City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JULY 26, 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.

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. July 12, 2022

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005476-HDRB. 1520 Canyon Rd.
2. 2022-005446-HDRB. 610 Don Gaspar Ave.
3. 2022-005507-HDRB. 1500 Canyon Rd.
4. 2022-005474-HDRB. 275 E. Alameda St.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

City of Santa Fe

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G. OLD BUSINESS

1. 2022-005375-HDRB. 1500 Canyon Rd. Downtown and Eastside Historic District. Richard Horcasitas, agent for Tony Martin, owner, proposes to remodel a contributing garage and requests an exception to 14-5.2(D)(6) for alterations to the roof style and to 14-5.2(D)(5) for alterations to a primary facade. (Carly Piccarello, cpiccarello@santafenm.gov)

2. 2022-005633-HDRB. S. Guadalupe St., W. Plaza and various locations in downtown Santa Fe. The American Legion requests administrative approval for the recommendation of the design and locations for banners honoring 'Hometown Heroes.' (Carly Piccarello, cpiccarello@santafenm.gov)

H. NEW BUSINESS

1. 2022-005473-HDRB. 127 and 127 ½ E. De Vargas St. Downtown and Eastside Historic District. Dale Zinn, applicant for Betty Caldwell Irrevocable Trust requests historic status review and primary facades designation for two non-contributing structures and one non-statused structure. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov)

2. 2022-005447-HDRB. 571 Garcia St. Downtown and Eastside Historic District. Estevan Trujillo, agent for William and Suzanne Bruke, owners, requests status downgrade or primary facades designation, if applicable, for a contributing property (Carly Piccarello)

3. 2022-005477-HDRB. 50 Mt. Carmel Rd. Lisa Gavioli, agent for the Modern Elder Academy, owner, requests a status review on an non-statused property with 7 structures in the Historic Review District. (Carly Piccarello)

4. 2022-005475-HDRB. 440 Acequia Madre. Downtown and Eastside Historic District. Contributing. Applicant Gayla Bechtol, agent for Mike and Becky Casey, proposes to construct 1,532 sq. ft. guesthouse, storage, and carport (height: 12'-6"; maximum allowable: 13'-2") and yard wall alterations. (Angela Schackel Bordegaray)

I. DISCUSSION ITEMS

City of Santa Fe

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J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, August 9, 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
JULY 12, 2022

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JULY 12, 2022

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:40 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
Mr. Frank Katz, Vice Chair (arrived via Zoom at 5:45 pm)
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS ABSENT:
Ms. Jennifer Biedscheid
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. Piccarello said Item #1 on Banners, under Staff Communications is postponed. Also, the third item under New Business, Case #2022-005470, 57 Old Santa Fe Trail is postponed at the request of the applicant.

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

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

C. APPROVAL OF MINUTES:

1. June 28, 2022

Member Bienvenu said on page 23, fourth paragraph, the word “accredited” should be “accretive”.

Chair Rios said the sentence on Page 10, paragraph 3, should read: “Chair Rios asked Ms. Bordegaray what evidence she had in reference to the date of the large picture window.” Also on Page 10, paragraph 5, the first sentence should read in part: “Chair Rios said Ms. Bordegaray and Mr. Karnes relied on Mr. Murphy’s evaluation…” Finally, on Page 24, Paragraph 3, the last sentence should read: “She is glad he is a long-~~term~~ time Santa Fean and wants to do something with a piece of property he values.”

MOTION: Member Larson moved to approve the minutes of June 28, 2022 as amended. The motion was seconded by Member Bienvenu.

VOTE: The motion passed by (2-0-1) roll call vote with Members Bienvenu and Larson voting in favor, none voting against and Member Guida abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005345-HDRB. 110 Calle la Pena.
2. 2022-005383-HDRB. 133 W. Water St.
3. 2022-005347-HDRB. 1572 Cerro Gordo Rd.
4. 2022-005348-HDRB. 212 A Gonzales Rd.
5. 2022-005448-HDRB. 532 Don Gaspar Ave.

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

VOTE: The motion passed by (2-0-1) roll call vote with Members Bienvenu and Larson voting in favor and none voting against, and Member Guida abstaining.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato appeared via Zoom. She thought the banners should not be approved administratively. She also thought there should be discussion including the Board and public on the details of the Centennial banners. She wanted to bring to the Board's attention that someone is needed to help preserve the floor at La Posada in the library and the Staab House. It is falling apart, and something needs to be done and all of it will have to be pulled up.

F. STAFF COMMUNICATIONS

1. **S. Guadalupe St, W. Plaza and various locations in downtown Santa Fe**. The American Legion requests administrative approval for the recommendation of the design for banners honoring 'Hometown Heroes.' (Carly Piccarello)

THIS ITEM WAS POSTPONED

Heather Lamboy, Assistant Land Use Director, introduced herself. She said she was the historic districts case planner in the 90s for the City of Santa Fe. She said life led her away and she returned in the 2000s as a senior case planner for the Planning Division. She said it is important people understand preservation and how it defines Santa Fe as unique and special. She is looking forward to working with the Board and the community.

Frank Ruybalid provided a summary of two matters on appeal. The first is the cell tower at St. John's College. The neighborhood association has appealed the decision to District Court. The briefings have been finalized and neither side has asked for an oral argument, and they are awaiting the District Court's opinion. Secondly, recently an appeal was submitted on 330 Don Cubero Place heard by the Board in May. Director Kluck is reviewing the case and if there is a basis will send it to the City Attorney's Office to review on compliance with appellate rules. The appeal is from the HDRB to the Governing Body and the Attorney's office will decide whether the case should be weighed on its merits or be rejected.

G. OLD BUSINESS

Vice Chair Katz confirmed he was present via Zoom.

1. **2022-005476-HDRB. 1520 Canyon Rd.** Downtown and Eastside Historic District. Molly Prewitt, agent for Stephen Haines, owner, proposes to replace north facade window on contributing 2,163 sq. ft. building. Applicant requests exception to 14-5.2(D)(4) for changing the width of a window on a primary facade. (Angela Schackel Bordegaray)

STAFF REPORT

1520 Canyon Road is a 1,404 square foot building constructed in 1956. It is a Recent Santa Fe Style version of a Mid-Century Ranch Style built in a vernacular manner. The Historic Cultural Property (HCPI) Building Inventory describes it as "Territorial Revival Vernacular Style". Its east elevation garage conversion appears Mid-Century Ranch Style with a shed roof, overhangs and shallow but wide aluminum sliding windows. The north elevation (front) features a 3-paned large picture window at its center and a double set of

3-over-1 double hung windows on its west end. Its converted garage on the east portion of the north elevation features a three-paned wide shallow aluminum window. Other horizontal sliding aluminum windows were added to the east elevations in 1965. A utility room was added to the south elevation in 1980; and the 396 square foot carport was built in 1995, also on the south elevation. Three windows are arranged symmetrically in a row on the west elevation.

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

The board designated the north and west elevations as primary facades. The east end facade on the north elevation is not primary. The applicant proposes to replace the aluminum sliding window with a double 3-over-1 true divided lite wood aluminum clad window to match window in pattern and material of north elevation west end window. The new window will match the replacement windows in color approved at the May 12, 2022 HDRB hearing, Pella, color "Summer Sage."

STAFF RECOMMENDATION

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

Chair Rios reiterated that the north and west are primary, and the applicant wants to replace one window on the north façade.

APPLICANT PRESENTATION

Molly Prewitt 747 Old Las Vegas Hwy. was sworn in. She said the Board had asked the owners to consider making the north façade look more like the west elevation. The owners liked the idea and have proposed that but 10 inches smaller. The garage header will be lower, but the proportion remains the same.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005476-HDRB, 1520 Canyon Rd., Member Guida moved to approve the project as submitted. The motion was seconded by Member Bienvenu.

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

2. **2022-005346-HDRB. 1204 Canyon Rd.** Downtown and Eastside Historic District. Gerald Valdez, agent for Fred and Josie Lucero, owners, proposes window and door alterations, construct free-standing 540 sq. ft. garage to a height of 12', (maximum allowable 19'-2"), raise parapets, add retaining walls to non-contributing building. Applicant requests exceptions to SFCC 14-5.2(E)(1)(c) for window panes exceeding 30" in dimension in a publicly visible area and 14-5.2(E)(2)(b) for windows located less than 3' from the corner of a facade. (Angela Schackel Bordegaray)

Ms. Bordegaray said the revisions for this case was not reviewed by Zoning. She said the Board could postpone the case or continue with the review.

Chair Rios asked if anything regarding zoning had been addressed.

Ms. Bordegaray explained the case was approved in 2020 and this case is revisions to that approval that are significant. The preliminary zoning review was not updated for the revised footprint.

Ms. Piccarello added getting a preliminary zoning review approval is a requirement for the packet to be complete. The design changes are enough that it may be held up in permit and require design changes because of zoning. It would then have to return to the Board. She said she and Ms. Bordegaray realized there were significant changes and they had not been reevaluated by Zoning.

Member Bienvenu asked if this would need to be postponed to a date certain.

Ms. Bordegaray said that was her understanding and she offered August 9 as a meeting date.

Ms. Piccarello suggested if the only thing lacking is the preliminary zoning review possibly, they should try to hear it in the July 26th meeting.

Attorney Ruybalid noted July 26th is for administrative matters.

Ms. Piccarello explained they could hear administrative matters but try to hear this case on July 26 because they will be hearing several other cases that have been delayed due to staffing issues.

MOTION: In Case 2022-005346-HDRB, 1204 Canyon Rd., Member Bienvenu moved to postpone to July 26, 2022, so zoning could review the case. The motion was seconded by Member Guida.

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

Chair Rios addressed the applicant to indicate the reason for postponement. She apologized that the case would be heard tonight. She said the Board was also just hearing that Zoning has not reviewed the application.

The applicant asked to speak.

Josie Lucero, the applicant, was sworn. She said they finally got the permit in 2020. She said staff needs to pinpoint everything they want from her; this is too broad. She said she heard a window mentioned that has never been mentioned before. She said we have been back and forth, and it is costing her money. They were put on hold for four months. There were three big issues that delayed them: they were told by Ms. Bordegaray it was okay to work inside and then told they could not because the outside had changes. She said the changes were caused by electrical wires that PNM would not allow there. She said the property has huge rocks and they had to dig a hole. The previous owners must have allowed the neighbor in the back to connect to their sewer and they put it in front of the house. She said no one answers the phone when they call; no one is here, and this has delayed us. She said she cannot afford any more delays.

Chair Rios said she knows the process can be very frustrating and she understands. She said Ms. Lucero's husband Fred had indicated they have been before the Board many times, but not to her knowledge. She said the Board has to follow the rules and it is difficult and frustrating sometimes. She said she hopes the Lucero's can resolve the issue with zoning and return on July 26th, it isn't that far away.

Ms. Lucero said we need someone to tell us exactly what we need because it is confusing. She said she appreciates it and will come back on the 26th of July.

Chair Rios asked that Ms. Lucero be sure to tell staff everything they should know about this project.

Gerald Valdez, 11 Ranch Road, Cedar Crest, NM, was sworn. He said he is still not sure the reason [for postponement].

Chair Rios said there are certain requirements that need to be met with every application before coming to the Board. She said she is not sure why it has to go through Zoning, but Ms. Piccarello may be able to answer that.

Mr. Valdez said it has been a hodgepodge of excuses and reasons why they cannot have this meeting. The meeting was scheduled numerous times. He asked why in all this time this did not go through zoning and why the applicant has to be at a disadvantage all the time and why the City is not addressing the issues. He said they are back again, and this is about the fifth time he has been here. He doesn't know what zoning has to do – they have had all of this time. This project was approved in 2020 and unfortunate circumstances beyond their control caused the revisions. He said they would not have known about the sewer mentioned by Ms. Lucero, if the excavator had not broken the pipe. Then, PNM didn't allow the garage to be put where it was approved to be because of a public pole. They had to do extensive excavating through bedrock for the retaining wall and the contractor changed. The contractor they had was not comfortable with that. He said he lives in Cedar Crest and finds it hard to communicate, and there are all these issues. He added it was a mess trying to get hold of someone. Every time they called the City, they were not able to talk with anyone. He couldn't reach any of the planners because they are working from home. He said he is very disappointed and still does not understand why they are not being heard tonight.

Chair Rios said she hears his and Ms. Lucero's frustration. She said let's move forward and make this smoother and hopefully the City can help and do its part. She said the Board will see them on July 26, 2022 and thanked them.

3. **2022-005161-HDRB. 342 Plaza Balentine.** Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Julia Platt and Zachary Leonard, owners, proposes to construct 1186 sq. ft. of additions to the main house, 224 sq. ft. to the accessory structure and an entry gate. Exceptions are requested to sections 14-5.2(D)(2)(d) to construct an addition on a primary facade, 14-5.2(D)(2)(d) to construct within 10' of a primary facade, and 14-5.2(D)(5) to replace historic windows/doors, make openings where none previously existed on primary facades and remove architectural feature in a historic wall. (Carly Piccarello)

STAFF REPORT

342 Plaza Balentine is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The property is located at the end of Plaza Balentine, a private lane, and near the corner of another Plaza Balentine. The property is surrounded by walls and includes the main house, a casita, a carport, portal and privacy wall.

House

The house is constructed in a mixed Spanish Pueblo and Territorial Style between the 1940s and late 1970s. It was added onto in different time periods in a vernacular manner, but the footprint mostly intact by 1958. In plan, this house is a modified T-shape. The earliest, pre-1943, portion of the house is located on the southern wing. In the 1950s, it

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

The architectural details include non-historic territorial style brick coping throughout, narrow wood doors with attached windows set into deep-set, bullnosed openings and brick sills. The older portion and the south elevation are constructed of adobe.

In April, 2022, at case #2022-004878-HDRB, the board designated façade #2 (east façade on north portion of the house), 9 and 10 (east facades on south portion), 11 (south façade), 12 (west façade of the south portion), and 16 (west façade under the portal and including the overhanging roof) as primary.

Casita
The casita with protruding vigas and brick coping is located in the southwest corner of the lot. It has a rectangular footprint and is built of adobe. The east façade has a large 12-light steel window with 6 lights opening on hinges next to a non-historic multi-light door. The south façade has a 6-light window. In April, 2022, the board designated façade #24 as primary, which in the east facade.

Portal
A very long portal with an attached pergola is located on the west edge of the property. Architectural details include a viga ceiling, brick floor, Mexican tile bench and fogon fireplace. In April, 2022, the board designated façade #27 (south façade) and 28 (east façade) as primary.

Carport
A one-bay carport, built by the late 1940s, is located on the southeast portion of the property. It has a flared opening directed toward the private drive of Plaza Balentine, wood beams and brick coping. In April, 2022, the board designated façade #2 (east façade and opening) as primary.

Privacy Wall
Along the east side of the property, a 57” historic adobe and stucco wall stands with wood doors. The same brick coping on the house tops the wall. In April, 2022, the board designated the wall as contributing.

In April of 2022, in case # 2022-004878-HDRB, the HDRB upgraded the status of the privacy wall to contributing and designated the following elevations as the primary façades: 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28.

Now, the applicant proposes the following exterior alterations to the main house:

1) A 703 square foot addition of heated space to the main house, which includes a distinct addition to the northernmost portion.

2) Addition to the southeast of the house on primary facades #9 and 10.
3) Infill of historic openings and creating new openings where there is no historic record of one exists are proposed on the south and primary façades #11 to add three pairs of wood French doors with true divided lights that will be 'Colonial White.' An exception has been request to 14-5.2(D)(5) for this alteration.
4) Remove one non-historic door and window. Infill of historic openings and creating new openings where there is no historic record of one exists are proposed on the west and primary façades #12 to add two triple wood windows with true divided lights that will be 'Colonial White.' An exception has been request to 14-5.2(D)(5) for this alteration.
5) Increase to the parapet height on the south façade #11 and the west façade #12 from 9'-0" to approximately 11'-6". An exception has been requested to 14-5.2(D)(2)(d) to construct within 10' of a primary façade for this item.
6) Addition of a Territorial Style portal on the south and primary façade. Posts and beams will be painted 'Colonial White.' An exception has been requested to 14-5.2(D)(2)(d) to construct within 10' of a primary façade for this addition.
7) Addition of a Territorial Style portal with railing on the north façade of the carport. Posts and beams will be painted 'Colonial White.'
8) Total windows replacement with wood, mostly 6-pane, wood, true divided light windows. A window assessment has been provided.
9) Create a 214 square foot addition to the west façade of the carport and add a parapet with brick coping to increase the height by approximately 1'-4".
10) Create additions on to the north and south facades of the casita more than 10' away from the primary façade.
11) A new entry gate directly from Plaza Balentine. This gate will be made of iron. An exception has been requested to 14-5.2(D)(5) to make openings where none previously existed.
12) A new gate will attach to the addition portion to the south elevation of the main house.
13) Ground-mounted HVAC will be behind the walls and not publicly visible.
14) All portals will have brick floors.
15) The house will have 'Colonial White' wood windows.
16) The exterior of the house will be 'Buckskin' stucco closely matching the existing stucco.

STAFF RECOMMENDATION

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

Chair Rios confirmed the Board is looking at the main house, the casita, and the carport. She asked if the exceptions pertain to all three.

Ms. Piccarello said they only apply to the main house. The agenda has a notice of exception to replace historic windows but that does not apply. She forgot to remove that when revising the agenda and it is not in the staff report. The exceptions are for the main house and primary façades #12, #11 and #10, and to the walls, specifically the gate alteration.

Chair Rios asked if she felt the home will remain contributing with the changes.

Ms. Piccarello said she talks about that in the responses to exception criteria, designing for contribution and designing to allow the vernacular to still be seen. That is for the Board to decide. She said if the exceptions are granted it would be difficult to say it will retain its contributing status.

Member Guida asked Ms. Piccarello to restate why the Board chose the elevations for the primary facades.

Ms. Piccarello said part of the reason is the south is the older section with architectural features like the narrow doorways. And there was discussion about the mirroring of the plate glass windows and the openings which only applies to the main house. The remodel doesn't impact the other primary façades. Also, the contributing wall has several architectural features and meets the criteria.

APPLICANT PRESENTATION

Richard Martinez and Joseph Karnes were sworn in.

Richard Martinez, PO Box 925, Santa Fe, NM, said this is the third design version they have done. They started this case with Daniel and responded to his comments on the first submittal. On the second submittal he met with Ms. Piccarello. He took her suggestions and the version before the Board is the third version and he thought, the best. He showed the drawings for the primary facades. He said he has been coming before the Board for 10 years and this is the first time he has 10 primary facades on a house. The façades go all the way around the house. He said there had to be some impact on the main part because it is a primary façade and where he could add to the house. They tried to reduce the number of exceptions requested, but some are necessary. He showed the proposed plan. He said the plan tries to make some visual sense of the house, parts are Territorial style and parts trying to be Territorial style. The house has a hodgepodge visually. They tried to strengthen the Territorial style with brick coping. There are windows all the way around the house that are non-historic. Some are white, most blue and there are various versions of windows. He does not know where

they came from. They plan to replace all the non-historic windows on the main house for unity, but not the casita. The house has some low ceilings, one labeled as 6' 5" in the proposed raising of the ceiling. That is the reason they are raising the parapet on the south section of the house. They recognize the house should not be any taller and it will be raised to 11' 6" like the rest of the house. That is almost 2 feet below the maximum allowed. He said the Board should be aware that Balentine is two feet above the house, and the effect appears to be 9' 6" because you cannot see 2 feet below. He said a primary objective in the remodel is to make sense of the plan. The existing plan is very disparate with the living room at one end and kitchen at the other and one bedroom. You have to enter the house from the back, so they are relocating the entry to street side. They will have a new gate through the historic wall. He said they want to be clear where the entry of the house is and make it more visible. Also, he thought the gate through the historic wall gives more visibility and is a benefit to the streetscape. All the elements of the historic walls, including the garbage doors will be kept. Both elements are below the street. The gate location was reconsidered. Originally, they did not realize the importance of the garbage doors and those are relocated as reflected in the proposal.

Joseph Karnes, 125 Lincoln, Suite 221, previously sworn, provided a drawing that show the house behind the wall from the garden, attached as Exhibit 1 and a photograph of the house, attached as Exhibit 2.

Chair Rios asked how many windows were proposed to change and would the openings change.

Mr. Martinez said they propose to change all the windows in the main house, but the openings will not change on the primary façades except in two places. He noted the two places as addressed in the exceptions.

Chair Rios asked what was proposed for the wall.

Mr. Martinez said they will close up the door, change the windows and raise the ceiling. He noted the wall with the rooms with low ceilings behind them and that the parapet will be raised so they can raise the ceilings.

Joseph Karnes, previously sworn said he handed out a drawing of the subject of the two exceptions for the main house on the south façade. He had photographed that perspective and tried to send that via text to Vice Chair Vice Chair Katz. He wasn't sure he had received it. He said he represented the owners and wanted to address the exception criteria. He said they have reduced the number and the scope of exceptions. They feel it resulted in a better design overall. He noted there were five letters of support from neighbors in the packet. He also handed out a letter from Douglas Preston, adjacent property owner, that did not make the packet deadline [attached as Exhibit 3]. He read some of the comments from letters in support. He appreciated that staff agreed to most

of the exception criteria, but he wanted to address exception criteria #1 as it relates to the main house and the two exceptions. He said Mr. Martinez has demonstrated how the design will strengthen the Pueblo and Territorial architectural style of the house. They understand the legitimacy of a vernacular structure in the district and the concerns in the staff report. This design does not supplant the architectural influence of the past. It takes the HCPI as described by John Murphy and replaces the chicken coop and *"disharmonious east portion of the south elevation"* to create the entry on the west/east side of the property. It remodels them into a typical la resolana with a Territorial style portal. He said the house needs TLC [tender, loving care], particularly the relocation of the main entry to the east. They believe the design enhances the character of the district. He said they ask, if the Board does not agree to help them understand the basis for the position so it could be memorialized in findings.

He said regarding the authority, the exception with the proposed gate and contributing wall on the west side is the main entry gate has a utilitarian function. It provides a main entry on the east side of the house and the gate would not serve its purpose if placed as referenced in the staff report. The applicant has considered other design options, as required by the third exception criteria, and determined that a different location and main entry would not be desirable or achievable, given the footprint of the house. There is a bathroom to the north that limits the main entry on the east side of the house.

PUBLIC HEARING

Albert Perez, 615 Acequia Madre was sworn. He said he is a neighbor to the applicants and a consensus of the neighborhood is the neighborhood is in a better place with this design plan. This is the last of six properties on their street in need of updating. He said they are pleased that the owners and Mr. Martinez developed a design that is respectful for the neighborhood and the property. It is a massive upgrade, and he does not understand why there would be any opposition to the design as proposed. He endorses the property and was speaking for most of the neighbors.

Stefanie Beninato, PO Box 1601, was sworn. She said she is not opposed to raising the height of the roof or ceilings nor was she opposed to putting a gate in the wall. Her concern is that the houses on Plaza Balentine has been upgraded greatly over the past several years and the houses were somewhat small scale to being very large scale by people who have been here for maybe not even a decade or less. She said 1100 square feet on that house seems enormously large, especially on a primary façade. She thought it does not conform, but guessed the neighbors were saying it does.

Ms. Piccarello read a letter from Mr. Douglas Preston into record [Exhibit 3] regarding the proposed renovations. Mr. Preston said his property directly adjoins the property at 324 and shares a common property boundary. The owner shared both the

original and the revised layout of the property and the proposed additions. He found their plans to be reasonable and in keeping with the historic character of the neighborhood. He recommended as long as the plans are consistent with the Board's policies, they should be approved.

There were no other public comments

BOARD DISCUSSION

Chair Rios asked the square footage of the existing main house.

Mr. Martinez said the heating of the main house with the portals is 2,179 square feet, and 1,186 for the additions proposed to the main house. He said there will only be two bedrooms in the house as the reason there is another bedroom in the casita.

Member Bienvenu said looking at the photograph and the rendering, the rendering shows a more attractive building. Also, the existing building no longer exists after the renovation is done. He said that is a quandary of the designation of this as a contributing structure, as well as the designation of the primary façades. He thought this would not remain contributing if the renovations take place, and the primary facades would not exist in a recognizable form. He said he thought this an idea that went through iterations of a renovation that was stymied by the Board's designation of contributing status, and the multitude of primary façades. He felt this could not be approved given the current designation or see how any of the exceptions would be satisfied. He said they would be saying in essence, we would rather change the primary facades because it would be a better design. He said he was willing to reconsider if those primary facade designations were accurate or appropriate. He thought it was undeniably a better design, but almost a new building.

Mr. Martinez explained because of the presentation on the street, the 1950s and '70s rooms are taller and have a language repeating on that façade. He said he was not trying to obliterate the house but trying to match the house to the existing house remaining. He said Member Bienvenu is not looking at the elevations on the street. They were categorized as a primary façade and that is what he was trying to match.

Member Bienvenu said clearly if a significant structure, the south façade would be the most obvious to consider, if one façade is designated as primary. He said that would be the one to consider as staff, and he thought the HCPI does. This is a really dramatic change that has not picked up anything other than Territorial design elements. There is nothing from the vernacular house with the French doors and the Territorial style portal.

Mr. Martinez replied they are matching the south end of the house to the north end.

Member Bienvenu said the south façade is where the chicken coop was. That would be natural as the oldest part and most handmade vernacular part of the house. He said he was not sure changing it to match other elements of the house would be appropriate.

Mr. Martinez showed elevations of the house he thought more in line with the rest of the house.

Member Bienvenu said he disagreed. He said he cannot find that exceptions have been met or that the house will remain contributing if the renovations are approved. He said he would be willing to consider some of the earlier designations.

Vice Chair Katz said he agreed with Member Bienvenu. He wondered about the house designated as contributing and the façades that were designated primary. He said the design Mr. Martinez presented is much more attractive. He understood why the neighbors wanted that to be approved. He said he would support the application provided the status of the house be non-contributing.

Chair Rios said she did not think that could be done tonight because a downgrade would have to be addressed and publicized.

Member Guida said he is sympathetic on the difficulty of proposing changes to the property given the façade designations. He said previous Board member comments hit the nail on the head of the critical issue with the number of façades. He was not sure the Board was clear when designating facades as to what makes this house special. He said the façade designation and discussion and Daniel's presentation at the time, was looking for breadcrumbs if a window matched another one or what they could see as relationships. He said a lot of things were designated primary because they were old or because of mysterious relationships. The Board and staff should have been clearer about what is special about the house, and more precise in the designation of any primary façade's contributing features that make the house special. He said there was a lot of discussion by the Board and in public comment, about the compatibility of the house and its design and upgrades, and how this house is the last house on the street to be improved. He said he is uncomfortable with that. He understands that people have a right to fix problems and make changes that allow them to live in the historic districts, and for the City to have a working district, not a museum. He thought neither the Board nor the application recognized what is special about the house. Some things are left in the design; the portal separate from the house, the wall in front of the house and remnants of the carport. He said he thought that was by accident. He favors greater clarity and if the house is to be contributing, that the Board and Division articulate better on what to keep on the house and what could be changed. He said he would also ask the applicant to be clearer about what is beautiful and nice about the house and follow that.

Member Guida said given what has transpired it is a lot to ask the applicant to go through a whole redesign. The design before the Board is fine, but he did not think it the most sensitive response to what he finds attractive about the house. He said it is not the truest, sensitive response to vernacular that has evolved over time in Santa Fe. The proposed plan has a lot of gentrifications. He thought the Board, or the Division gave the correct direction in the beginning.

Member Guida said one other point is all circumstances aside, he does not know why a design that follows the district standards would be reduced to noncontributing. Assuming the design features contribute to the district, he could not understand why this should be a full downgrade because of a design the Board and Division have approved. They should be approving things that allow buildings to maintain their status.

Chair Rios said in the end in reference to Member Guida's comments, he feels that this has been preserved acceptably, but the property would probably have to be downgraded.

Member Guida said given the direction provided, but he was not saying it would have to be downgraded. It could hold contributing status.

Member Larson said regarding the exception criteria and the way the project has been framed, maybe it does not represent appreciation of the vernacular style. She thought staff addressed that by acknowledging that vernacular homes are an integral part of Santa Fe's landscape. She said when designing driven by style, it is appealing and is an effort to gentrify the neighborhood. She said her issue is the way the presentation was framed as an improvement through beautifying the architectural. A challenge is to capture the vernacular character of the building. She said the Board did that piece meal in designating several primary façades and they lost the actual character of the house. And the character is smaller projects that were done throughout the years. There are sections from the 40s, 50s, and 70s. It makes sense to attach to the Territorial elements of the original vernacular building and take that design fully to a style. In the Board's efforts to capture vernacular character she is not sure they were clear about capturing the true defining elements of the building and the full architectural profile and circulation around the building. The Board selected based on the fabric. She said they lose the sense of the bigger picture if they just focus on the materials. That makes the decision really difficult.

Vice Chair Katz said the Board is puzzling over vernacular versus what meets the style criteria, and they did not do a thorough job. He said he could not see how this can be approved tonight. He suggested it be postponed and noticed for a change of status or primary façade change along with the design. The Board might decide although this design is pretty, it does not preserve enough of the house that should be preserved. He

wasn't sure architecturally they came to the right decision and instead of prolonging the agony, should postpone and do a more thorough job for the property owners.

John Eddy, PO Box 845, Tesuque, NM was sworn. He said he appreciated the Board's patience. He said this is a conflict between gentrification versus vernacular. He found it confusing how the primary façades were designated. There was no diligence in the process. He said he watched when this was being considered and the Board was careful, but this has become a situation that is confusing for everyone. He said he wanted to point out that in the big picture, Plaza Balentine is a very important piece of Santa Fe, because of Kate Chapman. The overall view of the neighborhood as a microcosm of Santa Fe history is important because of Kate Chapman. The Board cannot allow things to happen in the microcosm that downgrades a specific property but might also contribute to the status of adjoining residences on Balentine. He agreed with postponement and that the Board should revisit the façades and compromise what respects the vernacular.

Robin Perez, 615 Acequia Madre, was sworn. She said her husband spoke previously and she has talked with Steven Hughes extensively about this property. She said first, his parents added onto the house hodgepodge with whatever they could afford at the time. The house is very unlivable, and everything was done on a shoestring. The wall wasn't there at one point because they used to drive dump trucks in the yard. She said it was made a primary façade, but it is not an 1800's house.

Ms. Perez said she lives in Kate Chapman's house and Mr. Martinez has done an unbelievable job architecturally in that house. He has taken the house from something thrown together to something that will be beautiful. The lot is huge, and it has room to expand, and she agreed as mentioned, they should keep the flavor. She said at the same time this house needs the repairs. It is falling down. Several people looked at the house and said it is not worth saving. She asked if that was what the Board wanted; for these people to get frustrated and walk away and let the house go. She said that could happen and asked that they please reconsider. These people are trying to save this structure and at the same time, it *had* no style - whether Territorial or whatever. She said Mr. Martinez has put time and money into this and needs to move forward, not wait another month.

Chair Rios thanked everyone for their comments. She said the designation is presently contributing. There are many facades that are primary, as stated. She said her opinion is that this cannot go forward, because the house is statused as contributing. She said the designation may have to be revisited. She said if they do revisit status, she isn't sure if it would be noncontributing or would remain contributing with different façades. She said she agreed with many of the comments this evening. She said she lives in this area and people are buying these houses left and right. The vernacular houses in that area are gone because people want to upgrade. She said she is not saying that is wrong, but it is what is happening in the area.

Member Guida said the Board is mostly heading in the right direction in identifying the issue and revisiting status and the designation of the façades. He said a point was just made in public comment that a lot of money was spent based on direction given by the Division and the Board. He said the Board is obligated to provide clear direction. He would be uncomfortable if the applicant had to return again and designate façades and status that might have a totally different outcome and force a redesign. Applicants are entitled to spend money and move forward with their application with a professional and know that the information provided by the City is trustable. He asked whatever the motion that the motion address the concern to provide a clear path for a general acceptance of the design the Board has seen tonight.

MOTION: In Case 2022-005161-HDRB, 1520 Canyon Rd., Vice Chair Katz moved to postpone the case to August 9, 2022, with a notice of a possible downgrade of the status, and a possible change in the primary facades.

He said he recognizes the virtue of vernacular style, but some vernacular buildings are less worthy of preservation. He slightly disagrees with Member Guida. He can understand the desire to keep the design done by Mr. Martinez. It is a nice design, but he is conscious of the concern that rich people move in and want bigger houses that look nicer, and therefore we lose the vernacular houses. He said that should be considered at another meeting. He said he is postponing so the discussion can occur.

The motion was seconded by Member Larson.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Member Guida (after confirming the vote was to postpone and advertise a status review), Vice Chair Katz and Larson voting in favor and none voting against.

4. **2022-005446-HDRB. 610 Don Gaspar Ave.** Don Gaspar Area Historic District. Mark Hogan, agent for Peter Komis, owner, requests to make alterations to a significant structure. An exception is requested to 14-5.2(D)(4) to enclose the front porch, to 14-5.2(D)(5)(a)(2) for creating an opening where none currently exist, and to 14-5.2(D)(2)(c) for an addition to a primary facade. (Carly Piccarello)

STAFF REPORT

610 Don Gaspar is a 4,166 square foot, two-story Craftsman style residence listed as significant to the Don Gaspar Area Historic District, and is also known as the Closson House for Thomas Closson, car dealer and Mayor of Santa Fe in 1920s and 1930s.

The house is situated on a large corner lot with W. Santa Fe Avenue directly north and Don Gaspar Avenue directly east. The main house was built in 1928, with the second story built in the 1930s. A free-standing garage and a free-standing guest house are located to the west of the main house. All three structures are identified as significant. A perimeter wall with pedestrian and vehicle gates, constructed in the 1960s, surrounds the property. In 2015, the HDRB designated the wall non-contributing.

The Don Gaspar Area National Register Nomination, pg. 6, describes the house as follows:

> Another set of buildings along Don Gaspar are Bungalows. The most elaborate of these is the Closson House (#305, Photo 6) which reflects the Bungalow's origins in the Western Stick Style. The brick house has a hip roof and a two story section with a gable roof, all with exposed rafters in the eaves. The porch has brick and wood posts and the windows are wood casement. Thomas C. Closson, a car dealer and son of a prominent businessman, built the house in about 1920.

In 2005 (case H-05-184), the HDRB approved a 228 square foot addition to the second floor with the condition that the height be lower than the adjacent roof. In 2015, the HDRB (case-15-090) approved the construction of a treehouse with a pitched roof.

Now, the applicant proposes the following exterior alterations:

1) Enclose the existing, 300 square foot front porch with windows to create a sunroom. The entrance will be inset retaining the original appearance of the porch entrance area. All new construction shall be installed in order to be removed in the future without damage or loss of historic material. New windows to be true divided light with divisions similar to existing windows.
2) Excavate a sunken courtyard on the north side of the house to create a point of access to the existing crawl space which will be excavated into a basement. The 185 square foot sunken courtyard will be accessed by two sets of stairs.

    a. A concrete retaining wall be included to address grade change.
    b. A porch will cover the triple divided light basement doors. It will be supported by columns clad with brick and attached to the house on one side and set into the retaining wall on the other. The roof material is proposed as corrugated steel.
    c. Outdoor light fixtures will be installed adjacent to the basement doors.
    d. All new exterior trim will be painted Dunn Edwards white (DEW380) to match the existing paint used on the home’s exterior.

STAFF RECOMMENDATION

Staff found that all the exception criteria have been met. Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(H) Don Gaspar Area Historic District.

Chair Rios said the property has gone through many evolutions. She asked if the changes have all been within historic times.

Ms. Piccarello said no, the changes to the main house are mostly within historic time periods, but other changes on the property have been made.

Chair Rios clarified she was referring to the main house. She said this house started as a one story.

Ms. Piccarello said yes, in the 1920s it was one story. In the 1930s it went to a second story as well as other additions on the south end. The porches were added in 1948 and the property stabilized. The rest of the changes are between the 1990s and 2000 and went through the Board.

Chair Rios asked to see the north elevation.

Ms. Piccarello noted from the street, the wall is a little above her eye height. The sunken portal extends out 6 ½ to 7 feet and then the retaining wall. There is a little bump out curved retaining wall.

Chair Rios said she feels the proposed changes could easily be removed.

Ms. Piccarello said the windows are true divided light and are similar to the current windows and sensitive in closure. The proposal was doing this in such a way it could be removed. Code requires if it were to go back to the original state, the changes could be removed. Similarly, they could take off the porch and infill with dirt, but it is an addition to a primary façade. If removed sensitively, the change they would see is the input of the basement windows as something hedging more on a permanent change.

APPLICANT PRESENTATION

Mark Hogan, PO Box 23837, Santa Fe was sworn in. He said there are two separate pieces they want to present. He explained first, the change on the north façade. The projects are both designed to make the house more usable. They received Board approval for an addition to the second floor a while back, but never did it. They want to reduce the additional space and expand the basement downstairs. There is about 1250 square feet of crawl space already excavated. They plan to expand the basement downstairs by excavating more crawlspace. They want an opening on the north side to

access the basement for the excavation to do that. They will add windows and doors for the three rooms on the north side. The changes provide 1250 additional usable square feet inside.

Secondly, they want to enclose the portal. The family used the porch actively over the years but, the owner was shot and assaulted. Since then, it has been difficult to continue to use because of anxiety. The enclosure will restore some usability and will be done sensitively. The attachments will not interfere with the existing structure and can be removed at a later time. They have integrated this with the existing porch design and to harmonize with the neighborhood and the existing house. The changes to the north façade are minimal. The rooftop cover for the patio will only be 3 ½ -4 feet above grade and will protect from snow and ice buildup in the winter. He indicated the owner was present and wanted to speak briefly.

Peter B. Komis, 610 Don Gaspar Ave., was sworn in. He said he lived in the family home for 58 years and this is the second generation. His parents bought the house in 1964 and he cared for his late mother for the last 15 years of her life. That was one reason the upstairs addition was never done. He does not plan to go anyplace even though he went through an awful experience. He still suffers mentally and physically from the experience. He said the family house will be passed to his son and his grandchildren in the future. He said he is proud of his historic landscape and the fruit trees were planted over generations. On the north elevation wall that was mentioned, he is 6'7" and he cannot see over the wall. But if looking from the gate you can see it. He thought with vegetation the wall will mostly be hidden from view.

Member Larson asked if the material under the rafter where the support columns are, will be wood beams.

Mr. Hogan said the elevation shows the indication of a pilaster on either side of those doors. He said after talking with staff they thought it too much of an attachment. Instead, they are looking at a ledge to attach the trellis pieces to the house.

Member Larson clarified that she was referring to the front elevation and if the rafter tails over the new windows will have a wood frame around that.

Mr. Hogan said yes, the transom windows work within the columns from the masonry to the wood detail. That will be trimmed carefully and will be in white.

Member Guida asked what the roof material is over the basement recess.

Mr. Hogan said the application states "corrugated", and they think it is corrugated fiberglass. He said he researched greenhouses from that era and glass was often used between the rafters. He thought using a wire glass there would be better.

Member Guida agreed. He confirmed the material under the rafters was painted wood. He asked how the guard rail needed for the stair will be addressed.

Mr. Hogan said they want to landscape along the edge of the retaining wall. They will have a 2 inch, two-beam pipe rail elevated within that, that blends into the shrubbery.

Member Guida said it is a critical component of what can be seen. He said Mr. Hogan may be required to do something closed that is consistent with the other iron work on the house. Possibly a black railing that will disappear in the shrubbery.

Chair Rios noted this is a significant house.

PUBLIC HEARING

John Eddy, previously sworn, said at the outset he wanted to say he has tremendous respect for the Komis family, but it does not impact his comments. He thought the north addition could be considered with the decorative iron work that was suggested. He thought the addition is a stretch on that façade, but it could be handled tastefully and enhance the neighborhood. He encouraged the Board to ask the applicant to submit design plans for that. He found the enclosure of the portal on the eastern façade troubling because of the huge impact on the streetscape with the architectural change. Mr. Eddy said this is a significant house, not only from the history but the history of generations of the Komis family.

Stefanie Beninato, previously sworn, said she has less trouble with enclosing the eastern façade porch but is concerned about the door there. It is a small space and there is no room for two doors. If the Board allows a door, it should be the existing door because it looks unique. She said on the north side the gate is fairly large, and you cannot rely on vegetation, it may die. She said it is a big stretch to allow this kind of addition on a significant house because it substantially changes the façade. She also wondered how you can *sensitively* add windows and doors.

A member of the public [identified as Samsung] tried to comment via Zoom, but had technical difficulties.

BOARD DISCUSSION

Vice Chair Katz said he has problems with this. He said it makes him wonder why designate anything significant. The north façade is jarring to the appearance of the house. The wall is not so high that walking down the sidewalk you wouldn't see the complete change to the façade. He could not see how that can be allowed. He said he has similar feelings about the porch; it is a distinctive aspect of the house. He appreciated the design

that seems to successfully keep the feeling of the porch. Knowing it would be removable is better than the other, but again, why bother giving significant status.

Member Larson said she appreciated the sensitivity given to the two components. She thought adding a reversal enclosure to the front porch is appropriate, even on a significant house. It still conveys the architectural profile and is in line with the style designation as a Craftsman bungalow. She said on the addition leading to the basement, more thought can be applied to bring more light into the home. She did not think it detracts from the overall appearance of the house. She said even significant homes have to evolve and need flexibility for access to the lower level from the garden space. She found it interesting this style of home has that outer/inner relationship and circulation. She said that is critical. The project is sensitive and even if publicly visible, the intent of the owner is to continue to use the house. This is a minor change and does not detract from the streetscape. It may even enhance the overall landscape component.

Member Bienvenu said he agrees that the changes have been justified within the application for exceptions. Partially because of the unique circumstances of the occupant, also, the need for additional space. He said also it appears the Board has already approved a substantial change to the property to allow additional space. He said it is hard to imagine that this would be any greater an intrusion on the integrity of the house. He says it is important to have a condition to screen the north alteration with vegetation in addition to the railing, required by Code. He said regarding the enclosure of the porch, he did not think that will substantially change the significance of the structure and architectural detailing. Enclosing the porch makes it more livable and is consistent with what others have done in similar circumstances and the house would retain its integrity. And that it is removable is more reason to approve that, with the screening on the north.

Member Guida said he agreed. He thought the house was probably significant because of the individual who lived there, not necessarily its qualities of Santa Fe style. He said for that reason this is appropriate.

Chair Rios said the house was not meant to be Santa Fe style. In this area there are houses with pitched roofs, brick, and of this specific style. She said we honor their history both for the house itself and the people who have occupied those homes. She complimented Mr. Komis for the way he keeps up his house. She said she could tell that he takes pride in the property and in the fruit trees.

MOTION: In Case 2022-005446-HDRB, 610 Don Gaspar Ave., Member Guida moved to approve the application and finds the Board agrees with staff that the applicant's response to the exception criteria have been met; the applicant will need to update and resubmit to staff for the final approval based on the Board discussion on the north addition, their design for an elevation of the

railing and it should articulate color and material and articulate the ledger against the existing building as the means of attachment for the new doorway cover; and for the pergola cover in the sense of the description given tonight, to have a wire glass that is similar to the area, not fiberglass or acrylic; and of note is that the railing will be screened with landscaping. The motion was seconded by Member Larson.

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

H. NEW BUSINESS

1. **2022-005507-HDRB. 1500 Canyon Rd.** Downtown and Eastside Historic District. Richard Horcasitas, agent for Tony Martin, owner, requests a status review for a non-contributing garage on a property with significant structures. (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 and is the subject of this case. The 380 square foot garage was constructed in approximately 1937 and can be seen from the road set back and to the side of the main house.

According to the historic cultural properties inventory form (HCPI), it was originally used as a shed and garage. It has a square footprint, with a very slight pitch on the shed roof that can be seen from the road. It has combination of protruding round vigas and wood beam seen on the east and west sides. A pair of double plywood doors presents on the west facade and one aluminum slider window on the north and on the east in deeply recessed openings. The walls are composed of original and recent adobes, and concrete masonry unit (CMU) blocks. The north façade includes one protruding viga, the deep-set window opening among a large wall massing, and the low-pitched shed roof profile that gives definition to the structure. This wall was partially rebuilt with concrete masonry unit blocks.

Having a utilitarian function for the family, the building has experienced several alterations including a roof replacement, rebuilt walls, and shifts to openings. According to the HCPI and based on the family's car, the double door opening was likely widened. The garage,

while noncontributing, 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.

The applicant requests a status review of the garage only, as there are no other structures without recent status designations on the property.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be upgraded to contributing with the north façade designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

Ms. Piccarello showed historic photographs, elevations and the site plan.

Member Bienvenu asked if she addressed the barn in her review.

Ms. Piccarello said the barn was designated as significant a few years ago. She confirmed that this is the only remaining structure that has no status.

APPLICANT PRESENTATION

William Powell, 1601 Don Gaspar, was sworn in. He said he agrees with staff's recommendations. He asked to clarify that staff was recommending just the north be designated as the primary façade and the other three façades would be standard.

Ms. Piccarello said they are recommended as a contributing building. Staff is recommending from the north façade, minus the actual window but not the window opening, because it is non historic.

Mr. Powell said on the west façade, the plywood doors of the building used to have a larger opening and were filled in later. The garage was built to house apparently and when it no longer functioned as a garage, the opening was done on the west façade. He said he did the core samples. The south façade is the original wall, which was adobe, and the other walls are CMU and were likely replaced.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with staff's recommendation on the north as primary. And that the garage is contributing because of its relationship to the other buildings and was typical of the time. She said she wondered when the opening for the garage door was filled in, she thought if it was pre-1972, the façade should be considered historic.

John Eddy, previously sworn, agreed with staff's recommendation that this should be upgraded. This is the last vernacular example of farmhouses on Upper Canyon Road. The property is very important to understand how people had lived for generations in

Santa Fe. The shed can be put to adaptive reuse and still honor its contribution to the flavor and health of the property's use over time. It can be easily upgraded without challenging the contributing status. The doors could be replaced, if not in kind, tastefully in a way that maintains its connection to the neighborhood.

BOARD DISCUSSION

Vice Chair Katz said he agrees with staff's recommendation. He said Ms. Piccarello did a good job describing how this enhances the whole property and supports the beauty of the main house. He agreed that the north façade should be primary but still leaves room for the modification of the west and south façades to maximize the use of the structure.

MOTION: In Case 2022-005507-HDRB, 1500 Canyon Rd., Vice Chair Katz moved to upgrade the status of the garage to contributing because the structure enhances and harmonizes with the entire property, and to approve the north façade as primary, excluding the window of the façade but not the opening. The motion was seconded by Member Larson.

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

Member Bienvenu said he wanted to say in this case and Case #1520, the owners of these properties are to be commended for their stewardship of their properties. These are valuable properties with old vernacular buildings. In both cases, a great deal of respect has been shown by the current owners to maintain these important properties. He thanked the owners.

2. **2022-005474-HDRB. 275 E. Alameda St.** Downtown and Eastside Historic District. Liaison Planning Services, Inc, agent for Racquel Huslig, owner, Requests primary facade(s) designation on a 38,068 sq. ft. contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

275 East Alameda is a two-story 38,068 square foot building built in 1948 and designed by John Gaw Meem in the Spanish-Pueblo Revival Style. It is known historically as the St. Francis Cathedral School and later the New Mexico School for the Arts. It has been empty since 2019. It sits prominently at the northwest corner of Paseo de Peralta and East Alameda. In 2010, the Historic Districts Review Board upgraded its status from non-contributing to contributing to the Downtown and Eastside Historic District and designated the south and east elevations as primary facades (Case meeting minutes from the April

13, 2010 hearing). The applicant has provided an updated HCPI for consideration (Local Reference Number: Santa Fe ID#: H 236).

The new HCPI describes in detail the architectural and construction history. According to the HCPI, it is *not* listed on the National or State Register; it is listed in the *State* Historic District City of Santa Fe and currently contributes to the *local* Downtown and Eastside Historic District.

The two-story building features institutional standard steel casement classroom windows across its entire east and west facades. Per the HCPI, "the classroom's wings' long elevations are arranged as four bays, divided vertically with concrete spandrels holding 21-lighhty steel frame windrows at each level. The bays are set back from the wall by 14" and set off by battered "buttresses" punch with dep and narrow windows. The spandrels have a concentric square design. A cast concrete ornamental lintel tops the upper windows." A bell tower sits atop its entry on the south end. The building is constructed of clay tile with stucco and a flat roof with parapets. The windows are various sized steel casements. The building underwent alterations over the years to accommodate the changing needs of the school. In 1961, a one-story addition of 5,292 square foot was attached to its northwest corner. Some minor additions include enclosing a portion of the southwest portal and adding a wheelchair ramp in 2010.

Other minor alterations include adding storage rooms on the west side and a freezer enclosure on the southwest portal. Doors are wood and steel; and, per the updated HCPI, notably, there are six Meem shop two-panel wood with upper panel ornamentation. The floor plan is L shaped.

With respect to yard walls, a low 4' high stucco masonry wall extends from the southwest corner along the length of its eastern Paseo de Peralta elevation and turns the corner to the north elevation. According to the HPCI, the wall was constructed after 1978. A 6' high a masonry and stucco yard wall extends along the north elevation's parking lot. The HCPI describes this wall as historic. On the south elevation, the wall has multiple heights with its tallest section averaging 6' stepping down to a much lower and thicker wall. The yard wall in its entirety is considered historic.

The applicant requested a review of its historic status and primary façades designation.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures, adding the historic yard wall along the south elevation as contributing. Staff also reconfirmed and recommended the east and south elevations as primary facades.

Chair Rios asked if she heard Ms. Bordegaray say that *two* walls were contributing.

Ms. Bordegaray clarified that two of the walls are historic, and she had referred to only one. She said the north wall is also historic, but she failed to include that in her recommendation, but wanted to include it now. The north wall extends from the eastern elevation section of wall and connects to the building, north.

Member Guida asked to see the walls being recommended on the site plan.

Ms. Bordegaray said the east elevation shows the non-historic, Paseo facing wall. There is an opening in it and the wall after the opening is historic. She is recommending that wall as contributing and she recommends the south wall as well starting after the portal, toward the west.

Member Guida said he was confused. He asked if she was recommending all of the walls along the east property along Paseo.

Ms. Bordegaray said no, the east wall along Paseo de Peralta was built after 1978. She showed the street to the east, Paseo del Peralta and noted to the south is East Alameda. She described the modern wall that connects the property to Paseo and highlights in red the historic portions. The blue portion was noted to be non-historic (going south and stopping at the building). There is no wall in the front and the historic yard wall resumes all the way around.

Member Guida confirmed she was suggesting the walls highlighted in red as contributing.

Member Larson said she appreciated the information in the packet but wanted more clarity as to why this is contributing versus significant.

Ms. Bordegaray said the author of the HCPI did not indicate it warrants a significant status and indicated it was not one of Meem's greatest buildings. She said she did not agree and feels it does reflect Meem in Pueblo Revival and Territorial style. It is a unique institutional architectural style credited to Meem and found in other parts of New Mexico, particularly the University of New Mexico. She directed the Board to page 2 of the HCPI, box 22, a question: *is this property individually listed on a historic register*. She said the author replied "no." And to the question, *do you think this property is worthy of listing*, the author said "undetermined" and then the author directs the reader to "*see evaluation of historic status*."

She said her answer to the question would be that she did not necessarily think it meets the threshold of significant status, similar to the author. But it does meet the threshold for contributing and is an extremely important institutional building to Santa Fe.

Member Larson said this is a complete HCPI, but the argument is unclear. She said her interpretation is while it may not be the pinnacle of architecture in New Mexico, there is something to say about the rapid postwar development that occurred. She said they need more clarity in the determination. She asked if Ms. Bordegaray thought it not worthy of significant status based on the HCPI report.

Ms. Bordegaray said she was not basing her decision off the HCPI report because she thought it unclear as well. She said it is because significant status makes every façade primary, by definition. She noted one case she had where the project was unchanged and became significant. The HCPI says minor changes on all historic except the yard wall, and because of that, she thought it meets the definition of significant.

Member Larson confirmed that Ms. Bordegaray believes there was a loss of integrity because the changes detract from the overall appearance and makes it unworthy of significant status.

Ms. Piccarello said looking at the north façade would be helpful to show the utilitarian changes.

Ms. Bordegaray displayed the west elevation with the 1961 one-story addition.

Member Guida said if the building is designated as contributing, that does not preclude it from being nominated to the National Register in the future.

Ms. Piccarello said that is correct. She said it is important to look at all façades if questioning the contributing status. Function doesn't preclude significance but part of what they look at is the ability of the building to be inhabited and preserved and to undergo changes in back-of-house spaces.

Member Guida said tonight's designation is based on our Code. He said in light of previous conversations on the reasons for designating façades in a certain way, it is important the Board articulate that in the discussion and motion, for the record. He said where they stand now is that the façades designated as primary, he agrees should be designated as contributing. Those on the streetscape capture the essential elements of structure of principal façades and are publicly visible. That is important. He referenced member Larson's comments and said it is exciting to affirm that both in the motion and discussion tonight. This is a postwar building, and it does represent a shift in Santa Fe architecture from one of its most notable contributors. He thought it would be good for that to be clear.

Member Larson said to staff, we need to be clear in the reasoning behind character defining features of the building as well as in our motion.

Ms. Piccarello added this was a point of discussion on the field trip. She said she wanted to be clear when staff designates primary façades, they may also designate features. It is common practice. She reminded the Board to be specific in the motion. She said if an entire façade is not designated, but a residence has a unique feature and nothing else on the façade retains integrity, which can be preserved and protected based only on designating it as a primary façade.

Chair Rios asked if there were examples Ms. Piccarello thought historic or worthy of preservation of portions on this building.

Ms. Piccarello said the mirroring of the two facades is interesting. While they mirror and repeat the two facades, they only capture one on the streetscape. That is very important. But some of that mirroring impact is unique and the buttresses, and some architectural features between the windows.

APPLICANT PRESENTATION

Rob Vederno, 119 Delgado Street, was sworn in. He said he is the architect and agreed with staff's recommendation on the contributing status. He said it is obvious that the south, east facades should be primary and preserved. The building was determined noncontributing in the 1985 survey and had different iterations of status until 2010 when the ADA upgrades were done. At that time, it was designated contributing and the façades were designated. The building has deteriorated since abandonment. The style of the building is interesting, basically Spanish Pueblo with mid-century modern with the fenestration. He said their intent is to be involved with the community on their future plans. They need some flexibility to make the building contribute to the community. They want to upgrade on the west elevation and change the entrance and are asking for flexibility on that. The north entrance from the parking lot to the main entrance is covered with ice and snow in the winter. The stairway down to the basement is treacherous. They have replaced the concrete slab already and are asking for flexibility to address that issue. He said they believe they can do a better job and will hopefully have the flexibility.

PUBLIC HEARING

Zoom participant identified as Samsung continued to have technical difficulties.

Stefanie Beninato, previously sworn, said staff recommendation should be the minimum for primary facades. She thought the mirroring of the east on the façades deserved consideration. She pointed out that the Board had allowed a utilitarian bathroom with white siding on E. Santa Fe Ave. and allowed another significant building to greatly change its primary façade. She said saying another façade should not be primary because it has a utilitarian function seems contradictory.

John Eddy, previously sworn, said he agrees with staff's recommendation and closer examination of the building is in order. The west façade has been impacted and doesn't add much to the building. He said he had been told that John Gaw Meem, when other architects changed his building to a degree Meem felt egregious, would disown his buildings. He said the mirroring of elevations is very important and some wiggle room on the west façade would help the owners. He said this will be challenging and he applauds them for taking this on.

Member Larson asked to confirm the Board is on the same page. She said she is comfortable with staff's recommendation that the east and south elevations be primary.

Member Bienvenu said he generally agreed. He said when on site it is clear that the utilitarian 1961 addition does not help the building. It destroys the possibility to be a significant structure. The south and east has been designated primary but they had not talked about the north. He thought that the north's integrity is intact and contributes to the look of the building and also very visible. As is the northern side of the west façade where the glazing is. He is also cognizant that the property does need to be modified. If every façade is designated as primary, they will end up with a vacant building. That would not serve anyone. He agrees with staff's recommendation.

Member Guida and Vice Chair Katz also agreed.

Member Larson said to respond to Member Bienvenu, the north elevation has a lot of integrity and is in a prominent location. She said that should be clear it is not midcentury modern. Because of the window assessment the Board can acknowledge the recommendation that the wall may be in poor shape and possibly need to be replaced to improve efficiency of the building.

BOARD DISCUSSION

MOTION: In Case 2022-005474-HDRB, 275 E. Alameda St., Member Larson moved to retain the contributing status per staff's recommendation, and found that the east and south elevations are primary, and per staff recommendation, to add the historic yard wall and south elevation as contributing due to retention of material and integrity and relation to the historic structure and detailing the character defining features of the horizontal massing of the building and continuous steel-casement window curtain wall with the lower profile of the buttressing as character defining along the east elevation. The motion was seconded by Member Bienvenu with a friendly amendment that consistent with staff's recommendation the north section of the east wall, the historic section, also be designated as contributing.

Member Larson accepted the amendment as friendly.

Member Guida added that in addition to the character defining elements mentioned by Member Larson, of note is the importance of this because of its association with Santa Fe architect John Gaw Meem and as a building representing an evolution of his style in the post war period.

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

3. **2022-005470-HDRB. 57 Old Santa Fe Trl.** Non-contributing. Lila Pickus, agent for 57 Old Santa Fe Trail, LLC, owner, requests sign replacement and exceptions to Article 14-8.10 (H)(26)(a)(i) for exceeding 20 sq. ft., letter height exceeding 20," and mounting sign more than 15' above street grade. (Angela Schackel Bordegaray)

This item was postponed.

I. DISCUSSION ITEMS

There were none.

J. MATTERS FROM THE BOARD

Chair Rios said she was frustrated with the technical difficulties and a lot of time was wasted. She said she felt bad for Board members and more so for those who had to sit through all of that. She asked that be looked at.

Ms. Piccarello said they will be working on getting consistency for everyone. She said she is reminded often of this and will work on the issue.

Member Guida said he appreciated staff's effort to create hybrid meetings. He said it is to be expected that technology is not going to work perfectly. He said his point of view is it is always going to be imperfect. He agrees that having either an in-person or a Zoom meeting is easier - probably Zoom. He wanted to recognize they are going through a transition period.

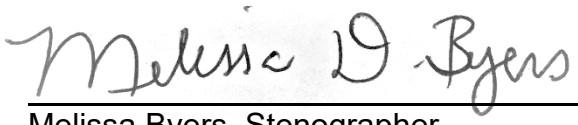
K. NEXT MEETING: Tuesday, July 26, 2022

L. ADJOURN

MOTION: At 9:10 pm, Member Larson moved to adjourn, seconded by Member Guida.

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

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

Exhibit 1 -- 7/12/22 -- HDRB

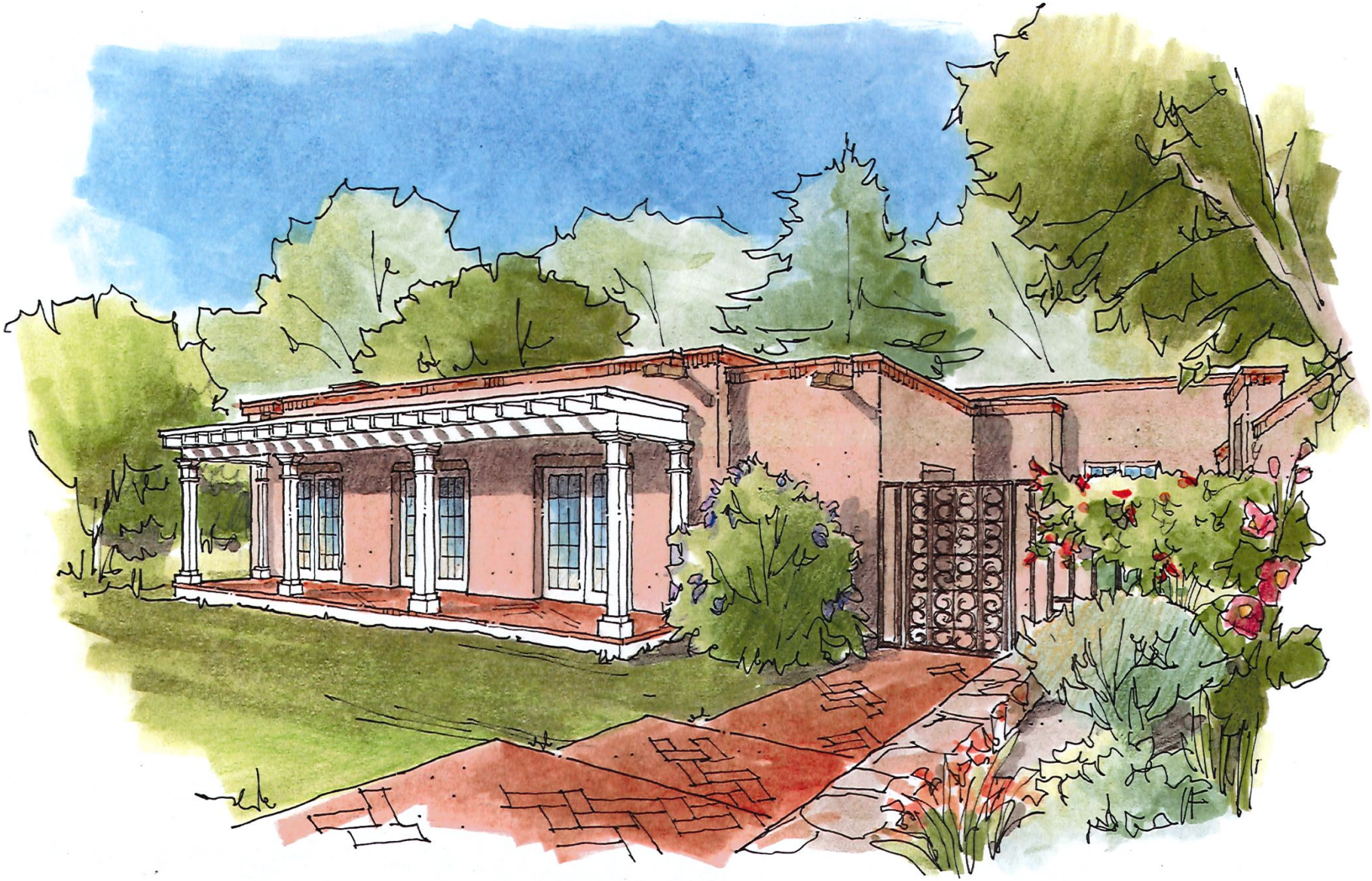


Exhibit 2 -- 7/12/22 -- HDRB

Exhibit 3
7/12/22
HDRB

------ Original Message ------
From: "Douglas Preston" <djpreston@me.com>
To: cpiccarello@santafenm.gov
Sent: Friday, 1 Jul, 22 At 18:40
Subject: 324 Plaza Balentine

Dear Ms. Piccarello,

I would like to comment on the plans submitted to the Historic Board regarding the proposed renovations at 324 Plaza Balentine. My property at 513 Plaza Balentine directly adjoins the property at 324—we share a common property boundary. The owners shared the revised plans with me—both the original layout of the property and their proposed additions. I reviewed them carefully. I find their plans to be reasonable and in keeping with the historic character of our neighborhood, and I would recommend that as long as the plans are consistent with the Historic Board's policies that the Board approve the plans.

I'd be glad to offer any further comments or answer questions.

With best wishes,
Douglas Preston

513 Plaza Balentine
Santa Fe, NM 87501

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

Case # 2022-5476-HDRB
Address – 1520 Canyon Road
Agent's Name – Molly Prewitt
Owner – Steven C. Haines

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

BACKGROUND

1520 Canyon Road is a 1,404-square-foot building constructed in 1956. This simple, square house is prominent in its siting at least 5 feet above the south side of Canyon Road, and helps define the Upper Canyon Road historic agricultural landscape. It appears essentially unchanged in its profile and historical features. The Historic Cultural Property (HCPI) Building Inventory describes it as "Territorial Revival Vernacular Style." Its east elevation garage conversion, which was done in 1965, is Mid-Century Ranch Style with a shed roof, overhangs, and shallow but wide aluminum sliding windows.

The north elevation (front) features a three-paned large picture window at its center, and a double set of 3-over-1, double-hung windows on its west end. The converted garage on the east portion of the north elevation features a three-paned wide, shallow aluminum window. Other horizontal, sliding aluminum windows were added to the east elevations in 1965. A utility room was added to the south elevation in 1980, and the 396-square-foot carport was built in 1995, also on the south elevation. Three windows are arranged symmetrically in a row on the west elevation. At its May 10, 2022, hearing, the Board designated the residence contributing, and the north elevation a primary façade (# 1), minus the east-end converted garage with the aluminum sliding window. The board also designated the west façade (# 8) a primary façade, and approved the replacement of other windows at this property. (See Case #s 2022-5173-HDRB and 2022-005174-HDRB.)

The applicant proposed to replace window # 1 on the non-primary east portion of the north elevation. The existing window is a shallow, wide aluminum-sliding window; the replacement is a double set of 3-over-1, double-hung metal clad windows to match historic window # 11 on the west end of the north elevation primary façade, and windows # 8 and # 10 on the primary west elevation. Staff believes this replacement will not impact the contributing historic status.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to 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 subject to Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. 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 26th DAY of July, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2022-5446-HDRB
Address – 610 Don Gaspar Ave.
Agent's Name – Mark Hogan
Owner/Applicant's Name – Peter Komis

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

BACKGROUND

610 Don Gaspar is a 4,166-square-foot, two-story Craftsman-style residence listed as significant to the Don Gaspar Area Historic District, and is also known as the Closson House for Thomas Closson, car dealer and Mayor of Santa Fe in 1920s and 1930s.

The house is situated on a large corner lot with West Santa Fe Avenue directly north and Don Gaspar Avenue directly east. The main house was built in 1928, with the second story built in the 1930s. A free-standing garage and a free-standing guest house are located to the west of the main house. All three structures are identified as significant. A perimeter wall with pedestrian and vehicle gates, constructed in the 1960s, surrounds the property. In 2015, the HDRB designated the wall non-contributing.

The Don Gaspar Area National Register Nomination, pg. 6, describes the house as follows:

> Another set of buildings along Don Gaspar are Bungalows. The most elaborate of these is the Closson House (#305, Photo 6) which reflects the Bungalow's origins in the Western Stick Style. The brick house has a hip roof and a two-story section with a gable roof, all with exposed rafters in the eaves. The porch has brick and wood posts and the windows are wood casement. Thomas C. Closson, a car dealer and son of a prominent businessman, built the house in about 1920.

In 2005 (Case H-05-184), the HDRB approved a 228-square-foot addition to the second floor with the condition that the height be lower than the adjacent roof. In 2015, the HDRB (Case-15-090) approved the construction of a treehouse with a pitched roof.

At this hearing, the applicant proposed the following exterior alterations:

1) Enclose the existing, 300-square-foot front porch with windows to create a sunroom. The entrance will be inset retaining the original appearance of the porch entrance area. All new construction shall be installed in order to be removed in the future without damage

or loss of historic material. New windows to be true divided light with divisions similar to existing windows.

