City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
AUGUST 09, 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 26, 2022.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005473-HDRB 127 and 127 ½ E. De Vargas St.
2. 2022-005447-HDRB. 571 Garcia St.
3. 2022-005475-HDRB. 440 Acequia Madre.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 2022-005470-HDRB. 57 Old Santa Fe Trl. Downtown and Eastside Historic District. 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. in area; letter height exceeding 20"; and for mounting sign more than 15' above street grade. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov)

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)

H. NEW BUSINESS

1. 2022-005473-HDRB. 127 and 127 ½ E. DeVargas St. Downtown and Eastside Historic District. Dale Zinn, agent for Robin and Mary Catherine Casey, proposes to construct a 240 sq. ft. free-standing storage building to height of 13'-0" (maximum allowable height: 18'-3") on a non-contributing property. (Angela Schackel Bordegaray)

2. 2022-005631-HDRB. 342 Plaza Balentine. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Julia Platt and Zachary Leonard, owners, request a primary facade designation. (Carly Piccarello)

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 make openings where none previously existed on primary facades. (Carly Piccarello)

4. 2022-005596-HDRB. 1000 Canyon Rd. Downtown and Eastside Historic District. Thom Ortiz, agent for David Freilich/Amelia Ventures, LLC, owner, requests primary facade designation on a contributing building. (Angela Schackel Bordegaray)

5. 2022-005465-HDRB. 333 W. Manhattan Ave. Historic Transition District. Christopher Purvis, agent for Chris Barer, owner, requests a primary facade designation for a contributing residence. (Carly Piccarello)

6. 2022-005595-HDRB. 504 E. Palace Ave. Downtown and Eastside Historic District. Elisabeth Wagner, agent for Blair Naylor, owner, proposes to add a 36 sq. ft. elevator to a contributing building. (Angela Schackel Bordegaray)

7. 2022-005448-HDRB. 532 Don Gaspar Ave. Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szantho, propose to replace 7 windows, porch and roof on a significant structure, and construct a 4'-0" yard wall. An exception is requested to 14-5.2(D)(5) for the replacement of historic porch architectural feature. (Carly Piccarello)

8. 2022-005471-HDRB. 110 Calle la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, proposes three portal additions totaling 543 sq. ft., window and door alterations, raise parapet height (14'); rebuild and extend courtyard portal; re-stucco on a contributing building. (Angela Schackel Bordegaray)

9. 2022-005634-HDRB. 212 Gonzales Rd A. Downtown and Eastside Historic District. Rajah Bose and Tarang Gala, owners, propose two additions totaling 250 sq.ft.; and replace windows. Applicant requests exceptions to 14-5.2(D)(2)(d) for adding on less than 10' from a primary facade and 14-5.2(D)(1)(a) to replace historic windows on primary facade of a contributing building. (Angela Schackel Bordegaray)

I. DISCUSSION ITEMS

City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
AUGUST 09, 2022
5:30 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, August 23, 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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JULY 26, 2022

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JULY 26, 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 5:30 p.m. in the City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS ABSENT:
Ms. Flynn G. Larson (Excused)
One Vacancy

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

B. APPROVAL OF AGENDA

Ms. Piccarello said Item #2 under Old Business was meant to be Item #1; New Business, #3, Heather Lamboy will present the case.

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

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

C. APPROVAL OF MINUTES:

1. July 12, 2022

Chair Rios said on Page 8, paragraph 6, line 2, instead of Ms. Lucero's husband Fred, it should read *"Mr. Valdez, the contractor, indicated they have been before the Board many times. Chair Rios stated, not regarding these particular revisions."* Same page in paragraph 11, second sentence should read: "*She said she is not sure why it had not gone through Zoning. Ms. Piccarello may be able to answer that.* "

MOTION: Vice Chair Katz moved to approve the minutes of July 12, 2022, as amended. The motion was seconded by Member Guida.

VOTE: The motion passed by unanimous (3-0-1) roll call vote with Members Bienvenu, Guida and Katz voting in favor and none voting against. Member Biedscheid abstained.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

Vice Chair Katz said there was a slight change to the 275 E. Alameda case. He said in the conclusions, the north section of the east wall is historic and is included as contributing. The minutes reflect that was the motion.

Attorney Ruybalid asked Vice Chair Katz got an amendment that shows the south wall was designated as contributing.

Vice Chair Katz said yes, that was added. He stated that the *"walls needed to be included"* and only the south wall *was*. Not the north portion of the east wall, which was part of the motion.

Attorney Ruybalid clarified then they are missing a reference to the *north* wall.

Vice Chair Katz said the "northern portion of the east wall."

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.

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

VOTE: The motion passed by unanimous (3-0-1) roll call vote with Members Bienvenu, Guida, and Katz voting in favor and none voting against. Member Biedscheid abstained.

E. MATTERS FROM THE PUBLIC

There were none.

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

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)

ITEM AND ISSUE

Staff requested 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.

Chair Rios confirmed the banners will be temporary.

Ms. Piccarello said yes, they are normally up from Memorial Day to Veterans Day. Staff wants to get them up soon and take them down around Thanksgiving.

Chair Rios asked if correct that the other banners will be put up prior to Memorial Day.

Ms. Piccarello said at this point, they missed the window to get banners up by Memorial Day. When the banners are taken down, a new application will be started for

next year. They will look at the design, size, and color to harmonize with the Downtown Historic Districts.

Chair Rios asked if this might be a long-term project.

Ms. Piccarello said the long-term project is to find a permanent home. That will determine the size and color etc. if in the historic districts. This application is for this year and will be approved administratively.

Ms. Piccarello said staff is recommending that the Board approve staff's recommendation to the Governing Body.

Member Guida clarified the Board would not decide today. These banners don't meet the historic standards. This recommendation is based on an exception, given the circumstances.

Ms. Piccarello said it is a recommendation. So, it is not approving or denying which typically triggers an exception. She built that argument into the staff report after looking at all the exception criteria. They looked at different design options and the Board today will either give a formal recommendation, or not.

Member Biedscheid asked if these would replace the business district banners now on Guadalupe.

Ms. Piccarello said most of Guadalupe is outside the district and still has to be crafted and she is only worked on the historic district portion. Potentially it will need to be worked on. Possibly the banners will need to be on poles.

Member Biedscheid asked if the banners will block the sidewalks.

Ms. Piccarello said they skipped the banners that are up on La Fonda locations. They are looking at banners about two feet wide and although it is in the right-of-way, it isn't much wider.

Member Bienvenu asked if there is a possibility the City will be able to identify locations outside the historic districts in years to come.

Ms. Piccarello said she believes there is and that is happening now. Generally, they ensure they have a good sequential design and at the relationship of prominent buildings, and the Veterans Memorial Cemetery. Those locations are being discussed but requires coordination with other government entities. That takes more time and puts them at a further disadvantage.

Member Bienvenu said this appears to be before the Board as an emergency exception this year because of unusual circumstances. He noted the banners have been ordered and staff learned belatedly they could not be implemented where they were intended. He asked if this was the solution for these banners, for this year.

Ms. Piccarello said that was correct.

Member Bienvenu said he believes it is a wonderful undertaking to civically recognize the Santa Feans who sacrificed in service to the country. He found it difficult to say the banners conform with the historical ordinance, generally the way they maintain the historic district and its cultural heritage. These designs clearly do not say Santa Fe or its history or aesthetics. He said he is in favor of the recognition and granting an exception for this year, on the condition that the Governing Body is told the Board will not approve the banner designs, sizes, etc., for next year.

Ms. Piccarello said that was why she thought it should come before the Board, and so as not to create a precedent that is apart from Code.

Member Guida asked the number of banners to be placed in the Historic District out of the total number of banners.

Ms. Piccarello said 47 out of 120.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005633-HDRB. S. Guadalupe St., W. Plaza and various locations in the Downtown Historic District, and historic districts in Santa Fe., Member Bienvenu moved to recommend that the Governing Body approve the application, finding there are unique circumstances of the banner program this year. Banners had been ordered with the expectation they were approved for installation in locations throughout the City that turned out to be unavailable. These were the only alternative locations identified by the City. The Board recommends approval of the banners by the Governing Body as an exception to the historic ordinance, with the understanding the Board does not feel the design, size, colors, banners, or their location, necessarily complies with the standards of the historic ordinance of these districts. The Board would not necessarily approve the banners if they were before the Board in the future. The motion was seconded by Member Guida.

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

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)

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.

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.

STAFF RECOMMENDATION

Staff did 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.

Chair Rios said this is obviously a garage that was designated as contributing with the north façade as primary. She asked if what is proposed reads as a garage.

Ms. Piccarello said no, the simple box form may not have read as a garage before. It is a simple storage utility building. This is a change to the character of the building but still ancillary to the more substantial building. The doors are not part of the primary façade, and do not face the direction of the road. It is questionable and reads more utilitarian.

Chair Rios asked the amount of the height increase.

Ms. Piccarello said 2' 4" will be added; 9 feet on one side that is sloped. The other side is 9’ 10" and the house is about five feet higher.

Member Guida said the elevations shown have a stucco chimney, but the one in the packet has a brick chimney. He asked if the intent is for it to be a stucco chimney.

Ms. Piccarello apologized, and said she displayed the wrong drawings. She showed the east elevation. She noted it is 9 feet and will increase to 11' 7 inches. She showed earlier design iterations.

Member Guida confirmed that was is in the packet is what is being proposed.

Member Biedscheid asked on Criteria #1 that was not met, if proposing the same roof style with a slight pitch would work.

Ms. Piccarello said the roof overhang currently is very shallow. Pulling the overhang out will give a potential midcentury modern design. The applicant will provide how water is pushed off the roof and that could push it toward another architectural style. She said Criteria #3 - *does it still damage the character of the historic districts* – because this is on property with significant structures it is difficult to know how to move forward on this. Regardless of whether the full criteria are met, both designs have challenges. She said the applicant may be able to add more.

Member Bienvenu said he agrees Criteria #1 was not met because it is no longer the structure that had been there. The primary façade has been altered to be unrecognizable from what previously existed. He said on the other hand, on Criteria #3, other options were explored but found not satisfactory. He thought finding the first criterion has not been met but finding that the third criterion is, in essence the finding is that this needs to remain a garage. There are no design alternatives that would not cause a significant alteration in the structure and allow it to be converted to a guest house.

Ms. Piccarello said staff tries to be considerate in making the designs work and in what the applicant can bring forth. A number of design options were explored, but it is very challenging.

Member Bienvenu said this is the conundrum of the situation. The applicant has indicated the other solutions either won't work or would be worse regarding altering the appearance. The solution, under Code, might mean that it should just stay as it is.

Ms. Piccarello suggested hearing from the applicant.

APPLICANT PRESENTATION

William Powell, 1601 Don Gaspar, was sworn. He said they toned down their initial design working with staff. That is in the packet. He said the one at the Board's thoughts was on another design. The drawing is not proper for the building, which is 1937. The south wall is original adobe, the north wall is 1960s, possibly 1970s. The current roof is asphalt shingles draped over and the walls have a 2-inch area with water intrusion. The roof is substandard. Putting a flat roof, it would be appropriate to have overhangs and, in his training, at least 1½ feet overhang is needed to keep water off the foundation. He displayed the original drawing noting it would keep a flat roof on the building at the same height, with a standard correction pitch. That is the east façade. He said they eliminated the chimney to better reflect the sides of the building, including the alternate three in the packet. The house has two brick chimneys. If a fireplace is granted, they would use a brick chimney. He said the bottom drawing mixes the styles and doesn't reflect the 1937 date. There are two roof solutions, a parapet and a flat roof with overhangs. He said he has had this happen before working on buildings. When it is not constructed correctly, should they correct that. He was glad everyone struggled with this, not just him. He showed the roof with a correction of proper slope and the parapet directing the water to the back. The water now drains to the east and drapes over the sides. This corrects that and drains the water back and to the north. The existing walls and all window openings will remain the same except for the south elevation, but it is not publicly visible because of a retaining wall.

Vice Chair Katz asked if possible, having the north part of the roof a couple of inches higher than the rest. The advantage would be in winter ice will melt and not build up as it would on the south side and does not require such a big overhang.

Mr. Powell clarified he was suggesting no parapet and tilting the north roof upward. He said it would have an obtuse draining pattern. That is possible and would probably direct the drainage southeast. He asked if Vice Chair Katz still advocated for a flat roof with an overhang.

Vice Chair Katz said pretty much like what is there now, but he has to rebuild roof. He could build it, so the north edge is higher. It wouldn't have to be much higher and then they wouldn’t see the rest of the roof.

Mr. Powell said he thought aesthetically it would look the same. He asked the benefit of doing that.

Vice Chair Katz said so the water doesn't run over the north wall.

Mr. Powell said it would only make sense is reduce the 1½ foot overhang.

Vice Chair Katz said yes, there is a small ridge on the north side so the water would slide to the east as it does now. But the north wall would be a few inches higher.

Mr. Powell said he wasn't sure that would change the look much.

Vice Chair Katz said the point is not to change the look and keep it the same. The rest of the roof would be a little lower than the front edge.

Mr. Powell explained it would still need a facia. He noted the asphalt is draped over the edge and when looking dead on, it will still look the same.

Vice Chair Katz asked how that would be different than the way it looks now.

Mr. Powell explained the area is just asphalt draped over a wall.

Vice Chair Katz said they cut off the asphalt and take it to the top of the wall.

Mr. Powell said there would still be water intrusion because at that juncture you have to at least have an overhang to keep out water.

Member Guida said he wasn't sure the Board needs to go into technical details. He understood Mr. Powell that if the depth of the overhang is reduced there would be a thickness and you would see the facia of 4-5 inches. He said what was suggested would work. Not just looking at the roof to solve the problem, perhaps pouring a concrete swale against the base of the building could shed water away. Those are ways to address the concern. What the Board is pointing to is the façade, more specifically the massing. The look of the low shed roof on a simple structure is what the Board is after. He thought a parapet, particularly one with a pronounced chimney looks like any guest house on the east side. This is a special property and to see it more closely match the original appearance of the building is doable.

Member Bienvenu agreed. He said the design for the flat roof does work better and is a slight modification. He thought Mr. Powell's points are well taken if that was exaggerated it would look mid-century modern. He thought with a minimal overhang, the ideas just suggested would look like something that would have been built on this garage at the time. He said it would be consistent, and from the outside look like it does now but more functional. He agrees you cannot reproduce the roof as it is now. There has to be an overhang. The question would be the most minimal height increase and most minimal slope and most minimal overhang, at least on the north façade. He thought that would be satisfactory.

Mr. Powell said the overhang can be trimmed. He asked for the sake of durability of the building if they could keep the 1 ½ feet. That wouldn't change much in the view of the building. He is sticking up for the longevity of the building, not the aesthetics.

Member Bienvenu said there is a strong view coming down Upper Canyon Road, of the northeast corner and the overhang would be seen. It is not completely squared to the road. The minimal overhang is consistent with the need to preserve the building and would be ideal.

Mr. Powell said they could discuss having no overhang or the difference in between. He addressed the concrete swale mentioned. He said he has spent a lot of years removing those. Concrete will erode the bottom of the adobe wall. It can solve the problem visually, but the void remains, and water continues to get behind that even more. It never dries and chips away the adobe. He asked their opinion of what they thought is an appropriate overhang. He said he still advocates for more than not.

Member Bienvenu said he thought it could be as much as a foot and a half, preferably without destroying the characteristic of the facade.

Chair Rios asked if Mr. Powell agreed with a foot and a half overhang. She asked if she was correct that the Board was in agreement with the first submittal.

Member Guida said they were talking about the submittal with the flat shed roof. He understood what was drawn in the proposal is a foot and a half overhang on the north façade and he recommends a foot or less.

Mr. Powell clarified that the drawing shown was never submitted. That was a study between himself and the owner. He brought the drawing because he wanted to show the Board and it is not in the packet.

Vice Chair Katz agreed that a foot would be more appropriate.

Member Biedscheid said this would achieve the goal of keeping the façade consistent with the existing. She said the east and west have protruding "vigas". She asked if those are maintained on this iteration.

Mr. Powell said they are, the homeowner asked for vigas. It is a change in the roof style. He showed the vigas on the east elevation and noted the two posts in the floorplan that are dimensionally undersized. He said they will have to be increased.

Member Biedscheid said it was an improvement. The larger posts are appropriate and still achieves the characteristic features of the wooden elements.

PUBLIC HEARING

John Eddy, PO Box 845, Tesuque. He said he wanted to state his objection to limiting time to one minute. It is inappropriate. He said that leads to a lack of transparency in government. He said he felt strongly this should go with the flat roof, pitch design, as presented by the architect without visible vigas or a masonry chimney. A simple metal smoked chimney would be seen on a vernacular shed and would work on this building and not undermine the character. The masonry ties to the building but is inappropriate. This is a simple vernacular shed and should remain that way. The original proposal with everything built up around it changes this from a shed to a casita. That is over gentrification.

Bonifacio A. Armijo, 13 B C de Baca, was sworn. He said he is a general contractor and the best way for the least amount of overhang is to keep the roof flat and create the pitch at the center to make a slight pitch in four different directions. That would take care of the drainage and the overhang. The roof will stay flat as it was before.

Chair Rios asked Mr. Powell to comment on Mr. Armijo's suggestion.

Ms. Lamboy noted for the record no other hands were raised on Zoom.

Mr. Powell said for functionality a pitched roof wins in this climate. He wasn't sure how accurate it represents the building as originally constructed. That will significantly change how this small structure looks, but it would accomplish shedding water. The main residence is significant with a hip roof and what Mr. Armijo suggested would reflect the house itself. There would be four sides shedding water. He said he would have to draw that and study it. The structure is much smaller, and the pitch would not be high, but it would not look the same. He said if pitching the roof is being entertained, what is wrong with a parapet. It is the same.

Chair Rios said clarified if they were saying that adding the pitch in the center *will not* reflect what is the old building.

Mr. Powell said if that is the argument, the parapet is just as strong a consideration.

Member Guida said he was uncomfortable continuing to workshop the design vocally. The Board has a process for the benefit of the applicant and public, to show drawings. Fortunately, the Board can see drawings of earlier schemes and that is enough to understand this option opposed to the other option expressed. He said he would like the conversation to end of other configurations. That is not the Board's job. He thought if the applicant is willing to pursue the design onscreen with the flat, slightly sloped roof, they make a motion on the case.

Vice Chair Katz said his concern was on the third criteria that all options have been considered. He thought the Board has not considered how this will look. He appreciated Member Guida's reluctance to continue working this, but he thought Mr. Powell understands the Board wants this to look as much as possible as it looks now. He said he agrees the stovepipe chimney is more appropriate. He wondered if the Board should have Mr. Powell come back with a clearer, articulated design that meets the criteria discussed.

Member Bienvenu agreed. The Board has a good sense of what they want to see. But they are getting into details difficult to know, for example, to what extent the earlier iteration of a flat roof was consistent with the applicant's desires, with respect to the other parts of the application before the Board. He is unclear what the least amount of height increase would be. He appreciated Mr. Eddy's comments about the chimney and is persuaded. It stood out to him, and he hadn't thought about the stovepipe as a perfect solution. He also agrees that the vigas look inconsistent with the original structure. He thought it best to have revised drawings submitted.

BOARD DISCUSSION

MOTION: In Case 2022-005375-HDRB, 1500 Canyon Rd., Member Guida moved to postpone to a date certain and ask the applicant to return with drawings that represent the Board's discussion tonight. Ideally in line with the option presented during the hearing of a low-sloped flat roof, and with the following recommendations: the overhangs on the north and south façade be reduced to 12 inches or less; the chimney be brick or a galvanized stove pipe and, that the expression of vigas not be round. The motion was seconded by Member Biedscheid.

Ms. Piccarello said the date would be August 9, 2020.

Member Bienvenu asked to clarify round vigas or none at all. Member Guida agreed.

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

Mr. Powell asked if they wanted one, or two additional drawings.

Member Guida confirmed they ask for drawings of what is proposed along the lines of the Board's recommendations.

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)

STAFF REPORT

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 wireglass 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 its 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.

STAFF RECOMMENDATION

Staff recommended 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 recommended that the following yard walls be designated contributing: Wall #1 along the entire north elevation, Wall #3, 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 recommended 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.

Member Bienvenu said the staff report did not include Wall #3.

Ms. Bordegaray said the yard walls were misnumbered. She explained yard wall #1 is the north and #4, not #3, is east and #5 and #6 are interior walls. She said she recommends four, yard walls to be designated contributing: # 1, 4, 5 and 6.

Member Bienvenu said that was different than what she said in her presentation and report.

Ms. Bordegaray said to amend her recommendation: yardwall #1 (#3 on the east property line) and the interior wall that runs north/south (wall #5) and #6. Northwest, east, and the interior.

Vice Chair Katz asked if there is a graphic showing the numbers.

Ms. Bordegaray said there is and was part of her staff report and, in the packet, but now sees it was not included. She said it is on page 5, building diagram, in her staff report.

Vice Chair Katz said some of it is there but not all.

Chair Rios asked if the interior fireplace made of river rock was included.

Ms. Bordegaray said yes, it is part of the east wall and the wall west of there.

Vice Chair Katz asked for clarification. He thought she said on façades #1, #2, #3 of the Cider Press Building, that #3 is the east wall. The diagram 3 is the *south* wall. He said he was concerned the record is not clear.

Ms. Bordegaray said for the record, to address the discrepancy in the numbering, "the yard wall that runs along the north perimeter, is #1 and connects on the entire east lower river rock wall and the north/south rock wall which are correctly numbered as 5 and 6." Not the west wall or the parking lot yard walls.

Member Bienvenu asked if Wall #3 is the east wall that the number is obscured in the diagram.

Ms. Bordegaray said that was Wall #4. She recommends Walls #1, #4, #5 and #6 on that diagram.

Ms. Piccarello noted they are looking at the diagram on page 4 of the staff report.

Member Biedscheid said Ms. Bordegaray is recommending the northwest and east façades of the Cider Press house as primary. The building only has four façades and she wondered what ruled the south out from the significant.

Ms. Bordegaray said she believes those three walls are primary. The south wall, has historic features and character, recommending a designation of primary would kick it into a significant status. She said the building does not warrant significant status.

Member Bienvenu asked if correct that the Board could put into the record the specific features of the façade (the window opening, the header), even though the façade itself is not primary or character defining. Those were clearly character defining when on the site.

Ms. Bordegaray said that is correct and she agrees on the window.

Member Biedscheid noted that the HCPI calls out the south and says the south elevation "*communicates admiral elements of the Pueblo Revival style*." She wondered if that should also be primary. She said she doesn't understand why it does not warrant significant status.

Ms. Bordegaray said staff believes the east façade embodies the Spanish Pueblo Revival character. It has the historic elements with the river rock wall integrated with the upper stucco walls. Staff differs from the HCPI author's opinion. She said as mentioned, the south elevation has features on the elevation that the Board may call out as worthy of preservation without the façade being designated as primary.

APPLICANT PRESENTATION

Dale Zinn, PO Box 756, Santa Fe. He said he agrees for the most part with staff's recommendation. The property is incredible, and the Trustees are the Caldwell's. Jimmy Caldwell put this together. He and his wife Betty lived in the house and recently relinquished control to the Historic Santa Fe Foundation, who sold it. Their intent is to keep this faithful to the history of the property and never relinquish the property again. The tall brick building was built by the Cartwright family. The property is sandwiched between two State buildings. The Supreme Court and Legislature wanted the property, but the family saved the building.

Mr. Zinn said on the facades, he agrees with the west, north, and east. The west part of that building was converted to a bedroom. The garage door was retained and opens to some windows. He also agrees the part of the garage facing south should probably be designated but not the rest with the meters, etc. He thought the owners would be acceptable to the designation and noted they were monitoring on Zoom. The other building is unique and was a combination doll and gun space with a unique studio. They also agree with designating the west façade. On the walls, he agrees with the north walls all the way down, facing the river, and the east wall in front of the State Land Office. The yard walls #5 and #6, between the casita and studio show evidence of a lot of things. Their intent is to keep that wall. Now that the owners will occupy the compound, they will open up the east garden for a visual connection from the courtyard. He said they will probably ask permission for the wall to be possibly a lower height.

He said he would first like the designation. He wants to discuss the portion that is not identified by a number from the buttress to the property line on the south side in the southwest corner. There are some historic aspects of that wall as well and he would like the entire wall on the south side to be designated. However, it is not before the Board. He wants the record to show that the wall has significance in terms of context for the entire property of 129 and 127. He said that was important because someone may want to modify the wall.

Chair Rios referenced John Eddy's comments. She said it is very important to have public input and she agreed two minutes is not too long.

PUBLIC HEARING

Ms. Lamboy indicated there were no hands raised on Zoom.

There were no public comments.

BOARD DISCUSSION

Member Guida said status cases should not take this much time. The Board should have a clear façade map and diagram of the property. They should have an executive summary of what the HCPI states, and little else. Especially when the information is being augmented by a Board field trip.

Chair Rios said in reference to time, the Board is not here to rush things. They are here to review a project. She said we have to get all of the facts and understand what they are looking at. Not all of them are architects, understand or recognize certain things on a property. She said they are here to ask questions and clarify. The Board wants to see after they have made a decision, and something is built that they asked the right

questions. She said she appreciates wanting to move quickly but disagrees about going quickly on everything. As a review board they need to take their time.

Member Guida said respectfully, the comments he made pertain to staff's use of the Board and the public's time. Because the case load is short tonight, it should not be the case that we extend each case. In general, we as a board have discussed that status cases should take relatively less time. He said these are points he was making. Not that they should rush the applicants or the public, or Board discussion. They should receive information presented in a clear way so they can expedite discussion and input from the public in a reasonable amount of time. He said that was his point.

Chair Rios said she thought sometimes when things are complicated, in this case the walls, there is more need to clarify everything. They need to be sure they have everything in the proper order to make the proper motion.

MOTION: In Case 2022-005473-HDRB. 127 and 127 ½ E. De Vargas St., Member Guida moved to designate both structures as contributing, with the following building facades as primary: on the studio building the west façade; on the main building, the west, north and east façade; and to designate the yard wall on the north property edge and along the far east property edge of the building, as contributing. The motion was seconded by Vice Chair Katz with a friendly amendment to add as primary the west portion of the south façade, the brick portion of the original garage.

Member Guida accepted that as a friendly amendment.

Member Bienvenu said the staff report pointed out that the north primary façade of the main house record specifically reflects that designation include the wall-mounted sign stating Cider Press, as well as the murals.

Member Guida that accepted as friendly.

Chair Rios said Mr. Zinn indicated the south side wall has significance. She asked if Member Guida wanted to add that to the motion.

Member Guida said the applicant read that into the record and it is not part of this property.

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

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)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Estevan Trujillo, 133 W. Houghton St., was sworn. He said the house has been transformed quite a bit over the years. The feeling is contemporary, but it is traditional.

It is a hybrid house. His client is interested in putting up a pergola and that is why they want to determine the status of the house.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005447-HDRB, 571 Garcia St., Member Biedscheid moved to adopt staff's recommendation to downgrade the status of the building from contributing to noncontributing due to additions that overwhelm the historic façades and obscure them from the street view. The motion was seconded by Member Guida.

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

Chair Rios asked if anyone from the public wanted to comment.

Ms. Lamboy said there was no one attending on Zoom. The meeting paused while IT checked everything was working properly with Zoom.

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

STAFF REPORT

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 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.

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 with west and
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

Condition of approval is that all forms be updated.

Chair Rios said this is an interesting property and significant to Santa Fe. The buildings have a lot of history. She said it is interesting a lot of people came to Santa Fe who had tuberculosis, John Gaw Meem was one of them. She said the report lists several prominent people who came to Santa Fe because they had tuberculosis, and they decided to stay because they loved our beautiful city, even back then.

Chair Rios said the project has seven buildings, a carport, and a yard wall. She asked the Board's thoughts on addressing each, one at a time.

Member Guida said that is fair.

Member Bienvenu agreed it was the only way to proceed. He said they will address these individually because of the aspect they came before the Board, but thought it clear the significance of the property is the ensemble, not just the individual buildings. The ensemble is incredibly well preserved and has a great amount of significance in its own right. It relates to the adjacent property as well, that is part of the original ensemble. In protecting not only original buildings, but the campus that was subject to master plan in the 1960s, it seems an appropriate place to apply the concept of the historical compound. He asked if staff had addressed that because designating something like this as a historical compound creates preservation for the spatial relationships, the landscaping; not just individual structures but how they interact with each other. He thought this would be an ideal candidate for that designation. He said this calls out family compounds, rental, placita, and commercial as the four recognized types. Presumably it falls within the commercial because it was a hospital, a school and sanitarium.

Ms. Piccarello said part of what they look at is scale. Staff's discussion was more the historic district based generally on what fits in a compound. The commercial aspect is more institutional with a larger scale. She offered to look at the Code definition again, but that is where staff diverted looking at the entire campus. She said the historical overlay is more difficult because of the layers of history. There are several different overlays but what mostly holds it together might be the 1960s master planning.

Chair Rios asked Ms. Lamboy regarding Member Bienvenu's comments of everything relating, how she thought the roadway relates to the buildings in the area.

Ms. Lamboy said Mt. Carmel has changed over time and the roadway originally served the sanitorium, the inn and access for the auxiliary facility. Previously it was referred to as Yale Avenue. It has been a central access point to the campus.

Vice Chair Katz agreed with Member Bienvenu this should be a compound. The problem is the Board has never established compounds or recommended to the Governing Body which property should be registered as a compound. He said this may

spur that, there were several compounds. Originally the concept was to discuss all of them and recommend 5 or 10, but that never happened. He said this provision of the Historic Code never happened and never became available. He recommended staff look into that.

Chair Rios said it can always come back to the Board. She agreed a lot of places in Santa Fe we refer to as compounds but were not adopted as compounds within the ordinance.

Member Guida said he was uncomfortable associating this group of buildings with compounds as we understand it from other historic developments. He agreed with Ms. Piccarello the district, which doesn't have a definition beyond historic district, might be a better fit. Many historic compounds in Santa Fe developed over time. He thought it has to do with the institutional nature of this property and what surrounds it, a parking lot, automobile route, fire lane. He was glad the Board is discussing this, and staff is thinking about this in making their recommendations.

He addressed Ms. Lamboy and said her recommendations for Santa Maria, and the chapel to be significant, she recommended façades in her presentation. Significant buildings have all façades as primary. He asked to clarify that her recommendation is to exclude certain façades rather than say only these two are primary.

Ms. Lamboy said some of the facades have been modified, like the breezeway from San Miguel to the chapel and restroom addition. There are many other changes, some historic and some not. The applicant's intent is to keep the significant structure of the building and with renovations, be more honest to the original building of 1920. For that reason, staff agrees with the applicant on Santa Maria and the chapel. The building is simple and is being recommended as significant because much of the building is not modified, except on the south elevation. She said she appreciated the compound conversation. This building is institutional, and staff has to consider other buildings in the city they consider to be a compound. She recommended against the compound designation.

Member Bienvenu said he agrees, the words we use for a compound would not normally be thought of as a compound. The historic compound is defined in 14.5.2(K) as, "*Shall be comprised of a group of at least three buildings that are historically, physically and or spatially related*." The definition of historic compound under the Land Code is, "*An identifiable grouping of historic resources including buildings, structures and landscaping elements*." He said although the more typical use of our word "compound" doesn't seem to apply, it does seem that is the intent of the ordinance.

Ms. Lamboy said that is the prerogative of the Board. She and Ms. Piccarello will do more research while the applicant is speaking.

Chair Rios said she feels that should be explored and they should talk about it further, although they may not come to a conclusion this evening.

Ms. Piccarello said per Code, they would need a written analysis and justification why this would be defined as a compound and is historic. That may have to be a separate event.

Vice Chair Katz said the provision on compounds in the final section says the whole section will not become effective until 30 days after Governing Body approval of the Historic Compound Register. He said that should be and the Governing Body should do that, and everyone should be working on it. But it is not effective yet.

Chair Rios said the ball needs to get rolling on that.

She moved on to the first building, Santa Maria, recommended as significant with the west and south façades as primary.

Vice Chair Katz said the Board cannot do that. He said they can say the building is significant and has aspects of it that are historic or not. But there cannot be only two primary façades on a significant building, they are all primary. He said the reference may be there are non-historic elements to the building that should be called out, because those can be changed.

Chair Rios said she agreed with Vice Chair Katz.

Ms. Lamboy said the Board can consider this as significant without a designation. She said she was trying to identify features most worthy of preserving. The alterations that have been done over time can be changed. That can be part of the dialogue of the development proposal. Instead of saying they are primary the Board can note for the record these are the most important façades.

Ms. Piccarello said typically on a significant designation, it is important to identify a recommendation for the most prominent primary facades, in case the Board decides it is contributing. She noted Ms. Lamboy did a good job indicating where there were changes.

Chair Rios said she couldn't think of any other significant buildings where the Board had designated all the façades as primary.

Vice Chair Katz said recognizing the changes are not historic is so the owner can make changes without being restricted.

APPLICANT PRESENTATION

The applicant's representatives were sworn in.

Lisa Gavioli, 130 Grant Avenue, Suite 101, showed an overview of the property, the existing site plan and images of the buildings and a summary of the HCPI findings and staff's recommendations. She noted the buildings were evaluated on local standards, but they were required to use a form based on national standards. She said there are subtle differences, but the evaluations and recommendations were based on local standards.

