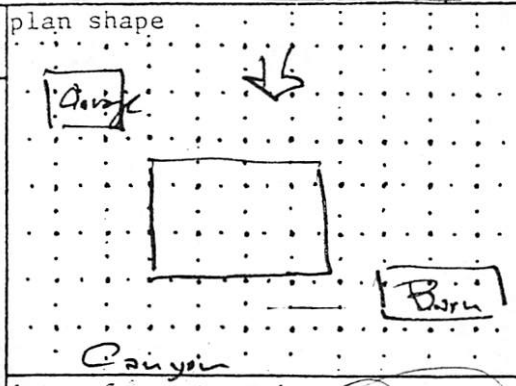
legal description

tnsp 17 N range 10 E sec 20 SE ¼ SW ¼

film roll	negative nos.	loc. of neg.
by mb no 22	10, 11, 12	HPB



plan shape



date of construction

Pre 1994* estimate Pre-1925* actual

source

Directory - Map 1925

use

present residential

other

historic residential

other

condition

___ excellent X good

___ fair ___ deteriorating

style

Mountain Vernacular

foundation material

Not vis

wall material/surface

Stucco (pink)

degree of remodeling

X minor ___ moderate ___ major

describe:

architectural features

Windows - 9/6 dbl hung, pediment, white, alum sliding

Roof - Gambrel, tern plate (green)

2 brick chimney 2 metal flues/vents

surroundings

Residential

relationship to surroundings

X similar ___ not similar

district potential

X yes ___ no

significance

___ eligible X of interest ___ none

if eligible, why?

* Barn - adobe brick over stone stem wall, flat metal roof

comments

wall — stone retaining

hedge

wire fence

wood fence

landscape

street trees

stone curb

0 setback

acequia

Streetscape

* Pre 1925 - In 1925 owner check again

associated buildings? X yes

what type?

Barn & Garage

if inventoried, list ID nos.

see back? X yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1199

building threatened? yes	surveyed date 30-6-83 by mb	county Santa Fe	ID no. 051600486
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1500 Canyon

city/town: Santa Fe

~~land grant/reservation~~

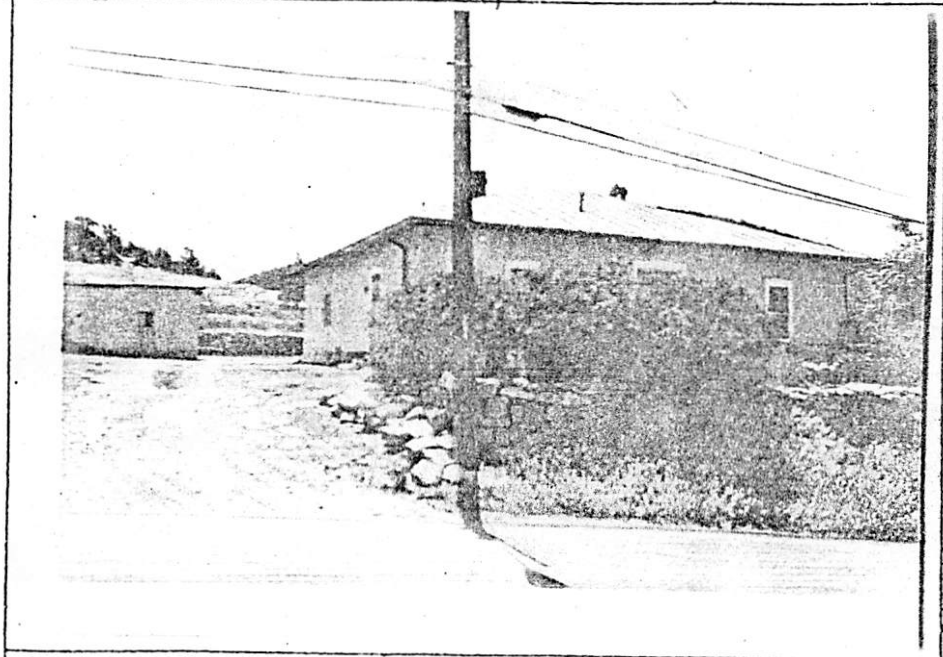
building name:

legal description: tnsp 17 N range 10 E sec 20 SE ¼ SW ¼

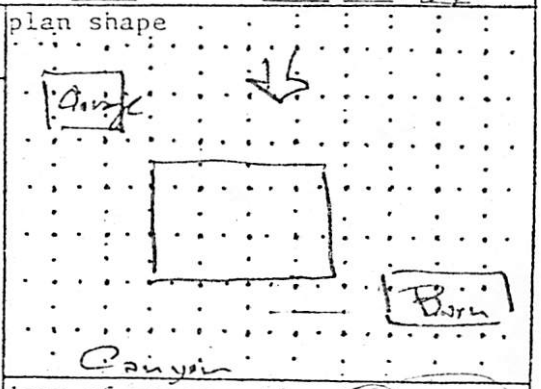
film roll by mb no 22

negative nos. 10, 11, 12

loc. of neg. HPB



plan shape



date of construction: Pre 1994* estimate Pre-1925* actual

source: Directory - Map 1925

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

condition: ___ excellent X good ___ fair ___ deteriorating

style: Mountain Vernacular

foundation material: Not vis

wall material/surface: Stucco (pink)

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features

Windows - 9/6 dbl hung, pediment, white, alum sliding

Roof - Gambrel, tern plate (green)

2 brick chimney 2 metal flues/vents

surroundings: Residential

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

* Barn - adobe brick over stone stem wall, flat metal roof

comments: wall — stone retaining

Streetscape: hedge, wire fence, wood fence, landscape, street trees, stone curb, 0 setback, acequia

* Pre 1925 - In 1925 owner [illegible]

19th C - Territorial / Hipped Box

a very significant rural SF bldg

associated buildings? X yes

what type? Barn & Garage

if inventoried, list ID nos.

see back? X yes

CORNERSTONES
SINCE 1986

Partnering with communities for a sustainable heritage

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227 Otero Street
Santa Fe, NM 87501

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Santa Fe, NM 87504

505-982-9521

info@cstones.org

www.cstones.org

February 7, 2022

Roof inspection
1500 Upper Canyon Rd
Tony Martin, Daniel Fierro and Jennifer Gilreath - owners

Site visit on Friday Jan 15, 2022

At the request of William Powell, Architect, I made a site visit to an adobe residence owned by the persons listed above at 1500 Canyon Rd. I was asked to assess the condition of a standing seam Terne roof which it is believed to be original to house. The home is over 100 years old. William had a ladder and I spent an hour up on the roof including taking of photos. I did not go into the attic and relied on William's description.

The roof measures 2500 square ft and is a hip style with a flat truncated cap section on top where the hip rafters terminate. The roof is a 5/12 pitch set on 1/8 decking on 2/6 rafters. As stated, the top terminus of the hip is a flat section. Gutters had run all around the eaves on all four sides with downspouts on each side. The Terne is made up of flat 24 inch by 10 ft pans with standing seams crimped including roof clips which are not visible on the seam (assumed, as this is the way Terne roofs are fastened to decking). The flat pans are crimped and joined at their respective ends. At the present time the roof is very poor condition. The roof is painted, and it is not known at this time if this paint is the appropriate lead based roofing paint typically specified for Terne.

Fibered coatings have been applied on various sections indicating past leaks. This coating is found over the top section and down on the Terne below in various locations. Rust and deterioration can be seen visually throughout the roof. The gutter hangers are fastened through the roofing and all are rusted. This detail is not correct for Terne metal roofing as the hangers should be installed under the sheet metal. As a result of this, the eaves are rotted universally around the perimeter of the roof. Some sections of gutter have detached and fallen. Roof decking here and in other areas reported on the interior have to be replaced. Many holes, cracks, breaks at seams and visible rust on the upper side are indications that this roof has reached the end of its viable life.

The correct way to repair defects in Terne roofing is with 50/50 solder (lead/tin mix) and like metal. Terne is an alloy of tin and lead. Neither the solder or the roofing has been available in the market place for many years due to lead content. This roof may have survived longer had the appropriate lead based roofing paint been used periodically to prevent rusting. That has not happened. Those paints have been taken off the market for safety reasons. Coatings and roofing cement such as the material that has been used on this roof actually cause more damage than good. While these coatings can stop active leaks in the short term, rust is accelerated on the underside. (see photo showing this phenomena)

It is my professional opinion based on experience of working with this type of roofing that this roof cannot be saved or salvaged in part. 100 % of this roof is unrepairable. If, in the removal process some pans could somehow be found in fair condition, the replacement materials to match are no longer available in the marketplace. Unless

maintained properly and repaired with like materials at the first sign of rusting, Terne roofing will begin to deteriorate and once the rusting has started it cannot be stopped.

Fortunately substitute modern roofing to imitate the look of this historic standing seam type roof exists on the market.

Jake Barrow
Program Director
Cornerstones Community Partnerships







Views of gutter hanger deterioration and eave edge deterioration



Guttter has fallen, gutter hanger failure, rotted rafter tail



Rusted roof typical of entire roof. Inappropriate rroof coatings indicate past failures.





Close ups of total roof failure. Advanced rusting





Additional views of failures



Example of a Terne roof with rusting on the bottom side. (not at this site)

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: January 3, 2022

Property Owner of Record: Tony Martin

Applicant/Agent Name: Richarrd Horcasitas

Contact Person Phone Number: (505) 920 - 3841

Site Address:

1500 Upper Canyon Road

Proposed Construction Description: Bedroom Addition, Portal Additions, Restucco, ReRoof, Windows Replacement/Repair.and repair reroof of small accessory structure

TOTAL ROOF AREA: 3665 Square foot

Zoning District: R-1

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 : .009 %
□Open Space Required:_____

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

Height: Proposed 20 feet 6 Inches existing to remain
Maximum Height: _____ 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.

Richard Horcasitas [□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**

To Be Completed By City Staff:

2022-004678-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:** 01/06/2022

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

Revised 20 November 2020

HORCASITAS
land use consultant
acquisitions
approvals
marketing

January 9, 2022

City of Santa Fe
Historic Preservation Division
Historic Design Review Board
P.O. Box 909
Santa Fe, NM 87501

Re: 1500 Upper Canyon Road-Exterior alterations to the Main House.

- Repair stucco on walls, and repair and repaint wood trim.
- Replace Roof
- Select deteriorated rafter tails and overhang areas of the roof which have significant rot from water, particularly where the roof has been comprised needing to be replaced. Select rafter tails and overhand boards will be replaced in kind with similar wood species and dimensions as original.
- Repair and Replace windows and doors.
- Addition of portals and steps
- Bathroom addition
- two chimneys are added, the two existing chimneys will be stabilized and repaired according to set preservation standards.
- installation of a garden wall just East of the main house.

Proposed alterations of each elevation are described below.

LETTER OF PROPOSAL

This letter is provided as part of the City of Santa Fe Historic Division administrative approval submittal requirements, on behalf of Tony Martin Inc.
The proposed project is located at 1500 Upper Canyon Road, on the South side of Upper Canyon Road. The property is also known as the Matias Martinez Farm. The total acreage is 9.202 acres± (approximately 400,839 square feet±). The property is within R-1 zoning, Historic Review Historic District.

The application is a request for approval to:

1. Re-stucco all walls with El Ray cementitious stucco (color #125, 'La Luz').
2. Repaint all Wood trim ('pure white' SW7005).

Richard Horcasitas
4401 San Pedro Drive Northeast #503
Albuquerque, NM 87109
P/505-920-3841, horcasitasland@gmail.com

3. Replace the existing "Terne" standing seam roofing with (Bonderized) Flat Grey, standing seam roofing to match the profile of the original roof for protection of the house from the weathering elements.

Exception Criteria Section 14-5.2(D)(1) (a)

I. Do not damage the character of the district; Standing Seam Roofs are very common in the district. The proposed Standing seam roof will not damage the district. Historically Terne roofs oxidized to take on a soft grey patina. This roof was painted light green at some decades past likely to assist with the deterioration, as its protective coating wore. The proposed is a soft grey and most closely represents the original roof.

II. Are required to prevent a hardship to the *applicant* or an injury to the public welfare; Terne roofing are no longer available due to the hazards involved in with their lead coating. Terne roofs have a life expectancy of approximately 100 years. This particular roof (110 years old) will have to be replaced as it has been comprised due to age and deterioration and lack of upkeep. Many areas of the roof are thin and rusted through allowing water intrusion. Drip edges and corners in some locations are no longer in existence and are cause for rot of overhangs and rafter tails - see photos attached. The proposed roof (sample submitted) is similar in finish and the proportions and details including rib spacing will be preserved. The bonderized roof proposed is a soft grey and most closely represents the original roof.

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; Replacement of the standing seam roof, with the proposed bonderized roof is a soft grey and most closely represents the original roof. This roof replacement will offer continued, much needed protection to the entire structure and ensure residents, long term residence within the historic districts.

Main House Alterations

North Elevation The proposal for the Main House North Elevation is request for approval to:

1. Replace the existing unsafe steps at the front door with a porch landing and new safety compliant steps (15' x 7' 5").