2) Excavate a sunken courtyard on the north side of the house to create a point of access to the existing crawl space, which will be excavated into a basement. The 185-square-foot sunken courtyard will be accessed by two sets of stairs.
    a. A concrete retaining wall will be included to address grade change.
    b. A porch will cover the triple, divided-lite basement doors. It will be supported by columns clad with brick and attached to the house on one side and set into the retaining wall on the other. The roof material is proposed as corrugated steel.
    c. Outdoor light fixtures will be installed adjacent to the basement doors.
    d. All new exterior trim will be painted Dunn Edwards white (DEW380) to match the existing paint used on the home's exterior.

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 a finding that all the exception criteria have been met, recommended approval of the project and a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(H), Don Gaspar Area 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 Don Gaspar Area District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(4), existing porches shall not be enclosed.
9. The Applicant proposes to enclose the existing east-façade porch.
10. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
11. The Applicant proposes to construct a stairwell addition, at and below ground level, on the north-facing primary façade.

12. Under SFCC Section 14-5.2(D)(5)(a)(ii-iii), no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence, and no existing opening shall be enclosed.
13. In conjunction with the proposed stairwell addition on the north-facing primary façade (see § 11, above), the Applicant proposes to create three new openings and close two basement-level windows.
14. Staff determined that exceptions to SFCC Section 14-5.2(D)(4), (D)(2)(c) and (D)(5)(a)(ii-iii) would be required for approval of the Application, and the Applicant requested these exceptions.
15. To obtain exceptions, 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 with respect to each exception.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to enclosing the porch on the east elevation:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, since the porch will be enclosed with divided-lite windows similar to others on the house, they are compatible with the existing architecture of the residence and similar to those common in the era this house was constructed; there will be no loss of historic material and the proposed work is fully reversible;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare. An owner of the house was the subject of an assault which took place on the unenclosed front porch, and this enclosure is necessary for security and to ensure that the owner can continue to use this space safely; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts. The Applicant is the second generation of a family who has cared for and maintained the house admirably, wishes to continue living there but likely could not without the additional security of an enclosed front porch. The family has considered less-expensive enclosure designs with fewer windows, however, these alternatives were out of scale, disproportionate to the house's architecture and were less aesthetic to the house and historic district.
17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to the north-elevation stairwell addition, the creation of a patio-door opening and closure of window openings:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district. The house is surrounded by a yard wall which varies in height from 4½ to 6 feet, the addition is mostly at or below ground level, will be concealed by landscaping and vegetation, and will have low public visibility. The creation of new openings and installation

of a patio door and two windows is necessary for the suitable use of a planned new basement area, which otherwise gets very little natural light, through two small, crawlspace windows, and has no exit to the exterior;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare. The creation of new basement living space is necessary to avoid expanding the historic footprint of the house and disrupting the existing, primary facades of this house, which has a significant historic status; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts. The Applicant obtained approval to expand the second floor of the house, but abandoned this plan, which would substantially alter its exterior massing and was cost prohibitive; to expand the basement of this house would allow the Applicant, the second generation of a family who has cared for and maintained the house admirably, to continue residing there by expanding the interior living space with a minimal impact to primary façades.

18. The Board finds that the Applicant has conclusively demonstrated that all of the applicable exception criteria have been met.
19. The Board finds that the proposed alterations to this structure will not cause it to lose its significant status, in accordance with SFCC Section 14-5.2(D)(1). This project will not result in the removal of historic materials or the alteration of architectural features and spaces that embody the structure's significant status.
20. 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.
21. 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, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves project items # 1-2 as set forth in the Application, as recommended by the Staff, with the following conditions to the north elevation addition:
    a. Handrail elevation detail be provided showing the color and material;
    b. Porch addition roof to be constructed from wire glass or similar glass, not fiberglass or acrylic;
    c. The north side hand railing to be screened by vegetation;

d. A ledger against the existing building, as a means of attachment for the doorway cover, shall be included; and
e. These four conditional items, (a) through (d), to be depicted in drawings, and submitted to staff for final approval.

3. The Board grants the exceptions requested in the Application.

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

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2022-5507-HDRB
Address – 1500 Canyon Road
Agent's Name – Richard Horcasitas
Owner/Applicant's Name – Tony Martin

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

BACKGROUND

1500 Upper Canyon Road is a single-family residential structure and barn with significant status to the Downtown and Eastside Historic District. The 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 and is the subject of this case. The 380-square-foot garage was constructed in approximately 1937, and can be seen from the road, set back and to the east and south of the main house. According to the Historic Cultural Properties Inventory (HCPI), it was originally used as a shed and garage. It has a square footprint, with a very slight pitch on the shed roof that can be seen from the road. It has a combination of protruding round vigas and wood beam seen on the east and west sides. A pair of plywood double doors presents on the west façade and one aluminum slider window on the north and on the east in deeply recessed openings. The walls are composed of original and recent adobes, and concrete masonry unit (CMU) blocks. The north façade includes one protruding viga, a deep-set window opening among a large wall massing, and the low-pitched, shed roof profile that gives definition to the structure. This wall was partially rebuilt with concrete masonry unit blocks.

Having a utilitarian function for the family, the building has experienced several alterations including a roof replacement, rebuilt walls, and shifts to openings. According to the HCPI and based on the family's car, the double door opening was likely widened. 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.

The applicant requests a status review of the garage only, as there are no other structures without recent status designations on the property.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the garage be upgraded to contributing with the north façade designated as primary, excluding the non-historic window, but including the window opening, per SFCC Sections 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 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 "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
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 garage meets the definition of a "contributing structure," as recommended by staff. The garage is historic, with ample evidence that it was built on or before 1937, it is a surviving component of a historic farmstead, and it pairs with and presents cohesively with the main house by use of the same color, finish and simple box form. It helps to maintain the setting and context of the property and its significant-status main house.
10. The Board finds that the north façade is the primary elevation of the garage with the features that define the character of the structure's architecture. The character-defining features include one protruding viga, the deep-set window opening among a large wall massing, and the low-pitched shed roof profile that gives definition to the structure.
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 upgrades the historic status of the garage to contributing.
4. The Board designates the north elevation of the garage, including the window opening, as the primary façade, but excluding the existing aluminum-slider window.

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

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2022-5474-HDRB
Address – 275 East Alameda
Agent's Name – Meem Santa Fe, LLC
Owner/Applicant's Name – Dolores Vigil, Liaison Planning Services

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

BACKGROUND

275 East Alameda is a two-story 38,068-square-foot building built in 1948 and designed by John Gaw Meem in the Spanish-Pueblo Revival Style. It is known historically as the St. Francis Cathedral School and later the New Mexico School for the Arts. It has been empty since 2019. It sits prominently at the northwest corner of Paseo de Peralta and East Alameda. In 2010, the Historic Districts Review Board upgraded its status from non-contributing to contributing to the Downtown and Eastside Historic District and designated the south and east elevations as primary façades (Case meeting minutes from April 13, 2010 hearing). The applicant has requested a review of its historic status and primary façades designation.

The applicant has provided an updated HCPI for consideration (Local Reference Number: Santa Fe ID # H 236). The new HCPI describes in detail the architectural and construction history. According to the HCPI, it is *not* listed on the National Register of Historic Places or the State Register of Cultural Properties; it is listed in the *State* Historic District City of Santa Fe and currently contributes to the local Downtown and Eastside Historic District.

The two-story building features institutional standard steel casement classroom windows across its entire east and west facades. Per the HCPI, "the classroom's wings' long elevations are arranged as four bays, divided vertically with concrete spandrels holding 21-light steel frame windrows at each level. The bays are set back from the wall by 14" and set off by battered 'buttresses' punched with deep and narrow windows. The spandrels have a concentric square design. A cast concrete ornamental lintel tops the upper windows." A bell tower sits atop its entry on the south end. The building is constructed of clay tile with stucco and a flat roof with parapets. The windows are various sized steel casements. The building underwent alterations over the years to accommodate the changing needs of the school. In 1961, a one-story addition of 5,292 square foot was attached to its northwest corner. Some minor additions include enclosing a portion of the southwest portal and adding a wheelchair ramp in 2010. Other minor alterations include adding storage rooms on the west side and a freezer enclosure on the southwest portal. Doors are wood and steel, and, per the updated HCPI, notably, there are six Meem-shop, two-panel wood doors with upper panel ornamentation. The floor plan is L-shaped.

With respect to yard walls, a low 4' high stucco masonry wall extends from the southwest corner along the length of its Paseo de Peralta elevation and turns the corner to the north.

According to the HPCI, the wall was constructed after 1978. A 6' high a masonry and stucco yard wall extends along the north elevation's parking lot. The HCPI describes this wall as historic. On the south elevation, the wall has multiple heights with its tallest section 6' stepping down to a much lower and thicker wall. The yard wall in its entirety is considered historic.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures, adding the historic yard wall along the south elevation and the portion connecting to the eastern non-historic yard wall as contributing. Staff also reconfirmed and recommended the east and south elevations as primary facades.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. 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 "significant structure" is "a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
8. 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."
9. Under SFCC Section14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.

10. 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."
11. 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 best meets the definition of a "contributing structure," as recommended by staff.
12. The Board finds that the south and east façades are the primary elevations with the features that define the character of the structure's architecture. The east elevation features the long classroom wing, arranged as four bays, divided vertically with concrete spandrels holding 21-lite steel-frame windrows at each level. The south elevation maintains the Spanish-Pueblo Revival Style massing, parapets and traditional portal.
13. The board also finds the yard wall on the south elevation to be historic and a component of the structure's contributing status.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the structure's contributing status.
4. The Board designates the following elevations as the primary façades: south and east.
5. The Board designates the yard wall on the south elevation as a contributing structure.

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

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: July 26th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

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Case # 2022-005375-HDRB

Address: 1500 Canyon Road
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1500 Upper Canyon Road is a single-family residential structure and barn with significant status to the Downtown and Eastside Historic District. The 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 and is the subject of this case. The 380 square foot garage was constructed in approximately 1937 and can be seen from the road set back and to the side of the main house. According to the historic cultural properties inventory form (HCPI), it was originally used as a shed and garage. It has a square footprint, with a very slight pitch on the shed roof that can be seen from the road. It has combination of protruding round vigas and wood beam seen on the east and west sides. A pair of double plywood doors presents on the west facade and one aluminum slider window on the north and on the east in deeply recessed openings. The walls are composed of original and recent adobes, and concrete masonry unit (CMU) blocks. The north façade includes one protruding viga, the deep-set window opening among a large wall massing, and the low-pitched shed roof profile that gives definition to the structure. This wall was partially rebuilt with concrete masonry unit blocks.

Having a utilitarian function for the family, the building has experienced several alterations including a roof replacement, rebuilt walls, and shifts to openings. According to the HCPI and based on the family's car, the double door opening was likely widened. 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.

On July 12th, 2022, the Board designated the Garage as contributing to the Downtown and Eastside Historic District with the north façade designated as primary.

Now, the applicant proposes the following exterior alterations to the garage:

1) Replace the existing 9'10" overhanging flat roof with a flat roof that overhangs on the east elevation and parapet surrounding the other sides. This adds 2'-4" in height bringing the garage height to 11'-7", which is within the maximum allowable height of 16'-4". For reference, the height of the main house is 20'-6". Staff request an exception to 14-5.2(D)(6) for alteration to the roof style.
2) Re-stucco with El Rey cementitious stucco 'La Luz.'
3) Paint exterior Wood trim windows & doors in 'pure white' SW7005 matching the main house.

4) Reroof with a TPO tan color.
5) Add a brick chimney at the southwest corner.
6) Replace aluminum windows with true divided light wood windows.
7) Create a new opening on the south elevation and add new true divided light window, which will be 8'-0" wide x 3'-6" high.
8) Replace the two 4'x8', painted plywood doors on the west elevation with hand carved wood doors that will have a natural wood finish with a transom window above.

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.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(6): Staff request an exception to for alteration to the roof style.

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

Applicant Response: Proposed changes to the structure are within general district guidelines. Building footprint is maintained along with all openings with the exception of the south facade which is not publicly visible and non-primary. A parapet is added to direct water from sides of building and shed in direction of original roof drainage to the east. Original roof did not contain overhangs on the north, west and south facades - rather terminated at wall juncture allowing for moisture intrusion. The current roof configuration without overhangs on all sides is inconsistent with sound construction techniques and practices. The east facade currently does have a 1'-6" overhang. Roof style (with the exception of added parapet) will remain similar to original in pitch and drainage. The other three facades exhibit water damage and settlement from past water events. Proposed changes we feel are similar to structures of this age and in vicinity.

Staff Response: Staff does not recommend that the criterion has been met. The very slight pitch on the shed roof and subtle details of the projecting viga is indicative of the character of the simple building.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: Roof alterations/improvements are required to prevent settlement and water intrusion to interior. Stabilization of structure is needed to ensure its continued use and enjoyment.

Staff Response: Staff recommends that the criterion has been met.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: Several designs were explored for this structure. Initially a study was preformed to maintain a flat roof closely resembling the original configuration. Overhangs are required to deny entry of rain/snow to the structure through exterior walls. This studied roof configuration with overhangs appeared inconsistent with the age of the building and character of the district. This configuration more closely represented styles post 1950 - mid-century modern. As an alternative a parapet is presented to counter water events and provide a harmonious design to the district. This better reflects the structures 1937 construction date. Original roof configuration is flawed and should not be carried forward due to the earlier mentioned issues addressing longevity and health - mold, settlement etc.

Staff Response: Staff recommends that the criterion has been met and confirms that other design options were explored.

Daniel Fierro
Jennifer Gilreath
312 E. Mandalay Drive
Almos Park, TX 78212
(210) 845-3651
Email:
dfierro@gmail.com
jsgilreath@yahoo.com

Owner Authorization: 1500 Upper Canyon Road

April 4, 2022

City of Santa Fe Planning and Land Use Department
200 Lincoln Avenue
P.O. Box 909
Santa Fe NM 87504-0909

To Whom It May Concern:

I am authorizing Tony Martin, Richard Horcasitas Land Use Consultant, & WH Studio: William Powell, to represent me with all matters pertaining to the Historic Design Review Board approval & request and process Development Plan Application & Approval for a project to be known as the 1500 Canyon Road Tract C. The location of the property is 1500 Canyon Road in Santa Fe, New Mexico.

This authorization will include, but not limited to:

- Preparation of materials for Historic Design Review Board
- Consulting and application of Development Plan Approval
- Representation at meetings
- Project management
- Building Permit Application

The HDRB Pre-Application site visit meeting was held on January 7, 2022

If you have any questions, please contact me.
Richard Horcasitas 505-920-3841
horcasitasland@gmail.com

Sincerely,

Daniel Fierro

Jennifer Gilreath

HORCASITAS
land use consultant
acquisitions
approvals
marketing

May 9, 2022

City of Santa Fe
Historic Preservation Division
Historic Design Review Board
P.O. Box 909
Santa Fe, NM 87501

Re: 1500 Upper Canyon Road: Establish Building Historic Status &
Request Exterior alterations to the Garage.

- Repair stucco walls,
- repair and repaint wood trim.
- Add parapet, Replace Roof
- Add chimney for new fireplace
- Replace windows and door.

Proposed alterations of each elevation are described below.

LETTER OF PROPOSAL

This letter is provided as part of the City of Santa Fe Historic Division administrative approval submittal requirements, on behalf of Daniel Fierro, Jennifer Gilreath, Tony Martin.
The proposed project is located at 1500 Upper Canyon Road, on the South side of Upper Canyon Road. The property is also known as the Martinez-Rivera Property, Garage: The total acreage is 9.202 acres± (approximately 400,839 square feet±), within R-1 zoning, Historic Review Historic District. The small garage structure, existing roofed area is approximately 444 sq ft, the proposed roofed area will be 361 sq ft. The decrease in roofed area is accomplished by removing the roof overhangs and replacing with parapets.

The application is a request for approval for: Status Review to establish Building Historic Status
Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1) Pages 1-2
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) Pages 3-24

The application is a request for approval for Garage Exterior Alterations

1. Re-stucco all exterior walls with El Ray cementitious stucco (color #125, 'La Luz').
2. Paint exterior Wood trim windows & doors, ('pure white' SW7005).
3. Replace the existing 9'10" overhanging Flat Roof, by adding a 2'4" parapet, bringing the garage height to 12'2".
4. reroof with new roof material, (roof cover is screened by the 2'4" parapet)
5. Add a chimney at the South West Corner.
6. Replace Non-compliant aluminum windows with true divided light wood windows.
7. Add new true divided light 8' wide x 3'6" high window set at the South Elevation where no previous opening exists.
8. Replace the 2-4'x8', recently painted plywood doors at the West Elevation.

Richard Horcasitas
4401 San Pedro Drive Northeast #503
Albuquerque, NM 87109
P/505-920-3841, horcasitasland@gmail.com

North Elevation The proposal for the Garage North Elevation is request for approval to:

1. Add a parapet to the existing 9'10" flat roof, increasing the height by 2'4", From the existing height of 9'10" to 12'2".
2. Replace the existing non-compliant sliding aluminum window, with a true divided light wood window the same dimensions as the existing opening.

East Elevation: The proposal for the Garage North Elevation is request for approval to:

1. Add a parapet to the existing 9'10" flat roof, increasing the height by 2'4" to 12'2".
2. Replace the existing non-compliant sliding aluminum window, with a true divided light wood window of the same dimensions as the existing opening.
3. Wood window trim will be painted ('pure white' SW7005).

South Elevation: Not publicly visible: The proposal for the Garage North Elevation is request for approval to:

1. Add a parapet to the existing 9'10" flat roof, increasing the height by 2'4" to 12'2".
2. Add new true divided light 8' wide x 3'6" high, window set where no previous opening exists.
3. this wood trim will be painted ('pure white' SW7005).

West Elevation: The proposal for the Main House West Elevation is request for approval to:

1. Add a parapet to the existing 9'10" flat roof, increasing the height by 2'4" to 12'2".
2. Replace the 2-4'x8', recently painted plywood doors at the West Elevation, with handmade double doors with transoms above.

This proposal is designed in accordance with the Minimum Maintenance Standards required of 14-5.2(B)(1)(4) & (11). The design of the alterations also meets the requirements of 14-5.2(F), Historic Review District Standards.

In conclusion, we have reviewed the code for Historic Design Standards, 14-5.2, and met with required staff members (HDRB and Development Review) to ensure that the proposed project meets all the requirements for building within the R1 zoning and the Historic Review Historic District. We look forward to your approval. Your consideration is greatly appreciated. If you have any questions regarding this application, please do not hesitate contacting me at (505) 920-3841.

Sincerely,

Richard Horcasitas

Richard Horcasitas

Attachments:

Application Form
Owner Authorization
Proposal Letter
Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Photographs Elevations (4)
site plan
Site Plan Proposed
Existing and Proposed Elevations
Existing and Proposed Floor plans
2016 Curtis Plat-Legal Lot of record
Exterior Finishes

Richard Horcasitas
4401 San Pedro Drive Northeast #503
Albuquerque, NM 87109
P/505-920-3841, horcasitasland@gmail.com

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

May 6, 2022

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _ A _ B _ C _ D

1. Name of property:	2. Location:	3. Local Reference Number:
Martinez-Rivera Property: Garage	1500 Upper Canyon Road *Downtown and Eastside Historic District*	Santa Fe ID #: H-1190 4. County: Santa Fe Parcel # 12184192

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey: April 18, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993, only passing reference to garage
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682766,-105.9025032

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

11. Brief Description of the Property:

Potentially dating to 1937, this simple square building was historically used as a shed or garage. It is composed of a mixture of new and old adobe and concrete masonry units. The latter suggests a reconstruction or shoring up of a wall. The building has no architectural merit, but it complements the house, a Significant structure, and is important for establishing the property's historical context.

Continued on Page 5.

12. Who uses the property? Storage

13. Construction Date:
Date: potentially 1937, with alterations
__Known _x_ Estimated Source: aerial photographs and former owner's memory

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Daniel Fierro and Jennifer Gilreath

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

Owner: Daniel Fierro and Jennifer Gilreath

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes

If yes: __ Significant __ Contributing __ Non-contributing: House _x_ No Status: Garage
Per City of Santa Fe official designation map.

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H-1190
Martinez-Rivera Property: Garage	1500 Upper Canyon Road Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: April 18, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__x Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Siding	Aluminum	1-1	2

11. Doors __ N/A

Type	Style	Material	Number
Double	Outswing	Plywood	1

12. Chimneys N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:c.1980s; Introduction of aluminum sliding windows; visual and physical evidence
#2 Date: Unknown; replacement or stabilization of north wall; coring sample
#3 Date: Unknown, likely recent; possible alteration of entry opening in position and width; visual and physical evidence
#4 Date: Unknown, likely recent; replacement of roofing structure and ceiling; visual and physical evidence

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

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other: Vernacular – No Style

17. Documents Available and Their Locations

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

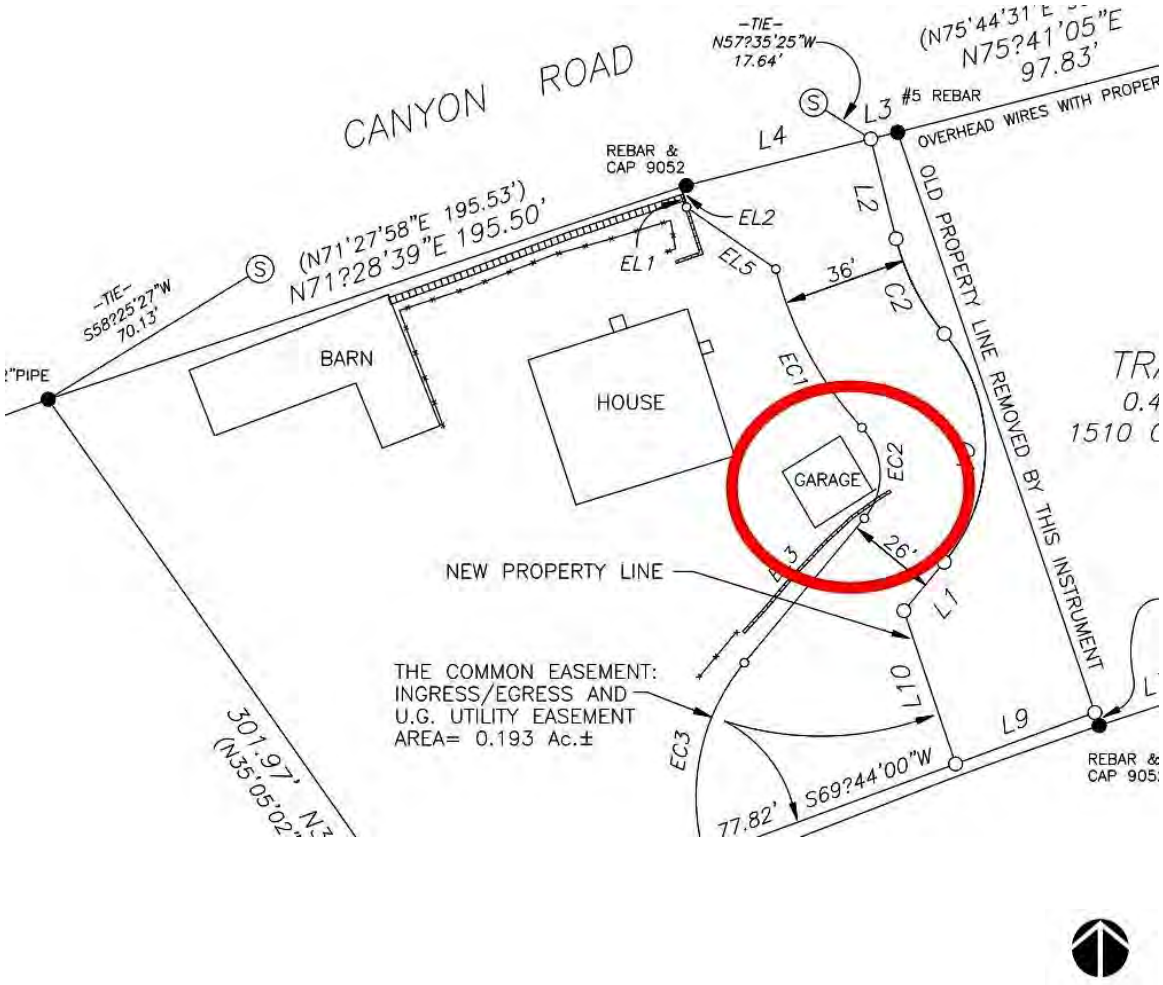
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No; garage is subordinate to residence

19.Site Plan: Portion of c.2016 plat, courtesy Curtis Land Surveying, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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		5. Date of Survey: April 18, 2022

Architectural Description Continued

Setting

The garage sits on the former Matías Martinez farm, near the east end of the Upper Canyon Road. It stands approximately 90' back from the street, with only its north and east elevations viewable from a public right of way (Photo 1). A gravel driveway leads to the structure, where it is entered from the west. The garage is sited behind the old Martinez farmhouse, arranged on a roughly east-west axis. It backs into a stone retaining wall, outlining a terraced field above (Photo 2). The setting is open with expansive views. The green shadow of Picacho Peak looms to the south.

Structure

The structure encloses roughly 380 square feet and has a sloping, flat roof draining to the east.

The publicly visible north elevation is a simple flat façade holding one window (Photos 3 & 4). Set deep into the wall, the window is a recent sliding aluminum unit with vertical lights. An interior coring of this wall shows its construction to be CMU (Photo 10).

The second publicly visible elevation, the east elevation, has the same type of window placed at the center of its wall (Photo 5). The roof over this façade extends with a 24" overhang. The building's rafters are exposed and consist of older 2'x8' boards arranged at 27" on the center. It is unclear whether all these connect with the interior roofing structure.

Facing a stone retaining wall, the south elevation is windowless (Photo 6). Its lumpy appearance suggests adobe construction. A recent single location coring confirms this.

The west, or principal elevation, has a pair of recently painted plywood doors fitted into what appears to an altered opening (Photo 7). The offset opening, at roughly 7'-10½", accommodates two 4'x8' doors. These are important measurements when considering the building's capacity to comfortably hold a car.

This opening is bookended with what seems to be recent adobe infill (Photo 9). The exterior of the wall, with vertical cracking, suggests that some type of block or other

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material has not completely welded with the adobe. This, and horizontal cracking at the plate line, again points to a possible alteration of this façade.

The interior provides clues to the building's modification. It starts innocently at the ground with a stabilized pea gravel floor. Looking above, a more recent roof framing and ceiling system indicate a potentially replaced roof (Photo 8). The structure is made of a combination of younger vigas and fresh, 2"x6" and 2"x8" boards, some of which are sistered. These rest on an exposed wood plate, appearing of more recent vintage. Above, creating the ceiling, are young pine boards. The structure is supported by a few improvised wood posts.

The building is finished with a traditional three-coat cementitious stucco, with a peach-to-tan coat matching the house. The stucco is applied over chicken wire, and may include an earlier layer beneath. Based on an aerial photograph, this pinkish tone dates back to at least 1969.

Historical Overview

Upper Canyon Road

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural use (Figure 1). The area remains lightly populated, with tracts of relict farmland incorporated into larger residential lots. The Martinez-Rivera property remains one of the more intact examples of the farming period.

After the Pueblo Revolt and Reconquest in the late 17th century, Spanish settlers returned to *La Villa Real de la Santa Fe de San Francisco de Asís* to reestablish their holdings. Additional colonists arrived in the early 18th century, finding most of the better tracts around the Plaza already claimed. Many new settlers fanned out along the Santa Fe River, looking for suitable land to establish a farm. The land on which the former farm sits was part of the historic "Talaya Hill," a roughly 1,240-acre land grant awarded to Manuel Trujillo in 1731.

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Starting in the 19th century, the lant grant began to be divided into smaller tracts. The owner of one such tract was José María Martín, a prosperous sheep rancher who could trace his ancestors back to the earliest Spanish families in New Mexico.[1] Beginning in the 1850s, Martín began acquiring land on both sides of the Santa Fe River in the upper canyon area. He established a home north of the river, on what is today Cerro Gordo Road.

Matías Martinez Farm

The rancher had five children, and his son Matías associates directly with the subject property. Born in Santa Fe in 1858, Matías grew up in the Cerro Gordo Road home. He married María Antonio Trujillo in 1884, and by 1900 had moved his family across the river onto one of his father's holdings[2] (Figure 2). This property would be known as the Matías Martinez farm.

There he shaped the land, creating terraced fields irrigated by a nearby acequia*, Acequia de los Armentas* (Ditch 5), of which he was a member.[3] Like his father, Matías was primarily a rancher, raising cattle, sheep, and goats. His success, including building a handsome hipped roof, center-hall plan home, was darkened a decade later when his wife died at age 48.[4]

The Matías Martinez farm was captured on the 1917 Hydrographic Survey map (Figure 3). The land, then under cultivation, is shown to be owed by Martinez. As depicted on the map, there are several plots: 0.53 acres of oats, 0.56 acres of corn, and 0.7 acres plowed but not planted. Two of these were irrigated by Ditch 5; the upland plot appears to have been dry-farmed, or watered by a separate acequia (*Acequia del Llano*), of which Matías was also a community owner. Other sources point to additional crops grown on the property, including alfalfa, peas, and beans.[5]

[1] Corinne P. Sze, "Matías Martinez Farm" (Historic Santa Fe Foundation plaque application, July 22, 1999), 8.
[2] Ibid.
[3] State Engineer's Office, "Report: Santa Fe Hydrographic Survey" (Santa Fe: State Engineer's Office, March 13, 1919), no pagination.
[4] "Mrs. Martinez Dead," *Santa Fe New Mexican*, January 10, 1910, 8.
[5] Paul Weideman, "The Hidden Past of Canyon Road," *Santa Fe New Mexican, Santa Fe Real Estate Guide*, February 2003, 103.

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The same map shows the farmstead, outlined by fence, to include the house and what appears to be a smaller stable than what stands today. A shed, and the building that would be called the garage, are not depicted.

The federal census of 1920 captures the Matías Martinez household. The widowed Matías, then 58, lived with his son Facundo, 25, and daughter, Cesaria, 22.[6] The latter would inherit the farm. Matías and Facundo are both shown to be growers working their own land. Neighbors surround them with Spanish surnames – Rodriguez, Mora, Rivera – all of whom live on farms.

Martinez-River Home

Three years later, Cesaria married José Rivera, who may have been a neighbor. The couple lived in the Martinez family home. According to a 1998 oral history conducted with Matías Rivera (the son of Cesaria and José), his father constructed the garage in the late 1930s to house the family's first vehicle – a 1937 Plymouth.[7] José additionally made changes to the house, not included in this study.

The area remained rural and in agricultural production through the Great Depression. But with the outbreak of World War II — as most of its working-age male population left to serve overseas and a subsequent postwar switch to a cash economy — agriculture diminished.

Matías Martinez died in his home on May 31, 1947, at age 90. A short obituary appeared on the front page of the *New Mexican*. Following tradition, the body lay in state in the family home for a week, followed by a funeral mass at Cristo Rey Church.

Cesaria and José remained at the family home. The property changed in use from this point on, moving from an active farm to mainly a residence. José worked as a mailman for the postal service, where his brother-in-law, Antonio F. Martinez, was the postmaster. There was little time, motivation, or need to farm. However, a 1969 aerial photograph shows the upper fields plowed, suggesting some continuing agricultural use of the property (Figure 6).

[6] United States Federal Census, Year: 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 1A; Enumeration District: 127.
[7] Sze, "Matías Martinez Farm," 10.

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The last glimpse of the family is found in the 1950 census. Paying a visit in early April, the census taker recorded a household of nine persons.[8] It included Cesaria and José, two of their daughters, and their husbands and children. Three adult males worked for the post office; a fourth was serving in the army.

At the same time, small changes arrived in the upper canyon, including the paving of portions of the road and the introduction of school bus service.

Cesaria M. Rivera died at the family home in 1994. She was 98 and had lived all but six years of life at the home.[9] Following probate, her son Matías Rivera took over the property. It stayed in family ownership for almost 20 more years until Matías J. Rivera passed in 2013.

Visual Evidence

While not precise, aerial photographs help establish a building's origin and evolution. An aerial photograph's usefulness depends on the airplane's altitude, time of year, and conditions on the ground, including tree cover. These factors, along with natural geometric distortions caused by the camera, limit the usefulness of aerial photographs — typically to only validating a building's existence and relative footprint during the flight.

1935-37

A building in this relative position shows on the 1935-37 Soil Conservation Service aerial (Figure 4). While fuzzy, the image captured a square-plan structure set at the end of the driveway. This structure may connect with Matías Rivera's statement in 1998 that his father built it to house the family's 1937 Plymouth.

Its current opening, at 7'-10", would have posed a challenge for the car and its owner. A late 1930's Plymouth had a chassis length of 13'-4" (body length unknown) and a body width of around 6'. Considering wall thickness, the driver and passengers would have

[8] United States Federal Census, 1950, Census Place: Santa Fe, Santa Fe, New Mexico; Enumeration District: 26-4, Sheet 13; Record Group 29, Records of the Bureau of the Census; National Archives and Records Administration, Washington, DC, downloaded from https://1950census.archives.gov.
[9] "Cesaria M. Rivera," *Santa Fe New Mexican*, April 6, 1994, B-2.

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had little space to maneuver after exiting the vehicle. This is not to cast doubt on family history but to suggest the opening has been modified.

1948

Ten years later, a 1948 flight captures what seems to be the same building in the same position (Figure 5).

1969

Aerial coverage for the area is infrequent and only picked up again in 1969. A flight from February 27 of that year documents the same building (Figure 7). While inconclusive, it seems the north elevation window was not present at the time. Additionally, the east elevation does not appear to have an overhang. If accurate, these support the assumption that the roof has been changed and the windows added.

Evaluation of Historical Status

Constructed potentially as early as 1937, the building has experienced several alterations, including likely a reconstruction of walls, a roof replacement, a probable shift in the primary façade opening, and a change and/or addition of doors and windows. Still, the building has retained its overall form, design, and footprint over the years.

While not significant in its own right, it is a surviving component of a historic farmstead and, in this way, helps to maintain the setting and context of the property and its Significant-status house.

For these reasons, the recommendation is to designate it a Contributing Structure to the Downtown and Eastside Historic District.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

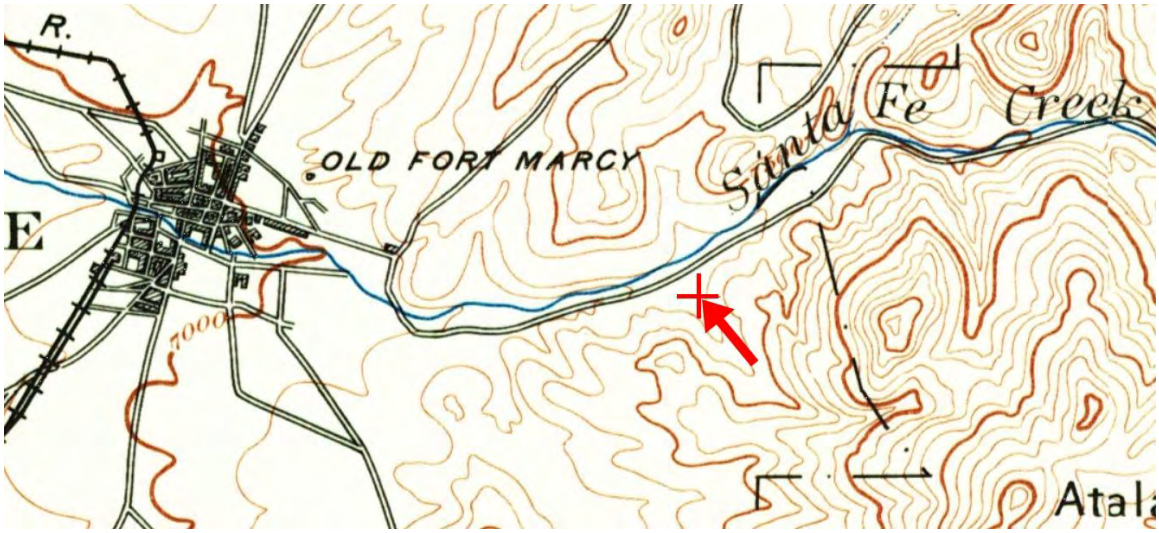

Figure 1: Relative location of building in relation to Santa Fe in 1889.
USGS quadrangle, "Santa Fe, N. Mex.," 1889, 1:25,000.

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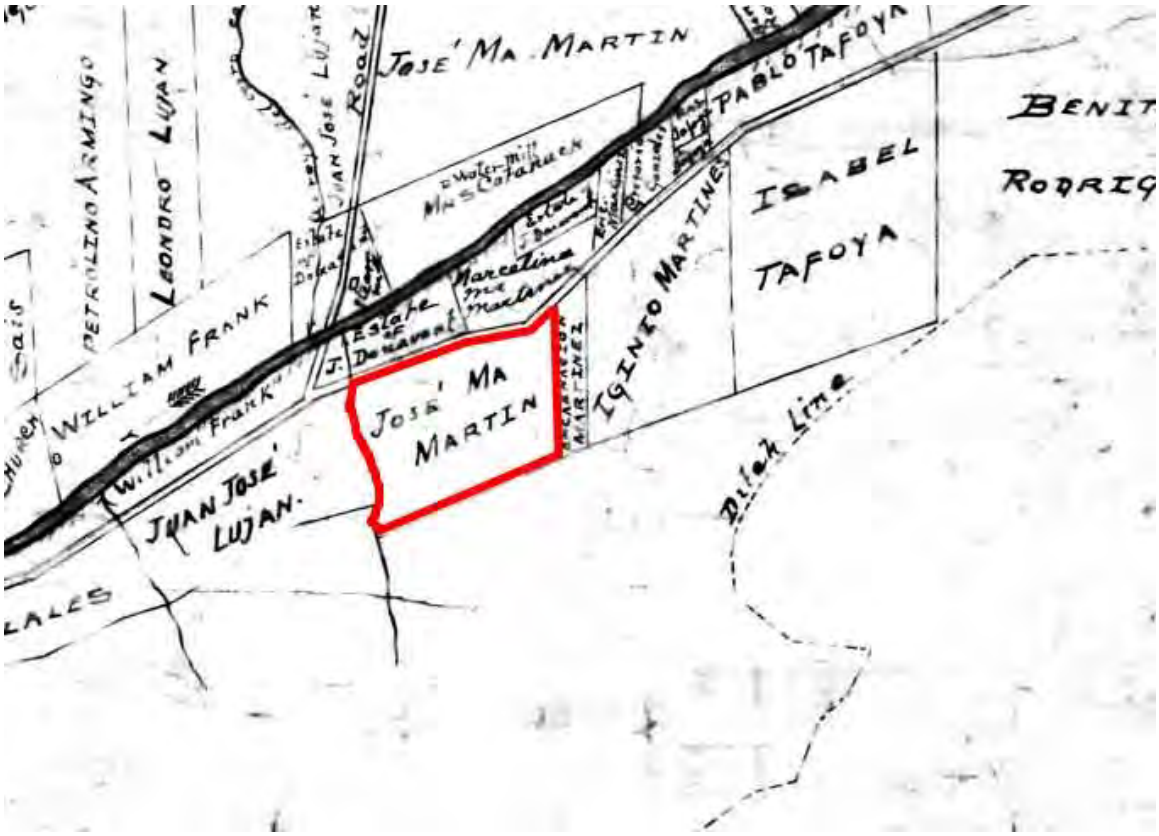

Figure 2: Subject parcel under ownership of José María Martín.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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Figure 3: Matías Martinez farm.
State Engineer's Office, "Santa Fe Hydrological Survey, Santa Fe: State Engineer's Office, 1914 (1919), Sheet 6.

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Figure 4: Assumed subject building circled.
1935-37, aerial photograph.

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Figure 5: Assumed subject building circled.
October 25, 1948, aerial photograph.

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Figure 6: Relict farmstead.
February 27, 1969, aerial photograph.

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Figure 7: Subject building circled.
February 27, 1969, aerial photograph.

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Survey Photographs

(All images taken by Robyn Powell on April 18, 2022, unless otherwise noted)

Photo 1: View of building from Upper Canyon Road.
Camera facing south.

Photo 2: House and garage.
Camera facing north.

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Photo 3: View of publicly visible façades from Upper Canyon Road.
Camera facing southwest.

Photo 4: North and west elevations
Camera facing southeast.

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Photo 5: East elevation.
Camera facing west.

Photo 6: South elevation.
Camera facing north.

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Photo 7: West elevation.
Vertical cracking highlighted.
Camera facing east.

Photo 8: Roof structure and decking.
Camera facing up toward west elevation opening.

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Photo 9: Adobe infill, southwest corner.
Camera facing southwest.

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Photo 10: Interior, north wall, core sample (CMU).
Richard Horcasitas.
April 30, 2022.

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Photo 11: Interior, south wall, core sample (adobe).
William Powell.
May 3, 2022.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: January 3, 2022

Property Owner of Record: Tony Martin

Applicant/Agent Name: Richarrd Horcasitas

Contact Person Phone Number: (505) 920 - 3841

Site Address: 1500 Upper Canyon Road

Proposed Construction Description: Bedroom Addition, Portal Additions, Restucco, ReRoof, Windows Replacement/Repair.and repair reroof of small accessory structure

TOTAL ROOF AREA: 3665 Square foot

Zoning District: R-1

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

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : .009 %
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___R___ Minimum:____

Height: Proposed 20 feet 6 Inches existing to remain
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible_____
Minimum:_____

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

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

Richard Horcasitas [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE **DATE**

To Be Completed By City Staff: 2022-004678-PAR

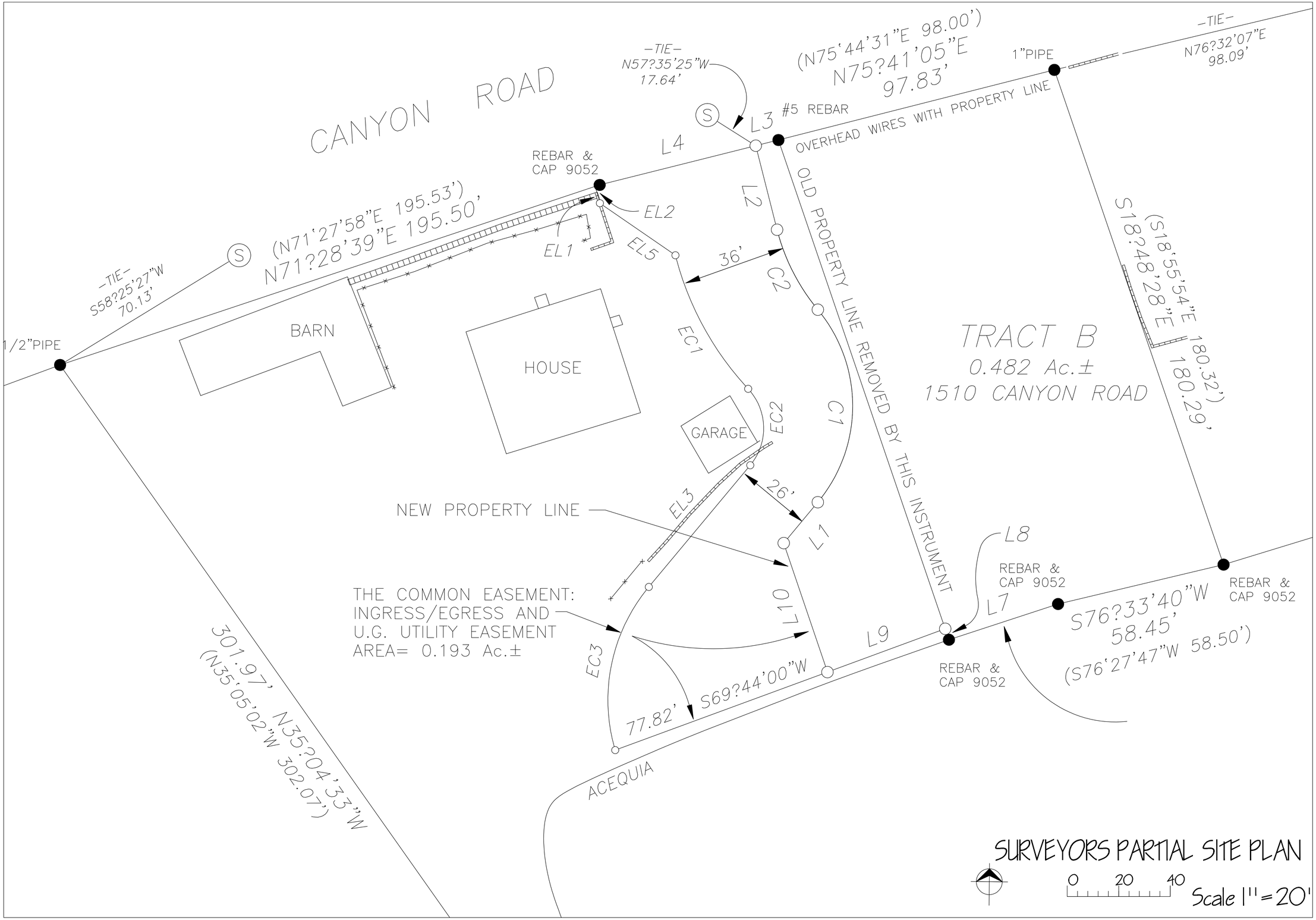
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

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

REVIEWER: Lani J McCulley **DATE:** 01/06/2022

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

Revised 20 November 2020



SURVEYORS PARTIAL SITE PLAN

0 20 40 Scale 1" = 20'

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3147

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
11-23-21 R 12-22-21 P

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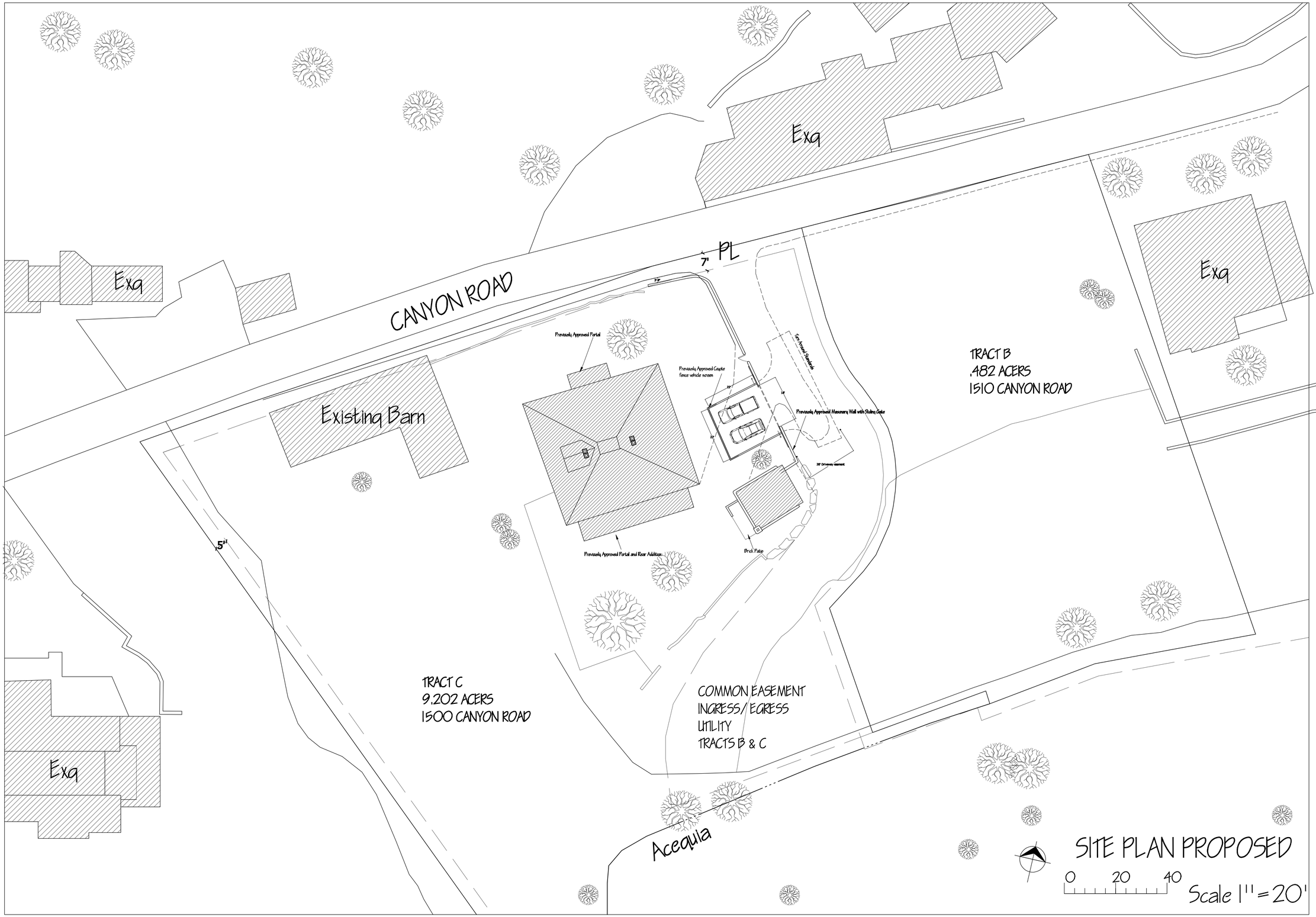
Sheet #
AS 102

ARCH 2109



SITE PLAN PROPOSED

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
05-08-22 R 05-08-22 P

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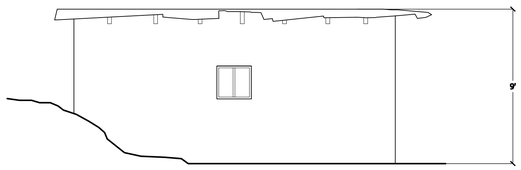
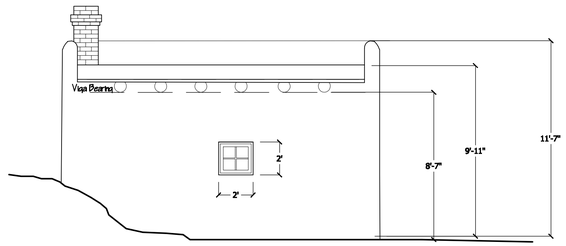
Sheet #
AS 103

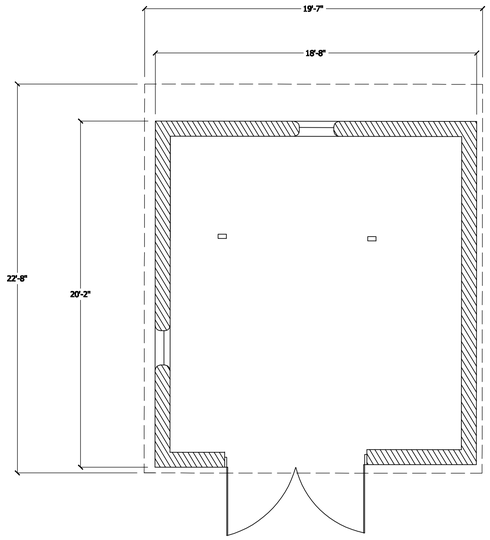
ARCH 2109



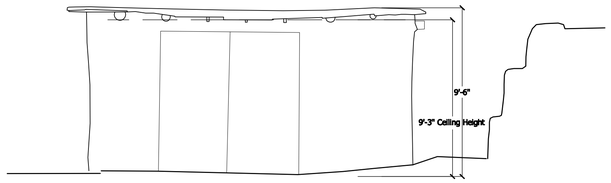
East Elevation - existing



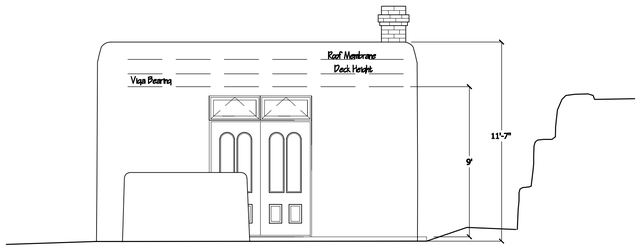
East Elevation - proposed



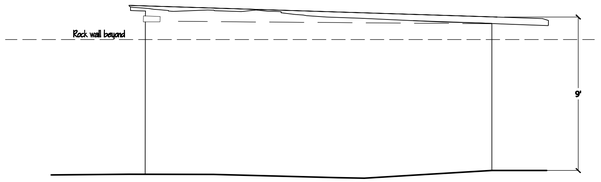
Plan - existing



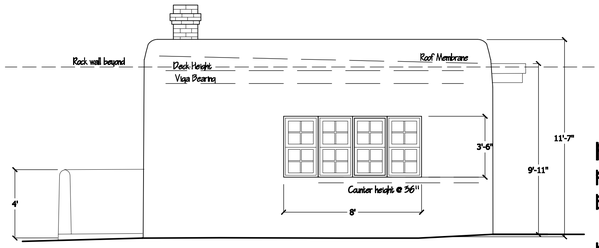
West Elevation - existing



West Elevation - proposed



South Elevation - existing



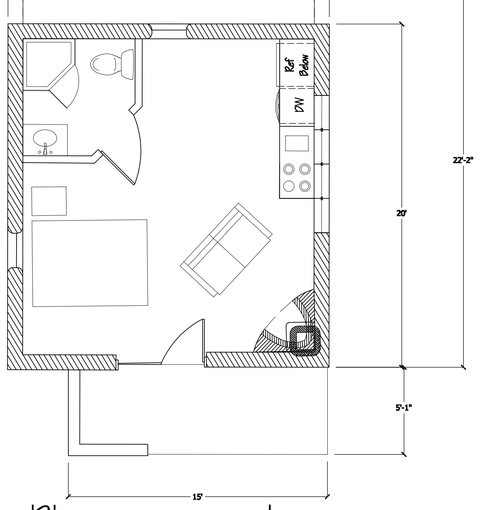
South Elevation - proposed

Finishes

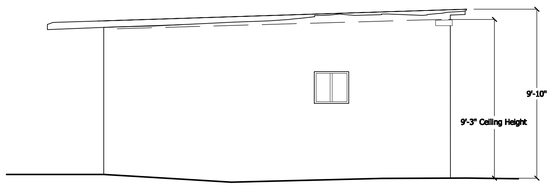
Proposed Exterior Plaster - Color - El Rey # 125 "La Luz"

Kolbe Windows - Color - Ultra Pure White

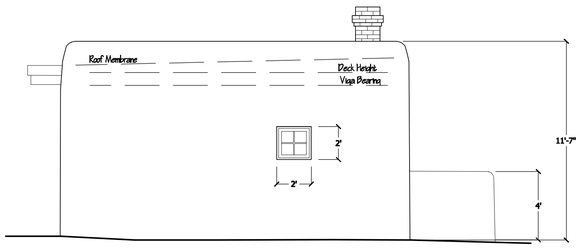
Exterior Trim, SW 7005 Pure White



Plan - proposed



North Elevation - existing



North Elevation - proposed

ELEVATIONS

0 5 10 15 Scale 1/4" = 1'

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

DATES:
07-14-22 R 07-14-22 P

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Sheet #
A 205

ARCH 2109

799033

LOT LINE ADJUSTMENT PREPARED FOR BENEFICIARIES OF ELOYDA R. GARCIA and RIVERA, et al. SHOWING TRACT B, 1510 CANYON ROAD and TRACT C, 1500 CANYON ROAD

WITHIN THE CITY and COUNTY OF SANTA FE, NEW MEXICO

VICINITY MAP

GRANT AND CONVEYANCE

THE OWNERS OF THE ORIGINAL TRACT C AS IDENTIFIED HEREIN DO BY THEIR EXECUTION HEREON GRANT AND CONVEY TO THE OWNER OF TRACT B THAT PORTION OF LAND TRANSFERRED FROM TRACT C INTO TRACT B DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED LANDS, CITY OF SANTA FE CONTROL MONUMENT NUMBER 1078 BEARS S75°50'26"W, 55.29';
THENCE S71°28'39"E, 193.50';
THENCE S59°43'57"W TO SAID CONTROL MON.
THENCE FROM SAID POINT OF BEGINNING N75°50'26"E, 6.03';
THENCE S18°45'56"E, 178.07';
THENCE S69°44'00"E, 43.01';
THENCE N18°45'56"W, 48.96';
THENCE N39°41'28"E, 18.32';
THENCE ALONG A CURVE TO THE LEFT WITH RADIUS 52.00', DELTA ANGLE 79°23'57" AND CHORD BEARING N00°00'14"E, 66.42';
THENCE ALONG A CURVE TO THE RIGHT WITH RADIUS 70.00', DELTA ANGLE 25°31'42" AND CHORD BEARING N26°55'22"W, 30.93';
THENCE N14°09'34"W, 29.89' TO THE POINT AND PLACE OF BEGINNING;
CONTAINING 0.078 ACRES, MORE OR LESS.

OWNERS OF TRACT B

Leonor Ritchie 2/25/16
LEONOR RITCHIE, a married woman dealing in her sole and separate property DATE

Patricia Zuniga by Leonor Ritchie Her Attorney in Fact 2/25/16
PATRICIA ZUNIGA by Leonor Ritchie Her Attorney in Fact DATE
as her agent and attorney-in-fact

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 25, 2016, by Leonor Ritchie as agent and attorney-in-fact for Patricia Zuniga; and by Leonor Ritchie.

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Marshall Garcia 2-25-16
MARSHALL GARCIA DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 25, 2016, by Marshall Garcia.

Paige Bradley 8-21-2016
Notary Public My Commission Expires

OFFICIAL SEAL Paige Bradley NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-21-2016

PROPERTY BOUNDARY TABLES

No.	DELTA	RADIUS	ARC	CHORD
C1	79°22'53"	52.00	72.04	N00°00'14"E 66.42
C2	25°31'42"	70.00	31.19	N26°55'22"W 30.93

No.	BEARING	DIST.
L1	N39°41'28"E	18.32'
L2	N14°09'34"W	29.89'
L3	N75°50'26"E	8.03'
(L3)	S75°44'17"W	N/A
L4	N75°50'26"E	55.29'
(L4)	S75°44'17"W	N/A
L5	N81°55'22"E	28.04'
(L5)	S81°43'49"W	28.05'
L6	S76°57'58"E	30.97'
(L6)	N76°28'05"W	31.04'
L7	S71°47'43"W	39.47'
(L7)	S71°41'05"W	39.46'
L8	N18°45'56"W	4.00'
L9	S69°44'00"W	43.01'
L10	N18°45'56"W	46.96'

EASEMENT BOUNDARY TABLES

No.	DELTA	RADIUS	ARC	CHORD
(C1)	28°37'49"	106.00	52.95	S28°59'23"E 52.41
(C2)	82°28'45"	25.00	35.79	S01°32'24"E 32.77
(C3)	96°11'57"	61.00	59.83	S11°35'31"W 57.46
(C4)	96°11'57"	61.00	59.83	S11°35'31"W 57.46

No.	BEARING	DIST.
(L1)	N75°49'47"E	6.00'
(L2)	N71°28'39"E	1.65'
(L3)	S78°41'28"W	54.56'
(L4)	N39°41'28"E	41.24
(L5)	N59°18'29"W	31.56'

DEDICATION and AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED A LOT LINE ADJUSTMENT BETWEEN TRACTS B AND C, AND CREATION OF AN INGRESS/EGRESS AND UNDERGROUND UTILITY EASEMENT TO BE CREATED AS SHOWN ON THIS PLAT. THIS LOT LINE ADJUSTMENT AND EASEMENT CREATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND ANY EXISTING UTILITIES NOT SHOWN. THIS LOT LINE ADJUSTMENT CONTAINS 3.684 ACRES, MORE OR LESS.

THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

OWNERS OF ORIGINAL TRACT C, AS SUCH TRACT IS SHOWN ON PLAT ENTITLED "LOT SPLIT AND LOT LINE ADJUSTMENT FOR PADILLA FAMILY, RUDY A. AND ELOYDA R. GARCIA AND ZOILA RIVERA AND MATIAS RIVERA, TRACT A, TRACT B, AND TRACT C, 1500, 1510, AND 1520 CANYON ROAD...", RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, ON MAY 30, 2013 IN PLAT BOOK 756, PAGE 020 AS INSTRUMENT No. 1707248 ARE LISTED BELOW:

ORIGINAL TRACT C OWNERS

Jack R. Rivera, Trustee 2-24-2016
LIONEL R. RIVERA, Trustee of ZOILA M. RIVERA LIVING TRUST u/a/d October 7, 2013 DATE

Jack R. Rivera 2-24-2016
LIONEL R. RIVERA, a married man dealing in his sole and separate property DATE

Jose R. Rivera Jr. by Jack R. Rivera Its attorney in fact 2-24-2016
JOSE R. RIVERA Jr., a married man dealing in his sole and separate property, by Lionel R. Rivera as his agent and attorney-in-fact DATE

Armando R. Rivera by Jack R. Rivera Its attorney in fact 2-24-2016
ARMANDO R. RIVERA, a married man dealing in his sole and separate property, by Lionel R. Rivera as his agent and attorney-in-fact DATE

Matias D. Rivera by Jack R. Rivera Its attorney in fact 2-24-2016
MATIAS D. RIVERA, a married man dealing in his sole and separate property, by Lionel R. Rivera as his agent and attorney-in-fact DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Lionel R. Rivera, trustee of the Zoila R. Rivera Living Trust, on behalf of said trust; by Lionel R. Rivera as agent and attorney-in-fact for Jose R. Rivera Jr., Armando R. Rivera, Matias D. Rivera; and by Lionel Rivera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Samuel J. Rivera 2/24/2016
SAMUEL J. RIVERA DATE

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Samuel J. Rivera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Marcella Herrera 2/24/2016
MARCELLA HERRERA, a married woman dealing in her sole and separate property DATE

Matthew Rivera by Marcella Herrera Attorney in fact 2/24/2016
MATTHEW RIVERA, a married man dealing in his sole & separate property, by Marcella Herrera as his agent and attorney-in-fact

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Marcella Herrera as agent and attorney-in-fact for Matthew Rivera; and by Marcella Herrera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

Deborah Rivera Acklin by Richard J. Rivera Its attorney in fact 2-24-2016
DEBORAH RIVERA ACKLIN, a married woman dealing in her sole & separate property, by Richard J. Rivera as her agent and attorney-in-fact DATE

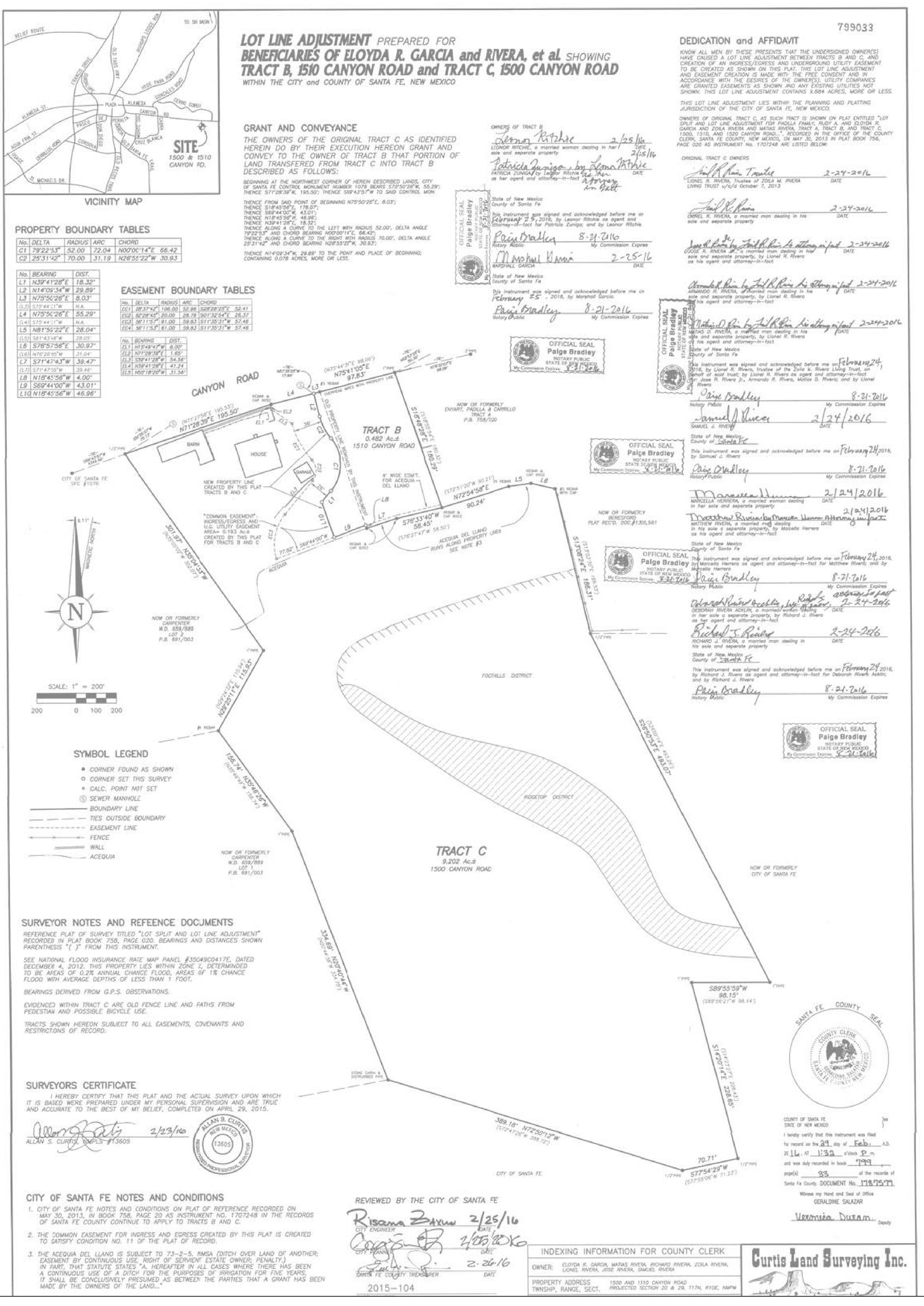
Richard J. Rivera 2-24-2016
RICHARD J. RIVERA, a married man dealing in his sole and separate property

State of New Mexico
County of Santa Fe

This instrument was signed and acknowledged before me on February 24, 2016, by Richard J. Rivera as agent and attorney-in-fact for Deborah Rivera Acklin; and by Richard J. Rivera

Paige Bradley 8-21-2016
Notary Public My Commission Expires

OFFICIAL SEAL Paige Bradley NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-21-2016



SYMBOL LEGEND

- CORNER FOUND AS SHOWN
- CORNER SET THIS SURVEY
- CALC. POINT NOT SET
- SEWER MANHOLE
- BOUNDARY LINE
- TIES OUTSIDE BOUNDARY
- EASEMENT LINE
- FENCE
- WALL
- ACEQUIA

SURVEYOR NOTES AND REFEENCE DOCUMENTS

REFERENCE PLAT OF SURVEY TITLED "LOT SPLIT AND LOT LINE ADJUSTMENT" RECORDED IN PLAT BOOK 758, PAGE 020. BEARINGS AND DISTANCES SHOWN PARENTHESIS "( )" FROM THIS INSTRUMENT.

SEE NATIONAL FLOOD INSURANCE RATE MAP PANEL #35049C0417E, DATED DECEMBER 4, 2012. THIS PROPERTY LIES WITHIN ZONE X, DETERMINDED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS.

EVIDENCED WITHIN TRACT C ARE OLD FENCE LINE AND PATHS FROM PEDESTIAN AND POSSIBLE BICYCLE USE.

