



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
JUNE 28, 2022
5:30 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

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.

Join on Zoom: <https://us02web.zoom.us/j/83191941803?pwd=NWplL0Q1ai9sSjY1aFhFNWdHdXdLQT09>
Passcode: 348336

Written Public Comment: Members of the public may submit written public comments by 5 p.m. the Monday prior to the meeting via the virtual comment "button" at <https://santafe.primegov.com/public/portal>.

The agenda and packet for the meeting will be posted at <https://santafe.primegov.com/public/portal>.

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES:
 1. June 14, 2022
- D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW
 1. 2022-005163-HDRB. 824 Agua Fria St.
 2. 2022-005167-HDRB. 428 Camino del Monte Sol.
 3. 2022-005344-HDRB. 1331 Cerro Gordo Rd.
 4. 2022-005376-HDRB. 223 ½ Rodriguez St.



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E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 2022-005345-HDRB. 110 Calle la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, requests primary facade designation on contributing building. (Angela Schackel Bordegaray, asbordegaray@santafenm.gov)

H. NEW BUSINESS

1. 2022-005383-HDRB. 133 W. Water St. Downtown and Eastside Historic District. Michael Krupnick, agent for Santa Fe Portfolio, LLC., proposes to make alteration to a non-contributing commercial building including altering window openings. (Carly Piccarello, cpiccarello@santafenm.gov)
2. 2022-005347-HDRB. 1572 Cerro Gordo Rd. Downtown and Eastside Historic District. Zachary Hall, agent for Ed Mazria, owner, proposes to construct a 690 sq. ft. free-standing solar carport 12'-11" in height at a non-contributing building. (Angela Schackel Bordegaray)
3. 2022-005348-HDRB. 212 A Gonzales Rd. Downtown and Eastside Historic District. Rajah Bose, owner, requests primary facade(s) designation as applicable of a contributing 1,465 sq. ft. building. (Angela Schackel Bordegaray)
4. 2022-005448-HDRB. 532 Don Gaspar Ave. Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szanthy, requests a status review and primary facade designation, if applicable, for a contributing structure. (Carly Piccarello)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD



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- K. **NEXT MEETING: Tuesday, July 12, 2022**
- L. **ADJOURN**

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

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HISTORIC DISTRICTS REVIEW BOARD
JUNE 14, 2022

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Approval of Minutes	Approved as presented	3
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1. 2022-005163-HDRB. 824 Agua Fria St	Approved	4-8
2. 2022-005167-HDRB. 428 Camino del Monte Sol	Status downgrade	8-10
New Business		
1. 2022-005344-HDRB. 1331 Cerro Gordo Rd.	Approved w/c	10-14
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Adjournment	7:06 pm	20

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JUNE 14, 2022**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

One Vacancy

OTHERS PRESENT:

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

B. APPROVAL OF AGENDA

Ms. Bordegaray clarified the 1331 Cerro Gordo case structure is contributing. It is noted correctly on the cover sheet and staff report, but not the agenda.

MOTION: Member Biedscheid moved to approve the agenda as amended. The motion was seconded by Member Guida.

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

C. APPROVAL OF MINUTES:

1. May 24, 2022

MOTION: Member Guida moved to approve the minutes of May 24, 2022, as presented. The motion was seconded by Vice Chair Katz.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005307-HDRB
2. 2022-005169-HDRB
3. 2022-005232-HDRB
4. 2022-005175-HDRB
5. 2022-005184-HDRB
6. 2022-005189-HDRB

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

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

E. MATTERS FROM THE PUBLIC

None

F. STAFF COMMUNICATIONS

Ms. Piccarello said they will be conducting interviews for the senior planner position. There will be Zoom hybrid meetings online in early July. The Zoom is for the public but will not be possible for board members and applicants to use.

G. OLD BUSINESS

1. **2022-005163-HDRB. 824 Agua Fria St.** Westside-Guadalupe Historic District. Marc Naktin, agent for Wendy and Christopher Weatherford, owners, proposes to remove a yard wall, replace windows, re-stucco, construct a 147 sq. ft. portal and make other changes to a contributing structure. An exception to 14-5.2(D)(5) is requested to replace historic windows on a primary facade. (Carly Piccarello)

STAFF REPORT

824 Agua Fria Street is a single-family residence is contributing to the Westside Guadalupe Historic District. 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.

On April 26, 2022, in case #2022-5114-HDRB, the Board designated as primary the north elevation, excluding the non-historic porch; and 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.

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.

The east façade has one non-historic window in a changed opening and one historic wood window. The south façade has three openings, with all non-historic windows and doors.

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.

Now, the applicant proposes the following exterior alterations:

- 1) Replace all of the windows and doors. A professional window and door assessment has been provided. It states that one of the windows is repairable. True divided light wood windows (Kolbe Heritage Series) are proposed as the in-kind replacements. An exception to 14-5.2(D)(5)(a) is requested in order to replace 'historic windows shall be repaired or restored wherever possible.' The applicant's responses to the exception criteria state that the color of the windows will be matched, but the label on the Holiday Turquoise (SW 0075) color sample states it is for the 'proposed woodwork door/window color.'
- 2) Create two new openings for windows on the east elevation.
- 3) Add a portal to the south elevation. The portal will have 'holiday turquoise' (SW 0075) painted wood columns and a 'chestnut brown' steel Propanel roof. The woodwork on the front or north portal will also be painted 'holiday turquoise' (SW 0075).
- 4) Add a storage shed on the south elevation of the house.

- 5) Remove a section of the yardwall that obstructs the original curb cut parking entrance.
- 6) Build a new coyote fence on the west property line at a height of 6'-0". The fence will not extend into the front yard.
- 7) Raise an existing yard wall only in the area of the proposed portal.
- 8) Re-roof the entire structure.
- 9) Re-stucco in cementitious 'Adobe Brown.'

Ms. Piccarello said after the packet was printed a photo was found with the color turquoise.

STAFF RECOMMENDATION

Staff does not find that all the exception criteria have been met for replacement of the windows, 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) Westside-Guadalupe Historic District.

Chair Rios asked what the conclusion of the window assessment was.

Ms. Piccarello said the windows are historic and true divided light, looking at north and west sides. All windows needed replacement except one that is restorable/repairable. However, the assessor said in his report he recommended replacing all of the windows. The Code states if windows can be restored or repaired, they should be.

Member Bienvenu confirmed staff's position is the exception criteria was not met for window five but criteria for windows one through four was met.

APPLICANT PRESENTATION

Marc Naktin, 1305 Lujan St., was sworn in. He said two years ago, his clients received approval to repair and paint the windows, even though the historic material is not stable. They were hoping to replace in kind. They propose that all the windows be replaced because the one window that is repairable would be an oddball. The rest of the project is straightforward. The windows have the only turquoise proposed because that was original. Aside from that they want to remove a short yard wall that was added in the 90s. The existing driveway is shared with neighbors and will be divided down the middle with a proper coyote fence.

Chair Rios asked the height of the coyote fence.

Mr. Naktin said it will be six feet for privacy, and the tops will be uneven.

Member Guida thanked him for good drawings. He asked what is proposed for the iron handrails in the front.

Mr. Naktin said it hasn't been designed yet and drawings could be provided. It will be done in a simple traditional manner, not contemporary.

Member Guida asked if the railing will be painted.

Mr. Naktin said they will keep it black wrought iron.

Member Guida asked the consequence of having to repair the one window that can be repaired.

Mr. Naktin said it is barely repairable and will have to be completely rebuilt with some new material because all of it cannot be replaced. They like to use Colby because they can match the windows exactly and he preferred all of the windows to match.

Member Guida said he agreed.

Member Larson said she appreciates having the full window assessment and thought the proposals are compatible with the house. Adding more privacy will enhance the property and she liked the turquoise color.

Vice Chair Katz asked where the fence will go.

Mr. Naktin said right in the middle of the two properties.

Member Guida indicated page 9 of the packet shows a photograph.

Member Biedscheid confirmed when replacing the windows in kind that Mr. Naktin would preserve the window inset as well as the width.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn in. She said she couldn't connect virtually and wondered if that affected the legality of the meeting. She wanted to point out that Dinner for Two has artificial turf on the west side. She wondered how that was approved.

Chair Rios clarified that Ms. Beninato's comment should have been heard under Matters from the Public but Ms. Beninato was unable to connect. Her comment had nothing to do with this case.

John Eddy, 14 Avenida Campo Verde, Santa Fe was sworn in. He said in previous cases the Board requested that the side of the coyote fence facing the public be vertical. He hoped that will be same in this case.

BOARD COMMUNICATION

MOTION: In 2022-005163-HDRB. 824 Agua Fria St., Vice Chair Katz moved to approve the application as submitted and allow for replacement in kind of all of the windows, and the coyote fence having the support on the inside facing the residents not facing the public. The motion was seconded by Member Guida with a friendly amendment that the window installation will have the same recess as the current windows; that the turquoise color is limited to the windows; and the railing is wrought iron; and the pergola posts and structure is natural wood.

Member Bienvenu asked for a friendly amendment that the motion find all exception criteria to replace the windows were met because the other five windows on the primary façades are not repairable.

Vice Chair Katz accepted both Member Guida's and Member Bienvenu's friendly amendments.

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

2. **2022-005167-HDRB. 428 Camino del Monte Sol.** Downtown and Eastside Historic District. Lightfoot, Inc., agent for James Tustin, owner, requests a status downgrade for a contributing single-family residence. (Carly Piccarello)

STAFF REPORT

428 Camino del Monte Sol is a single-family, one- and two-story residence listed as contributing to the Downtown and Eastside Historic District. The house is a modified L-shape in plan. The house was built in 1938 in the Spanish Pueblo Revival Style. It was built as a one-story residence with a rectangular footprint and inset portal, carved corbels and protruding vigas. Currently, it is a mixture of Spanish Pueblo Revival Style and a more contemporary style indicative of the late 1980s and early 1990s. A stucco yardwall was added before 1983.

Between 1984 and 1991, an addition was created that included a second story which extended the house to the south and created a westward portion of the house making it into a L-shape.

The addition constitutes a greater than 60% increase to the square footage of the historic footprint. The addition includes a rounded façade on the second story, visible from the street, which is not characteristic of the Spanish Pueblo Revival Style. Sometime during that period between 1984 and 1991, the front/east inset portal was enclosed, and another portal was added to the east façade in the Spanish Pueblo Revival Style. The triple window on the east façade is historic but has been relocated and no longer aligns visually with the double window on that façade which appears not to have been relocated. A small portion of the north façade appears to have one historic window with an original location, but the additions to the east and west ends of the north façade leave little to be recognized of the original north façade of the pre-1984 structure.

The applicant requested primary façade(s) designation if applicable. After reviewing the Historic Cultural Properties Inventory Forms (HCPI), staff finds that all facades have undergone moderate to extensive alterations and greater than 60% of the square footage of the historic structure was added during the 1980s. Very little historic integrity remains. Therefore, staff is recommending a status downgrade.

STAFF RECOMMENDATION

Staff recommends the historic status of the structure be downgraded from contributing to noncontributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios asked when the second story was added.

Ms. Piccarello said the date is unknown but was between 1983-1991. She thought the date closer to 1984 because the HCPI report indicates a permit *in process*.

APPLICANT PRESENTATION

Scott Cherry, 2351 Fox Rd., was sworn in.

Chair Rios said this is a historic status review case and the Board would not delve into anything happening in the future.

Mr. Cherry said he doesn't have much to add. He said when he applied for window replacement, he was told by staff that the status is contributing. He needs a primary façade designation and was informed staff wanted to do a status downgrade. This is before the Board because of that administrative process.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with staff's recommendation given all the changes.

BOARD COMMUNICATION

MOTION: In 2022-005167-HDRB, 428 Camino del Monte Sol, Member Guida moved to downgrade the status from contributing to noncontributing per staff's recommendation. The motion was seconded by Vice Chair Katz.

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

H. NEW BUSINESS

1. **2022-005344-HDRB. 1331 Cerro Gordo Rd.** Downtown and Eastside Historic District. Steve McCormick, agent for Eva Schmatz, owner requests to construct 556 sq. ft., 13' tall (maximum allowable height 14'-1") guesthouse at ~~non~~-contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

1331 Cerro Gordo is a 2,070 square foot Spanish Pueblo Revival Style residence built in 1942 listed as contributing to the Downtown and Eastside Historic District. It is wall-dominated with flat roofs and undulating parapets. Its west facade entry has a curving half yard wall. A second story was added sometime around 1984 that is stepped back from the front south and west facing facades. 1995 alterations included replacing and adding wooden true divided lite windows to the west end of the south front elevation and adding a carport to the south elevation. A trellis shade structure and "faux" well were added in the 1980s to the southwest property corner. The property sits behind a 5' to 6' stucco yard wall with a vehicular-sized opening at the street.

The applicant proposes to construct a free-standing 556 square foot casita in the southwest corner of the property at least 20 feet from the main residence. Its style is similar to the main house, Spanish-Pueblo Revival Style wall-dominated with parapets. Its height, 14'-0", is within the allowable height in this streetscape, 15'-0". The casita's pie-shaped footprint consists of a right angle with a curved northern wall (north elevation) that faces northeast toward the main residence; the other two walls form a right angle at the lot's southwest corner. Its south elevation has a row of 5 small awning windows with frosted glass. Its north elevation has a large set of French doors. Proposed windows will match the wood divided lite windows at the residence. The large window on the east elevation is contained within a steel frame in order to place a flat window in a curved wall. Windows and doors will be Kolbe "Truffle." The applicant proposes to add a wooden trellis stained black with dark bronze flashing to its west facade.

Flashing at the south elevation drip edge will be dark bronze. Stucco will be El Rey's "La Luz." The applicant proposes to remove the non-historic shade structure and "faux" well. No changes are proposed to the main residence, carport or existing yard wall.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Steve McCormick, 1611 Paseo de Peralta, was sworn. He said there was a bit of confusion around the status. The interactive shows contributing but his client is sure it is not. He said he was happy to follow-up with staff. They do not propose to modify the house in any way.

Chair Rios said this is detached and does not affect the house and staff did indicate the house is contributing. She said he could talk with staff further on the status of the house.

Mr. McCormick said he could speak to the shape, color and materials. The existing house has some organic shapes and curves they picked up in their plan. The courtyard has some of the feel of the house without copying it. There are two plans that show the portal. The portal has a wood flashing to protect the wood. Most visible is the south elevation facing Cerro Gordo. The clerestory plan shows awning windows. He noted the existing shade structure, ornamental well and yard wall. The new structure in its location was shown. He pointed out the large window in the portal. On the north elevation he noted the glass under the portal is not visible at all. He said on the west elevation it is difficult to see because the yard wall has clerestory glass. He displayed the material. He said La Luz is proposed for the stucco, dark bronze for the windows and flashing, and the wood of the portal would be stained black.

Chair Rios asked how the proposed height of the guesthouse relates to the height of the existing house.

Mr. McCormick said it is 13 feet at the highest corner which is shorter than the house and is respectful of the height of the house. He noted there is a good distance between the house and the guesthouse which are on opposite sides of the yard.

Member Guida said he likes the design. He said it is sensitive to the existing house and he liked the overall scale. He said he found the form interesting, and it was nice to see experimentation with what at times is a strict code. He asked if the intent for the door on the street facing façade, south elevation, to be flush with the stucco.

Mr. McCormick said no, he would have bullnose on both sides.

Member Guida confirmed there are two doors, interior and a screen door. He is concerned because it is publicly visible what they could see there. He asked if there would be a flush door or screen door.

Mr. McCormick said you could see a screen door, but he failed to draw it. He proposes a steel screen door in dark bronze, to match the windows and doors.

Member Guida said in terms of the design, he was troubled by the lack of intentionality in what was described. It doesn't align with the window above it, etc. He confirmed above that would be the dark bronze roof edge and the parapet wall would be stucco. He said he was wondering if there is a way to bring the door into alignment with the windows above. That was a sticking point for him.

Mr. McCormick said it was a good point. He made an error and they showed a screen door in the plan but not in elevation. They do want the screen door. He appreciates Member Guida's observation that it doesn't align and the relationship between the window and the door was not considered. He said he thought he likes the square on the clerestory.

Vice Chair Katz said Member Guida is suggesting the window be the same width and relate. There would be four windows instead of five. He said that should not make any difference in light, solar gain, etc.

Mr. McCormick clarified with Member Guida it was what he suggested.

Member Guida said he wasn't sure centering the door on the window above would do it. The key issue is to have some intentionality about the door.

Mr. McCormick said centering it would work better for him; having five windows is preferable to four, and square windows is preferable to rectangles. He said he didn't know if member Guida agreed. He suggested centering the door.

Member Guida said he could go with either and if the Board agrees it is a viable path forward.

Member Biedscheid confirmed that the five windows are frosted glass. She asked if the frosted window appearance will appear white.

Mr. McCormick said yes, compared to clear glass.

Member Biedscheid confirmed there are rectangular clerestory windows on the west façade. She asked if the large window on the curved wall protrudes beyond the wall. The application mentions the frame is steel to accommodate the flat window and curved wall.

Mr. McCormick said it does protrude and is shown on the plan.

Member Biedscheid confirmed that the box provides a frame around the window.

PUBLIC HEARING

Bonifacio Armijo, 13 B Paseo C de Baca, was sworn in. He said he remodeled the main house about 27 to 30 years ago and the house should be noncontributing. He thought the owner should work with staff on that. He said he points that out because the windows there are very dark, and the guesthouse was to match what is on the main house. The same with the stucco. The box-metal frame helps set the window because you can't have an arc. It doesn't protrude much and helps with the curvature. Also, when looking at the whole footprint, there are four corners including the portals. Even though it looks pie shaped from overhead, when it is built there will be four corners and then an arc.

Stefanie Beninato, previously sworn, said she is concerned about the door. She said it should be centered with the fifth window or the fifth window removed. Also, she wondered if the screen door couldn't be on another door that isn't visible from the street.

BOARD COMMUNICATION

Member Guida asked what door will be behind the screen door.

Mr. McCormick said there was a design change, and a previous version had a painted door that matched the stucco. He had talked with staff since and changed the elevation but failed to update that door. The clients do not want direct light from the south façade. Also, Cerro Gordo is very dusty, and they do not want glass in the door unless it is frosted. He would propose a frosted glass door with divided lights to match the windows above and the door would be painted dark bronze.

Member Guida asked if a screen door is done if it would be metal or painted wood.

Mr. McCormick said he proposes a custom metal door to match the windows.

MOTION: In 2022-005344-HDRB, 1331 Cerro Gordo Rd., Member Guida moved to approve the project as submitted with the following conditions: the applicant revises the south elevation to address the alignment and intentionality of the south façade, and either provide a solution that centers the door or the fifth window or preferably matches the width of the door with four equally spaced rectangular windows above, and the packet elevation includes a sample or image of the proposed screen door and a drawn example of the lighted glass door behind it. The motion was seconded by Member Biedscheid.

Member Biedscheid asked if the motion includes that the applicant return to the Board for approval.

Member Guida said his motion would propose the applicant revise the drawings and submit them to staff.

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

2. **2022-005375-HDRB. 1500 Canyon Rd.** Downtown and Eastside Historic District. Richard Horcasitas, agent for Tony Martin, owner, proposes to remodel a non-contributing garage. (Carly Piccarello)

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 property is part of the former Matías Martinez farm. The main house was constructed in a hipped box form and in the Territorial Style in the 1890s. A non-contributing garage is also included on the property, which is set back from the house to the southeast. The 380 square foot garage was constructed in approximately 1937. According to the historic cultural properties inventory form, it was originally used as a shed and garage. It is composed of original and most recent adobes and concrete masonry unit (CMU) blocks. It has a shed roof with protruding vigas, a double plywood and one aluminum slider window.

The garage, while non-contributing, pairs with and compliments the main house by use of the same color finish and similar, simple box form to present cohesively with the house. On April 26th, 2022, the Board approved several repairs, a re-roof, re-stucco with El Rey Cementitious “La Luz,” a portal addition, altered window openings, and a small addition to south façade and a porch addition to the north facade of the main house.

Ms. Piccarello referred to the HCPI form on property's status that recommends status be contributing. She pulled up images and aerials of the property. She said John Murphy conducted a very thorough HCPI. His report states the building has several alterations that likely include reconstruction of walls, a shift in the primary façade opening and changes to doors and windows. She continued reading, the building has retained its overall form, design and footprint, and its surviving form in its own way helps to maintain the setting and context of the property and its significant status house. She said those were the reasons Mr. Murphy recommended it as contributing.

Ms. Piccarello said staff definitions are often different than the rest of historic preservation. She read from the form: *a contributing structure is located in the historic district, approximately 50 years old or older and helps establish the intended character of*

that historic district. A contributing structure, although not unique, adds to the Historic Association or historic design qualities significant for the district. The structure may have minor alterations.

Ms. Piccarello said that is where she disagreed with the HCPI recommendation. She said the integrity does not remain. She said if the Board feels the need for historic status review on this case, she will put this on an upcoming agenda. That is the reason there is no status review on this case and she recommends this case does not need a status review.

Vice Chair Katz said he would like a status review. He thought although there had been changes, the structure did not look different from what it has always looked. He said that is crucial, particularly in relationship to the house.

Member Bienvenu said since the field trip it appears all the existing documentation indicates this is an important feature of the ensemble. It is called out as an associated building in the 1993 historical Inventory, as is the barn. The HCPI says it is a contributing structure and recommends that status. He said it probably does qualify but that isn't the Board's decision for tonight. He asked for clarification of when the house was designated significant, and if other buildings were considered, if they were specifically designated noncontributing or were just non-statused.

Ms. Piccarello said there's a HCPI for the barn and the main house and each time they are mentioned it is with ancillary, at best. There is little information and it just says they are there. She said there were a couple of opportunities to include them, and they were not included. She said practices change, but they try to do a whole property at one time and say what is contributing and what is not. That may not have been the practice at the time.

Member Bienvenu said he appreciates why staff brought this forward. He thought this should have a considered judgment and a decision be made before they can determine how to proceed with the other application.

Member Larson said she likes looking at the property more as a landscape. She did not know if the structure would contribute individually to the district, but as an ensemble it tells a little of the story the property is conveying. She doesn't see a significant loss if the Board alters those, but it may be worthy of further consideration.

Member Biedscheid said with what was said and the HCPI, this will help maintain the setting in context with the property and the house's significant status.

Member Biedscheid asked if the yard walls were designated contributing.

Ms. Piccarello thought they were.

Member Biedscheid agreed this should have its own status designation since it is a property with two significant structures, and a yard wall that is possibly contributing. She said she understood that the garage shares a wall with a retaining yard wall.

Ms. Piccarello said that was in the next case.

Chair Rios said she thought this would be postponed. She asked to confirm per Roberts Rules, that she should not entertain public comment or comment from applicants.

Attorney Ruybalid thought that was correct. He indicated he had forgotten to bring his copy of Roberts Rules.

Ms. Piccarello said this topic came up several hearings ago and that was said then.

Attorney Ruybalid said he believed it was the Board's decision and they could choose to hear public comment or not.

Chair Rios said her preference if this case is postponed, is not to hear from anyone else. There will be discussion on the case at the next hearing.

MOTION: In 2022-005375-HDRB, 1500 Canyon Rd., Vice Chair Katz moved to postpone until July 12, 2022, for a status review.

Member Bienvenu thought it possible under the ordinance and asked a friendly amendment for a status review of the barn on the property.

Ms. Piccarello said that would be ideal.

Member Bienvenu seconded the motion.

Vice Chair Katz accepted the amendment as friendly.

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

Chair Rios apologized to the applicants because they came to the Board not realizing this would be postponed for status review.

3. **2022-005376-HDRB. 223 ½ Rodriguez St.** Downtown and Eastside Historic District. John Padilla, agent for Richard Fullerton, owner, requests to remodel the non-contributing residence to 12'-4" tall (maximum allowable height 15'-7"). (Carly Piccarello)

STAFF REPORT

223 ½ Rodriguez Street is a single-family L-shaped residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built into the hillside with adobe and in a Vernacular Style with flat and shed roofs. The north portion of the house was built between 1910 and 1920, with the south section being built in the 1950s. By 1985, aluminum casement and slider windows replaced historic windows. The structure developed further to the east after 1985. Window and door openings appear to have changed over time to accommodate larger window sizes, which currently appear as an assortment. In 1985, before the most recent addition, it was determined non-contributing due to the number of alterations.

This appears to be the first application to the HDRB for this property.

Now, the applicant proposes the following exterior alterations:

- 1) Remove the existing roof and raise the height of the new flat roof with parapet for a maximum height of 12'-6", which is within the maximum allowable height of 15'-7".
- 2) Construct new covered 150 sq. ft. portal at east courtyard with standing seam metal roof (color dark bronze), 8" diameter viga columns and carved wood corbels with Minwax Early American stain.
- 3) Create three new openings to the interior courtyard at the south end of the residence for sliding aluminum casement doors with divided lights that will be Euro Bronze. The aluminum casement simulated divided light windows will be Antique Bronze 057 in color.
- 4) Create a new front entry at the Rodriguez Street elevation with covered canopy above with standing seam metal roof, which will be a dark bronze color. The canopy will project outward by 3'-0".
- 5) Construct 6'-0" high coyote fence, where the maximum allowable height is 6'-9", with stucco finished masonry base along Rodriguez to screen proposed utility area and new front entry. The appearance is meant to be like the adjacent 223 Rodriguez property.
- 6) Modify stucco finished retaining wall and site grading at southwest corner to allow for off-street parking access.
- 7) Construct stucco finished low 3'-6" wall with coyote fencing above along east property line. Total 6'-6" 8) Modify site grading to provide access to new front door location and to new utility area. Create two steps on the east façade for access into the courtyard.

- 9) Remove non-conforming metal decorative fencing at top of stone knee wall and replace with coyote fencing along south elevation. Repair gap in stone knee wall with stone to match existing wall.
- 10) Relocate power and gas utilities to northwest corner of the property.
- 11) Remove and replace the existing windows with divided light casement windows.
- 12) All stucco color is to be Sto synthetic San Juan 2088.
- 13) Behr Sunstone is proposed to for the paint color for the front door canopy support bracket inside the courtyard on the Rodriguez side.

STAFF RECOMMENDATION

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

Chair Rios asked to see the elevation showing the expanse of windows.

Ms. Piccarello said that was the south elevation.

Chair Rios asked how Ms. Piccarello would describe public visibility.

Ms. Piccarello said you would have to walk onto the property to see this.

Vice Chair Katz asked what percentage the wall is where the large glass space sits and whether it met the standard.

Ms. Piccarello said she would double check but believed it did meet standard.

APPLICANT PRESENTATION

John Padilla, 2301 Camino Artiste, was sworn in. He stated that the YouTube channel was not working. He said the video is frozen and there is no sound. His client is out of town and had hoped to follow the meeting online. He asked to connect his client by phone. He said the entire meeting has not been open to the public.

Chair Rios said he was the second person to indicate the problem and staff would notify the proper people to fix that.

Mr. Padilla asked about putting his client on the phone to hear the Board's questions and his testimony.

Ms. Piccarello said the hearing was noticed as *in person*, and that YouTube would be view only.

Chair Rios said considering the computer issues she thought it was okay for the client to communicate by phone unless there were Board objections or from the attorney.

Attorney Ruybalid agreed. He said the applicant would need to be sworn in and the conversation would have to be audible.

Mr. Padilla got his client, Richard Fullerton on his phone. He said Mr. Fullerton could clarify any questions if needed, but he did not think his client needed to address the Board. They would follow the proper procedure if it came to that.

Mr. Padilla clarified that the east and west portion of the building, long elevation, is 13.2 feet to the top of the parapet from grade. It is within what is allowed. The majority is at 12 feet and will need to be raised. The ceiling height inside is only 7 feet. To have a continuous parapet around the house requires the entire removal of the roofing structure and raising it. That will be more harmonious with the streetscape and surroundings. He said he just wanted to clarify the 13-foot height. He did not have much to add to the staff report.

Member Guida said he likes the design. It is a great way of making use of the historic form. He said he understands the portal on the west elevation is not just a structure with columns. He was also curious on the portal facing south with the slider window. He asked what the materials for the structure are and if you could see the beam going across.

Mr. Padilla said he was correct you can see a viga post and a corbel. He said it appears the beam was omitted, and it will need to be there to carry the roof framing. He said that was a good catch.

Member Guida asked if the beam would raise the portal.

Mr. Padilla said it would occupy the space below the framing members.

Chair Rios asked about the buildings existing height.

Mr. Padilla said the existing height is 9.66 to 10.09, it is a low parapet height.

PUBLIC HEARING

Robert Romero, 228 Rodriguez, was sworn in. He asked what the current height of the parapet.

Chair Rios said the current height is 9.06 to 10 and the parapet increase is 12.6 to 13.2.

Stefanie Beninato, previously sworn, said she understood the mass on the number of windows on the south façade courtyard will start at the expansive windows and go to

the end. She said that is a separate façade than the other south facing structure. When looking at the ratio of mass to window she thought it was too much glass. She said even though not visible it is overwhelming.

Vice Chair Katz asked if Ms. Piccarello had the proportion.

Ms. Piccarello said the glazing is 35.5% of that total façade area.

Vice Chair Katz asked if that only included the portion of the façade set back, not both south facades.

Ms. Piccarello said there is a few feet above the glazing and some to the left and is deceptive. She said it is below the 40 percent.

BOARD COMMUNICATION

MOTION: In 2022-005376-HDRB, 223 ½ Rodriguez St., Member Biedscheid moved to approve the application as submitted and recommended by staff. The motion was seconded by Member Larson.

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

I. DISCUSSION ITEMS

None.

J. MATTERS FROM THE BOARD

Vice Chair Katz said as the representative from Old Santa Fe Association (OSFA) he wanted to introduce Adam Johnson, the new executive director of OSFA.

Mr. Johnson said he grew up in Santa Fe and graduated from Santa Fe Prep. His PHD is in the history of anthropology.

Chair Rios wished Mr. Johnson good luck.

K. NEXT MEETING: Tuesday, June 28, 2022

L. ADJOURN

MOTION: Member Bienvenu moved to adjourn the meeting at 7:06 p.m. The motion was seconded by Member Larson.

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

Submitted by:

Melissa D. Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

Case # 2022-5163-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 June 14, 2022.

BACKGROUND

824 Agua Fria St. is a single-family residence designated contributing to the Westside-Guadalupe Historic District. 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.

On April 26, 2022, in case # 2022-5114-HDRB, the Board designated as primary façades the north elevation, excluding the non-historic porch, and the 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.

The applicant proposes the following exterior alterations:

- 1) Replace all the windows and doors. A professional window and door assessment has been provided. It reads that one of the windows is repairable. True divided-lite wood windows (Kolbe Heritage Series) are proposed as the in-kind replacements. The windows will be painted to match each other, and the applicant has provided a Holiday Turquoise (SW 0075) color sample for the ‘proposed woodwork door/window color.’
- 2) Create two new openings for windows on the east elevation.
- 3) Add a portal to the south elevation. The portal will have ‘holiday turquoise’ (SW 0075) painted wood columns and a ‘chestnut brown’ steel Propanel roof. The woodwork on the front or north portal will also be painted ‘holiday turquoise’ (SW 0075).
- 4) Add a storage shed on the south elevation of the house.
- 5) Remove a section of the yard wall that obstructs the original curb cut parking entrance.
- 6) Build a new coyote fence on the west property line at a height of 6’0”. The fence will not extend into the front yard.
- 7) Raise an existing yard wall only in the area of the proposed portal.
- 8) Re-roof the entire structure.
- 9) Re-stucco in cementitious ‘Adobe Brown.’

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 all exception criteria were met but stated that the Board may find that they have been met 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(I), Westside-Guadalupe 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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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)(5)(a), historic windows shall be repaired or restored wherever possible. The Applicant proposes to replace all of the windows and doors, including historic windows on primary facades.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i-iii), the Board finds that:
 - a. Granting the exception would not damage the character of the district: Four of the five historic windows on the primary façades are not repairable, must be replaced, and they all will be replaced in kind with matching windows of the same size, style and material of the originals;
 - b. The exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the historic windows to be replaced are substantially deteriorated, are set in rotted jambs and/or sills, and do not open; and
 - c. To grant 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. The applicant has provided a professional window assessment, and rebuilding all the windows was considered but was deemed unreasonably difficult.
12. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior

- appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application.
3. The Board approves items # 1-9 as set forth in the Application, as recommended by Staff, with the following additional conditions:
 - All windows shall be replaced in kind
 - All historic windows shall be installed with the same recess as the originals
 - The turquoise color shall be applied to the windows only (not to the stair railing or the pergola)
 - The stair railing shall be constructed from wrought iron
 - The posts and structure of the pergola be a natural wood material and stain color
 - The structural support of the coyote fence shall be located facing the owner’s property, not the neighbors’ property

IT IS SO ORDERED ON THIS 14th DAY of JUNE, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2022-5167-HDRB

Address – 428 Camino del Monte Sol

Agent’s Name – Scott Cherry, Lightfoot, Inc.

Owner/Applicant’s Name – James Tustin

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 14, 2022.

BACKGROUND

428 Camino del Monte Sol is a single-family, one- and two-story residence listed as contributing to the Downtown and Eastside Historic District. The house is a modified L-shape in plan. The house was built in 1938 in the Spanish Pueblo Revival Style. It was built as a one-story residence with a rectangular footprint and inset portal, carved corbels and protruding vigas. Currently, it is a mixture of Spanish Pueblo Revival Style and a more contemporary style indicative of the late 1980s and early 1990s. A stucco yardwall was added before 1983.

Between 1984 and 1991, an addition was created that included a second story which extended the house to the south and created a westward portion making it into a L-shape. The addition constitutes a greater than 60 percent increase to the square footage of the historic footprint. The addition includes a rounded façade on the second story, visible from the street, which is not characteristic of the Spanish Pueblo Revival Style. Sometime during that period between 1984 and 1991, the front/east inset portal was enclosed, and another portal was added to the east façade in the Spanish Pueblo Revival Style. The triple window on the east façade is historic, but has been relocated and no longer aligns visually with the double window on that façade, which appears not to have been relocated. A small portion of the north façade appears to have one historic window with an original location, but the additions to the east and west ends of the north façade leave little to be recognized of the original north façade of the pre-1984 structure.

The applicant requested primary façade(s) designation if applicable. After reviewing the Historic Cultural Properties Inventory Forms (HCPI), staff found that all facades have undergone moderate to extensive alterations and greater than 60 percent of the square footage of the historic structure was added during the 1980s. Very little historic integrity remains. Therefore, staff is recommended a status downgrade.

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 recommends the historic status of the structure be downgraded from contributing to non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
7. 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.”
8. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
9. 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.
10. The Board finds, consistently with the Staff’s report, that substantial, non-historic additions have been built on the house, its original footprint significantly altered, historic windows have been reconfigured, a historic portal was enclosed, and the historic integrity of the house has been lost.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board downgrades the status of the structure to noncontributing.

IT IS SO ORDERED ON THIS 14th DAY of JUNE, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2022-5344-HDRB

Address – 1331 Cerro Gordo Road

Agent’s Name – Steve McCormick

Owner/Applicant’s Name – Eva Schmatz

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 14, 2022.

BACKGROUND

1331 Cerro Gordo is a 2,070-square-foot Spanish Pueblo Revival Style residence built in 1942, listed as contributing to the Downtown and Eastside Historic District. It is wall-dominated with undulating parapets, and its west facade has a curving half yard wall. A second story was added sometime around 1984 that is stepped back from the front, south- and west-facing facades. 1995 alterations included replacing and adding wooden true-divided-lite windows to the west end of the south front elevation and adding a carport to the south elevation. A trellis shade structure and faux well were added in the 1980s to the southwest property corner. The property sits behind a 5’ to 6’ stucco yard wall with a vehicular-sized opening at the street.