2. Replace the front door and we will be replacing the sidelights on this entry as all are from the 1980s. The transom (not original 1980's) might be retained and repaired.
3. Repair and repaint the wood trim of the front door and windows, ('pure white' SW7005).
4. Remove Dish antennas from the roof.
5. Addition of a porch covering at the front door (16' x 5'11" x 12' high Exception Criteria

I. Do not damage the character of the district; The addition of the porch covering does not damage the character of the district, Portal detailing and style have been designed to be coherent and harmonious to the district and in particular to the style and era of home.

II. Are required to prevent a hardship to the *applicant* or an injury to the public welfare; The proposed addition of the porch covering will offer protection to the residents. Portal covering to prevent ice and unsafe conditions over steps for occupant. Further water intrusion is evident through entry door shown by lower door deterioration, stoop and interior floor damage. This portal is proposed to limit both ice and water deterioration for the structure.

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; The design of this porch covering serves to further strengthen the unique heterogeneous character of the City and offers protection and a layer of preservation to the front of the structure. This preservation offers a design option that ensures that residents can continue to reside within the historic district.

East Elevation: The proposal for the Main House East Elevation is request for approval to:

1. Replace the existing 48 x 48 non-compliant/non-Historic, mill finish aluminum slider window, with a 48 x 48 French casement window.
2. Replace the existing 1980's, 36 x 84 Simpson door at the East elevation, with a true divided light wood window 36 x 84., the existing original transom will be retained and repaired, this wood trim will be painted ('pure white' SW7005).
   Exception Criteria Section 14-5.2(D)(5)(a)(iii)

I. Do not damage the character of the district; The 1980's Simpson door alteration to a window does not damage the character of the district. The proposed 9 over 6 window is in keeping with the rest of the original configuration of windows throughout the home.

II. Are required to prevent a hardship to the *applicant* or an injury to the public welfare; Current makeshift steps leading to 1980s door are haphazard and do not meet building safety code.

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; 9 over 6 true divided light window is in keeping with era appropriate opening and compliments other openings existing on residence, particularly mirroring West Facade's fenestration.

South Elevation: Not publicly visible: The proposal for the Main House South Elevation is request for approval to:

1. Replace the 24 x 36 non-compliant/non-Historic, mill finish aluminum slider with a 36 x 36, 3 over 3 true divided light awning-window.
2. Replace the 36 x 24 non-compliant mill finish aluminum slider, with a 5' x 2'11" 9 over 6, true divided light wood window.
3. Replace the 1980's manufactured door with a hand-made door of Territorial style, Original Transom and pediment to retained and restored, and repainted (pure white' SW7005).
4. Replace the unsafe back door steps with safety compliant steps, and a porch landing (46' x 9'6").

5. Addition of a porch covering along the South Elevation, (47' 10" wide x 10' 6").
   Exception Criteria Section 14-5.2(D)(2)(c)

I. Do not damage the character of the district; The proposed porch is not publicly visible and does not damage the character of the district.

II. Are required to prevent a hardship to the *applicant* or an injury to the public welfare; The proposed addition of the porch covering will offer protection to the elderly residents. Additionally, the porch covering addition will offer continued protection to the house. This protection serves to further preserve the structure.

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; The design of this porch covering serves to further strengthen the unique heterogeneous character of the City and offers protection and a layer of preservation to the front of the structure. This preservation offers a design option that ensures that residents can continue to reside within the historic district.

6. Replace the 1980's window, 37" by 68" Double Hung Cottage 9/6 window, at the South facing elevation of the bathroom addition
7. Addition of a bathroom proposed at the South Elevation (18' x 9'6"). Exception Criteria Section 14-5.2(D)(2)(c):

I. Do not damage the character of the district; The proposed addition is not publicly visible and does not damage the character of the district.
II. Are required to prevent a hardship to the *applicant* or an injury to the public welfare; The Bathroom addition is required as to prevent a hardship to the applicant. A bathroom is necessary for access to personal care next to the bedroom.
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; The addition is Not publicly visible and private to the residents. The design option of the bathroom addition will ensure that residents can continue to reside within the historic district

West Elevation: The proposal for the Main House West Elevation is request for approval to:

1. Replace 2 1980's windows, 37" by 84" Double Hung Cottage 9/6 windows.
2. Proposed is a West facing 2' by 2' true divided light wood window, at the bathroom addition.
3. 40 x 30 Fixed 3W 2H Original Historic window, to be retained and restored.
4. Repair and restore the Roof Dormer.

Driveway Entrance: Request for approval of driveway entrance:

1. Garden Wall and gate as depicted on page A205 East elevation proposed, sketch.
2. Propose a new yard wall, height 4 feet, coyote fencing (uneven cut tops, latillas) height 5 feet
3. Propose gate 18 ft wide by 3' 6" high, bare steel left to patina with reclaimed wood from the house.

This proposal is designed in accordance with the Minimum Maintenance Standards required of 14-5.2(B)(1)(4) & (11). The design of the alterations also meet requirements of 14-5.2(F), Historic Review District Standards.

In conclusion, we have reviewed the code for Historic Design Standards, 14-5.2, and met with required staff members (HDRB and Development Review) to ensure that the proposed project meets all the requirements for building within the R1 zoning and the Historic Review Historic District. We look forward to your approval. Your consideration is greatly appreciated. If you have any questions regarding this application, please do not hesitate contacting me at (505) 920-3841.

Sincerely,

Richard Horcasitas

Richard Horcasitas

Attachments:
Application Form
Preliminary Zoning Review Worksheet
Proposal Letter
Exception Criteria
Photographs ( )
Exterior Finishes
Existing and Proposed site plan
Existing and Proposed Floor plans
Existing and Proposed Elevations
Ra Paterson Windows Historic Assessment

Project Data

Lot Size - 8.87 Acers

Existing Roofed Areas -	4,823 sq ft
Proposed Roofed Areas -	5,451 sq ft
Proposed Roofed Areas Additions -	628 sq ft

Type of Construction III

Zoning Data

Zoned - R1/ Historic District - Historic Review HD

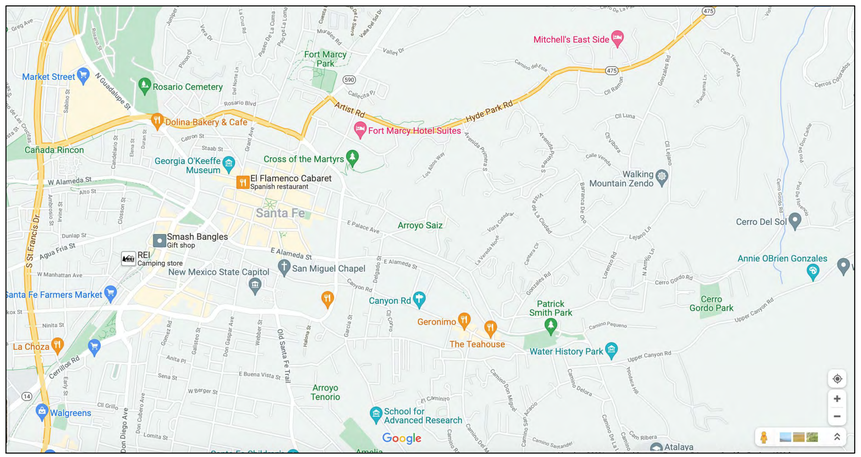
Allowable Lot Coverage	40%
Existing lot coverage	.012%
Proposed Lot Coverage with portal	.014%

Martin Residence Restoration

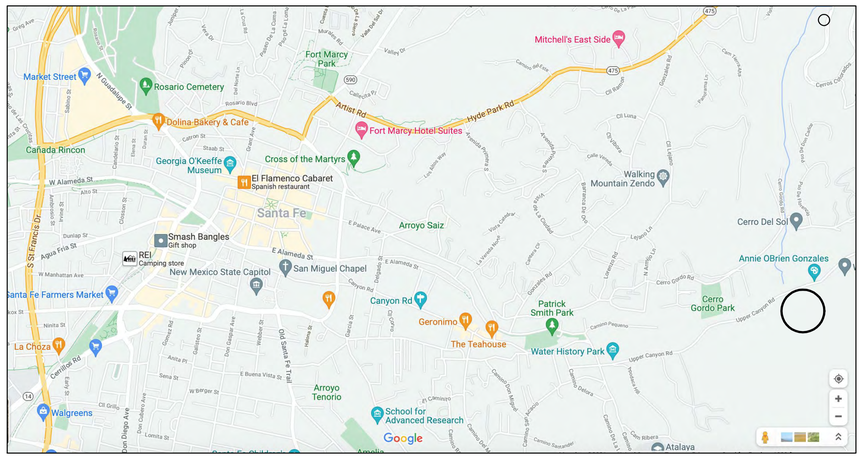
1500 Upper Canyon Road
Santa Fe, New Mexico 87501

Drawing List

AS 100 - SITE PLAN - Existing
AS 101 - SITE PLAN - Proposed
AS 102 - SURVEYOR'S PARTIAL SITE PLAN
AS 103 - SURVEYOR'S SITE PLAN
AS 104 - SURVEYOR'S CITY APPROVED PLAT - RECORED
A 101 - PLAN - Existing
A 102 - PLAN - Proposed
A 109 - ROOF PLAN - Existing and Proposed
A 201 - A 206 EXTERIOR ELEVATIONS - Existing and Proposed



Street Map



Vicinity Map

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
01-09-21 R 01-10-21 P

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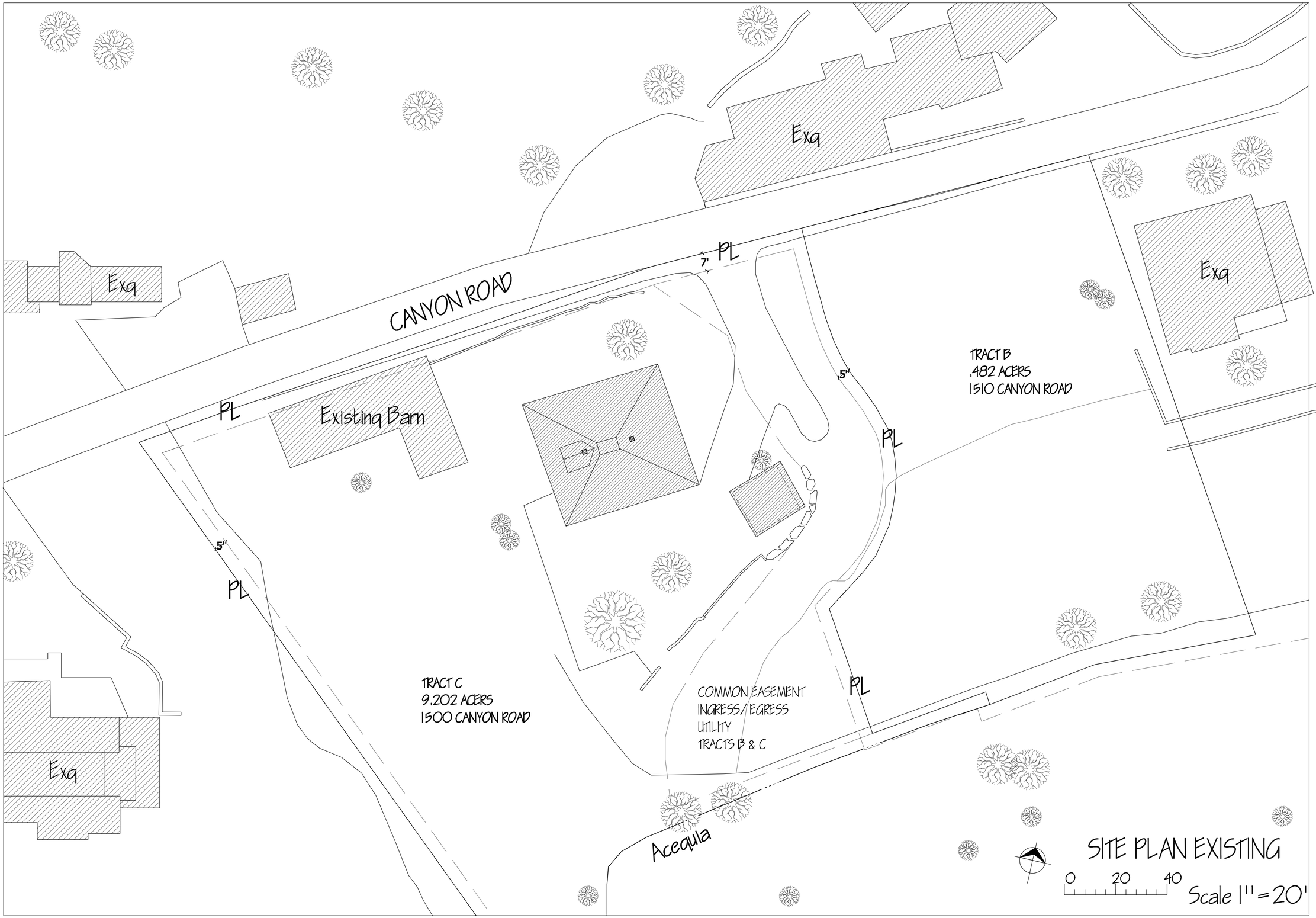
Sheet #
Cover

