City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
MAY 10, 2022
5:30 PM
Meeting Virtually

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

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

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09
Passcode: 263172

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

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

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

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

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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. April 26, 2022

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-004866-HDRB. 76 E. San Francisco St.
2. 2022-005021-HDRB. 311 E. Berger St.
3. 2022-005114-HDRB. 824 Agua Fria St.
4. 2022-005026-HDRB. 600 Camino del Monte Sol
5. 2022-005027-HDRB. 830 El Caminito St.
6. 2022-005025-HDRB. 619 Acequia Madre
7. 2022-005023-HDRB. 510 Apodaca Hill
8. 2022-005024-HDRB. 510 Apodaca Hill
9. 2022-004713-HDRB. 1500 Canyon Rd
10. 2022-005030-HDRB. 440 Acequia Madre

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. The 2022 Heritage Preservation Awards. The awards ceremony will be held on **May 19th, 2022** at the San Miguel Chapel on 401 Old Santa Fe Trail. Reception will follow at HSFF's El Zaguan on 545 Canyon Rd.

G. OLD BUSINESS

1. 2022-005033-HDRB. 964 Acequia Madre. Downtown and Eastside Historic District. Christopher Purvis, agent for Britton Wilson, proposes a 77 sq. ft. to height of 9'-6" addition (existing height 14'-6"), portal and window and door alterations on a contributing building. Applicant requests exceptions to Section 14-5.2(D)(5)(a) for altering historic window openings on a primary facade and Section 14-5.2(D)(c) adding less than 10' from a primary facade. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov)

H. NEW BUSINESS

1. 2022-005222-HDRB. 564 Garcia St. Christopher Purvis agent for Roy and Linda New, owners, request a renewed approved of a previously approved HDRB case for a completed garage remodel in the Downtown and Eastside Historic District with a height of 12'-4" where the max allowable height is 14'-9". (Carly Piccarello, cpiccarello@santafenm.gov)

2. 2022-005162-HDRB. 400 Sunset St. Downtown and Eastside Historic District. Christopher Purvis, agent for Theresa and Alan Silow, owners, requests a status review for a non-contributing structure. (Daniel Schwab, dnschwab@santafenm.gov)

3. 2022-005164-HDRB. 834 Allendale St. Don Gaspar Area Historic District. John Odell, agent for John and Betty Amarant, owners, requests a historic status review and primary facade designation, if applicable, on a non-contributing structure (Daniel Schwab)

4. 2022-005173-HDRB. 1520 Canyon Rd. Downtown and Eastside Historic District. Molly Prewitt, agent for Steven C. Haines, owner, requests historic status and primary facade designation on a non-status building. (Angela Schackel Bordegaray)

5. 2022-005174-HDRB. 1520 Canyon Rd. Downtown and Eastside Historic District. Molly Prewitt, agent for Steven C. Haines, owner proposes window alterations on a 1,404 sq. ft. non-statused building. (Angela Schackel Bordegaray)

6. 2022-005172-HDRB. 718 Gregory Ln. Don Gaspar Area Historic District. Applicant Steve McCormick, agent for Marty Dubin, owner, proposes two additions totaling 259 sq. ft. 9'-6" in height to a 13'- 4" high to a 2325 sf non-contributing building. (Angela Schackel Bordegaray)

7. 2022-005166-HDRB. 908 Canyon Rd. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Susan and Scott Salka, owners, proposes window replacement and re-stuccoing on a contributing structure. An exception to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade. (Daniel Schwab)

8. 2022-005171-HDRB. 1202 Cerro Gordo. Downtown and Eastside Historic District. Carey Dodson, agent for Mendy Marsh and Josh Chaffin, owners, proposes to remodel 2,803 sq, ft. non-contributing building. (Angela Schackel Bordegaray)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, May 24, 2022

L. ADJOURN

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

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
APRIL 26, 2022

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Old Business 1. 2022-004866-HDRB. 76 E. San Francisco St.	Approved	11-13
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New Business 1. 2022-005114-HDRB. 824 Agua Fria St.	Approved	15-17
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Adjournment	9:32 pm	38

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
APRIL 26, 2022
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Vice Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=aF6vbcDvGsg.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chairwoman (left at 6:26 pm)
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS ABSENT:
Mr. Jon Bienvenu (excused)
One Vacancy

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

B. APPROVAL OF AGENDA

MOTION: Member Guida moved to approve the agenda. The motion was seconded by Member Larson.

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

C. APPROVAL OF MINUTES

April 12, 2022

Member Biedscheid asked for the following changes:

- Page 8, fourth paragraph, change the second sentence to read: "~~They~~ This repetition seemed character defining in some way."
- Page 12, fourth paragraph, change the third sentence to read: "She wondered if the approval of additions in 2015 ~~was to approve the~~ was an implicit approval of its architectural or historical interest under the nonconforming section of Code."
- Page 22, second paragraph from end, change the third sentence to read: "The report states 113 and 113 ½ on façade number two are over 50% rotted…." And in the last sentence before windows insert "other".
- Page 32, in the motion, last sentence, "…and the vintage tongue in groove door with the lightning bolt motif be specifically called out - *insert* "as character defining."
- Page 43, fifth paragraph from the bottom should read: "Member Biedscheid asked if correct that the ~~floor is~~ dining room windows are angled."
- Page 46, under applicant's presentation, fourth paragraph, change the following sentence: "Member Biedscheid said she appreciated that the garage cannot be seen from the street."
- Page 49, first paragraph should read: "Member Biedscheid asked to clarify terminology used in the staff report. She said the building is noncontributing, and the reference to a ~~*non*~~contributing façade means it is *not* a primary façade on a contributing building."
- Page 50, second paragraph should read: "Member Biedscheid asked how the 50% rule is applied if this is contributing. She thought what is there now renders the entire structure not contributing. The situation would exist with the proposed replacement structure, it will overwhelm the original structure."

MOTION: Member Guida moved to approve the minutes of April 12, 2022, as amended. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by majority (3-0-1) roll call vote with Members Biedscheid, Guida, and Larson voting in favor, none voting against and Chair Rios abstaining from the vote.

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.

Chair Katz asked for a change to #2, Camino Pequeno. He said he proposed #5 of the Conclusions of Law be made #5 of the Findings of Fact and the other cases be renumbered. He explained that Camino Pequeno was a factual finding of the architectural interest and should read, "The Board, finding the special architectural interests of the house to be a unique blend of Midcentury Ranch and Prairie Revival styles built in a vernacular manner and characterized by horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roofs, projecting eaves, stained wood elements and wooden windows with horizontal rectangular light patterns."

Chair Katz said he had a concern with how the Board handled the voting at that meeting, it was incorrect. All of the votes were 3-0, a majority of members present. One vote was 2-1 and two members out of four is not a majority. The chair can vote when their vote makes the vote a majority vote. In this case the chair did not vote, and he felt that a weakness in that case (72 W. Marcy Street on the outside patio in front of La Boca Restaurant). He asked if the City Attorney had thoughts on that.

Attorney Ruybalid reread the resolution he had read during that meeting with regard to committee chairpersons. He said he believed you were either a member or the chair, and Mr. Guida was the acting chair. In his opinion the chair would only vote in case of a tie and in this case the majority of the members voted in favor.

Chair Katz said a majority of members did not vote in favor; it was two out of four members. He said Mr. Guida even though acting as Chair, is still a member. In that circumstance the Chair's vote would give a 3-1 result, successfully.

Attorney Ruybalid read subsection (C), that states “when a quorum is present the vote of a majority of its members present shall decide any questions”. Member Guida was both a member and the chair in the meeting on April 12.

Chair Katz said the chair is always a member of the committee. They count the chair as a member of the Board when determining members present for a quorum. He said you cannot say he is a member to establish quorum but not a member when voting.

Attorney Ruybalid asked the authority for that, because he didn't think that was what the words read.

Chair Katz asked how they could have had a majority of quorum if there were only three members.

Attorney Ruybalid read, "The majority of the members shall constitute a quorum." He said and there were four members present.

Chair Katz replied that there wasn't a majority because he said the chair is not a member.

Attorney Ruybalid asked if he was saying none of the votes on April 12 were binding.

Vice Chair Katz said all of the votes were fine because three members voted "yes" except on this vote which was 2-1. Mr. Guida could have voted because it would have been the necessary vote for a successful vote.

Attorney Ruybalid said his impression is the chair doesn't vote unless to break a tie or when the chair's vote provides the necessary number of votes required for action on an issue before the committee.

Chair Katz said, *or* when necessary as a majority of members present. He said the chair's vote would have provided that. He said there were only two votes in favor, but if ruled successful, then he would not challenge that. He said the same issue is coming up tonight.

Chair Rios said in the past, in similar circumstances as the Chair, she was required by the attorney to vote in order to constitute a quorum. She said this is Attorney Ruybalid's interpretation. However, past City Attorneys have indicated she had to vote to constitute a quorum under the same circumstances as described.

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

VOTE: The motion passed by majority (3-0-1) roll call vote with Members Biedscheid, Guida, and Larson voting in favor, none voting against and Chair Rios abstaining from the vote.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she agrees with Chair Katz's interpretation of majority and the vote will be a problem. She thought there may also be a problem with the vote at 610 Galisteo Street. The Board was advised that the owner is a condominium association, and the case was advertised as an individual. The agent is an architect who knew about issues with the parking lot and ability to turn around. That did not stop the architect or the Planning department from giving a preliminary approval. She thought it better not to approve the two issues. The architect could return to ask for consideration of those conditions. The reason for having three units is because they would have off street parking for six in the back. Now that will never happen. Also, on Mr. Ruybalid's interpretation of conflict of interest last week, it is more than monetary gain. Conflict of interest also has to do with relationships. As a quasi-judicial board there should be no appearance of bias and neutrality and objectivity is important and should be maintained. She said Ms. Rios should have recused herself from the entire conversation. Others have done that, including the mayor.

Frank Herdman said he challenged a variance years ago that was granted by the City Council of Espanola. The vote required a super majority of the members, and only a majority voted. He appealed up to the New Mexico Supreme Court, who ruled that the error was a *voidable* error, and if not appealed or overturned as a result of the error, the decision was final. He said declared as an approval, the finding was binding.

Chair Katz said that was the reason he raised the concern. He thought nothing could be done now but someone could appeal the decision.

Mr. Herdman said they would want to make sure there is compliance in the future. He said the language referred to by Attorney Ruybalid was language he worked on. Some of the language has been incorporated in all of the Land Use Boards where there are scenarios where the Chair votes only in the event of a tie. There may be, because of or recusal, where there is not a majority. In that case the chair can become a voting member to provide the requisite number of votes. It is not a quorum, but it is a latent rule of the chair. He said the language resulted in some confusion in the City Charter years ago, and they tried to correct that.

Attorney Ruybalid asked Mr. Herdman if the opinion was published.

Mr. Herdman said it was, and the case is *Vandervossen vs. City of Espanola*.

F. STAFF COMMUNICATIONS

Ms. Piccarello said the May 24, 2022 meeting will be held in person. She asked to be contacted if anyone had concerns.

She said the Heritage Preservation Awards Ceremony is planned for Thursday, May 19th, at the San Miguel Chapel, with refreshments at El Zaguan.

1. The 2022 Heritage Preservation Award Presentation. The Historic District Review Board will vote on the nominations that best suit the particular award category award categories in advance of the award ceremony. (Carly Piccarello)

She explained the process for the awards presentation. She will review each category and each member of the Board can vote. She noted that she received Member Bienvenu's votes by email and will read those into the record.

Chair Katz asked if there would be opportunity for discussion before a vote. The nominations and presentations are important, and this is an opportunity to provide their perspective rather than just a vote. He thought some discussion appropriate among Board members is appropriate.

STAFF REPORT

Staff presented 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. The nominations and descriptions are listed in a Power Point Presentation which is attached as Exhibit “1”.

Architectural Preservation Award

831 El Caminito
339 Plaza Balentine

Chair Katz said both are wonderful jobs and beautifully done. He said they should recognize the enormous extent of work on the El Caminito House and the significant research to restore it. He thought the Plaza Balentine house did not have the same extent of work done as the El Caminito house.

Chair Rios agreed. She said both projects merit the award. The La Pena [El Caminito] house is a big property, and the work she thought took three years. She said the 339 Plaza Balentine is a wonderful restoration project, including changing the coyote fence in front of the house to a lovely wall. The wall allows the house to be viewed. She agreed that the La Pena house did take a long time and has been precisely restored.

Member Guida said as far as he could recall, the Board has only checked off boxes of which of the projects they thought merit the award. He said he appreciated the presentation but was concerned about a Board discussion. Even more of a concern was the individual Board member identifying a property they believe deserves their reward with the results tallied, rather than making a motion.

Chair Katz said that would be appropriate to call on each member to state their preference rather than making a case for their vote. He asked for a roll call of each member's preference.

Attorney Ruybalid said he thought that the vote of a absent member could not be included. He read from the resolution; *proxy voting is not a valid method of voting*. He said the absent member has to be present in order to vote. Regarding the Chair voting, he did not believe this is governed by Code.

Chair Katz said in the past, board members checked a box and handed in their vote. They did not vote in the meeting.

Attorney Ruybalid noted that the vote would be a tie without the chair's vote. He said he didn't think that appropriate to count Member Bienvenu's vote.

Member Guida suggested it made sense if this is done during a hearing, to follow the rules and proper voting process. He suggested otherwise, it seemed an unnecessary use of the hearing time. The members can hear about the nominees and send their individual votes to staff afterwards. This seems an unnecessary use of the hearing time.

Chair Katz said he accepted that suggestion and they would proceed with the presentation and discussion. Each member could submit their vote to Ms. Piccarello.

Ms. Piccarello suggested she receive the votes within two days.

Compatible Remodel Award

335 Camino Cerrito
415 Camino Manzano
333 Sena Street

Chair Katz said they are all good candidates. He thought 333 Sena had something particularly meritorious. The Board wanted to be sure the repaired, rebuilt wall did not block the view of the house. The owners did a beautiful job on that and should be rewarded. He said it was good for the Board to encompass all of the districts and not just the Downtown and East Side Districts.

Compatible New Construction Award

502 Apodaca Hill
918 Acequia Madre, Unit G

Chair Katz pointed out that 918 Acequia Madre was nominated last year.

Cultural Preservation Award

La Fonda on the Plaza
A Hidden History of the Dead – El Palacio, Fall 2021 Issue by Dr. Alysia L. Abbott

Member Larson said she appreciates a story about a landscape versus an architecture feature. She thought it important to tell those stories of places they might otherwise overlook. She wanted to see more stories told.

Chair Rios said these are two very distinct and deserving, but different, projects. She wanted to acknowledge Alysia Abbott's work. She thought it important that Ms. Abbott embraced the project so people would learn about the cemetery.

Chair Katz said he shared Member Larson's thoughts on preserving this aspect of the cultural preservation.

Sarah Melton Award

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

Chair Katz asked about 225 E. Marcy Street which had a shed in the back with a lot of unattractive rooftop appurtances. He asked if that was there before.

Member Guida said it was there. The kitchen addition was done in the 90s and it was a commercial kitchen and had restaurant equipment on top.

Chair Katz said the Delgado Street house was about to fall down. The house was not only saved but preserved nicely. He also thought La Cienega Street house lovely.

G. OLD BUSINESS

Chair Rios left the meeting at 6:26 pm.

Chair Katz explained the appeal process for applicants dissatisfied with a decision of the Board.

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)

STAFF REPORT

76 East San Francisco is a commercial building constructed in 1883 and later remodeled in 1957 by John Gaw Meem when the portals were added onto the commercial block fronts of the streets enclosing the Plaza. The building is located in the Downtown and Eastside Historic District. The main entrance is on the north elevation, facing East San Francisco Street, across from the Plaza.

At the January 23, 2018 hearing, the Board designated the building as 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 the 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

STAFF RECOMMENDATION

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

Chair Katz asked if there are plans for the meters in front.

Ms. Bordegaray said that was not discussed. The applicant would provide more information.

APPLICANT PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn in. He said he wanted to correct Ms. Bordegaray's comment that the applicant proposed to demolish the boiler room and equipment on the south elevation, rear of the building. The smokestack was approved to be demolished by the Board and the elevator to the roof was approved by City Council. He also wanted to point out that there were no photographs of inside because there is no way to enter the building. The building is partially collapsed, and pictures of the original steam boiler show a very small, rusted portion of it. The boiler was installed in the 1950s remodel. There is most likely asbestos, among other toxic and hazardous materials. The electrical equipment was mostly placed and owned by PNM. The back courtyard serves about one fourth of the Plaza's electricity. They hope to remove the electric coal equipment and the four transformers in the back ally. They would need PNM's approval. The walls inside have bricks that have fallen off and water comes in. The largest hazard is in the back area of the building and his client is cleaning that up. He said he previously stated this was not publicly visible, but he wasn't sure that is completely true. It is

"unnoticeable" because the meters can be seen from the street. He referred to the coversheet that talks about primary elevations. He asked if publicly visible refers to the primary elevation, or just that it is publicly visible. He wanted to confirm that because in previous meetings the Board had pointed out that the west and the east elevations are primary. This case was tabled last time, primarily because of Chair Katz 's questions of a contributing façade versus a contributing building. He said if he had been given the opportunity he could have answered some of those questions. Also, there was some confusion in the staff report. He was here to answer any questions.

Member Larson said she appreciated having more photographs in the record. It is good to have that for evidence in case of argument or justification. She thought this report was what the Board had wanted.

Mr. Enfield said he sent 74 photographs to the Historic Department, and they chose three.

Ms. Bordegaray noted that a lot of the photographs are in the Board packet.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-004866-HDRB, 76 E. San Francisco St., Member Guida moved to approve the removal of the structure. The motion was seconded by Member Larson.

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

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)

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. 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.

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 Abeyta St. was sworn in. He said the owners appreciated the Board's comments and felt the result was a better design altogether. One comment was that the previous carport design seemed out of place. The owners took the suggestion to convert the carport into a single car garage. The required setback has been maintained on the south side between the garage and mass. They also straightened the angled walls to be more in keeping with Santa Fe Pueblo style. He displayed photographs and described the added eyebrow over the dining area. The windows were changed to be wood in the divided lite pattern. He described the placement of the gate, and the west and north façades that were not changed except for the 3 foot rule window requirements. He displayed the revised stucco color in "Straw", and the wood stain for the exterior wood.

PUBLIC HEARING

John Eddy, PO Box 845, Tesuque, was sworn. He said the project has been vastly improved. He appreciated the applicant's efforts to bring it into recent Santa Fe style.

BOARD DISCUSSION

Member Guida congratulated Mr. Dimitrov on the improved design.

Member Biedscheid said she agreed and especially seeing the single car garage on new construction that was thoughtfully done.

MOTION: In Case 2022-005021-HDRB, 311 East Berger St., Member Biedscheid moved to approve the application as submitted. The motion was seconded by Member Guida.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended 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.

APPLICANT PRESENTATION

Marc Naktin, 1305 Lujan St., was sworn. He recommended that the west side be limited to two thirds as primary, up to the blue fence. He thought beyond that it is fairly invisible. He added they hope to do some work in the back and a 10 foot setback would cause difficulty and possibly require an exception.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, was sworn. She noted that the west façade has at least three windows not at the same height. That is characteristic of older buildings and deserves preservation.

BOARD DISCUSSION

Chair Katz asked on the west façade, how much of the façade is beyond the fence.

Mr. Naktin said about one third and becomes a 6 ½ foot yard wall separating the driveway from the backyard.

Member Guida said he agreed with Mr. Naktin's suggestion. Staff indicated in the façade diagram that façade #4 is defined from the front corner to just past the double window in the back.

MOTION: In Case 2022-005114-HDRB, 824 Agua Fria St., Member Guida moved to designate the north façade #1 and west façade #4 as primary, with the clarification this is the portion of the building that includes the three front windows that extend just beyond the blue fence. The motion was seconded by Member Larson.

Member Biedscheid asked a friendly amendment to exclude the non-historic porch.

Member Guida accepted the friendly amendment.

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

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)

STAFF REPORT

600 Camino del Monte Sol is a single-family Ranch style 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 [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.

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.

Mr. Schwab added that the staff report does not include the addition of two nonvisible skylights.

APPLICANT PRESENTATION

Alex Solorzano was sworn. He is travelling and indicated the owner would present.

Todd Standley, 600 Camino del Monte Sol, was sworn. He said the proposal is a new rear porch and shade structure, and skylights on a noncontributing structure. He

showed photographs of the front and rear of the house and carport. They plan to enclose the door and the stucco will match the house. The current shade structure is in bad shape and the stairs are getting bad as well. They proposed to remove the existing shade structure. He showed historical photographs of the north and south elevations, the overall site plan, porch and the existing shade structure. He noted on the floor plan where they plan to extend the deck with a pass-through off the carport to allow access to the back. The stairs will be relocated to the backside of the carport. The roof plan is to remove the existing shade structure. It will be replaced with a freestanding pergola in steel that echoes the front gate material. The north and south elevations and finishes, fixtures of weathered steel and color scheme were shown. The deck will be modified ash and the guard rail weathered steel.

Chair Katz said he appreciated the clarity and the renderings.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Member Guida said this is a really handsome project and a well-done proposal.

MOTION: In Case 2022-005026-HDRB, 600 Camino del Monte Sol., Member Guida moved to approve the project as submitted. The motion was seconded by Member Larson.

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

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)

STAFF REPORT

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."

STAFF RECOMMENDATION

Staff did not find that the exception criteria had been met, however the Board may do so upon further testimony. If so, Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION

Annette Vigil, PO Box 193, Tesuque, was sworn. Ms. Vigil noted she sent staff corrections to the depth of the carport. A 20 foot setback had to be maintained from Camino Rancheros and the depth is more shallow than the original proposed. There is

no other place to put this and have access into the carport. Also, the storage in the back will be more secure against the retaining wall. She originally reviewed this with Noah Burke, prior to the historical review input. They spent months getting approval of the neighbors. This makes sense as a carport and keeps it as minimal as possible and the office renovation will still appear more dominant. They did raise the roof a few feet for the office, but the change in massing is more interesting than one elevation height. The site doesn't allow many options.

Member Guida said the historic report predates other additions made to the house. He asked Mr. Schwab what made the house significant; the report crosses out significance. He asked why staff did not recommend additional changes now if the previous additions were approved by the Board.

Mr. Schwab explained the status is based on the data base and GIS system. There was no motion to reduce the status from significance. The building's unique history and structure warrants a significant status. He said his argument would be since the garage and house are of different status, the garage should be viewed separately from the main house. Given that, he applied the Code rules for a contributing structure. Those include consideration of the primary façade and the size of an addition that does not exceed the contributing structure.

Member Guida said whether significant or not, the house doesn't matter in this case. He said this is a sensitive project and doesn't negatively impact the overall property for status of the house. The proposal does not negatively impact the features noted as important. He said he found this a noncontroversial proposal.

Chair Katz said agreed with Member Guida, but it is one thing to abut a primary façade and another to radically change it. He suggested they keep the doors.

Ms. Vigil said the doors look as though they were from the 80s and photographs show they have no fenestration. She said they could keep the doors, but they do want operable windows for ventilation.

Chair Katz said that made sense.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed they should keep the doors and the have windows that are operable. She said a hardship wasn't shown and if the carport was a lot smaller it would still be usable and habitable and modern.

Ms. Vigil said the carport is back about two feet from what was shown today. One of the storage units has been eliminated. Possibly they could remove both or make them more shallow. They need at least 18 feet to get a vehicle under the carport.

Chair Katz asked, if possible, to go back three feet further to slightly behind the garage. They would still need to ask for an exception, but it would make a big difference in the look.

Ms. Vigil reviewed the floor plans. She explained the depth of the carport from the inside face to the storage is 17 feet. That is shallow for a carport. She said there are steps that have to be structurally maintained to accommodate the footings of the retaining wall. They are not able to pull back to the back wall and this is as shallow as possible.

Chair Katz said he couldn't understand what prevents going back to the retaining wall.

Ms. Vigil referred to the photograph and the steps in the retaining wall. Once the grid is removed, the earthwork will be exposed on the other side of the wall. They will have to construct a footing to hold it in place.

Chair Katz asked if the footing would be eight inches wide.

Ms. Vigil said the engineer will have to tell them that. She said it will be more than eight inches and steps up, like a banco. She asked if it would be approved to bring the west façade of the study beyond.

Member Guida said in the interest of time he preferred not to workshop applicant's designs during the hearing. Primarily that is the job of the applicants and staff. He said the proposal is sensitive and smart and there is an exceptions process. He thought what has been proposed was preferable to leaving the garage door. He said he would support the proposal as drawn and was ready to make a motion.

Chair Katz asked if there were other public comments. There were none.

MOTION: In Case 2022-005027-HDRB. 830 El Caminito, Member Guida moved to approve as submitted, finding exceptions have been met. The motion was seconded by Member Larson.

Member Biedscheid said staff found that exception criteria had not been met. The motion should for the record, state that the testimony changed that.

Member Guida clarified his motion: the proposal does not damage the character of the district and is sensitive in scale and articulation to the district; the limitations of the site provide a hardship; regarding the unique heterogeneous character of the City's design options, it is clear that the applicant has looked at several different design options.

Mr. Schwab noted the two exceptions should be addressed 1) changing the primary façade and 2) the carport.

Member Guida said, as described, leaving the door and putting a window within will not damage the district's character and is the only portion of the property where habitable space can be obtained, and that criteria has been met and the character is strengthened by providing a full range of design options, of which this appears to be the most preferable.

Member Biedscheid said she agreed with the motion. She believed the status should have been downgraded prior to the changes proposed, and those were not brought before the Board. She said with these changes, for the record she would not say maintains its contributing status, but it probably should not have been contributing in the first place.

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

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)

STAFF REPORT

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 Historic Districts Review Board, Case #2022-005030-HDRB 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.

STAFF RECOMMENDATION

Staff recommended 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 found that the applicant meets the criteria and upon consideration of testimony provided at the meeting, the Board may determine whether all criteria are met.

Chair Katz asked if the nub of the south façade #6, is appropriate to be primary also since it appears to be part of the original house.

Ms. Bordegaray said staff agrees that could be primary.

APPLICANT PRESENTATION

Gayla Bechtol, 1813 Hano Road, was sworn. She showed two photographs from the 1978 and 1993 HCPI reports. She noted in 1978 you see the vigas which are no longer there, and the windows have changed and there are no flagstone sills. In the 1993 photograph of the south elevation, the vigas are on the portal but the ramada is different than now. Behind the ramada there are three windows hung high, which the consultant believes to be a garage door that was filled in. She said even with all the windows changed on the west façade, the massing retained its integrity.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said the Board should designate at least 1-5. She said not having vigas doesn't mean it should not be a primary façade. People have to remove them for changing conditions.

BOARD DISCUSSION

MOTION: In Case 2022-005030-HDRB, 440 Acequia Madre., Member Biedscheid moved to designate facades 1-6, as primary and approve the demolition of the carport and notes that the demolition criteria have been met. Member Guida seconded the motion. He asked a friendly amendment that façade #6 be excluded.

Member Biedscheid accepted the friendly amendment.

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

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)

STAFF REPORT

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.

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.

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 recommended 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.

APPLICANT PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn. He talked about the changes to the house, the garage and the front wall. The house consists of a living room with a porch. The request is an addition to the back of the kitchen and to reconfigure the kitchen; change the window in the front façade and put a parapet on top of that. Currently that mass ceiling structure sticks out and forms a small overhang, opposed to what is in the living and dining room. They propose a parapet on the façade and eliminating the window of the closed portal and to replace the window on the kitchen façade. The dining room metal window they propose to replace with a wood clad window to expand the area. They will leave the door and screen door that has the lightning design. The metal unstable window going into the living room would be replaced and the window around the corner replaced with a door. The portal entryway will be replaced with one in keeping with style of the house. The entry would be raised to be high enough to walk under. He read from Ray Patterson's report on the window study: "*Some of the windows are historic but he notes the steel windows D and E in the living room and dining room, are not energy efficient and will continue to conduct heat and cold. They will also condensate on the inside causing chair wall, plaster and exterior stucco damage. The integrity of the wall and structure is far more important than a window done in a remodel in the later years of the home. Other windows and doors could be replaced, but only in like and kind of that era, and according to historic requirements to the property's location.*"

Mr. Martinez said they are planning to do that as well as adding a single car garage next to Calle Corvo on the east elevation. It will have a portal on it matching the portal proposed for the front of the house. The usable area of the house is in the front. The front wall has buttresses and prevents walking on that side without going into the street. The sidewalk will be extended at the other end of their property, in brick, with a 2 foot high stone planter and the adobe wall behind it. The entrance gate will be from Acequia Madre.

There is none now. He displayed the visibility triangle showing it is difficult to see around the corner. There is a window on the inside now because of the enclosed portal outside the kitchen. They hope it can be refurbished, relocated, or expanded and they will use the sash from the inside. A stone planter is proposed in brownstone. His neighbor pointed out that river rock is a tradition, and he would like to use that for the planter wall. Lastly, they had an illustration drawn of the sidewalk proposed. The photograph shows the scale from the viewpoint of the neighbor's mailbox.

Joseph Karnes, PO Box 2476, Sommer, Karnes & Associates, Santa Fe was sworn. He said he was addressing only the second exception criteria that staff disagreed with pertaining to the removal of the contributing wall from the southeast property line. The criteria require the applicant conclusively demonstrate an exception is required to "prevent injury to the public welfare." He agrees with the staff report stating there is no doubt the traffic situation on Acequia Madre and Calle Corvo "is very bad and in need of urgent mitigation." And he agrees that the safety of public streets is the City's responsibility. But he disagreed with Mr. Schwab that because fixing the streets is the City's responsibility, the applicant's proposed action could not prevent an injury to the public. The criterion only requires that the exception *prevent an injury to the public*. Removing the wall and constructing the sidewalk and planter as proposed, will do that. The alternative to approval is to leave the wall and perpetuate an ongoing injury. The applicant is trying to improve "a very bad situation in need of urgent mitigation," as staff described. They respectfully ask approval of the exception request along with the proposed application.

PUBLIC HEARING

Ross Nelson, 345 Plaza Balentine, was sworn. He lives one block from the intersection of Calle Corvo and Acequia Madre. The project was discussed in the last design review and tonight, that the wall is close to the street and difficult for pedestrians. He measured after the last meeting. The shoulder is only 12 inches wide on this property's side and on the other side it falls off into the acequia. Mr. Schwab said in the last meeting the street is wider than it needs to be. He measured it and it is only fifteen feet wide. Santa Fe County believes a local street should have at least 10 foot lanes each. He assumed the City of Santa Fe is similar. This is a dangerous situation with pedestrians walking in the street and children walking to school navigating a 12 inch shoulder. Or they have to walk in the middle of the street. Acequia Madre is the only street providing access to the school and historic district. He thought the City should support the owners who are willing to move a wall to create a sidewalk. Eventually a pedestrian will be seriously hurt.

Stefanie Beninato, previously sworn, said she had no problems with the changes to the house. She did with the wall because there are two places you have to step around

the buttresses. It has been like that for years and no one has been injured. She thought the proposal is generic and appears to take over the landscape, unlike the other wall. She suggested if allowed, the wall be kept at the maximum height.

Al Perez could not sign on.

Mr. Martinez said Robert and Albert Perez planned to speak. They own the house on Plaza Balentine. He said Albert Perez told him he had been hit by the mirror of a car.

Chair Katz closed the public hearing.

Mr. Schwab said he appreciated the safety concerns on the wall. He said from a perspective of a traffic planner there is undoubtably a dangerous situation. That is a result of traffic planning that is years behind. There are methods for traffic calming.

Ms. Piccarello interjected to say that staff of HPD cannot address traffic planning.

Mr. Schwab said he was a professional traffic planner with international experience.

Ms. Piccarello said in his role of HPD staff, they cannot address traffic planning.

Chair Katz confirmed that Mr. Schwab had no other comments.

Member Guida said he agreed with the applicant. He thought it clear looking at the responses to the exception criteria that staff agrees, in terms of the house and portal. The portal is in line with what was discussed, and he agrees with the applicant's responses to the window questions. He said he agrees with the exception criteria voiced by the applicant to replace the few metal windows. The wall, overall, is a sensitive response architecturally and in what it contributes to the streetscape and the safety question. He was very supportive of the project.

Member Biedscheid asked to hear more about the new wall proposed. They plan to replace the current wall with a 6 foot wall and the allowable height is 4' 9 inches. She asked the applicant the height of the current wall and if they would consider maintaining the maximum height. She also asked that he address adding a garage to the corner where there are already some safety concerns, which seems to make the situation even more difficult.

Chair Katz said first, he would comment when coming down Acequia Madre going west, the wall at that corner is low. The result is an openness, and you can see the house. Putting a garage there will completely change that. He said he thought the garage is taller than it needs to be. He agreed with Member Biedscheid. He said it is admirable that the applicant would give the City and the neighbors the sidewalk. He said he didn't

see a reason why in return for being permitted to remove a contributing wall, the wall couldn't be rebuilt at the same height.

Mr. Martinez said the wall varies in height, part is 4' 9 " and part is 3 feet. His proposed wall is six feet with a two-foot planter in front. It would not feel any taller from the street side than and they will also plant the area between the sidewalk and the wall. The wall will not be as prominent. He said because the usable space is at the front of the property he is trying to contain that. The garage will be back from the visibility triangle per the requirements for visibility around corners. The planter will go around the corner and the garage does not encroach that area. The garage is as low as possible.

Chair Katz asked the height of the garage.

Mr. Martinez showed the elevation with the garage. He said the garage is only 12 feet to the top of the parapet and 14' 7 "is allowed.

BOARD DISCUSSION

MOTION: In Case 2022-005025-HDRB. 619 Acequia Madre, Member Guida moved to approve the project as submitted, and finds that the exception criteria have been met; and that staff's recommendations agree with the applicant's response on all portal questions; and that the windows are not character defining although on a primary façade, and the replacement of the windows will not damage the character of the district, be a hardship or injure the public welfare; and strengthens the heterogeneous character by providing full range design options because it is clear the applicant put a lot of thought and effort into the revised design replacement. Regarding the wall criteria: the proposed, revised wall does not damage in height or placement, the character of the district, and replicates the original design and continues to contribute to the streetscape. He also finds he agrees with the applicant that injury will be prevented to the public by increasing the safety of the corner and the pedestrian streetscape and strengthens the heterogeneous character of the City by providing a full range of design options. He finds the design is considerate and takes advantage of the best characteristics of the wall and is considerate of the way and the height of district standards.

Chair Katz said he thought the applicant was asking for an exception on the height of the wall to make it taller than allowed. He did not hear in the motion the reason the wall has to be taller.

Member Guida added to his motion that due to the constraints of the site the applicant does not have access to a private backyard and therefore the increase in height along with the setback of the wall, is an adequate response.

The motion was seconded by Member Larson.

Member Biedscheid disagreed that the criteria was met to increase the height of the wall. She said tall walls, as evidenced by the 4'9" streetscape, are not the norm. Her concern is the approval of this wall at this height will provide precedent for others on the street to raise their walls. She understands the need for privacy. She feels the large setback of the house provides some. She asked a friendly amendment for the new wall height not to exceed the allowable height of 4' 9 inches." No exception criteria would be required at that height.

Member Guida accepted the amendment as friendly.

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

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)

STAFF REPORT

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.

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).

APPLICANT PRESENTATION

Wyndham Carlisle, 369 Montezuma Ave., was sworn. He said this is a small and uninhabited structure that is not visible from its own driveway or Apodaca Hill. He showed the site plan. He pointed out 507 Apodaca which fronts Apodaca Hill Street and behind it were 508 and 510 accessed off of a driveway. He showed the interior and noted the unit has been uninhabited for some of the 1990s and all of the 2000s. He showed a photograph of the north adobe wall which is falling. A photograph of the interior with mechanical roof jacks holding up the roof was shown. The foot façades of each elevation were shown. He said his client requests are to downgrade the status and approval for the structure to be demolished entirely.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she could see the board would allow this to be downgraded and demolished. She thought it was demolition by neglect. The building probably could have been contributing had it been maintained.

Chair Katz closed the public hearing.

BOARD DISCUSSION

MOTION: In 2022-005023-HDRB, 510 Apodaca Hill, Member Biedscheid moved to revise the historic status of the structure to noncontributing noting its disrepair. The motion was seconded by Member Guida.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

Staff recommended approval of the demolition per the staff responses to 14-3.14(G)(1).

APPLICANT PRESENTATION

The applicant had no further comments.

PUBLIC HEARING

No public comments.

BOARD DISCUSSION

MOTION: In 2022-005024-HDRB. 510 Apodaca Hill, Member Larson moved to approve the application as submitted 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, Guida and Larson voting in favor and none voting against.

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)

STAFF REPORT

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.

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.

APPLICANT PRESENTATION t

Richard Horcasitas 4401 Santa Fe Dr. NE., Albuquerque, was sworn. He introduced William Powell who he asked to also be sworn.

William Powell, 1601 Don Gaspar, Santa Fe was sworn.

Mr. Horcasitas showed an aerial and vicinity map with the house and the 9 acre lot. He showed the steps proposed on the north elevation that will be replaced with a landing and a portal covering that will not be attached to the house. They propose to repair the windows and keep the frames, casings and trim, as well as the same with the door. He noted the aluminum window on the east elevation that will be replaced with a true divided light. The door, which was originally a window, will be turned back into a window and the steps will be removed. The stucco and the roof need attention. They discovered the condition of the roof when they bought the property last year in July. The attempts to maintain it damaged the roof more than if it had not been maintained. They will replace the roof with a suitable material of bonderized steel panels. The coating material patinas to a soft gray over time. The same material is on what is believed to be an historic museum on Paseo de Peralta. On the south elevation there are noncompliant aluminum windows, and a door and an original window. The applicant wants to create a bump out addition for a bathroom on the west and south elevations. He displayed the site plan and floor plan. After looking at various options they found the least impactful solution was to add the bathroom on the south side where there is no public visibility. The bathroom will have a west facing window. The portal covering will be integrated into the roof of the bathroom addition. The window covering of the dormer is stationary and will be retained and repaired. A proposed garden will look east and be 4 feet high with a 5 foot high coyote fence past the gate. He reviewed the materials and colors.

Mr. Horcasitas said the applicant has read the Code. He agrees with staff and asks approval for their proposal.

Member Guida confirmed the proposed roof material is bonderized steel, standing seam. He confirmed that the new masonry wall has stone bases atop a stucco wall with a rubblestone base.

Mr. Horcasitas said no, the masonry wall is stucco all the way to the top into the grade. They can strike the stone base.

Member Guida clarified the intent is a stucco wall.

Mr. Horcasitas agreed. He said it will be in the same color as the exterior of the house. He showed the elevations.

Member Guida said Mr. Horcasitas mentioned the front portal will be detached but it is shown detached in one elevation, and the side elevations show it as attached to posts.

Mr. Horcasitas showed the east elevation and the garden wall that show the portal is detached. He showed on the west elevation that the front door portal is not attached to the original house.

Member Guida said the packet shows the front portal with two columns attached to the façade of the house. He asked why that was changed.

Mr. Horcasitas replied a requirement was that they not attach to the original fabric of the house. They met the requirement on the north elevation but on the south elevation are requesting to be allowed to attach to the original house.

Member Guida asked if it would amount to an exception being required if done one way versus the other.

Mr. Horcasitas explained they responded to the exception question in the staff report. They took direction from staff not to attach to the original fabric of the house as much as possible.

Member Guida said it could be taken off even if attached to the house. He said he was concerned what direction he may have received from staff. He said overall this is a thoughtful sensitive restoration of an important house. He appreciated the thoughtfulness and particularly the design sense. Everything proposed is congruent; the windows, the scale, the rear addition of the house, in terms of elevation and massing. It is sensible and does not take away any character defining features or diminish the status of the house. He said that would be true also if the front portal *was* attached to the house. He said he finds a freestanding portal peculiar and a narrow reading of Code. They understand buildings are changed over time. He said even if it required an additional exception, which he does not think it would, he is in favor of everything proposed. He suggested that the front portal appear as it does in the Board packet; attached to the house.

Mr. Powell said he served on the Board for a number of years. He wanted to clarify that the yard wall does have masonry at the base. There is an historic barn on the site from the 20s and the bottom 4 feet of the barn is stack rubble stone. The homeowner wanted to use that exact stone and replicate the wall to tie it in with the barn. He explained

the line shown demarcated the stone replicating the base of the barn. Above that would be a cementitious wall.

Member Larson agreed with Member Guida's comments on the way the proposal was done. She appreciated the thoroughness and discussion of materials. She said the project is lovely and she agrees they should attach the portal to the building.

Member Biedscheid said her first instinct when a significant project requires five exceptions is to think too much is being done to a sensitive structure. But she finds this is a thoughtful design and agrees with all of the exception criteria. She said although not the Board's purview to look at the interior, seeing the floor plan symmetry mimicked on the outside enhanced by the replacement of the windows and doors, is striking. She could see the rationale of adding the bathroom to the outside. She thought the project really nice and was glad to see such care taken with the property.

Mr. Schwab said he supported the arguments regarding the exception of the roof, and suggested the Board consider the option of a tin roof. It is a high-quality roof that is appropriate to this house. The material is essentially the same type as in Code, would avoid the exception and would give the house material integrity that a 110 year old roof replacement warrants.

Chair Katz asked if he had an estimate of the cost difference. He said one criterion for exception is that it be the minimal amount of change necessary. He said he could understand the suggestion for a tin roof, but price does make a difference sometimes.

Mr. Schwab said the Board could determine if the applicant should make an inquiry.

Member Guida said requiring exotic material for a roof is not necessary, especially when there is a very available, similar, and sustainable option. The case report contains nothing in the packet to show the front portal as free standing and it was not specifically addressed in the list of items proposed. He thought nothing was needed but it should be clear in the motion how the Board wanted to see that.

Ms. Piccarello noted the packet shows the front portal is attached. She noted the portal also seemed higher, but it did not obscure the window detail. What was viewed on screen tonight might. She noted the exception for the addition to the primary façade is in the packet.

Mr. Powell clarified the owner's intended to keep the roof when they originally purchased the home. Over time he noticed the deterioration and a neighbor gave him the name of someone who has worked on the roof and works in preservation in Santa Fe. The packet has a report submitted by Jake Morrow about the roof. Mr. Morrow wrote he was not able to find a suitable replacement when working on other Terne roofs in Santa

Fe. He has replaced them with other metal roofs and the bonderized material appears like a Terne roof, both are matte gray. The proposed roof is a 24 inch, standing seam direct replacement with rafters at 24 inches and it aligns beautifully. The intention is the roof mimics the original.

He said on the front portal, he thought the homeowner preferred the portal attached but it had been important that it not contact the historic fabric. The historic landing would not meet the present code. The floor height is raised and has a 3 foot landing on the north that would have winter ice buildup. The homeowner is elderly and asked for that to be covered. They tried to be as sensitive as possible. The portal is designed to be just high enough that it does not cover the transom, the door and the side lights. The transom is original and will be preserved and restored.

Ms. Piccarello asked to clarify that the cement stucco color will match the current. She reminded them to go to public comment.

Mr. Powell said the house currently is a light pink. They proposed is La Luz stucco. They opened a section of the wall and saw that the house had been brown stucco at one point, earth plaster prior to that. When the house was remodeled in the 1980s it became the pink color with the turquoise roofing paint.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed that most of the changes are sensitive, and she likes the detached portal. Also, she liked the line of stone that mimics the foundation. She was glad measures were taken to preserve a lot of this rather than replace. She understands there could be costs when replacing in kind material, and this is the alternative.

BOARD DISCUSSION

Member Larson said this is an appropriate alternative material and thoughtfully considered. She said the applicant had done due diligence.

MOTION: In Case 2022-004713-HDRB, 1500 Canyon Rd., Member Larson moved to approve the application finding that all of the exception criteria have been met. Regarding Item #10, the porch covering on the north façade, approval of attaching to the façade because it is more in character with the home; and on Item #16, the garden wall east of the main house, to permit the use of the exposed stone foundation that is in keeping with the barn construction. The motion was seconded by Member Guida, with clarification that the portal on the north be attached but *per the drawings* shown in the Board's packet tonight and those drawings be recorded by staff.

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

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, May 10, 2022

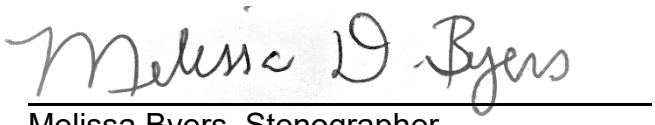
L. ADJOURN

MOTION: Member Guida moved to adjourn, seconded by Member Larson.

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

Chair Katz adjourned the meeting at approximately 9:32 pm,

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

Exhibit 1
Historic Districts Review Board
4/26/22

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

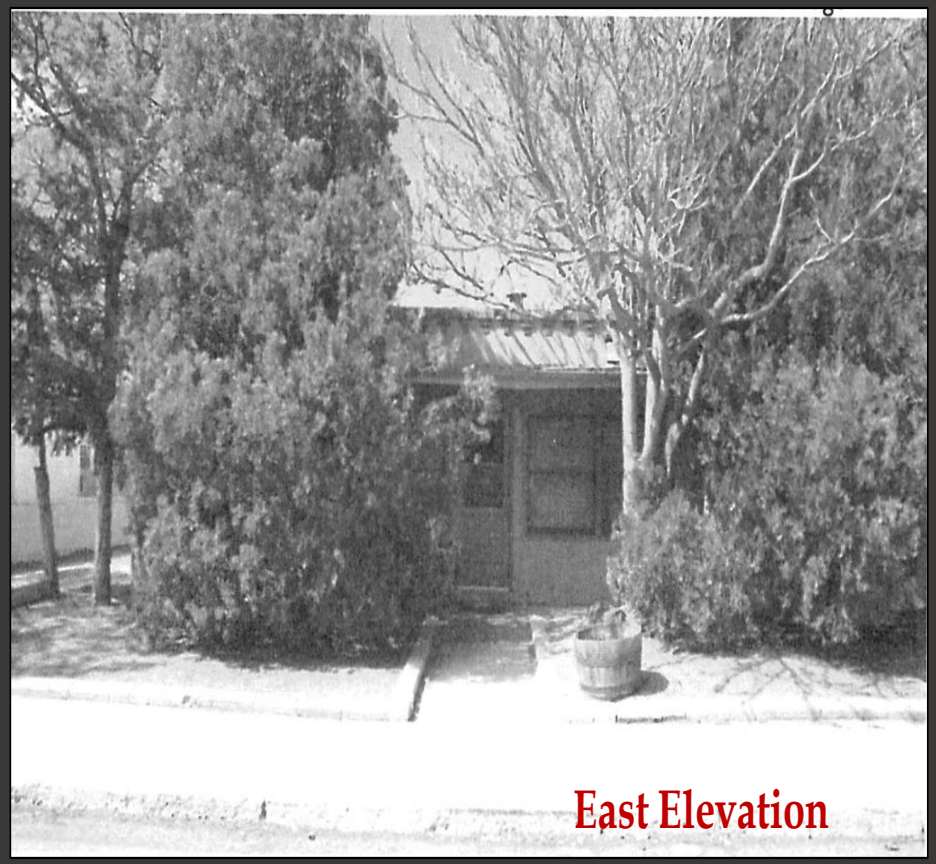

225


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



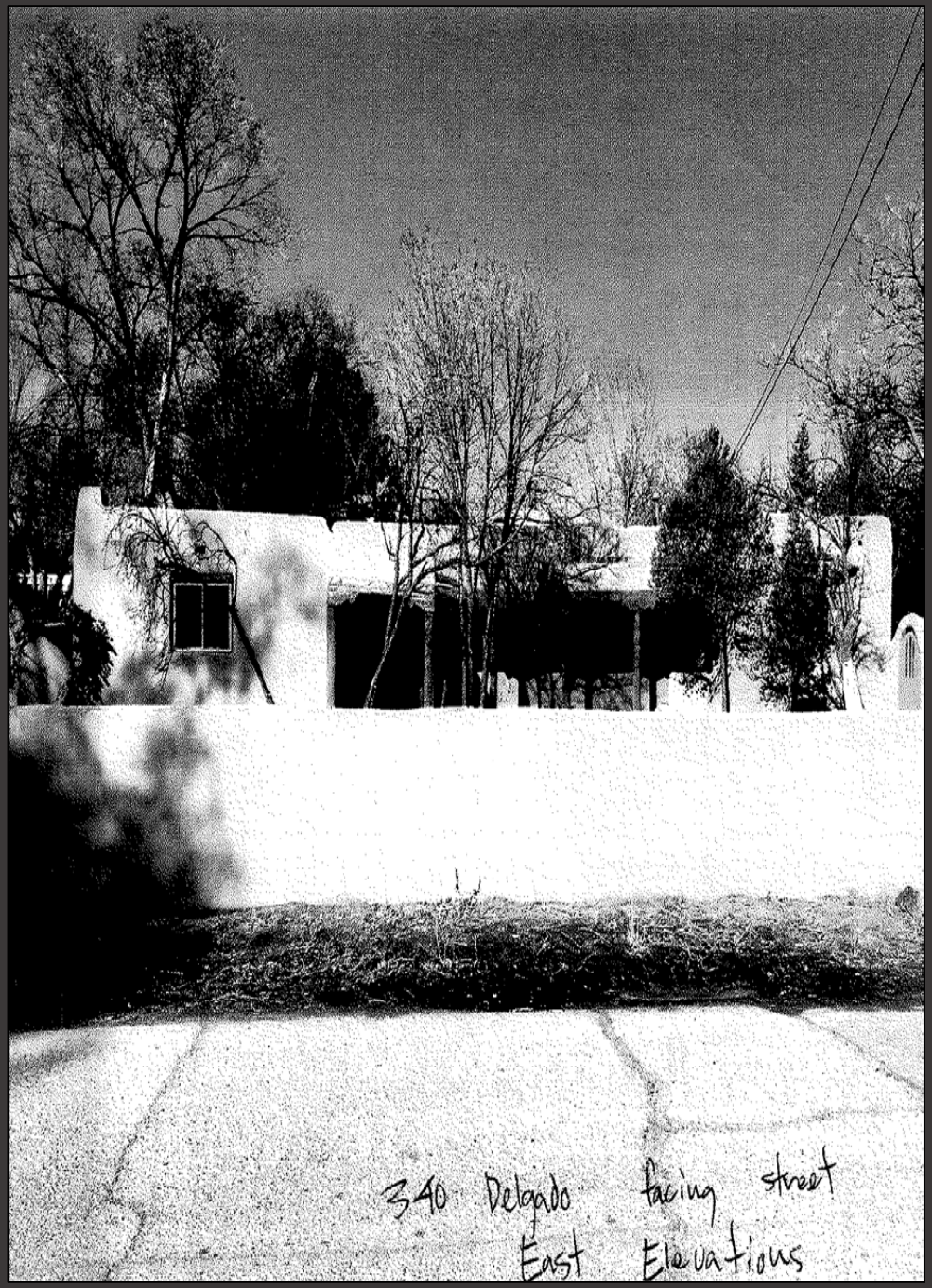


East Elevation

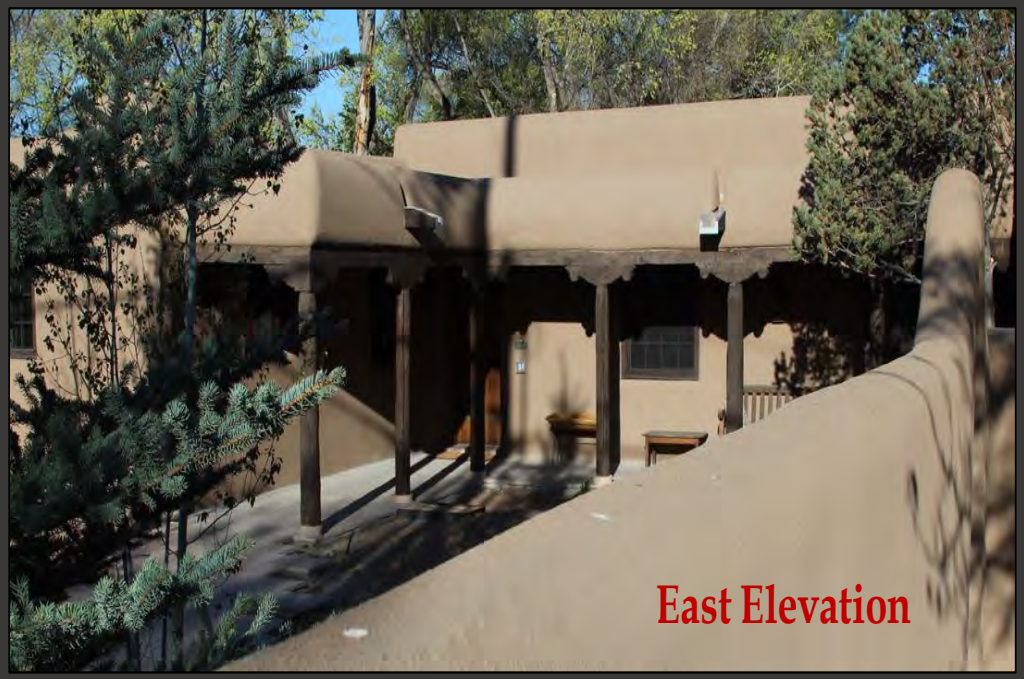
340 Delgado Street

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!

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

Case # 2022-4866-HDRB
Address – 76 E. San Francisco Street
Agent's Name – Architectural Alliance
Owner/Applicant's Name – Komis Enterprises, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

76 East San Francisco is a commercial building constructed in 1883 and later remodeled by John Gaw Meem in 1957, when portals were added onto the commercial block fronts of the streets surrounding 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 the 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 proposed 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 a parking area. It is believed to have been built when the building was constructed in 1883. The equipment is an old steam boiler used for the original heating system for the main building that is no longer active. The applicant provided a letter from the City of Santa Fe building inspector, who described the condition of the structure as "poor," due to the entry of moisture below ground level. The applicant proposes no other changes.

The case was postponed at the March 22, 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 provided photographs showing the boiler room's interior and exterior equipment and surroundings.

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 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 Board grant the exception request and approve the demolition, per SFCC Section 14-3.14(C).
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 Sections 14-2.6(C), 14-3.14, and 14-5.2(C)(3)(a), the Board has authority to review and approve or deny all applications for new construction and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
7. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
8. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
9. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historical significance.
10. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front.
11. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is in poor condition.
12. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
13. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
14. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition criteria have been met.
15. The Board finds that the structure housing the boiler equipment, situated partially below ground level, has deteriorated due to the seepage of moisture, that the boiler equipment has not been used for years, since a rooftop heating system was installed, it is not on a primary façade of this contributing building, and, being attached to the back of the building, is not an essential part of a unique street section or block front.

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 to demolish the boiler room and to remove the boiler equipment.

IT IS SO ORDERED ON THIS 10th DAY of May, 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 # 2022-5021-HDRB
Address – 311 East Berger Street
Agent's Name – Tiho Dimitrov
Owner/Applicant's Name – Gregg A. Henry and Wenda R. Trevathan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

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

which did not meet the design standards. The Board postponed the case to a date certain, April 26, 2022, for re-design. 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 from "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 "Pro-Panel 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.