The applicant proposes to construct a free-standing, 556-square-foot casita in the southwest corner of the property at least 20 feet from the main residence. Its style is similar to the main house, Spanish-Pueblo Revival Style, wall-dominated with parapets. Its height, 14’-0”, is within the allowable height in this streetscape, 15’-0”. The casita’s pie-shaped footprint consists of a right angle with a curved northern wall (north elevation) that faces northeast toward the main residence; the other two walls form a right angle at the lot’s southwest corner. Its south elevation has a row of five small awning windows with frosted glass. Its north elevation has a large set of French doors. Proposed windows will match the wood divided-lite windows at the main residence. The large window on the east elevation is contained within a steel frame in order to place a flat window in a curved wall. Windows and doors will be Kolbe “Truffle.” The applicant proposes to add a wooden trellis, stained black with dark bronze flashing to its west facade. Flashing at the south elevation drip edge will be dark bronze. Stucco will be El Rey’s “La Luz.”

The applicant proposes to remove the non-historic shade structure and “faux” well. No changes are proposed to the main residence, carport or existing yard wall.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to 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)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The Applicant proposes to construct a free-standing guest house on the southwest corner of the lot.
9. 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.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
 - The door on the south elevation be redesigned so that it is centered on the fifth window above it, or so that the width of the door is matched and centered on the fourth of four equally spaced rectangular windows above it; and
 - This re-design shall be drafted to depict the proposed screen door and lited glass door behind it, this drawing and images of both to be presented to the staff for administrative approval.

IT IS SO ORDERED ON THIS 28th DAY of June, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2022-5276-HDRB

Address – 223½ Rodriguez St.

Agent's Name – John Padilla

Owner/Applicant's Name – Richard Fullerton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 14, 2022.

BACKGROUND

223½ Rodriguez Street is a single-family L-shaped residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built into the hillside with adobe and in a Vernacular Style with flat and shed roofs. The north portion of the house was built between 1910 and 1920, with the south section being built in the 1950s. By 1985, aluminum casement and slider windows replaced historic windows. The structure developed further to the east after 1985. Window and door openings appear to have changed over time to accommodate larger window sizes, which currently appear as an assortment. In 1985, before the most recent addition, it was determined non-contributing due to the number of alterations. This appears to be the first application to the HDRB for this property.

At this hearing, the applicant requested that HDRB approve the following exterior alterations:

- 1) Remove the existing roof and raise the height of the new flat roof with parapet for a maximum height of 12’6”, which is within the maximum allowable height of 15’7”.
- 2) Construct new covered 150 sq. ft. portal at east courtyard with standing seam metal roof (color dark bronze), 8” diameter viga columns and carved wood corbels with Miniwax Early American stain.
- 3) Create three new openings to the interior courtyard at the south end of the residence for sliding aluminum casement doors with divided lights that will be Euro Bronze. The aluminum casement, simulated divided-lite windows will be Antique Bronze 057 in color.
- 4) Create a new front entry at the Rodriguez Street elevation with covered canopy above with standing seam metal roof, which will be a dark bronze color. The canopy will project outward by 3’0”.
- 5) Construct 6’0” high coyote fence, where the maximum allowable height is 6’9”, with stucco finished masonry base along Rodriguez to screen proposed utility area and new front entry. The appearance is meant to be like the adjacent 223 Rodriguez property.
- 6) Modify stucco finished retaining wall and site grading at southwest corner to allow for off-street parking access.
- 7) Construct stucco finished low 3’6” wall with coyote fencing above along east property line. Total 6’6”.

- 8) Modify site grading to provide access to new front door location and to new utility area. Create two steps on the east façade for access into the courtyard.
- 9) Remove non-conforming metal decorative fencing at top of stone knee wall and replace with coyote fencing along south elevation. Repair gap in stone knee wall with stone to match existing wall.
- 10) Relocate power and gas utilities to northwest corner of the property.
- 11) Remove and replace the existing windows with divided-lite casement windows.
- 12) All stucco color is to be Sto synthetic San Juan 2088.
- 13) Behr Sunstone is the proposed paint color for the front door canopy support bracket inside the courtyard on the Rodriguez side.

FINDINGS OF FACT

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

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

IT IS SO ORDERED ON THIS 14th DAY of JUNE, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005345--HDRB

Project Description: 2022-005345-HDRB. 110 Calle de la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, requests primary facade designation on a contributing building.

Project Location(s): 110 CALLE LA PENA A
Santa Fe, NM 87505

Contacts:

Property Owner: Kevin Scott
533 AGUA FRIA
SANTA FE, NM

AVPETRO69@gmail.com

Applicant: PETER WILSON

wilson@wilsonconstructionllc.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1940

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 28, 2022
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

Case # 2022-005345-HDRB

Address: 110 Calle de la Pena
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

N/A Zoning Review Sheet

Other: Façade diagrams

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: New HCPI; Applicant's Background research

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff also recommends that the main house east façade #1 and north façade #2 be designated primary and that the casita's east façades 1a and 1c be designated primary per Section 14-12.

BACKGROUND & SUMMARY:

110 Calle de la Pena is a 2,807 square feet two-story residence with attached casita, listed as contributing to the Downtown and Eastside Historic District. Constructed in the late 1940s, the Spanish-Pueblo Revival Style U-shaped structure began as a simple one-story adobe rectangle with its entrance on the south elevation. A two-story addition was constructed on its east elevation, and a rear casita was connected to its southwest corner in the 1950s enclosing it in a U-shaped courtyard. The two-story portion is the house's front today. The original south entry portal was infilled around the same time. According to the applicant-provided Historical Cultural Property Inventory (HCPI), the building currently consists of three separate apartments.

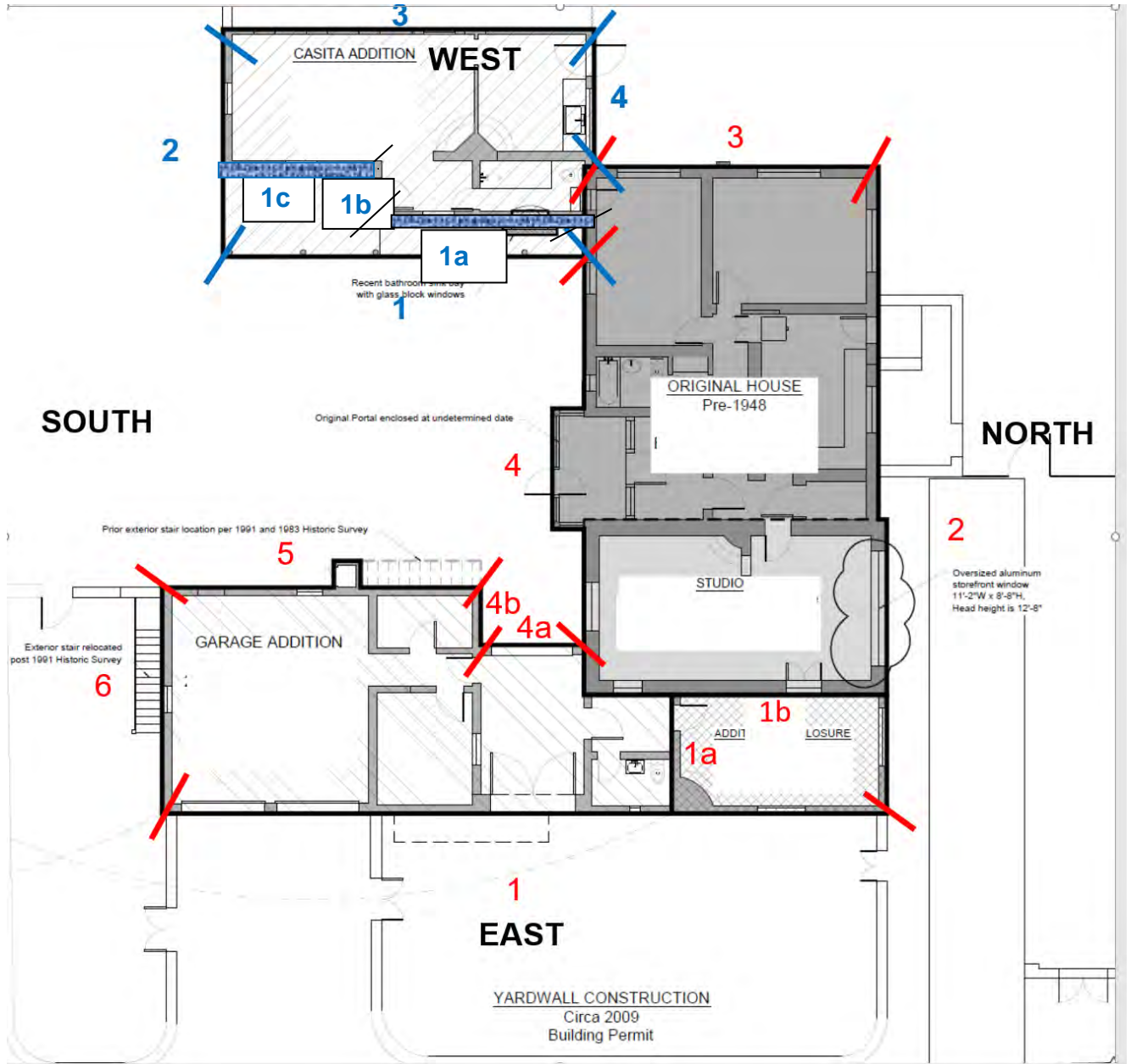
Its defining features include its east-facing shallow balcony made of a carved wood railing in front of steel casement windows of varied sizes and lite patterns. Windows are a variety of single pane fixed, double pane divided lite, steel frame casement windows and glass block. Its north elevation contains a large plate glass steel window believed to have been designed for an artist's studio, per the recent HCPI. The aluminum window is 11'-2" x 8'-8." The windows have exposed wood lintels that extend beyond the window and door widths. The 6' stucco east yard wall and gate arches were added since 1990.

The recent HCPI describes the multiple historic alterations between its original construction in 1948 and the subsequent five decades. The applicant also included a history of the property's original developers and builders and the construction history of the main building and casita. The developer of the subdivision now known as Calle de la Pena was H.H. Dorman who recognized Santa Fe's unique buildings and urban form and was an early advocate of historic preservation in Santa Fe. Per the applicant's background research, many of Dorman's proposals for preservation became part of the 1957 City statute that formed the basis of today's Historic Preservation Code. Notably, the Calle de la Pena covenants allowed for only Pueblo or Spanish Colonial Style.

The historic building with its multiple historic alterations contributes to the Downtown and Eastside Historic District as the original house in an uncommon cul-de-sac layout development pattern and built originally of adobe in the Spanish-Pueblo Style architecture. Its additions, including its second story and rear casita are historical alterations that maintain its historic character and material and represent the accretive development pattern that characterizes owner-built homes in the historic districts that grew and changed to reflect residents' needs. Its historic "story" includes its various construction methods and materials.

Staff recommends that the entire east elevation, façade #1, be designated primary. All on one plane, it shows the historic alterations undertaken over a fifty-year timespan and retains all original historic steel casement windows, its unusual shallow balcony, and large Zaguan carved wooden door. Staff also recommends the entire north elevation, façade #2, be designated primary. This north elevation features the unique and large fixed single plate glass aluminum window that is rare in the Downtown and Eastside Historic District. Façade #1 also contains two

identical steel casement windows with elongated exposed windows at the west end of the house. With respect to the casita, staff recommends facades #1a and #1c be designated primary because they continue the casita's Spanish-Pueblo Revival Style as a historic addition.



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H654

ADDRESS: 110 Calle la Peña
Camino del Monte Sol National Register Historic District

ID NUMBER: 051600103

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

LEGAL DESCRIPTION:

ZONE 12 13

TNSP 17 N 3 RANGE 10 E 30 SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

ESTIMATE c. 1942 ACTUAL
SOURCE(S) 1942 City Directory

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential partial rental

OTHER _____

SURROUNDINGS:

Residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

SIMILAR NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

YES NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

MINOR MODERATE

MAJOR

EXPLAIN: 2nd story studio w/ plate glass window (N)

OVERALL CONDITION:

EXCELLENT GOOD

FAIR DETERIORATED

BUILDING THREATENED?

YES NO

PHOTO

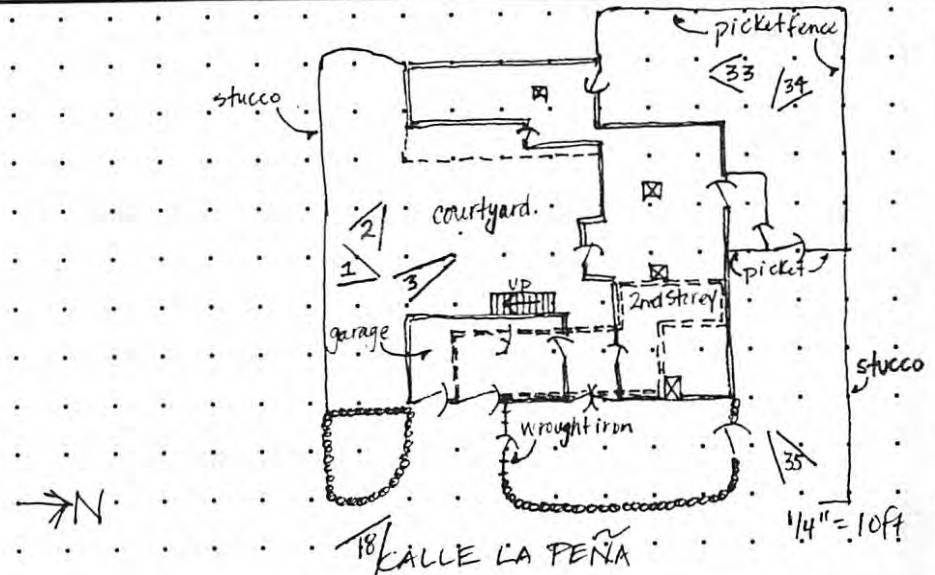


#18 E. elevation

BUILDING DATA

SITE PLAN

SIGNIFICANCE



LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

YES NO ELIGIBLE

CONTRIBUTING NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

YES NO ELIGIBLE contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

SIGNIFICANT CONTRIBUTING NON-CONTRIBUTING

LOCAL LANDMARK YES NO

SURVEYED 7-31-91 BY mg

NEGATIVES WITH NMHPD ROLL # 3 NEG # 33 TO 35
4 1 3
7 18

1983 FOOTPRINT INACCURATE

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	overall, bldg very well maintained
FOUNDATIONS	not visible	
DOORS	solid panel into courtyard; french into balcony; solid panel off cityd.	all good cond; with
WINDOWS	multi-lite casements; mostly 3 lite steel casements; some 2 lite	large plate glass window on N. elevation
PORTALES	on W side of inner courtyard double boxed posts.	
CANALES	deep set in parapet w/rod of flashing	
PORCHES	N/A	
BALCONIES	on E side - machine cut wood	appear sound
ROOFS	not visible behind parapet	
COURTYARDS	large central courtyard accessed through gate on E (front) elevation	
FENCES/WALLS	coyote picket, adobe on all sides	
ARCH. DETAILS	projecting Vegas; recessed lintels	
OTHER	upper story access by stairs in inner courtyard; bldg is "U" shaped	upper story is "Z" shaped and covers walkway into cityd.
COMMENTS	according to neighbor (Walter Wright, 107 Calle La Peña), house was built by Colonel Williams, owner of the San Pedro Mine; 1933 Dorman Plat Lot #3.	

ADDITIONAL PHOTOGRAPHS



#35 N. elevation



#34 N. elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS

110 Calle la Peña

ID NUMBER

051600103

SURVEYED/RESEARCHED

DATE 7-31-91 BY ug



#33 NW facade



#3 N facade of courtyard



#2 W. facade of courtyard

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS

110 La Hala Peñon

ID NUMBER

051600103

SURVEYED/RESEARCHED

DATE 7-31-91

BY

leg



#1 E. facade of courtyard

MAP

SHOWING SUBDIVISION-H.H.DORMAN PROPERTY

BEING LOT II BLOCK 84B OFFICIAL CITY MAP OF 1924

SURVEYED AND SUBDIVIDED APRIL 1933

SCALE 1"=30 FT

A.A.SOSAYA

N BERCHTOLD

LOT 2

LOT 2 A

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 1

CAMINO DE LA PENA

ACEQUIA LA LOMA

S APODACA

PONIENTE

MADRE

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I PARSONS

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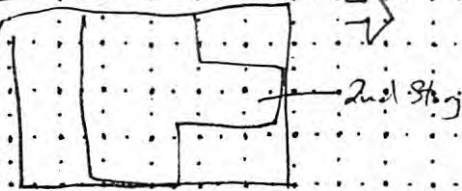
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NEW MEXICO HISTORIC BUILDING INVENTORY FORM

Building threatened? yes		surveyed date 8-6-83 by mb		county Santa Fe		ID no. 0516 00103	
field map Santa Fe, New Mexico		number 1		UTM reference easting zone 12 13		northing	
location description 116 Peña 110						city/town Santa Fe	
						land grant/reservation	
building name				legal description tnsp 17 N range 10 E sec 30 NW 1/4 NW 1/4			
film roll by mb no. 6		negative nos. 12, 13, 14		loc. of neg. HPB		plan shade at Cottail	
							
						date of construction 1930's estimate _____ actual _____ source _____	
use						<input checked="" type="checkbox"/> residential <input type="checkbox"/> other _____ <input checked="" type="checkbox"/> residential <input type="checkbox"/> other _____	
condition						<input type="checkbox"/> excellent <input checked="" type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorating	
style Pueblo Revival		foundation material stone Not vis				degree of remodeling ____ minor <input checked="" type="checkbox"/> moderate ____ major	
		wall material/surface Stucco				describe: New triplex apts	
architectural features Vigas - some rotting Canales - wood w metal lining Windows - Steel casement - 3 lite - one very large fixed to N Lintels slightly inset. Ground floor wood grille Balcony w wood ① masonry chimney - ③ vis. metal flue						surroundings Rcs	
						relationship to surroundings <input checked="" type="checkbox"/> similar ____ not similar	
						district potential <input checked="" type="checkbox"/> yes ____ no	
						significance ____ eligible <input checked="" type="checkbox"/> of ____ none	
						if eligible, interest why?	
comments wall hedge wind fence wood fence landscape street trees stone curb O setback → cequia						associated buildings? <input checked="" type="checkbox"/> yes what type? Cottail if inventoried, list ID nos.	
						see back? ____ yes	

Streetscope



WILSON DESIGN & CONSTRUCTION LLC

369 Montezuma Ave, #165
Santa Fe, NM 87501
505 - 670 - 3995

Request for Historic Status Review and Primary Facade Designation

4/26/2022

On behalf of my client, Kevin Scott, I submit a request for the board to review the historic status of 110 Calle La Pena and if the building remains a contributing building, a request for the board to define the primary facade.

Thank you for your review,

-Peter Wilson

Wilson Design & Construction

505-670-3995

wilson@wilsonconstructionllc.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)
 Historic Preservation Division, New Mexico Department of Cultural Affairs
 April 11, 2022

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-654 4. County: Santa Fe Parcel # 13024384
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 31, 2022		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 31, 1991 <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.678803,-105.9279216		
10. Photo Information: Sharon Joyce, photographer. View of east elevation, facing west.		
11. Brief Description of the Property: <p>The subject house, one of the nine homes constructed in the Calle la Pena subdivision, sits on the west side of the titular street surrounded by a tall privacy wall. The 2,907-square-foot building is roughly U-shaped in plan and holds three separate apartments. The plan is evidence of its evolution, starting in 1942 as a much smaller, simple adobe dwelling (Figure 6). To this were added concrete block arms, bringing it to its current figuration. The expansion of the footprint involved changing the orientation and entrance to the house. The house is constructed of a mix of adobe, concrete, block, and frame. Its evolution is visible on aerial photographs and noticed on the ground by differences in parapet shapes and window types.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property? Residence		
13. Construction Date: Date: 1942, with additions <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: newspaper account, aerial photographs, city directories, property records		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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: **Kevin and Laurie Scott**

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

Owner: **Kevin and Laurie Scott**

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: 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 No Yes
If yes: State National
If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
If yes: Significant Contributing Non-contributing: House No Status:
Per City of Santa Fe official designation map.

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico 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: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-654
		4. County: Santa Fe
		5. Date of Survey: March 31, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
--	--

10. Windows <input type="checkbox"/> N/A <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Casement</td><td>Steel</td><td>2-2</td><td>1</td></tr> <tr><td>Casement</td><td>Steel</td><td>3</td><td>2</td></tr> <tr><td>Casement</td><td>Steel</td><td>3-3</td><td>5</td></tr> <tr><td>Casement</td><td>Steel</td><td>3-3-3</td><td>4</td></tr> <tr><td>Casement Combination F-C-F</td><td></td><td></td><td></td></tr> <tr><td>Casement Combination F-C-C-F</td><td>Steel</td><td>3-3-3-3</td><td>6</td></tr> <tr><td>Casement Combination F-C-C-F</td><td>Steel</td><td>5-5-5-5</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>2</td></tr> <tr><td>Awning</td><td>Steel</td><td>4</td><td>1</td></tr> <tr><td>Fixed</td><td>Glass Block</td><td>N/A</td><td>2</td></tr> <tr><td>Fixed</td><td>Aluminum</td><td>5</td><td>1</td></tr> </tbody> </table>	Operation	Material	Glazing	Number	Casement	Steel	2-2	1	Casement	Steel	3	2	Casement	Steel	3-3	5	Casement	Steel	3-3-3	4	Casement Combination F-C-F				Casement Combination F-C-C-F	Steel	3-3-3-3	6	Casement Combination F-C-C-F	Steel	5-5-5-5	1	Casement	Wood	6	2	Awning	Steel	4	1	Fixed	Glass Block	N/A	2	Fixed	Aluminum	5	1	11. Doors <input type="checkbox"/> N/A <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>Decorative Panel</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>1/2-Light and Panel</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Full Light - 10</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>Dutch - Panel</td><td>Wood</td><td>1</td></tr> <tr><td>Double</td><td>Decorative Panel</td><td>Wood</td><td>2</td></tr> <tr><td>Double</td><td>French</td><td>Wood</td><td>1</td></tr> <tr><td>Garage</td><td>Overhead - Sectional Panel</td><td>Wood</td><td>2</td></tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Decorative Panel	Wood	2	Single-Leaf	1/2-Light and Panel	Wood	1	Single-Leaf	Full Light - 10	Wood	2	Single-Leaf	Dutch - Panel	Wood	1	Double	Decorative Panel	Wood	2	Double	French	Wood	1	Garage	Overhead - Sectional Panel	Wood	2
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12. Chimneys 1, partial exterior, stucco-clad	13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
--	---

14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: 1950s: construction of East Wing and Casita; aerial photographs

#2 Date: Unknown: enclosure of south entry of original 1942 house; physical and visual evidence

#3 Date: Post-1958: infill of northeast corner; aerial photographs

#4 Date: Unknown: construction and/or reconstruction of studio room with extruded aluminum window; physical and visual evidence

#5 Date: Unknown: alteration of west, courtyard elevation of East Wing; physical and visual evidence

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> 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

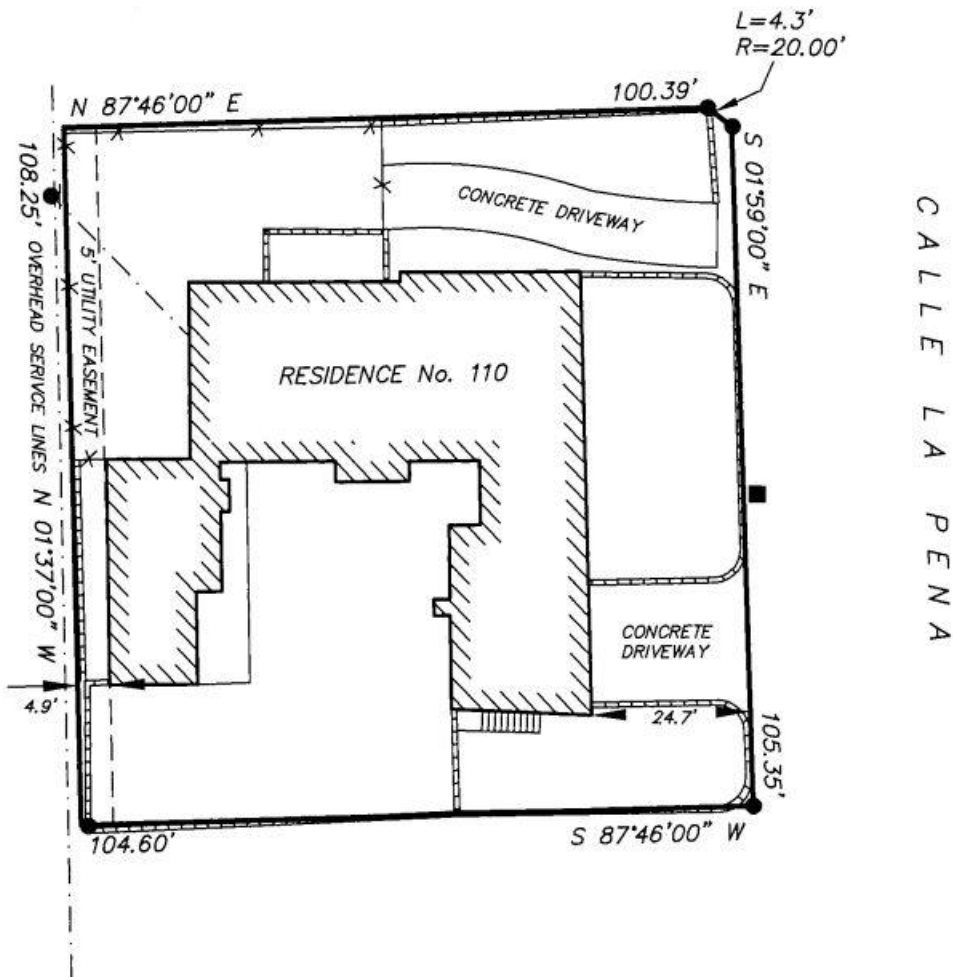
Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: 2021, plot plan. Courtesy Del Rio Surveys, Inc.



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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

Exterior Elevations

North Wing

The north wing, historically a main façade, is a composite of older and more recent volumes forming a chronological pastiche (Photo 1). The wing starts at the north with a one-story volume, set back from the wall plane. This is the short side of the Casita, a separate unit constructed in the 1950s that will be more thoroughly discussed below.

The oldest part of the house is the west end of the contiguous wall plane (Photo 2). It holds the original 1942 adobe home. It historically enclosed a combined living room-studio, two bedrooms, a dining room, kitchen, and a bath, sufficient for living in the pre-war era. It sits on a concrete foundation with a subbasement below. It has a raised wood floor and interior vigas resting on adobe walls. The original house can be glimpsed by a centered wood door flanked by combination steel windows (Photo 3).

The south end of this piece has a taller, almost double-height volume, punched with a huge, non-conforming fixed window (Photo 3). Made of extruded aluminum, the 11'-2" x 8'-8" unit, by its location and position, suggests it brought natural light into an artist's studio. In addition, it has thicker adobe walls than the adjacent rooms to the west.¹ The age of this studio space is unknown but seems modern.

Next to the studio room is a lower volume that may have been initially a walled courtyard before 1958 (Figure 4). It is fenestrated with a combination steel window and has the same header treatment as the oldest portion of the building (Photo 4).

East Wing, Front Façade

What is now considered the front of the house is a two-story wing erected in the 1950s (Photos 5 & 6). The rectangular block structure holds a two-car garage and an upstairs bedroom suite. It presents to the street a mostly symmetrical façade riveted with tube-like vigas. Like other sections of the home, it is fenestrated with residential steel windows in a combination of casement patterns. It is constructed of CMU and reinforced concrete beams. It sits on a slab-on-grade foundation.

¹ The walls enclose ductwork (not found elsewhere in the 1942 section), suggesting later alteration.

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Not visible from the street are two entry wood entry doors leading to a *zaguan* (Photo 7). The paneled doors have wavy wood grilles creating the lights. A discrete, undersized wood door gives entry to the wing.

The second story has an offset balcony of unknown vintage (Photo 8). The narrow space is enclosed with a lightning pattern wood railing. A pair of non-historic, insulated glass doors open to the balcony.

The one-story portion holds a two-car garage. The garage is an open-span area accessed through two non-historic overhead doors (Photo 9). The roof over the south end of the garage works as a deck. Non-code-compliant wood steps of recent vintage approach it (Photo 10). The deck continues along the west side of the wing and is outlined with 2000's era cable railing (Photo 11).

Courtyard Elevations

West - Casita

The "U" encloses a flagstone courtyard (Photos 12 & 13). Forming the west side of the courtyard is a one-story block building probably constructed before 1958 (Figure 4). The rectangular volume is CMU construction on a slab-on-grade foundation. A full-length portal dominates its east elevation (Photo 14). The wood components of the portal do not appear original. The decking consists of large dimensional beams topped with boards.

Working as a guesthouse, the volume is fenestrated with period steel windows, all of a casement operation. The windows are set deep within the wall and do not have an exposed header. The rear (west) elevation has a single window covered with a wood shutter, due to an easement agreement (Photo 5). The casita is entered through a wood raised-panel door. Similar to the portal, the interior has a wood beam ceiling. The building appends the original adobe house at a lower height.

North

The original 1942 adobe house makes up most of the north side of the courtyard (Photo 16). Its small portal has been glassed in with older wood windows. An aerial from 1951 suggests this was the formal entry to the house, approached by an axial drive (Figure 3).

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The remainder of the elevation is made of the studio room, which welds awkwardly into the 1950s east wing.

East

The east wing completes the courtyard composition (Photo 18). It starts at the north with the zaguan, which is dwarfed by the bulk of the wing. With its bulbous buttress and glass block window, its courtyard façade appears to be of a later vintage (Photo 18).

Walls

A tall privacy wall shrouds the property. Constructed in 2009, the stucco-on-block structure is 6' in height and penetrated only at the parking area by an arched gate. The Calle La Pena elevation is a flat, monotonous surface of stucco, interrupted by a popped-in mailbox.

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Historical Overview

H. H. Dorman Subdivision: 1933-1949

The subject house sits on Lot 3, near the middle of was historically titled the H. H. Dorman Subdivision (Figure 1). Its developer, Harry Howard Dorman, arrived in Santa Fe on January 1, 1901, with a case of advanced tuberculosis. Born of means in Connecticut in 1872, he grew up in the Upper West Side of Manhattan. His father, Orlando Porter Dorman, could trace his lineage to early New England; an ancestor helped found Boxford, Massachusetts, in the 1640s.²

Like many recovered “lungers,” Dorman stayed in Santa Fe — attracted to its exoticism, and seeing business opportunity. He appears to have first worked in the dry goods sector, likely still associated with his father’s company. He then tried selling life insurance, a pursuit he recalled years later as a “tough business in those days.”³ He next got involved in real estate.

Santa Fe at the time was experiencing a small boom of new subdivisions south of the Santa Fe River.⁴ In 1904, Dorman purchased property along College Street and built houses on spec in the Buena Vista Addition.⁵ In the 1920s, he joined other builders who acquired Hispanic agricultural land along the Acequia Madre, converting it into small residential tracts.⁶ The trend likely began with Agustin A. Sosaya, a small-time home builder who developed an enclave of picturesque adobe houses on San Antonio Street.⁷ John Q. Adams followed, platting a former orchard just west of the subject property as the Los Arboles subdivision.⁸

² Mitchell C. Harrison, compiler, *New York State’s Prominent and Progressive: An Encyclopedia of Contemporaneous Biography, Volume II* (New York: New York Tribune, 1900), 110.

³ Quoted in “Old-Timers Celebrate,” *Santa Fe New Mexican*, May 12, 1957, 17.

⁴ *Ibid.*

⁵ “Minor City Topics,” *Santa Fe New Mexican*, April 15, 1904, 5.

⁶ According to the 1912 King’s “Map of Santa Fe,” Dorman already had the land under possession.

⁷ Michael Belshaw, *Camino Del Monte Sol Architectural Historic Survey* (City of Santa Fe, 1984), 36.

⁸ John Murphey, “415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Cultural Properties Inventory 1 & 2*, Prepared for Hoopes + Associates, Architects, Ltd. Co., August 29, 2017, 10.

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Dorman had his land surveyed in 1933, filing a plat seven years later on October 8, 1940 (Figure 1). The north-south-oriented subdivision was divided into roughly seven ¼-acre lots. The development was accessed from the east at Camino del Poniente by an ell-shaped street originally named Camino Tranquilo. On the plat, it terminated as a bulb cul-de-sac.

Reflecting its era, the lots came with deed restrictions, attempting to protect the investment and create a homogenous (white) population. It included a racially-based restrictive covenant: “No person of African or Oriental descent shall be permitted to use or occupy any building erected on this lot.”⁹ The restriction provided an exception for housing for a domestic servant. Less egregious, it mandated the use of “Spanish Colonial or Pueblo style” architecture.¹⁰

110 Camino Pena

The first indication of a dwelling on Lot 3 arrived with the announcement of a “NEW Adobe House” in the *Santa Fe New Mexican*. The house was built by Conrad Bell, Jr., who came to Santa Fe in the late 1930s from Massachusetts. Using FHA funding, he became a westside tract builder of economy homes and a spec builder of larger, eastside residences. Bell started the Casa Mañana subdivision off Agua Fria Street (usually attributed to Allen Stamm) but left Santa Fe for New York during the war.

First published in May 1942, the advertisement for 110 Camino Pena, as the street was called then¹¹, described a large combined studio-living room planned house with two bedrooms, a dining room, kitchen, and bath. It came furnished and rented for \$70 per month.¹²

The leasing arrangement didn’t last long, with Santa Fe dry good merchant Joseph F. Stampfer and his wife, Margaret, purchasing the property in 1944. Stampfer, who owned the White House, a ready-to-wear women’s clothing store on the east side of the Plaza, had closed the businesses in the early 1940s and would soon vacate Santa Fe for Albuquerque.

⁹ Deed, Book 2, Page 259. The owner provided the author a PDF of deeds and miscellaneous land records; hereafter, “Deed PDF.”

¹⁰ Ibid.

¹¹ Over the years, the street has been variously referred to as Camino la Pena, Camino de la Peña, Calle de la Pena, and presently, Calle la Pena, complicating research.

¹² “For Rent – Furnished Houses,” *Santa Fe New Mexican*, May 6, 1942, 9.

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During this early period, the house, as seen on a 1948 aerial, was a simple east-west oriented box (Figure 2).

Charles and Chrystine Williams House: 1949-1969

The house was acquired in 1949 by Benjamin and Ruth Wolf, who only resided in it for a year before selling the property.¹³ The same year, Charles F. and Chrystine Williams bought the house and would own it until 1969.

Born in Mansfield, Ohio, Charles Francis Williams first arrived in New Mexico with his family in 1900 and attended grammar school in Las Vegas.¹⁴ But the family moved back to Ohio, where his father, Charles S. Williams, worked as a salesman. The son returned west to attend the New Mexico State School of Mines in Socorro, where he graduated in 1921 with a B.S. in General Science, after a delay while serving in the war.¹⁵ He later studied at mining schools in Nevada and Texas.

As a mining engineer, he worked for a time in his native state and subsequently as a metallurgical engineer at the Chino Copper Company mine in Hurley, New Mexico. Williams served in both wars. In World War I, he was a combat engineer, and in the second war, an officer in the Chemical Warfare Service, operating in the China-Burma-India Theatre.¹⁶ Between wars, he worked as the district mining supervisor for the U.S. Geological Survey in Miami, Oklahoma.

Born in 1896, and also from Mansfield, Chrystine Jenner Wagner graduated from Smith College in 1917. She married Williams in 1922, and together they would raise four children.