TRACTS SHOWN HEREON SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY UPON WHICH IT IS BASED WERE PREPARED UNDER MY PERSONAL SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY BELIEF, COMPLETED ON APRIL 29, 2015.

ALLAN S. CURTIS, NMPLS #13605 2/23/16

ALLAN S. CURTIS NEW MEXICO 13605 REGISTERED PROFESSIONAL SURVEYOR

CITY OF SANTA FE NOTES AND CONDITIONS

1. CITY OF SANTA FE NOTES AND CONDITIONS ON PLAT OF REFERENCE RECORDED ON MAY 30, 2013, IN BOOK 758, PAGE 20 AS INSTRUMENT NO. 1707248 IN THE RECORDS OF SANTA FE COUNTY CONTINUE TO APPLY TO TRACTS B AND C.
2. THE "COMMON EASEMENT FOR INGRESS AND EGRESS CREATED BY THIS PLAT IS CREATED TO SATISFY CONDITION NO. 11 OF THE PLAT OF RECORD.
3. THE ACEQUIA DEL LLANO IS SUBJECT TO 73-2-5, NMSA (DITCH OVER LAND OF ANOTHER; EASEMENT BY CONTINUOUS USE, RIGHT OF SERVIENT ESTATE OWNER; PENALTY.) IN PART, THAT STATUTE STATES "A. HEREAFTER IN ALL CASES WHERE THERE HAS BEEN A CONTINUOUS USE OF A DITCH FOR THE PURPOSES OF IRRIGATION FOR FIVE YEARS, IT SHALL BE CONCLUSIVELY PRESUMED AS BETWEEN THE PARTIES THAT A GRANT HAS BEEN MADE BY THE OWNERS OF THE LAND..."

REVIEWED BY THE CITY OF SANTA FE

Risana Zaxus 2/25/16
CITY ENGINEER DATE

2/25/16
CITY ATTORNEY DATE

2-26-16
SANTA FE COUNTY TREASURER DATE

2015-104

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: ELOYDA R. GARCIA, MATIAS RIVERA, RICHARD RIVERA, ZOILA RIVERA, LIONEL RIVERA, JOSE RIVERA, SAMUEL RIVERA

PROPERTY ADDRESS: 1500 AND 1510 CANYON ROAD
TWNSHP, RANGE, SECT.: PROJECTED SECTION 20 & 29, T17N, R10E, NMPM

Curtis Land Surveying Inc.

SANTA FE COUNTY SEAL

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 29 day of Feb. A.D. 20 16 at 1:52 o'clock P.M. and was duly recorded in book 799 page(s) 93 of the records of Santa Fe County. DOCUMENT No. 1787579

Witness my Hand and Seal of Office
GERALDINE SALAZAR
Veronica Duran Deputy

1500 Upper Canyon Road
Santa Fe, New Mexico 87501

PAPER: 12-22-21R 12-22-21P

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Sheet # AS 104

ARCH 2109

WH Studio LLC
1601 Don Gaspar
SANTA FE, NM 87505
PHONE 505-603-3747

Exterior Finishes for 1500 Upper Canyon Road

1) Exterior Stucco color for Home and Yard Walls –
El Rey 125 La Luz

2) Exterior Paint color for all exterior Trim including rafters, roof overhang columns etc. –
SW 7005 Pure White (top)

3) Exterior Paint color for Windows –
Ultra Pure White (bottom)

4) Exterior Light sconce -
Locally made by craftsmen

City of Santa Fe, New Mexico

memo

DATE: July 26th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005633-HDRB
Area/Location: S. Guadalupe St., W. Plaza, and various locations downtown
Historic District: Downtown and Eastside, Westside Guadalupe, and Historic Transition

ITEM AND ISSUE:

Staff requests a review of the design for the proposed banners for the "Hometown Heroes" banner design and a recommendation to the Governing Body for a forthcoming resolution that would allow the banners to hang over City of Santa Fe rights-of-way. Prior to the Governing Body's consideration of a resolution for the 'Hometown Heroes' banners, staff reviewed the banner proposal per 14-8.10(A)(2)(b). In evaluating the design, staff has considered the general purpose of the historic district regulations (14-5.2(A)(1)) and the purpose of the historic sign regulations (14-8.10(H)(1)) and has prepared a staff report and packet for the HDRB to review. Staff found that the proposed banners are desirable for their contribution to a sense of community but found that the design was not harmonious to the historic districts and felt that administrative approval of such design was outside of staff authority. As such, the design is brought forward for HDRB review, comment, and recommendation to the Governing Body.

BACKGROUND & SUMMARY:

In 2019 the Governing Body amended Section 14-8.10 to allow for the display of banners on light posts. Several groups, including the American Legion, have since used the ordinance change to display banners in various areas of town. Since 2019 the American Legion has requested and received approval from the Governing Body to hang banners on light poles, with the permission of PNM, along the Cerrillos Road corridor honoring "Hometown Heroes" – veterans who have a family connection to Santa Fe.

Earlier in 2022, when the manufacturer of the light poles was contacted to ask how many banners can safely be attached to the pole, PNM discovered that the poles were not designed

or rated to have any banners attached to them. Because of potential liability, PNM declined to hang any of the banners from the poles.

By the time PNM declined to allow the any banners to hang from the poles on Cerrillos Road, all of the banners for the year had been purchased. The purchases were made in good faith based on a pattern of previous years' approvals and operated under the assumption that things would go forward as they had in the past. Based on PNM's denial, City poles were the only option on short notice. Therefore, due to safety issues with hanging banners along the Cerrillos Road corridor which were previously approved by the Governing Body and allowed by PNM, a forthcoming resolution will request that the Governing Body authorize the hanging of the "Hometown Heroes" banners in other areas throughout town. Prior to the resolution going to the Governing Body, the design must receive a recommendation from the Historic Preservation Division, or in this case, the HDRB.

In an effort to continue to honor Santa Fe veterans, the proposed resolution would authorize the display of the banners on poles that are rated to display the banner. On hundred and twenty (120) acceptable light poles have been identified in the Santa Fe Railyard Arts District, Guadalupe Street, and in other areas of downtown.

The banners are proposed to hang from banner posts which will be located on light posts owned by the City. Additionally, the banners will hang over the public right-of-way. In order for the banners to be permitted by the City the applicant must seek a resolution to 14-8.10 that allows the banners for specific dates, location, number, design approval, installation, and maintenance (following City of Santa Fe New Mexico Ordinance No. 2009-29) to allow the legal obstruction of a public way per SFCC section 23-1.4.

The banners are proposed to be in place from July 29th, 2022, to November 24, 2022. Thirty-five (35) banners are proposed in the Downtown and Eastside Historic District, seven are proposed to be located in the Historic Transition District, and five are proposed to be located in the Westside Guadalupe Historic District. The remaining poles are outside of the historic districts. The printed banners are in color and sized at 2'-0" wide by 5'-4" tall and will hang on simple metal brackets. The design of the banners includes a photograph of a specific veteran surrounded by their associated medals and an American flag in the background. The choice of locations is designed to adjust and mitigate for the scale and color, balancing the visual impact with the historic districts' architecture. By only having two banners per block they act as visual anchor points that usually alternate sides of the street they are on. The banners will not obscure architectural details.

Along S. Guadalupe, there are many City owned light poles which create a clear promenade. The road is much wider that in the Downtown area with two lanes for travel, one turn lane, two bike lanes and parallel parking on either side of the road. Ultimately, the presented locations were chosen in order to provide a similar level of prominence that would honor and respect each individual veteran and be in the nearby proximity to the Veterans Memorial Cemetery.

The banner size and color are the design elements that are question in regard to 'general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.'

Prior to next year's banner purchases, the design will be reviewed and approved administratively or by the HDRB if the proposed design exceeds the authority of staff approval.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-8.10(A)(1)(g) Signs – Purpose

To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy.

14-8.10(A)(2) Signs – Applicability

(a) No signs intended to be read from off the premises shall be erected or constructed without a building permit , except as otherwise provided in this section. Except as set forth in paragraph (b) below, all signs in all zoning districts shall conform to the requirements set forth in this section.

(b) Section 14-8.10 shall not apply to banners that the city uses to identify the geographic location associated with local business groups, neighborhoods, or community groups; the dates associated with important civic milestones, activities, or holidays; or a sense of place and community; and that are erected by the city or a permittee.

i. All banner designs must include the words "City of Santa Fe" in a standard format authorized by the planning and land use department or the official city seal. (Ord. #2020-22 , § 16)

ii. The city's planning and land use department and the city attorney must approve banner designs as to their compliance with this exception to Section 14-8.10; and the public works department must approve the proposed manner and location of installation. (Ord. #2020-22 , § 16)

iii. After a proposed banner's design and installation are approved administratively, the governing body may permit a banner's use by adopting a resolution.

iv. A resolution adopting a banner's use shall express the governing body's discretion in specifying the appropriate date(s), location(s), number, installation, maintenance, and cost allocation, if applicable. The city shall not be responsible for any costs associated with third-party to erect banners requests beginning January 1, 2020.

v. By erecting or permitting banners on city -owned property, the city does not intend to create or open city property as a public forum for expressive activity; nor does the city intend to create a venue or forum for political, religious, or other controversial subjects or non- city speech.

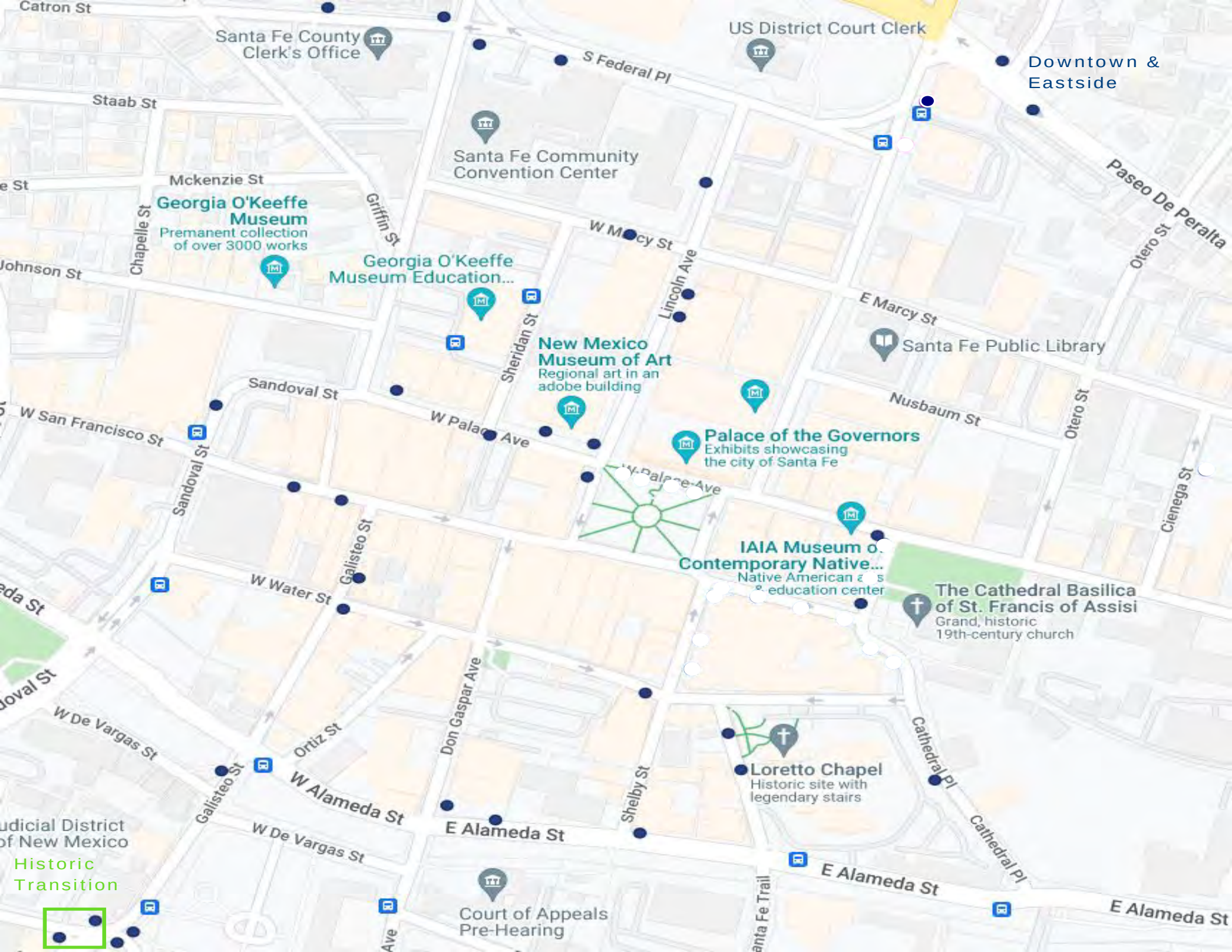
2'-0" wide

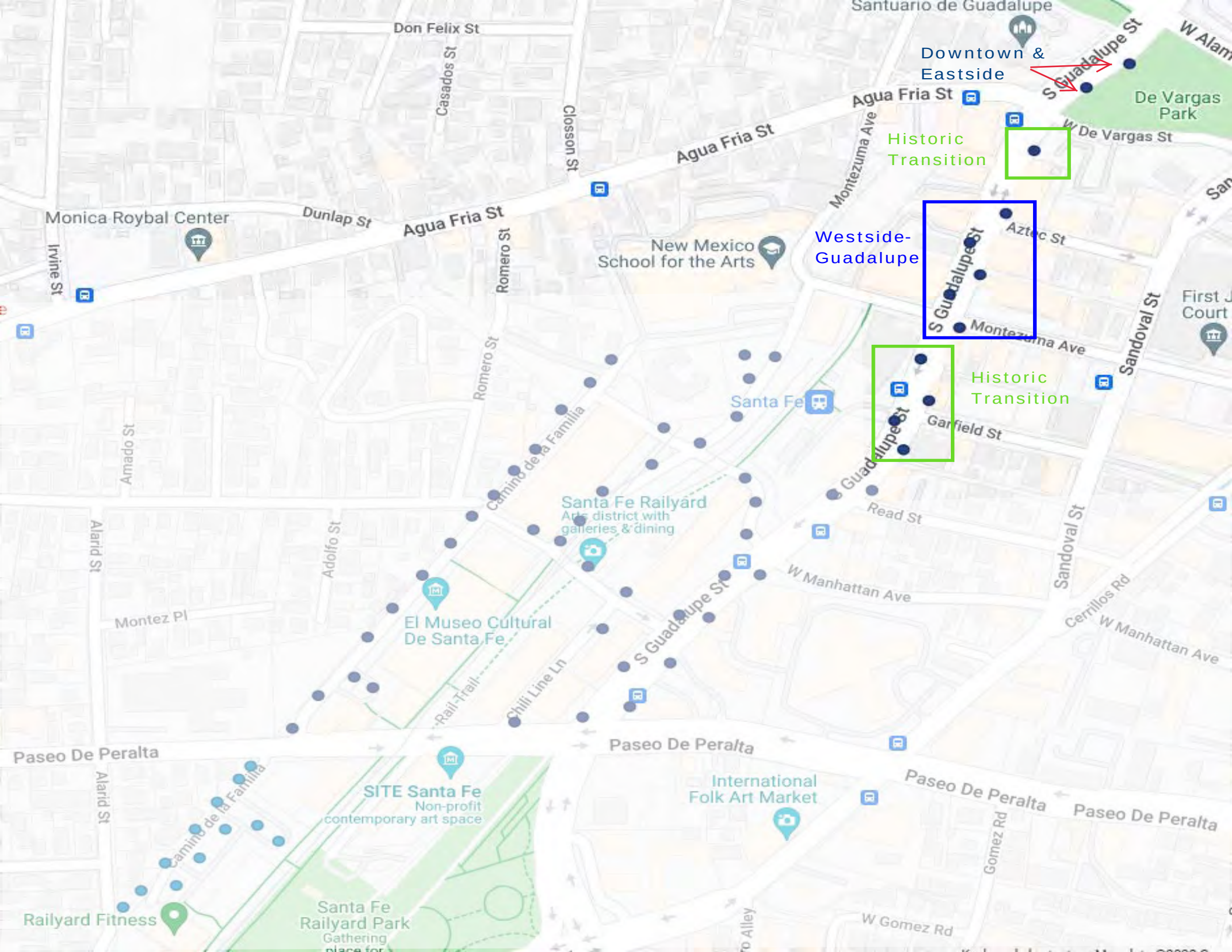
5'-4" tall

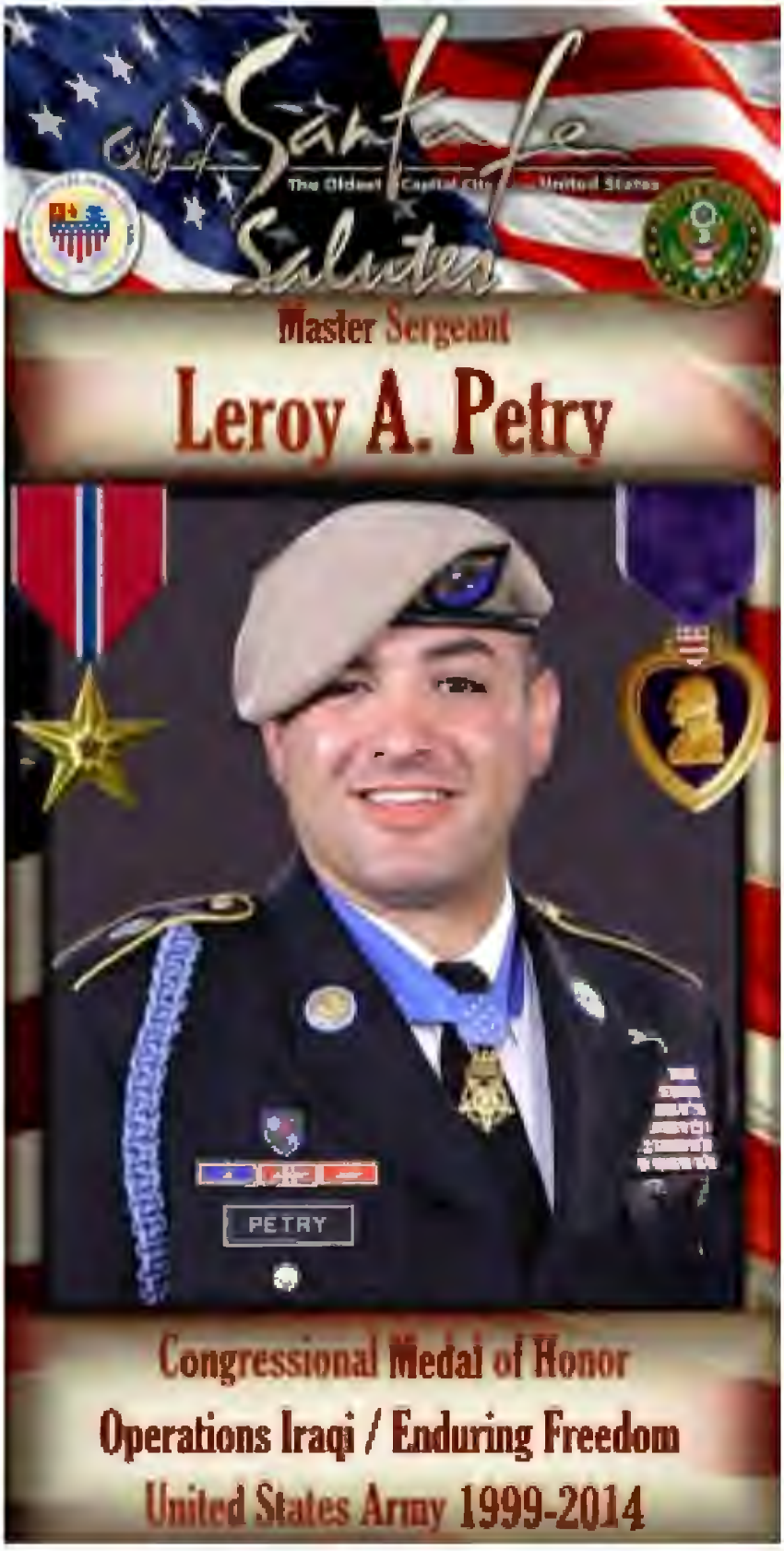
Example of Banner Design

Hardware:

- BannerSaver Kit | BannerSaver Light Pole Banner Brackets (Per Jose N. Lerma III, Traffic Operations)


Catron St
Santa Fe County Clerk's Office
S Federal Pl
US District Court Clerk
Downtown & Eastside
Staab St
Santa Fe Community Convention Center
Mckenzie St
Georgia O'Keeffe Museum
Premanent collection of over 3000 works
Chapelle St
Griffin St
W Marcy St
Paseo De Peralta
Otero St
Johnson St
Georgia O'Keeffe Museum Education...
Lincoln Ave
E Marcy St
Sheridan St
New Mexico Museum of Art
Regional art in an adobe building
Santa Fe Public Library
Sandoval St
W San Francisco St
W Palace Ave
Nusbaum St
Palace of the Governors
Exhibits showcasing the city of Santa Fe
Cienega St
Galisteo St
IAIA Museum of Contemporary Native...
Native American art & education center
W Water St
The Cathedral Basilica of St. Francis of Assisi
Grand, historic 19th-century church
Don Gaspar Ave
W De Vargas St
Ortiz St
Cathedral Pl
Loretto Chapel
Historic site with legendary stairs
Shelby St
W Alameda St
E Alameda St
Judicial District of New Mexico
Historic Transition
Court of Appeals Pre-Hearing
Santa Fe Trail


Downtown &
Eastside
Historic
Transition
Westside-
Guadalupe
Historic
Transition
Santuario de Guadalupe
Don Felix St
Casados St
Closson St
Agua Fria St
Agua Fria St
Agua Fria St
Montezuma Ave
S Guadalupe St
W Alam
De Vargas
Park
W De Vargas St
Monica Roybal Center
Dunlap St
Irvine St
Romero St
New Mexico
School for the Arts
Aztec St
S Guadalupe St
Montezuma Ave
Sandoval St
First J
Court
Romero St
Santa Fe
Garfield St
S Guadalupe St
Read St
Amado St
Camino de la Familia
Santa Fe Railyard
Arts district with
galleries & dining
Alarid St
Adolfo St
Montez Pl
El Museo Cultural
De Santa Fe
Rail Trail
Chili Line Ln
S Guadalupe St
W Manhattan Ave
Sandoval St
Cerrillos Rd
W Manhattan Ave
Paseo De Peralta
Paseo De Peralta
Alarid St
Camino de la Familia
SITE Santa Fe
Non-profit
contemporary art space
International
Folk Art Market
Paseo De Peralta
Paseo De Peralta
Gomez Rd
Railyard Fitness
Santa Fe
Railyard Park
Gathering
W Gomez Rd


City of Santa Fe
The Oldest Capital City in the United States
Salutes
Master Sergeant
Leroy A. Petry
PETRY
Congressional Medal of Honor
Operations Iraqi / Enduring Freedom
United States Army 1999-2014

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005473--HDRB

Project Description: Historic Status & Primary Facade Designation

Project Location(s): 127 & 127 1/2 East DeVargas
Santa Fe, NM 87505

Contacts:

Applicant:	Dale Zinn SANTA FE , NM 87505	DFZINN49@gmail.com
Property Owner:	Betty Caldwell Non-Revocable Trust	mgatcasey1@comcast.com tawandaturtle2@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1910 and 1960s

Project Type: Remodel

Historic Building Name: Cider Press

City of Santa Fe, New Mexico

memo

DATE: July 26, 2022

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray Senior Planner, Historic Preservation Division

---

Case # 2022-005473-HDRB

Address: 127 and 127 ½ E. DeVargas Street
Historic Status: Non-contributing – Main building and studio; Non-statused - Yard walls
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Forms**

__N/A__ **Zoning Review Sheet**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

STAFF RECOMMENDATION:

Staff recommends the historic status of the main house ("Cider Press"), inclusive of its north elevation wall-mounted "Cider Press" sign and faded murals, and the studio be designated contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Staff also recommends that the following yard walls be designated contributing: Wall #1 along the entire north elevation, Wall #2, along the entire east elevation, and interior walls that run north/south inside the property (walls #5 and #6) connecting the studio to the Cider Press.

With respect to primary façade designations, staff recommends facades #1 north, #2 west, and #3 east elevations of the Cider Press building be designated primary facades and that the studio's #1 west elevation be designated its primary façade.

BACKGROUND & SUMMARY:

127 and 127 ½ E. DeVargas Street is a .25-acre property in the Downtown and Eastside Historic District with two main buildings, one known as the "Cider Press," the other is a studio/storage building. Both structures currently are designated non-contributing. The property and buildings are surrounded by various types and heights of yard walls and fences. The yard walls and fences are non-statused.

The main house, known as the "Cider Press," was built as a one-bay garage in 1910. The owner added two adobe rooms and converted it into an apartment in the 1950s. Per the recent applicant-commissioned Historic Cultural Properties Inventory form (HCPI), the former garage was a square brick building "laid in an English pattern of alternating courses of headers and stretchers. Its north, south, and west walls are topped with a high parapet, obscuring a wire-glass skylight. Capping the walls is a simple coping made of a course of rowlock bricks, topped with another row of headers. This construction is exposed along the west and south elevations." The Cider Press building style currently can be described as Spanish-Pueblo Revival Style with it flat roof and parapets, still topped with brick coping on its north, south, and west walls. The north façade has two projecting windows that were likely used for display when the building worked as antique shop and art gallery. The larger unit is boxed and holds four six-light casements. The smaller window has a single pane. The building overall features a combination of windows, including paired casements, single-hung, fixed casements, and sliding. The west elevation has a pair of swinging wood doors that now cover a bedroom window. The south elevation has one opening holding an older 2/1 wood sash window. The north (river-facing) elevation is stuccoed and has a few remaining paintings from the building's use as an antique shop.

The second building to the south of the Cider Press, the studio, was built in the 1960s as a storage room. It is a rectangular, flat-roofed, stuccoed building with a portal in the Spanish-Pueblo Revival Style. The north elevation has one window; there are no windows on the other elevations. The building faces west toward the New Mexico Supreme Court's parking lot.

There are several yard walls on the property that vary in height, mortar techniques, and vintage. See attached numbered wall diagram and photographs. On the north side, a historic rock wall, *Wall #1,* runs along the front of the Cider Press facing the Santa Fe River. The HCPI suggests it includes "pieces of sandstone bearing fossils and other anomalies." The northwest corner portion of the rock wall appears to have been increased in height to about 5' in or around 1988.

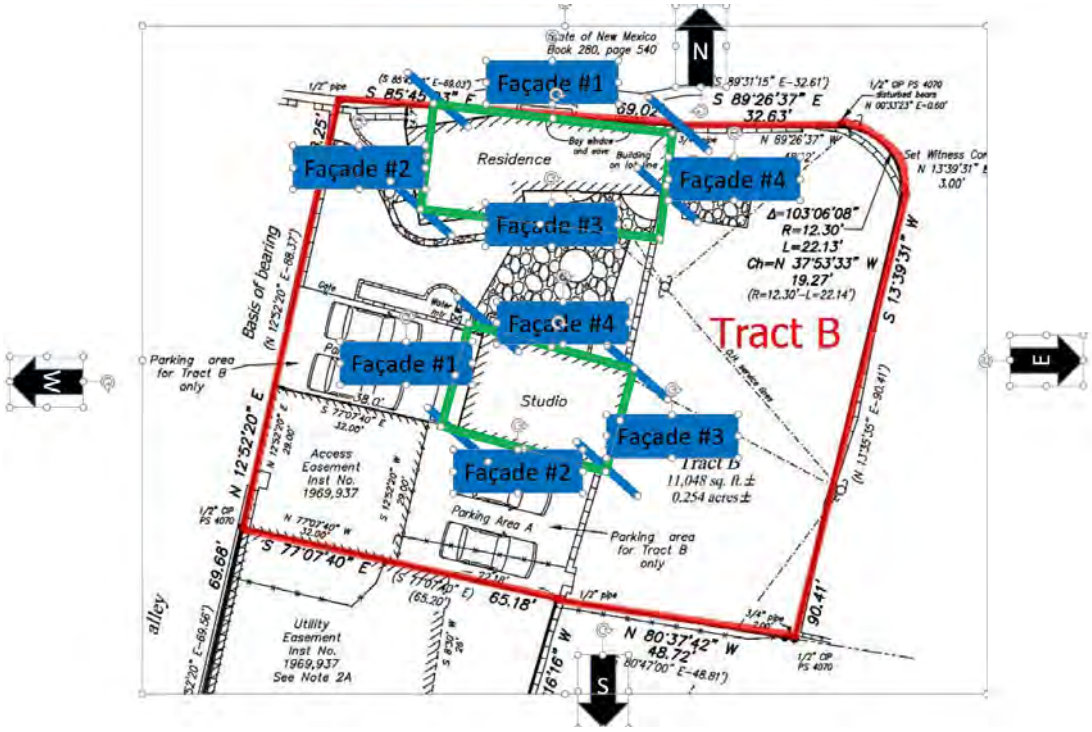
On the west elevation, *Wall #2,* is approximately 5' tall, 40' linearly, and runs across the west side of the Cider Press. It postdates 1988. *Wall #3* is the stuccoed block wall attached to the

west rock wall that runs east to connect with north studio wall. It is not historic. *Wall #4* runs along the entire east property line and is historic. *Walls #5* and #6 form an interior low rock wall that connects the Cider Press to Studio, running north-south. It has two segments. It is historic. Wall #7 is the south property line that separates the Cider Press property from the property to the south. Currently, there exists a tall wrought iron gate recently erected by the south neighbor. Wall #8 is a low coyote fence that runs from the storage unit west toward the street. It is not historic.

Both the Cider Press and studio currently are designated as non-contributing. The new HCPI form includes additional information provided by the current owners. The applicant requests historic status review and primary façade designation as applicable for three structures on the property: the main house Cider Press, the studio, and the yard walls.

The “Cider Press Compound,” as the applicant refers to it, is a unique and curious group of historic structures sandwiched between two public institutional buildings, sited on the river to its north and a historically significant home to its south up a hill to East DeVargas Street (erroneously identified as the “Roque Tudesqui” building-see HCPI). In addition to meeting the historic preservation age threshold, the buildings and original low river rock walls continue to project a historicity through historic material, styles, building site pattern, and scale as an early 20th century settlement of multiple uses in downtown Santa Fe. It is uniquely sandwiched between public institutional buildings while continuing to function as a residence. The Cider Press building's boxed windows, remaining “Cider Press” sign, and faded murals remain character familiar to many generations of Santa Feans and visitors.

FAÇADE DIAGRAM CIDER PRESS & STUDIO



BUILDING FAÇADE DIAGRAM

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

May 2, 2022

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

1. Name of property: Caldwell Property The Cider Press and Studio	2. Location: 127 and 127½ East De Vargas Street *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: H-1583-1 4. County: Santa Fe Parcel # 99310857
5. Property Type: _x_Buildings: 2 _x_Structures:Walls, multiple __ Site __ Object		
6. Date of Survey: May 27, 2022		
7. Previous Survey Date(s): _x_Yes: July 8,1993 __ No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.684265,-105.9394696		

10. Photo Information: Robyn Powell, photographer. View of Cider Press (left) and Studio (right), facing northeast.

11. Brief Description of the Property:

A small 0.25-acre, roughly square-shaped property fronting the Santa Fe River and below the "Roque Tudesqui House" is the subject of this form. The two buildings on the parcel are a c.1910 brick garage with additions (later reworked into the Cider Press), and a c.1960s, mostly windowless storage building with a *portal*. The property is no longer associated with the Tudesqui tract. It historically links with James "Jimmie" Caldwell, a Texan and part-time Santa Fe resident who revamped the garage and erected the second building. The property includes several stone walls, with the one fronting its north side the most significant

Continued on Page 5.

12. Who uses the property? Residence and storage

13. Construction Date:
Date: Cider Press, c.1910, with 1950s additions; Studio, 1960s
__Known _x_ Estimated Source: aerial photographs, newspaper accounts, city directories, property records

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

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

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

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

Source: Office of the Santa Fe County Assessor, 2022

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

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

For: Dale F. Zinn, Architect

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

Owner: Betty R. Caldwell Revocable Trust

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Cider Press and Studio _x_ No Status: walls
Per City of Santa Fe official designation map: reviewed June 10, 2022.

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H-1583-1
Caldwell Property The Cider Press and Studio	127 and 127½ East De Vargas Street *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: May 27, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe _x Brick __ Composition __ Concrete: Block

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

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

Stone:
_x_Random Coursed _xStone: River Rock __Stone: Rusticated __ Stone: Tabular

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

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

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement: paired	Wood	1	1
Casement: paired	Wood	6	4
Combination: casement & fixed	Wood	6-1	1
Single-Hung	Wood	2/1	1
Fixed	Wood	1	1
Sliding	Wood	1-1	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Plank	Wood	1
Single-Leaf	Plank w/Light	Wood	1
Double	Outswing Garage	Wood	1

12. Chimneys
One: at wall, south elevation, Cider Press

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:c.1950s; additions to garage and removal of frame add-on; Sanborn maps and aerial photographs
#2 Date: 1985; alterations to Cider Press; extent unknown; building permit
#3 Date: Post-1988; addition of multiple walls; property survey and aerial photographs

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

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Vernacular

17. Documents Available and Their Locations

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

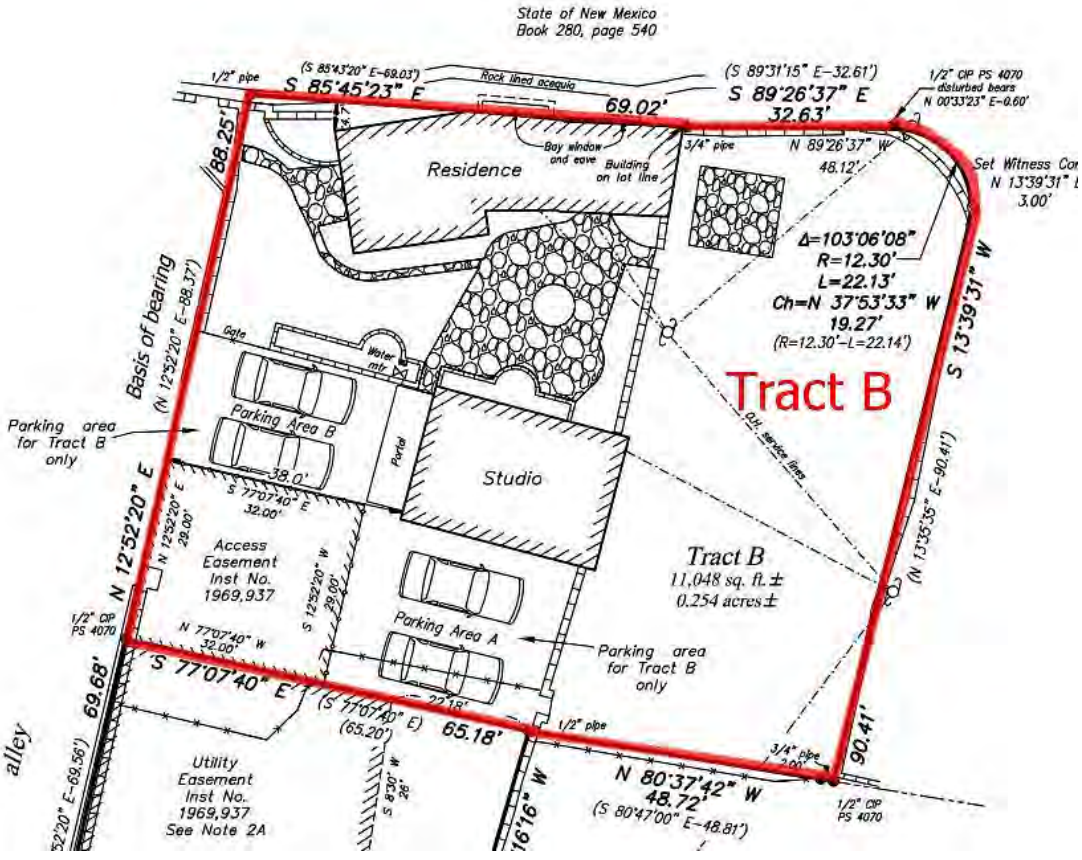
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2021 boundary survey. Red lines added by author. Courtesy Sierra Land Surveying, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Caldwell Property The Cider Press and Studio	2. Location: 127 and 127½ East De Vargas Street *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: H-1583-1
		4. County: Santa Fe
		5. Date of Survey: May 27, 2022

Architectural Description Continued

Setting

The subject tract sits along the Santa Fe River, fronting a linear park constructed by the Civilian Conservation Corps between 1933 and 1940 and revamped by the state in the 1950s (Photo 1 & 2). The park's walkway, passing right in front of the property, inspired Caldwell to convert an old garage into a commercial venture.

The 1964 addition to the New Mexico Supreme Court Building, designed by W. C. Kruger & Associates, forms the west view. On the east is the parking lot of the State Land Office Building (1960), designed by the same firm. South and up a slope is the "Roque Tudesqui House." The two study buildings sit on sandy, level land enclosed by low stone walls.

Cider Press[1]

Garage

At roughly 1,083 square feet, the riverside building was constructed in c.1910 as a one-car garage. Its then owner, Samuel G. Cartwright, was one of the first in Santa Fe to own an automobile. He promoted good roads as the president of the Santa Fe Chamber of Commerce. Two adobe rooms were added to the building by Caldwell in the c.1950s to create an apartment.

The garage, roughly a square, is constructed of brick laid in an English pattern of alternating courses of headers and stretchers. Its north, south, and west walls are topped with a high parapet, obscuring a wire-glass skylight. Capping the walls is a simple coping made of a course of rowlock bricks, topped with another row of headers. This construction is exposed along the west and south elevations (Photos 3 & 4).

Historically, a pair of swinging wood doors on the west side opened to admit an automobile (Photo 4). Currently, they cover a bedroom window. The south elevation has one opening holding an older 2/1 wood sash window (Photo 3). A segmental brick header and sill frame the opening. The north (river-facing) elevation is faced with stucco, with a few relict paintings from the building's use as an antique shop (Photo 7).

[1] Current owner refers to this structure as the "Casita."

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		5. Date of Survey: May 27, 2022

Addition

Attached to the garage's east wall are two small adobe rooms, constructed in the 1950s for Caldwell's gardener. The telescoping appendage has the appearance of antiquity, with its sculptural shape, rounded parapets, and rustic vigas (Photo 5). But from Sanborn Fire Insurance maps, it didn't exist before 1948 (Figure 3). The south elevation opens to a flagstone patio and contains a small window and the entry, which holds a wood plank door.

Its east side sits on a low stone wall (Photo 6). It includes one opening holding a combination casement and fixed unit. The main façade, facing the park walkway, also has a river stone base. This public façade has two projecting windows that — judging by their design — were likely used for display when the building worked as antique shop and art gallery (Photo 7). The larger unit is boxed, and holds four six-light casements. The smaller window has a single pane. The larger window appears on a 1973 aerial photograph (Figure 6).

The building currently contains an apartment consisting of a bedroom, living room, kitchen/dining area, and bathroom.

Studio

Situated behind the Cider Press building, to the south, is a rectangular, flat-roof structure called the Studio (Photo 8). Constructed after 1958, the rectangular-plan building is arranged on a roughly east-west axis (Figures 4 & 5). At 682 square feet, it encloses a single room once used to house a gun and doll collection.

The building faces west onto a parking court, with a minimal façade consisting of a single, centered opening fitted with a diagonal board door. Sheltering this is a heavy-looking portal. The structure rests on a continuous beam supported by end posts. Across its parapet are ghost markings of removed vigas. Its floor is made of poured concrete.

The north elevation has one window (Photo 9); the remaining elevations are without openings (Photo 10). The south elevation ties into a low stone wall. The Studio is finished with smooth cementitious stucco in the buckskin tone.

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: Caldwell Property The Cider Press and Studio	2. Location: 127 and 127½ East De Vargas Street *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: H-1583-1
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		5. Date of Survey: May 27, 2022

Walls

Stone walls of various heights, mortar techniques, and vintages border the parcel on all four sides. All of the walls are made of river stone or rubble, arranged in irregular courses.

The roughly 40' long wall forming the west side of the Cider Press postdates 1988 (Photo 11). The stuccoed block wall edging the north side of the Studio additionally postdates 1988 (Photo 8). The east wall connecting the Studio to the Cider Press is older but likely postdates 1958 (Photo 10) (Figure 4). The stone wall at the northwest corner of the property is shown on a 1958 aerial, but appears to have been increased in height (Photo 12).

Of the most interest are sections of stone walls running along the north edge of the 1950's Cider Press addition.[2] These disparate sections maintain a roughly 5' height (Photo 7). They include pieces of sandstone bearing fossils and other anomalies, suggesting older construction.

Historical Overview

Introduction

As documented by local historian Corinne Sze in a report prepared in 1998 for the Historic Santa Fe Foundation, the supposed "Roque Tudesqui House," comprising 129-135 East De Vargas Street, is a myth-made attribution, disguising a complicated history of land transactions. The buildings under study have nothing to do with Tudesqui and are not even part of his posthumously named home. Instead, they are the handiwork of a Texan, James "Jimmie" Caldwell, who, in the 1950s, turned an old brick garage into a residence for his gardener and later an antique shop (the Cider Press). Nearby, he erected a building (the Studio) to jointly hold his gun collection and a collection of dolls held by his love interest, Lois Kennedy.

[2] The stone walls may have predated the addition.

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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Area Overview – Barrio Analco

The buildings, with a more of a river than street orientation, stand at the bottom of a residential lot that was once almost a separate city, historically comprised of homes of enslaved and allied Mexican Indians.

Typical of Mexican cities, Santa Fe, in its colonial period, had a separate neighborhood — a barrio — for its servants. Identified on Urrutia's 1766 map as *Pueblo ó Barrío de Analco*, the string-like community south of the Santa Fe River was believed to have been settled by Náhuatl-speaking Mexican Indian auxiliaries.

"Analco" itself is from the Náhuatl language, meaning "from the other side of the river." The specific ethnic makeup of Santa Fe's Indian barrio is unknown but assumed to have been indigenous allies originating near Mexico City.[3]

Puebla City, Mexico, had an earlier "barrio analco." In that colonial city, a priest had segregated Indians to a barrio with a separate parish church.[4] Similar Indian barrios, each with the name "analco," were established in Guadalajara, Zacatecas, Durango, and Oaxaca. In Santa Fe, the barrio was one of the city's most unique features, and it became the target of both preservation and destruction. For the most part, it has been erased.

The best record of Santa Fe's Barrio de Analco comes from Alonso de Benavides, a Portuguese Franciscan missionary who visited the villa in the 1620s. Benavides estimated Santa Fe's population at 1,000, composed of 300 Spanish and Mestizo people, with 700 Indians "in their service."[5]

Benavides went on to describe a tribute system, in which Indians paid each house a manta or blanket of cotton cloth and a fanega of corn every year, with which the "needy Spaniards sustain themselves."[6] The missionary observed that the Spanish used "great

[3] Enrique R. Lamadrid, "Tlaxcalans in New Mexico: Fading Traces, Contested Legacies," *New Mexico Historical Review* (Vol. 91, No. 2, Spring 2016), 150.

[4] Norma Leticia Ramírez Rosete, Nilsen Pamela Arana Somuhano, and María Lourdes Guevara Romero, "Participative Management Model for Humanize the Public Spaces: Analco Neighborhood, Historical Center of Puebla, Mexico," *Bitacora Urbano Territorial* (Vol. 29, No. 1, April 2019), 45.

[5] *Alonso de Benavides, Translated by* Emma Augusta *Ayers, The Memorial of Fray Alonso de Benavides, 1630 (1916; reis., Albuquerque: Horn and Wallace, 1965), 23.*

[6] Ibid., 22.

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rigors" to keep the Indians in line. The barrio had its parish church — the present reconstructed San Miguel Chapel — and a ministry for the sick and needy.

A Steady Turnover

Following American Conquest, the area attracted foreign traders and others who found a built environment of homes and fertile fields, ready to improve. Roque Tudesqui, an Italian-born jeweler, watchmaker, and pawnbroker, acquired the subject property before the Americans arrived.[7] He quickly sold it to Juan Nepomuceno López and his wife, María Rita Sandoval, who had other properties in the barrio.[8]

They held on to it for about ten years and sold it in 1851, leading to a steady turnover of owners, including investors in the Exchange Hotel (future La Fonda). The property continued to change hands — acquired and sold by an assortment of Anglos and Hispanics.
In 1895, one of the investors, William L. Jones, sold the land to Bertha L. Cartwright, wife of Samuel Cartwright.

Cartwright, an Iowa native, was the half-owner of Cartwright and Brothers, a successful wholesale grocery business. He made the first improvement to the subject property with a brick, one-bay garage constructed between 1908 and 1913, and likely in 1910 when newspaper accounts reported he owned one of the first automobiles in Santa Fe (Figures 1 & 2). At the time of his death in 1923, the house had grown to nine rooms, including two bathrooms, and been updated with modern conveniences: a tin bathtub, electric lights, and the brick garage.[9]

The 1920 federal census, recorded three years before his death, documented the home's occupants. The household included Samuel and his brother and business partner, Hiram B. Cartwright, three of Samuel's children, ranging in age from 21 to 27, a daughter-in-law, a grandchild, and a 28-year-old "servant," Julia Vigil.[10]

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[7] Corinne P. Sze, "History of the 'Roque Tudesqui' House, 131 and 135 East De Vargas Street, Santa Fe, New Mexico," Prepared for the Historic Santa Fe Foundation, 1998, 1.
[8] Ibid., 7.
[9] Ibid., 8.
[10] United States Census, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 18A; Enumeration District: 127.

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James and Elizabeth Caldwell

In 1939, Bertha Cartwright deeded the property to James Caldwell, a Texas native. Caldwell would have the most impact on the subject parcel and two its buildings.

James Alonzo Caldwell, Jr., was born on July 21, 1894, in San Angelo, Texas, a railroad transportation hub along the Concho River in the western part of the state.[11] His father, James Alonzo, Sr., and mother, Alice Shearin, were both of Kentucky background and likely represented the mid-19th century settlement of Texas by Southerners. His father, as a farmhand, moved the family around West Texas.

His son was ambitious and, in 1912, was selected as a second alternative to attend the United States Naval Academy in Annapolis, Maryland.[12] Ultimately not selected, he started to race and sell motorcycles — remembered by the family as Harley-Davidsons — in Amarillo. Based on newspaper advertisements, he probably hawked Indian motorcycles for the Amarillo Motorcycle Company, owned by T. M. Caldwell, a probable relation.[13]

By the 1920s, Caldwell had moved on to selling tractors and implements. One family story holds that Caldwell sold a load of tractors to Pancho Villa.[14] A Spanish-language biography of Villa confirms the story, saying that as a representative of the Kibbe Tractor and Implement Company, Amarillo, Caldwell had sold the former revolutionary ten heavy-duty tractors.[15] In April 1992, Caldwell journeyed t to Villa's farm, *Hacienda de la Limpia Concepción de Canutillo, to train his* laborers and sharecroppers.

With this adventure over, Caldwell returned to Amarillo, put his motorcycle up for auction[16], and in 1923 married Mary Elizabeth Laird, a Dallas native. The couple lived in Dallas, where James worked as a salesman for the Dorsey Company, a printing company

[11] Biographical information on Caldwell was drawn from various sources, including public records, census enumerations, newspaper accounts, and contextual secondary sources.
[12] "Annapolis Appointments," *Fort Worth Record and Register*, August 16, 1912, 2.
[13] The 1920 census recorded Caldwell living his uncle, L. Degenhardt, a German descendant who sold motorcycles; United States Federal Census, Year, 1920, Census Place: Amarillo, Potter, Texas; Roll: T625_1837; Page: 11B; Enumeration District: 203.
[14] Sze, "History of the 'Roque Tudesqui' House," 9.
[15] Paco Ignacio Taibo, III, *Pancho Villa: Una Biografía Narrativa* (Ciudad de México, Planeta, 2006), 777.
[16] "Public Auction Sale," *Amarillo Daily*, April 12, 1922, 2. Auctioned occurred May 5-6, 1922.

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specializing in government work. Established in 1884 as the Dorsey Company Stationers, it was one of the largest printing businesses in Texas.

While still living in Dallas, where he would maintain a home until his death, Caldwell purchased the Santa Fe riverfront property. Based on a Sanborn map, at some point before 1948 he added a small frame dwelling to the south of the garage (Figure 3). Before moving to Santa Fe, Caldwell had split the old Cartwright home into three apartments.

As captured in the 1950 census, James, then going by "Jimmie," 55, lived in Apartment #2, and in Apartment #3 lived his longtime mistress, Lois Kennedy, 32. Kennedy was a stenographer, originally from Putman, Texas.[17]

In Santa Fe, Caldwell continued to work for the Dorsey Company, representing a sales territory stretching from Texas to New Mexico. In 1956 in an attempt to gain local clients, he hosted an evening soiree at La Fonda for the New Mexico Association of County Officials, plying more than 200 guests with cocktails and live music.[18]

A Riverside Store

In the early 1950s, Caldwell converted the old Cartwright garage into a small commercial venture. Before that, he had added two adobe, cell-like additions to its east end as quarters for his gardener, Juanito.[19]

Through the work of the CCC in the 1930s, the downtown stretch of the Santa Fe River had developed into a linear urban state park — potentially the first of its type in the West. While no San Antonio River Walk, the paths on both sides of the river drew both locals and tourists. It was only natural that the former garage, fronting directly on the south walkway, would be seen as an asset. In 1946, Caldwell filed a quit claim to get back the land that had been donated in 1934 to create the park walkway.[20]

[17] United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 2; Enumeration District: 26-22.
[18] "Caldwell Fetes County Officers," *Santa Fe New Mexican*, May 29, 1956, 3.
[19] Sze, "History of the 'Roque Tudesqui' House," 9.
[20] "Caldwell Claim Studied by AG," *Santa Fe New Mexican*, May 4, 1946, 1.

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From the newspaper advertisements, the Cider Press, as it would be called, opened in the summer of 1952. Advertised as "On the River," the small shop sold antiques: china, lamps, old glass, and iron and copper wares.[21] Informally going by Lois' Antiques, it was run by Lois Kennedy. Jointly, they operated the Cider Press for 18 years. The shop had a vague seasonal schedule and at times met controversy for flying the Texas state flag.[22]

Based on aerial photographs and family memory, Caldwell added what is called today the Studio, south of the antique shop, in the 1950s. The small building was designed as a museum for his antique gun collections and Lois' vintage dolls.

After retiring in 1967, Caldwell moved to Santa Fe, living there on a more regular basis. He closed the Cider Press and put it up for sale. He only lived in the De Vargas Street apartment for two years before his death in 1969.

The riverside store continued to operate, now as the Cider Press Antiques. Running the business were Jack and Helen Bennett. Jack Bennett, a Kansas native, had once played for the New York Yankees farm team.[23] In the mid-1970s, the store expanded, taking on a new role as an art gallery.

It went by the hyphenated name, Gene Pacheco-Cider Press Gallery, reflecting its dual use as an art gallery for Santa Fe painter Gene Pacheco. Pacheco used the space as both his studio and gallery.[24]

Remodeled in 1985, the Cider Press continued operating until the late 1980s, when Jack Bennett retired. For years after, the building sat idle, with its mural of a cider press worker slowly fading.

1964, Jimmie Caldwell deeded the property to his daughter Betty Caldwell. Born in Dallas in 1931, Betty Ruth Caldwell graduated from Louisiana State University as a French major and later attended the University of Grenoble (Université Grenoble Alpes) under a Fulbright scholarship. She taught French in New Orleans at Loyola University and St. Mary's Dominican College. In New Orleans, she met Norma Kearby, a doctor. The life partners were married in 2004.

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[21] Advertisement, *Santa Fe New Mexican*, July 27, 1952, 8.
[22] "New Mexico is Not Under Texas Flag," *Santa Fe New Mexican*, November 5, 1958, 10.
[23] "Jack Bennett," *Santa Fe New Mexican*, June 6, 1996, B-3.
[24] "Gene Pacheco," *Santa Fe New Mexican*, November 12, 1996, B-2.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Betty Caldwell managed the property until her death in 2014. During this period, the lower half of the property (Tract B), containing the Cider Press and Studio, was separated from the upper half (Tract A), comprising the old "Roque Tudesqui House." Tract B is currently under the ownership of the Betty R. Caldwell Revocable Trust.

Evaluation of Historical Status

At over 50 years of age, both the Cider Press and Studio meet the minimum threshold for Contributing Structure status.

The Cider Press holds additional significance as an example of an early garage converted to commercial use. With its whimsical façade, the business was a mainstay along the Santa Fe River parkway for nearly 50 years. Its addition, on the south elevation, communicates admirable elements of the Pueblo Revival style. The Studio is not much of a building, consisting of a rigid stuccoed box with two openings — still, it associates with Caldwell's modification of the property. The collection of walls varies in age and craftsmanship. The presumed oldest section, fronting the Cider Press addition, has the most significance.

Following this reasoning, the Cider Press is recommended for an upgrade in status to Contributing Structure. Its north, west, and south elevations are suggested as primary facades in that they communicate either architectural interest or historical association.

The Studio is additionally recommended for Contributing Structure status, with its west elevation – its only façade – suggested as primary.

The stone wall framing the north side of the Cider Press addition is also recommended for Contributing Structure status.

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Illustrations

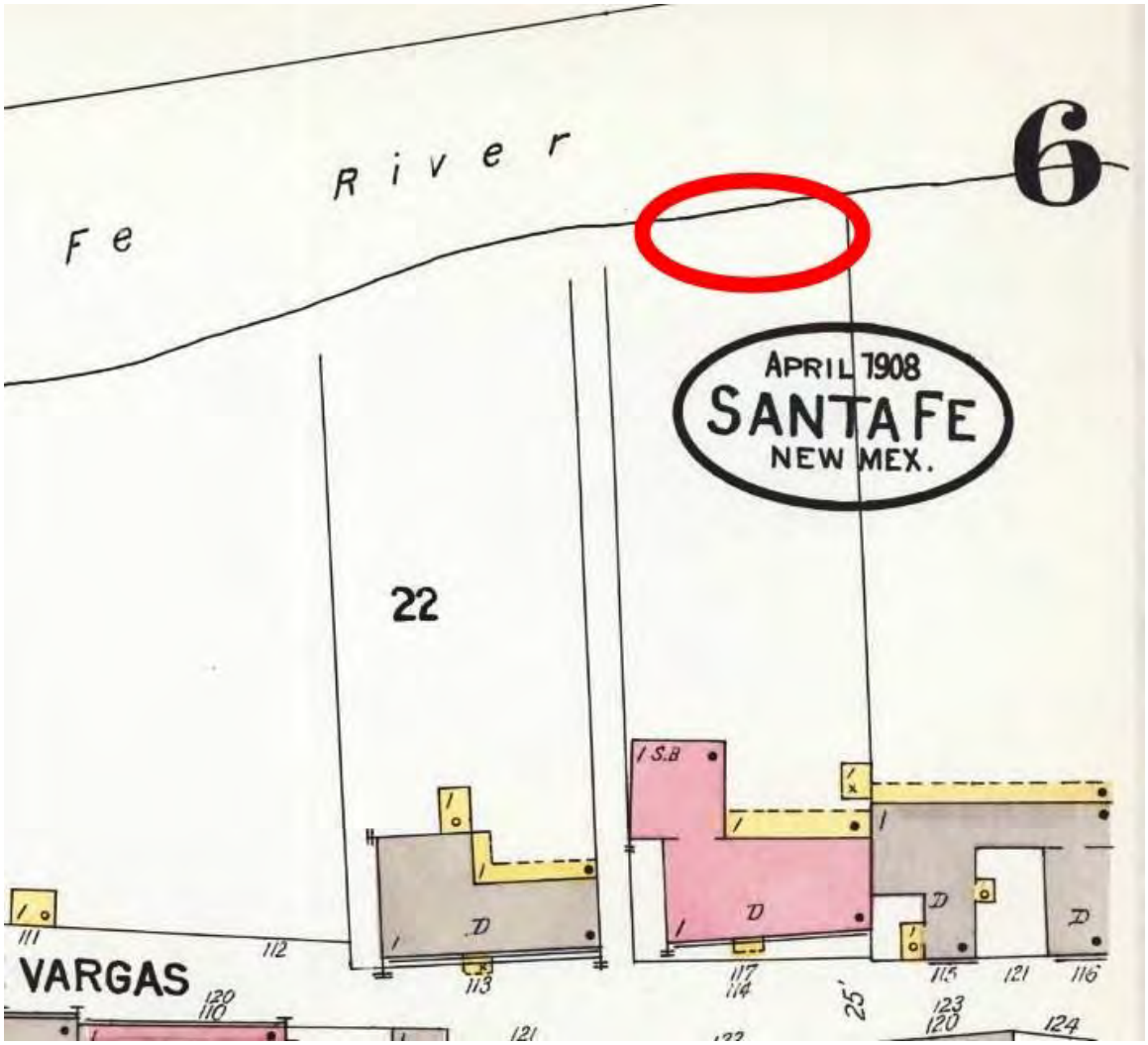

Figure 1: 1908 Sanborn Fire Insurance Map.
No buildings indicated.

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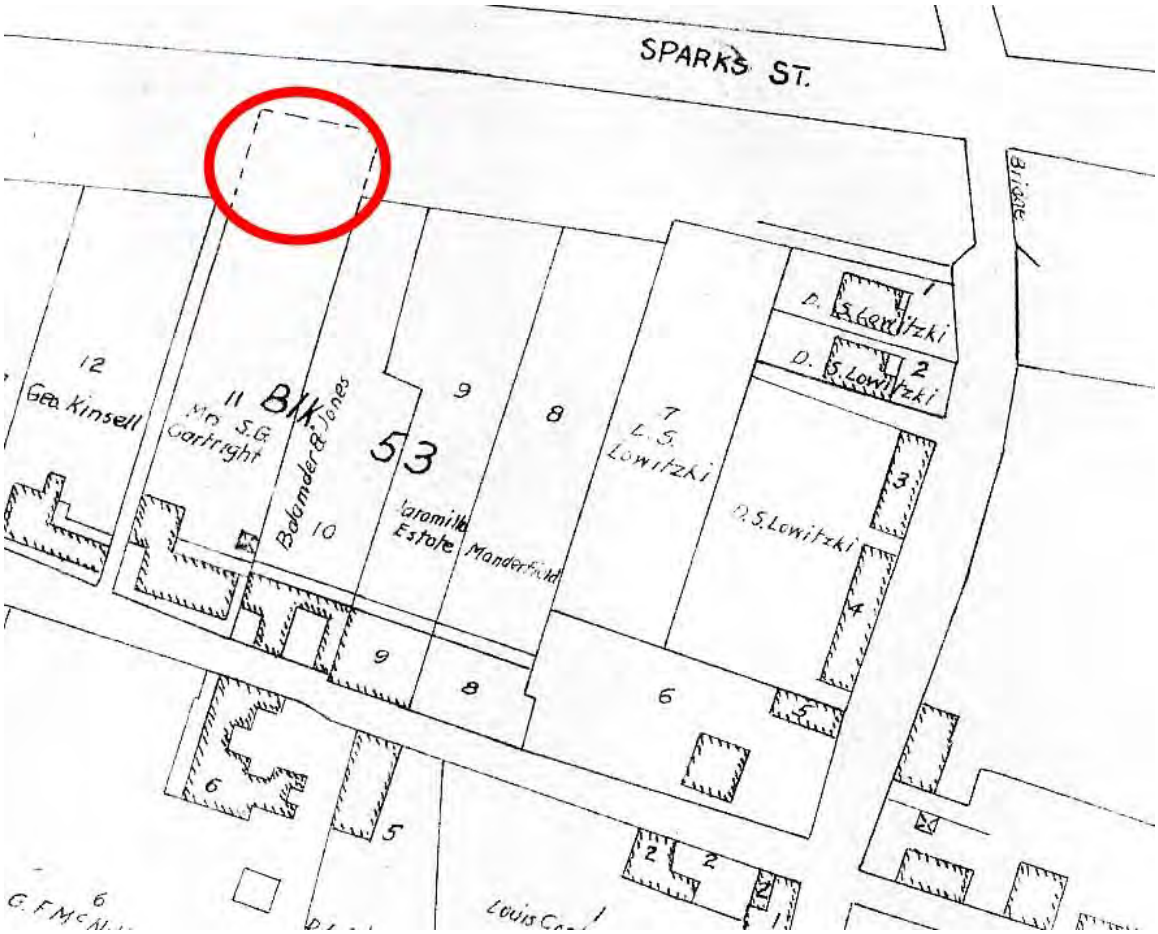

Figure 2: 1912 N. L. King, "Map of the City of Santa Fe."
No buildings indicated.

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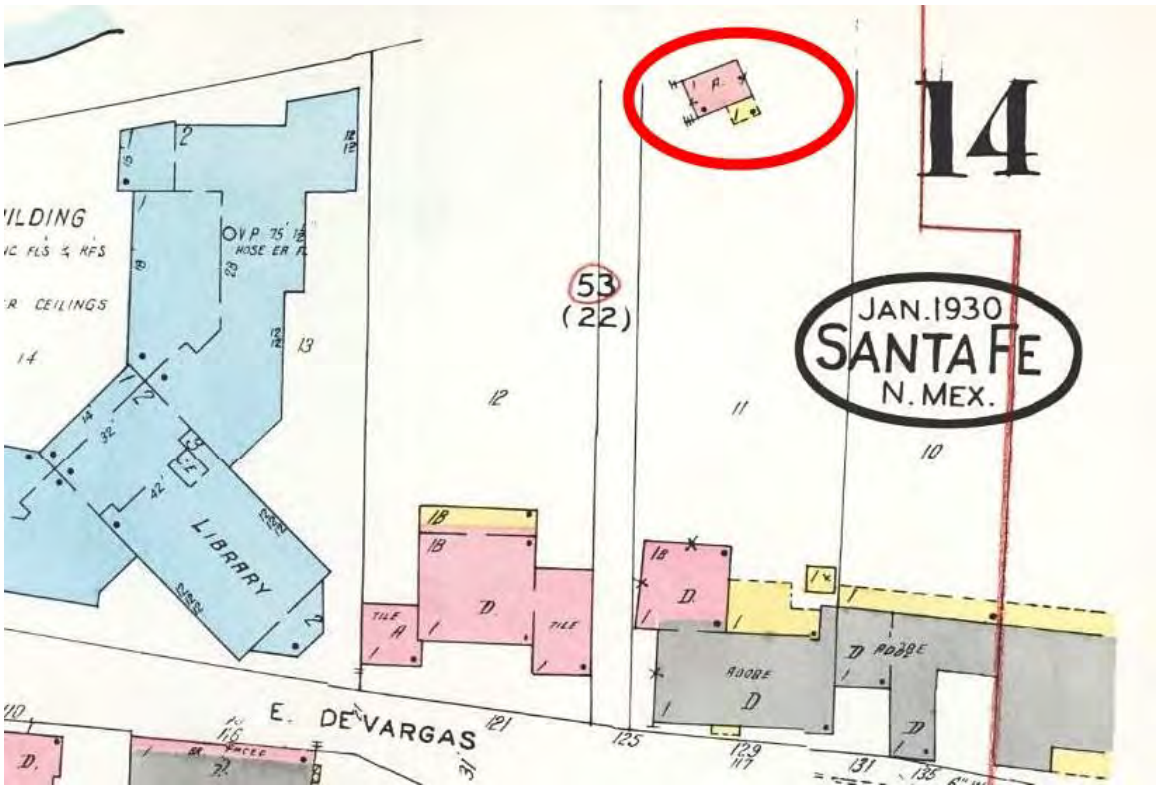

Figure 3: 1930/1948 Sanborn Fire Insurance Map.
Garage with frame addition.

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Figure 4: November 10, 1958, aerial photograph.
Cider Press with additions; Studio not present.

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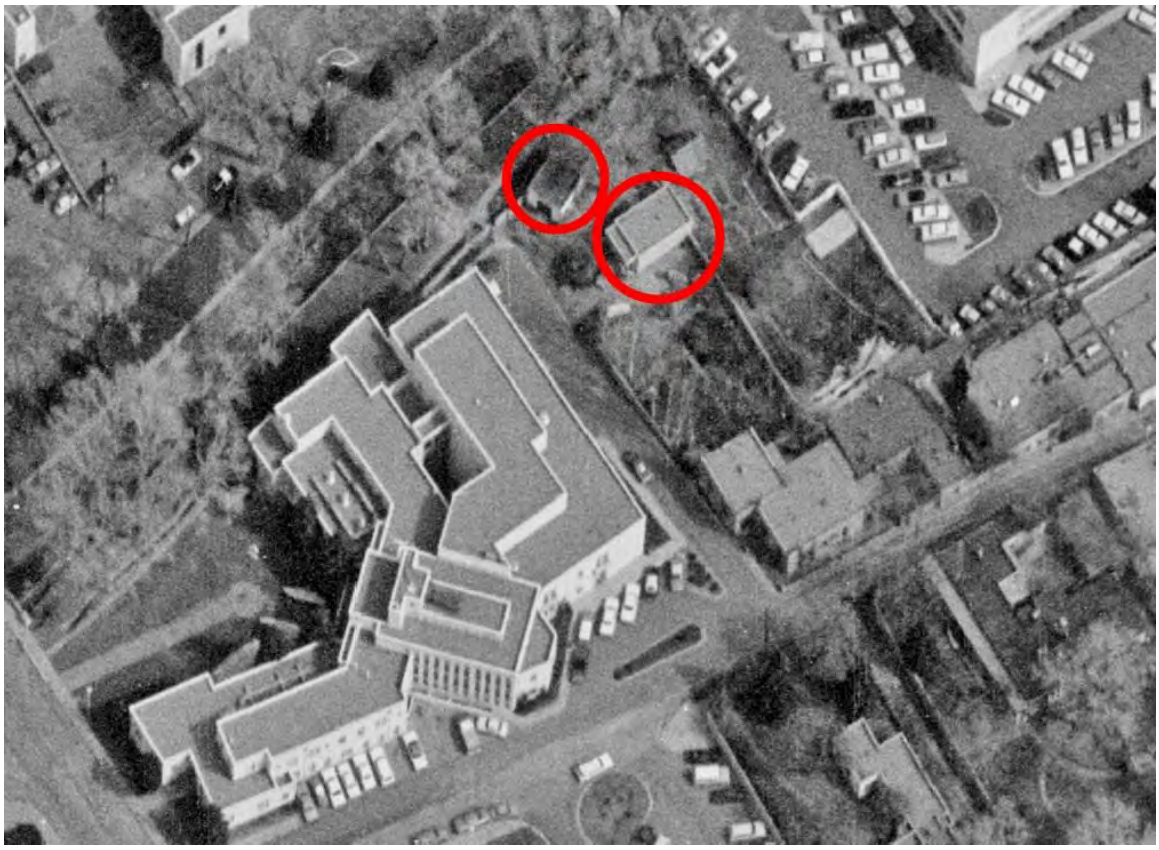

Figure 5: February 2, 1968 aerial photograph.
Cider Press and Studio circled.