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

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 10th DAY of May, 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

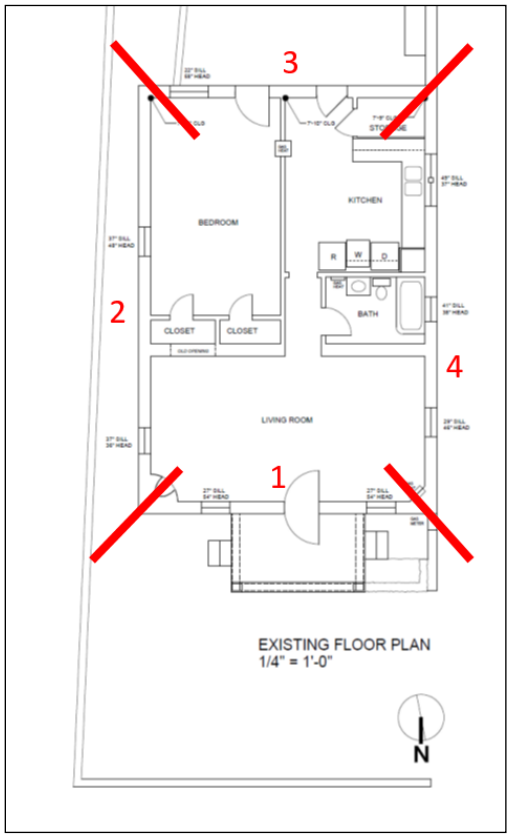
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2022-5114-HDRB
Address – 824 Agua Fria Street
Agent's Name – Marc Naktin
Owner/Applicant's Name – Wendy and Christopher Weatherford

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022, 2022.

BACKGROUND

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.

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 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.
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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. The Board finds that the north and west façades are the primary elevation(s) 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.

10. The Board finds that the # 1 north and # 4 west façades are the façades most visible from the street and have features, such as historic, double-hung windows with lintels in their original, deeply recessed openings, that define the character of the building's architecture.

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 as the primary façades:
    a. Façade # 1, north elevation, excluding the non-historic porch; and
    b. Façade # 4, west elevation, including the northernmost section with the three window openings to the north of the existing wooden gate, but excluding the southernmost section, to the south of the existing wooden gate.

IT IS SO ORDERED ON THIS 10th DAY of May, 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 # 2022-5026-HDRB
Address – 600 Camino del Monte Sol
Agent's Name – Alex Solorzano
Owner/Applicant's Name – Todd Standley

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

600 Camino del Monte Sol is a single-family ranch-style house constructed in 1959 in a Spanish Pueblo Revival Style, 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 sun porch 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 porch 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.

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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 10th DAY of May, 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 # 2022-005027-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 26, 2022.

BACKGROUND

830 El Caminito is a single-family residential structure with significant status, due to its distinct tower form, with all façades primary in the Downtown and Eastside Historic District.

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 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 lites 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 2½ 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 feet of a primary façade and in excess of 50 percent 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."

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 did 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.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(1)(a), it is not permitted to alter architectural features that embody the status of a significant, contributing or landmark structure.
9. The Applicant proposes to alter architectural features that embody the status of a contributing structure. He proposes to remove a garage door on the west façade and reduce the opening to accommodate windows, and to create an opening for a door and install a door on the north façade; see project element # 1, above.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the Application, and the Applicant requested an exception.
11. 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.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the finds that the Applicant has conclusively demonstrated that all exception criteria have been met. The Board finds:

a. This alteration does not damage the character of the district because the existing garage door is non-historic, and the garage door will be replaced with windows that meet Historic Districts design standards;
b. The exception is required to prevent a hardship to the Applicant or an injury to the public welfare, there is very little space between the house and the neighboring property, allowing for required setbacks; the existing garage is on the only part of the property where additional habitable space can be created; and to leave the garage door in place and add an adjacent two-car carport would result in a disproportionate appearance of three adjacent parking bays, which is inconsistent with the character of the district;
c. Granting the exception would 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; other design options were considered and this is the preferable one; and
d. The conversion of the garage to office space with the alterations described here will not cause the structure to lose its contributing status.

13. Under SFCC Section 14-5.2(D)(2)(d), it is not permitted to construct within 10 feet of a primary façade, or in excess of 50 percent of the square footage, of a contributing structure.
14. The Applicant proposes to construct within 10 feet of a primary facade and in excess of 50 percent of the square footage of a contributing structure. He proposes to build a two-car carport attached to the existing garage, which is a contributing structure; see project element # 2, above.
15. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
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 conclusively demonstrated that all exception criteria have been met. The Board finds:
    a. Granting the exception would not damage the character of the district because the proposal is in context in terms of its scale, in relation to the contributing structure; the architectural scheme of the carport is consistent with Historic District design standards; and it does not require demolition of any part of the garage wall to which it is attached;
    b. An exception is required to prevent a hardship to the Applicant or an injury to the public welfare because there is very little space between the house and the neighboring property, allowing for required setbacks, and the unimproved area immediately to the south of the existing garage is the only space with street frontage where a carport can be placed;
    c. Granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts; and
    d. The addition of a carport will not cause the structure to lose its contributing status.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exceptions requested in the Application.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of May, 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 # 2022-5025-HDRB
Address – 619 Acequia Madre
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – Cole Martelli and David Muck

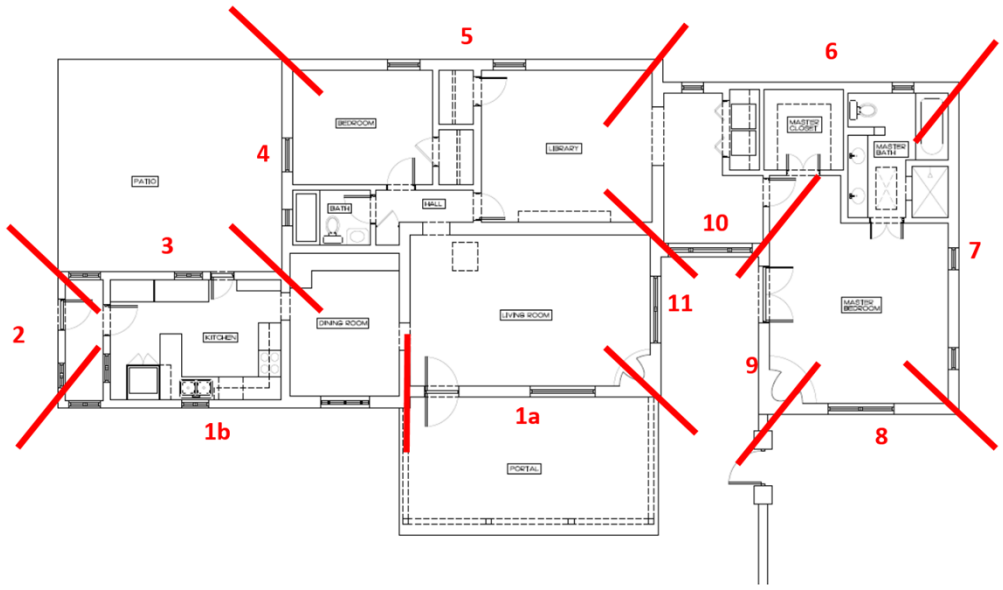
THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

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 # 2022-5052-HDRB, heard on April 12, 2022, the Board designated the façades identified as 1(a), 1(b) and 11 as primary, excluding the portal attached to façade 1(a). A historic yard wall along Acequia Madre and Calle Corvo was designated as contributing, except for that portion of the yard wall forming the west wall of the parking court.

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 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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff does not find that all 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 SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(2)(c) additions are not permitted to primary façades.

9. The Applicant proposes to add a portal on a south-facing primary façade (façade # 1(a) in the above diagram), which requires the removal of an existing portal; see project element # 2.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of this project element, and the Applicant requested an exception.
11. 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.
12. 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. The Board finds:
    a. The existing portal is non-historic, appears dilapidated, detracts from the aesthetics of the house, and is sagging dangerously low such that a person cannot walk under it without stooping to clear the ceiling rafters;
    b. The new portal on that façade will not damage the character of the district because its design is consistent with Historic District standards, it is the same size as the existing portal, and it will serve to protect the entrance and other architectural details from weather and the elements;
    c. The portal addition is required to prevent a hardship to the Applicant caused by the deteriorating and dangerously low existing façade, and prevents an injury to the public welfare by remediating the deterioration of architectural details on a contributing structure;
    d. It strengthens the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts; and
    e. This addition to a primary façade will not cause the structure to lose its contributing status.
13. Under SFCC Section 14-5.2(D)(1)(a) it is not permitted to remove historic materials or alter architectural features and places that embody the status of a structure, and under SFCC Section 14-5.2(D)(5)(a)(i) it is not permitted to remove and replace historic windows on a primary façade.
14. The Applicant proposes to remove and reconfigure a historic yard wall (project element #s 3 and 7), which has been designated by the Board as contributing, and to remove and replace three historic windows (project element # 6); these architectural features embody the status of a contributing structure.
15. Staff determined that exceptions to SFCC Sections 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) would be required for approval of these project elements, and the Applicant requested exceptions.
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. With respect to removal and reconfiguration of the yard wall, 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. The Board finds:
    a. The existing yard wall, on its southernmost part which fronts Acequia Madre, extends almost to the street, leaving no space for a sidewalk at a section where

Acequia Madre is narrow, requiring pedestrians to walk in the street; this narrow section of Acequia Madre is near an elementary school crossing;

b. The applicant proposes to remove the southern section of the yard wall and rebuild it sufficiently inside the property line to create a code-compliant sidewalk, which would remedy a public safety hazard created by pedestrians walking in the street, and would remedy an injury to the public welfare;
c. To relocate the yard wall would not damage the character of the district, since the new yard wall will be similar in appearance to the existing yard wall, and will comply with Historic District design standards;
d. To relocate the yard wall 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;
e. This proposed alteration will not cause the structure to lose its contributing status; and
f. These findings do not support an exception to exceed the allowable height of yard walls on that streetscape (see sections 19 through 23, below).

18. With respect to removal and replacement of the three historic windows on primary façades (façades 1(a) and 1(b)), 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. The Board finds:
    a. The windows designated D and E on the window assessment are steel fixed-frame and steel casement construction, and window F on the assessment is a pinewood, in-swinging window unlike any other on the south façades; these are not character-defining, and have a low thermal quality;
    b. The sizes, construction and appearance of the proposed replacement windows are consistent with Historic District design standards, consistent with the design of the house, and have a higher thermal quality;
    c. The window alterations do not damage the character of the district, as they are consistent with Historic District design standards;
    d. The window alterations prevent a hardship to the applicant and an injury to the public welfare by increasing the energy efficiency of the house and eliminating non-compliant architectural details on a contributing structure;
    e. These alterations will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and
    f. The proposed alterations will not cause the structure to lose its contributing status.
19. Under SFCC Section 14-5.2(D)(9)(c)(ii)(C), it is not permitted to construct a yard wall that exceeds the average height of other yard walls and fences in the streetscape.
20. The Applicant proposes to build a yard wall (project element # 7), to a height of 6 feet, where the average height of other yard walls and fences on that streetscape is 4 feet 9 inches.
21. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(C) would be required for approval of this project element, and the Applicant requested exceptions.
22. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.

23. With respect to construction of the yard wall at a height of six feet, 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. The Board finds:
    a. A yard wall six feet high would be inconsistent with the average height of yard walls on that streetscape;
    b. The Applicant's objective of creating more privacy does not demonstrate a hardship that would support an exception to the Code; the Board notes that the house is set back from the street all the way to the north edge of the lot, and the view of the front of the house is partially obstructed by trees and shrubbery; and
    c. There is no injury to the public welfare by limiting the height of the reconfigured yard wall to 4'9".
24. The Board finds that the window on façade 1(b) designated as window G on the window assessment is non-historic.
25. 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.
26. 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.
27. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception to Section 14-5.2(D)(2)(c) regarding the portal addition on a primary façade (project element # 2), as requested in the Application.
3. The Board grants the exception to Sections 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) regarding the removal and reconfiguration of a yard wall (project element # 3), and the replacement of historic windows D, E and F on a primary façade (project element # 6), as requested in the Application.
4. The Board denies the exception to Section 14-5.2(D)(9) regarding construction of a yard wall that exceeds the permitted height (project element # 7), as requested in the Application.
5. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - The new, reconfigured yard wall shall not exceed the maximum allowable height of 4 feet 9 inches.

IT IS SO ORDERED ON THIS 10th DAY of May, 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 # 2022-5023-HDRB
Address – 510 Apodaca Hill
Agent's Name – Wyndham Carlisle
Owner/Applicant's Name – Galen Briggs

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

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. 510 Apodaca Hill is located to the east and behind 508 Apodaca Hill. This structure has no street frontage. 508 and 510 were earlier one property and are now split.

It was built 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 been uninhabited 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.

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: Given the structural condition of the structure and its lack of integrity, staff recommended that the structure be downgraded from its historic status of "Contributing" to "Non-Contributing" per SFCC Section 14-5.2(C)(2).
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 "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."

6. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
7. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
8. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "non-contributing structure," as recommended by staff.
9. In support of its decision to downgrade the status of this structure to non-contributing, the Board finds that this is a small building which has no visibility from the street. It has no apparent architectural theme. The house has been unoccupied for at least 20 years, its roof has caved in, the rafters are supported by roof jacks, and part of the wall on the north elevation has collapsed. The house is uninhabitable for its dilapidated condition

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 downgrades the status of the structure to non-contributing.

IT IS SO ORDERED ON THIS 10th DAY of May, 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 # 2022-5024-HDRB
Address – 510 Apodaca Hill
Agent's Name – Wyndham Carlisle
Owner/Applicant's Name – Galen Briggs

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

510 Apodaca Hill is a 270-square-foot structure that previously had been designated contributing to the Downtown and Eastside Historic District. In a hearing earlier on April 26, 2022, the HDRB downgraded the historic status of this structure to "non-contributing." See Case # 2022-5023-HDRB. The applicant now is applying for approval to demolish this building.

Built in the mid-1950s, it was built in conjunction with the neighboring property, 508 Apodaca Hill, which has a street frontage. 510 Apodaca Hill is located to the east and behind 508 Apodaca Hill, and has no street frontage. 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.

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 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 recommends approval of the demolition per the staff responses to 14-3.14(G)(1).
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. Staff determined that since the structure has been re-designated as non-contributing, the demolition of this structure does not have the potential to jeopardize its status, contrary to SFCC Section 14-5.2(D)(1). Therefore, approval of the demolition request would not require an exception according to SFCC Section 14-5.2(C)(5)(b).
6. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section or block front, whether the street section or block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
7. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historical significance.
8. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front.
9. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is in a poor state of structural stability.
10. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
11. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
12. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition criteria have been met.
13. In support of its decision to approve demolition of this structure, the Board finds that this is a small building which has no visibility from the street. It has no apparent architectural theme. The house has been unoccupied for at least 20 years, its roof has caved in, the rafters are supported by roof jacks, and part of the wall on the north elevation has collapsed. The house is uninhabitable for its dilapidated condition.

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 to demolish the structure.

IT IS SO ORDERED ON THIS 10th DAY of May, 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 # 2022-4713-HDRB
Address – 1500 Canyon Road
Agent's Name – Richard Horcasitas
Owner/Applicant's Name – Tony Martin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

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;
17) Include a steel frame and wood board gate, 18 feet wide and 3 feet 6 inches high and a pedestrian gate of similar construction.

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 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.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(6), it is not permitted to change historic roof material.
9. The Applicant proposes to change the historic roof material, removing the existing terne lead/tin alloy roof and replacing it with a bonderized steel, standing-seam roof, and replacing existing eaves and rafters as necessary; see project element # 3.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(6) would be required for approval of the Application, and the Applicant requested an exception.
11. 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.

12. 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:
    a. The existing roof was made of materials that are no longer on the market, it is likely over 100 years old, is past the end of its useful life and is exhibiting signs of rust, leakage and advanced deterioration; the rafter tails and eaves show substantial deterioration;
    b. The roof replacement does not damage the character of the district, as the replacement will be similar in appearance to the existing, historic roof, and is consistent with Historic District design standards;
    c. The roof replacement will prevent a hardship to the applicant and an injury to the public welfare by protecting the structure of a historic, significant house from leakage, water damage and further deterioration;
    d. The roof replacement will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and
    e. The roof replacement will not cause the structure to lose its significant status.
13. Under SFCC Section 14-5.2(D)(5)(a)(i) and (ii), it is not permitted to widen or narrow an opening, nor to make an opening where one does not presently exist.
14. The Applicant proposes to change the size of two window openings on the south façade, to change the size of a window opening on the east façade, and to convert a door to a window, reducing the size of the opening, on the east facade; see project elements #s 9 and 11.
15. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) and (ii) would be required for approval of the Application, and the Applicant requested an exception.
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 conclusively demonstrated that all exception criteria have been met:
    a. The windows the Applicant seeks to remove and/or replace are non-historic, aluminum-slider windows, which are inconsistent with Historic District design standards and have a low thermal quality;
    b. The sizes, construction and appearance of the proposed replacement windows are consistent with Historic District design standards, consistent with the design of the house, and have a higher thermal quality;
    c. The evidence supports that the door opening on the east façade is not original;
    d. The window/door alterations do not damage the character of the district, as they are consistent with Historic District design standards;
    e. The window/door alterations prevent a hardship to the applicant and an injury to the public welfare by increasing the energy efficiency of the house and eliminating non-compliant architectural details on a significant structure;
    f. These alterations will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and
    g. The proposed alterations will not cause the structure to lose its significant status.

18. Under SFCC Section 14-5.2(D)(2)(c) it is not permitted to construct on a primary façade.
19. The Applicant proposes to build a bathroom addition and porch on the south façade of the house, and to build a portal on the north façade of the house; see project elements #s 10 and 13.
20. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
21. 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.
22. 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:
    a. The house presently has one bathroom, which measures approximately 6½ by 8 feet, is too small to accommodate all the common bathroom fixtures, their plumbing, closet space and a washer/dryer combination, and likely would be inaccessible to a disabled person;
    b. Due to the compartmentalized floor plan of this house, it would be very difficult to enlarge the bathroom without expanding the footprint of the house;
    c. The bathroom, porch and portal additions do not damage the character of the district, as they are consistent with Historic District design standards, and do not exceed 50 percent of the historic footprint;
    d. The bathroom, porch and portal addition prevent a hardship to the applicant and an injury to the public welfare by creating more living space, proving accommodations for additional occupants, and protecting the historic south façade and the doorway on the historic north façade from the elements;
    e. These additions will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and
    f. The additions will not cause the structure to lose its significant status.
23. The Board finds that the doors on the north and south elevations, and the steps to those doors, are non-historic.
24. 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.
25. 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.
26. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exceptions requested in the Application.
3. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - The portal to be added to the north façade should not be free-standing, and should attach to the façade; and
    - An exposed stone foundation on the yard wall will be permitted that is in keeping with the design of a historic barn on the property.

IT IS SO ORDERED ON THIS ___ DAY of _____, 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 # 2022-5030-HDRB
Address – 440 Acequia Madre
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Becky Casey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 26, 2022.

BACKGROUND

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 provided a floor plan showing the progression of additions and alterations.

The applicant requested 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, as a whole, this elevation embodies the characteristics of Spanish-Pueblo Revival Style, that includes wall-dominated individual block massing with rounded corners, flat roof, parapets, and inset portal with corbels and beams.

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 board retain the building's contributing status including the yard wall and gates and that the west elevation including facades 1, 2, 3, 4 and 5 be designated primary per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures, and SFCC Section 14-2.1, primary façade designation.
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 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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations, and to designate primary façades of contributing structures.
8. The Board finds that façades 1, 2, 3, 4 and 5, are the primary façades of the structure with the features that define the character of the structure's architecture, because the west elevation as a whole embodies the characteristics of Spanish-Pueblo Revival Style, that includes wall-dominated individual block massing with rounded corners, flat roof, parapets, an inset portal with corbels and beams.
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 grants the Applicant's request to review historic status.
3. The Board maintains the structure's contributing status.
4. The Board designates the following façades of the house as primary: 1, 2, 3, 4 and 5.

IT IS SO ORDERED ON THIS 10th DAY of MAY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-005033--HDRB

Project Description: Addition and Remodel

Project Location(s): 964 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant: CHRISTOPHER PURVIS ARCHITECT@ACP-AIA.COM
222 E MARCY ST 19
SANTA FE , NM 87501
Property Owner: Wilson and Elizabeth Britton

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2022-005033-HDRB

Address: 964 Acequia Madre
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**

____ **Other**:

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

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(I) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

964 Acequia Madre is a 1,672 square foot building designated contributing to the Downtown and Eastside Historic District. The house is "simplified" Spanish-Pueblo Revival style with a low transverse gable roof and white territorial wooden trim. Windows are wood double-hung surrounded by white wood trim. While its date of construction is unknown, a portion of the house is likely at least 100 years old. There is a casita on the southeast corner of the lot. A 1984 historic survey shows the front north elevation without a portal; a 1994 HDRB case led to the addition of a wood territorial-styled portal with simple brackets and posts painted white. Other non-historical alterations include a stucco yard wall atop the historic low rock acequia wall. There is a timber bridge over the Acequia Madre.

While the 2021 footprint study indicated that changes were made to the front (north) façade fenestration that include a north elevation front door shift to west between 1984 and the present, the board did not agree and designated the north elevation as primary excluding the portal. The board also designated the east elevation a primary façade.

The applicant proposes the following exterior alterations:

North Elevation Alterations

1. Redesign the front portal posts and corbels on the north front (primary façade) by removing the 1980s brackets and replace with viga posts and corbels that will be stained dark brown.
2. Remove the single-wide front door and relocate it to the west end of the façade, in effect exchanging it with the existing historic double-hung 3-over-1 lite windows on the west end. The new entry doors will be double French doors. The new doors will not widen the existing opening but lengthen the opening.
3. Remove historic double-hung 3-over-1 lite windows on the west end, proposed to be replaced by the new double French doors. The applicant requests an exception to 14-5.2(D)(1)(a) which prohibits removal of historic material.
4. Install a new true divided lite double hung window to match in-kind the removed west end window. New window will replace the removed door. The opening will not be widened but will be shortened. The new doors and windows will match existing in pattern and material and will be true-divided lite and painted to match the house's existing "Sage Green."
5. Add a 48" high masonry yard wall stuccoed to match house. The yard wall will have a wood paneled 36" wide double entry gate and be set 4" off the primary east façade.
6. . The proposed yard wall is set back more than 20' south into the property.

South Elevation

1. Convert a 77 square foot portion of the existing portal into heated space. The additional roofed space will be set less than 10 feet from the primary east façade. The applicant requests an exception for its proposed placement per Section 14-5.2(D)(2)9d).
2. Infill two windows on the south west corner of the building
3. Add two small kiva fireplaces.
4. Add one window on the western end of the south elevation and one window on the southern end of the west elevation.

5. Infill a window on the south elevation and relocate a new true divided lite wood window painted Sage Green.
6. Add two skylights on the rear of the roof not visible from a public way.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Proximity of addition to Primary façade 14-5.2(D)(2)(d).

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

Applicant Response: This proposed addition does not damage the streetscape because it is set back from the street and is not visible from the public way.so the profile of the east primary elevation is maintained.

Staff Response: Staff agrees.

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

Applicant Response: The addition allows the owner to increase the functionality of the rear of the house. Fixing a circulation flow pattern to better incorporate the bedroom suite into the rest of the house

Staff Response: Staff acknowledges the owner's desire to change the interior flow but does not believe the addition is needed to prevent a hardship or injury.

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

Applicant Response: The proposed addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to adapt them to the current ways of living

Staff Response: Staff agrees that adding square footage allows for greater use of this property.

Removal of historic material for exchange of window for a door on the primary elevation 14-5.2(D)(1)(a)

(i) *Do not damage the character of the streetscape;*

Applicant Response: This proposed exchange does not damage the streetscape because it is under a portal and the rhythm of the openings is maintained, and with the exception of the material which is non historic, there will not be a change to the opening widths and minimal change to the length of the opening.

Staff Response: Staff believes that the proposed exchange of the door and window do not damage the character of the streetscape; however, removing the historic window is elective and represents loss of historic fabric.

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

Applicant Response: The proposed exchange allows the owner to make the house more accessible by reducing the number of steps.

Staff Response: Staff does not believe the addition is needed to prevent a hardship or injury.

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

Applicant Response: The proposed exchange is part of the full range of design options that should be available for residents to continue to live in and adapt buildings while improving their ability to adapt them to a more accessible circulation flow.

Staff Response: Staff agrees.

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)*

964 ACEQUIA MADRE

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / 84

☐ No previous survey

8 Name of Project

9 UTM

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 5

Frame #: 7

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

SMALL HOUSE WITH CONTRASTING WHITE PORCH AND WINDOW TRIM, LOW WALL W/ STONE FOUNDATION/EDGE OF ACEQUIA CHANNEL; TIMBER BRIDGE OVER ACEQUIA. ADDITIONAL SMALL STRUCTURE ON SITE.

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

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 NORTH

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: _____


ROLL 5 #9 NORTH

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)*

964 ACEQUIA MADRE

4 **County** SANTA FE

5 **Date of Survey** 6-24-03

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	1/1	3
FIXED	WOOD	PAIR 3LTS/1	3
	WOOD	SINGLE LIGHT	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)*

13 **Porches** ☐ Not Applicable

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

14 **Other Significant Features**

SIMPLE BRACKETS AT PORCH POSTS
VERY SHALLOW PITCH OF ROOF CONTINUOUS AT PORCH

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
- ☐ Bungalow/Craftsman
- ☐ Colonial Revival
- ☐ Folk Victorian
- ☐ Gothic Revival
- ☐ International
- ☐ Italianate
- ☐ Mediterranean
- ☐ Mission Revival
- ☐ Neo-Classical
- ☒ Northern New Mexico
- ☐ Prairie
- ☐ Pueblo
- ☐ Queen Anne
- ☐ Ranch
- ☐ Spanish-Colonial
- ☐ Other: _____
- ☒ SIMPLIFIED Spanish-Pueblo Revival
- ☐ Territorial
- ☐ Territorial Revival
- ☐ Tudor Revival

Notes:

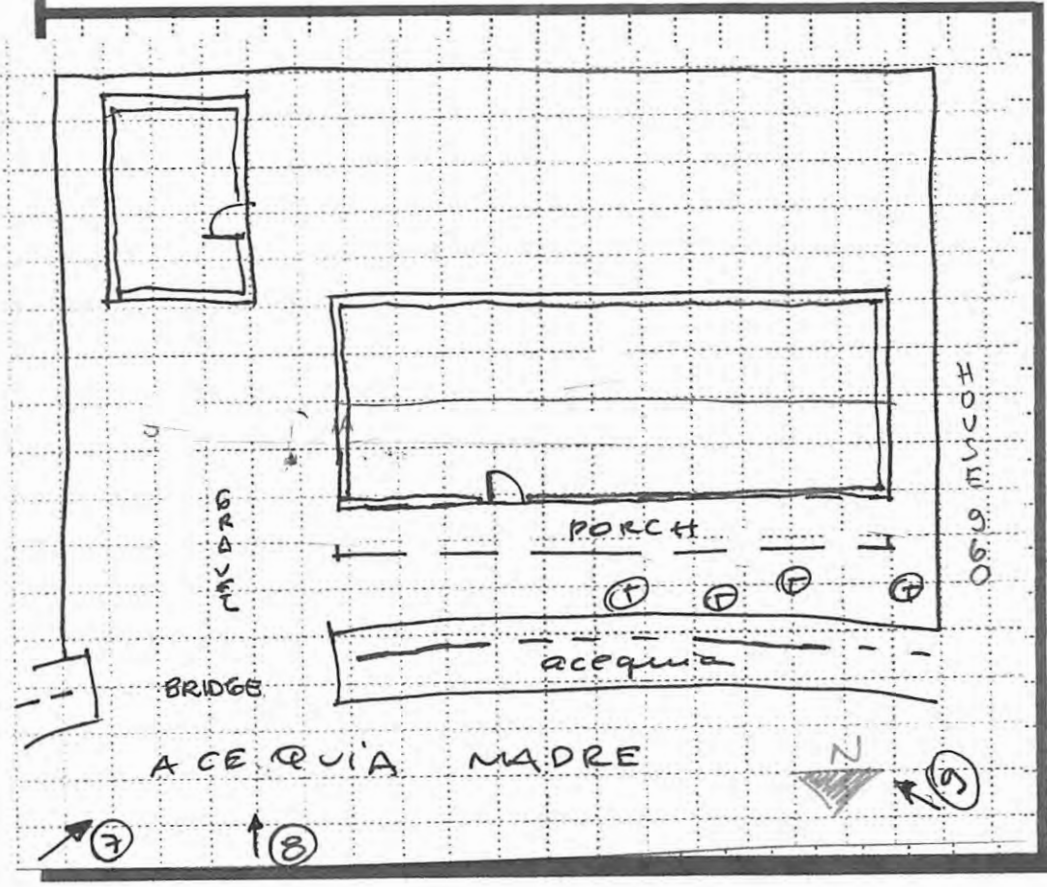
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

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

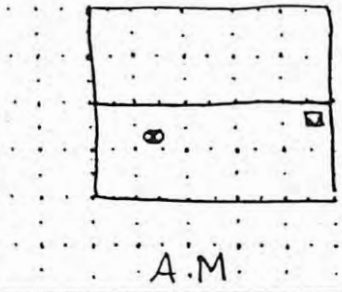
- (T) TREE
- G GATE
- YARD WALL
- BUILDNG WALL
- DOOR
- (3) PHOTO LOCATION
- NORTH ARROW

H108

building threatened: yes
surveyed: date 15-XI-84 by mb
county: Santa Fe
lot no.: 051611506
project: SFHD-6-1500
number
UTM reference: easting, northing
zone 12 13

current description: 964 Acequia Madre
city/town: Santa Fe
land grant/reservation:
architect:
legal description: twsp N S range E W sec
city tax no.: 18
inventory no.: 23
map of area





style: NM Vernacular
foundation material: NV
wall material/surface: Adobe Stucco

architectural features: Roof - transverse gable. Tongue plate. Fascia. Gutter w/o downspout. 1 masonry flue 1 metal flue
Windows - 3/1 dbl. Railroad
Door - 1 lite w/ panel w screen door

date of construction: 1929-34 estimate c.1932
source: BD City Directory
use
present: residential
other:
historic: residential
other:
condition
excellent X good
fair deteriorated
degree of remodeling
X minor moderate major
describe:
surroundings: Res
relationship to surrounding
similar not similar
interior potential
yes no
significance
eligible X of interest no
if eligible, why? contrib.
associated buildings? X
what type? Shed
if inventoried, list ID #s
see back? yes

Illustrations

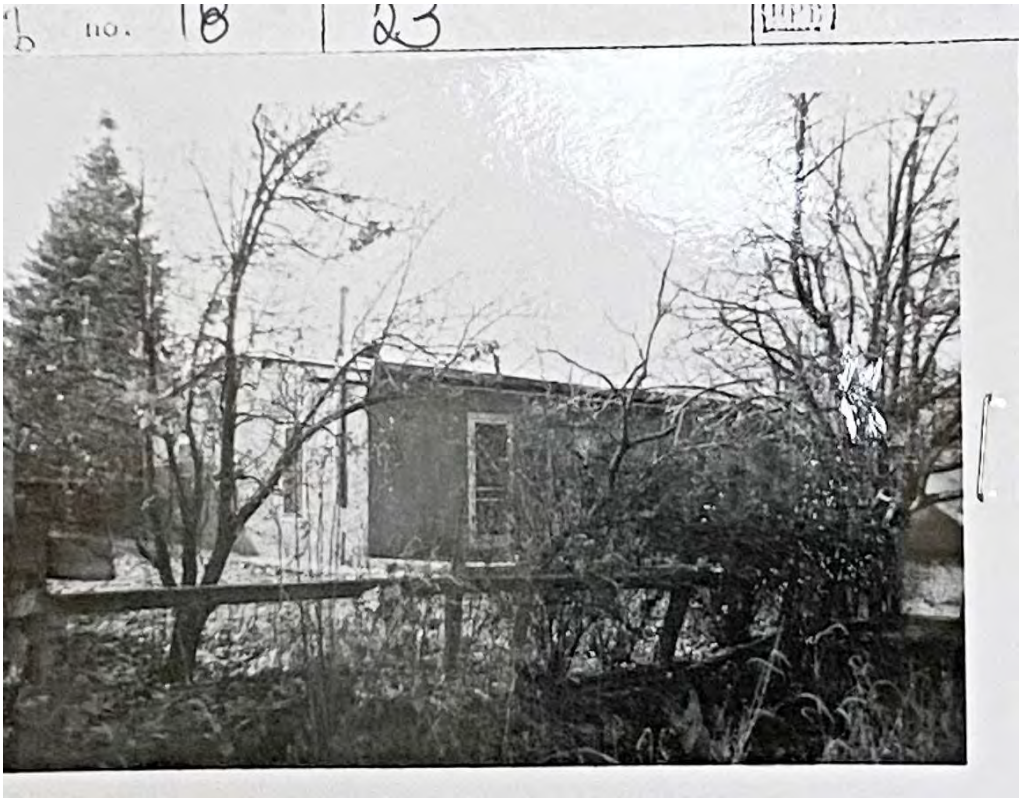




Figure 1: 1984 HBI survey photograph (above) compared with recent image of Front (north) elevation.

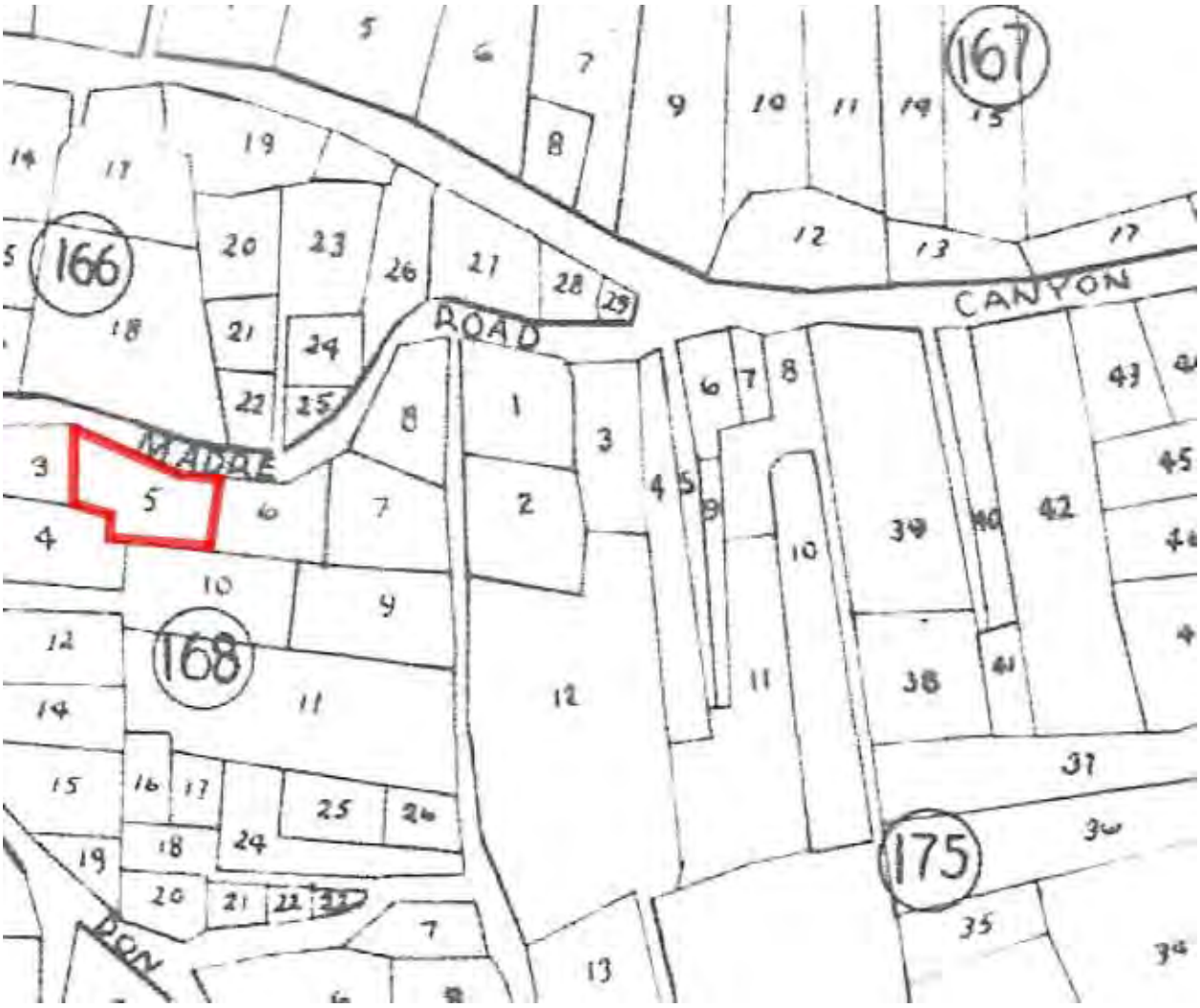


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957. Parcel 5 at the time included subject house and adjacent house to west. Courtesy City of Santa Fe GIS.

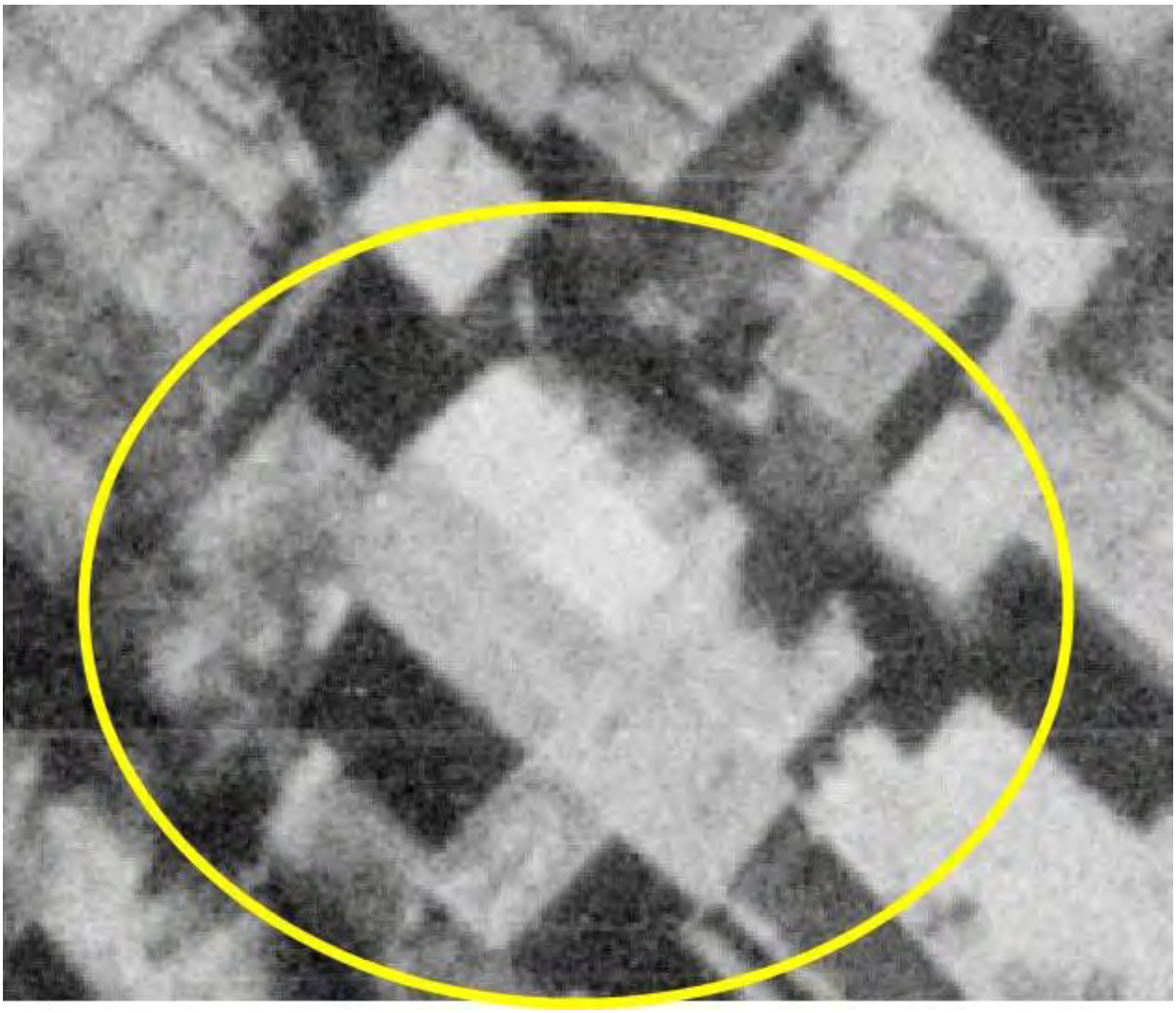


Figure 4: 1958 aerial photograph.
House with pitched form and unknown extension.
Courtesy New Mexico Department of Transportation.



Figure 5: 1966 aerial photograph.
Courtesy New Mexico Department of Transportation.



Figure 6: 1978 aerial photograph.
Courtesy New Mexico Department of Transportation.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 2/25/22	964 ACEQUIA MADRE
Property Owner of Record: KRITTON WILSON	Proposed Construction Description:
Applicant/Agent Name: CHRISTOPHER PURVIS	INT REMODEL/REAR ADDITION/WINDOWS/DR
Contact Person Phone Number: (505) 982 5461	TOTAL ROOF AREA: 2096 ft

Zoning District: R-5

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

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

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

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

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

Terrain: ☐ 30% slopes_____

Lot Coverage : 36 %
☐Open Space Required:_____

Setbacks:
Proposed Front: EX 25' Minimum: 7'
2nd Front? _____
Proposed Rear: EX 10' Minimum: _____
Proposed Sides: L 20' R 24' Minimum: 5'

Height: Proposed EX EX 12'-8" EX
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

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

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

CHRISTOPHER PURVIS [☐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 2/24/22 DATE

To Be Completed By City Staff: 2022-004971-PAR

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

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

REVIEWER: Lani J McCulley **DATE:** 03/02/2022

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

Revised 20 November 2020

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

March 4, 2022

RE: 964 Acequia Madre

Dear Angela Bordergary and
Members of the Historic Districts Review Board

At the January 25 meeting the board designated the north and East elevations of this house Primary. The existing Contributing structure of 1672 sq.ft. has been remodeled with an addition of on the rear and a portal on the front sometime in the late 1980's
The current proposal is to

1. Redesign the front portal posts and corbels to be more in keeping with the historic district. removing the 1980's brackets and proposing viga posts and corbels solid body stain darker brown (see attached)
2. On the north elevation Exchange the door and window thereby improving the flow of the house (place a pair of doors where the double windows are the doors shall be wood painted to match the existing windows Sage Green (see attached) ; and place a matching TDL wood window painted sage green where the door currently is)
3. Add a 48" high yard wall to within 4Inches of the east elevation to provide privacy for the back yard
4. Add two small kiva fireplaces one in the bedroom at the south east corner one in the kitchen on the south wall
5. Infill two windows on the south west corner of the building (preserving the corner windows but allowing for some privacy for the bathroom); one window on the western end of the south elevation; one window on the southern end of the west elevation.
6. Infill the glass door on the south elevation
7. Infill a window on the south elevation and relocate a new one TDL wood painted Sage Green
8. Add two skylights on the rear of the roof not visible from a public way one over the kitchen and one over the dining.
9. add 77 sqft of heated space under the existing rear portal that will be stuccoed to match the existing building (el Rey Cementitious Adobe) With an additional TDL door and window painted sage green noting that the addition will not be visible from the street. I provide the following responses to the criteria for exception for the fact that proposed heated addition is less than 10 feet from the east primary elevation:

518 Old santa Fe trail St1 PMB 373, Santa Fe NM 87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

(i) *Do not damage the character of the streetscape;*

This proposed addition does not damage the streetscape because it is set back from the street and is not visible from the public way.so the profile of the east primary elevation is maintained.

(ii) *Prevent a hardship to the applicant or an injury to the public welfare;*

The addition allows the owner to increase the functionality of the rear of the house .Fixing a circulation flow pattern to better incorporate the bedroom suite into the rest 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;*

The proposed addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to adapt them to the current ways of living.

I provide the following responses to the criteria for exception for the fact that proposed exchange of window for a door on the primary elevation

(i) *Do not damage the character of the streetscape;*

This proposed exchange does not damage the streetscape because it is under a portal and the rhythm of the openings is maintained , and with the exception of the material which is non historic , there will not be a change to the opening widths and minimal change to the length of the openings

(ii) *Prevent a hardship to the applicant or an injury to the public welfare;*

The proposed exchange allows the owner to make the house more accessible by reducing the number of steps at the front door and within the house . It also allows for the. fixing a circulation flow pattern to better allow the living room to not function as an entry way (which is now central the house)

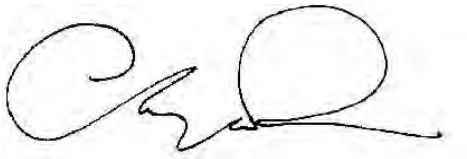
(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts;*

518 Old santa Fe trail St1 PMB 373, Santa Fe NM 87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

The proposed exchange is part of the full range of design options that should be available for residents to continue to live in an adapt buildings while improving their ability to adapt them to a more accessible circulation flow

Please Call if you need any clarifications on the above noted items

Sincerely



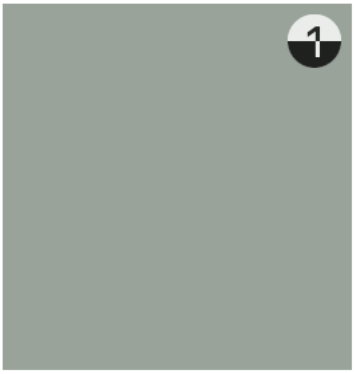
Christopher Purvis

518 Old santa Fe trail St1 PMB 373, Santa Fe NM 87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

Solid body stain Desert Blush by Cabot



SAGE GREEN Behr Natures Gift

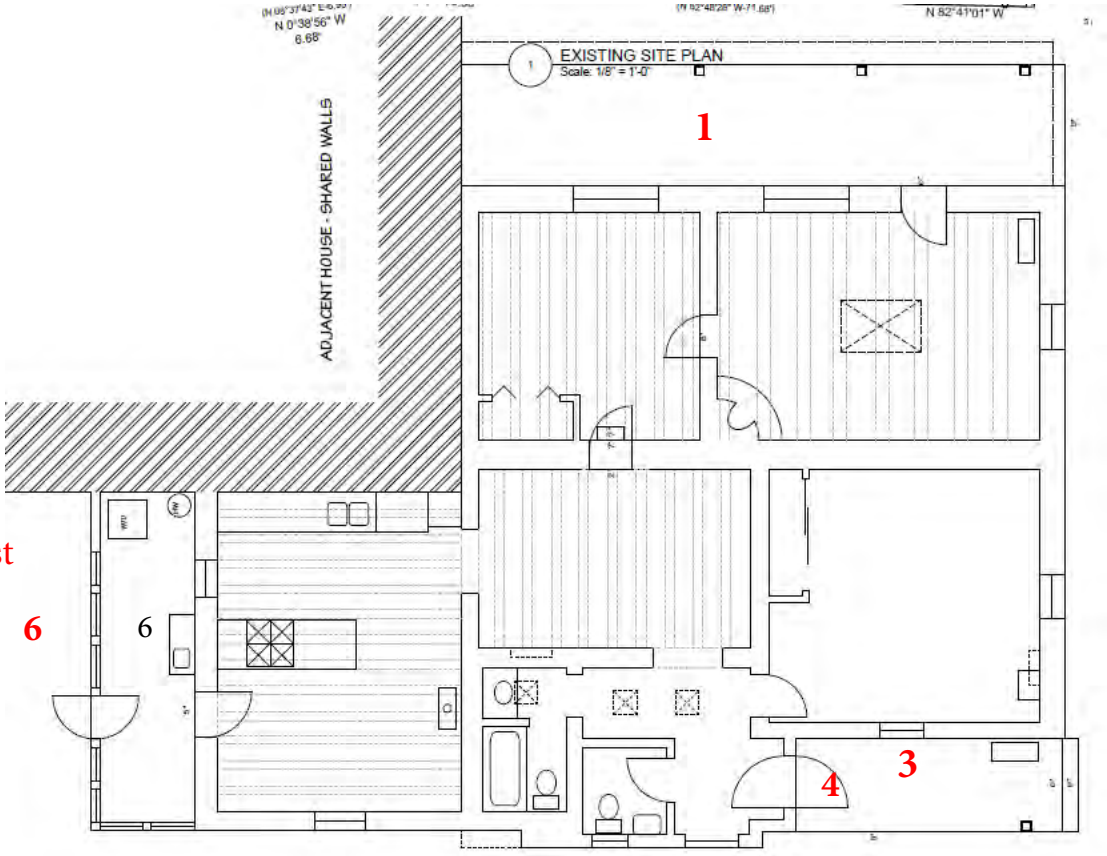


El Rey Cementitious Buckskin

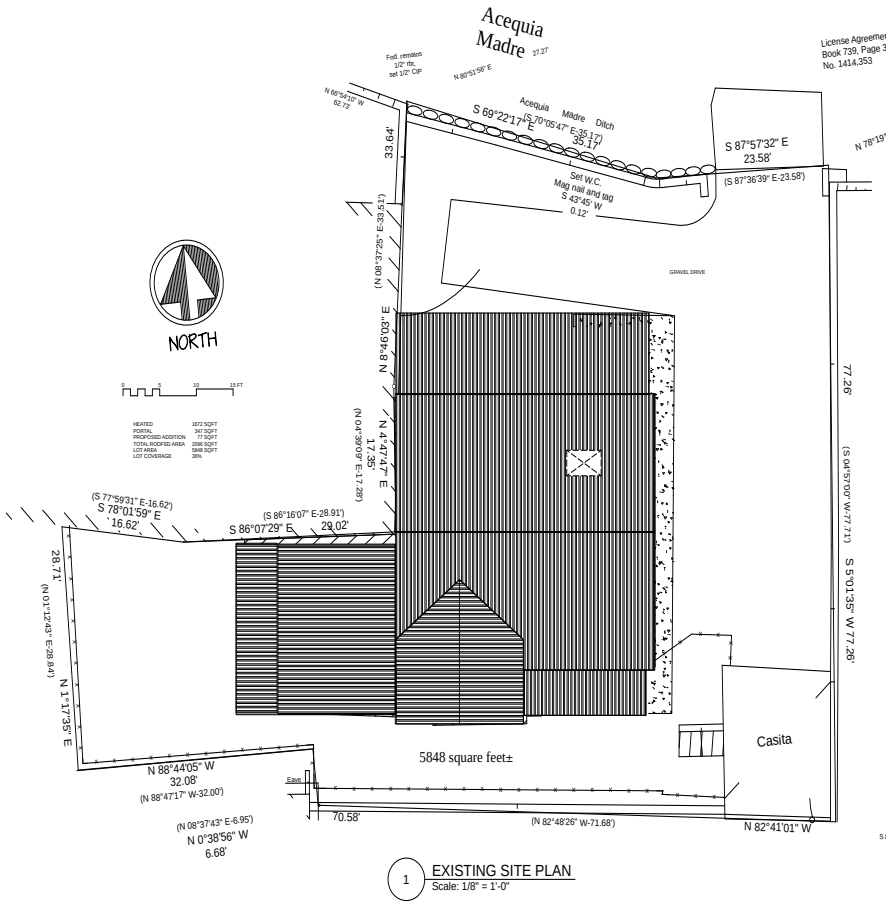


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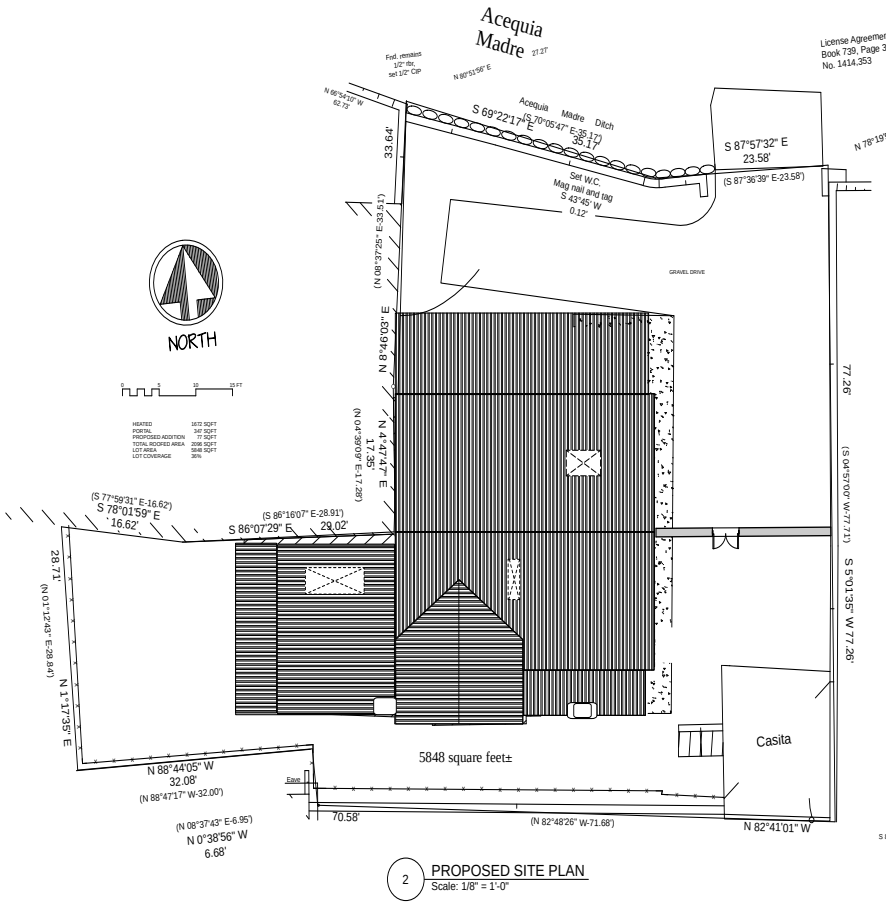
North