Based on aerial photographs, the house achieved its first addition — the east wing — sometime between 1948 and 1958 (Figures 3 & 4). Living temporarily at La Fonda hotel before purchasing the Camino la Pena property, the Williams searched for a home with

¹³ Book 3, Page 68, Deed PDF.

¹⁴ "Colonel Williams Dies at 69 in Santa Fe," *Santa Fe New Mexican*, November 10, 1963, 16.

¹⁵ New Mexico State School of Mines, Annual Register of the New Mexico State School of Mines: 1916-1917 (Socorro, N.Mex.: New Mexico State School of Mines, c.1917), 104.

¹⁶ In 1936, as a Lieutenant Colonel, Williams was placed in command of the 306th Chemical Regiment of the 8th Corps Area; *Mining Journal*, May 30, 1936, no page.

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three bedrooms and a two-car garage.¹⁷ It is assumed that the original 1942 house proved unsatisfactory and that they planned to increase its size. In 1953, the couple took a six-month trip, traveling throughout Asia, Africa, and Australia¹⁸ and it is tempting to think they made this trip, in part, to avoid a prolonged construction project. By at least 1958, they had their desired larger house with the two-car garage.

Charles and Chrystine moved to Santa Fe upon his retirement. However, Charles continued to dabble in mining. In 1955, he and Charles L. Bradbury acquired the San Pedro Mine, an older placer operation in the south of the part of the county.¹⁹ Using a federal loan, they hoped to work it for copper.

From newspaper coverage, the Williams led an active social life. The house is frequently mentioned as the location of events hosted by Chrystine as part of her involvement in the Santa Fe Garden Club and the local chapter of the Daughters of the American Revolution.

Charles Francis Williams died at St. Vincent's Hospital on November 9, 1963, at age 69. Chrystine continued to live at the property and, from newspaper accounts, carried on with her social activities. She died in Santa Fe in 1974.

Nathalie Pyle House: 1969-1985

The property changed ownership in 1969, when it was acquired by Nathalie Pyle.²⁰ Originally from New Jersey, Pyle graduated from Smith College in the 1930s and though much younger, may have known Chrystine from the college. She came from immense wealth; her grandfather, Levi Holbrook, made his fortune in trading.

It is unclear how much time Nathalie spent at the house. She also had homes in Phoenix and Payson, Arizona — a city in which she provided money to improve a hospital and build a community theater and kindergarten.²¹ Pyle is described in one account as being

¹⁷ "Will Buy or Rent," *Santa Fe New Mexican*, November 3, 1949, A-15.

¹⁸ "Paso Por Aqui," *Santa Fe New Mexican*, July 21, 1953, 5. The couple later turned their travel footage into a movie.

¹⁹ "Only Ghosts Hunt San Pedro's Gold Dust," *Santa Fe New Mexican*, May 26, 1957, no page.

²⁰ Document #269231, Deed PDF.

²¹ "Pyle, Nathalie," *Santa Fe New Mexican*, October 14, 1985, A-9; "Remembering Nan Pyle," *Payson Roundup*, January 12, 2011, <https://www.paysonroundup.com/remembering-nan-pyle/article_a88bf824-d0ec-548d-a97d-84f21f3ace5e.html> Accessed April 6, 2022.

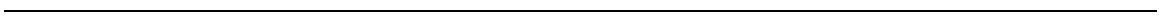
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a sculptor. It is not hard to imagine, that with this pursuit — and her wealth — she may have had the studio room with large north facing window inserted into the building.

Pyle, who would pass in 1985, sold her Calle la Pena house in 1982 to Attitude and Behavior Research, Inc., a short-lived consumer behavior consulting firm. The property changed hands once more before the current owners acquired it in 2021.



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Evaluation of Historical Status

With its original portion dating to 1942, the house grew in accretions, achieving its compound U-plan by 1958. More recently, other modifications have occurred in what appears to be a major reconstruction of a principal room and its resulting sizeable non-conforming window.

The construction of the 1950s east wing changed the public orientation and entrance to the house, shifting from the south courtyard area to the more public Calle la Pena. The east façade of this wing now functions as the public face of the compound and has the most architectural interest. It is also the façade retaining the most historic integrity, as the others — aside from the Casita — reveal a jumble of construction eras.

Conclusion

For these reasons, the recommendation is to maintain Contributing status to the Downtown and Eastside Historic District, suggesting that the east elevation of the 1950s two-story wing be designated the primary façade.

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Illustrations

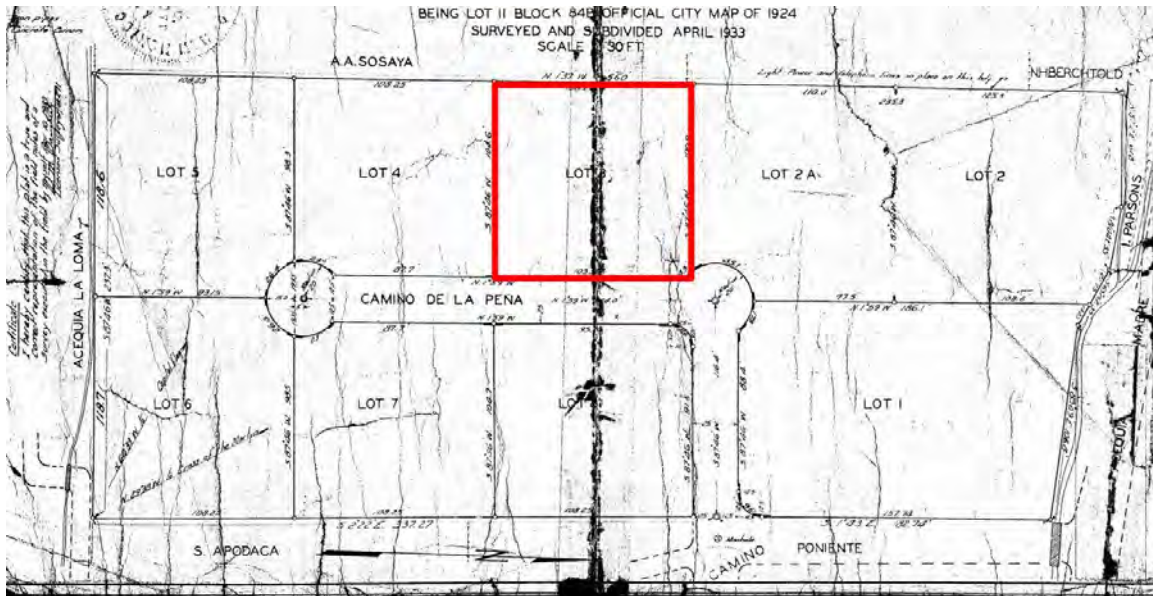


Figure 1: "Showing Subdivision of H. H. Dorman Property," April 1933
Subject lot highlighted.



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Figure 2: October 25, 1948, aerial photograph.

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: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-654		
		4. County: Santa Fe		
		5. Date of Survey: March 31, 2022		



Figure 3: May 26, 1951 aerial photograph.

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: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-654			
		4. County: Santa Fe			
		5. Date of Survey: March 31, 2022			



Figure 4: November 10, 1958, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
1. Name of property: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-654	
		4. County: Santa Fe	
		5. Date of Survey: March 31, 2022	



Figure 5: September 11, 1978, aerial photograph.

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 <u>A</u> <u>B</u> <u>C</u> <u>D</u>	
1. Name of property: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-654
		4. County: Santa Fe
		5. Date of Survey: March 31, 2022

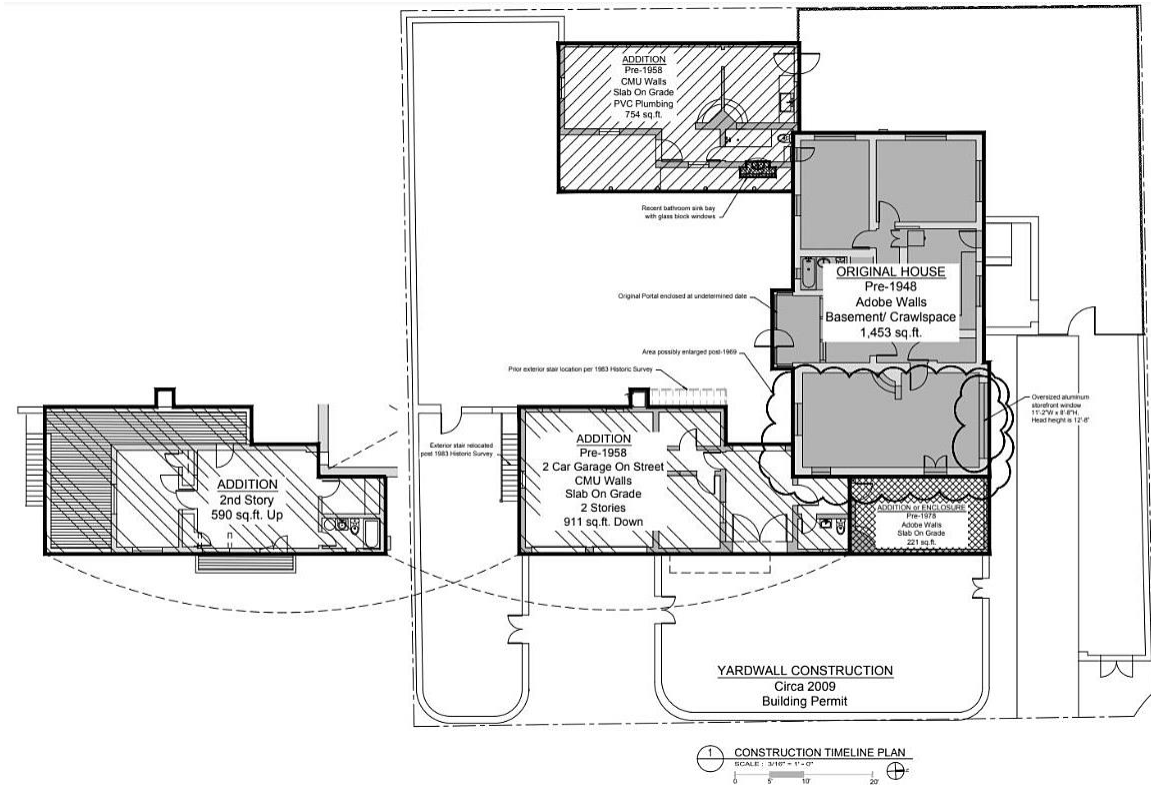


Figure 6: Footprint Evolution Plan.
 Prepared by Wilson Design and Construction LLC – April 2022

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
 Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
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		5. Date of Survey: March 31, 2022		

Survey Photographs

(All images taken by Sharon Joyce on March 31, 2022, unless otherwise noted)



**Photo 1: Casita, north elevation.
 Camera facing south.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
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**Photo 2: North elevation.
1942 house in foreground.
Camera facing southeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 3 North elevation.
1942 section.
Camera facing southwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 4: View of north elevation.
Studio room (right), post-1958 enclosure (left).
Camera facing southwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
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**Photo 5: East Wing, east elevation.
Camera facing southwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		4. County: Santa Fe	
		5. Date of Survey: March 31, 2022	



**Photo 6: East Wing, east elevation.
Courtyard.
Camera facing north.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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		4. County: Santa Fe		
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**Photo 7: East Wing.
Zaguan.
Camera facing east.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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		4. County: Santa Fe		
		5. Date of Survey: March 31, 2022		



**Photo 8: East Wing, east elevation.
Balcony.
Camera facing up.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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		4. County: Santa Fe		
		5. Date of Survey: March 31, 2022		



**Photo 9: East Wing, east elevation.
Garage.
Camera facing west.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 10: East Wing, south elevation.
Stairs.
Camera facing west.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
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**Photo 11: East Wing, west elevation.
Balcony.
Camera facing north.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
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Photo 12: Courtyard.
1950s Casita (left), original 1942 home (center), 1950s East Wing (right).
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: Courtyard.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 14: Casita, south and east elevations.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		NRHP	SRCP
		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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**Photo 14: Casita, west elevation.
Camera facing south.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 16: 1942 original house.
Infilled porch.
Camera facing north.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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		4. County: Santa Fe		
		5. Date of Survey: March 31, 2022		



**Photo 17: East Wing, west elevation.
Zaguan.
Camera facing east.**

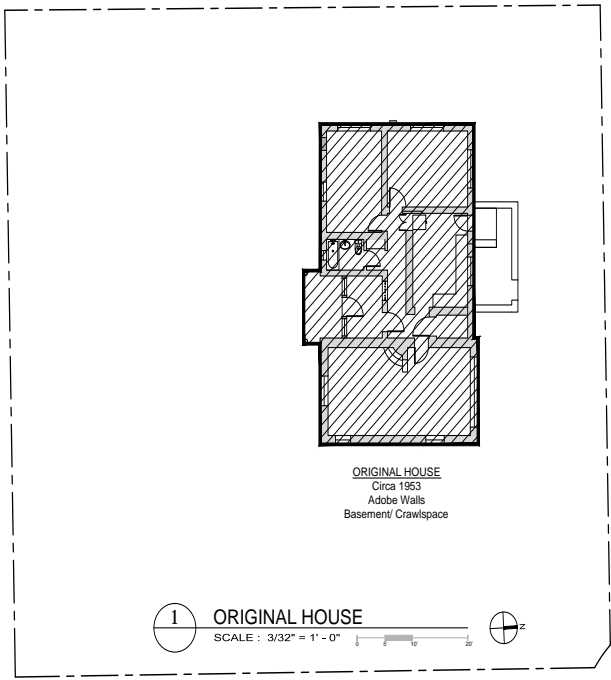
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

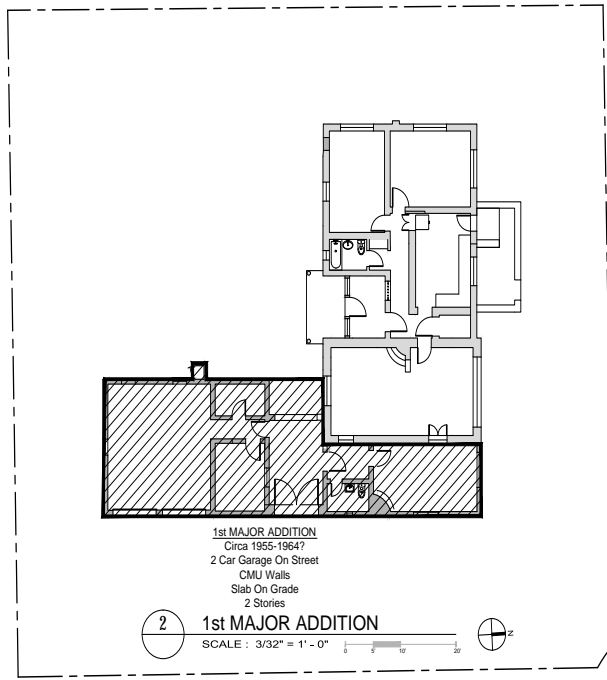
For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
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		4. County: Santa Fe		
		5. Date of Survey: March 31, 2022		



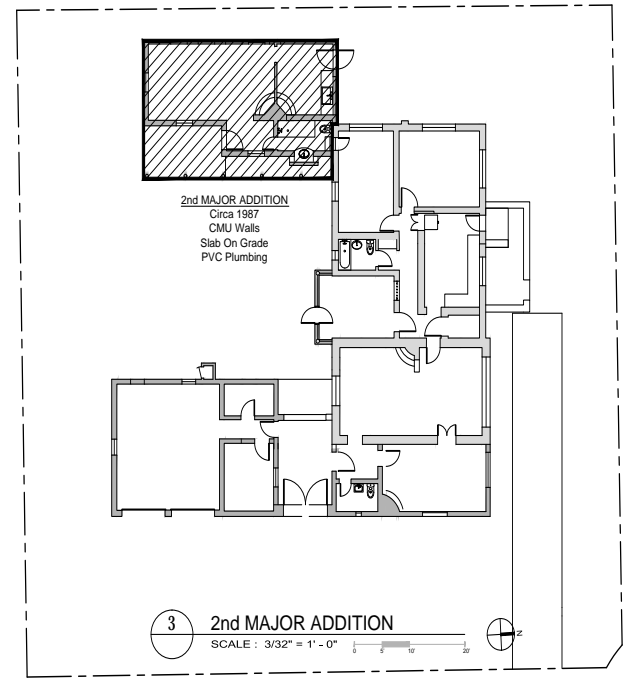
**Photo 18: East Wing, west elevation.
Camera facing southeast.**



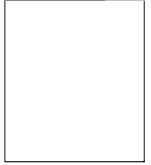
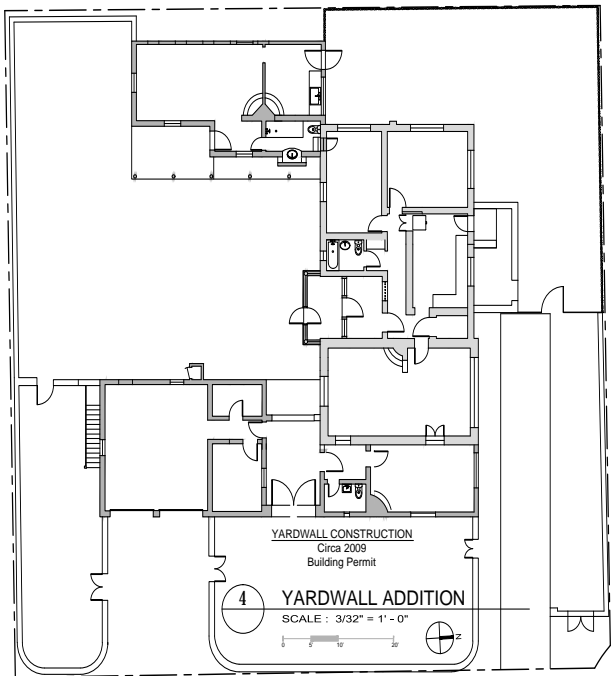
CALLE La PENA



CALLE La PENA



CALLE La PENA

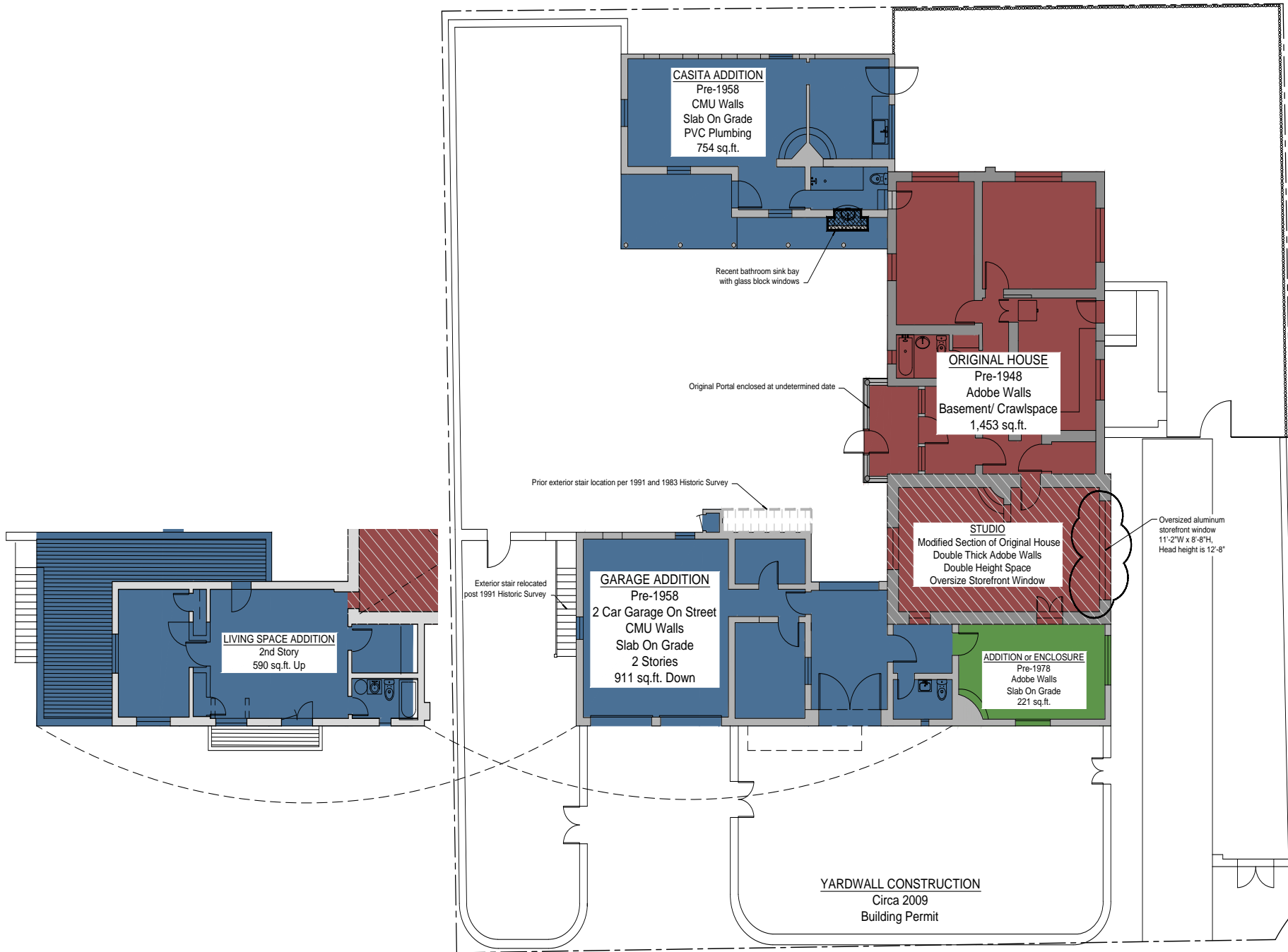


CONSTRUCTION
 TIMELINE

110 CALLE
 LA PENA

2-14-2022

H1.0



1 CONSTRUCTION TIMELINE PLAN
 SCALE : 3/16" = 1' - 0"
 0 5' 10' 20'

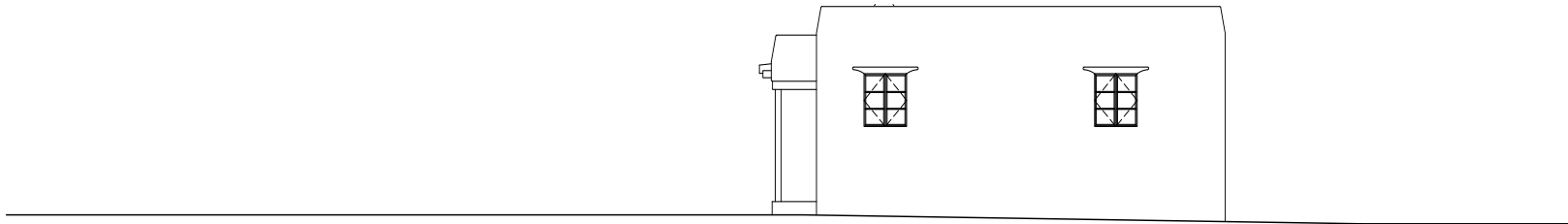


CONSTRUCTION
TIMELINE

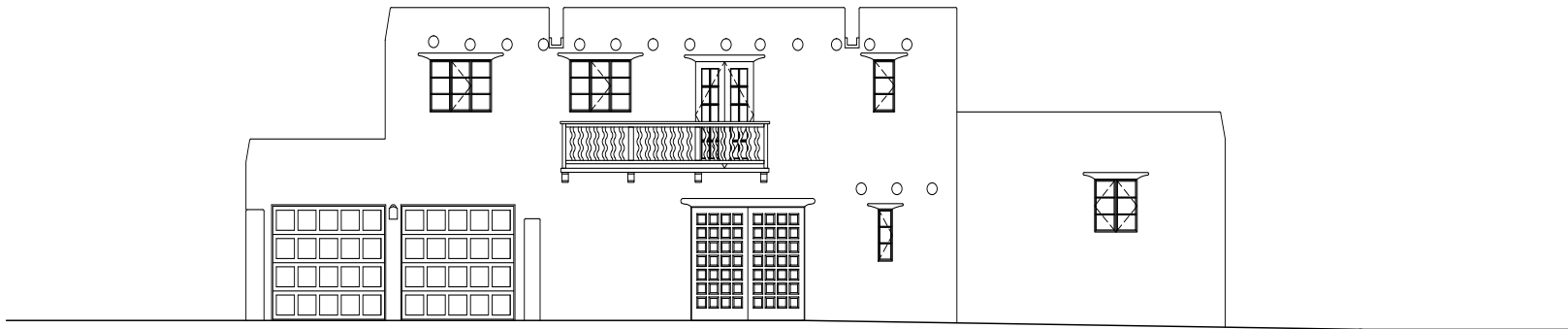
110 CALLE
LA PENA

H1.1

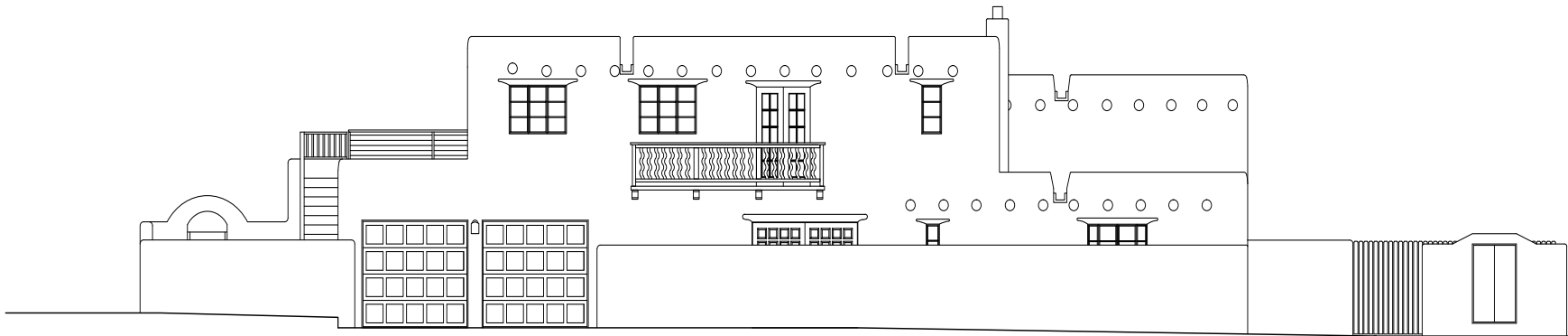
4-11-2022



1 EAST STREET ELEVATION - ORIGINAL
SCALE: 1/4" = 1'-0"



2 EAST STREET ELEVATION - FIRST ADDITION
SCALE: 1/4" = 1'-0"



3 EAST STREET ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

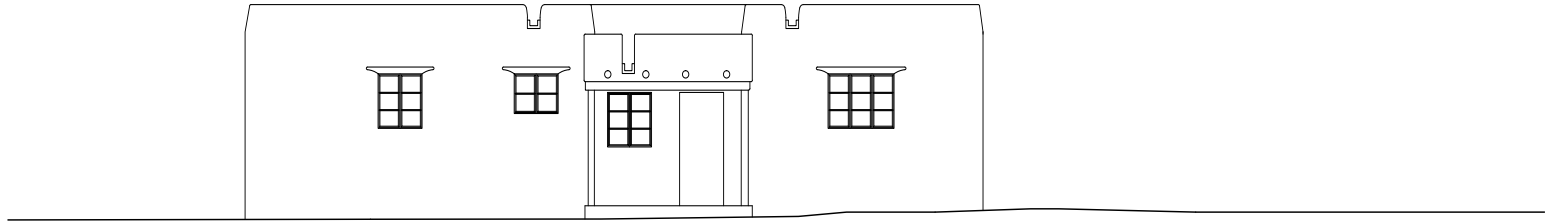


EAST STREET
ELEVATIONS

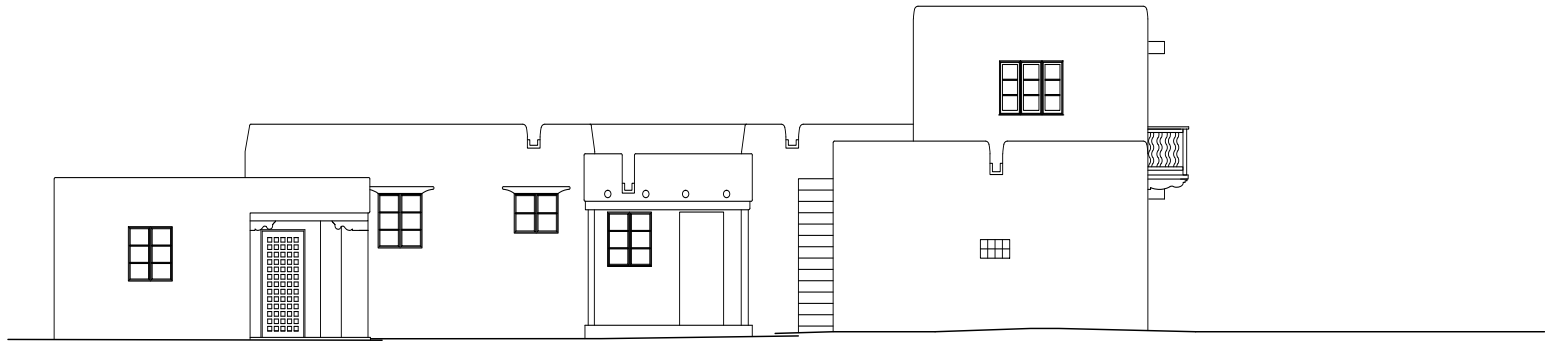
110 CALLE
LA PENA

4-11-2022

H2.2



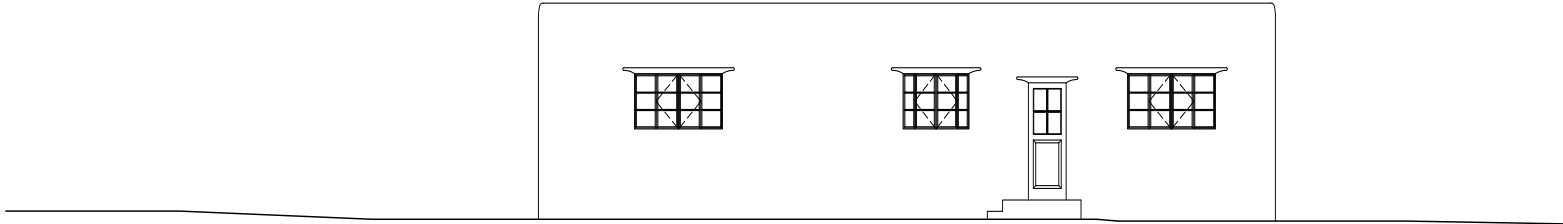
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SCALE: 1/4" = 1'-0"



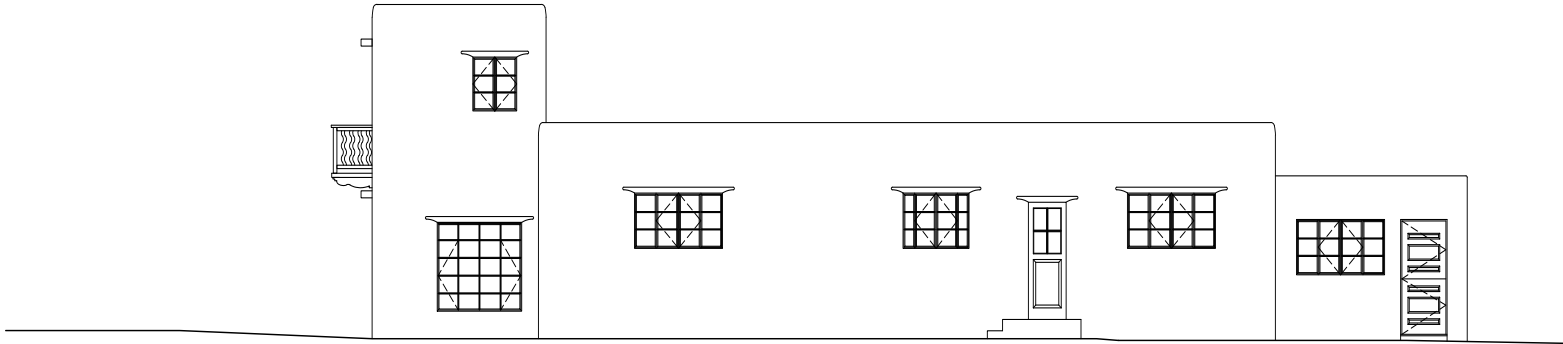
2 SOUTH ELEVATION - FIRST ADDITION
SCALE: 1/4" = 1'-0"



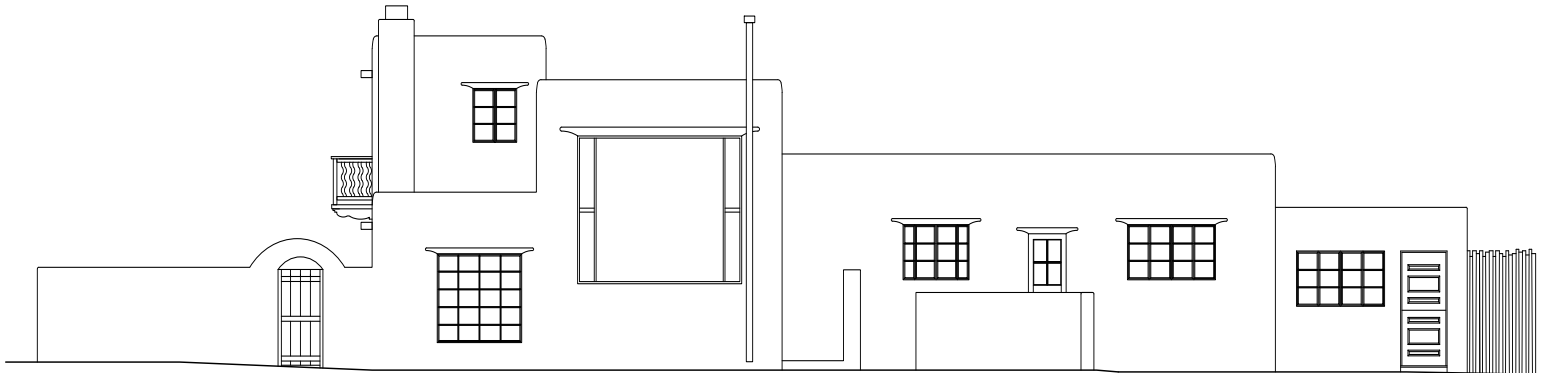
3 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION - ORIGINAL
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - FIRST ADDITION
SCALE: 1/4" = 1'-0"



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

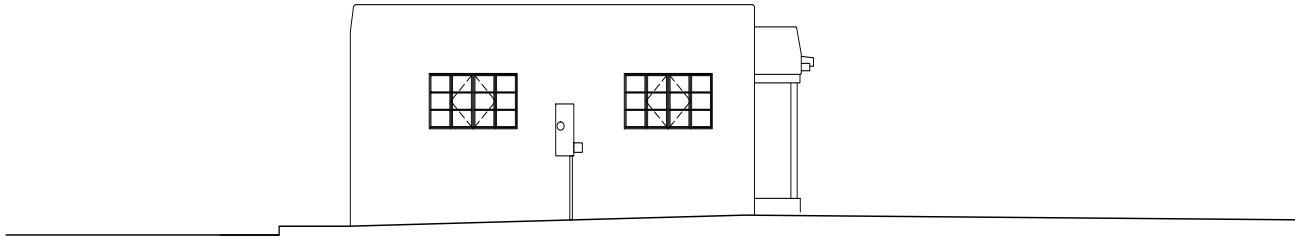


NORTH ELEVATIONS

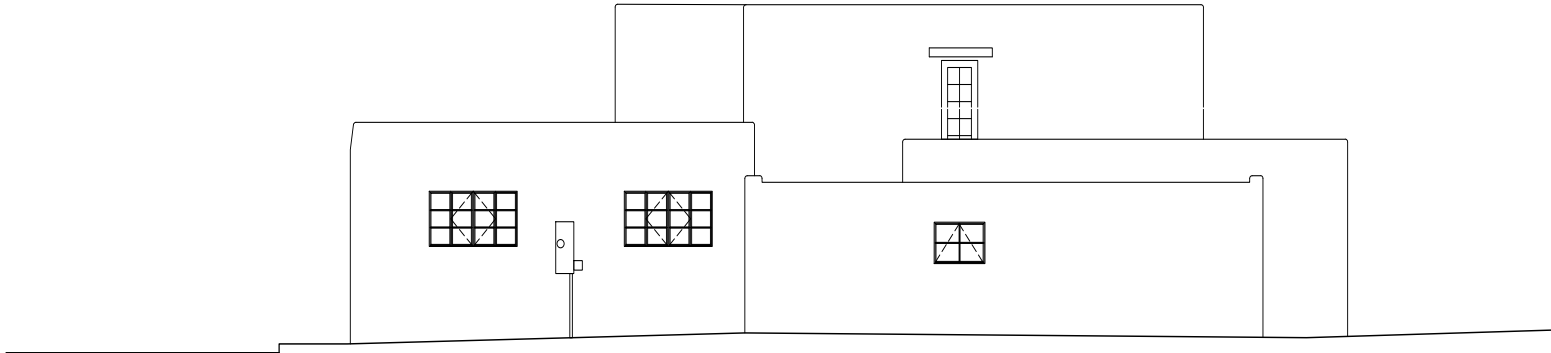
110 CALLE LA PENA

4-11-2022

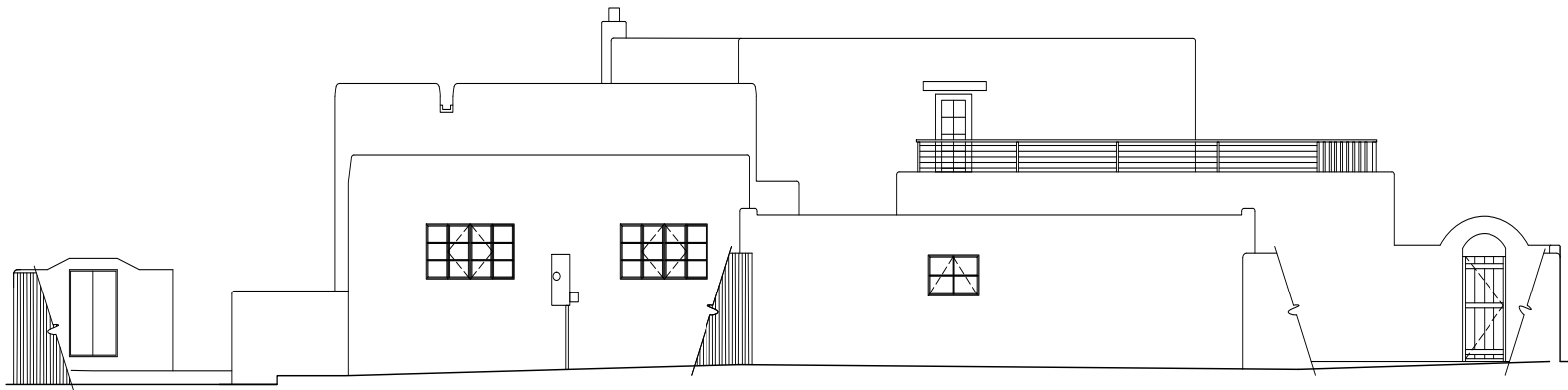
H2.4



1 WEST ELEVATION - ORIGINAL
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - FIRST ADDITION
SCALE: 1/4" = 1'-0"



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



WOOD ENTRY DOOR



WOOD UPSTAIRS BALCONY DOOR



DUTCH WOOD STUDIO DOOR



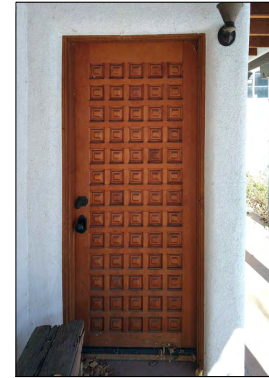
WOOD COURTYARD DOOR



WOOD UPSTAIRS DOOR



WOOD KITCHEN DOOR



WOOD STUDIO DOOR

1 EXISTING EXTERIOR DOOR TYPES

SCALE : Not to Scale



STEEL WINDOW WITH LINTEL



STEEL WINDOW NO LINTEL



ALUMINUM STOREFRONT WINDOW



WOOD WINDOW



GLASS BLOCK WINDOW

2 EXISTING EXTERIOR WINDOW TYPES

SCALE : Not to Scale



RENOVATION & ADDITION

110 CALLE LA PENNA



1-17-2022

A3.2

City of Santa Fe, New Mexico

memo

DATE: June 28th, 2022
TO: Historic Districts Review Board Members
FROM: Carly Piccarello, Historic Preservation Division Manager

Case # 2022-005383-HDRB

Address: 133 W. Water 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
- Other: N/A

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: N/A

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

133 W. Water Street is a two-story, commercial building listed as non-contributing to the Downtown and Eastside Historic District. The W. Water Street and south façade is a version of Mission Revival Style with stucco finish and carved wood architectural details.