Chair Rios asked her to talk about the building and whether they agree or disagree with the designations.

Ms. Gavioli showed a Summary of HCPI Findings and the recommendations. She introduced the team.

Chair Rios asked if she agrees with staff's recommendations.

Ms. Gavioli said they accept all of staff's recommendations with a few exceptions that she will note. She said San Miguel was constructed in 1962 as part of the seminary expansion. They accept staff's recommendation as contributing. The chapel, also part of the 1962 seminary expansion and in 2005 had a western addition to the south façade. They accept the significant recommendation by staff. On the casita she has done more historic research since submitting the application. Also, they are working with a preservation group in Austin on a National Register nomination process and received additional information. They do not believe the building was built on the site of the historic dairy. They are not sure the exact date of construction but believe it was possibly part of the 1962 expansion. It is not on the master plan and hard to date. It is not publicly visible and does not have much historic character. They agree with staff on the noncontributing status.

Also, they agree with the designation by staff on the San Juan building, as part of the 1962 expansion. They are not sure an exact date for the office, but believe it was built around 1900 possibly as a residence or stables. The structure had additions on the north side in 1952 and 1962 and they accept the contributing recommendation.

The Fatima building was a high school building in 1952 as the first iteration of the seminary. The courtyard walls, both the south and the northeast corner, were built about the same time. They accept staff's contributing recommendation. The west wall is an addition to the submittal built in 2010. They do not accept the recommendation of contributing.

The carport building, they do not agree with staff's recommendation of contributing status. The western end of the carport was enclosed based on the materials, non-historically in the 70s. The entire building was wrapped in Propanil metal siding. There are non-historic modifications, and it is not publicly visible and not of Santa Fe style. She thought it important to note they are in the Historic Review District where it is more of a design review district, and most buildings are not statused. Most modifications to buildings in this district are administratively approved by staff unless an exception is needed. She said that is an important context to note in terms of the conversation.

Ms. Gavioli said the carport has historic elevations that are part of the construction drawings but are not on the 1961 master plan. It was an afterthought as a maintenance shed for the campus. The western most bays are open in the drawings.

She returned to the subject of the Historic Review District. She said the district is not the same as other historic districts. The primary purpose is to create a character buffer from the core historic areas of Santa Fe. If preservation were the primary purpose the buildings would be statused and cases would come to the Board with frequency. Some important structures have received status designations, such as St. John's College as an example where status is appropriate. She reiterated, decisions on non-contributing versus contributing in this district, like the carport, it is important to consider whether it is not of the style the district attempts to preserve and proliferate.

Ms. Gavioli reviewed each building.

Santa Maria Building

The location is on the south side of Mt. Carmel Road which is a private road. The portal entrance on the westside of building was reconfigured by Meem in 1937-1938, and remodeled. The courtyard was created on the northwest corner with a new entrance. The south portal, as well as the portal on the north side, has been enclosed. She noted many of the rooms had sleeping porches. They were originally open and screened and now were rebuilt with non-historic windows. She displayed the elevations and photographs. She noted the cross added to the bell tower when the Archdiocese took over, and not original. She said their understanding about the statue staff mentioned in the northwest courtyard, the Board does not have purview over sculptural art. They object to assigning the statue a status designation.

Ms. Lamboy said staff's intention is not to designate the statue. It is a contextual piece regarding the importance of the courtyard.

Ms. Gavioli continued showing elevations and noted the addition on the east side elevation in 1937-38 was done by Meem. The south elevation originally had portals looking out to Sun Mountain and is now enclosed with non-historic windows. She wasn't

sure when it was enclosed but felt, based on the material used, it was about the 1970s - 1980s. She noted the dining room area on the east elevation had been open or screened originally. Now it has non-historic windows. They believe the east elevation on the south side is a non-historic addition. The east elevation on the north side was shown and the Meem addition pointed out.

Member Guida asked if the Board goes through these one by one should they make individual motions or keep a running tally of sub motions.

The consensus of the Board was going through each building and making a making a motion.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Member Bienvenu asked if they knew the date of the actual windows.

Ms. Gavioli said they do not know the exact date. They appear to be in the 70s or 80s, more the 1980s as they are vinyl. She believed there were no historic windows on the Santa Maria building.

MOTION: In Case 2022-005477-HDRB, 50 Mt. Carmel Rd., Member Bienvenu moved to approve, per staff's recommendation and the record as presented by the applicant, to designate the Santa Maria building as significant, excluding the non-historic windows but including the historic openings. The motion was seconded by Member Guida with a friendly amendment to exclude the one-story addition on the east side of the building and the infill at the north portal, south portal, and the sleeping porches.

Member Bienvenu accepted the amendment as friendly.

Attorney Ruybalid asked if designating the building as significant and also designating non-historic elements, to list the non-historic elements again.

Member Guida said the non-historic elements include the windows and the infill at the north and south portals, the one-story addition to the east façade, and the infill of the sleeping porches, all of which are non-historic.

Chair Rios asked to clarify if the motion indicates that all facades are primary. Member Guida said it did.

Member Biedscheid asked if all non-historic material should be excluded in general. She understood the dining room may have originally been open or a screened area as well.

Member Guida said the exclusion of the windows would address that.

Vice Chair Katz said he was concerned because he suspects there may be evidence of what is and isn't historic. He would be more comfortable excluding non-historic material and enclosures. If it comes up if someone wants to replace something, they need to provide evidence it is non-historic. He thought the Board has been casual in dealing with that.

Ms. Gavioli said the applicant is comfortable with that.

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

San Miguel Building

Ms. Gavioli showed photographs noting it is on the 1961 master plan. They believe all elements on the building are original. She reviewed the floor plans and showed the elevations. They believe the wraparound porch on the south was on the original drawings.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Member Biedscheid asked to discuss staff's recommendation as contributing and what makes it different in characteristics to Santa Maria and San Miguel.

Ms. Piccarello said the per the definition regarding the Santa Maria building, while there is integrity, there is some loss in integrity of what they would normally consider as significant. Because of other definitions of significance, there is a chance because of its relationship to an individual. That holds a lot of strength. The other one there is less ground for that to stand on. She said it does hold together well with the rest of the district but beyond that, she would have Ms. Lamboy comment.

Ms. Lamboy said she agrees all the criteria were not met in staff's interpretation of that. She did point out the important element of the historic windows and of being

characteristic of an historic window design. That is why she recommended as primary the south and the west elevations.

Member Biedscheid said that makes sense.

MOTION: In Case 2022-005477-HDRB, 50 Mt. Carmel Rd., Member Bienvenu moved per staff recommendation and the applicant's presentation to the record, to recommend the San Miguel structure be designated as contributing, with the west and south elevations as primary. The motion was seconded by Member Guida.

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

Chapel

Ms. Gavioli showed existing elevations, photographs and floor plan.

Chair Rios asked the history of the buttress.

Ms. Gavioli said they have discussed that a lot with National Register and SHPO (State Historic Preservation Office). It is on the original drawings and made to look like a buttress or orno, but they are not really sure. The ADA ramp circling the "buttress" was added.

Eric Enfield, previously sworn, approached the microphone, identified himself and provided his address at 612 Old Santa Fe Trail. He said the buttress was shown on the original drawings and the ramp was added and is non-historic.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005477-HDR, 50 Mt. Carmel Rd., Member Guida moved to designate the chapel as significant and note the ADA accessibility ramp, the restroom addition and portal attachment on the south façade are non-historic. The motion was seconded by Member Biedscheid.

Ms. Gavioli added that the breezeway connecting San Miguel to the Chapel *is* historic.

Member Guida amended his motion to reflect the breezeway is historic, and Member Biedscheid seconded.

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

Casita

Ms. Gavioli said there were no drawings only photographs. The location is southeast of the chapel. She believed it was built into a man-made slope during the 1962 campus expansion. The north and the west façade are completely obscured by the hillside. The south elevation was shown. They do not believe as speculated, this may have been the location for the structure of the historic dairy associated with the sanatorium. A map showing the 1938 site plan was shown and Ms. Gavioli noted the area they believe had been the dairy. The hillside toward the arroyo was modified in 1962 during the construction of the seminary expansion.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2022-005477-HDRB. 50 Mt. Carmel Rd., Member Bienvenu moved to designate the casita as noncontributing, per staff's recommendation and the applicant's presentation into the record. The motion was seconded by Member Biedscheid.

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

San Juan Building

Ms. Gavioli showed the existing floor plans and elevations. The only major alteration they are aware of is the window below the grille of the bell tower, which has been modified.

Chair Rios asked Ms. Lamboy if she agreed with the window modification.

Ms. Lamboy said it is obvious something was done there, but additional information would be needed to know what the window looked like in 1962.

Ms. Gavioli said they have the drawings of the original. Mr. Enfield added they also have the original wood grille drawing and have discussed restoring that.

Vice Chair Katz asked if correct on the south façade, they recommend the left part but not the right, as primary.

Ms. Gavioli said she didn't recommend the façade. She thought staff had recommended that.

Ms. Lamboy said staff is only recommending one elevation and that is articulated.

Vice Chair Katz clarified it was the western portion of the south façade, because there are two south façades. It is the wing that goes to the east.

PUBLIC COMMENT

There were no public comments.

MOTION: In Case 2022-005477-HDRB. 50 Mt. Carmel Rd., Member Katz moved to designate the San Juan Building as contributing and the west façade and the western portion of the south façade with the brick work, as primary. The motion was seconded by Member Biedscheid.

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

Fatima and Office are Connected

Ms. Gavioli noted the Fatima and office will be presented together because the drawings are presented together. She knew the motions would be separate.

She displayed the drawing of the Fatima floor plan noting it was built as a high school. The office floor plan was shown. They believed the original portion of the office was a rectilinear mass. She pointed out the location of the 1952 and 1962 additions to the north side of the office. They ask for status for the northeast as well as the south courtyard wall. She displayed the elevations, noting the breezeway and the courtyard wall on the north elevation. She showed photographs of the office and the courtyards. They believe the courtyard walls with Fatima were built in 1952. She pointed to the 1960

photograph showing the walls were present. Another photograph showed there was no carport on the property at that time.

BOARD DISCUSSION

Member Guida thought there could be a combined motion for the two buildings. He asked Ms. Gavioli to clarify the recommendations made by staff and what she recommended on the façades.

Ms. Gavioli said staff recommends Fatima as contributing with the south, and east elevations as primary. Staff also recommends the office and the east and south as primary.

Member Bienvenu asked Ms. Lamboy if her recommendation included the courtyard walls.

Ms. Lamboy said the south and east would capture the courtyard walls.

Member Bienvenu clarified with Ms. Lamboy that when visiting the site, he thought she indicated she would correct her recommendation from the east elevation to the west.

Ms. Lamboy said in the discussion on the east elevation when she said it does not have a unique architectural character, it pertained mostly to the inside of the courtyard related to the east and the bank of windows as it relates to everything in the courtyard. Then on the west elevation, the portion directly to the parking is the office.

Member Bienvenu asked her recommendation on the primary façades.

Ms. Lamboy said the primary façades should be the south elevation and the portion of the west elevation that abuts the parking lot. She said staff has no objection to the yard walls (south and northeast) being designated and suggests adding those clarifications.

Ms. Gavioli said they have no objection.

Public Comment

There were no public comments.

MOTION: In Case 2022-005477-HDRB, 50 Mt. Carmel Rd., Member Guida moved to designate the Fatima Building and the Office as contributing, with the south facades of the Fatima Building inclusive of all courtyard walls as primary, as well as the portion of the west façade of the Fatima Building abutting the

parking lot as primary, and included in the contributing designation is the courtyard walls on the south and at the northeast corner of Fatima; for the Office building, the south and east facades be designated as primary. The motion was seconded by Member Bienvenu.

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

Carport

Ms. Gavioli said the carport is behind the Santa Maria building. They believe it was constructed in 1962 as a maintenance shed. The western most bays have been enclosed non-historically and metal Propanil siding is applied to all sides. Their recommendation is non-contributing status for the reason it was modified in a non-historic way, and not publicly visible, and does not speak to the historic style in this district.

Chair Rios asked if her feeling was this does not contribute to anything with the other buildings.

Ms. Gavioli said they believe this does not contribute in any way. Evidence of the evolution of the campus is more overt in the San Miguel, the chapel, and the San Juan buildings.

Member Bienvenu said he agrees with the applicant that the sheathing dramatically altered any historical significance of the structure.

Public Comment

There were no public comments.

MOTION: In Case 2022-005477-HDRB,50 Mt. Carmel Rd., Member Bienvenu moved to designate the carport noncontributing finding that the structure does not have sufficient historical integrity to be contributing. The motion was seconded by Member Biedscheid.

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

Tuff Shed

Ms. Gavioli said the storage shed was included because it is on the property and not on a foundation and non-historic. It sits behind the San Juan building.

Ms. Piccarello said the Board may want to consider that the shed falls into the category of *non-conforming* rather than noncontributing.

Member Biedscheid said the building seems very temporary and not a permanent structure. She asked if this needed to be statused.

Ms. Lamboy said staff did not address this because of its temporary nature and not permanently affixed.

Ms. Piccarello added as non-conforming, there can be more work around the building.

Chair Rios asked staff if the structure should be addressed.

Ms. Piccarello said it is presented as part of the case, so it was up to the Board.

PUBLIC COMMENTS

There were no public comments.

MOTION: In Case 2022-005477-HDRB. 50 Mt. Carmel Rd., Member Guida moved to note that the Tuff Shed is a nonconforming, temporary structure. The motion was seconded by Vice Chair Katz.

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

West Wall

Ms. Gavioli noted the location of the wall, which is non-historic. It was constructed in 2010.

Ms. Lamboy said staff included that as a contributing structure because on the 1962 master plan there was a football field and seemed a wall was there. She said if the applicant can provide evidence the wall was built in 2010, staff withdraws their recommendation for contributing status.

PUBLIC HEARING

Boni Armijo, previously sworn, said there was a handshake agreement with the Carmelites and the Archbishop because of noise. The Carmelites need privacy. He

asked that the applicant recognize that in the future for anything that comes from the north. Mr. Armijo added the Board should be aware that the corner of Old Santa Fe Trail and Camino del Monte Sol is the most pristine archaeological property in Santa Fe. It is important to keep that as well as the property in front of the Carmelites, from being developed in any way.

Chair Rios asked if correct the area is made up of 17 acres.

Ms. Gavioli said it is 12 acres, and the Carmelites retain about 5 acres. She said they are working closely with them.

Chair Rios said the Carmelites have their own chapel and living area. She asked if that was the portion that was not sold.

Ms. Gavioli said yes, it is a separate parcel and not the subject of this status review. She said their client has a working relationship with Carmelites and is doing everything possible to maintain even to enhance, their privacy.

Member Bienvenu asked if Ms. Gavioli could provide something to staff to document the information from the Carmelites.

Ms. Gavioli said their client, Skylar Skeegos on Zoom, could comment on his personal conversation with the Carmelites.

Skylar Skeegos, 3343 Piner Rd., Santa Rosa, California was sworn. He said on the conversation on the wall, he talked with Mother Marie Bernadette. She has confirmed the wall was installed in 2010 as mentioned to address traffic from Santa Fe Prep. He said they are very focused on how they can enhance the Carmelites privacy beyond that.

MOTION: In Case 2022-005477-HDRB. 50 Mt. Carmel Rd., Member Bienvenu moved that the west yard wall continue to be un-statused as non-historic, based on the stated record. The motion was seconded by Vice Chair Katz.

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

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)

STAFF REPORT

440 Acequia Madre Unit 2 is a 2,969 square foot building designed by Katherine Stinson Otero in the Plaza Chamisal compound off Acequia Madre. 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.

8. The new structure’s stucco color will match the main house, which is cementitious El Rey Buckskin.

9. 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.

Chair Rios asked if there are other guest houses within this "compound" – she wasn’t sure it is a compound.

Ms. Bordegaray said it is not recognized as a compound per Code in Santa Fe although it is in historic documents. Many of the homes were built after Stinson Otero built the two-story and lived there. The rest were built as rental units, but she didn't know what portion the guest houses were.

Chair Rios confirmed that Stinson Otero is the designer of Plaza Chamisal.

APPLICANT PRESENTATION

Gayla Bechtol, 320, Aztec St. was sworn. She said she has asked her clients about guest houses on the property. There are properties that have them in the compound. The main house is under renovation and there have been both Board and administrative approvals. They are taking off the carport eventually. In the meantime, her

clients want a casita. It is actually in two different units of the compound. This had been a separate lot when the compound was created about 2003 but is the same owner. They want a carport and then some bedrooms. They also wanted to fit in with the streetscape and the compound. She showed photographs of the layering they were trying to do. It is also in the streetscape on the other side of the compound. They want to move the casita closer to the street to be further away from the main house to impact the main house less. Once they move further from the main house it will be apparent, they are 6 inches lower. Also, yesterday they changed the portals to ramadas, adjacent to the new portal in front of the front door of the casita. They will grow a vine in keeping with the existing landscaping. She noted on the floor plan the location of the carport and ramada and the portal and entrance. They added a fireplace for massing and have outdoor storage. She described the entrance from the parking area. The heights of the yard walls are now between 5 and 6 feet and in front of the house, the yard walls are 42 and 48 inches as well as the ones across the driveway. They will emulate those walls in what they do. The gates will be similar to the main house. Staff recommended a 4-inch separation between the existing wall and the new, but she isn't sure how to build that. She asked if they could attach with a different height or an indentation marking the old and new but still be enclosed. She said the clients have a small dog.

STAFF RECOMMENDATION

Staff recommended 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.

Member Guida asked where the 4” gap is proposed.

Ms. Bechtol pointed to the gap and the existing wall. She pointed to where they would make a space to continue the wall at the same height.

Member Guida said the Board downgraded a building this evening because of a similar discussion, the semantics of not touching on the status structure or primary façade. He said it is silly, the wall is intended to come up to meet the building. He said the Board should defer to practicality and provide latitude. In this case if a four-inch gap is not feasible, a similar treatment could be pursued that still allows a structural attachment that is reversible. It pursues the intent of separating the old from new and seems a reasonable and more sensible accommodation.

Chair Rios asked how the proposed house relates to the house to the west in height and massing.

Ms. Bechtol said it is similar. That house has a courtyard in the front and steps around to the street and a wall similar to this house. She thought this would be "of the language" of the house to the west.

Ms. Bordegaray agreed.

Chair Rios said Ms. Bechtol indicated she wants the house closer to the wall to save the trees. She asked how much closer.

Ms. Bechtol said five feet towards the wall, and currently it is 12 feet from the property line. The allowance is a minimum setback of 7 feet, but they would not be saving the trees. They are not in good shape. There will be a different landscape plan more in keeping with the west side of the compound with more fruit trees and perennials. It will be more consistent with the open space it is defining. She said on the street trees, someone had cut down similar trees when the 1990s HCPI was done. Here they were replanted. She said the street tree in this location is not a historic eastside concept for landscape.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Vice Chair Katz thought the feeling at the site is this is a large building close to Acequia Madre. He was concerned about moving it even closer.

Chair Rios said that was the reason she asked for the comparison to the other building. She said she has the same sense of trepidation.

Member Biedscheid said she has a similar concern of being too close to a contributing building. The space on other side of the building is important.

Chair Rios said the question is where it makes the most impact.

Vice Chair Katz said the primary façades of the contributing building are the west façade. The guest house isn't blocking that at all.

Ms. Bechtol said the Matteucci Gallery across the street from Acequia is 25 feet tall. And all the walls along Acequia on both sides are more than 12 feet. There are a lot of close-in buildings as well as on Paseo going west. She said the building is 12½ but is set back from the property line seven feet.

Member Guida said he didn’t have an issue with the massing on the street, for the reasons expressed. A number of buildings along Acequia Madre in this area front the street. Walls meet the street, and there are other buildings that are taller. He thought the impact of this will be minimal. The impulse to separate this from the main house is good. Not only for its separation from the building but having one good space rather than rather than two narrow alleys between the buildings. This seems a more generous design move and allows for more porosity between the buildings. He is supportive of the idea to move it toward the street.

Ms. Bechtol showed a photograph of the view of the walls going west. She noted the closeness of the buildings and undulating walls and landscaping.

Member Bienvenu said in an ideal world that would remain vacant land and would be a nice space. They wouldn't want it as tall as the Matteuchi building; this is within height limitations than having some separation and breathing room between this and the main house is important. That will be what is visually most apparent. He thought it fine.

MOTION: In Case 2022-005475-HDRB, 440 Acequia Madre., Member Guida moved to approve the application as submitted and agrees with staff's determination that this meets district standards, noting the Board is supportive of the relocation of the building closer to Acequia Madre, within the required setbacks, and the intersection of the proposed yard wall with the existing contributing structure and building can be articulated as a 4-inch gap or a 4-inch reveal or other detail that differentiates new from old. The motion was seconded by Member Biedscheid with a friendly amendment the drawings and site plan be revised as necessary to reflect those two conditions and submitted to staff prior to seeking a permit.

Member Guida accepted the amendment as friendly.

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

I. DISCUSSION ITEMS

Ms. Piccarello said there are about 12 cases for the next Board meeting.

J. MATTERS FROM THE BOARD

Member Bienvenu said he thought it would be useful to activate the historic compound section of the ordinance. It is inactive currently because there is no approved

registry but seems the Land Use Department's obligation to set that in motion. Member Bienvenu said not to put extra burden on anyone but starting that process would be nice when Land Use feels they could take it on.

Ms. Piccarello said she has been reminded that other work has been happening that hasn't been done for a while. She said Ms. Lamboy made her aware there were efforts in the past on studies and things in different locations to capture information. They also want to make sure HCPIs, and other information is available to the public this year.

Ms. Lamboy added they are in the process of updating the zoning code and a large part will be the treatments and respect given to the historic districts. She said they could table that and use the opportunity when updating the zoning code to activate the historic compound section of the ordinance beforehand. She and Ms. Piccarello can strategize on that. She added they are close to signing a contract with a consultant.

K. NEXT MEETING: Tuesday, August 9, 2022

L. ADJOURN

MOTION: At 9:25 pm, Guida moved to adjourn, seconded by Biedscheid.

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

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

Case # 2022-5473-HDRB
Address – 127 and 127½ East DeVargas
Agent's Name – Dale Zinn
Owner/Applicant's Name – Betty Caldwell Irrevocable Trust

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

BACKGROUND

127 and 127½ E. DeVargas St. 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 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 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 (HCPI) form, 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 can be described as Spanish-Pueblo Revival with its flat roof and parapets, still topped with brick coping on its north, south and west walls. The north, river-facing façade has two projecting windows that likely were used for display when the building worked as an antique shop and art gallery. The larger unit is boxed and holds four six-lite 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 elevation is stuccoed and has a sign painted on the wall and two remaining murals 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 the numbered wall diagram and photographs in the project packet.

On the north side, a historic rock wall 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. The west elevation wall is approximately 5' tall, 40' linearly, and runs across the west side of the Cider Press. It postdates 1988. Another stuccoed block wall is attached to the west rock wall and runs east to connect with the north studio wall. It is not historic. A low rock wall runs along the entire east property line and is historic. One interior, low rock wall in two segments connects the Cider Press to the Studio, running north-south. It is historic. The south property line has a coyote fence that separates the Cider Press property from the property to the south. This wall is not historic. Currently, there exists a tall wrought-iron gate recently erected by the south neighbor. A low coyote fence runs from the storage unit west toward the street. It is not historic.

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 familiar to many generations of Santa Feans and visitors.

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 main house ("Cider Press"), inclusive of its north elevation wall "Cider Press" sign and faded murals, and the studio be designated contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures. Staff also recommended that the following yard walls be designated contributing: Wall #1 along the entire north elevation, Wall #4, along the entire east elevation, and walls that run north/south within the perimeter (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 façades and that the studio's #1 west elevation be designated its primary façade.

3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District, and subject to SFCC Section 14-5.2(E), Downtown and Eastside Design Standards.
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 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.
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 Cider Press and the Studio meet the definition of "contributing," as recommended by staff. Strong documentation supports that the structures on the property were built in 1910 and 1948, are in a prominent and highly visible location in downtown Santa Fe, and retain the appearance they took on when they were operated as a riverside business for about 40 years.
10. The Board finds that the north, west and east façades, and the westernmost, brick portion of the original garage's south façade, are the primary elevations of the Cider Press building with features that define the character of the structure's architecture. The north elevation faces the river and has two boxed windows that project from the building. The north elevation also retains its historic "Cider Press" sign painted on the wall above the boxed windows, and two faded murals. The west elevation and the westernmost portion of the south elevation consist of the original c.1910 garage's brick walls, and bay and window openings. The east elevation exhibits a blend of Spanish-Pueblo Revival Style building integrated with the low river-rock wall that extends and connects to the historic river-rock wall to the north.
11. The Board designates the west façade of the storage/studio building as primary. This elevation features a characteristic portal which extends along the west elevation.
12. The Board designates the north-perimeter yard wall (#1) and east-perimeter yard wall (#4) as contributing structures. They retain their original, historic construction of river rock, which compliments the lower portion of the north and east Cider Press building façades.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review the structures' historic status.
3. The Board upgrades the status of the main house ("Cider Press") to contributing, inclusive of its north-elevation wall "Cider Press" sign and faded murals.
4. The Board upgrades the status of the storage/studio building to contributing.
5. The Board designates the Cider Press building's north, east and west elevations, and the westernmost, brick wall of the south elevation, as primary façades.
6. The Board designates the storage/studio building's west elevation as its primary facade.
7. The Board designates the north and east perimeter yard walls as contributing.

IT IS SO ORDERED ON THIS 9th DAY of August, 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 # 2022-5447-HDRB
Address – 571 Garcia Street
Agent's Name – Estevan Trujillo
Owner/Applicant's Name – William and Suzanne Burke

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

BACKGROUND

571 Garcia St. 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 percent 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.

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 downgrade from contributing to noncontributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. The Board finds that non-historic additions, equaling almost 50 percent of the house's historic footprint, overwhelm the historic façades and obscure the original house from the street view, and the structure does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 9th DAY of AUGUST, 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 # 2022-5475-HDRB
Address – 440 Acequia Madre
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Mike and Becky Casey

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

BACKGROUND

440 Acequia Madre 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 façades at its April 26, 2022, meeting. (See Case # 2022-5030-HDRB.) Included in the Board action was 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-foot 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" wide and 5" in depth.

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 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 SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, 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 Items # 1-10 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    a. The new guesthouse be relocated closer to Acequia Madre, set back from the north property line no less than 7 feet;
    b. The intersection of the new yard wall with the existing contributing structure and yard wall be articulated as a 4" gap or reveal that differentiates the new from the old; and
    c. The drawings and site plans be revised as necessary to reflect those two conditions, and submitted to staff for approval before seeking permit.

IT IS SO ORDERED ON THIS 9th DAY of August, 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

Land Use Department | Historic Preservation Division

Plan Number: 2022-005470--HDRB **Project**

Description: Replace wall sign - exceptions requested

Project Location(s): 57 OLD SANTA FE TRL
Santa Fe, NM 87501

Contacts:

Property Owner:	57 Old Santa Fe, LLC	mmarra@bicnm.com
Applicant:	Lila Pickus	lila@jenkinsgavin.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: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: August 9th, 2022

TO: Historic Districts Review Board Members

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

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Case # 2022-005470-HDRB

Address: 57 Old Santa Fe Trail
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**

__x__ Case #H-10-119 A&B

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Exception Responses

STAFF RECOMMENDATION:

Staff finds that the proposed navy blue lettering conflicts with 14-5.2(A)(1)(c) of the General Purpose standards that provides for preservation of "a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design." Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District. Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony.

BACKGROUND & SUMMARY:

57 Old Santa Fe Trail is a two-story commercial block building constructed in 1912 that fronts the Plaza on its eastern elevation. It is designated contributing and its west elevation its primary façade. In the 1950s, John Gaw Meem remodeled transformed the original Beaux Arts Classical Revival Style building into a simplified Spanish-Pueblo Revival remodel. Currently, it has commercial storefront windows on its ground floor and a large flat windowless stucco wall that extends from the portal to its parapet. In the late 1960s, Meem designed portals around the Plaza which included this building. It was previously known as the First National Bank and later known as Levine's Department Store. In 1954, the bank moved across the Plaza to its current location at the northwest corner of the Plaza. In 2011, exceptions were granted to install a building wall sign above the l5' height limit and to exceed the maximum 20" letter height.

Currently, the applicant proposes to replace the existing wall-mounted sign on the west façade. The proposed sign will be 51% smaller than the existing sign, with a maximum area of 34 square feet compared to the current 70 square feet. The letters will all be 24” in height, which is 3’-0 shorter than the largest letter on the current sign, and the sign will be mounted with the base at 17’-6” above street grade, which is the current mounting height. The proposed sign will be constructed of fabricated metal with 2” depth and will have a dark navy painted finish. There is no proposed lighting or transparency to the sign and it will be mounted directly to the stucco wall.

The proposed sign requires three exceptions to the signage requirements outlined in Article 14-8.10 (H)(26)(a)(i). The sign area will exceed twenty square feet, the letter height will exceed twenty inches, and the sign will be mounted more than fifteen feet above street grade.

EXCEPTION CRITERIA AND RESPONSES:

14-5.2 (C) (5) (b): LETTER HEIGHT

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

Applicant Response: The proposed sign will not damage the character of the district as it is a 40% decrease in letter height from the existing sign. Additionally, the presence of a sign at this scale on this façade upholds the original character of the 1954 façade, designed to accommodate Levine Department Store's significant sign, which was roughly 4'-0 tall (see Exhibit 5). A sign has been the dominant architectural feature of this façade for the past 50+ years and the proposed sign seeks to honor this historic condition.

Staff Response: Staff does not believe the new sign will damage the character of the district as it replaces the sign that mostly adheres to existing sign's location and letter size.

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

Applicant Response: The west façade of 57 Old Santa Fe Trail has a total area of 1286 square feet with 350 square feet designed to support a large sign. The letter height requirement creates a hardship on this façade as 20" tall lettering will be entirely out of scale with the surrounding façade features and will be ineffective in terms of wayfinding and branding purposes as it hardly will be visible.

Staff Response: Staff does not find that the proposed sign is required to prevent a hardship to the applicant or an injury to the public welfare. The existing sign conveys the name of the business in the Plaza setting, albeit 4" smaller.

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

Applicant Response: The tenant has considered designing to comply with sign letter height regulations, however, it will be a disservice to both the tenant's business and the visual experience of the Plaza. The only other alternative is to keep the existing sign in place, which has letter height up to 5'-0.

Staff Response: Staff believes that the proposed sign can be altered to comply with the standards for signage in the Downtown and Eastside District.

14-5.2 (C) (5) (b): SIGN AREA

(iv) Do not damage the character of the district;

Applicant Response: As stated above, the proposed sign will not damage the character of the district as it is a 51% decrease in coverage area from the existing sign. As seen in Exhibit 5, the historic Levine's sign had roughly 96 square feet of area. The proposed sign aims to honor this historic condition with a design that is similarly scaled.

Staff Response: Staff finds the proposed navy blue lettering is not harmonious with the streetscape because navy lettering or signage is not found in the Downtown and Eastside Historic District. Staff believes the lettering can be changed to a more appropriate earthtone color with accents.

(v) Are required to prevent a hardship to the applicant or an injury to the public welfare;
Applicant Response: The width to height ratio of the Lucchese logo is 8.5x1, meaning that to maintain less than 20 square feet of coverage, the sign could be a maximum 1'-6" tall and 12'-9" long. As described above, a sign of this size will be out of scale and a disservice to the historical façade, which was specifically designed to support a dominant sign. It will also lose any efficacy due to lack of visibility.
Staff Response: While staff disagrees that a sign conforming to the legal sign standards in the historic districts poses a hardship to the applicant or an injury to the public welfare, staff recognizes the odd nature of large blank stucco wall on its second story that provides for larger lettering, as it has in the past and currently.

(vi) 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: As stated above, the design alternative to create a smaller sign will be a disservice to the tenant's business and visual experience of the Plaza. The only other alternative is to keep the existing sign, which has a coverage area of 70 square feet.
Staff Response: Staff believes that the proposed sign can be altered to comply with the standards for signage in the Downtown and Eastside District.

14-5.2 (C) (5) (b): MOUNTING HEIGHT
(vii) Do not damage the character of the district;
Applicant Response: The proposed sign will not damage the character of the district as it maintains the mounting height of the existing sign. A sign mounted in this location upholds the original character of the 1954 façade and the position of the Levine's sign (see Exhibit 5).
Staff Response: Staff agrees that maintaining the mounting height provides for the sign to be visible above the portal, as it is currently.
(viii) Are required to prevent a hardship to the applicant or an injury to the public welfare;
Applicant Response: Given that the height of the portal on this façade is 14'-0" above grade, in order to comply with the mounting height provision, the sign would need rest directly on top of the portal (see Exhibit 12). This would make the sign virtually invisible from the Plaza, hence why an exception was granted previously to accommodate for a higher mounting height.
Staff Response: Staff agrees.
(ix) 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: Mounting the proposed sign to comply with sign code requirements is not feasible as it will not be visible above the building's portal. The client considered mounting the sign to the front of the portal, but it is on City property and not permissible. The façade of 57 Old Santa Fe Trail beneath the portal is glass and does not support the mounting of a wall sign.
Staff Response: Staff agrees.