FACADE DIAGRAM



1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

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

WILSON REMODEL

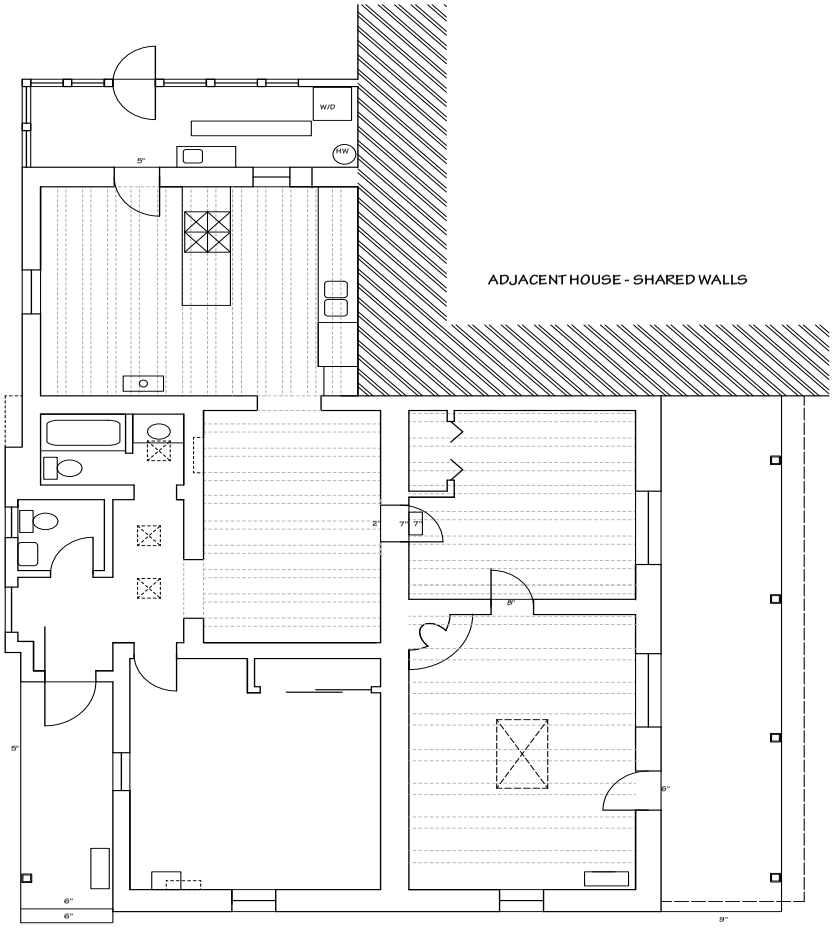
964 ACEQUIA MADRE

SANTA FE , NEW MEXICO

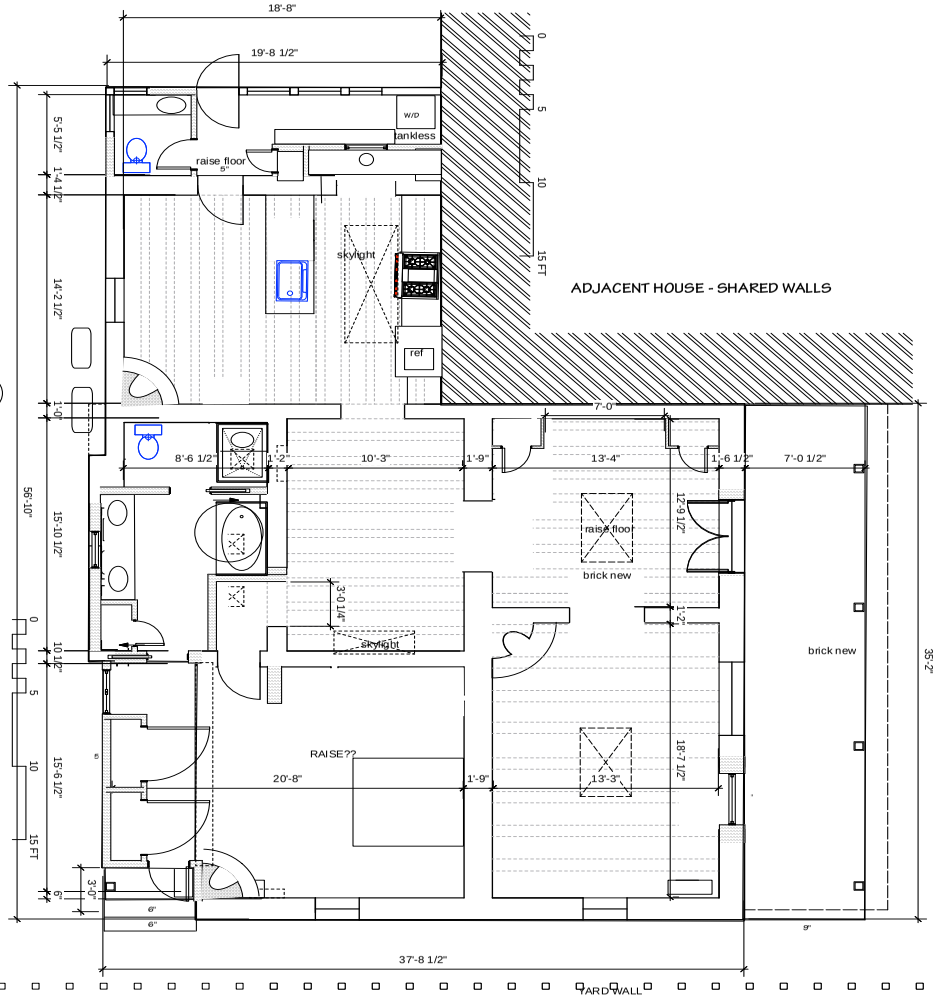
3/4/2022

A-1

JOB NO. 4142



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



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

JOB NO. 4142

A-2

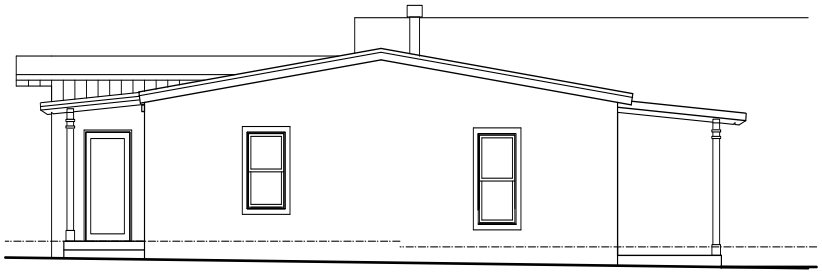
3/4/2022

WILSON REMODEL

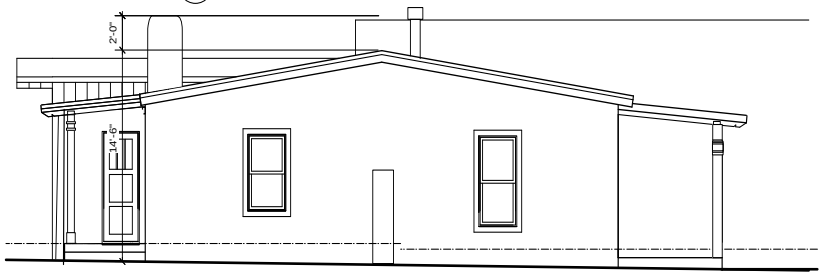
964 ACEQUIA MADRE

SANTA FE , NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS
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Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com



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



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



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



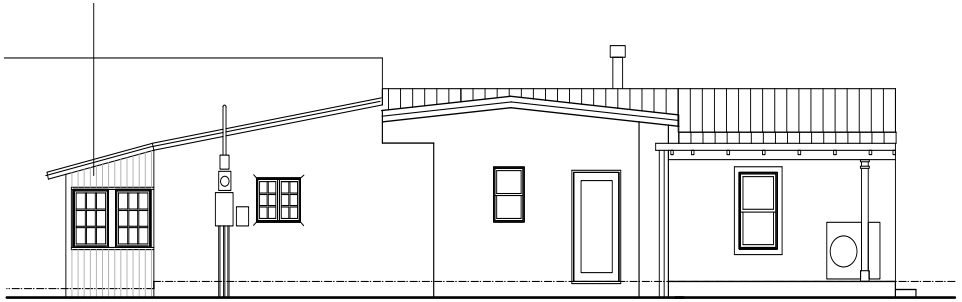
2 NORTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



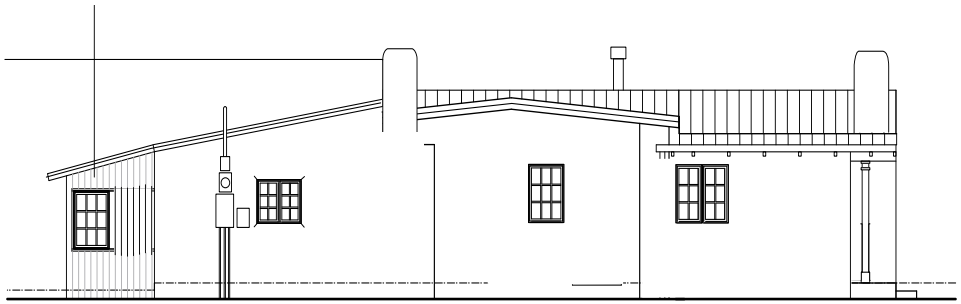
2 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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



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



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

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Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

WILSON REMODEL
964 ACEQUIA MADRE
SANTA FE , NEW MEXICO

3/4/2022

A-3

JOB NO. 4142



SOUTH ELEVATION



WEST ELEVATION


EAST ELEVATION


NORTH ELEVATION


964 ACEQUIA MADRE
NORTH ELEVATION

964 ACEQUIA MADRE



EXITING FRONT DOOR



EXITING RIGHT WINDOW

City of Santa Fe, New Mexico

memo

DATE: May 10th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005222-HDRB

Address: 564 Garcia Street
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

___ **Zoning Review Sheet**

__X__ **Other**: Previous Case H-16-078 which includes the PZR, Historic Inventory Form, Site plan and Elevation drawings,

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

__x__ **Other:** H-16-078 (Previous Case) Action Letter

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:

564 Garcia Street is a Spanish-Pueblo Style residential structure listed as contributing to the Downtown and Eastside Historic District. No remodel is proposed for the home.

In 2016, the applicant came to the Board for a request to build a 576 square foot free-standing garage in the place of carport. The applicant received a red tag from the Historic Inspector at the time of the interim inspection because the drawings on file did not match what was constructed. It is a double garage with French doors and one window.

In August, 2017, the garage was completed to a height of 12'-4".

On November 28th, 2017, during a HDRB hearing, the applicant requested the following:

1) The application was approved for a garage of 10'-6". The applicant constructed the garage and added a necessary 1'-6" to accommodate the garage doors. They had drawn the 10'-6" total height of the garage in error and is now requesting the additional 1'-6" of height. The maximum allowable height is 14'-9".
2) In addition, the applicant requested approval of the installation of French doors on the east elevation of the garage and installation of a window of the south side of the garage.

On November 28th, 2017, the HDRB approved this request with the condition that the window on the south elevation be replaced with a window that is divided lite and that has panes that are not greater than 30 inches on a diagonal measurement, and that staff approve the revised drawings before submission of a permit revision.

After failing the final inspection for not having brought the drawings, the contractor never completed the final steps for inspection. The permit is expired and the HDRB approval are now expired and beyond the time allowance for administrative approval.

Now, the applicant proposes the following:

1) No physical changes to the structure
2) A renewed HDRB approval but with the accurate height of 12'-4".

RELEVANT CODE CITATIONS:

14-3.19(A)(3)(C) Time Extensions

(2) Administrative Extensions
(Ord. No. 2013-16 § 20)

(a) The land use director may approve two consecutive extensions to the time limits for an approved development , each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.

(b) Administrative time extensions approved by the land use director , pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body , are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

(3) Time Extensions by Land Use Boards

Extensions of time that do not meet the requirements for administrative approval may be made by following the procedures for amending the type of action for which extension is requested.

A. CHRISTOPHER PURVIS ARCHITECTS

Carly Piccarello
City Of Santa fe HDRB
Santa Fe NM 87501

Friday, March 25, 2022

RE: Re-Approval at 564 Garcia

Enclosed please find
photographs of the Completed Building
Permit records showing what has been completed
Additional HDRB letter for the revised window

Dear Ms Piccarello and members of the Historic Districts Review Board

In August of 2017 The garage at this property was scheduled for historic final When the inspector arrived he noted that the building was not the approved height and had un approved window and doors. So the project failed .

The builder Joseph Bransford took the case back to the board and on November 28 2017. At that meeting the board approved the height of 12'-0" and a window that would comply with HDRB Eastside standards.

The builder replaced the non conforming window then on November 28 2018 called for another final inspection . When the inspector arrived at 564 Garcia street there were no plans on site, so the inspection failed.

The contractor never followed up and the homeowner when she discovered that he was not completing his work made several attempts to rectify the situation but not being familiar with the process was unsuccessful in finding the correct paperwork to complete the process. And so gave up

The building is complete The only thing lacking was the Historic Final, and the building Final
All other stages were completed and signed off on by the inspectors at the time.

We now have an expired permit and an expired HDRB approval (since the last letter was issued late in 2017) for a completed building. We are asking the board to renew their 2017 approval noting that the final height of the building is 12' 4". That would allow the owner to obtain a new building permit so that they can then call for the final two inspections of the completed building. No other work needs to be done at this property

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

Sincerely,



Christopher Purvis.

518 Old Santa Trail St1 PMB 373 Santa Fe NM
87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Joseph Bransford Builders, agent for Roy and Linda New, owners, request to increase the height of a non-contributing accessory structure to 12'0" where the maximum allowable height is 14'9".

Case number: H-16-078
Project Type: HDRB

PROJECT LOCATION (S): **564 Garcia Street**

PROJECT NAMES:

OW – Roy and Linda New	564 Garcia Street	Santa Fe, NM 87501
AP – Joseph Bransford Builders	3000 Governor Mechem Road	Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on November 28, 2017. The decision of the Board was to approve the application as submitted with the conditions that the window on the south elevation be replaced with a window that is divided lite and that has panes that are not greater than 30 inches on a diagonal measurement, and that staff shall approve the revised drawings before submission of a permit revision. For further information please call 955-6605.

Sincerely,

Nicole A Ramirez Thomas

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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

PREPARED 11/27/18, 10:18:39 INSPECTION TICKET PAGE 1
City of Santa Fe INSPECTOR: GARY S. MOQUINO DATE 11/27/18

ADDRESS . : 564 GARCIA ST SUBDIV:
TENANT, NBR: 0.128 AC, 5583 SF,
CONTRACTOR : JOSEPH BRANSFORD BUILDERS PHONE : (505) 471-8436
OWNER . . : ROY NEW PHONE :
PARCEL . . : 1-054-098-436-368- -
APPL NUMBER: 16-00002697 ADDITION GARAGE/CARPORT RESIDENTIAL

PERMIT: BLDR 00 BUILDING PERMIT RESIDENTIAL

TYP/SQ	REQUESTED / COMPLETED	INSP / RESULT	DESCRIPTION / RESULTS/COMMENTS
F001 01	3/15/17	GBM	FOOTING TIME: 17:00 VRU #: 003794435
	3/15/17	DA	Not ready for inspection.
F001 02	3/16/17	GBM	FOOTING TIME: 17:00 VRU #: 003794773
	3/16/17	AP	Am please, please call Joe 690-7785.
SLAB 01	3/31/17	GBM	SLAB TIME: 17:00 VRU #: 003802717
	3/31/17	AP	
EL02 01	4/27/17	MJH	ELECTRICAL, ROUGH TIME: 17:00 VRU #: 003814209
	4/28/17	AP	1)Verify building ground is connected to panel. Also verify neutrals are connected.
FR01 01	5/03/17	BLP	FRAME TIME: 17:00 VRU #: 003817269
	5/03/17	DA	requesting Bobby, please call 690-7785 b4 inspection... Need access to roof deck, Anchor bolts with in 12" ends of sill plates
FR01 02	5/05/17	BLP	FRAME TIME: 17:00 VRU #: 003818408
	5/05/17	AP	Bobby please, please call Joe @ 690-7785 b4 inspection...
LAIN 01	5/15/17	BLP	LATH AND INSULATION TIME: 17:00 VRU #: 003823200
	5/15/17	AE	Lath only
EL13 01	6/20/17	TJM	ELECTRICAL, UNDERGROUND TIME: 17:00 VRU #: 003842333
	6/20/17	AP	
G002 01	7/24/17	WAM	GRADING & DRAINAGE, FINAL TIME: 17:00 VRU #: 003861382
	7/24/17	AP	
EL04 01	7/25/17	DAL	ELECTRICAL, FINAL TIME: 17:00 VRU #: 003861226
	7/25/17	AP	
HSF 01	8/04/17	GSM	HISTORIC, FINAL TIME: 17:00 VRU #: 003868551
	8/07/17	DP	Please call Joe 690-7785 before inspection.... Height over the approved height, lite patterns on garage door and rear door not approved, exterior lights not approved.
HSF 02	11/27/18	GSM	HISTORIC, FINAL TIME: 17:00 VRU #: 004178661
	11/28/18	~~DR~~	

COMMENTS AND NOTES

NO PLANS ON SITE


WEST ELEVATION


WEST ELEVATION DETAIL


SOUTH ELEVATION


SOUTH WINDOW ELEVATION


EAST ELEVATION


NORTH ELEVATION

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Joseph Bransford Builders, agent for Roy and Linda New, owners, request to increase the height of a non-contributing accessory structure to 12'0" where the maximum allowable height is 14'9".

Case number: H-16-078
Project Type: HDRB

PROJECT LOCATION (S): **564 Garcia Street**

PROJECT NAMES:

OW – Roy and Linda New	564 Garcia Street	Santa Fe, NM 87501
AP – Joseph Bransford Builders	3000 Governor Mechem Road	Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☑ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing (garage) ☑ Contributing (House) ☑ Significant ☐ Landmark ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION 1930s

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☑ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☑ Non-Residential ☐

USE, PROPOSE Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: November 28, 2017

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation

---

CASE # H-16-078

ADDRESS: 564 Garcia Street
Historic Status: Contributing & noncontributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
_____ District Standards & Yard wall & fence standards.	_____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_____ Other:	_x_ Photographs
	_x_ Other: Garage door designs.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project as it complies with 14-5.2 (D) (9) General Design Standards for All H Districts Height, Pitch, Scale, and Massing and 14-5.2 (E) Downtown and Eastside.

BACKGROUND & SUMMARY:

564 Garcia Street is a Spanish-Pueblo Revival style residential structure that is listed as contributing to the Downtown and Eastside Historic District. No remodel is proposed for the home. The applicant came to the Board for a request to build a 576 square foot free-standing garage in the place of a carport in 2016. The applicant received a red tag from the Historic Inspector at the time of the interim inspection because the drawings on file did not match what was constructed.

The applicant requests the following:

1) The application was approved for a garage height of 10'-6". The applicant constructed the garage and added a necessary 1'-6" to accommodate the garage doors. He had drawn the 10'-6" of the garage in error and is now requesting the additional 1'-6" of height. The maximum allowable height is 14'-9".

2) In addition, the applicant is requesting approval of the installation of French doors on the east elevation of the garage and installation of a window on the south side of the garage.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2126

building threatened? yes	surveyed date 5-10-82 by mb	county Santa Fe	ID no. 051611183
field map SFHD	number 3-1183	UTM reference zone 12 13	easting northing

location description: 564 Garcia

city/town: Santa Fe

land grant/reservation:

building name:

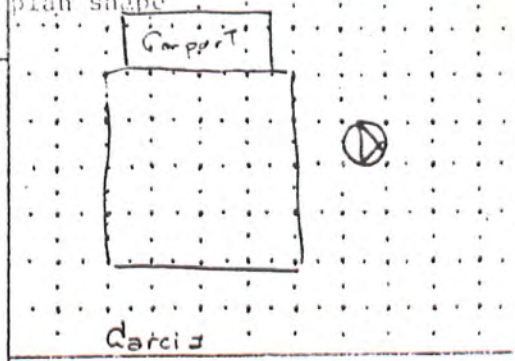
legal description: tnsp N S range E W sec ¼ ¼

film roll by mb no. 8 | negative nos. 13 | loc. of neg. UNM





plan shape



date of construction: 1935-46 estimate 1937 actual

source: Bus Dir owner

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: SW Vernacular
NM Ter Vern.

foundation material: Concrete?

wall material/surface: Adobe / Stucco

architectural features
Roof - flat w moulded parapet, drains to W
3 metal flues vis
Windows - 3/1, turqs. trim, concrete slip sills
Door - 3 lite & panel w alum screen

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? contrib.

~~marginal dale~~

comments

associated buildings? ___ yes.
what type?

if inventoried, list ID nos.

see back? ___ yes

Sept. 17, 1993

Historic Review Design Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501-0809

Dear Sirs & Madams:

This request supercedes and cancels Case # H 93-178.

Due to our coming into possession of a 59-year-old photo of the front porch of 562 E. Garcia, we learned that the original slat railing had been replaced by masonry. Our aim is to remove the masonry and replace it with slat railings corresponding with the 1" x 3" slats in the gable, thereby restoring the original design of the porch.

Please refer to photos of the porch, attached, one current, the other circa 1934.

Respectfully,

564 E. Garcia
Santa Fe, NM 87501

Al Fiegel
1810 Calle de Sebastian, Unit M-4
Santa Fe, New Mexico 87501
Telephone: 505/988-1955



original porch railing, 1934

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/17/16

Property Owner of Record: LINDA TROY WEW

Applicant/Agent Name: JOSEPH BRANSFORD

Contact Person Phone Number: ( ) -

Site Address: 564 GARCIA ST

Proposed Construction Description: DEMO OLD CARPORT / BUILD GARAGE

TOTAL ROOF AREA:

Zoning District: RC 8

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 : 40 %
□Open Space Required:_____

Setbacks:
Proposed Front: 25' Minimum: _____
2nd Front? _____
Proposed Rear: 5' Minimum: _____
Proposed Sides: L 5' R 5' Minimum:____

Height: Proposed 10'6"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible 2
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.

_____ [□OWNER □APPLICANT ☒AGENT]
PRINT NAME

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

_____ 8/19/16
SIGNATURE JOSEPH BRANSFORD **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: Fence or wall 6' to 8' along north & south prop. Liner Required.

REVIEWER: _____ **DATE:** 8/19/16

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

Revised 1-14-13

Joseph Bramford
690-7785

PROPOSAL

On my original proposal letter to demolish old carport at 564 Garcia Street .I stated the new garage would be 10 ft. 6 in high , In order to get a 8 ft. garage door you need your joists at 9 ft. Joists are 12 in. and to slope your roof to drain properly is 5 ½ in x 20 ft. plus parapet is 12 ft. On my original plans I made a mistake on the height, it should have been 12 ft. I also added a window and light fixtures. This garage I built improves the alley way and makes the area much nicer to view for the neighbors.

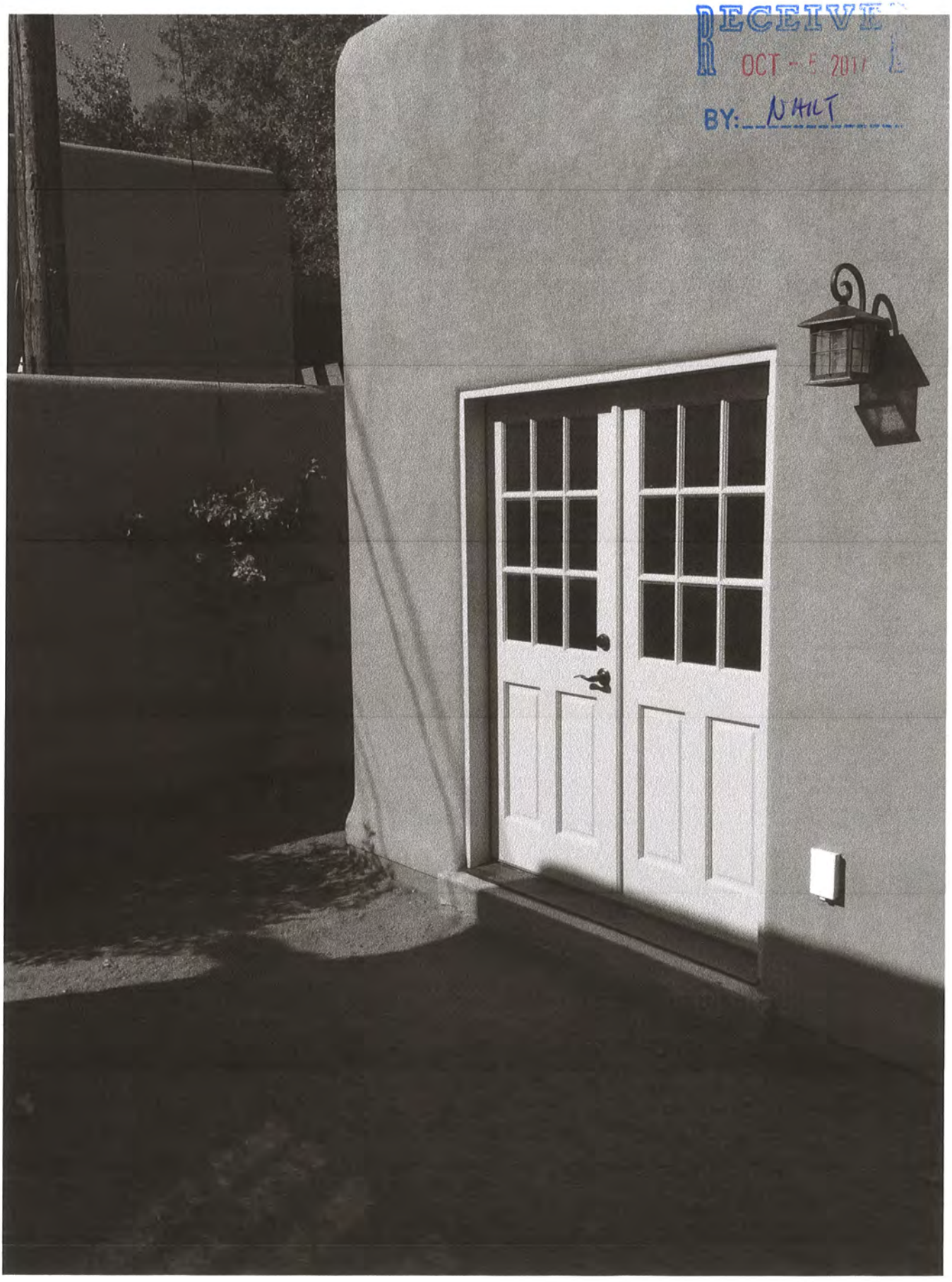
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OCT - 5 2017
BY: _____



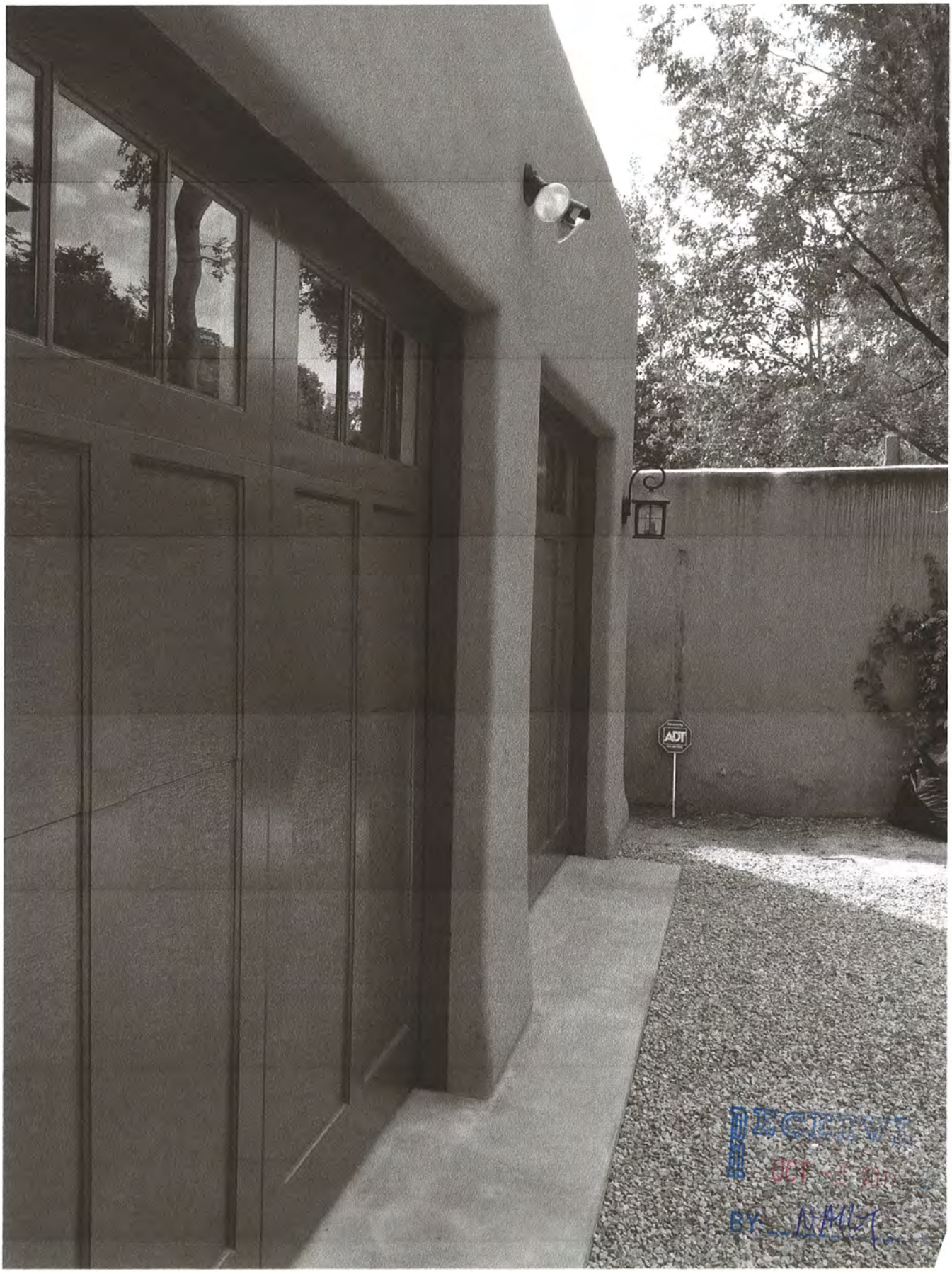
RECEIVED
OCT - 5 2017
BY: MHCT



RECEIVED
OCT - 5 2017
BY: MART


RECEIVED
OCT - 5 2017
BY: NHILT




ADT

SCALE 1"=15'

0 10 25 50 100

● indicates corner found in place (iron pipe unless noted)

○ indicates capped rebar (unless noted) to be set on approval of this plat

———x——— indicates fence

———o———o——— indicates utility pole & overhead utility lines

———ss——— indicates the ℄ of a sanitary sewer service line as located by others (also indicates the ℄ of a 15' utility easement, except that the easement shall be from foundation to foundation where 15' is not available because of the location of structures)

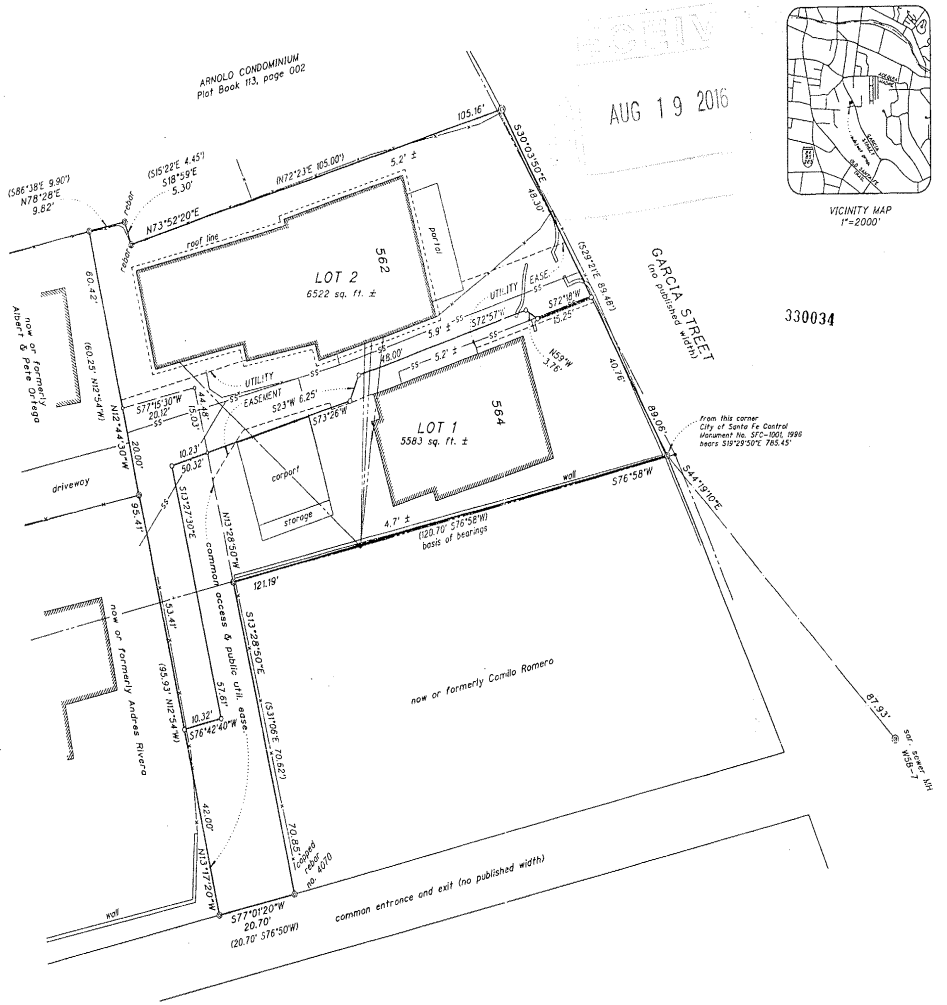
There are buried water and gas lines in the vicinity of the sanitary sewer service lines shown hereon. From testimony by others, said lines service this property and properties to the west. It is the responsibility of the landowner to notify the utility companies before digging or construction in this area and the common access and public utility easement shown hereon. An easement is hereby granted for the operation and maintenance of all existing utilities on these lots.

Tract shown is as shown on my plat dated 19 February 1993 and titled "LANDS SURVEYED AT 562 AND 564 GARCIA STREET, SANTA FE, NEW MEXICO." Bearings are based on a J. F. Scanlon plat dated 15 June 1955 and titled "PLAT OF SURVEY FOR ARTHUR RIVERA, SANTA FE COUNTY, NEW MEX." Data in parenthesis is from said Scanlon plat.

Entire tract shown hereon contains a total of 12105 sq. ft. ±.

Lot 1 shown hereon contains a total of 5583 sq. ft. ±. Roofed area within Lot 1 = 1697 sq. ft. ± or 30.4 %.

Lot 2 shown hereon contains a total of 6522 sq. ft. ±. Roofed area within Lot 2 = 2552 sq. ft. ± or 39.1 %.



VICINITY MAP
1"=2000'

EXISTING SITE PLAN

DEDICATION AND AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS: that the undersigned owners of those lands shown hereon have caused said lands to be divided as shown on this plat thereof; that said division is made with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof; that easements are hereby granted for the purposes shown and include easements for the operation and maintenance of all existing utilities; and that these properties lie within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

JAMES HEATH

State of New Mexico
County of Santa Fe ss

The above was acknowledged before me this 15th day of March, 1996.

My commission expires:
6-4-99

MARY G. COLLINS
COMM.# 106363
Notary Public — California
MARIN COUNTY
My Comm. Expires JUN 4, 1999

Notary Public

UTILITY COMPANIES

Gas Company of New Mexico — date 3-12-96

Public Service Co. of NM — date 3-14-96

Sangre de Cristo Water Co. — date 3-11-96

US West Communications — date 3-13-96

NOTES

The requirements of the Terrain Management Regulations (Sec. 14-90 of the Santa Fe City Code) must be complied with prior to the issuance of a building permit for lots shown hereon.

Pursuant to Section 14-95 of the Santa Fe City Code, an impact fee has been assessed on these lots. Any person intending to build on said lots should contact staff at City Hall.

Lots shown hereon shall be served by separate sewer and water service.

These tracts do not lie within a 100 year flood hazard area as shown on HUD Flood Insurance Rate Map (Community Panel No. 350070 0008 B).

Approval of this plat does not constitute approval of any encroachment shown hereon.

These lands are zoned RC-8 as shown on page 1-19 of the Official Zoning Map of the City of Santa Fe, New Mexico.

A License Agreement with the City of Santa Fe for the encroachment of the wall into Garcia Street is recorded in book 1255 on page 067 as rec. no. 939-695.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 19 February 1993 and updated on 22 September 1995 and that it meets the minimum standards for surveys in New Mexico.

MONUMENT SURVEYS

Guy D. Hayden
NMPS # 4070
PO BOX 15127
SANTA FE, NM

NEW MEXICO PROFESSIONAL SURVEYOR 4070 GUY D. HAYDEN

CITY OF SANTA FE, NEW MEXICO

SUMMARY PROCEDURE

Approved by the Summary Committee of the Santa Fe City Planning Commission at its meeting of March 6, 1996.

Chair — Secretary 3/20/96

Reviewed by Charles Lange, Subdivision Engineer, on 3/28/96, 1996.

Reviewed by [illegible], City Planner, on 3/29/96, 1996.

940.186
COUNTY OF SANTA FE
STATE OF NEW MEXICO ss

I hereby certify that this instrument was filed for record on the 1st day of April A.D. 19 96 at 11:30 o'clock A. M. and was duly recorded in Book 330, page 034 of the records of Santa Fe County.
Witness my hand and Seal of Office
JONA G. ARMIJO
County Clerk, Santa Fe County, N.M.

Deputy

INDEXING INFORMATION FOR COUNTY CLERK

THESE LANDS LIE WITHIN SECTION 25, T17N, R8E, NMPM (PROJECTED) IN THE SANTA FE GRANT, SANTA FE COUNTY, NEW MEXICO

MONUMENT SURVEYS

LOT SPLIT FOR
JAMES HEATH
562 AND 564 GARCIA STREET
SANTA FE NEW MEXICO

SCALE 1"=15'

0 10 25 50 100

● indicates corner found in place (iron pipe unless noted)

○ indicates capped rebar (unless noted) to be set on approval of this plat

——x—— indicates fence

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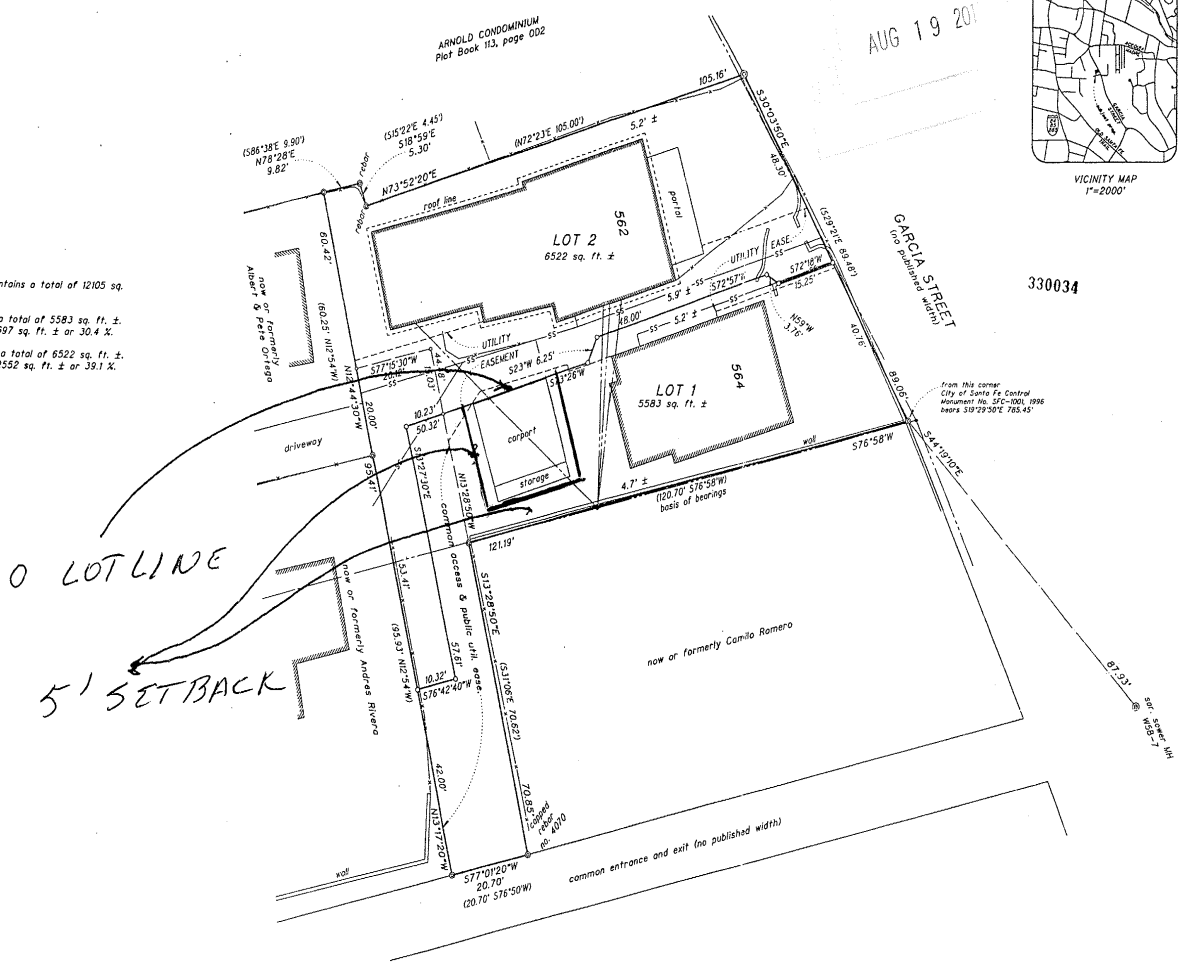
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VICINITY MAP
1"=2000'

O LOT LINE

5' SETBACK

PROPOSED SITE PLAN

DEDICATION AND AFFIDAVIT

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JAMES HEATH

State of New Mexico
County of Santa Fe ss

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My commission expires: 6-4-97

MARY G. COLLINS
COMM. # 106363
Notary Public — California
MARIN COUNTY
My Comm. Expires JUN 4, 1999

Notary Public

UTILITY COMPANIES

Gas Company of New Mexico [signature] date 3-12-96

Public Service Co. of NM [signature] date 3-14-96

Sangre de Cristo Water Co. Emilio B. Dobleman date 3-11-96

US West Communications [signature] date 3-13-96

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Guy D. Hayden
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PO BOX 15127
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NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR 4070 GUY D. HAYDEN

CITY OF SANTA FE, NEW MEXICO

SUMMARY PROCEDURE

Approved by the Summary Committee of the Santa Fe City Planning Commission at its meeting of March 6, 1996.

Chair [signature] 3/25/96

Secretary [signature] 3/28/96

Reviewed by [signature]: Subdivision Engineer, on 3/28/96, 1996.

Reviewed by [signature]: City Planner, on 3-29-96, 1996.

040.186
COUNTY OF SANTA FE ss
STATE OF NEW MEXICO

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Witness my hand and Seal of Office
JONA G. ARMIJO
County Clerk, Santa Fe County, N.M.

[signature] Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

INDEXING INFORMATION FOR COUNTY CLERK

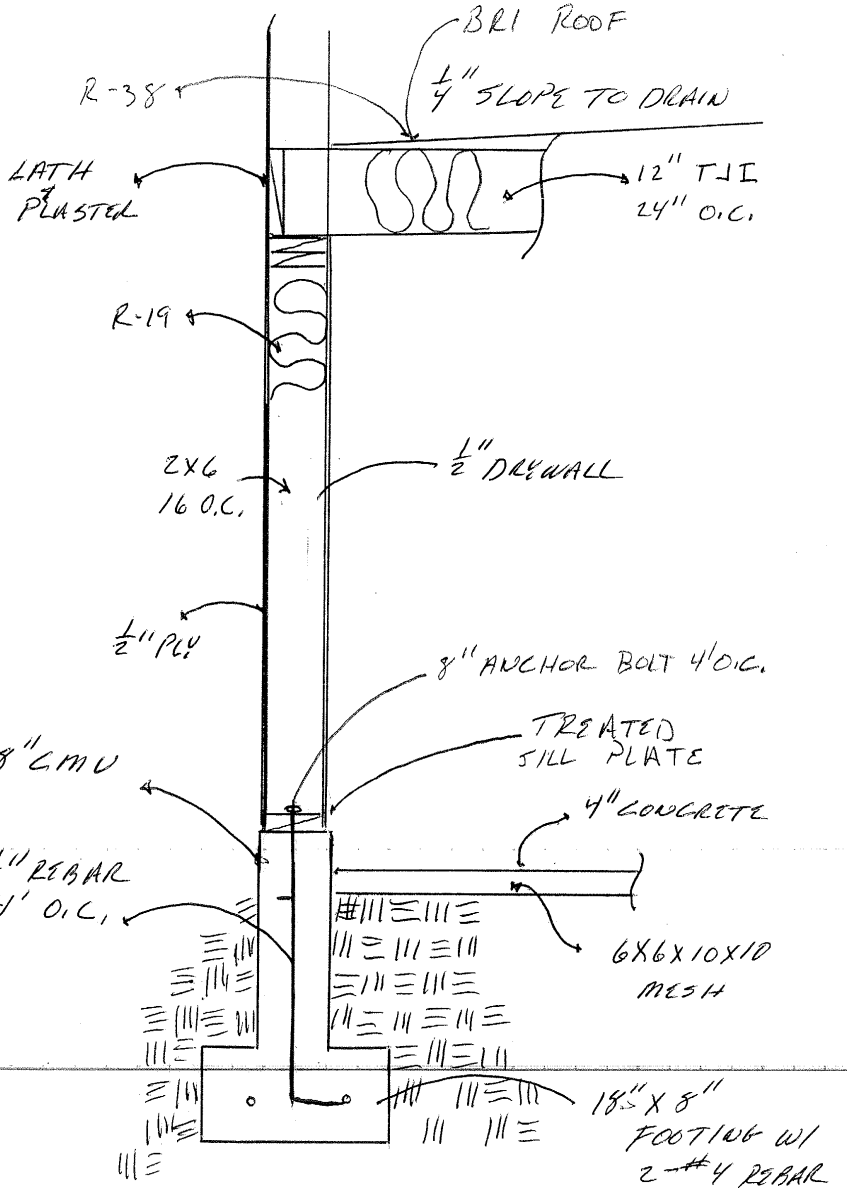
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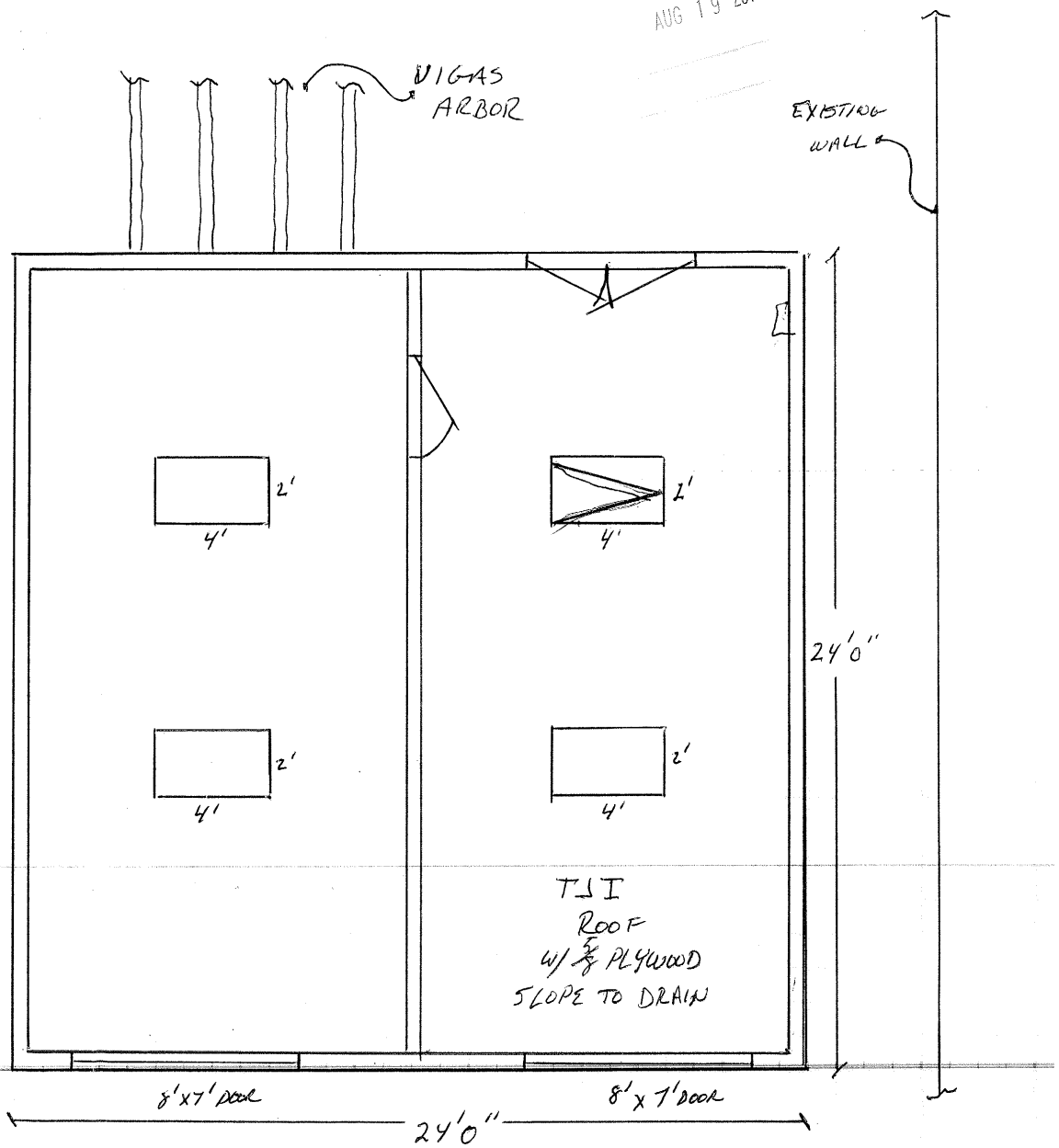
LOT SPLIT FOR JAMES HEATH
562 AND 564 GARCIA STREET
SANTA FE NEW MEXICO

16

AUG 19 2016



DETAIL



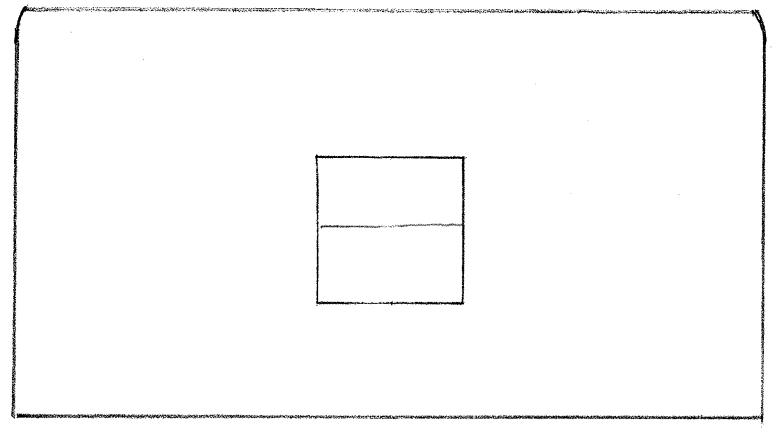
FLOOR PLAN
SCALE 1/4"=1'

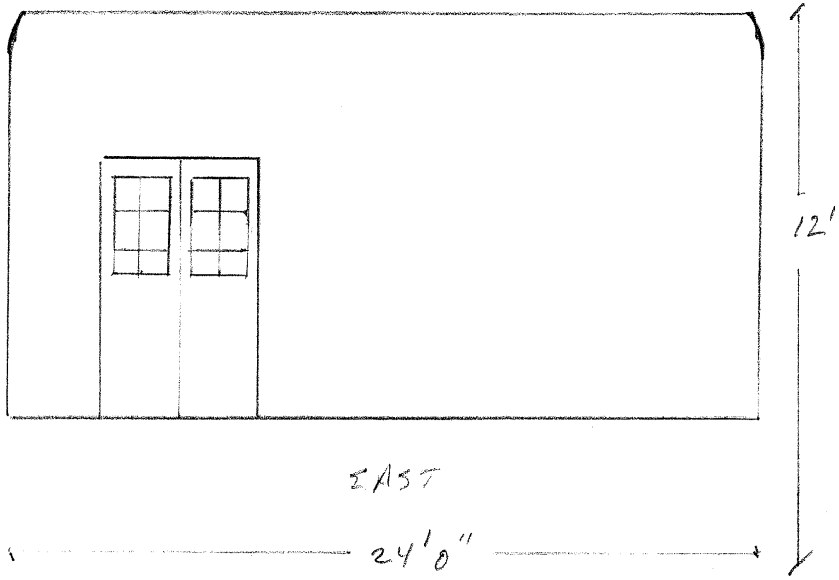
NORTH

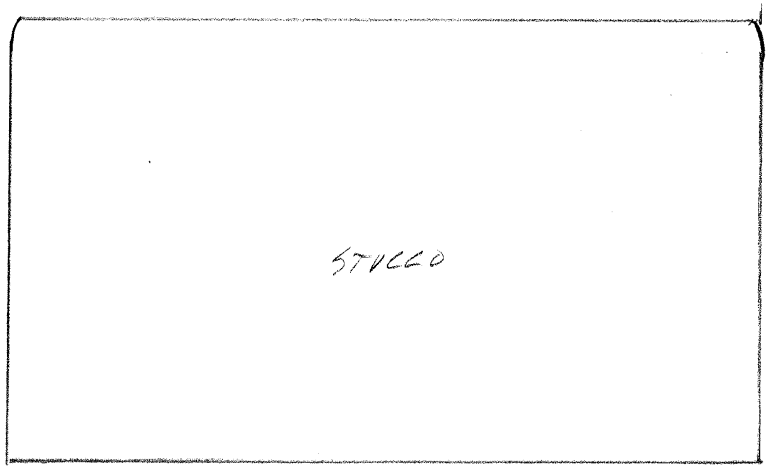
8-19-16

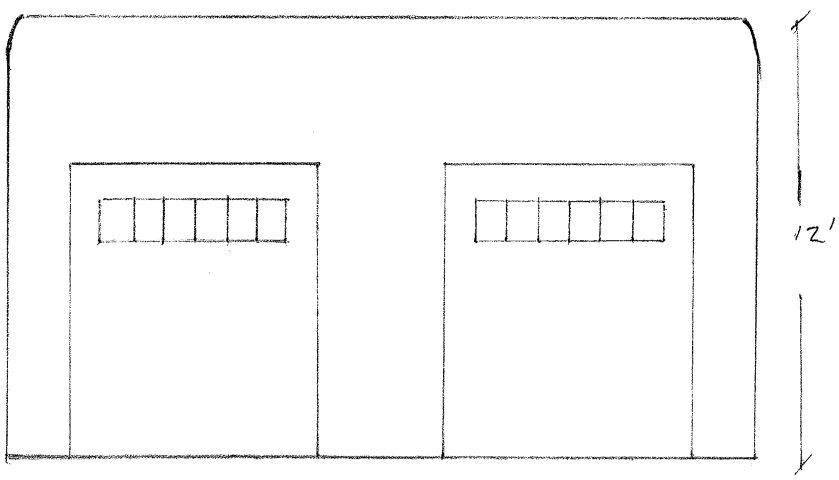
569 Gravois Street

RECEIVED
OCT - 5 2017
BY: KHART









1/4" to 1ft.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005162--HDRB

Project Description:

Project Location(s): 400 SUNSET ST
Santa Fe, NM 87501

Contacts:

Applicant:	CHRISTOPHER PURVIS 222 E MARCY ST 19 SANTA FE , NM 87501	ARCHITECT@ACP-AIA.CO
Property Owner:	Alan & Theresa Silow	tsilow@sbcglobal.net

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2006

Year of Construction: 1971-3

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005162-HDRB

Address: 200 Sunset Street
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

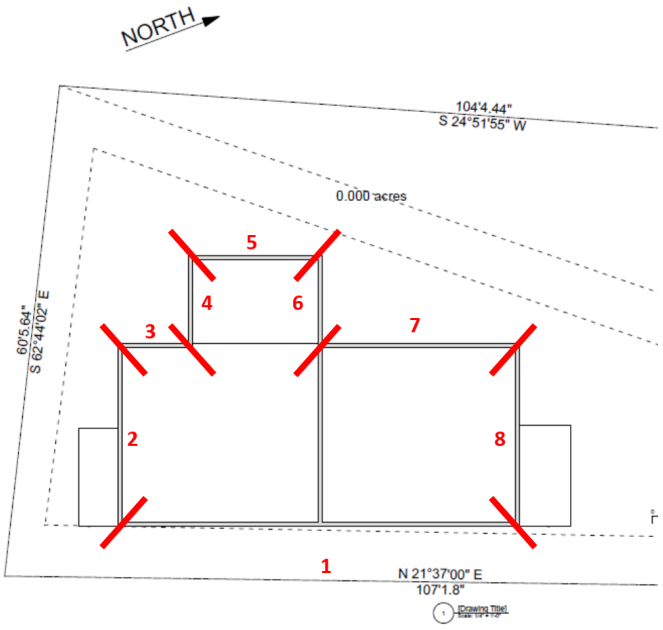
__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:



400 Sunset Street is a duplex in the Downtown and Eastside Historic District. The lot was created in 1971 and the structure is visible on a 1973 DOH aerial photograph. It is thus presumed to be historic, constructed in 1971 or 1972. The structure has a long rectangular form running parallel to Sunset street, constructed in a simplified Spanish Pueblo Revival Style with a generally symmetrical façade design (façade 1). The aluminum slider windows and lintels above them may be original. The windows and the façade -composition could be considered character-defining.