It underwent extensive remodel and renovation efforts between 1992 through 1997 including changes to the façade, windows and awnings.

Now, the applicant proposes no modifications to the street facades of West Water Street and Galisteo Street. The following exterior alterations to the east patio façade and the top of the stair façade are proposed:

- 1) Install a new overhead door (8'-11" wide x 9'-0" high) to the east façade of the courtyard. The door will be Martin, Athena, with insulated aluminum frame material. The color will be CS0430 bronze, smooth, high gloss powder coat with clear insulated, tempered glass.
- 2) Install a new double hung window on the east façade that will 4'-8" wide x 5'-6" high, Anderson E Series with aluminum clad/ wood frame material. Exterior Color will be dark bronze with clear low E glass. Sashes will be divided 6 above 6, 7/8"
- 3) Install a new integral color concrete counter & ceramic tile to be installed under window.
- 4) Existing 9'-9 ½" wide x 6'-10" wood door & white painted fixed glass unit to be replaced with new, 8'-11" wide x 9'-0" high overhead door, (Martin, Athena). Frame material will be insulated aluminum. The color will be (RAL 9003) signal white, smooth, high gloss powder coat with clear insulated, tempered glass.
- 5) Existing 9'-9 ½" wide x 6'-10" white painted fixed glass unit will be replaced with new 9'-9 ½" wide x 9'-0" high, white aluminum frame overhead door with clear glass.
- 6) Remove four, 24" x 24" windows.
- 7) Install a new 7'-0' high x 4'-4" wide, window. New window to match adjacent, existing window in detail with white (Sherwin Williams SW7757 high reflective white, semi-gloss) painted steel frame & clear ½" wire glass.
- 8) Install a new 9'-0" high x 6'-0" wide wood door & steel frame sidelight & transom. New window and door to match adjacent, existing White (Sherwin Williams SW7757 high reflective white, semi-gloss) painted steel frame & clear ½" wire glass. The door is proposed to match adjacent door at 3'-0"x 7'-0" clear coated (Simpson) pine door with 8 lights.

Krupnick Studio LLC.

Michael J. Krupnick - Architect AIA- NCARB- LEED AP

(physical)
901 West San Mateo Road
Suite H-1
Santa Fe, NM 87505

(mailing)
1112 South Luna Circle
Santa Fe, NM 87501

(505) 918-5427
mike@krupnickstudio.com

www.krupnickstudio.com

May 9, 2022

RE: proposal letter, Historic District Review Board 133 West Water Street

This application is for the tenant build out for the new Boxcar Sports Bar. Boxcar will be moving from its present location, in The Railyard, to the second level of 133 West Water Street (previously Blue Corn Café and two adjoining previous gallery spaces)

No modifications are proposed for the street facades of West Water Street and Galisteo Street.

Modification to the patio façade and the top of the stair façade are proposed.

1. New overhead door :
8'-11" wide x 9'-0" high, Martin, Athena, frame material: insulated aluminum, color: CS0430 bronze, smooth, high gloss powdercoat & clear insulated, tempered glass
2. New double hung window:
4'-8" wide x 5'-6" high, Anderson E Series, frame material: aluminum clad/ wood, Exterior Color: dark bronze, clear low E glass, Sashes to be divided 6 above 6, 7/8" simulated divided lite
3. New integral color concrete counter & ceramic tile to be installed under window
4. Existing 9'-9 ½" wide x 6'-10" wood door & white painted fixed glass unit to be replaced with New overhead door :
8'-11" wide x 9'-0" high, Martin, Athena, frame material: insulated aluminum, color: RAL 9003 signal white, smooth, high gloss powdercoat & clear insulated, tempered glass

Existing 9'-9 ½" wide x 6'-10" white painted fixed glass unit to be replaced with new 9'-9 ½" wide x 9'-0" high, white aluminum frame & clear glass, overhead door
5. Removal of four, 24" x 24" windows

6. New 7'-0" high x 4'-4" wide, window. New window to match adjacent, existing window in detail. White (Sherwin Williams SW7757 high reflective white, semi gloss) painted steel frame & clear 1/2" wire glass

7. New 9'-0" high x 6'-0" wide wood door & steel frame sidelight & transom. New window and door to match adjacent, existing White (Sherwin Williams SW7757 high reflective white, semi gloss) painted steel frame & clear 1/2" wire glass.

Door to match adjacent door: 3'-0"x 7'-0" Simpson, clear coated pine door with 8 lights.

Please see attached architectural drawings, photographs and material descriptions for more detail.



West Water Street – no proposed changes



Galisteo Street – no proposed changes



⑤ Remove 4 windows

① Proposed overhead door

② Proposed single hung window

③ Proposed tile & counter



④ Proposed overhead doors

East (Patio) Elevation

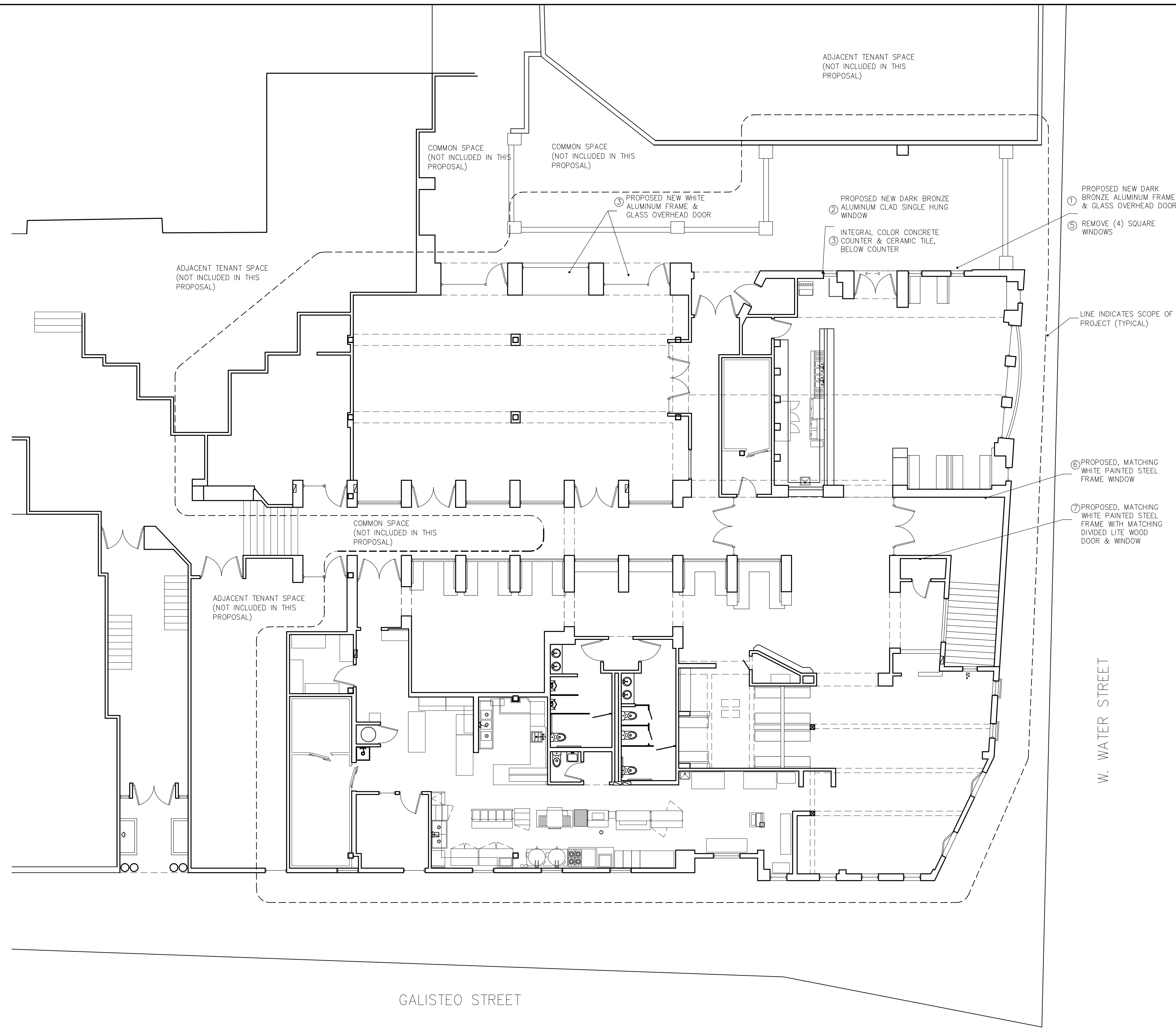
⑥ Proposed new window



⑦ Proposed new door & window



Top of Stairs Elevation



GALISTEO STREET

W. WATER STREET

ADJACENT TENANT SPACE
(NOT INCLUDED IN THIS
PROPOSAL)

COMMON SPACE
(NOT INCLUDED IN THIS
PROPOSAL)

COMMON SPACE
(NOT INCLUDED IN THIS
PROPOSAL)

① PROPOSED NEW WHITE
ALUMINUM FRAME &
GLASS OVERHEAD DOOR

② PROPOSED NEW DARK BRONZE
ALUMINUM CLAD SINGLE HUNG
WINDOW

③ INTEGRAL COLOR CONCRETE
COUNTER & CERAMIC TILE,
BELOW COUNTER

① PROPOSED NEW DARK
BRONZE ALUMINUM FRAME
& GLASS OVERHEAD DOOR

⑤ REMOVE (4) SQUARE
WINDOWS

LINE INDICATES SCOPE OF
PROJECT (TYPICAL)

ADJACENT TENANT SPACE
(NOT INCLUDED IN THIS
PROPOSAL)

COMMON SPACE
(NOT INCLUDED IN THIS
PROPOSAL)

ADJACENT TENANT SPACE
(NOT INCLUDED IN THIS
PROPOSAL)

⑥ PROPOSED, MATCHING
WHITE PAINTED STEEL
FRAME WINDOW

⑦ PROPOSED, MATCHING
WHITE PAINTED STEEL
FRAME WITH MATCHING
DIVIDED LITE WOOD
DOOR & WINDOW

EXISTING FLOOR PLAN

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



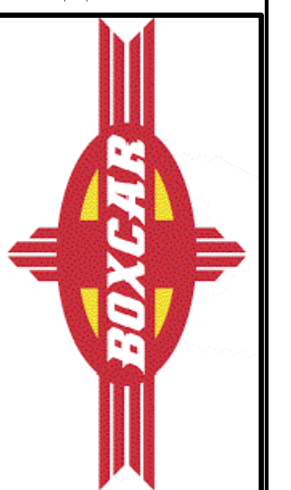
revisions	by

Michael J. Krupnick, Architect
003907

(505) 918-5427

901 West San Mateo Road
Suite 101, Santa Fe, NM 87505
mjk@krupnickstudio.com

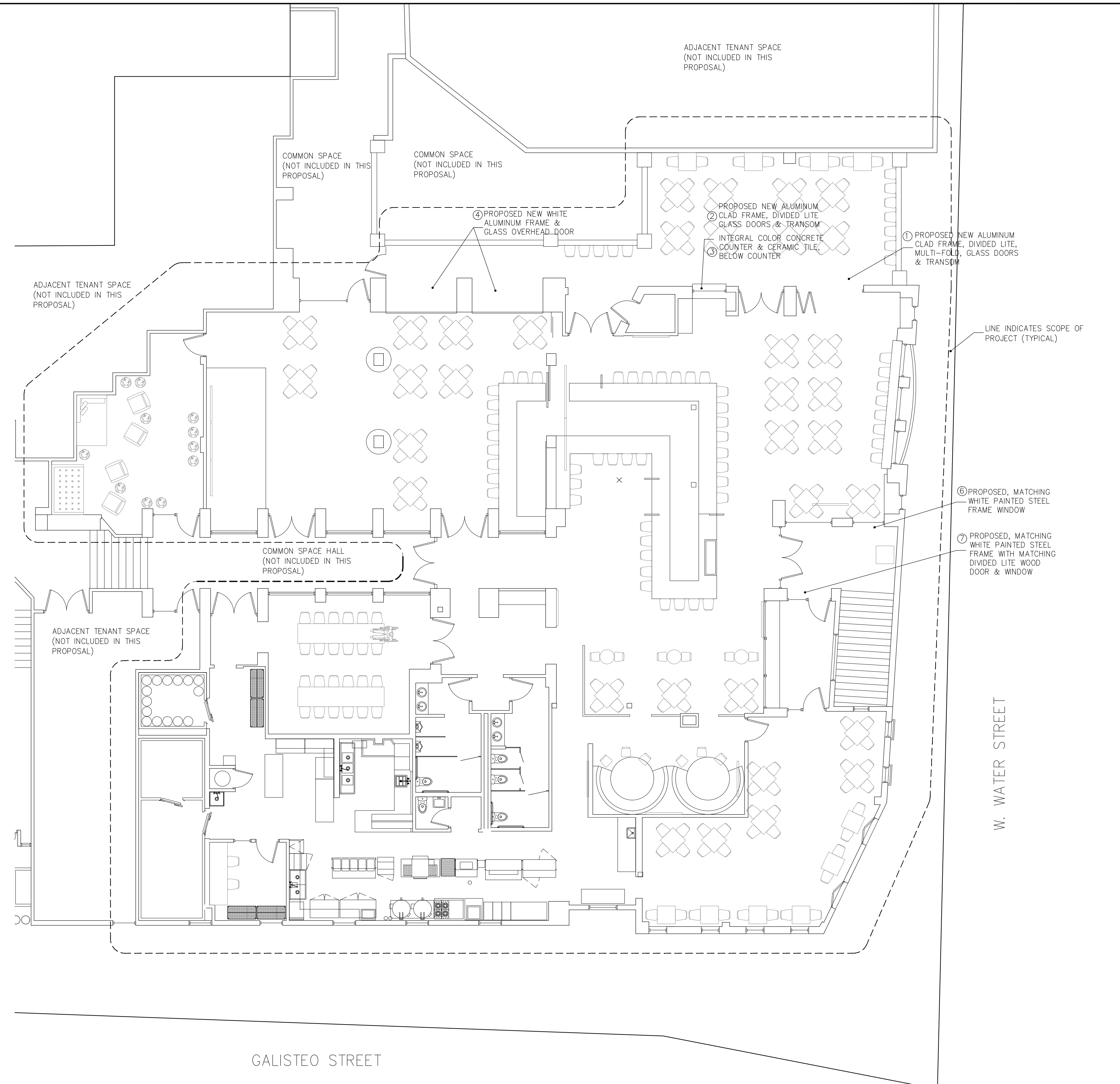
KILLER FOOD + COCKTAILS + SPORTS
133 WEST WATER STREET
SANTA FE, NEW MEXICO



drawn	MK
checked	MK
date	5-9-2022
job no.	

EXISTING
FLOOR
PLAN

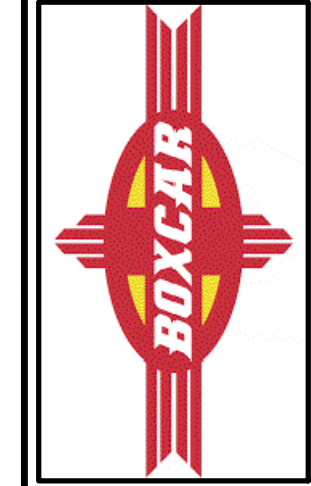
A-1.0



revisions	by

Michael J. Krupnick, Architect
003907
901 West San Mateo Road
Suite 101, Santa Fe, NM 87505
mjk@krupnickstudio.com (505) 918-5427

KILLER FOOD + COCKTAILS + SPORTS
133 WEST WATER STREET
SANTA FE, NEW MEXICO



drawn	MK
checked	MK
date	5-9-2022
job no.	

PROPOSED FLOOR PLAN

A-1.2

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

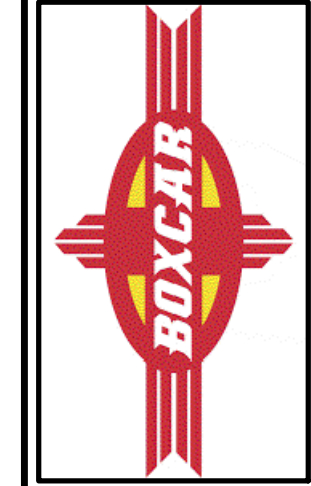


PROPOSED SITE PLAN
SCALE: 1" = 20'

revisions	by

Michael J. Krupnick, Architect
003907
901 West San Mateo Road
Suite H-1, N. AM, #7505
mjk@krupnickstudio.com
(905) 918-5427

KILLER FOOD + COCKTAILS + SPORTS
133 WEST WATER STREET
SANTA FE, NEW MEXICO

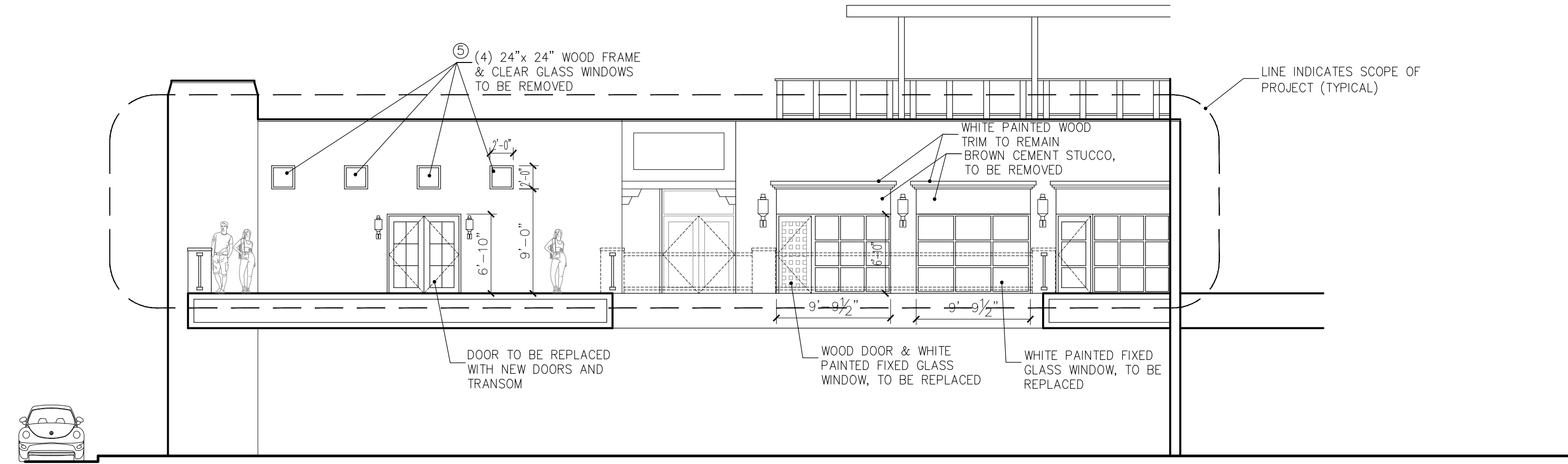


drawn	MK
checked	MK
date	5-9-2022
job no.	

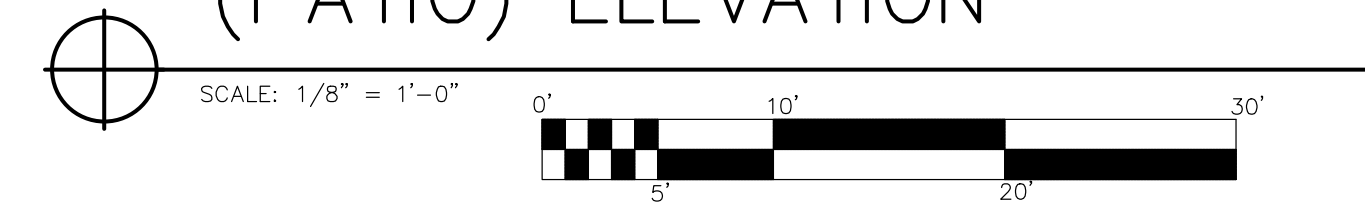
PROPOSED SITE PLAN

A-1.3

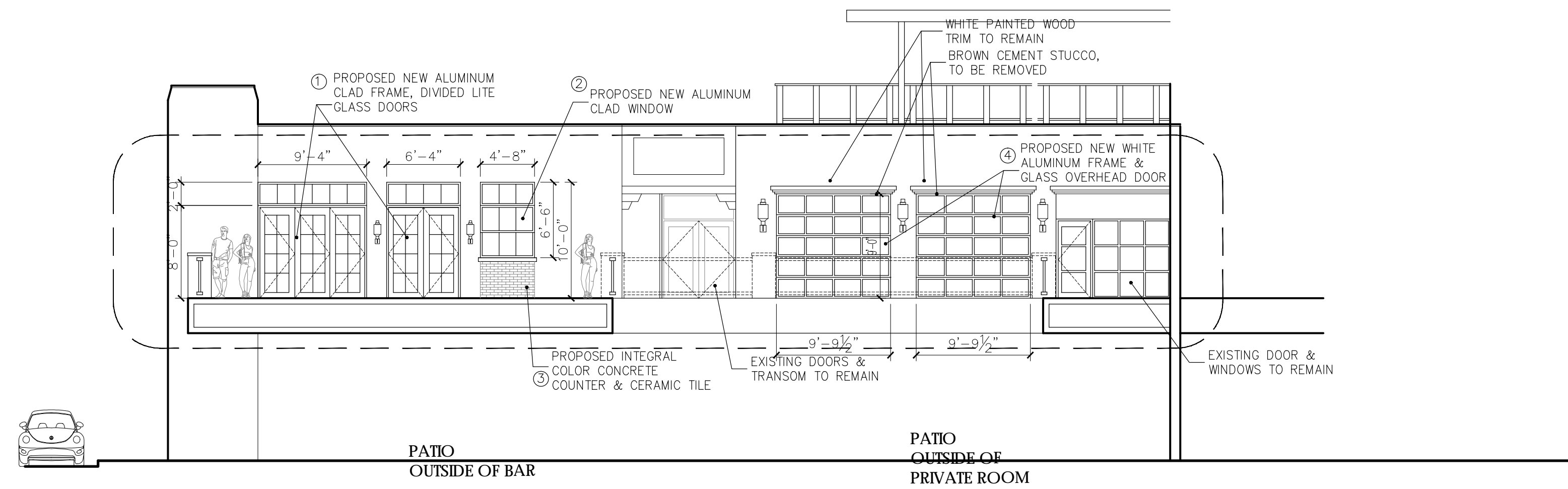
WATER STREET



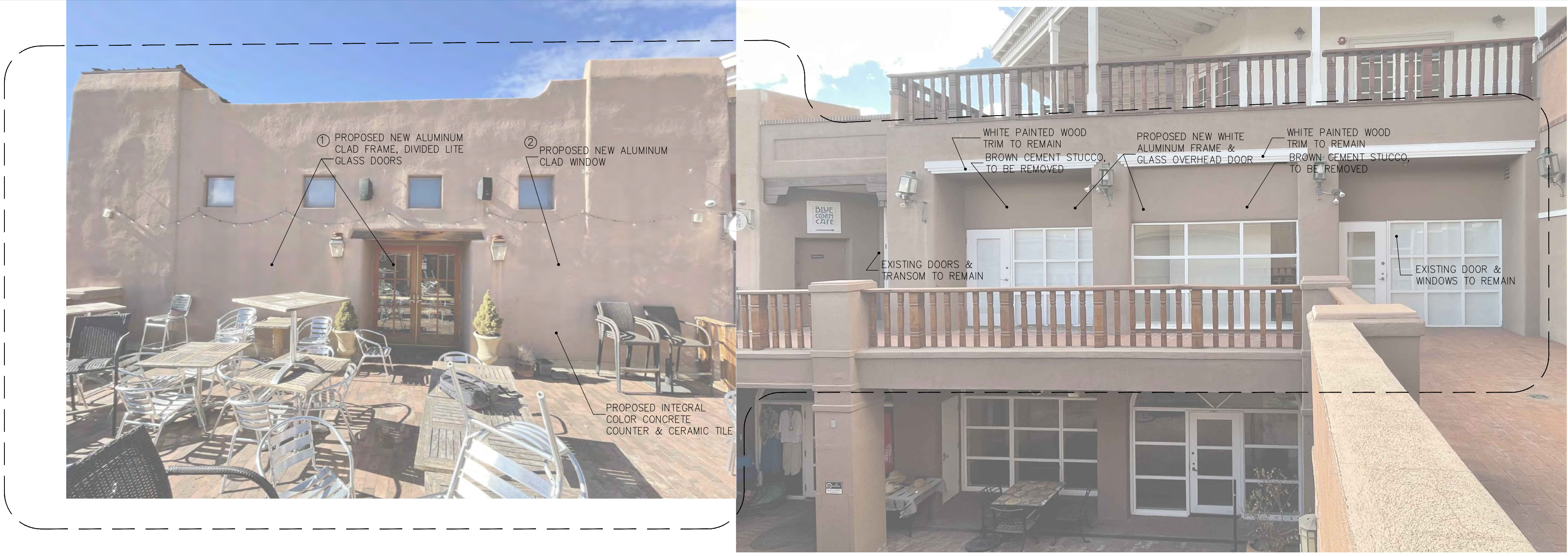
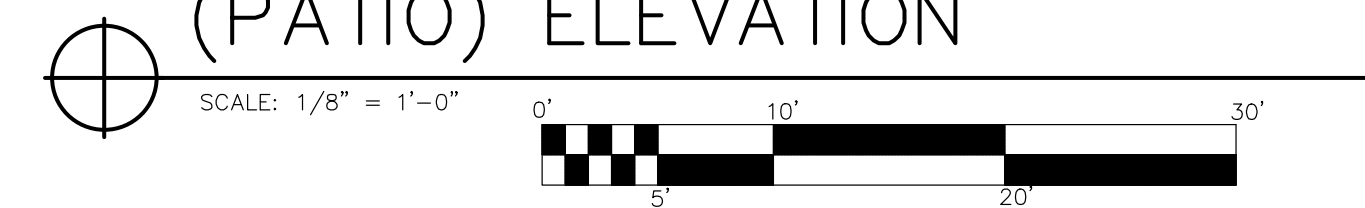
EXISTING EAST (PATIO) ELEVATION



WEST WATER STREET



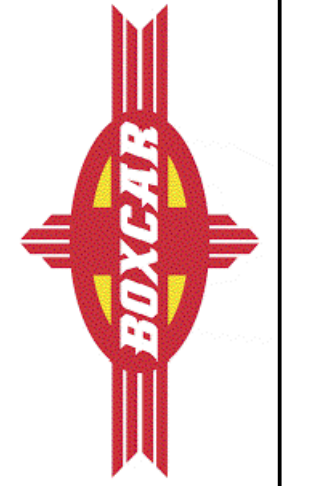
PROPOSED EAST (PATIO) ELEVATION



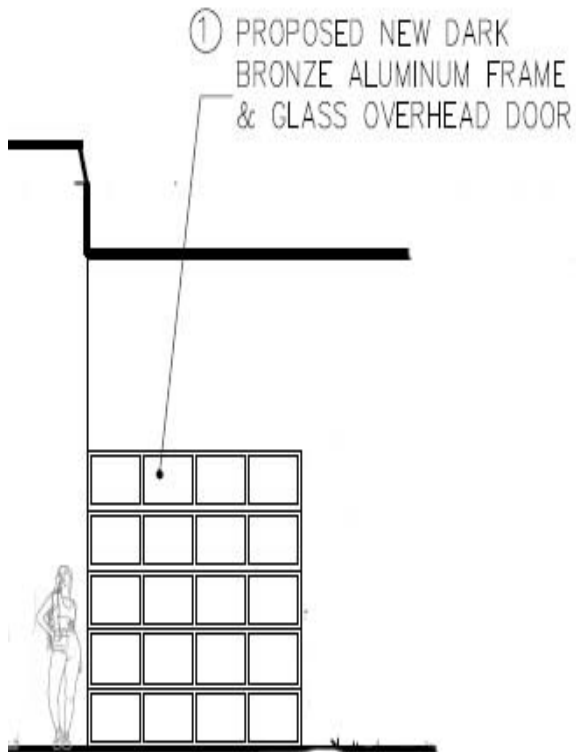
revisions	by

Michael J. Krupnick, Architect
003907
901 West San Mateo Road
Suite F11, NAM #75105
mjk@krupnickstudio.com
(905) 918-5427

KILLER FOOD + COCKTAILS + SPORTS
133 WEST WATER STREET
SANTA FE, NEW MEXICO



drawn	MK
checked	MK
date	5-9-2022
job no.	