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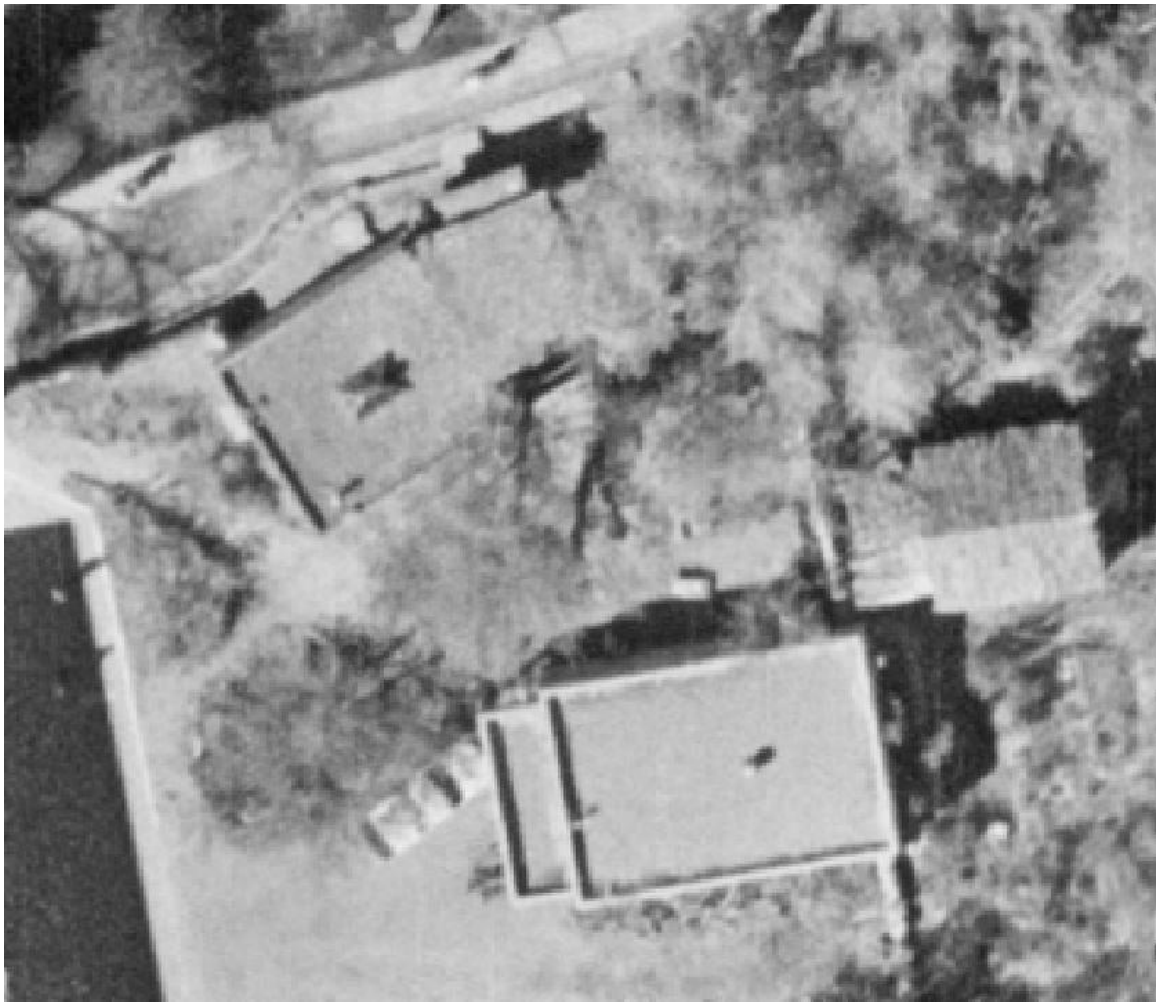

Figure 6: May 11, 1973, aerial photograph.
Close view of Cider Press and Studio.

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Survey Photographs

(All images taken by Robyn Powell on, May 27, 2022, unless otherwise noted)

Photo 1: View of property from Alameda.
Camera facing southeast.

Photo 2: View of property from state park.
Camera facing southeast.

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Photo 3: View of Cider Press, south elevation, original garage portion. Camera facing north.

Photo 4: View of Cider Press, west and south elevations, original garage portion. Camera facing northeast.

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Photo 5: Cider Press, south elevation, c.1950s addition.
Camera facing north.

Photo 6: Cider Press, east elevation, c.1950s addition.
Camera facing west.

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Photo 7: Cider Press, north elevation, full façade.
Camera facing southwest.

Photo 8: Studio, west (front) elevation.
Camera facing east.

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Photo 9: Studio, north elevation
Camera facing southeast.

Photo 10: Studio, south and east elevations.
Camera facing southwest.

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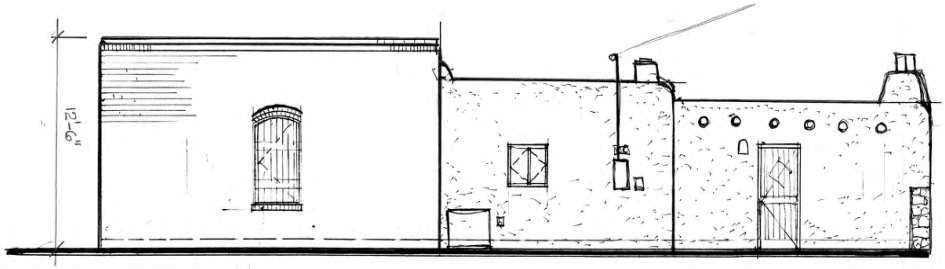
Photo 11: Post-1988 stone wall in front of Cider Press.
Camera facing east.

Photo 12: Potentially older stone wall at northwest corner.
Camera facing south.

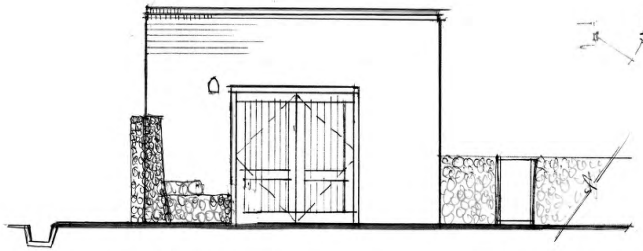


South Elevation

¼" =1-0"

North Elevation

1/4" =1-0"

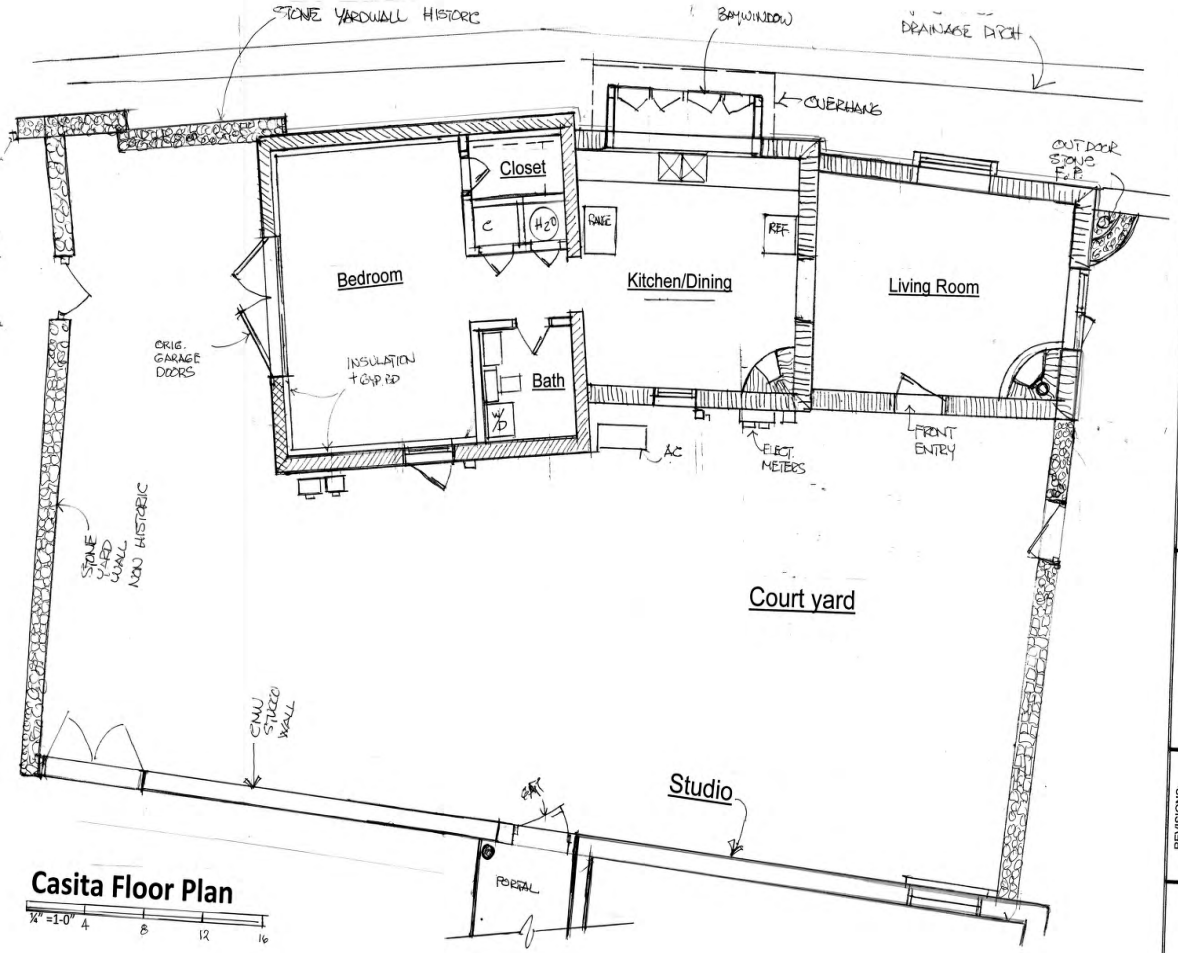


West Elevation

¼" =1-0"

East Elevation

¼" =1-0"



Casita Floor Plan

¼" =1-0" 4 8 12 16

Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-8690
DFZinn@aol.com

Cider Press Compound

RESIDENCE
127 EAST DeVARGAS
SANTA FE COUNTY
SANTA FE, NEW MEXICO

Cider Press Casita Drawings as Built

REVISIONS:		
ID	DESC.	DATE

DATE: 05/05/2021
DRAWN BY: LA
CHECKED: DZ
129 E DeVARGAS-01.DWG

SHEET

H-1

June 10,2022

Angela Shackle, Senior Planner
City of Santa Fe
Building Historic Preservation Division

200 Lincoln Ave
Santa Fe, Nm 87501

Re: Proposed re- assessment of buildings and features at 127 East de Vargas. (Formerly 129 Agua Fria)

Dear Angela,

My firm has been retained to represent the Betty Caldwell Irrevocable Trust , in matters pertaining to the design and construction that is proposed for property at 127 East De Vargas . This application pertains solely to the historic assessment of the structures and features on that property .

John Murphey has developed the document using much of the information that the current Owners provided and documents that fully describe the history of the property. His history should provide sufficient information regarding what I am now calling the Cider Press Compound. It is no longer part of the 129 East De Vargas properties and the history is sufficiently subdivided as well.

I have developed a separate set of floor plans and elevations to be considered along with John's document and photos to assist the "record" and the board in making their decision.

Sincerely Yours

Dale F Zinn Dale F Zinn and Associates Architects NM # 940

For Betty Caldwell Irrevocable trust, Owner.

P.O. Box 756 • Santa Fe, NM 87504 • PHONE (505) 982-8690 • FAX (505) 424-9737

DALE F. ZINN ASSOCIATES ARCHITECTS

City of Santa Fe, New Mexico

memo

DATE: July 26th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005447-HDRB

Address: 571 Garcia St.
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

571 Garcia Street is a 1,673 square foot single family residence and 601 square foot guesthouse constructed in the Spanish Pueblo Revival style. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the guesthouse is listed as non-contributing. The guesthouse sits just west and in front of the main residence, between the main residence and Garcia Street. The original part of the main residence was constructed in three phases beginning in the 1920s. The west façade of the main residence is designated as primary.

In 2004, the HDRB approved a proposal to remodel and create a 518 square foot addition to the 1,123 square foot residence. The same proposal included the construction of a 601 square foot guesthouse to 14'-6" tall, which is taller than the main residence. Ultimately, 445 square feet of the proposed additions were constructed in 2005. All windows and doors have been changed with some alterations to openings.

In 2015, the HDRB approved a proposal to construct a 105 square foot addition on the north elevation at the rear of the residence with a lower height than the adjacent massing infilling the L-shape footprint. The total additions to the main residence, from the early 2000s to its current state, are 11 square feet less than 50% of the historic footprint. The construction of a 4'-4" by 2' coyote fence enclosure for existing gas meters on the south façade of the residence was also approved.

The following is stated in the HCPI (Historic Cultural Properties Inventory): 'While portions of the historic footprint remain, the existing building no longer communicates its historic period, design, or association with the Apodaca family.'

The applicant requests a status downgrade.

RELEVANT CODE CITATIONS:

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

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 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.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

July 6, 2022

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

1. Name of property:

Apodaca House

2. Location:

571 Garcia Street
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H-1190

4. County: Santa Fe
Parcel # 10076288

5. Property Type:
_x_Buildings: 1
_x_Structures: Walls
__ Site __ Object

6. Date of Survey: June 28, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6777359,-105.9318439

10. Photo Information: John W. Murphey, photographer. **View of south elevation, facing northwest.**

11. Brief Description of the Property:

With portions of the main house potentially dating back to the 1920s, the home grew incrementally through minor accretions, reflecting the evolving dynamics of the Apodaca family. These expansions, rendered in vernacular form, achieved a composite L-plan that remained constant through the 2000s. After the house went out of family ownership, an architect redeveloped the property and added a taller guesthouse across its façade, created an addition to the main home, and changed all windows and doors, altering some of the openings. A project in 2015 created another addition, again changing the main home's footprint.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1920s
_ _Known _x_ Estimated **Source:** aerial photographs, newspaper accounts, city directories, property records

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Owner

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

Owner: Eastside Compound, LLC

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: Main House _x_ Non-contributing: Addition _x_ No Status: Walls Garage and Carport
Per City of Santa Fe official designation map.

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Apodaca House

2. Location:

571 Garcia Street
Santa Fe:
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H-1190

4. County: Santa Fe

5. Date of Survey: June 28, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows __ N/A

Main House

Operation	Material	Glazing	Number
Casement: single & paired	Clad	4	10
Casement: single & paired	Clad	6	3

11. Doors __ N/A

Main House

Type	Style	Material	Number
Single-Leaf	Panel	Steel	1
Single-Leaf	French 1-6	Clad	1
Double	French 2-6	Clad	1

12. Chimneys
Two- non-original, at wall

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 2005; guesthouse, east addition, change of windows and doors, installation of chimneys, walls, etc., project drawings, aerial photographs, visual and physical evidence
#2 Date: 2015; northeast addition, visual and physical evidence

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: **Other: Vernacular**

17. Documents Available and Their Locations

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

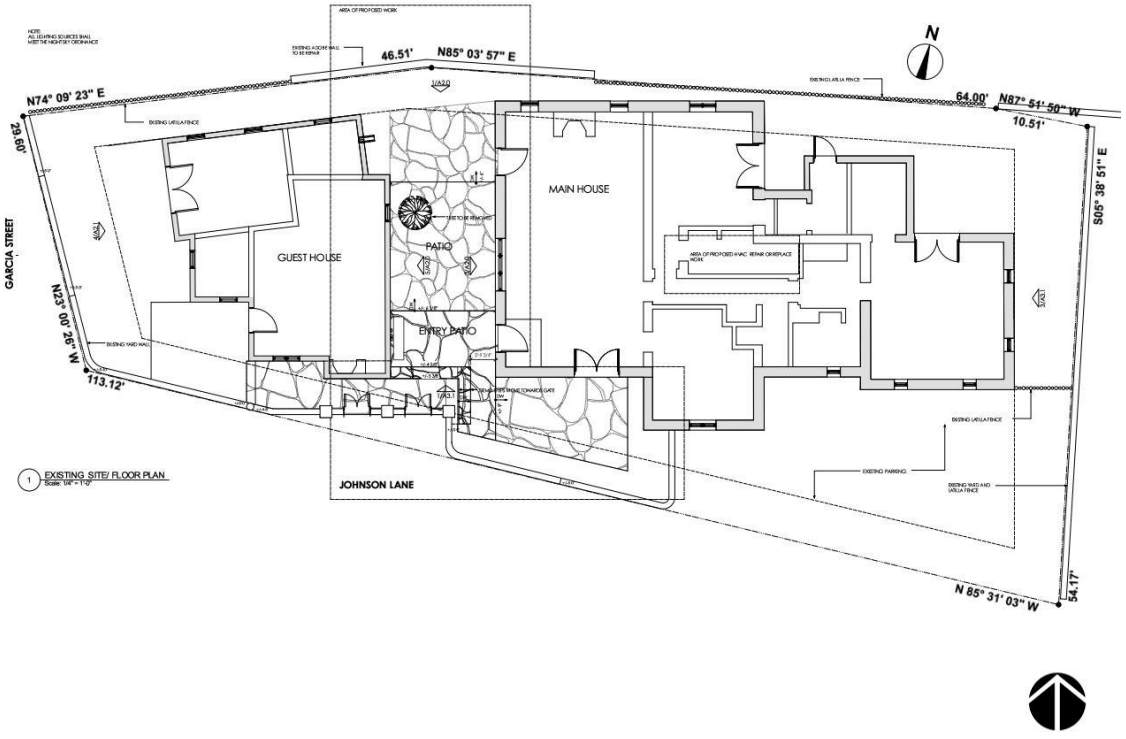
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2018 plat, courtesy E3 Design Lab, Inc.



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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

Setting

The house is located on the north side of Johnson Lane at its intersection with Garcia Street. The site includes the 2005 guesthouse at the front of the lot and the composite main house behind it (Photo 1). Constructed as a double-height space with a second-story mechanical room, it looks like a small, two-story house. These are separated by 10'-10" (Photo 2, Field 19). The original house is bookended at its east end with a rectangular volume erected in 2005 (Figure 2). From the public right-of-way view, the buildings appear to be one continuous form, stretching along Johnson Lane for 90' (Photo 3). The property includes several non-historic privacy walls.

Main House

The subject of the study is the c.1920s main house and its multiple additions.

West Façade

The once Garcia Street-facing façade now looks onto a courtyard and the taller guesthouse (Photo 2). Constructed as a double-height space, with a second-story mechanical room, it has the appearance of a small, two-story house. It is divided into three openings, holding one window and two doors (Photos 4 & 5). As observed on the 1991 HBI form, the façade at the time had two windows (Figure 3). The north unit was replaced in 2005 with a door.

The doors and windows on this façade and all other elevations consist of insulated aluminum-clad units. Windows are all casements with a division of lights suggesting a 1910s-1930s construction period. Doors, both in single and double configurations, have large lights, reflecting a more contemporary design aesthetic. The same types of windows are found on the guesthouse.

South

This elevation is partially obscured by a privacy wall and appears to be at two levels. The lower west level has a similar array of replaced windows and a French door with

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oversized lights (Photo 6). It is doubtful that the door opening, with its modern 5'-2" x 8' dimensions, is original.

The other section is partially at grade and visible from Johnson Lane (Photo 7). It consists of two volumes. The lower west volume has one 4-light casement positioned near the ground. Beyond, to the east, is a taller volume introduced in 2005. It has the same type of windows as found elsewhere on the house and corner chimney.

East

Facing a neighboring property, the east elevation is entirely recent. It is compromised of the 2005 addition and a separate expansion created in 2015. The former is a short elevation holding two 4-light casements (Photo 8). Stepping down to the west is the 2015 addition, a 105-square-foot box penetrated by a steel panel on its north elevation (Photo 9).

North

The north side of the home sits close to the property line, in some areas less than 3'. Similar to the south elevation, this side reveals recent additions appended to the original core. It begins at the east end, with the previously described 2005 appendage. Its wall is broken by a 5'-2" x 8' opening holding large-light French doors (Photo 10). Like other buildings with this type of door, it is unlikely an opening of this size existed before 2005. Adjacent to this is the aforementioned 2015 box addition.

The original portion of the home on this elevation includes large French doors, again in a probable non-historic opening (Photo 11). The last section of the north elevation may be the only part of the house with original size openings. The westernmost two windows are two 6-light casements that seem to correspond with an aerial photograph from 1978 showing the same pattern (Figure 5).

Walls

Stuccoed block walls enclose the guest house and the west half of the main house. The non-historic walls are 12" thick and are arranged in a stepped fashion. The street wall has three steps, ranging from 5'-2" to 5'-8" (Photo 13). The same arrangement continues down Johnson Lane (Photo 13). The only access to the compound is through

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two heavy rustic wood doors. These are framed by shouldered posts, rising 8'-4" above exterior grade. A low, non-historic adobe wall edges the north side of the lot, but is part of another property (Photo 4).

Historical Overview

The lot containing the house and guesthouse is associated with a larger, once-unified parcel that predates the 1900s. The property and the greater area surrounding area was once owned by the Garcia family — colonial-era settlers for whom the street to the west is named. The concentration of Garcias in the area resulted in the nickname "el barrio de los Garcias."

As shown on the 1912 King's map, Lot 40 included the building that would hold in the future Garcia Street Club (Figure 2). Hilario Garcia, a local politician and prominent sheep rancher owned the land. He and his family lived at 569 Garcia Street; the subject house had to yet be constructed.

The earliest indication of the subject house appears in the first city directory of 1928. It reveals that the dwelling, then numbered 571 East Garcia Street, was owned by Rumaldo Apodaca.[1] He lived there with his wife, Anita, and several children, and worked as a laborer for the New Mexico Power Company (later PNM). Attached to the address were four "rear" units under separate ownership. These included individuals with the surnames Tenorio, Garcia, Gonzales, and Rael.

The 1930 census found Rumaldo, then 49, living in the home with Anita, 30, and two children: Rosa, 11, and Raphael, 8. Rumaldo owned the house, which had a value of $500.[2] The census taker noted that Rumaldo could neither read nor write and, at the time, was unemployed. The family did not own a radio, a measure of a household's wealth and access to technology. Rumaldo, a *Union Protectiva* de Santa Fe member, died in 1953 at age 74.[3]

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[1] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1928), 67, 162, and 204.

[2] U.S. Census Bureau, Year: 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 9B; Enumeration District: 0003; FHL microfilm: 2341134.

[3] Obituary," *Santa Fe New Mexican*, January 29, 1953, 11.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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His son Rafael (Anglicized as Ralph) had taken over the house by then. In 1945, Rafael married Nellie Garcia, who may have been a descendant of the Garcia Street family. Ralph worked as a yardman for the Santa Fe Building Supply Company (SANBUSCO), moving his way up to a salesman position. The family grew quickly.
The 1950 federal population count caught up with Rafael and his family at the Garcia Street home.[4] At age 21, Nellie was the mother of four children, ranging in age from under a year to four years old. The census counted another child, a 14-year-old daughter, for which no information is available.

Raphael L. Apodaca died in October 2003, at age 82. Nellie lived at the Garcia Street house for a few more years. She died in 2013, with 24 grandchildren and 46 great-children surviving her.[5]

Architect Randy J. Falk acquired the property in the 2000s. The Philadelphia native moved to Santa Fe in the same decade and picked up work refurbishing homes in the Downtown and Eastside Historic District, including a house on Johnson Lane. The remodel of the former Apodaca House was one of his more extensive projects in the district.

Constructed in 2005, the project completely renovated the old home, gutting rooms, raising ceilings, and adding new openings. New tinted concrete floors were installed with radiant heat, and skylights added a new roof. Along with the new guesthouse constructed in front of the home, the joint buildings were marketed as a private compound.[6] The project went to the board in 2004 (H-04-178) and was approved. The property went for sale again in 2013, and two years later, a small addition was made across the northeast corner.

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[4] U.S. Census Bureau, Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 84; Enumeration District: 26-*5.*

[5] "Nellie Apodaca," *Santa Fe New Mexican*, February 28, 2014, B-4.

[6] "571 Garcia Street [photos and advertisement copy]," flickr, https://www.flickr.com/groups/571garciastreet/pool/, accessed June 28, 2022. The author left a message on the architect's voicemail on June 28, seeking information on changes made to the home. Falk did not respond to the message.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The former Apodaca House experienced a significant renovation in 2005. This work involved the erection of the guesthouse near its front façade; a wholesale replacement of windows and doors, including a change of a window to a door, and what may be three new door openings; the construction of the east addition; and the introduction of walls and chimneys. A second addition was erected in 2015 and altered the footprint again.

While portions of the historic footprint remain, the existing building no longer communicates its historic period, design, or association with the Apodaca family.

Conclusion

For this reason, the recommendation is to downgrade the main house to Non-Contributing Structure status to the Downtown and Eastside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

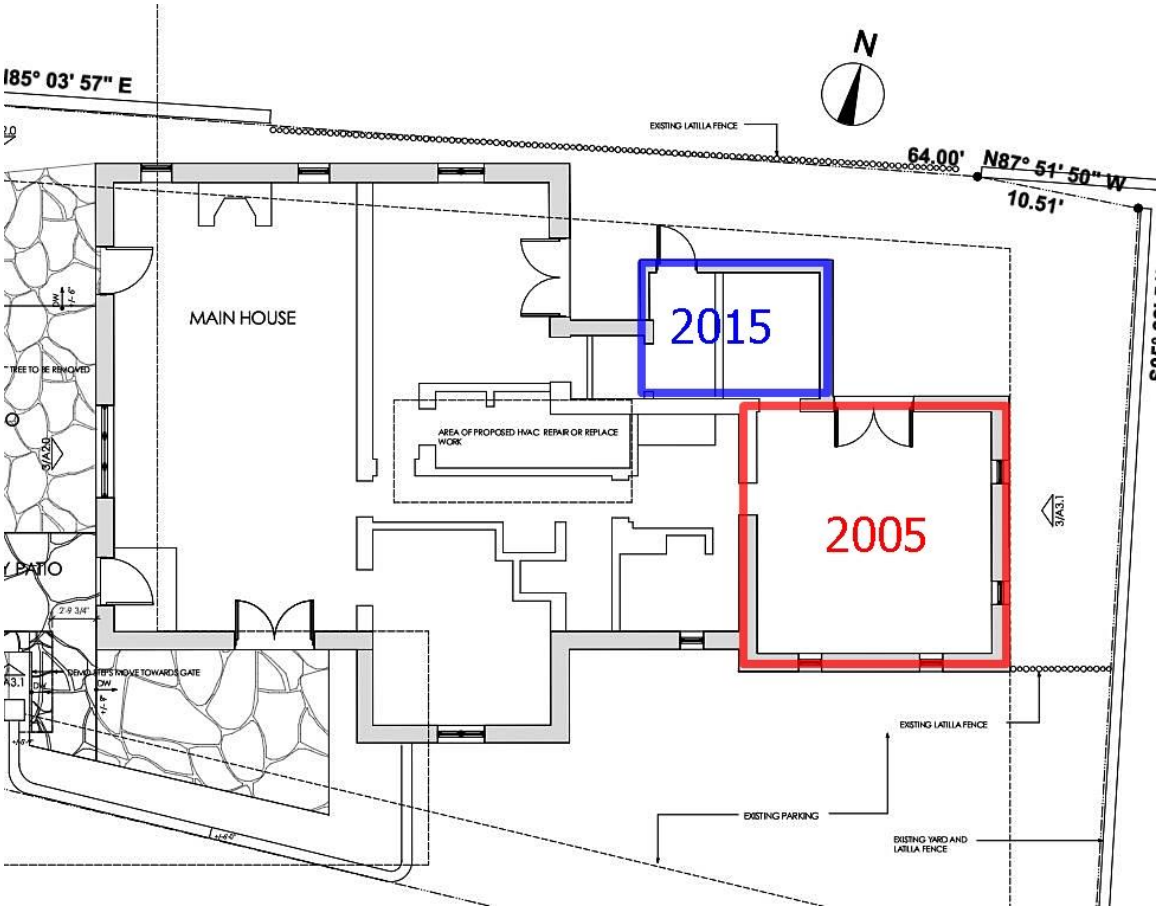

Figure 1: 2022 partial floor plan indicating recent additions to main house. Courtesy E3 Design Lab, Inc.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: West façade, 1993.
August 30, 1993, Historic Building Inventory.

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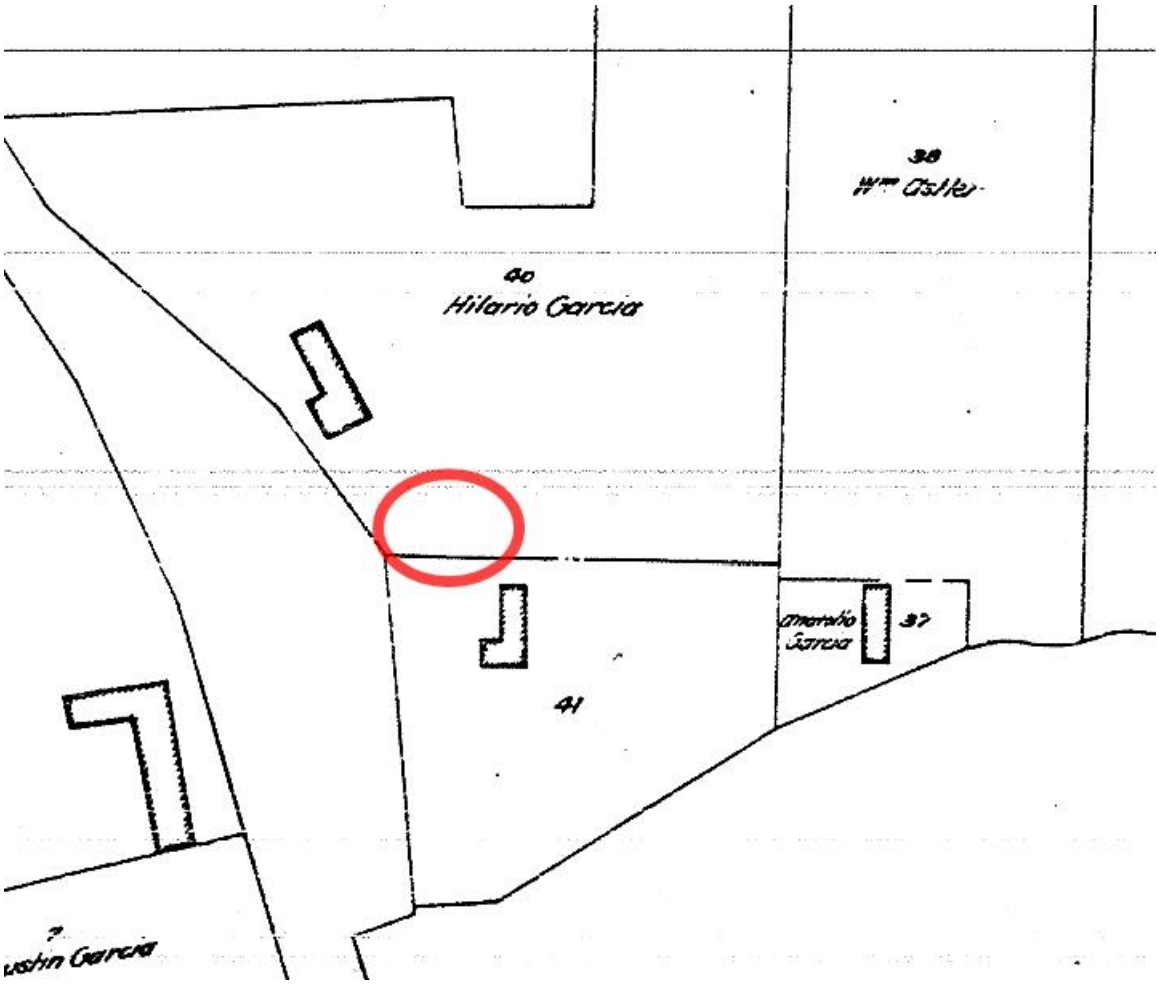

Figure 3: 1912 map showing general location of future house.
N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912.

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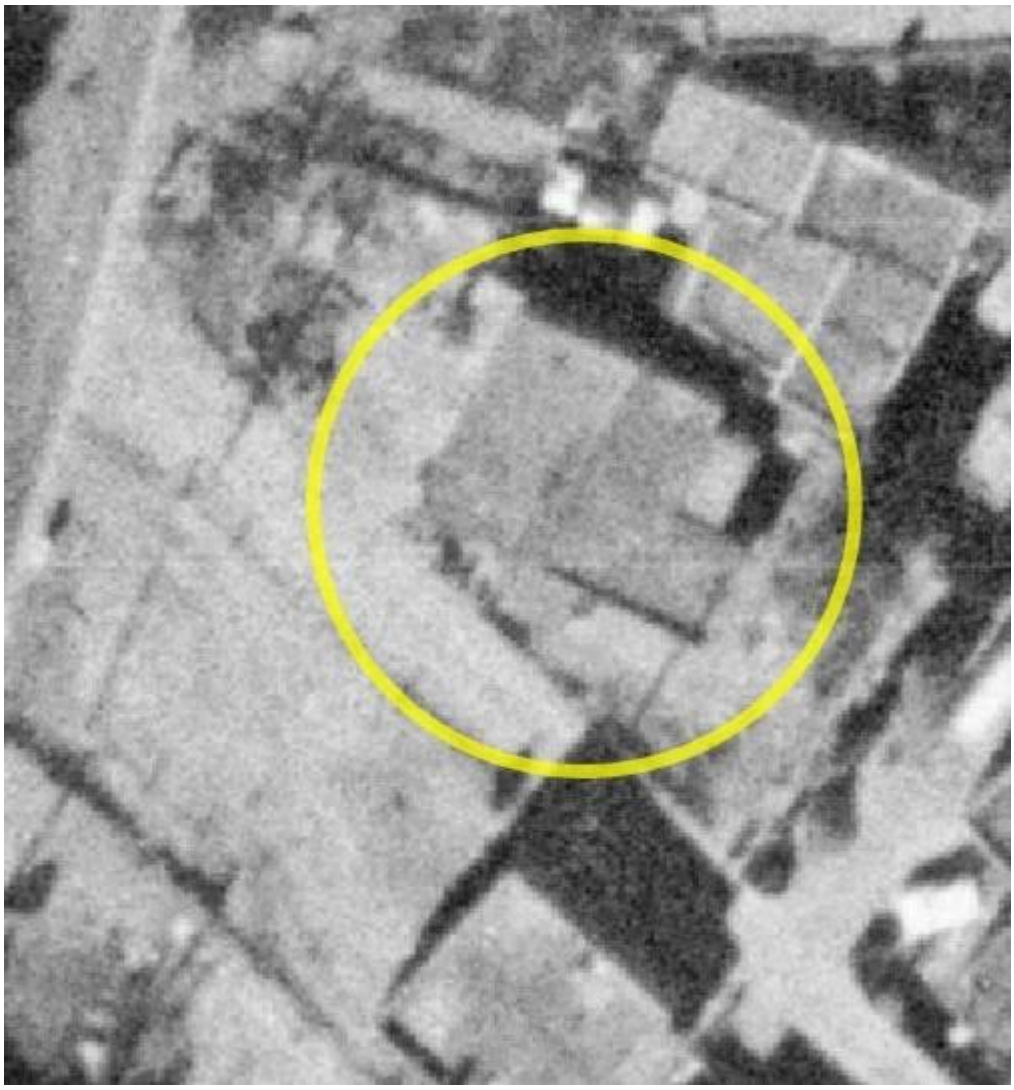

Figure 4: November 10, 1958, aerial photograph.

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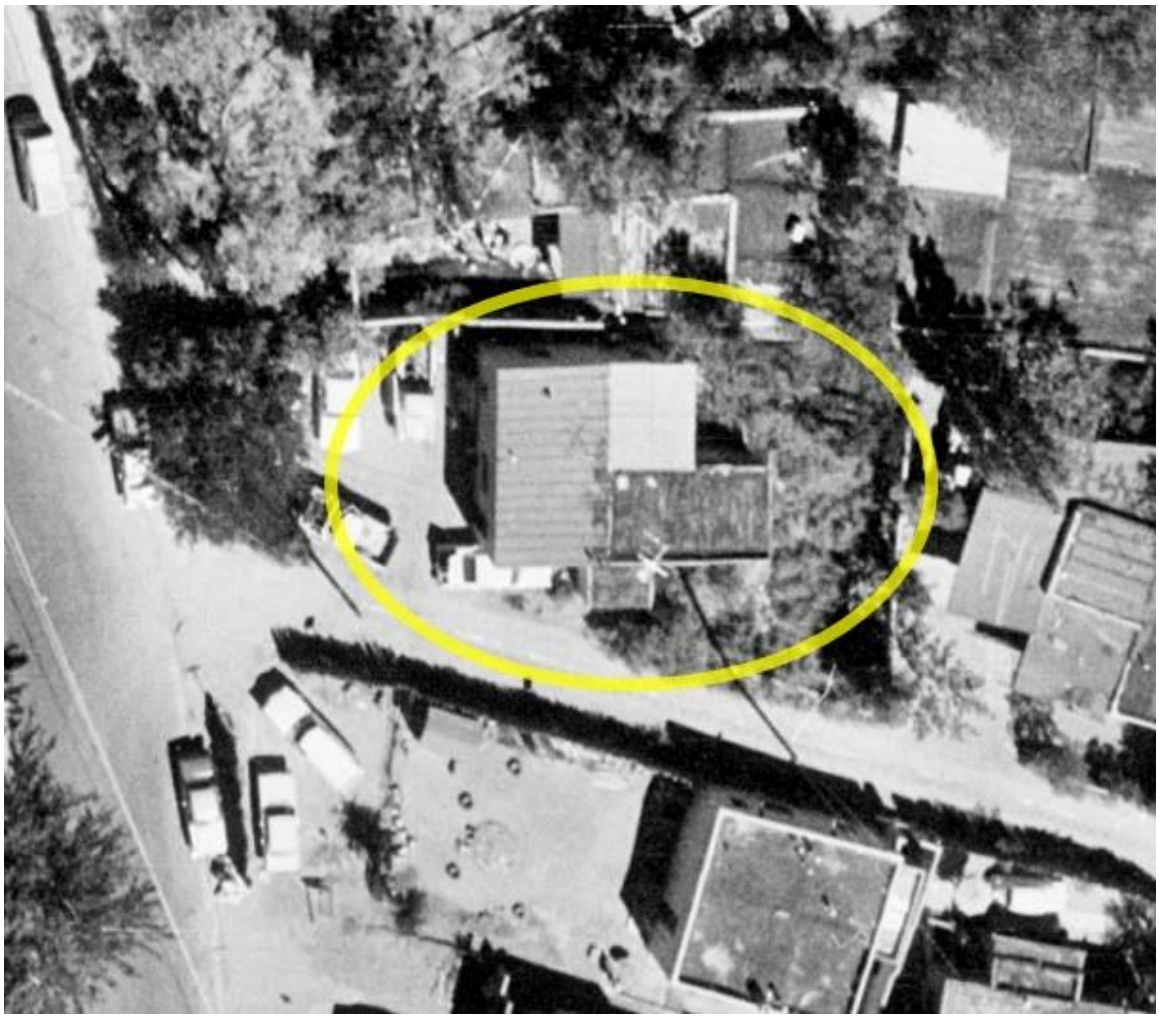

Figure 5: September 11, 1978, aerial photograph.

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Survey Photographs

(All images taken by John W. Murphey, June 28, 2022, unless otherwise noted)

Photo 1: 2005 guesthouse, south elevation.
Camera facing northeast.

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

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Photo 2: Space between guesthouse (left) and main house (right). Camera facing north.

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

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Photo 3: Full south elevation, viewed from Garcia Street.
Camera facing east.

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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: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 4: Partial west elevation.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 5: West elevation, 2005 door highlighted.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 6: South elevation, lower section.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 7: South elevation, upper section, 2005 addition highlighted.
Camera facing northeast.
June 16, 2022.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 8: 2005 east elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 9: North, 2015 addition highlighted.
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 __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 10: North elevation, 2015 addition at left.
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 __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 11: North elevation.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 12: Living Room.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

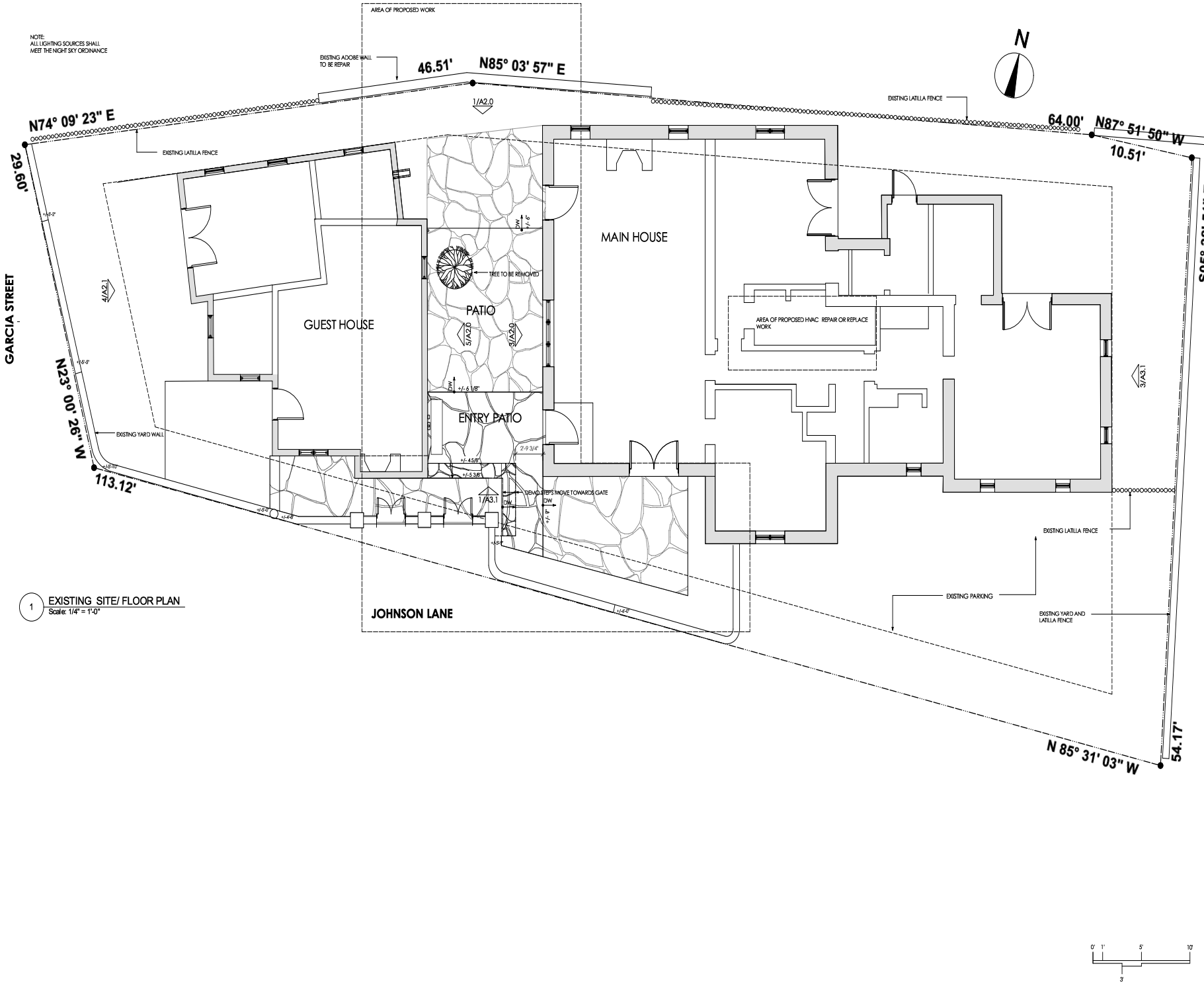
Photo 13: Garcia Street and Johnson Lane walls.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Apodaca House**	**2. Location:** **571 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **5. Date of Survey: June 28, 2022**

Photo 14: Adobe wall on adjacent property.
Camera facing north.



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

E3 DESIGN LAB., INC
133 WEST HOUGHTON STREET
SANTA FE, NM 87505
VOX - 505.310.4387
E-MAIL - E3DESIGNLAB@MAC.COM

DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
PZR	3-22-22
HISTORIC REVIEW	4-08-22

REVISIONS

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

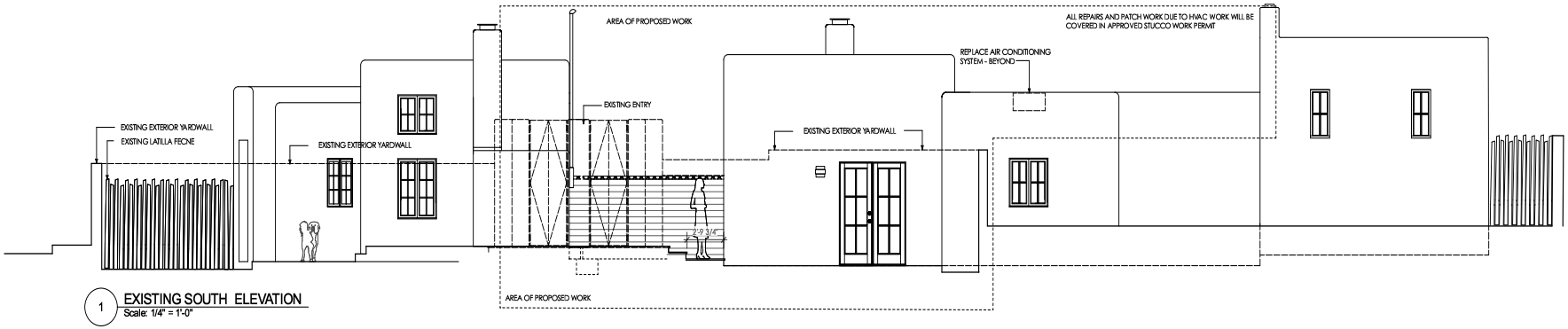
PROJECT NAME AND ADDESS:
EASTSIDE COMPOUND
PERGOLA ADDITION
571 GARCIA STREET
SANTA FE, NEW MEXICO 87505

SHEET TITLE:
EXISTING SITE/FLOOR PLANS

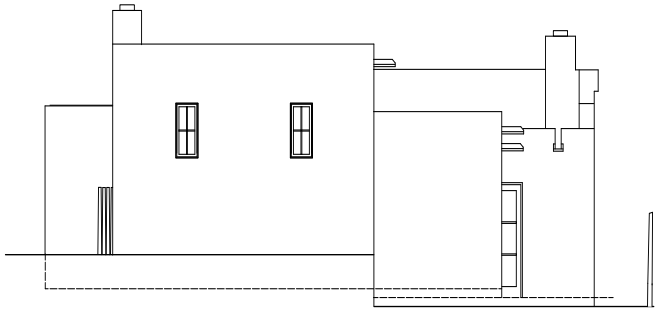
FILE: *571 GARCIA STREET 20220408

DATE: 4.08.2022

SHEET NO:
A1.0



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



3 EXISTING AND PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

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

0' 1' 5' 10'
3'

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DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
PZR	3-22-22
HISTORIC REVIEW	4-08-22

REVISIONS

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

PROJECT NAME AND ADDESS:
EASTSIDE COMPOUND
PERGOLA ADDITION
571 GARCIA STREET
SANTA FE, NEW MEXICO 87505

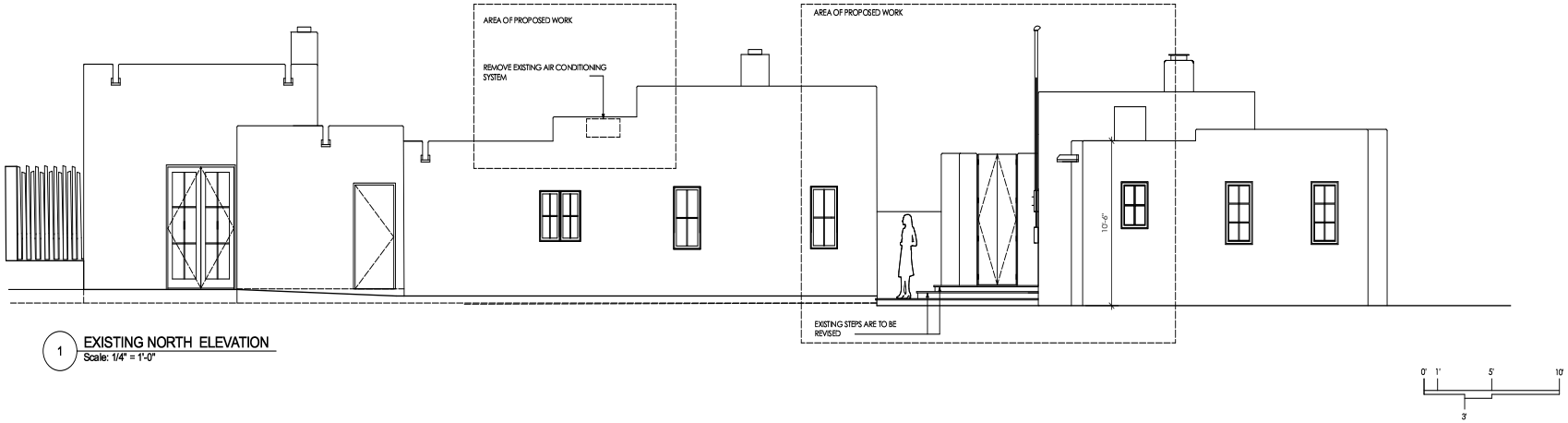
SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

FILE: *571 GARCIA STREET 20220408

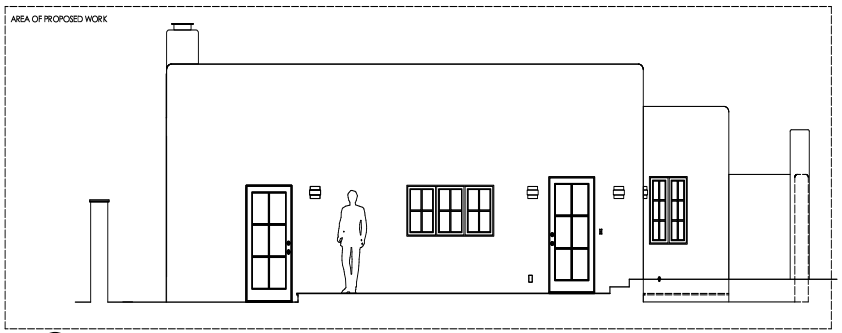
DATE: 4.08.2022

SHEET NO:

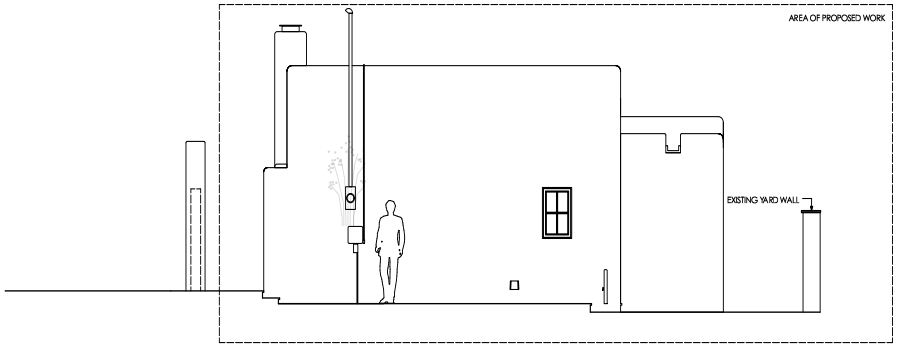
A2.1



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



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



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

Historic Transition

E3 DESIGN LAB., INC
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DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
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REVISIONS

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

PROJECT NAME AND ADDESS:
EASTSIDE COMPOUND
PERGOLA ADDITION
571 GARCIA STREET
SANTA FE, NEW MEXICO 87505

SHEET TITLE:
EXISTING AND PROPOSED
ELEVATIONS

FILE: *571 GARCIA STREET 20220408

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

DATE: 4.08.2022

SHEET NO:

A2.0

City of Santa Fe, New Mexico

memo

DATE: July 26, 2022

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use

---

Case # 2022-005477-HDRB

Address: 50 Mt. Carmel Rd
Historic Status: Not Designated
Historic District: Historic Review District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_X_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: Historic Aerials

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

___ **Other:** N/A

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as listed below, per 14-5.2(C) Designation of Significant and Contributing Structures:

Santa Maria:	Significant
San Miguel:	Contributing with west and south elevations as primaries
Chapel:	Significant
Casita:	Non-Contributing
San Juan:	Contributing with west and south elevations as primaries
Office:	Contributing with east and south elevations as primaries
Fatima:	Contributing with east and south elevations as primaries
Carport:	Contributing with north elevation as primaries
W. Yard wall:	Non-contributing

BACKGROUND & SUMMARY:

The Mt. Carmel campus offers a rich history that exemplifies an evolution of uses yet maintaining the historic character. The campus has many different buildings that have served a variety of purposes over the years.

The first use of the property was as the Sunmount Tent City, which was established in 1902 to serve the "lungers," people moving to the west from the east in order to recover from tuberculosis with the help of Santa Fe's dry climate. When the tent city of on the verge of collapse, Dr. Frank Mera and his brother Harry bought the tent city and and improved the campus, rebranding it as Sunmount Sanitorium. One of the first buildings on the site is now part of the Carmelite Monastery and is on the western portion of the site. Next the Santa Maria building was constructed due to the expanding number of patients at the sanitorium.

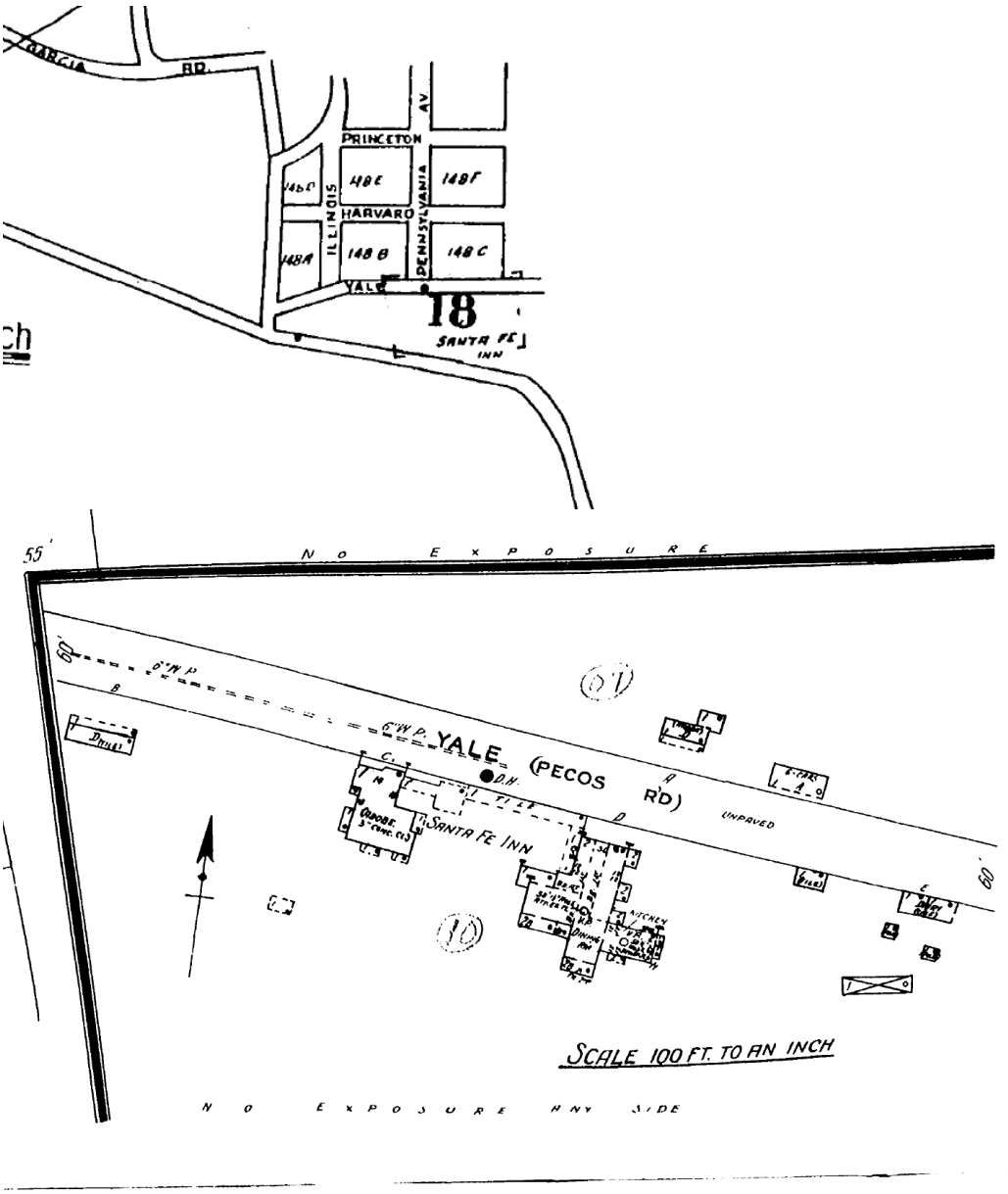
Sunmount closed its doors in 1937 and the main buildings were renovated by John Gaw Meem (who had been a patient at Sunmount and became a noted Santa Fe architect) and Frank Mera and reopened as the Santa Fe Inn. The Inn was short-lived and in 1944 the US Army requisitioned the property for additional space for the Bruns Army Hospital, which had run out of room at its campus on the current-day Midtown campus.

After the war the Archdiocese of Santa Fe purchased the property for use as a seminary, which eventually became the home for the Santa Fe Order of Carmelite Sisters. Many of the original buildings of the sanitorium were reused, as well as 2 others constructed – a high school building as well as the chapel. Many of the buildings on the campus are a physical record of the time, place and use, and relate to significant events and people in the history of Santa Fe.

As no historic inventory for the Mt. Carmel campus is available, the applicant has submitted Historic Cultural Properties Inventories in order to provide a record of the buildings as well as establish the historic status to inform how the buildings may be altered for the Modern Elder Academy, which will be an educational retreat. It is important to note that the recommendations made on the inventory forms align with the Federal guidelines for historic designations, which are different from local standards. As a result, Staff has made recommendations with a view to local standards, which in many cases vary from the recommendations made by the applicant and the surveyor.

The information provided by the applicant is substantial; however, there are some cases where staff feels that the information is not sufficient to determine whether, in some cases, a building is not contributing as proposed.

Santa Maria:
Santa Maria was originally constructed on what appears to be Yale Ave as indicated on the 1942 Sanborn Map. The cruciform building is constructed in the Santa Fe Style with Mission Revival elements which includes a bell tower element. The building was constructed in 1920, and there have been both historic and non-historic changes to the building. The building was designed by Isaac Rapp of I.H. and W.M. Rapp and Co; and future modifications included designs by John Gaw Meem and McHugh, Hooker, Bradley P. Kidder and Associates. The courtyard, which includes yard walls, an entrance gate, and Mary sculpture are all historic additions to the property. Staff agrees with the applicant's recommendation that this building be designated as significant even with changes, such as window replacement and the infill of the front second-story door that originally opened to a Juliette balcony. Primary facades include the west and south elevations. It is also recommended that the courtyard walls, the entrance door, and the Mary sculpture should all be designated as significant. Below is a photo of the Santa Maria building when it was a reconditioning center for Bruns Army Hospital in the 1940s and an illustration of the building in the 1942 Sanborn Map.



San Miguel:
San Miguel is attached to the Chapel via a portal and is located immediately south of the Chapel. The applicant states that the building was designed in 1962 and is contemporary to the Chapel building. The building is Santa Fe Style and has 8/8 and 6/6 double-hung white wood windows, but also has a large, enclosed porch on the south elevation which may be of 1960's vintage. The building represents distinctive characteristics of Santa Fe style, and illustrates building evolution over time with the historic porch addition, and is associated with the development and evolution of Mt. Carmel over time. Staff recommends that the building be designated as contributing. The west and south elevations are recommended as primary facades, which includes the wrap-around porch.

Chapel:
As the terminus of the main entry drive into the campus, the Chapel has a commanding presence and offers architectural interest through a carved wooden door, a mosaic façade featuring stories from the bible, and a mission bell element. The building was constructed in 1962 and designed by McHugh, Hooker, and Bradley P. Kidder and Associates. Due to the architectural character and association with prominent Santa Fe architects as well as center point for the monastery, staff recommends this building be designated significant.

Casita:
Built around 1900, the building served as the Sunmount dairy according to the 1930 Sanborn maps. While the building has a long history relative to the history of the site, it has been modified greatly over time, with wholesale window and door replacement which are non-historic. Staff recommends the building be designated as non-contributing.

San Juan:
While San Juan is referenced as one of the three buildings designed for the Seminary in 1962 by McHugh, Hooker, Bradley P. Kidder and Associates, the architecture, construction, and true divided light windows indicate that the building may have been constructed prior to 1962. Additional research and information is required. Either way, if the building was constructed in 1962, it qualifies as per the criteria for consideration of a historic designation. Based on the fact that the architectural features and elements embodies the characteristics of the historic Santa Fe style of construction related to the distinguishable entity of the seminary, it is Staff's opinion that this building should be designated as contributing. The primary facades should be the south and west elevations.

Office:
The office building was constructed in 1902 and is associated with the Sunmount Sanitorium. Over time the building was used for different purposes, which included a residence, servant's quarters, and a shop/lounge/library. The architectural detailing for the building on the south elevation is especially representative of the Santa Fe Style. Staff suggests that the south and east elevations be designated as primary, and recommends the building be designated as contributing.

Fatima:
Fatima is illustrative of the evolution of the campus over time. The building was designed by Meem, Zehner, Holien and Associates in 1951 or 1952, and it represents the continuing involvement of John Gaw Meem in the development of Mt. Carmel. As such, the building is representative of significant persons in Santa Fe's history, and is representative of the institutional styes used, including the aluminum windows. As such, staff recommends the building be designated as contributing with the east and south elevations including the attached yard wall as primaries.

Carport:
In addition to the religious, administration, and education buildings on the campus, functional building were constructed, including a carport which was built in 1962. Drawings are provided that illustrate that the carport structure has had very minor or no modifications over time. The 1962 plan illustrates board and batten construction with both open and enclosed storage. Staff recommends that, due to the very minor changes to the carport and that it speaks to the evolution of the campus over time, that the building be designated as contributing with the north elevation designated as primary.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

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 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 13, 2022

Carly Picarello, Division Manager
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Historic Status Review Application
50 Mt. Carmel Road

Dear Carly,

This letter is submitted on behalf of Modern Elder Academy / Santa Fe RC2, LLC ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of seven existing structures located at 50 Mt. Carmel Road (the "Property"). In 2022, the Property was sold by the Archdiocese of Santa Fe to the Applicant, and this request is presented in advance of applications to the Planning Commission later this summer for rezoning and development plan in support of the renovation and adaptive reuse of the property as a retreat center.

The ±12.41-acre Property is located at the terminus of Mt. Carmel Road in the Historic Review District. On the north, there is street frontage along Camino de Cruz Blanca. The Property is adjacent to the parcel at 49 Mt. Carmel Road, which remains under the ownership and occupation of the Discalced Carmelite Nuns of Santa Fe. In acknowledgement of the historic nature of the Property, historic status review is requested for the seven primary structures and two out-buildings comprising the former Immaculate Heart of Mary ("IHM") campus, as it is commonly known.

Historical Summary

The collection of buildings located on the Property are associated with historical use of the site as the Sunmount Sanitorium, the Santa Fe Inn, and the Immaculate Heart of Mary Seminary and Retreat Center. The Property sits on relatively flat land at the base of Sun Mountain. The site slopes gently toward the Arroyo del los Chamisos to the south, which roughly aligns with the southern property line. The seven buildings, constructed between c. 1900 and 1962, and associated out-buildings on the site are primarily organized around Mt. Carmel Road, which runs east-west from Camino del Monte Sol, terminating on the Property. A summary of the Property's history is provided below, and more detail can be found in the attached timeline and HCPI forms.

From the late 19th century until approximately 1940, tuberculosis was the leading cause of death in the United States. Many who suffered from the disease sought out the high desert climate of New Mexico, as it was believed at the time that dry, sunny climates were instrumental in treating and curing the disease. Established in c.1900, the Sunmount Tent City was founded to care for tubercular patients, or "lungers" as they were called. The Office building was likely constructed at this time as a residence and/or stables (later used as "servants" quarters in the 1930s and renovated and expanded as a library/shop/lounge in the 1950s and 1960s).

By 1906, the tent city went out of business and was purchased by Drs. Frank and Harry Mera, who began the process of replacing the tents with cottages. In 1914, the first sanitorium building was constructed, having been designed by Isaac Rapp. This "Sanitorium West" building is now part of the Carmelite Monastery on the adjoining property. By the end of 1920, the "Sanitorium East" building (now, the Santa Maria) was constructed by Rapp, Rapp and Hendrickson. Notably, then-engineer John Gaw Meem became a patient of Sunmount during that year – one of many creatives and intellectuals who had contracted tuberculosis, came to Sunmount for a cure, and stayed in Santa Fe, shaping the cultural landscape of the City.

In 1937, Sunmount closed. By that time, Meem had become an architect and had made a name for himself popularizing the Santa Fe Style architecture. Meem and Mera worked together to renovate the "Sanitorium East" building and reopen it as the Santa Fe Inn in 1938. The Inn was a short-lived venture, and in January 1944, the property was requisitioned by the United States Army to serve as auxiliary space for the Bruns Army Hospital. After World War II ended in 1946, the Roman Catholic Archdiocese of Santa Fe purchased the property to serve as a six-year seminary and later, as a home for the Santa Fe Order of the Carmelite Sisters.

In 1952, the Fatima building was constructed as a high school, designed by the firm of Meem, Zehner, Holien and Associates. Then in 1961, a Master Plan was developed by the firm of McHugh and Hooker, Bradley P. Kidder and Associates for the construction of new buildings for the Immaculate Heart of Mary Seminary – the San Juan dormitory building, the Chapel, and the San Miguel priests residence – all of which were completed in 1962. At this time, a small casita was also constructed on the site of the former dairy associated with the Sanitorium, and the Santa Maria was remodeled again for use as a residence hall for the Seminary.

In 1993, the Property became the Immaculate Heart of Mary Retreat Center. The site has been the home of the Santa Fe Photographic Workshops – who have housed their offices and classrooms in the Fatima building for a number of years. The Chapel has also been utilized for concerts and other community events. And the New Mexico School for the Arts (NMSA) presently utilizes the San Juan building as temporary housing for boarding students. In 2022, the Modern Elder Academy purchased the Property and intends to renovate and adaptively reuse the structures as a retreat center.