The method of attachment of the portal with a parapet and wooden posts on the south façade (2) suggests that it is a later addition. The method of attachment of the portal with a shed roof and wooden posts on the north façade (8) likewise suggests that it is a later addition.

Facades 3 through 7 represent the rear of the structure, and have no character-defining features. An addition has been added to the west façade at a non-historic date (facades 4, 5, 6)

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Friday, April 1, 2022

RE: 400 Sunset
Enclosed please find
Signed Application

A-1	Site Plans Existing	1/4/22
A-2	Elevations & Floor Plans Existing	1/4/22

Plat of subdivision
Photographs of elevations
photo of 1973 overflight

Dear Daniel Schwab and
Members of the Historic Districts Review Board

This lot for this home was created in 1971 and the duplex was built by 1973 per attached DOH flyover.
We are asking for a status review before proposing updates to the building

and If the building is contributing so we ask that you designate the designate primary elevations

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

Sincerely,



Christopher Purvis.

518 Old Santa fe Trail St1 PMB 373 Santa Fe N M
87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

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

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

NAME OF PROPERTY:

LOCAL REFERENCE NUMBER: 42400

LOCATION OF PROPERTY: 400-402 Sunset Street

UTM ZONE: 13

CITY OR TOWN: Santa Fe

UTM EASTING: 415145

COUNTY: Santa Fe

UTM NORTHING: 3949635

DATE OF SURVEY:
4/24/2006

PREVIOUS SURVEY?
No

PREVIOUS SURVEY DATE:

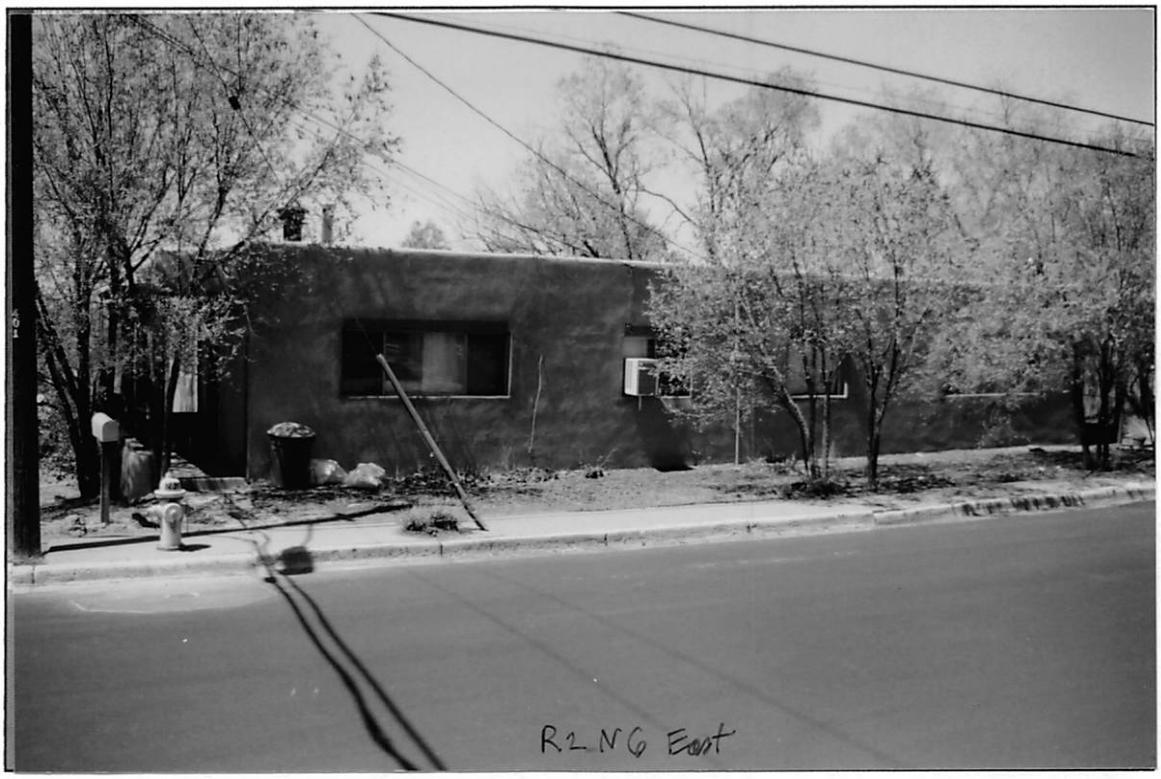
NAME OF PROJECT:
Kearny Sunset Resurvey

PHOTOGRAPH:

ROLL NUMBER
2

FRAME NUMBER:
6

NEGATIVE LOCATION:
NM HISTORIC PRESERVATION DIVISION



PHOTOGRAPH VIEW: east elevation

PROPERTY TYPE: Building

DESCRIPTION OF PROPERTY:

400 – 402 Sunset Street is a single story simplified Spanish Pueblo Revival style residential duplex with medium earth-tone stucco and blocked massing. The site slopes toward the west allowing for a taller elevation on this façade. The building's parapet is flat with canales extending through it on the west elevation. Partial-width raised portales are attached at the north and south elevations. They area detailed with shed roofs and unadorned round posts. Windows are single lite clad slider units; there are 2 of these on the west elevation, 1 on the south elevation, and 3 on the east elevation. Also on the east elevation is a picture window created by an additional clad slider unit that has fixed side-lites. Entry to the units is under the portales through single-leaf multi-panel wooden doors with wooden screen doors. Windows have exposed lintels. There is a wooden coyote/slat fence along the north side of the property. This modern structure is utilitarian in design and virtually void of detail. Parking is provided to the west and north of the building.

WHO USES THE PROPERTY?: *(Current and historic users and uses made of property.)*

Residential Duplex

CONSTRUCTION DATE KNOWN? Yes

DATE OF CONSTRUCTION: 1974-1975

SOURCE FOR CONSTRUCTION DATE: City Directory

SIGNIFICANT MODIFICATIONS?
none known

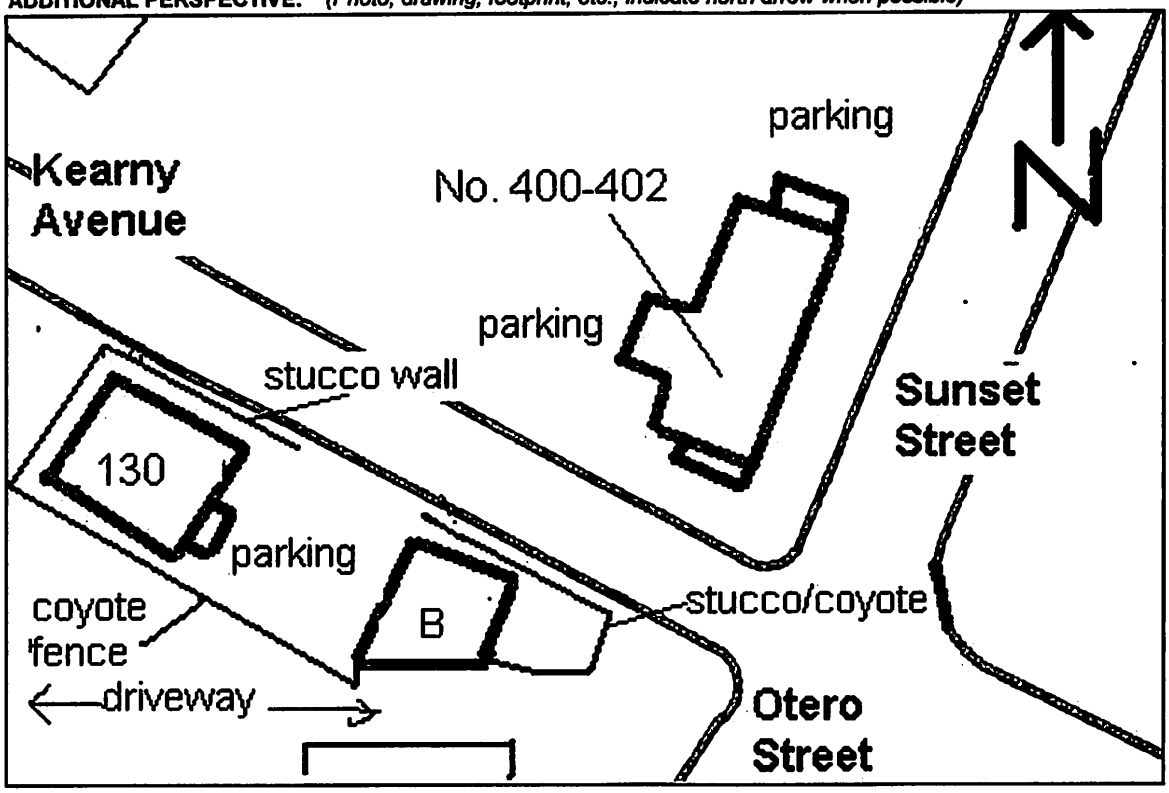
SETTING: Urban

IF URBAN SETTING, NATURE OF IT: Residential

RELATIONSHIP TO SURROUNDINGS: Similar

COMMENTS ON SURROUNDINGS:
compact bi-level residential area

ADDITIONAL PERSPECTIVE: *(Photo, drawing, footprint, etc.; indicate north arrow when possible)*



NOTES ON ADDITIONAL PERSPECTIVE: *(If photo, include photo info, as in #10)*
Site. Santa Fe GIS base map. NTS.

SURVEYOR BUSINESS NAME: Ragins Research and Planning
SURVEYOR FIRST NAME: Mary
SURVEYOR LAST NAME: Ragins
SURVEYOR STREET ADDRESS: 9 Stone Ridge Road
SURVEYOR CITY: Santa Fe
SURVEYOR ZIP CODE: 87505
SURVEYOR TELEPHONE: 5059950852
SURVEYOR EMAIL: rrp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:
Alan and Theresa Silow, owners
IS THE PROPERTY ENDANGERED?: No
HOW IS THE PROPERTY ENDANGERED?:
SIGNIFICANCE TO CURRENT COMMUNITY: None
DESCRIPTION OF COMMUNITY SIGNIFICANCE:
non-historic structure; eligible for designation 2025

OTHER INFORMATION OF INTEREST: *(Such as historical, legendary, structural, former ownership, character-defining features, etc.)*
Santa Fe County Property Record Card states that the total ground area of the building is over 1380 square feet, exclusive of portales.

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No
INDIVIDUALLY LISTED ON SRCP?: No
INDIVIDUALLY LISTED ON NRHP?: No
IF NOT LISTED, IS IT ELIGIBLE?: No
IF ELIGIBLE, WHY?

ARE CONTINUATON SHEETS ATTACHED? ☑
CONTINUATION SHEET PAGE NUMBERS: 1-2

IS PROPERTY IN A REGISTERED DISTRICT?: Yes
DISTRICT DESIGNATION: Non-contributing
DISTRICT NAME:
Downtown and Eastside Historic District
DISTRICT IS ON THE SRCP?: Yes
DISTRICT IS ON THE NRHP?: Yes
IS HCPI FORM 2 ATTACHED?: ☐

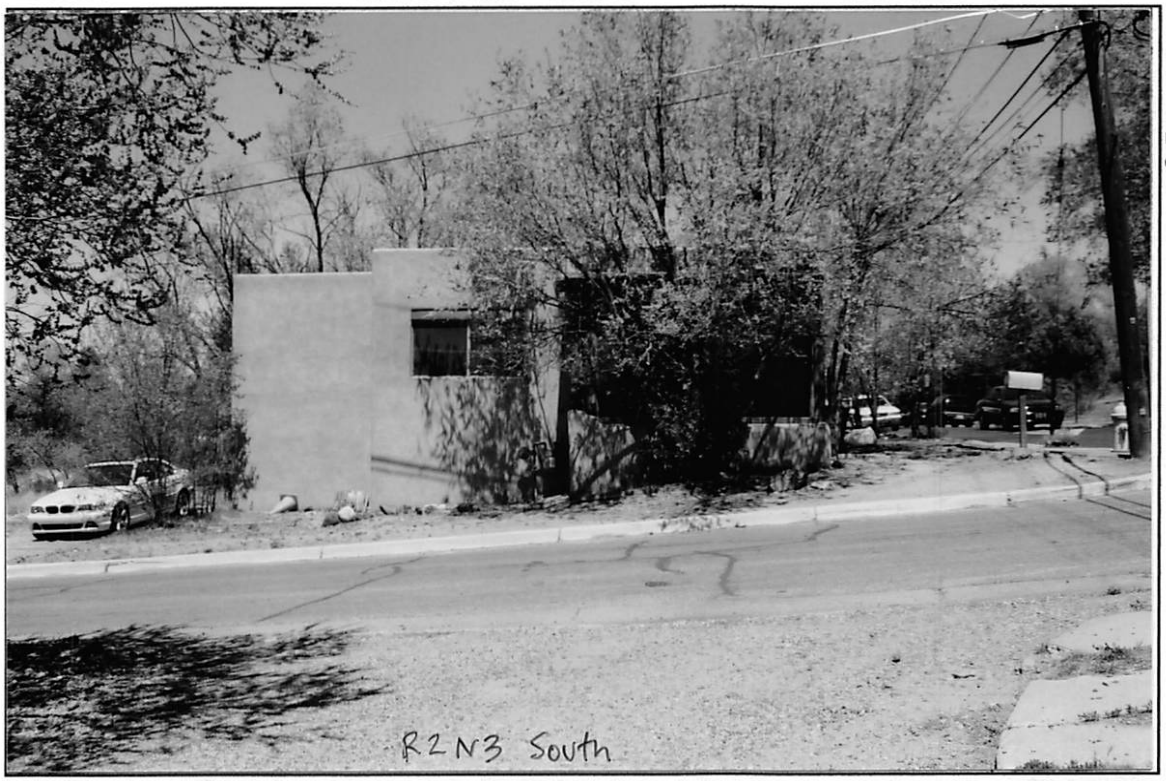
Historic Cultural Properties Inventory (HCPI) Continuation Sheet 1

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | LOCAL REFERENCE NUMBER: 42400

NAME OF PROPERTY: | LOCATION OF PROPERTY: 400-402 Sunset Street

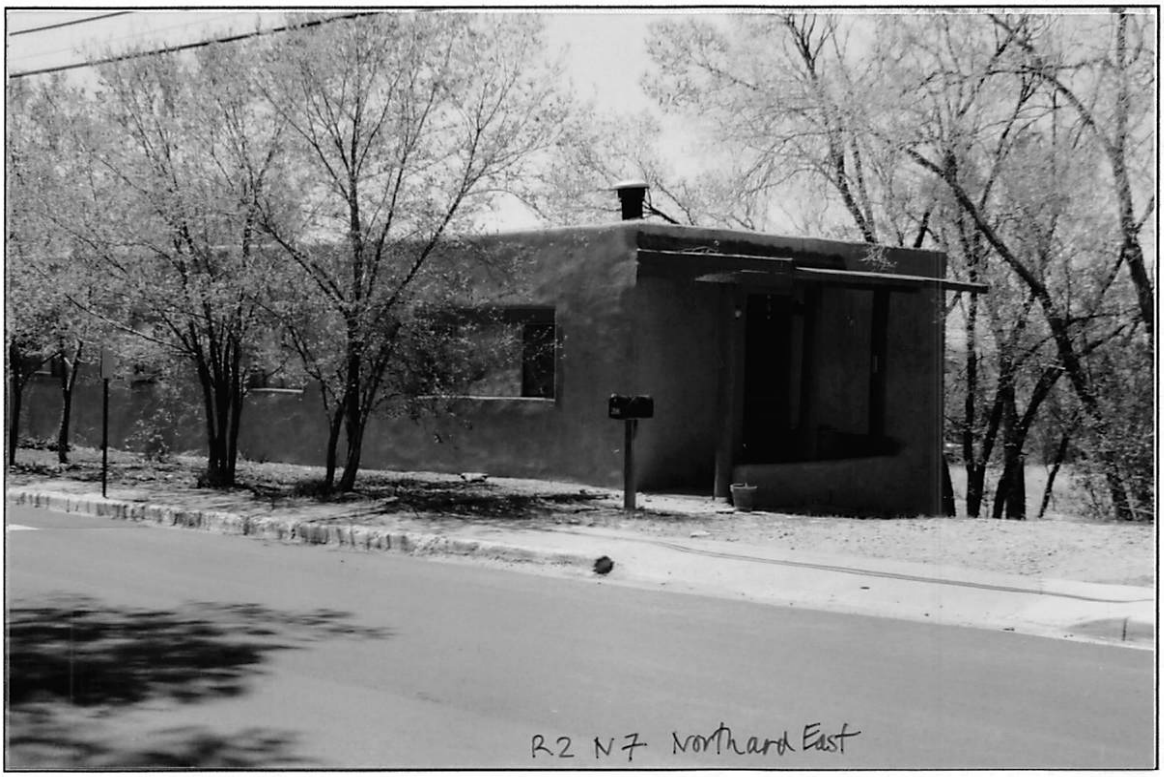
COUNTY: Santa Fe | CITY OR TOWN: Santa Fe | DATE OF SURVEY: 4/24/2006



Additional Photo #1:

Photo #1 Notes:

roll 2, negative 3, south elevation



Addtional Photo #2:

Photo #2 Notes:

roll 2, negative 7, north and east elevations

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 2

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | LOCAL REFERENCE NUMBER: 42400

NAME OF PROPERTY: | LOCATION OF PROPERTY: 400-402 Sunset Street

COUNTY: Santa Fe | CITY OR TOWN: Santa Fe | DATE OF SURVEY: 4/24/2006



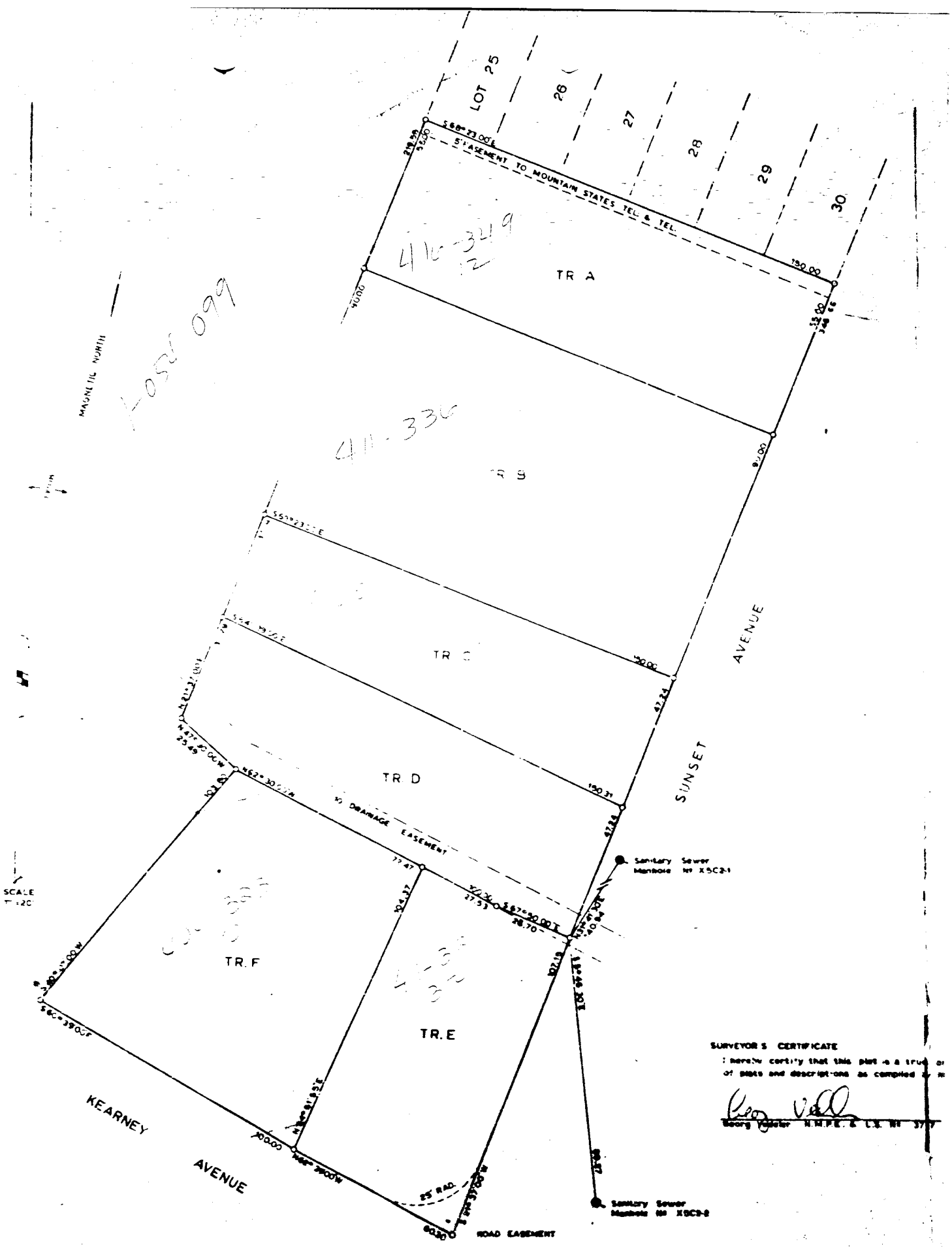
Additional Photo #3:

Photo #3 Notes:

roll 2, negative 4,
west elevation

Addtional Photo #4:

Photo #4 Notes:


LOT 25
26
27
28
29
30
5' EASEMENT TO MOUNTAIN STATES TEL. & TEL.
TR A
TR B
TR C
TR D
TR E
TR F
SUNSET AVENUE
KEARNEY AVENUE
DRAINAGE EASEMENT
ROAD EASEMENT
Sanitary Sewer Manhole No X5C2-1
Sanitary Sewer Manhole No X5C2-2
SURVEYOR'S CERTIFICATE

REPLAT OF LANDS OWNED BY

CLARENCE H. MUCHMORE AND FRED MARTINEZ

WARD Nº 4 SANTA FE, NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That NEIL H. THOMAS, ROBERT W. HOOD, ELIZABETH BROWNE, FRED MARTINEZ, and CLARENCE H. MUCHMORE have caused to be subdivided the lands as shown on this plat lying situated and being within Ward Nr 4 of the City of Santa Fe, New Mexico All that appears on this plat is made with the free consent and in accordance with the desire of the undersigned owners and proprietors.

NEIL H THOMAS

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

ROBERT W HOOD

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

ELIZABETH BROWNE

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

FRED MARTINEZ

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

CLARENCE H. MUCHMORE

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

PLANNING AFFIDAVIT

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

NEIL H THOMAS

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

ROBERT W. HOOD

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

ELIZABETH BROWNE

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

FRED MARTINEZ

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

CLARENCE H. MUCHMORE

Attest by Notary Public ____ Date ____ Notary ____ Commission Expires

CITY OF SANTA FE

correct dedication on November 3, 1971.

Approved ____ Date ____ City Engineer

Approved ____ Date ____ City Planner

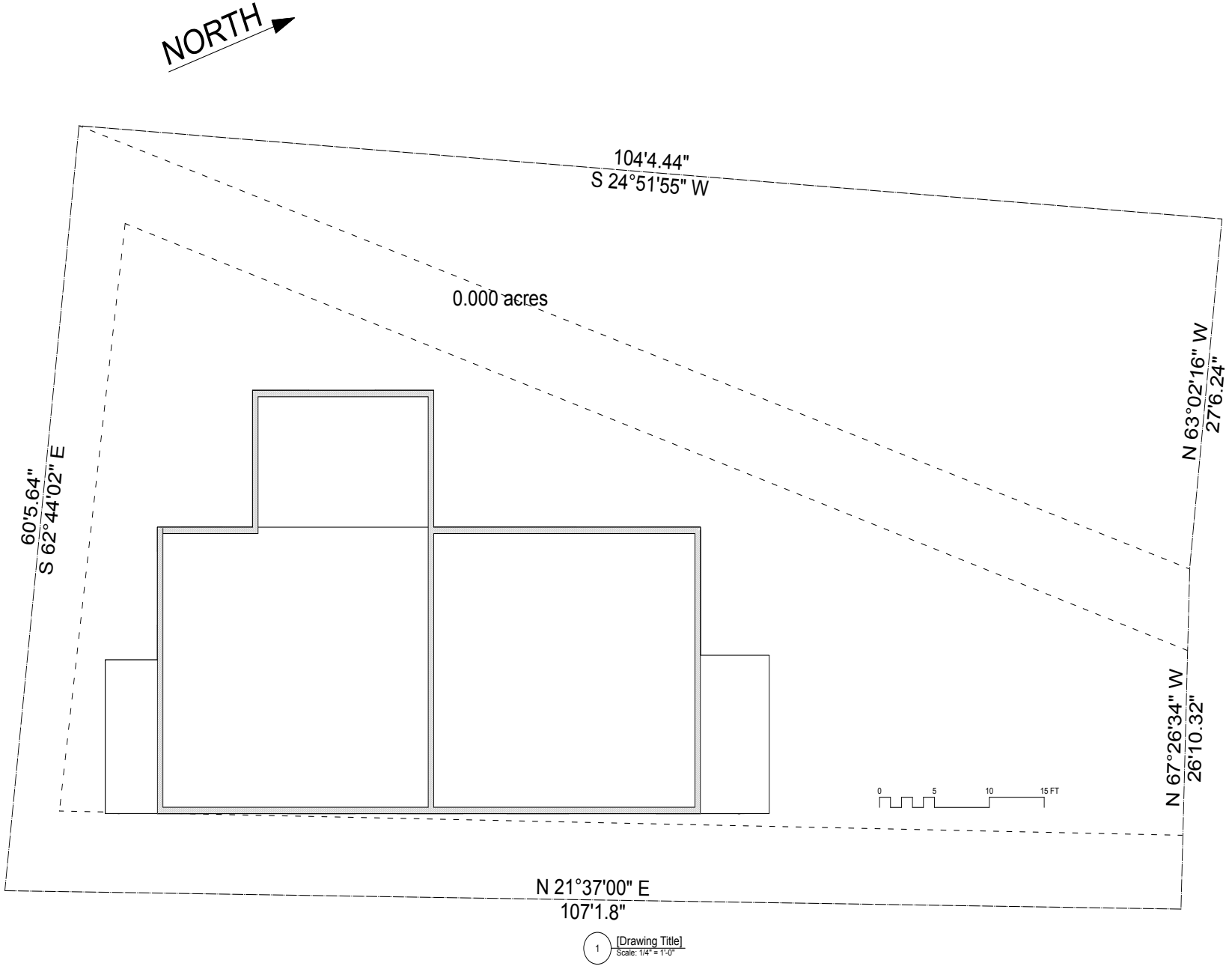
Approved by the City Planning Commission at its meeting of

____ Date Lawrence E. Torgerson Chairman ____ Secretary

Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of

____ Date ____ Mayor ____ City Clerk

... OF Santa Fe ... 338, 751
... NEW MEXICO ...
... certify that the instrument was filed ...
... 71 ... o'clock ... M.
... was duly recorded in book 24
... 14 ... of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA S. GONZALES
County Clerk, Santa Fe County, N.M.
... Deputy



1 [Drawing Title]
Scale: 1/4" = 1'-0"

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

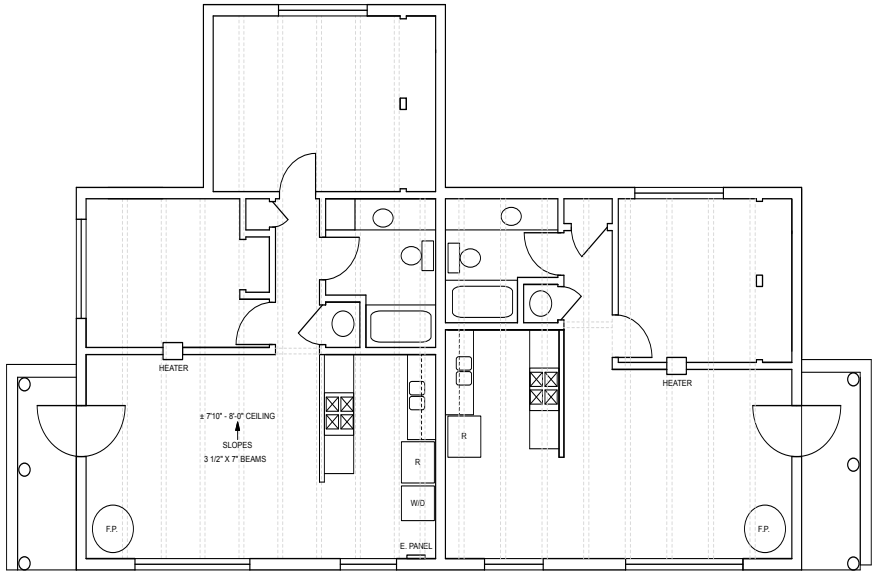
PRELIMINARY

400 SUNSET
SANTA FE, NEW MEXICO

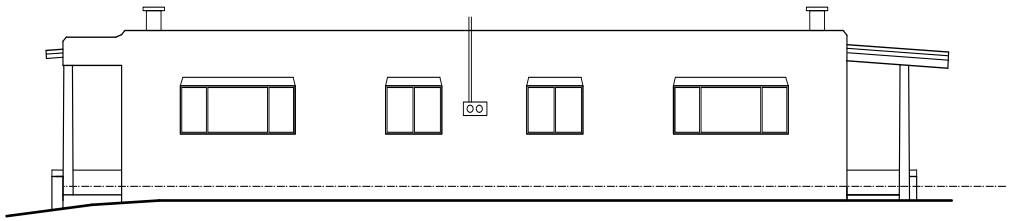
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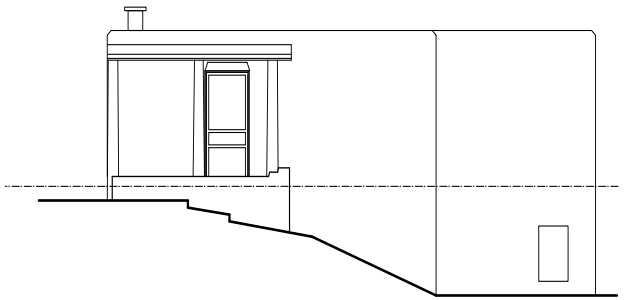
A-1

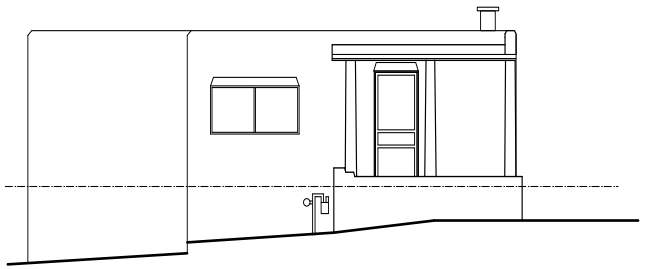
JOB NO. 4444

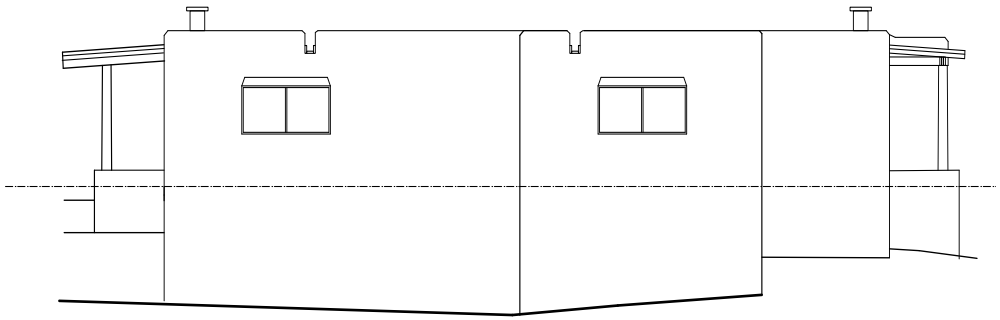












1 PLANS AND ELEVATIONS
Scale: 1/4" = 1'-0"

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

PRELIMINARY

400 SUNSET
SANTA FE, NEW MEXICO

3/31/22

A-2

JOB NO. 4444


WEST ELEVATION


EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005164--HDRB

Project Description:

Project Location(s): 834 ALLENDALE ST
Santa Fe, NM 87505

Contacts:

Property Owner: Betty Bell-Amarant bb.amarant@gmail.com
834 Allendale ST
Santa Fe, NM 87505

Applicant: JOHN ODELL

Historic District: HD: Don Gaspar Area

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: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2022

Year of Construction: 1960

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005164-HDRB

Address: 834 Allendale Street
Historic Status: non-contributing
Historic District: Don Gaspar Area

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:** HCPI April 8, 2022

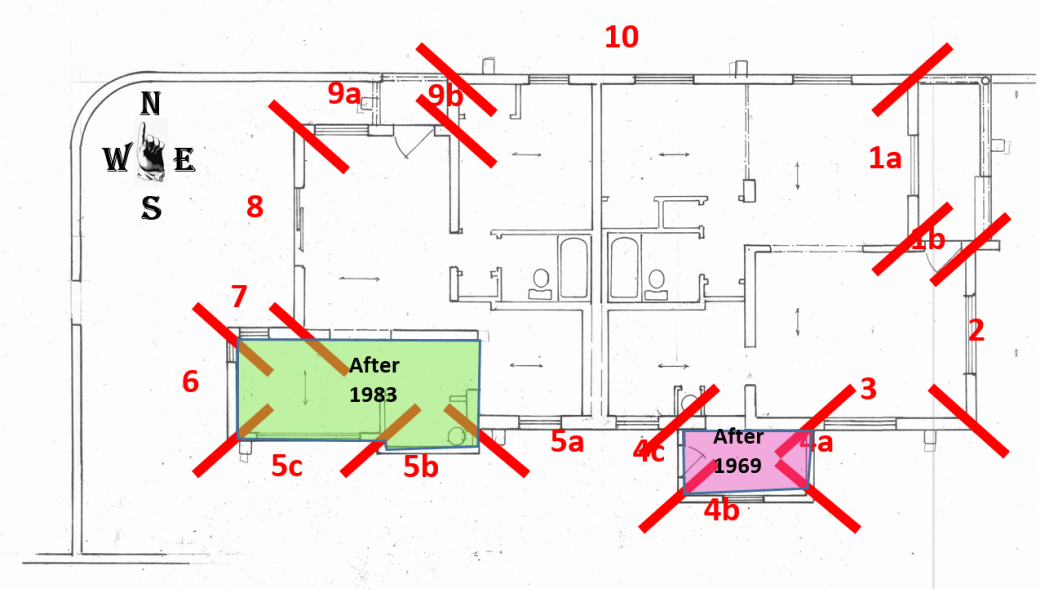
STAFF RECOMMENDATION:

Staff recommends the historic status of the house and the south yard wall be designated contributing, with façades 1a, 1b, 2 (east), 3 (south, east portion) and 10 (north) as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

834 Allendale Street is a residential structure originally constructed as a duplex in 1960 in a Spanish Pueblo Revival Style. Currently it has a non-contributing preservation status to the Don Gaspar Area Historic District.

The applicant requests a status review.



The house is constructed in a Spanish Pueblo Revival Style with modern "Recent Santa Fe Style" additions on the west.

The front of the house and east / street-facing eastern façade (1a, 1b, 2) and the north façade (10) and the front portion of the south façade (3) retain their original form and historic materials, while the south and west facades have seen alterations. Façade 1a and 1b, facing east, is a portal with a horizontal wood beam and corbels. The windows on façades 1a, 1b, 2, 3 and 10 are historic steel windows presumed to be original to the structure.

Façades 4a, b, and c, a protrusion on the south façade, are post-1969 addition. Facades 5b, 5c, 6 and 7 are a post-1983 addition. Façade 5a retains its historic steel windows.

The west elevation is partly original (8, 9a) (however, with non-historic openings and windows) and partly the post-1983 addition (facades 6 and 7).

In the rear is a small accessory structure ("chicken coop / toolshed") built before World War II from tile blocks, with a concrete floor, wood vigas and a plywood ceiling. The east façade has a character-defining wood board door. The north façade has a pedestrian door not considered to be character-defining, while the other two facades have no notable features.

A second structure in the rear, a garage, was designated Contributing in 2016 by the HDRB.

Along the south boundary runs a wall constructed in the 1940s with local river rocks. Along the east boundary is a stucco wall from after 1978. The wall on the west side also is from this later era.

Three Sisters Building LTD.,Co.

P.O.Box 2920

Santa Fe, New Mexico 87504

505-660-5607

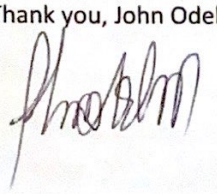
Jodell1031@gmail.com

Lic. # 387045

To Whom It May Concern,

We would like to request a status review for the property at 834 Allendale.

Thank you, John Odell



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

April 8, 2022

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

1. Name of property:

Albinita V. Padilla Duplex

2. Location:

834 Allendale Street
[834 and 834½]
Don Gaspar Area Historic District

3. Local Reference Number:
Santa Fe ID #: H 356

4. County: Santa Fe
Parcel # 18402207

5. Property Type:
_x_Buildings: 2
_x_Structures: walls
__ Site __ Object

6. Date of Survey: April 1, 2022

7. Previous Survey Date(s):
_xYes: June 1995
__No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6767728,-105.9460038



10. Photo Information: Sharon Joyce, photographer. **View of east (front) elevation, facing west.**

11. Brief Description of the Property:

Erected in 1960 as a duplex for Albinita V. Padilla, a widow, 834 Allendale Street is a roughly 1,548-square-foot, single-story residence exhibiting a modest Pueblo Revival design. It has two post-1969 additions across its south elevation. The west elevation reveals recent changes in fenestration that give it a non-compatible appearance. The property includes two structures — a former chicken and a garage — associated with the house to the north, 832 Allendale. Framing its south boundary is a long arroyo stone wall also associated with the other property.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1960, with additions
x _Known _x_ Estimated **Source:** newspaper accounts, city directories, property records

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

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

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

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



Source: Office of the Santa Fe County Assessor

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

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

For: John and Betty Amarant

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

Owner: John and Betty Amarant
Knowledgeable: Marcos H. Padilla

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: House and Garage __ Non-contributing: House _x_ No Status: Walls and Chicken Coop

Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Area 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:

Albinita V. Padilla Duplex

2. Location:

834 Allendale Street
[834 and 834½]
Don Gaspar Area Historic District

3. Local Reference Number:
Santa Fe ID #: H 356

4. County: Santa Fe

5. Date of Survey: April 1, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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: _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Modified Bitumen

10. Windows __ N/A

Operation	Material	Glazing	Number
Combination	Steel	C-F-C	5
Combination	Steel	C-F	3
Fixed	Wood	16	1
Fixed	Aluminum	8	1
Double-Hung	Aluminum	4/4	1
Sliding	Aluminum	1-1	

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Flush	Wood	1
Single-Leaf	Frame and Plank	Wood	2
Sliding	Patio	Aluminum	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1969, laundry room addition, south elevation; aerial photographs, visual and material evidence
#2 Date: Post-1983; dining room addition, west and south elevations; aerial photographs, visual and material evidence

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

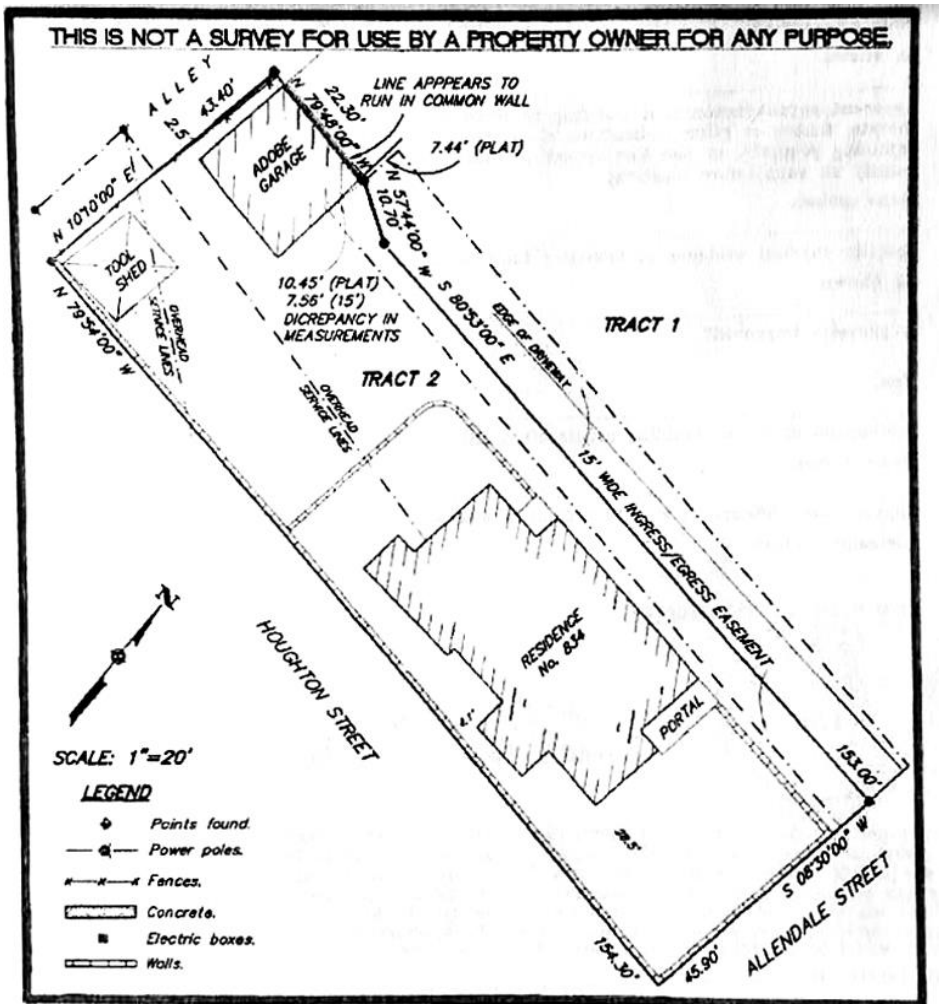
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of undated survey plat.



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: **Albinita V. Padilla Duplex**	**2. Location:** **834 Allendale Street** ***Don Gaspar Area Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 356**
		4. County: Santa Fe
		5. Date of Survey: April 1, 2022

Architectural Description Continued

One of the last to be constructed on the block, the house is located at the southwest corner of Allendale and West Houghton streets in Don Gaspar Area Historic District. It sits near the center of its lot and is arranged on an east-west axis. The front of the lot is framed by a contemporary wall once enclosing lawn. A gravel driveway edges the north side of the property. Another non-historic wall shelters the back side of the house. Placed along the south property are two historic structures associated with the property to the north.

The stucco-on-block house originally consists of two roughly square volumes separated by a shared wall. This arrangement is evident by the interior parapet across the roof and separate entries. The larger unit at the front, occupied by Albinita Padilla, was given more attention.

Front (East) Façade

The façade facing Allendale Street presents a post-war interpretation of the Pueblo Revival style (Photo 1). It has a projecting cubic volume with an adjacent, carport-like proportioned *portal*. The portal, which is at a lower grade than the yard, is framed with un-stuccoed CMU walls (Photo 2). The façade is fenestrated with standard ¼" frame residential steel windows. The units, which continue along the north and portion of the south elevations, are casements in a double or combination arrangement, and operated by cranks. The front door is a screw-assembled frame and plank unit. The same type of door is used at the back apartment.

North Elevation

Facing the driveway, the east elevation steps down to the west with a series of parapet height changes (Photo 3). Its plain façade is marked by small rectangular window openings. These hold the same steel casements discussed above. The wall terminates at an opening leading to the door of what was the back apartment. South of the foyer-like entry is a large steel window, representing the last of the original fenestration.

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West Elevation

The west elevation looks onto a small a concrete courtyard (Photo 4). The older, longer portion is penetrated with newer aluminum sliding doors. At a slightly taller height is a post-1983 projection holding divided light black aluminum windows (Photos 4&5). The projection, creating a dining room, appears to have enclosed and expanded upon an earlier porch (Figures 6&7).

South Elevation

Paralleling the stone wall, the south elevation shows the greatest degree of change. It begins at the southeast corner with a large steel combination window original to the house (Photo 6). From this point west, it reveals several changes. The most notable are two post-1969 projections from the façade (Figure 6). These are readable by the change in the types of windows and canals. The largest of these is the aforementioned post-1983 projection on the west elevation. The long side of this addition has a horizontal, slit window (Photo 5). A second projection near the southeast corner has an aluminum sliding unit (Photo 7). Between the additions is a section of the original wall with two steel windows (Photo 8).

Ancillary Structures

The site includes two secondary structures historically tied to 832 Allendale, the adjoining property to the north. These include a garage, spanning both properties, which was determined Contributing at a 2016 HDRB hearing. Due to this designation, the structure will not be discussed here.

Chicken Coop/Toolshed

Tucked into the southwest corner is a small square-shaped structure that originally worked as a chicken coop (Photo 9). Erected during World War II, the roughly 170-square-foot structure is made of tile blocks. It has a concrete floor, wood *vigas*, and a plywood ceiling. The north elevation is accessed by a tongue-and-groove wood door. The east side has a larger opening. A barn sash window sits adjacent to its door. Marcos Padilla, who grew up at 832 Allendale, recalled that his father, Norberto Padilla, erected

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		4. County: Santa Fe
		5. Date of Survey: April 1, 2022

the chicken coop. The structure was later converted into a woodworking shop used by his father.[1]

Alley Wall

Running nearly the entire length of the south property line is an old stone wall (Photo 10). The wall, approximately 140' in length, is made of round stones laid in regular courses over a bed of cementitious mortar. It ranges in height between 2'-8" at the east end and 5'-8" at the west end. The structure is interrupted by two openings filled with CMU (Photo 11). Historically, these held a gate and a trash barrel enclosure, as the alley was once serviced by trash trucks. The wall was erected in the 1940s with stones sourced from arroyos on the south side of town, beyond what is today Siringo Road.[2]

Front Wall

A low, stuccoed wall defines the front of the property (Photo 12). The 3'-6" block wall is topped with a thick crown and penetrated by a narrow opening holding a wire panel gate. Based on aerial photographs, it postdates 1978 (Figure 7). Attaching to the wall at a right angle is a section of un-stuccoed CMU wall framing the north side of the front yard (Photo 13). This wall, or a similar structure, appears on older aerial images.

Back Wall

A tall, non-historic stucco-on-block wall gives the back unit privacy (Photo 14). Postdating 1978, it maintains a roughly 6' height.

[1] Marcos Padilla, telephone conversation with John W. Murphey, April 4, 2022.
[2] Ibid.

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: **Albinita V. Padilla Duplex**	**2. Location:** **834 Allendale Street** ***Don Gaspar Area Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 356** **4. County: Santa Fe** **5. Date of Survey: April 1, 2022**

Historical Overview

A look at a map of Santa Fe from the late 19th century would give the impression of tremendous growth south of the river. The area, which would become known as the Don Gaspar district, was scored with blocks of gridiron residential lots intersected by broad avenues. But this impression would be incorrect. Given a prolonged real estate slump and Santa Fe's years of population decline, it would take nearly five decades to fill in with houses. This includes the study house, which only came about in 1960 — more than 80 years after its subdivision.

Southside Expansion: 1887-1930

Following the railroad additions of the early 1880s near the Atchison, Topeka, and Santa Fe depot, real estate shifted southeast with the construction of the new capitol building in 1886. In 1887, the *Santa Fe New Mexican* wrote that over $800,000 invested in real estate transactions in the area, "amply attests the home faith which exists in New Mexico's capital city, while the unsolicited investment of more than $100,000 of eastern capital sufficiently indicates the confidence which outsiders have in Santa Fe's future."[3]

The article coincided with the arrival of the Texas, Santa Fe and Northern Railroad (Denver and Rio Grande) from the north, adding another rail connection to the city. In the eyes of Eastern investors, Santa Fe had the potential for becoming a substantial railroad town, with all the expectation of profits to come with it. These investors were mainly stockholders in the Atchison, Topeka, and Santa Fe Railway, including George W. Morse, of New York, and William S. Houghton, from Boston. They would finance subdivisions in the South Capitol area, and Houghton's name is still part of that landscape.

Then, subdivision building was much simpler than it is now. All one needed was capital to buy land, surveyors to plot it, and a team of horses to grade and roll its primitive streets. Future homeowners and spec builders would do the rest.

[3] "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4

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Allan's Highland Addition

The same *New Mexican* article heralding Santa Fe's prosperous future encouraged locals to invest a few dollars in one of the new southside subdivisions. The Highland Addition, with which the subject property is associated, was platted by John D. Allan, a Canadian-born investor and Chicago resident. Of Scottish ancestry, Allan came to Santa Fe in the early 1880s, following the railroad. With family members, he and other investors established the Chicago & Santa Fe Smelting Company, constructing an ore smelting plant south of the city. Under suspicious circumstances, the newly built $35,000 plant burned to the ground in March 1884.[4]

Allan next moved into transportation, operating a livery in downtown Santa Fe. In 1887, he began working as a real estate dealer. His largest holding was 35 acres of raw land near the former Ramona Indian School, on what is now East Coronado Road. Part of this would be platted into the eponymous Allan's Highland Addition (Figure 1).

The *New Mexican* glowingly described Allan's addition as "twelve acres of the most excellent land about the city that have been carved up into 100 of the choicest resident lots ever placed on the western market."[5] It went up for auction on Monday, October 24, 1887. Sales were weak, with only 27 of the 100 lots sold. The most expensive acquisition was seven lots picked up by a Kansas investor.

It was a perilous time to gamble in real estate, especially in a rural Western community like Santa Fe. After years of overexpansion — much of it tied to the railroad — the U.S. economy experienced a severe financial panic in 1893, followed by a depression.

Spark's Addition

The subdivision, now called Allen's Highland Addition (with an "e" replacing the "a"), languished in the early years of statehood. As shown on the 1912 King's map, not one of its lots had been developed (Figure 2). John D. Allan, who long had left the community, sold the east half of his tract, which was later be replatted as the Spark's Addition. Its name reflects its owners, Virgil and Mary Sparks, who were also owners and operators of Santa Fe's first telephone exchange. A native of Indiana, Virgil Sparks came to Santa Fe in the early 1900s, managing the Santa Fe Power and Light Company. With

[4] "Reduced to Ashes," *Santa Fe New Mexican*, March 26, 1884, 4.
[5] "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4

the advent of the telephone exchange, the couple established a switch room on East Alameda Street, where the current CenturyLink building stands. This stretch of Alameda originally bore their name: Sparks Avenue.

In 1922, the Spark's Addition was reconfigured (Figure 3). The earlier north-south-oriented urban-type lots were reoriented to an east-west axis. Kansas-born contractor A. J. Harrison started erecting spec homes in the reworked subdivision, completing two $4,500 bungalows by May 1923.[6] The *New Mexican* reported on the work, stating that few Santa Feans knew much about the subdivision. The paper claimed that it possessed "fine views of all the mountains around Santa Fe" and was only a seven-minute walk to the capitol.[7]

Still, as seen on the 1930 Sanborn map, growth was sluggish. On the west side of the road, the south end of Allendale Street remained undeveloped, aside from a little tile building on the subject lot, which has long since been demolished (Figure 4).

834 Allendale – the Albinita V. Padilla House: 1960-1983

The undeveloped section of Allendale Street began to fill in the 1930s. One of the first homeowners to occupy it was Norberto C. and Albinita V. Padilla, who established a home at 824 Allendale.

Norberto came from Belen and could trace his ancestry to the Los Padillas land grant.[8] Drafted in World War I, he served in the 32nd Infantry, Red Arrow Division. He was severely injured while attempting to take a hill occupied by a German machine gun nest. He lost part of his right leg but refused to have it amputated. He would spend several years in rehabilitation and have to wear a 4" elevated shoe for the rest of his life.

The disabled vet, who worked as an accountant for the State Disabled Soldiers Relief Commission, moved his wife and three children from Santa Fe to his hometown of Belen during the Depression. The family returned to Santa Fe in the late 1930s, building a house at 832 Allendale Street. After retiring, Norberto got involved in woodworking, making furniture for the house, and creating the floor for its addition. He turned an old chicken coop at the southwest corner of the property into a woodworking shop.

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[6] "Sparks Addition is Developing Fast," *Santa Fe New Mexican*, May 9, 1923, 2.
[7] Ibid.
[8] Padilla, telephone conversation with John W. Murphey.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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		4. County: Santa Fe
		5. Date of Survey: April 1, 2022

Norberto and Albinita were active in religious and civic affairs. Norberto was a member of the American Legion, an officer in the Knights of Columbus, and helped found the New Mexico chapter of the Veterans of Foreign Wars.[9] Albinita, who worked as a clerk for the Bureau of Land Management, served on the St. Francis altar committee and the Catholic Daughters of America, and as an officer in La Sociedad Folkorica.[10]

Norberto C. Padilla died in 1955, at age 63. Albinita continued to reside at 832½ but by 1960 had moved into a new house on the adjoining lot to the south — 834 Allendale. The new residence was built as a duplex, designated 834 and 834½, to help the widow gain a little income.[11] The rental unit at the rear had a single bedroom, a living room, a bathroom, and a kitchen.[12] Albinita lived at the front of the house until she died in 1983. The following year, the property went out of family ownership.

The new owner attempted to maximize the lot, having successfully rezoned from RM-1, multiple-family residential, to RM-1, planned unit development.[13] The rezoning allowed for additional residential units on the property, beginning with permission to convert the garage and toolshed into an apartment.[14] The owner did not move forward with the plan. Roberta J. Symington purchased the property in c.1989, and continued its use as rentals.[15] The building fell into disrepair during this time.

[9] Ibid.
[10] "Padilla, Albinita, 81," *Santa Fe New Mexican*, July 10, 1983, A-19.
[11] Padilla, telephone conversation with John W. Murphey.
[12] "Apartments Unfurnished," *Santa Fe New Mexican,* December 15, 1960, 19.
[13] "Adoption of Ordinance No. 1984-86," *Santa Fe New Mexican,* October 17, 1984, D-5.
[14] "City Alters Route of Cerrillos-Alameda Road," *Santa Fe New Mexican,* October 11, 1984, A-2.
[15] Ken Bush, telephone conversation with John Murphey, March 29, 2022. Bush has lived in the adjacent house (832 Allendale), since 1989.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Constructed in 1960 and receiving additions across its south and west elevations, the former duplex has lost a degree of historic integrity. The front (east) façade has the most architectural interest from the public right-of-way and communicates its historic period. The former chicken coop (toolshed) and long stone wall are associated with another property but help establish the historical context of the site and the district as a whole.

Conclusion

For these reasons, the recommendation is to designate the dwelling Contributing to the Don Gaspar Area Historic District, suggesting that the east elevation be established as the primary façade. The former chicken coop and alley wall are equally recommended for Contributing status.