How to Use This Site

MARTIN D O O R
"World's finest, softest garage doors." Since 1936

Start Over

SAVE PRINT UNDO RESET

STEP 1: MODEL-> STEP 2: SIZING-> STEP 3: DESIGN->

Choose Your Design:

Panel Design: 212:SSS
Window Design: 212:SSS
Glass Type: Glass Clear Insulated
Border Width: Wide
Joint: * Finger Safe
Insulation: NIF Insulated Frame

Front Color: CS4035 HG Smo
Dark Bronze (High Gloss) (Smooth)
Panels Color: Same
Dark Bronze (High Gloss) (Smooth)

Door Size: (ISLO) 92" x 90"

Section: Top Window
Height: (in) 24.974

Section: 4th Window
Height: (in) 19.809

Section: 3rd Window
Height: (in) 19.809

Section: 2nd Window
Height: (in) 19.809

Section: Bottom Window
Height: (in) 23.599

Outside Lock:
Inside Lock:
Side Bolt Lock:
Vault Release:
Antique Hinges & Handles:

Dimensions:
Grayscale:
Garage Interior: Cabinets
Lighting:
Brightness: 10
Contrast: 0
Sunspot (Gloss): 20
Horizontal: 20
Vertical: 20
Shadows:
Left: 20
Right: 10
Bottom: 20

Patio overhead door

CS4030

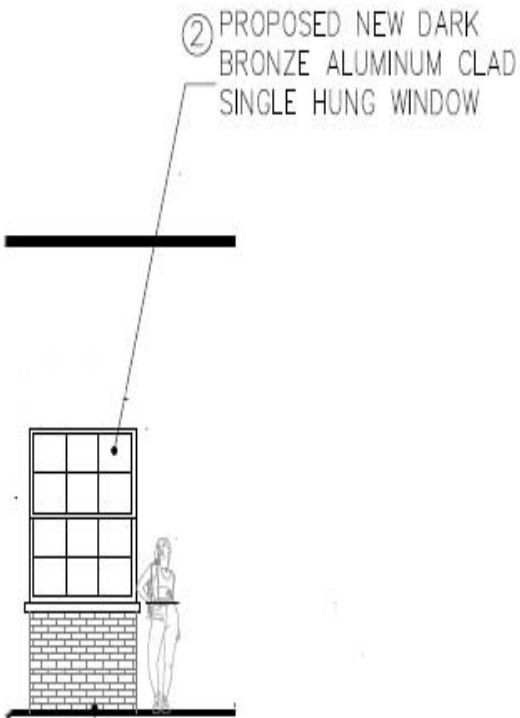
Bronze

High Gloss

Smooth

Powder Coated





Patio window



Tile, under window



Integral color concrete counter, Davis Color



window color,
Anderson E Series
Dark Bronze,
aluminum clad

Dark Bronze

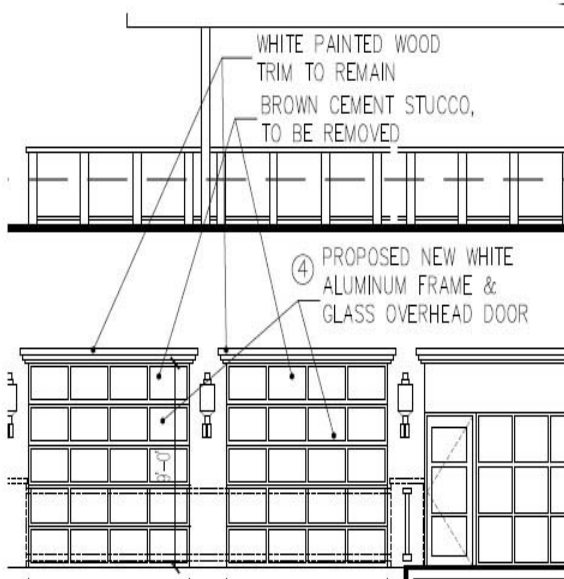
How to Use This Site

Start Over



SAVE PRINT UNDO RESET

STEP 1: MODEL-> STEP 2: SIZING-> STEP 3: DESIGN->



Section	Height (in)
Section: Top	24.974
Section: 4th	19.809
Section: 3rd	19.809
Section: 2nd	19.809
Section: Bottom	23.599

Door Size: (ISLO) 92" x 90"
Outside Lock:
Inside Lock:
Side Bolt Lock:
Vault Release:
Antique Hinges & Handles:

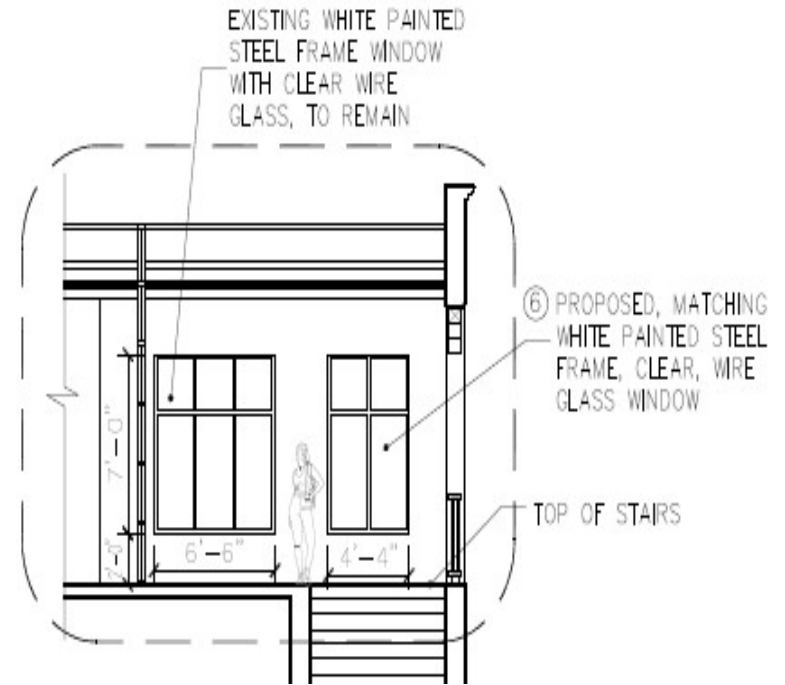
RAL9003 Signal White

High Glass

Smooth Powder Coated

Patio overhead door

⑥ Proposed new window



Steel window frame
White paint
Clear wire glass

Top of Stairs Elevation

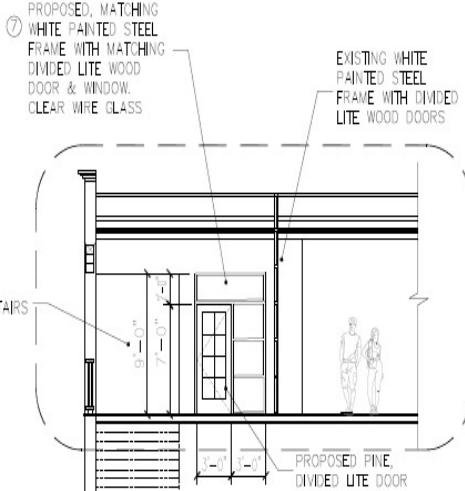
7

Proposed new door & window



7108 THERMAL FRENCH
DOOR SPECIFICATIONS (AS SHOWN)
Wood Species: Fir
Glass: Clear
Profile: Bevel Slicking
Rough opening needs to be 2" wider and 2 1/2" taller than your door

Simpson pine door
8 lite
Clear finish



Steel window frame
White paint
Clear wire glass

Top of Stairs Elevation



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005347--HDRB

Project Description: Construct free-standing solar carport

Project Location(s): 1572 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant: Zack Hall
3209 Richards Lane
Santa Fe, NM 87507

Zachary.hall@positiveenergysc

Property Owner: Edward Mazria

mazria@architecture2030.org

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 2000

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 28, 2022
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

Case # 2022-005347-HDRB

Address: 1572 Cerro Gordo Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: solar panel specification sheet;
stucco and wood 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(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1572 Cerro Gordo Road is a 3,500 square feet and single-story residence and separate garage listed as non-contributing to the Downtown and Eastside Historic District. Built in 2000, it is a “proto-modernistic passive solar” structure with Pueblo Revival Style features including parapets and canales. The roofs are low-pitched shed only visible from the south.

The applicant proposes to construct a 448 square feet 14' x 32' freestanding wooden carport structure. The carport will be wood “traditional joinery” with simple wood posts, beams and supporting brackets. Eighteen solar photovoltaic panels will be mounted on the roof facing south. The carport’s height ranges from 9’-2” on its south end to 12’ – 11” on its north elevation, which is within the maximum allowable height (19’-10”) for structures in this streetscape. The roof slope is 3 feet rise over 12 feet length photovoltaic panels.

The proposed carport is sited east of and between the house and garage to screen it from the north at Cerro Gordo Road. The carport’s pitch and solar panels are oriented to the south toward the canyon.

The stucco color of the house and garage is a mix of brown and terracotta. The carport wood color will be Douglas fir with a translucent natural finish that allows the natural color, grain, and character of the wood to show through. Wood will match existing at house.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: <u>5/5/2022</u></p> <p>Property Owner of Record: <u>Edward Mazaia</u></p> <p>Applicant/Agent Name: <u>Zachary Hall</u></p> <p>Contact Person Phone Number: <u>(505)690-2454</u></p> <p>Zoning District: <u>Historic D+E</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: <u>1572 Cerro Gordo Rd</u></p> <p>Proposed Construction Description: <u>Carport (wooden) with solar</u></p> <p>TOTAL ROOF AREA:</p> <p>Lot Coverage: <u>7.8</u> % <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks: Proposed Front: <u>23'</u> Minimum: <u>7'</u> 2nd Front? _____ Proposed Rear: <u>15'</u> Minimum: <u>15'</u> Proposed Sides: <u>L 5' R 5'</u> Minimum: <u>5'</u></p> <p>Height: Proposed <u>12'</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>2</u> Accessible _____ Minimum: <u>2</u></p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
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THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Zachary Hall [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] 5/5/2022
SIGNATURE DATE

<p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: <u> </u>/<u> </u>/<u> </u> <input type="checkbox"/> Flood Plain Approval by _____ Date: <u> </u>/<u> </u>/<u> </u> <input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> </u>/<u> </u>/<u> </u></p> <p>Notes: _____</p> <p>Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____</p>	<p>2022-005328-PAR</p>
<p>REVIEWER: <u>Lani J McCulley</u></p>	<p>DATE: <u>05 06 2022</u></p>

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

To whom it may concern,

This cover letter and all attached documents are hereby submitted with regards to the historic review of proposed improvements at 1572 Cerro Gordo Rd. The proposed improvements include and are limited to the following:

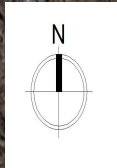
- One standalone wooden carport structure with flush mounted solar array to be installed facing south.
- Materials to be used: Wood, LG440 Solar Modules.
- Architectural style: Traditional wood joinery.
- The following details have been carefully considered to conform with Downtown and Eastside Historic building guidelines:
 - a. The carport structure has been located behind the existing garage to provide adequate screening from visibility at Cerro Gordo Rd.
 - b. There is a single vantage point on Cerro Gordo Rd. whereby the existing residence can be seen.
 - c. The pitch, and therefore, the solar portion of this project must by their nature be oriented to the south, obscuring their visibility to Cerro Gordo Rd. to the north.

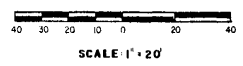
As can be seen in the submittal documents, the carport structure will have minimal visual impact on the single vantage from Cerro Gordo Rd. This can be thoroughly discussed during Historic Board Review. Any questions, comments, or concerns should be directed to the assigned project manager for this project, Zack Hall - Positive Energy Solar. Please see contact information in the signature field below.

Best Regards,



CERRO
GORDO RD





A REPLAT OF
TRACT B - 1
 and
TRACT B - 2
FRANCIS B. FORBES
TRACT B
 PRECINCTS 18 and 3
 SANTA FE NEW MEXICO

THIS REPLAT IS SUBMITTED TO THE PUBLIC FOR RECORD AND SUBDIVISION
 IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1978
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1980
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1981
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1982
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1983
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1984
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 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 1997
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 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2015
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2016
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2017
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2018
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2019
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2020
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2021
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2022
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2023
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2024
 AND THE ACTS OF THE LEGISLATURE OF NEW MEXICO, 2025

FRANCIS B. FORBES, Owner of TRACT B-1
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-2
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-3
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-4
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

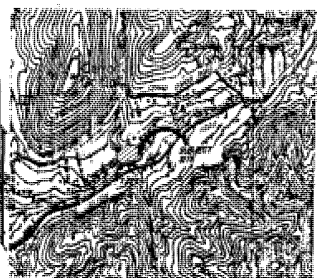
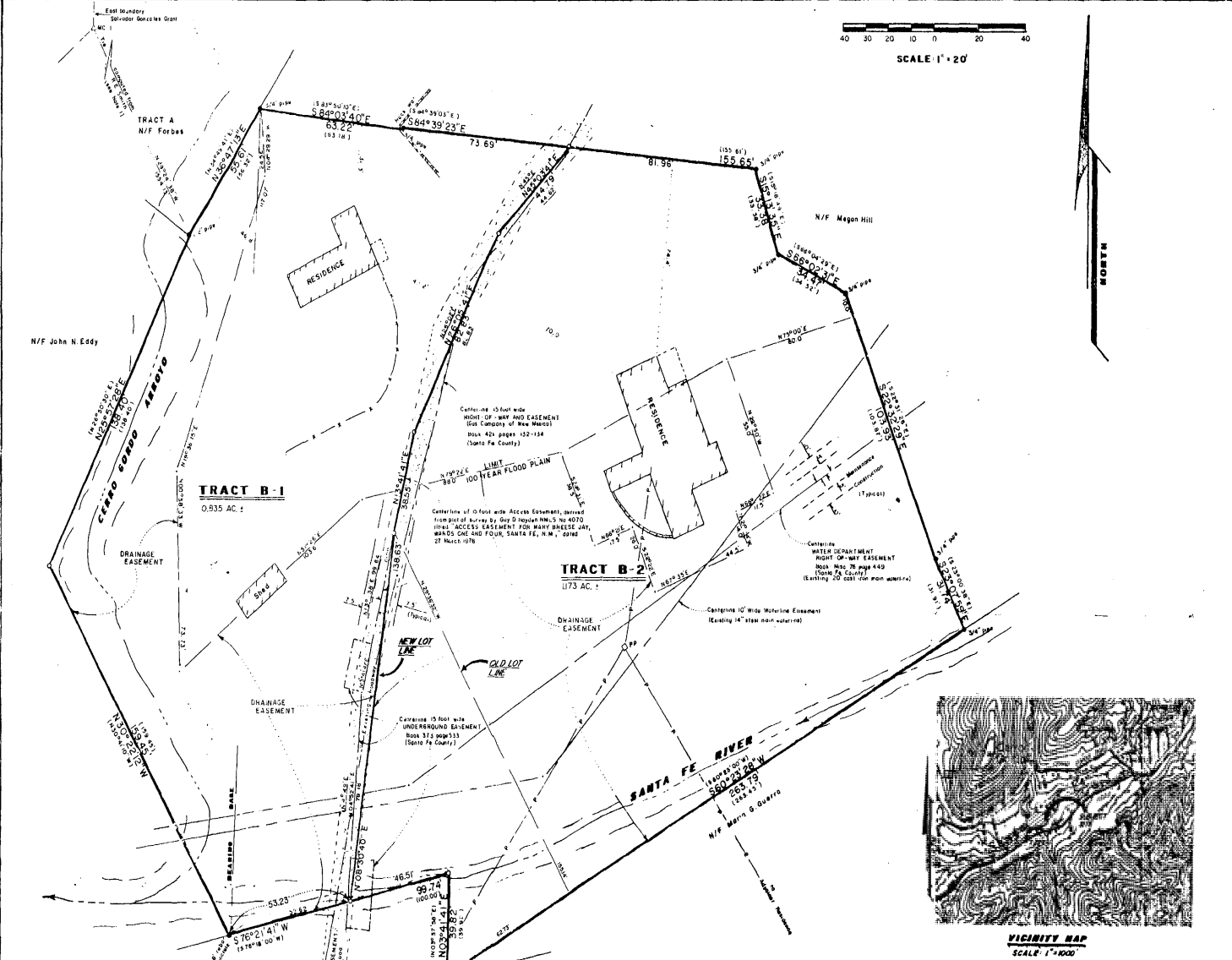
FRANCIS B. FORBES, Owner of TRACT B-5
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-6
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-7
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-8
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.

FRANCIS B. FORBES, Owner of TRACT B-9
 State of New Mexico
 County of Santa Fe
 I, the undersigned, am authorized, empowered, signed to and
 acknowledged before me by Francis B. Forbes this _____ day
 of _____, 1998.



VICINITY MAP
 SCALE: 1" = 100'

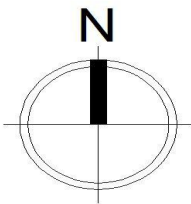
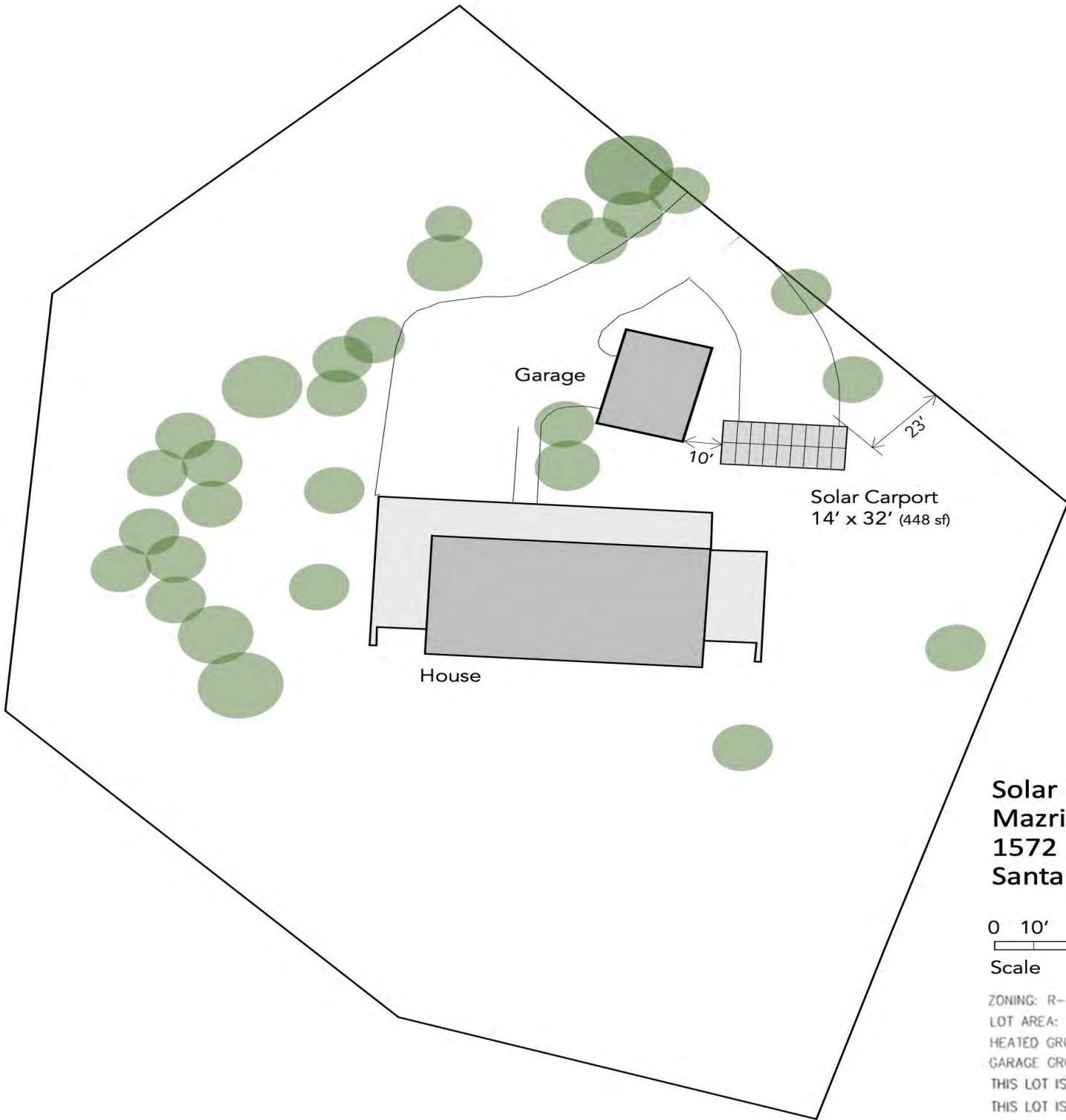
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS BASED ON FIELD SURVEYS
 COMPLETED BY ME OR UNDER MY DIRECTION ON FEBRUARY 4, 1998,
 AND RESULT ON 1998, ARE TRUE AND COMPLETE TO THE BEST OF MY
 KNOWLEDGE AND BELIEF, AND COMPLY WITH THE STANDARDS SET FOR
 LAND SURVEYING PRACTICING IN THE STATE OF NEW MEXICO.
 S. SCOTT YAGER, PLS. NO. 8123
 Water Land Surveys
 2587 Batulph Road
 Santa Fe, New Mexico 87505
 (505) 465-5445

- LEGEND**
- MONUMENT FOUND AND USED; AS NOTED
 - ORIGINAL MONUMENT NOT FOUND-RE-ESTABLISHED OR NEW BOUNDARY CORNER ESTABLISHED THIS SURVEY; S.S. YAGER ALUMINUM CAP ON 1 1/2" REBAR MONUMENT SET
 - FENCE LINE
 - - - FINDER LINE, POLE
 - - - APPROXIMATE FLDN LINE OF SANTA FE RIVER/CAÑO CORDO ARROYO
 - BOUNDARY SHOWN IN PARENTHESIS, FROM PLAT BY R.E. SMITH (1909 NOTE 1)
 - DATA SHOWN UNDERLINED, FROM PLAT OF EASEMENT BY BUY HAYDEN, 27 MARCH 1978

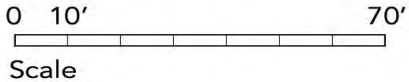
- NOTES**
- 1) THE BEARINGS AND THE BASIS FOR THE CONFIGURATION OF TRACT B, AS SHOWN HEREIN, WERE DERIVED FROM A PLAT OF SANTA FE, N.M., PREPARED BY FRANCIS FORBES AND W.C. JAY, AS PREPARED BY MICHAEL E. SMITH, PLS. NO. 7827, DATED JUNE, 1961, AND AMENDED MAY 26, 1971. SAID TRACT CONFIGURATION HAS BEEN REDESCRIBED WITHIN THE SUBT TO JULIE TITLES MARY BREEZE JAY vs. CITY OF SANTA FE, NEW MEXICO, SF 81-1501.
 - 2) THE CONFIGURATION OF "TRACT B," AS SHOWN HEREIN, AND ON THE PLAT OF SURVEY BY SMITH (See Note 1), WAS ORIGINALLY DESCRIBED WITHIN AN EXECUTOR'S DEED OF THE ESTATE OF JAMES C. BREEZE, DATED DECEMBER 17, 1942, BOOK 202, PAGE 488, AND SHOWN ON A PLAT OF SURVEY TITLED "TRACTS OF LAND BELONGING TO FRANCIS B. FORBES, PRECINCTS 18 AND 3, SANTA FE, NEW MEXICO, DATED JULY 1947, AUGUST, 1948, FEBRUARY, 1952, REVISED: OCTOBER 24, 1958, AND AMENDED: SEPTEMBER 9, 1962.
 - 3) 15 FOOT WIDE UTILITY MAINTENANCE AND CONSTRUCTION EASEMENTS ARE HEREBY GRANTED TO THE APPLICATIVE UTILITY COMPANIES WHOSE THE LOCATION OF EXISTING UTILITIES LIE WITHIN TO B PARTS PROPERTY, BUT OUTSIDE OF EASEMENTS AS NOTED HEREON; THE EASEMENTS BEING 7 1/2 FEET LEANER SIDE A CENTERLINE DEFINED BY THE EXISTING UTILITY.



657072
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this document was filed
 for record on the _____ day of _____ A.D.
 1998, at _____ o'clock _____
 m. and my official record is book _____
 page _____ of the records of
 Santa Fe County,
 New Mexico.
 Witness my Hand and Seal of Office
 County Clerk, Santa Fe County, N.M.
 Debra J. Webb
 DATE



**Solar Carport Site Plan
 Mazria/Kepler Residence
 1572 Cerro Gordo Road
 Santa Fe, NM**



ZONING: R-2
 LOT AREA: 1.343 ACRES
 HEATED GROSS FLOOR AREA: 3,411 SF
 GARAGE GROSS FLOOR AREA (UNHEATED): 690 SF
 THIS LOT IS NOT IN THE ESCARPMENT OVERLAY DISTRICT
 THIS LOT IS NOT IN A FLOOD ZONE OR FLOOD HAZARD AREA



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P.O. Box 400, 301-437-9177

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NO.	DESCRIPTION	DATE

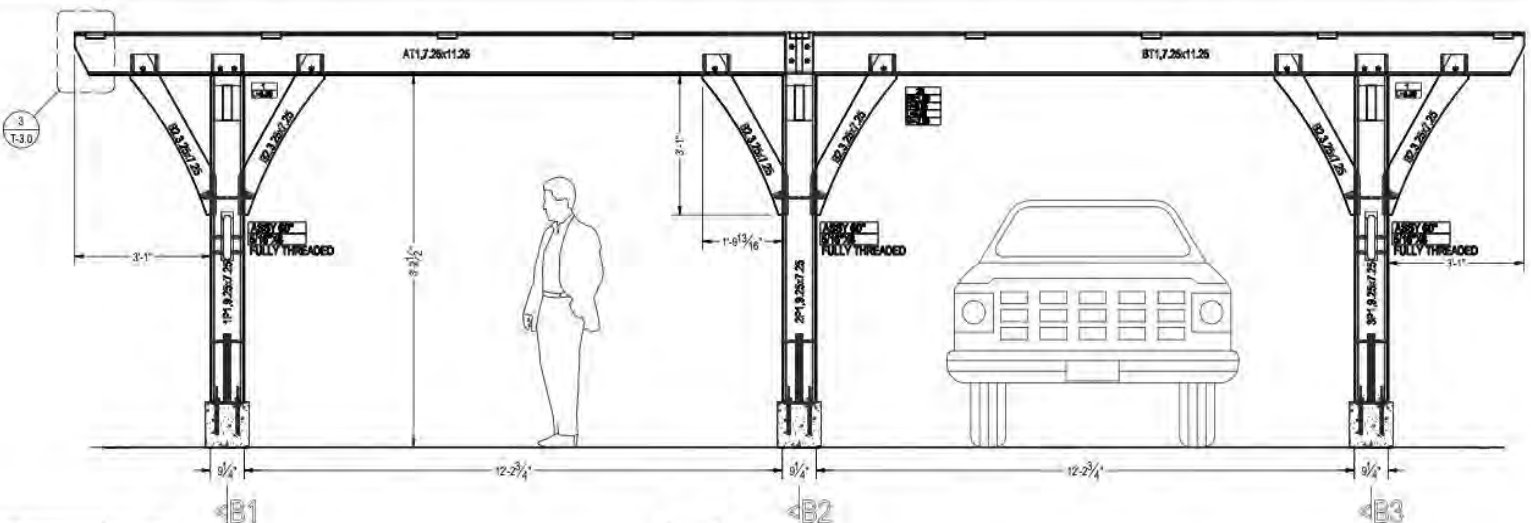
CLIENT INFORMATION
MAZRIA Carpet
1572 Carey Court Road
Spartanburg, SC 29576

ISSUE DATE: 11/12/2021
 DRAWN BY: John Nicholas
 PROJECT MANAGER: Adam Elmer
 RECEIVED BY: Adam Elmer
 DESIGNER: John Nicholas

PROJECT - DRAWING NUMBER
21-A-454

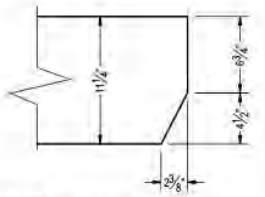
T-3.0

9'-1 3/4"
T.O. PLATE



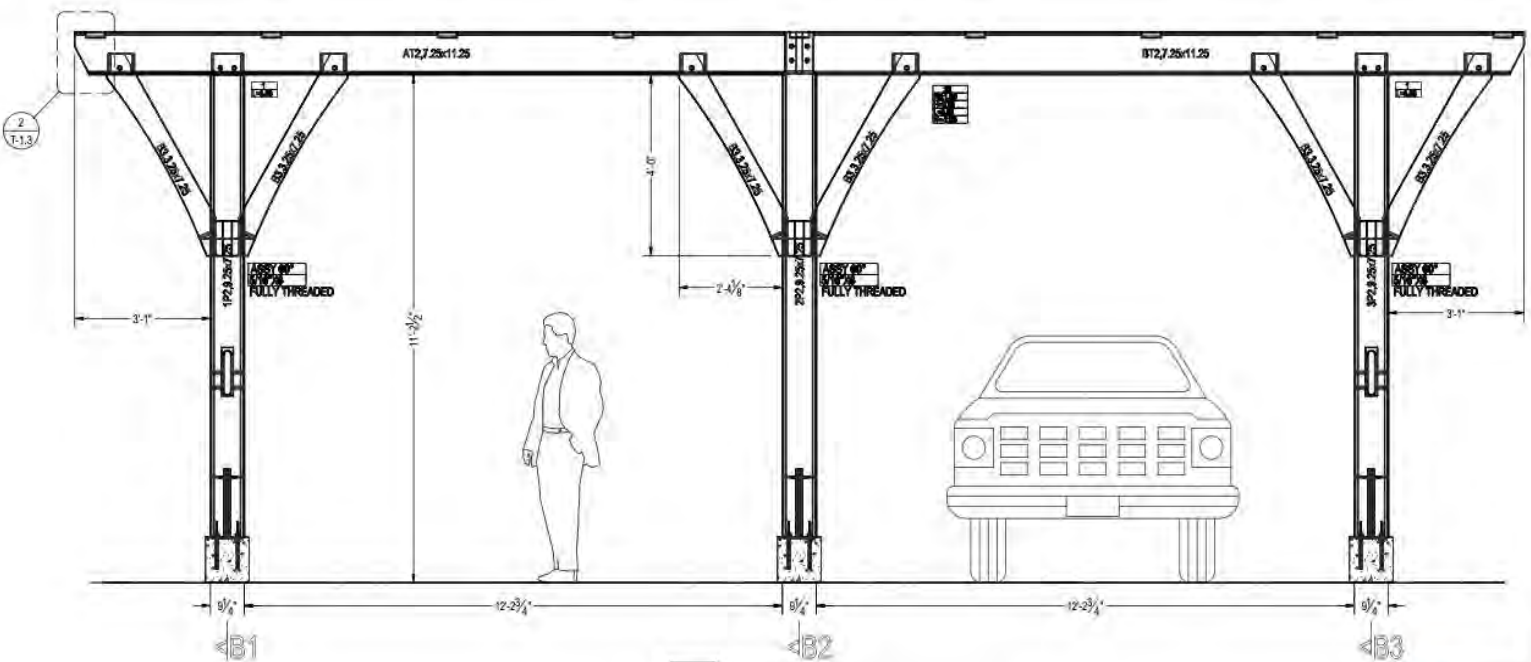
1 SECTION 1
Scale: 1/2" = 1'-0"

0'-0"
T.O. SLAB



3 BEAM END DETAIL
Scale: 1 1/2" = 1'-0"

12'-1 3/4"
T.O. PLATE



2 SECTION 2
Scale: 1/2" = 1'-0"

0'-0"
T.O. SLAB

John Nicholas
Professional Engineer
New Mexico
11/11/2021





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L 585.564.9862 • F 860.457.9132

REVISION INFORMATION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

CLIENT INFORMATION
MAZRIA Carport

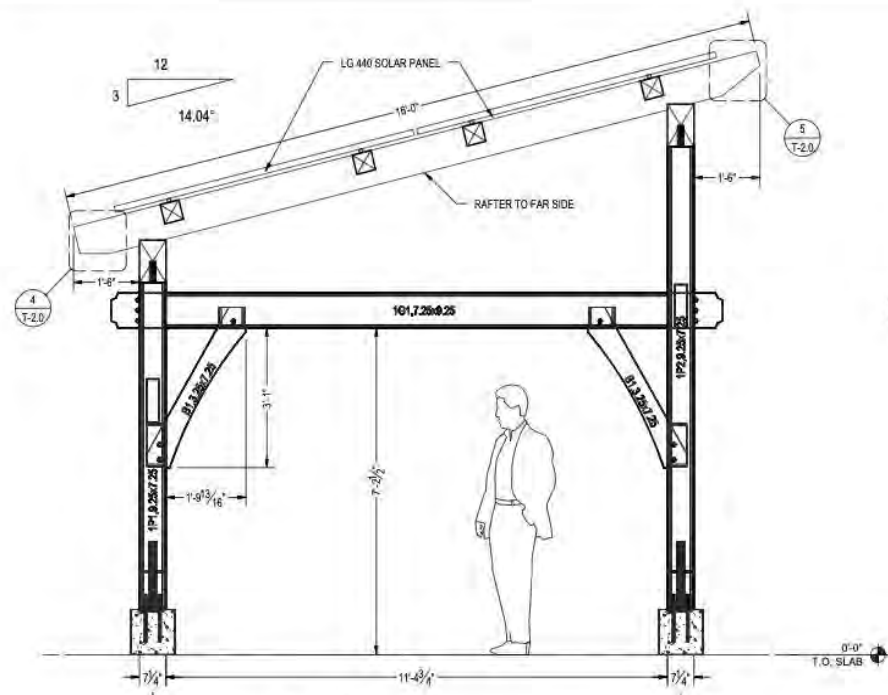
1572 Carrs Court Road
Spartanburg, SC 29176

SPANNING INFORMATION
BENTS 1, 2 & 3

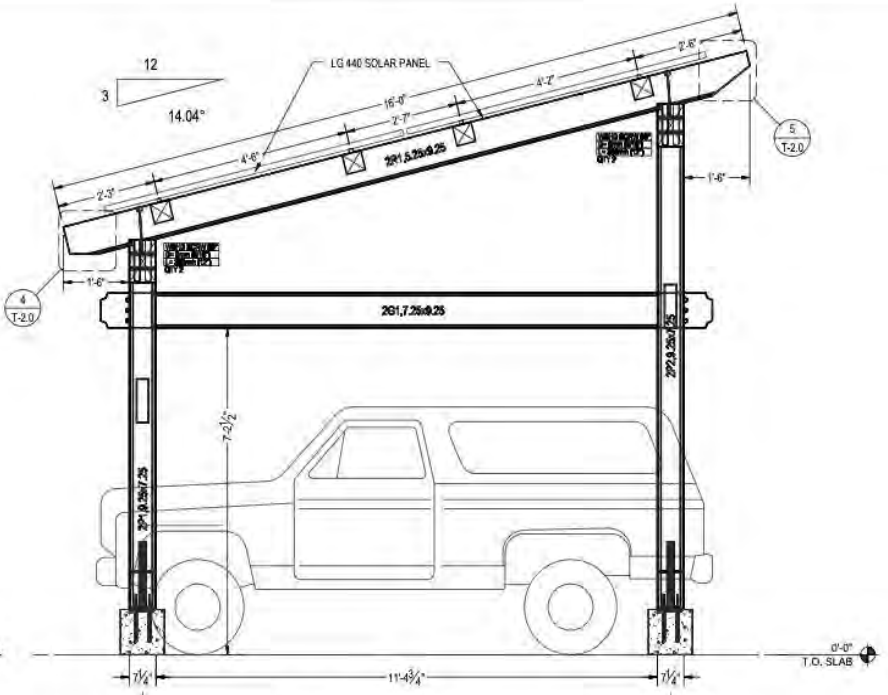
DESIGNED BY: John Nicholas
PROJECT MANAGER: Adam Shaw
DRAWN BY: Adam Shaw
CHECKED BY: John Nicholas
DATE: 11/12/2021

PROJECT - DRAWING NUMBER
21-A-454

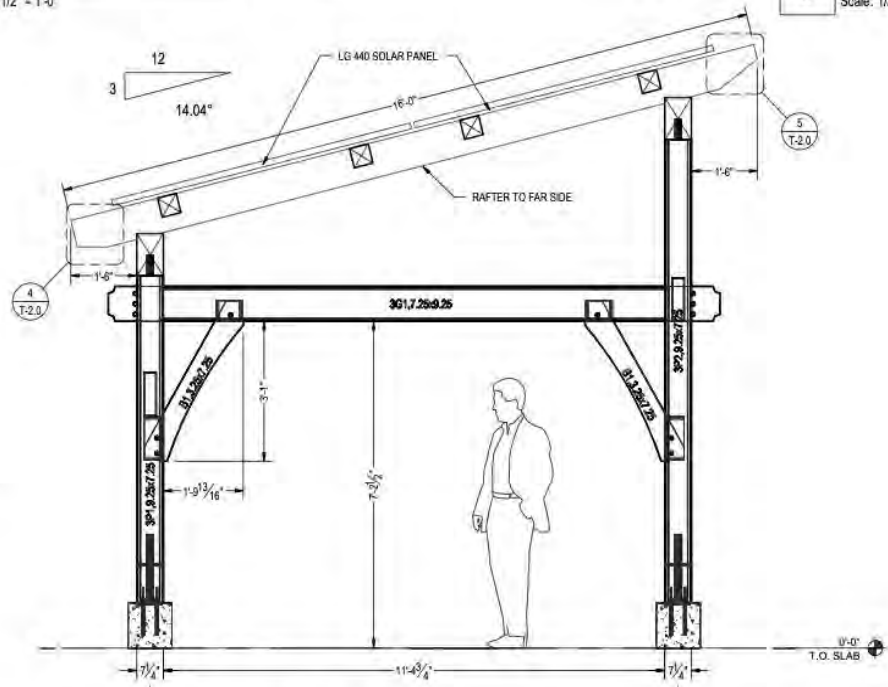
T-2.0



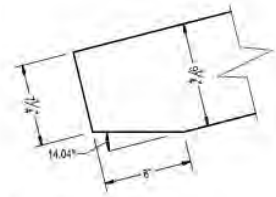
1 BENT 1
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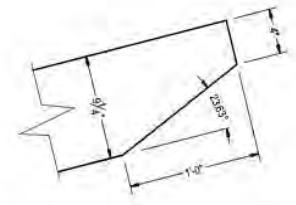
2 BENT 2
Scale: 1/2" = 1'-0"