HCPI Documentation and Recommendations

HCPI forms and historic status recommendations are provided for the following buildings that comprise the campus:

Building Name	Dates of Construction / Modification	Designed by	Status Recommendation
Santa Maria	• 1920 as "Sanitorium East" building of the Sunmount Sanatorium • renovated in 1938 for use as Santa Fe Inn • renovated again in 1962 for use as Seminary dormitory • windows replaced at unknown non-historic date	• 1920 original design by Isaac Rapp • 1938 renovation by Meem and Mera • 1961 renovation by McHugh and Hooker, Bradley P. Kidder and Associates	Significant
San Miguel	• 1962 as priests' residence for IHM Seminary	• 1962 by McHugh and Hooker, Bradley P. Kidder and Associates	Non-Contributing
Chapel	• 1962 as the chapel for the IHM Seminary	• 1962 by McHugh and Hooker, Bradley P. Kidder and Associates • 1963 frontispiece mosaic by Dean Holt	Contributing
Casita	• As early as c.1900 as dairy for sanitorium, later use as shed • Post-1961 renovation or more likely demolition and reconstruction as residence	*unknown*	Non-Contributing
San Juan	• 1962 as dormitory for IHM Seminary	• 1962 by McHugh and Hooker, Bradley P. Kidder and Associates	Non-Contributing
Office	• c. 1900 as residence and/or stables • Additions in 1952 and 1962 to north side	*unknown*	Contributing
Fatima	• 1952 as high school for IHM Seminary	• 1952 original design by Meem, Zehner, Holien and Associates	Non-Contributing

Two auxiliary structures are also present on the property – 1) a carport/maintenance shed near the Santa Maria building is presumed to have been added during the 1962 construction phase associated with the IHM Seminary or later and 2) a non-historic portable metal storage shed on skids near the San Juan building. Neither are architecturally significant, and it is requested that these structures be designated as Non-Contributing to the Historic Review District.

Please let me know if you have any questions or require any additional information.

Sincerely,

JENKINSGAVIN, INC.

Lisa Gavioli
Senior Project Manager

Attachments:

1) HDRB Application Form
2 Vicinity Aerial of Property
3) Historical Timeline of Property
4) HCPI Forms, including photographs of each façade
    a) Santa Maria
    b) San Miguel
    c) Chapel
    d) Casita
    e) San Juan
    f) Office
    g) Fatima
5) Historic Aerials, Photos and Drawings of the Property
6) Photos of Two Auxiliary Structures
7) Drawings of Existing Buildings (Site Plan, Floor Plans, Elevations)

GARCIA ST
CAMINO RANCHEROS
CAMINO SAN ACACIO
CALLECITA MERA
CAMINO DEL MONTE SOL
CAMINO RANCHEROS
CAMINO DE CRUZ BLANCA
CALLE ROMOLO
CAMINO CABRA
CALLE PICACHO
CALLE DEL RESPLANDOR
CAMINO MIRADA
MOUNT CARMEL RD
CAMINO PINONES
OLD SANTA FE TRAIL
CAMINO LEJO

Historical Timeline – 50 Mt. Carmel Road

1890-1940 Sanitorium Movement Period of Significance (decline begins during Depression)

Between 70 and 90% of US and Europe is TB positive at some point. Consumption is the single biggest killer in the US, killing 1/5. There is no cure, and barely any treatment. The best bet is to find a place with a climate "like Davos" (the European equivalent of NM and it's top TB resort), where patients can take in fresh air, rest, and good food.

1868's - 1912 Concerted effort in NM to attract well-off Anglos to entice statehood.

Good timing, as TB brought the well-educated, artists, professionals, academics, writers, politicians, and business people. Many stayed. This becomes a story about migration. Many have to live in tents because there is either not enough money or no rooming house with a space. Fresh air, however, is considered a good treatment for TB, and is part of the first approach used, called "Heroic Therapy" - where people live and work hard in rough, exposed conditions... which leads to our ranching (for people who wanted to try and stay) and dude ranching (for short term visitors) traditions. "They came to heal and stayed to paint."

TB Transplants to NM: Billy the Kid (his mom had TB); 1904 Carlos Vierra was the 1st artist to arrive (from NYC. Pecos ranch, then St Vincents. He opened a photog studio on the plaza and started painting after he got well. He started his quintessential house in 1918.); Kaune (businessman/grocer); Gormley (who had a store on Canyon Road); 1912 Gerald Cassidy (Born in KY. Came from NYC. comes from curing in ABQ, and in 1915 is the first artist to buy a house on Canyon Road); 1913 Sheldon Parsons (from NYC. famous for portraits of Pres. McKinley and Susan B Anthony but becomes a landscapist here. Daughter Sara would marry artist Victor Higgins of Taos.); Edgar Hewitt (whose wife Cora had TB and was treated before her passing at St. Vincents); Kenneth Chapman (Trained at Art Inst Chicago. Came from Milwaukee. Las Vegas curer, met Hewitt, who was head of NM Normals College)

1900

- Establishment of Sunmount tent city in the "southeast corner of the city" by Mayor A. R. Gibson. The facility was modeled on California's Coronado Beach. It

was envisioned as a suburb of the city, with lots sold for tents and eventually homes. In 1904, it had 50 tents.
- Current office building possibly built at this time, likely as stables or residence.

1906

- Tent city goes out of business, Drs. Frank and Harry Mera purchase the property, after Frank visits Santa Fe in 1903. Reopens in September.
- Begin process of replacing tents with cottages, as Frank Mera doesn't believe the harsh reality of living in tents through Santa Fe winters is ideal.
- Some simple frame buildings were constructed with pitched shingle roofs. Most were demoed in later renovations in favor of the romanticized regional style ushered in by Rapp, Meem, Vierra, Nusbaum, Mera, Hewitt, and their contemporaries.
- Brochures sell Sunmount on its horseback riding, camping trips, croquet, and billiards.
- Supposedly 100% of (early TB) patients who stay 3 month or more are cured.
- BY 1908, no more tents are allowed to be erected by lungers in SF.

1914

- First Sanatorium building built ("West Building", now part of Carmelite monastery); designed by Isaac Rapp. Combined with the cottages, Sunmount can accommodate 30 patients. It's slightly more expensive than St. Vincents, so it draws a different crowd – one with more money and time.
    - This was Rapp's third attempt to create a model for Spanish Pueblo Revival Architecture, after the 1911 Elk's Club and the 1913 Gross Kelly Warehouse. These, before the beloved 1915 Panama-California Expo's precursor of the 1917 NM Museum of Art (which was a replica of a 1908 warehouse building in CO, a surprisingly faithful replica of the Acoma church and convent.)
    - Unlike Vierra, Chapman, Mera, Nusbaum, and the other avocational designers... EVEN MEEM, Rapp was an extremely gifted and well-versed and trained architect, and while he was known for his Beaux Arts works in NM, he did *all* kinds of buildings. He designed in unusual European styles the vast majority of his peers would never even attempt.
    - Rapp also designed St. Vincents Sanitorium in 1910, however, not in the new style. It can house 75 patients.

1919

- Official establishment of Sunmount Sanatorium, after Dr. Frank Mera returns from service as an army doctor in Texas during WWi / Spanish Flu epidemic. The hospital was proudly run with no government funding.
- Unknown date: Mera becomes known for curing childhood and bone TB.

1920

- By 1920, 10% of New Mexico's population were health-seekers.
- "Sanitorium East" building constructed by I.H. Rapp, Rapp, and Hendrickson.
- John Gaw Meem becomes a patient at Sunmount in Spring 1920, as Rapp's second (east) building is being designed (drawings done in May), and would spend 18 months there, watching it be built. Mera introduces JGM to Rapp as well as fellow Portuguese speaker Carlos Vierra, who would become a mentor of sorts. JGM learns he has a gift for sketching architecture when he becomes involved in 1921 with the Committee (later Society) for the Restoration and Preservation of NM Mission Churches. Leaves 1922 to go to architecture school in Denver.
    - Rapp closes his firm in 1921 and leaves SF after the deaths of two of his partners. This leaves a gaping design hole.
- After building phase, Dr. Harry Mera and his family leave Sunmount when he is named Curator of the Laboratory of Anthropology.

1924

- John Gaw Meem returns to Sunmount after 16 months of hard work / architecture school resulted in relapse. He recovers quickly.
    - Meem establishes firm of Meem and McCormick in "shack" on the property, begin developing additions and renovations of residences throughout Santa Fe.

1927

- The Old Santa Fe Association is born at Sunmount, in response to plans by the Texas Chapter of the National Federation of Club Women to buy property around the sanitorium and turn it into a southwest Chautauqua.

1929-1939

- The Great Depression.

- Meem becomes deeply involved with New Deal projects throughout the state.

1937-8

- December 1, 1937 Sanatorium closes.
- June 1, 1938 Santa Fe Inn remodel done. The venture only lasts a few years.
  - Meem partners with Dr. Mera and designs the remodel. 2nd time Meem renovated Rapp's signature Spanish-Pueblo Revival buildings, after the La Fonda in 1929.
  - The portale and gate are added.
  - Tennis court added.

1940s

- Streptomycin is discovered to cure TB.

1944

- Army requisitions empty Sanatorium to serve as auxiliary space for Bruns hospital during WWII.

1946

- Roman Catholic Archdiocese of Santa Fe purchases the property and renovates buildings to become a six-year seminary, and later, also a home for the Santa Fe order of Carmelite Sisters (est. 1945). At the time, the property consists of 17 acres, 2 large buildings, 3 small buildings, athletic field, and tennis courts.

1952

- Construction of high school building (Fatima); designed by Meem, Zehner, Holien, and Associates. Holien designs, Zehner does CA, JGM oversees.

1961

- Drawings completed by McHugh and Hooker, Bradley P. Kidder and Associates for new buildings for the Immaculate Heart of Mary Seminary to include San Juan – a high school dormitory, San Miguel – the priests' residence, a distinctive modern Santa Fe style chapel with stunning Byzantine style mosaics by Dean Holt 1964, and remodeling of Santa Maria / Main Building as a residence hall.

1962

- Grand opening of Immaculate Heart of Mary Seminary

1993

- Site becomes Immaculate Heart of Mary Retreat Center

2022

- Site is purchased by Modern Elder Academy for retreat center.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
Santa Maria / Main Building Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
_05_/_17_/ 2022_

7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:
Modern Elder Academy – Sunmount Campus 2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:

10. Photo Information Negative Location: DIGITAL FILE View of: Northwest Courtyard Elevation

11. Brief Description of the Property:

Two-story cruciform plan institutional building constructed of pen-tile with above-ground foundation and partial walk-out basement at the south façade. Light-earth-tone cementitious stuccoed. Overall architectural style is Santa Fe Style, featuring Mission Revival (or, primitive Spanish Pueblo Revival), and modern Santa Fe Style elements. This building is unique in that it features overhanging eaves at the projecting bay windows, which gives it a distinct horizontality and modern feel, though those were original to the 1920 structure. The roof is flat concrete covered with TPO, with a mostly-flat parapet with slight steps at the ends. Canales are wooden half-logs. Five attached chimneys decorate the building. While Rapp's railings were turned and/or carved wood, all have been removed or replaced. The more modern railings are painted iron, with varied decorations. Mission-revival style projecting facades denote major entry points on the north (primary) façade, including the 1938 gated entrance to the courtyard, which features Meem's signature pintle panel-type doors.

(See Continuation Sheets for Additional Information)

12. Who uses the property?
The Modern Elder Academy will continue to use the property as a retreat center.

13. Construction Date:
Dates: 1920, 1938 renovations, later renovations infilled patios (1950s and 1960s), added railings (1962), and replaced windows (unknown)
_X__Known ___ Estimated Source: Rapp drawings + John Gaw Meem project files at the Center for Southwest Research; Palace of the Governor's Photo Archives; 1883-1948 Sanborns; City Maps of varying ages, NMDOT aerials; construction types

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, surrounded by single family homes on large plots as well as some attached condo-type units.

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

East Elevation – south side

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704

Contact: Lisa Gavioli
Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: *See Continuation Sheets, and section 22, below.*

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; Immaculate Heart of Mary Retreat Center. Buildings have been designed by I.H. and W.M. Rapp and Co; I.H. Rapp, W.M. Rapp, and A.C. Hendrickson; John Gaw Meem; Meem & McCormick; Meem, Zehner, Holien and Associates; and McHugh, Hooker, Bradley P. Kidder & Associates.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _X_Yes
Why? This site is significant for events that have made a significant contribution to the broad patterns of our history; is associated with the lives of significant persons in our past; and embodies the distinctive characteristics of a type, period, or method of construction. It does represent the work of a master, though it does not possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction.
This site was significant in the evolution of early-mid 20th century Santa Fe. While architecturally it has some lovely preservation-worthy architectural features, it is most significant in that it a) was developed architecturally by two of New Mexico's most important architects - Isaac Rapp and John Gaw Meem. (Meem would not have become an architect without coming to Sunmount to heal from TB) and b) it was a place of cultural transformation which would forever change the face of Santa Fe, as well as impacting many other communities in New Mexico, including when a gathering of preservation-minded patients and allies determined to use their time there to restore many New Mexico mission churches and further develop a formalized version of our traditional architecture.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None __ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: __8_____

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: Santa Maria / Main Building Sunmount Sanatorium / Immaculate Heart of Mary Campus	2. Location: 50 Mt Carmel Road Santa Fe 87505	3. Local Reference Number: 16004613 (City of Santa Fe parcel ID number)
		4. County Santa Fe
		5. Date of Survey: 5/17/2022

(Continued from HCPI Form 1, Page 1, Item 11)

The entrance court provides access to the elevated projecting entrance portale – a 1938 Meem addition, which features a white-painted interior under a flat parapet roof with exposed lintels, French-curve-and-ball style Zapata corbels, round posts, exposed vigas, and a milled wood ceiling; all in keeping with Rapp's original porch designs, except slightly tapering the post tops to suggest entasis and placing the posts on a short concrete base. The irregular projecting vigas and wooden railings were removed at some point after the Santa Fe Inn phase. Rapp's original north-facing entryway was enclosed when the portale was added. Major entry doors are wooden, double-leaf, ganged type, with heavy articulation of the rails and stiles which separate the 5 horizontal divided lites. Wood trim is painted a light latte color. The north central façade features a faux-balcony with turned-wood railings over an entry in the center section. The formerly large, recessed balcony was infilled and replaced, likely by Meem. There is also a small one-story residential-appearing ca 1938 addition with an infilled porch with hand-carved cloud-form zapatas.

Two other recessed patios have been enclosed and painted white to distinguish as infills. Rapp's western façade is of particular note, featuring a mission style bell tower, flowing stairs, buttresses, and an attached slightly-projecting fireplace with an undulating form.

The original building had 4/4 and 6/6 divided lite double-hung and casement windows with integral screens, which have been replaced with clad casement types lacking divided lites (date unknown).

This building features several historic interior spaces, two of which are significant. These include the historic "living room" and "dining room". Details include a projecting fireplace with (newer) benches either side, custom wood doors with and without carved floral motifs, extremely detailed hand-carved square ceiling beams and doors, and historic tin light fixtures. The interior stairs, once traditional wood with carved balusters, were replaced with a more massive adobe stairwell, presumably for noise reduction, likely by Meem.

The dividing garden wall and Mary sculpture separating the courtyard from the convent was added by Meem in 1947. The yard walls on the northeast were added by Kidder et al. in 1962.

(Continued from HCPI Form 1, Page 1, Item 20)

The property was formerly the home of Sunmount Sanitorium, which was a transformative place for Santa Fe architecture, culture, and community, especially in the period of 1902 - 1929.

This building was designed by renown architect Isaac Rapp, father of Spanish Pueblo Revival style.

John Gaw Meem became a patient at Sunmount in Spring 1920, as this building is being designed. He would spend 18 months here, and watch it be built. Dr, Frank Mera introduces JGM to Rapp as well as Carlos Vierra, who would become a mentor. JGM learns he has a gift for sketching buildings when he becomes involved in 1921 with the Committee for the Restoration and Preservation of NM Mission Churches. He goes on to become the most important architect in New Mexico. He would also go on to partner with Dr. Mera on the Santa Fe Inn at the end of the Depression, and add the garden zaguan and entrance portale, among other renovations.

In 1923 Dr. Frank Mera designed the New Mexico state flag. His winning entry was sewn by his wife Reba.

In 1927, the Old Santa Fe Association is born at Sunmount, in response to plans by the Texas Chapter of the National Federation of Club Women to buy property around the sanitorium and turn it into a southwest Chautauqua.

It is this historian's recommendation that this building be designated as "Significant" by the City of Santa Fe.

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 3. Gated courtyard entry at North Elevation – west side

Figure 4. 1920 Photo - Palace of the Governors Photo Archive

(continued next page)

Figure 5. North Elevation – East side

Figure 6. East Elevation – North Side

(continued next page)

Figure 7. North Elevation – East Side entrance detail of ca 1938 addition

Figure 8. South Elevation – East Side

(continued next page)

Figure 9. South Elevation – West Side

Figure 10. West Elevation - south side (north side = courtyard)

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

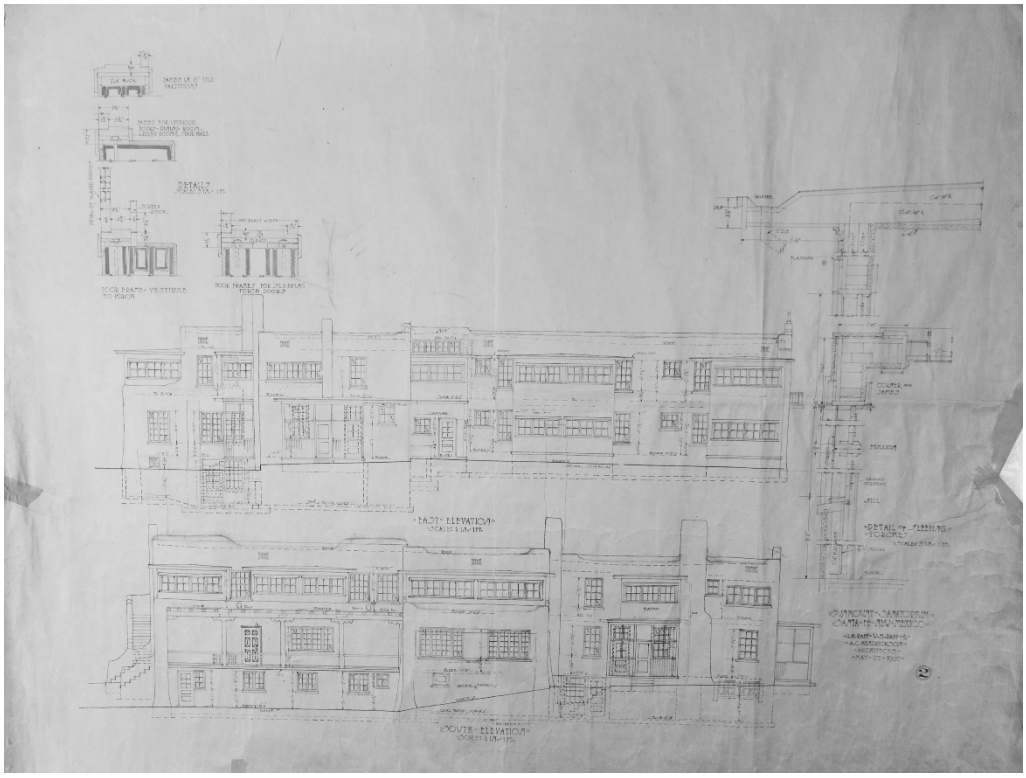


Figure 11. Historic Drawings – East and South Elevations – Rapp, Rapp, and Hendrickson

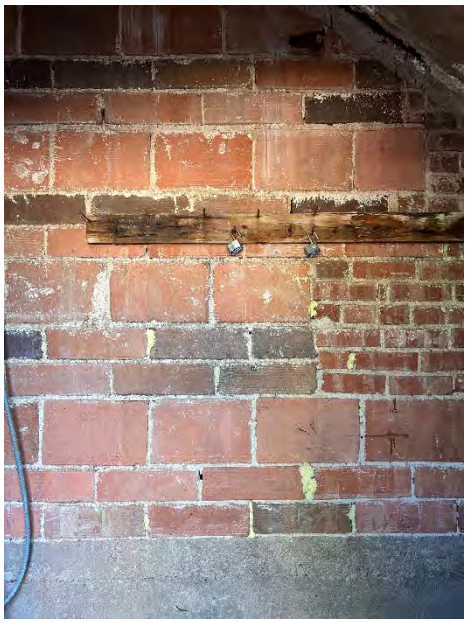


Figure 12. Santa Maria pentile construction detail from exterior closet

(continued next page)

Figure 13. Living Room - Now
Notes: Firebox appears to have been repaired/replaced. (unknown date).
Also, Billiard Room at right is enclosed (completed 1962).

Figure 14. Living Room - Historic, From Metzer book.

(continued next page)

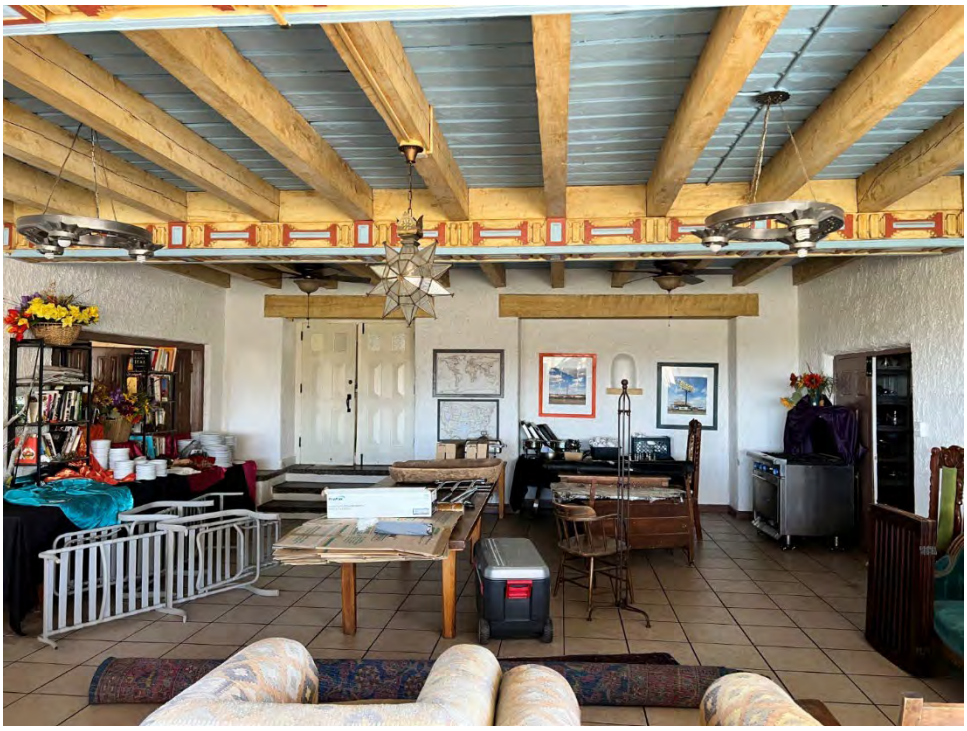


Figure 15. Dining Room

Figure 16. Typical room, with Corner Fireplace with Sidewall

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
San Miguel Priest's Residence Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
_05_/_17_/ 2022_

7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:
Modern Elder Academy – Sunmount Campus 2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:

10. Photo Information Negative Location: DIGITAL FILE View of: West Elevation

11. Brief Description of the Property:
Two story rectangular-plan multi-family residential building with medium orange-pink earth-toned cementitious stucco, flat roof and parapets, projecting canales, 8/8 and 6/6 double-hung white wood windows in squared openings with exposed latte-painted lintels, a small roof balcony at the northwest, and connected by a tall breezeway to the chapel at north. A partial basement is exposed on the east façade, and has a partial-height adobe "courtyard wall" (remnants of a former greenhouse) leading to its access door.

The attached white painted frame sunroom at the south, with 6-part ganged fixed and casement windows and a chevron design beneath also provides a white frame projecting entrance porch at the west.

Exterior doors match those at the San Juan dorms, with half lites and diamond-shaped panels below with a center florette motif. Doors at the entrance are painted brown, however, and have matching metal screen doors in a tapered opening with exposed lintel, painted latte. There is what appears to be a recycled wooden door on the rear façade, with half lite and cross motif beneath. Most windows have intact white storm windows attached.

12. Who uses the property?
The property is currently owned by the Modern Elder Academy.

13. Construction Date:
Dates: 1962 _X__Known ___ Estimated Source: Project Drawings

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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

East Elevation

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704
Contact: Lisa Gavioli, Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: The property this building sits on was part of the site of the Sunmount Sanitorium. The building was built as part of the Immaculate Heart of Mary Seminary. While it is a functional building, it does not contribute to Santa Fe's unique architectural heritage. As such, I recommend it be deemed Non-Contributing for the City of Santa Fe.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; and Immaculate Heart of Mary Retreat Center. One of 3 buildings designed for the Seminary in 1962 by McHugh, Hooker, Bradley P. Kidder & Associates.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _X_ No __Yes
Why? This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None __ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: ___2_____

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: San Miguel (Priests Residence) Sunmount Sanatorium / Immaculate Heart of Mary Campus	2. Location: 50 Mt Carmel Road Santa Fe 87505	3. Local Reference Number: 16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe 5. Date of Survey: 5/17/2022

(continued from HCPI Form 1, Page 1, Item 11)

Figure 3. South Elevation

(continued next page)

Figure 4. North Elevation of attachment to Chapel at west

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
Chapel Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
_05_/_17_/ 2022_

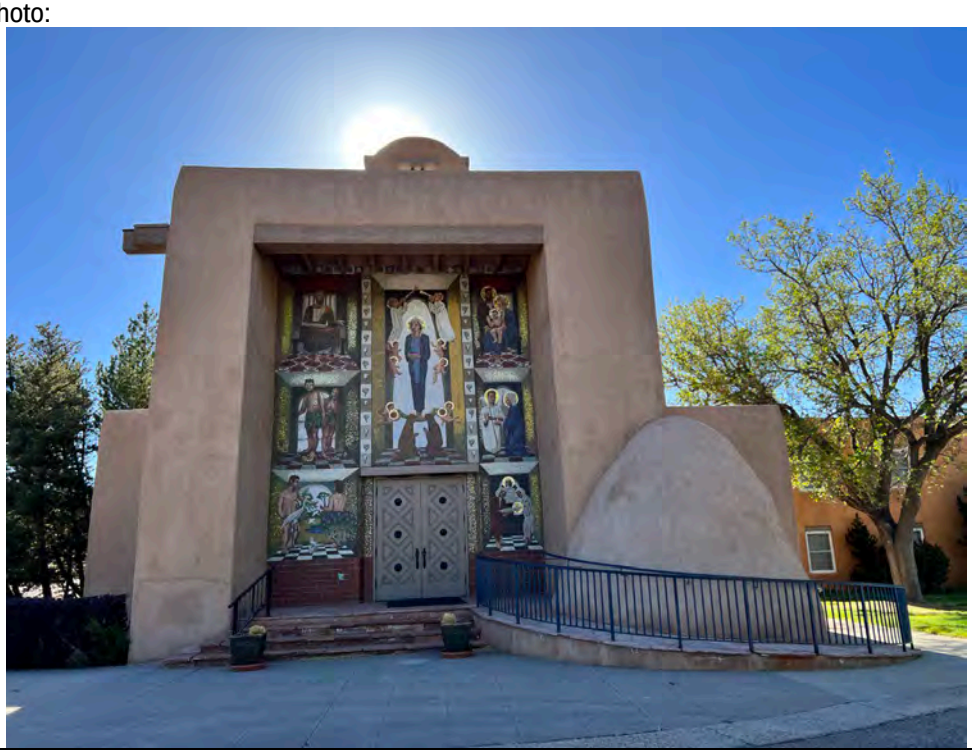
7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:

Modern Elder Academy – Sunmount Campus
2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:



10. Photo Information Negative Location: DIGITAL FILE View of: West Elevation

11. Brief Description of the Property:

Large double-height rectilinear chapel, in a modern version of Santa Fe Style, with mission bell decoration, partial overhanging exposed compound lintels at north, horno-style buttress, and recessed Byzantine style mosaic façade (by Dean Holt) featuring 7 stories from the Bible around a double-leaf hand-carved wooden entrance door with iron cross and rosette motifs at its above-grade west-facing entrance. Flat-roofed building with flat parapets. Roofing is TPO. Canales punctuate the parapets though half-round openings.

This building is the primary focal point upon arriving and transversing the retreat center property.

See Continuation Sheets for additional information

12. Who uses the property? The Modern Elder Academy.

13. Construction Date:
Dates: 1962 _X__Known ___ Estimated Source: Original drawings. One of 3 buildings designed for the Seminary in 1962 by McHugh, Hooker, and Bradley P. Kidder & Associates.

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, surrounded by single family homes on large plots.

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

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

East Elevation

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704
Contact: Lisa Gavioli, Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: Part of the site of the Sunmount Sanitorium. This chapel was added in 1962, with the San Miguel priest's residence and San Juan dorms, when the property was a seminary. Public-facing events, including for the New Mexico Performing Arts Society, have been held at this chapel. The building is a good example of a modernized version of Santa Fe Style, and as such, I recommend it be designated as Contributing for the City of Santa Fe.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; and Immaculate Heart of Mary Retreat Center

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _X_Yes
Why? This building is not significant for events that have made a significant contribution to the broad patterns of our history and is not associated with the lives of significant persons in our past. However, it does embody the distinctive characteristics of a type, period, or method of construction – in modern Santa Fe style. While it does not represent the work of a master, or represent a significant and distinguishable entity whose components may lack individual distinction, it does possess high artistic value and its frontispiece mosaic is worthy of preservation.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None __ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: __5_____

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: Chapel Sunmount Sanatorium / Immaculate Heart of Mary Campus	2. Location: 50 Mt Carmel Road Santa Fe 87505	3. Local Reference Number: 16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe 5. Date of Survey: 5/17/2022

(continued from HCPI Form 1, Page 1, Item 11)

The north side of the building has a terraced single-story mass which houses the side-chapels and leads to a community room / kitchen and hallways at the back of the nave. There are two large 6/6 white wood double-hung windows with decorated wood + ironwork security bars in a modern irregular grid that is painted light earth-toned stucco to match the exterior at the west of the north façade. This façade has a small entry portale with French curve-and-ball corbels, exposed lintel, exposed vigas, and milled decking. The door is an irregular panel wood door with a four-lite high window in a bull-nosed opening with exposed lintel. Ganged and single white 8/8 double-hung windows on the northeast and east façades provide light to the community room and hallway at the back of the chapel.

There are two highly placed 8/8 double-hung windows that provide light into the chapel, at the south, in the tradition of historic Catholic Churches. The south façade has a 2005 partial-length single-story restroom addition, which have two white single-lite windows for natural light, tucked behind the main elevation's buttress. The building is attached to the San Juan residence at the south by a two-story tall flat-roofed flat-parapet breezeway. The beautifully articulated breezeway features latte painted carved double-posted French-curve-and-ball Zapata corbels, on painted round posts, with painted exposed lintels, stained exposed vigas, and stained chamfered milled wood decking. The irregular panel-style door here is elevated on a set of flagstone steps, with iron railings that match those elsewhere on campus. There is a unique inset nicho feature here which features a sculpted panel of St. Joseph as a woodworker, done by Meem's favorite lady sculptor, Eugenie Shonnard. (On the plans, this feature is designated as "opposite the clergy house window", suggesting the reason for its unusual placement.) The exposed lintel and corbels over the breezeway feature hand-carved stars, x's, swirls, diamonds, and rosettes.

The interiors are simple, as the altarscreen and railings were removed when the property was sold by the church, however the stained wood choir screen at the loft, custom wood altars in the chapels (designed by the architects), and the painted and decorated ceilings by Van Dorn Hooker in the side chapels are noteworthy. A diamond theme is expressed in the terrazzo floors, entrance doors, and entry ceiling. There are several stained irregular panel wood doors in the space.

Figure 3. North Elevation

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 4. 1963 Dean Holt 7-part mosaic

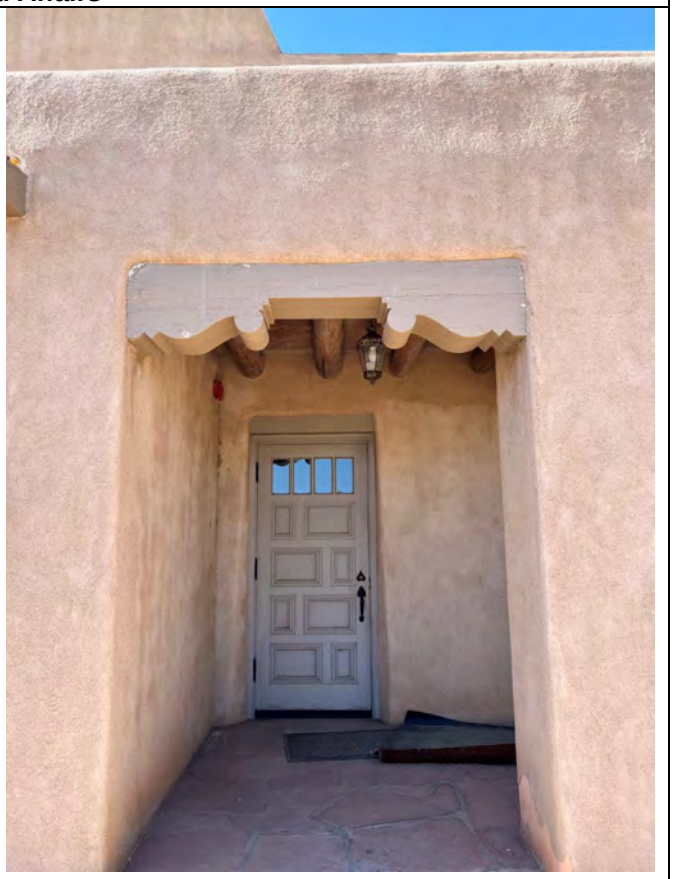


Figure 5. North side entrance

(continued next page)

Figure 6. East side of breezeway (Chapel at right / San Miguel Priest's Residence at left)

Figure 7. Charming nicho sculpture at south wall of breezeway, of St. Joseph, by Eugenie Shonnard.

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 8. South Elevation - West side, with 2005 restroom addition to the right of the buttress

Figure 9. South Elevation – East side

(continued next page)

Figure 10. Chapel, looking west

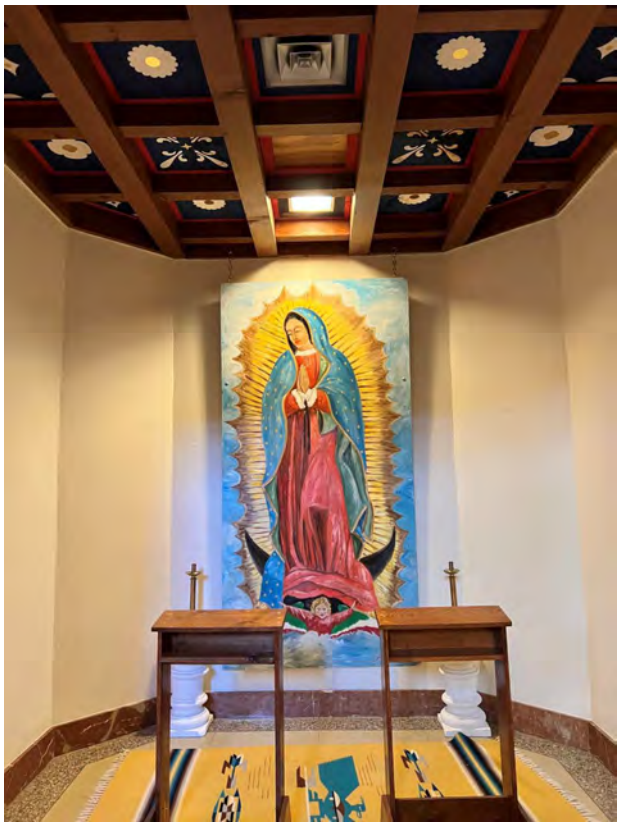


Figure 11. Typical Side Chapel

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
Casita / Dairy Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe

5. Property Type:
_X_ Building __
Structure
__ Site __
Object

6. Date of Survey:
_05_/_17_/ 2022_

7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:

Modern Elder Academy – Sunmount Campus 2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:

10. Photo Information Negative Location: DIGITAL FILE View of: South Facade
Roll #:_____ Frame #:_____

11. Brief Description of the Property:
Small one-story rectangular flat-roofed residence built into a southeast-facing slope on an at-grade foundation. North and west elevations are subterranean. The south and east elevations face Arroyo Chamisa. The building has light-earth-tone cementitious stucco walls, with a white-trimmed shallow eave at the roofline. The building has three small aluminum slider windows at the south, one picture window with sliders either side at the southeast, a large slider window at the southwest, and one large slider at the east. There are a single leaf half-lite white metal door as well as a single leaf four-lite brown metal door on the south façade. Both have matching metal screen doors. There is a small St. Peter tile at eye level to the right of the entry door. A projecting entry at the main entry at the south protects from weather. It has square posts, exposed milled 1x6 framing, and milled diagonal decking with a chamfered edge. Accessed from the west by a concrete ramp. This building is not visible from any place on the site except the back windows of the San Miguel Residence.

12. Who uses the property?
The Modern Elder Academy will use this building as part of its retreat center.

13. Construction Date:
Dates: ca 1900, with post-1961 renovations from shed to residential
___Known _X_ Estimated Source: 1930 Sanborn Map and 1961 site plan for additions to the Seminary

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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

Southwest elevation

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704
Contact: Lisa Gavioli, Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: Part of the site of the Sunmount Sanitorium. It was formerly the site's dairy, or was built on the site of the dairy, per 1930 Sanborn maps. However, this building has no style, no story, and is made of low-quality materials. It is also nearly invisible in an arroyo. As such, I recommend it be deemed Non-Contributing for the City of Santa Fe.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This property has been part of the: Sunmount Sanatorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; and Immaculate Heart of Mary Retreat Center.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _X_ No __Yes
Why? This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
_X_ None __ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
San Juan Residence (Dorms) Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
_05_/_17_/ 2022_

7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:

Modern Elder Academy – Sunmount Campus
2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:

10. Photo Information Negative Location: DIGITAL FILE View of: West Elevation
Roll #:_____ Frame #:_____

11. Brief Description of the Property:
Two story west-facing irregular-plan at-grade dormitory building, with modern Santa Fe Style elements, including a stepped belltower with a triple-height formerly-decorative window opening at the interior stair (still decorated with Solomonite columns), as well as massing and terraces, a buttress, tapered walls, a herringbone-brick spandrel panel at the south end (a John Gaw Meem signature/influence), turned wood security grilles, and 8/8 and 6/6 white wood windows under exposed lintels in squared openings. A partial-width projecting entrance portale has latte-painted double-round posts, hand-carved french-curve and ball zapatas, and exposed lintels, as well as stained exposed vigas and chamfered milled decking, decorative period lighting, and a white painted porch beneath. The varied double-hung windows are ganged on the northeast façade. The building has a flat TPO roof with wooden canales punctuating the flat parapets, all of which are stuccoed in several tones of medium-toned pink-orange earthtone stucco. There are two recessed porches on the east façade (the second floor space has white walls), as well as a projecting mass with recessed entry porch at the northwest, which also has a 6/4 divided lite picture window with double-hung windows either side. Exterior doors are 3-part half-lite with diamond-shaped wood panels with central florets beneath, with and without exposed lintels. Historic hardware includes a unique “upside-down heart” shape at the lock. The east end of the building does not have exposed lintels on the south side. The north end of the building has a second floor egress to a terraced roof. This building is located in the northeast corner of the site, and is accessed by a cul-de-sac with a central elevated garden (former flagpole) and circular parking.

12. Who uses the property?
The Modern Elder Academy uses this as a retreat center and this building is currently leased for housing for the NM Art Institute.

13. Construction Date:
Dates: 1962 _X__Known ___ Estimated Source: Project Drawings

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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

North + East Elevations

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704

Contact: Lisa Gavioli
Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: The property this building sits on was part of the site of the Sunmount Sanitorium. The building is not particularly special, nor is its story. The most beautiful elements of the building, which would make it more historically relevant, are missing. As such, I recommend it be deemed Non-Contributing for the City of Santa Fe.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; and Immaculate Heart of Mary Retreat Center. One of 3 buildings designed for the Seminary in 1962 by McHugh, Hooker, Bradley P. Kidder & Associates.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _X_ No __Yes
Why? This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None __ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: _3__

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: San Juan Residence (Dorms) Sunmount Sanatorium / Immaculate Heart of Mary Campus	2. Location: 50 Mt Carmel Road Santa Fe 87505	3. Local Reference Number: 16004613 (City of Santa Fe parcel ID number)
		4. County Santa Fe
		5. Date of Survey: 5/17/2022

(continued from HCPI Form 1, Page 1, Item 11)

Figure 3. South Elevation – west side, with brick spandrel panels

Figure 4. South + East Elevations

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 7. North Elevation – West side

Figure 8.West Elevation - North side

(continued next page)

Figure 5. West entrance portale

Figure 6. Damaged window in belltower

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
Office (Servants / Lounge / Library) at the Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
_05_/_17_/ 2022_

7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:

Modern Elder Academy – Sunmount Campus
2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:

10. Photo Information Negative Location: DIGITAL FILE View of: South Elevation

11. Brief Description of the Property:
Small one-story irregular-plan residential-appearing office building, constructed of adobe, and covered in medium-earth-tone cementitious stucco. Attached to adjacent Fatima school at west by a breezeway. The flat roof has flat parapets and is covered with roll roofing. Canales are a long wood trough served through the parapet by a bell-shaped opening.
A partial-width entry portale at the south provides access, and is decorated with round posts, hand-carved Zapatas and corbels, and exposed lintels, which are all painted a latte color. The exposed vigas and milled wood ceiling are painted white.

12. Who uses the property?
The property is currently owned by the Modern Elder Academy and will continue to be used as part of its retreat center.

13. Construction Date:
Dates: ca1900, with ca1952 renovations adding rooms at the north
___Known __X__ Estimated Source: historic plans and aerial photos

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

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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

North Elevation showing 1952 addition and 1962 Addition at left

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704
Contact: Lisa Gavioli, Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: The property was formerly part of the Sunmount Sanitorium, a transformative place for Santa Fe architecture, culture, and community in the early-mid 20th century. This building was used for a residence (ca 1900), servant's quarters (1938), and shop, lounge, and library (1962). This renovated property does reflect the style of Santa Fe's unique architectural heritage. As such, I recommend it be deemed Contributing for the City of Santa Fe.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; Immaculate Heart of Mary Retreat Center.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _X_ No __Yes
Why? This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None __ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: 3

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: Office (Servants / Lounge / Library) at the Sunmount Sanatorium / Immaculate Heart of Mary Campus	2. Location: 50 Mt Carmel Road Santa Fe 87505	3. Local Reference Number: 16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe 5. Date of Survey: 5/17/2022

(continued from HCPI Form 1, Page 1, Item 11)

The shallow-set 4/4 double-hung windows and doors at the porch have simple Territorial peaked headers, painted a latte color, and white trim at the jambs and sills. A white-painted single-leaf hand-carved panel door at the east has an exposed lintel, painted latte color. A single-leaf half-light metal panel door with metal 6/6 double-hung windows either side provides the primary entry at the south. This entry has a bronze color screen door, as well as exposed latte-colored lintel. The entry porch has several nice period tin light fixtures.

The south-east, east, and north elevations have deep-set 6/6 white painted wood double-hung windows, with storm windows, under partially- exposed lintels painted latte color, in bullnosed openings. The north elevation, a 1950's era addition, has two smaller wood windows in 4/3 (replacement of two panes with a single) double-hung style and 4/4 slider style, with simple white trim.

There is a horseshoe-shaped banco encircling a tree attached to the building at the north, and an enclosed courtyard adjacent to the east wall of the school on the northeast.

Figure 3. East Elevation

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 4. Breezeway connector to Fatima at West

Figure 5. Courtyard at northwest

(continued next page)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 6. South-facing Portale

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of Property:	2. Location:	3. Local Reference Number:
Fatima (School) Sunmount Sanatorium / Immaculate Heart of Mary Campus	50 Mt Carmel Road Santa Fe 87505	16004613 (City of Santa Fe parcel ID number) **4. County** Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
_05_/_17_/ 2022_

7. Previous Survey Date(s):
____/ ____/ _____
_X__ No previous survey

8. Name of Project:

Modern Elder Academy – Sunmount Campus
2022 Survey

9. UTM
Zone: 13S
Easting: 416834.67
Northing: 3947679.97

Photo:

10. Photo Information Negative Location: DIGITAL FILE View of: South Elevation
Roll #:_____ Frame #:_____

11. Brief Description of the Property:
One story symmetrical irregular plan building with south-facing entrance within a three-part elevation - with a projecting-block each side of a recessed entry courtyard - marked by a stepped entry gate in a partial-height wall. The building and courtyard walls are covered in medium-earth-toned cementitious stucco. The building has a flat roof and parapets, with a double-height auditorium / recreational space at the north. The tall mass in the rear (north) has one small interior chimney at the elevated section, on the southwest. Projecting canales provide roof drainage. Windows are ganged 4 or 5-light aluminum, with top and bottom windows awning style for ventilation, in bullnosed openings with latte painted exposed lintels and concrete sills. One window at the northwest has a metal security grille over the opening, with a multi-cross and zia motif. One window at the north on the west elevation has applied plank bars. Doors are single and double-leaf latte-painted metal doors, with and without partial lites, with exposed lintels. The main front entry door has sidelights and a transom. Some doors have multi-lite transoms. Two decorative tin sconces decorate the entrance. Pathways in the entry court are brick.

12. Who uses the property?
The property is currently owned by the Modern Elder Academy and used by the Santa Fe Photographic Workshops.

13. Construction Date:
Dates: 1951/1952
_X__Known ___ Estimated Source: Project files at the Center for Southwest Research

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

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments: The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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

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

East Elevation – north half (south obscured by breezeway)

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704
Contact: Lisa Gavioli, Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

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

20. Significance to Current Community: __ Unknown __ None __ Low _X_ Moderate __ High
Describe: The property this building sits on was part of the site of the Sunmount Sanitorium. While it is a functioning classroom space, the building is not special in any way, nor is its story. It does not contribute to Santa Fe's architectural heritage. As such, I recommend it be deemed Non-Contributing for the City of Santa Fe.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
This building was part of the Immaculate Heart of Mary Seminary and Retreat Center. Designed by Meem, Zehner, Holien, and Associates. The building appears to have been conceived by Holien, Construction Administration was done by Zehner, and overall review was done by Meem.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown _X_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _X_ No __Yes
Why? This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

23. National or State Historic District:
Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None __ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: ___3_____

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: Fatima (School) Sunmount Sanatorium / Immaculate Heart of Mary Campus	2. Location: 50 Mt Carmel Road Santa Fe 87505	3. Local Reference Number: 16004613 (City of Santa Fe parcel ID number) 4. County Santa Fe 5. Date of Survey: 5/17/2022

(continued from HCPI Form 1, Page 1, Item 11)

Figure 3. West Elevation – south half

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Figure 4. West Elevation – north half + North Elevation of Auditorium

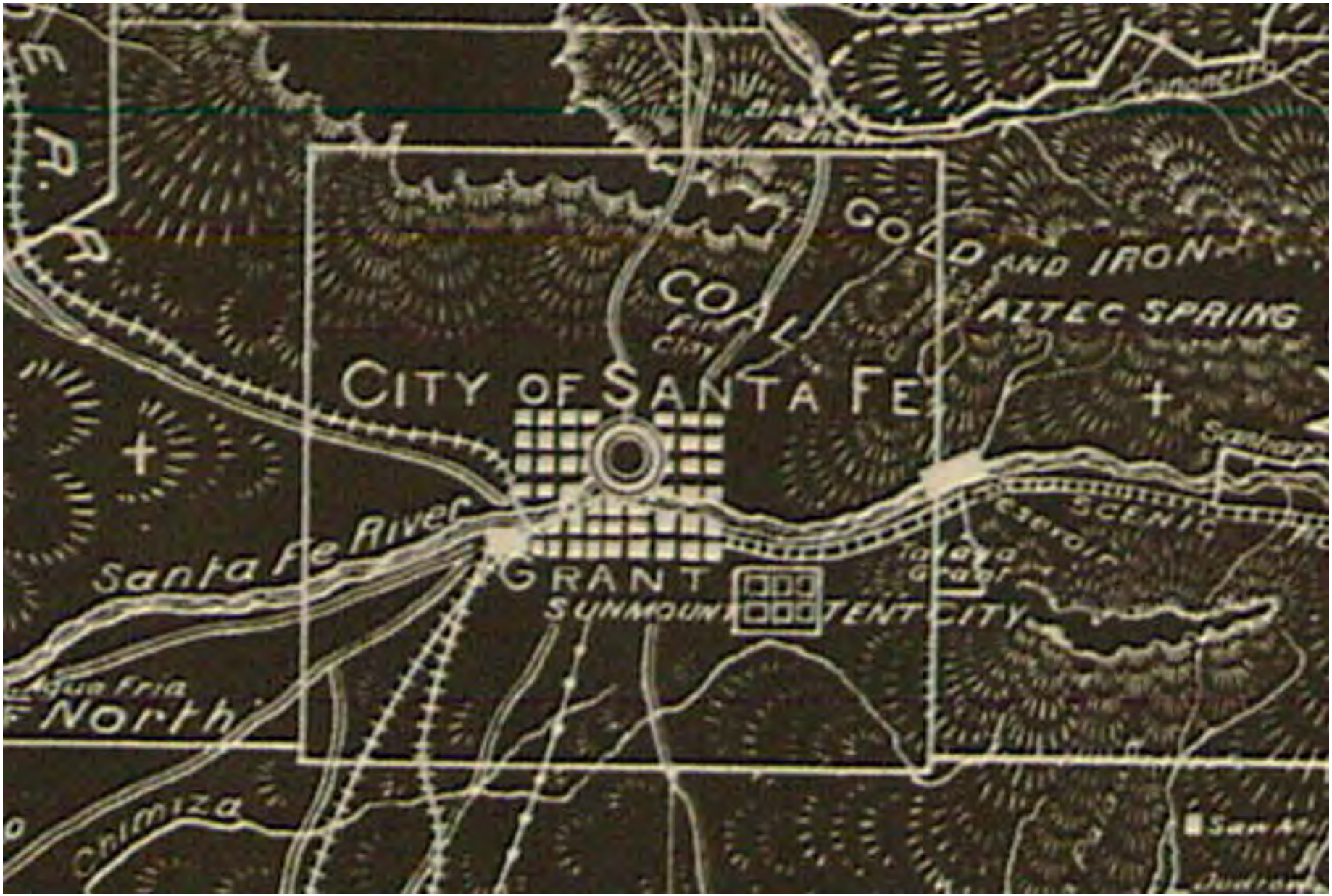
Figure 5. Rear Courtyard at Northeast

(continued next page)

Figure 6. Entry Courtyard detail

Figure 7. Security Bars at South

50 Mt. Carmel Road – Historic Aerials, Photos and Drawings

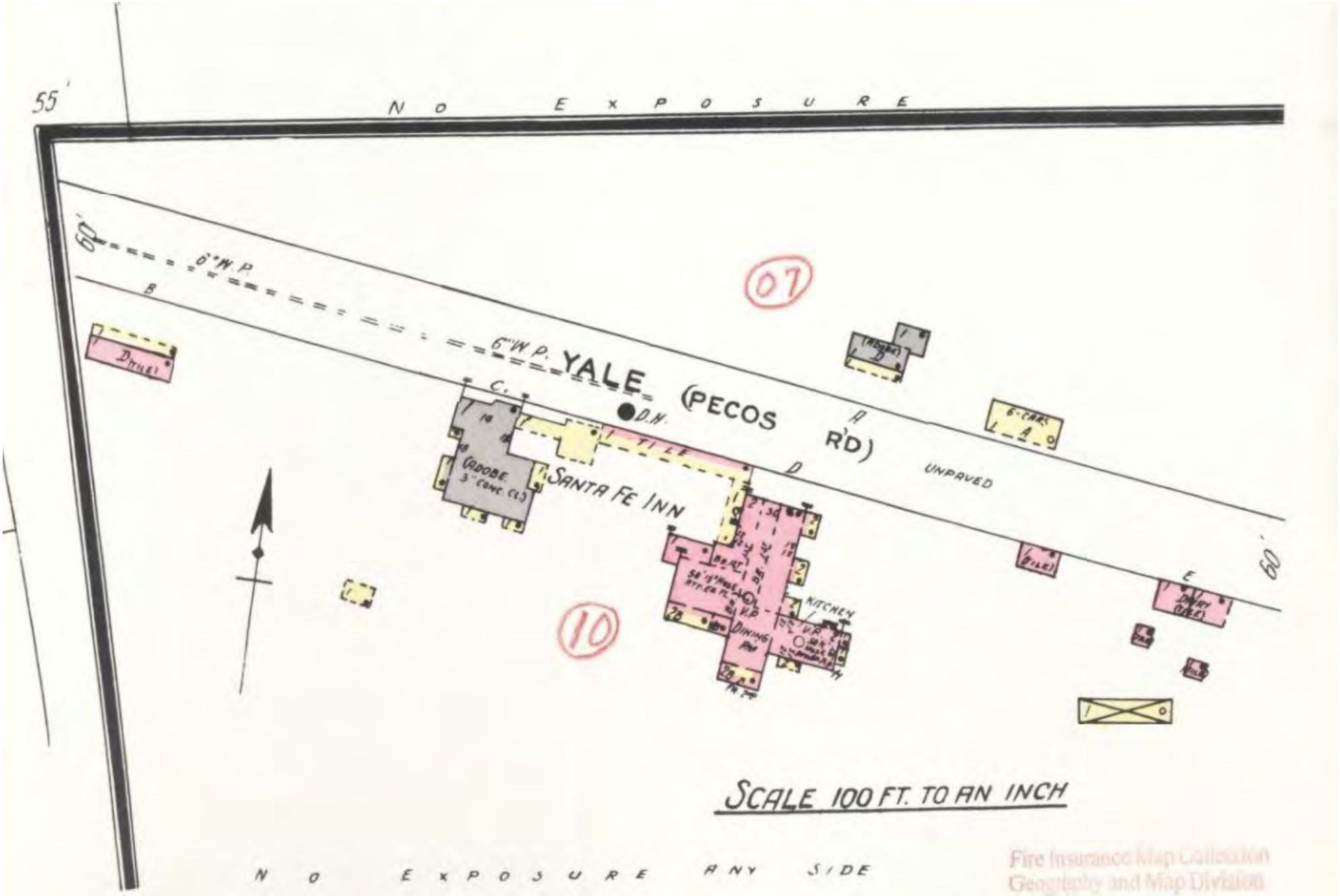


John Zimmerman Topographical Map of Santa Fe County, 1904

Sunmount Sanitorium – 1913 (Palace of the Governors Photo Archives)

Sunmount “Sanitorium East” Building – 1920 (Palace of the Governors Photo Archives)

Meem at Sunmount – 1921
(From *Facing Southwest: The Life and Houses of John Gaw Meem*, by Chris Wilson)



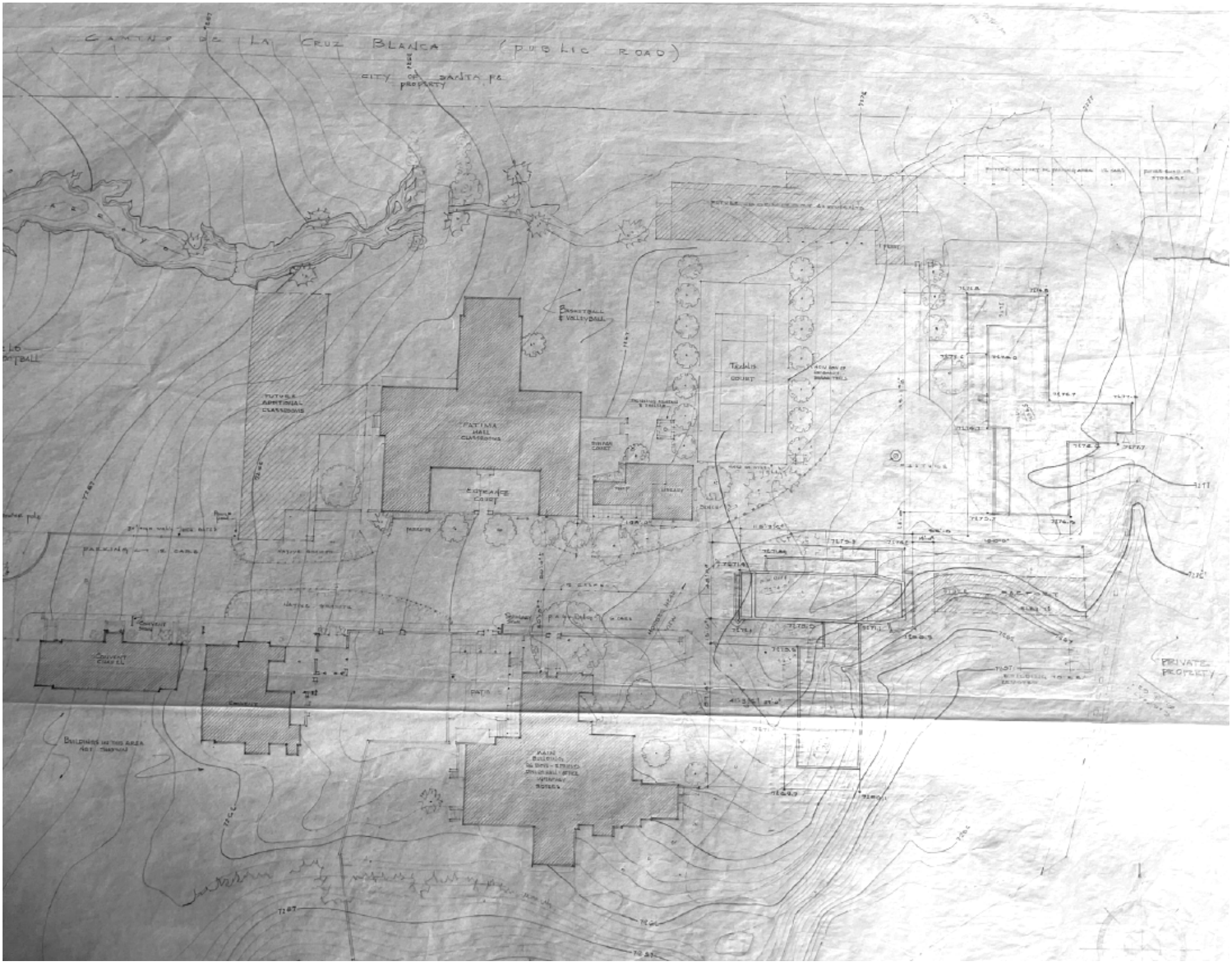
Sanborn Map – 1930

A Map of the Grounds of the Santa Fe Inn – 1938

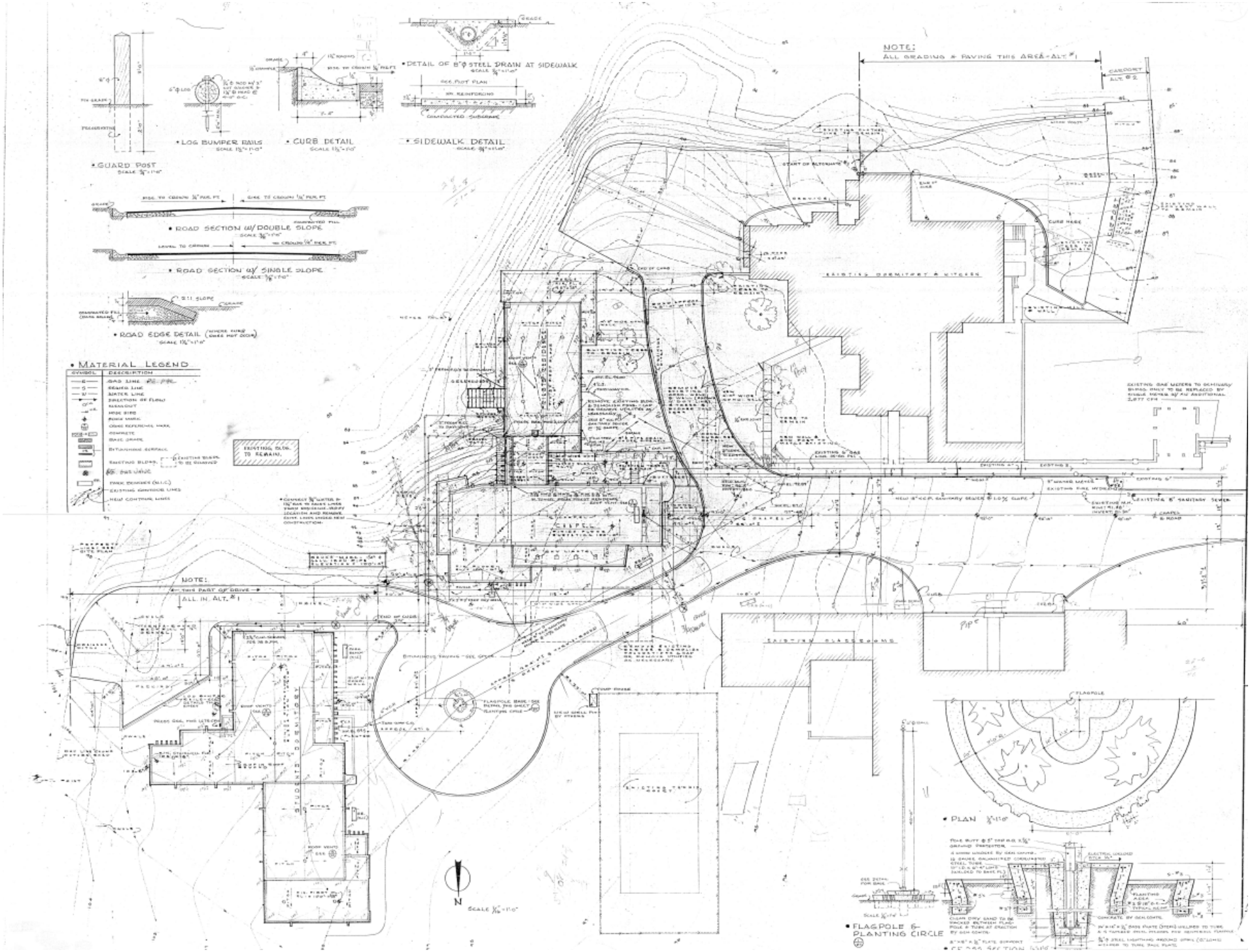
Historic Aerial Image – 1948

Historic Aerial Image – 1951

Historic Aerial Image – 1960



McHugh, Hooker, Kidder and Associates – Master Plan, 1961

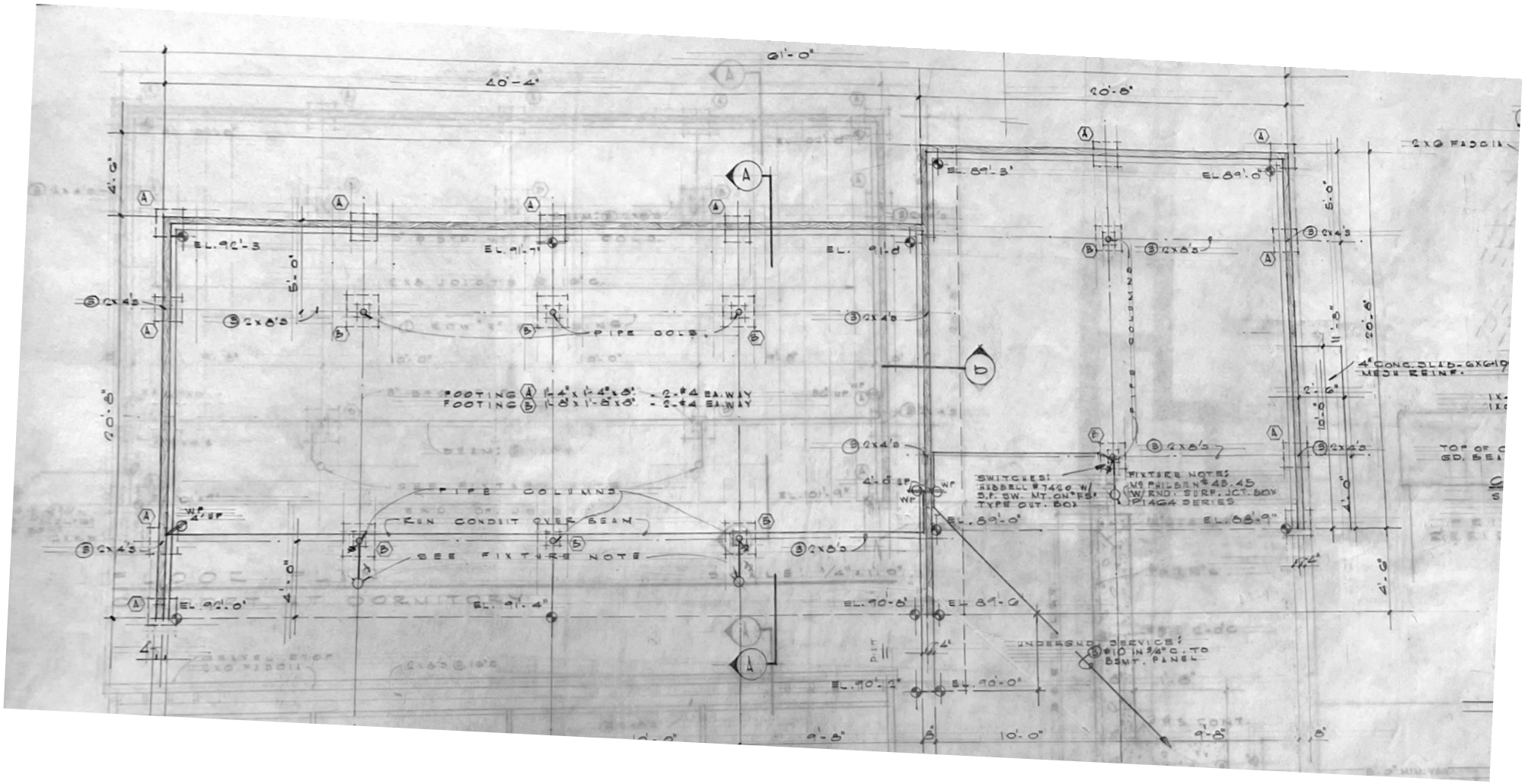


McHugh, Hooker, Kidder and Associates – Master Plan, 1961 (north at bottom)

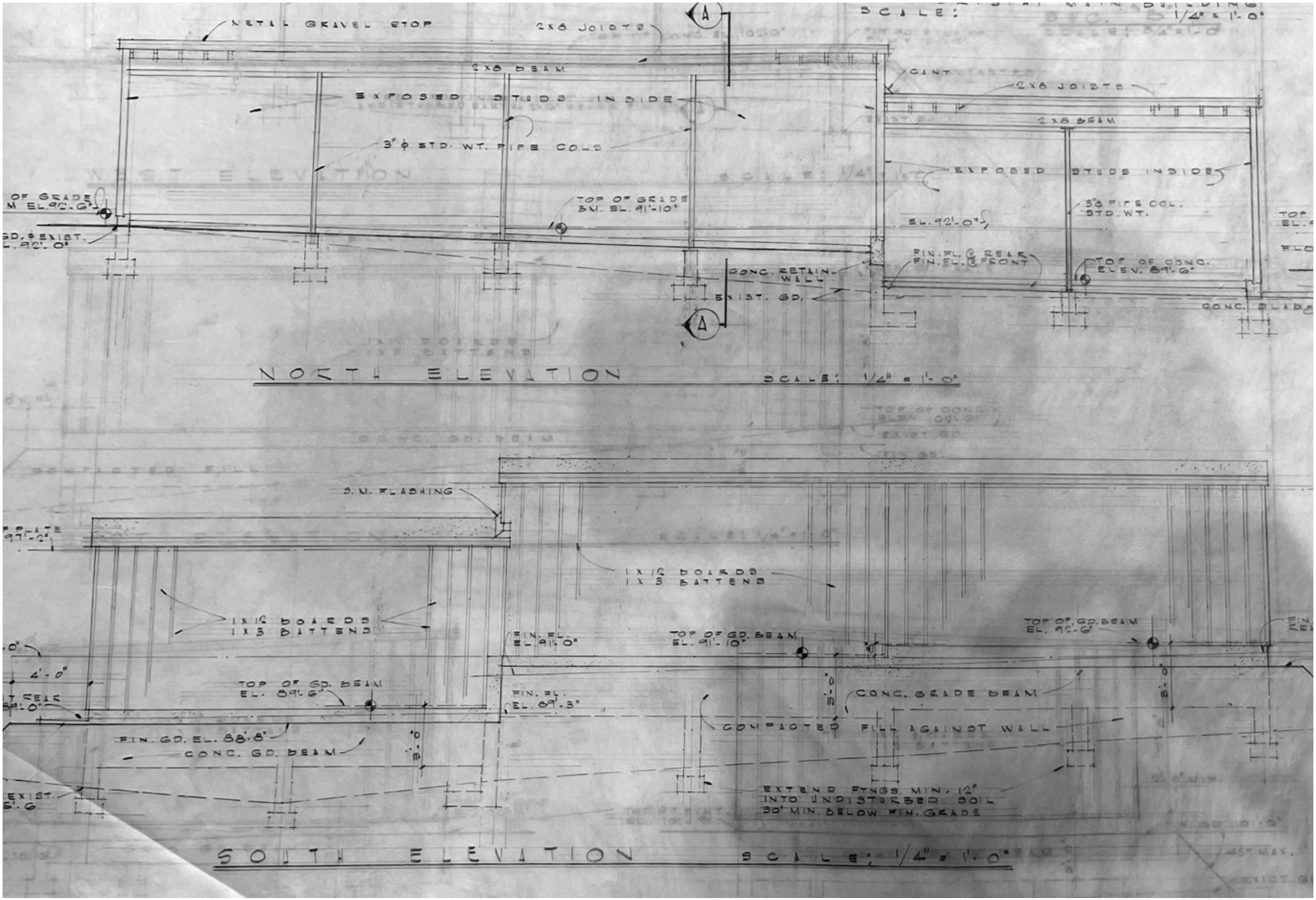
Carport/Shed – North façade

Carport/Shed – West façade

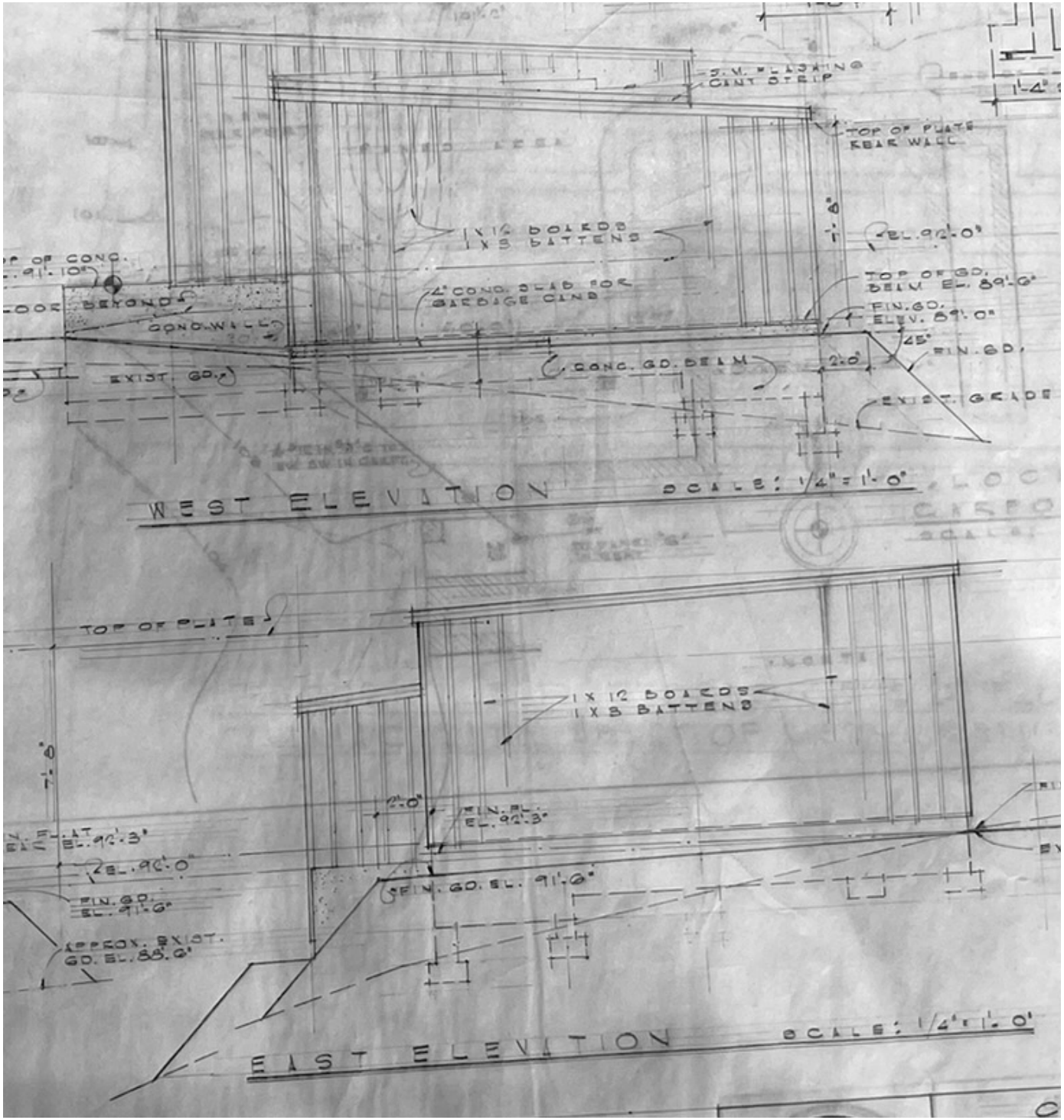
Carport/Shed – East façade



Carport/Shed – Floor Plan, 1962



Carport/Shed – North and South Elevations, 1962



Carport/Shed – East and West Elevations, 1962

Storage Shed – West façade

Storage Shed – South façade

Storage Shed – West façade

Front Wall – View of the north elevation

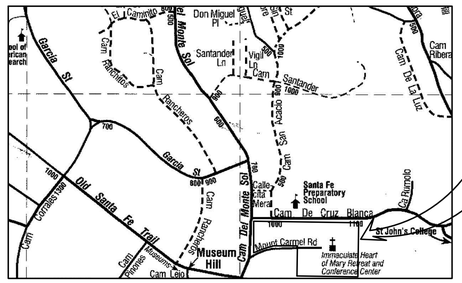
Front Wall – View of the south elevation

Front Wall – Punched opening detail

Front Wall – Gate detail

MEA Sunmount at Mt. Carmel

49 & 50 Mt. Carmel Road
Santa Fe NM, 87505



Vicinity Map

NORTH
N.T.S.