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Illustrations

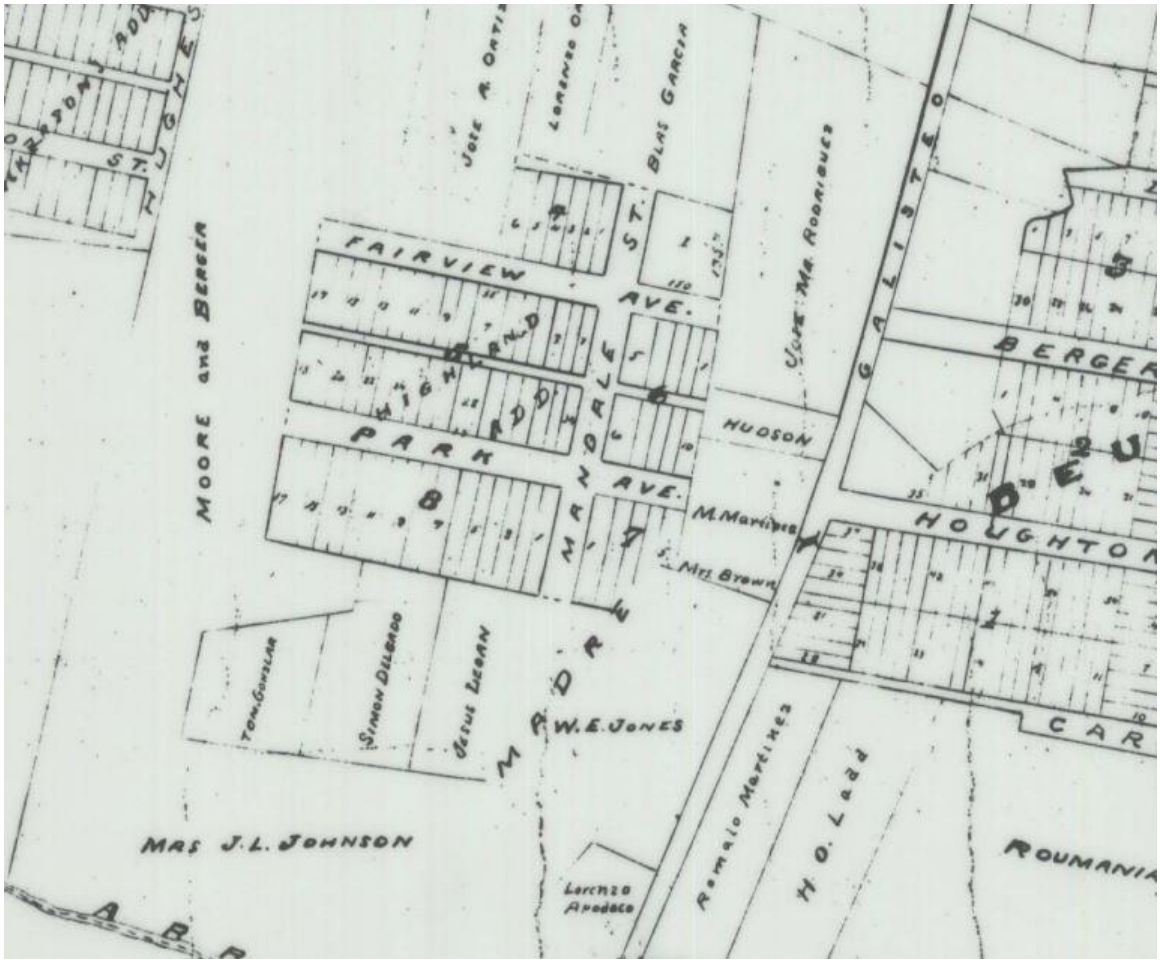


Figure 1: P. C. Gaynor, "Map of Santa Fe, New Mexico," 1892, showing the original configuration of Allen's Highland Addition.

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Figure 2: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912, revealing no development in the subdivision.

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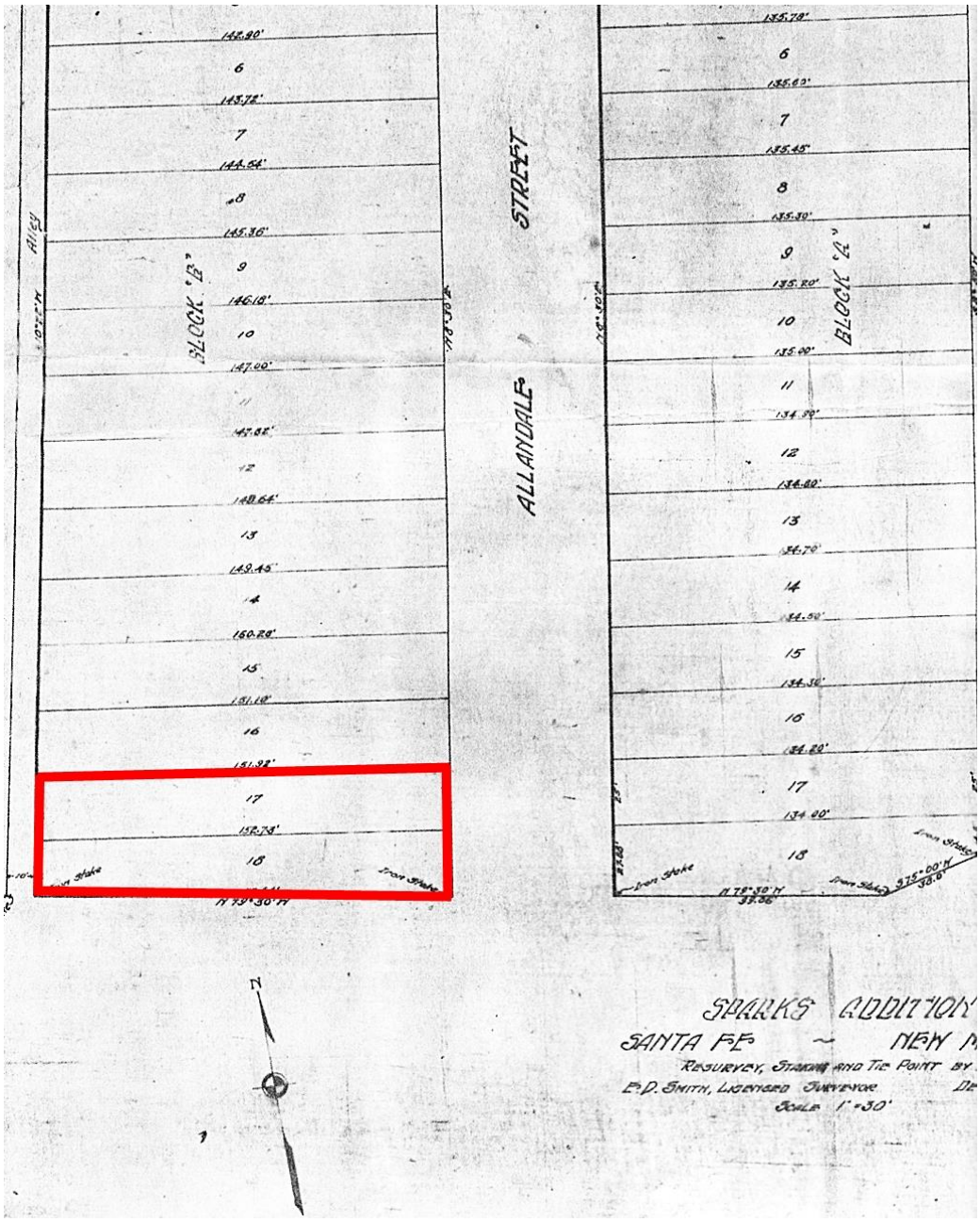


Figure 3: December 6, 1922 plat for the Spark's Addition. Subject lot highlighted.

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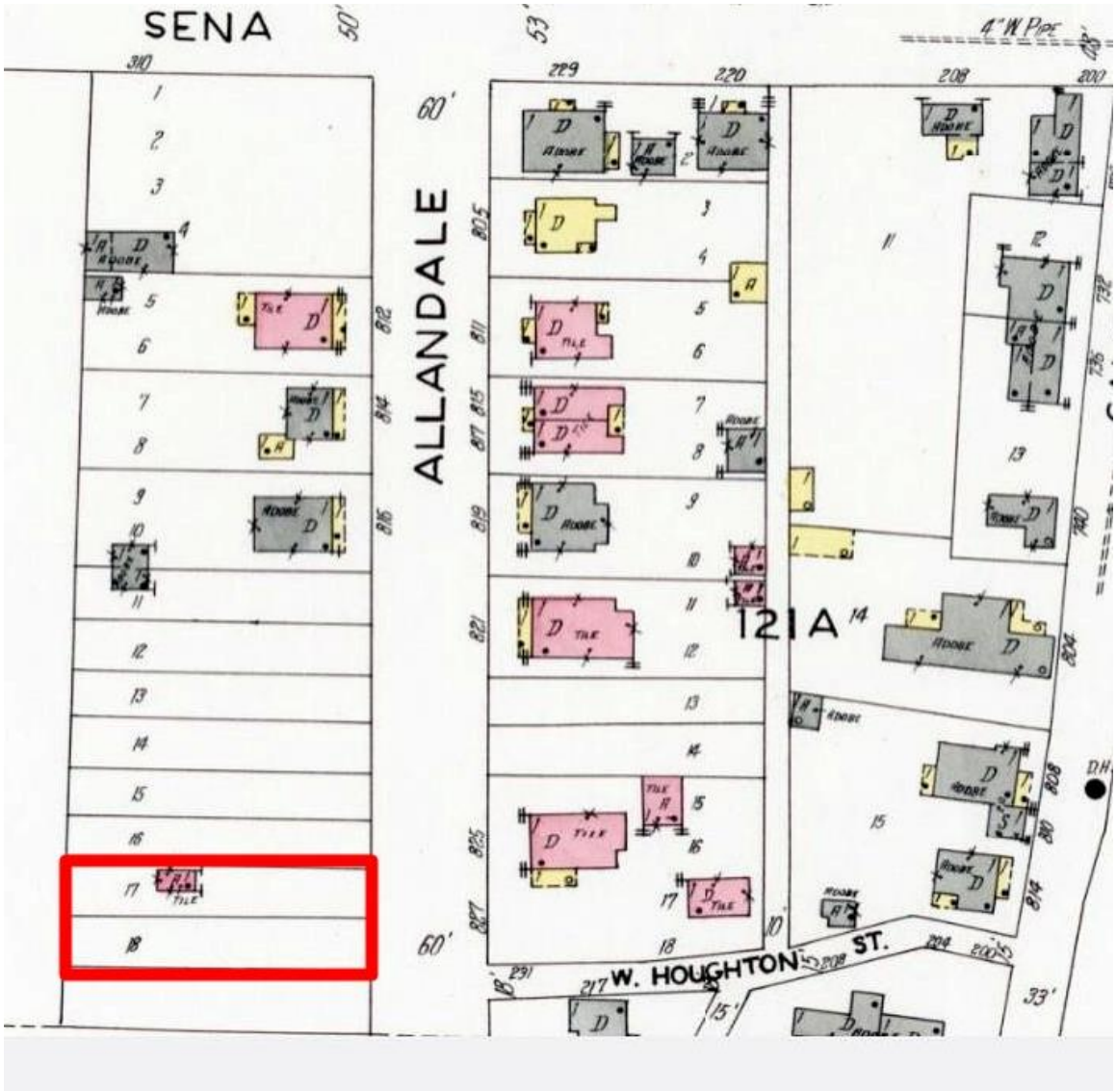


Figure 4: 1930 Santa Fe Sanborn Fire Insurance Map.
Subject property highlighted.

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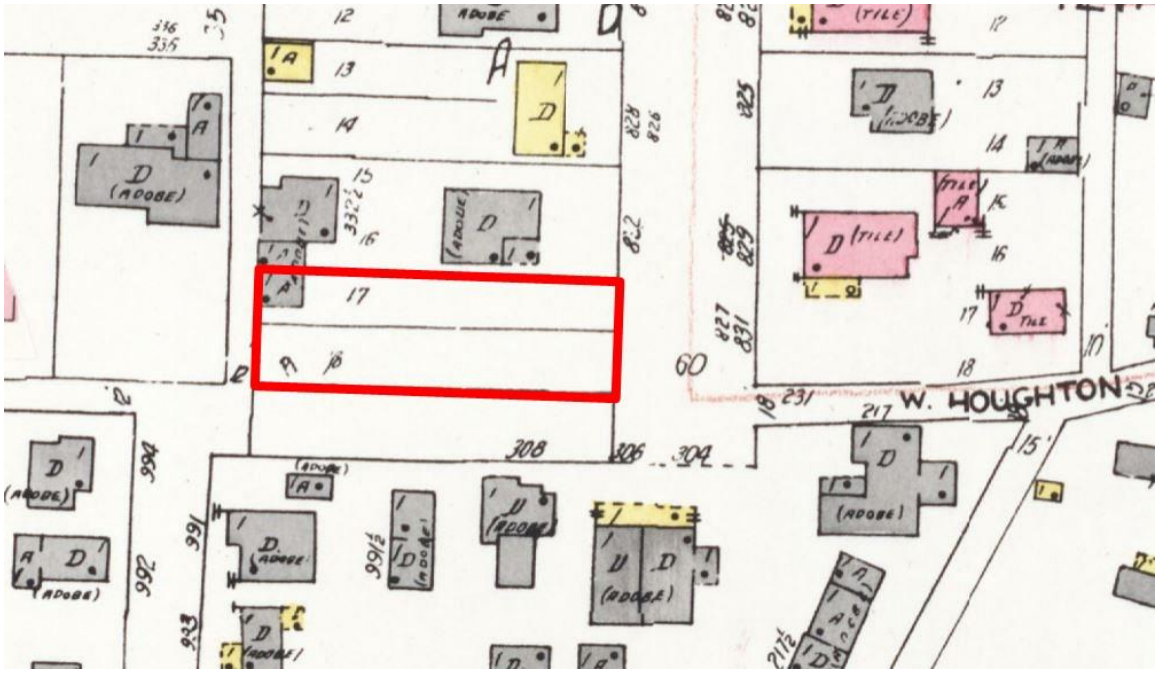


Figure 5: 1948 Santa Fe Sanborn Fire Insurance Map, showing lots undeveloped and associated with 832 Allendale Street. Note presence of garage, spanning two lots. Subject lot highlighted.

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Figure 6: February 27, 1969, aerial photograph.
Note likely porch along south elevation and absence of current west dining room projection and laundry room additions.

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Figure 7: September 11, 1978, aerial photograph.
Note continued presence of likely porch along south elevation and absence of current west dining room projection. The laundry room had been added by this date.

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Survey Photographs

(All images taken by Sharon Joyce, April 1, 2022, unless otherwise noted)



Photo 1: Front (east) façade.
Camera facing west.

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Photo 2: Front (east) façade.
Portal.
Camera facing west.

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Photo 3: View of north elevation.
Camera facing southeast.

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Photo 4: West elevation.
Post-1983 dining room addition at right.
Camera facing southeast.

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Photo 5: West and south elevations.
Post-1983 dining room addition at right.
Camera facing northwest.

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Photo 6: South elevation.
Original section at center; post-1969 laundry room addition at left.
Camera facing northeast.

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Photo 7: South elevation.
Post-1969 laundry room addition at right.
Camera facing northeast.

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Photo 8: South elevation.
Original 1960 section flanked by post-1983 addition (left) and post-1969 addition (right).
Camera facing north.

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Photo 9: Chicken Coop/Toolshed.
Camera facing southwest.

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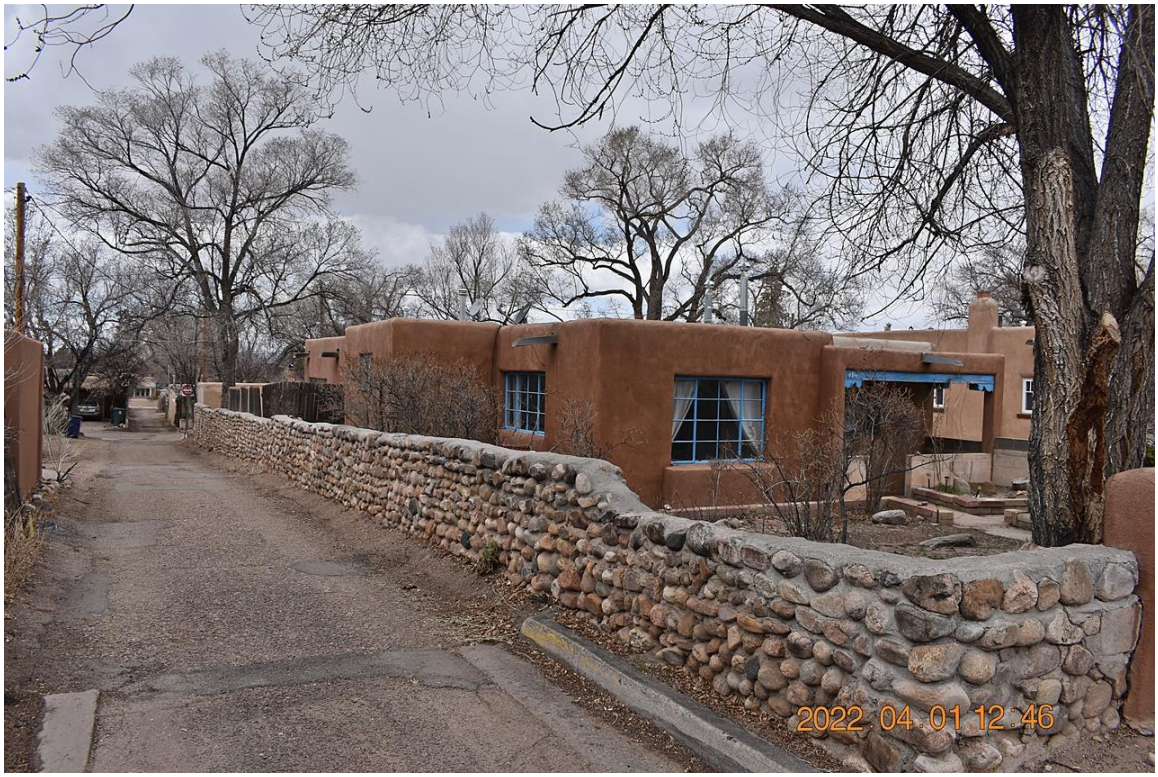


Photo 10: Alley Wall.
Camera facing northwest.

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

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Photo 11: Alley Wall.
Blocked in openings.
Camera facing north.

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Photo 12: Front Wall.
Camera facing northeast.

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Photo 13: Front Wall.
Unstuccoed north section.
Camera facing southeast.

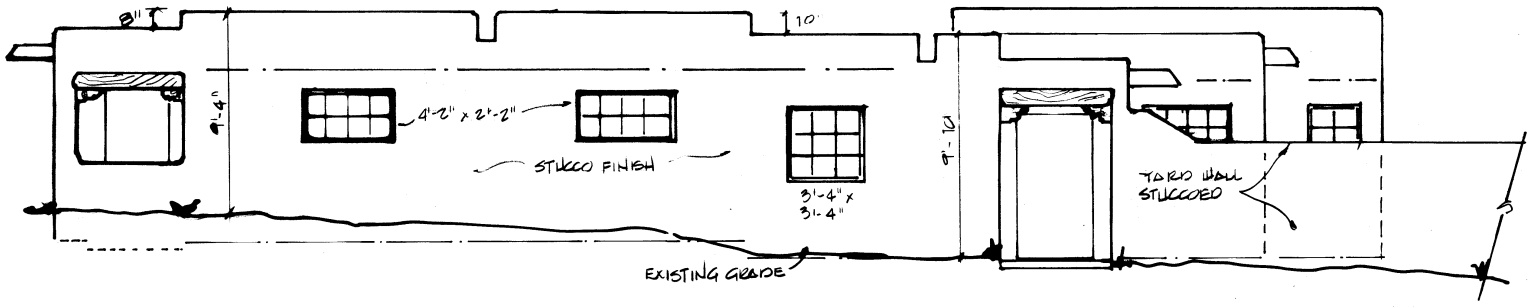
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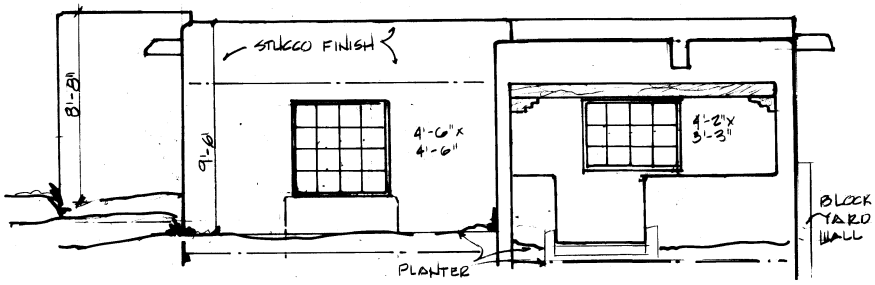


Photo 14: Back Wall.
Camera facing northwest.

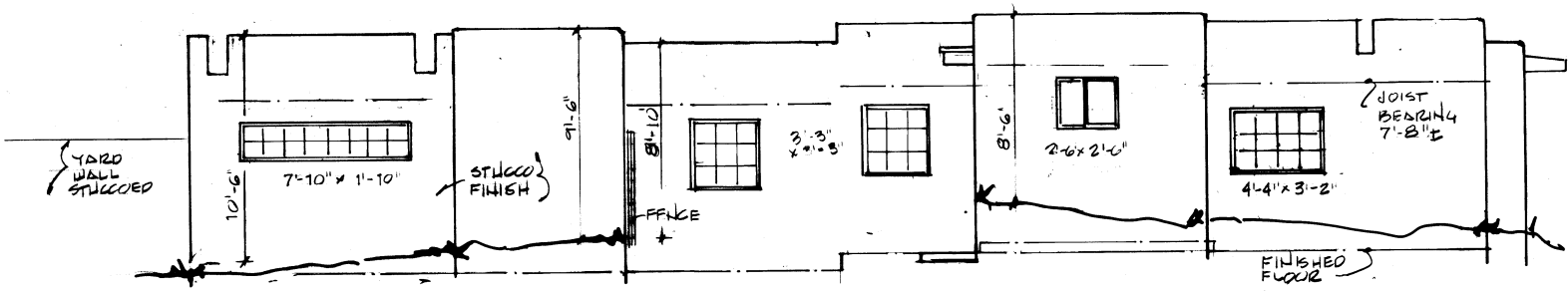


NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION



SOUTH ELEVATION

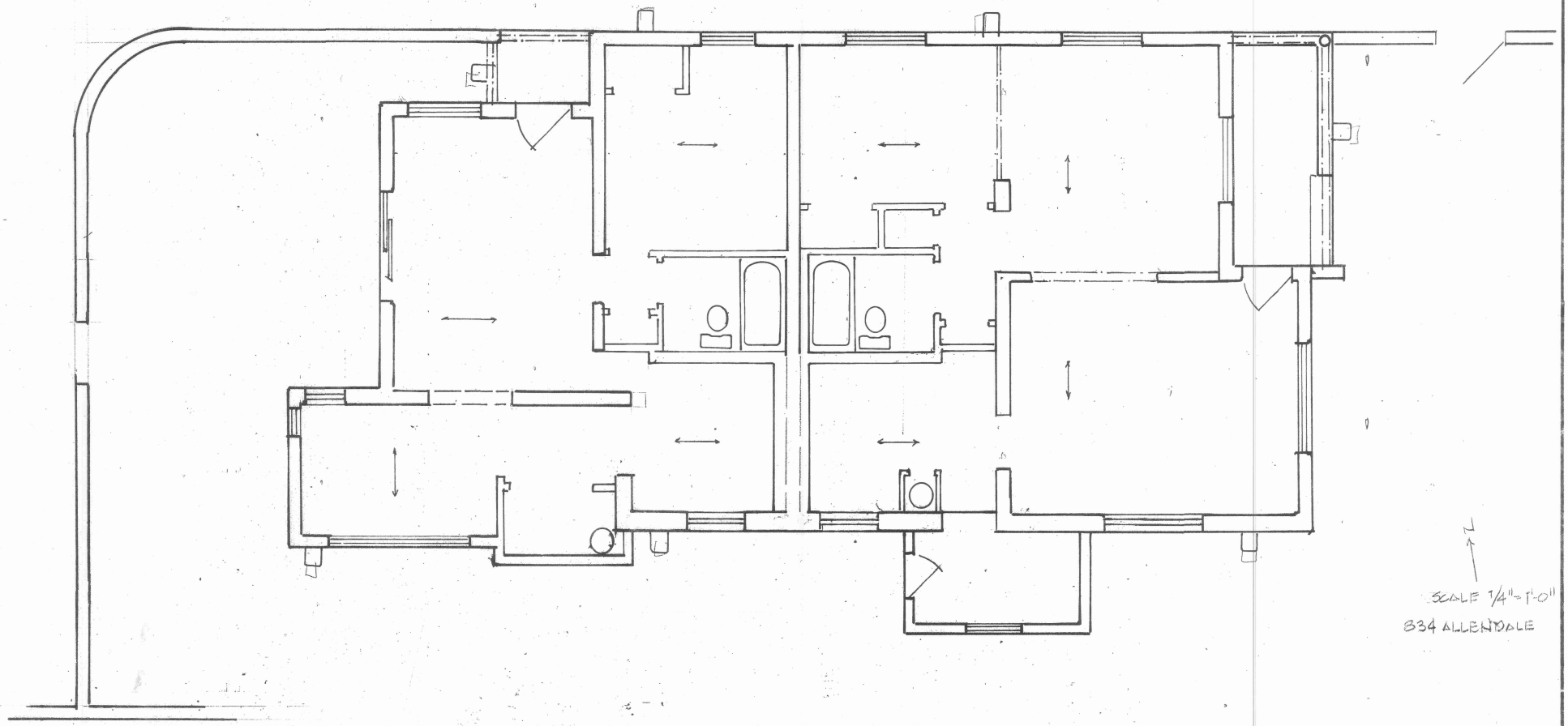


WEST ELEVATION

SCALE 1/4" = 1'-0"

AS-BUILT PLAN
834 ALLENDALE ST

JOHN ODELL
JAN 5, 2022



SCALE 1/4"=1'-0"

834 ALLENDALE

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005173--HDRB

Project Description: Historic status and primary facade designation

Project Location(s): 1520 CANYON RD
Santa Fe, NM 87501

Contacts:

Applicant:	SOLO CONSTRUCTION LLC 9 RAEL LN SANTA FE, NM 87507	sololLc22@yahoo.com
Property Owner:	Steven C Haines	steve.c.haines@gmail.com

Historic District: HD: Downtown And Eastside, HD: Historic Review

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1956

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2022-005173-HDRB

Address: 1520 Canyon Road
Historic Status: Non-statused
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__NA__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other**

STAFF RECOMMENDATION:

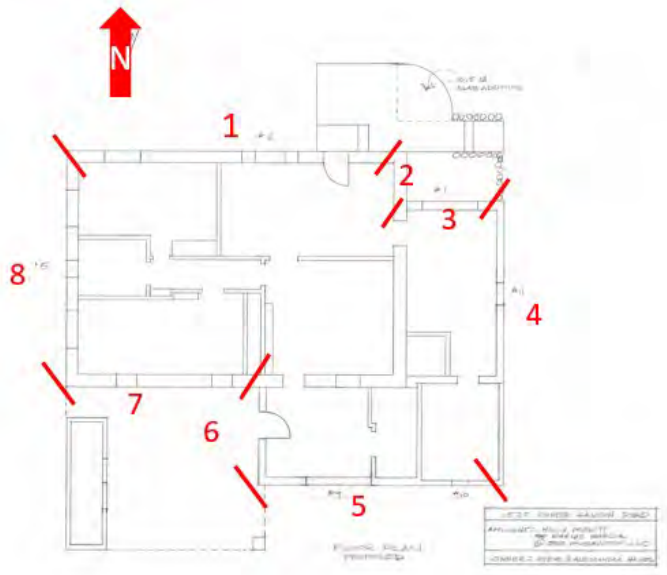
Staff recommends the building be designated historically contributing per 14-5.2(C), Regulation of Significant and Contributing Structures and that Facades 1 (north), 2, (west) be designated primary per 14-12 Primary Facade.

BACKGROUND & SUMMARY:

1520 Canyon Road is a 1,404 square foot building constructed in 1956. It is a Recent Santa Fe Style version of a Mid-Century Ranch Style built in a vernacular manner. The Historic Cultural Property (HCPI) Building Inventory describes it as "Territorial Revival Vernacular Style". Its east elevation garage conversion appears Mid-Century Ranch Style with a shed roof, overhangs and shallow but wide aluminum sliding windows. The north elevation (front) features a 3-paned large picture window at its center and a double set of 3-over-1 double hung windows on its west end. Its converted garage on the east portion of the north elevation features a three-paned wide shallow aluminum window. Other horizontal sliding aluminum windows were added to the east elevations in 1965. A utility room was added to the south elevation in 1980; and the 396 carport was built in 1995, also on the south elevation. Three windows are arranged symmetrically in a row on the western façade.

The house is located on the south side of Upper Canyon Road and sits approximately 4 '- 6' above the road. A low mortared river rock retaining wall spans the front of the house. The wall's height increases and curves at the northeast corner and tapers down to the steps on the east elevation. Set apart from other homes in the streetscape, it helps define the character of the Upper Canyon Road historic agricultural landscape. The simple square house stands out and appears essentially unchanged in its profile and historical features.

Staff believes the building warrants a contributing status based on its age, maintained original windows, and simple construction, despite historic and non-historic additions. The historic house's simple four-square form, scale, and original architectural features helped establish and maintains the character of the historic district, particularly in the Canyon Road, previously agricultural land, and streetscape. Staff recommends the original north elevation western façade (#1) be designated primary due to its original windows and vernacular variation. Staff also recommends the west elevation (façade #8) be designated primary because the symmetrical historic windows maintain its integrity.



NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1202

building threatened? yes	surveyed date 30-6-83 by mb	county Santa Fe	ID no. 051600488
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1520 Canyon

city/town: Santa Fe

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

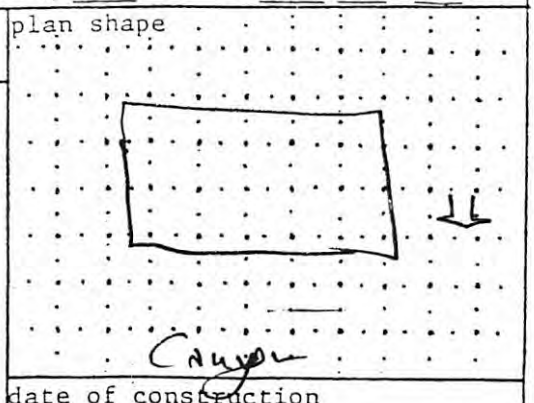
building name:

legal description: tnsp 17 N ☐ range 10 E ☒ sec 20 SE ¼ SW ¼

film roll by mb no. 22	negative nos. 15,16,17	loc. of neg. HPB



plan shape



date of construction: Pre1912 ___ estimate ___ actual

source: Directory

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ X good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate X major
describe: Addn of wing to E

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ none ?
interest

if eligible, why?

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style	foundation material
Territorial Vernacular	Not vis
	wall material/surface: Stucco

architectural features

Windows - alum sldg, 6 lite wood csmt & fixed, 3/1 wood casement

Roof - flat, metal w overhang

comments: stone retaining wall

Streetscape
~~hedge~~
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

PROPOSAL LETTER

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

LOCATION: 1520 Upper Canyon Rd, Haines residence, **Non Contributing Structure**

EXISTING ROOF SQ FOOTAGE: 2163

HISTORIC CONSTRUCTION HISTORY OF THE RESIDENCE

1956-ORIGINAL RESIDENCE AND GARAGE

In 1956, the residence was completed along with an attached garage.

- RESIDENCE: 1134 SQ FT
- GARAGE: 270 SQ FT

TOTAL: 1404

WALL MATERIAL: Residence-Adobe/ Garage-CMU block

1965-CONVERSIONS AND ADDITION

The existing garage was converted to a master bedrm and an addition of a master bath was added. At that point, windows were added to the new master bedrm, neither windows meet egress.

- MASTER BATH ADDED: 130 SQ FT

WALL MATERIAL: Master bedrm-CMU block/ Master bath- Frame

1980-ADDITION

A utility room was added to the south side of the residence.

- UTILITY ROOM: 233 SQ FT

WALL MATERIAL: Frame & CMU block wall

1995 ADDITION

A carport with a shed was added to the south side of the residence next to the utility rm

- CARPORT: 396 SQ FT

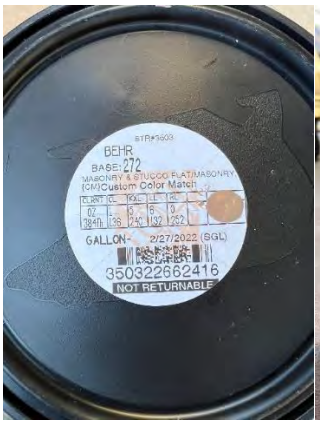
WALL MATERIAL: Frame

TOTAL ROOF SQ FOOTAGE: 2163

EXISTING STRUCTURE

HEIGHT OF RESIDENCE FROM FINISH GRADE: lowest 10’ 8” / highest 11’ 7”

EXISTING COLOR OF STUCCO: Masonry & stucco paint, El Rey Stucco color: #106 Buckskin.







NO CHANGE OF STUCCO COLOR REQUESTED; PAINT TO BE USED FOR PATCHING PURPOSES ONLY

EXTERIOR COLOR OF THE EXISTING WINDOWS THAT ARE PROPOSED TO REPLACE:

Original house: Wood, painted Sage Green

1965 Conversion/addition: painted brushed aluminum

1980 Addition: Brown, Powder Coated aluminum

PROPOSED new window to be PELLA WINDOW, Architectural Series: Summer Sage, Powder coated aluminum clad (see below a sample of the window type)



HISTORY OF THE RESIDENCE

The below timeline was compiled by Ana Padilla and her siblings Maria and Carmen who grew up in the house and mother was Antonia Rivera Padilla.

"The land was gifted to our mother, Antonia Rivera Padilla, by her parents, whose property was next door.

Construction of the property began in 1953 with the grading of the land.

House was completed and moved into in 1956.

House was built as a three (3) bedroom, one (1) bath, kitchen, living area and attached garage.

In approximately 1965, the garage was converted into a master bedroom and a bath was added.

A utility room was added in 1980.

The carport was built in 1995.

The floor heaters were replaced with baseboard heaters in 2001.

In 2014, a portion of the utility room was walled off as a separate area for the washer/dryer and water heater. The carpet was removed and laminate flooring was added.

A program for low income seniors came and winterized the windows by adding plastic panes to stop the flow of air coming in. This was in maybe 2000.

House was sold in 2016."

In 2016 the house was sold to Douglas Orr and Julia Mitchell.

In 2021 the house was sold to Steve and Alessandra Haines.

PROPOSED WORK

Replace 6 windows.
Replace 6 windows to match the color of the remaining windows from the original 1956 residence. Window 11 will be adjusted in size to comply with IRC code of egress and safety. The other 5 windows will be replaced approximately the same size as what is currently there. Mullions will be added to panes larger than 30" (width, height or diagonal).

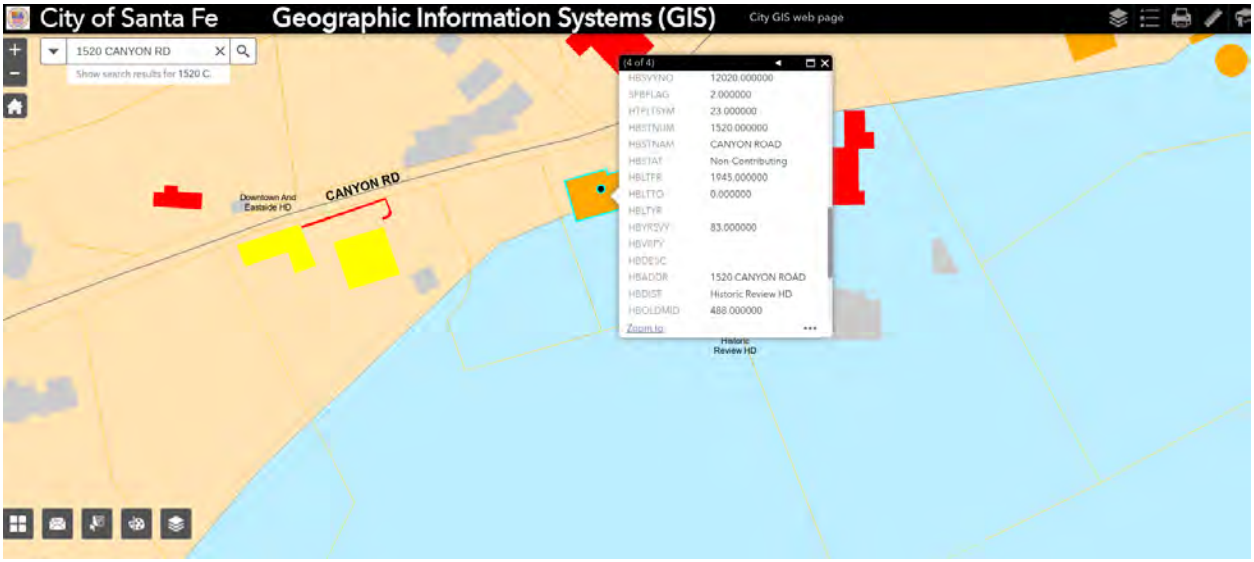
Replace the concrete patio and steps at the front entry:
The existing concrete patio and steps are unsafe, uneven and has deteriorated beyond repair. The patio is draining water to the original historic house walls. In addition we are proposing to add 10.5 sq ft to the patio. All steps and patio will be clad with historic red brick.

WINDOW #		SIZE	COLOR/MATERIAL
#1 MASTER BEDRM (NORTH)	EXISTING	83.5" X 23" **DOES NOT MEET EGRESS**	Brushed aluminum, aluminum, slider
	PROPOSED	80.25" X 20.25" **DOES NOT MEET EGRESS**	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, fixed
#2 LIVING RM (NORTH)	EXISTING	44" X 51"	**CENTER PANE ONLY:** single CLEAR glass pane
	PROPOSED	44" X 51"	**CENTER PANE ONLY:** Double insulated CLEAR glass pane. NOTE: the wood trim will not replaced
#5 GUEST BATH (WEST)	EXISTING	23.5" X 27.5"	Painted Sage Green, Wood, casement
	PROPOSED	22.25" X 26.25"	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, casement
#9 UTILITY RM (SOUTH)	EXISTING	95" X 35"	Brown, Powder Coated aluminum, slider
	PROPOSED	79" X 35" double hung, 15.25" X 35" fixed	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, double hung and fixed
#10 MASTER BATH (SOUTH)	EXISTING	23.25" X 23.25"	BRUSHED ALUMINUM, ALUMINUM WITH A CRACKED GLASS PANE, slider
	PROPOSED	22.75" X 22.75"	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, double hung
#11 MASTER BEDRM (EAST)	EXISTING	47.25" X 23" **DOES NOT MEET EGRESS**	Brushed aluminum, aluminum, slider
	PROPOSED	31.25" X 57.5" **MEETS EGRESS**	PELLA WINDOW: Summer Sage,

GIS MAP SHOWING NON CONTRIBUTING STATUS OF STRUCTURE

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

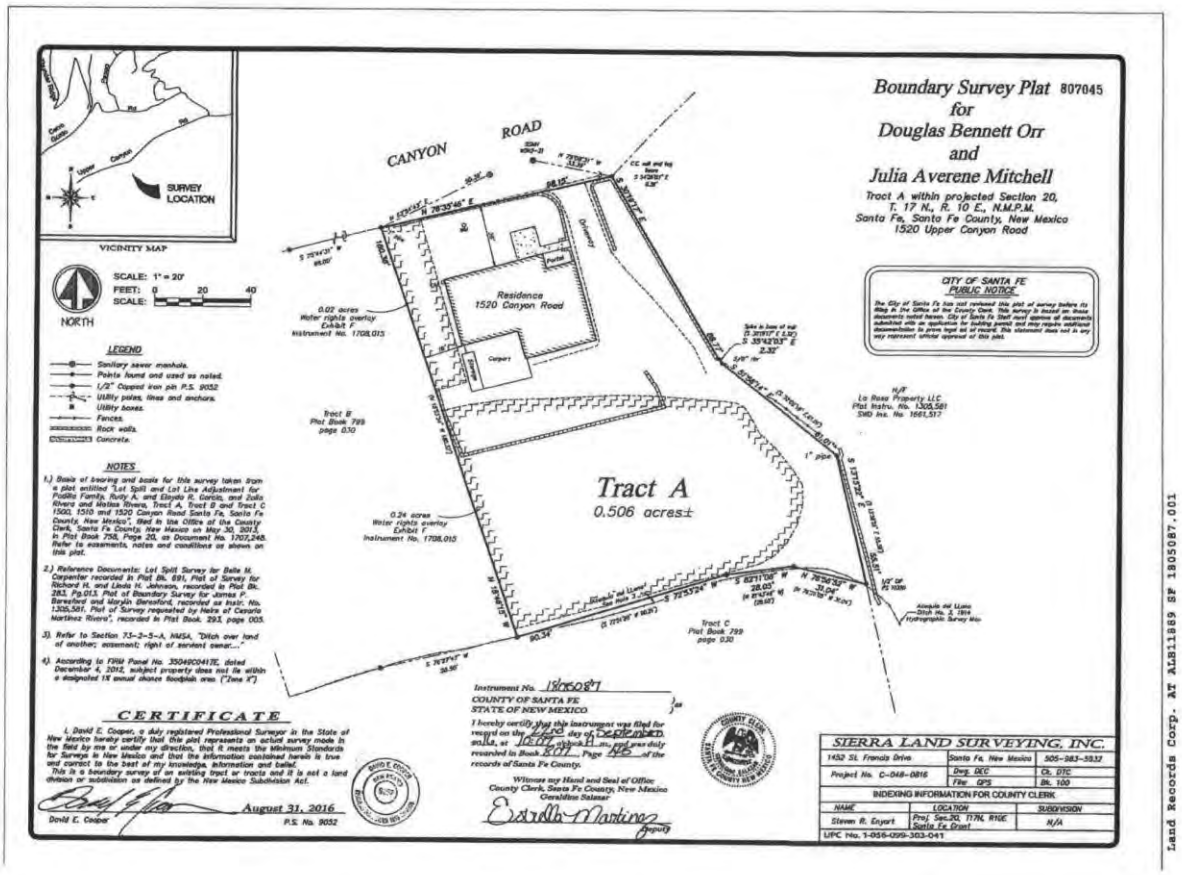


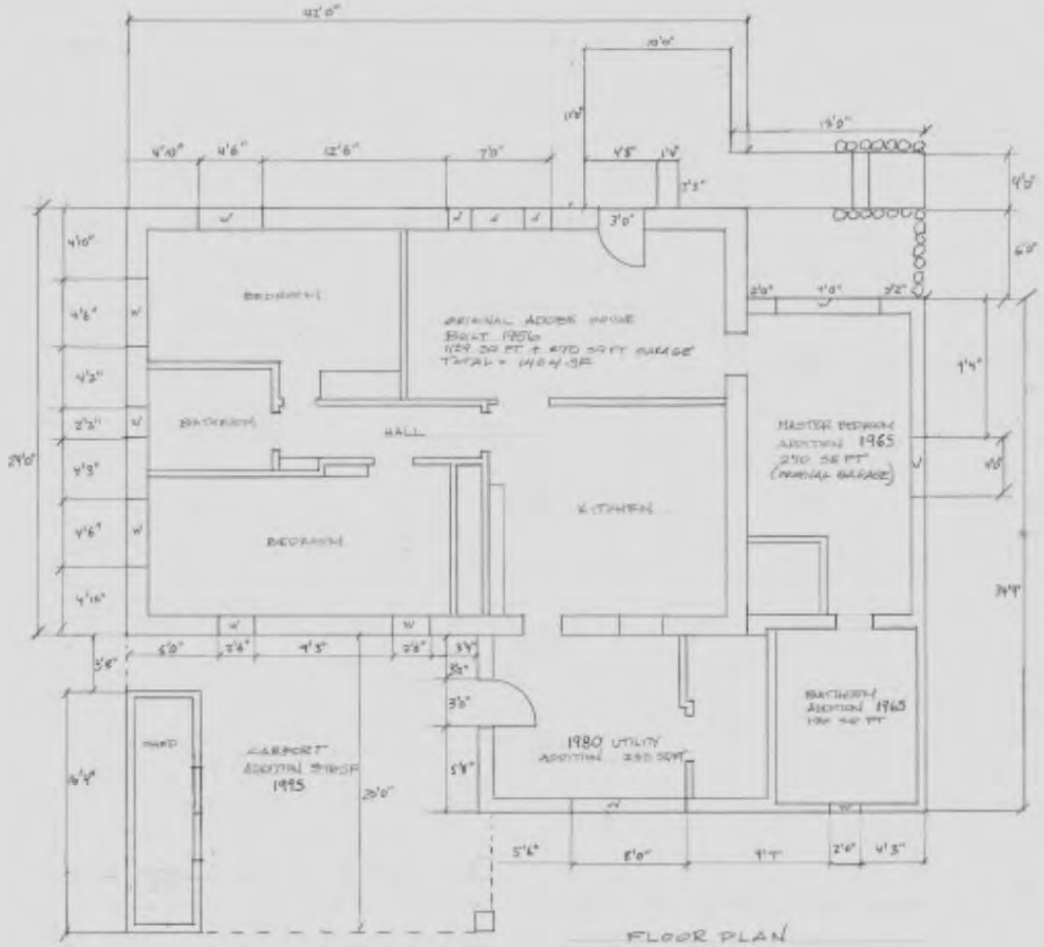
PLAT

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

LOCATION: 1520 Upper Canyon Rd, Haines residence

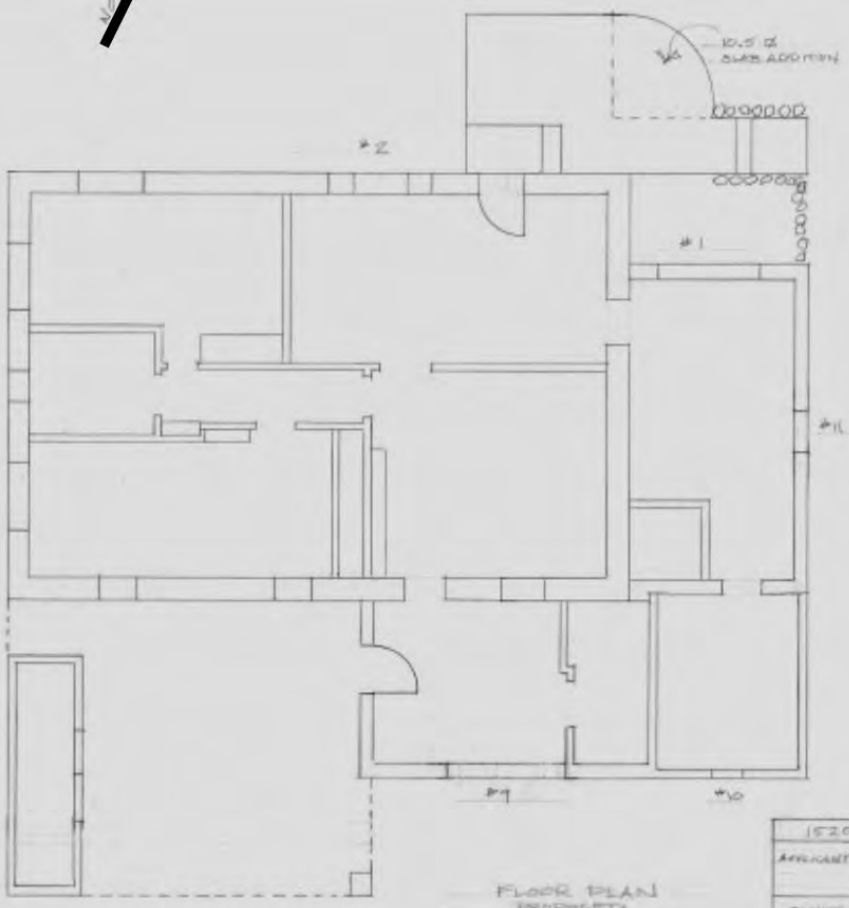




FLOOR PLAN
EXISTING

1/4" = 1'0"

NORTH

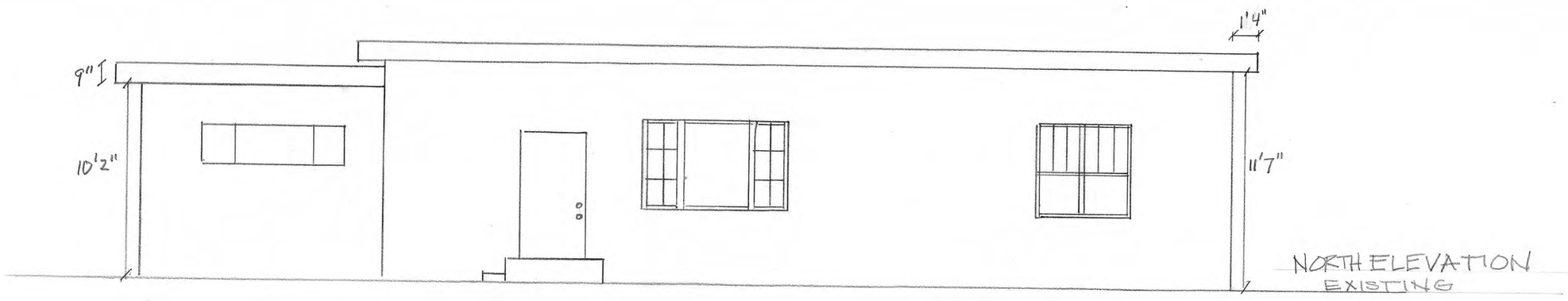


FLOOR PLAN
PROPOSED

1520 UPPER CANYON ROAD

ARCHITECT: NELLY MERRITT
FOR CARLOS GARCIA
@ GRID ARCHITECTURE, LLC

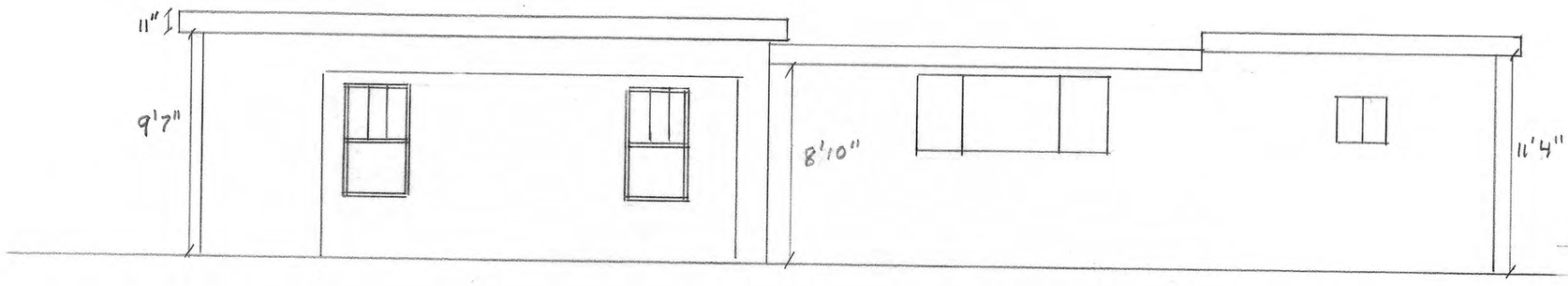
OWNER: JOSEPH & ALEXANDRA HARRIS



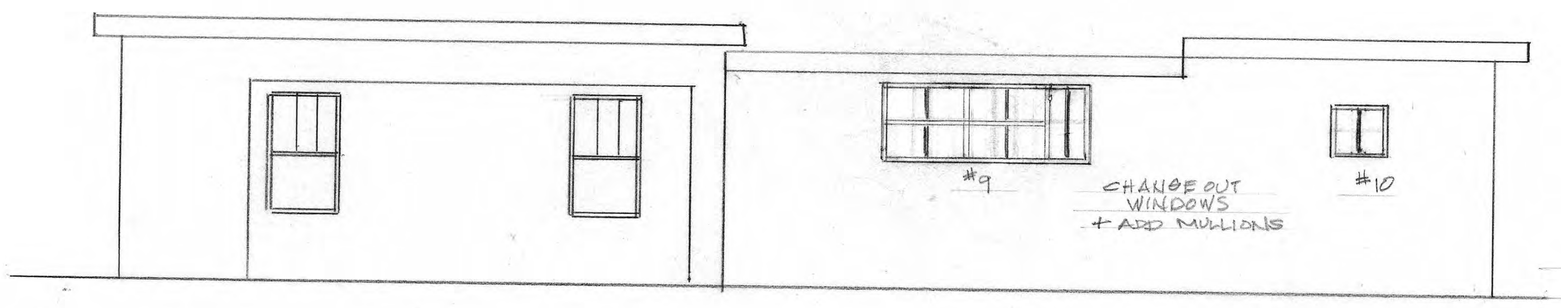
NORTH ELEVATION
EXISTING



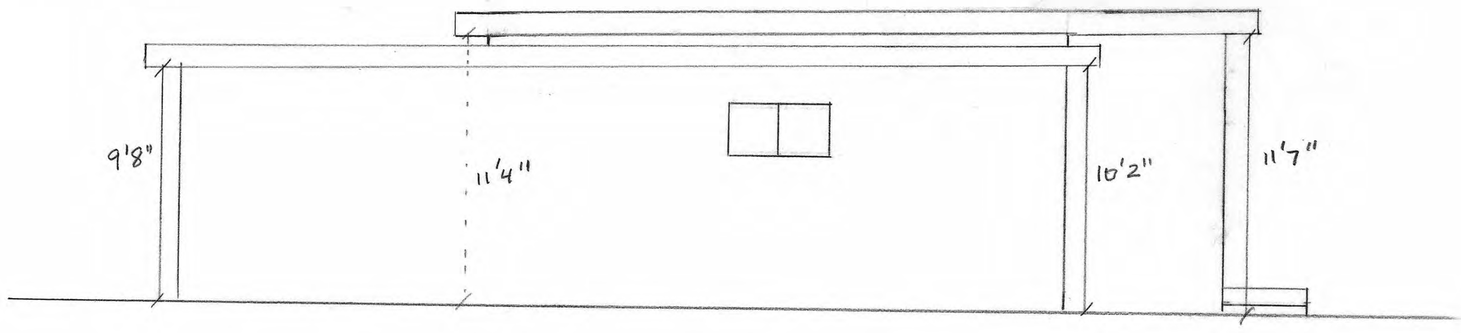
NORTH ELEVATION
PROPOSED



SOUTH ELEVATION
EXISTING



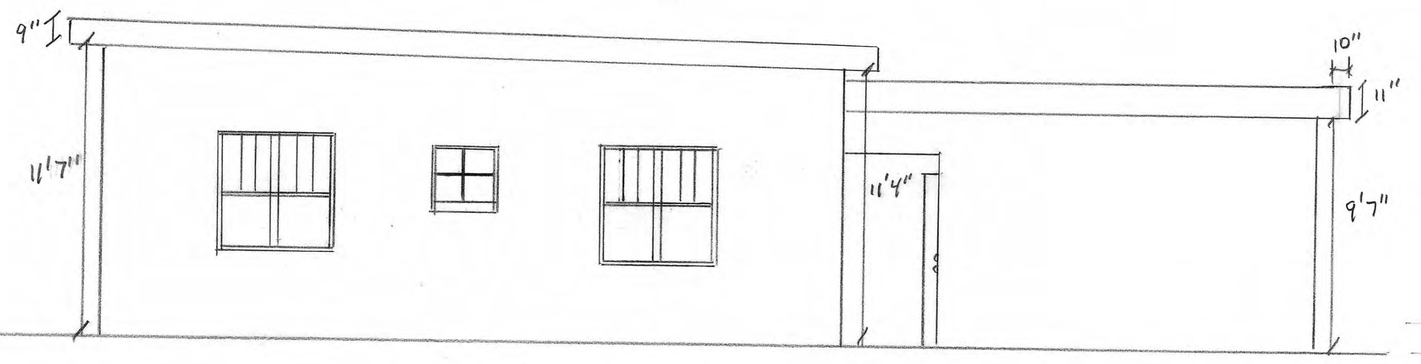
SOUTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

1' 2' 4' 1/4"=1'0"

1520 UPPER CANYON ROAD
APPLICANT: MOLLY PREWITT FOR CARLOS GARCIA @ SOLO CONSTRUCTION LLC
OWNER: STEVE & ALESSANDRA HAINES

EXTERIOR FINISHES

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

LOCATION: 1520 Upper Canyon Rd, Haines residence**, Non Contributing Structure**

EXISTING STUCCO COLOR

El Rey Stucco color: #106 Buckskin

NO CHANGE TO COLOR IS REQUESTED





BEHR PAINT CUSTOM COLOR

MATCHES EL REY #106 BUCKSKIN





EXISTING WINDOW COLOR

OF THE 1956 ORIGNIAL HOME



BEHR PAINT SEMIGOSS, "SAGE"

PROPOSED WINDOW COLOR

FOR THE REPLACEMENT WINDOWS





PELLA WINDOW, "Summer Sage",
Powder coated aluminum clad

BRICK FOR PATIO & STEPS

KINNEY BRICK, "Endicott #46



1520 UPPER CANYON RD
EXTERIOR FINISHES

PHOTOGRAPHS

1520 UPPER CANYON RD., NON CONTRIBUTING STRUCTURE

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

STREET VIEW PHOTOS:



1520 UPPER CANYON RD

STREET LEVEL VIEWING THE NORTH SIDE, APPROCHING THE HOUSE ON THE WEST



1520 UPPER CANYON RD

STREET LEVEL VEIWING THE NORTH SIDE



1520 UPPER CANYON RD

STREET LEVEL VIEWING THE NORTH SIDE, APPROCHING THE HOUSE ON THE EAST

EXTERIOR ELEVATIONS OF EXISTING RESIDENCE:



1520 UPPER CANYON RD

NORTH ELEVATION



1520 UPPER CANYON RD

WEST ELEVATION



1520 UPPER CANYON RD

SOUTH ELEVATION



1520 UPPER CANYON RD

EAST ELEVATION

PROPOSED WINDOWS TO BE REPLACED:



1520 UPPER CANYON RD

WINDOW #1, MASTER BEDRM,
NORTH ELEVATION



1520 UPPER CANYON RD

WINDOW #2 **(CENTER PANE ONLY),**
LIVING RM, NORTH ELEVATION



1520 UPPER CANYON RD

WINDOW #5, GUEST BATHRM,
WEST ELEVATION



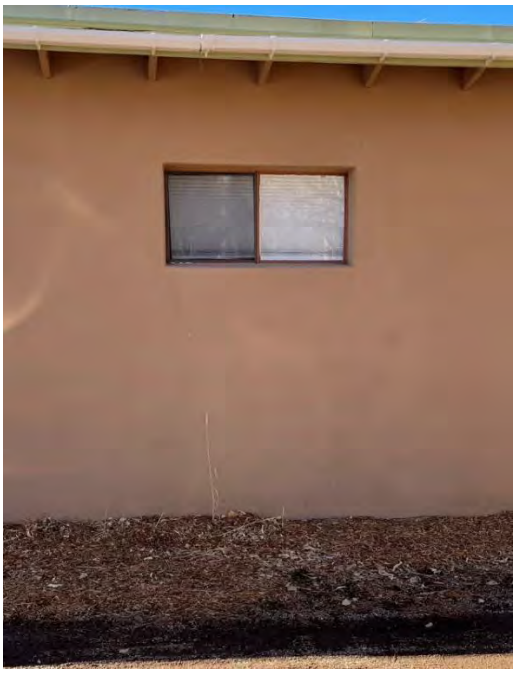
1520 UPPER CANYON RD

WINDOW #9, MUD RM,
SOUTH ELEVATION



1520 UPPER CANYON RD

WINDOW #10, MASTER BATH,
SOUTH ELEVATION



1520 UPPER CANYON RD

WINDOW #11, MASTER BEDRM,
EAST ELEVATION



1520 UPPER CANYON RD

FRONT ENTRY STEPS TO THE
PATIO



1520 UPPER CANYON RD

FRONT ENTRY CONCRETE PATIO
AND STEPS TO ENTER THE FRONT
OF THE HOUSE

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005174--HDRB

Project Description: Remodel - replace windows

Project Location(s): 1520 CANYON RD
Santa Fe, NM 87501

Contacts:

Applicant:	SOLO CONSTRUCTION LLC 9 RAEL LN SANTA FE, NM 87507	sololLc22@yahoo.com
Property Owner:	Steven C Haines	steve.c.haines@gmail.com

Historic District: HD: Historic Review, HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1956

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2022-005173-HDRB

Address: 1520 Canyon Road
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**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** color board and window specifications

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:

1520 Canyon Road is a 1,404 square foot building constructed in 1956. It is a Recent Santa Fe Style version of a Mid-Century Ranch Style built in a vernacular manner. The Historic Cultural Property (HCPI) Building Inventory describes it as "Territorial Revival Vernacular Style". Its east elevation garage conversion appears Mid-Century Ranch Style with a shed roof, overhangs and shallow but wide aluminum sliding windows. The north elevation (front) features a 3-paned large picture window at its center and a double set of 3-over-1 double hung windows on its west end. Its converted garage on the east portion of the north elevation features a three-paned wide shallow aluminum window. Other horizontal sliding aluminum windows were added to the east elevations in 1965. A utility room was added to the south elevation in 1980; and the 396 carport was built in 1995, also on the south elevation. Three windows are arranged symmetrically in a row on the west elevation.