3 BENT 3
Scale: 1/2" = 1'-0"



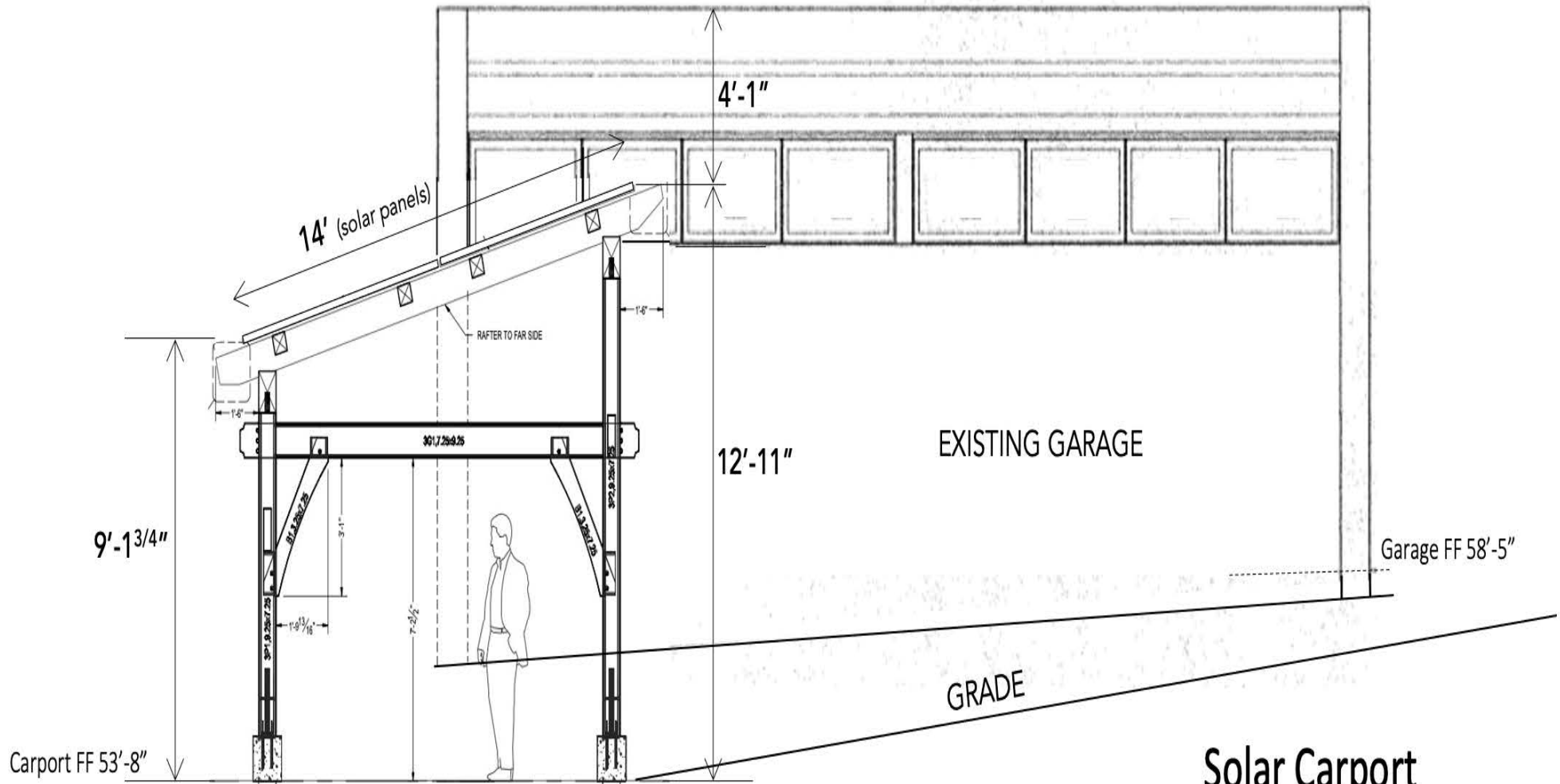
4 RAFTER END DETAIL
Scale: 1 1/2" = 1'-0"



5 RAFTER END DETAIL
Scale: 1 1/2" = 1'-0"

John Nicholas
Professional Engineer
11/12/2021





CARPORT

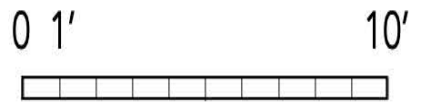
EXISTING GARAGE

GRADE

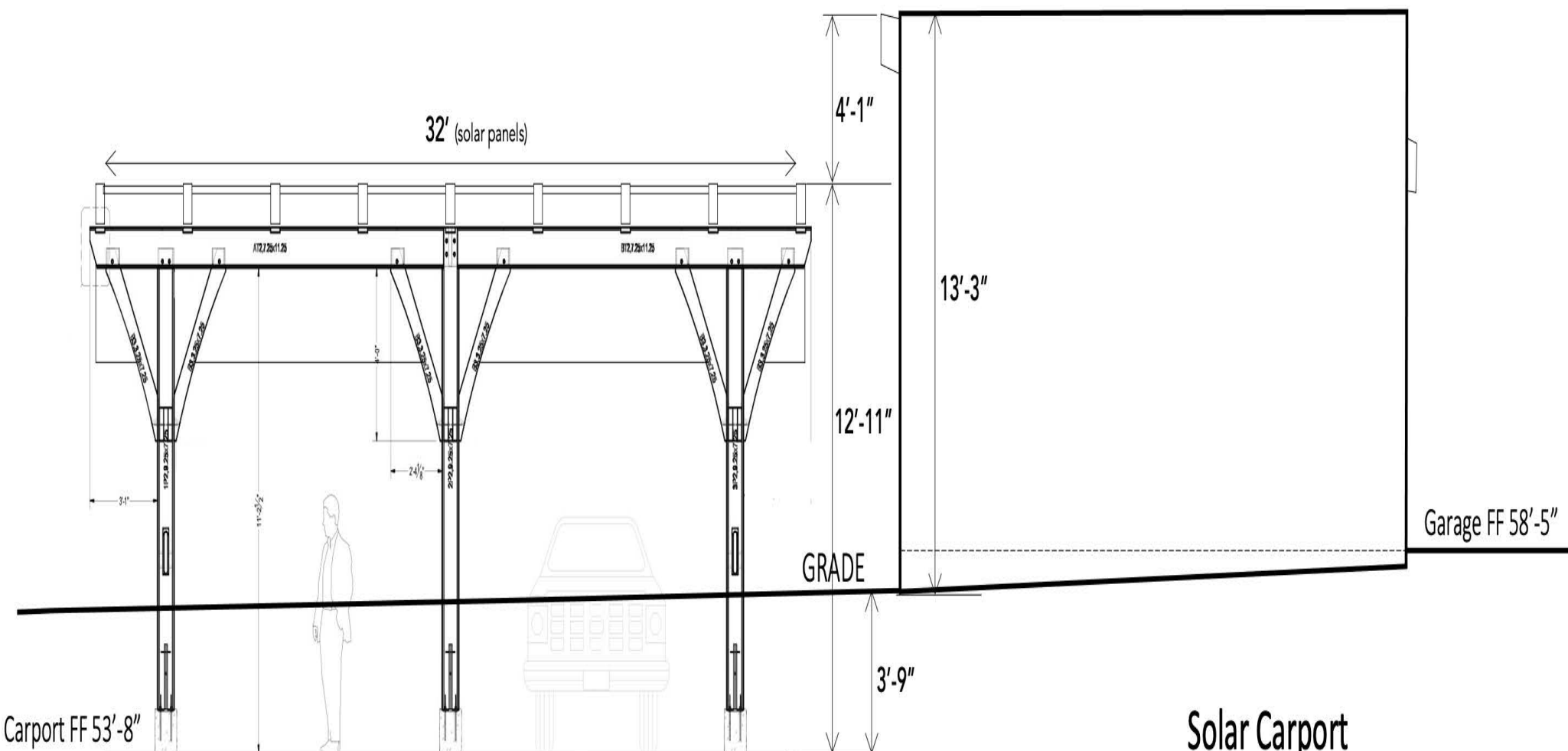
Garage FF 58'-5"

EAST ELEVATION

**Solar Carport
 Mazria/Kepler Residence
 1572 Cerro Gordo Road
 Santa Fe, NM**

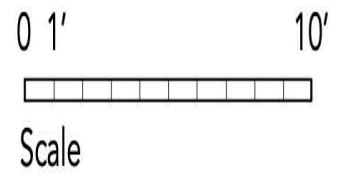


Scale



NORTH ELEVATION

**Solar Carport
 Mazria/Kepler Residence
 1572 Cerro Gordo Road
 Santa Fe, NM**



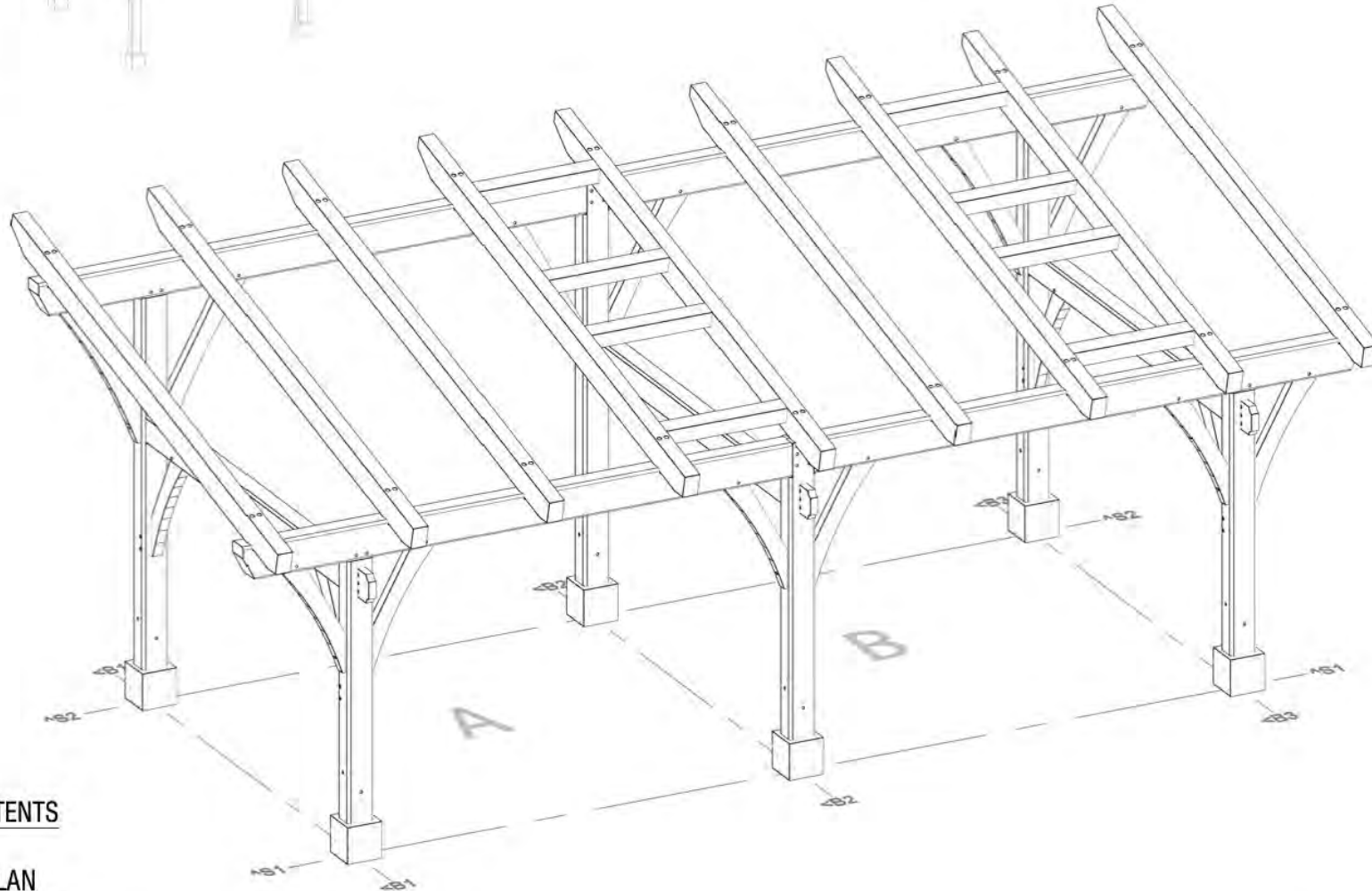
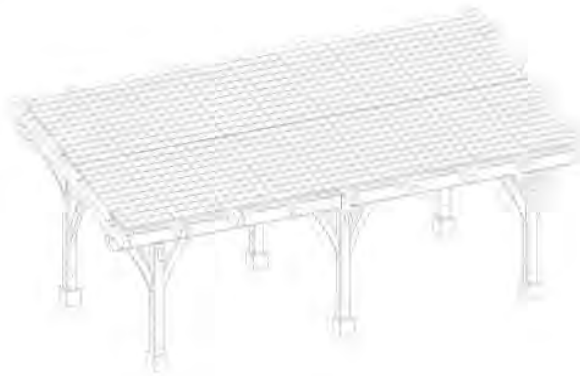


TABLE OF CONTENTS

- T-1.0 POST PLAN
- T-2.0 BENTS 1, 2, & 3
- T-3.0 SECTIONS 1 & 2
- T-4.0 ROOF PLAN
- T-5.0 SOLAR PANEL ARRANGEMENT

1 ISOMETRIC VIEW
Scale: NTS

John Nicholas
11/11/2021
Professional Engineer



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Change is Good. We're Always Ahead.
We provide solutions when it counts. We build what others can't. We do it better. We do it right. We do it on time.

NO.	DATE	BY	DESCRIPTION
1			

CLIENT INFORMATION
MAZRIA Carport
1572 Carron Court Road
Santa Fe, NM 87501

DRAWING INFORMATION
ISOMETRIC VIEW
DATE: 11.12.2021
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
PROJECT MANAGER: [Redacted]
DESIGNER: [Redacted]

PROJECT - DRAWING NUMBER
21-A-454

T-0.2







Perspective from Cerro Gordo Rd.



Adjacent property (view to the east from 1572 Cerro Gordo Road)





Adjacent property (view to the west from 1572 Cerro Gordo Road)



Adjacent property (view to the southwest from 1572 Cerro Gordo Road)



Cerro Gordo Park



1319 Cerro Gordo Rd



Exit Street View



© 2020 Google



1677 Cerro Gordo Rd



Exit Street View



1325 Cerro Gordo Rd



Exit Street View

N





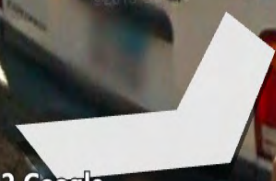
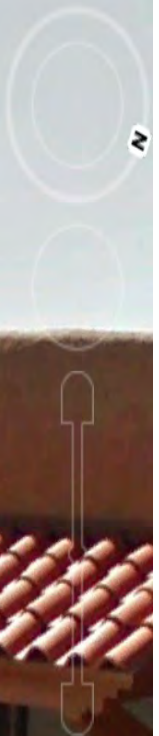
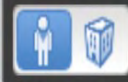
©2019 Google

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675 Gonzales Rd



Exit Street View

z



1115 Canyon Rd

Exit Street View



1298 Upper Canyon Rd



Exit Street View



UPPER CANYON







330 Delgado St



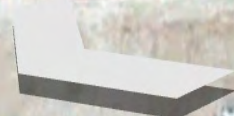
Exit Street View





© 2021 Google

© 2021 Google



826 E Palace Ave



Exit Street View

2



909 Old Santa Fe Trail



Exit Street View



N



542 E Alameda St



Exit Street View





482 Camino Don Miguel



Exit Street View



© 2018 Google

100 Victoria St



Exit Street View





1146 Cam Cacto



Exit Street View



815 E Alameda St



Exit Street View



500 S Guadalupe St



Exit Street View

N





301 Galisteo St



Exit Street View

©2019 Google



99 Sandoval St



Exit Street View



BILBOGRADO



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005348--HDRB

Project Description: 2022-005348-HDRB. 212 A Gonzales Road. Downtown & Eastside Historic District. Contributing. Applicant requests primary facade(s) designation as applicable.

Project Location(s): 212 GONZALES RD A
Santa Fe, NM 87501

Contacts:

Applicant/Owners: Rajah Bose work@firstsite.design
3480 Todos Santos St #A305 Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1950

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 28, 2022
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

Case # 2022-005348-HDRB

Address: 212 Gonzales Road A
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

N/A Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Applicant's building construction and footprint history; City GIS map; aerial photography

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure remain contributing per 14-5.2(C) Designation of Significant and Contributing Structures. If the board agrees that the historic status remains contributing, staff recommends that south elevation façades #1, #2, and east elevation façade #3 be designated as primary excluding the sliding glass door on façade #1.

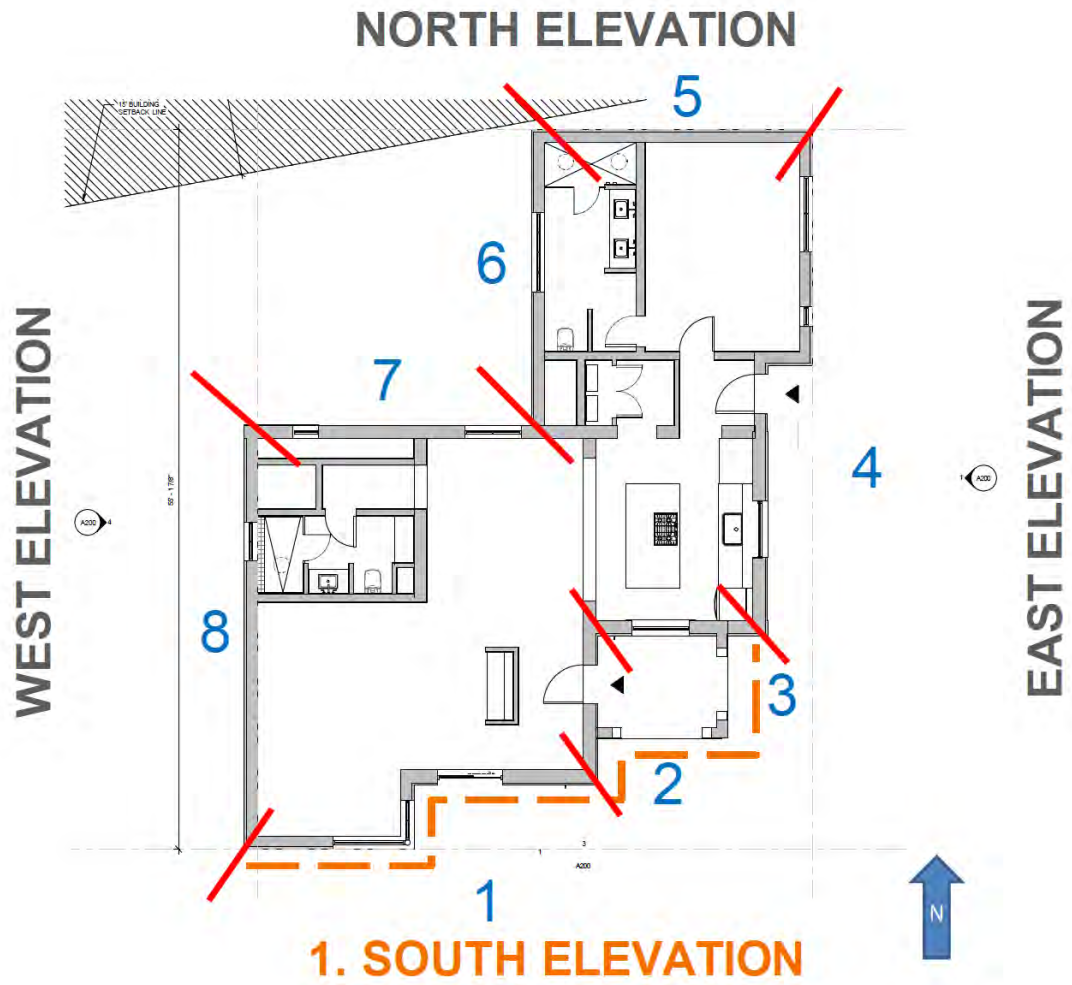
BACKGROUND & SUMMARY:

212 A Gonzales is a 1,465 square foot single-story building believed to have started as an adobe rectangle between 1945, when the lot was purchased, and 1951, based on its first appearance on a 1951 aerial photograph. It can best be described as Santa Fe Style Vernacular Style, consisting of five flat-roofed stuccoed masses, a traditional portal at its southeast entry blended with a variety of mid-century steel casement window and a metal overhang corner porch with a white metal curlicue post on its east elevation. The house features rounded edges and corners and a south portal with wood lintels, typical of Santa Fe Style. The portal has unique curved stucco supporting columns, conveying a buttressed effect. The residence's steel casement windows include a southwest corner double 4-over-3 lite pattern (4 small square panes over three larger panes, the center being the largest with a fixed pane). The rest of the house has 3-over-3 and 3-over-2 steel casements on its south, east, and west elevations, some of which are deep-set. The south elevation includes a recent sliding glass door.

Per the City's GIS map, it is designated contributing to the Downtown and Eastside Historic District. Assigned the 212 A Gonzales Road address, the house is located $\frac{3}{4}$ mile east from Gonzales Road on Lorenzo Lane in an area where most of the houses were previously addressed on Lorenzo Lane. Most of them were subdivided by the same family. Historical building and permit records for this house and others adjacent to it are limited. No previous cases files for this address are found in historic preservation files.

The applicants have requested a primary façade designation as applicable and have provided a construction history, along with a progressive footprint of the changes. Four square rooms were added onto the original 380 square foot rectangular building's east, west, and south elevations between 1951 through sometime after 1960. In typical vernacular manner, the family added rooms as their needs grew.

While the house has changed with multiple additions, most of the changes are historic, excluding the sliding glass door and the aluminum windows on the north elevation. It retains original and historic material and features that comprise a hand-built house that developed over decades with different styles and materials. Its accretion pattern typifies Santa Fe Style vernacular buildings of its era.



6/17/2022

Proposal Letter to the City of Santa Fe HDRB

Regarding: **212A Gonzales Rd, Santa Fe, NM 87501**

Owners/Applicants: Rajah Bose & Tarang Gala

Case Manager: Angela Bordegaray

Subject: Historic Status Review & Primary Facade Designation

To whom it may concern,

We are proposing to have the board evaluate, as a component of their Historic Status Review, which facades of our structure should be designated Primary Facades. The house is currently registered on the city website as being a “contributing” structure, but has no designated facades. The current square footage of the house is 1,465 square feet. Please note that despite its official address, this house is located on Lorenzo Lane, about a quarter mile distance from where Lorenzo Ln. meets Gonzales Rd.

From what the old satellite maps and extreme lack of any formal documentation/permitting tell us, this house had humble beginnings as a simple rectangular 10”-thick adobe wall building, with a wooden roof structure. It is unlikely it was originally used as a house. In the following decades, we believe the building to have been added to significantly during nearly every decade. This is evidenced by many areas that exhibit exterior-type plaster & wire on now-interior walls. Almost all of these additions are poorly built 8” CMU (not core-filled, no rebar), with roof structures ranging from rough sawn 3x6’s to more modern 2x8s. This tells us that the house, as was typical of the time, grew with the families that occupied it, year after year. There is no continuous bond beam, either wood or concrete. Because of the poor maintenance over the years, the adobe, wood, and even CMU have deteriorated badly over the years.

Let it also be noted that the current state of the roof is as follows: the top layers of the roof were removed to examine the breadth of water damage on the deck and beams below. As there was significant damage and structural failure in multiple areas, the roof was removed as a water and safety hazard. No other parts of the exterior facade have been manipulated in any way during our ownership of the property, starting October 2021. As background knowledge, the design proposal (separate from the subject of this letter) includes a new insulated tan TPO roof, in the same location as as before, but with a bond beam over all parts of the existing exterior block.

We look forward to our hearing before your board.

Sincerely,

Rajah Bose & Tarang Gala

Contributing building: Primary façade(s) designation, & Design Review



Applicants/Architects/Owners: Rajah Bose & Tarang Gala

Address: 212 A Gonzales Road, Santa Fe, NM 87501

Zoning: R5

Historic District: Downtown & East Side

VICINITY MAP



Building is currently designated “Contributing”

The screenshot displays a GIS web application interface for the City of Santa Fe. At the top left, the City of Santa Fe logo and the slogan "Mapping the City Different" are visible. A search bar at the top right contains the text "212 gonzales". Below the header is a navigation toolbar with icons for Home, Identify, Print, Export, Share, Save, Open, Pan, Zoom In, Zoom Out, Initial View, Full Extent, Previous Extent, Next Extent, Bookmarks, and Google Street View. A "Layers" panel on the left side is open, showing a list of layers under "PROTECTION DISTRICTS" and "Historic Districts". The "Historic Buildings Status" layer is checked and expanded, showing color-coded categories: Landmark (green), Significant (yellow), Contributing (red), Non-Contributing (orange), and Not Resurveyed (grey). The "Historic Districts" layer is also checked and expanded, showing "Downtown And Eastside HD" (orange) and "Historic Review HD" (cyan). The map shows a grid of streets including "LORENZO LN" and "LORENZO RD". Building footprints are color-coded according to their status. A specific building, labeled "212", is highlighted with a red dashed border, indicating it is currently designated as "Contributing". Other buildings are labeled with numbers such as 211, 211 A, 208 A, 204, 204 A, 1290 A, 216, 214, 210, 206, 212 A, 212, and 158.

City of Santa Fe
Mapping the City Different

212 gonzales

Tools

Layers List Home Identify Print Export Share Save Open Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Next Extent Bookmarks Google Street View

Basic Tools Navigation

Layers

Filter Layers... Filter

PROTECTION DISTRICTS

- Native American Arts or Crafts
- District
- MidtownLINC
- West Santa Fe River Corridor
- Escarpment Overlay District
- Future Land Use
- Historic Buildings Status
 - Landmark
 - Significant
 - Contributing
 - Non-Contributing
 - Not Resurveyed
- Historic Districts
 - Don Gaspar Area HD
 - Downtown And Eastside HD
 - Historic Review HD
 - Historic Transition HD

212 gonzales

LORENZO LN

LORENZO RD

211

211 A

208 A

204

204 A

1290 A

216

214

210

206

212 A

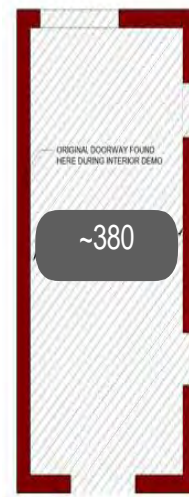
212

158

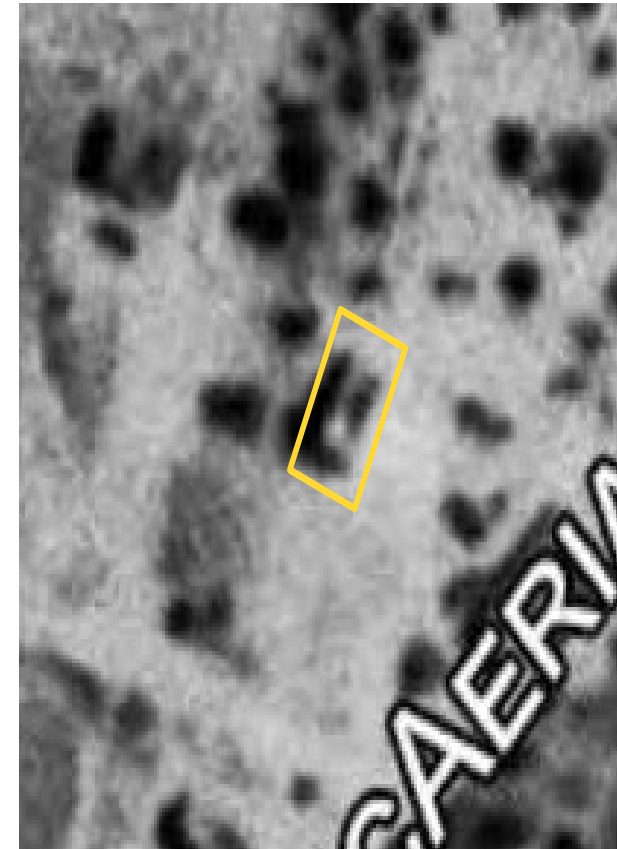
Construction: adobe rectangular structure

Wall material: 12" adobe block

Approx Year: c. 1945 (earliest record of sale) -1951 (earliest image of house)



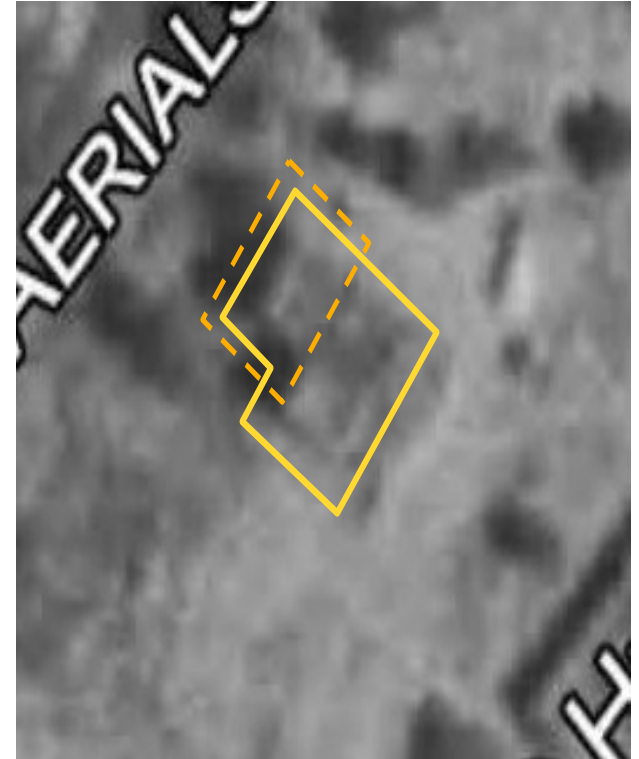
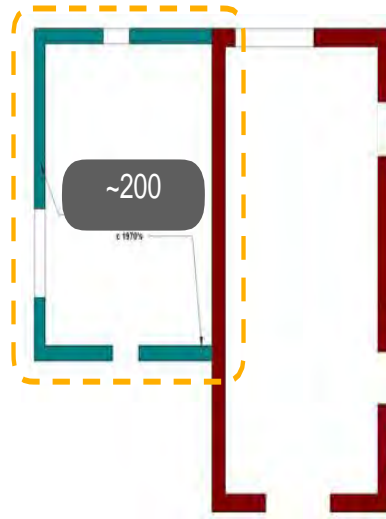
floor plan



1951 aerial image

Land deed in Spanish dating back to 1945

Alteration #2: west bedroom
Wall material: 10" CMU block
Approx Year: c. 1960



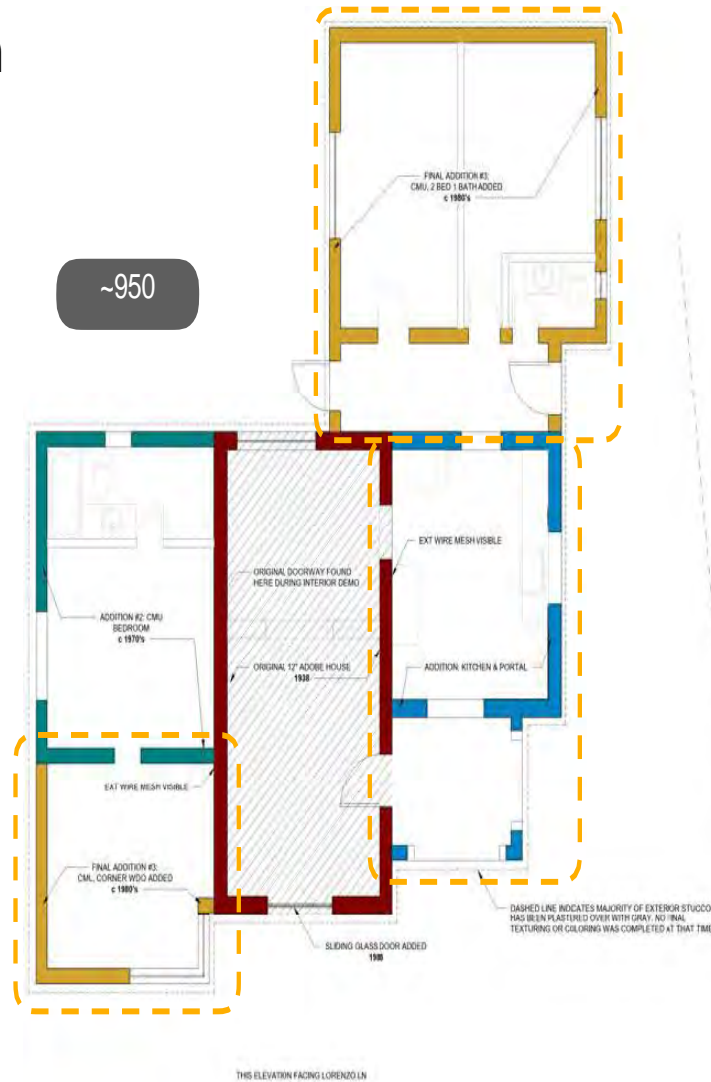
1960 aerial image

Alteration #3: south living, north bedrooms, steel window package

Wall material: 10" CMU block

Approx Year: Unknown

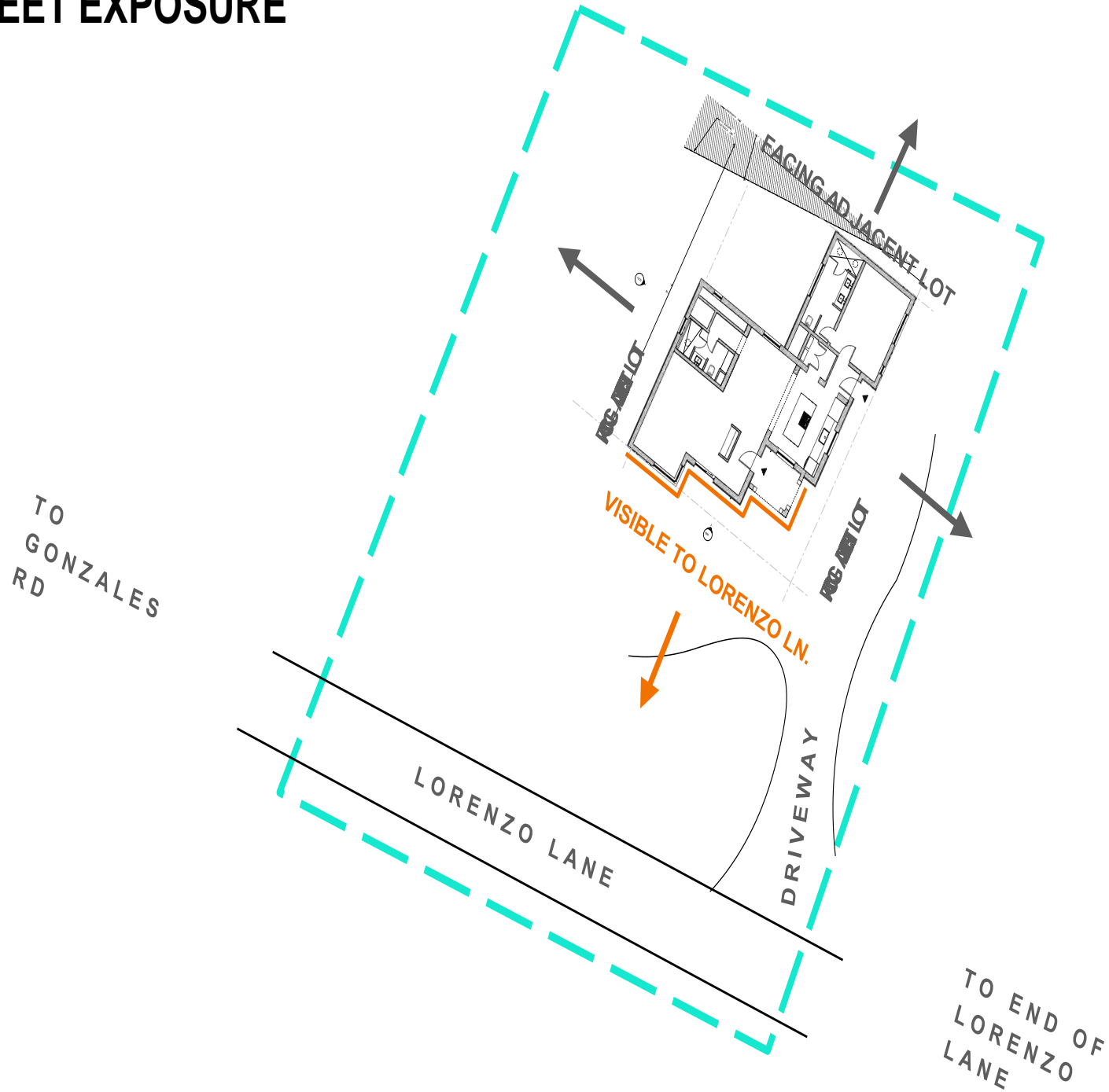
-  c. 1945
-  c. 1950s
-  c. 1960s
-  c. 1970s