EXHIBIT 4

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 6/8/2022	57 Old Santa Fe Trail
Property Owner of Record: 57 Old Santa Fe Trail, LLC	**Proposed Construction Description:**
Applicant/Agent Name: Lila Pickus (JenkinsGavin, Inc)	Replace exterior facade signage
Contact Person Phone Number: (505) 820-7444	**TOTAL ROOF AREA:** 4700 sqft

Zoning District: BCD-PLA

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 N/A

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

Lot Coverage : N/A %
□Open Space Required:_____

Setbacks:
Proposed Front: N/A Minimum: _____
2nd Front? _____
Proposed Rear: N/A Minimum: _____
Proposed Sides: L N/A R N/A Minimum:____

Height: Proposed N/A
Maximum Height: _____ or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed N/A Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed: N/A 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.

Lila Pickus _____ **[□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.

Lila Pickus 6/8/2022
SIGNATURE **DATE**

To Be Completed By City Staff:

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

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

REVIEWER: _____ **DATE:** ___/___/___

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

Revised 20 November 2020

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 16, 2022

Angela Schackel Bordegaray
Historic Preservation Division, City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Proposal for New Exterior Façade Sign
Lucchese Bootmaker - 57 Old Santa Fe Trail

Dear Angela:

This letter is submitted on behalf of 57 Old Santa Fe Trail, LLC and Lucchese Bootmaker in application to the Historic Districts Review Board ("HDRB") for approval of an exterior façade sign to replace the existing sign at 57 Old Santa Fe Trail, which is a Non-Contributing structure.

Historical Context
This building was built in 1912 in the Beaux Arts Classicism style as the First National Bank. After the bank moved across the Plaza in 1954, the building was extensively renovated for Levine's Department Store. The 1954 renovation was in a simplified Spanish-Pueblo Revival style and included Modern or International Style details, including a cantilevered portal and a large expanse of façade wall to house Levine's significant sign. The portal was altered again in 1966 when portals were designed and constructed for the entire Plaza.

Lucchese Bootmaker became the tenant of 57 Old Santa Fe Trail in 2011, and at that time they proposed a sign similar to the Levine's sign in order to restore some of the façade's original character. This original Lucchese sign, which was approved by the HDRB in 2011, required an exception to the signage requirements for its height of letters and mounting height on the façade (see Exhibit 13).

Existing Conditions
The Lucchese sign that was approved by the HDRB in 2011 is still in place and measures 5'-0" in height at its largest dimension and 1'-8" at its smallest with 70 square feet of area (Exhibit 7). The sign is mounted with the base at 17'-6" above grade and the metal letters are painted in a multi-color, faux-patina finish.

Proposed Improvements
Lucchese Bootmaker has recently undergone an extensive rebrand, requiring them to update their signage. The proposed sign will replace the existing wall-mounted sign on the west façade of 57 Old Santa Fe Trail. As illustrated in Exhibit 9, the proposed sign will be 51% smaller than the existing sign, with a maximum area of 34 square feet compared to the current 70 square feet. The letters will all be 24" in height, which is 3'-0 shorter than the largest letter on the current sign, and the sign will be mounted with the base at 17'-6" above street grade, which is the current mounting height. The font for the sign is called "Abraham Lincoln" and is accurately illustrated in Exhibit 9. The sign's letters will be constructed of fabricated metal with 2" depth and they will be mounted using stainless steel "L" brackets and mounting studs, as illustrated in Exhibit 11. The client's primary brand color and preferred painted finish for the letters is a dark navy (Pantone 295C), but they are also open to painting the letters in Cool Gray 9, both

shown in Exhibit 9. Existing signage in close proximity to Lucchese includes turquoise, red and white lettering. There is no proposed lighting or transparency to the sign.

The proposed sign requires three exceptions to the signage requirements outlined in Article 14-8.10 (H)(26)(a)(i). The sign's letter height will exceed twenty inches, the area will exceed twenty square feet, and the sign will be mounted more than fifteen feet above street grade. All other requirements, including uniform color, lighting and material, are in compliance. We believe that we meet the criteria for these exceptions and that both the tenant and the Plaza will benefit from maintaining the historical and existing architectural character of the building.

Exception criteria 14-5.2 (C) (5) (b): LETTER HEIGHT

(i) *Do not damage the character of the district;*
The proposed sign will not damage the character of the district as it is a 40% decrease in letter height from the existing sign. Additionally, the presence of a sign at this scale on this façade upholds the original character of the 1954 façade, designed to accommodate Levine Department Store's significant sign, which was roughly 4'-0 tall (see Exhibit 5). A sign has been the dominant architectural feature of this façade for the past 50+ years and the proposed sign seeks to honor this historic condition.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare;*
The west façade of 57 Old Santa Fe Trail has a total area of 1286 square feet with 350 square feet designed to support a large sign. The letter height requirement creates a hardship on this façade as 20" tall lettering will be entirely out of scale with the surrounding façade features and will be ineffective in terms of wayfinding and branding purposes as it hardly will be visible.

(iii) *Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*
The tenant has considered designing to comply with sign letter height regulations, however, it will be a disservice to both the tenant's business and the visual experience of the Plaza. The only other alternative is to keep the existing sign in place, which has letter height up to 5'-0.

Exception criteria 14-5.2 (C) (5) (b): SIGN AREA

(iv) *Do not damage the character of the district;*
As stated above, the proposed sign will not damage the character of the district as it is a 51% decrease in coverage area from the existing sign. As seen in Exhibit 5, the historic Levine's sign had roughly 96 square feet of area. The proposed sign aims to honor this historic condition with a design that is similarly scaled.

(v) *Are required to prevent a hardship to the applicant or an injury to the public welfare;*
The width to height ratio of the Lucchese logo is 8.5x1, meaning that to maintain less than 20 square feet of coverage, the sign could be a maximum 1'-6" tall and 12'-9" long. As described above, a sign of this size will be out of scale and a disservice to the historical façade, which was specifically designed to support a dominant sign. It will also lose any efficacy due to lack of visibility.

(vi) *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.*
As stated above, the design alternative to create a smaller sign will be a disservice to the tenant's business and visual experience of the Plaza. The only other alternative is to keep the existing sign, which has a coverage area of 70 square feet.

EXHIBIT 7 - EXISTING WEST ELEVATION
57 OLD SANTA FE TRAIL

TOTAL FACADE AREA: 1286 sqft
EXISTING SIGN AREA: 70 sqft

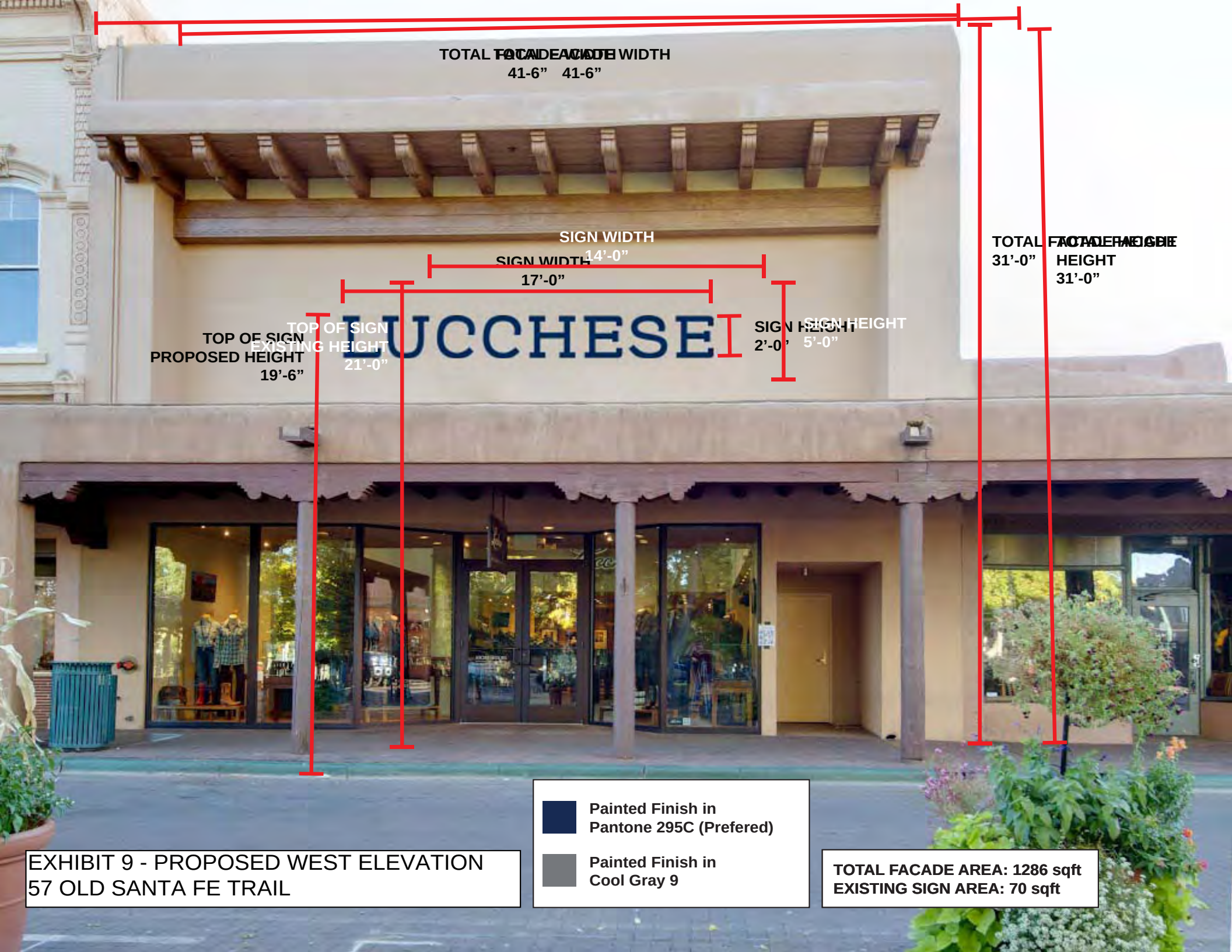
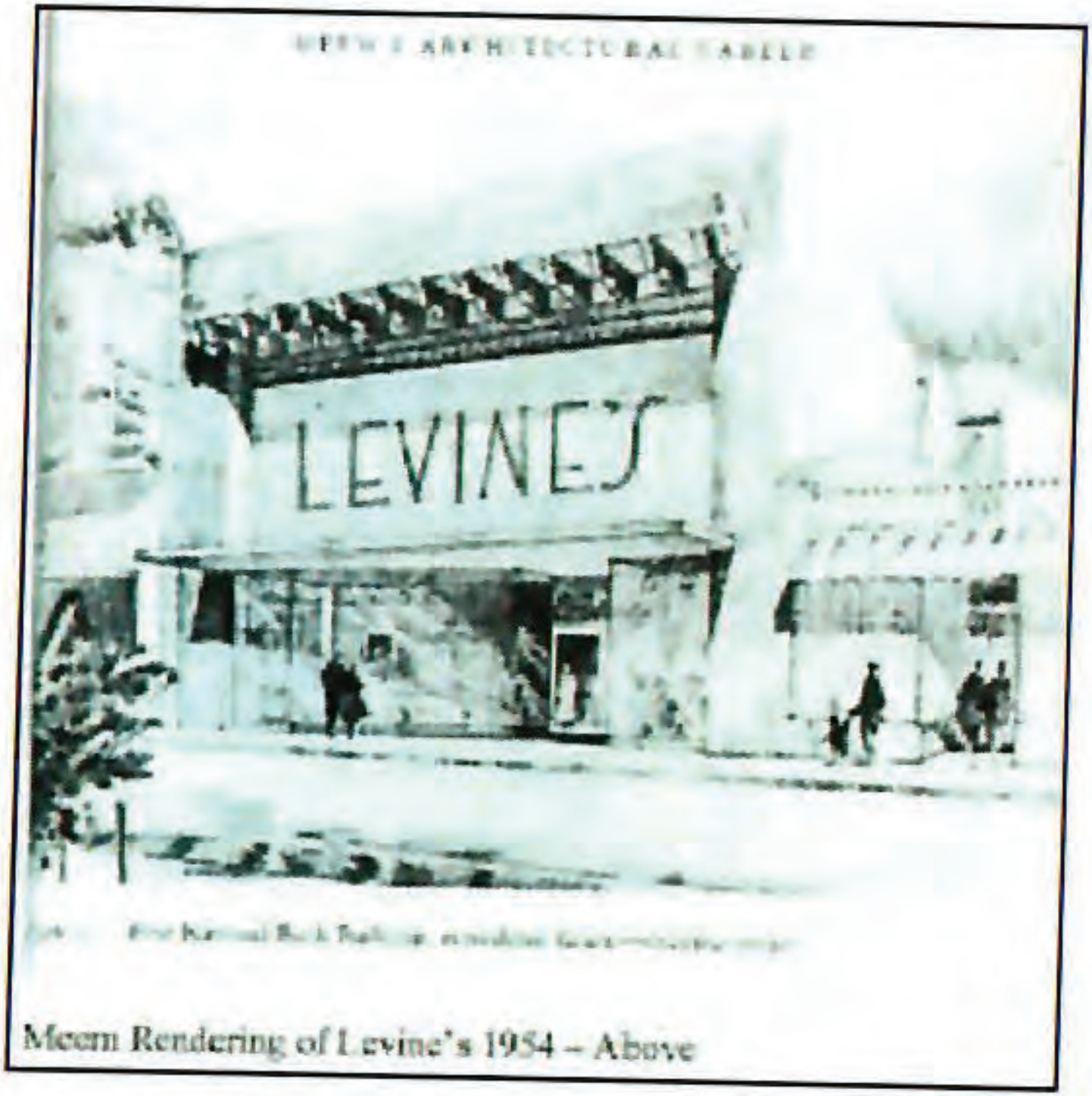


EXHIBIT 9 - PROPOSED WEST ELEVATION
57 OLD SANTA FE TRAIL

EXHIBIT 12 - WEST ELEVATION IF COMPLIANT WITH SIGN REGULATIONS

EXHIBIT 6 - WEST ELEVATION PANORAMA
57 OLD SANTA FE TRAIL

EXHIBIT 5 - HISTORIC PHOTOGRAPHS



Meem Rendering of Levine's 1954 – Above

MEEM CONCEPT
SIGN 28' w. x 7' h.

THE MODIFIED TEMPLE—The old First National building with its new facade.

1954-1976
SIGN 24' w. x 4' h.

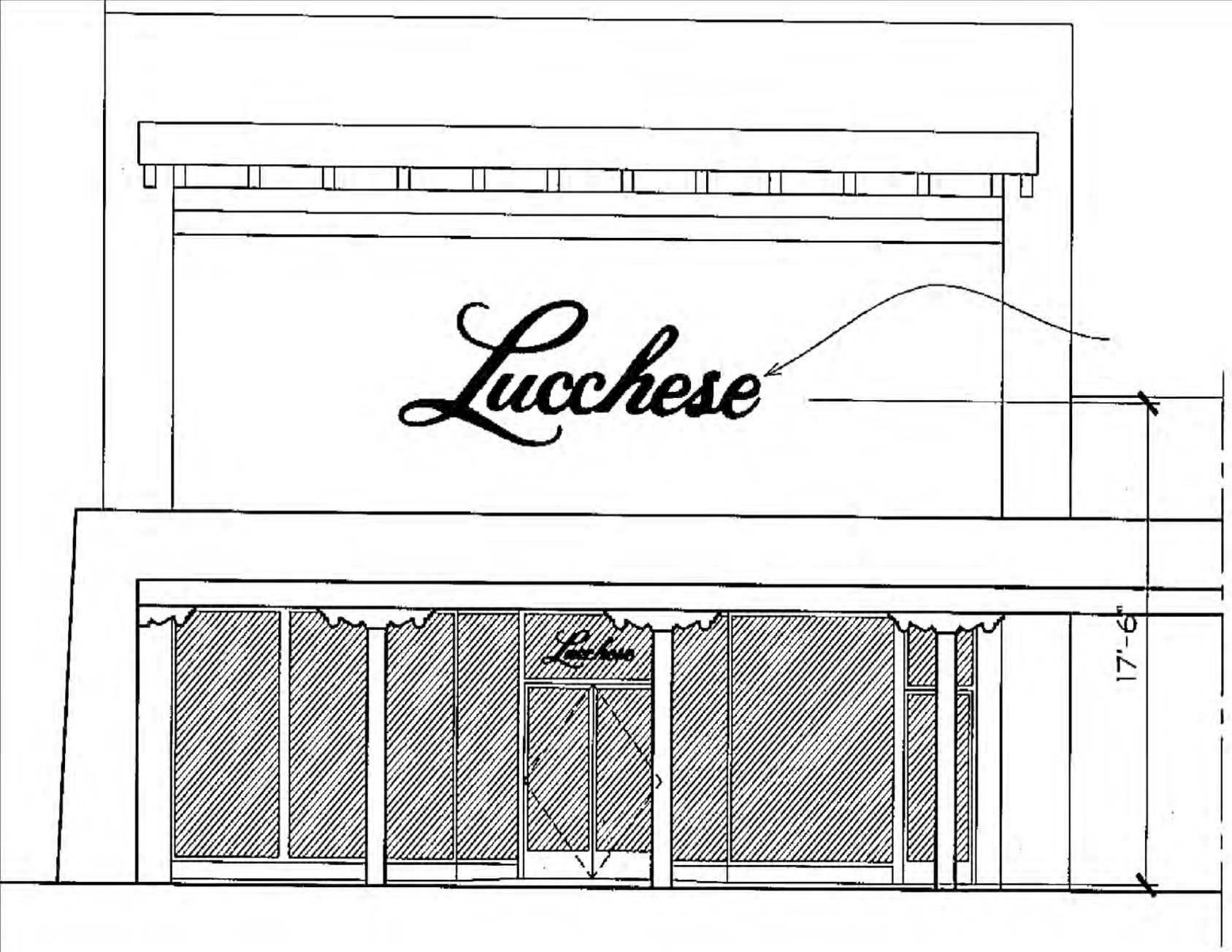
Figure 63. Shelby Street at the Plaza with the First National Bank in foreground, La Fonda in background to the left, c. 1928. Courtesy of Museum of New Mexico #51878.

FIRST NATIONAL BANK OF SANTA FE

Apparently the members of the Board of the First National Bank of Santa Fe felt that the classicizing style was appropriate for the new bank, so Rapp provided an excellent example for their headquarters on the east side of the Plaza (fig. 63). The structure was redesigned later by John Gaw Meem and the bank moved diagonally across the Plaza to its northwest corner in the place of the Obiate Theater.[1] A two-story portico of Ionic columns *in antis* stood on a stone base along the sidewalk. The entrance and two flanking windows on the first floor were almost doubled on the second and completely glazed. The columns, the enclosing pilasters, the full entablature, and a slightly raking cornice completed this very forthright statement. The interior (fig. 64) was all white, as was the facade. A loggia was placed over the vestibule, and a coffered and coved ceiling covered the main commercial room. Ionic columns and doubled pilasters supported the cornices. The design was crisp in detail and very similar to that found in the Capitol and the Executive Mansion.

THE OLD FIRST NATIONAL—The First National's old Grecian temple on the eastern side of the Plaza. The bank moved across the Plaza in May, 1954.

FIRST NATIONAL BANK
57 OLD SANTA FE TRAIL



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

0 4' 8' 16'

EXHIBIT 8 - EXISTING WEST ELEVATION
57 OLD SANTA FE TRAIL

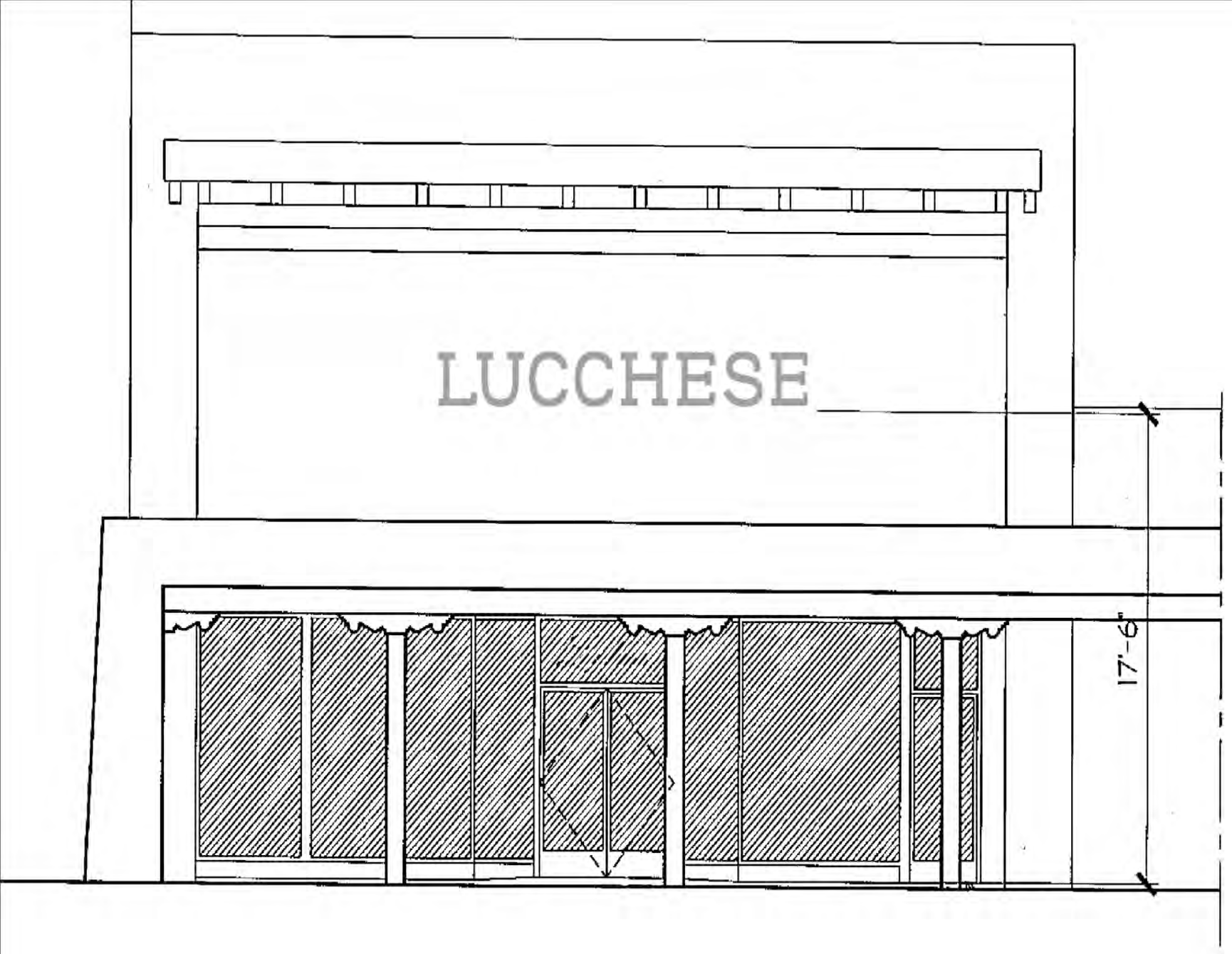


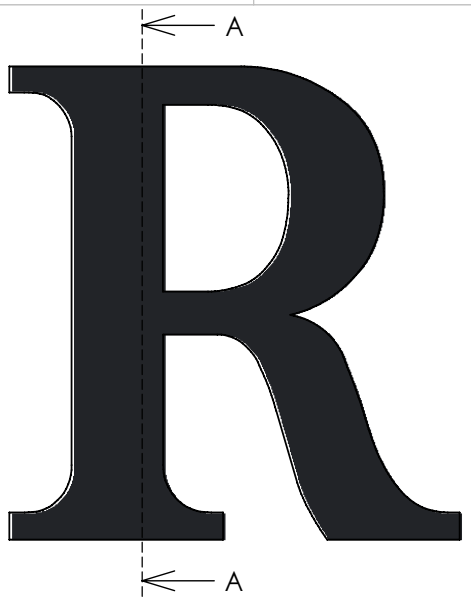
EXHIBIT 10

Proposed West Elevation

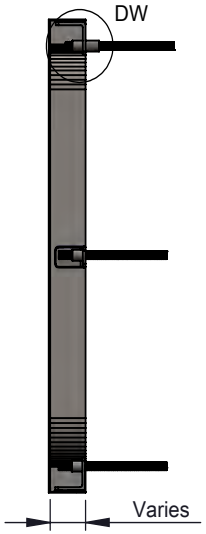
SCALE: 1/4" = 1'-0"

0 4' 8' 16'

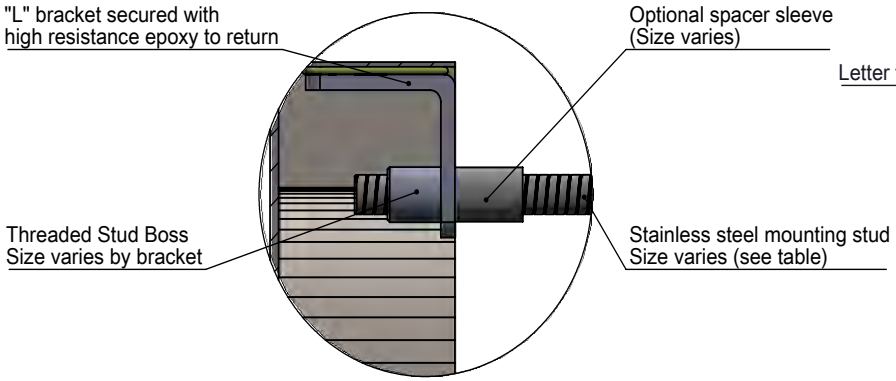
EXHIBIT 11 - PROPOSED MOUNTING DETAIL



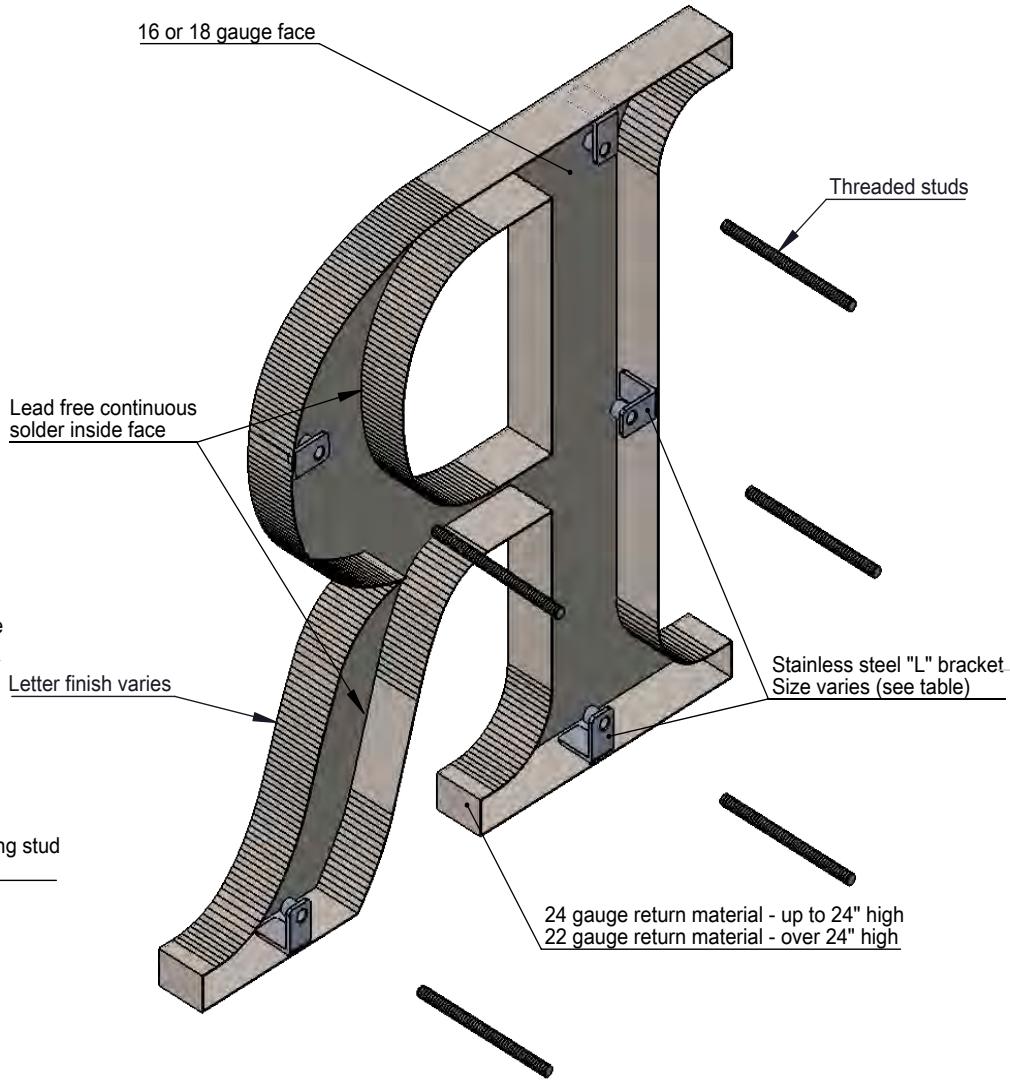
FRONT VIEW II SCALE 1:5



SECTION A-A II SCALE 1:5



DETAIL DW II SCALE 1:1



ISOMETRIC BACK VIEW II SCALE 1:3

LETTER SIZE	MIN. DEPTH AND STROKE		BRACKET	STUD
up to 8"	0.6"	15 mm	Small	6 - 32
over 8" to 24"	1.0"	25.4 mm	Medium	10 - 24
over 24"	2.0"	44.5 mm	Large	1/4 - 20

NOTES:
- Min. 3/8" stroke
- Return grain will run around the perimeter of the letter

MATERIAL OPTIONS
Standard - 304 prefinished stainless steel
Optional - 316 prefinished stainless steel (more corrosion resistant)
- 304 prefinished stainless with titanium coating

TITLE:
METAL FACE NO BACK - SIDE MOUNT

MATERIAL:	PRODUCT TYPE:
STAINLESS STEEL	FABRICATED METAL

DWG No. FABL10	REV. 03.25.22	SCALE: AS INDICATED	SHEET 1 OF 1

EXHIBIT 13 - 2011 HDRB EXCEPTION APPROVAL

ITEM # 11-0087

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

Case #H-10-119B
Address – 57 Old Santa Fe Trail
Owner/Applicant's Name – Lee Welsh
Agent's Name – Robert Zachary Architect, Inc.

THIS MATTER came before the Historic Design Review Board (Board) for hearing on January 11, 2011 upon the application (Application) of Robert Zachary Architect, Inc., as agent for Lee Welsh, owner.

57 Old Santa Fe Trail, previously known as the First National Bank and also known as Levine's Department Store, was originally constructed in 1912 in the Beaux Arts Classical Revival style with large fluted Ionic columns and a denticulated cornice. In 1954, the bank moved across the Plaza and John Gaw Meem designed a simplified Spanish-Pueblo Revival remodel for Levine's with a very heavy cornice or large corbels surmounting a blank wall with space for the large signage. This remodel is now of historic age. In the late 1960s, Meem designed portals around the Plaza which included this building. The cantilevered portal was altered at that time. The building is listed as contributing to the Downtown & Eastside Historic District and the west elevation is designated as primary.

The Applicant requested a remodeling project (Project) to redesign the west façade glass doors and windows and to install signage. Two exceptions are requested to install a building wall sign above the 15' height limit (Section 14-8.10(H)(26)(D)) and to exceed the maximum 20" letter height (Section 14-8.10(H)(26)(B)).

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application; and
2. Zoning staff has determined that the Application meets underlying zoning standards; and
3. Board staff recommended that the Board approve the Application as having met the exception criteria to install a building wall sign above the 15' height limit (Section 14-8.10(H)(26)(D)) and to exceed the maximum 20" letter height (Section 14-8.10(H)(26)(B)); and
4. The Property is located in the Downtown & Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(C)(5) Exceptions; and
   (b) Section 14-5.2(D)(1)-(9), General Design Standards for All H Districts; and
   (c) Section 14-5.2(E), Downtown & Eastside Historic District; and
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the 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; and

6. Under 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 exhibits, satisfactory to the Board, have been submitted.

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 concludes that the Project has met the exception criteria as submitted to install a building wall sign above the 15' height limit (Section 14-8.10(H)(26)(D)) and to exceed the maximum 20" letter height (Section 14-8.10(H)(26)(B)) with the conditions that the large sign shall be bronze or patinated copper and that the back lighting shall not violate the night sky ordinance.

IT IS SO ORDERED ON THIS 25th DAY OF JANUARY 2011 THE HISTORIC DESIGN REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 1/25/11

FILED

Yolanda Y. Vigil
City Clerk

Date: 1/31/11

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 1/25/11

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005346--HDRB

Project Description: Window and door alterations; add garage; raise parapets, add retaining walls.

Exceptions required for windows less than 3' to corner and exceeding 30' glazing.