BUILDING SQUARE FOOTAGE

CHAPEL

HEATED 1ST FLOOR	4,911 SF
LOFT	210 SF
PORTAL	227 SF
TOTAL ROOFED	5,138 SF
TOTAL SQ. FT.	5,348 SF

SAN MIGUEL

BASEMENT	1,293 SF
1ST FLOOR	2,937 SF
1ST FLOOR ENCLOSED PORTAL	721 SF
1ST FLOOR PORTAL	141 SF
2ND FLOOR	2,807 SF
TOTAL ROOFED	4,072 SF
TOTAL SQ. FT.	8,172 SF

SAN JUAN

BASEMENT	1,494 SF
1ST FLOOR	7,712 SF
1ST FLOOR PORTAL	798 SF
2ND FLOOR	6,426 SF
TOTAL ROOFED	8,510 SF
TOTAL SQ. FT.	16,430 SF

FATIMA

1ST FLOOR	11,245 SF
BASEMENT	1,140 SF
TOTAL ROOFED	11,245 SF
TOTAL SQ. FT.	12,385 SF

MAIN OFFICE

1ST FLOOR	1,970 SF
PORTAL	521 SF
TOTAL ROOFED	2,491 SF
TOTAL SQ. FT.	2,491 SF

SANTA MARIA

BASEMENT	4,098 SF
1ST FLOOR	9,060 SF
1ST FLOOR PORTAL	1,048 SF
2ND FLOOR	7,471 SF
TOTAL ROOFED	10,108 SF
TOTAL SQ. FT.	21,677 SF

Project Team:

Owner:
Modern Elder Academy
49 & 50 Mt. Carmel Road
Santa Fe, NM 87505

Contractor:
Sarcon Construction
2044 Galisteo St. Ste 1
Santa Fe, NM 87505
505-474-4700

Architect:
Architectural Alliance, Inc
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269

Planner:
JenkinsGavin
130 Grant Avenue Ste 101
Santa Fe NM 87501
505-820-7444

Landscape Architect:
Surroundings
1611 Paseo De Peralta
Santa Fe, NM 87501
505-982-3454

Civil Engineer:
Design Enginuity
1421 Luisa Street
Santa Fe NM 87505
505-989-3557

Interior Designer:
French & French Interiors
224 W. Manhattan Ave.
Santa Fe, NM 87501
505-982-7737

Drawing Index

	C-O	COVER SHEET
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	A-2	EXISTING ROOF PLAN
	A-3	EXISTING ELEVATIONS
	A-4	EXISTING ELEVATIONS
SAN MIGUEL	A-5	EXISTING FLOOR PLANS
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	A-20	EXISTING ELEVATIONS

49 & 50 Mt. Carmel Road
- MEA Sunmount -

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-5269 FAX 505-986-1270

WEBSITE: www.archallinc.com

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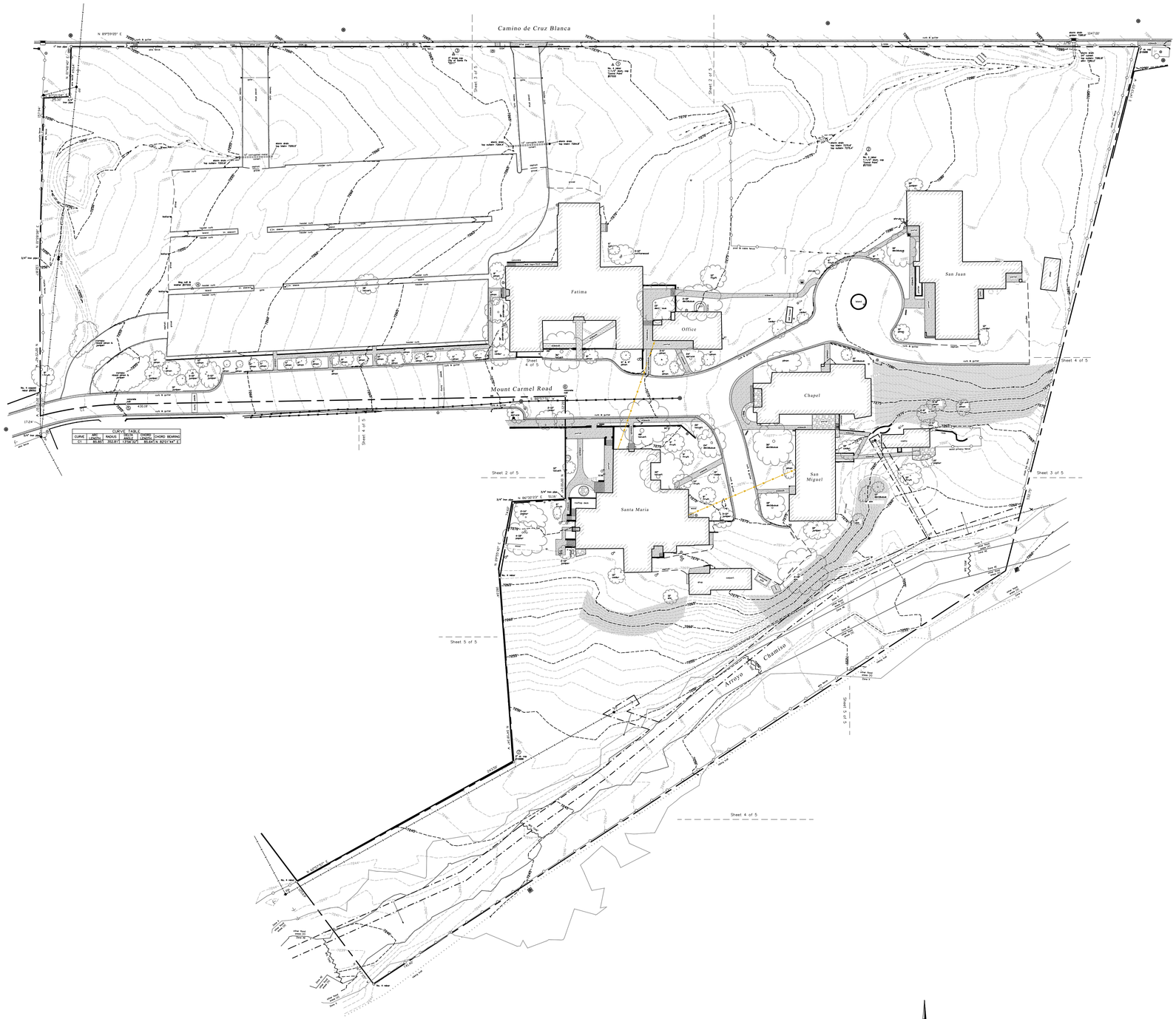
EXISTING DRAWINGS
DATED: JUNE 10, 2022
ARCHITECT'S PROJECT #22-06



EXISTING SITEPLAN

SCALE: 1" = 50'-0"

NORTH

0' 25' 50' 100'

SYMBOLS

- Boundary
- Index Contour
- Contour
- Base Flood Elevation (BFE)
- Block Wall (unless otherwise noted)
- SS — SS — Sewer
- E — E — Electric Line (aerial)
- Survey Marker Found
- Control Point
- SIGN Street Sign
- Sign
- MB Mail Box
- IV Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Water Spigot
- Gas Riser
- Telephone Box
- PP Power Pole
- Pole Anchor
- LP Light Pole
- Electric Box
- Sewer Manhole
- Sewage Pump
- Sewer Clean Out
- Tree (as noted)
- Building
- Concrete
- Brick Pavers
- Flagstone
- Manmade Slope

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NO.	REVISION/SUBMISSION	DATE

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PROJECT TITLE

MEA SUNMOUNT

49 & 50 Mt. Carmel Road
Santa Fe, NM

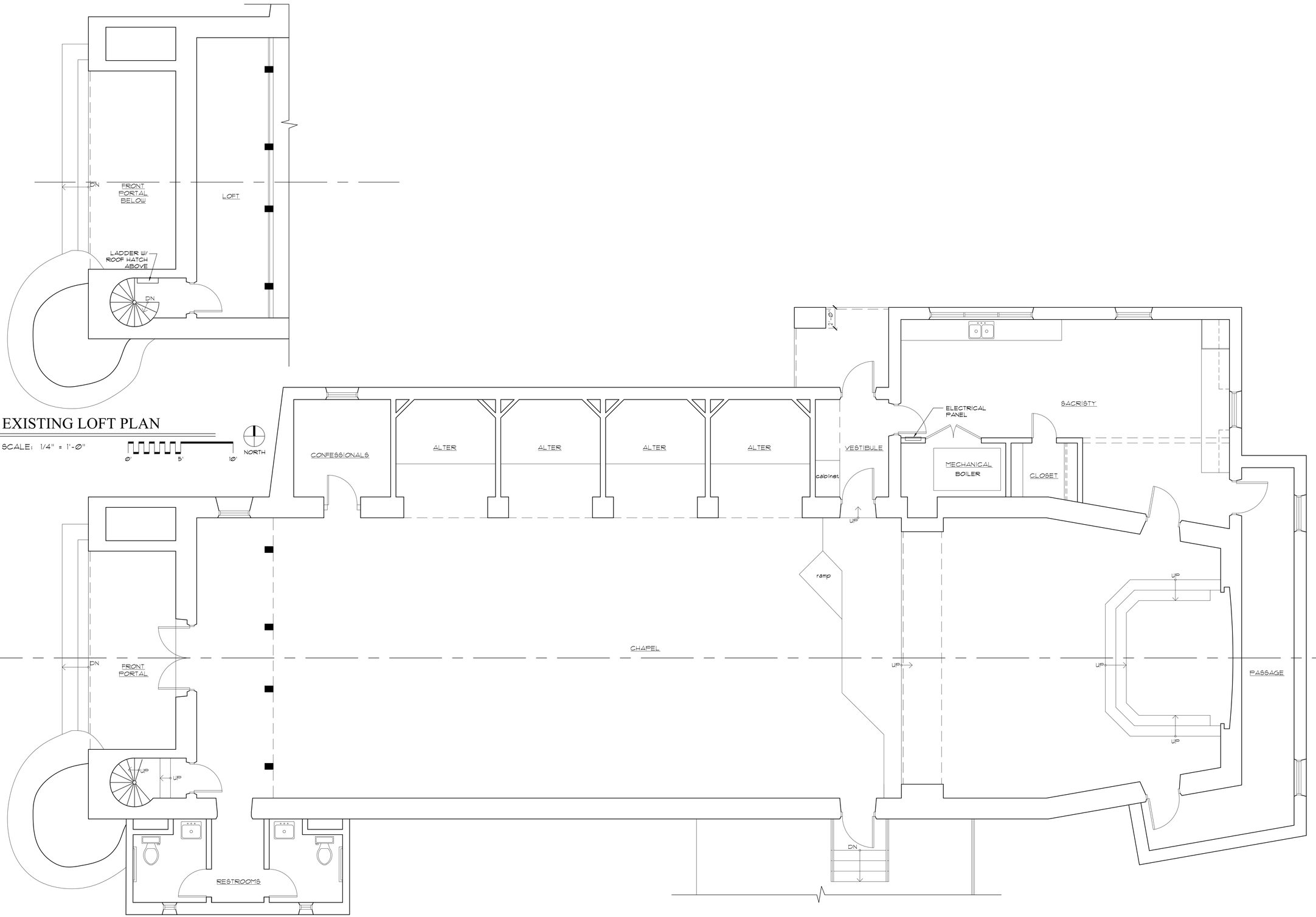
PROJECT NO.	22-06		
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



EXISTING LOFT PLAN

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

EXISTING FLOOR PLAN

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

NORTH

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MEA SUNMOUNT

CHAPEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

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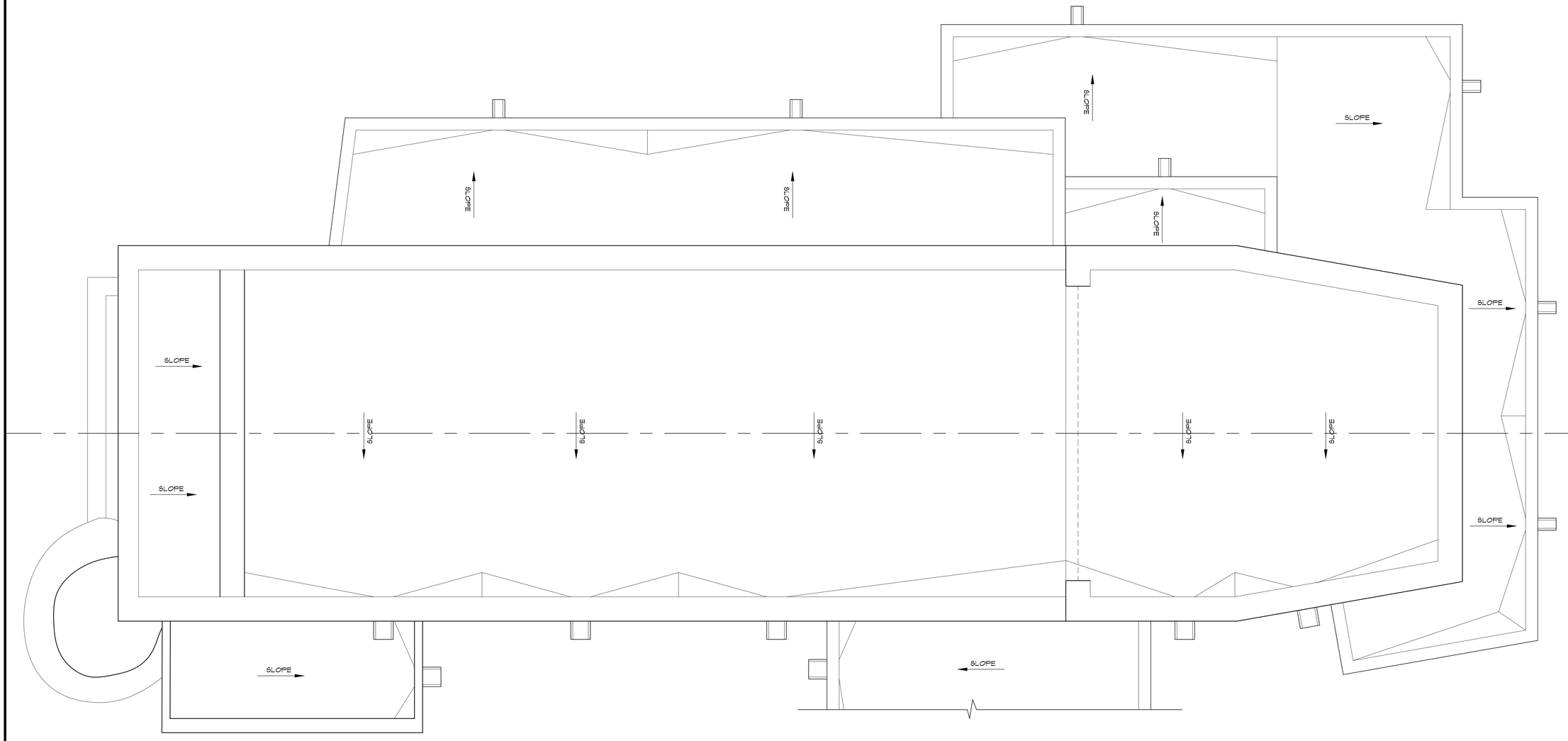
SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-1



EXISTING ROOF PLAN

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

0' 5' 10'

NORTH

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MEA SUNMOUNT

CHAPEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

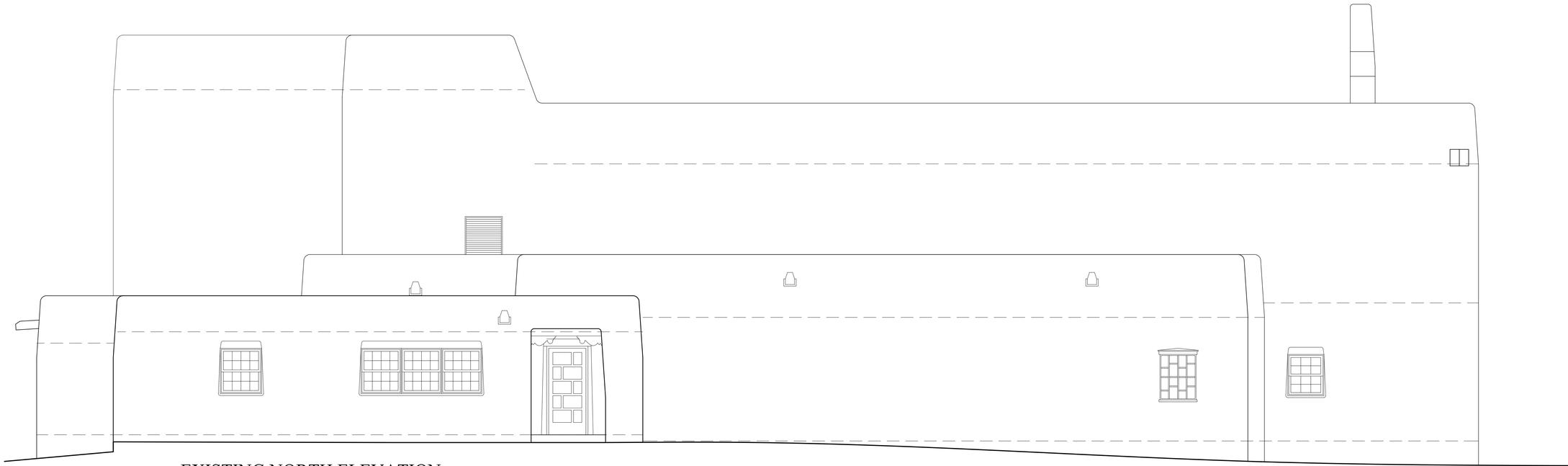
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING ROOF PLAN

SHEET NO.

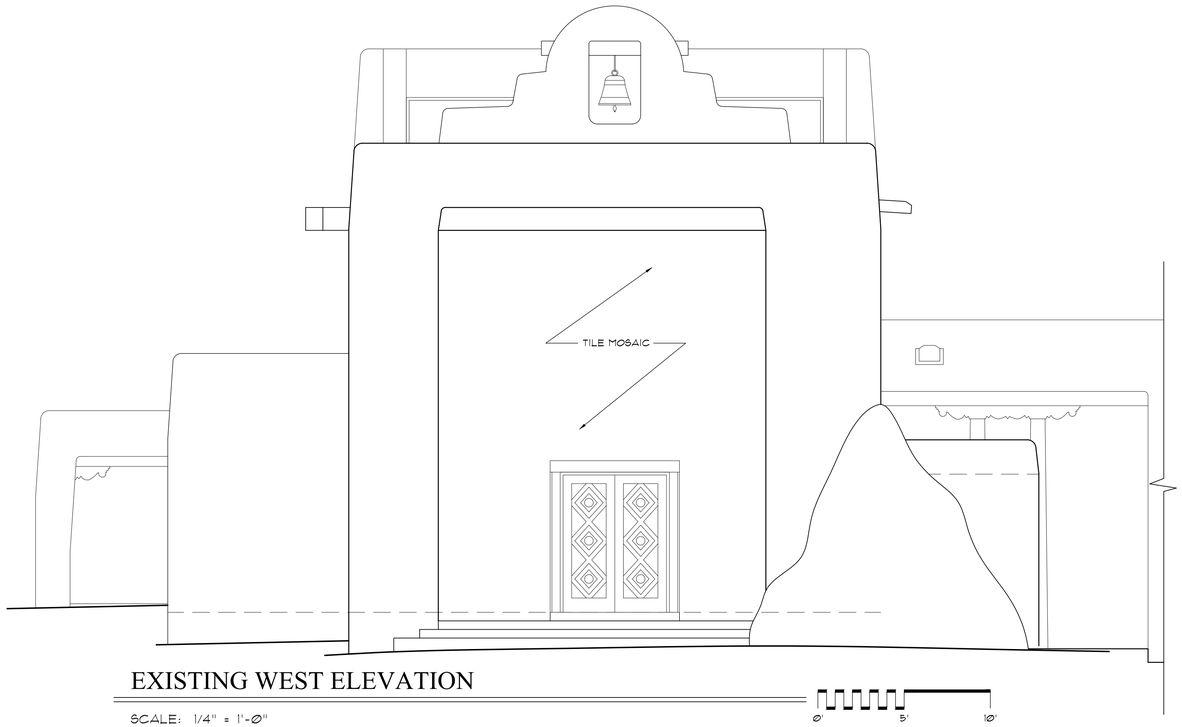
A-2



EXISTING NORTH ELEVATION

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

0' 5' 10'



EXISTING WEST ELEVATION

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

0' 5' 10'

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SUNMOUNT

CHAPEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

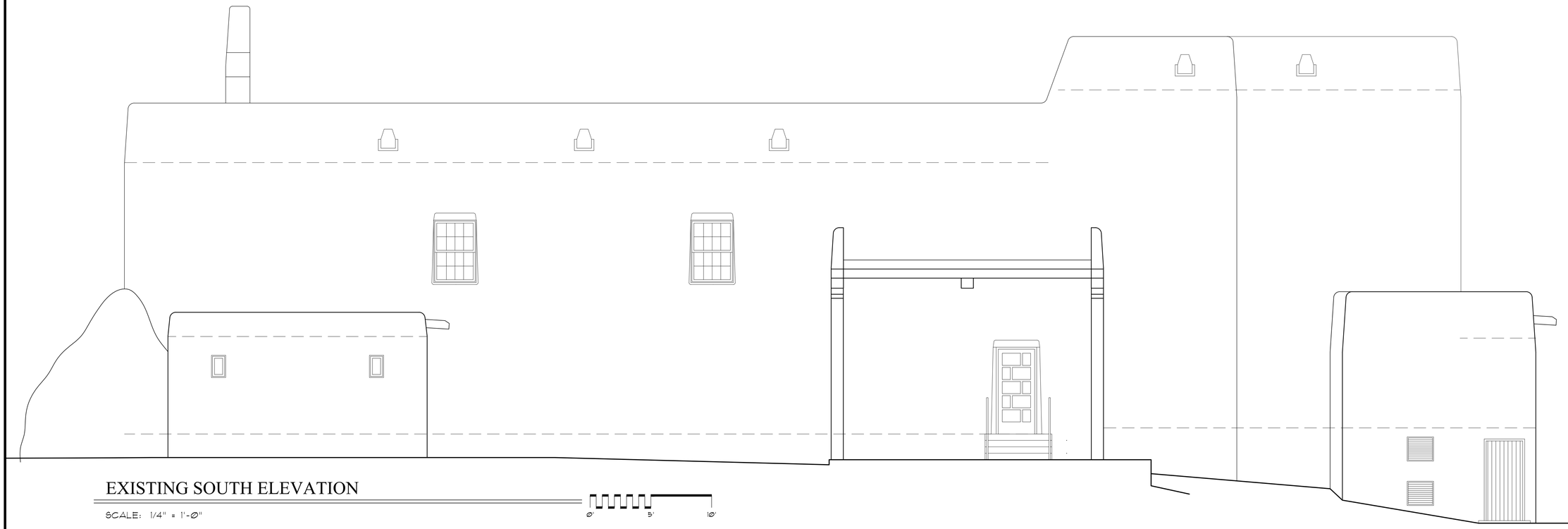
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING
ELEVATIONS

SHEET NO.

A-3



EXISTING SOUTH ELEVATION

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

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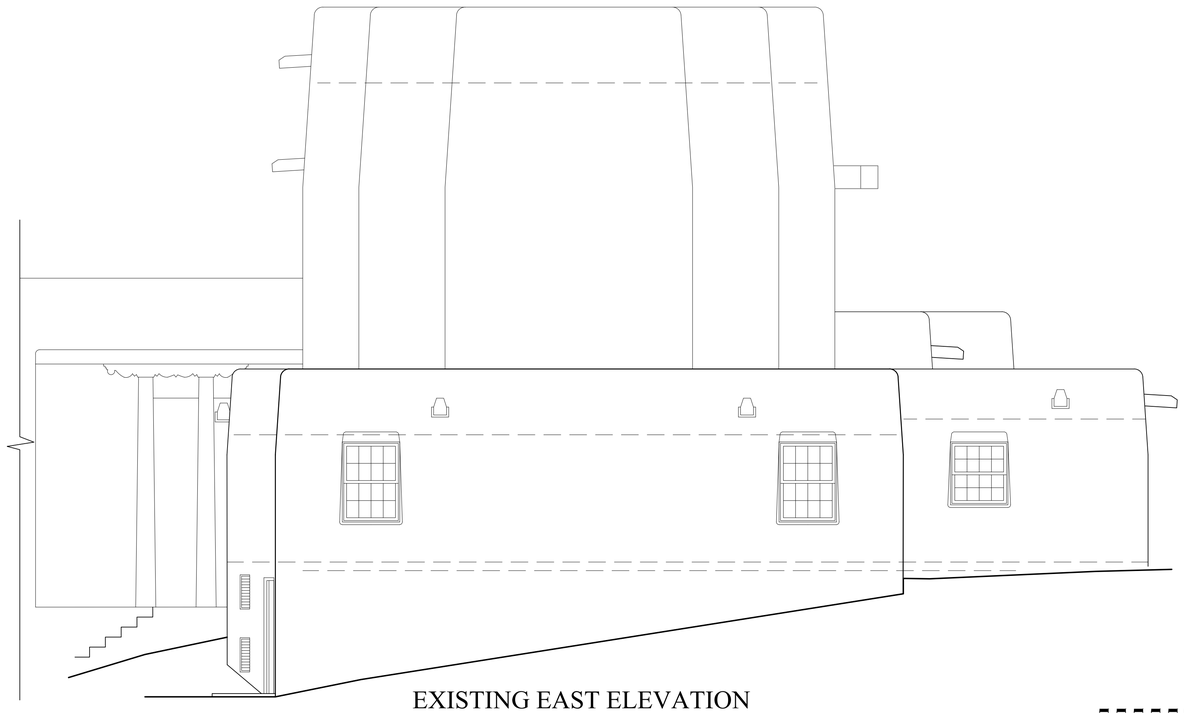

EXISTING EAST ELEVATION

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

0' 5' 10'

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Santa Fe, NM

PROJECT NO. 22-06

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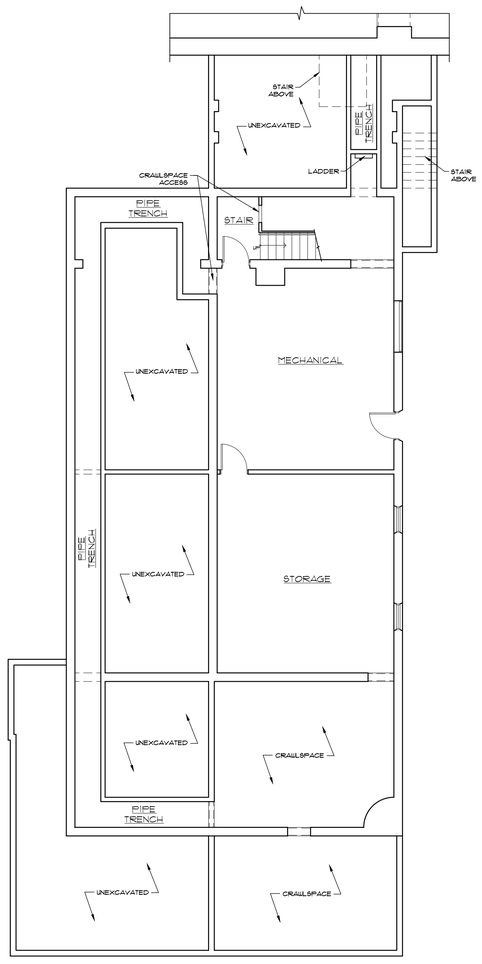
SHEET TITLE

EXISTING ELEVATIONS

SHEET NO.

A-4

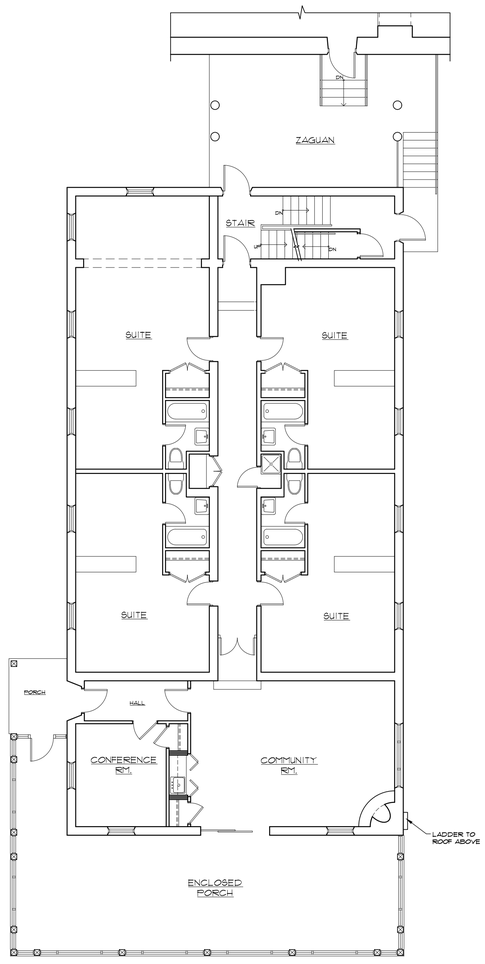


EXISTING BASEMENT FLOOR PLAN

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

0' 5' 10'

NORTH

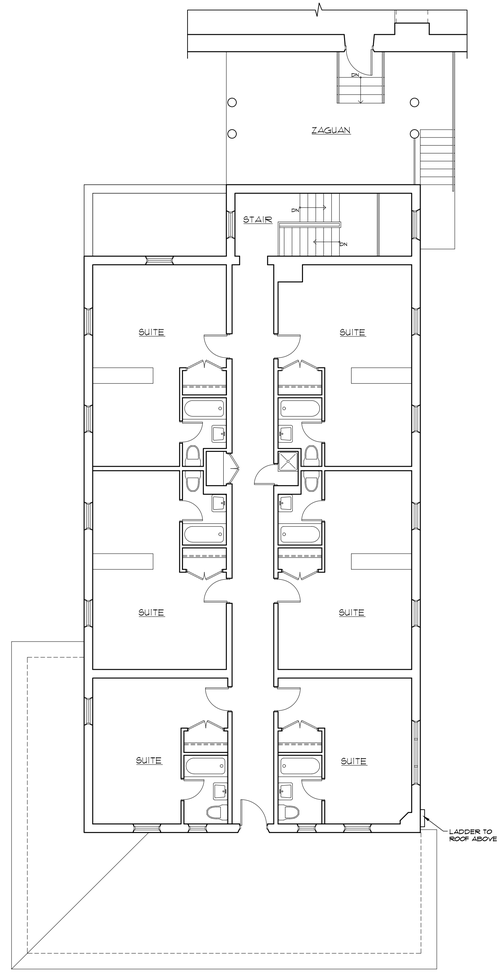


EXISTING GROUND LEVEL FLOOR PLAN

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

0' 5' 10'

NORTH



EXISTING 2ND LEVEL FLOOR PLAN

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

0' 5' 10'

NORTH

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MEA SUNMOUNT

SAN MIGUEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

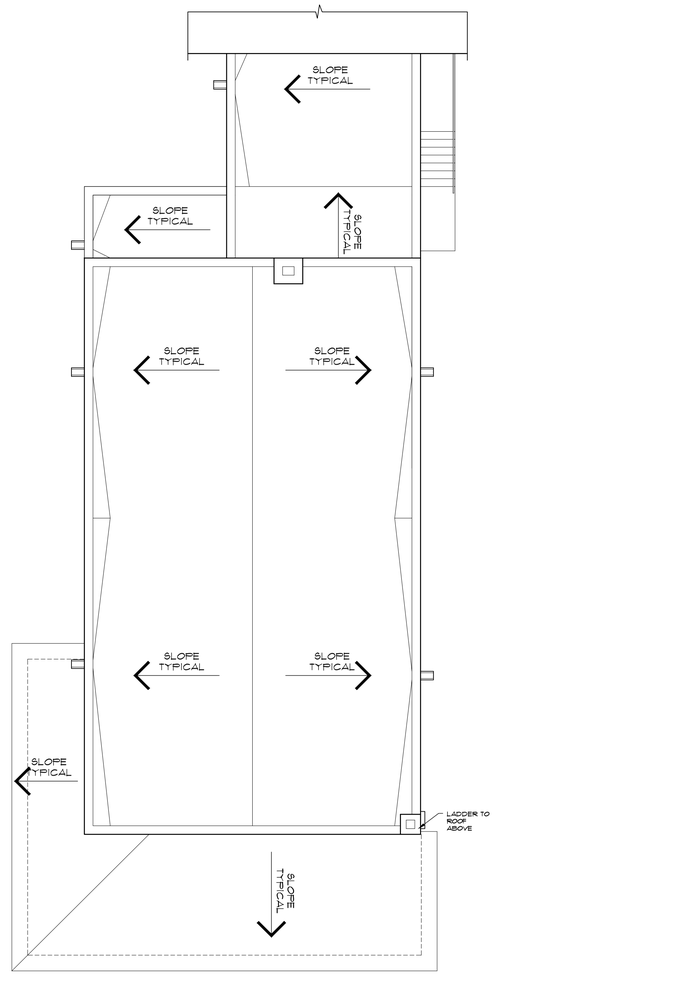
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-5



EXISTING ROOF PLAN

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

NORTH

0' 5' 10'

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STAMP

PROJECT TITLE

MEA
SUNMOUNT

SAN MIGUEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

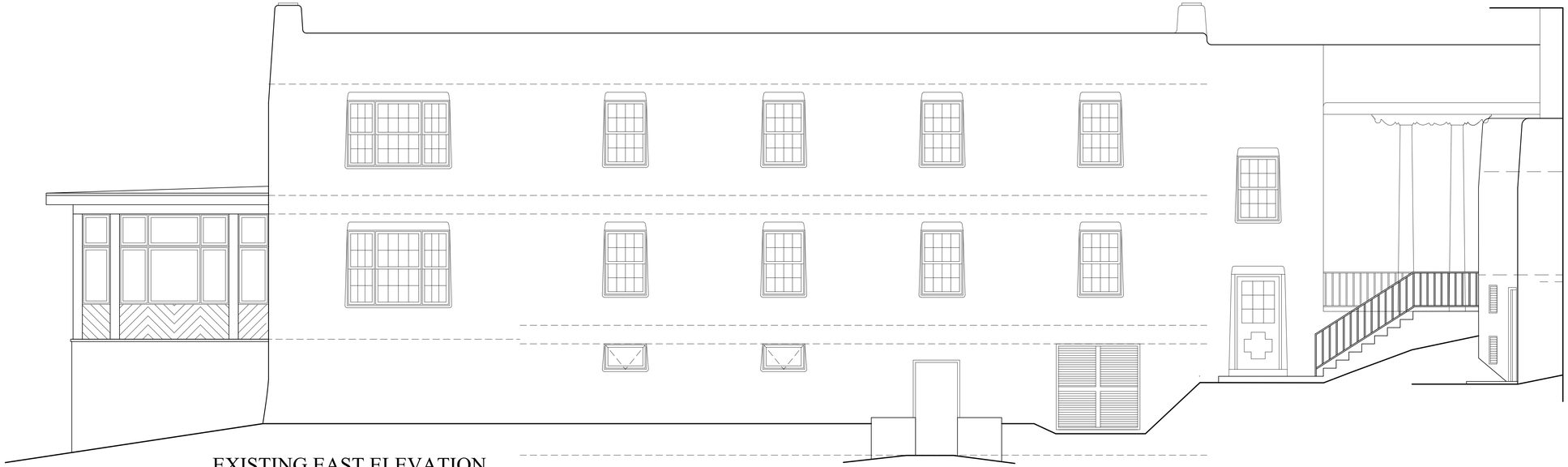
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING
ROOF PLAN

SHEET NO.

A-6



EXISTING EAST ELEVATION

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

0' 5' 10'

EXISTING NORTH ELEVATION

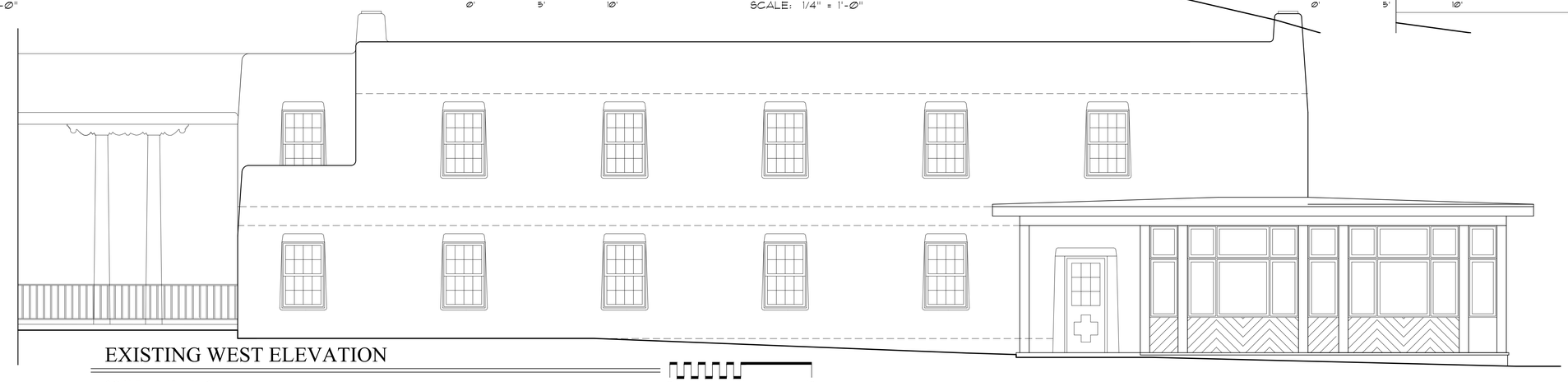
SCALE: 1/4" = 1'-0"

0' 5' 10'

EXISTING SOUTH ELEVATION

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

0' 5' 10'



EXISTING WEST ELEVATION

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

0' 5' 10'

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

MEA
SUNMOUNT

SAN MIGUEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

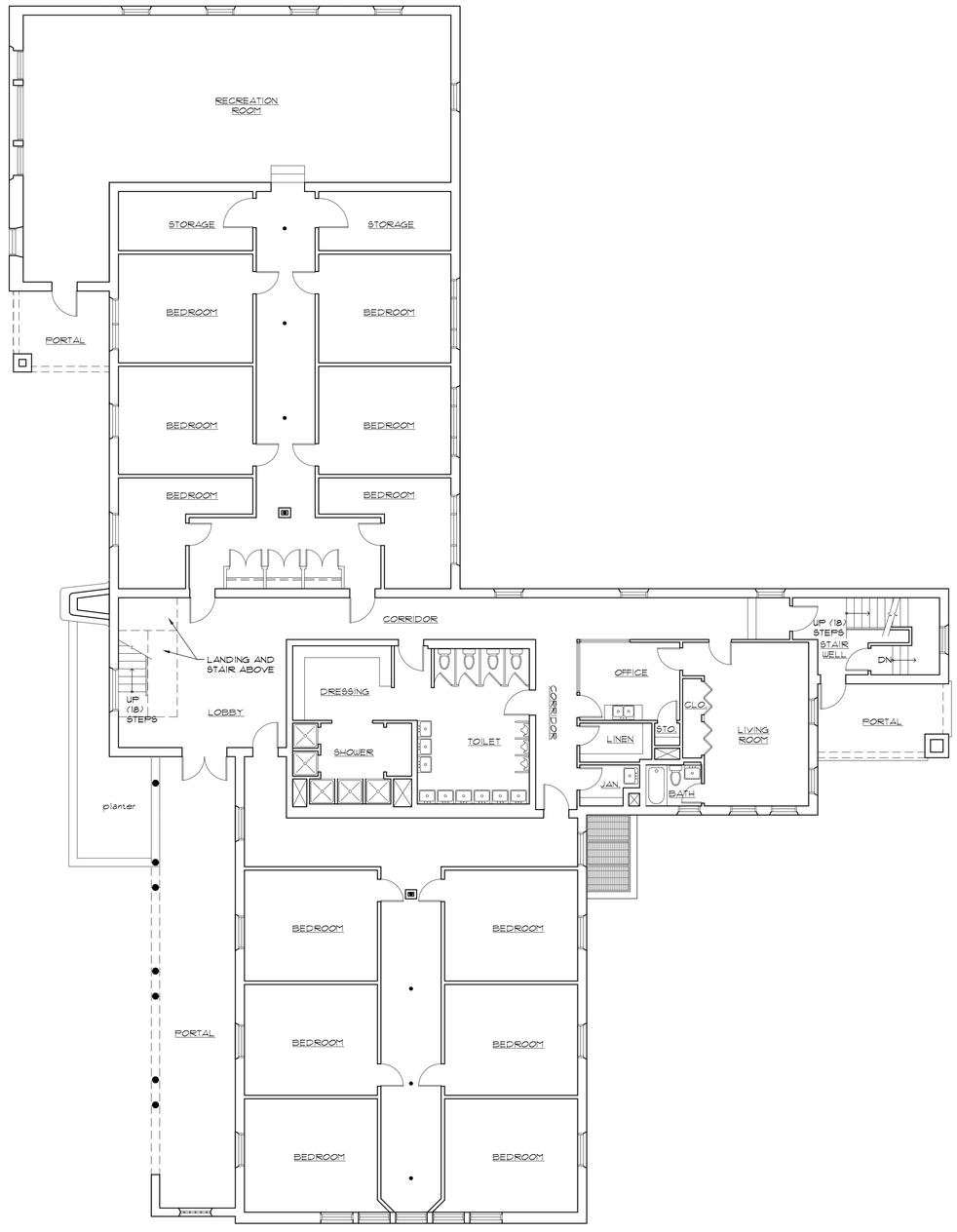
PROJECT NO.	22-06		
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING
ELEVATIONS

SHEET NO.

A-7



EXISTING GROUND LEVEL FLOOR PLAN

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

NORTH

0' 5' 10'

ARCHITECTURAL ALLIANCE INC

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Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

MEA SUNMOUNT

SAN JUAN BLDG.

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

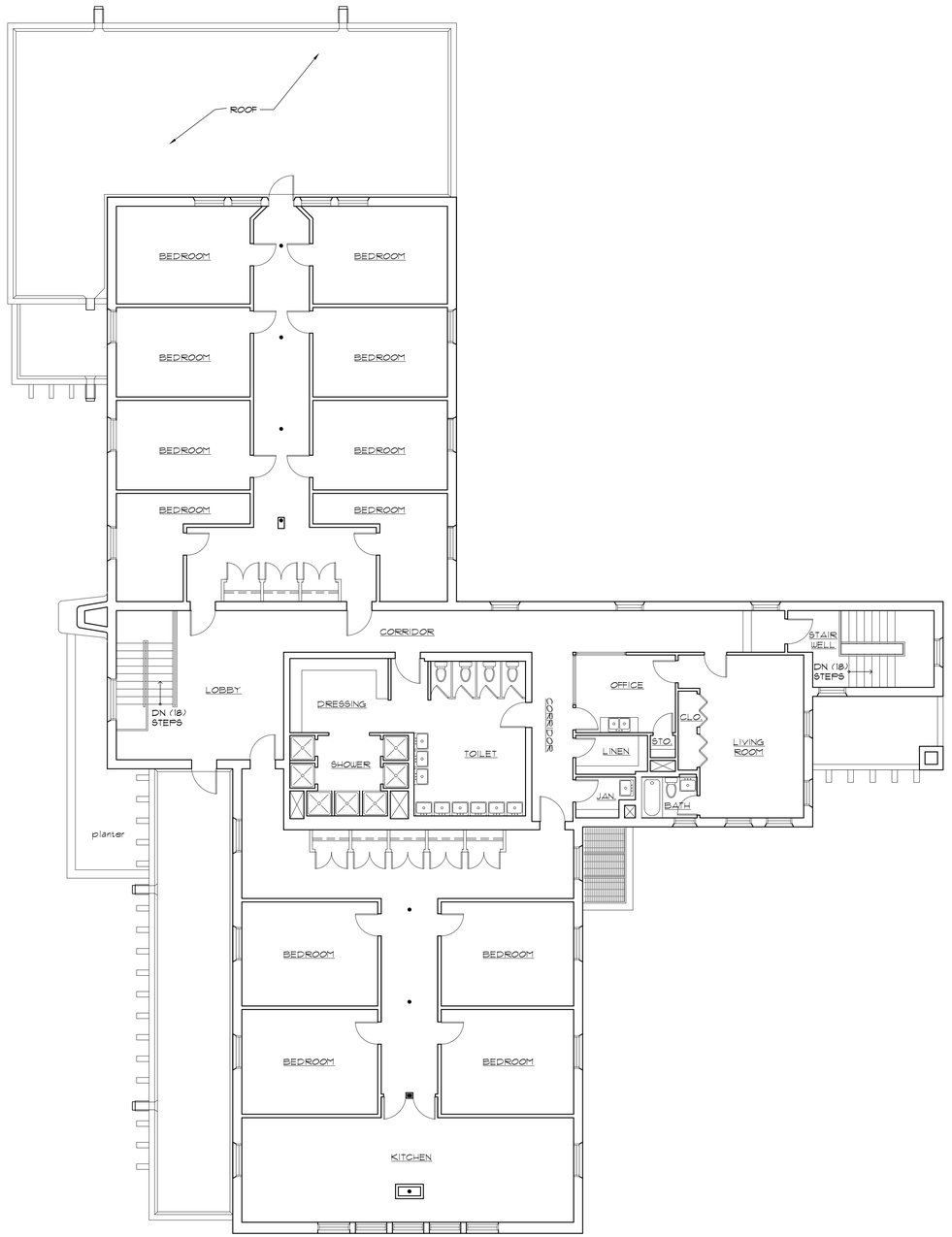
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING GROUND LEVEL FLOOR PLAN

SHEET NO.

A-8



EXISTING 2ND LEVEL FLOOR PLAN

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

0' 5' 10'

NORTH

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Santa Fe, NM

PROJECT NO.	22-06		
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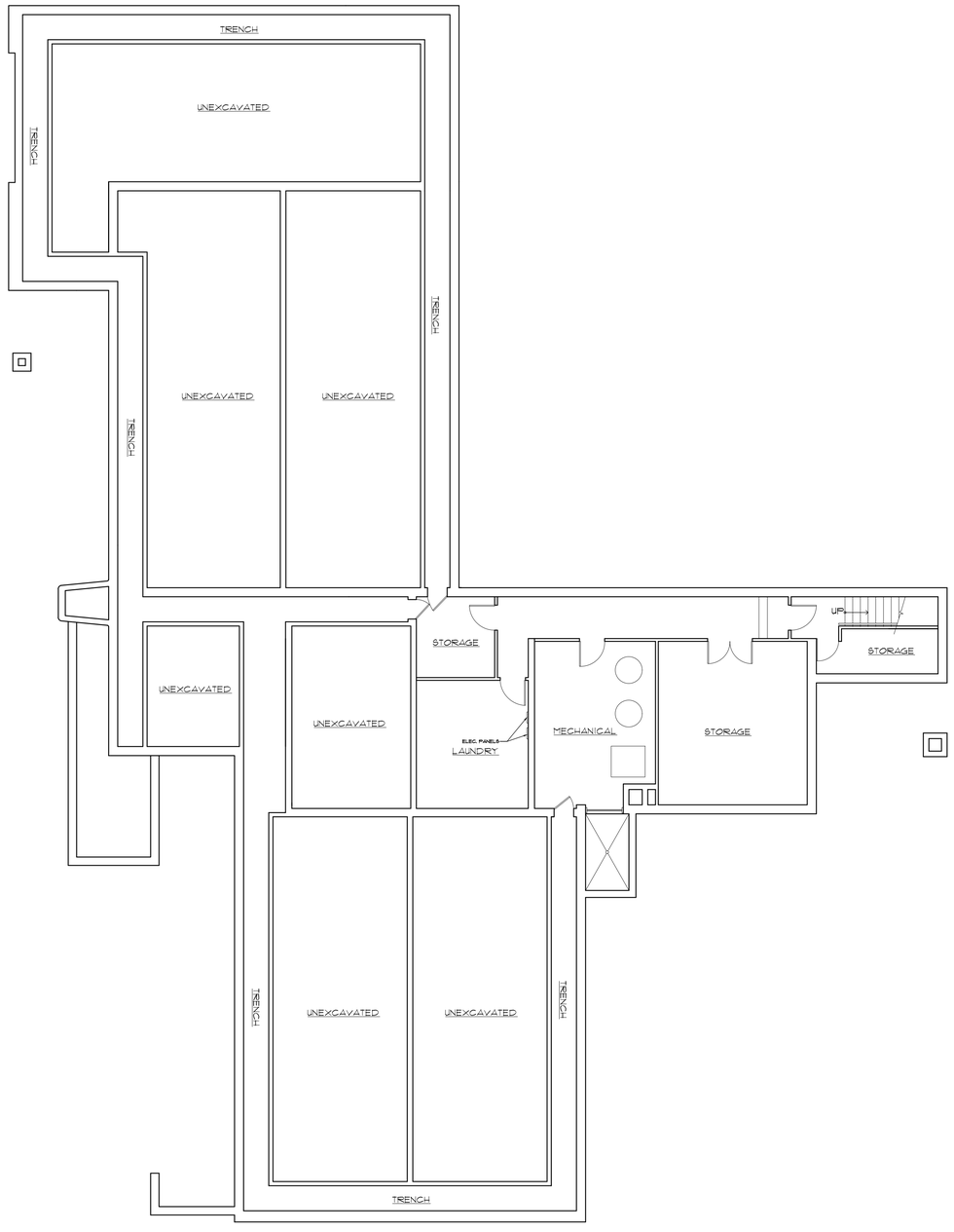
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING 2ND LEVEL FLOOR PLAN

SHEET NO.

A-9



EXISTING BASEMENT FLOOR PLAN

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

NORTH

0' 5' 10'

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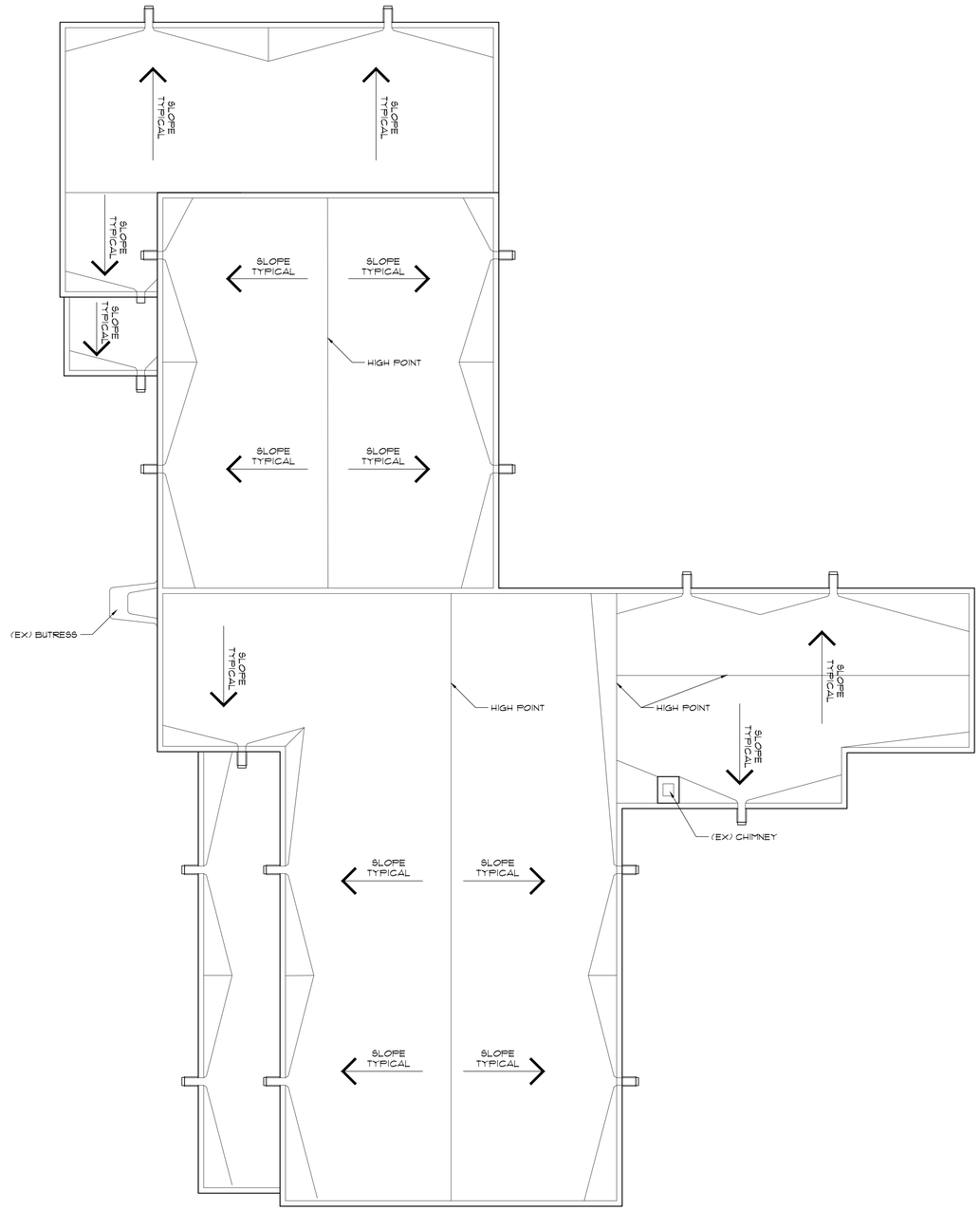
SHEET TITLE

EXISTING BASEMENT FLOOR PLAN

SHEET NO.

A-10



EXISTING ROOF PLAN

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

NORTH

0' 5' 10'

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SAN JUAN BLDG.

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING ROOF PLAN

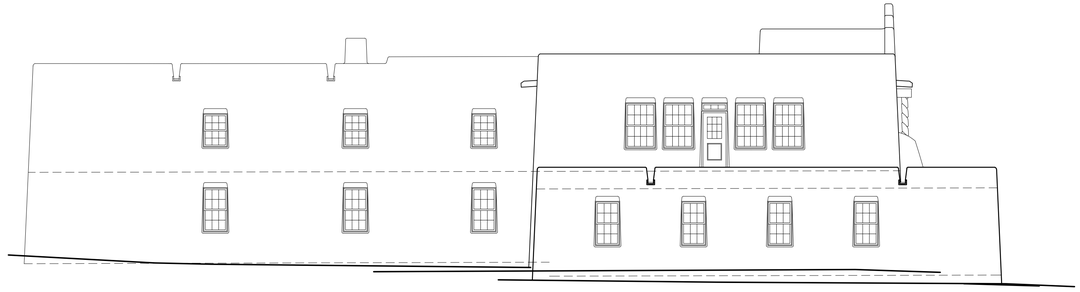
SHEET NO.

A-11

EXISTING EAST ELEVATION

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

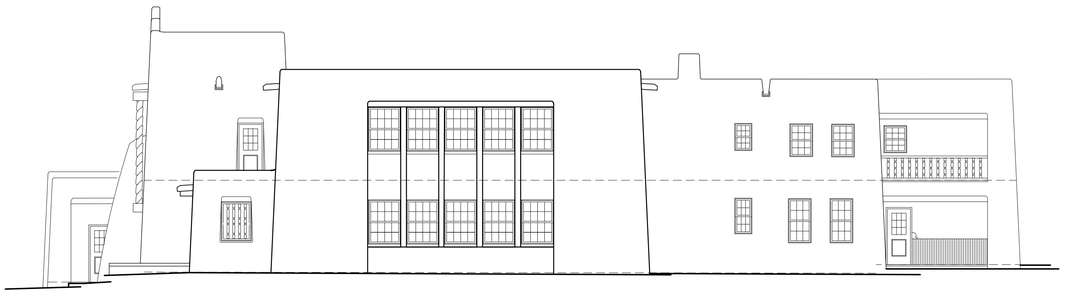
0' 5' 10'



EXISTING NORTH ELEVATION

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

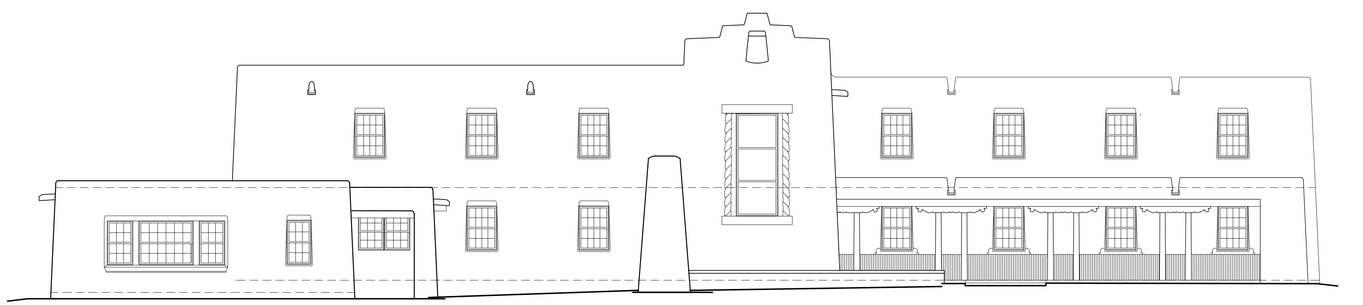
0' 5' 10'



EXISTING SOUTH ELEVATION

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

0' 5' 10'



EXISTING WEST ELEVATION

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

0' 5' 10'

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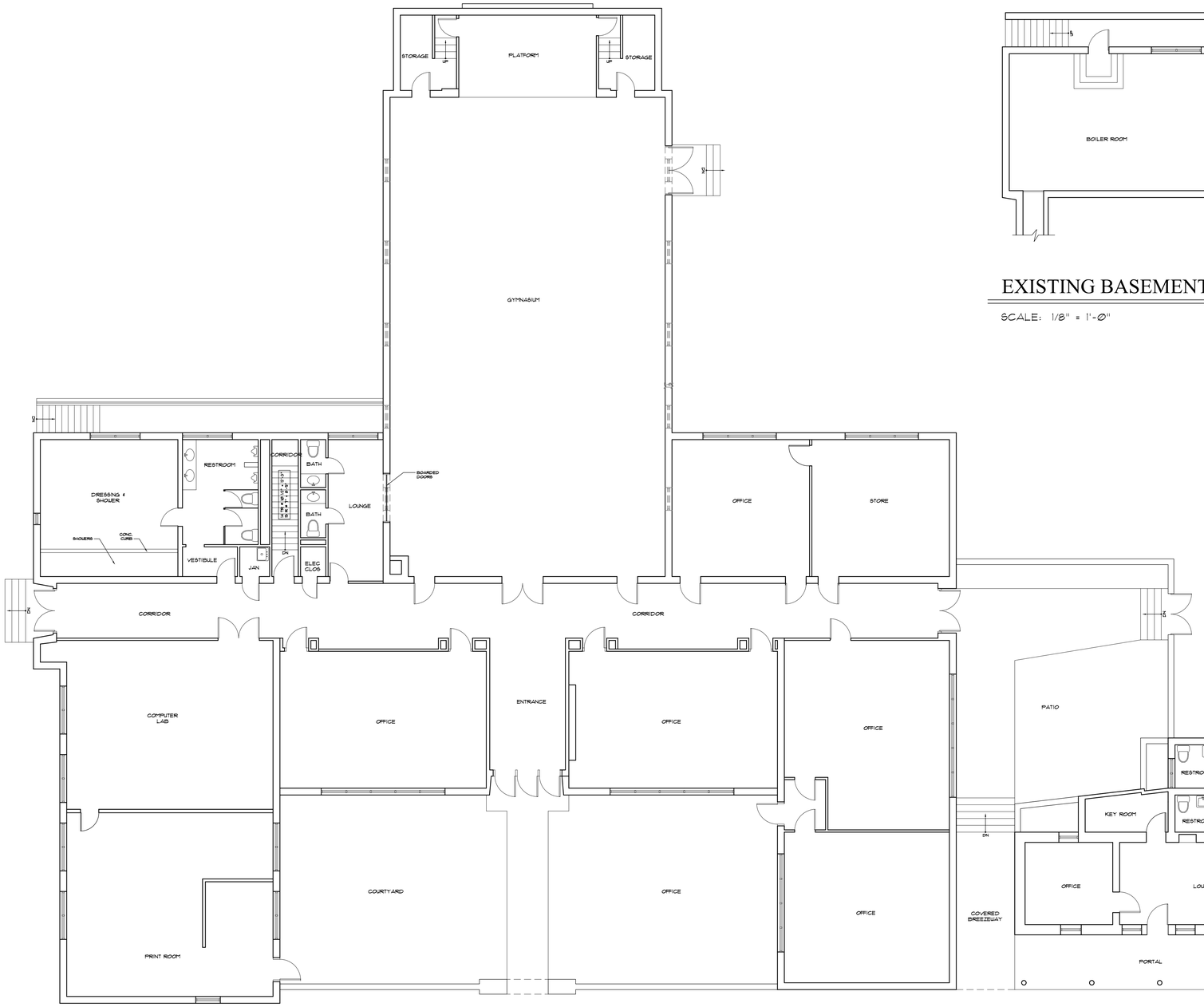
SHEET TITLE

EXISTING ELEVATIONS

SHEET NO.