ARCH 2109



SITE PLAN EXISTING

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
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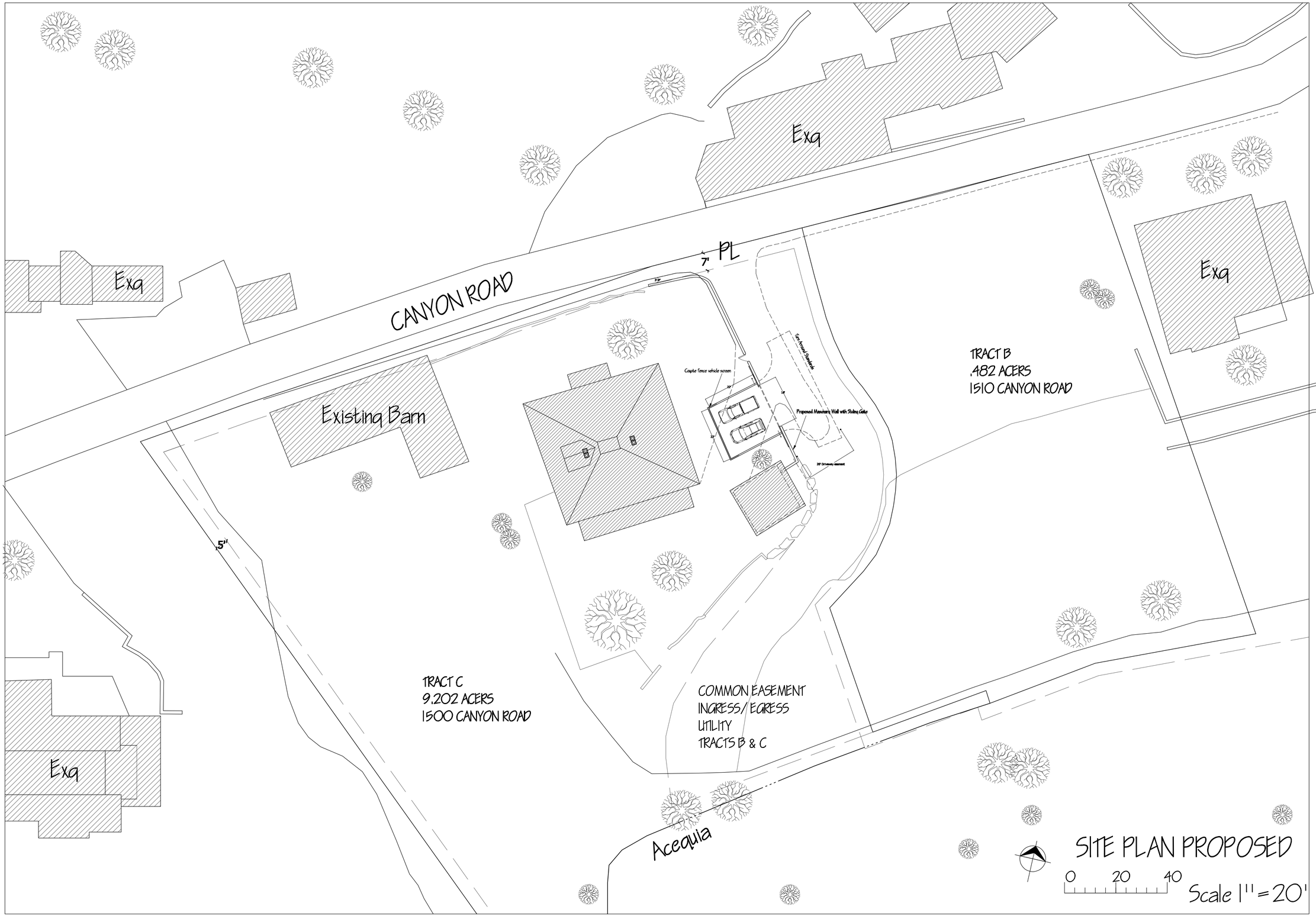
Sheet #
AS 100

ARCH 2109



WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3147

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
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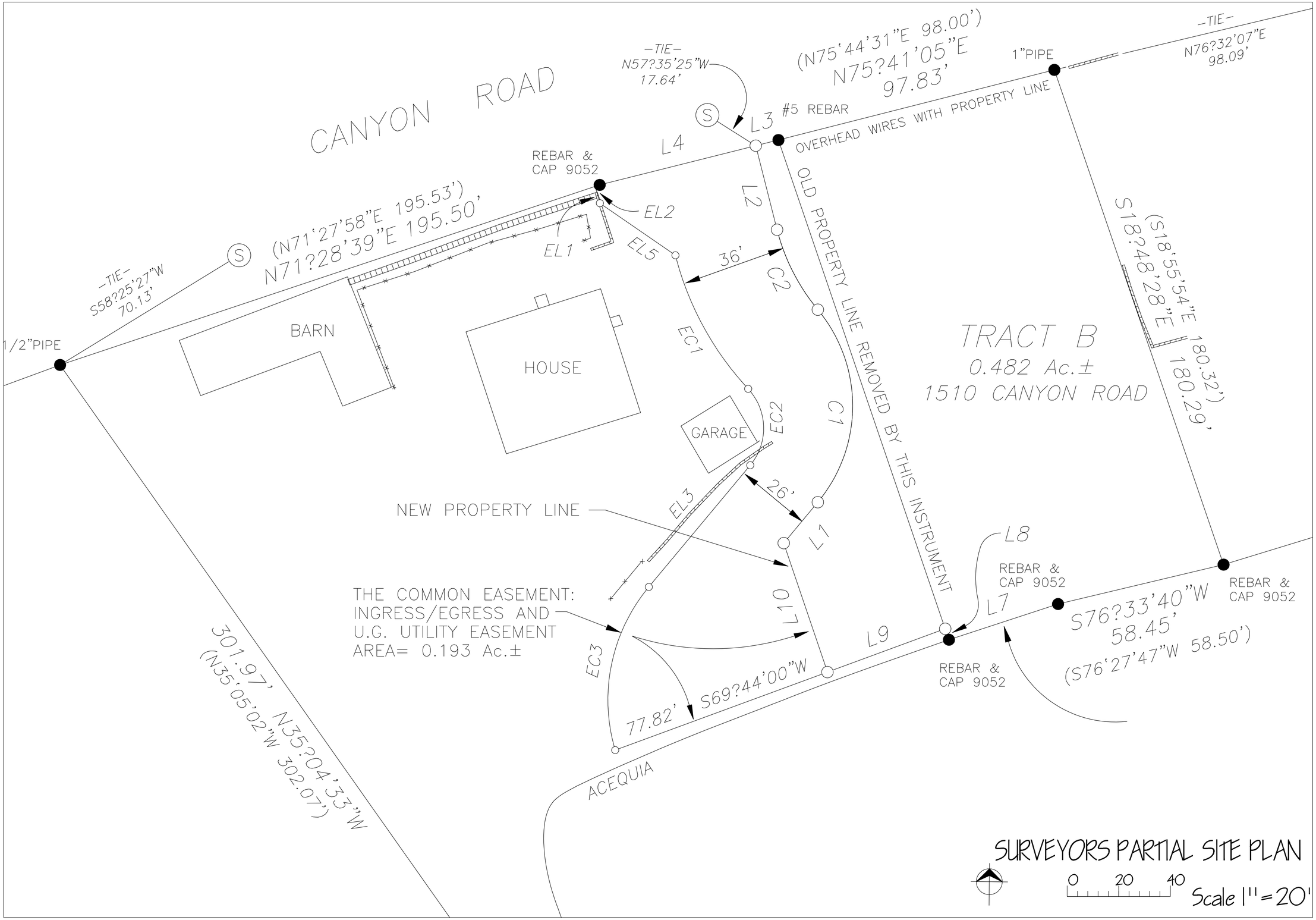
Sheet #
AS 101

ARCH 2109



SURVEYORS PARTIAL SITE PLAN

0 20 40 Scale 1"=20'

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3147

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
11-23-21 R 12-22-21 P

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Sheet #
AS102

ARCH 2109

PROPERTY BOUNDARY TABLES

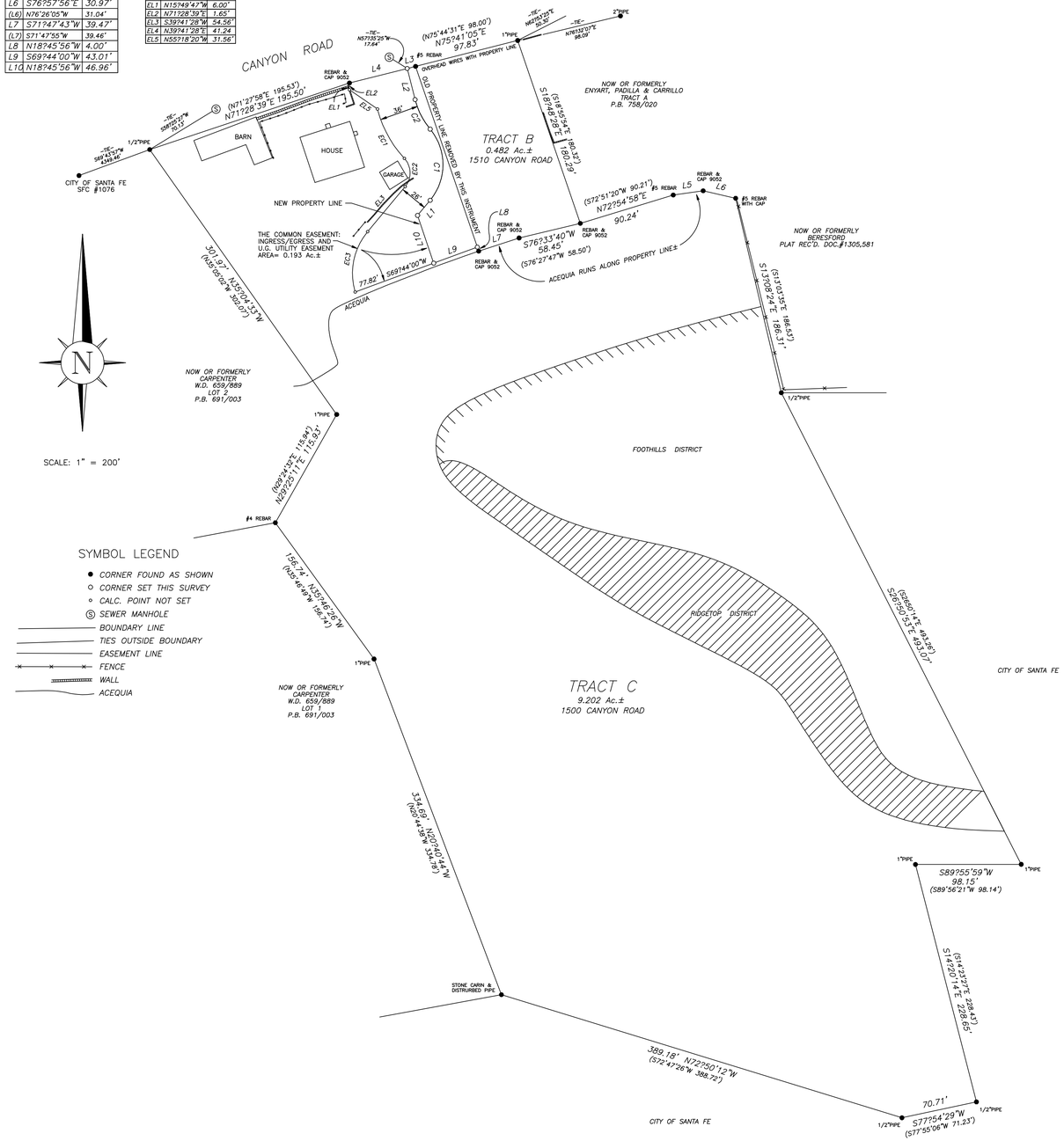
No.	DELTA	RADIUS	ARC	CHORD
C1	79°22'53"	52.00	72.04	N00°00'14"E 66.42
C2	25°31'42"	70.00	31.19	N26°55'22"W 30.93

No.	BEARING	DIST.
L1	N39°41'28"E	18.32'
L2	N14°09'34"W	29.89'
L3	N75°50'26"E	8.03'
(L3)	S75°44'31"W	N.A.
L4	N75°50'26"E	55.29'
(L4)	S75°44'31"W	N.A.
L5	N81°59'22"E	28.04'
(L5)	S81°43'48"W	28.05'
L6	S76°57'56"E	30.97'
(L6)	N76°26'05"W	31.04'
L7	S71°47'43"W	39.47'
(L7)	S71°47'55"W	39.46'
L8	N18°45'56"W	4.00'
L9	S69°44'00"W	43.01'
L10	N18°45'56"W	46.96'

EASEMENT BOUNDARY TABLES

No.	DELTA	RADIUS	ARC	CHORD
EC1	28°37'42"	106.00	52.96	S28°28'35"E 52.41
EC2	82°28'45"	20.00	28.79	S01°32'54"E 26.37
EC3	56°11'57"	61.00	59.83	S11°35'31"W 57.46
EC4	56°11'53"	61.00	59.83	S11°35'31"W 57.46

No.	BEARING	DIST.
EL1	N15°49'47"W	6.00'
EL2	N71°28'39"E	1.65'
EL3	S39°41'28"W	54.56'
EL4	N39°41'28"E	41.24
EL5	N55°18'20"W	31.56'



SCALE: 1" = 200'

SYMBOL LEGEND

- CORNER FOUND AS SHOWN
- CORNER SET THIS SURVEY
- CALC. POINT NOT SET
- SEWER MANHOLE
- BOUNDARY LINE
- TIES OUTSIDE BOUNDARY
- EASEMENT LINE
- FENCE
- WALL
- ACEQUIA

SURVEYORS SITE PLAN

0 20 40 Scale 1" = 80'

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
11-23-21 R 12-22-21 P

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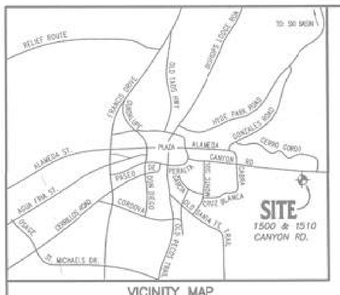
Sheet #
AS 103

ARCH 2109

799033

LOT LINE ADJUSTMENT PREPARED FOR BENEFICIARIES OF ELOYDA R. GARCIA and RIVERA, et al. SHOWING TRACT B, 1510 CANYON ROAD and TRACT C, 1500 CANYON ROAD

WITHIN THE CITY and COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP

GRANT AND CONVEYANCE

THE OWNERS OF THE ORIGINAL TRACT C AS IDENTIFIED HEREIN DO BY THEIR EXECUTION HEREON GRANT AND CONVEY TO THE OWNER OF TRACT B THAT PORTION OF LAND TRANSFERRED FROM TRACT C INTO TRACT B DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED LANDS, CITY OF SANTA FE CONTROL MONUMENT NUMBER 1078 BEARS S75°50'26"W, 55.29'; THENCE S71°28'39"W, 193.50'; THENCE S59°43'57"W TO SAID CONTROL MON.