The house is located on the south side of Upper Canyon Road and sits approximately 4 '- 6' above the road. A low mortared river rock retaining wall spans the front of the house. The wall's height increases and curves at the northeast corner and tapers down to the steps on the east elevation. Set apart from other homes in the streetscape, it helps define the character of the Upper Canyon Road historic agricultural landscape. The simple square house stands out and appears essentially unchanged in its profile and historical features.

The applicant proposes to:

Replace 5 windows on the residence as follows:

North elevation

1. Replace center pane of glass of picture window. There will be no changes to the historic window other than pane replacement.
2. Replace 2-paned aluminum sliding window with simulated divided lite aluminum wood clad window.

East elevation

3. Replace window with egress window.

South elevation:

4. Replace 2-paned aluminum sliding low wide three paned window on the eastern end of the east elevation.
5. Replace the on the east elevation.

The proposed window replacements will be Pella "Summer Sage, wood powder-coated aluminum clad casements. Stucco will be cementitious El Rey's "Buckskin to match existing.

Applicant also proposes to replace the concrete patio steps at the front entry door and replace existing patio concrete pad with new concrete. All steps and patio will be clad with Kenny brick "Endicott #46."

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H1202

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field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

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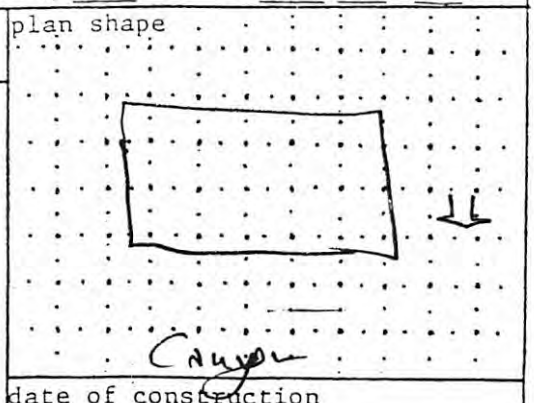
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plan shape



date of construction: Pre1912 ___ estimate ___ actual

source: Directory

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present: residential
other:
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___ excellent ___ X good
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describe: Addn of wing to E

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___ eligible ___ of ___ none ?
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what type?

if inventoried, list ID nos.

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Roof - flat, metal w overhang

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~~hedge~~
wire fence
wood fence
landscape
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acequia

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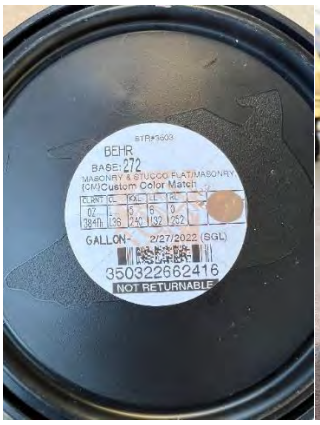
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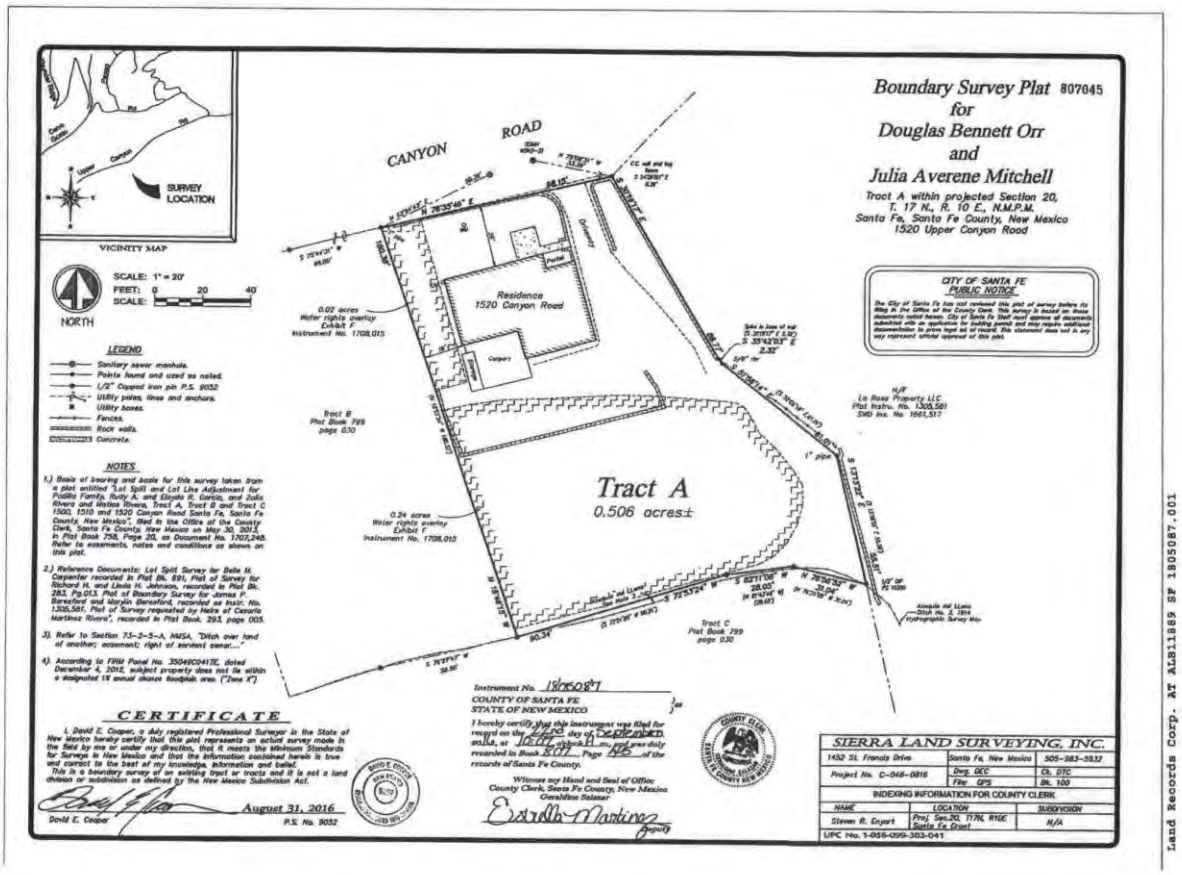
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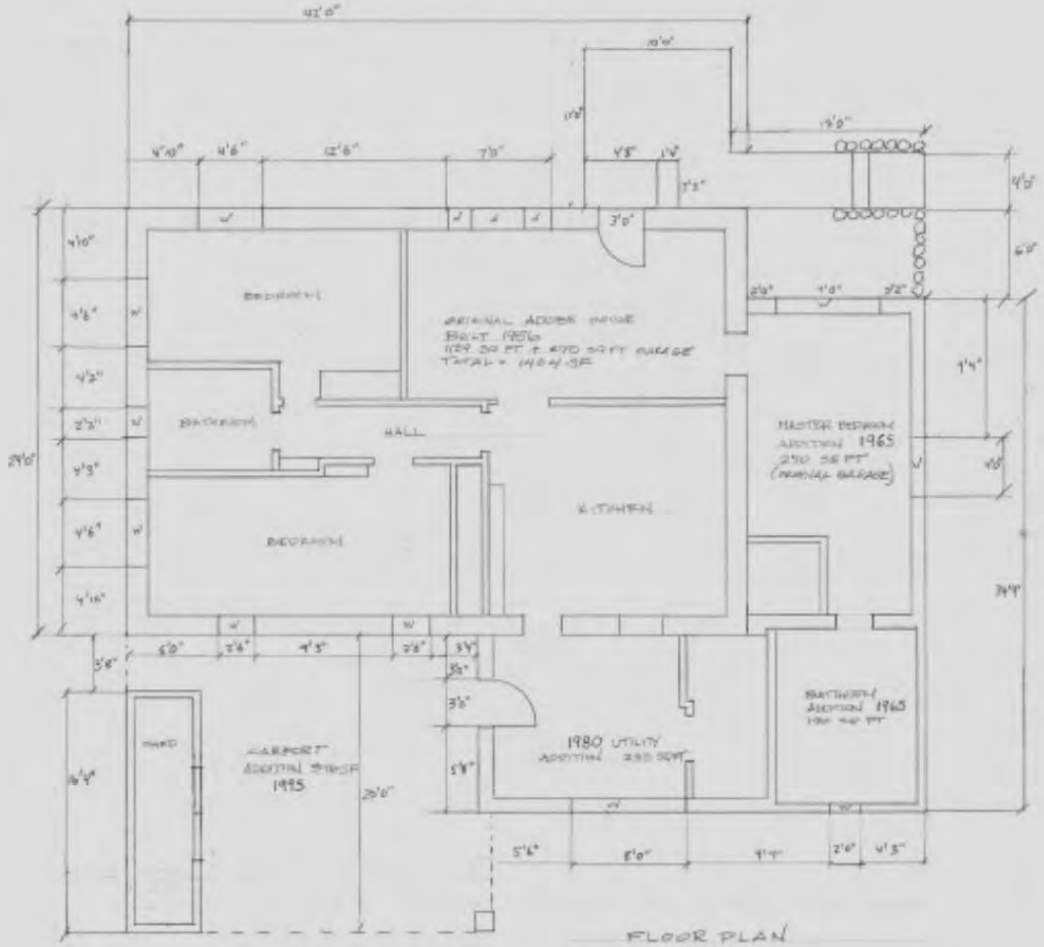
PLAT

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

LOCATION: 1520 Upper Canyon Rd, Haines residence

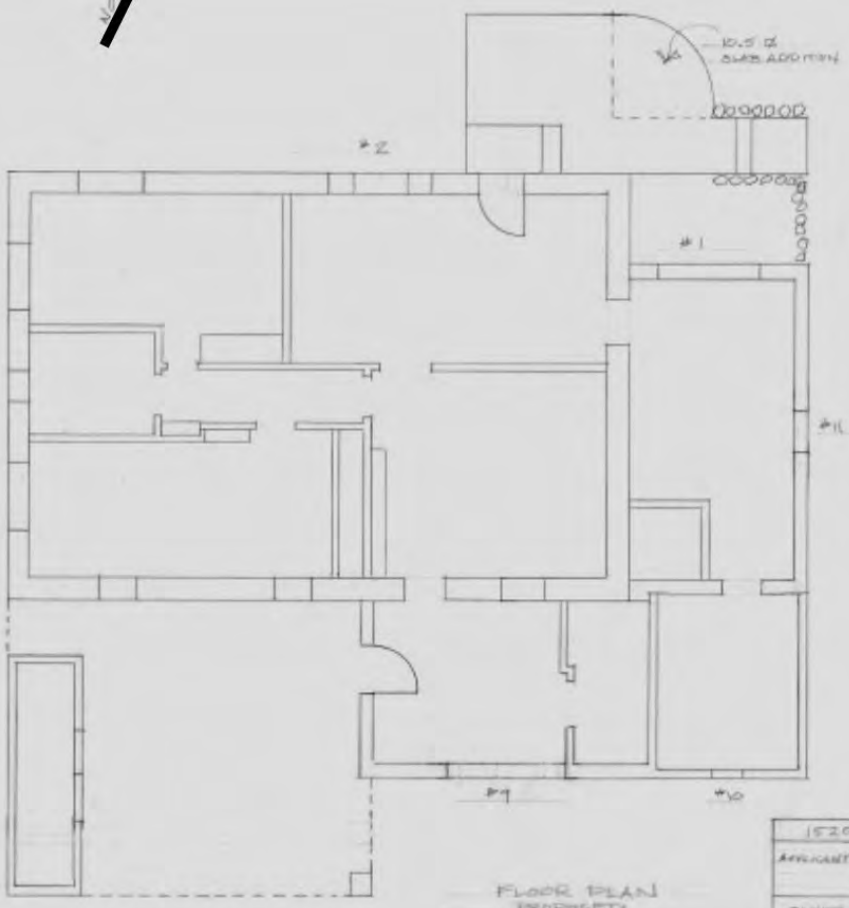




FLOOR PLAN
EXISTING

1/4" = 1'0"

NORTH



FLOOR PLAN
PROPOSED

1520 UPPER CANYON ROAD

ARCHITECT: NELLY MERRITT
FOR CARLOS GARCIA
@ GRID ARCHITECTURE, LLC

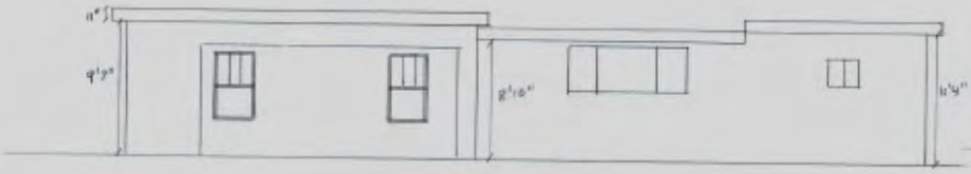
OWNER: JOSEPH & ALEXANDRA HARRIS



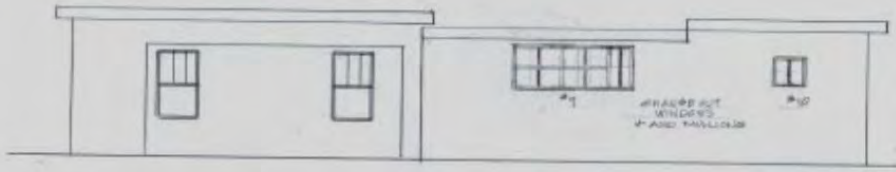
NORTH ELEVATION
EXISTING



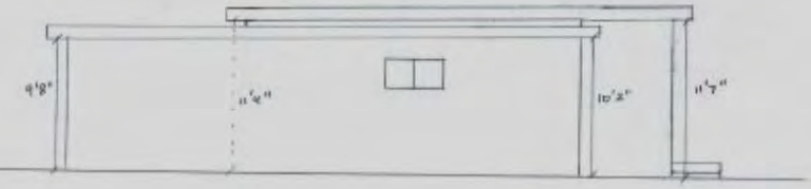
NORTH ELEVATION
PROPOSED



SOUTH ELEVATION
EXISTING



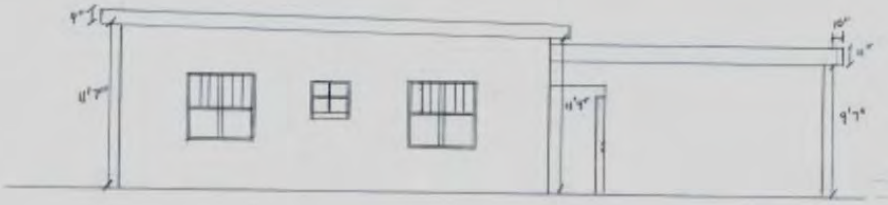
SOUTH ELEVATION
PROPOSED



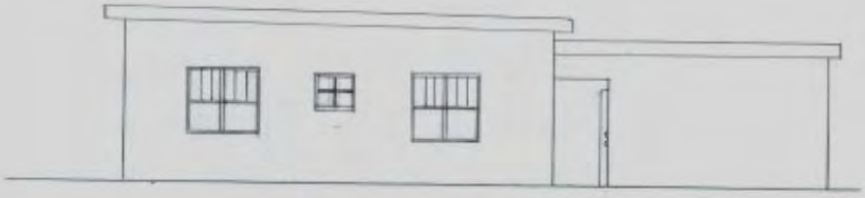
EAST ELEVATION
EXISTING



EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
NO CHANGES PROPOSED

1'-2" 0" 4'

1/4"=1'0"

1520 UPPER CANYON ROAD
APPLICANT: MOLLY PRESCOTT FOR CARLOS GARCIA & SOLO CONSTRUCTION LLC
OWNERS: STEVE & ALEXANDRA HAINES

PROPOSED WORK

Replace 6 windows.
Replace 6 windows to match the color of the remaining windows from the original 1956 residence. Window 11 will be adjusted in size to comply with IRC code of egress and safety. The other 5 windows will be replaced approximately the same size as what is currently there. Mullions will be added to panes larger than 30" (width, height or diagonal).

Replace the concrete patio and steps at the front entry:
The existing concrete patio and steps are unsafe, uneven and has deteriorated beyond repair. The patio is draining water to the original historic house walls. In addition we are proposing to add 10.5 sq ft to the patio. All steps and patio will be clad with historic red brick.

WINDOW #		SIZE	COLOR/MATERIAL
#1 MASTER BEDRM (NORTH)	EXISTING	83.5" X 23" **DOES NOT MEET EGRESS**	Brushed aluminum, aluminum, slider
	PROPOSED	80.25" X 20.25" **DOES NOT MEET EGRESS**	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, fixed
#2 LIVING RM (NORTH)	EXISTING	44" X 51"	**CENTER PANE ONLY:** single CLEAR glass pane
	PROPOSED	44" X 51"	**CENTER PANE ONLY:** Double insulated CLEAR glass pane. NOTE: the wood trim will not replaced
#5 GUEST BATH (WEST)	EXISTING	23.5" X 27.5"	Painted Sage Green, Wood, casement
	PROPOSED	22.25" X 26.25"	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, casement
#9 UTILITY RM (SOUTH)	EXISTING	95" X 35"	Brown, Powder Coated aluminum, slider
	PROPOSED	79" X 35" double hung, 15.25" X 35" fixed	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, double hung and fixed
#10 MASTER BATH (SOUTH)	EXISTING	23.25" X 23.25"	BRUSHED ALUMINUM, ALUMINUM WITH A CRACKED GLASS PANE, slider
	PROPOSED	22.75" X 22.75"	PELLA WINDOW: Summer Sage, Powder coated aluminum clad, double hung
#11 MASTER BEDRM (EAST)	EXISTING	47.25" X 23" **DOES NOT MEET EGRESS**	Brushed aluminum, aluminum, slider
	PROPOSED	31.25" X 57.5" **MEETS EGRESS**	PELLA WINDOW: Summer Sage,

EXTERIOR FINISHES

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

LOCATION: 1520 Upper Canyon Rd, Haines residence**, Non Contributing Structure**

EXISTING STUCCO COLOR

El Rey Stucco color: #106 Buckskin

NO CHANGE TO COLOR IS REQUESTED





BEHR PAINT CUSTOM COLOR

MATCHES EL REY #106 BUCKSKIN





EXISTING WINDOW COLOR

OF THE 1956 ORIGNIAL HOME



BEHR PAINT SEMIGOSS, "SAGE"

PROPOSED WINDOW COLOR

FOR THE REPLACEMENT WINDOWS





PELLA WINDOW, "Summer Sage",
Powder coated aluminum clad

BRICK FOR PATIO & STEPS

KINNEY BRICK, "Endicott #46



1520 UPPER CANYON RD
EXTERIOR FINISHES

PHOTOGRAPHS

1520 UPPER CANYON RD., NON CONTRIBUTING STRUCTURE

DATE: 4/11/2022

APPLICANT: SOLO CONSTRUCTION LLC, MOLLY PREWITT

STREET VIEW PHOTOS:



1520 UPPER CANYON RD

STREET LEVEL VIEWING THE NORTH SIDE, APPROCHING THE HOUSE ON THE WEST



1520 UPPER CANYON RD

STREET LEVEL VEIWING THE NORTH SIDE



1520 UPPER CANYON RD

STREET LEVEL VIEWING THE NORTH SIDE, APPROCHING THE HOUSE ON THE EAST

EXTERIOR ELEVATIONS OF EXISTING RESIDENCE:



1520 UPPER CANYON RD

NORTH ELEVATION



1520 UPPER CANYON RD

WEST ELEVATION



1520 UPPER CANYON RD

SOUTH ELEVATION



1520 UPPER CANYON RD

EAST ELEVATION

PROPOSED WINDOWS TO BE REPLACED:



1520 UPPER CANYON RD

WINDOW #1, MASTER BEDRM,
NORTH ELEVATION



1520 UPPER CANYON RD

WINDOW #2 **(CENTER PANE ONLY),**
LIVING RM, NORTH ELEVATION



1520 UPPER CANYON RD

WINDOW #5, GUEST BATHRM,
WEST ELEVATION



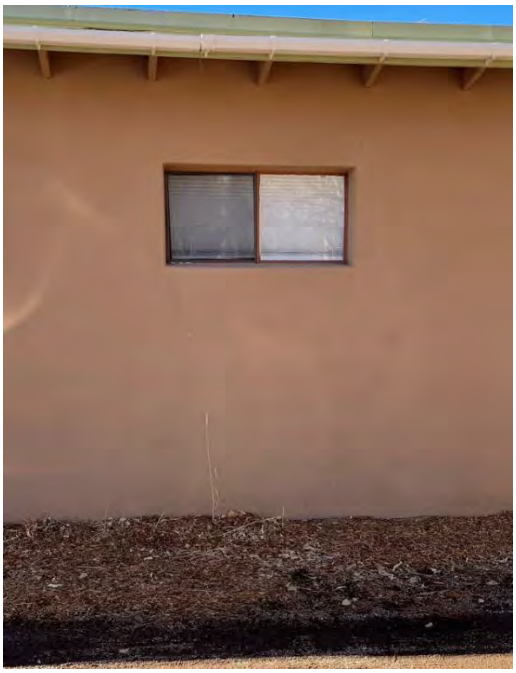
1520 UPPER CANYON RD

WINDOW #9, MUD RM,
SOUTH ELEVATION



1520 UPPER CANYON RD

WINDOW #10, MASTER BATH,
SOUTH ELEVATION



1520 UPPER CANYON RD

WINDOW #11, MASTER BEDRM,
EAST ELEVATION



1520 UPPER CANYON RD

FRONT ENTRY STEPS TO THE
PATIO



1520 UPPER CANYON RD

FRONT ENTRY CONCRETE PATIO
AND STEPS TO ENTER THE FRONT
OF THE HOUSE

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005172--HDRB

Project Description: Replace existing overhangs with new portal; add on to east elevation south end

Project Location(s): 718 GREGORY LN
Santa Fe, NM 0

Contacts:

Property Owner:	Marty Dubin	Martydubin@gmail.com
Applicant:	McCormick Architects LLC	mccormick.steve@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 2016

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

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Case # 2022-005172-HDRB

Address: 718 Gregory Lane
Historic Status: Non-contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

__X__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** Trim and stucco colors

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

718 Gregory Lane is a 2,325 square feet home built in 2016 and designated non-contributing to the Don Gaspar Area Historic District. The building is mostly Spanish-Pueblo Revival Style with its wall-dominated stucco masses, parapets, and slightly rounded corners. It also appears Mission Revival Style with details that include two shallow overhangs with decorative red glazed tiles, an arched garage door and arches over the front door and window. A small wood ramada structure is tucked in between facades on the front elevation.

The applicant proposes to:

1. Unify the front elevation overhangs by removing and replacing them with a new flat portal to run across the front of the house. The portal will increase by 140 square feet. The portal will be cantilevered 4' – 5" at the southeast corner to line up with the existing pilasters at the north end of the east elevation. The fascia will be reclaimed wood. The portal's gutter will be redwood.

2. Add 119 square feet of heated space within in place of the ramada continuous with the new portal.

3. A new pair of French doors with a transom window atop will be added to the south end of the east elevation. Windows and door trim will be Andersen "Red Rock," to match the residence's windows and doors.

4. The existing wood front door will have a new window on the upper half.

5. The existing yard wall gate will be replaced; there are no changes to the yard wall. The steel at gates and screen door will have a charcoal finish. Stucco will match existing, Sto "Pueblo."

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2/10/22

Site Address: 718 GREGORY LANE

Property Owner of Record: MARTY, BARBARA, EMILY DUBIN AND CHRIS RUSSEL

Construction Description: ADD OFFICE AND PORTAL TO FRONT OF RESIDENCE, RAISE YARD WALL

Applicant/Agent Name: STEVE McCORMICK

Contact Person Phone Number: (505) 699 - 6199

TOTAL ROOF AREA:

Zoning District: DON GASPAR R5

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

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

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

Access and Visibility: □ Arterial or Collector**
□X Visibility Triangle Required

Use of Structure: X Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

Lot Coverage : 54 %
X Open Space Required: 642

Setbacks: N/A (EXISTING TO REMAIN)
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum:____

Height: N/A (EXISTING TO REMAIN)
Maximum Height: _____ or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces: N/A (EXISTING TO REMAIN)
Proposed_____ Accessible_____
Minimum:_____

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

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

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

Steve McCormick [□OWNER X 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:

2022-004892-PAR

Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
X Traffic Engineering Approval by Kody Keelin Date: 02/16/2022
Notes: Due to the site visibility the yardwall itself can not be raised, but an open metal fence may be placed on top of the existing wall in order to raise the overall height of the fence.

Zoning Approval:
□ **Preliminary Approval** □ **with conditions** □ **Rejected**
Comments/Conditions: Legal lot of record is provided. 54% lot coverage requires private open space of 755 sq. ft. There is 1,177 sq. ft. provided open space.

REVIEWER: Lani J McCulley **DATE:** 02/21/2022

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

Revised 20 November 2020

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199

March 10th, 2022

Historic Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 718 Gregory Lane

Dear Historic Review Board:

We are applying to add 119 square feet of heated space and 140 square feet of portal at the above address. The use of the new heated space will be office/ den. The existing house was built in 2016.

The stucco at new heated space will be Sto Pueblo to match existing . The new door and transom will be Andersen Red Rock to match existing. The wood at beam, facia, screen door and gates will be reclaimed southern pine. The steel at gate and screen door will have a charcoal finish.

The new portal ties the East elevation together and replaces the existing disparate faux red tile accents. The new portal is cantilevered 4'-5" at the southeast corner. This depth is determined by the existing pilasters at the east bedroom window. This depth has the added benefit of covering the walkway from the driveway.

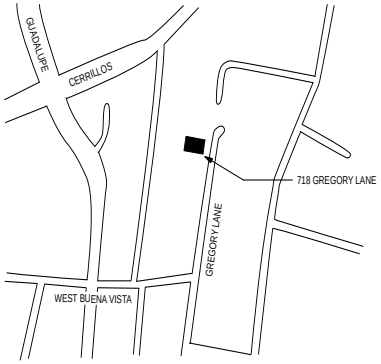
Thank you for your consideration,



3.10.22

_____

Steve McCormick date



1 VICINITY MAP
NO SCALE

SCOPE OF WORK:

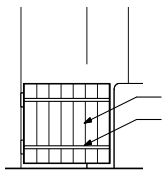
ADD NEW OFFICE SPACE AND PORTAL TO FRONT OF EXISTING RESIDENCE

CODE DATA

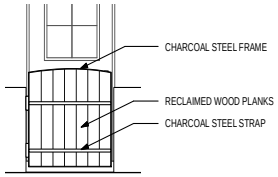
BUILDING CODE:	2015 IBC	
JURISDICTION:	SANTA FE CITY LAND DEVELOPMENT LAWS	
ZONING:	DON GASPAR HISTORIC R5	
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL	
LOT SIZE:	4,801 SQFT	
EXISTING HOUSE AND PORTAL	2,325 SQFT	
PROPOSED ADDITION:	119 SQFT	
PROPOSED NEW PORAL:	140 SQFT	
PROPOSED COVERAGE:	2,584 SQFT	2,595/ 4,801 = 54% (55% ALLOWED)

NEW IMPERVIOUS SURFACE:
NEW ROOFED IS 259 SQFT X .16 = 41 CUFT -SEE 6/ A0.1

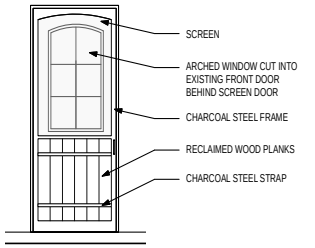
NOTE ON LOT COVERAGE
PER 14-7.5 (C) (1) (B)
HEATED SPACE 2,139 x .3 = 642 REQUIRED PRIVE OPEN SPACE
488 AT REAR + 689 AT FRONT = 1,177 PROVIDED (SEE 5/A0.1)
PER TABLE 14-7.2-1, R21 CAN HAVE 55% LOT COVERAGE



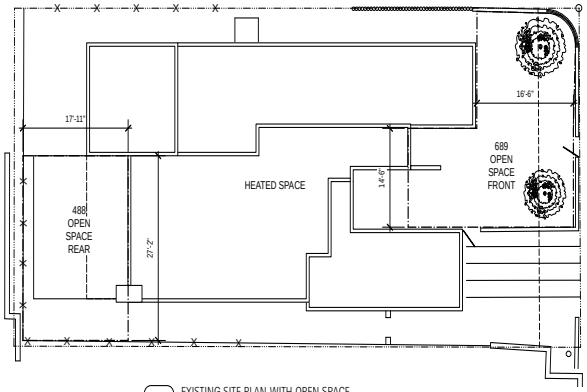
2 ELEVATION AT DRIVEWAY GATE
1/2" = 1'



3 ELEVATION AT FRONT GATE
1/2" = 1'

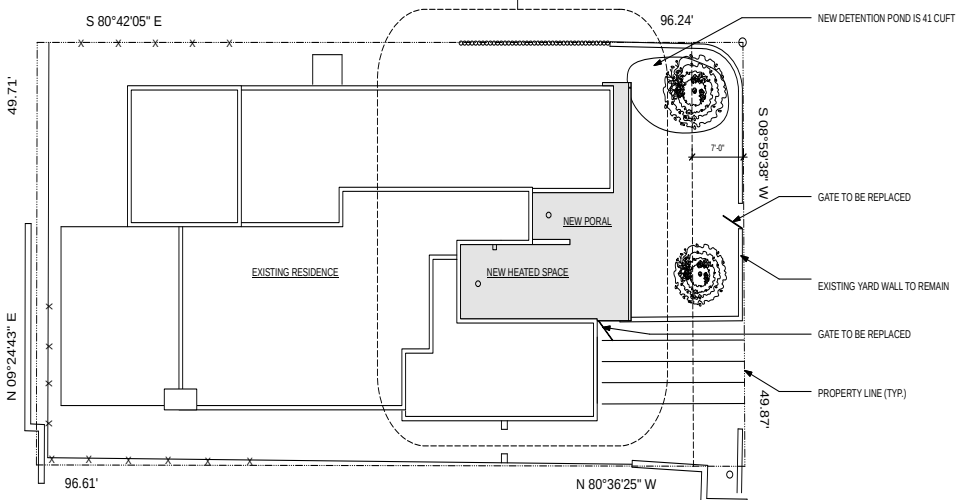


4 ELEVATION AT SCREEN DOOR
1/2" = 1'



5 EXISTING SITE PLAN WITH OPEN SPACE
1" = 10'

AREA OF WORK -SEE 8/A1.0



6 PROPOSED SITE PLAN
1/4" = 1'

McCORMICK ARCHITECTS LLC
161 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199
MCCORMICKARCHITECTS.COM

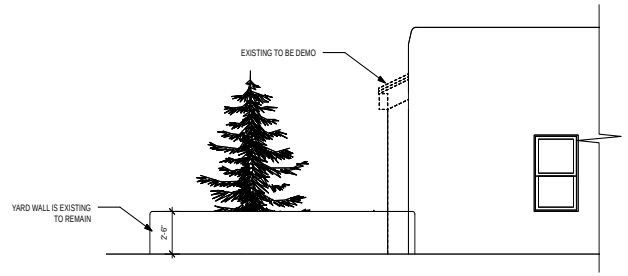
STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 004411
3/9/22
REGISTERED ARCHITECT

REMODEL/ ADDITION AT DUBIN RUSSEL

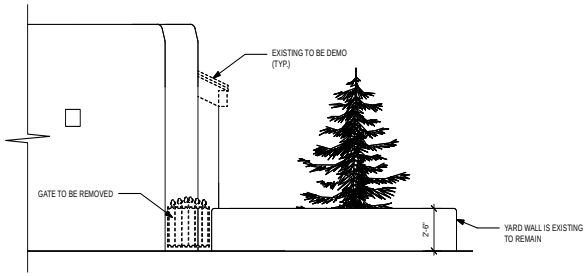
718 GREGORY LANE
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 7TH, 2022

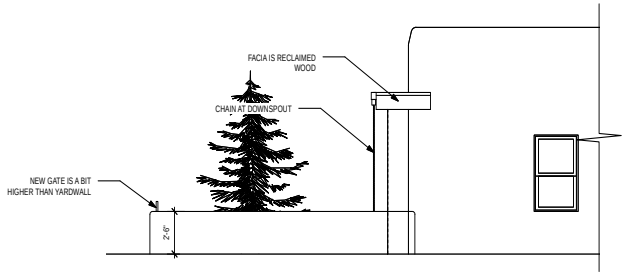
A0.1



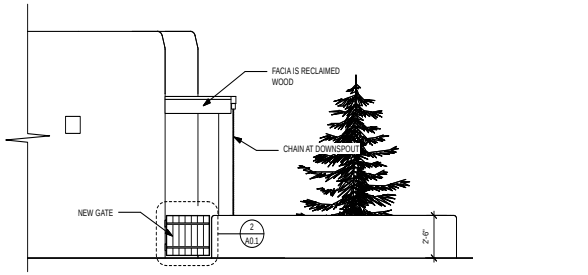
1 EXISTING NORTH ELEVATION
1/4" = 1'



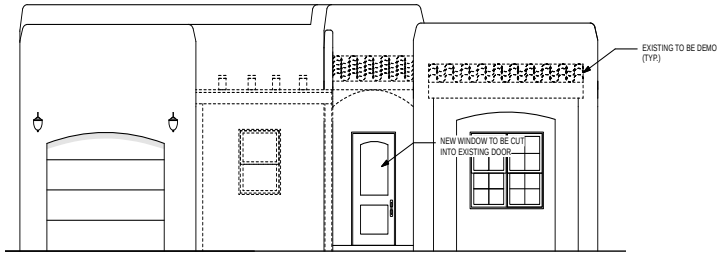
2 EXISTING SOUTH ELEVATION
1/4" = 1'



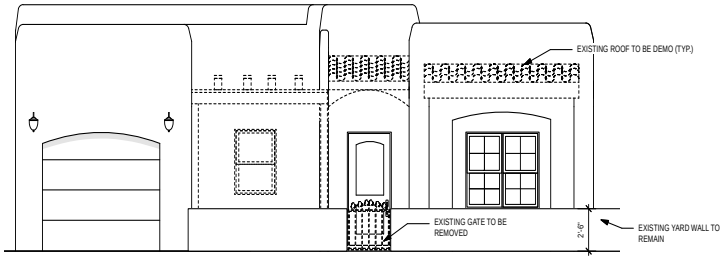
3 PROPOSED NORTH ELEVATION
1/4" = 1'



4 PROPOSED SOUTH ELEVATION
1/4" = 1'



5 EXISTING EAST ELEVATION
1/4" = 1'



6 EXISTING EAST ELEVATION WITH YARDWALL
1/4" = 1'



7 PROPOSED EAST ELEVATION
1/4" = 1'



8 PROPOSED EAST ELEVATION WITH YARDWALL
1/4" = 1'

McCORMICK ARCHITECTS LLC
161 PASEO DE PERALTA
SANTA FE, NM 87501
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MCCORMICKARCHITECTS.COM

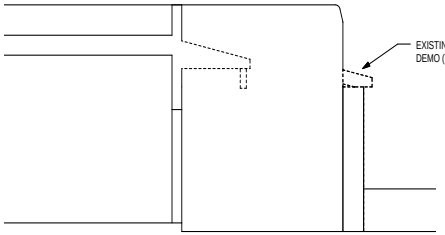
STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 00411
3/1/22
REGISTERED ARCHITECT

REMODEL/ ADDITION AT DUBIN RUSSEL

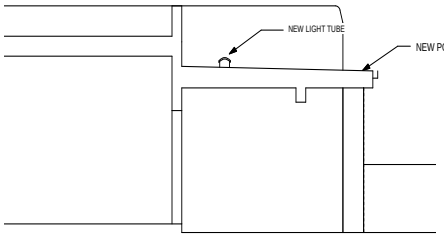
718 GREGORY LANE
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 7TH, 2022

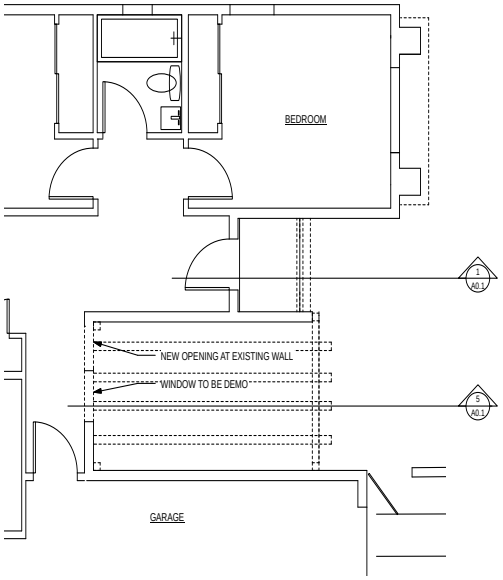
A3.0



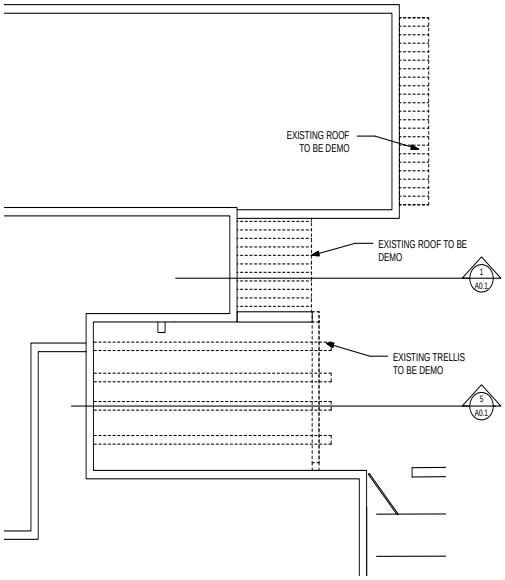
1 EXISTING AND DEMO SECTION AT FRONT DOOR
1/4" = 1'



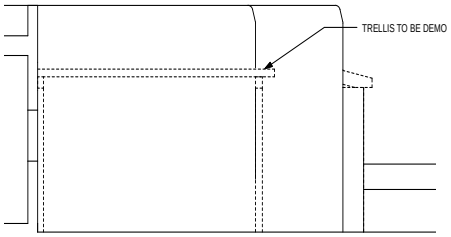
2 PROPOSED SECTION AT FRONT DOOR
1/4" = 1'



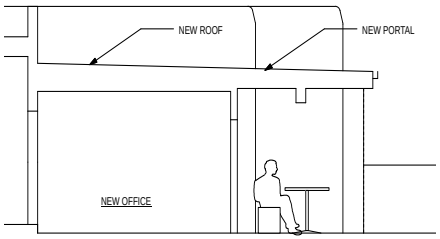
3 EXISTING AND DEMO PLAN
1/4" = 1'



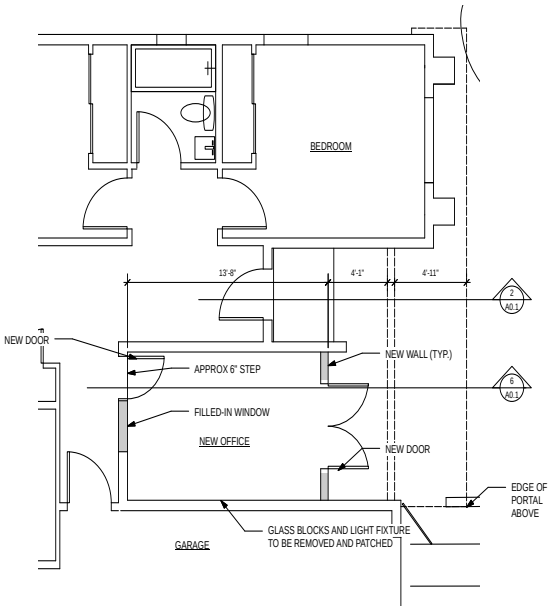
4 EXISTING AND DEMO ROOF PLAN
1/4" = 1'



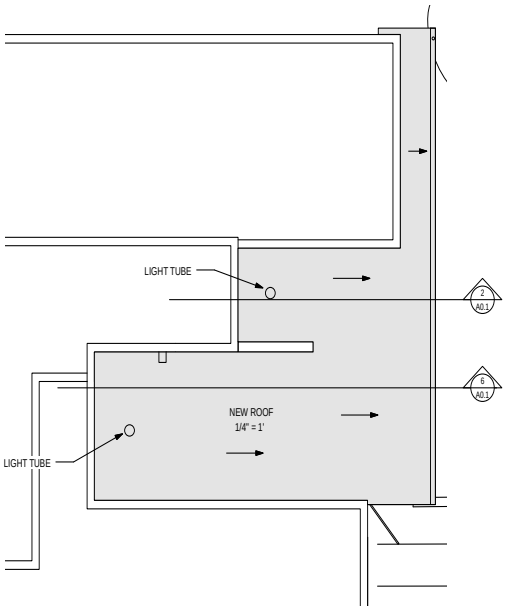
5 EXISTING SECTION AT TRELLIS
1/4" = 1'



6 PROPOSED SECTION AT NEW OFFICE
1/4" = 1'



7 PROPOSED FLOOR PLAN
1/4" = 1'



8 PROPOSED ROOF PLAN
1/4" = 1'

McCORMICK ARCHITECTS LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199
MCCORMICKARCHITECTS.COM

STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 004411
REGISTERED ARCHITECT

REMODEL/ ADDITION AT DUBIN RUSSEL

718 GREGORY LANE
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 7TH, 2022

A1.0



1 PHOTO FROM EAST
NO SCALE



1 PHOTO FROM SOUTHEAST

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005166--HDRB

Project Description:

Project Location(s): 908 CANYON RD
Santa Fe, NM 87501

Contacts:

Applicant: Martinez Architecture Studio PC studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

Property Owner: Susan &Scott Salka

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2022-005166-HDRB

Address: 908 Canyon Road
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

__x__ **Other**: HDRB Minutes 6/26/2018

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

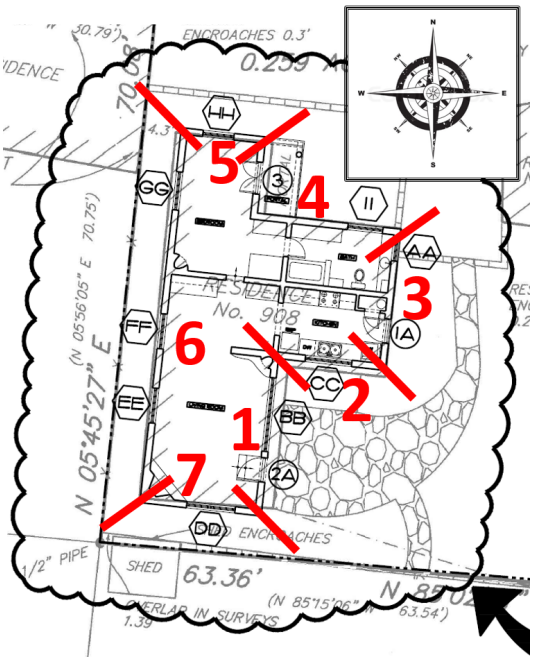
__x__ **Other:** window assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met but the Board may find that they have upon further testimony. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District. Staff recommends that door 1A be replaced in kind.

BACKGROUND & SUMMARY:

908 Canyon Road is a single-family residential structure located off the street, with little public visibility, constructed in a Spanish Pueblo Revival Style and with Contributing status to the Downtown and Eastside Historic District, built in an 1955. In Case #H-10-053A, heard on June 26, 2016, the Board designated the status and the east façade (elevations 1-4 of 7) as primary.



Façade numbers are indicated in red. Window numbers are indicated by a hexagon. Door numbers are circled.

The applicant now proposes to:

1. replace all the historic steel windows on the structure with aluminum-clad wood windows colored "Dark Bronze", as well as the non-historic doors. No records exist as to when these doors were replaced, but door A1 is thought to be an in-kind replacement due to its Penasco detailing.
    a. An exception is requested to section to 14-5.2(D)(5)(1)(a) to replace historic windows on a primary façade. This includes the historic windows AA, BB and CC on primary facades. The window assessment does not specify whether the windows can be repaired, but notes that they cannot accomodate insulated glass and due to condensation will contribute to stucco damage.
2. Re-stucco the structure in El Rey "Buckskin", matching the existing.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary façade.

(1) Do not damage the character of the district.

Applicant Response: The guest house is behind the main house at 906 Canyon Road and cannot be seen from the street or any other public viewpoint. Therefore, replacement of the 3 windows will have no effect on the character of the district as it pertains to public views. Nonetheless, window replacements have been selected to maintain the historic character of the building and will all be divided light windows, duplicating the size, style, and material of the originals. Replacing the 5 windows on non-primary facades and retaining those on primary facades would be a disharmonious result, harming the character of the district.

Staff response: Staff agrees with the applicant.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

Applicant Response: As described in Ra Patterson's window assessment, the existing single pane steel casement windows are non-insulated, causing condensation over the years that has detrimentally affected the stucco and interior plaster and will continue to do so, even if repaired. Mr. Patterson advises that these window units will not accept insulated glass because the glazing shelf on the window is not large enough. This ongoing hardship contributes to the need for a complete re-stucco and interior repairs. Installation of insulated glass, wood windows that are clad in metal as part of this rehabilitation will prevent the ongoing hardship with respect to the interior and exterior structural elements around the 3 windows and will extend the lifespan of this contributing building.

Staff response: Staff agrees with the applicant.

(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 retaining the windows. However, as Mr. Patterson explains in his report, doing so would perpetuate the same issues that have given rise to the need for a complete re-stucco and interior plaster repairs. The historic windows have outlived their useful life and are not compatible with protecting both the interior and exterior of this contributing building.

Staff response: Staff agrees with the applicant.

City of Santa Fe

CITY CLERK'S OFFICE
DATE 6/7/18 TIME 3:00
SERVED BY
RECEIVED BY

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 26, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 26, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: June 12, 2018
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-029A. 725 ½ Canyon Road.
Case #H-18-029B. 725 ½ Canyon Road.
Case #H-18-032. 1341 Canyon Road.
Case #H-18-063. 105 Calle La Pena.
Case #H-16-052. 1047A Camino San Acacio.
Case #H-18-062. 885 East Palace Avenue.
Case #H-18-054B. 210 Barela Street.
Case #H-14-034. 507 and 511 Paseo de Peralta.
Case #H-16-087. 444 Camino de las Animas.
Case #H-18-038A. 576 ½ Camino del Monte Sol.
Case #H-18-001. 1301 Canyon Road Unit C.
Case #H-18-064. 1536 Cerro Gordo Road.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-18-039. 367 and 367 ½ Hillside Avenue. Downtown and Eastside Historic District. Liaison Planning, agent for 2017 Hillside Partners, LLC, owner, proposes to remodel a contributing residential property by changing doors and windows and repairing stucco and wood trim. (Nicole Ramirez Thomas)

2. Case #H-17-003. 1405 Paseo de Peralta. Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to install a mural on a non-contributing, commercial structure. (David Rasch)

3. Case #H-18-053A. 906 Canyon Road. Downtown & Eastside Historic District. Pompei's Home Building, agent for Dennis and Valerie Storz, owners, requests a historic status review for contributing, non-contributing, and non-statused residential structures, with primary elevation designations, if applicable. (David Rasch)

4. Case #H-18-060A . 310 Otero Street. Downtown & Eastside Historic District. Christopher Alba, agent for Georges and Valentine Feghali, owners, requests a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (David Rasch)

5. Case #H-18-061. 918 Acequia Madre Unit G. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Cole Martelli, owner, proposes to construct a 4,900 sq. ft. residential structure to the maximum allowable height of 15' and walls and fences to a maximum allowable height of 6'. (Carlos Gemora)

6. Case #H-18-066. 1673 Cerro Gordo. Downtown and Eastside Historic District. Lisa Roach, agent for Matthew Olson, owner, proposes to construct a 1,898 sq. ft. residential structure on a vacant lot to a height of 13'4" where the maximum allowable height is 16'4". (Carlos Gemora)

7. Case #H-18-058. 257 Las Colinas Drive. Downtown and Eastside Historic District. John Padilla, agent for Piedra Partners, LLC, proposes to construct a 3,131 sq. ft. residence on a vacant lot to a height of 16'4" where the maximum allowable height is 16'4". (Carlos Gemora)

8. Case #H-18-067. 355 Hillside Avenue. Downtown and Eastside Historic District. Gayla Bechtol, agent for Sarah Tyson, owner, proposes to add 140 square feet to a non-contributing residential structure to a height of 14' where 16'2" is the maximum allowable height. (Nicole Ramirez Thomas)

9. Case #H-18-068. 618 Don Felix Street. Westside-Guadalupe Historic District. Peter Harris, agent for David Espey, owner, proposes to increase the height of a non-contributing residential structure from 12'8" to 21'6" where the maximum allowable height is 14'-10" and to replace doors and windows. A height exception is requested (14-5.2(D)(9)). (Nicole Ramirez Thomas)

10. Case #H-18-065. 1400 Cerro Gordo Road Unit C. Downtown and Eastside Historic District. Doug McDowell, agent for Felice Gonzales, owner, proposes to remodel a non-contributing, residential structure by enclosing an 85 sq. ft. portal, constructing a 60 sq. ft. portal, and changing windows and doors along with constructing a 144 sq. ft. carport to a height of 9' where the maximum allowable height is 14'6". Two exceptions are requested to have openings nearer than 3' to a corner (14-5.2(E)(2)(b)) and to install windows that exceed the 30" standard (14-5.2(E)(1)(c)). (David Rasch)

11. Case #H-17-098A. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for non-statused residential structures and associated yardwalls. (David Rasch)

12. Case #H-17-098B. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests demolition for any non-contributing structures that were so-designated in the previous hearing on the June 26, 2018 agenda. (David Rasch)

1. MATTERS FROM THE BOARD
2. 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. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

This will open it up for more murals and definitely set a precedent, so we should consider it carefully. The figures are such large scale. For me, it is a little out of scale. It is very large. The windows are quite high."