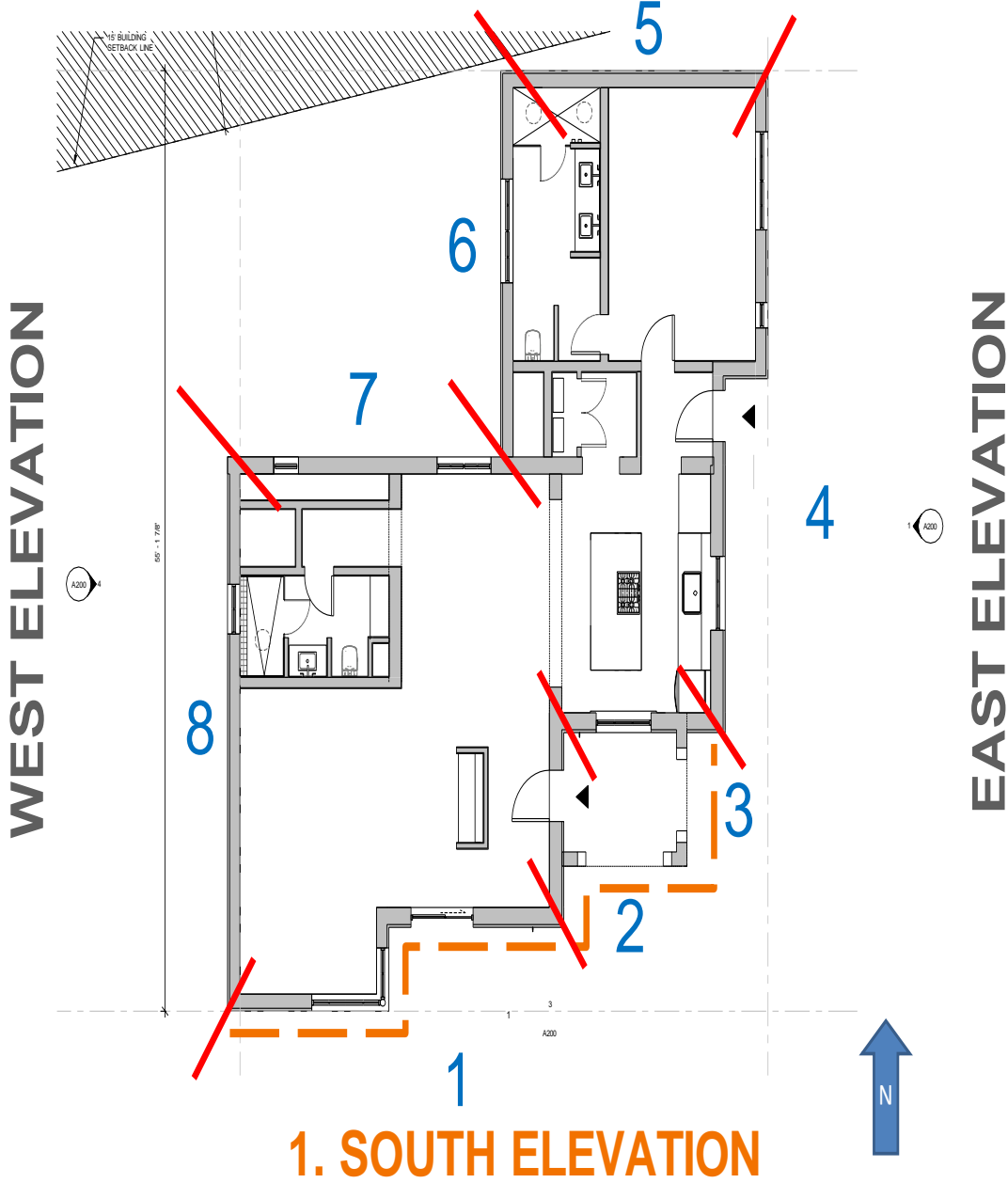
2022 Google maps

ENTER

STREET EXPOSURE

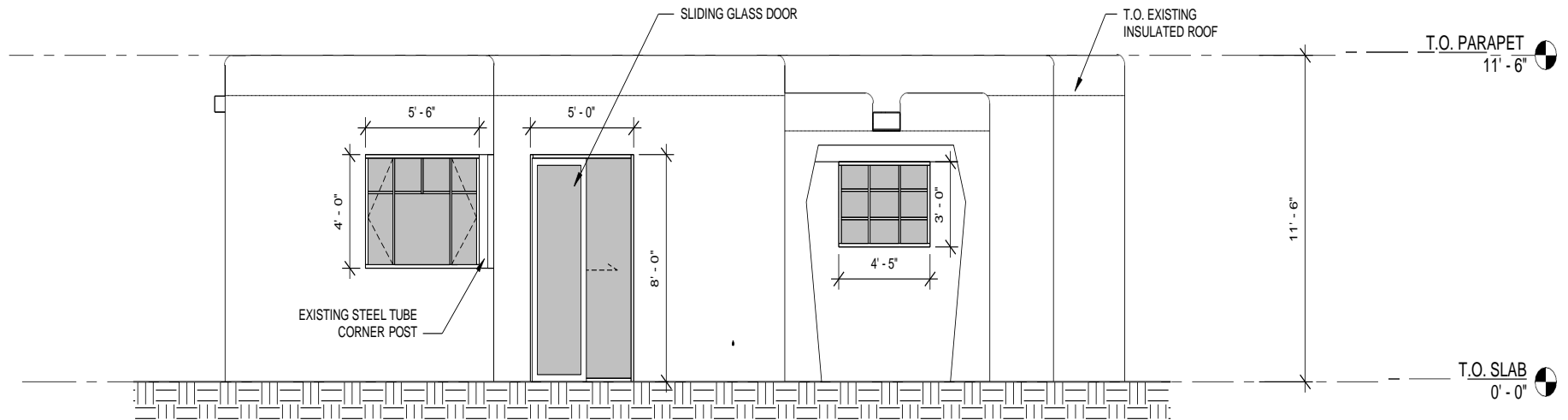


NORTH ELEVATION



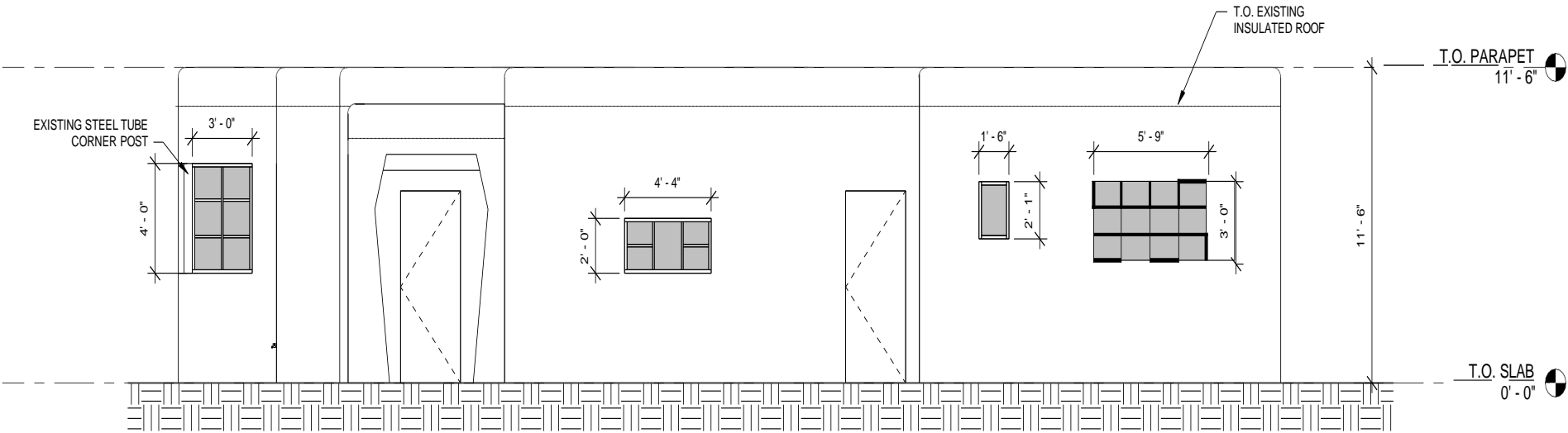
1. SOUTH ELEVATION

1. SOUTH ELEVATION



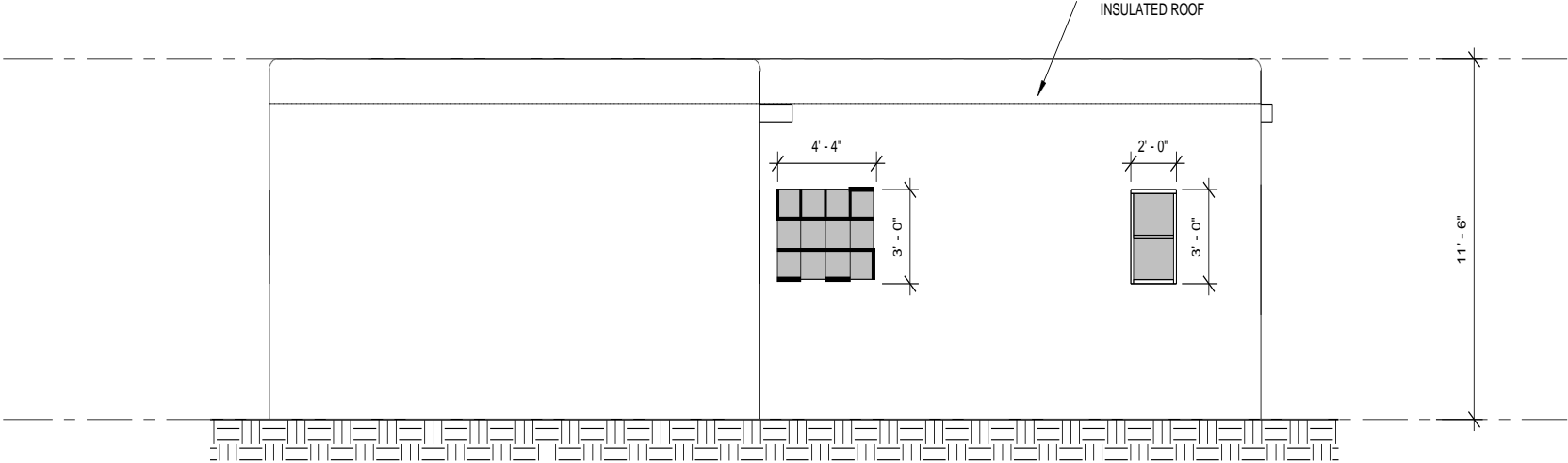
③ SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

2. EAST ELEVATION



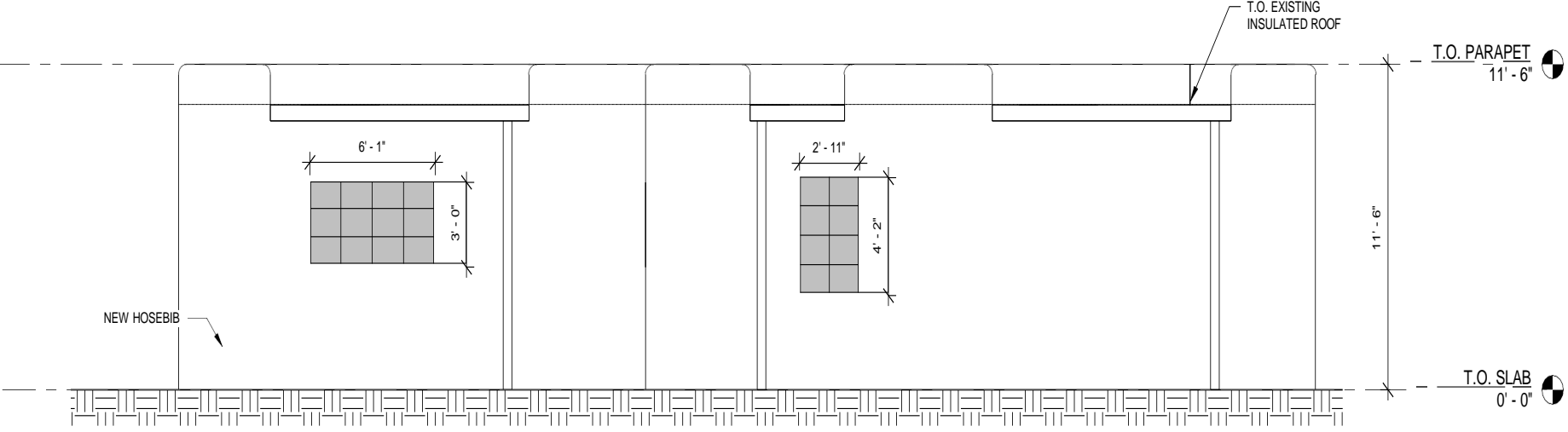
① EAST ELEVATION - EXISTING
1/4" = 1'-0"

3. NORTH ELEVATION



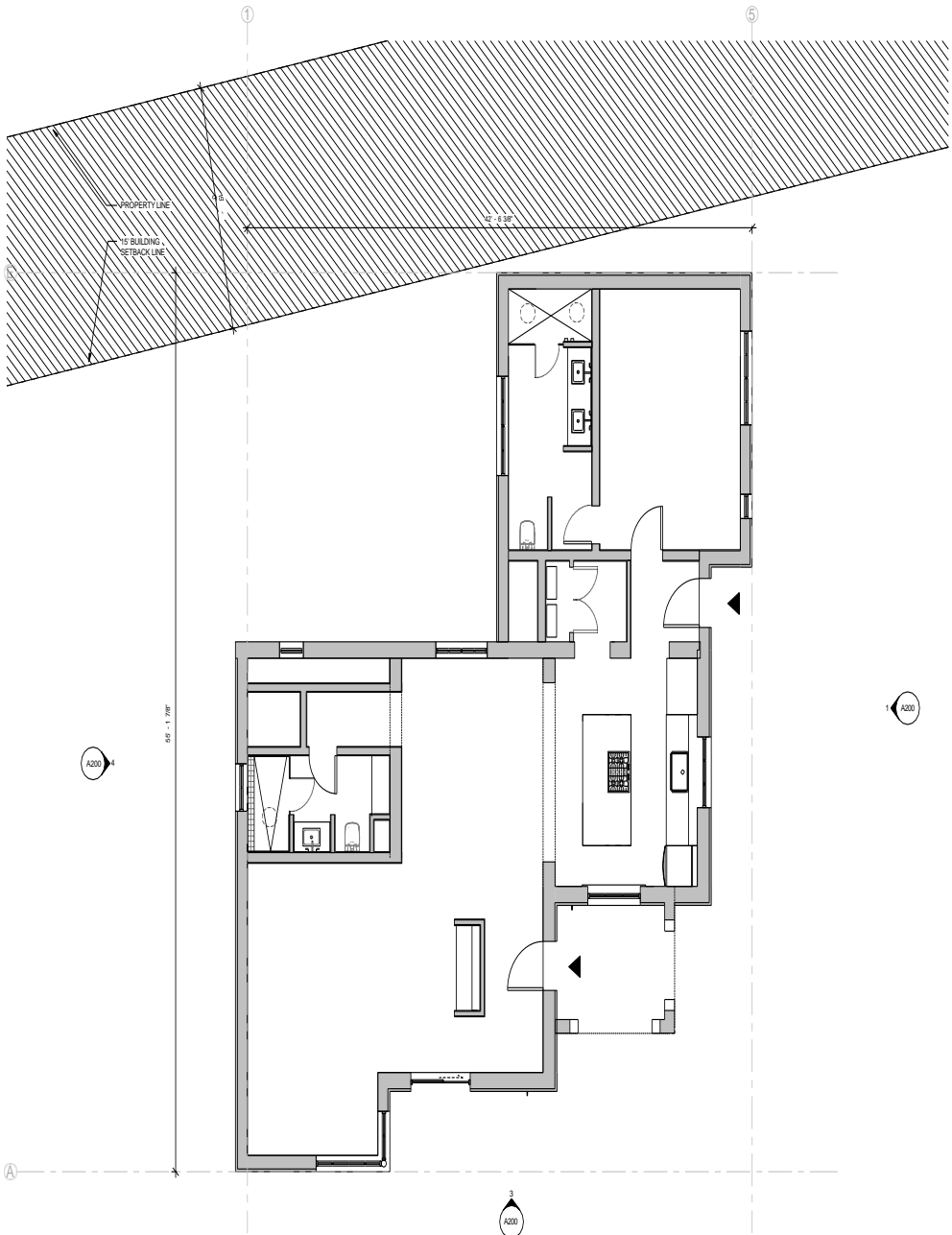
② NORTH ELEVATION - EXISTING
1/4" = 1'-0"

4. WEST ELEVATION



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

Existing Floor Plan



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



- aerials 2018
- 1951 2016
- topos 2014
- atlases 2011
- compare 2009
- overlays 2005
- measure 1996
- 1991
- 1982
- 1981
- 1960
- 1958
- 1952
- 1951



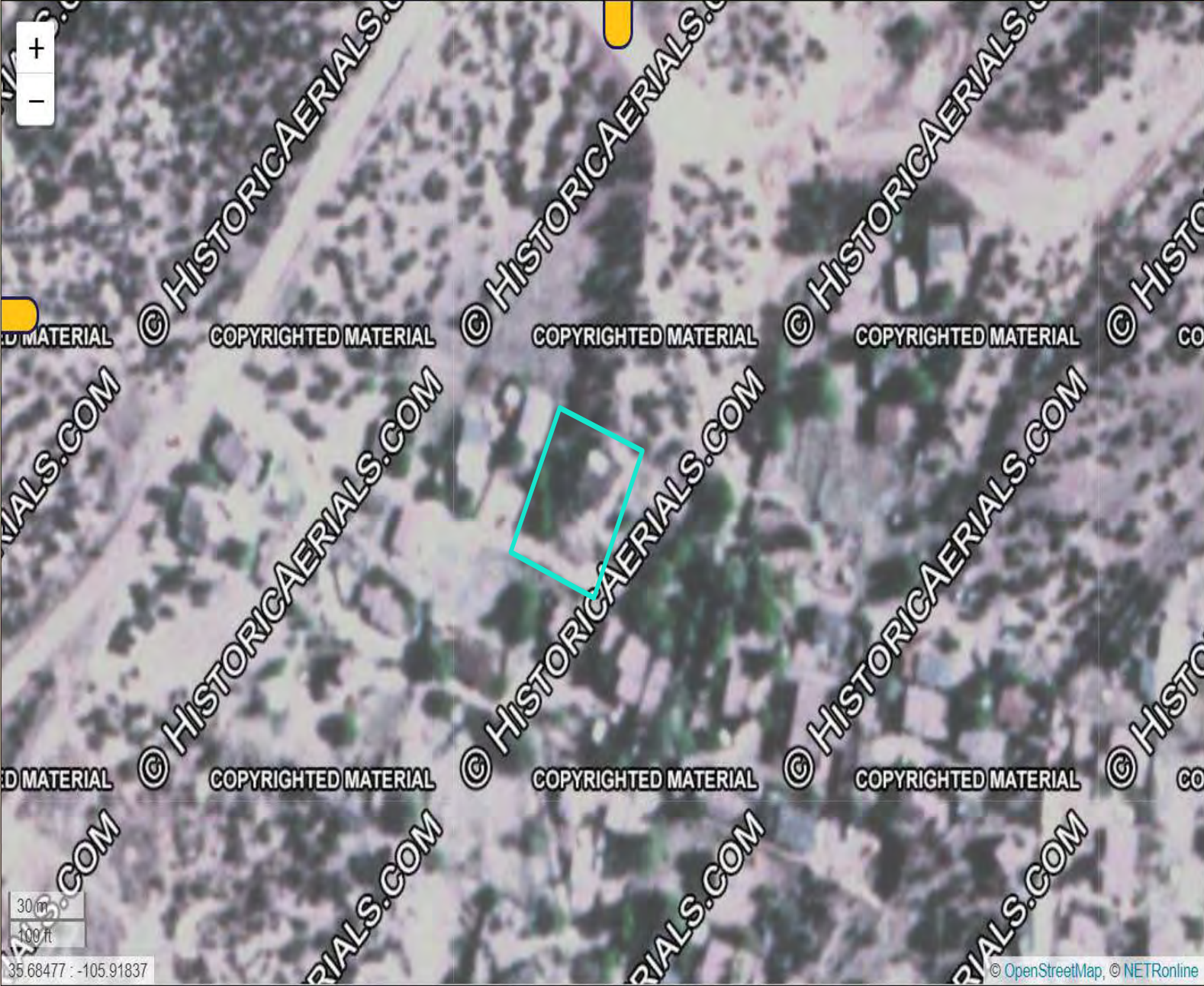
30 m
100 ft
135.68478, -105.91337

- 2018
- 1960
- 2016
- 2014
- 2011
- 2009
- 2005
- 1996
- 1991
- 1982
- 1981
- 1960
- 1958
- 1952
- 1951



20 m
50 ft
35.68523 -105.91624

aerials	2018
1981	2016
topos	2014
atlases	2011
	2009
compare	2005
overlays	1996
measure	1991
	1982
	1981
	1960
	1958
	1952
	1951



30 m
100 ft
35.68477 : -105.91837

City of Santa Fe, New Mexico

memo

DATE: June 28th, 2022
TO: Historic Districts Review Board Members
FROM: Carly Piccarello, Historic Preservation Division Manager

Case # 2022-005448-HDRB

Address: 532 Don Gaspar Ave.
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Forms
- Zoning Review Sheet
- Other: HCPI for 528 Don Gaspar (twin)

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: N/A

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as significant, with the garage being maintained as contributing per 14-5.2(C) Designation of Significant and Contributing Structures. If the HDRB designates historic status as contributing, staff recommends the east and south elevations as primary.

BACKGROUND & SUMMARY:

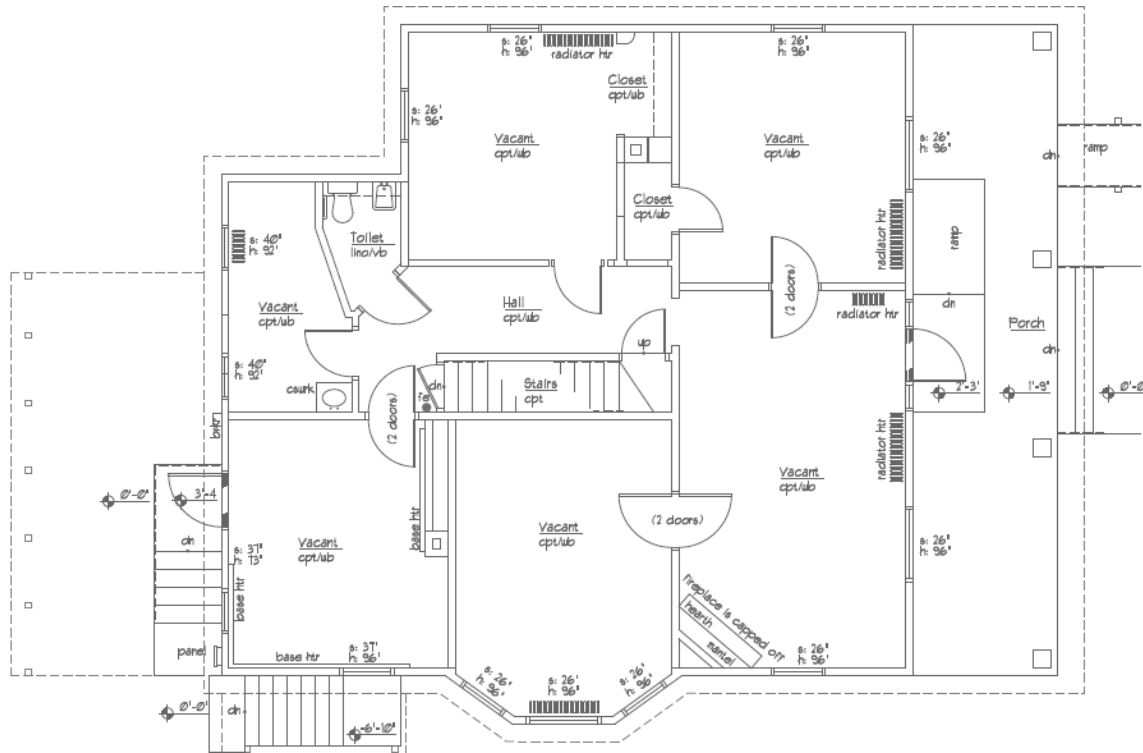
532 Don Gaspar Avenue is a single-family, Craftsman Bungalow residence listed as contributing to the Downtown and Eastside Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Avenue and Don Gaspar Avenue. It has a detached garage to the west of the main house, that was designated as contributing. In 2000, the HDRB approved a proposal to remodel it.

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding. Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east façade are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west façade is a dormer window, four double hung windows, and a single light door. A wooden ramp was also added at a later date to the front/east porch. A small white picket fence attached to the porch and extend southward to the edge of the property. 532 Don Gaspar Avenue appears to be a twin to 528 Don Gaspar Avenue, with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era that they were built. Both contributing highly to the streetscape and district.

The 1982 HCPI documents the structure as contributing. The 1995 HCPI documents it as significant. City records show this house as contributing. The 1982 Don Gaspar Historic District National Register Nomination notes that it is named as such because the street encompasses the most variety of unique and historically significant architecture.

The applicant requests a primary façade designation. Currently, this structure is listed as contributing by the City and due to the given information, staff requests a status review.

NORTH



SOUTH

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.



•ARCHITECTS•



June 23, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Primary Elevation Designation
532 Don Gaspar Avenue
Santa Fe, New Mexico

Dear Carly,

Per our original letter May 2, 2022 we have submitted the following:

1. Historic District Application.
2. Photos of existing Facades.

Today we are submitting the following:

1. Existing Site Plan.
2. Existing Floor Plans.
3. Existing Exterior Elevations.

The subject property was built around 1920.

Should you have any questions, please don't hesitate to contact me.

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm

K:\Projects\2021.18\WP\SD\Codes\Historic District\Applications\Designation\20220623 Letter.wpd

Attachments

cc: Andras Szantho, Esq.

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	Pitched gable w/ metal tile, cross-gable north to south, projecting dormer, hip E-W
	BUILDING WALLS	Red brick
	FOUNDATIONS	Raised concrete foundation with basement
	DOORS	E- large light wood door w/ dentil moulding, raised wood medallion, 3 light operable transom and sidelights W- wood panel with single upper light and transom
	WINDOWS	E- 1/2 dhw w/ wood frames, concrete sills S- bay 1/2 w/ wood cornice flanked by 1/2 windows w/ conc. sills W- 2 2 light casements N- 3 1/2 dhw w/ wood frames, concrete sills
	PORCHES OR PORTALES	E- projecting hip roof of metal tile, wd cornice, bead board ceiling & brick piers raised painted stone/concrete slabs, concrete steps & wd. ramp W- wood lattice w/ wd steps w/ balustrade
	BALCONIES	
	COURTYARDS	NW flagstone patios
	FENCES/WALLS	SW corner white picket, w wood lattice, N chain link E- no fence
	ARCH. DETAILS	
OTHER		
COMMENTS	Dormer has hexagonal painted exterior tile, suggesting it was added at a later date metal storm windows, brick chimneys, swamp cooler Exterior basement entrance SW w/ shed roof	

ADDITIONAL PHOTOGRAPHS



#31 N. elevation



#33 S. elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

532 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1803

SURVEYED/RESEARCHED

DATE _____ BY _____



34

S. elevation



35 W. elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION	ADDRESS	ID NUMBER: 0516
	532 DON GASPAR	SANTA FE ID NUMBER:
		SURVEYED/RESEARCHED
		DATE _____ BY _____



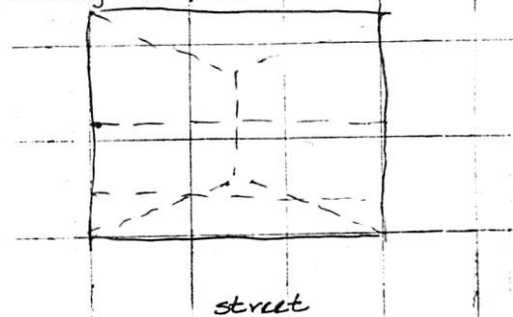
#36 NW corner

Associated building: Garage 21' x 21'
 historic use: garage
 Current use: storage
 Shed roof w/ block coping, wood & metal fascia,
 stuccoed on entire structure, wood lintel over
 door has been stuccoed over, double leaf wd
 planks door, standing seam metal roof, battered
 walls (due to adobe construction)

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 304	UTM reference zone 12 (13)	easting 414700
location description 532 Don Gaspar		city/town Santa Fe	northing 32700
land grant/reservation			

building name	legal description tensp N S range E W sec 1 1/4
---------------	--

film roll by E.T. no. 11	negative nos. 2A	loc. of neg. City of Santa Fe	building-site plan
-----------------------------	------------------	----------------------------------	--------------------



date of construction 1910 estimated 1912-1928 actual

source City Directory - Sanborn
use residential
historic residential

condition excellent <input checked="" type="checkbox"/> good fair <input type="checkbox"/> deteriorating
--

style lace Victorian	foundation material concreted over
	wall material/surface brick

degree of remodeling minor <input checked="" type="checkbox"/> moderate <input type="checkbox"/> major <input type="checkbox"/>
describe:

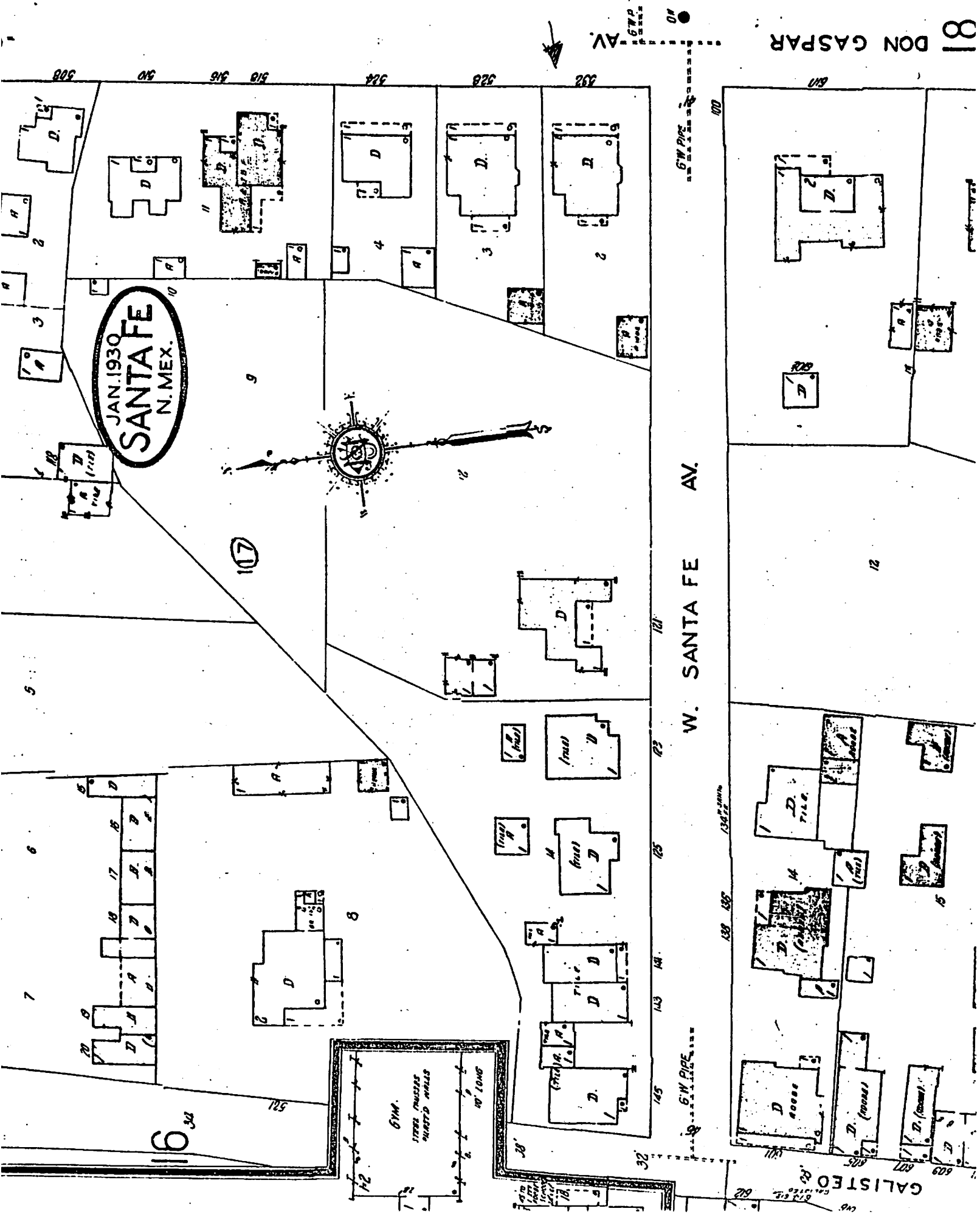
architectural features gable roof: gables covered w/ pressed metal porch across front cross gable - front truncated wd d ph 1-1 top & side lights door

surroundings Mid
relationship to surroundings similar <input checked="" type="checkbox"/> not similar <input type="checkbox"/>

district potential yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
significance significant <input checked="" type="checkbox"/> contributing <input checked="" type="checkbox"/> date
supporting <input type="checkbox"/> intrusive <input type="checkbox"/>

comments similar to #303 Justin Thomas - built in early teens 1936-37 cd - McCauley 20 1928 cd Tyler WC Tyler's drug store on 1930 Sanborn

associated buildings? <input checked="" type="checkbox"/> yes what type? adobe garage if inventoried, list ID nos.
see back? <input type="checkbox"/> yes



JAN. 1930
SANTA FE
 N. MEX.