THENCE FROM SAID POINT OF BEGINNING N75°50'26"E, 6.03';
THENCE S16°45'56"E, 178.07';
THENCE S69°44'00"E, 43.01';
THENCE N18°45'56"E, 48.86';
THENCE N39°41'28"E, 18.32';
THENCE ALONG A CURVE TO THE LEFT WITH RADIUS 52.00', DELTA ANGLE 79°23'57" AND CHORD BEARING N00°00'14"E, 66.42';
THENCE ALONG A CURVE TO THE RIGHT WITH RADIUS 70.00', DELTA ANGLE 25°31'42" AND CHORD BEARING N26°55'22"W, 30.93';

THENCE N14°09'34"W, 29.89' TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.078 ACRES, MORE OR LESS.

OWNERS OF TRACT B

Leonor Ritchie 2/25/16
LEONOR RITCHIE, a married woman dealing in her sole and separate property DATE

Patricia Zuniga by Leonor Ritchie Her Attorney in Fact 2/25/16
PATRICIA ZUNIGA by Leonor Ritchie as her agent and attorney-in-fact DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 25, 2016, by Leonor Ritchie as agent and attorney-in-fact for Patricia Zuniga; and by Leonor Ritchie.

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Marshall Garcia 2-25-16
MARSHALL GARCIA DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 25, 2016, by Marshall Garcia.

Paige Bradley 8-21-2016
Notary Public My Commission Expires

OFFICIAL SEAL Paige Bradley NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-21-2016

DEDICATION and AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED A LOT LINE ADJUSTMENT BETWEEN TRACTS B AND C, AND CREATION OF AN INGRESS/EGRESS AND UNDERGROUND UTILITY EASEMENT TO BE CREATED AS SHOWN ON THIS PLAT. THIS LOT LINE ADJUSTMENT AND EASEMENT CREATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND ANY EXISTING UTILITIES NOT SHOWN. THIS LOT LINE ADJUSTMENT CONTAINS 3.684 ACRES, MORE OR LESS.

THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

OWNERS OF ORIGINAL TRACT C, AS SUCH TRACT IS SHOWN ON PLAT ENTITLED "LOT SPLIT AND LOT LINE ADJUSTMENT FOR PADILLA FAMILY, RUDY A. AND ELOYDA R. GARCIA AND ZOILA RIVERA AND MATIAS RIVERA, TRACT A, TRACT B, AND TRACT C, 1500, 1510, AND 1520 CANYON ROAD...", RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, ON MAY 30, 2013 IN PLAT BOOK 756, PAGE 020 AS INSTRUMENT No. 1707248 ARE LISTED BELOW:

ORIGINAL TRACT C OWNERS

Ted R. Rivera Trustee 2-24-2016
LIONEL R. RIVERA, Trustee of ZOILA M. RIVERA LIVING TRUST u/a/d October 7, 2013 DATE

Ted R. Rivera 2-24-2016
LIONEL R. RIVERA, a married man dealing in his sole and separate property DATE

Jose R. Rivera Jr. by Ted R. Rivera Jr. Attorney in Fact 2-24-2016
JOSE R. RIVERA Jr. a married man dealing in his sole and separate property, by Lionel R. Rivera as his agent and attorney-in-fact DATE

Armando R. Rivera by Ted R. Rivera Jr. Attorney in Fact 2-24-2016
ARMANDO R. RIVERA, a married man dealing in his sole and separate property, by Lionel R. Rivera as his agent and attorney-in-fact DATE

Matias D. Rivera by Ted R. Rivera Jr. Attorney in Fact 2-24-2016
MATIAS D. RIVERA, a married man dealing in his sole and separate property, by Lionel R. Rivera as his agent and attorney-in-fact DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Lionel R. Rivera, trustee of the Zoila R. Rivera Living Trust, on behalf of said trust; by Lionel R. Rivera as agent and attorney-in-fact for Jose R. Rivera Jr., Armando R. Rivera, Matias D. Rivera; and by Lionel Rivera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Samuel J. Rivera 2/24/2016
SAMUEL J. RIVERA DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Samuel J. Rivera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Marcella Herrera 2/24/2016
MARCELLA HERRERA, a married woman dealing in her sole and separate property DATE

Matthew Rivera by Marcella Herrera Attorney in fact 2/24/2016
MATTHEW RIVERA, a married man dealing in his sole e separate property, by Marcella Herrera as his agent and attorney-in-fact DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Marcella Herrera as agent and attorney-in-fact for Matthew Rivera; and by Marcella Herrera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Deborah Rivera Acklin by Richard J. Rivera attorney in fact 2-24-2016
DEBORAH RIVERA ACKLIN, a married woman dealing in her sole e separate property, by Richard J. Rivera as her agent and attorney-in-fact DATE

Richard J. Rivera 2-24-2016
RICHARD J. RIVERA, a married man dealing in his sole and separate property DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Richard J. Rivera as agent and attorney-in-fact for Deborah Rivera Acklin; and by Richard J. Rivera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

OFFICIAL SEAL Paige Bradley NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-21-2016

PROPERTY BOUNDARY TABLES

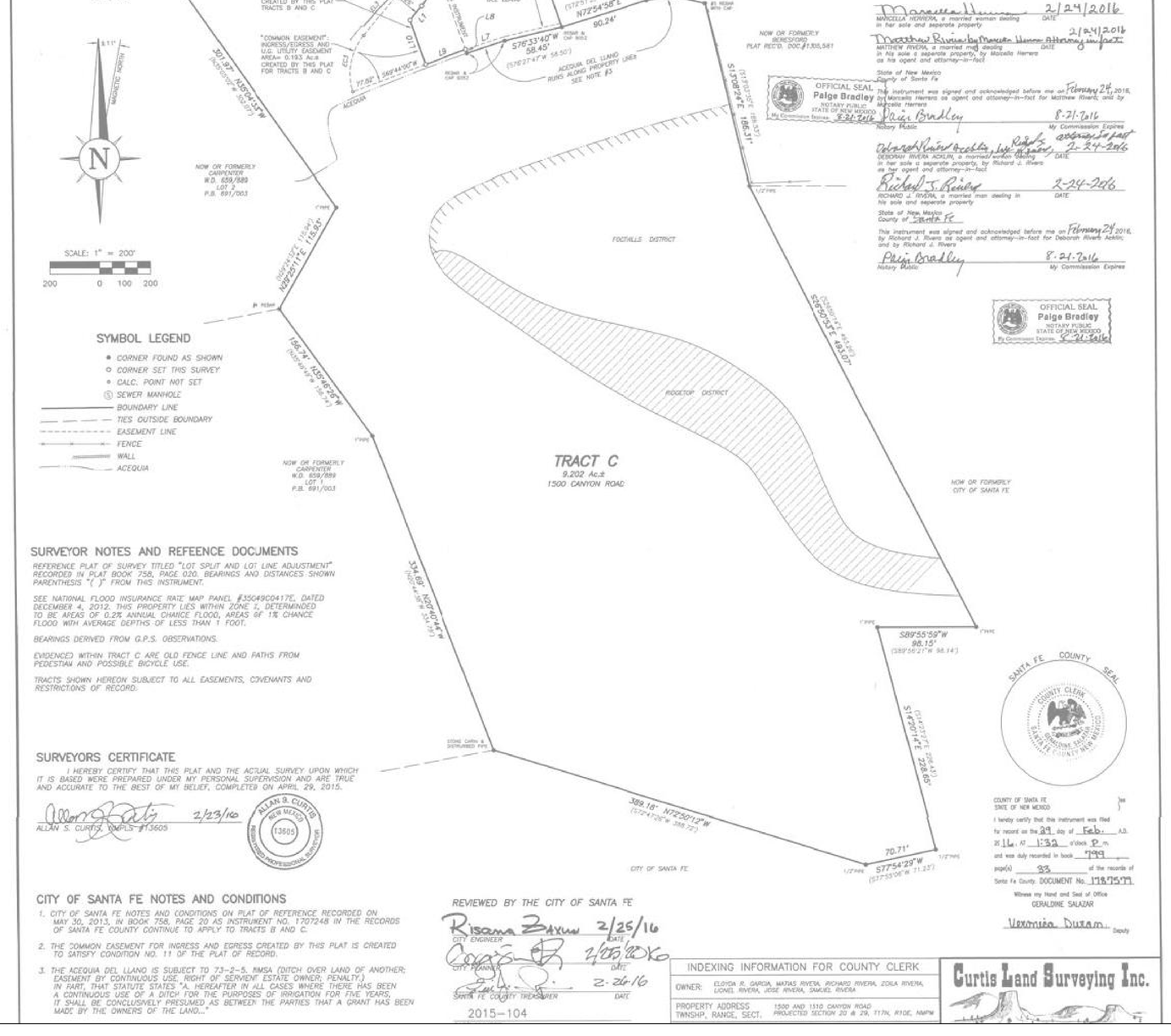
No.	DELTA	RADIUS	ARC	CHORD
C1	79°22'53"	52.00	72.04	N00°00'14"E 66.42
C2	25°31'42"	70.00	31.19	N26°55'22"W 30.93

No.	BEARING	DIST.
L1	N39°41'28"E	18.32'
L2	N14°09'34"W	29.89'
L3	N75°50'26"E	8.03'
(L3)	S75°44'17"W	N.A.
L4	N75°50'26"E	55.29'
(L4)	S75°44'17"W	N.A.
L5	N81°55'22"E	28.04'
(L5)	S81°43'49"W	28.05'
L6	S76°57'58"E	30.97'
(L6)	N76°28'05"W	31.04'
L7	S71°47'43"W	39.47'
(L7)	S71°41'05"W	39.46'
L8	N18°45'56"W	4.00'
L9	S69°44'00"W	43.01'
L10	N18°45'56"W	46.96'

EASEMENT BOUNDARY TABLES

No.	DELTA	RADIUS	ARC	CHORD
(C1)	28°37'49"	106.00	52.95	S28°28'25"E 52.41
(C2)	82°28'45"	25.00	35.99	S01°30'24"E 32.97
(C3)	56°11'5"	61.00	59.83	S11°35'31"W 57.46
(C4)	56°11'5"	61.00	59.83	S11°35'31"W 57.46

No.	BEARING	DIST.
(L1)	N75°49'47"E	6.00'
(L2)	N71°28'39"E	1.65'
(L3)	S78°41'28"E	54.56'
(L4)	N39°41'28"E	41.24
(L5)	N55°18'29"W	31.56'



SYMBOL LEGEND

- CORNER FOUND AS SHOWN
- CORNER SET THIS SURVEY
- CALC. POINT NOT SET
- SEWER MANHOLE
- BOUNDARY LINE
- TIES OUTSIDE BOUNDARY
- EASEMENT LINE
- FENCE
- WALL
- ACEQUIA

SURVEYOR NOTES AND REFEENCE DOCUMENTS

REFERENCE PLAT OF SURVEY TITLED "LOT SPLIT AND LOT LINE ADJUSTMENT" RECORDED IN PLAT BOOK 758, PAGE 020. BEARINGS AND DISTANCES SHOWN PARENTHESIS "( )" FROM THIS INSTRUMENT.

SEE NATIONAL FLOOD INSURANCE RATE MAP PANEL #35049C0417E, DATED DECEMBER 4, 2012. THIS PROPERTY LIES WITHIN ZONE X, DETERMINDED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS.

EVIDENCED WITHIN TRACT C ARE OLD FENCE LINE AND PATHS FROM PEDESTIAN AND POSSIBLE BICYCLE USE.

TRACTS SHOWN HEREON SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY UPON WHICH IT IS BASED WERE PREPARED UNDER MY PERSONAL SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY BELIEF, COMPLETED ON APRIL 29, 2015.