Project Location(s): 1204 CANYON RD
Santa Fe, NM 87501

Contacts:

Property Owner:	Josie and Fred Lucero 2835 W ALAMEDA ST Santa Fe, NM 87507	gjv420@gmail.com
Applicant:	Gerald Valdez	gjv420@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Y

Publicly Visible Facade-North: Y

Publicly Visible Facade-South: Y

Publicly Visible Facade-West: Y

Historic District Inventory Number: Year of Construction: 1964

Project Type: Remodel; alterations to previously approved Case 2020-001664-HDRB

City of Santa Fe, New Mexico

memo

DATE: July 12, 2022

TO: Historic Districts Review Board Members

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

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Case # 2022-005346-HDRB

Address: 1204 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: Previous case 2020-001664-HDRB

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Based on the review of changes constructed that deviate from the project approval in 2020, staff finds three exceptions required. Other than those three exceptions, staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. The board may determine that the applicant meets the criteria for the exceptions upon further testimony.

BACKGROUND & SUMMARY:

1204 Canyon Road is a 1,024 square foot single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Built in 1964, it was a simple rectangle tract home with a pitched roof sitting on a sizable 0.34-acre lot. A 2020 HDRB case maintained its current non-contributing status and approved a significant increase in square footage that provided for a complete redesign in the Spanish-Pueblo Revival Style.

The applicant returns to the board seeking approval of 11 changes already constructed that deviate from the previously-approved 2020 case. The project was stopped in December 2021 for the applicant to return to the board for approval of changes as follows:

1. Shifted approved west façade portal north on west elevation where the previously-approved garage was located.
2. Installed window under portal instead of to the approved location outside of the portal on the south.
3. Installed 2 smaller windows instead of one large window on the north elevation.
4. Installed 5 new windows on the east elevation instead of the approved 3 window elevation.
5. Installed (2) 4'x5' windows in place of (1) 8'x4' window on east elevation. Installed stained glass on these windows.
6. Changed sizes of 3 windows from 5'x4' to 4'x4 on south elevation.
7. Installed 6' wide double door in place of 3' single door on south elevation.
8. Installed 6' double door instead of 3' single door on south elevation.
9. Installed 6' double door instead of 3' single door on north elevation.
10. Increased parapet height from approved 14'- 6" to 15'-7."
11. Increased parapet height from approved 12'- 4" to 12'- 8."
12. Increased parapet height from approved 11' – 2" to 12'- 0." Note: Maximum allowable height for this structure in this streetscape is 19' – 2."

The applicant requests approval to relocate and enlarge previously-approved 1-car garage from the north end of the west elevation. The applicant now proposes to construct a 2-car garage onto the south end of the west elevation.

Staff determined that the project as built has three elements that do not meet the historic preservation and design codes:

1. Window on North elevation east side of fireplace is less than 3' from the corner.
2. Windows # 3, # 4, and # 5 on the east elevation replaced what was approved.
3. Window # 5 is closer than 3' to the corner.

4. Window # 4 is a large plate glass that exceeds 30” in dimension without divided panes.

Since these as-built changes to what was approved do *not* meet the code, the applicant was instructed to request three exceptions to two sections of the code. Despite repeated meetings, emails and telephone calls, the applicant did not provide this information.

Date: May 6, 2022

To: City of Santa Fe
Land Use Department (HDRB)
200 Lincoln Avenue
Santa Fe, N.M. 87504

(RE: 2020-00164-HD)

From: Gerald J. Valdez

Subject: 1204 CANYON ROAD
Final Board Approval on changes made during Construction.

STATUS

The improvements as required by the HDRB are being completed as the project moves forward. Currently we are proposing to relocated the garage from the original approved location due to a sewer easement relocation however there were changes that were made during construction that will require approval before we can commence.

The changes that were made from the original approved plans are shown below and are number here and also on the plans.

1. Approved Garage was not built because of sewer line, easement and PNM Issues.
2. Portal "A" was moved northward slightly and a window was installed to the left in the Mech/Powder room.
3. Moved fireplace from corner in Living Room away from mechanical area to center of Living Room and changed 1 large window to 2 smaller windows on each side of fireplace.
4. Changed 6-ft double doors to 8-ft double doors in Living Room.
5. Changed window in Master Bedroom from 1~8'x4' to 2 windows at 4'x5'
6. Changed windows in Master Bedroom to stained glass.
7. Changed sizes of 3 window from 5'x4' to 4'x4'.
8, Added corner fireplace in Den/Sitting area.
9. Changed door size in Den/Sitting room from 6-ft double door to 3-ft single door.
10. Changed door size in Bedroom #3 from a single 3-ft door to a double 6-ft door.
11. New Proposed Garage location.

Also, a few changes were made to parapet heights shown below.

Living Room:	Original parapet height = 14'-6"	-	New parapet height = 15'-7"
Den/Sitting Area:	Original parapet height = 12'-4"	-	New parapet height = 12'-8"
Kitchen/Dining:	Original parapet height = 11'-2"	-	New parapet height = 12'-0"

We will await the boards review and decision on the Proposed Garage along with the changes that were made to the Original Approved Construction plans. Thank you.

Sincerely,
Gerald J. Valdez email: gjv420@gmail.com phone: (505)-310-3642

July 19, 2022

TO: Historic Districts Review Board Members

FROM: Gerald Valdez, applicant for Fred and Josie LUCERO

Case # 2022-005346-HDRB

Address: 1204 Canyon Road

Historic Status: Non-contributing
Historic District: Downtown & amp; Eastside

Board Members,

These were the three elements that did not meet the Historic design code as per your final report.

1. *Window on North elevation east side of fireplace is less than 3' from the corner.*

2. *Windows 3, 4, and 5 on the east elevation replaced what was approved. Window #5 is closer than 3' to the corner.*

3. *Window #4 is large plate glass that exceeds 30" in dimension without divided panes.*

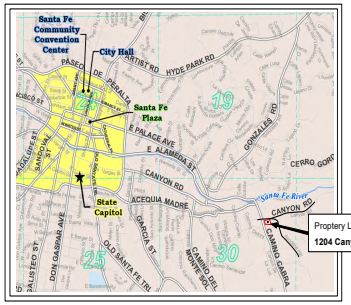
A remedy for Issues #2 and #3 shown above was to build either a stepped down adobe wall or coyote fence from the Northeast corner of the house with an approximate 8-foot radius to the end of window #4. It is difficult to view these windows traveling on Canyon Panes and would make it almost impossible to view from the street. Panes on that stained glass window wouldn't look good. This was an idea brought up by Angela at one of our site meetings.

As far as Issue #1 is concerned one option is to downsize the width that is within the 3-foot allowable distance and install a window east of the elevation that is 3-feet in width which would bring that dimension to 2-10" two inch shy of the minimum. Please let us know how we can resolve this issue.

In Bedroom #2 the window did not meet the egress requirements which will be replaced to satisfy the requirement. The window was order and is now scheduled for replacement.

Sincerely
Gerald J. Valdez

Cc: Fred & Josie Lucero & Liaison Planning



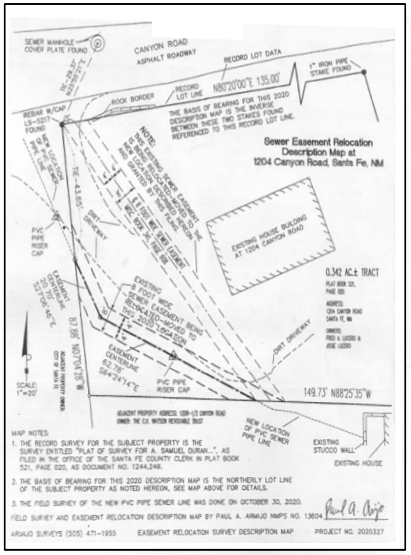
VICINITY MAP
(NOT TO SCALE)

NOTE:
THIS EXISTING SEWER EASEMENT HAS BEEN RELOCATED TO THE NEW LOCATION DESCRIBED HEREON AND GRANTED BY THIS FILING.

LEGEND

- Outline of "AS-BUILT" Addition
- Outline of "AS APPROVED" Addition
- Outline of "PROPOSED GARAGE" Addition

See "Sewer Easement Relocation Map" prepared by Armijo Surveys this sheet.



8-FT SEWER RELOCATION MAP

UPPER CANYON ROAD
OVERHEAD POWER LINES
N 80°20' 00" E
135.00'
Coyote Fence
S 18° 11' 00"E
108.11'
26'-11 1/8"
7'-1"
TOP OF BANK
ARROYO CABRA
C/L ARROYO
CAMINO CABRA
N 07° 04' 28" E
87.88'
8'-0"
Existing Edge of Driveway
NEW LOCATION OF PVC SEWER PIPELINE TO CANYON RD.
Outline of "AS-BUILT" Addition
Outline of "AS APPROVED" Proposed Addition
Telephone post anchor
ABANDON SEWER LINE & 8'FT EASEMENT
(ORIGINAL)
EXISTING RESIDENCE
1204 Upper Canyon Rd.
25'-4"
40'-5"
Outline of "PROPOSED GARAGE"
PROPOSED GARAGE
18'-9 5/8"
24'-0"
22'-0"
22.24'
C/L 6'-0" Sewer Easement BK. 341, PG. 608
EASEMENT CENTERLINE
20.70
S27°06' 46"E
Outline of "AS APPROVED" Proposed Addition
Outline of "AS-BUILT" Addition
Abandoned 8-ft Sewer Easement
0.342 AC. +
14,915 Sq. Ft. +
17'-1 1/2"
NEW SEWER LINE EASEMENT CENTERLINE
62.78'
S64°24' 14"E
65.75'
149.73'
N 88°25' 35"W
Abandoned 8-ft Sewer Easement
Adjacent Residence
DRAFT

LEGEND

- Capped Rebar
- Corner
- S.F.C. Monument
- Water Meter
- Electric Meter
- Gas Meter
- Utility Pole & Overhead Utility Line
- Utility Pole Anchor
- Proptery Line
- Elevation Contour Line

S.F.C. #73
1982

NEW PLOT PLAN

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

0 5 10 20 30 40

N

SHEET INDEX

1. PLOT PLAN
2. FLOOR PLAN
3. "AS-BUILT" FLOOR PLAN DIMENSIONS
4. NORTH & SOUTH ELEVATIONS
5. EAST & WEST ELEVATIONS
6. MISC. GARAGE DETAILS
7. PICTURES

VALDEZ DESIGN
(505) 310-3642

Approved By Owner:
Date:

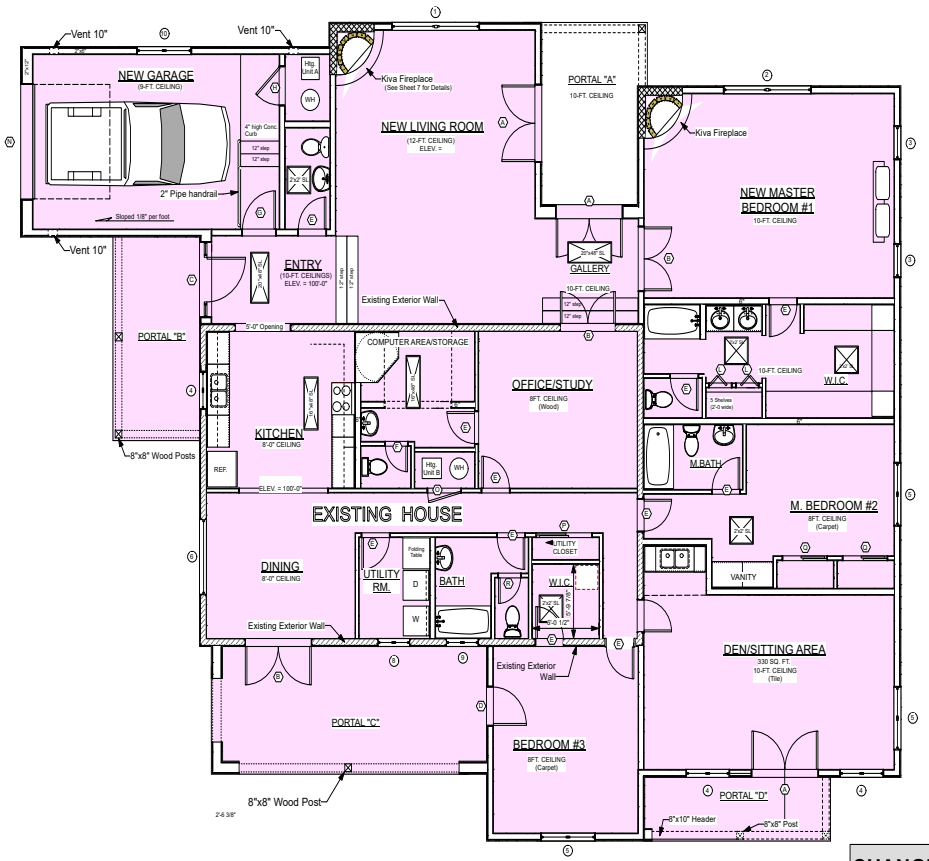
Drawn By: Gerald J. Valdez
Date: May 24, 2022

ADDITION TO EXISTING RESIDENCE OF FRED & JOSIE LUCERO
1204 Canyon Road
Santa Fe, New Mexico 87501

~ SHOWING "AS APPROVED" - "AS-BUILT" & "PROPSED GARAGE" ~

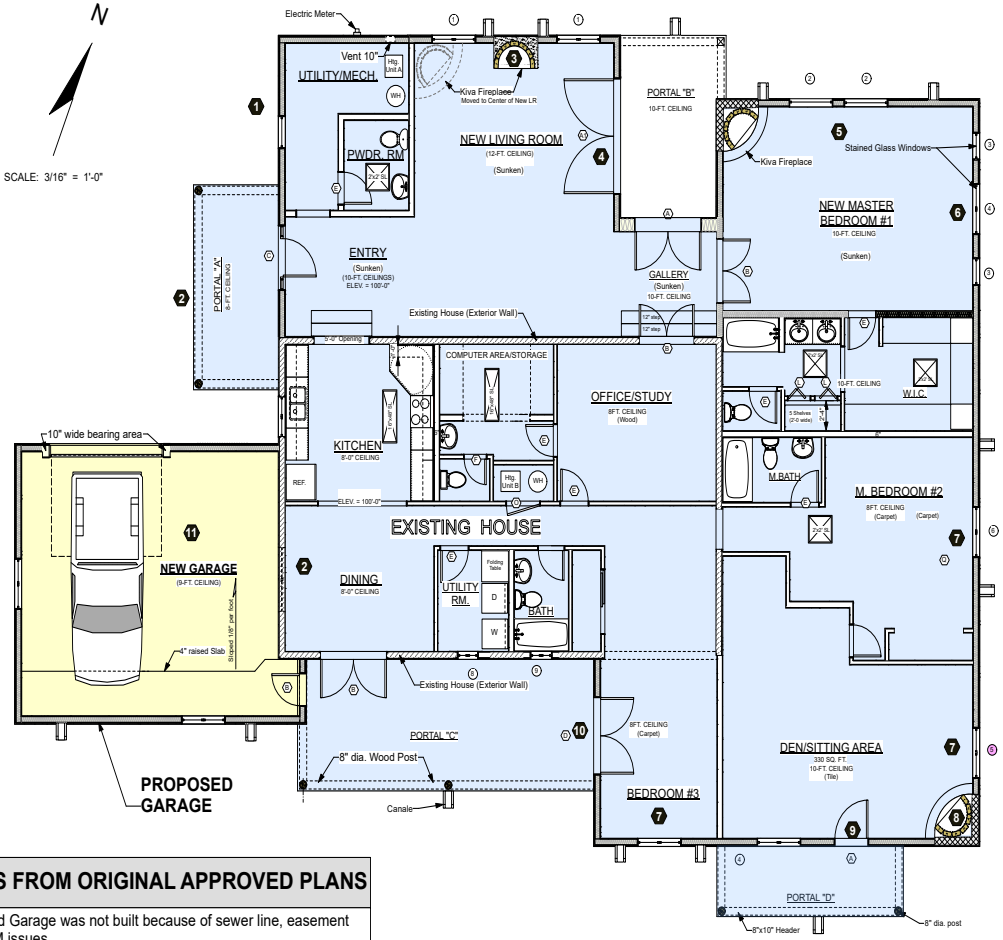
PLOT PLAN (Revised)

SHEET 1 OF 7



N

SCALE: 3/16" = 1'-0"



"AS-APPROVED" FLOOR PLAN

(APPROVED AUGUST 2020)

"AS-BUILT" FLOOR PLAN

(SHOWING PROPOSED GARAGE)

CHANGES FROM ORIGINAL APPROVED PLANS	
1	Approved Garage was not built because of sewer line, easement and PNM issues.
2	Portal "A" was moved north slightly and a window was installed to the left in Mech./Powder Room.
3	Moved Fireplace from corner away from mechanical wall to center of Living Room and changed 1 large window to 2 smaller windows on each side of fireplace.
4	Changed 6'x6'-8" double French doors to 8'x8' double French doors
5	Changed from 1~8'x4' window to 2~4'x5' windows 1 ft. apart.
6	Changed 2 approved windows from operable to Fixed stain glass windows and added 4'x4' stain glass window in center.
7	Changed window size from 5'x4' to 4'x4'
8	Added corner fireplace in Den/Sitting area.
9	Changed door size from 6' double door to 3' single door.
10	Changed single 3' door to double 6' door
11	Proposed Garage Location from original approved location due to sewer line easement relocation. Also increased size from 372 to 537 sq. ft.
12	Parapet height changed from 12'-0" to 14'-0" on north side

VALDEZ ION

Approved By Owner:

Drawn By: Gerald J. Valdez

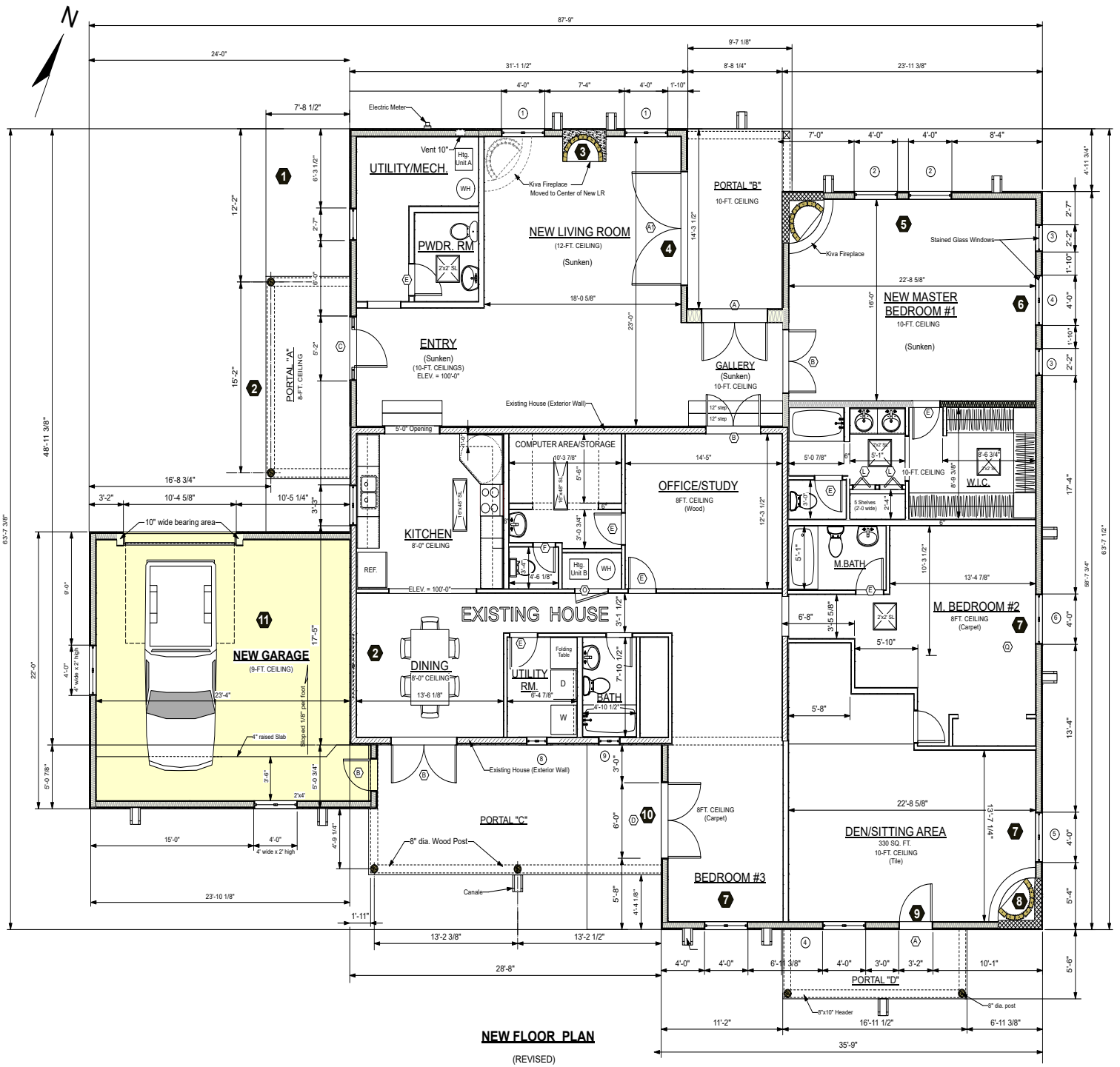
Date: May 24, 2022

ADDITION TO EXISTING RESIDENCE OF FRED & JOSIE LUCERO
1204 Canyon Road
Santa Fe, New Mexico 87501

~ "AS-APPROVED" & "AS-BUILT CHANGES" ~

FLOOR PLAN DIMENSIONS (Revised)

SHEET 2 OF 7



NEW FLOOR PLAN

(REVISED)

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

NOTE: This Floor Plan has been amended due to the relocation of an 8-foot sewer line easment which allowed to modify the Entry and the New Garage location.

SQUARE FEET

(Revised)

HEATED

Existing House	1,024
Proposed Addition (Entry, New Living Rm, New MBR #1, Gallery, Bedroom #3)	2,241
PROPOSED TOTAL HEATED SQ. FT. (Main House & Guest House)	3,265

NON-HEATED

Proposed Garage (Revised)	540

PORTALS

Front Entry Portal "A"	97
New Living Room Portal "B"	124
Dining Room Portal "C"	246
Sitting Area Portal "D"	82
Total Portals Sq. Ft.:	552

TOTAL FOOTPRINT 4,341

(Existing House, Proposed Addition, Garage & Portals)

LOT COVERAGE

LOT SIZE: ..... 14,915 SQ. FT. +/- (0.342 ACRES +/-)

Existing House Lot Coverage: 7%

Proposed Remodeled House Lot Coverage: ..... 29% (Total Footprint)

VALDEZIGN
Gerald J. Valdez
(505) 470-3542

Approved By Owner:

Drawn By: Gerald J. Valdez
Date: May 24, 2022

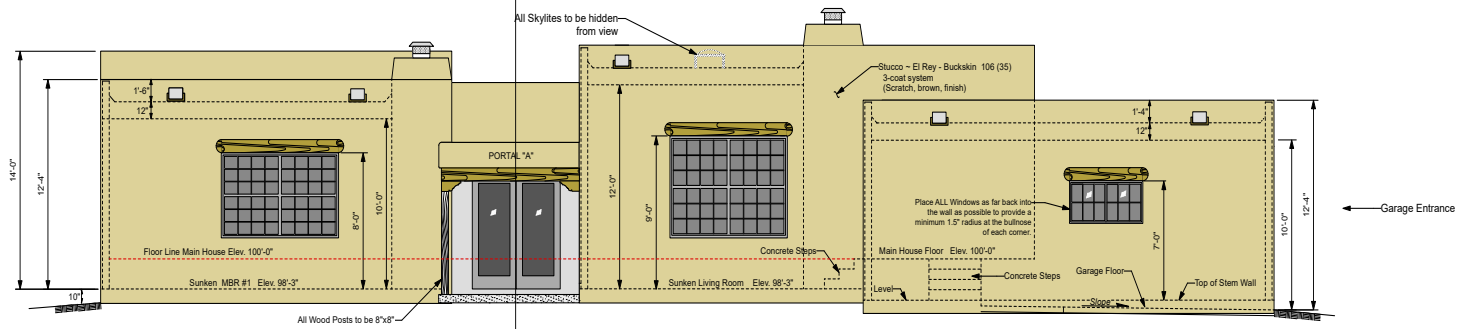
ADDITION TO EXISTING RESIDENCE OF FRED & JOSIE LUCERO
1204 Canyon Road
Santa Fe, New Mexico 87501

~ "AS-BUILT" CHANGES ~

FLOOR PLAN DIMENSIONS (Revised)

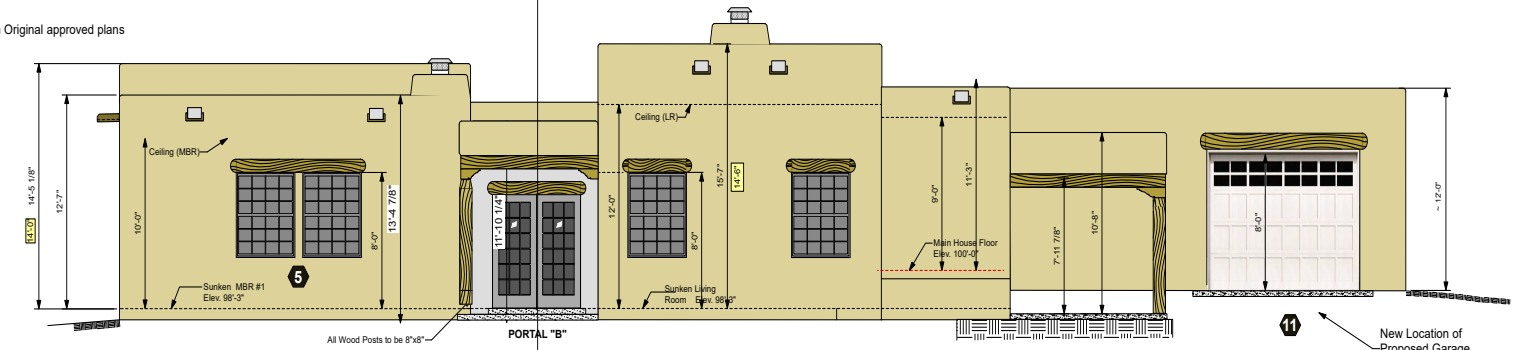
SHEET 3 OF 7

NORTH ELEVATION



"AS APPROVED"

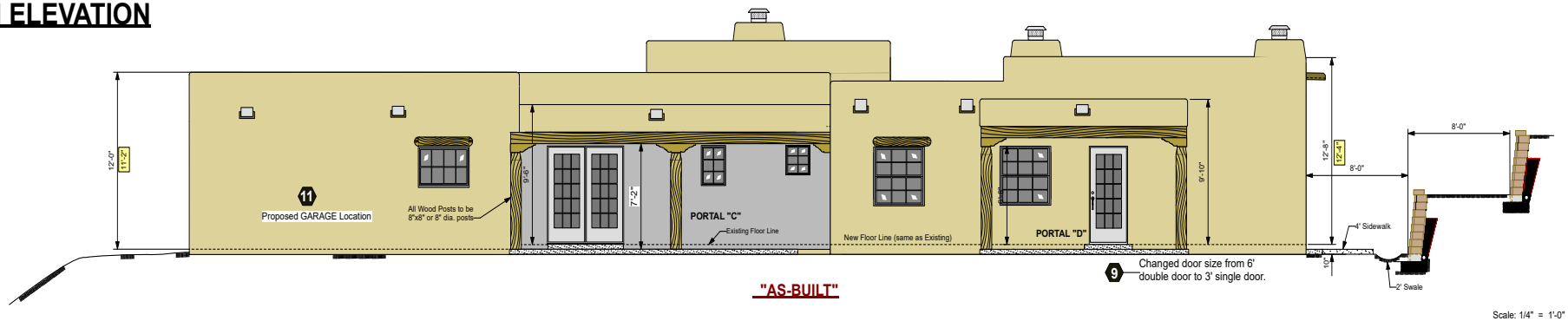
14'-0" - Parapet heights from Original approved plans



"AS-BUILT"

"AS APPROVED"

SOUTH ELEVATION



"AS-BUILT"

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

VALDEZIGN
Gerald J. Valdez
(505) 310-3042

Approved By Owner:
Date:

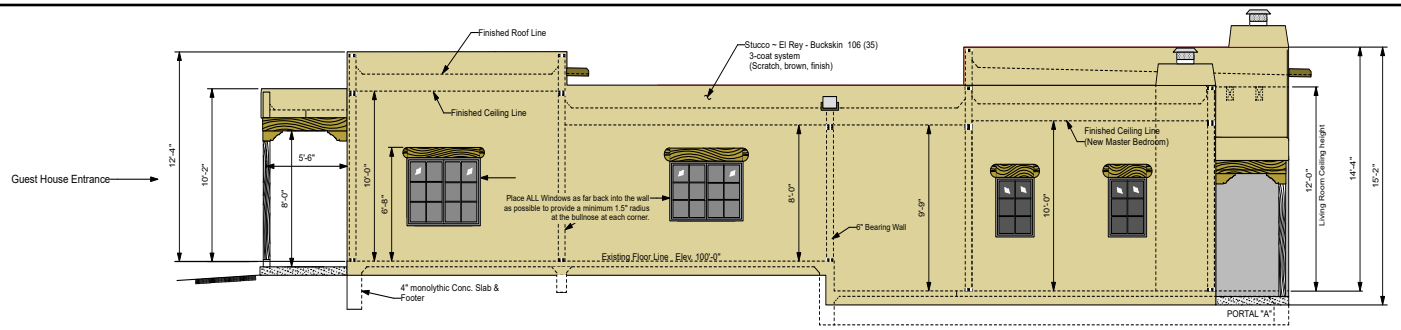
Drawn By: Gerald J. Valdez
Date: May 24, 2022

ADDITION TO EXISTING RESIDENCE OF FRED & JOSIE LUCERO
1204 Canyon Road
Santa Fe, New Mexico 87501

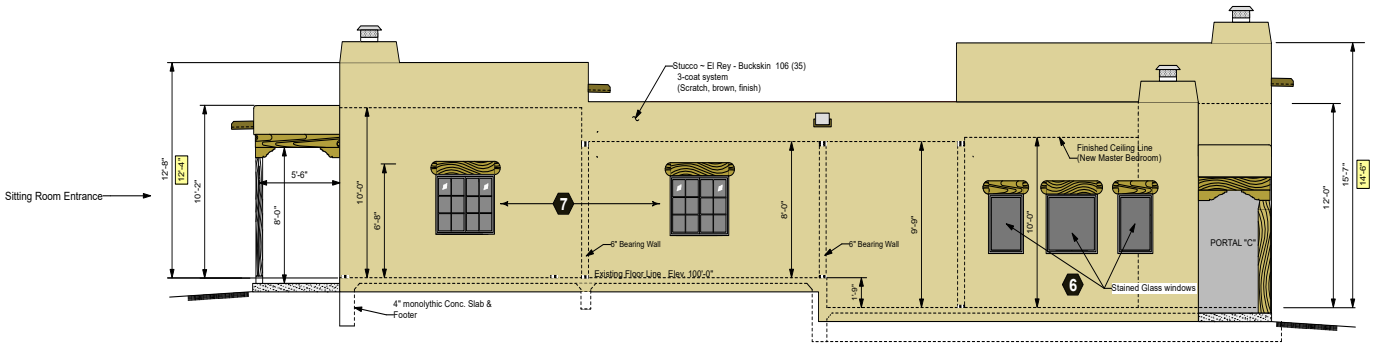
~ AS APPROVED & PROPOSED ~
NORTH & SOUTH ELEVATIONS

4 OF 7

EAST ELEVATION

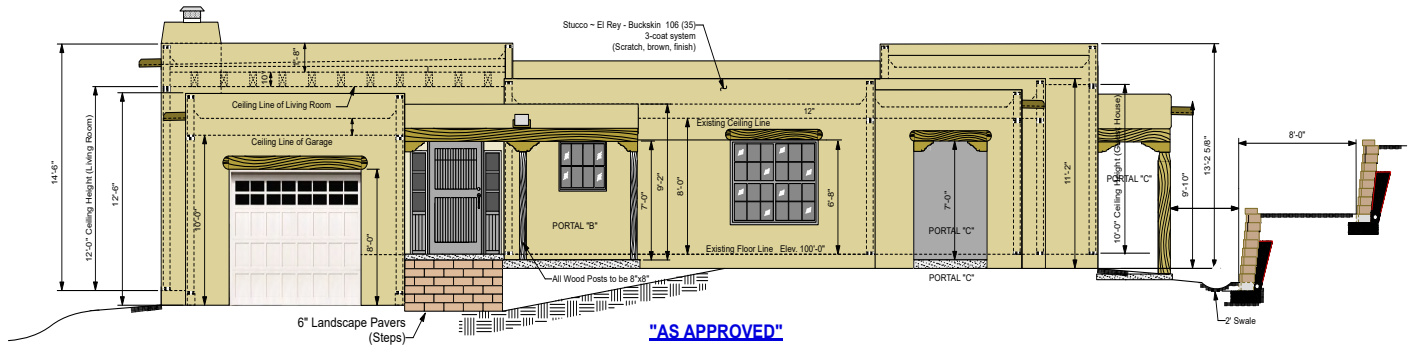


"AS APPROVED"