Vice-Chair Katz said, "I'm a little afraid to say how I feel. The idea of having it larger and blend in and the background mountains do that. I have a little problem with the shield. Doug is right. It is arresting but balancing with traffic accidents. It would be less distraction if the shield object was not there."

Ms. Schlesinger explained that it is a basket and not a shield.

Member Powell asked if it could be a little smaller.

Ms. Schlesinger said it is the artist's work. The artist did make the changes the Board asked for. She thought the artist was happier with this version. She didn't think he wanted to make it much smaller. He was happy with this. We can tell him to tell it down or use more muted colors. They are all doable, but it is his art and he is known all over the country for his murals and we don't know how much we can dictate it.

Member Powell understood but it is the Board's job. "You did a great job on renovation. This might dominate the façade more than it should. Just think that big scale might detract from it."

Member Biedscheid asked for the Applicant to clarify if the brown color is similar to the stucco color.

Ms. Schlesinger said what is not showing is the color of the building which is Cottonwood which is beige. The mural is definitely going to blend in, especially the basket, and the mountains will be darker brown.

MOTION: Member Roybal moved, seconded by Member Biedscheid, in Case #H-17-003 at 1405 Paseo de Peralta, to approve the application as recommended and maybe making the surrounding colors subtler to blend in better.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, and Roybal voting in favor and Member Powell voting against (3-1).

3. **Case #H-18-053A. 906 Canyon Road.** Downtown & Eastside Historic District. Pompeii's Home Building, agent for Dennis and Valerie Storz, owners, requests a historic status review for contributing, non-contributing, and non-statused residential structures, with primary elevation designations, if applicable. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

906 Canyon Road is a single-family residence that was estimated to be constructed before 1928, as indicated in the City business directory, in the Old Santa Fe Style. Although, the County's tax records indicate that the structure was constructed in 1955. Historic wood windows appear to be in good condition.

It appears that the brick parapet coping was stuccoed over. The building is listed as contributing to the Downtown & Eastside Historic District.

908 Canyon Road is a free-standing casita behind 906. The County's tax records indicate that the structure was built in 1955. Historic metal casement windows appear to be in good condition.

A free-standing cantina was constructed at the southwest corner of the property before 1975, but the rounded, low portal that dominates the north façade of the cantina was constructed later. The structure has no historic status, but there is no conclusive evidence submitted for its date of construction.

908½ Canyon Road is a free-standing well house that is located on the rear east side of the property. This hearing does not involve this contributing structure.

RELEVANT DEFINITIONS

CONTRIBUTING STRUCTURE
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.

NONCONTRIBUTING STRUCTURE
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.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the primary residence and designate the north façade as primary (elevations 1-3 of 10), to upgrade the historic status of the casita as contributing with the east façade designated as primary (elevations 1-4 of 7), and to recognize the cantina portal as non-historic due to a post 1975 date of construction.

Questions to Staff

Member Bayer asked Mr. Rasch if he meant the cantina to be non-statused.

Mr. Rasch said he did. He explained that he had no evidence of its actual date of construction. He was leaving the portal as nonhistoric.

Applicant's Presentation

Mr. Dennis Storz and Ms. Valerie Storz, 906 Canyon Road, were sworn.

Mr. Storz said the main issue is about the cantina and the portal. "We recently purchased the house and are doing renovation and doing all we can to maintain the character of the home - nothing to exterior on 906 and 908 but on the cantina, we'd like to remove the roof which is very steep and very low and anyone 5' 5" or taller would bang their head on it. As nearly as we can tell, it was constructed after 1975 based on the 1975 aerial photo. So our request is to remove that part, so we can make it more useful."

Vice-Chair Katz clarified that Staff recommended nonhistoric which would allow the Applicant to do that.

Questions to the Applicant

Vice-Chair Katz asked if they were comfortable with the other Staff recommendations.

Mr. Storz agreed.

Mr. Rasch clarified that this case is not about remodeling but just the status.

Public Comment

Mr. Richard Martínez (previously sworn), said his renovation of this house in 1993 won an award for historic renovation and that cantina was previously a chicken coop at that time and had no status. It is not up to the standards of the rest of the house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Bayer - moved to maintain contributing of main house with north as primary 1-3 of 10; to upgrade casita to contributing with >>>> and cantina maintain non-statused and portal nonhistoric/Member Roybal -
Member Biedscheid and the free-standing wall is not affected by this motion.

Unanimous.

MOTION: Member Bayer moved, seconded by Member Roybal, in Case #H-10-053A at 906 Canyon Road, to maintain the contributing status of the primary residence and designate the north façade as primary (elevations 1-3 of 10); to upgrade the historic status of the Casita to Contributing with the east façade designated as primary (elevations 1-4 of 7) and to note the Cantina is non-statused and designate the portal as non-historic due to post-1975 date of construction.

Member Biedscheid requested a friendly amendment that the free-standing wall status is unchanged by this motion. Member Bayer accepted the amendment as friendly.

VOTE: **The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.**

4. **Case #H-18-060A . 310 Otero Street.** Downtown & Eastside Historic District. Christopher Alba, agent for Georges and Valentine Feghali, owners, requests a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

310 Otero Street is a single-family residence that was constructed in 1953 by Allen Stamm & Associates in the Spanish-Pueblo Revival style. Before 1969, the garage vehicle door was removed and infilled with a fixed window and the yardwalls were constructed. In 1978, two portals were constructed on the front and rear elevations. The front elevation included infilling of the original portal and removal of steel casement windows and the primary entry door. The 1985 building inventory has no information other than an estimated post-1945 date of construction. That inventory also shows that the front yardwall has been altered since that date. The building is listed as non-contributing to the Downtown & Eastside Historic District.

Staff requests a historic status review for the residence and the yardwalls.

STAFF RECOMMENDATION:

Staff recommends maintaining the non-contributing historic status for the residence and designating the yardwalls as non-contributing due to loss of historic materials and non-historic alterations and additions.

Questions to Staff

There were no questions to Staff regarding this case.

Applicant's Presentation

Mr. Christopher Alba, 1800 Old Pecos Trail, was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Pompei's Home Building, agent for Dennis and Valerie Storz, owners, requests a historic status review for contributing, non-contributing, and non-statused residential structures, with primary elevation designations, if applicable.

Case number: **H-18-053A**
Project Type: HDRB

PROJECT LOCATION (S): 906 and 908 Canyon
PROJECT NAMES:

OW -	Dennis and Valerie Storz	906 Canyon Rd.	Santa Fe, NM 87501
AP -	Pompei's Home Building	1604 C de Baca Lane B	Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ **Downtown and Eastside** ☑ **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe** ☐

HISTORIC BUILDING STATUS

Non-Statused ☑ **Non-Contributing** ☑ **Contributing** ☑ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER #1107

YEAR OF CONSTRUCTION before 1928

PROJECT TYPE

Status ☑ **Primary Elevations** ☑ **Remodel** ☐ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☑ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☑ **Non-Residential** ☐

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: June 26, 2018

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-18-053A

ADDRESS: 906 and 908 Canyon Road
Historic Status: Cont./Non-Cont./Non-Stat.
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
_x_ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
____ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	_x_ Other: aerial image tax records other information

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the primary residence and designate the north façade as primary (elevations 1-3 of 10), to upgrade the historic status of the casita as contributing with the east façade designated as primary (elevations 1-4 of 7), and to recognize the cantina portal as non-historic due to a post 1975 date of construction.

BACKGROUND & SUMMARY:

906 Canyon Road is a single-family residence that was estimated to be constructed before 1928, as indicated in the City business directory, in the Old Santa Fe Style. Although, the County's tax records indicate that the structure was constructed in 1955. Historic wood windows appear to be in good condition. It appears that the brick parapet coping was stuccoed over. The building is listed as contributing to the Downtown & Eastside Historic District.

908 Canyon Road is a free-standing casita behind 906. The County's tax records indicate that the structure was built in 1955. Historic metal casement windows appear to be in good condition.

A free-standing cantina was constructed at the southwest corner of the property before 1975, but the rounded, low portal that dominates the north façade of the cantina was constructed later. The structure has no historic status, but there is no conclusive evidence submitted for its date of construction.

908 ½ Canyon Road is a free-standing well house that is located on the rear east side of the property. This hearing does not involve this contributing structure.

RELEVANT DEFINITIONS

CONTRIBUTING STRUCTURE
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.

NONCONTRIBUTING STRUCTURE
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.

building, thematic? yes	surveyed date 6-81-84 / mb	county Santa Fe	ID no. 051611380 H1107
field map number SFHD-6-1380		UTM reference zone 12 13	easting northing

location description
906 CANYON

city/town
SANTA FE

land grant/reservation

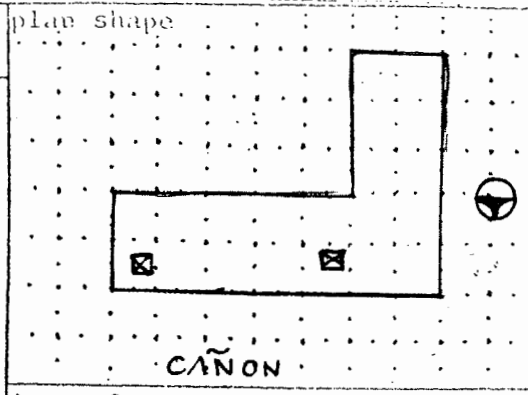
building name

legal description
tnsp N S range E W sec ¼ ¼

film roll by mb no. 15 | negative nos. 6 | loc. of neg. NPS

plan shape





date of construction
Pre 1928 estimate ____ actual
source
Bus Direc

use
present residential
other ____
historic residential
other ____

condition
___ excellent ___ X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:
Coping refurbished

surroundings
Res/Com

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
Territorial Spanish Pueblo

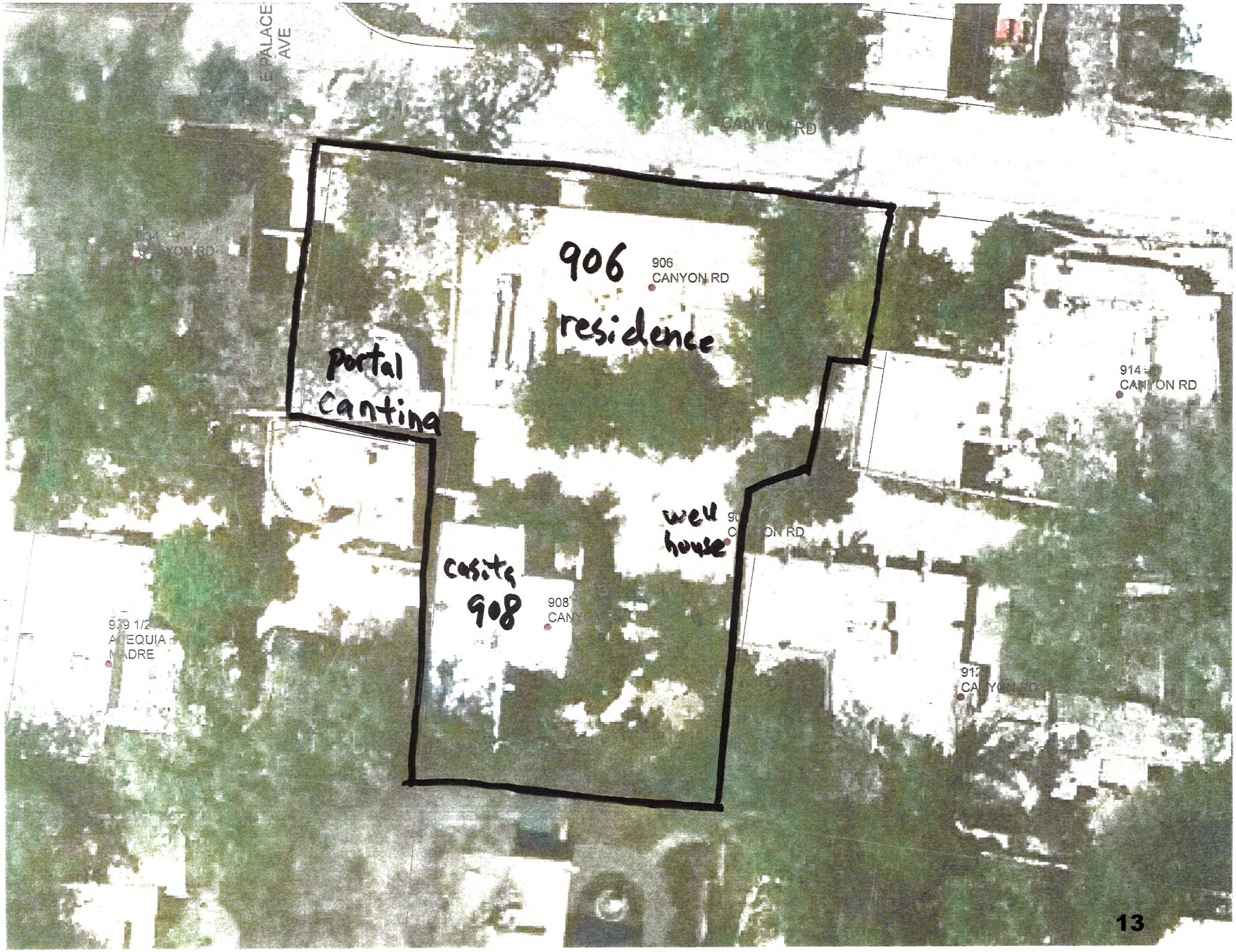
foundation material
NV

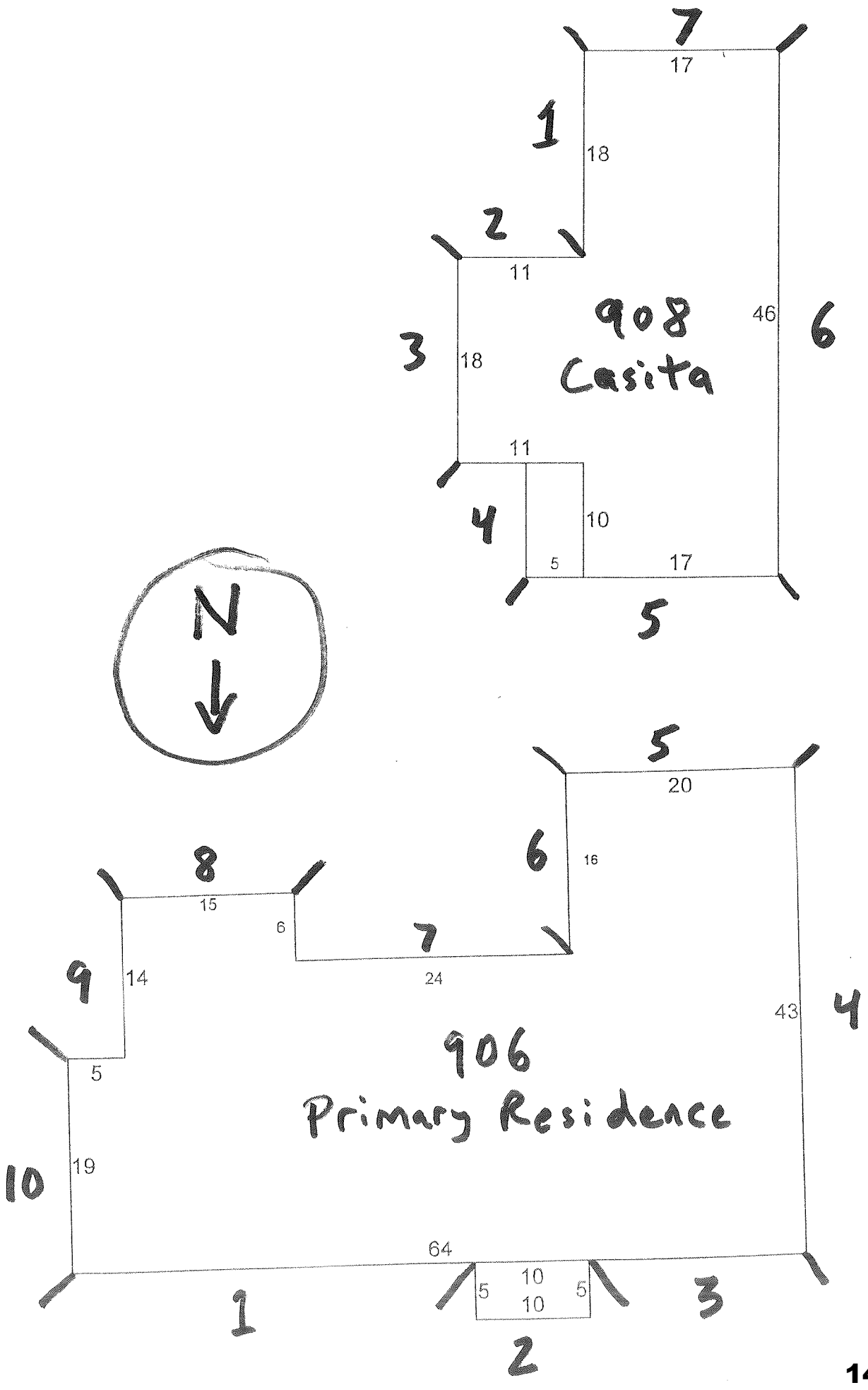
wall material/surface
Adobe Stucco

architectural features
Roof - Flat w rounded parapet, 1 masry chim
3 mtl flues
Windows - 4/4, 6 lite csmt, blue wd surrounds

Door - Entry behind gable arch. Shed roof
Door has
large single lite & wd pane.
Mult. lite transom & side lites.
Protected by shed roof supp by thin
round wd posts

comments


906
residence
portal
canting
casita
908
well
house
906
CANYON RD
914
CANYON RD
908
CANYON RD
CANYON RD
EPALACE
AVE


7
17
1
18
2
11
908
Casita
46
6
3
18
11
4
10
5
17
5
N
5
20
6
16
8
15
6
7
24
9
14
43
4
906
Primary Residence
5
10
19
64
10
5
5
10
1
2
3

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 GUESTHOUSE WINDOW REPLACEMENT & RE-STUCCOING
906/908 CANYON ROAD
April 11, 2022
Downtown/Eastside Historic District, Noncontributing status

EXISTING CONDITIONS:

There exists a main house (no. 906), a guesthouse (no. 908), a studio and a storage building on this lot. We are not proposing any work to any of the other buildings on the site, only the guesthouse (no. 908).

PROPOSED CONSTRUCTION:

We propose to replace all the existing metal framed windows on the guesthouse with insulated glass wood windows that are clad in metal and re-stucco the entire guesthouse. The existing metal windows are cold; they have only single pane glazing and do not close tightly after all these years.

"The steel casements on the subject house are non-insulated glass and will condensate (sweat). They are not energy efficient and will be a constant issue to the exterior stucco and interior plaster maintenance. These units will not accept insulated glass as the glazing shelf on the window is not large enough. The only alternative to be energy efficient is to replace steel casements windows or some type of storm windows." Ra Patterson (See Window Study, attached)

This guesthouse is not visible from the street, and these windows are certainly not visible.

All finishes will match the existing finishes. All City of Santa Fe building codes and regulations will be met.



Richard Martinez
Martinez Architecture Studio PC





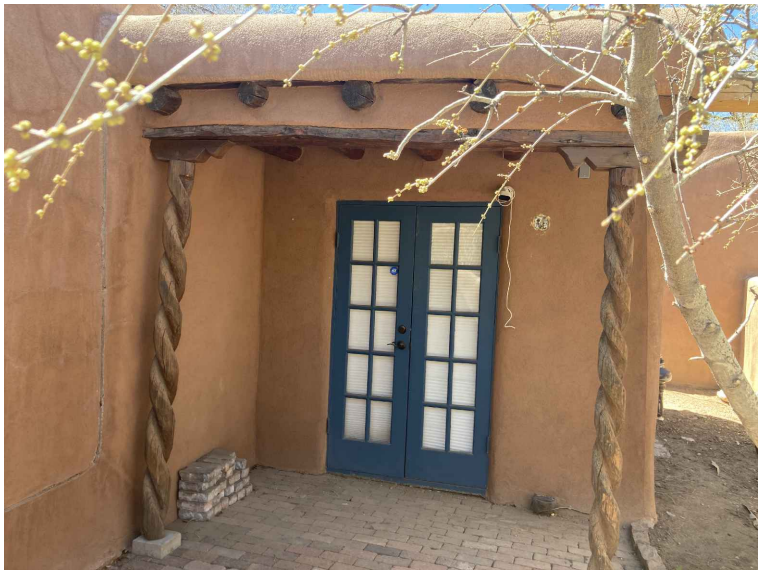
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STUDIO PC

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505-989-4958 studio@martinezarch.com

WINDOW REPLACEMENT & RE-STUCCO

906/908 CANYON ROAD
SANTA FE, NEW MEXICO

NORTH ELEVATION
APRIL 11, 2022







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WINDOW REPLACEMENT & RE-STUCCO

906/908 CANYON ROAD
SANTA FE, NEW MEXICO

EAST ELEVATION
APRIL 11, 2022





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WINDOW REPLACEMENT &
RE-STUCCO
906/908 CANYON ROAD
SANTA FE, NEW MEXICO

SOUTH ELEVATION
APRIL 11, 2022





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WINDOW REPLACEMENT & RE-STUCCO

906/908 CANYON ROAD
SANTA FE, NEW MEXICO

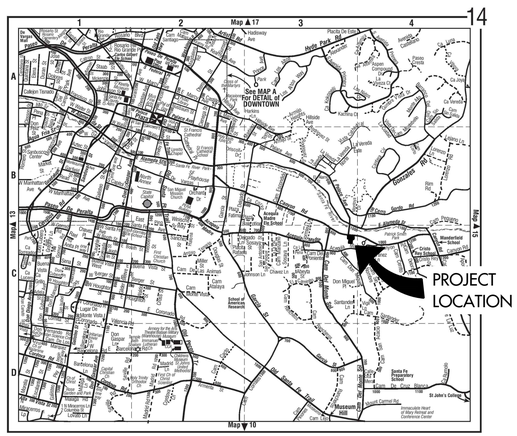
WEST ELEVATION
APRIL 11, 2022

GUEST HOUSE
WINDOW REPLACEMENT & RE-STUCCO

906/908 CANYON ROAD
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

VICINITY MAP



FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W MARCY ST. TURN LEFT ONTO W MARCY ST. TURN RIGHT ONTO OTERO ST. TURN LEFT ONTO E. PALACE AVE. TURN LEFT ONTO CANYON RD. DESTINATION WILL BE ON THE RIGHT AT 906 CANYON RD

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: WINDOW REPLACEMENT & RE-STUCCO OF GUESTHOUSE (908 CANYON RD.)

BUILDING TYPE: ACCESSORY DWELLING UNIT

CONSTRUCTION TYPE: V-B

MAX BUILDING HEIGHT: EXISTING

NET AREAS: (EXISTING)

MAIN HOUSE:	
HEATED:	2,295 S.F.
PORTAL:	45 S.F.
TOTAL ROOFED AREA:	2,340 S.F.
OFFICE:	324 S.F.
GUEST HOUSE	1,038 S.F.
HEATED:	50 S.F.
PORTAL:	1,088 S.F.
TOTAL ROOFED AREA:	
EXISTING STORAGE & SHED:	612 S.F.
TOTAL EXISTING ROOFED AREA ON LOT:	4,364 S.F.

NO NEW ROOFED AREA PROPOSED

LOT AREA:	11,282.04±
LOT COVERAGE:	EXISTING = 38.7%
UTILITY DATA:	
GAS	NATURAL GAS
ELECTRIC	OVER-HEAD
SEWER	MUNICIPAL SEWER
WATER	MUNICIPAL WATER
ZONING	RAC
SPECIAL DISTRICTS:	DOWNTOWN AND EASTSIDE HISTORIC DOWNTOWN ARCHEOLOGICAL REVIEW DISTRICT
PARKING REQUIREMENTS:	3 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-1.0 EXISTING SITE PLAN
A-2.0 EXISTING GUEST HOUSE FLOOR PLAN & EXTERIOR ELEVATIONS

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

906 CANYON
906 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 11, 2022

COVER SHEET & PROJECT DATA

A 0.1

SET #

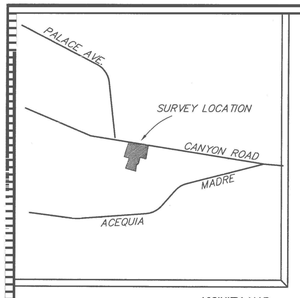
2205 - 906 CANYON

Z:\2205 - 906 Canyon (Salka)\Current Drawings\2205 - 906 Canyon (Salka 2)_220411.dwg, 4/11/2022 9:56:21 AM, _AutoCAD PDF (General Documentation).pc3

PLAT OF BOUNDARY SURVEY
FOR
MAGDALIN ENTERPRISES, LLC

855 18

A CERTAIN TRACT OF LAND SITUATE AT 906–908 1/2 CANYON ROAD, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



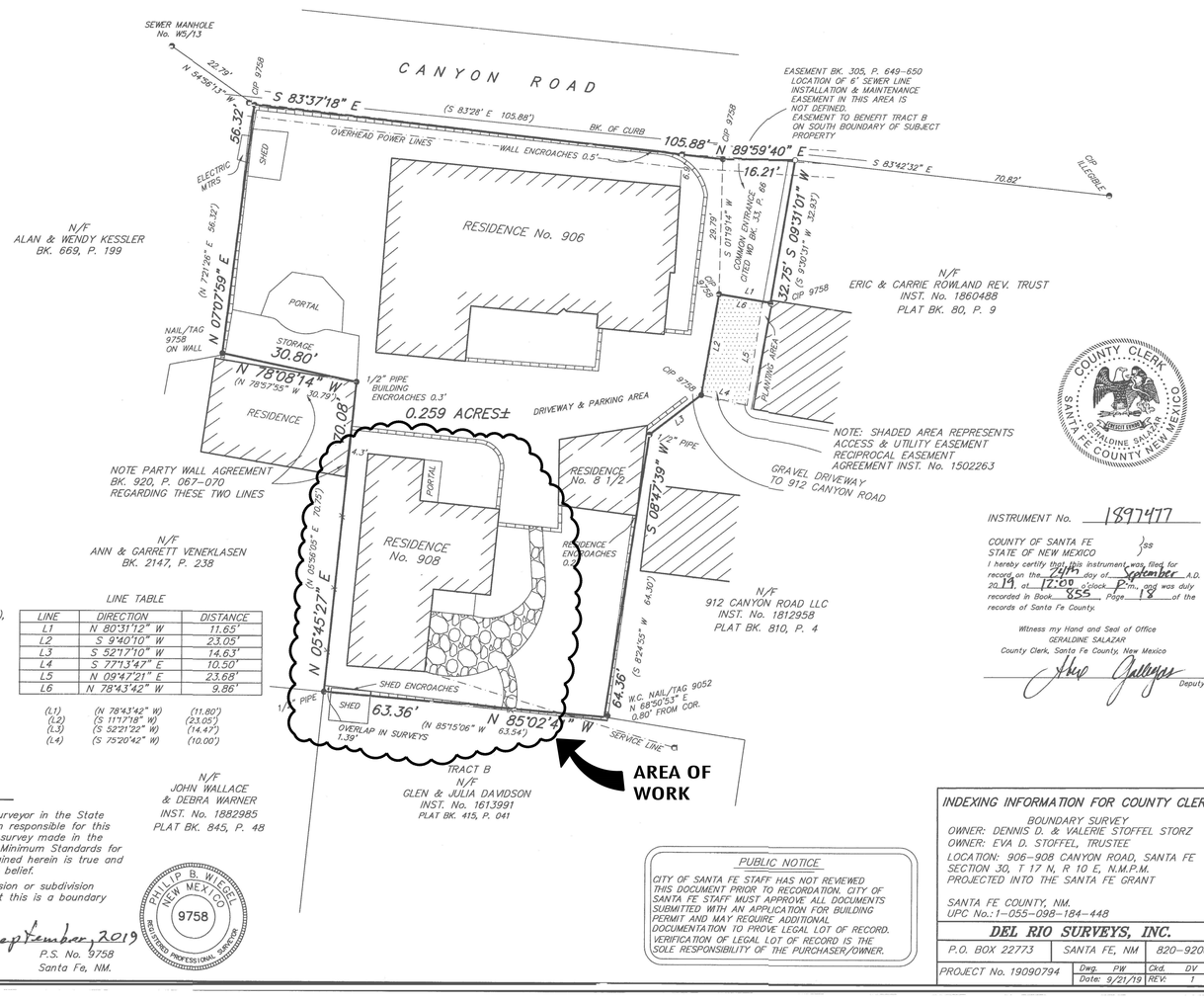
VICINITY MAP

SCALE: 1"=15'

0 15 30 45

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.



NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE WEST BOUNDARY OF SUBJECT TRACT, (N 05°45'27" E), NAD 83, NM STATE PLANE, GRID.

2. THIS SURVEY IS BASED ON A PLAT OF SURVEY FOR MICHELLE MALEK DUPONT REVOCABLE TRUST, RECORDED IN PLAT BK. 653 AT PAGE 005, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
REFERENCE DEED: INST. No. 1853618.
LEGAL LOT OF RECORD DEED, BK. 55, P. 398.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 80°31'12" W	11.65'
L2	S 9°40'10" W	23.05'
L3	S 52°17'10" W	14.63'
L4	S 77°13'47" E	10.50'
L5	N 09°47'21" E	23.68'
L6	N 78°43'42" W	9.86'
(L1)	(N 78°43'42" W)	(11.80')
(L2)	(S 11°17'18" W)	(23.05')
(L3)	(S 52°21'22" W)	(14.47')
(L4)	(S 75°20'42" W)	(10.00')

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Philip B. Wiegel 21 September, 2019

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

INSTRUMENT No. 1897477

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 20th day of September A.D. 2019 at 12:00 o'clock P.M. and was duly recorded in Book 855 Page 18 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY
OWNER: DENNIS D. & VALERIE STOFFEL STORZ
OWNER: EVA D. STOFFEL, TRUSTEE
LOCATION: 906–908 CANYON ROAD, SANTA FE
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1–055–098–184–448

DEL RIO SURVEYS, INC.		
P.O. BOX 22773	SANTA FE, NM	820–9200
PROJECT No. 19090794	Dwg. PW Date: 9/21/19	Ckd. DV REV. 1

1 A-1.0 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

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

906 CANYON
906 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 11, 2022

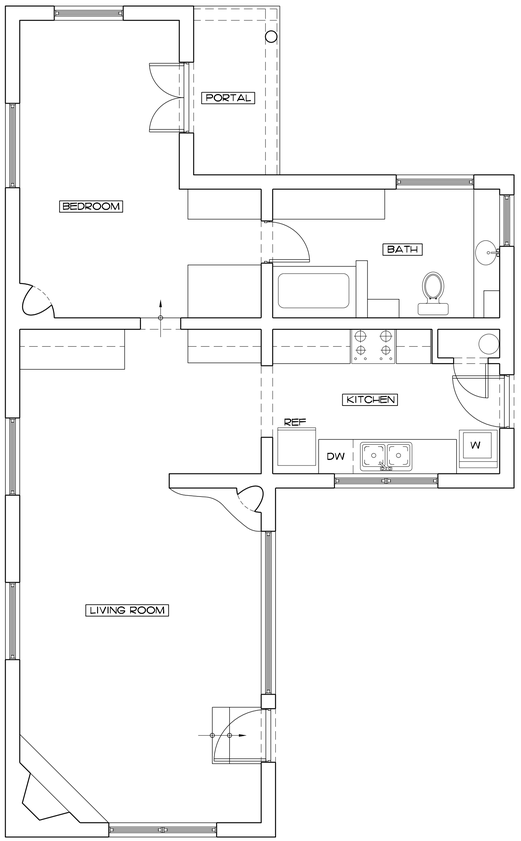
EXISTING SITE PLAN

A 1.0

SET #

2205 - 906 CANYON

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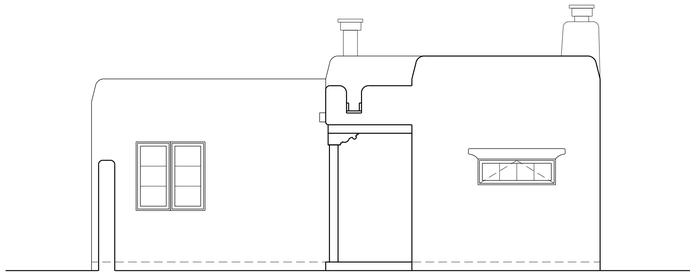


GUEST HOUSE (908)

1 A-2.0 EXISTING FLOOR PLAN

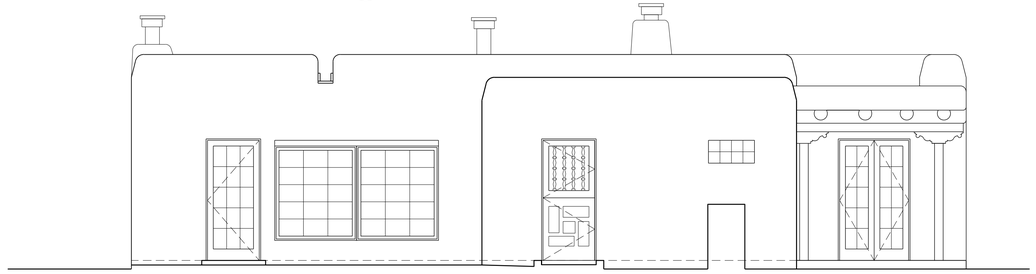
SCALE: 1/4" = 1'-0"

NORTH



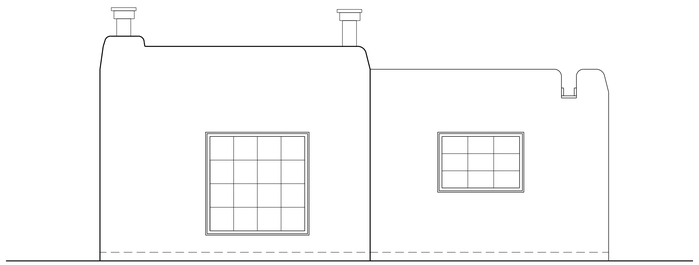
2 A-2.0 EXISTING NORTH ELEVATION

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



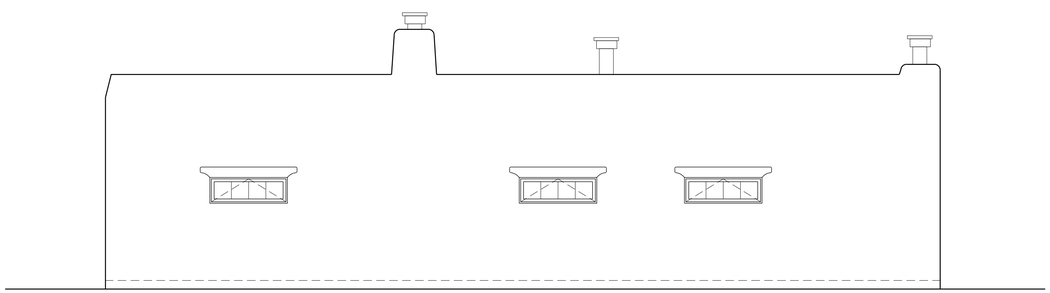
3 A-2.0 EXISTING EAST ELEVATION

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



4 A-2.0 EXISTING SOUTH ELEVATION

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



5 A-2.0 EXISTING WEST ELEVATION

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

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906 CANYON
906 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 11, 2022

EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS

A 2.0

SET #

PLATT-LEONARD -2109

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MARTINEZ ARCHITECTURE STUDIO PC

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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

906/908 CANYON ROAD
WINDOWS/DOORS & STUCCO
April 11, 2022

Exterior Finishes

Stucco – El Rey "Buckskin" to match existing



Windows & Door cladding in "Dark Bronze" to match existing



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. SM12722
DATE JANUARY 27, 2022

TO STUDIO MARTINEZ
906 CANYON RD
SANTA FE, NM 87501

JOB	DATE
STUDIO MARTINEZ 906 CANYON RD GUEST HOUSE	01-27-2022

LOCATION	DESCRIPTION
EAST - AA	32 X 16 GLASS BLOCK 3W2H
DR #1A	36 X 76 RH DUTCH DOOR
	NON-HISTORIC, MECHANICAL NAILS, MACHINE RAISED PANELS, CURRENT LOCKS, ORIGINAL JAMB
DR #2A	36 X 80 LH 3W5H INSWING SIMPSON SINGLE DOOR
DR#3A	48 X 82 LR OUTSWING SIMPSON FRENCH DOOR 2W5H
BB	100 X 64 STEEL CASEMENT LSR LSR/W5H/W5H/W5H
SOUTH - CC	54 X 38 LSR STEEL CASEMENT 1W5H/2W5H/1W5H
DD	70 X 64 LSR STEEL CASEMENT 1W3H/1W3H/1W3H
WEST - EE	48 X 21 V STEEL AWNING 4W1H
FF	48 X 21 V STEEL AWNING 4W1H
GG	48 X 21 V STEEL AWNING 4W1H
NORTH - HH	48 X 21 V STEEL AWNING 4W1H
II	36 X 38 LR STEEL CASEMENT 1W3H
WINDOW - AA	GLASS BLOCK NON-HISTORIC, BLOCK FROM THE 1990'S
DR #1A	NON-HISTORIC, MECHANICAL NAILS, MACHINE RAISED PANELS, CURRENT LOCKS, ORIGINAL JAMB
WINDOW - BB	STEEL CASEMENT ORIGINAL HISTORIC 1950'S/1960'S

JOB	DATE
STUDIO MARTINEZ 906 CANYON RD GUEST HOUSE	01-27-2022

LOCATION	DESCRIPTION
DR #2A	NON-HISTORIC SIMPSON 3W5H SINGLE DOOR INSULATED GLASS, NON-PUTTY GLAZED, MECHANICAL NAILS, WOOD STOPS
DR #3A	NON-HISTORIC SIMPSON FRENCH DOOR 2W5H INSULATED GLASS, NON-PUTTY GLAZED, MECHANICAL NAILS, WOODSTOPS
WINDOWS - CC, DD, II	STEEL CASEMENTS, ORIGINAL HISTORIC 1950'S/1960'S
WINDOWS - EE, FF, GG, HH	STEEL AWNING, ORIGINAL HISTORIC 1950'S/1960'S

In closing, my professional opinion is that the steel casements and steel awnings BB, CC, DD, EE, FF, GG, HH are original and historic to the building. The rest of the items are non - historic and can be replaced.

NOTE: The steel casements are non - insulated glass and will condensate (sweat). They are not energy efficient and will be a constant issue to the exterior stucco and interior plaster maintenance. These units will not accept insulated glass as the glazing shelf on the window is not large enough. The only alternative to be energy efficient is to replace steel casements windows or some type of storm windows.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson


AA'


Dr# 1A

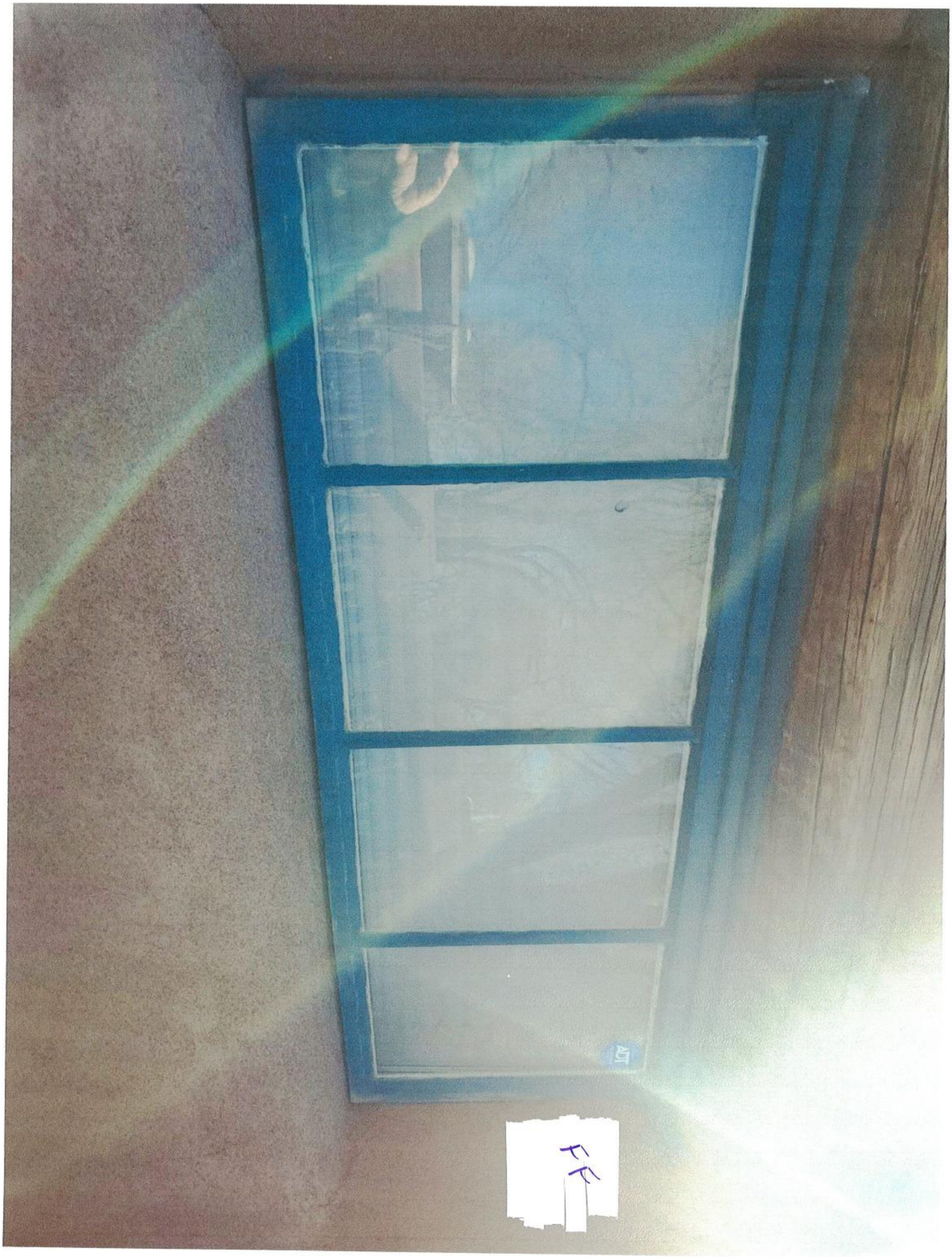

ADT
Dr#2
A


Det #2A
BB

CC


DD
WARNING
CUSTOMER-OWNED
GENERATOR CONNECTED
SEE DRAWINGS FOR
DISCONNECT LOCATION
WARNING
DUAL INCOMING POWER


ADT
800.ADT.ASAP
EE




GG


H H


DR#3


11

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005171--HDRB

Project Description: Remodel

Project Location(s): 1202 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant: CAREY DODSON
914 Don Juan ST
Santa Fe, NM 87501
carey@careydodson.com

Property Owner: Karen Marsh
138 BOB Street
Santa Fe, NM 87501
karen@karenmarsh.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 10, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2022-005171-HDRB

Address: 1202 Cerro Gordo Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form**

__X__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** color board

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1202 Cerro Gordo is a 2,803 square foot two-story family residence listed as non-contributing to the Downtown and Eastside Historic District. The architectural style of the house is Vernacular, with shed, gable and hipped roofs. Its original construction seems to have dated back to before 1928, with the bulk of the house built in the early 1940s. The house has been through many changes and additions throughout the years, bringing it into non-contributing designation in 1996. The structure was originally one-story and has undergone many alterations, including a second story.

The applicant proposes an extensive remodel as follows:

1. Window replacement for the entire structure. Windows are a variety of non-historic aluminum sliders. Replacement windows will fit within the existing openings except for where they will be altered for egress. Windows will be simulated divided lite Jeld Wen Clad in color "Chestnut Bronze".
2. The cantilevered balcony on the west elevation will be shored up and supported by new columns and guard rails. The columns and guard rails will be stuccoed to match the existing house. The existing brick chimney will be stuccoed to match the house.
3. Areas needing "touch-up" and the garage door will be painted Dunn Edwards color "Nomad" which is a close match to the window clad color.
4. Existing block yard wall will have stucco applied to match the house.
5. No changes are proposed to the existing stone wall. Mortar will be repaired and patched as needed.
6. Gravel will be added to the parking area.

   Stucco will be El Rey's "Straw" to match existing. All corners will be rounded. Wood accents will be Sherwin Williams "Hill Country" stain.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 1202 Cerro Gordo

OLD ID NUMBER: 0516 CC 638

BUILDING NAME:

SANTA FE ID NUMBER: H-338-0

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 30 NW 1/4 NE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

by 1930 ESTIMATE by 1928 ACTUAL

SOURCE(S) C.D no address L.R Martinez

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

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? shed

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR

EXPLAIN: Carport & 2nd story addition mid 1980s

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

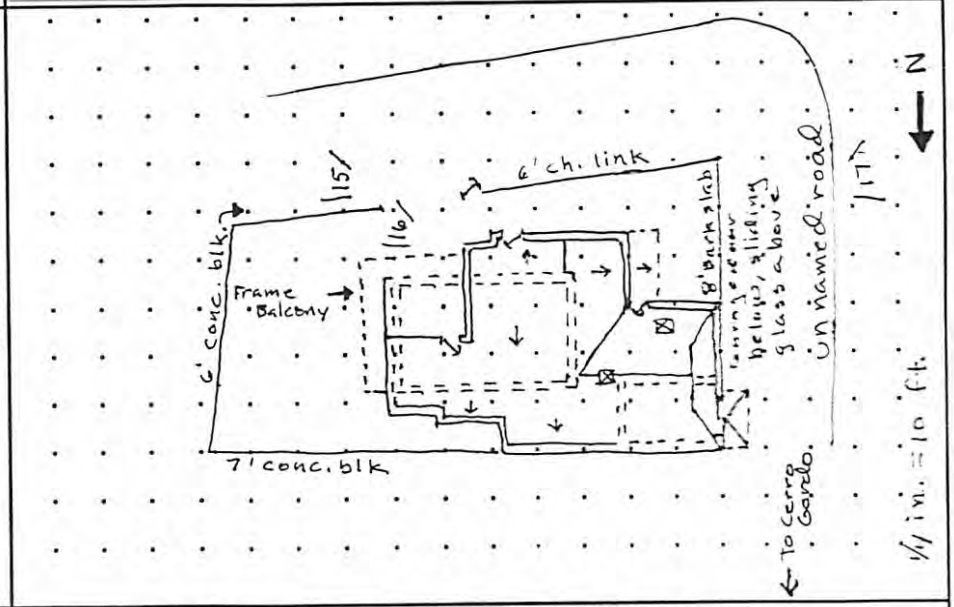
___ YES X NO

PHOTO



#17 West Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

___ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Downtown & Eastside HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/25/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 6 NEG # 15 TO 17

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Rollroofing on hip, gable, slope, obsolete woodcanales on E. side 2nd story Alum. gutters.
BUILDING WALLS	Mortared stone, st. on adobe. Carport: conc. blk. 2nd story st. on frame
FOUNDATIONS	Stone & concrete — APPROX. HEIGHT (FT.) 22 ft.
DOORS	Wood panel; Wood transom 1 panel 1 light 3 panel; Wood 1 light w/ 8 panels; Alum. Sliding w/ fixed flanking; Garage Steel awning
WINDOWS	Alum. sliding, some w/ fixed center. Brown anod. alum. w/ fixed center. Fixed wood picture. Some wrought iron grilles.
PORCHES OR PORTALES	Inserted undergable, 1x12 decking, 2x8 rafters, 6x8 & 6x10 headers, 6x6 column, concrete floor. Balcony: hip roof of plywood & 2x4, 4x4 columns wrought iron balustrade. E. & E. of S. has balcony of frame & ply, but no balustrade
ARCHITECTURAL DETAILS	12' extended eaves w/ exposed rafters, facia, some bullnosed st. at fenstration. some mortared stone walls.
FENCES/WALLS	N. E. & E. of S: 6-7 ft. conc. blk. S: 6' chain link w ch. link gate. W: 8' bank slab atop 2-5 ft stone retaining.
SITE FEATURES	

OTHER/ COMMENTS Owner Louis Martinez says his dad built this house in the early 1940s, although some portions may date earlier. At that time everyone living on this road was related to him. He was very helpful yet language & his memory make details sketchy. Unfortunately, numerous changes, additions & replacement of original windows & doors have destroyed the historical integrity. The King & Sanborn Maps do not cover this area

ADDITIONAL PHOTOGRAPHS



#15 South & East Elevations

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION

ADDRESS

1202 Cerro Gordo

ID NUMBER: 0516 0 0 6 38

SANTA FE ID NUMBER: #1338.0

SURVEYED/RESEARCHED

DATE 7/25/96 BY MJH



#16 South Elevation

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

	date 7-7-83 mv	County Santa Fe	ID no. 0516 00 638 H1338
12 quad Santa Fe, New Mexico	number 1	UTM reference zone 12	easting 13	northing

location (address/description)
202 Cerro Gordo

city/town
Santa Fe

name of structure/historic district

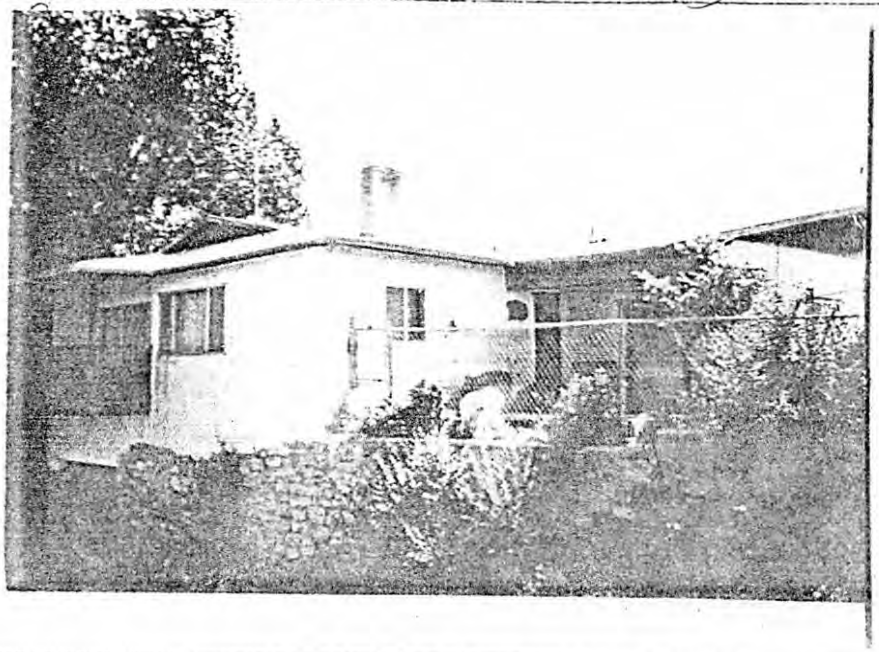
building name
Martinez

legal description
twsp 17 N ☒ range 10 E ☒ sec 30 NE¼ NW¼

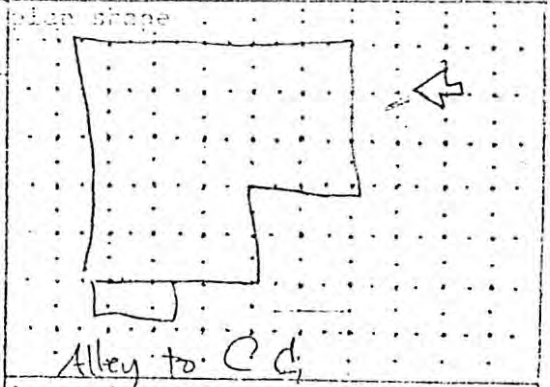
film roll
by mv no. 28

negative nos.
24

loc. of neg.
(IPH)



plan shape



date of construction
Pre 1928 estimate ____ actual

source
Directory

use
present residential
other ____
historic residential
other ____

condition
___ excellent ___ good
X fair ___ deteriorating

source of remodeling
X minor ___ moderate ___ major
describe:

style
Mt. Vernacular

foundation material
Not vis

wall material/surface
Stucco

architectural features
Windows - 2/2 wood sldg
Cable roof - roll roofing, hip to W
Cantilevered balcony to W garage under
2 brick chimneys, -5 metal flues/vent -

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ none
interest

if eligible, why?

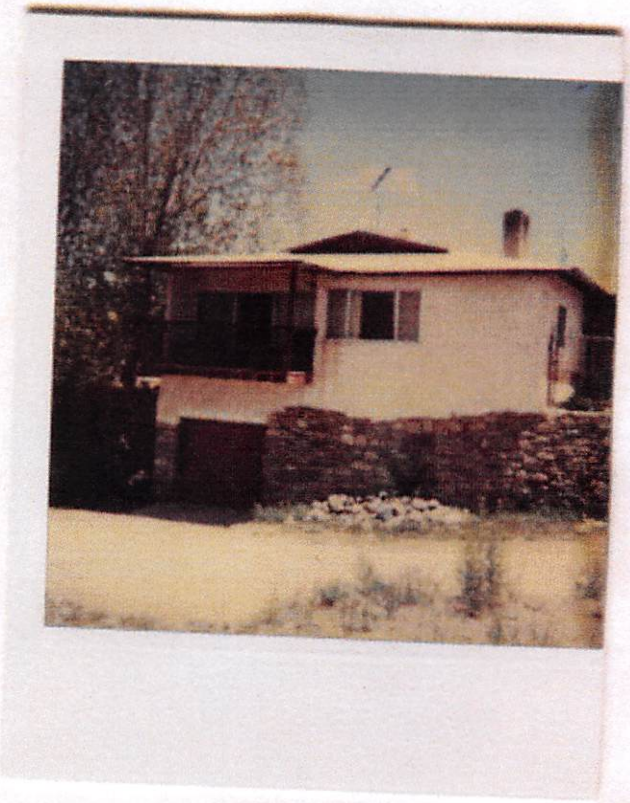
associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

comments
wall
fences
landscaping
setting
acreage

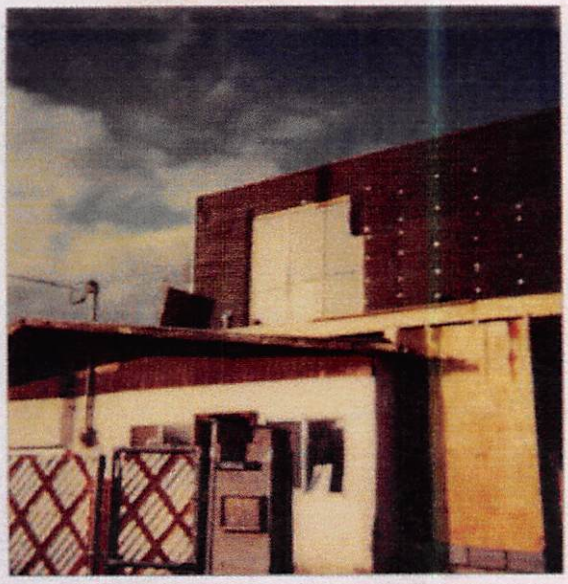
H-83-127
1202 CERRO GORDO



Luis Martinez



east
second story addition



new second story
front elevation

south

Luis Martinez



east
second story addition



new second story
front elevation

south

12-19-83

H1338

building threatened? yes	surveyed date 7-7-83 by m b	county Santa Fe	ID no. 051600638
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 202 Cerro Gordo

city/town: Santa Fe

land use/ownership:

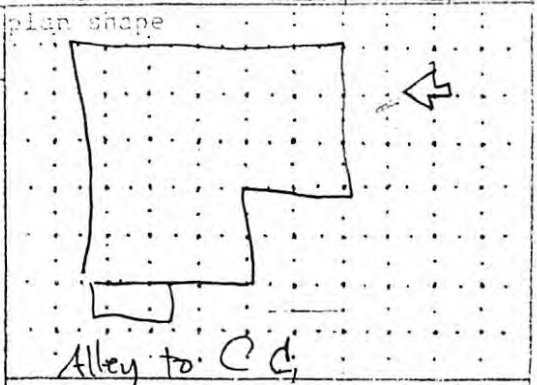
building name: Martinez

legal description: tnsp 17 N R range 10 E ¼ sec 30 NE¼ NW¼

film roll	negative nos.	loc. of neg.
by m no. 28	24	(HPB)



plan shape



date of construction: Pre 1928 estimate ____ actual

source: Directory

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent ___ good
X fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Mt. Vernacular

foundation material: Not vis

wall material/surface: Stucco

architectural features

Windows - plum s/d
Cable roof - roll roofing, hip to W
Cantilevered balcony to W, garage under
2 brick chimneys, -5 metal flues/vents

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ none
interest

if eligible, why?

comments
wall
inset
window
[illegible]
[illegible]
[illegible]

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/1/2022

Property Owner of Record: Marsh, Mendy and Josh Chaffin

Applicant/Agent Name: Carey Dodson, Architecture + Design

Contact Person Phone Number: (512) 699 - 8097

Site Address: 1202 Cerro Gordo Rd. Santa Fe, NM

Proposed Construction Description: Renovation and small addition

TOTAL ROOF AREA: 3260 sq ft

Zoning District: R5, Downton and Eastside HD

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

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

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage : 42.8 %
☒ Open Space Required: 979 sq. ft.
Provided 2,431 sq. ft.