ALLAN S. CURTIS, NMPLS #13605 2/23/16

ALLAN S. CURTIS NEW MEXICO 13605 REGISTERED PROFESSIONAL SURVEYOR

CITY OF SANTA FE NOTES AND CONDITIONS

1. CITY OF SANTA FE NOTES AND CONDITIONS ON PLAT OF REFERENCE RECORDED ON MAY 30, 2013, IN BOOK 758, PAGE 20 AS INSTRUMENT NO. 1707248 IN THE RECORDS OF SANTA FE COUNTY CONTINUE TO APPLY TO TRACTS B AND C.
2. THE "COMMON EASEMENT FOR INGRESS AND EGRESS CREATED BY THIS PLAT IS CREATED TO SATISFY CONDITION NO. 11 OF THE PLAT OF RECORD.
3. THE ACEQUIA DEL LLANO IS SUBJECT TO 73-2-5, NMSA (DITCH OVER LAND OF ANOTHER; EASEMENT BY CONTINUOUS USE, RIGHT OF SERVIENT ESTATE OWNER; PENALTY.) IN PART, THAT STATUTE STATES "A. HEREAFTER IN ALL CASES WHERE THERE HAS BEEN A CONTINUOUS USE OF A DITCH FOR THE PURPOSES OF IRRIGATION FOR FIVE YEARS, IT SHALL BE CONCLUSIVELY PRESUMED AS BETWEEN THE PARTIES THAT A GRANT HAS BEEN MADE BY THE OWNERS OF THE LAND..."

REVIEWED BY THE CITY OF SANTA FE

Risana Zaxus 2/25/16
CITY ENGINEER DATE

CITY ATTORNEY DATE

SANTA FE COUNTY TREASURER DATE

2015-104

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: ELOYDA R. GARCIA, MATIAS RIVERA, RICHARD RIVERA, ZOILA RIVERA, LIONEL RIVERA, JOSE RIVERA, SAMUEL RIVERA

PROPERTY ADDRESS: 1500 AND 1510 CANYON ROAD
TWNSHP, RANGE, SECT.: PROJECTED SECTION 20 & 29, T17N, R10E, NMPM

SANTA FE COUNTY SEAL

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 29 day of Feb. A.D. 20 16 at 1:52 o'clock P m. and was duly recorded in book 799 page(s) 93 of the records of Santa Fe County. DOCUMENT No. 1798579

Witness my Hand and Seal of Office
GERALDINE SALAZAR
Veronica Duran Deputy

Curtis Land Surveying Inc.

PAGES: 12-22-21R 12-22-21P

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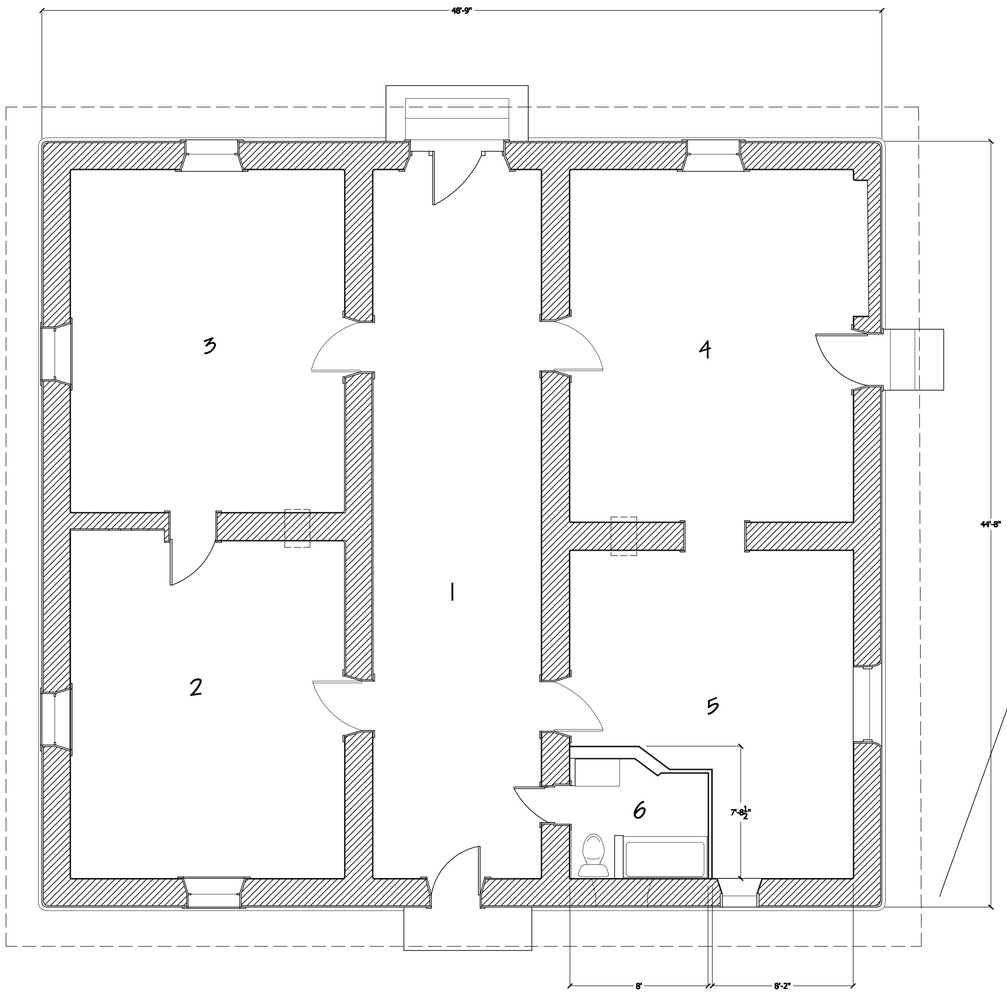
Sheet # AS 104

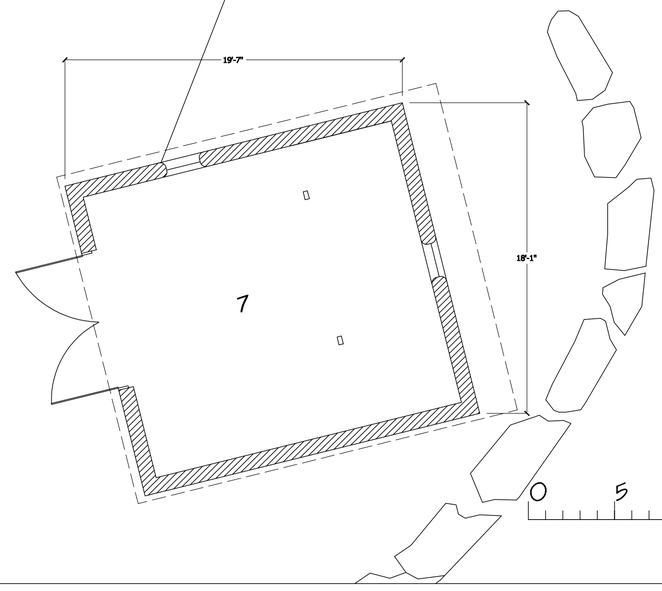
ARCH 2109

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747



1	Entry/ Sala	9'-9" X 41'-4"	403 sf
2	Bed Room	15'-10" X 19'-8"	312 sf
3	Living Area	15'-10" X 20'	317 sf
4	Office	16'-5" X 20'-6"	338 sf
5	Kitchen	16'-5" X 11'-5" ..	255 sf
6	Bath	8' X 6'-2"	53 sf
	Total		1,678 sf
	Total Exterior		2,174 sf
7	Storage	16'-11" X 18'-3"	310 sf



Floor Plan - existing

FLOOR PLAN

0 5 10 15 Scale 1/4" = 1'

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SANTA FE, NM 87505
PHONE 505-603-3747

1500 Upper Canyon Road
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DATES:
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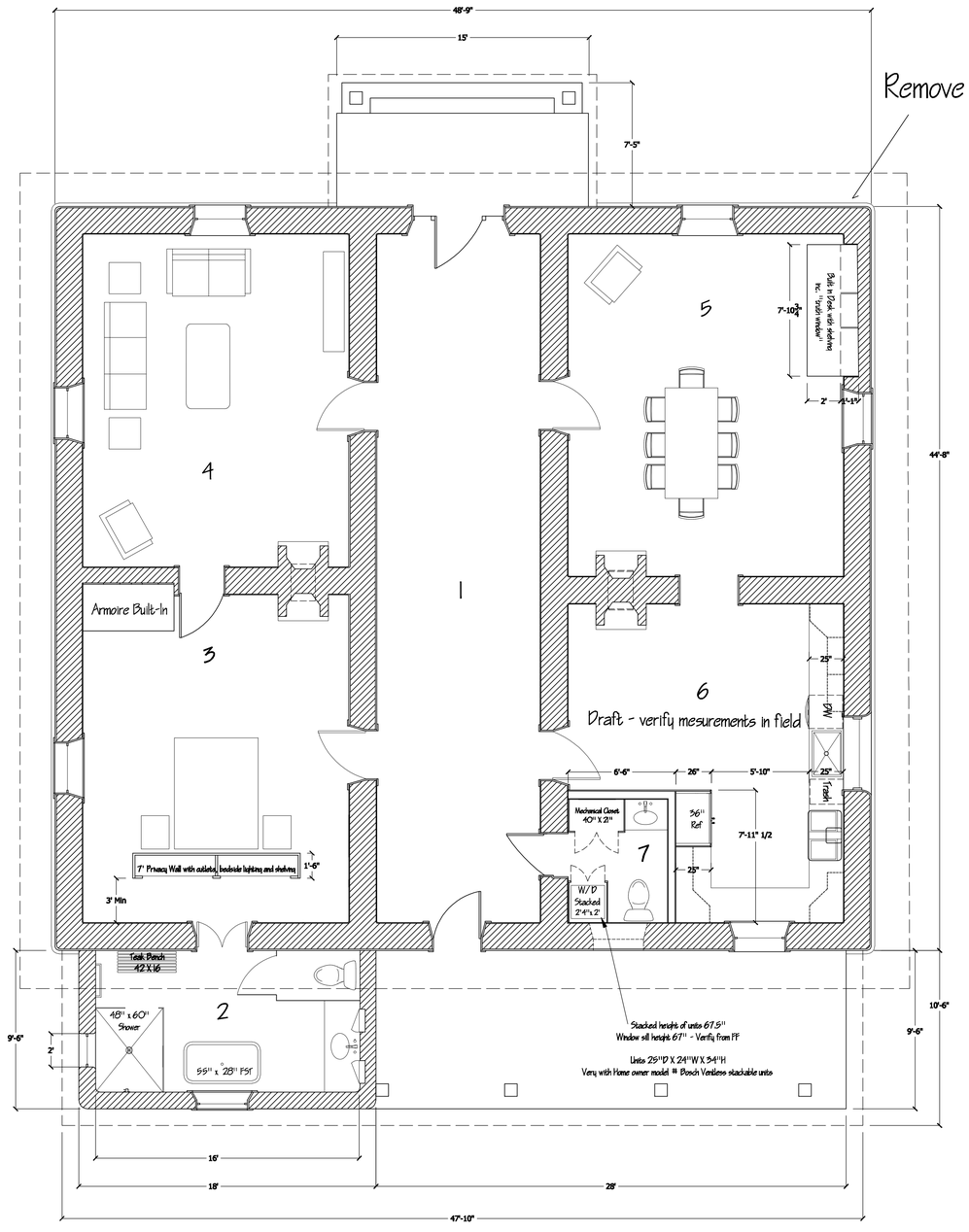
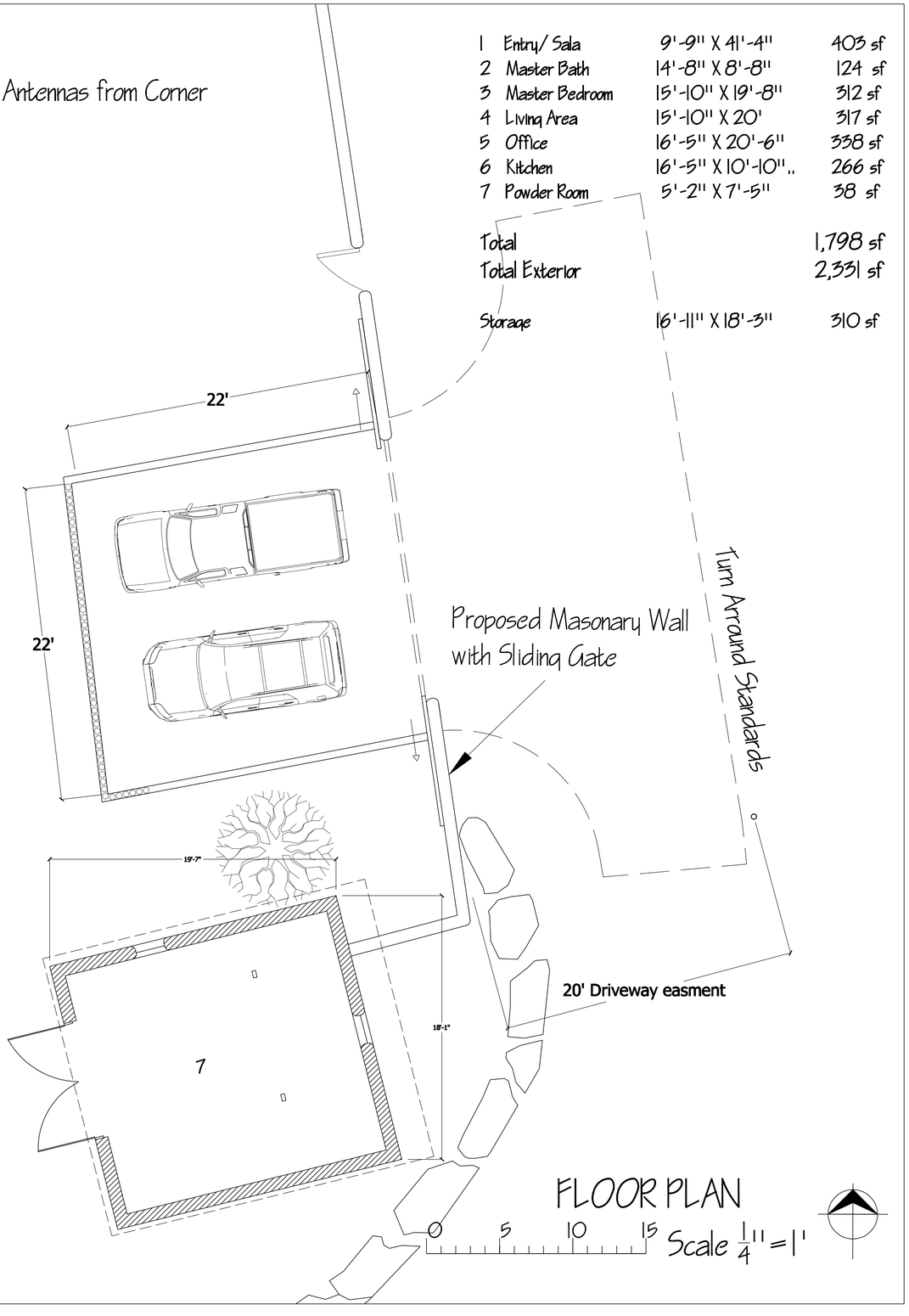
Sheet #
A 101