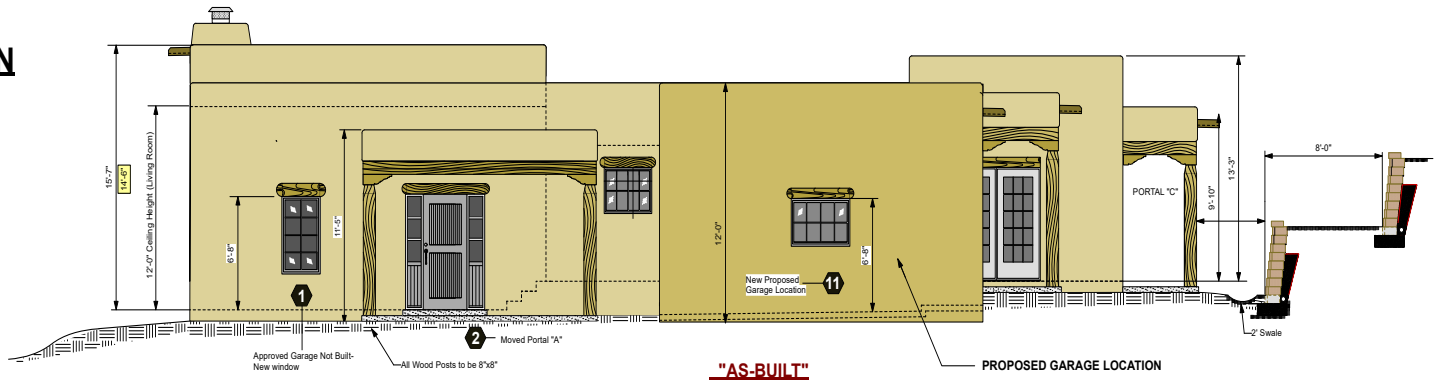


"AS-BUILT"

WEST ELEVATION



"AS APPROVED"



"AS-BUILT"

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

VALDEZIGN
Gerald J. Valdez
(505) 310-3042

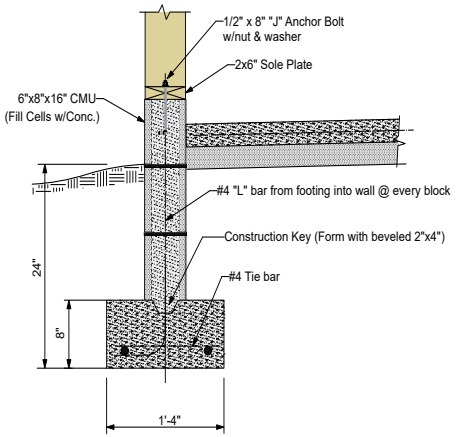
Approved By Owner:
Date:

Drawn By: Gerald J. Valdez
Date: May 24, 2022

ADDITION TO EXISTING RESIDENCE OF FRED & JOSIE LUCERO
1204 Canyon Road
Santa Fe, New Mexico 87501

~ AS APPROVED & PROPOSED ~
EAST & WEST ELEVATIONS

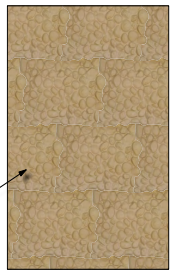
5 OF 7

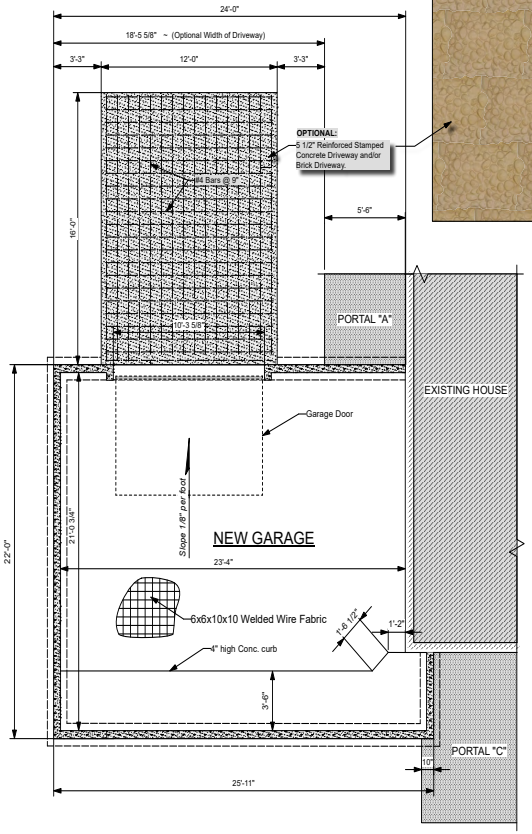


TYPICAL FOOTING SECTION @ GARAGE

Scale: 3" = 1'-0"

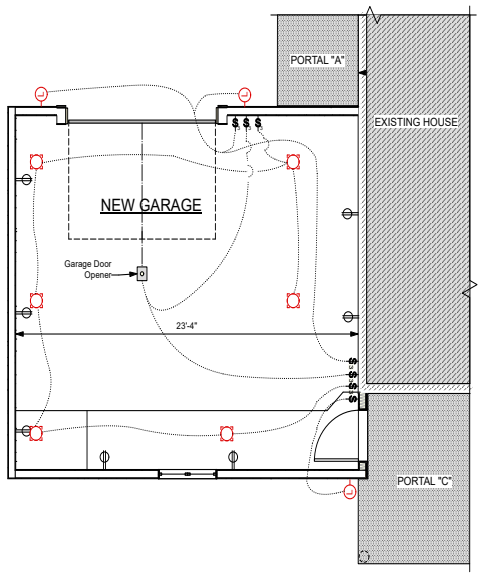
(Stamped Concrete Samples)





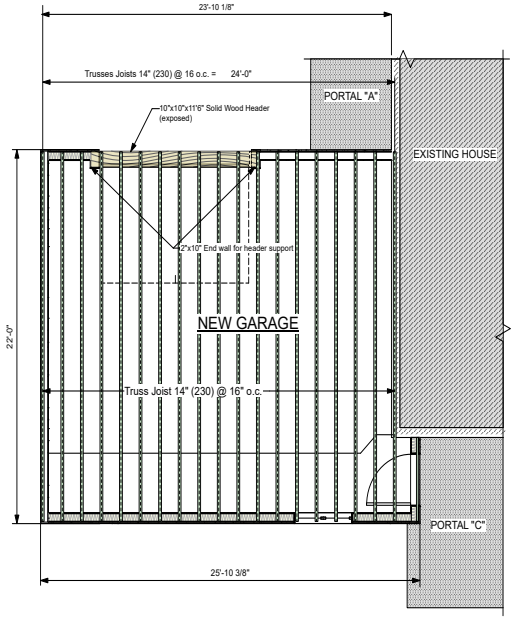
GARAGE FOUNDATION PLAN

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



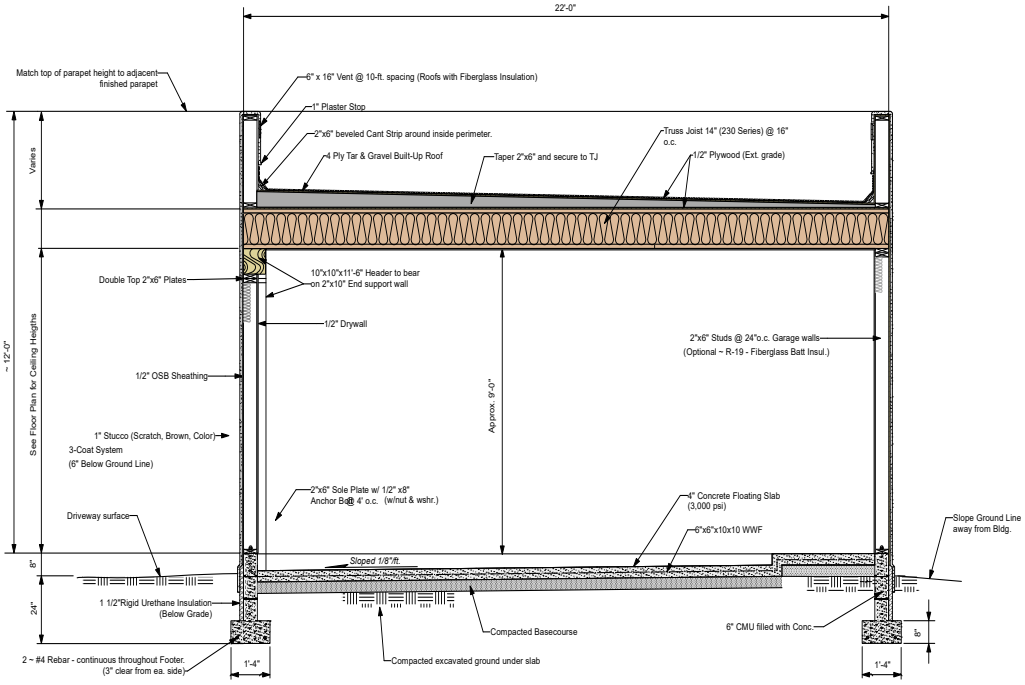
GARAGE ELECTRICAL PLAN

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



GARAGE ROOF PLAN

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



TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"

VALDEZ ION
Gerald J. Valdez
(505) 310-3642

Approved By Owner:

Date:

Gerald J. Valdez

Date: May 24, 2022

ADDITION TO EXISTING RESIDENCE OF FRED & JOSIE LUCERO
1204 Canyon Road
Santa Fe, New Mexico 87501

~ PROPOSED GARAGE ADDITION ~

MISC. DETAILS

FOUNDATION, ELECTRICAL & ROOFING PLANS

1204 Canyon Rd.

4/9/2022

1 SHOWING WEST SIDE OF RESIDENCE

2 SHOWING PORTAL "D" SOUTH SIDE OF RESIDENCE

3 SHOWING PORTAL "D" SOUTH SIDE OF RESIDENCE & PARTIAL RETAINING WALL

4 SHOWING EAST SIDE OF RESIDENCE

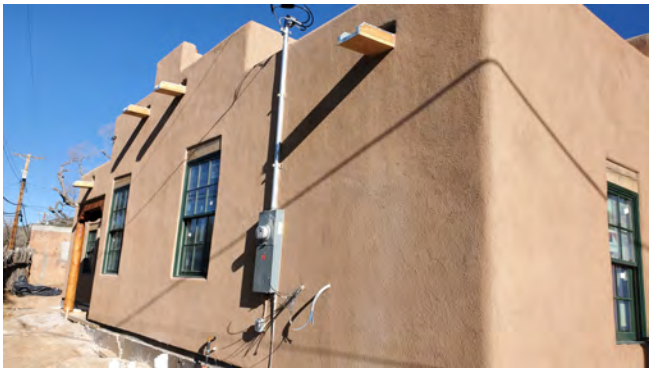
5 SHOWING STAINED GLASS WINDOWS IN MASTER BEDROOM

6 SHOWING PORTAL "A" NORTH SIDE OF RESIDENCE

1204 Canyon Rd.

4/9/2022

7 SHOWING PORTAL "C" SOUTH SIDE OF RESIDENCE



8 SHOWING NORTH SIDE OF RESIDENCE

9 SHOWING PORTAL "C" SOUTH SIDE OF RESIDENCE

From: Angela Schackel
To: BORDEGARAY, ANGELA S.
Subject: E elevation Stained Glass exceeds 30'
Date: Thursday, June 23, 2022 12:21:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

From: Angela Schackel
To: BORDEGARAY, ANGELA S.
Subject: N elevation House on Canyon
Date: Thursday, June 23, 2022 12:29:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

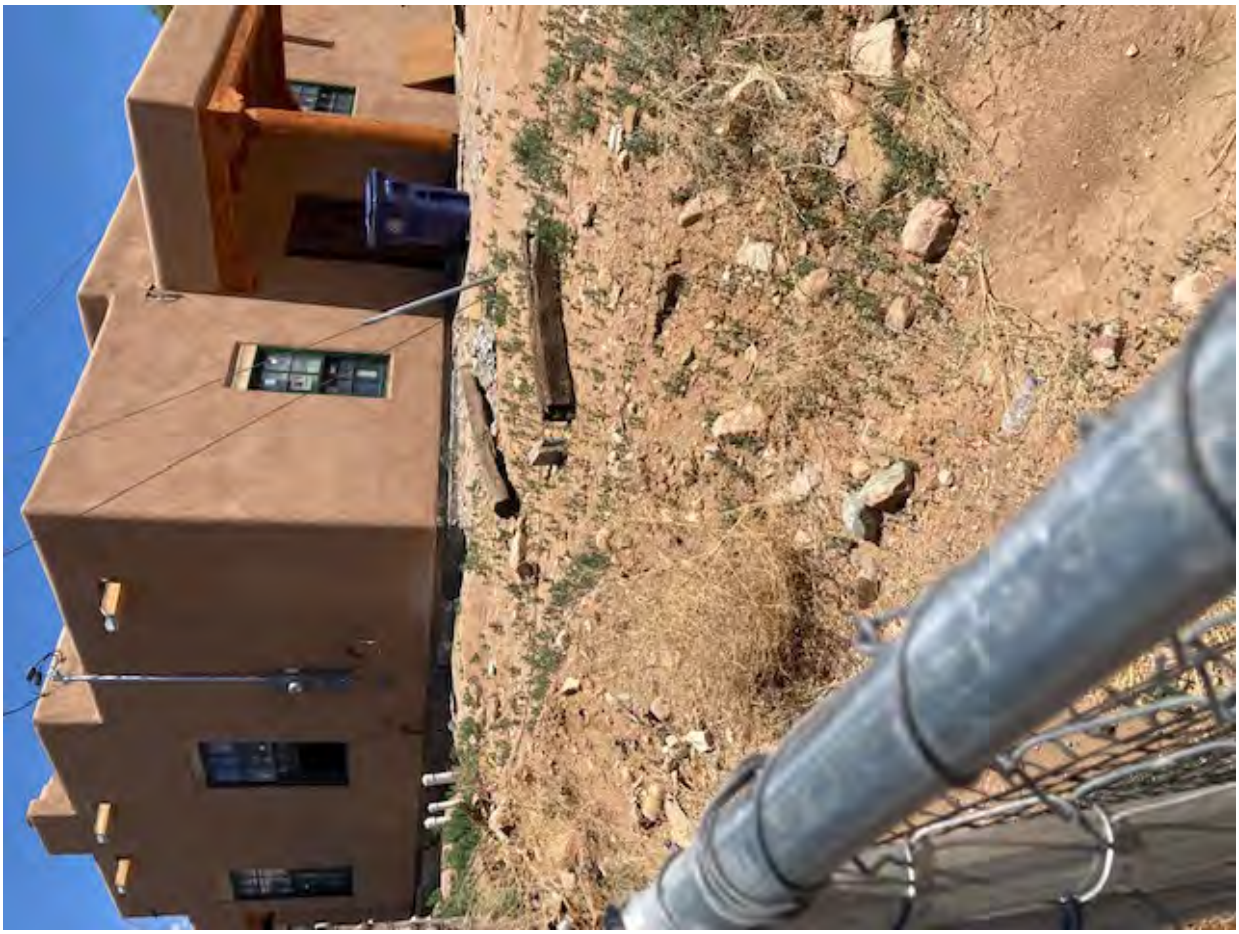
From: Angela Schackel
To: BORDEGARAY, ANGELA S.
Subject: N elevation window less than 3'
Date: Thursday, June 23, 2022 12:16:34 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

From: Angela Schackel
To: BORDEGARAY, ANGELA S.
Subject: NE corner photo
Date: Thursday, June 23, 2022 12:24:14 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Sent from my iPhone

From: Angela Schackel
To: BORDEGARAY, ANGELA S.
Subject: NE Streetcorner view at Vamton & Cabra
Date: Thursday, June 23, 2022 12:30:09 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

From: Angela Schackel
To: BORDEGARAY, ANGELA S.
Subject: SW corner of house View from Cabra toward NE -
Date: Thursday, June 23, 2022 12:31:20 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

City of Santa Fe, New Mexico

memo

DATE: August 9, 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: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__X__ Historic Inventory Forms

__X__ Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

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 contributing. The property and buildings and north and east yard walls were

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. The north side historic rock wall 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. The east elevation low river rock wall also is historic.

The Cider Press building and studio were designated contributing at the July 26, 2022 HDRB hearing. The farthest north and east low river rock yard walls were also designated as contributing at this hearing.

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.

Currently, the applicant proposes to:

1. Construct a free-standing 600 sq. ft. storage building at the southeast corner of the property. The new building will be Spanish-Pueblo Revival Style. The building will have a low slope roof, raised parapet, vigas, posts, and a double wood door.
    a. Construct a portal similar to the existing studio. It will have round wood posts and squared wood beams that will be medium brown stained to be similar to Studio exposed wood. Under the portal will be a double wood plank wood door without trim. The opening will have a bullnosed detail. The doors will be finished in medium brown stain to match posts and beams (SW Chestnut Transparent Stain).
    b. Construct a window feature with non-operable wood shutters to break up the blank wall effect on that side. Trim will match that of existing buildings, turquoise blue (SW Turquoise), wood will be stained medium brown, and stucco will match the existing Cider Press main building.
    c. Stucco will match the existing Cider Press main building with cementitious El Rey Adobe.

No other changes to existing buildings and yard walls are proposed.

Authentisign ID: D7E521F4-D4E1-EC11-B656-501AC56BE253

2

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 6/10/2022 Location of Project: 127 E. DE VARGAS

Applicant

Name: DALE F. ZINN ARCHITECT

Phone: 505-920-5573 Email: DFZINN49@GMAIL.COM

Property Owner

Name: BETTY CALDWELL NON-REVOKABLE TRUST

Phone 505-247-9829 Email: MCATCASEY1@COMCAST.NET

Proposed Work: TOWANDATURTLE2@GMAIL.COM

CONSTRUCT 240 SF DETACHED STORAGE BUILDING ON LOT A, LOWER THAN EXISTING STRUCTURES AND AT LEAST 10' AWAY.

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: ALYSEA

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☒

Authentisign ID: D7E521F4-D4E1-EC11-B656-501AC56BE253

Administrative or HDRB?	Admin	HDRB
	☐	☒
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☒

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at **https://www.santafenm.gov/historic_preservation** .

Application Submittal Date: 6/13/2022

Desired Hearing Date: 7/12/2022

Project Type:

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☒	☐
Sq. Ft. of project: 240 SF	Sq. Ft. of project: _____

Construction Cost: $ 40,000

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name MARY CATHERINE CASEY & C. ROBIN CONNELL

Signature AuthentiSIGN Mary Catherine Casey 06/01/22 AuthentiSIGN C. Robin Connell 06/01/22

June 15,2022

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

200 Lincoln Ave
Santa Fe, Nm 87501

Re: Proposed Storage Building at 127 East de Vargas. (Formerly 129 Agua Fria)

Dear Angela,

Please let this stand as the application letter for a free-standing Storage structure on the above site.

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 construction of a small new storage building detached and distances from Existing potential Historic Structures and features on that property .

The building is no more than 13-0" high and will separated from other structures by at least 10-0"

No potential historic stone walls are affected in this proposal.

- The building wil be a 6" frame constructed pueblo revival design with a small porch with details that echo those on the existing studio structure. There is a wood shutter " window" on the north elevation to break up the blank wall effect on that side.
- Colors are as shown in the submitted photo color key.
  stucco to match existing, turquoise blue to match existing .
- Medium brown stain to match existing on storage structure.

JI have developed a separate set of floor plans and elevations and site photos to be considered for this project alone . Sorry for the confusion , there was a scanning error. that gave you the wrong application letter.

Sincerely Yours

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

For Betty Caldwell Irrevocable trust, Owner.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 5/23/2022

Property Owner of Record: BETTY CALDWELL TRUST

Applicant/Agent Name: DALE F. ZINN

Contact Person Phone Number: 505 - 920-5573

Site Address: 127 EAST DE VARGAS

Proposed Construction Description: STORAGE SHED

TOTAL ROOF AREA:

Zoning District: BCDBAR

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: HISTORIC DOWNTOWN

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 NA

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

Lot Coverage : 16.4 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 70 Minimum: 20
2nd Front? _____
Proposed Rear: 18 Minimum: 15
Proposed Sides: 82 R 5 Minimum: 5

Height: Proposed 14 MAX
Maximum Height: 24 or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 5 Accessible 0
Minimum: 4

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.

DALE F. ZINN [☐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** 5/23/2022

To Be Completed By City Staff:

2022-005388-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:** 05/24/2022

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

Revised 20 November 2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

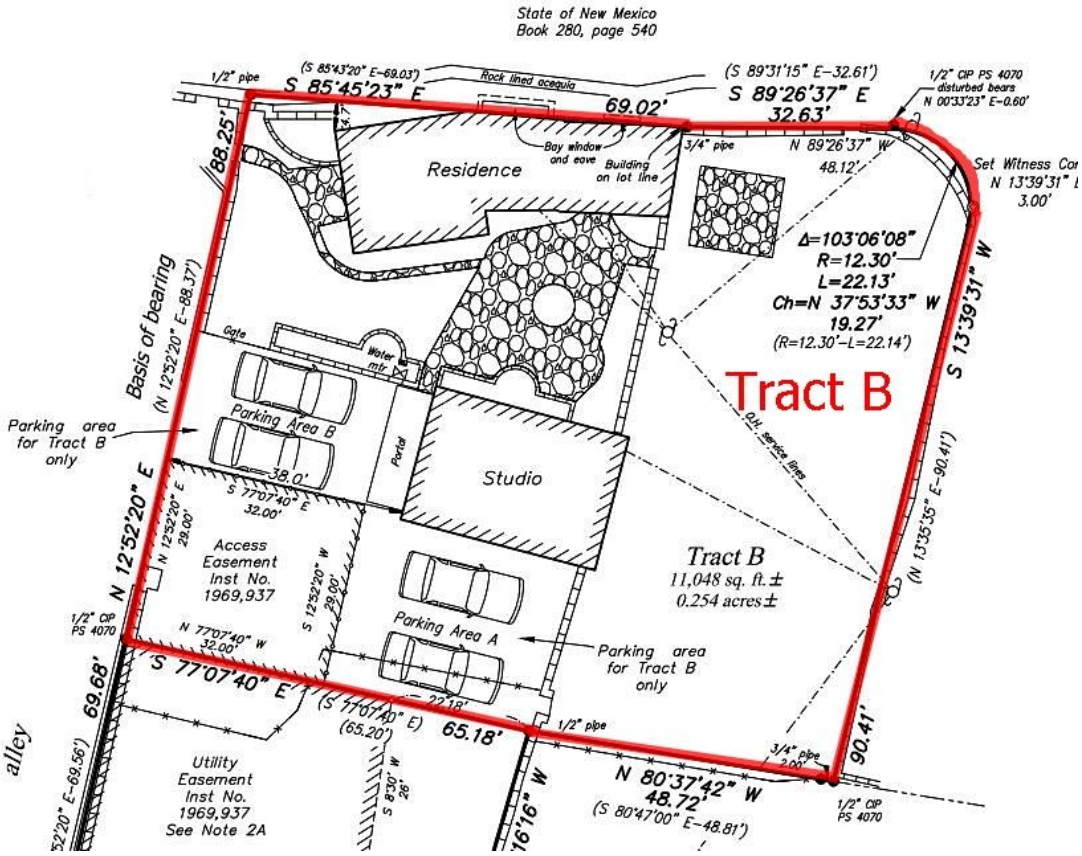
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

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.



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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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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.

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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.

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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

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[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.

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]

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[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.

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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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Historic Preservation Division, New Mexico Department of Cultural Affairs

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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**

Illustrations

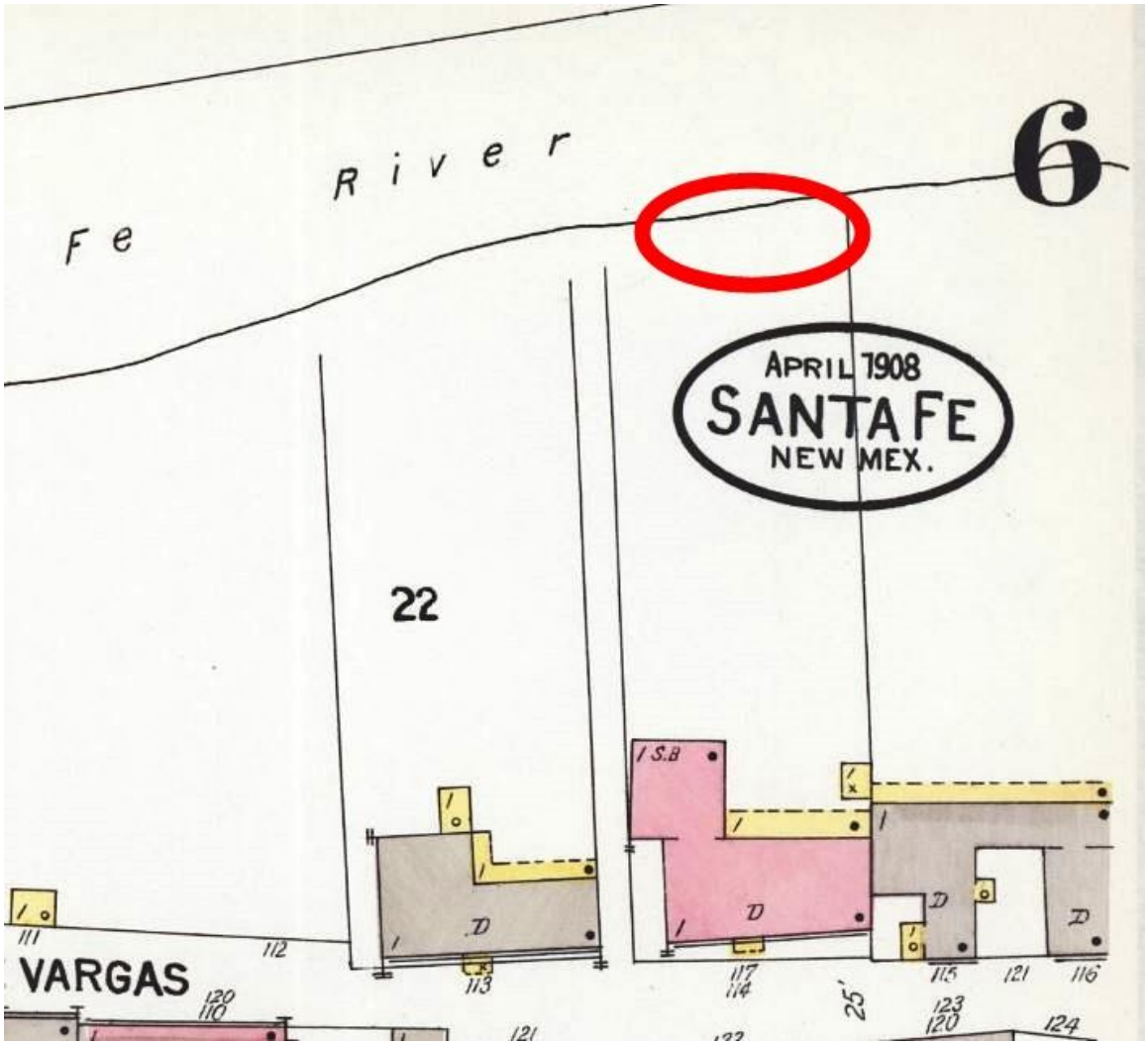

Figure 1: 1908 Sanborn Fire Insurance Map.
No buildings indicated.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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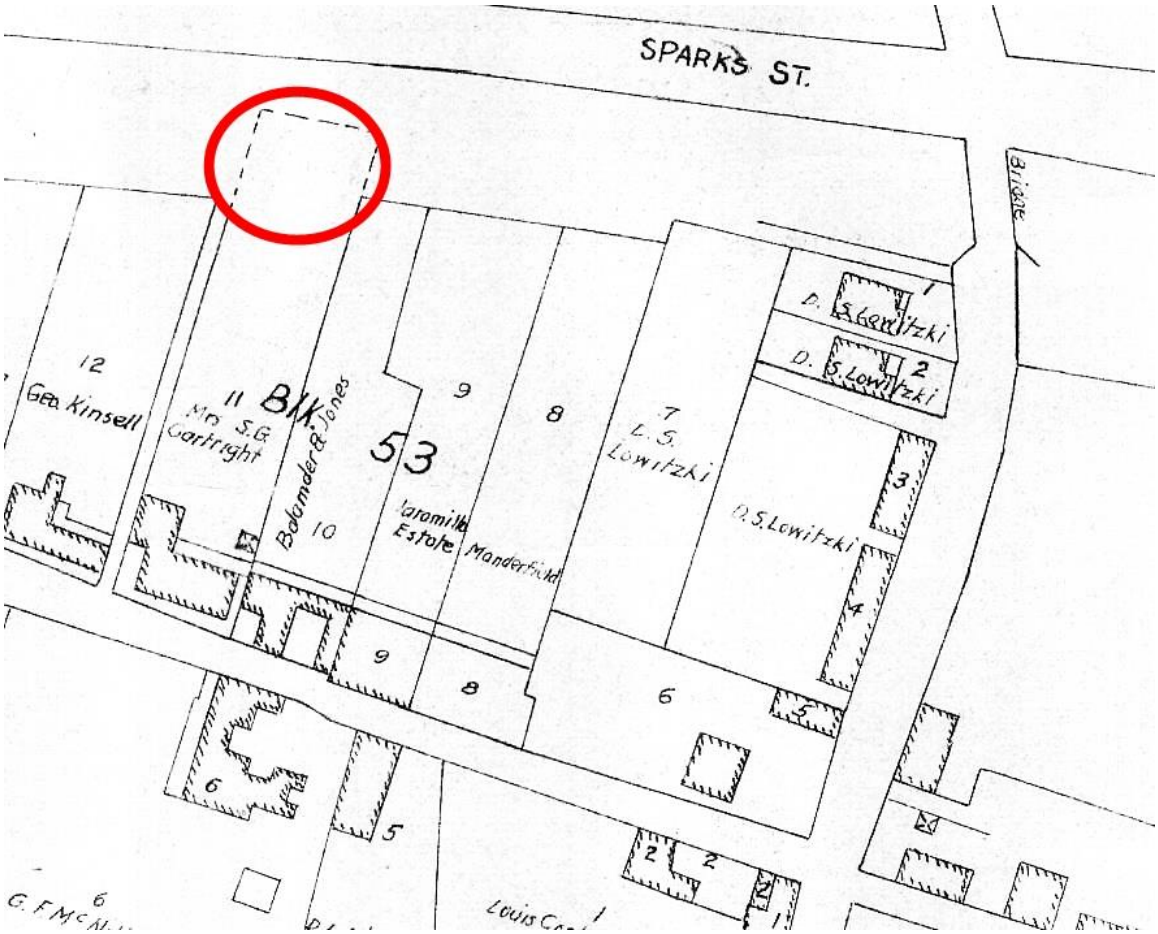

Figure 2: 1912 N. L. King, "Map of the City of Santa Fe."
No buildings indicated.