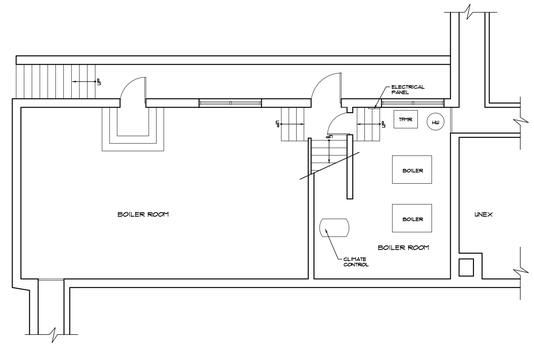
A-12



EXISTING FLOOR PLAN

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

0' 5' 10' NORTH



EXISTING BASEMENT PLAN

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

0' 5' 10' NORTH

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PROJECT TITLE

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FATIMA & MAIN OFFICE

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

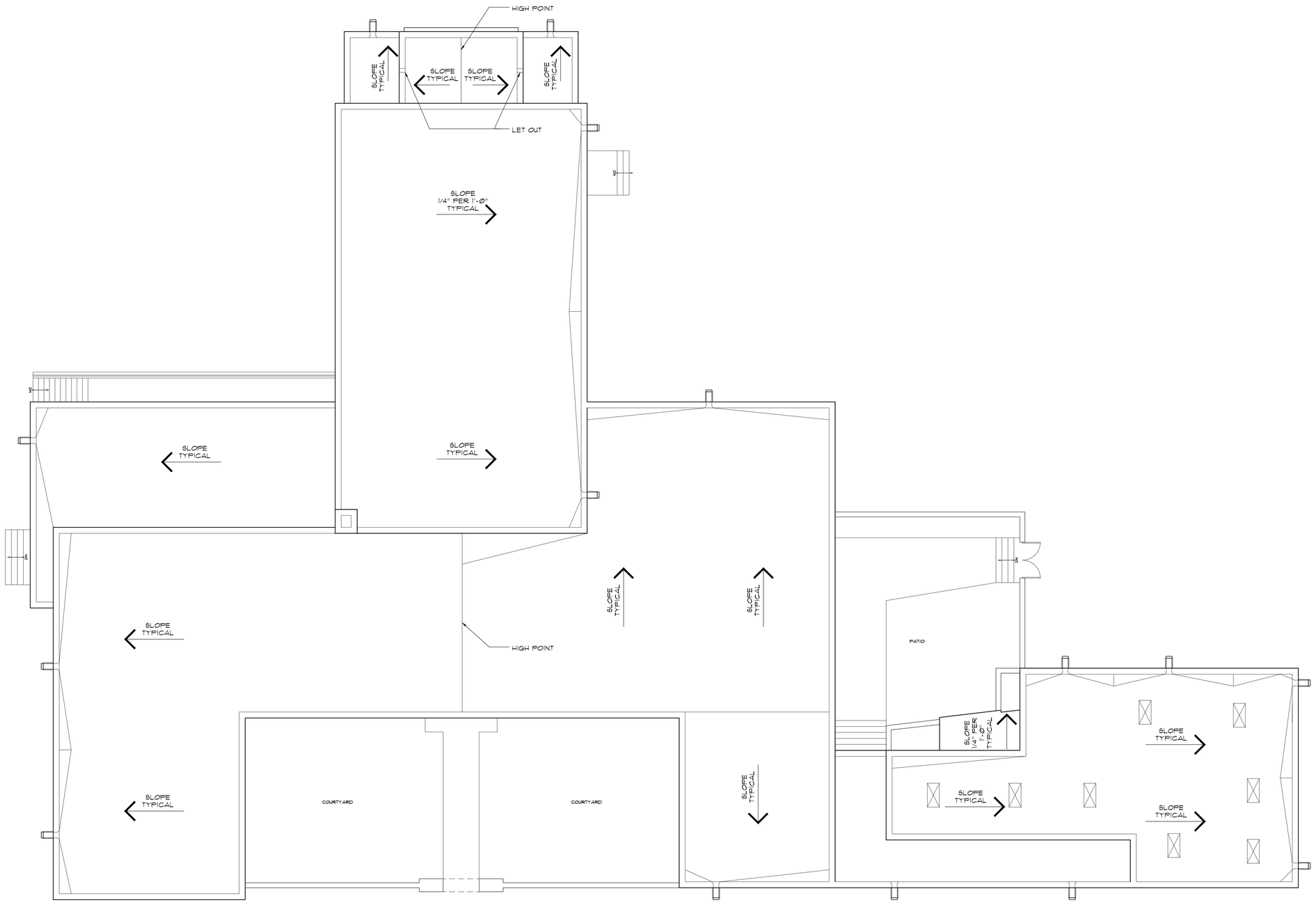
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-13



EXISTING ROOF PLAN

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

0' 5' 10'

NORTH

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SHEET TITLE

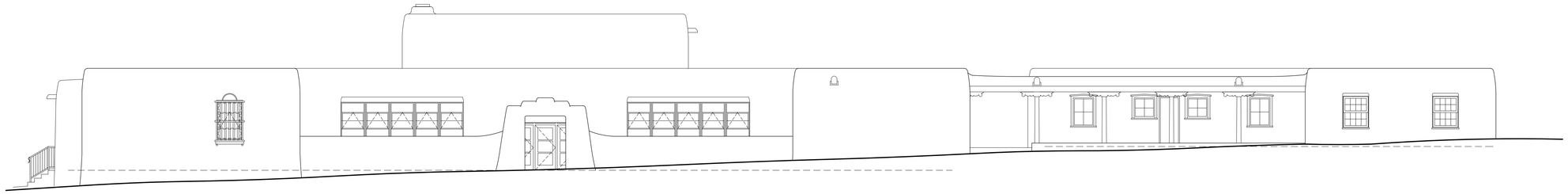
EXISTING ROOF PLAN

SHEET NO.

A-14

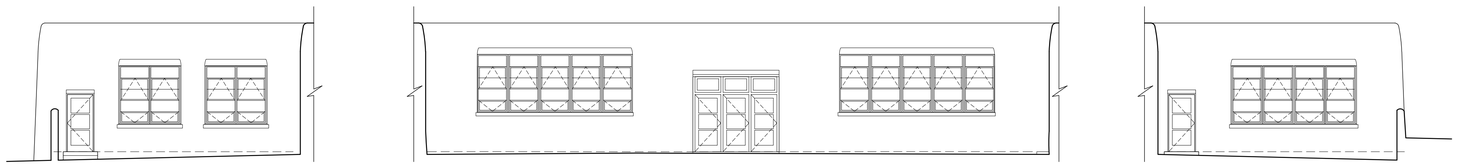
EXISTING WEST ELEVATION

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



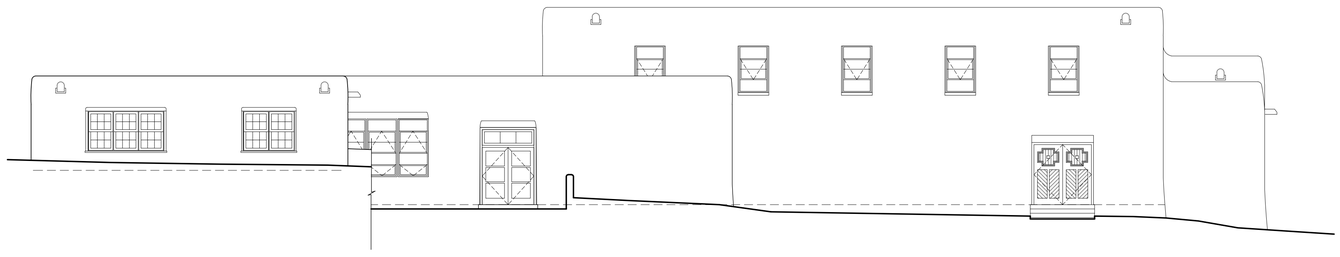
EXISTING SOUTH ELEVATION

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



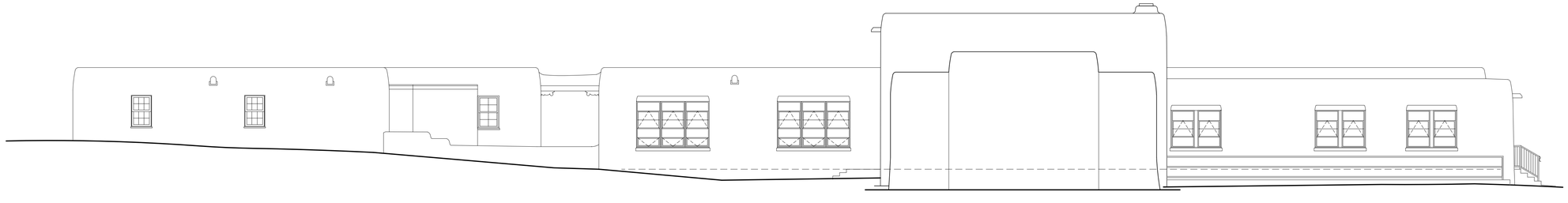
EXISTING SOUTH COURTYARD ELEVATIONS

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



EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

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PROJECT TITLE

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FATIMA & MAIN OFFICE

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

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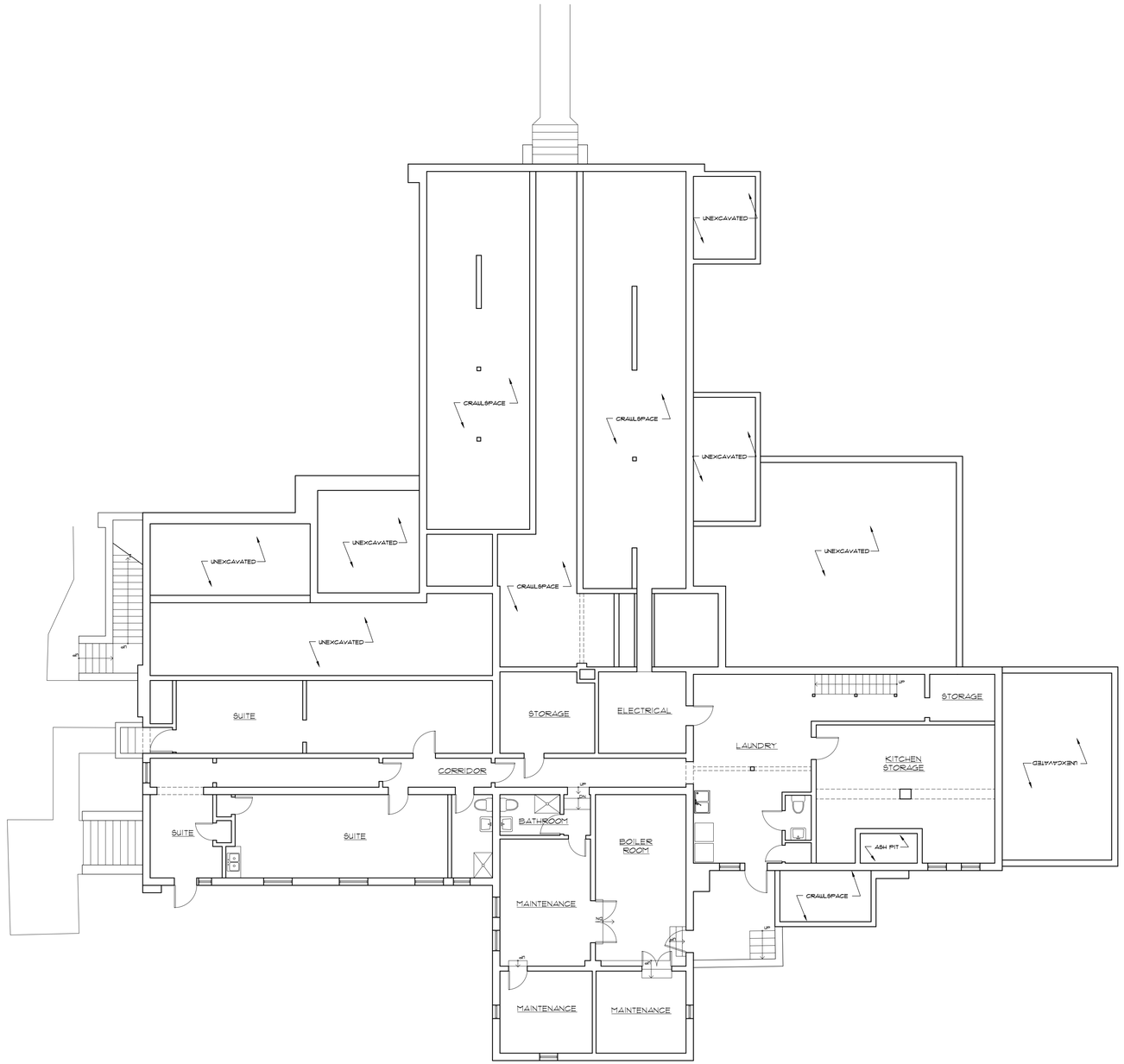
SHEET TITLE

EXISTING EXTERIOR ELEVATION

SHEET NO.

A-15



EXISTING BASEMENT LEVEL FLOOR PLAN

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

NORTH

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PROJECT TITLE

MEA SUNMOUNT

SANTA MARIA BLDG.

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

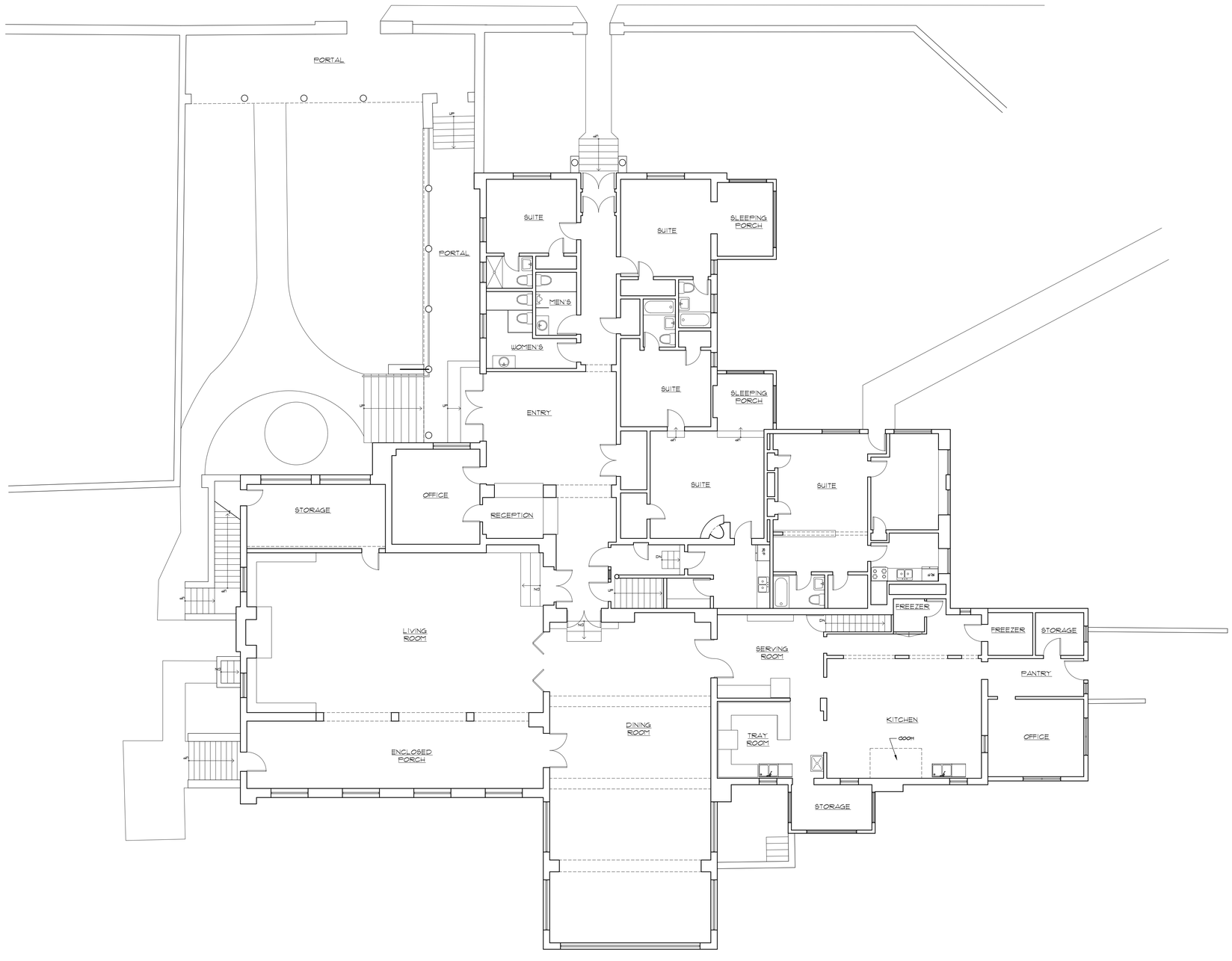
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING BASEMENT LEVEL FLOOR PLAN

SHEET NO.

A-16



EXISTING GROUND LEVEL FLOOR PLAN

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

NORTH

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SANTA FE NEW MEXICO 87505
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SANTA MARIA BLDG.

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Santa Fe, NM

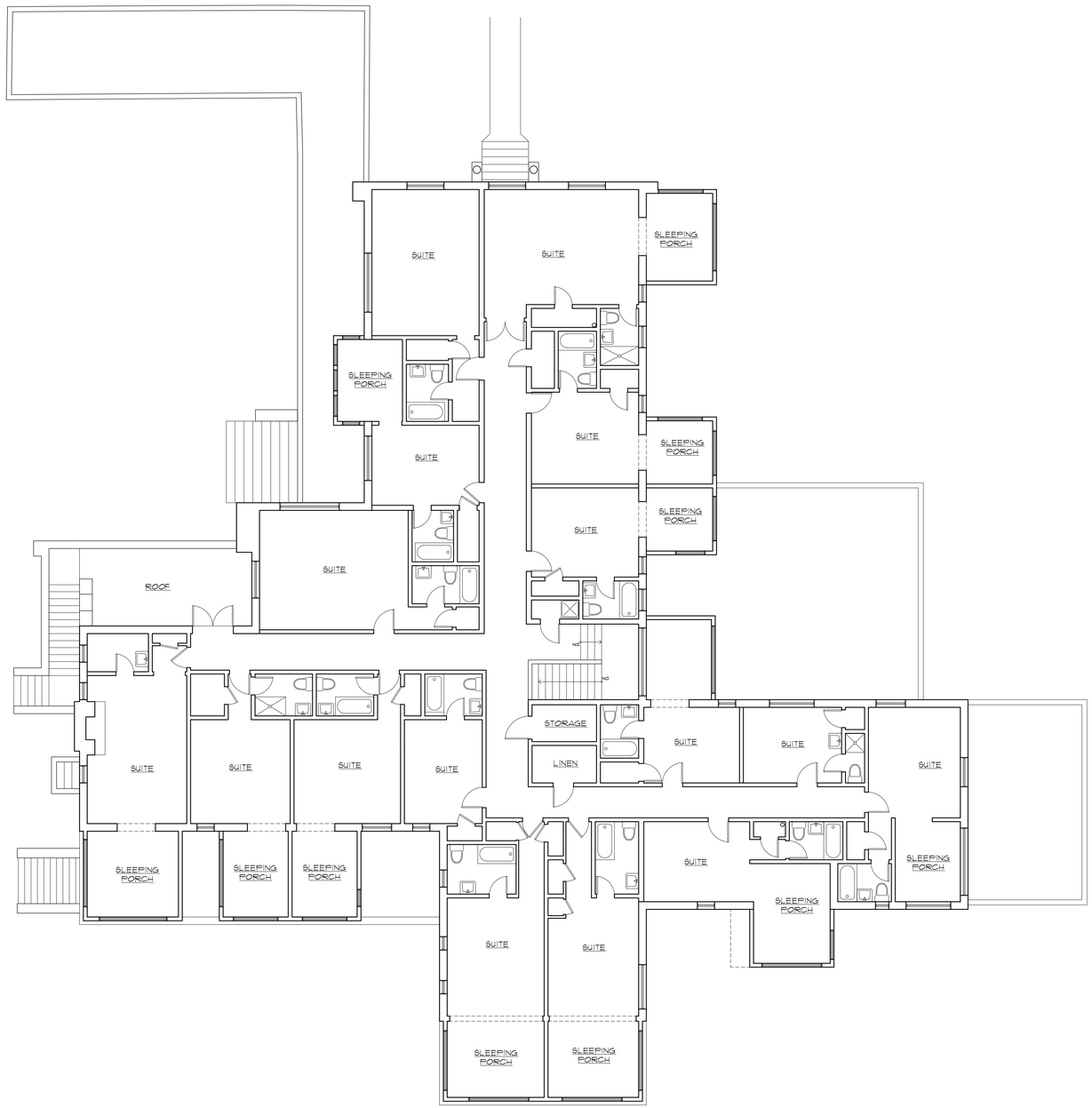
PROJECT NO.	22-06		
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING GROUND LEVEL FLOOR PLAN

SHEET NO.

A-17



EXISTING 2ND LEVEL FLOOR PLAN

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

NORTH

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SUNMOUNT

SANTA MARIA
BLDG.

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

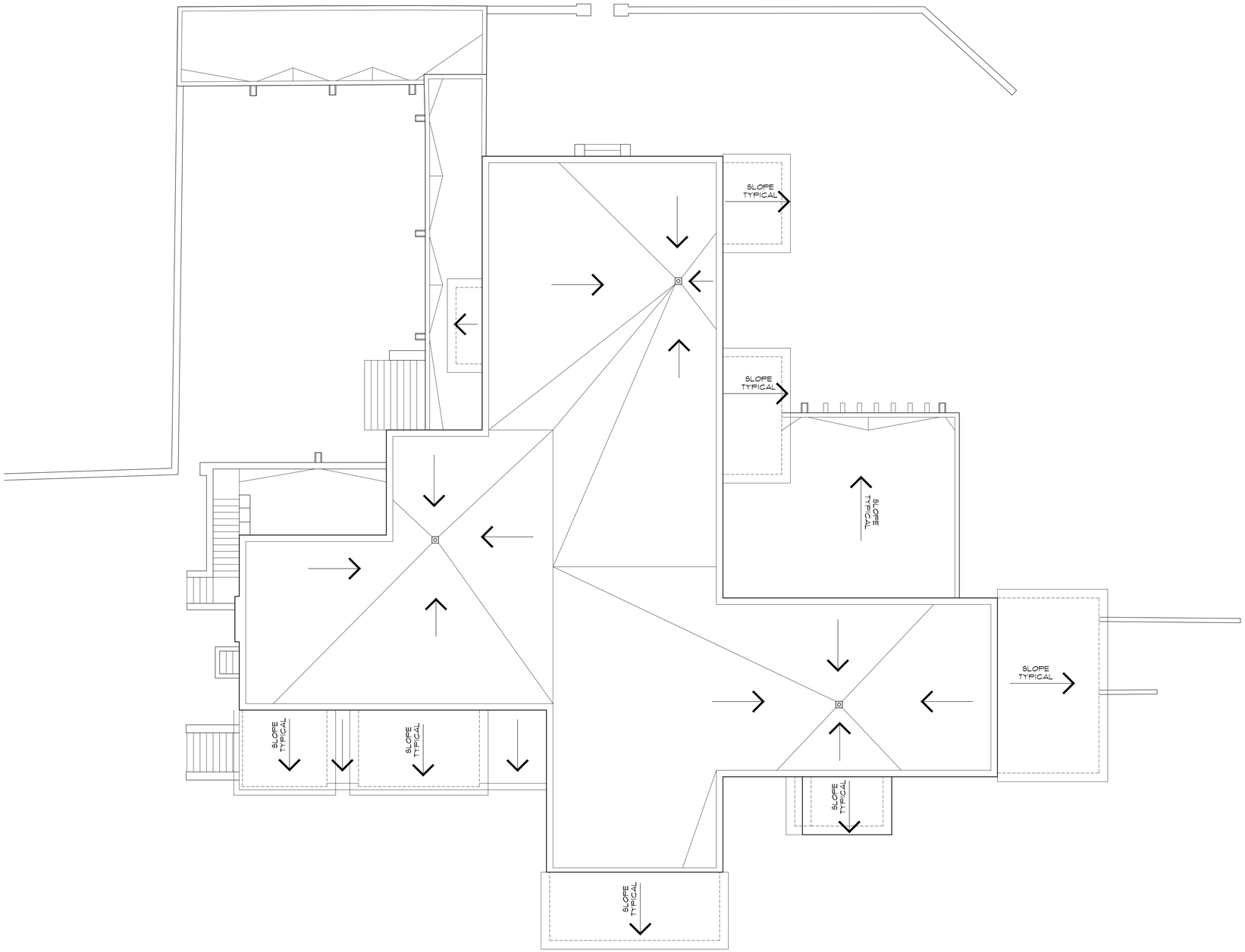
CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING
2ND LEVEL
FLOOR PLAN

SHEET NO.

A-18



EXISTING ROOF PLAN

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

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SANTA FE NEW MEXICO 87505
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PROJECT TITLE

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SANTA MARIA BLDG.

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Santa Fe, NM

PROJECT NO. 22-06

CHECKED BY	EE	DATE	06/10/22
DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

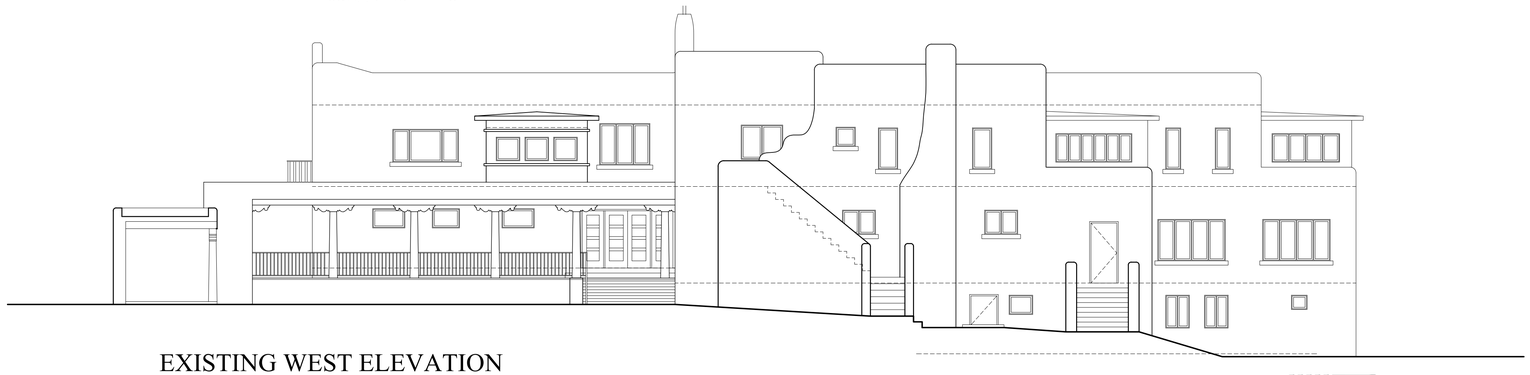
EXISTING ROOF PLAN

SHEET NO.

A-19

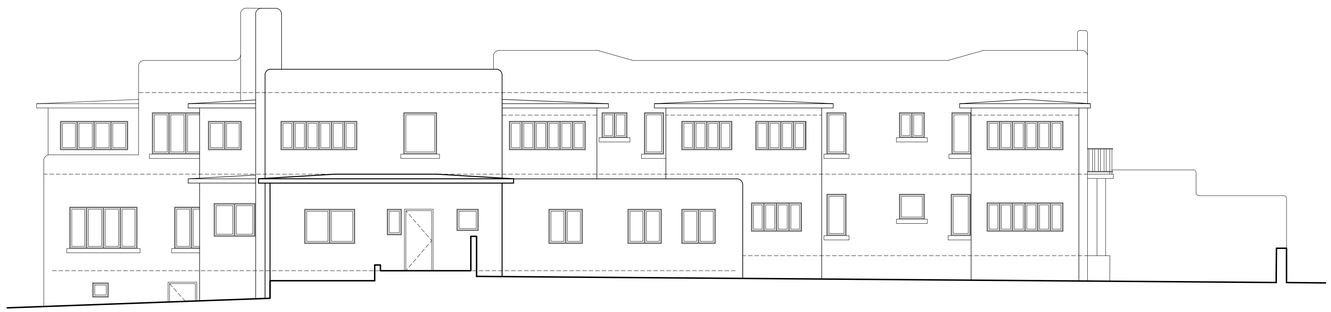
EXISTING NORTH ELEVATION

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



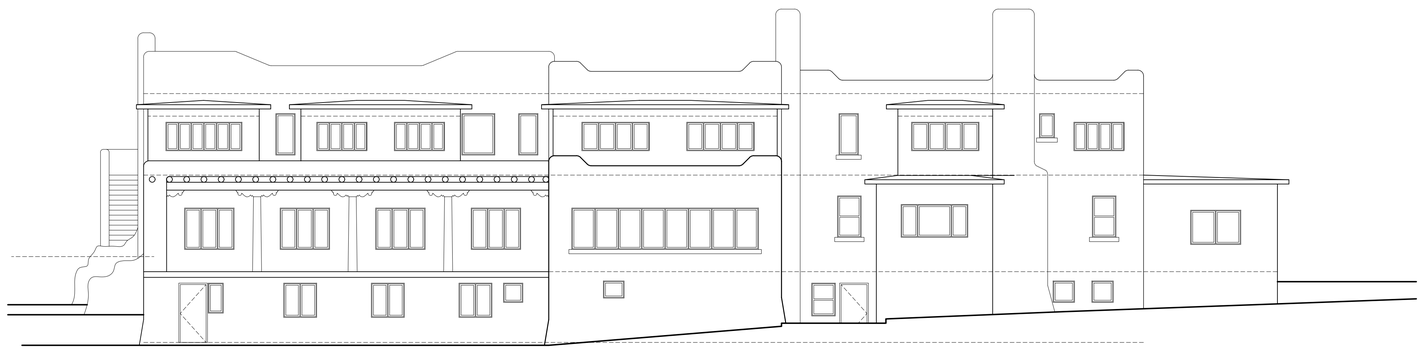
EXISTING WEST ELEVATION

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



EXISTING EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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

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SUNMOUNT

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BLDG.

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Santa Fe, NM

PROJECT NO. 22-06

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DRAWN BY	HR	DATE	06/10/22

SHEET TITLE

EXISTING
ELEVATIONS

SHEET NO.

A-20

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005475--HDRB

Project Description: Remodel

Project Location(s): 440 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant:	Gayla Bechtol 320 Aztec Street AVE SANTA FE , NM 87505	gayla@gbasantafe.com
Property Owner:	Becky Casey	beckypcasey@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1942

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 26, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005475-HDRB

Address: 440 Acequia Madre
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form**

__X__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** Color and finishes

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with the condition that the new yard wall is at least 4" separated from the existing original historic yard wall of the main house. Staff finds 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:

440 Acequia Madre Unit 2 is a 2,969 square foot building designed by Katherine Stinson Otero in the Plaza Chamisal compound off Acequia Madre. Originally built between 1942 and 1944, it is designated contributing to the Downtown and Eastside Historic District. It is an adobe Spanish-Pueblo Revival Style building with flat roof and parapets.

Previous alterations include carport remodels in the 1970s and 1990s. An addition was constructed between 1998 and 2000 onto the east elevation at the zero lot line. A south elevation ramada was rebuilt in 2000. Its historic low yard wall and gates were built at the same time as the original and extend from the building's northwest corner across the west elevation enclosing a courtyard. The yard wall curves toward the east at the northeast corner, terminating before the existing carport.

The Historic Districts Review Board designated the west elevation facades 1, 2, 3, 4, and 5 primary facades at its April 26, 2022 meeting. Included in the board action was adding the historic yard wall to the residence's contributing status and approval to demolish the carport on the north elevation.

No changes are currently proposed for the main house.

Now, the applicant proposes to construct the following:

1. A 1,532 square feet free-standing guesthouse, storage, and carport to the north of the main house. Its height will not exceed 12'- 6" (maximum allowable height is 13'-2").The guesthouse will be Spanish-Pueblo Revival Style with wood-frame, flat roof, and metal lined wood canales, bullnose corners and raised parapet. The new building is a slightly curved, arch-like rectangle that will house the carport, guesthouse and storage room. The carport is sited on its west elevation at the entrance of the main house and new guesthouse.
2. The carport will be of weathered wood timber construction, with round posts and rectangular beams with wood decking. Its east wall connecting to the guesthouse has two small square windows.
3. The south elevation has a portal across its front that will be weathered wood timber construction, with round posts and rectangular beams with wood decking. The stucco under the west portal will be El Rey Navajo White. Exposed wood headers will be stained dark brown. Sills and jambs will be bull-nosed stucco. The portal will be a natural dark stain to appear the same as the main house.
4. Windows will be wood true-divided lite with blue-green trim to match the main house. Exterior wood and glass entry doors will be stained dark brown.
5. Also proposed is a new 42" stucco yard wall extending from the north street wall to the south connecting the guesthouse to the main house. The guesthouse will be accessed off the existing driveway parking at the entrance of Plaza Chamisal.
6. The applicant proposes to extend the new 42" low stucco yard wall to connect with the main house's contributing yard wall. It will have a 3' tall wood gate on the west elevation designed to match the existing low wood plank gate made with cut outs in wood planks.
7. The plaster is smooth troweled Cementitious "Buckskin" which also matches the existing yard walls in the compound.
8. There will be a fireplace at the courtyard's southeast corner. The fireplace chimney, bench seating, and wall will be stucco on CMU, with rounded corners in Old Santa Fe Style.

9. The new structure's stucco color will match the main house, which is cementitious El Rey Buckskin.
10. Exterior light fixtures will be weathered patina punched tin with tops that angle toward the ground; 14" tall x 8" wood and 5" in depth.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6/10/2022

Property Owner of Record: Casey Family Trust

Applicant/Agent Name: Gayla Bechtol

Contact Person Phone Number: 505)660-6301

Site Address: 440 Acequia Madre

Proposed Construction Description: Casita, portals, fences, gates

TOTAL ROOF AREA: 4035 sq. ft. Lot 9770 sq. ft.

Zoning District: RC-8

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☒ Other: Downtown & Eastside Historic District

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

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

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

Use of Structure: ☒ Residential
- ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

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

Lot Coverage : 41.3 %
- ☒ Open Space Required: 1,211 sq. ft.
  Provided: 2,231 sq. ft.

Setbacks:
Proposed Front: 12'0" Minimum: 7'0"
2nd Front? _____
Proposed Rear: 17'0" Minimum: 5'/15'
Proposed Sides: L 6' R 19' Minimum: 0'/5'

Height: Proposed 12'0"
Maximum Height: _____ or
- ☒ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 3

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

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

Gayla Bechtol _____ [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

_____
SIGNATURE **DATE**

To Be Completed By City Staff:

2022-005482-PAR

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

Notes: _____

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: 41.3% requires open space of 1,211 sq ft. 2,231 sq. ft. of open space is provided. Legal lot of record is provided.

REVIEWER: Lani J McCulley **DATE:** 6 /15 /2022

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

Revised 1-14-13

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 #144

IDENTIFICATION

ADDRESS: 440 ACEQUIA MADRE
PLAZA CHAMISAL

ID NUMBER: 0516 111 37

BUILDING NAME: PLAZA CHAMISAL

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NE 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
1930's ESTIMATE PRIOR TO 1940 ACTUAL

SOURCE(S) OWNER NOTES

BUILDING DATA

ARCHITECTURAL STYLE:
SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? ATTACHED CARPORT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: CARPORT + MULTI LITE PICTURE WINDOW WEST

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

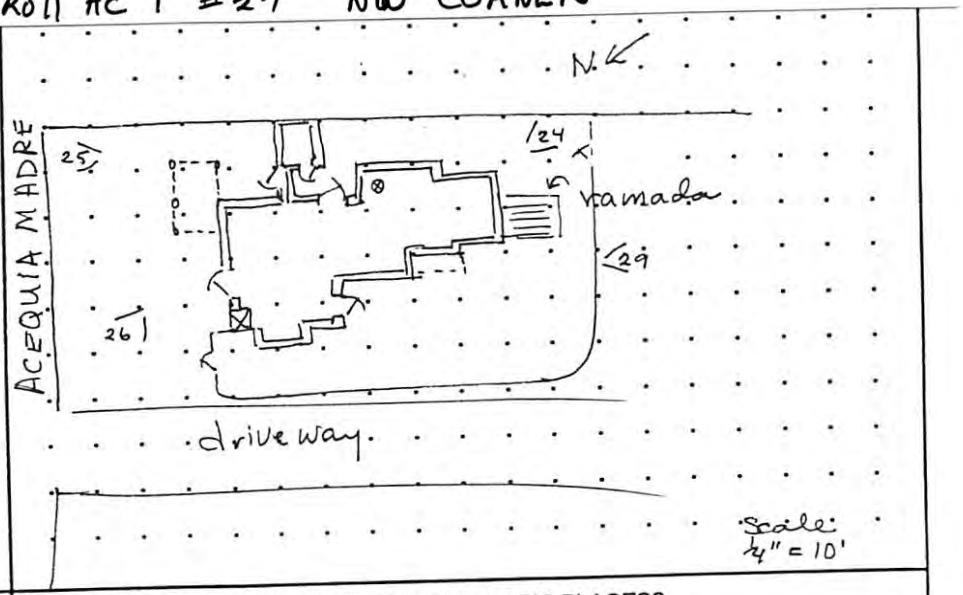
BUILDING THREATENED?

___ YES X NO

PHOTO

ROLL AC 1 #27 NW CORNER

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ___ NO X ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ___ NO X ELIGIBLE

LOCAL DESIGNATION: CORE HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 4/8/93 BY AC

NEGATIVES WITH NMHPD ROLL # AC 1 NEG # ___ TO ___

24-25-26-29

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	FLAT WITH PARAPETS
BUILDING WALLS	BEIGE STUCCO OVER ADOBE
FOUNDATIONS	NOT VISIBLE
DOORS	NORTH DOOR SMALL GLASS PANE OVER WOOD PANEL REAR DOOR ON EAST GLASS OVER WOOD PANEL, NOT RECYCLED DOOR
WINDOWS	LARGE MULTIPANE WINDOW WEST INSTALLED 1992 ALL CONCRETE SILLS
PORCHES OR PORTALES	2 CAR PORTAL / CARPORT ADDED 1992 SMALL PORTAL SW CORNER RAMADA SOUTH SIDE FOR VINES
BALCONIES	
COURTYARDS	
FENCES/WALLS	4 FT WALL STUCCOED WEST 5FT WALL AT STREET AND ALONG EAST SIDE OF PROPERTY
ARCH. DETAILS	1992 CARPORT MAY BE LARGER THAN CARPORT SHOWN ON 1978 SURVEY MAP
OTHER	3 TO 4 TREES CUT DOWN NE SIDE

COMMENTS MODERN 2 CAR CARPORT OUT OF PROPORTION FOR HOUSE. LARGE MULT PANED WINDOW RECENTLY INSTALLED NW SIDE. BLD DOES RETAIN ITS RUSTIC APPEARANCE. BUILT BY KATHERINE STINSON OTERO

ADDITIONAL PHOTOGRAPHS

ROLL AC 1 #25 NORTH PORTAL

ROLL AC 1 #29 SOUTH ELEVATION

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS 440 ACEQUIA MADRE
PLAZA CHAMISAL

ID NUMBER 05/6/1137

SURVEYED/RESEARCHED
DATE 4/8/93 BY AC

ROLL AC1 # 24 SE CORNER

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

cont.

building threatened?	surveyed	county	ID no.
yes	date 1-10-84 by mb	Santa Fe	051611137
field map	number	UTM reference easting	northing
SFHD	3-1137	zone 12 13	

location description: Plaza Chamisa 440 Acequia M / 440 E. Manhattan

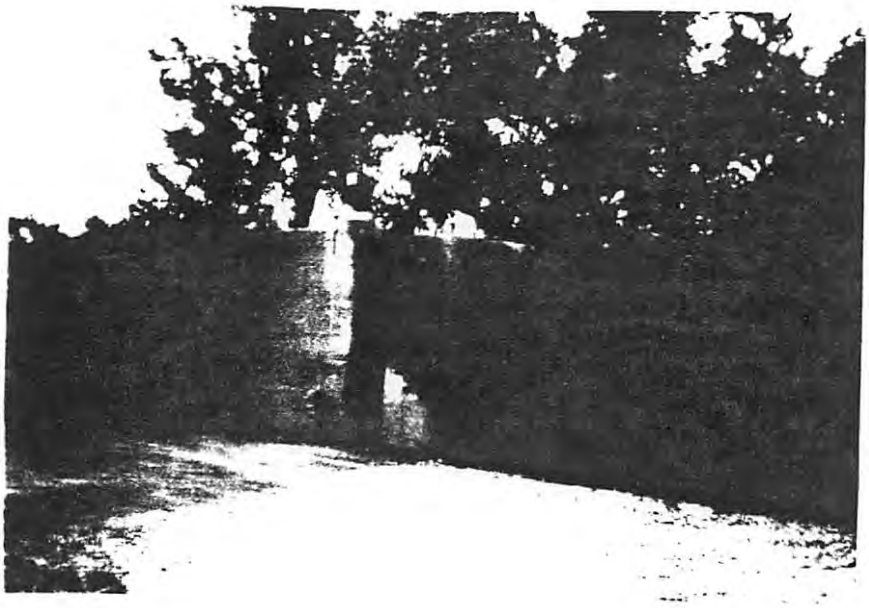
city/town: Santa Fe

land grant/reservation:

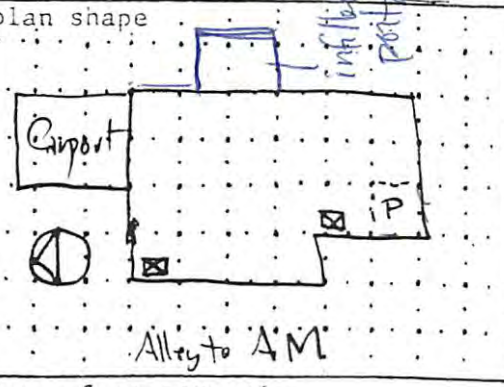
building name:

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

film roll	negative nos.	loc. of neg.
by mb no. 6	29, 30	HPB



plan shape



date of construction: 1920-30 estimate ___ actual

source: not on 1937 aerial

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ x good
___ fair ___ deteriorating

degree of remodeling
___ x minor ___ moderate ___ major
describe: Poss. addtn of carport

surroundings: Res

relationship to surroundings
___ x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ x of interest ___ none
if eligible, why? contrib

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe / Stucco

architectural features
Roof - flat w parapet, mtl clad wood cornices, 2 vis chimneys, vigas short & irreg. length
Windows - 6/6, 8 lt csmt, 28 lite ~~steel~~ wood fixed, or wood grill on one window, lintels recessed & partly stuccoed over, concrete sills
Door - 4 lite w grill & wood panel
Wall batter. Garden gate has 3 arrow head shaped cutouts

comments
rear - 2 lite casements
6 lite wood casements

contribute

City of Santa Fe, New Mexico

memo

DATE: June 15, 1992

TO: Historic Design Review Board

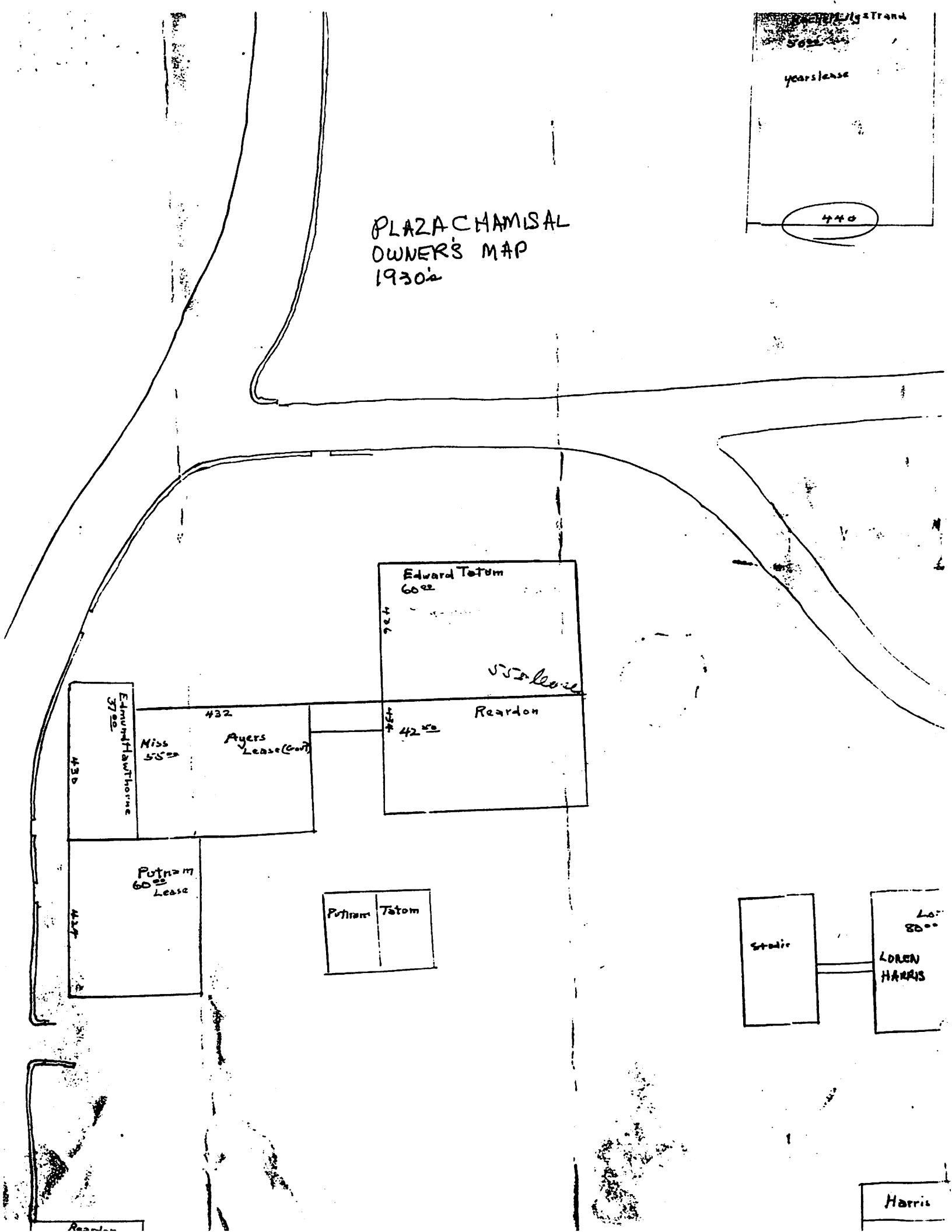
FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: #440 Acequia Madre

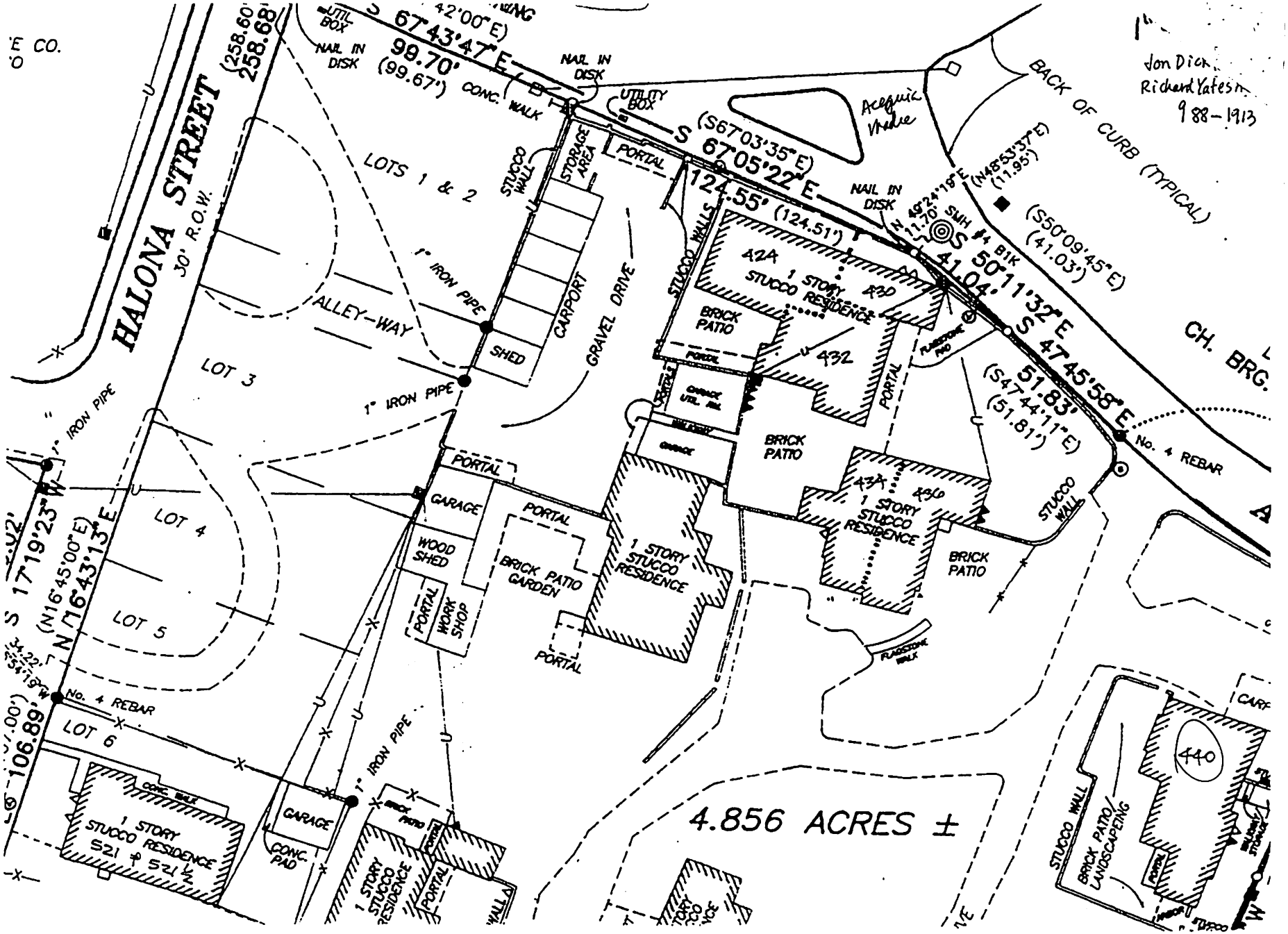
Staff conducted a site visit on this property on 6-10-92 meeting the owner, Mr. Harvey Delano II and his architect Jon Dick, at that time to discuss any additional information they might have regarding the structure which is currently considered contributing on the City's Historic District Status Map.

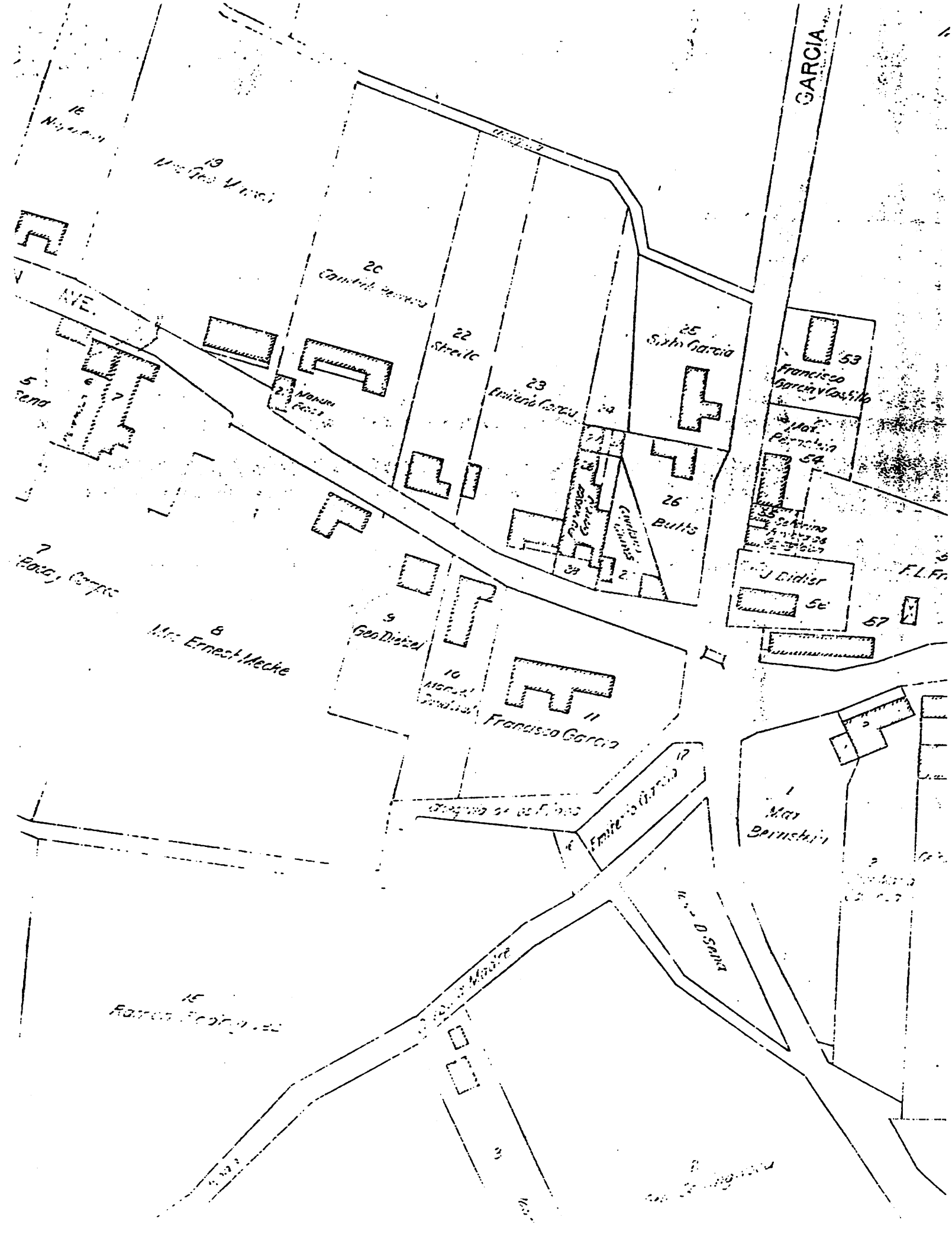
Built c.1942-1944 (City Directory) this adobe, pueblo revival style building still possesses its historic multi-lite wood casement windows and recessed portal. A new wooden multi-lite fixed window has been installed on the west side and is not highly visible. An open carport has been constructed at the building's north elevation.

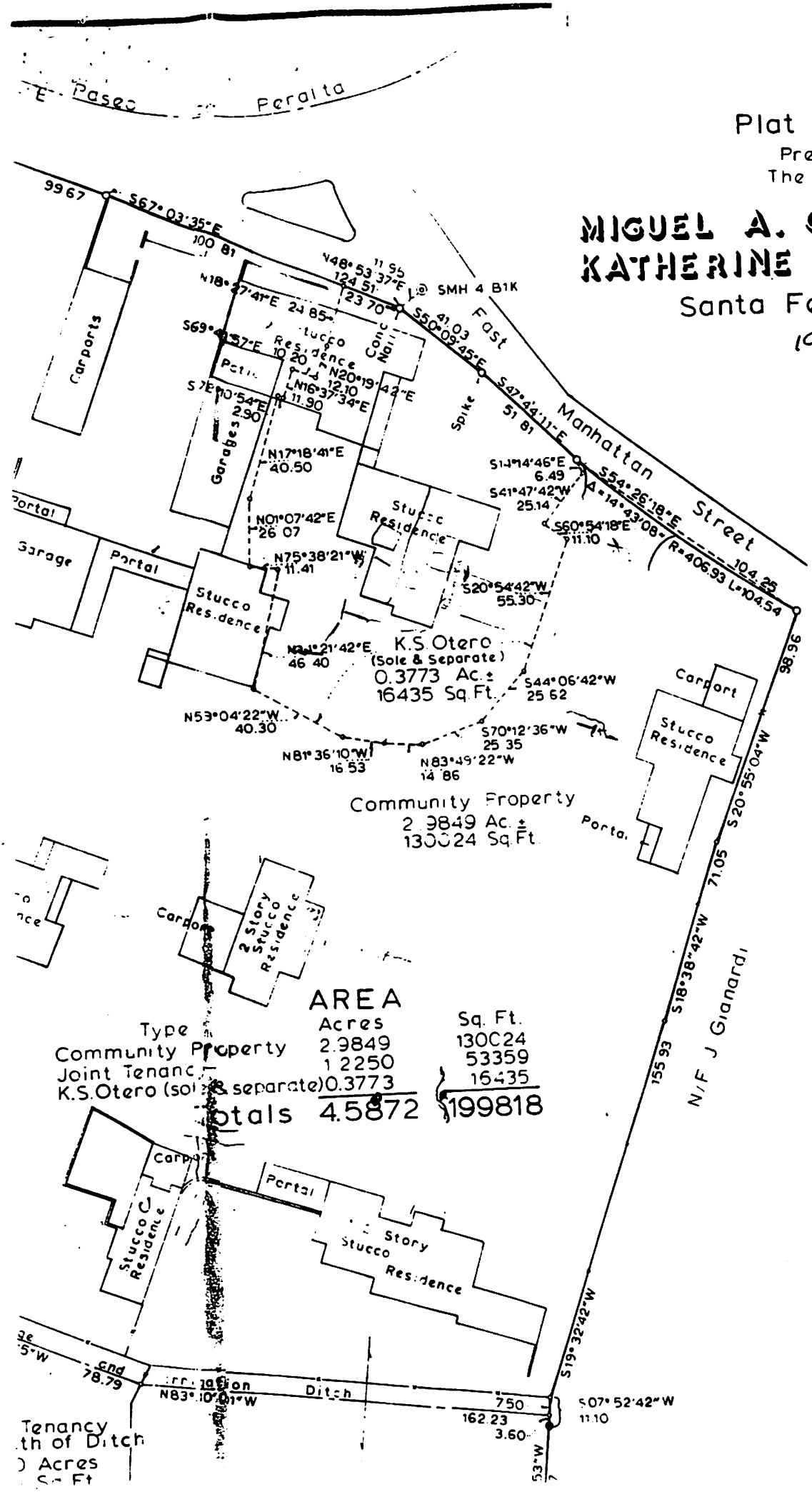
The alterations have not extensively altered 440 Acequia Madre's historic integrity and therefore staff recommends that the Board consider this building contributing in the Core Historic District.

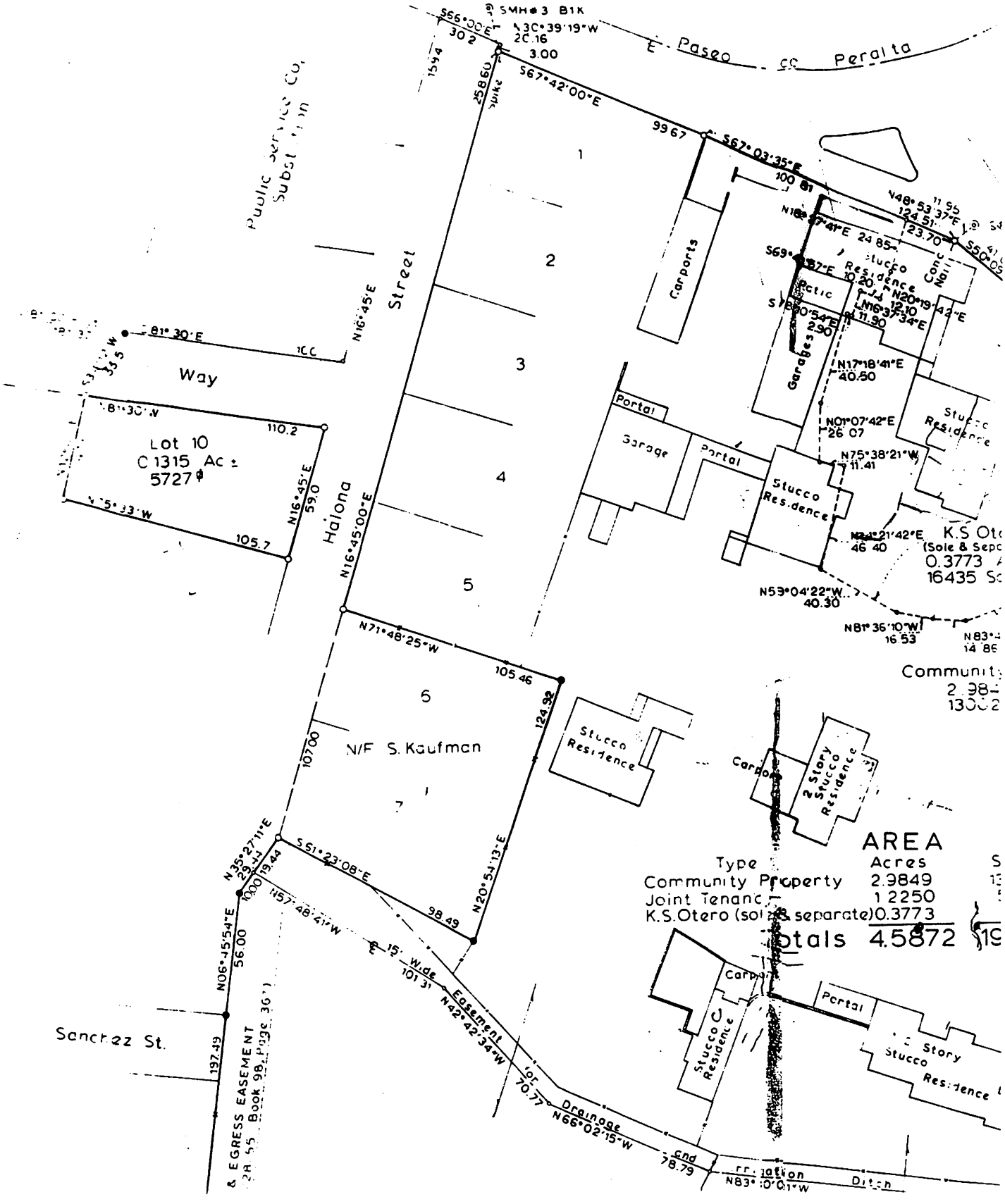

PLAZA CHAMISAL
OWNER'S MAP
1930's
Edward Tatum
60.22
424
Reardon
42.50
432
Ayers
Lease (Court)
Miss
55.00
Edmund Hawthorne
37.00
430
Putnam
60.22
Lease
424
Putnam
Tatom
Studio
LOREN
HARRIS
Harris
440
years lease

Frank C Rand
200.00
Lease to 5/1/40
Jerry Clement
36.00
Sally Sortwell
42.50
2
6
Louise Booth
40.00
Permanent
5
3
Dr. Anthony Fremont
37.00
4 year lease - Unfurnished
Store


HALONA STREET
30' R.O.W.
(258.60')
258.68'
S 67°43'47" E
99.70'
(99.67')
CONC. WALK
NAIL IN DISK
UTILITY BOX
(S67°03'35" E)
S 67°05'22" E
124.55'
(124.51')
BACK OF CURB (TYPICAL)
Acequia Madre
(N48°53'37" E)
(11.95')
N 49°24'18" E
1.70'
SMH
(S50°09'45" E)
(41.03')
S 50°11'32" E
41.04'
S 47°45'58" E
51.83'
(S47°44'11" E)
(51.81')
No. 4 REBAR
CH. BRG.
LOTS 1 & 2
LOT 3
LOT 4
LOT 5
LOT 6
ALLEY-WAY
1" IRON PIPE
STUCCO WALL
STORAGE AREA
PORTAL
CARPORT
SHED
GRAVEL DRIVE
STUCCO WALLS
424
1 STORY STUCCO RESIDENCE
426
BRICK PATIO
432
FLAGSTONE PAD
CHANGE UTIL. RM.
SHOWER
434
436
434
1 STORY STUCCO RESIDENCE
436
BRICK PATIO
FLAGSTONE WALK
GARAGE
WOOD SHED
BRICK PATIO GARDEN
1 STORY STUCCO RESIDENCE
PORTAL
WORK SHOP
S 17°19'23" W
(N16°45'00" E)
N 16°43'13" E
106.89'
(106.00')
34.22'
S 54°19'
No. 4 REBAR
1 STORY STUCCO RESIDENCE
521 & 521 ½
CONC. WALK
GARAGE
CONC. PAD
1 STORY STUCCO RESIDENCE
PORTAL
4.856 ACRES ±
440
STUCCO WALL
BRICK PATIO/ LANDSCAPING
Jon Dick
Richard Yates
988-1913


GARCIA
AVE.
22
Strait
23
25
Sixto Garcia
26
Bulls
53
54
Francisco Garcia Castillo
57
J Didier
8
Mrs Ernest Mecke
9
Geo Didier
11
Francisco Garcia
1
Mary Bermudez


E. Paseo de Peralta
Plat of Survey
Prepared For
The Estate Of
MIGUEL A. OTERO JR. AND
KATHERINE STINSON OTERO
Santa Fe, New Mexico
1978
Manhattan Street
East
Carports
Garages
Portal
Garage
Stucco Residence
Spike
K.S. Otero
(Sole & Separate)
0.3773 Ac. ±
16435 Sq. Ft.
Community Property
2.9849 Ac. ±
130024 Sq. Ft.
Carport
2 Story Stucco Residence
1 Story Stucco Residence
N/F J Gianardi
Irrigation Ditch
AREA
Type
Acres
Sq. Ft.
Community Property
2.9849
130024
Joint Tenancy
1.2250
53359
K.S. Otero (sole & separate)
0.3773
16435
Totals
4.5872
199818
LEGEND:
Bearings based on the nort
of Winische Way within th
Subdivision by Chas W D
dated April 1928.
Sewer Manhole
Iron stake set (exce
Iron stake found
Point not set


E. Paseo de Peralta
Halona Street
Way
Lot 10
0.1315 Ac ±
5727 ϕ
110.2
105.7
59.0
100
99.67
105.46
107.00
124.92
98.49
56.00
197.49
Sanchez St.
Garages
Portal
Garage
Stucco Residence
2 Story Stucco Residence
Carport
Septic
N/F S. Kaufman
6
5
4
3
2
1
15' Wide Easement
Drainage
Irrigation Ditch
AREA
Type Acres
Community Property 2.9849
Joint Tenancy 1.2250
K.S. Otero (sole & separate) 0.3773
Totals 4.5872

12
30
31

Katherine Stinson Otero
(1896-1977)

An outstanding pioneer in American aviation and founder with her mother of the Stinson Aircraft Company in 1913, Otero later developed an interest in the design and remodeling of Southwestern houses. In her career as a pilot, she was the fourth woman to qualify for a pilot's license, and is credited with being the first woman to skywrite, to fly over London, to fly at night, to own and operate a flying school (Stinson School of Aviation in San Antonio, Texas), to fly in the Orient, to fly the U. S. Mail, and numerous other accomplishments.