ARCH 2109



Floor Plan - proposed



1	Entry/ Sala	9'-9" X 41'-4"	403 sf
2	Master Bath	14'-8" X 8'-8"	124 sf
3	Master Bedroom	15'-10" X 19'-8"	312 sf
4	Living Area	15'-10" X 20'	317 sf
5	Office	16'-5" X 20'-6"	338 sf
6	Kitchen	16'-5" X 10'-10",,	266 sf
7	Powder Room	5'-2" X 7'-5"	38 sf
Total			1,798 sf
Total Exterior			2,331 sf
Storage		16'-11" X 18'-3"	310 sf

FLOOR PLAN

0 5 10 15 Scale 1/4" = 1'

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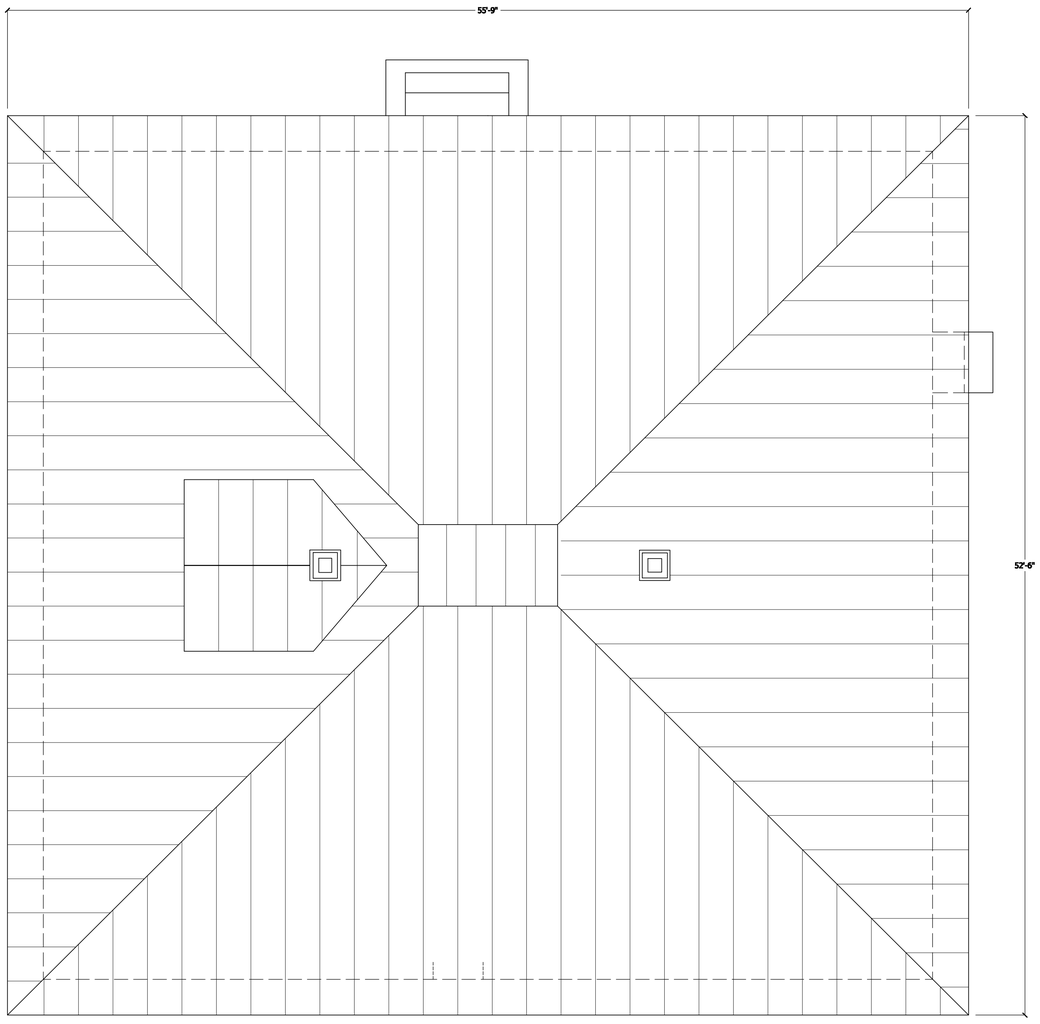
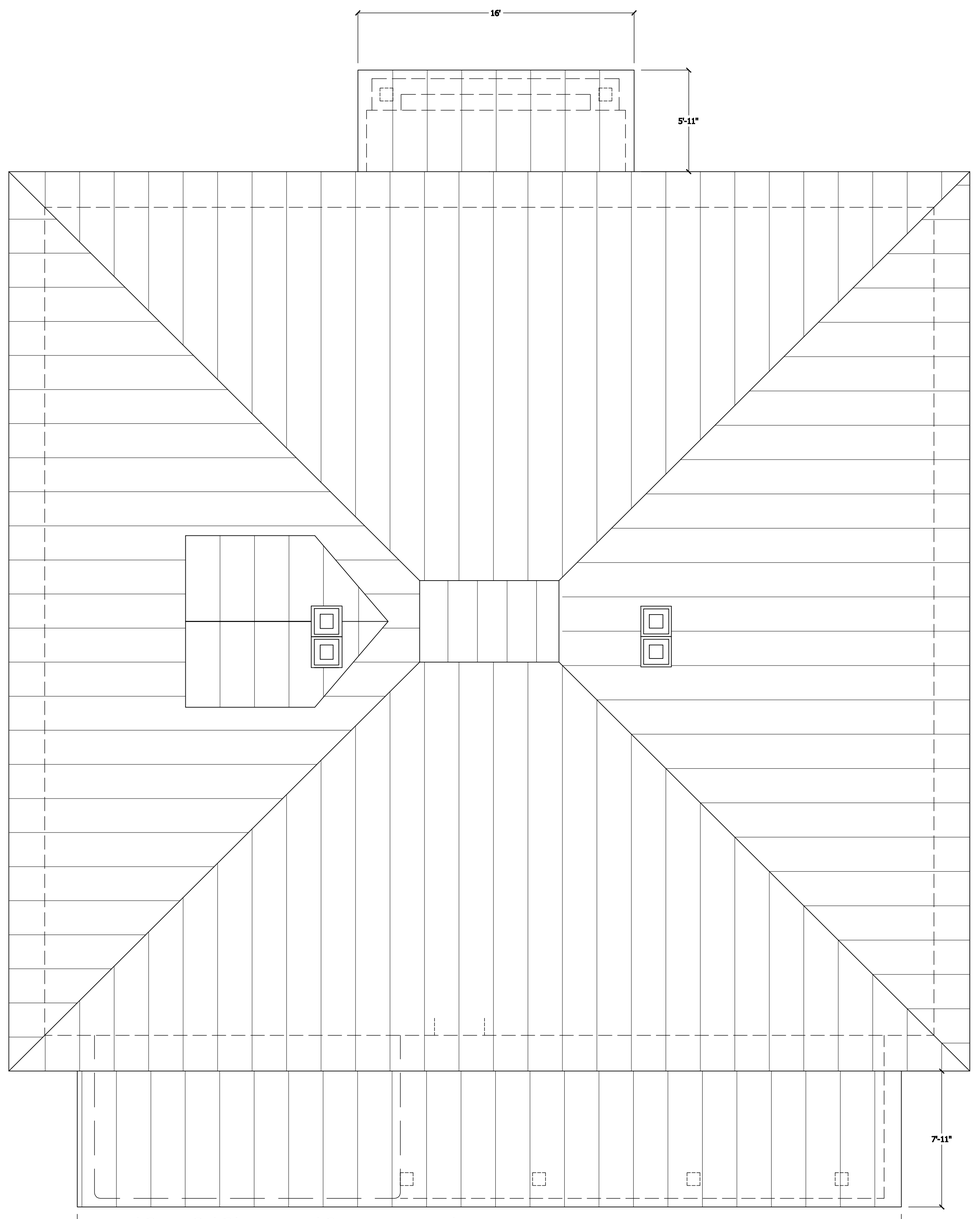
Sheet #
A102

ARCH 2109



Roof Plan - existing



Roof Plan - Proposed

47'-9"

ROOF PLAN

0 5 10 15 Scale $\frac{1}{4}$" = 1'

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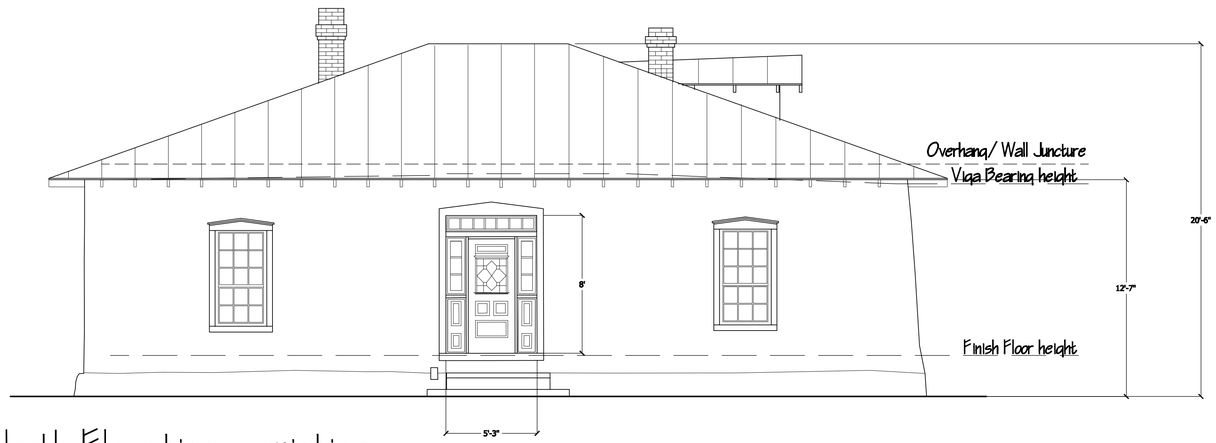
Sheet #
A109

ARCH 2109



North Elevation - existing



North Elevation - proposed

Finishes

Proposed Roofing - 24 gauge standing seam to match original - Color - Bonderized Grey

Proposed Exterior Plaster - Color - El Rey # 125 "La Luz"

Kolbe Windows with True divided lights - Color - Ultra Pure White

Exterior Trim, including rafters, roof overhang, columns etc. - Color - SW 7005 Pure White

ELEVATIONS

0 5 10 15 Scale $\frac{1}{4}$" = 1'