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

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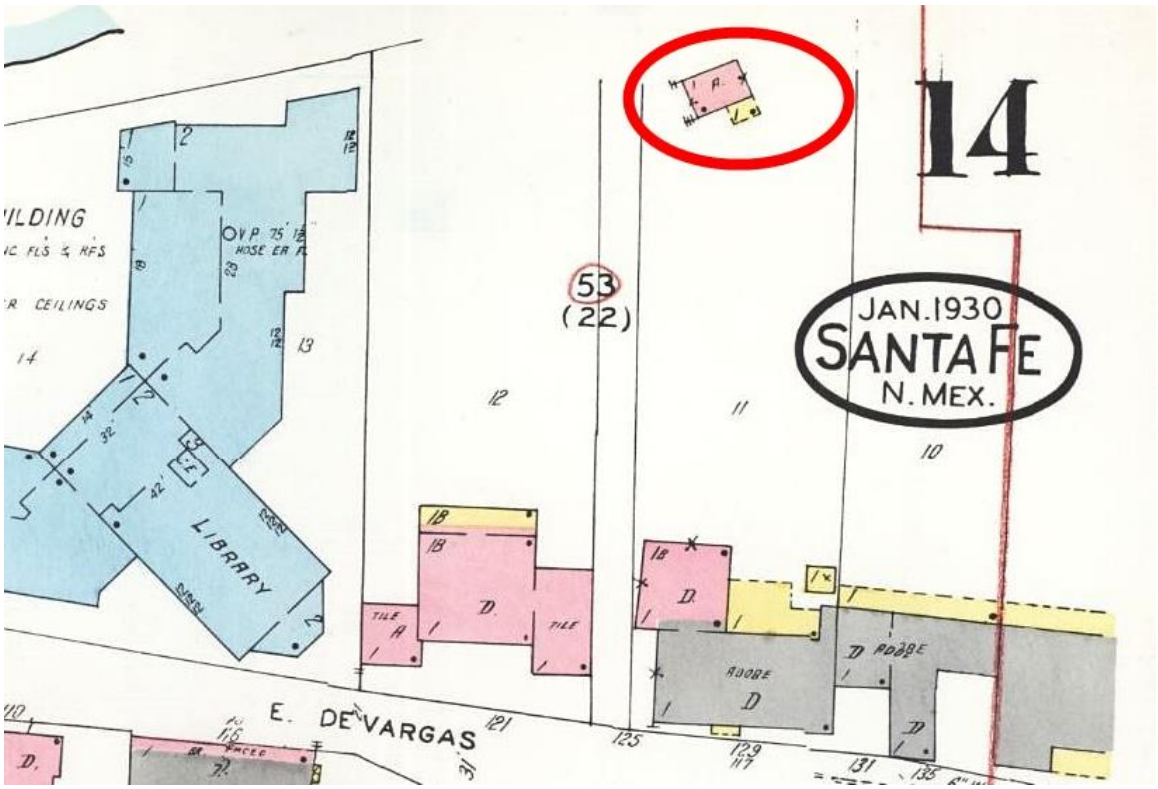

Figure 3: 1930/1948 Sanborn Fire Insurance Map.
Garage with frame addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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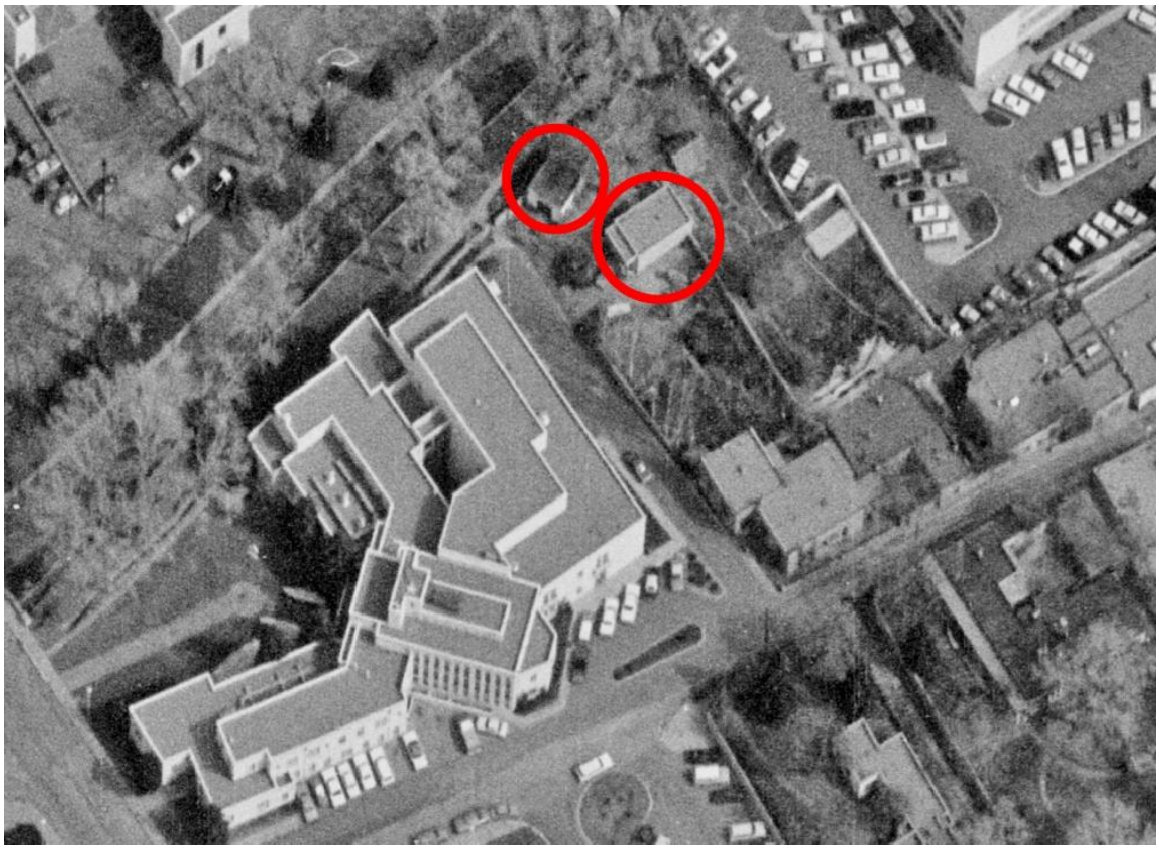

Figure 5: February 2, 1968 aerial photograph.
Cider Press and Studio circled.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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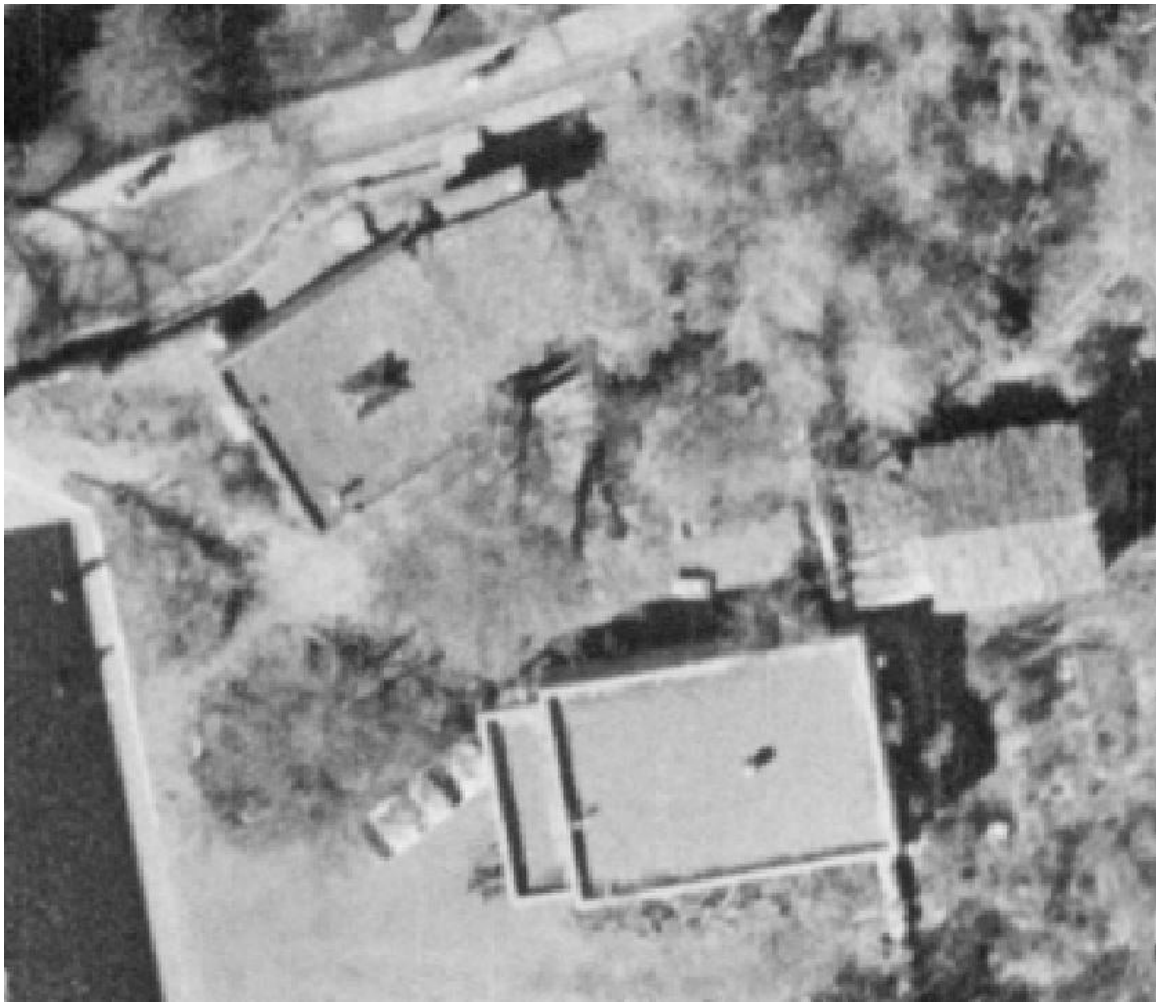

Figure 6: May 11, 1973, aerial photograph.
Close view of Cider Press and Studio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Robyn Powell on, 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: Studio, north elevation
Camera facing southeast.

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 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.

Proposed Storage Building **on** East Lot

Site View

Dale F Zinn and Associates Architects
PO Box 756
Santa Fe, New Mexico 87504

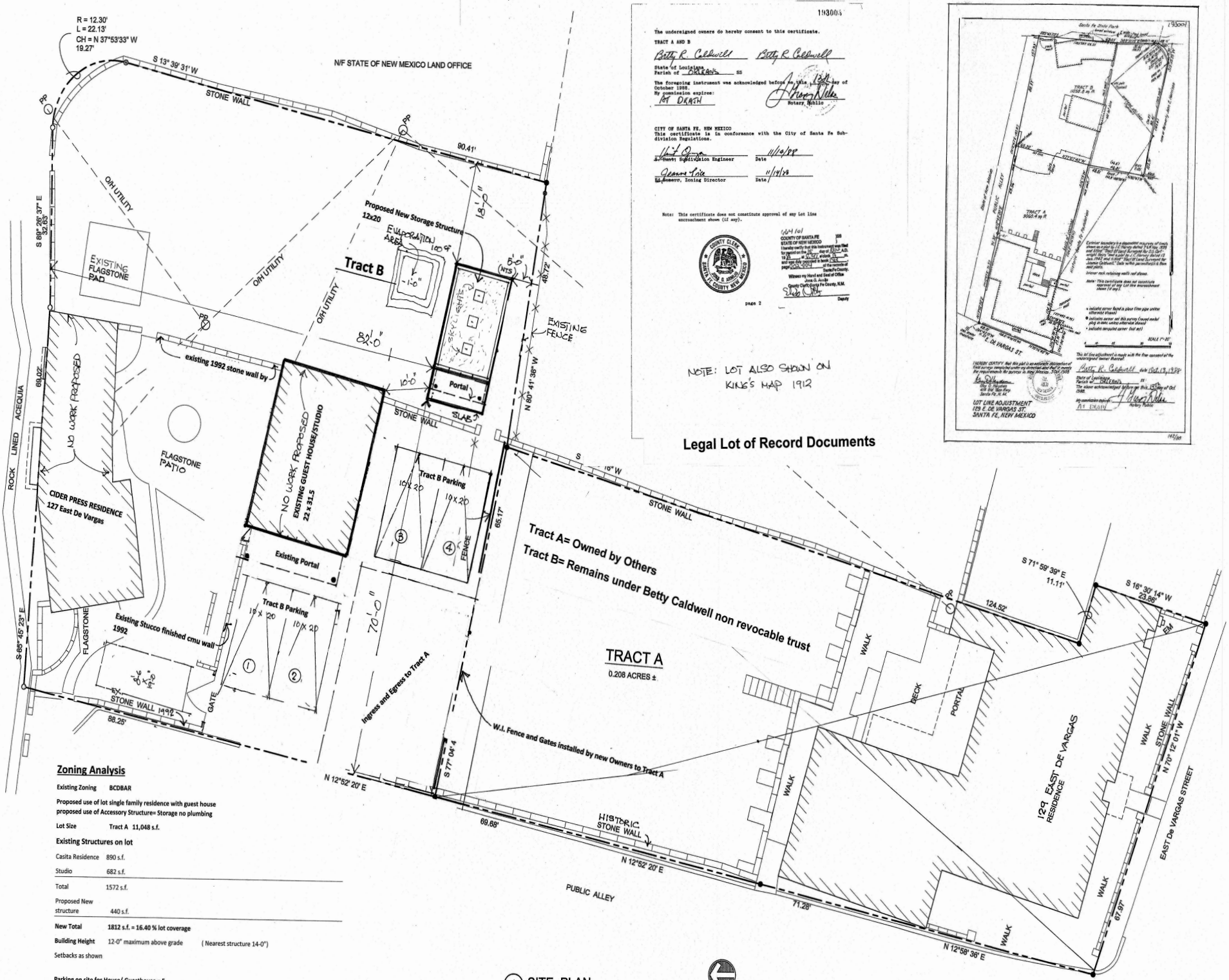
View to West from Project Site

View to South East to Roque Tudeque House on East De Vargas

View to Santa Fe River Park from Project Site

View from Project site to Cider Press Compound

View toward east from Supreme Court Parking Lot



Zoning Analysis

Existing Zoning BCDBAR

Proposed use of lot single family residence with guest house
proposed use of Accessory Structure= Storage no plumbing

Lot Size Tract A 11,048 s.f.

Existing Structures on lot

Casita Residence	890 s.f.
Studio	682 s.f.
Total	1572 s.f.
Proposed New structure	440 s.f.
New Total	**1812 s.f. = 16.40 % lot coverage**
Building Height	12-0" maximum above grade (Nearest structure 14-0")

Setbacks as shown

Parking on site for House/ Guesthouse = 5
required for accessory structure= none

Separation between possible contributing structure 10'-0"

1 SITE PLAN
SCALE 1/8" = 1'-0"

NORTH

Legal Lot of Record Documents

193005

The undersigned owners do hereby consent to this certificate.

TRACT A AND B

Betty R. Caldwell — Betty R Caldwell

State of Louisiana
Parish of ORLEANS ss

The foregoing instrument was acknowledged before me this 13th day of October 1998.
By commission expires:
1ST DEATH
Notary Public

CITY OF SANTA FE, NEW MEXICO
This certificate is in conformance with the City of Santa Fe Subdivision Regulations.

Land Use Subdivision Engineer — 11/10/98 Date

Land Use Zoning Director — 11/9/98 Date

Note: This certificate does not constitute approval of any Lot Line encroachment shown (if any).

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

WH 101
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 16th day of Oct A.D. 19 98 at 11:47 o'clock AM and was duly recorded in book 211 page 404 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Joseph G. Anaya
County Clerk, County Fe County, N.M.
Deputy

page 2

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

SITE PLAN 1/8" SCALE

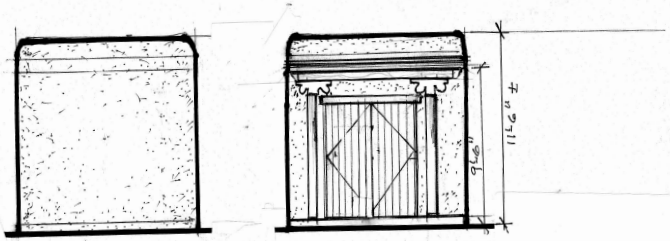
RESIDENCE
127 EAST DeVARGAS
SANTA FE COUNTY
SANTA FE, NEW MEXICO

SITE PLAN

DATE:	4/20/22
DRAWN BY:	LA
CHECKED:	DZ

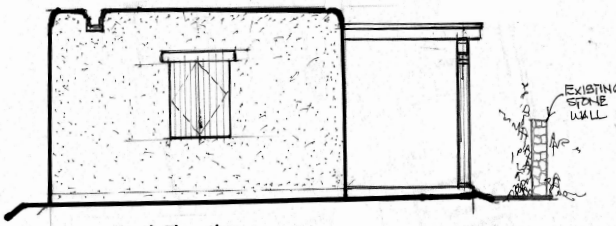
REVISIONS:		
ID	DESC.	DATE
1	HDRB	6/8/22

SHEET
A-2

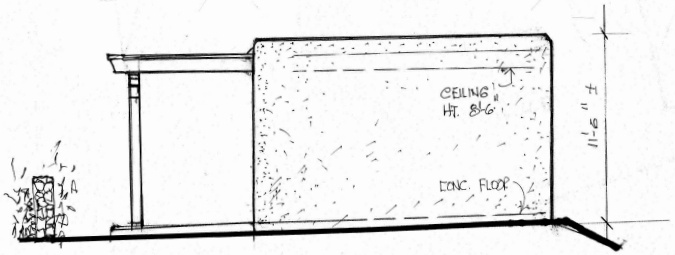


East Elevation
¼" =1-0"

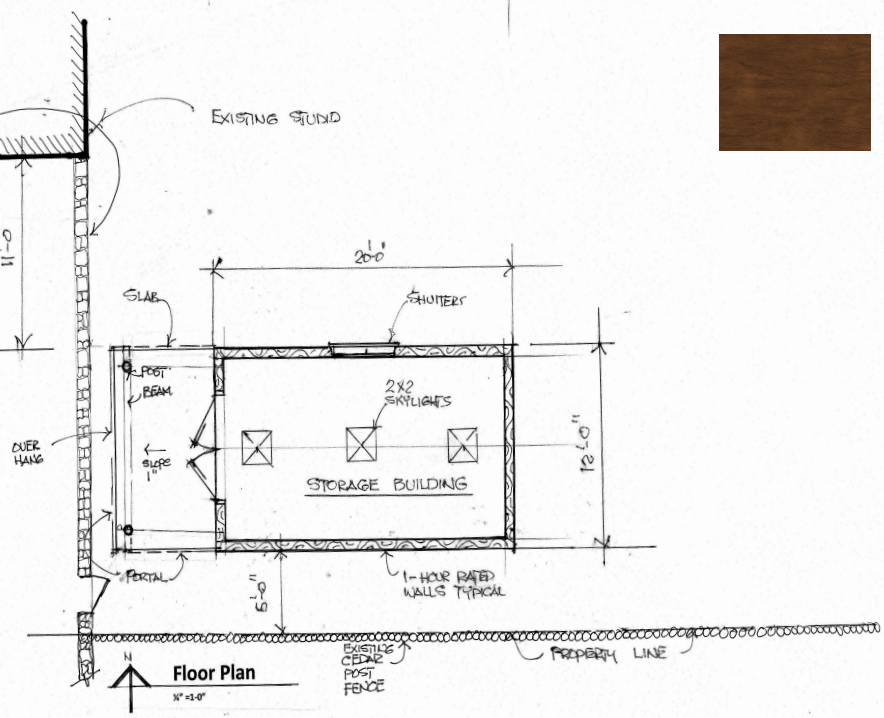
West Elevation
¼" =1-0"



North Elevation
¼" =1-0"



South Elevation
¼" =1-0"



Floor Plan
¼" =1-0"

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

Proposed Storage Structure

127 EAST DeVARGAS
SANTA FE COUNTY
SANTA FE, NEW MEXICO

Storage Structure

DATE: 4/20/22
DRAWN BY: LA
CHECKED: DZ

REVISIONS:		
ID	DESC.	DATE
DZ	HRBD	6/10/22

SHEET
A1

Cider Press proposed storage building

City of Santa Fe, New Mexico

memo

DATE: August 9th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005631-HDRB

Address: 342 Plaza Balentine
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

____ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

Staff recommends the historic status of the main house be maintained as contributing designating facades 12 and 16 of the west elevation, as primary, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff also recommends the historic status of the casita, portal, carport and privacy wall and be maintained as contributing with facades #20, 24, 27, and 28 maintained as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

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

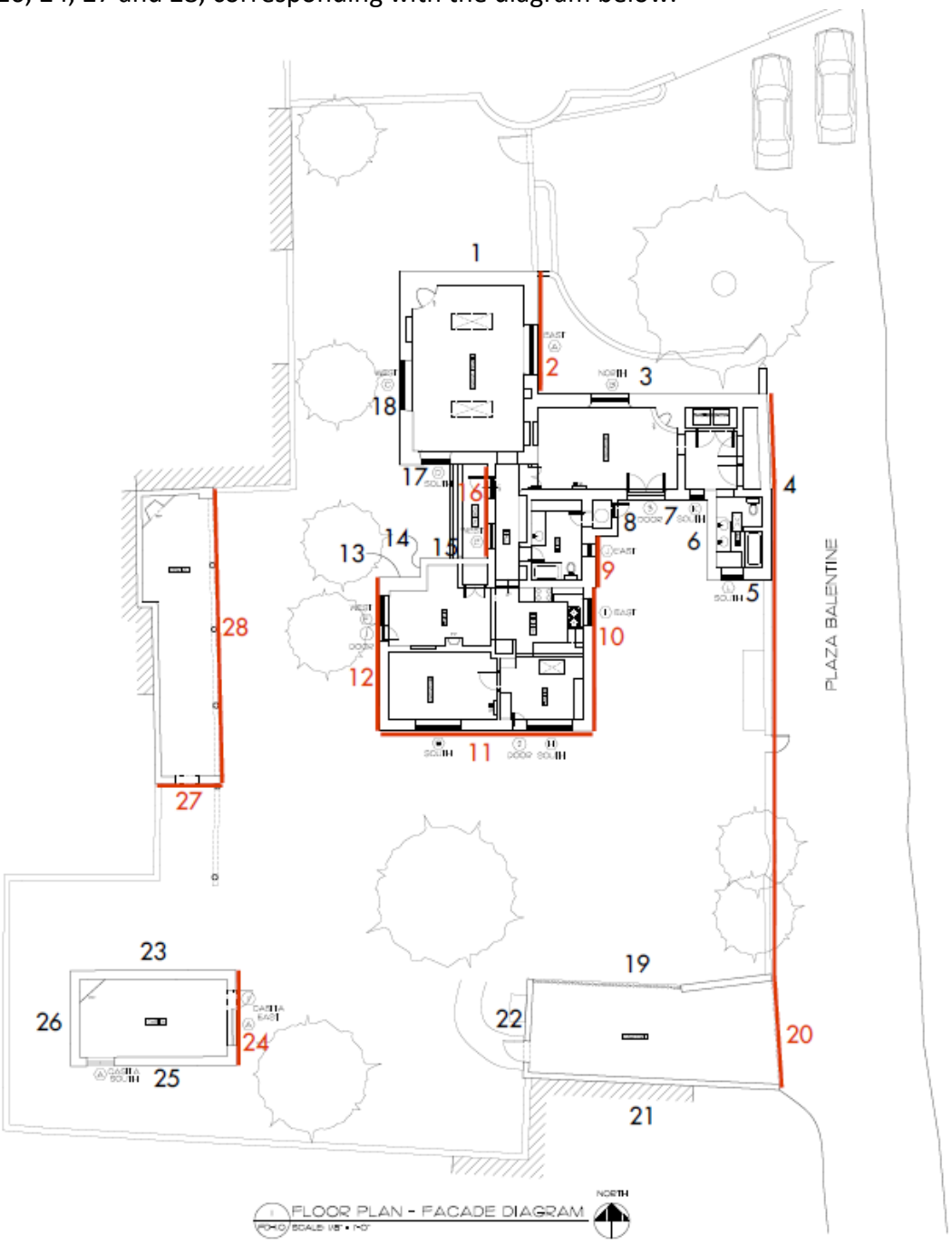
A very long portal with an attached pergola is located on the west edge of the property. Architectural details include a viga ceiling, brick floor, Mexican tile bench and fogon fireplace. In April, 2022, the board designated façade #27 (south façade) and 28 (east façade) as primary.

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.

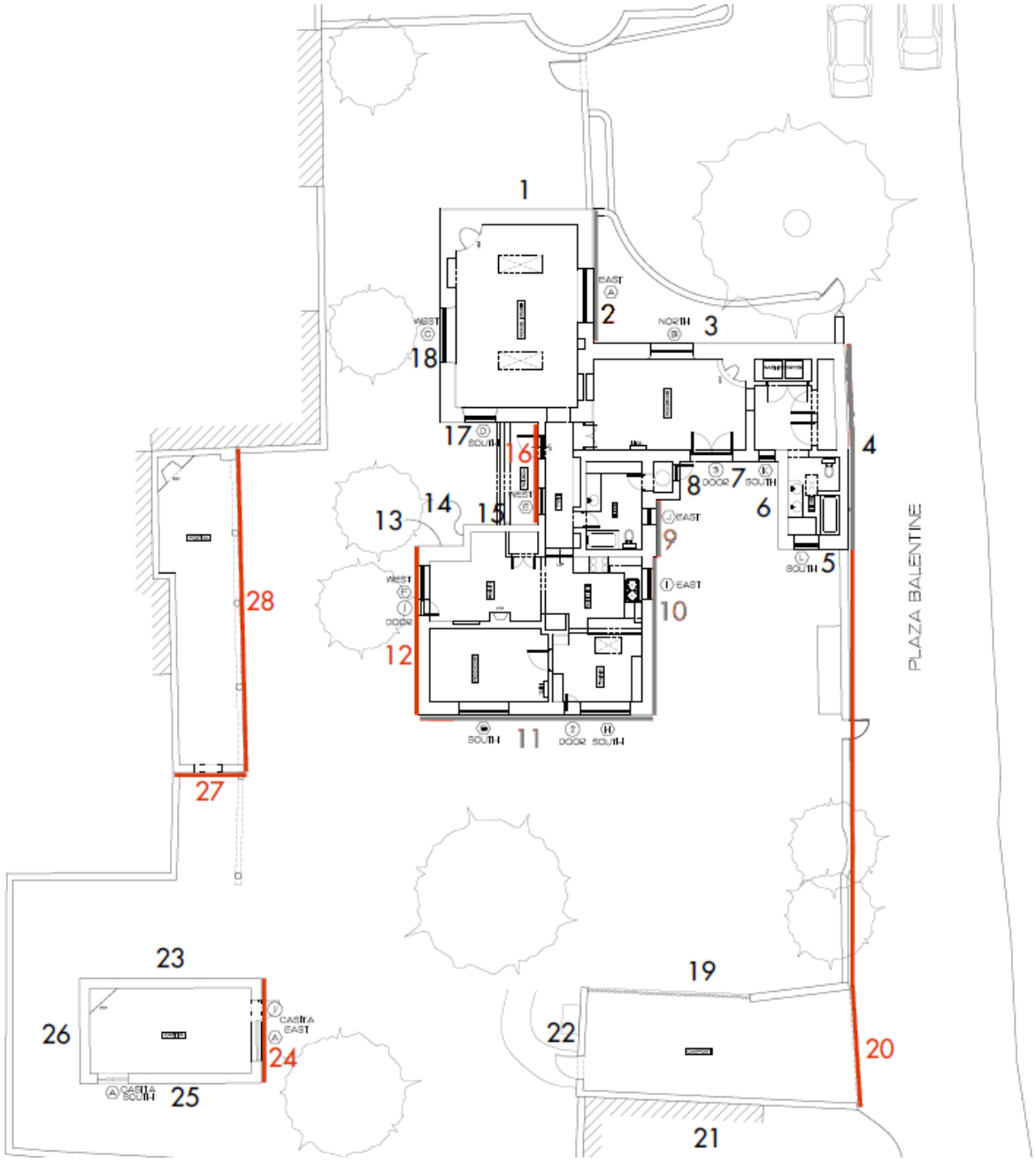
In April of 2022, in case # 2022-004878-HDRB, the HDRB upgraded the status of the privacy wall to contributing and designated the following elevations as the primary façades: 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28, corresponding with the diagram below.



During the following hearing on July 12th, 2022, board members directed attention to the lack of basis for several of the primary façades prompting a request to revisit the primary façade designation.

Now, the applicant requests a primary façade designation. Staff's current/revised recommendation is based on previous practices in line with HPD standards. Only in recent years did HPD staff move from recommending facades that encompass whole elevations to recommending various individual facades around the given structure. By recommending the most appropriate elevation(s), a sense of historic and the massing of a structure can be retained and not just a collection of architectural details.

The west elevation of the main house encompasses the vernacular change from the 1940s to the 1950s. It includes the historic portal, a narrow door and picture window combination (historic openings), and building stepping and massing associated with this style of structure. Staff recommends reducing the primary facades to the south portion of the west elevation in order to capture the vernacular growth and change over time.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PLAZA BALENTINE

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Hughes House	**342 Plaza Balentine** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H-3084**
		4. County: Santa Fe **Parcel # 99309578**

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

6. Date of Survey: November 29, 2021

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

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6806774,-105.931618

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

11. Brief Description of the Property:

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

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

Continued on Page 5.

12. Who uses the property? Residence

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

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Martinez Architecture Studio PC

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

Owner: Zachary Leonard and Julia Platt

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

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

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

22. National or State Register:

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

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

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

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

House: Contributing Structures to the Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe __ Brick __ Composition _X_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Windows __ N/A
House and Casita

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

11. Doors __ N/A
House and Casita

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

12. Chimneys
Three square stuccoed chimneys

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

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

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Vernacular

17. Documents Available and Their Locations

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

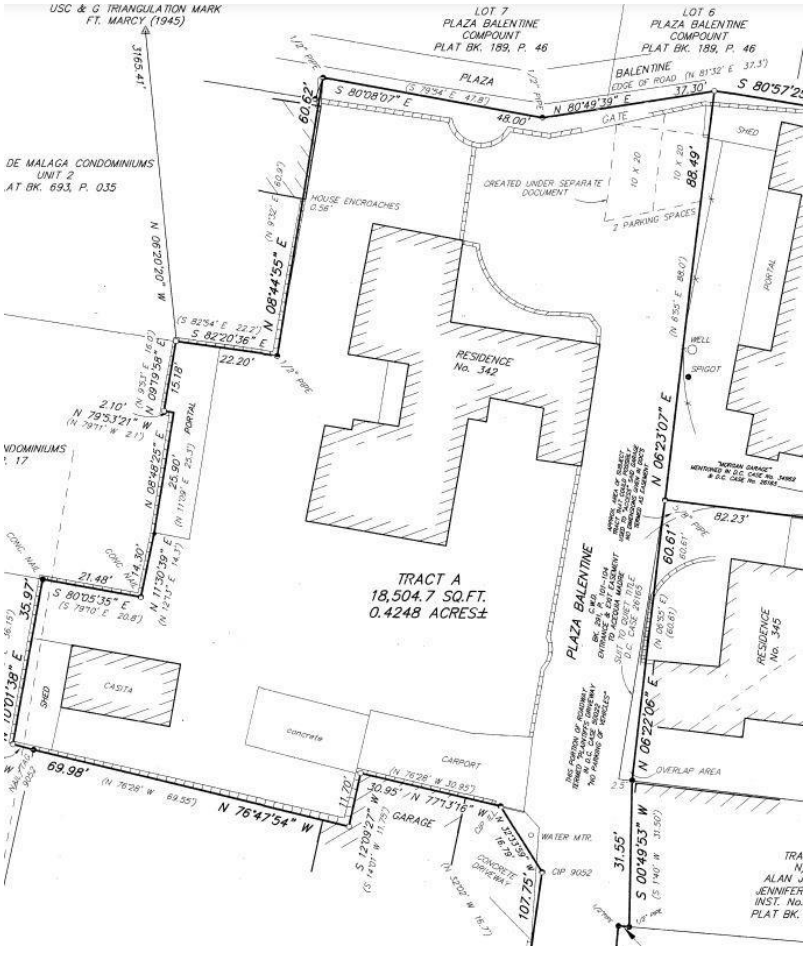
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

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



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Architectural Description Continued

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

Carport

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

House

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

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

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[1] Stephen G. Hughes, email communication to John Murphey, December 17, 2021. Hughes, the son of James and Phyllis Hughes, grew up on the property and returned in the late 1970s, overseeing several renovation projects.

[2] Several utility access holes and areas of damage allowed limited testing of wall construction material.

[3] Hughes, email communication to John Murphey.

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West Elevation

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

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

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

North Elevation

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

East Elevation

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

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

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Secondary Structures

Casita

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

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

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

Portal/Pergola

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

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

Privacy Wall

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

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

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

Historical Overview

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

Plaza Balentine Context

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

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

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

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

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

342 Plaza Balentine

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

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

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

Hughes Ownership

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

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

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

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

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

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

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

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

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

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

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

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

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

Evaluation of Historical Status

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

Conclusion

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

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Illustrations

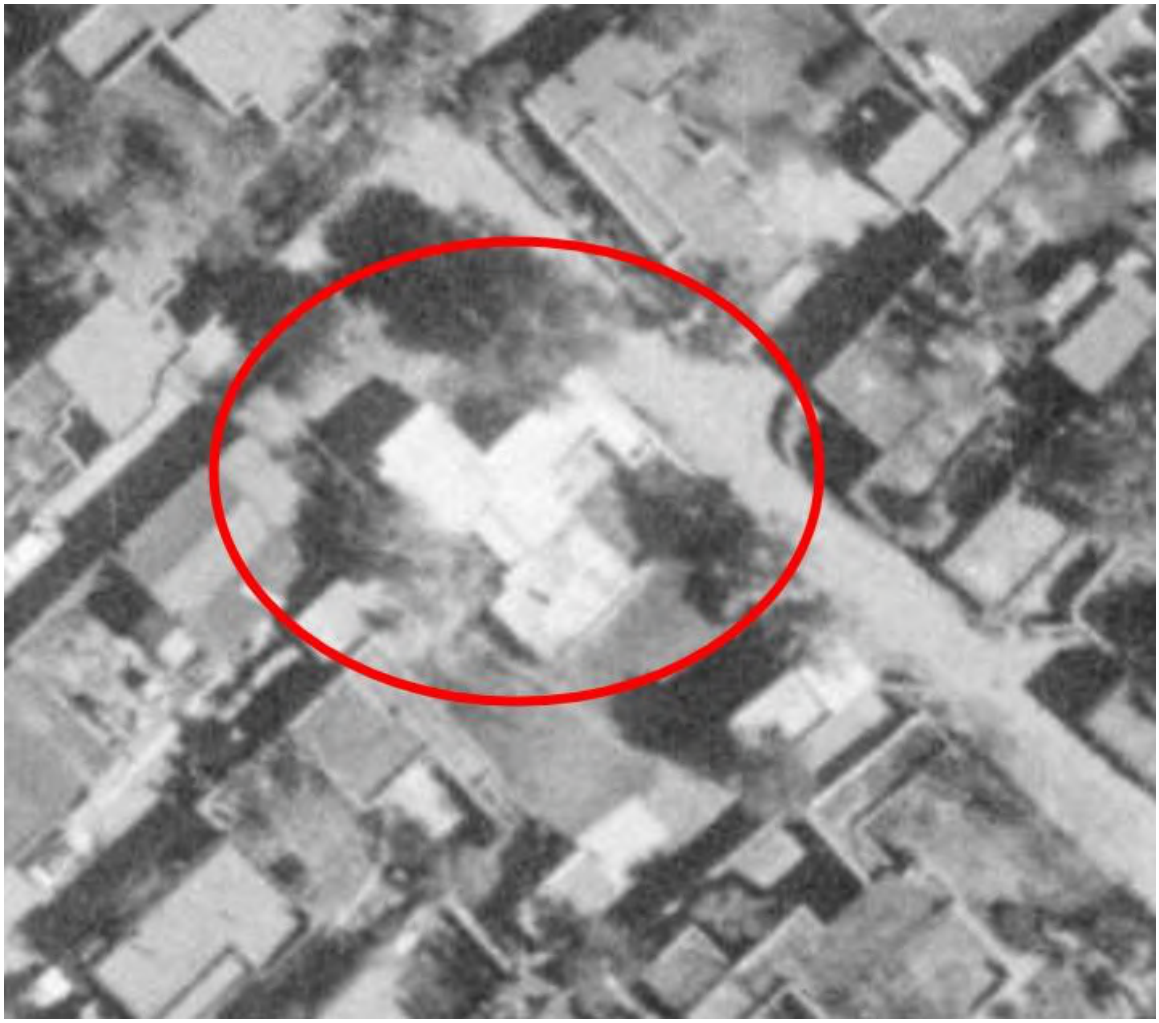

Figure 1: November 10, 1958, aerial photograph.
The majority of the current footprint is in place by this time, although sections of the house would be reconstructed, added upon, and renovated through the late 1970s. Courtesy New Mexico Department of Transportation.