After developing tuberculosis in the 1920s, she moved to Santa Fe, and in 1928 married Miguel A. Otero, Jr., son of a former Territorial governor.

Although without professional training as an architect, Otero demonstrated a sympathy with the architecture of the Southwest and the unorthodox manner in which it sometimes was carried out, an interest which resulted in a number of outstanding residences in Santa Fe. For at least one of these-- the house built for Catherine Gay in 1929 in the Sunmount area -- Otero drew no plans, but walked about the site with her workmen, pointing out where she wanted the walls constructed.

Her other noteworthy designs include the houses in the Plaza Chamisal, off Acequia Madre, especially the principal two-story residence where she and her husband lived, and the Dorothy McKibben house on Old Santa Fe Trail.

Sources: Interview with John Conron, March 27, 1988; New York Times, July 11, 1977; Agnesa Lufkin, "The Gay-Wagner House: Hand-made Space," New Mexico Architecture, July-August 1978.

Agnesa Lufkin Reeve

O 1927
SP

Page 81
"Directory of Historic New Mexico Architects"
Boyd Pratt Oct '88
to be published next year by UNM Press - I believe

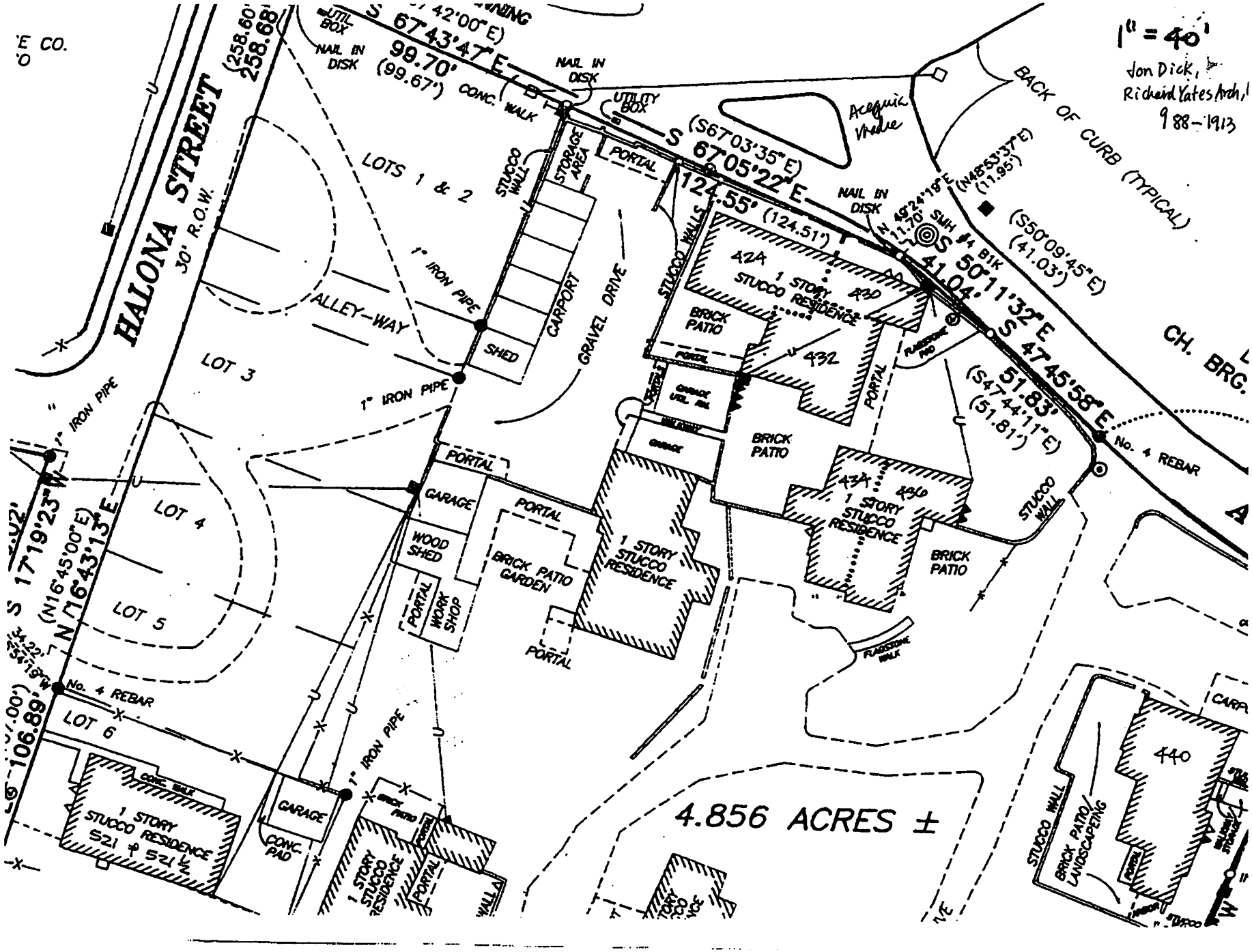
since childhood, she began her flying instructions at age fourteen and in 1912 received her pilot's licence, the fourth woman in the United States to do so. She quickly became one of the foremost stunt and aerobatic fliers in the country, male or female, and achieved many professional honors while criss-crossing the country making her living performing at airshows. Besides holding numerous distance and endurance records, she was the first woman to loop a plane, flew the first airmail routes in western Canada, and was the first person to fly and then to skywrite at night.

She was first criticized for inventing dangerous aerobatic maneuvers that male aviators would endanger themselves trying to emulate, but saw these same stunts borrowed a short time later by the army in training pilots for combat in World War I. In 1913 she and her mother incorporated the soon to be famous Stinson Aircraft Company, and in 1915 founded a flying school, in which numbers of famous World War I and later aviators received their first training.

Upon the entry of the United States into the World War in 1917, Katherine first volunteered for the army as a combat pilot, then as a training pilot. Turned down for both because she was a woman, she served as an ambulance driver in France. After the war ended, she pioneered airmail routes in Europe and America, but soon discovered she had contracted tuberculosis during her privations in France. By the early 1920's she had found her way to the Sunmount sanatorium in Santa Fe.

There Katherine found herself a part of a stimulating intellectual circle, centered around the staff and patients at Sunmount and the nearby Canyon Road artistic community. She became fascinated with the cultural and artistic heritage of New Mexico, and joined the group centered around John Gaw Meem, then also at Sunmount, and later to be the most prominent architectural proponent in New Mexico of the Pueblo Revival Style. She came to share in his concern with preserving and recreating New Mexico's architectural heritage.

A close and enduring personal and professional friendship formed between Meem and Otero. As her health recovered, Katherine Stinson Otero began an active second career remodeling old buildings and designing new ones in the Pueblo Revival Style being made popular by Meem, and opened her own office in downtown Santa Fe. Although like Meem she had not trained professionally as an architect, she soon gained recognition and awards in state-wide


1" = 40'
Jon Dick,
Richard Yates Arch.
988-1913
HALONA STREET
30' R.O.W.
S 67°43'47" E
99.70'
(99.67')
CONC. WALK
NAIL IN DISK
UTILITY BOX
S (67°03'35" E)
S 67°05'22" E
124.55' (124.51')
BACK OF CURB (TYPICAL)
Acequia Vivda
(N46°53'37"E)
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LOT 5
LOT 6
ALLEY-WAY
1" IRON PIPE
SHED
CARPORT
GRAVEL DRIVE
STUCCO WALLS
STORAGE AREA
PORTAL
42A
1 STORY STUCCO RESIDENCE
430
432
BRICK PATIO
FLAGSTONE PAD
GARAGE
UTIL. RM.
WATER HTR.
WOOD SHED
WORK SHOP
BRICK PATIO GARDEN
43A
436
440
FLAGSTONE WALK
CONC. WALK
CONC. PAD
521 & 521½
BRICK PATIO
LANDSCAPING
4.856 ACRES ±
S 17°19'23" W
(N16°45'00"E)
N 16°43'13" E
106.89'
258.68
(258.60')

NEW MEXICO HISTORIC BUILDINGS INVENTORY FORM

Harvey Delano cont. 6/10/92

building threatened? yes	surveyed date 1-10-84 by mb	county Santa Fe	ID no. 05161 137
field map SFHD	number 3-1137	UTM reference zone 12 13	easting northing

location description: Plaza Chamisa / 440 Acequia M / 440 E. Manhattan

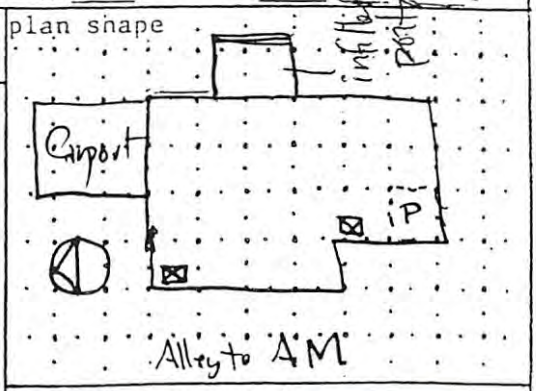
city/town: Santa Fe

land grant/reservation:

building name:

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

film roll by mb no. 6 | negative nos. 29, 30 | loc. of neg. HPB



plan shape

date of construction: 1920-30 estimate 1942-44 actual

source: not on 1937 aerial City Directory

use: present residential; other ___; historic residential; other ___

condition: ___ excellent × good ___ fair ___ deteriorating

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe / Stucco

degree of remodeling: × minor ___ moderate ___ major
describe: Poss. addtn of carport

architectural features: Roof - flat w parapet, mtl clad wood cornales, 2 vis chimneys, vigas short & irreg. length
Windows - 6/6, 8 lt csmt, 28 lite ~~single~~ fixed, no wood grill on one window, lintels recessed & partly stuccoed over, concrete sills
Door - 4 lite w grill & wood panel
Wall batter. Garden gate has 3 arrow head shaped cutouts

surroundings: Res

relationship to surroundings: × similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible × of interest ___ none
if eligible, why? contrib

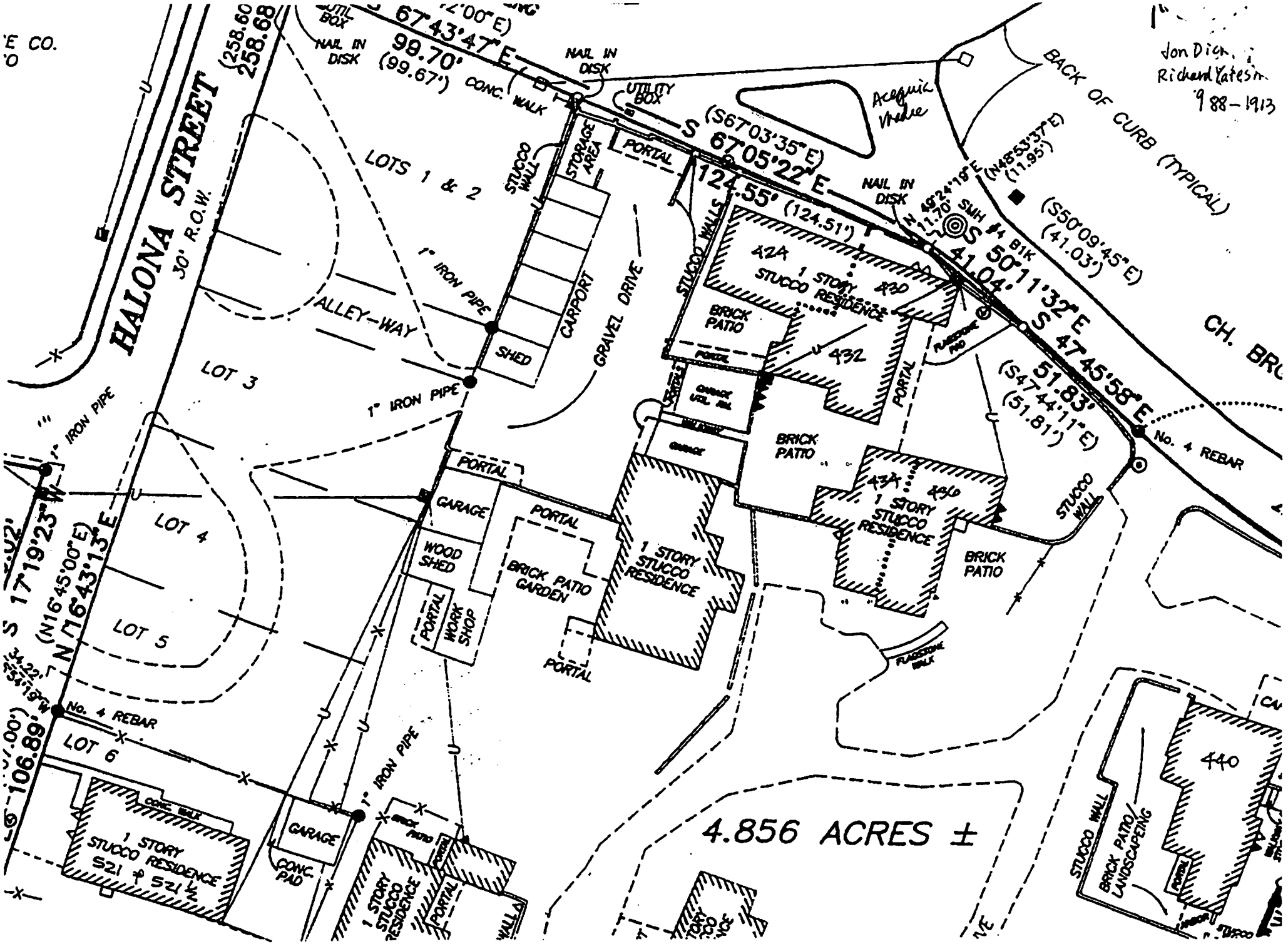
comments: rear - 2 lite casements IIII
6 lite wood casements

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

Contribute

see back? ___ yes


HALONA STREET
30' R.O.W.
(258.60)
258.68
LOTS 1 & 2
LOT 3
LOT 4
LOT 5
LOT 6
ALLEY-WAY
1" IRON PIPE
SHED
CARPORT
GRAVEL DRIVE
STUCCO WALL
STORAGE AREA
PORTAL
NAIL IN DISK
UTILITY BOX
CONC. WALK
(S67°03'35"E)
S 67°05'22" E
124.55' (124.51')
S 67°43'47" E
98.70'
(99.67') CONC. WALK
Acequia Madre
BACK OF CURB (TYPICAL)
(N48°53'37"E)
(11.95')
(S50°09'45"E)
(41.03')
CH. BRO
S 50°11'32" E
41.04'
S 47°45'58" E
51.83'
(S47°44'11"E)
(51.81')
No. 4 REBAR
SMH #4 B1K
N 49°24'18" E
11.70'
424
1 STORY STUCCO RESIDENCE
430
BRICK PATIO
FLAGSTONE WALK
432
434
436
440
GARAGE
WOOD SHED
WORK SHOP
BRICK PATIO GARDEN
CONC. WALK
CONC. PAD
521 & 521½
BRICK PATIO
LANDSCAPING
4.856 ACRES ±
S 17°19'23" W
(N16°45'00"E)
N 16°43'13" E
106.89'
(106.00')

W. ELEVATION

440 ACEQUIA MADRE

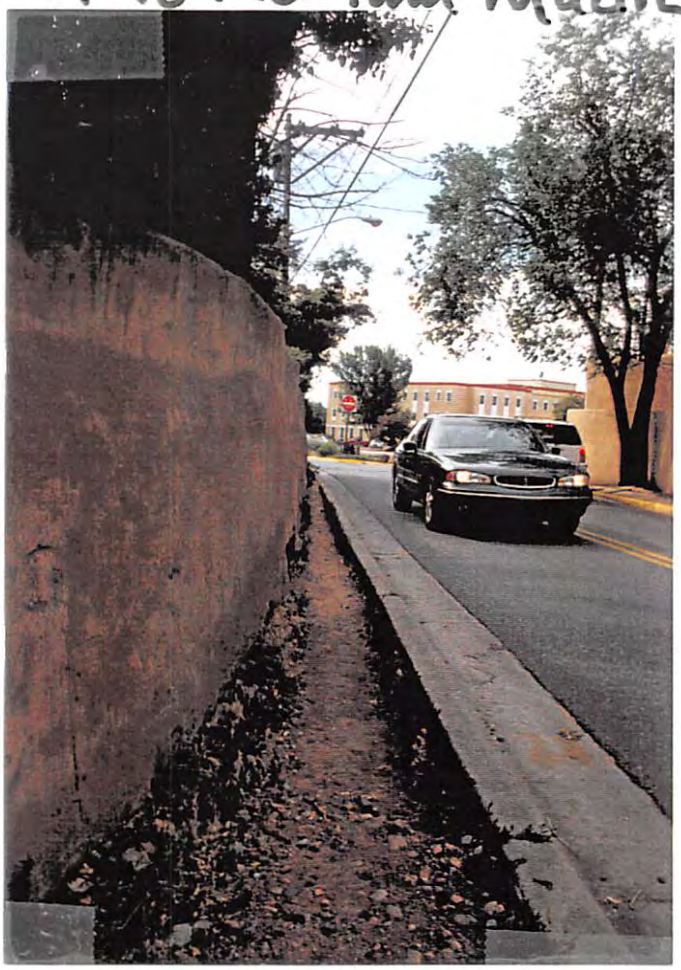
N. ELEVATION

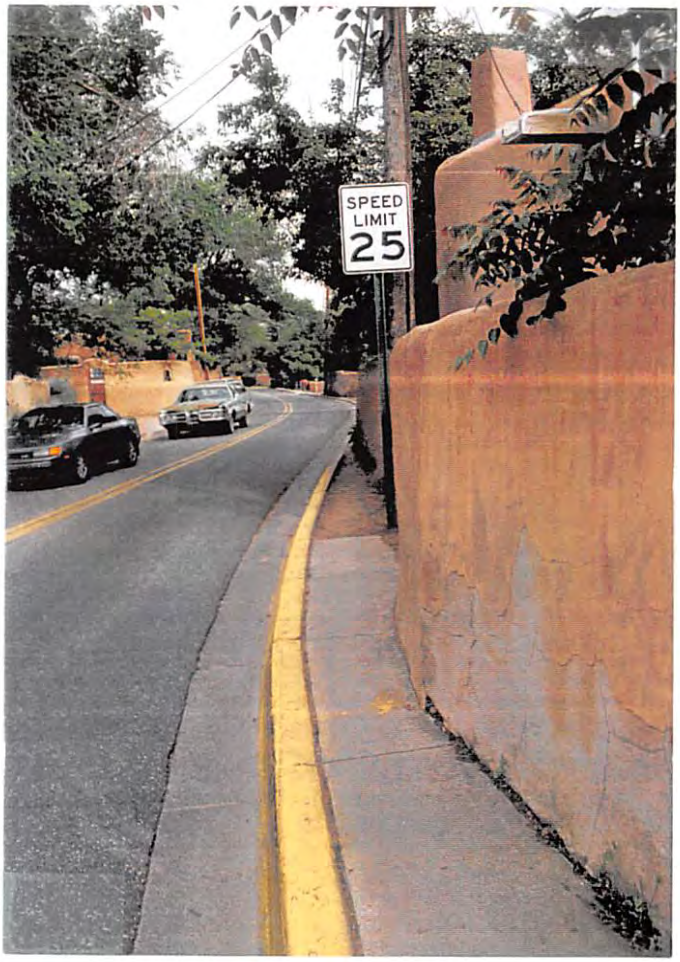
W. ELEVATION

4-40 KEQUIA MAPLE

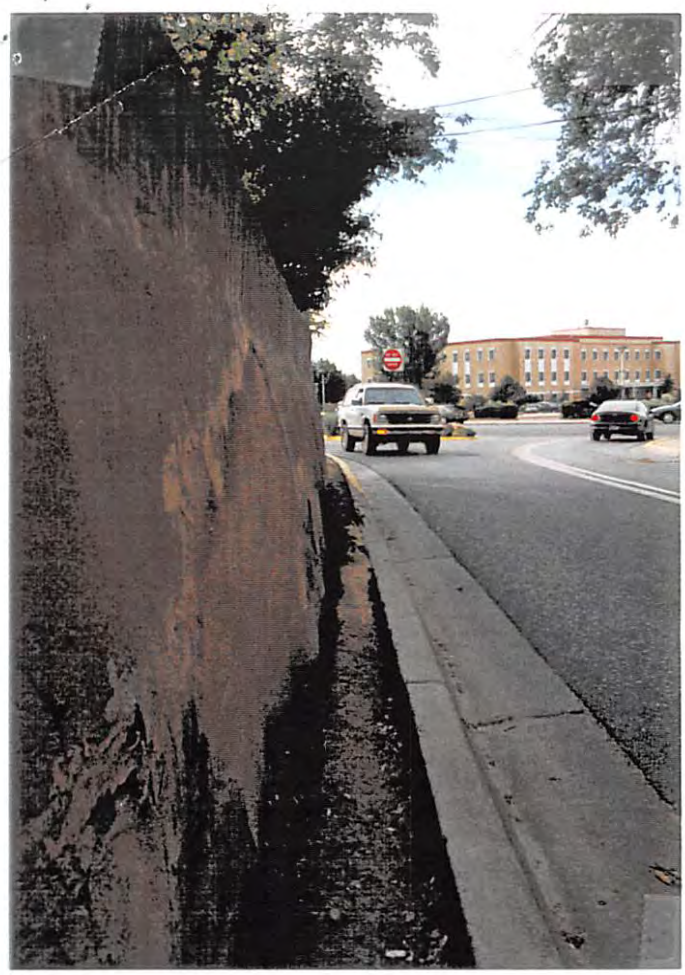
N. ELEVATION

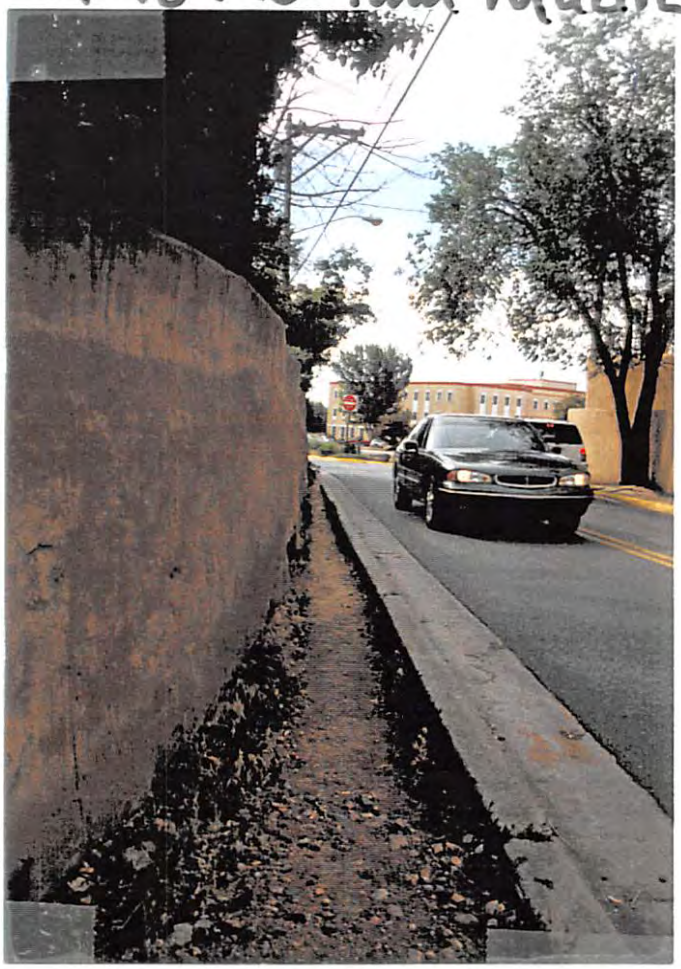
440 Acequia Madre

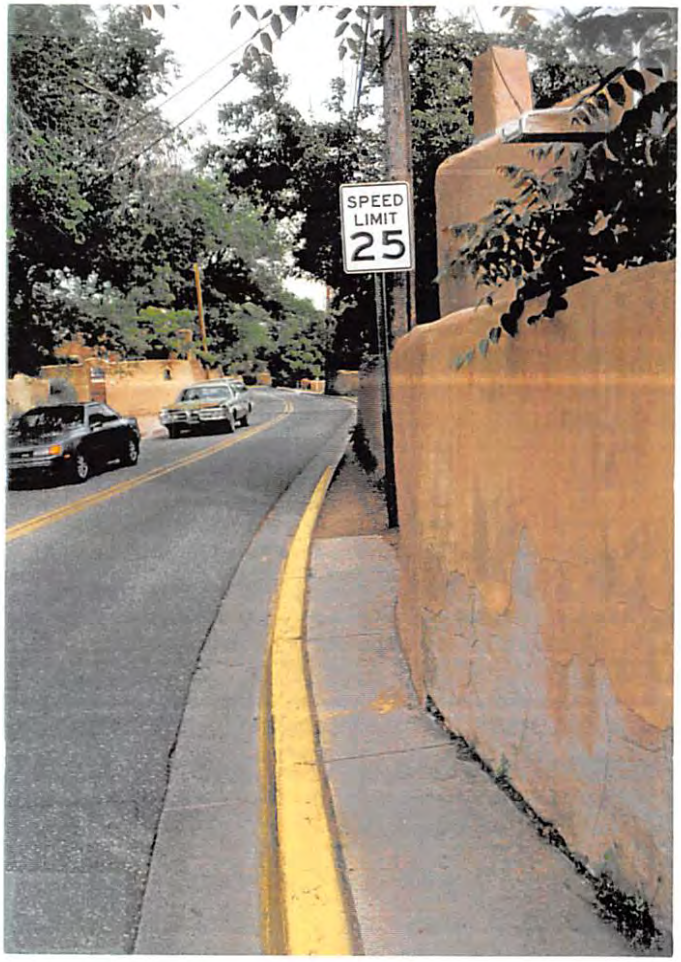




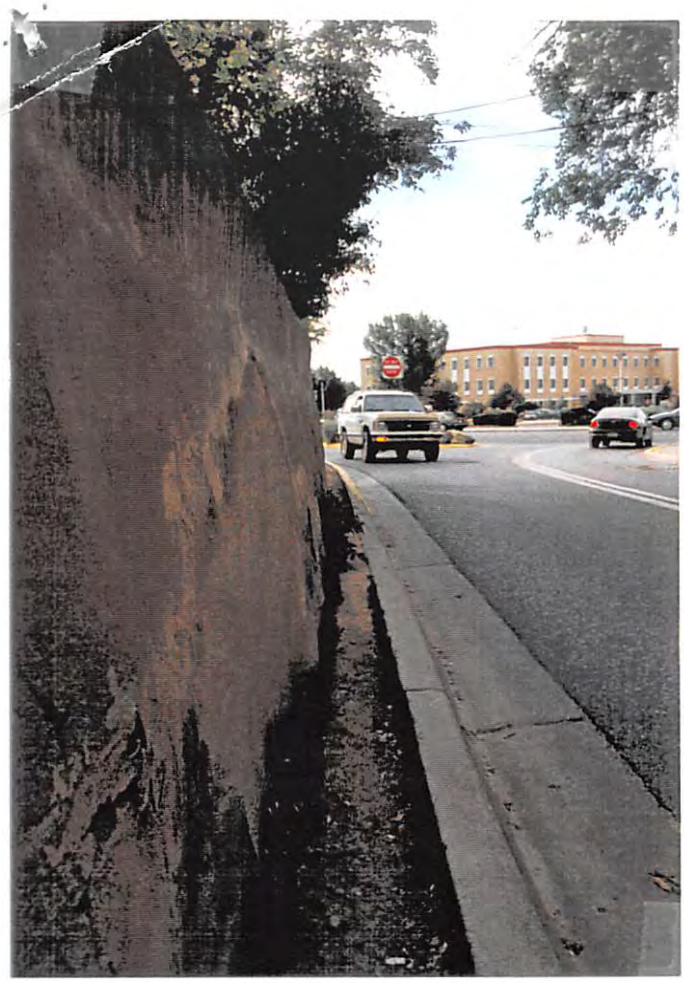
440 Acequia Madre

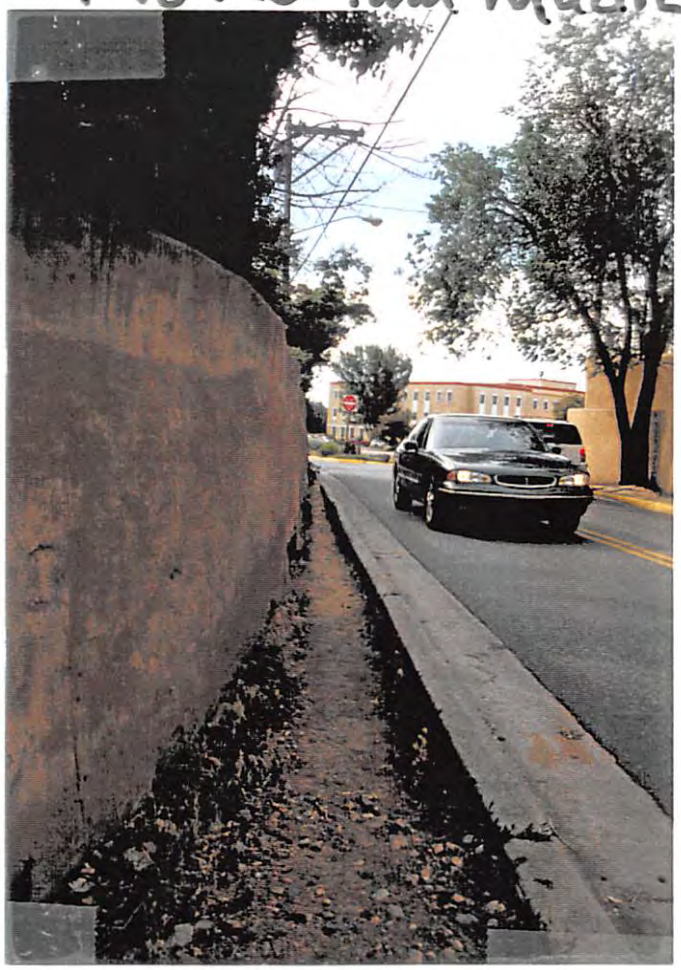


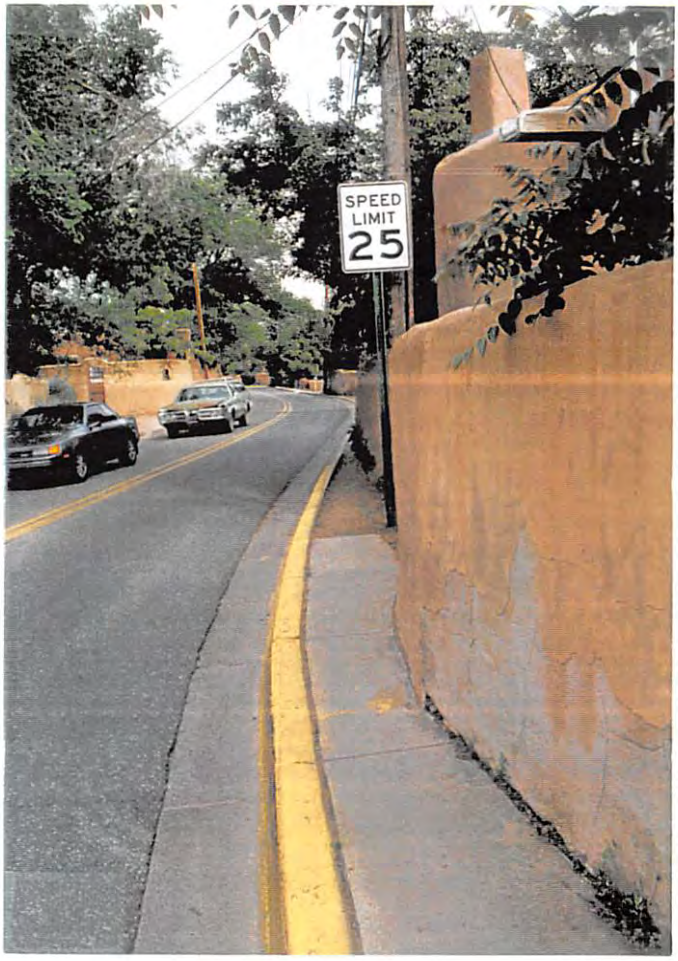




440 Acequia Madre







EXISTING WOOD PLANK GATE, SIMILAR TO NEW

EXISTING HOUSE SOUTH ELEVATION - UNIT 2

EXISTING WOOD PLANK GATES, SIMILAR TO NEW

440 ACEQUIA MADRE
CASITA SAMPLES AND
MASSING EXAMPLES

JUNE 23, 2022

MASSING AT PLAZA CHAMISAL, SIMILAR TO NEW

EXISTING STREET SCAPE AT PLAZA CHAMISAL, SIMILAR TO NEW

EXISTING METAL AT EXISTING STREET WALL TO BE CONTINUED AS NECESSARY

GBA
GAYLE A. BECHTOL
ARCHITECT

440 ACEQUIA MADRE
CASITA SAMPLES AND
MASSING EXAMPLES

JUNE 23, 2022

MASSING AND USE OF WOOD SIMILAR TO NEW, WITHOUT THE DECORATIVE CHEVRON CORBEL

EXISTING HOUSE SOUTHWEST ELEVATION

EXISTING HOUSE WEST ELEVATION

EXISTING HOUSE NORTHWEST

EXISTING HOUSE NORTHWEST WITHOUT CARPORT

EXISTING HOUSE NORTHEAST

EXISTING HOUSE DINING ROOM WINDOW

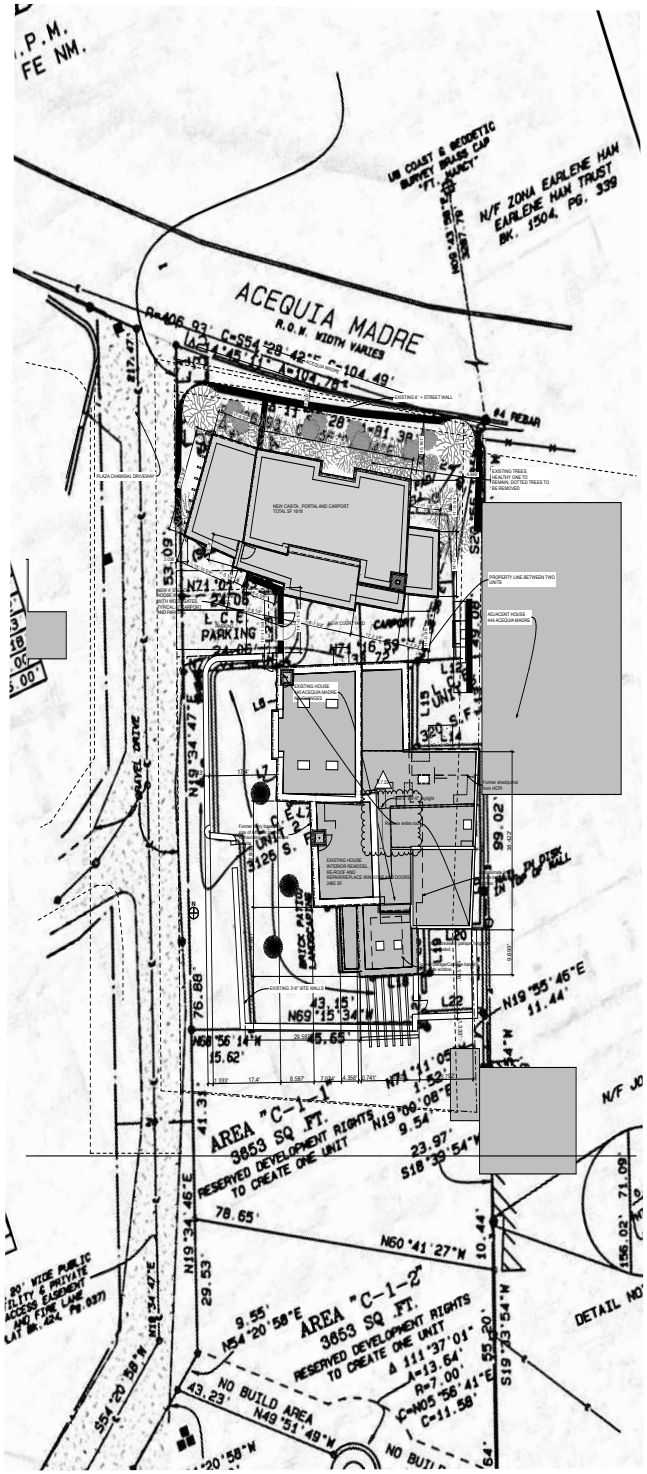
VIEW OF CASITA, UNIT 1, SITE LOOKING NORTHEAST

VIEW FROM ACEQUIA MADRE LOOKING SOUTHEAST

VIEW FROM ACEQUIA MADRE LOOKING SOUTHWEST - NOTE SETBACK OF ADJACENT PROPERTY, APPROXIMATELY 12’

VIEW FROM KITCHEN DOOR LOOKING TOWARDS ADJACENT PROPERTY

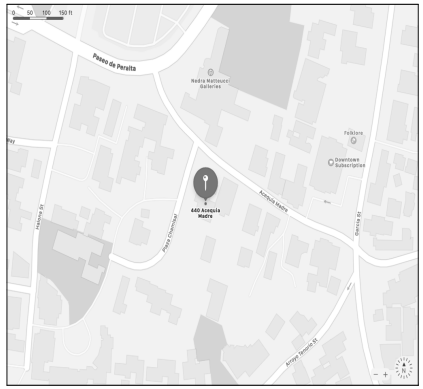
VIEW OF CASITA SITE LOOKING EAST FROM ENTRANCE TO PLAZA CHAMISAL



1 Site Plan with Plat shown for Reference

1 1

0 8' 16' 32'



Vicinity Plan
not to scale

North

Sheet Index

440 Acequia Madre Casita	
1.1	COVER SHEET PLAT AND VICINITY MAP
1.2	PROPOSED RENDERINGS
1.3	CASITA EXISTING SITE PLAN
1.4	CASITA PROPOSED SITE PLAN
1.5	CASITA FLOOR PLAN
1.6	CASITA ELEVATIONS
1.7	CASITA ELEVATIONS

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440 ACEQIA MADRE IN PLAZA CHAMISAL, AKA UNIT 2
NEW CASITA on UNIT 1

ISSUED:

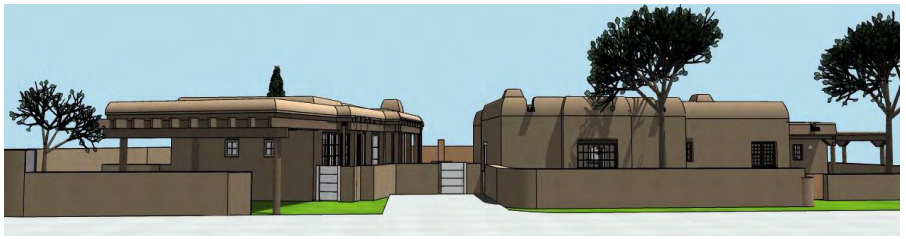
HDRB Review New Casita 6.10.22

COVER SHEET PLAT AND VICINITY MAP

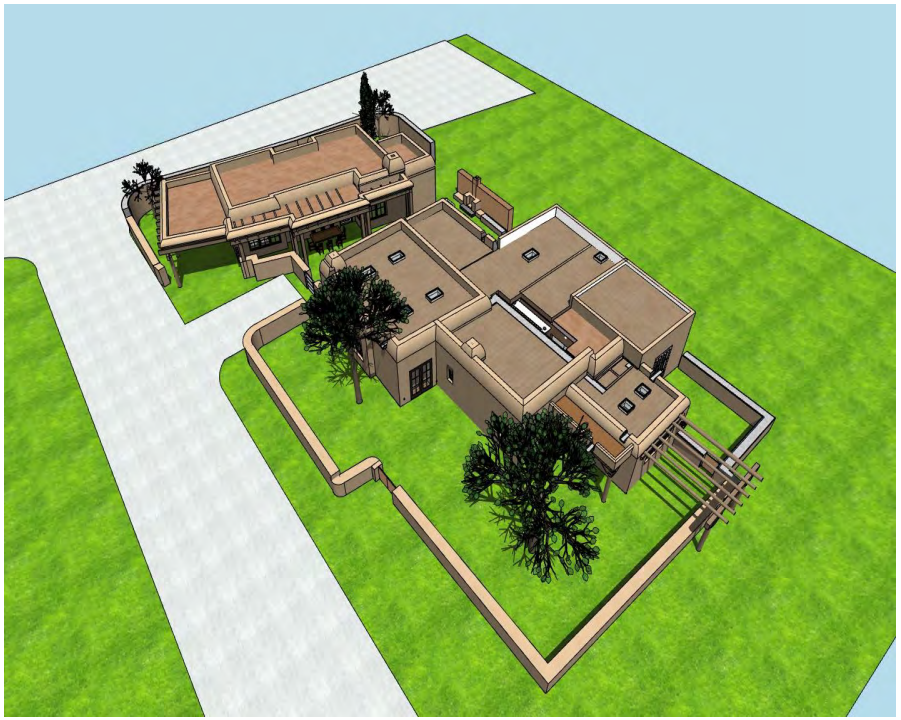
1.1

Printed: 6/23/22

From Sidewalk at Acequia Madre



Southwest view



Bird's Eye View from Southwest

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NEW CASITA on UNIT 1

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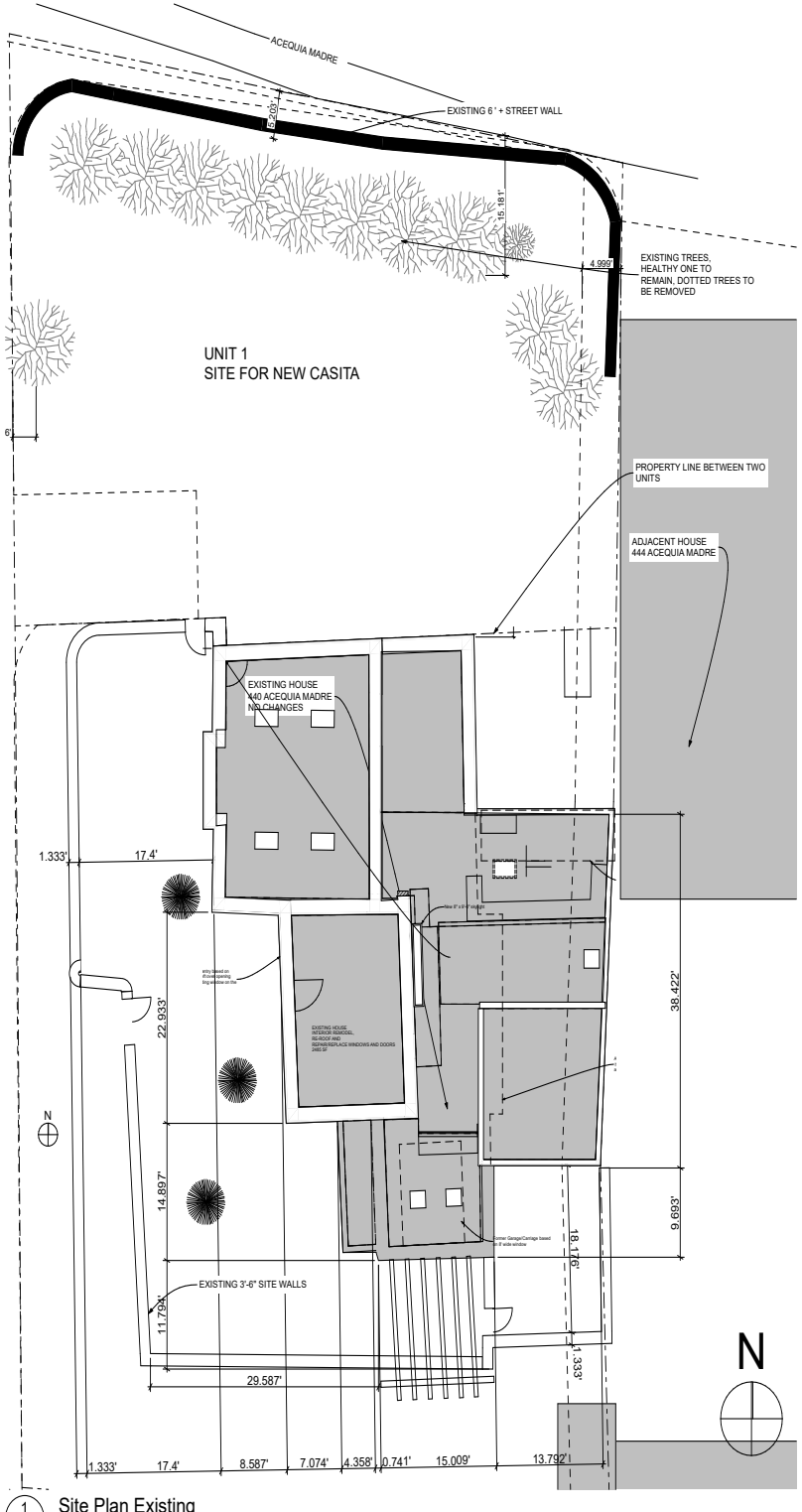
PROPOSED RENDERINGS

1.2

Printed: 6/23/22



1
1.3 Site Plan Existing

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

0 4' 8' 16'

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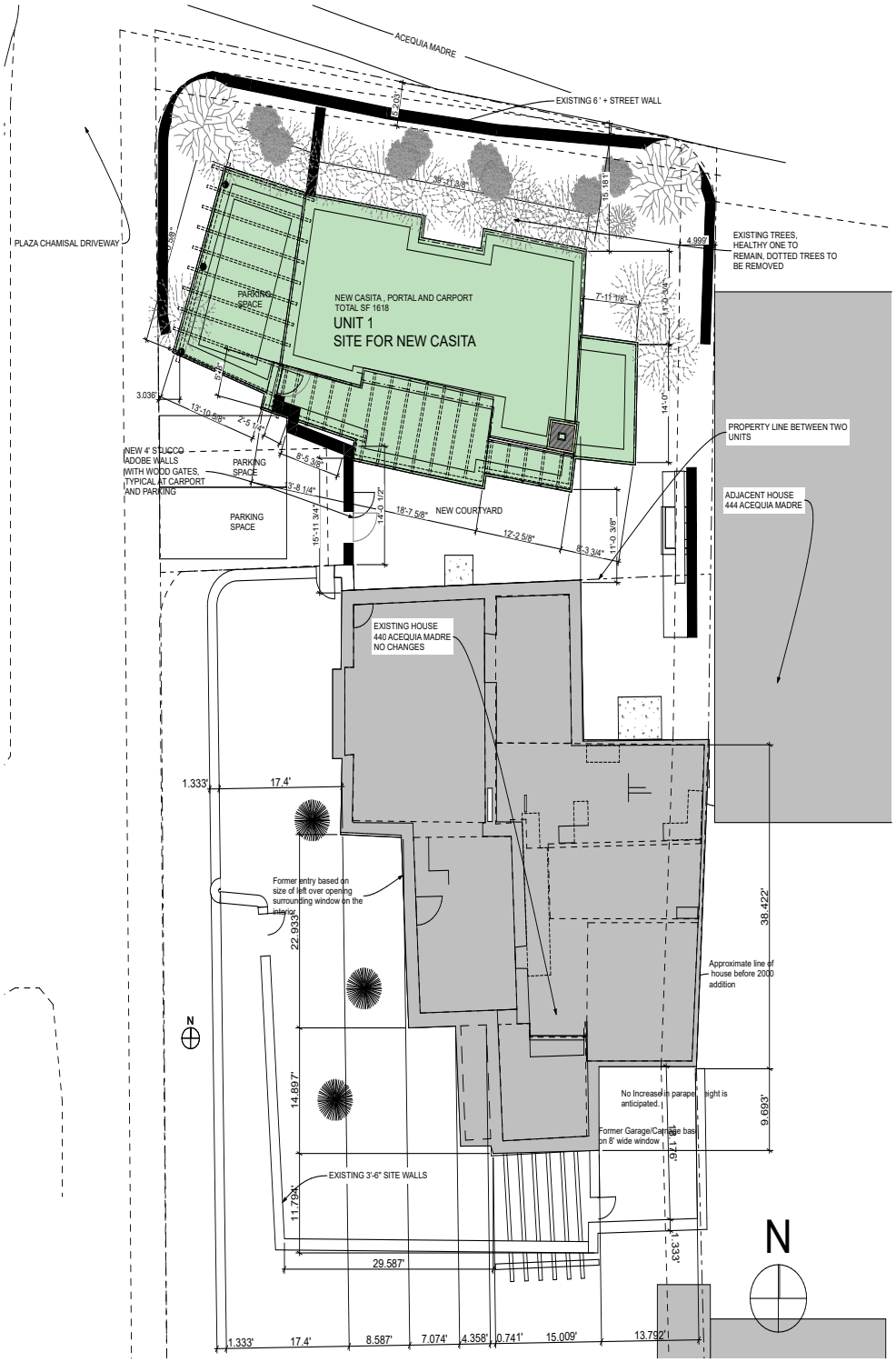
CASITA EXISTING SITE PLAN

1.3

Printed: 6/23/22



2 / 1.4 Site Plan

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

0 4' 8' 16'

Casey 440 Acequia Madre CASITA HDRB 6.22.pln; 1.4 CASITA PROPOSED SITE PLAN; 100%; 6/23/22, 2:52 PM

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440 ACEQUIA MADRE IN PLAZA CHAMISAL, AKA UNIT 2
NEW CASITA on UNIT 1

ISSUED:

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CASITA PROPOSED SITE PLAN

1.4

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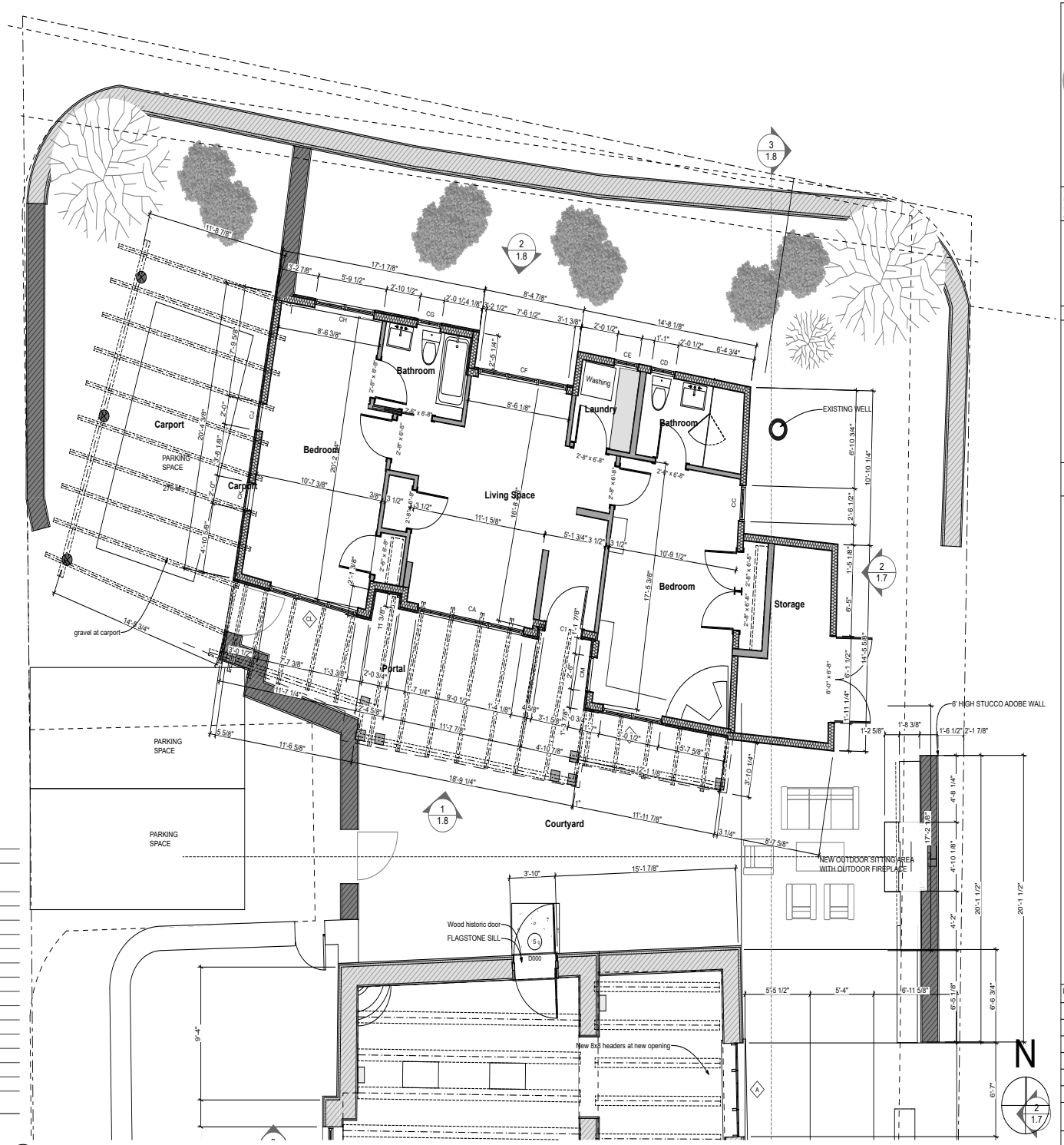

1 1.8 PROPOSED CASITA FLOOR PLAN

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

Interior Door and Window Schedule

Label	Width	Height	Note
C	1'-8"	2'-10"	
CA	9'-0"	6'-0"	
CB	5'-0"	6'-0"	
CC	2'-6"	6'-0"	
CD	2'-0"	2'-0"	
CE	2'-0"	2'-0"	
CF	7'-6"	6'-0"	
CG	2'-0"	2'-0"	
CH	5'-0"	6'-0"	
CJ	2'-0"	2'-0"	
CK	2'-0"	2'-0"	
CL	7'-6"	6'-0"	
CM	2'-6"	6'-0"	

3 1.5 Window Schedule

Window and Door Schedule

Ganged Unit	Label	Operation Type	Width	Height	Quantity	Note
Not Ganged						
	C1	Inswing Double Door	3'-0"	8'-0"	1	
	C2	Inswing Door	2'-8"	6'-8"	1	
	C2	Inswing Door	2'-8"	6'-8"	1	
	C3	Pocket Door	6'-0"	6'-8"	1	
	C4	Inswing Door	2'-6"	6'-8"	1	
	C5	Inswing Door	2'-8"	6'-8"	1	
	C6	Inswing Door	2'-8"	6'-8"	1	
	C7	Inswing Door	2'-8"	6'-8"	1	
	C8	Inswing Door	2'-8"	6'-8"	1	
	C9	Pocket Door	2'-6"	6'-8"	1	
	C10	Inswing Door	2'-8"	6'-8"	1	
	C11	Inswing Door	2'-8"	6'-8"	1	
					12	

2 1.5 Door Schedule

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440 ACEQUIA MADRE IN PLAZA CHAMISAL, AKA UNIT 2
NEW CASITA on UNIT 1

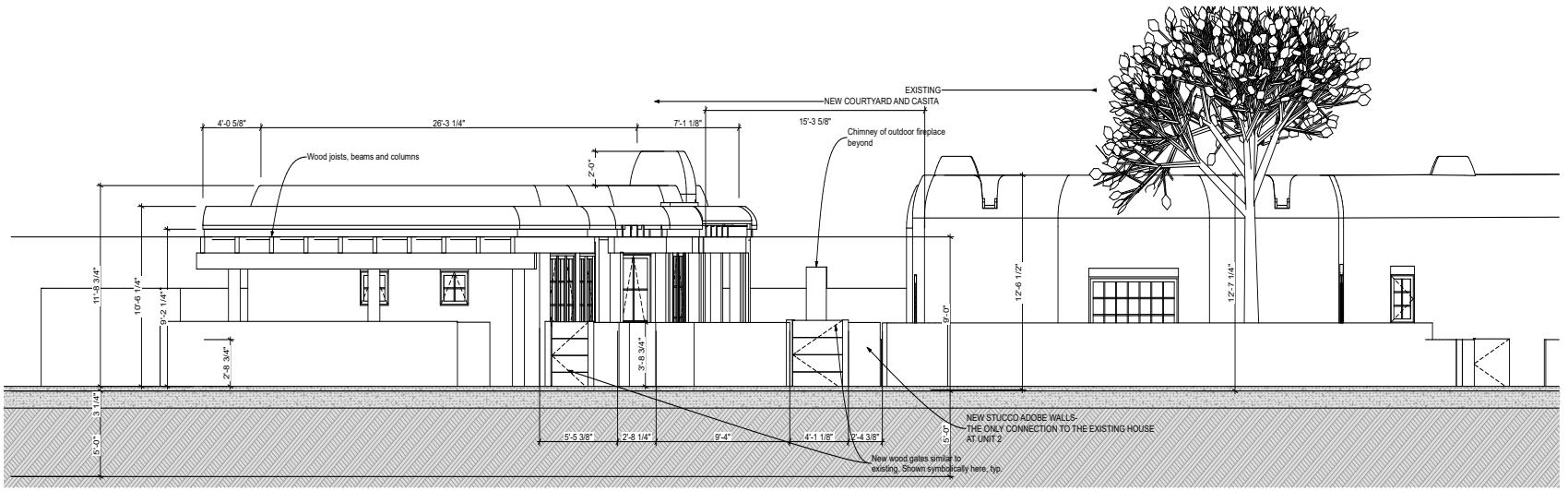
ISSUED:

HDRB Review New Casita 6.10.22

CASITA FLOOR PLAN

1.5

Printed: 6/23/22



1 West Elevation

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

0 2' 4' 8'

Casey 440 Acequia Madre CASITA HDRB 6.22.pln; 1.6 CASITA ELEVATIONS; 100%; 6/23/22, 2:52 PM

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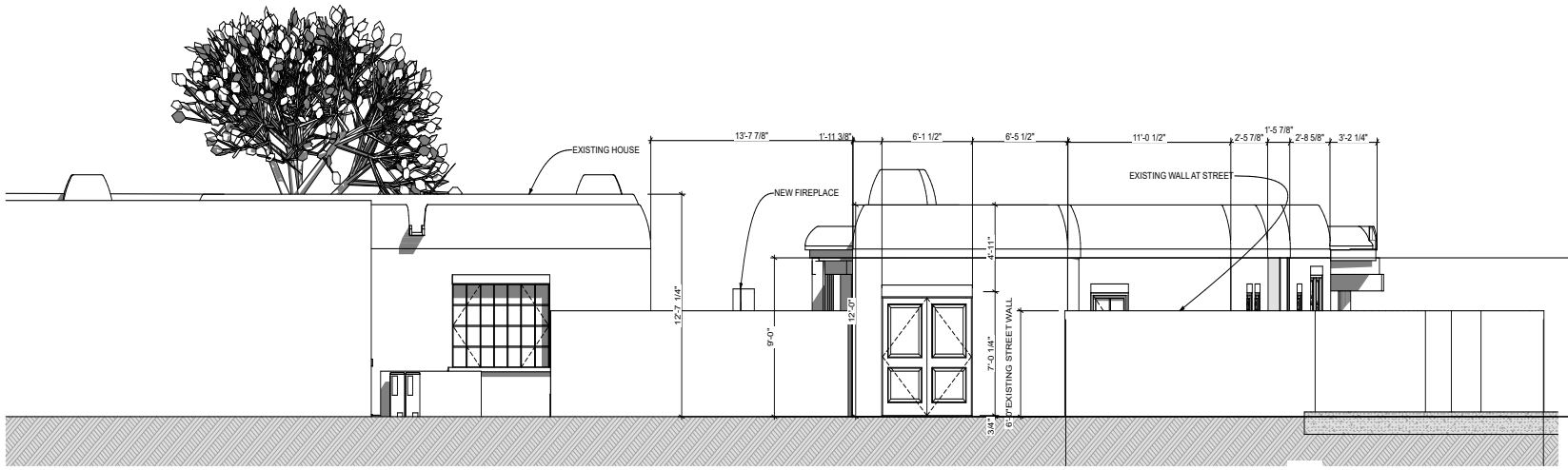
CASITA ELEVATIONS

1.6

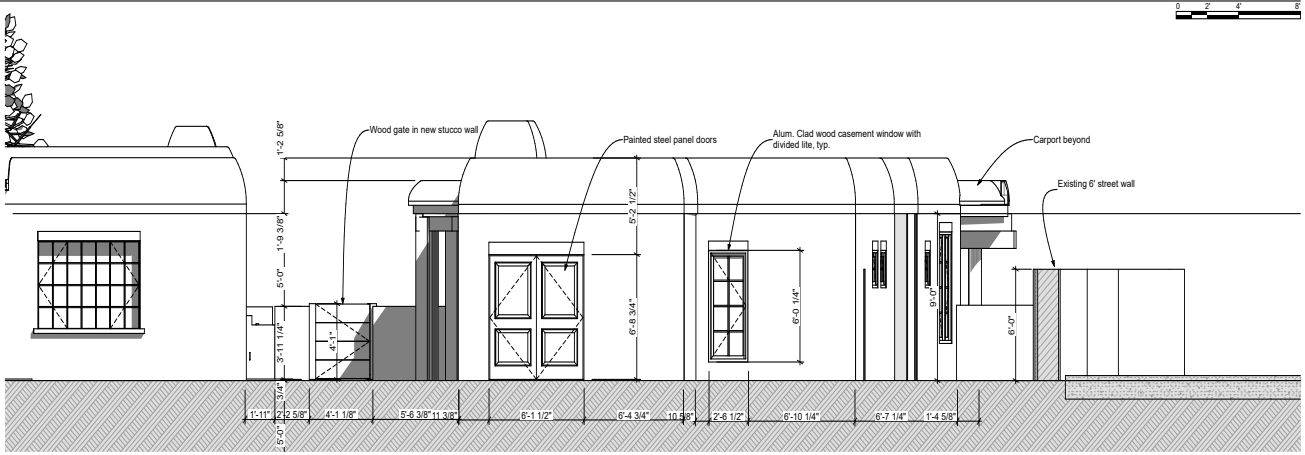
Printed: 6/23/22



2 / 1.7 East Elevation - CASITA Shown with Existing Street Wall

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

0 2' 4' 8'



2 / 1.7 Proposed East Elevation - CASITA

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

0 2' 4' 8'

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440 ACEQUIA MADRE IN PLAZA CHAMISAL, AKA UNIT 2
NEW CASITA on UNIT 1

ISSUED:

HDRB Review New Casita 6.10.22

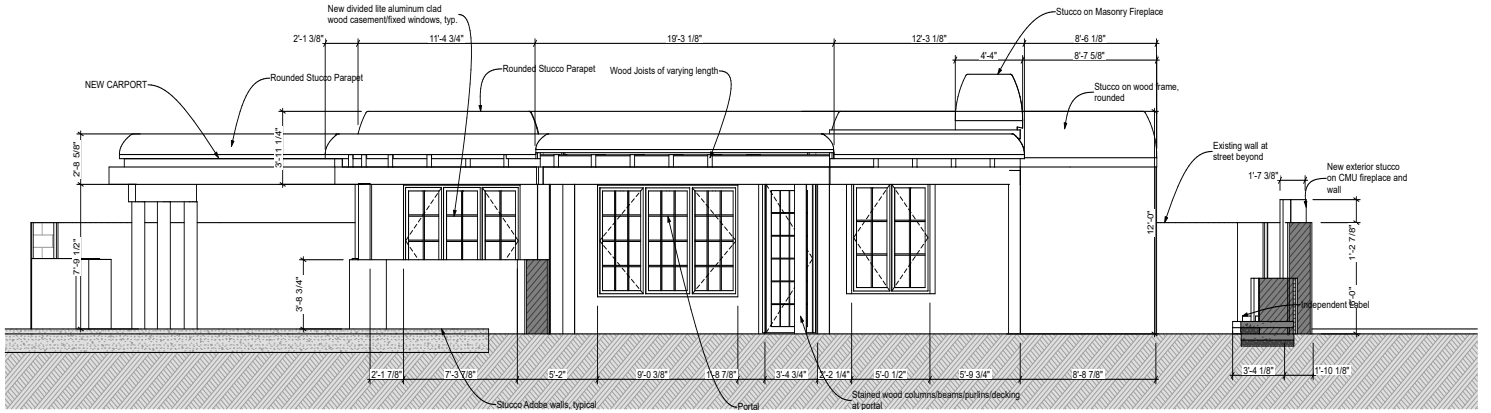
CASITA ELEVATIONS

1.7

Printed: 6/23/22

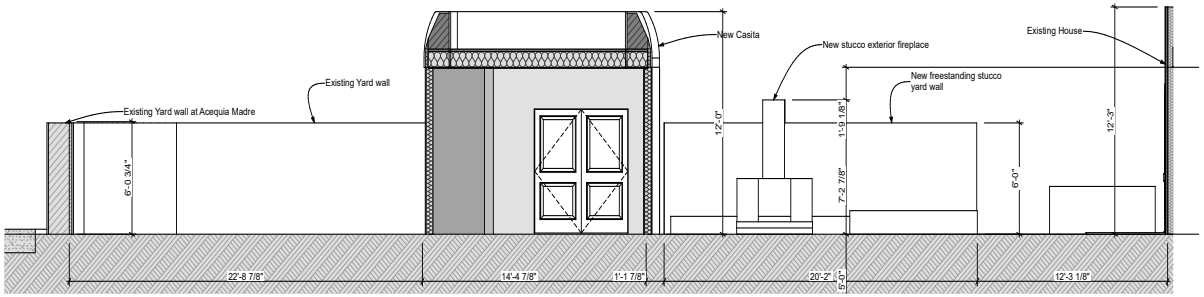
2 / 1.8 Proposed North Elevation

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



1 / 1.8 Proposed South Elevation CASITA

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



3 / 1.8 Building Section/Elevation to show outdoor fireplace and exterior wall

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

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NEW CASITA on UNIT 1

ISSUED:

HDRB Review New Casita 6.10.22

CASITA ELEVATIONS

1.8

Printed: 6/23/22

DOUBLE STORAGE DOORS

WOOD ENTRY DOOR, SIMILAR

PUNCHED TIN LIGHT SCONCES, SIMILAR

PUNCHED TIN LIGHT SCONCES, SIMILAR