GYM.
 17000 SQUARE FEET
 40' LONG

W. SANTA FE AV.

CALISTO

107

16

138 135

121 122

328

328

328

316

316

308

607

610

12

6\"/>

32

125

122

121

121

121

121

121

01

AV.



IDENTIFICATION	ADDRESS: 532 Don Gaspar Avenue (rear)	OLD ID NUMBER:	
	UTM REFERENCE EASTING NORTHING ZONE 12 13 414770 3948500	LEGAL DESCRIPTION: TNSP 17N RANGE 9E SEC 28 NW 1/4 NE 1/4	SANTA FE ID NUMBER: 18031
	FIELD MAP Santa Fe Historic Status Map 1996	BUILDING NAME:	
	DATE OF CONSTRUCTION: 1930 ESTIMATE 1930 ACTUAL	SOURCE(S) City Dir. Sanborns	
BUILDING DATA	ARCHITECTURAL STYLE: New Mexico Vernacular	PHOTO	
	USE: HISTORIC: residential garage OTHER _____ PRESENT: residential storage OTHER _____		
	SURROUNDINGS: residential		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S) _____		
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR EXPLAIN:	SITE PLAN		
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED			
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE		
	LOCAL DESIGNATION: <u>Don Gaspar</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof , metal with parapet at front		
BUILDING WALLS	adobe		
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.)	12 feet
DOORS	pair of vertical wood board doors approx 4 feet wide each		
WINDOWS	none		
PORCHES OR PORTALES	none		
ARCHITECTURAL DETAILS			
FENCES/WALLS	chain link fence at sidewald & conc. blk. wall at back		
SITE FEATURES	asphalt paving surrounding building		
OTHER/ COMMENTS	old Doctor office sign remains		

ADDITIONAL PHOTOGRAPHS



SECTION: ARCHITECTURE, SITE, UTILITIES, MATERIALS, FINISHES, ETC.

PROJECT NO. 1001000

ROOF & DRAINS	shed roof, metal with panel at front
SUB-DRAIN WALLS	slope
FOUNDATIONS	concrete
DOORS	pair of vertical wood board doors approx 4 feet wide each
WINDOWS	none
PORCHES OR PORTALES	none
ARCHITECTURAL DETAILS	
FENCE/WALLS	chain link fence at sidewalk & conc. blk. wall at back
SITE FEATURES	asphalt paving surrounding building
COMMENTS OTHER	old Doctor office sign remains

12 feet


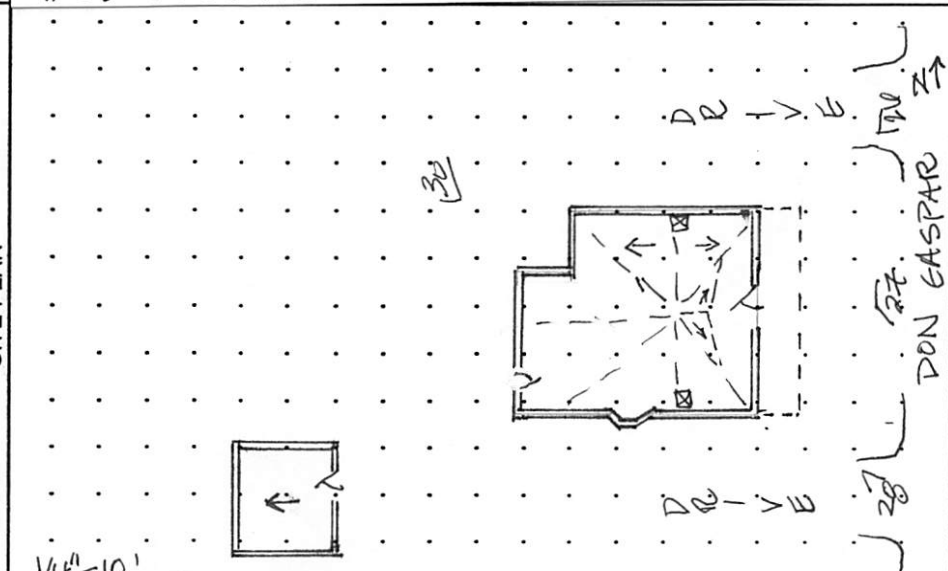
APPROX HEIGHT (FT.)

532 Don Gaspar
Ave.
(near)

**THE ATTACHED SURVEY FORM REFLECTS
HISTORIC BUILDING SURVEY WORK THAT WAS
COMPLETED DURING MAY – AUGUST OF 2000.
RESULTS OF THE SURVEY AS REFLECTED ON
THE ATTACHED HAVE NOT BEEN ADOPTED BY
THE HISTORIC DESIGN REVIEW BOARD. IT
SHOULD BE CONSIDERED PRELIMINARY FOR
PURPOSES OF PLANNING. THIS IS TRUE AS OF
11/04.**

**PLEASE SEE DAVID OR MARISSA FOR
MORE INFORMATION OR CLARIFICATION.**

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION	ADDRESS: <u>538 DON GASPAR</u>	ID NUMBER: <u>051600 303</u>	
	UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>	LEGAL DESCRIPTION: TNSP <u>17</u> <u>N</u> S RANGE <u>9</u> <u>E</u> W SEC <u>25</u> <u>NW</u> 1/4 <u>NE</u> 1/4	BUILDING NAME: <u>—</u>
	FIELD MAP <u>Santa Fe Historic Structures Survey, 1983-85/1992</u>	SANTA FE ID NUMBER: <u>H-1802</u>	
	DATE OF CONSTRUCTION: <u>ESTIMATE 1928-9 ACTUAL</u> SOURCE(S) <u>CITY DIREC.</u>		
ARCHITECTURAL STYLE: <u>Craftsman / Bungalow</u>	PHOTO		
USE: <u>Commercial</u>			
HISTORIC: <u>residential</u>			
PRESENT: <u>residential</u> OTHER <u>commercial</u>			
BUILDING DATA	SURROUNDINGS: <u>Bldgs = res.</u> <u>Res & com. uses</u>	#27 E. elevation	
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	WHAT TYPE? <u>garage converted to office</u> IF INVENTORIED, LIST ID NUMBER(S) _____		
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING	
EXPLAIN: _____	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE LOCAL DESIGNATION: <u>Don Gaspar</u> HISTORIC DISTRICT <input checked="" type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
SIGNIFICANCE	OVERALL CONDITION: <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
	BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

SURVEYED 1995 BY HR/DB

NEGATIVES WITH NMHPD ROLL # 101 NEG # 26 TO 28, 30

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	Ritched gable w/ metal ^{Painted} tile, cross gable north-south, hip E-W, E gable modern fixed ^{lit} window
	BUILDING WALLS	Red brick
	FOUNDATIONS	Raised conc. foundation w/ basement
	DOORS	E - large lit w/ door w/ dentil moulding, raised wd. medallion, 3 light fixed transom & metal screen door W - wood panel w/ single upper light & transom; metal screen door
	WINDOWS	E - 1/2 dhw w/ wd frames, conc sills (no orig screens) S - bay 1/2 dhw w/ wd cornice, flanked by 1/2 dhws, awning basement window at bay W - 2 2light casements N - 2 1/2 dhw w/ wd frames, conc sills
	PORCHES OR PORTALES	E - projecting hip roof of metal tile, wd cornice, bead board siding & brick piers, rod iron railings & bannisters W - no porch
	BALCONIES	
	COURTYARDS	
	FENCES/WALLS	
	ARCH. DETAILS	

OTHER

COMMENTS No exterior basement entrance
W entrance wood steps & bannister



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

528 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1802

SURVEYED/RESEARCHED

DATE 8/95 BY UP/DB



30 W-elevation

Associated building: Garage 21' x 21'

historic use: Garage

current use: Office

Over entrance (E) awning w/ simple wooden brackets
 red metal roof, 1 alum sliding window, wood
 panel door w/ screen, battered adobe construction

City Directory 1928 C.M. Neel

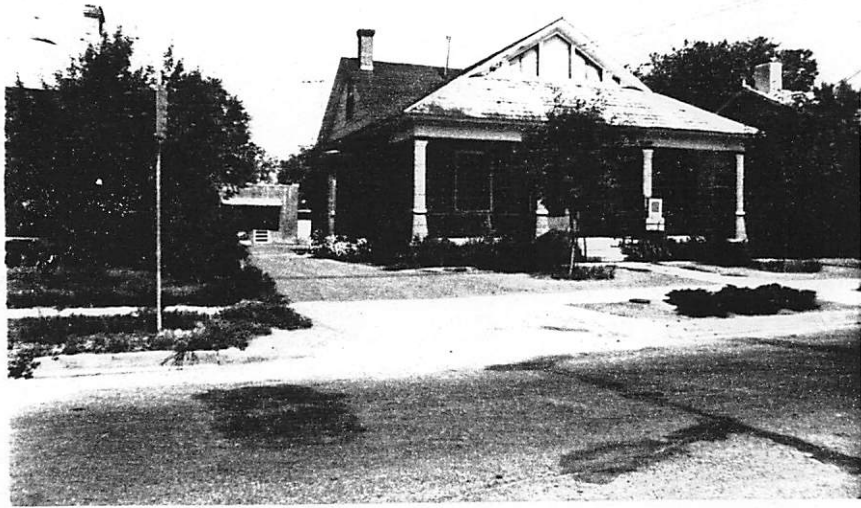
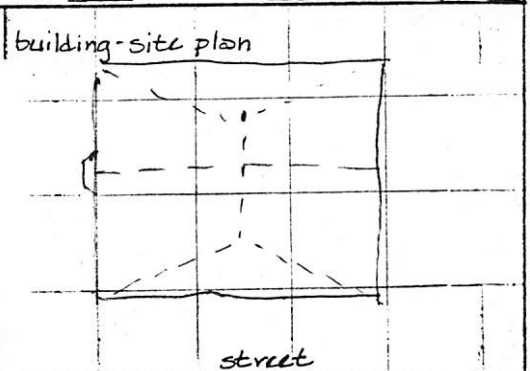
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

41802

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 303	UTM reference zone 12 (3)	easting 411200
location description 528 Don Gaspar		city/town Santa Fe	northing 37,000
building name		land grant/reservation	

legal description tnsp N S range E W sec 1/2 1/2

film roll by F.T. no. 11	negative nos. 1-A	loc. of neg. City of Santa Fe
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date of construction 910 estimate before 1928 actual
source City Directory - Sanborn
use residential
present other office
historic residential
other

style Late Victorian	foundation material concrete over brick
	wall material/surface brick

condition excellent <input checked="" type="checkbox"/> good fair <input type="checkbox"/> deteriorating
--

architectural features gables pressed metal cross gable - front truncated windows in front gable. porch across front top: side light - door wd d/h 1-1
--

degree of remodeling minor <input type="checkbox"/> moderate <input checked="" type="checkbox"/> major <input type="checkbox"/>
--

comments side bay window

describe: front gable

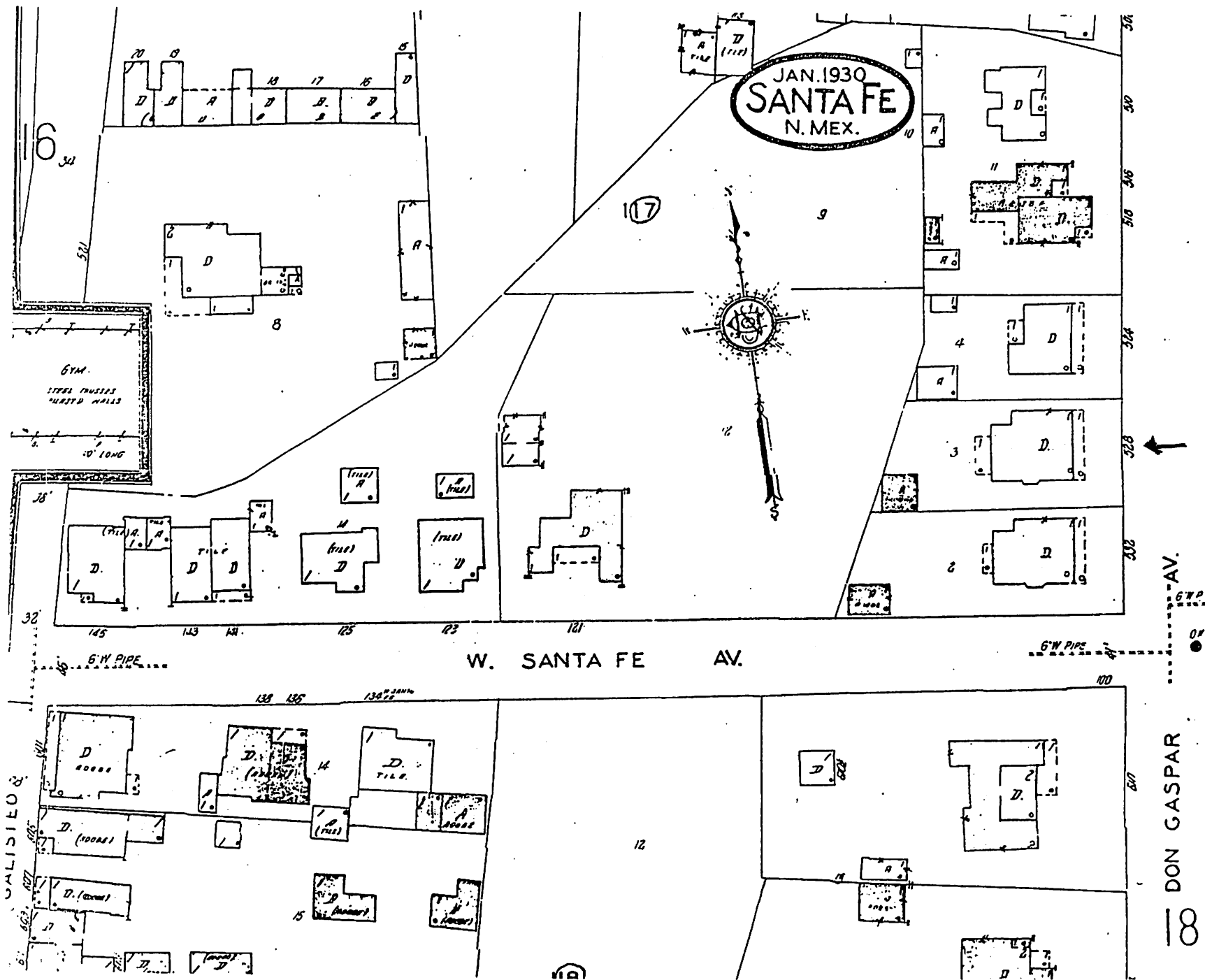
surroundings new
relationship to surroundings similar <input checked="" type="checkbox"/> not similar <input type="checkbox"/>

district potential yes <input checked="" type="checkbox"/> no <input type="checkbox"/>

significance significant <input type="checkbox"/> contributing <input checked="" type="checkbox"/>
supporting <input type="checkbox"/> intrusive <input type="checkbox"/>

associated buildings? <input checked="" type="checkbox"/> yes
what type? garage converted to office
if inventoried, list ID nos.
see back? <input checked="" type="checkbox"/> yes

1936-37cd - Neel GYM
1928cd - Neel GYM civil: hydraulic engr
Realtors Assoc of NM
on 1930 Sanborn



JAN. 1930
SANTA FE
 N. MEX.

117

6

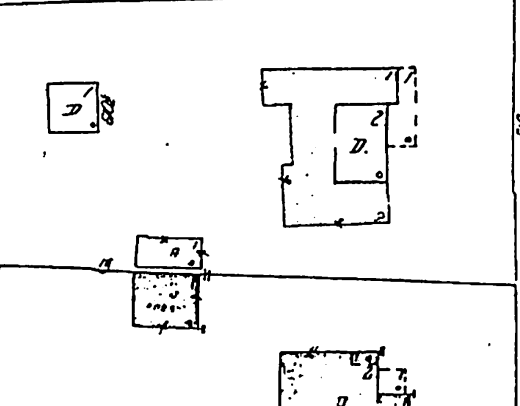
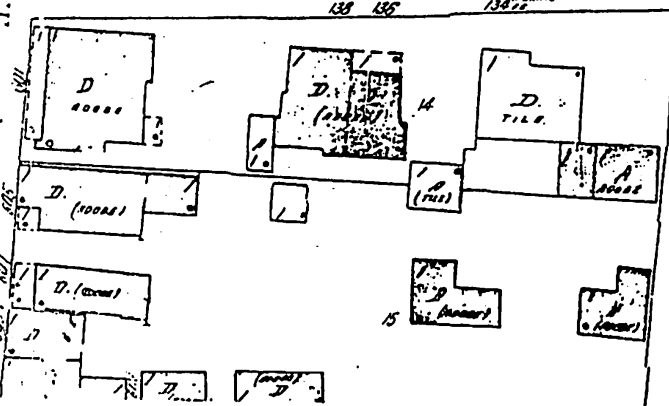
GYM.
 STEEL TRUSSES
 WRESTED HALLS
 50' LONG

W. SANTA FE AV.

DON GASPAR AV.

CALISIEDO ST.

8



118

12

100

80

322

324

326

328

330

332

145

143

141

125

123

121

130

135

138

138 1/2

100

80

322

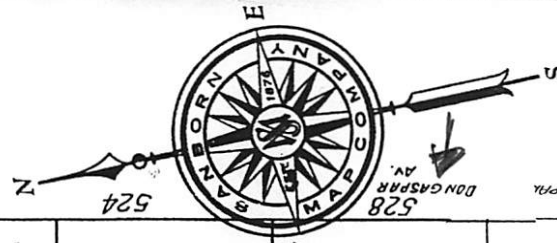
324

326

328

330

332



AV. --- G.W.P. --- DH

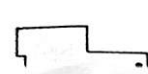
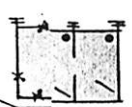
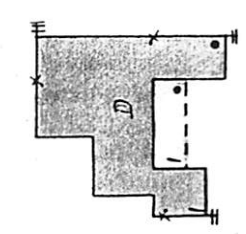
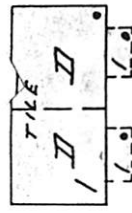
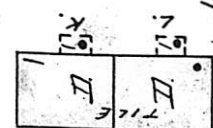
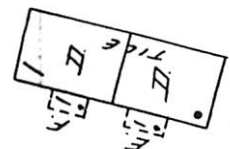
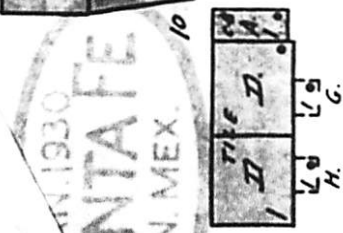
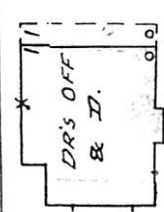
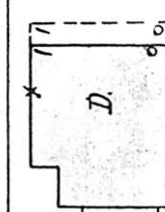
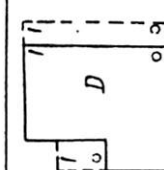
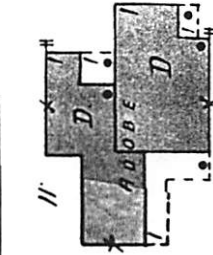
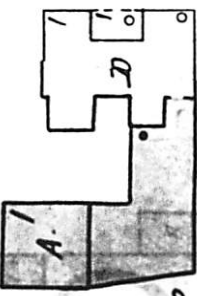
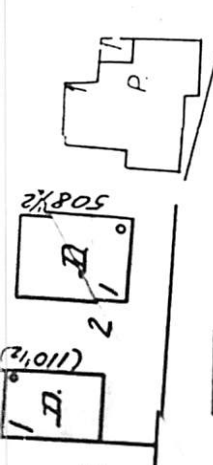
508 DON GASPAR

510 516 518

524

528 DON GASPAR AV.

532 DON GASPAR



1930 SANTA FE N. MEX.

117

HICKOX

115A 115

121

123

W. SANTA FE AV.

118

120 W SANTA FE AV.

1927 Update of 1930 Sanborn Map 100

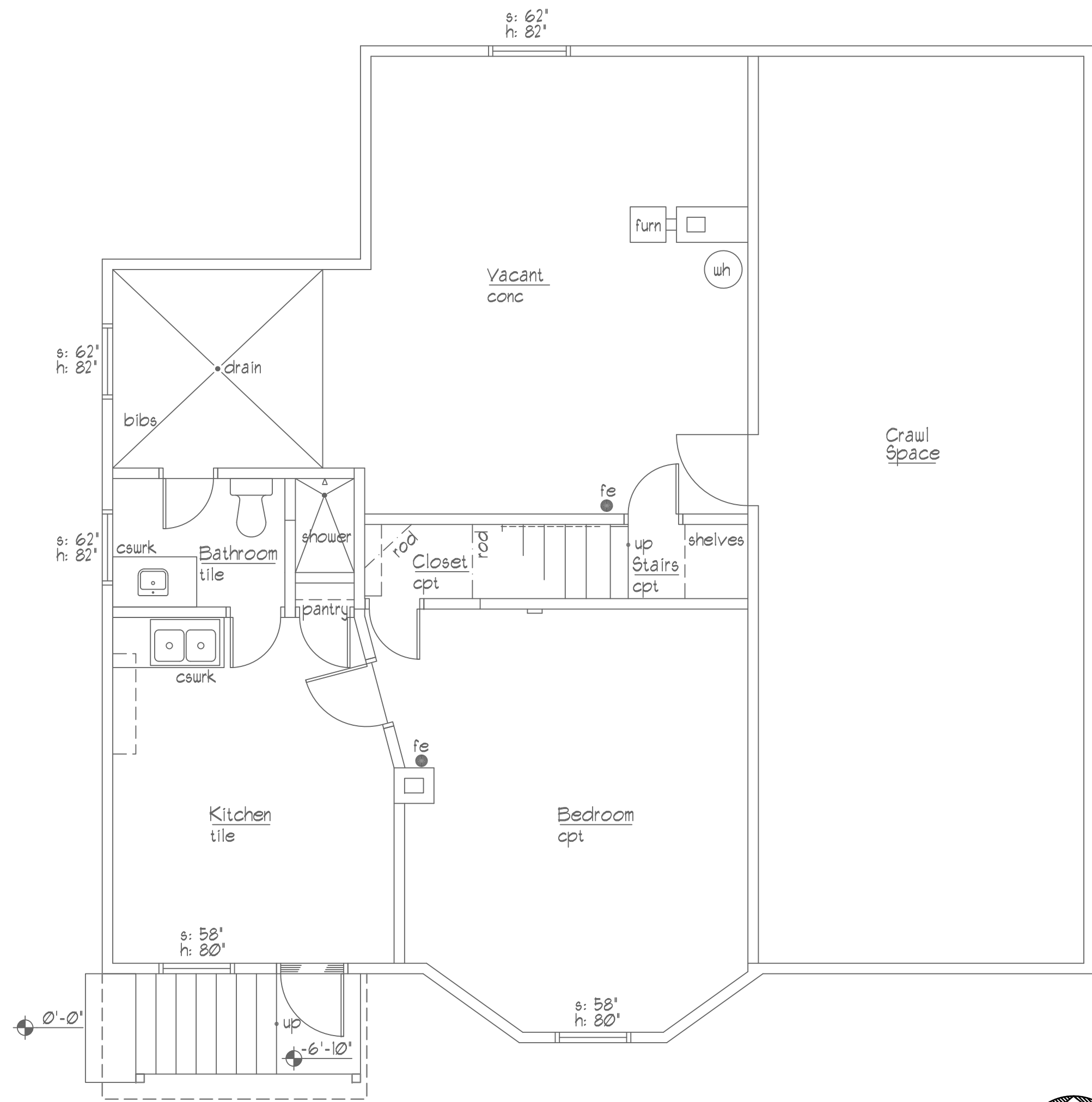
134 W. SANTA FE



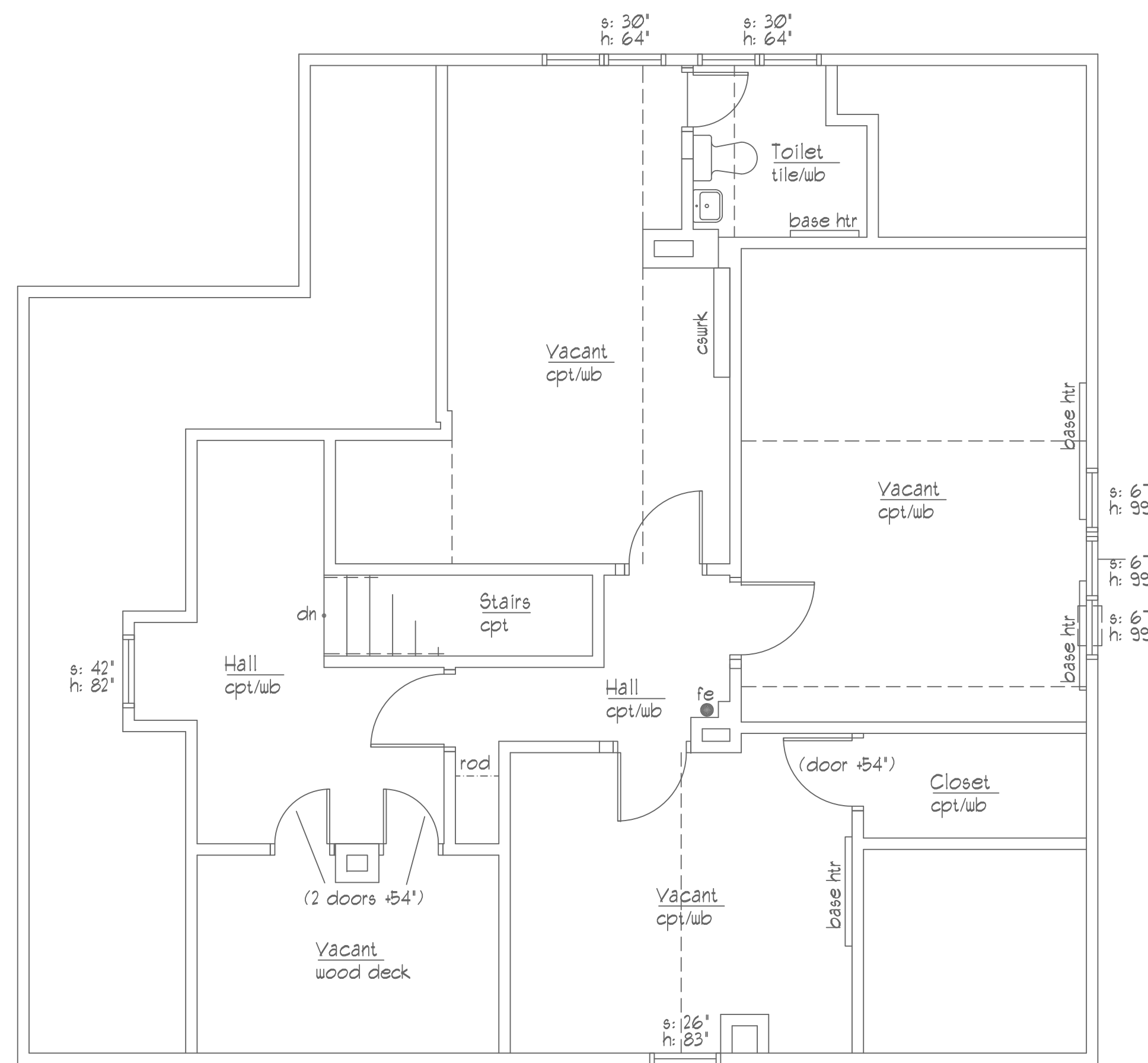
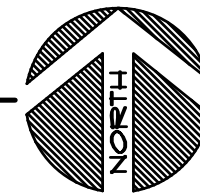




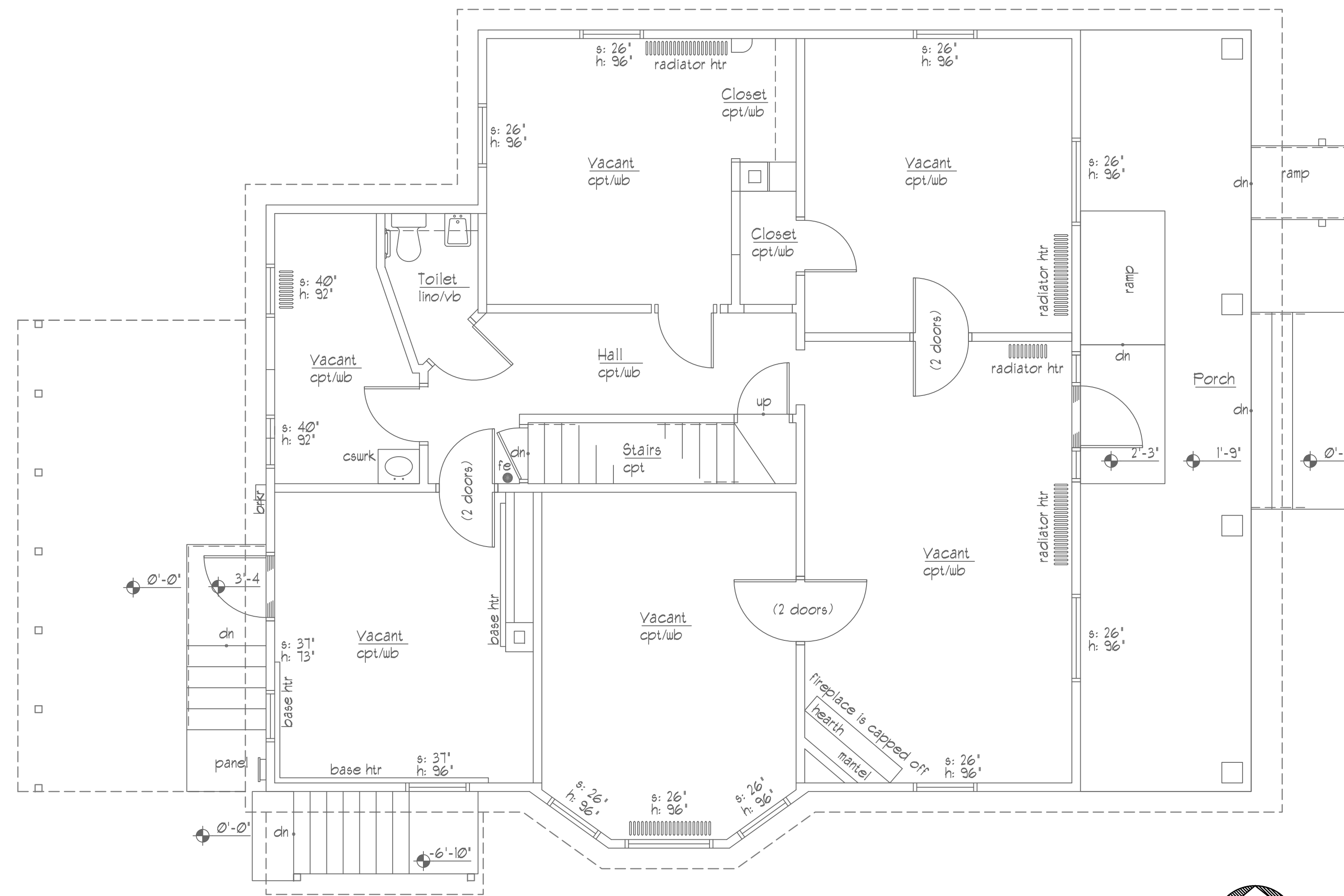
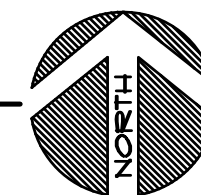
Keyed Notes A1:



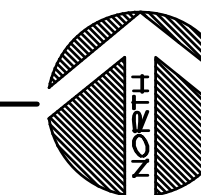
Basement Floor Plan - Existing
 1/4"=1'-0"



Second Floor Plan - Existing
 1/4"=1'-0"



First Floor Plan - Existing
 1/4"=1'-0"



Schematic Design

Andras Szanths Law Office
 532 Don Gaspar
 Santa Fe, New Mexico

Project Title

Drawn By: JA Checked By: KEG

Proj. No.: 202118 Date: 12/21/21

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Revisions: Architect: Engineer:

FLOOR PLANS - EXISTING

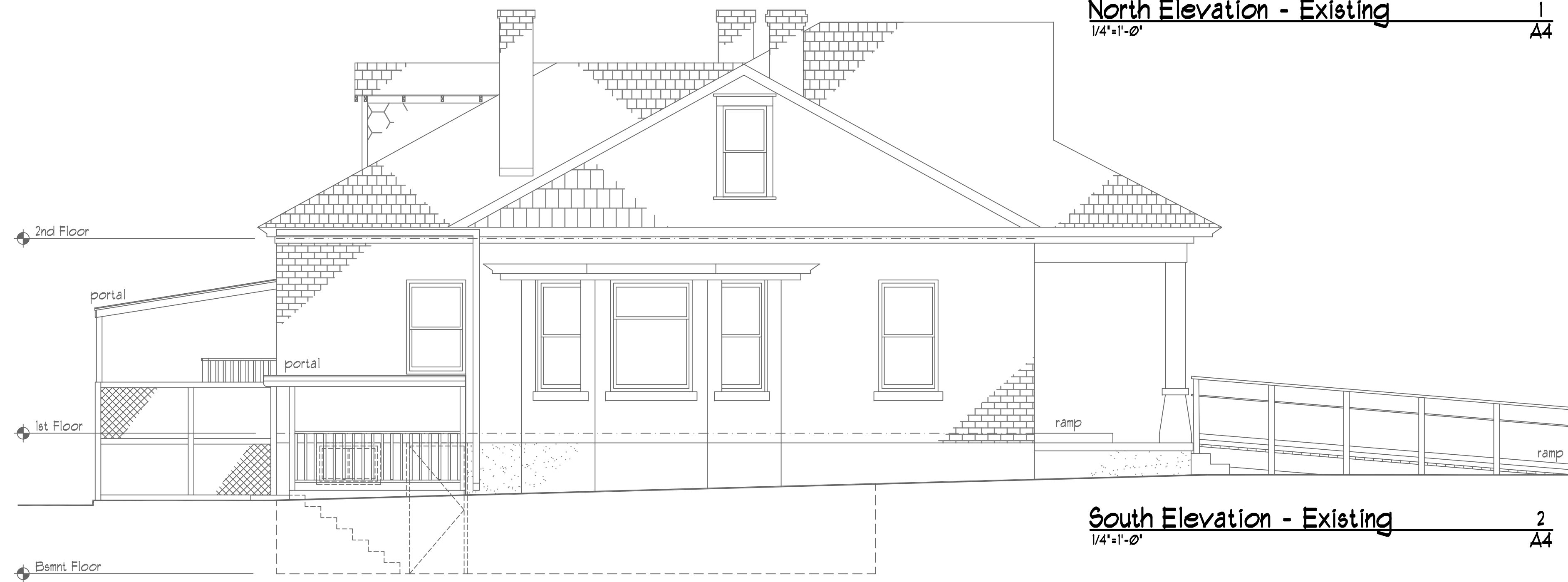
Sheet Title: Sheet - of -

A1

Keyed Notes A4:



North Elevation - Existing 1
1/4"=1'-0" A4



South Elevation - Existing 2
1/4"=1'-0" A4



East Elevation - Existing 3
1/4"=1'-0" A4



West Elevation - Existing 4
1/4"=1'-0" A4

Schematic Design

Andras Szanths Law Office
 532 Don Gaspar
 Santa Fe, New Mexico

Project Title

Drawn By: JA Checked By: KEG

Proj. No.: 202118 Date: 12/21/21

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Revisions Architect Engineer

EXTERIOR ELEVATIONS - EXISTING

Sheet Title Sheet - of -

A4