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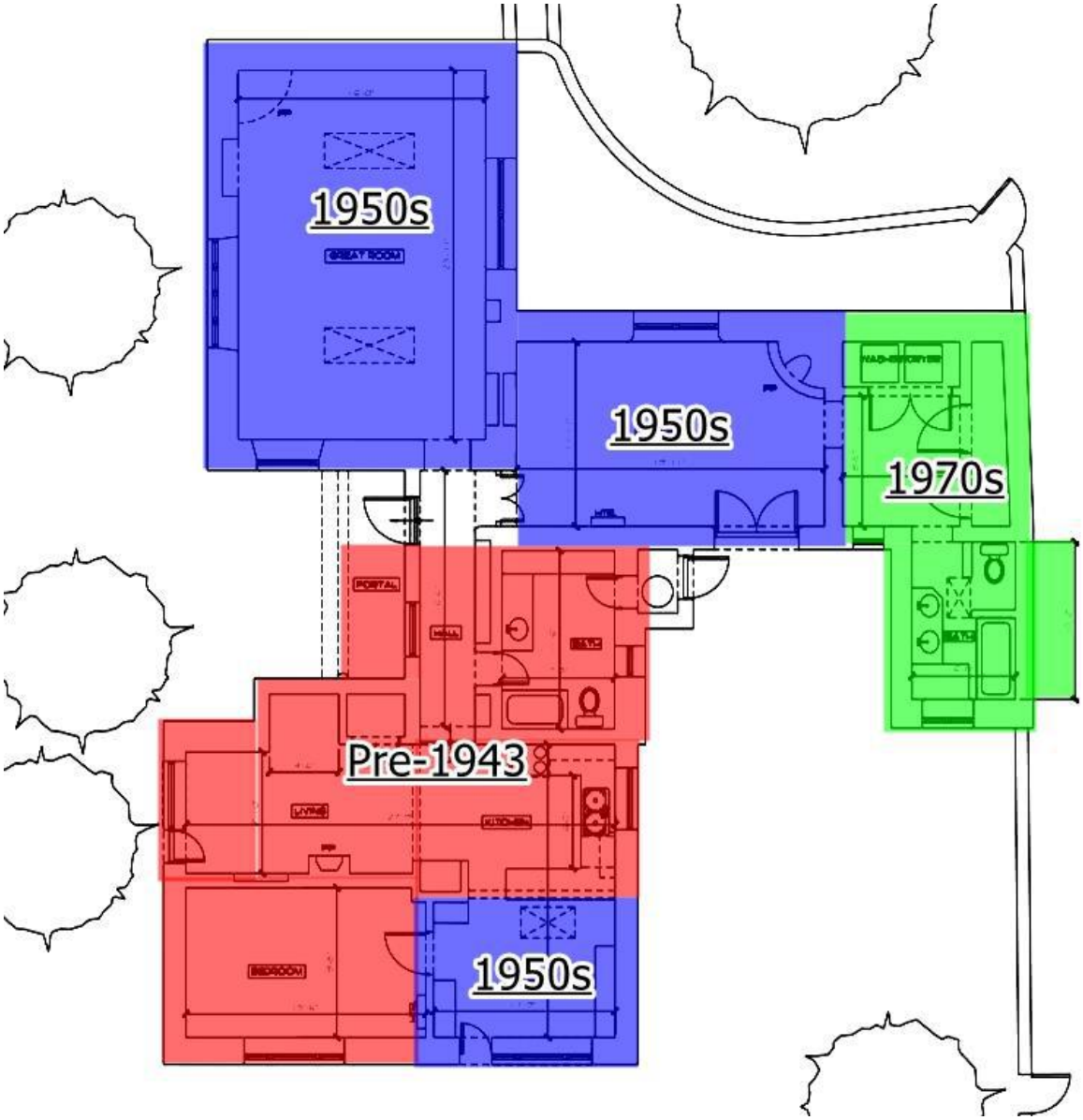

Figure 2: Approximation of construction and renovation phases, based on communications with former long-term owner.
Drawing courtesy Martinez Architecture Studio PC.

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Survey Photographs

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

Photo 1: View of property
Camera facing northwest.

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Photo 2: Carport.
Camera facing northwest.

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Photo 3: View of Carport.
Camera facing west.

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Photo 4: South elevation.
Camera facing northeast.

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

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Photo 6: South elevation.
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Photo 7: Living area.
Camera facing west.

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Photo 8: West elevation.
Camera facing east.

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

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Photo 10: Great Room
Camera facing southwest.

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

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

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

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

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

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

Photo 16: Portal/Pergola, west 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: **Hughes House**	**2. Location:** **342 Plaza Balentine** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 29, 2021**

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Hughes House**	**2. Location:** **342 Plaza Balentine** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 29, 2021**

Photo 18: Yard wall.
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: **Hughes House**	**2. Location:** **342 Plaza Balentine** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 29, 2021**

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

RPA & Associates

PRESERVING OUR HISTORY

1304 Central Ave SE, Albuquerque, NM 87102
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO STUDIO MARTINEZ
1524 PASEO DE PERALTA
SANTA FE, NM 87501
505-989-4958

HISTORIC ASSESSMENT NO. SM51122-HA

JOB	DATE
342 PLAZA BALENTINE	05-11-2022

LOCATION	DESCRIPTION
WEST ENTRY	36 X 82 OUTSWING RH – PLANKED
	NEWER DOOR – LAMINATED DOOR – 1980'S (NON-HISTORIC)
EAST A	82 X 64 FIXED/ HAND MADE MASONITE
	ALUMINUM WINDOWS/INSWING HOPPERS W/ STOPS 1-LT (NON-HISTORIC)
NORTH B	67 X 36 LR 1- LR 1-LT WHITE ALUMINUM CLAD/WOOD
	PELLA PROLINE – 2000 (NON-HISTORIC)
WEST C	84 X 49 LSSR 1- LT ALL WOOD CASEMENT 1979 ANDERSEN (NON-HISTORIC)
SOUTH D	42 X 55 1-LT FIXED ALUMINUM STOPS AND FRAMES – QUARTER ROUND 1980'S
	(NON-HISTORIC)
WEST E	42 X 48 1-LT FIXED ALUMINUM STOPS AND FRAMES – QUARTER ROUND 1980'S
	(NON-HISTORIC)
WEST F	49 X 43 1-LT FIXED ALUMINUM STOPS AND FRAMES – QUARTER ROUND 1980'S
	(NON-HISTORIC)
DR #1	24 X 70 1W4H INSWING WOOD BEAD SIMPSON TYPE FIR DOOR (NON-HISTORIC)

JOB	DATE
342 PLAZA BALENTINE	05-11-2022

LOCATION	DESCRIPTION
SOUTH G	73 X 50 1-LT DOUBLE-HUNG/FIXED/DOUBLE-HUNG
	18”/37”/18” FIXED ALUMINUM STOPS DOUBLE-HUNG MACHINED SASHES
	PUTTY GLAZED 1980’S SHOP MADE /MECHANICAL BRADS
	WOOD SCREEN (NON-HISTORIC) 1980’S SCREW MOULDING & FIBERGLASS MESH
SOUTH H	73 X 50 1-LT DOUBLE-HUNG/FIXED/DOUBLE-HUNG
DR#2	18”/37”/18” FIXED ALUMINUM STOPS DOUBLE-HUNG MACHINED SASHES
	PUTTY GLAZED 1980’S SHOP MADE /MECHANICAL BRADS
	WOOD SCREENS (NON-HISTORIC) 1980’S SCREENS MOULDING & FIBERGLASS MESH (NON-HISTORIC)
EAST I	50 X 36 1-LT FIXED
	APPARENTLY, IT WAS AN INSWING CASEMENT
	ORGINALLY JAMB HAS EVIDENCE OF HINGES - QUARTER ROUND STOPS HOLDING THE GLASS
	OF THE 1980’S (NON-HISTORIC)
EAST J	24 X 24 1-LT CLAD/WOOD AWNING WITH A POP-IN WOOD GRILLE
	2W2H 1990’S PELLA PROLINE (NON-HISTORIC)
SOUTH DR #3	FRENCH 59 X 82 1-LT LR/PA WHITE CLAD/WOOD 1990’S BRASS MULTIPLE LOCK (NON-HISTORIC)
SOUTH K	24 X 36 R CLAD/WOOD CASEMENT WHITE THEN PAINTED
	PELLA PROLINE MANUFACTURED FROM THE 2000’S (NON-HISTORIC)
SOUTH L	42 X 53 LR CLAD/WOOD CASEMENT WHITE THEN PAINTED
	PELLA PROLINE MANUFACTURED FROM THE 2000’S (NON-HISTORIC)

JOB	DATE
342 PLAZA BALENTINE - CASITA	05-11-2022

LOCATION	DESCRIPTION
EAST A	64 X 67 3W4H STEEL CASEMENT FIXED/HOPPER/FIXED
DR #1	ORIGINAL WINDOW (**HISTORIC**) 1950'S
	32 X 80 LH OUTSWING DOOR
	2W5H WOOD BEAD MANUFACTURED DOOR VENEERED SIMPSON 1990'S
SOUTH B	49 X 46 2W2H/1W2H LS STEEL CASEMENT
	WINDOW LEFT SIDE OUT OF PLUMB, CASEMENT WITH LATCH (SEE ATTACHED PICTURES)
	WINDOW IS ORIGINAL TO STRUCTURE HOWEVER THE WINDOW FRAME WOULD NEED TO BE REMOVED, CUT THE WELDS AND RE-WELD PLUMB TO RESET THE WINDOW. THIS WINDOW WOULD NEED TO BE RE-GLAZED AND RE-PUTTIED. ONCE IT IS CUT APART, HINGES MOST LIKELY WOULD NOT BE REUSEABLE, AS THIS TYPE IS NOT AVAILABLE ANYMORE.

In closing, my professional opinion is that all windows that are on the main house are non-historic and could be replaced with like in kind of the openings and style of that era. Casita East Window A is **historic** and should be saved and restored. Casita South Window B is **historic** however beyond repair. No hinges are available at this time and could be replaced in like and kind.

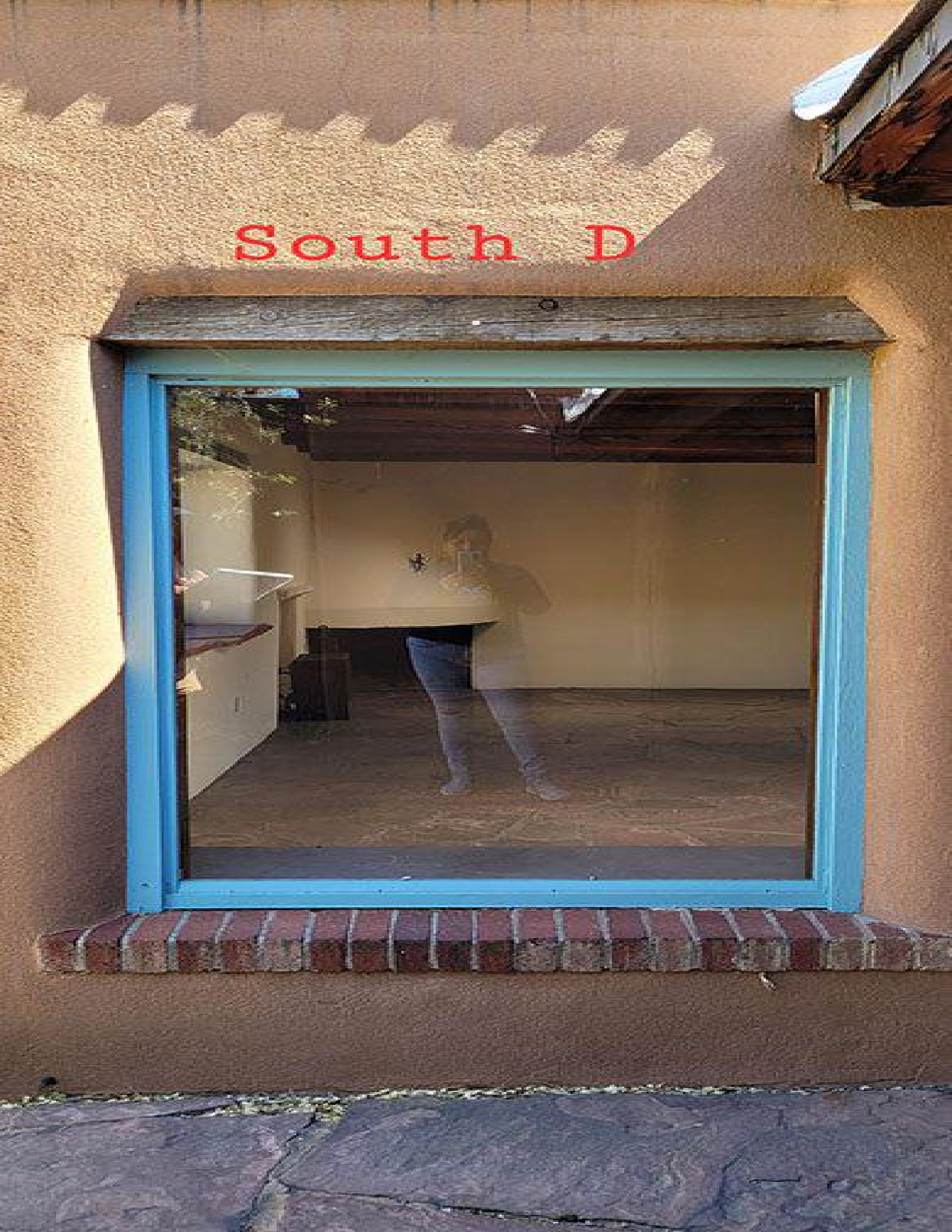
If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

East A

North B

West C


South D

1979

West E

West F
Dr #1

Dr #1

Divided Lite Bar
Dr #1 - West

South G

South G
putty glazed
1980 machined
sashes

South H

Dr #2

South H
Dr #2

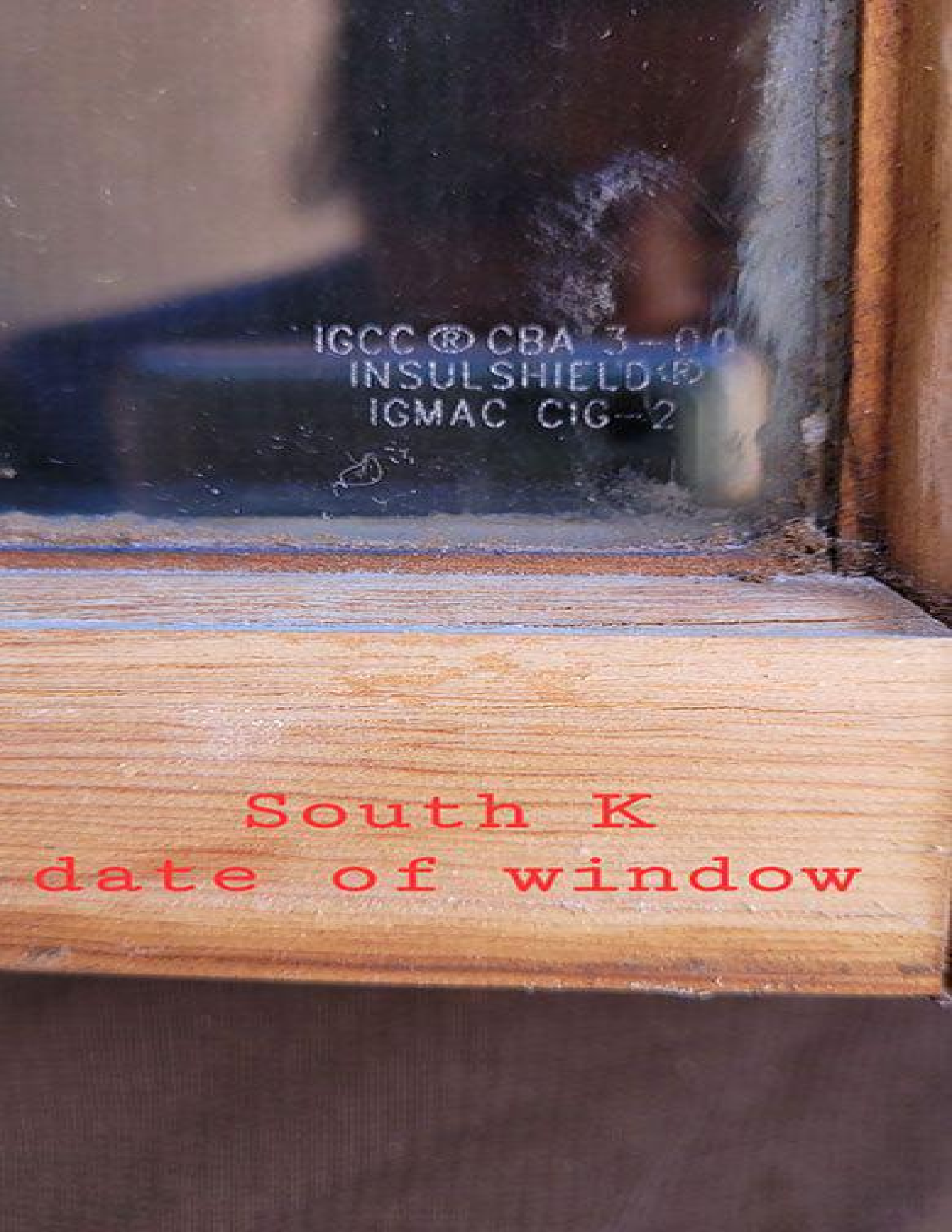
Dr #2 South

East I

East J

South Dr #3

South K

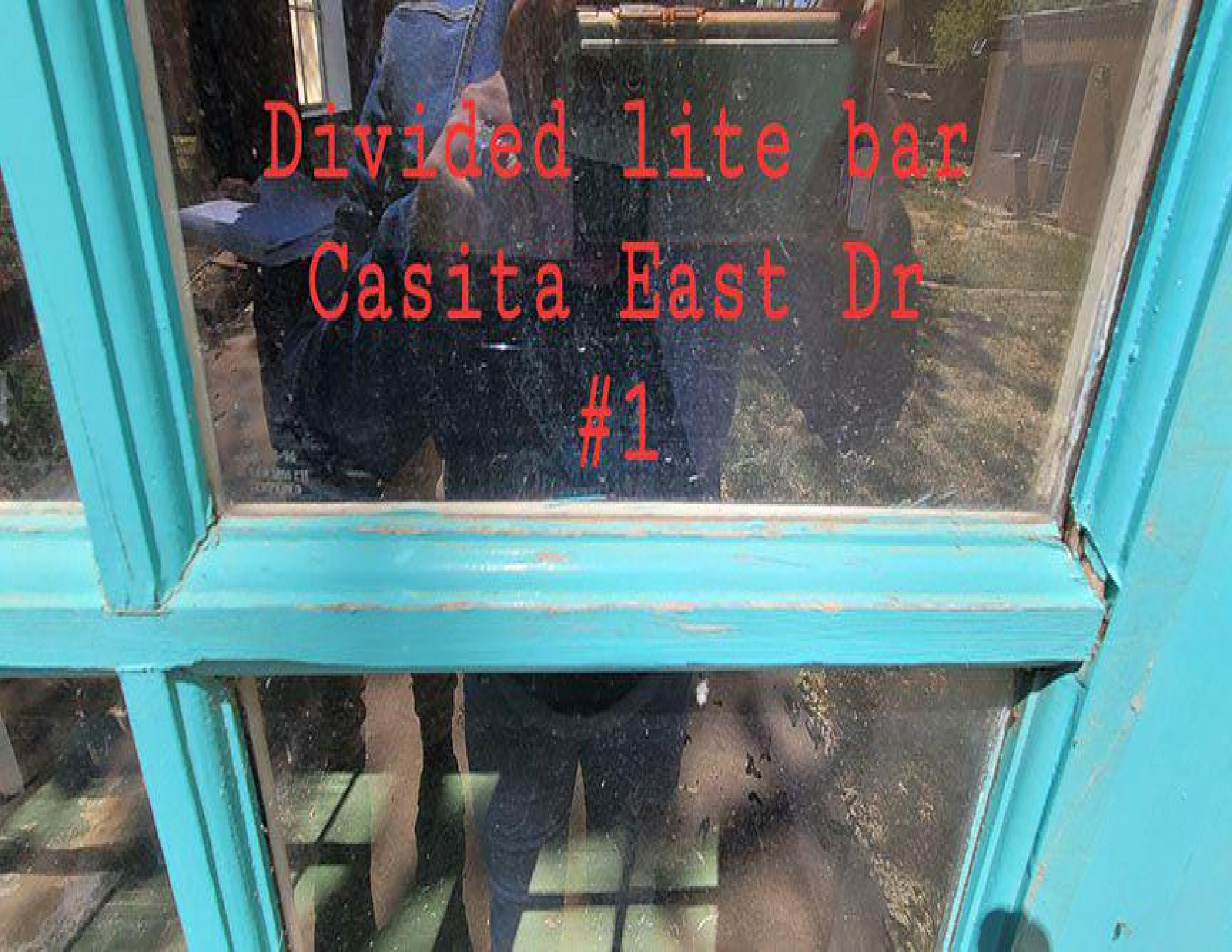

IGCC ® CBA 3 – 0 0
INSULSHIELD ®
IGMAC CIG – 2
South K
date of window

South L

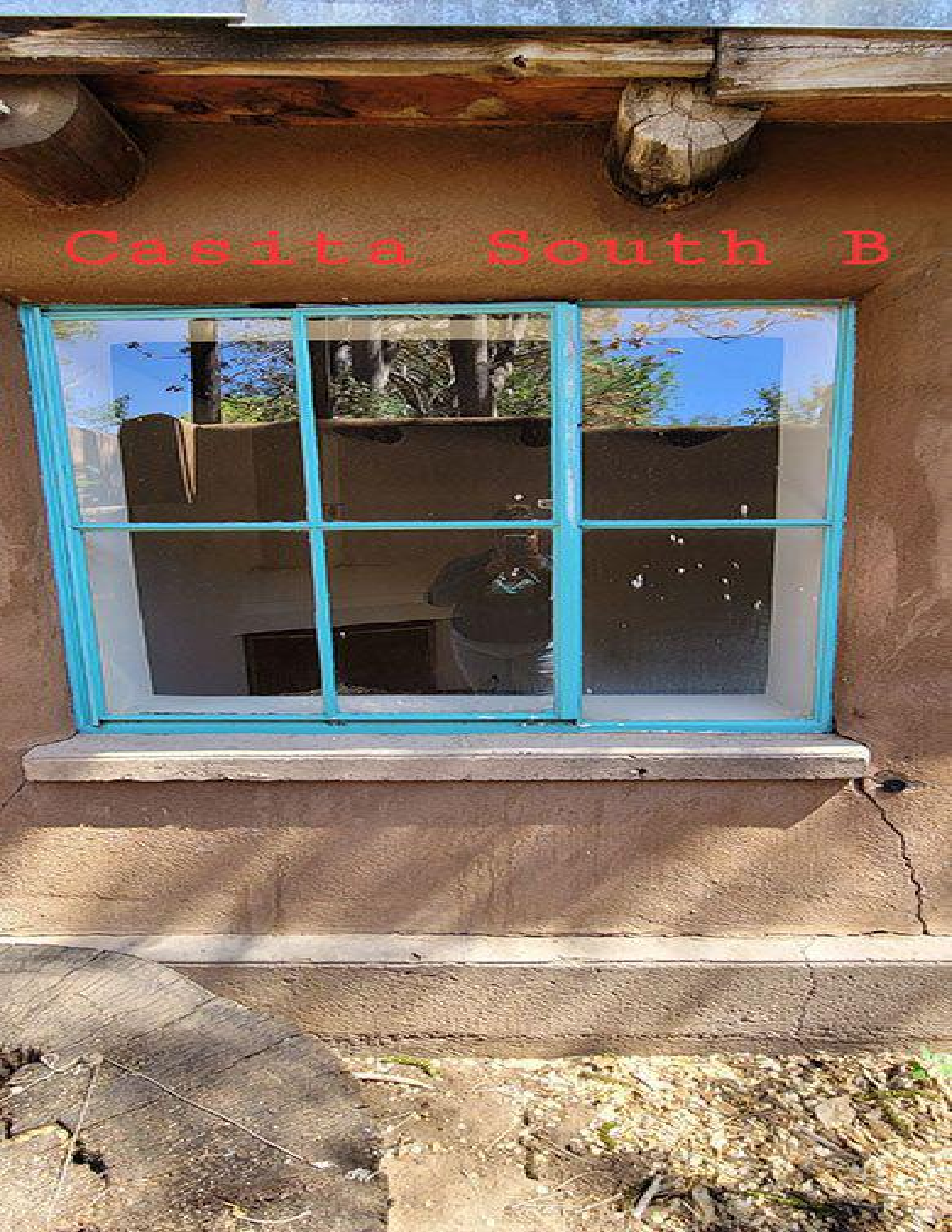
Casita
East A
Dr #1

East Dr #1
Casita

Casita East Dr
#1


Divided lite bar
Casita East Dr
#1

Casita East Dr #1
dated 3/96
OG 3-96
16 CFR 1201 CII
TEMPERED


Casita South B

Out of plumb frame
Casita South B

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

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

CASE NUMBER: 2022-004878--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 342 PLAZA BALENTINE
Santa Fe, NM 87501

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

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 12, 2022. The decision of the Board was to designate facades 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28 as primary and the privacy wall as contributing.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

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

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 1
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 2
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 3
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 3
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 4
APRIL 11, 2022

MARTINEZ
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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 5-10
APRIL 11, 2022

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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 11
APRIL 11, 2022

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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 12
APRIL 11, 2022

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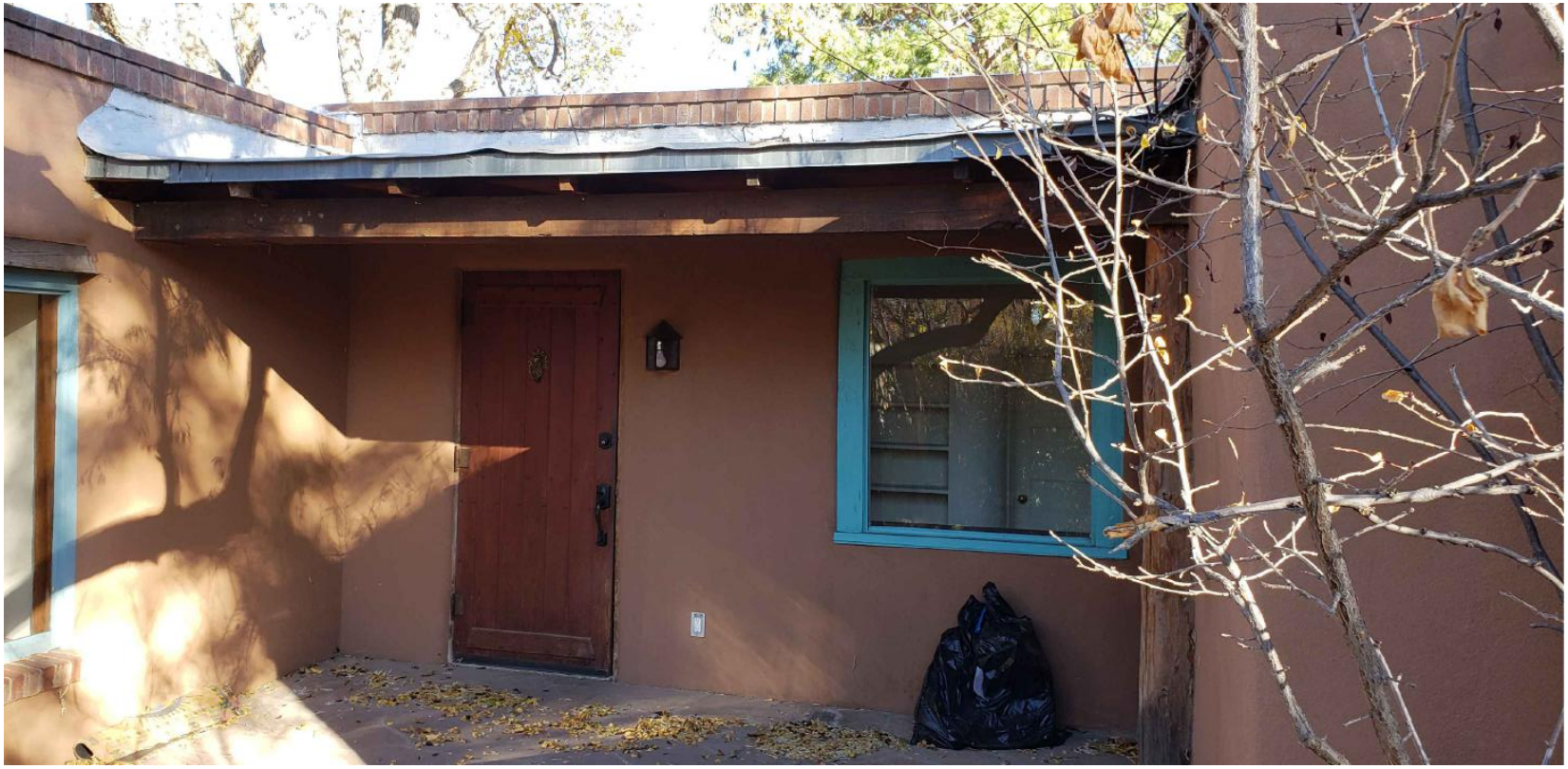
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 13-16
FEBRUARY 8, 2022



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PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 16
APRIL 11, 2022

MARTINEZ
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505-989-4958 studio@martinezarch.com

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 17
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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505-989-4958 studio@martinezarch.com

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 18
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 19 & 22
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 20
FEBRUARY 8, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 24
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

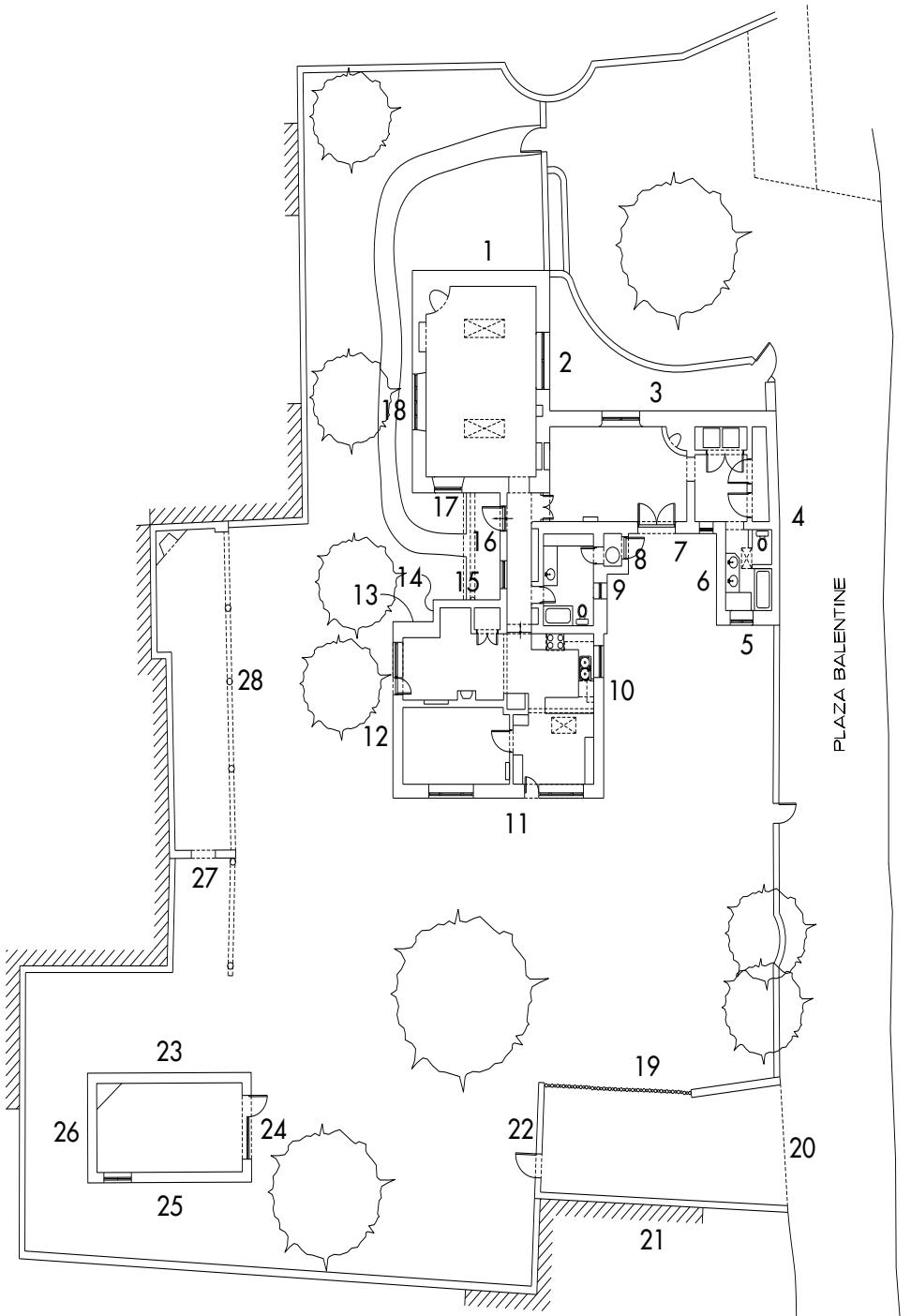
FACADES 25 & 26
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADES 27 & 28
APRIL 11, 2022