Setbacks:
Proposed Front: 0' (existing) Minimum: 7'-0"
2nd Front? _____
Proposed Rear: 9'-0" Minimum: 9'-0"
Proposed Sides: L 0' (existing) R 5' Minimum: 5'-0"

Height: Proposed 24'-1" (existing)
Maximum Height: 24'0" or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: _____

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

JOSH CHAFFIN [☑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

March 18 2022
DATE

To Be Completed By City Staff:

2022-005135-PAR

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

Notes: _____

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: Legal lot of record is established. Lot coverage at 43%. Private open space of 979 sq. ft. is required where 2,431 sq. ft. is provided. Lot coverage is allowed to be at 50%. Fencing shall not exceed maximum allowed height of 6'0".

Reviewer: Lani J McCulley Date: 4/5/2022

04.08.22

CAREY DODSON
architecture-design

Dear Angela and Historic Districts Review Board,

I am writing on behalf of my clients, Mendy Marsh and Josh Chaffin who recently purchased a residence at 1202 Cerro Gordo. The zoning is R5- Downtown and Eastside Historical District. The house has been designated as Non-Contributing.

The very original construction seems to have dated back to before 1928, with the bulk of the house being built by the Martinez family in the early 1940's. At this time, everyone living in the area was related. The house has been through many changes and additions throughout the years, bringing it into non-contributing designation in 1996.

The current architectural style of the house is Vernacular, with shed, gable and hipped roofs.

The owners are embarking upon a thorough remodel and update of the house while constrained with a very tight budget which might entail them to do the work in phases, with the design you see as the final product . If they are required to phase it out, the steps will be thoughtfully considered with their contractor with no portion of the exterior appearing under construction for any unreasonable length of time.

The scope includes remodeling, repairing and updating the interior to meet their family's needs. They will be converting it from a single family residence with 3 bathrooms with an attached apartment with 1 bathroom, to a 3 bedroom and 3 bathroom single family home. With the house in very poor shape, much is required to be updated, including replacing all the windows and systems in the house, and making many structural repairs. The updated areas of the house will be compliant with current codes and we will be securing existing balconies, adding guardrails where needed, installing proper egress windows and adding a stair that will meet code to access the second level. Most of the windows will be replacement windows in the existing openings, and we will be changing a couple of the sizes in areas where they are needed. The only additions made to the house will be a stair to access the second level. And we will be extending what is currently a cantilevered balcony with no guard rails on the east elevation. We will be extending it to the east and adding stucco guard rails and columns below to support it as it is a danger to occupants in its current form.

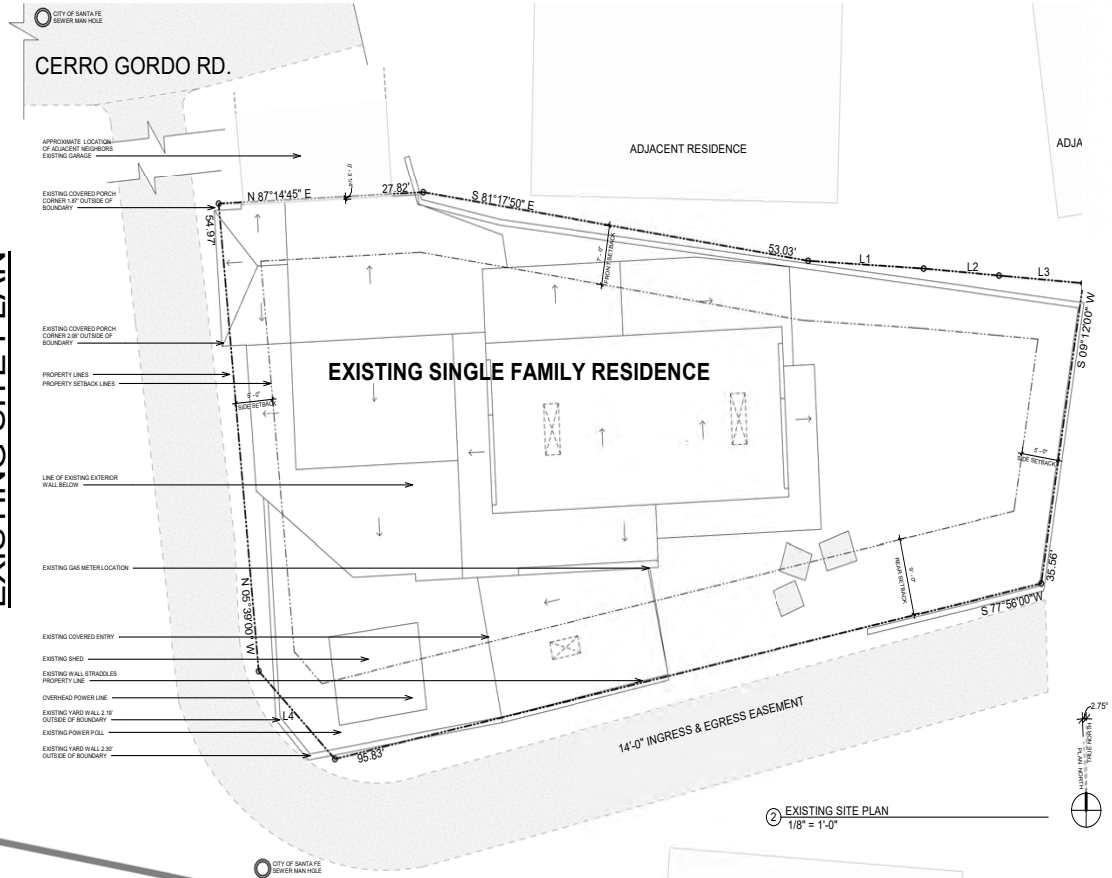
You will see in the drawings that we have made an effort to bring the exterior style of the house more into context with the surrounding neighborhood on a large portion of the house. You will experience this most when viewing the North, South and East elevations where we have created more a a flat roof look by creating parapets with canales to drain around the existing roof. The west elevation is remaining the same with the exception of window replacement and updated stucco and finishes. The existing roof in this area is rolled paper roofing which currently appears to be in good shape and due to their budget, they will not be able to replace it at this time so it will remain as it currently is.

The highest parapet will be 24'-1" which is the existing high point on the house. The existing heated square footage is 2803 sf. With the addition of 48 sf for the stair, it will be 2851 sf. The total roofed area on the lot is 3265 sf with a 43% coverage.

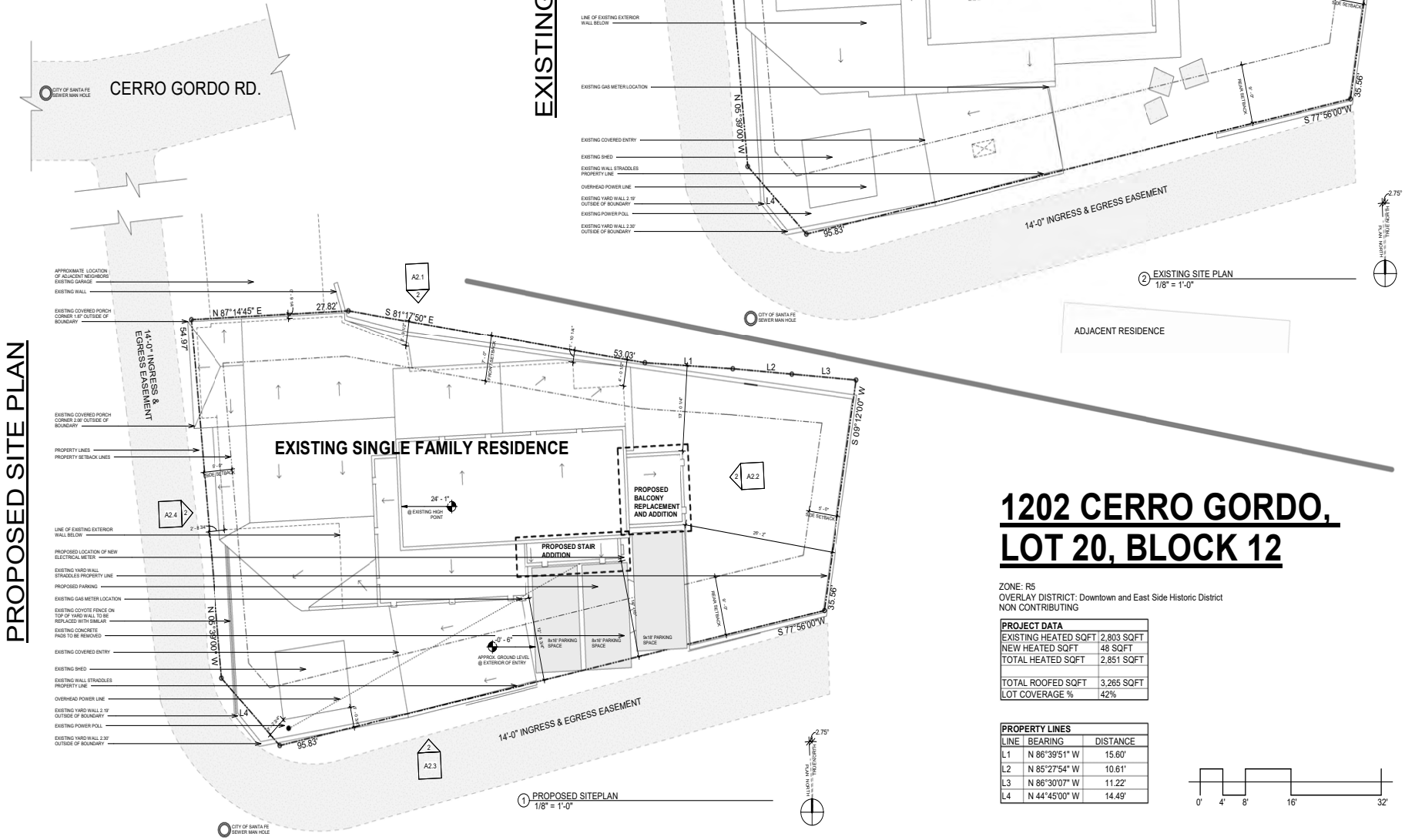
Finishes on the exterior is proposed to be El Rey stucco color "Straw" which is a match to the color of the existing stucco, and all corners will be rounded. The windows will be Jeld Wen Clad windows and we are proposing the clad color be Chestnut Bronze. The windows will be simulated divided lites. They will not be 'true' divided lites, however the simulated design is such that they appear to be true divided lites. Where we have wood accents, we will stain with Sherwin Williams 3132 Hill Country exterior stain color. Fences will be coyote fence and they plan to stucco the existing concrete block wall with a stucco to match the house. Metal gate and short fence detail will be wrought iron. Areas to receive paint at the exterior, like the existing garage door, will be Dunn Edwards color "Nomad" which is a close match to the window clad color. The existing stone will remain as is and the mortar will be repaired and patched as needed. The guardrail on the balcony on the west side will remain as it is. The existing brick chimney will be stucco'd to match the house. The parking area will be gravel.

Thank you for your consideration. Please do not hesitate to direct any of your questions to me, and/or the owners.

Kind Regards, Carey Dodson



2 EXISTING SITE PLAN
1/8" = 1'-0"



1 PROPOSED SITEPLAN
1/8" = 1'-0"

1202 CERRO GORDO, LOT 20, BLOCK 12

ZONE: R5
OVERLAY DISTRICT: Downtown and East Side Historic District
NON CONTRIBUTING

PROJECT DATA	
EXISTING HEATED SQFT	2,803 SQFT
NEW HEATED SQFT	48 SQFT
TOTAL HEATED SQFT	2,851 SQFT
TOTAL ROOFED SQFT	3,265 SQFT
LOT COVERAGE %	42%

PROPERTY LINES		
LINE	BEARING	DISTANCE
L1	N 86°39'51" W	15.60'
L2	N 85°27'54" W	10.61'
L3	N 86°30'07" W	11.22'
L4	N 44°45'00" W	14.49'

0' 4' 8' 16' 32'

CAREY DODSON
architecture • design
512.699.8097

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STATE OF NEW MEXICO
CAREY G. DODSON
No. 5649
REGISTERED ARCHITECT

MARSH CHAFFIN RESIDENCE
1202 CERRO GORDO,
SANTA FE, NM

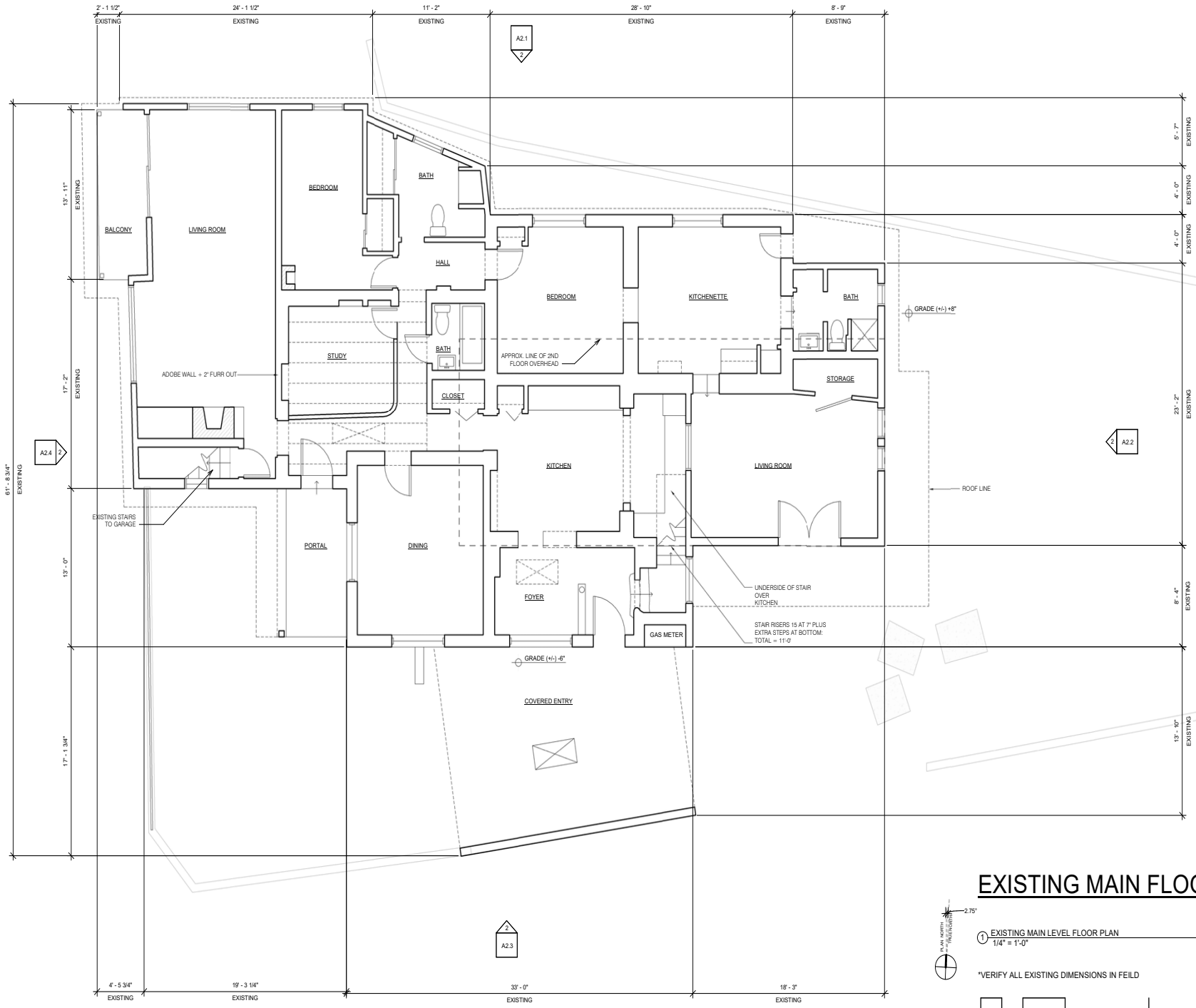
REVISION RECORD

ISSUE
04.08.22

DESIGN DEVELOPEMENT
SITE PLANS

A0.1

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EXISTING MAIN FLOOR

2.75"

PLAN NORTH
"NOT NECESSARILY TRUE NORTH"

1 EXISTING MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

*VERIFY ALL EXISTING DIMENSIONS IN FEILD

0' 2' 4' 8' 16'

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architecture · design
512.699.8097

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CAREY D. DODSON
No. 5649
REGISTERED ARCHITECT

MARSH CHAFFIN RESIDENCE

1202 CERRO GORDO,
SANTA FE, NM

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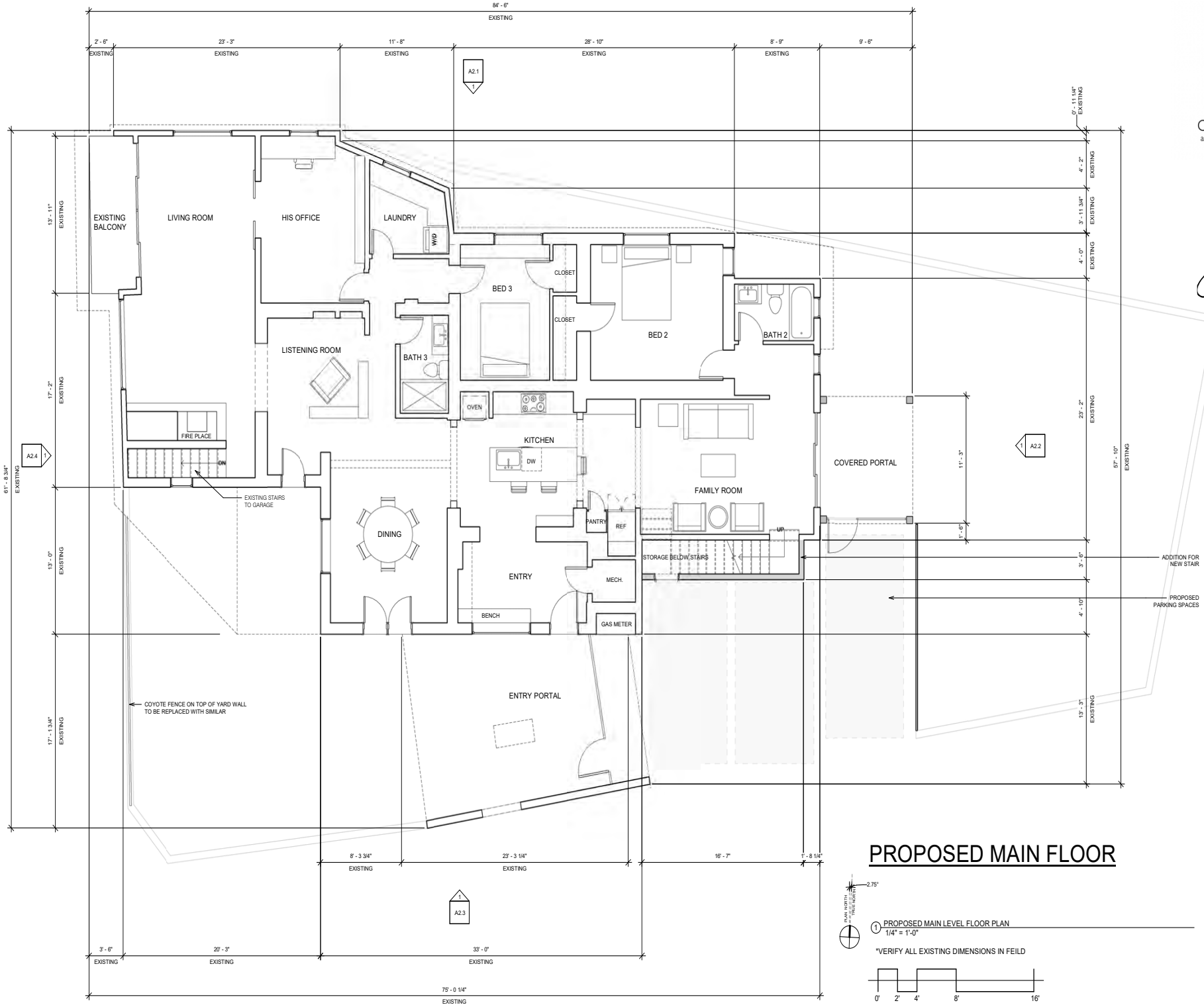
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DESIGN DEVELOPEMENT

EXISTING MAIN FLOOR

A1.1

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PROPOSED MAIN FLOOR

1 PROPOSED MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

*VERIFY ALL EXISTING DIMENSIONS IN FEILD

0' 2' 4' 8' 16'

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STATE OF NEW MEXICO
CAREY D. DODSON
No. 5649
REGISTERED ARCHITECT

MARSH CHAFFIN RESIDENCE

1202 CERRO GORDO,
SANTA FE, NM

REVISION RECORD

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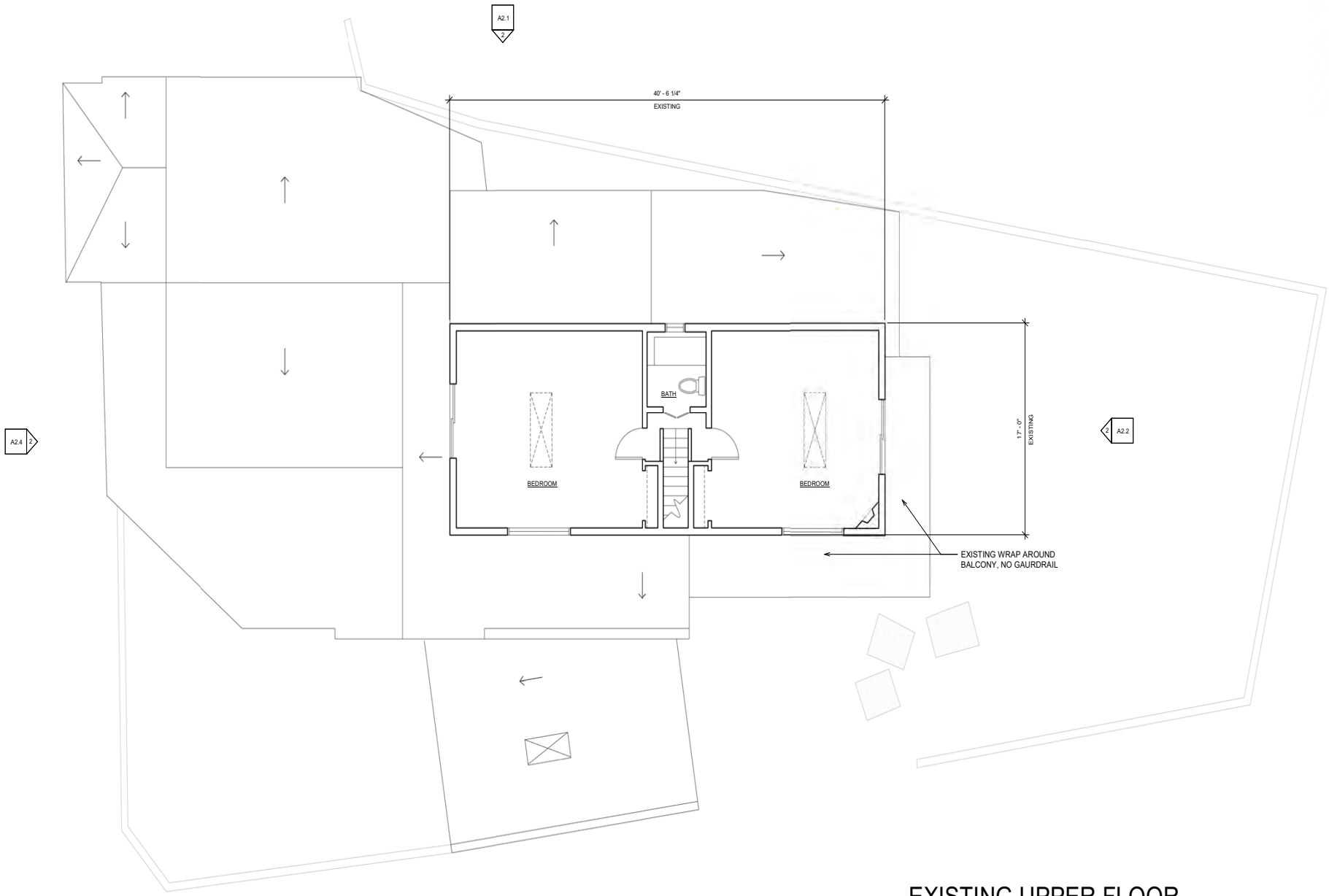
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DESIGN DEVELOPEMENT

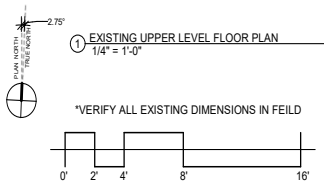
PROPOSED MAIN FLOOR

A1.2

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EXISTING UPPER FLOOR



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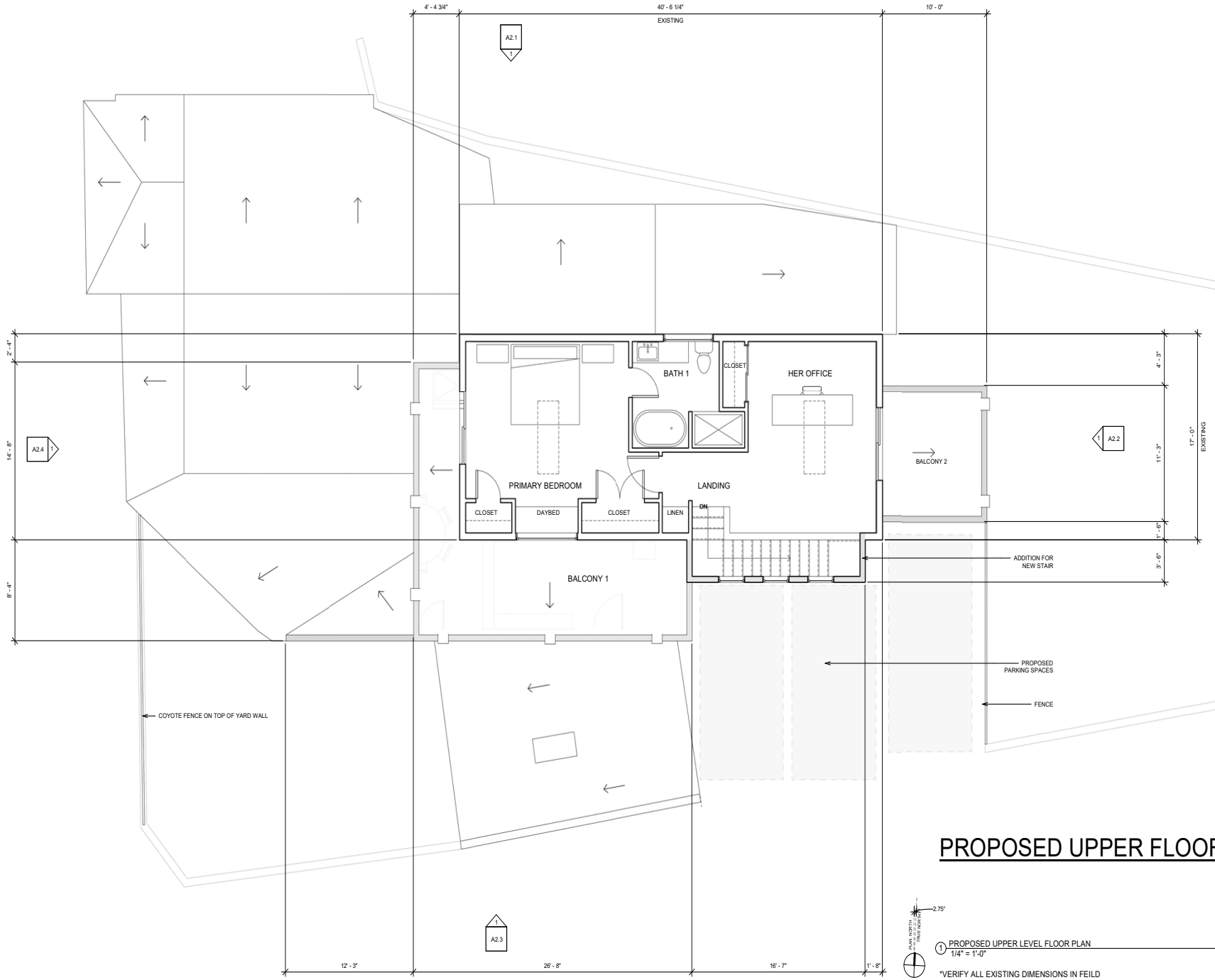
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DESIGN DEVELOPEMENT

EXISTING UPPER LEVEL FLOOR PLA

A1.3

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PROPOSED UPPER FLOOR

2.75°

PLAN NORTH
TRUE NORTH

1 PROPOSED UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

*VERIFY ALL EXISTING DIMENSIONS IN FEILD

0' 2' 4' 8' 16'

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CAREY G. DODSON
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SANTA FE, NM

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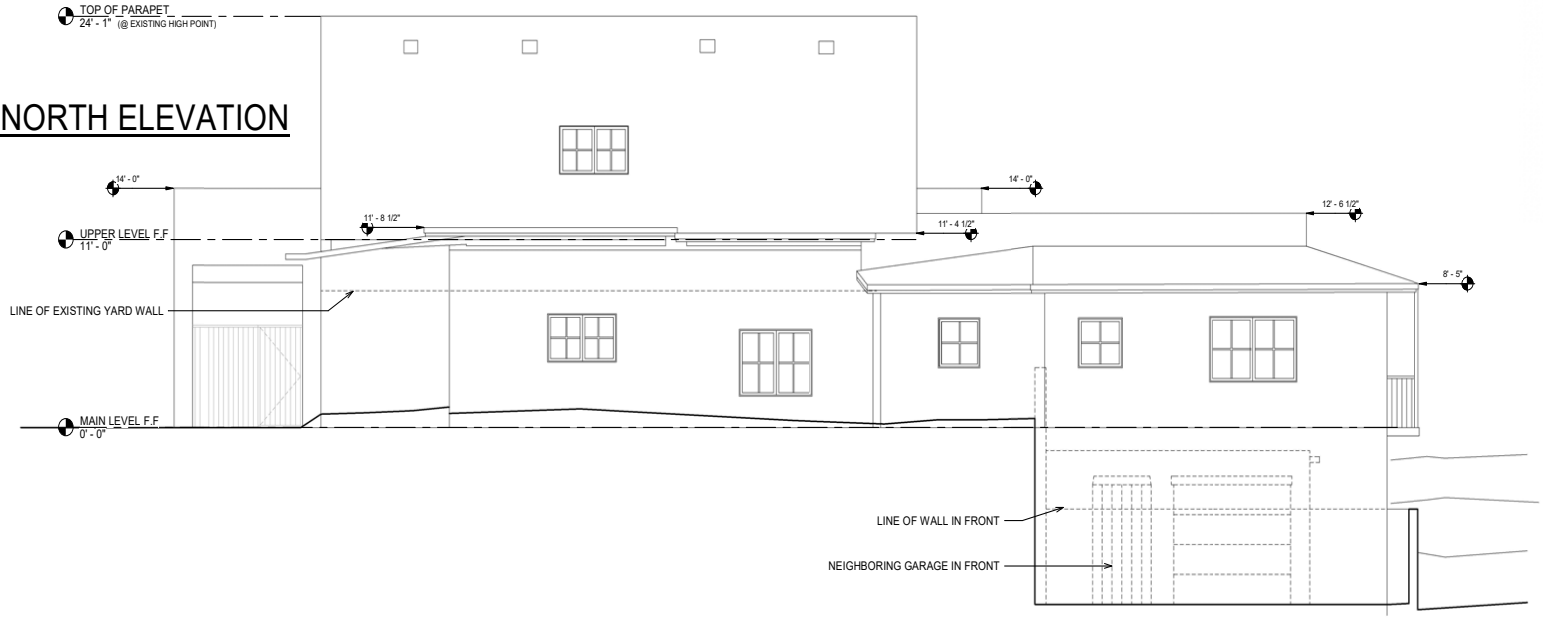
DESIGN DEVELOPEMENT

PROPOSED UPPE
FLOOR

A1.4

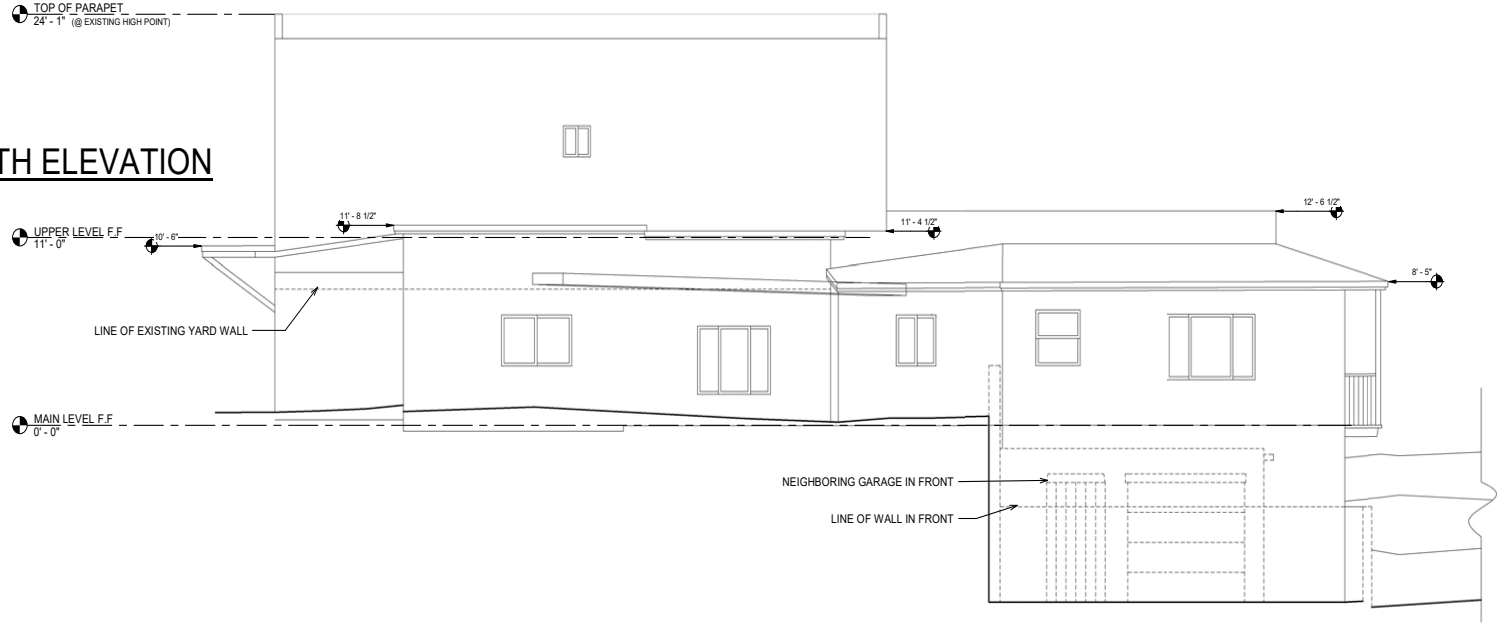
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PROPOSED NORTH ELEVATION



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

EXISTING NORTH ELEVATION



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

0' 2' 4' 8' 16'

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SANTA FE, NM

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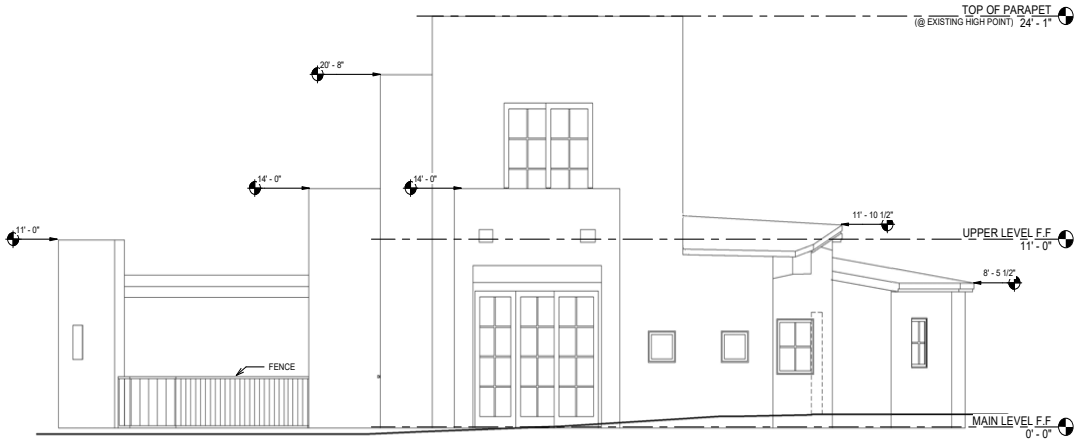
DESIGN DEVELOPEMENT

NORTH ELEVATIONS

A2.1

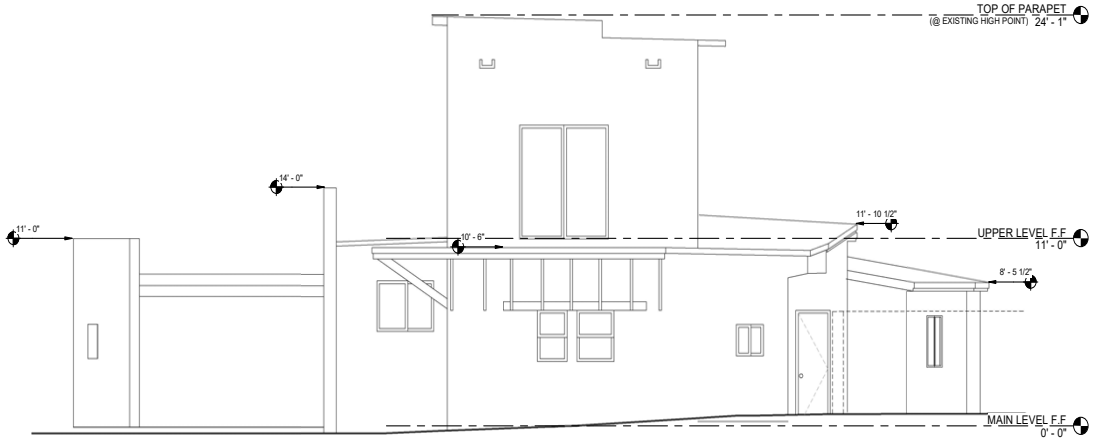
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PROPOSED EAST ELEVATION

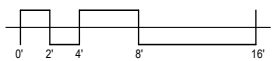


1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

EXISTING EAST ELEVATION



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



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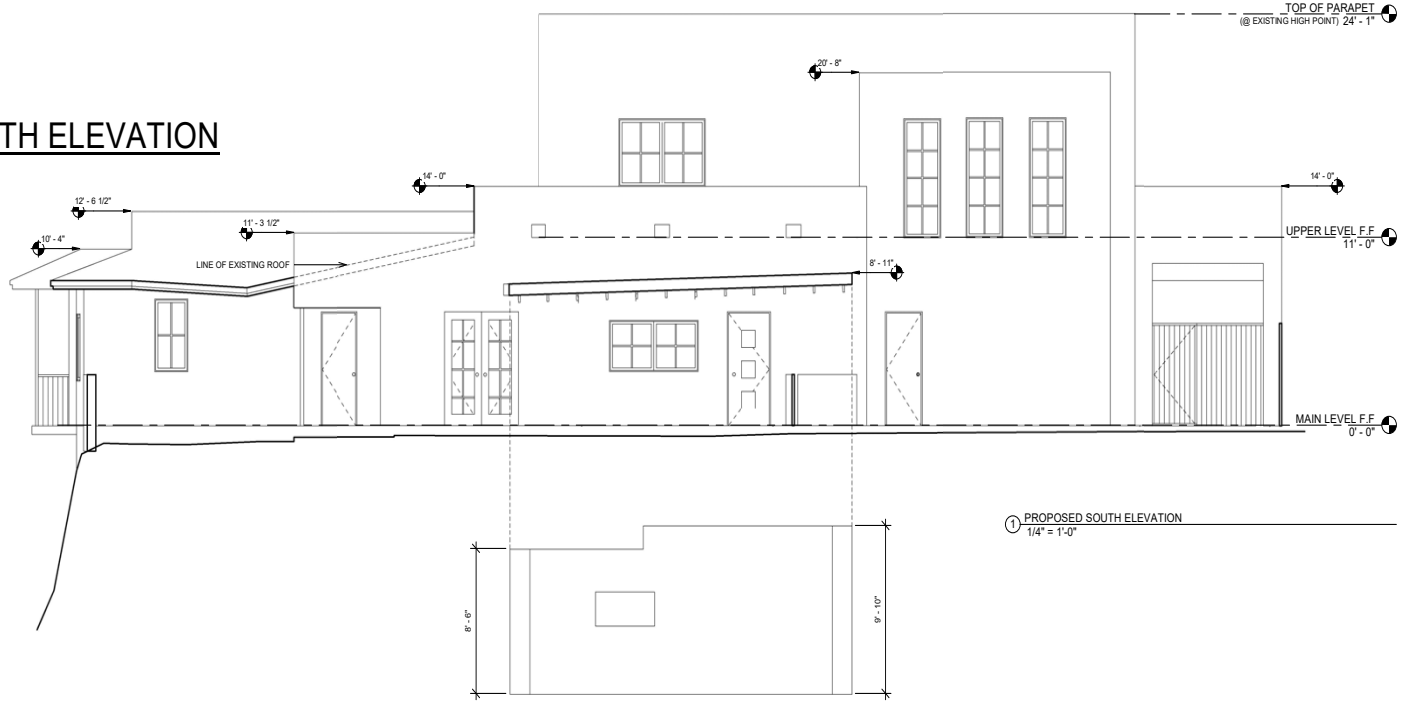
DESIGN DEVELOPEMENT

EAST ELEVATIONS

A2.2

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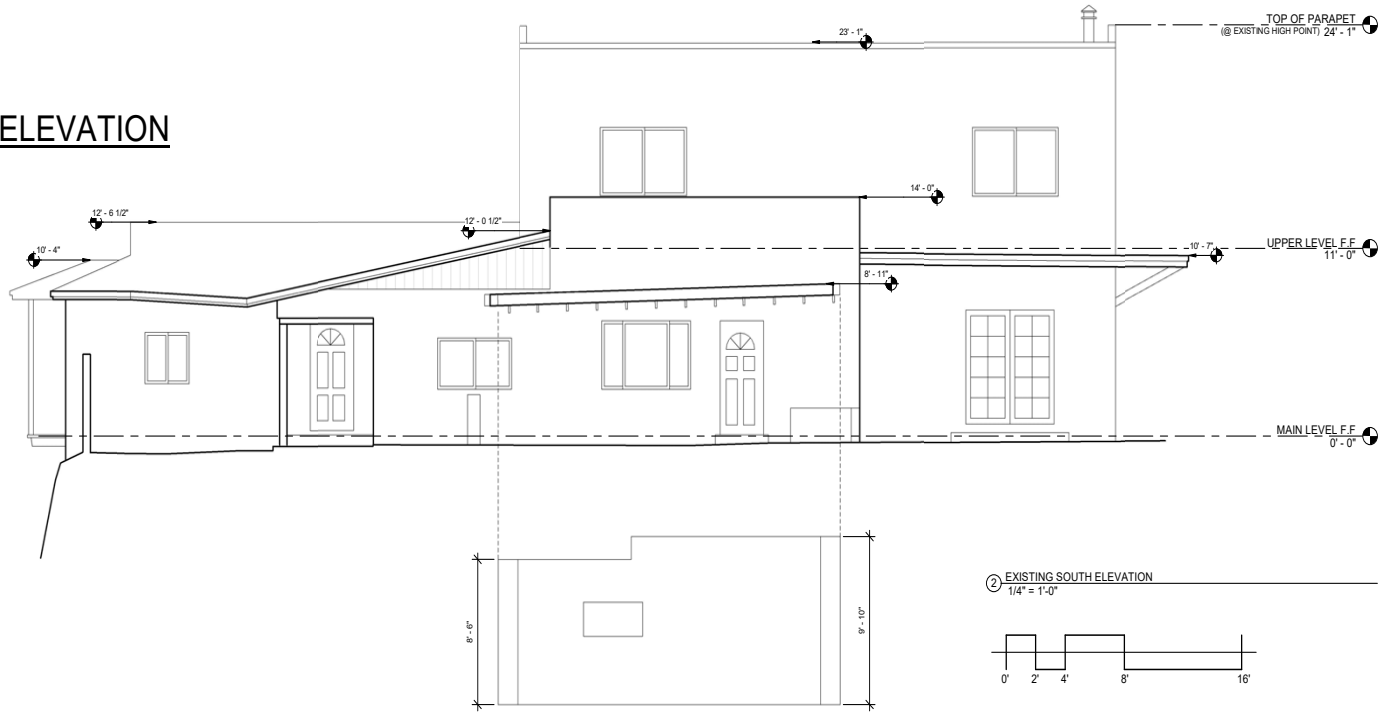
PROPOSED SOUTH ELEVATION



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

CONCRETE BLOCK ENTRY PORT WALL

EXISTING SOUTH ELEVATION



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

0' 2' 4' 8' 16'

CONCRETE BLOCK ENTRY PORT WALL

CAREY DODSON
architecture • design
512.699.8097

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STATE OF NEW MEXICO
CAREY G. DODSON
No. 5649
REGISTERED ARCHITECT

MARSH CHAFFIN RESIDENCE
1202 CERRO GORDO,
SANTA FE, NM

REVISION RECORD

ISSUE
04.08.22

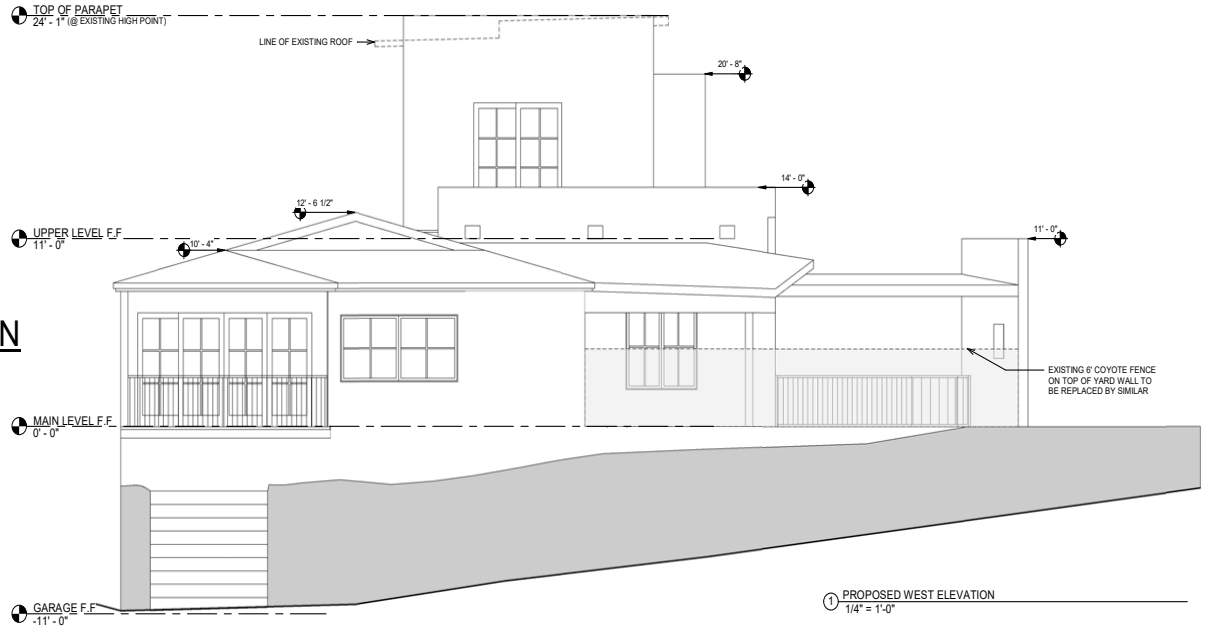
DESIGN DEVELOPEMENT

SOUTH ELEVATIONS

A2.3

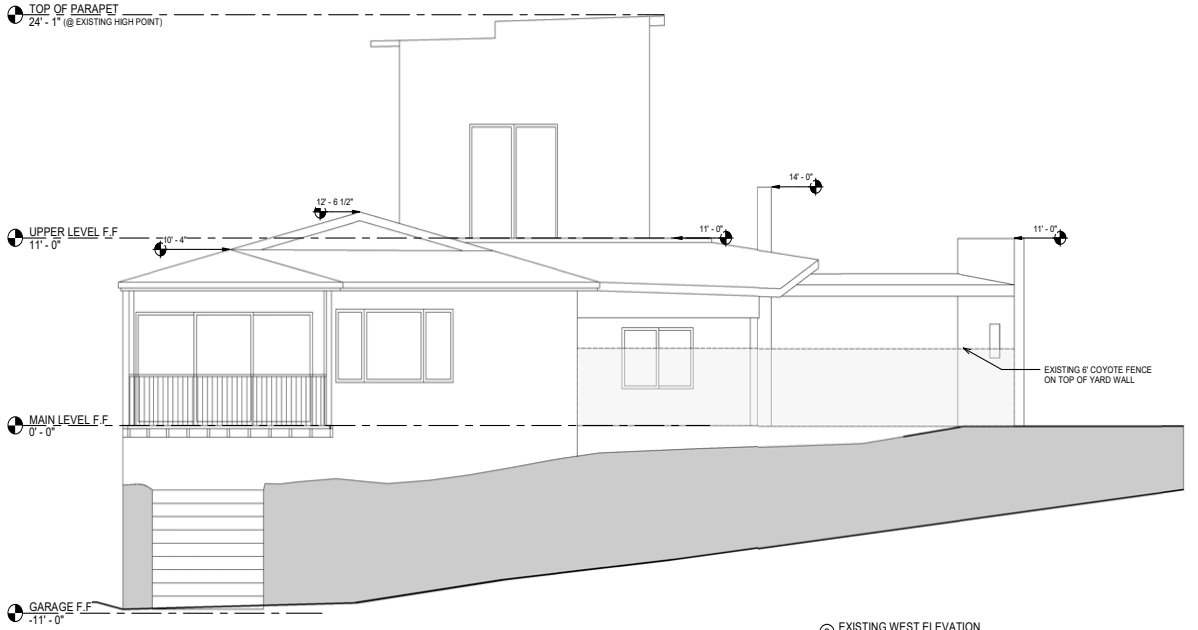
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PROPOSED WEST ELEVATION



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

EXISTING WEST ELEVATION



2 EXISTING WEST ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

CAREY DODSON
architecture · design
513.699.8097

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SANTA FE, NM

REVISION RECORD

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DESIGN DEVELOPEMENT

WEST ELEVATION

A2.4

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MATERIALS

1202 CERRO GORDO RD.

STUCCO

EL RAY
PREMIUM STUCCO FINISH
STRAW 122 (42)

WINDOWS + DOORS

JELD WEN
CHESTNUT BRONZE

PAINTED ACCENTS

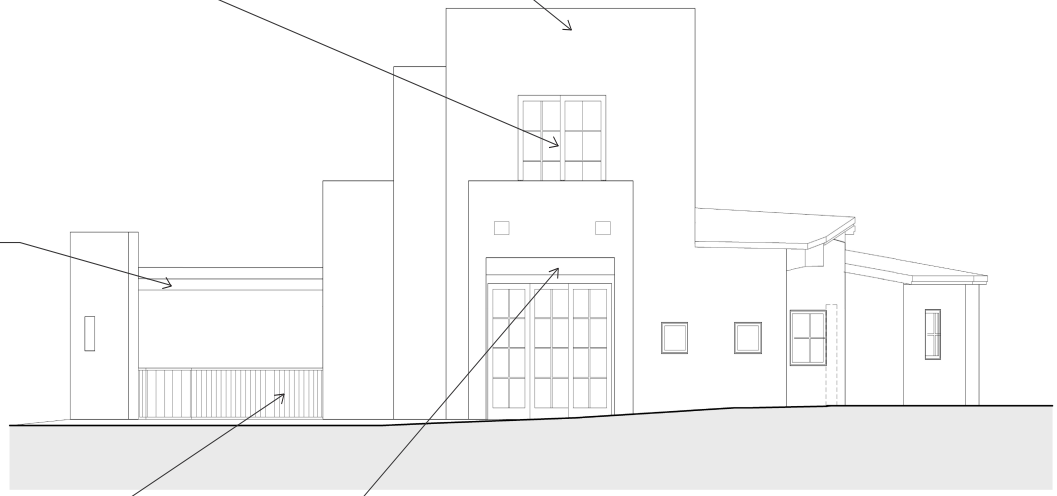
DUNN EDWARDS
DET697 RL#994 "NOMAD"

RAILINGS AND GATES

WROUGHT IRON
WROUGHT IRON

WOOD ACCENTS

SHERWIN WILLIAMS
SW 3532 "HILL COUNTRY" STAIN





1202 CERRO GORDO RD.

PRIMARY VIEW FROM CERRO GORDO RD



1202 CERRO GORDO RD.

WEST ELEVATION



1202 CERRO GORDO RD.

SOUTH ELEVATION 1



1202 CERRO GORDO RD.

SOUTH ELEVATION 2



1202 CERRO GORDO RD.

EAST ELEVATION



1202 CERRO GORDO RD.

NORTH ELEVATION



1202 CERRO GORDO RD.

NORTH ELEVATION AERIAL



1202 CERRO GORDO RD.

SOUTH ELEVATION AERIAL