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SANTA FE, NM 87505
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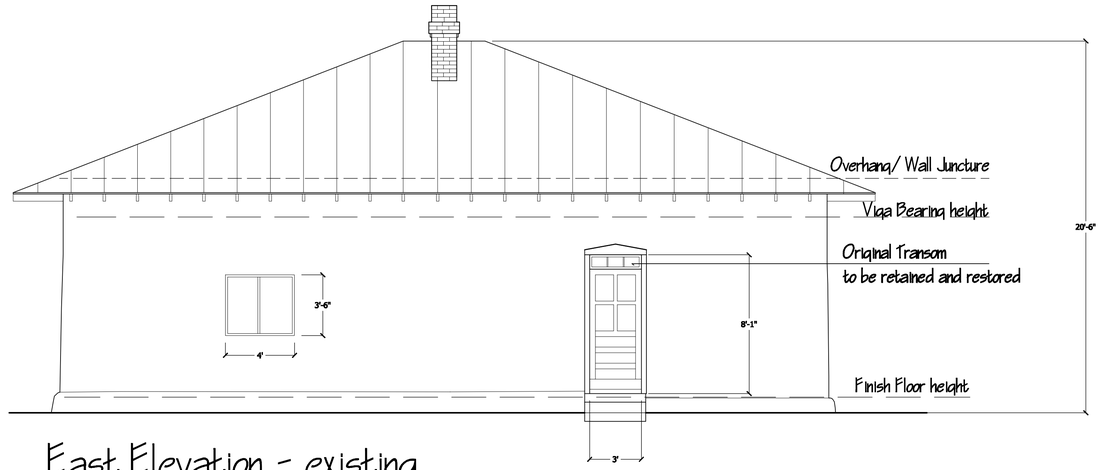
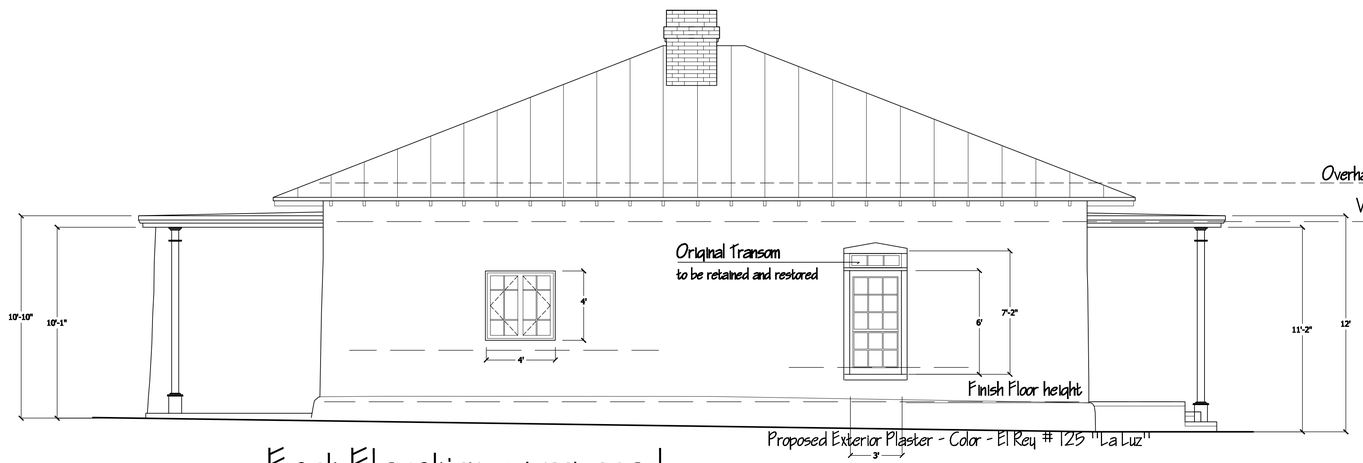
Sheet #
A 201

ARCH 2109



East Elevation - existing



East Elevation - proposed

Proposed Exterior Plaster - Color - El Rey # 125 "La Luz"

Kolbe Windows with True divided lights - Color - Ultra Pure White

Exterior Trim, including rafters, roof overhang, columns etc. - Color - SW 7005 Pure White

Finishes

Proposed Roofing - 24 gauge standing seam to match original - Color - Bonderized Grey

Proposed Exterior Plaster - Color - El Rey # 125 "La Luz"

Kolbe Windows with True divided lights - Color - Ultra Pure White

Exterior Trim, including rafters, roof overhang, columns etc. - Color - SW 7005 Pure White

ELEVATIONS

0 5 10 15 Scale 1/4" = 1'

WH Studio LLC
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SANTA FE, NM 87505
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Santa Fe, New Mexico 87501

DATES:
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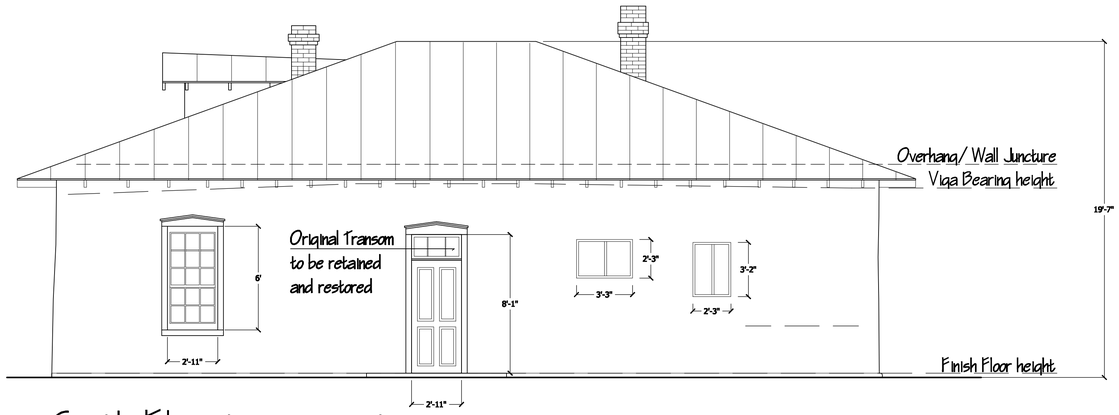
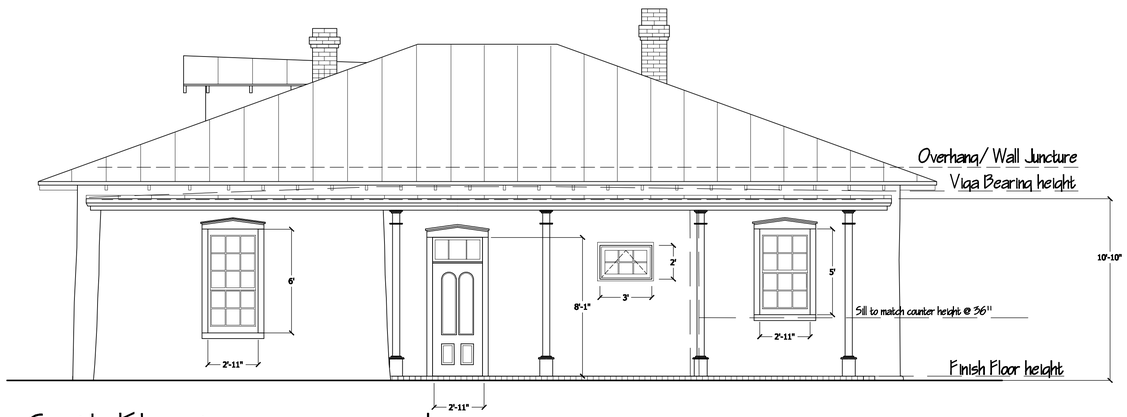
Sheet #
A 202

ARCH 2109



South Elevation - existing



South Elevation - proposed

Finishes

Proposed Roofing - 24 gauge standing seam to match original - Color - Bonderized Grey

Proposed Exterior Plaster - Color - El Rey # 125 "La Luz"

Kolbe Windows with True divided lights - Color - Ultra Pure White

Exterior Trim, including rafters, roof overhang, columns etc. - Color - SW 7005 Pure White

ELEVATIONS

0 5 10 15 Scale 1/4" = 1'

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1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
01-09-21 R 01-10-21 P

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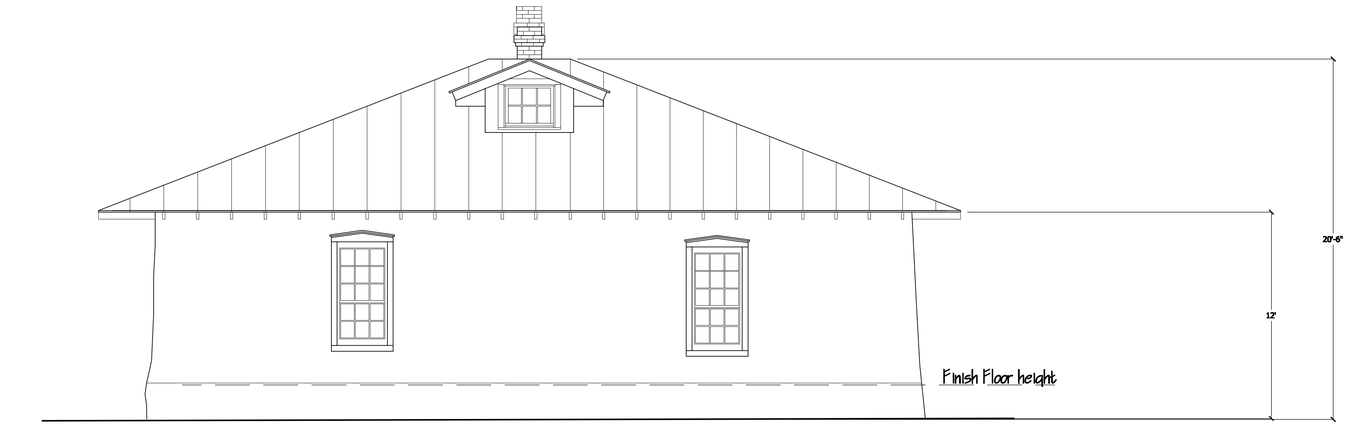
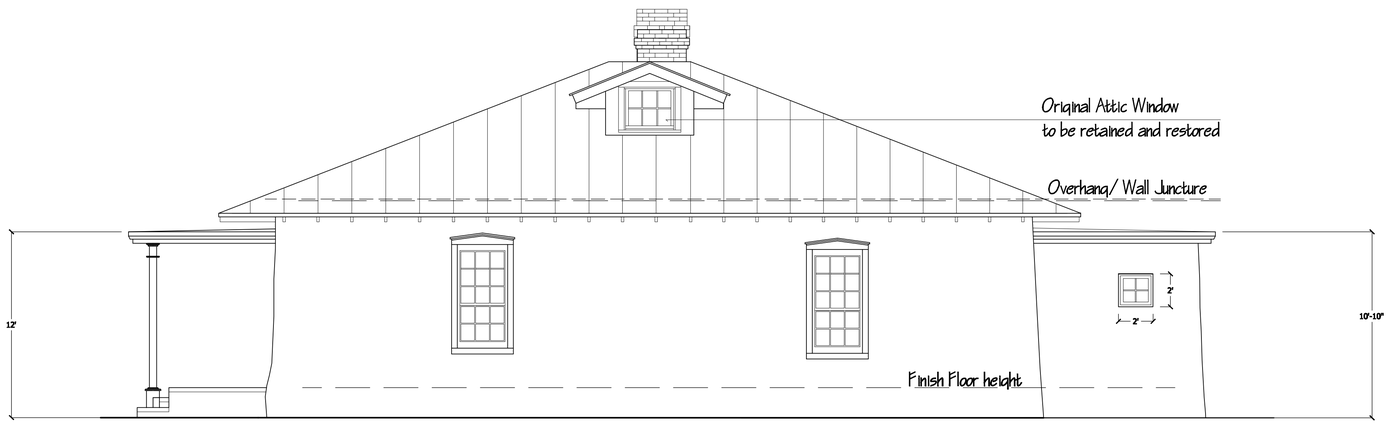
Sheet #
A 203

ARCH 2109



West Elevation - existing



West Elevation - proposed

Finishes

Proposed Roofing - 24 gauge standing seam to match original - Color - Bonderized Grey

Proposed Exterior Plaster - Color - El Rey # 125 "La Luz"

Kolbe Windows with True divided lights - Color - Ultra Pure White

Exterior Trim, including rafters, roof overhang, columns etc. - Color - SW 7005 Pure White

ELEVATIONS

0 5 10 15 Scale 1/4" = 1'

WH Studio LLC
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SANTA FE, NM 87505
PHONE 505-603-3747

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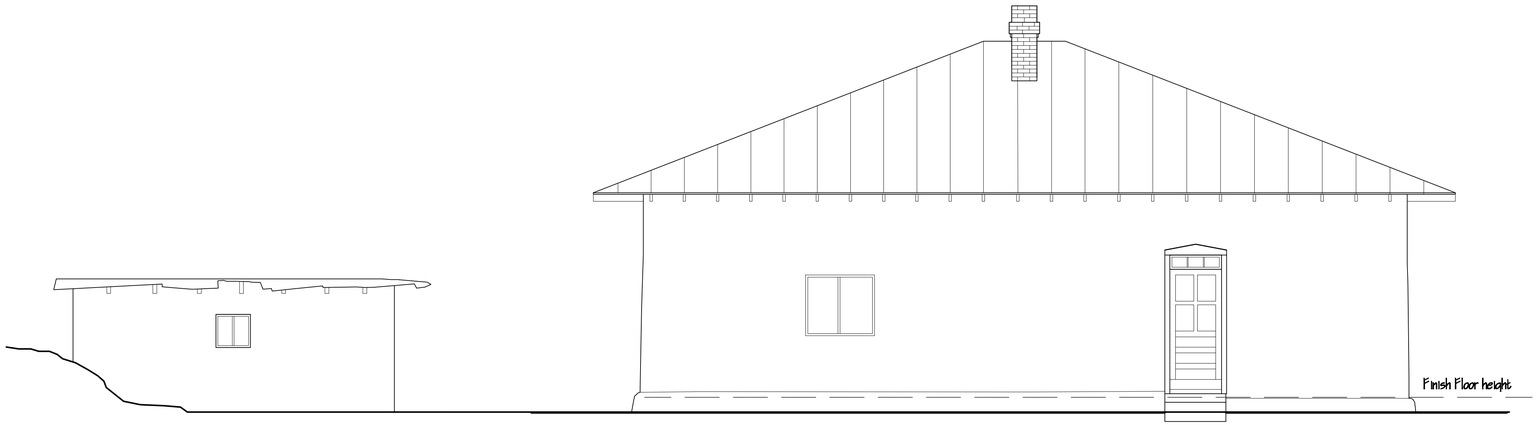
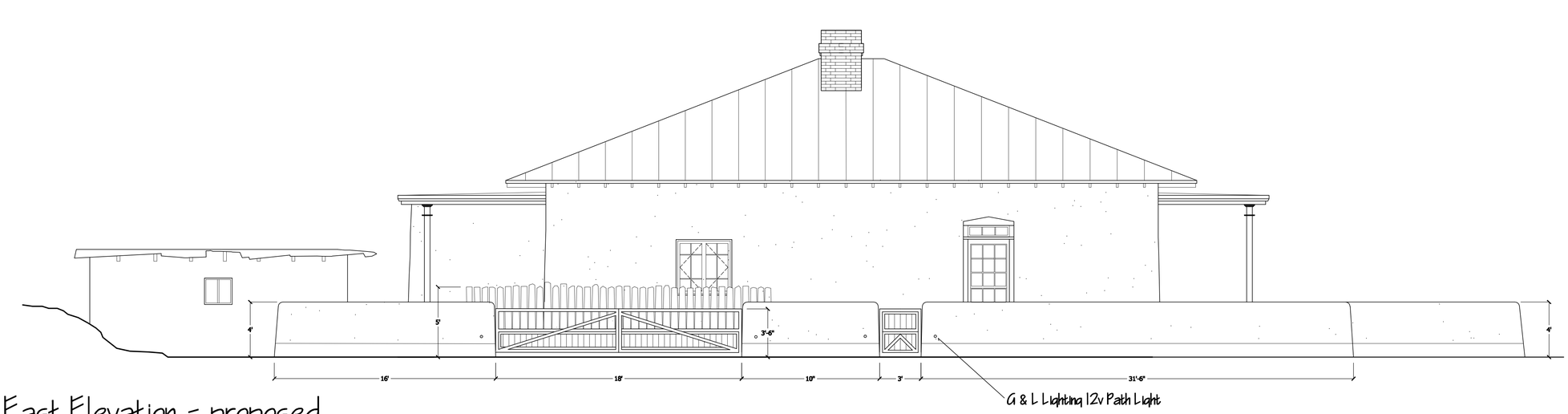


East Elevation - existing



East Elevation - proposed

Proposed Masonary Wall with Stone Base - El Rey # 125 "La Luz"
Stones for base used from site to match Historic Barn

Sliding Gate / Pedestrian Gate - Bare Steel to patina with Reclaimed wood from Residence

Coyote Fence beyond for Vehicle Screen - Tops to be left uneven and staggered

ELEVATIONS with Yard Wall

0 5 10 15 Scale 1/4" = 1'

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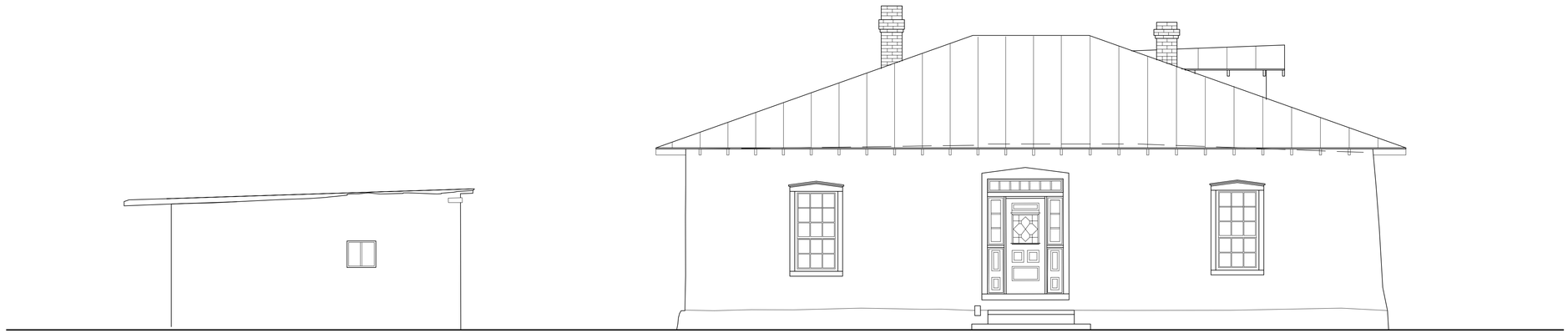
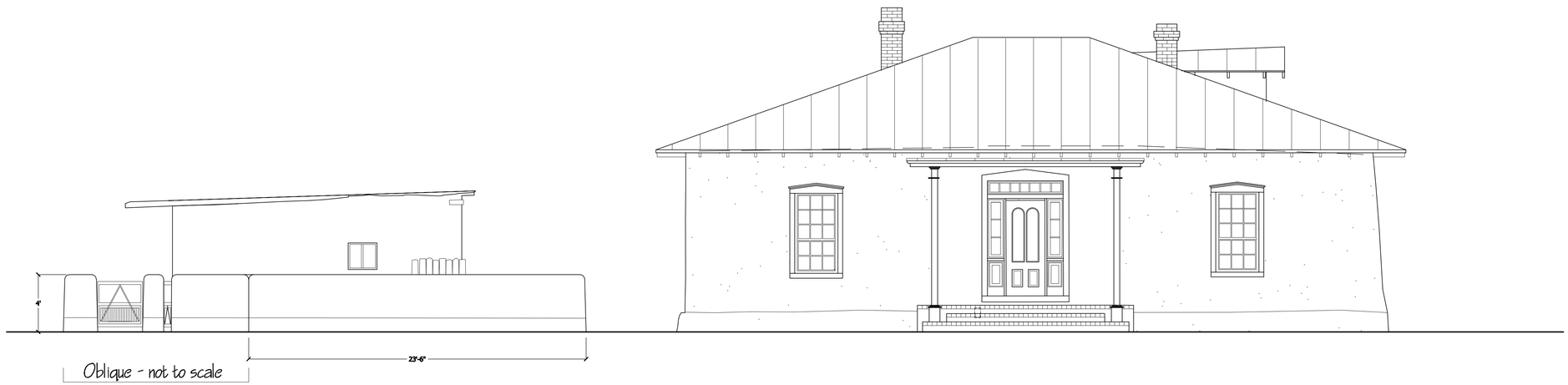
Sheet #
A 205

ARCH 2109



North Elevation - existing



Oblique - not to scale

North Elevation - proposed

Proposed Masonary Wall with Stone Base - El Rey # 125 "La Luz"
Stones for base used from site to match Historic Barn

ELEVATIONS with Yard Wall

0 5 10 15 Scale 1/4"=1'

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Sheet #
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ARCH 2109

1500 Upper Canyon Road
Exception Criteria Revised Application 2.27.22

1. Addition of a porch covering and bathroom addition at the South Elevation.
   Exception Criteria Section 14-5.2(D)(2)(c)
   I. Do not damage the character of the district;

The proposed porch is not publicly visible and does not damage the character of the district.
The addition to the south rear façade, although on a primary façade, it is hoped that the board may take into consideration that it is not publicly visible and also there are no residences behind. The design work has carefully been studied to maintain the significance and integrity of the building through use of appropriate materials, scale and massing. Historic buildings must grow and adapt to remain usable and relevant in sensitive ways to retain integrity and character defining features. This aim of this design is to find an appropriate comprise between usability and preservation.
The intention of the modest addition to the rear (168 square feet) is to preserve the buildings four square original and proportional rooms. Care has been taken regarding this south addition to demarcate construction from the historic residence though setbacks from corners, appropriate materials and a smaller massing from the original roof line. It is also hoped that the board considers this design to be heterogeneous to the character of the district by following principles outlined within the historic code.

The following bulleted items highlight preservation strategies for the South addition:

- Stepped setbacks on the Southeast and Southwest corners allow for demarcation and preserve original sightlines from the public view
- True divided lites for windows including south double hung window to remain the same size, configuration and orientation of the original. Southeast corner to replace and return to original double hung configuration
- No new openings and the preservation of all existing openings. e.g. - bedroom window opening (window non historic) to remain in width for door to addition
- Roof and rafter tails (rough sawn 2 X 6s) to mirror original construction in proportions and spacing
- Design and character of addition to conform to historic guidelines and remain heterogeneous to district.

Overall, it is hoped the board finds the addition a compromise concerning the usability of the home through appropriate preservation strategies and retaining historic proportions of the remarkably intact original interior.

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

With the initial study of locating the bathroom within the owner's bedroom the proportions, usability and interiors integrity were lost in doing so. This first studied configuration allowed little room for a queen-sized bed much less a usable space. Though the hardship is not based on a serous disability we hope the board may consider the hardship in terms of livability, historic integrity of the interior and sensitive adaptive design from public view

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;

Initial studies of the historic home were performed with a bathroom within the owner's bedroom. As mentioned above this small addition proposed (168 square feet) aims to preserve the building's historic proportions and interior and provide a usable bedroom by today's standards. This home is remarkable in that it is a classic symmetrical design with a prominent central hall (Sala) connecting rooms and providing circulation. We hope the board finds this application a continuation of good design while preserving the character of the City. Months of studies and different design options were explored to retain and respect the integrity of the home and district. As outlined above and through implementation of 14-5.2 guided design and preservation work particularly with respect to this addition. Many ask for larger additions within the historic district to these smaller historic homes. It is hoped the board takes into consideration that the applicant only askes for a minimal footprint to the rear of the residence from public view.



Main House North Elevation-Existing



Main House East Elevation-Existing



Main House South Elevation-Existing



Main House West Elevation-Existing



Damaged Rafters North Elevation



Damaged Rafters

Damaged Rafters East Elevation



Bonderized Steel Roofs



Bonderized Roofing

Exterior Finishes for 1500 Upper Canyon Road

1) Exterior Stucco color for Home and Yard Walls –
El Rey 125 La Luz





2) Exterior Paint color for all exterior Trim including rafters, roof overhang columns etc. –
SW 7005 Pure White (top)

3) Exterior Paint color for Windows –
Ultra Pure White (bottom)



4) Roofing sample for standing seam roof –
24 gauge standing seam Bonderized grey



5) Gutter and downspout sample traditional half round –
Galvalume grey



6) Exterior Light sconce -
Locally made by craftsmen



7) Exterior yard wall lighting –
G&L Lighting - Copper Path Light



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September 15, 2021

William Powell
1500 Upper Canyon Rd
Santa Fe NM 87501

Historic Assessment

North A	37 X 68 Dbl Hung Cottage 9/6
North B	37 X 68 Dbl Hung Cottage 9/6
North C	1-6 X 3-6 X 1-6 with a 16" transom Inswing door with sidelites RH
East D	36 X 84 with a 14" transom inswing door LH
East E ~~South~~ E	48 X 48 mill finish Aluminum Slider
South F	24 X 36 mill finish Aluminum Slider
South G	36 X 24 mill finish Aluminum Slider
South H	34 X 84 inswing door with a 14" transom
South ~~F~~ I	37 X 68 Dbl Hung Cottage 9/6
West J	37 X 68 Dbl Hung Cottage 9/6
West K	37 X 68 Dbl Hung Cottage 9/6
West L	40 X 30 Fixed 3W2H Original Historic window

North A, B, South I, West J, K

All 5 wood windows 37 X 68 Dbl Hung 9/6 frames and exterior casing might be original frames but sashes with non OG divided lite bar, air brad nailer gun, square sash detail all leads to newer sashes approximately the 1980's

South E, F, C All 3 Aluminum mill finish sliders put into wood frames to replace rotted original windows in late 70's or early 80's
windows should be replaced with Pushout old style casements and awnings
All wood with proper divided lites typical of that ERA

North C	Transom door and sidelites. The sashes in the sidelights and transom have been replaced along the same time (1980's) the sashes were done (same profile) Sashes have nailer (brads) used to put together, sill replaced in plywood. Door panel is the only part original of that ERA. This unit could be replaced with original door slab re-used original of that ERA. The unit could be replaced with original door slab re-used into a new frame.
East D, South H	**D** - 36 X 84/36 X 14 transom (operable) above door 1980's Simpson door. Exterior casing all have been replaced, thickness profiles don't match. The original other casing door divided lite (not putty glazed, wood stops) Door transom is original the opening might have been a window prior to this. **H** – Same has original casing and it has been a door opening since the building was erected
West L	Only original window has OG profile of that ERA, TDL with putty glaze. Sash Stile and rail original of that ERA.

It would be of my opinion that these windows all except D and H door transom be replaced in like or kind to what is existing of that ERA. The exterior casings to be restored or replaced if more than 30% - 40% rot is found per piece. Also attic window L to be restored to original status. The replacement should be all windows wood True Divided Lites with wood screens and copper mesh.

If you have any questions please call 505-379-7900

Ra N Patterson

Ra Patterson