1 FD-1.0 FLOOR PLAN - FACADE DIAGRAM
SCALE: 1/8" = 1'-0"

NORTH

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

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

PLATT-LEONARD
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO

FEBRUARY 8, 2022

FACADE DIAGRAM

FD 1.0

SET #

PLATT-LEONARD -2109

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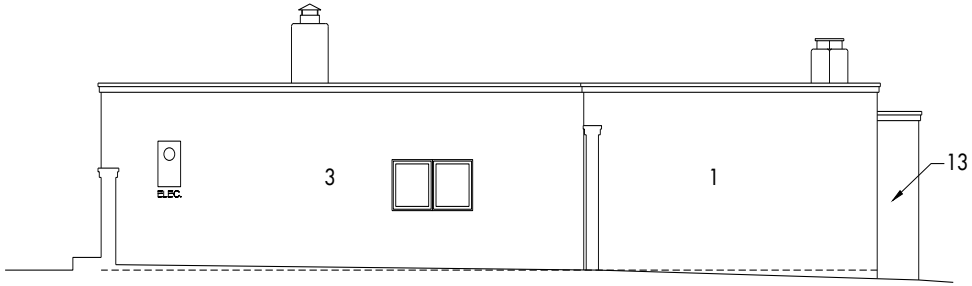
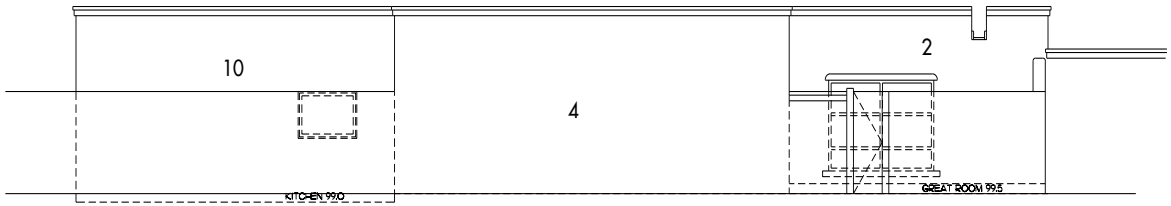


1 EXISTING NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
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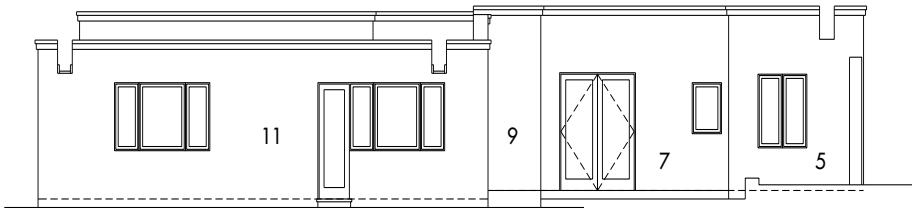

3 EXISTING SOUTH ELEVATION
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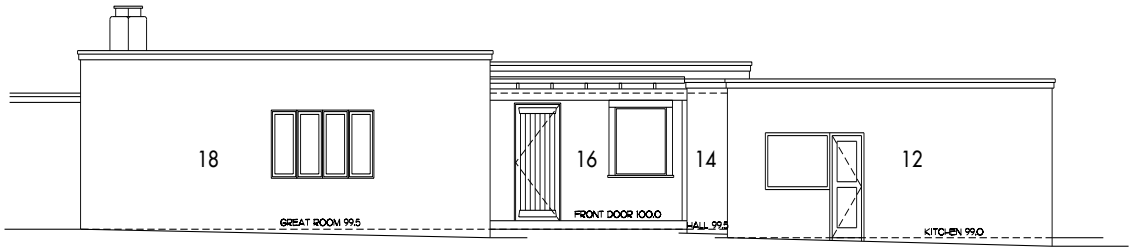

4 EXISTING WEST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

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

MARTINEZ ARCHITECTURE STUDIO PC
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505-989-4958 studio@martinezarch.com

PLATT-LEONARD
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2021

EXISTING ELEVATIONS

A
3.0

SET #

PLATT-LEONARD -2109

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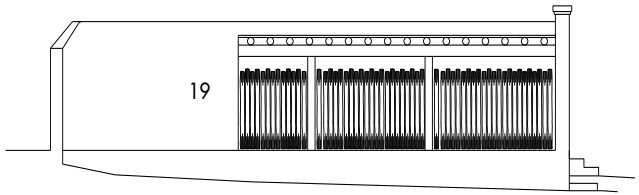
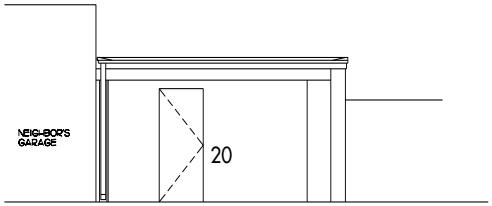


1 A-3.0 EXISTING CARPORT NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.0 EXISTING CARPORT EAST ELEVATION
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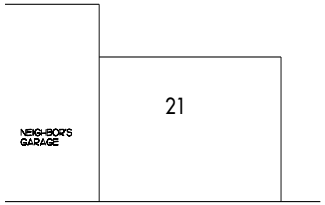

3 A-3.0 EXISTING CARPORT SOUTH ELEVATION
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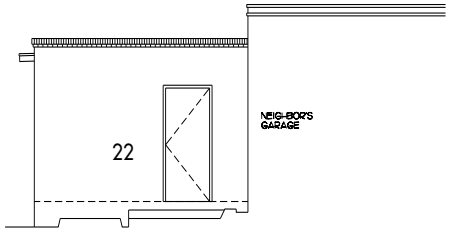

4 A-3.0 EXISTING CARPORT WEST ELEVATION
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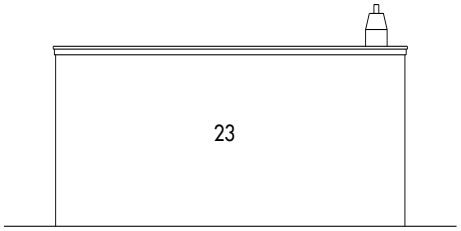

1 A-3.0 EXISTING CASITA NORTH ELEVATION
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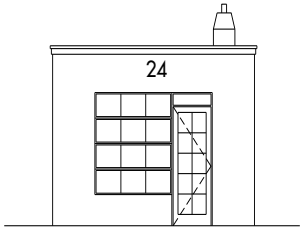
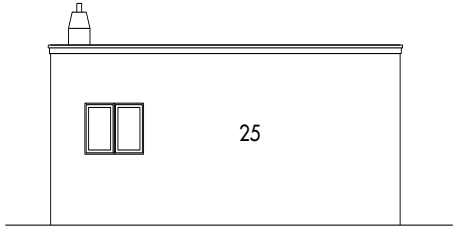
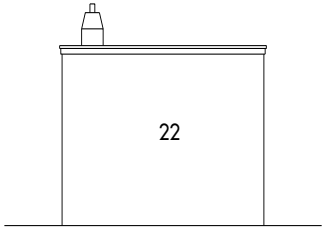


2 A-3.0 EXISTING CASITA EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

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

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

PLATT-LEONARD
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO

FEBRUARY 8, 2022

EXISTING CARPORT & CASITA ELEVATIONS

A
3.1

SET #

PLATT-LEONARD -2109

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City of Santa Fe, New Mexico

memo

DATE: August 9th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005161-HDRB

Address: 342 Plaza Balentine
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

Staff recommends that all the exception criteria, with the exception of one in regards to the replacement of the portal on façade 16, have been met but the Board may find that the exception criteria are met with further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

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. On August 9th, the case to designate primary façades returns the HDRB with staff's recommendation that façade 12 and 16 are the only primary facades designated on the main house.

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 is 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 to the main house, which includes a distinct addition to the northernmost portion.
2) Addition to the southeast of the house.
3) Infill of historic openings and creating new openings are proposed on the south façade #11 to add three pairs of wood French doors with true divided lights that will be 'Colonial White.'
4) Addition of a Territorial Style portal on the south 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.
5) Remove one non-historic door and window. Create an opening where there is no historic record of one exists are proposed on the west and primary façade #12 to add matching picture wood window that will be 'Colonial White.' An exception has been request to 14-5.2(D)(5) for this alteration.
6) 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 onto a primary façade for this item.
7) Removal of historic portal and addition of a Territorial Style portal on primary façade #16. Posts and beams will be painted 'Colonial White.' An exception has been requested to 14-5.2(D)(2)(d) to construct on to a primary façade for this addition.
8) Addition of a Territorial Style portal with railing on the north façade of the carport. Posts and beams will be painted 'Colonial White.'
9) Total windows replacement with wood, mostly 6-pane, wood, true divided light windows. A window assessment has been provided.
10) 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".
11) Create additions on to the north and south facades of the casita more than 10' away from the primary façade.
12) 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.

13) A new gate will attached to the addition portion to the south elevation of the main house.
14) Ground-mounted HVAC will be behind the walls and not publicly visible.
15) All portals will have brick floors.
16) The house will have 'Colonial White' wood windows.
17) The exterior of the house will be 'Buckskin' stucco closely matching the existing stucco.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(C)(2)(b): Staff request an exception for creating an addition to the south, adding a portal, and for adding height that would not be considered de minimis to the parapet to primary façade 12, and for replacing a portal addition to primary façade 16.

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

Applicant Response:

The house is located on the west side of private Plaza Balentine, behind a contributing +/- 6' high wall, and is not visible from Acequia Madre or any other public viewpoint. Therefore, the proposed renovation will have no effect on the character of the district with respect to public views.

Based on feedback from the Board and discussion with staff, the Applicants propose to preserve the west façade of the house to the extent feasible while addressing the applicants' programmatic goals with respect to the interior remodel.

Façade 16: Extending the depth and width of the portal west of façade 16 will facilitate the interior floorplan modifications providing outdoor space on the west side of the house. The design preserves the existing door and window openings on primary façade 16 as part of the effort to preserve the west side of the house.

The wider portal will not be visible from any public location and will not materially alter the architectural character of the existing west façade and therefore will not harm the character of the District.

Façade 11: Portals are common on the south side of homes within the District. Addition of a portal to the south, non-primary, side of the house will add usable outdoor space and architectural interest. The new portal will be similar in appearance to existing portals in the neighborhood. The additional height proposed to the south portion of the house is needed to increase the existing low ceiling height. The additional height will match the existing parapet by including brick coping, will not be higher than the existing portions of the house to the north and will not require a height exception. The Applicants have designed these additions with the goal of maintaining the existing scale and architectural character of the house, thereby preserving the western façade to the extent feasible and avoiding harm to

the character of the District.

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

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

Applicant Response:

The main entry to the house on the west requires walking around the building either from the south or the north. The roundabout access, patchwork floor plan, low ceilings (6'10" in the southwestern room), multiple uneven floor levels/surfaces, and small kitchen combine to create substantial livability issues. As the Applicants age, walking around the house to enter and depart will become more of an impediment. These longstanding hardships were created by the "odd footprint" of the "patched-together house" house over the years. as described in the HCPI. The additions will enhance the livability of the house by providing usable outdoor space, raising the ceiling heights on the south portion of the house and, as part of the overall renovation, will thereby help remove the hardships endured by occupants dating back to transformation of the original chicken coop in the southwest corner into a residence.

Staff Response: Staff does not see that the criterion has been met for the portal replacement on façade 16.

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

Applicant Response:

The Applicants evaluated both more and less extensive renovations and, following consultation with historic staff, deleted multiple exceptions from their original design, including to the carport, casita, portal/pergola and the northwest portion of the house. Following the initial HDRB hearing, the applicants further modified the proposed renovation in an effort to maximize preservation of the west façade.

Retaining the existing conditions on facades 11 and 16 would constrain the fundamental purpose of the renovation of relocating the main entrance to the house from the west/back side to the east, next to the driveway, raising interior ceiling heights and providing a connection and usable outdoor space between the dining and living rooms and the generous open yard to the south. The renovation seeks to tie the disparate accreted parts of the house together to provide a livable house plan and the proposed changes to existing openings on these facades are integral to that purpose.

The lack of a portal on the south side of the house detracts from its livability and providing shade on the south and west facades is common in the district. There is no other preferred means of achieving shade on the south side of the house and the portal is sized to reflect the scale of the home. The Applicants considered and rejected a wider portal on the south, which would have been disharmonious with the scale of the house.

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to create a new opening for installation of an entry gate in the contributing wall running along the west side of the private driveway that forms the easterly boundary of the Property.
(§14.5.2(D)(5)(a)(ii)) The proposed gate is located just north of the 3 low openings aligned with the south side of the house, and is designed to provide direct access to the new main entry into the house. The metal frame gate, with a transparent wrought iron grille, is proposed to have a stucco surround, with two light sconces and brick coping at the top to match the existing wall and house, with a height of 9'; 3' higher than the existing wall.
Staff Response: Staff recommends that the criterion has been met.

Exception to 14-5.2(D)(5)(a): Staff request an exception for creating new openings where none presently exist and for closing existing openings on primary facades 12 and 16 for the adjustment to the window opening size.

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

Applicant Response: The house is located on the west side of private Plaza Balentine, behind a contributing + /-6' high wall, and is not visible from Acequia Madre or any other public viewpoint. Therefore, the proposed renovation will have no effect on the character of the district with respect to public views.

As described in the HCPI, while of sufficient age to be considered historic, this "patched-together" house with its disparate facades constituting an example of "accretionary, vernacular growth" does not have the integrity, historic architectural design or character present in many contributing houses in the district. The proposed renovation will enhance cohesion throughout the house, integrate the south facade with the interior yard and will transform the "particularly disharmonious" southeast facade into one with greater visual interest along with a more accessible and traditional entrance to the house. At staffs request, each facade is addressed below:

Facade 12: replacement of the existing window and door with two matching windows will add balance to the facade. These windows will be of the same style as the proposed window on the west side of the Great Room to the north (non-primary facade 18), which will add cohesion to the west facade that does not currently exist.

Facade 11: replacement of the existing windows and door with three French doors beneath the new portal will integrate the original chicken coop in the southwest corner of the house with the balance of the facade to the east, which the HCPI describes as "particularly disharmonious." The divided light doors will match the window style throughout the house, tying together the disparate parts of the house and enhancing the overall design cohesion.

Facade 16: No changes are proposed to the size of the window opening. The new divided light window will match the balance of the windows on the house.

Adding design cohesion and rehabilitating the existing "patched-together house" lacking in "architectural integrity" will not harm the character of the district, but rather will bring the house closer to the existing standards of the surrounding neighborhood while maintaining its historical character.

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

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The main entry to the house on the west requires walking around the building either from the south or the north. The roundabout access, patchwork floor plan, low ceilings (6'10" in the southwestern room), multiple uneven floor levels/surfaces, and small kitchen combine to create substantial livability issues. As the owners age, walking around the house to enter and depart will become more of an impediment. These longstanding hardships were created by the "odd footprint" of the "patched-together house" house over the years as described in the HCPI. The renovation will enhance the livability of the house and remove the hardships endured by occupants dating back to transformation of the original chicken coop in the southwest corner into a residence.

The livability hardship applies equally to all the facades subject to this exception request, including the doors on the south façade and windows on the west façade, which are integral to the interior remodel and enhancing the livability of the house.

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:
The Applicants evaluated both more and less extensive renovations and, following consultation with historic staff, deleted multiple exceptions from their original design, including to the carport, casita, portal/pergola and the northwest portion of the house.

The footprint of the existing house limits options for adding heated space and the proposed heated area expansion focuses on the southeast portion of the house, which the HCPI describes as "particularly disharmonious." The proposed changes to existing openings have been designed to enhance the architectural unity and livability of a house that the HCPI describes as "best understood as an example of accretionary, vernacular growth."

Retaining the existing openings on facades 11 and 12 would constrain the fundamental purpose of the renovation of relocating the main entrance to the house from the west/back

side to the east, next to the driveway and providing a connection between the dining and living room and the generous open yard to the south. The renovation seeks to tie the disparate accreted parts of the house together to provide a livable house plan and the proposed changes to existing openings on these facades are integral to that purpose.

The doors on south-facing façade 11 are intended to work with the new portal, adding usable outdoor space adjacent to the ample grassy yard to the south. Lesser openings would not achieve the Applicants' programmatic objectives and were rejected, as was an addition of heated space to the south.

Staff Response: Staff agrees on the full range of design options.

Exception to 14-5.2(D)(5)(a): Staff request an exception for creating a new opening where none presently exist on façade #12 and a contributing wall for the addition of a gate.

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

Applicant Response: **GATE** The subject property is located at the north end of Plaza Balentine, a + /-250' long private dead-end driveway running north from Acequia Madre, with homes on both sides. The contributing yard wall is perpendicular to the public street and is minimally visible. The contributing wall runs north from the existing carport serving the Property and ends at the guest parking area just north of the house. From south to north, there are 5 existing openings along the west side of the private driveway: an open garage, a small yard gate, a set of 3 small, low openings, and two gates to the north of the contributing wall. In addition, there is a large vehicular gate at the north end of Plaza Balentine that is the primary feature visible from the nearest public view on Acequia Madre.

Apart from being minimally visible from Acequia Madre, the proposed entry gate has been designed in the same style as the existing structures on the Property. To the extent the higher surround will be visible, the brick coping will reinforce this design feature of the house and contributing wall. The new gate is similar to existing entry gates in the neighborhood and will be in harmony with the existing streetscape and character of the district.

WINDOW

The house is located on the west side of private Plaza Balentine, behind a contributing +/- 6’ high wall, and is not visible from Acequia Madre or any other public viewpoint. Therefore, the proposed window addition will have no effect on the character of the district with respect to public views.

Based on feedback from the Board and discussion with staff, the applicant proposes to preserve the west façade of the house to the extent feasible while addressing the applicants’ programmatic goals with respect to the interior remodel. Adding a new

matching window will help balance this façade and will retain the existing character of windows along the western side of the house.

Adding design cohesion and rehabilitating the existing house will not harm the character of the district, but rather will bring the house closer to the existing standards of the surrounding neighborhood while maintaining its historical character. Substantially retaining the west façade will preserve the vernacular character of the house and given it will match the existing window to the north, addition of one window will not damage the character of the district.

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

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

Applicant Response: **GATE**

The existing entry to the house is located on the west side, requiring walking more than 50 feet around two sides of the house from the south or north parking areas to enter. The application proposes to relocate the main entry to the east side, adjacent to the private driveway and the new entry gate is proposed to provide direct access to the front door. The existing pedestrian gates do not provide convenient access to the new main entry. The existing gate to the south of the proposed gate is narrow, low (less than 6') and would not serve as the primary entry.

The new entry gate is integral to the overall renovation design, intended to resolve the existing livability issues resulting from the "odd footprint" and the "accretionary, vernacular growth" of the house, as described in the HCPI. Having an entry gate leading directly to the relocated main entry on the east side of the house will establish a focal point for a coherent floorplan, resolving the existing access hardship to the applicant.

WINDOW

The main entry to the house on the west requires walking around the building either from the south or the north. The roundabout access, patchwork floor plan, low ceilings (6’10” in the southwestern room), multiple uneven floor levels/surfaces, and small kitchen combine to create substantial livability issues. As the Applicants age, walking around the house to enter and depart will become more of an impediment. These longstanding hardships were created by the “odd footprint” of the “patched-together house” house over the years. as described in the HCPI. The renovation will enhance the livability of the house and remove the hardships endured by occupants dating back to transformation of the original chicken coop in the southwest corner into a residence.

Addition of the new window on the façade opposite the new main entry on the east will provide views through the house and enhance the interior remodel and livability of the house.

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: **GATE**

The Applicants considered and rejected the option of maintaining and using the existing gates because those gates only provide exterior access to the yard and require walking around the house to enter on the west. The Applicants considered expanding the existing small, short gate to the south and rejected this option because that location is not aligned with the new main entry to the house and to minimize removal of existing architectural elements. The Applicants also deleted their original proposal to remove the three small entries adjacent and north of the existing yard entry gate.

Following discussions with historic department staff, the Applicants reduced the height of the new gate by a foot and changed the originally proposed double door to a single door to better reflect the scale of the existing wall and house.

Adding the new entry gate will provide direct access to front door and is integral to the rehabilitation, which has been designed to enhance the utility of the floorplan, livability of the house, and achieve architectural integrity for an accretionary vernacular structure that the HCPI describes as possibly starting humbly as a chicken coop.

WINDOW

The Applicants evaluated both more and less extensive renovations and, following consultation with historic staff, deleted multiple exceptions from their original design, including to the carport, casita, portal/pergola and the northwest portion of the house. Following the initial HDRB hearing, the applicants further modified the proposed renovation in an effort to maximize preservation of the west façade.

The proposed changes to existing openings have been designed to enhance the architectural unity and livability of the "accretionary and vernacular house," as described in the HCPI.

Retaining the existing opening on facade 12 would constrain the fundamental purpose of the renovation of relocating the main entrance to the house from the west/back side to the east. The renovation seeks to tie the disparate accreted parts of the house together to provide a livable house plan and the proposed changes to existing openings on these facades are integral to that purpose.

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

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 06/23/2022 Location of Project: 342 Plaza Balentine

Applicant

Name: Martinez Architecture Studio PC

Phone: (505) 989-4958 Email: studio@martinezarch.com

Property Owner

Name: Julia Platt and Zachary Leonard

Phone: (505) 989-4958 Email: studio@martinezarch.com

Proposed Work:

Additions and remodel to an existing single family residence, carport and casita.

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☐

Administrative or HDRB?	Admin	HDRB
	☐	☐
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☐

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at https://www.santafenm.gov/historic_preservation .

Application Submittal Date: 06/23/2022

Desired Hearing Date: 07/12/2022

Project Type:

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☐	☒
Sq. Ft. of project: _____	Sq. Ft. of project: 5,091

Construction Cost: $700,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name Julie Platt ZACHARY R. LEONARD

Signature _____

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 5/12/2022

Property Owner of Record: Julia Platt & Zachary Leonard

Applicant/Agent Name: Richard Martinez/ MASPC

Contact Person Phone Number: (505) 989- 4958

Site Address: 342 Plaza Balentine, Santa Fe

Proposed Construction Description: Addition & Remodel to an existing single family residence, carport & casita.

TOTAL ROOF AREA: 5,091 sf

Zoning District: RC8

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown and Eastside

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 27.4 %
☐Open Space Required:_____

Setbacks:
Proposed Front: 10'-2" Minimum: 0'
2nd Front? N/A
Proposed Rear: 0' Minimum: 5'
Proposed Sides: L 17'-10" R 5' Minimum: 5'

Height: Proposed 13'-2"
Maximum Height: 13'-2" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible N/A
Minimum: 3

Bicycle Parking:**
Proposed: N/A Minimum: N/A
** Commercial Requirement

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

Richard Martinez/ MASPC [☐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 05/12/2022 DATE

To Be Completed By City Staff:

2022-005374-PAR

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

Zoning Approval:
☐**Preliminary Approval** ☒**with conditions** ☐ **Rejected**
Comments/Conditions: Legal lot of record needs to be established prior to permit.

REVIEWER: Lani J McCulley **DATE:** 05/23/2022

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

Revised 20 November 2020

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

EXISTING HOUSE RENOVATION & ADDITIONS
342 PLAZA BALENTINE

June 23, 2022

Downtown/Eastside Historic District, Contributing

EXISTING CONDITIONS:

The house, portal, casita, and carport were constructed over many years, with renovations and additions beginning in the 1940's and continuing through the late 1970's, resulting in its odd footprint and disparate facades. See HCPI report by John Murphy, attached. The windows on the Main House were determined to be non-historic, see assessment also attached. The existing house has only one bedroom (no real master bedroom), and a Living Room which is not connected to the other public rooms. There is no Dining Room, only a space which can be used. The HDRB board determined that 10 facades were primary (see April 12, 2022, letter attached).

PROPOSED CONSTRUCTION:

We propose an addition of 1,071 square feet to the main house that will consist of a heated portion that will include an Entry, Living room, Dining room, Master Bathroom and Closet totaling 703 square feet and 368 square feet of unheated portals. This addition will organize and make sense of a very disorganized plan and allow the continued use of this house. The Master Bathroom addition is not visible and is behind an existing 8-foot-high wall. The other additions are behind the existing approximately 6-foot historic wall and are in a garden that is 2-foot lower than this historic wall. See Exception Criteria attached.

We also propose to create a new entry gate directly from Plaza Balentine. This gate will be made of iron and will make a better, more inviting, way to enter this house. See Exception Criteria attached.

MARTINEZ
ARCHITECTURE
STUDIO PC

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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

We also propose to add a bathroom and a kitchenette (214 square feet) to the casita. This addition will allow this single room, out-building to be used as a guest room and as a test kitchen for the Chef/Owner. This building may have originally been a garage.

The existing carport is very deep and with a small addition to the back a garage can be added to the carport without changing its appearance at Plaza Balentine.

The additions to the house will be in the territorial style with white painted wood beams and posts at the portals. The height of the addition will be 11′-5″ (9′-5″ measured from Plaza Balentine to the top of the parapet) to match the house.

Ground-mounted HVAC will be behind the walls and not publicly visible. All portals will have brick floors. The house will have white wood windows. The exterior of the house will be 'Buckskin' stucco (see attached exterior finishes).

All City of Santa Fe building codes and zoning regulations will be met.

Richard Martinez
Martinez Architecture Studio PC

SOMMER KARNES & ASSOCIATES LLP

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Of Counsel

June 23, 2022

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Application for 3 Exceptions: 342 Plaza Balentine (the "Property")

Dear Chair Rios and Board Members:

Applicants Zach and Julia Leonard purchased the Property to be their Santa Fe home and have worked closely with their architect Richard Martinez and historic department staff to create a sensitive plan for a much-needed update of the contributing house. The comprehensive rehabilitation addresses and resolves the existing livability hardships of the house, which the HCPI concludes "lacks architectural integrity and is best understood as an example of accretionary, vernacular growth."

The most substantial livability issue is that the main entry is located on the west side, away from the private driveway to the east and parking areas to the north and south. The HCPI quotes Stephen Hughes sharing his recollection that architect Kenneth S. Clark, who briefly lived on Plaza Balentine, refused to sign his drawings for creation of the great room he added to the northwest end of the house, because "he insisted its entry (on the west), winding around the room from the front door, was 'anti-social.'" Relocation of the main entry to the east side of the house is integral to the rehabilitation program.

The HCPI indicates that the Property was possibly used for livestock as part of the greater Chapman land grant and that the "patched-together house" "likely represents this secondary development" rather than being a part of the original Plaza Balentine development. The report states that the low-ceilinged (6'10") south end of the house (see photos below) may be the oldest portion and is understood to have originally been a chicken coop.

In addition to the entry relocation, the rehabilitation plan repurposes the rooms into a coherent layout, minimizes interior steps and raises ceiling heights. The design does not require any height exception and every effort has been made to retain the modest scale of the house, with parapets no higher than 11'6".

The Leonards appreciate the constructive input of City historic staff, which has helped minimize the number and scope of exception requests, and look forward to the Board's consideration of their application for three exceptions.

Sincerely,

Joseph M. Karnes

Existing low ceilings

342 Plaza Balentine

Applicants' Response to Exception Criteria
Additions To and Within 10' of a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition within 10' of primary facade 12 and an addition to primary façade 16. (§14.5.2(D)(2)(c) and (d)) The additions are proposed to the west and south portions of the house and are intended to facilitate relocation of the main entry from the west side to the east, raising the low ceilings, providing usable outdoor space and organizing the eclectic floorplan, thereby making the house more livable.

Façade 11 (south portion of main house): The proposal includes addition of a 206 SF portal to the south façade, where no portal currently exists and raising the elevation of facades 11 and 12 from 9'8" to 11'6".

Façade 16 (west portion of main house): The proposal increases the depth of the existing 5'6" portal west of façade 16 to 12', in line with the west façade of the Great Room on the north, and increases the width of façade 16 from 13'6" to 16'3". The proposal does not change the size of any existing openings on façade 16.

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

Response: The house is located on the west side of private Plaza Balentine, behind a contributing +/- 6' high wall, and is not visible from Acequia Madre or any other public viewpoint. Therefore, the proposed renovation will have no effect on the character of the district with respect to public views.

Based on feedback from the Board and discussion with staff, the Applicants propose to preserve the west façade of the house to the extent feasible while addressing the applicants' programmatic goals with respect to the interior remodel.

Façade 16: Extending the depth and width of the portal west of façade 16 will facilitate the interior floorplan modifications providing outdoor space on the west side of the house. The design preserves the existing door and window openings on primary façade 16 as part of the effort to preserve the west side of the house.

The wider portal will not be visible from any public location and will not materially alter the architectural character of the existing west façade and therefore will not harm the character of the District.

Façade 11: Portals are common on the south side of homes within the District. Addition of a portal to the south, non-primary, side of the house will add usable outdoor space and

architectural interest. The new portal will be similar in appearance to existing portals in the neighborhood. The additional height proposed to the south portion of the house is needed to increase the existing low ceiling height. The additional height will match the existing parapet by including brick coping, will not be higher than the existing portions of the house to the north and will not require a height exception. The Applicants have designed these additions with the goal of maintaining the existing scale and architectural character of the house, thereby preserving the western façade to the extent feasible and avoiding harm to the character of the District.

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

Response: The main entry to the house on the west requires walking around the building either from the south or the north. The roundabout access, patchwork floor plan, low ceilings (6'10" in the southwestern room), multiple uneven floor levels/surfaces, and small kitchen combine to create substantial livability issues. As the Applicants age, walking around the house to enter and depart will become more of an impediment. These longstanding hardships were created by the "odd footprint" of the "patched-together house" house over the years. as described in the HCPI. The additions will enhance the livability of the house by providing usable outdoor space, raising the ceiling heights on the south portion of the house and, as part of the overall renovation, will thereby help remove the hardships endured by occupants dating back to transformation of the original chicken coop in the southwest corner into a residence.

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

Response: The Applicants evaluated both more and less extensive renovations and, following consultation with historic staff, deleted multiple exceptions from their original design, including to the carport, casita, portal/pergola and the northwest portion of the house. Following the initial HDRB hearing, the applicants further modified the proposed renovation in an effort to maximize preservation of the west façade.

Retaining the existing conditions on facades 11 and 16 would constrain the fundamental purpose of the renovation of relocating the main entrance to the house from the west/back side to the east, next to the driveway, raising interior ceiling heights and providing a connection and usable outdoor space between the dining and living rooms and the generous open yard to the south. The renovation seeks to tie the disparate accreted parts of the house together to provide a livable house plan and the proposed changes to existing openings on these facades are integral to that purpose.

The lack of a portal on the south side of the house detracts from its livability and providing shade on the south and west facades is common in the district. There is no other preferred means of achieving shade on the south side of the house and the portal is sized to reflect the scale of the home. The Applicants considered and rejected a wider portal on the south, which would have been disharmonious with the scale of the house.

342 Plaza Balentine

Applicants' Response to Exception Criteria
New Opening in Contributing Wall

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to create a new opening for installation of an entry gate in the contributing wall running along the west side of the private driveway that forms the easterly boundary of the Property. (§14.5.2(D)(5)(a)(ii)) The proposed gate is located just north of the 3 low openings aligned with the south side of the house, and is designed to provide direct access to the new main entry into the house. The metal frame gate, with a transparent wrought iron grille, is proposed to have a stucco surround, with two light sconces and brick coping at the top to match the existing wall and house, with a height of 9'; 3' higher than the existing wall.

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

Response: The subject property is located at the north end of Plaza Balentine, a +/- 250' long private dead-end driveway running north from Acequia Madre, with homes on both sides. The contributing yard wall is perpendicular to the public street and is minimally visible. The contributing wall runs north from the existing carport serving the Property and ends at the guest parking area just north of the house. From south to north, there are 5 existing openings along the west side of the private driveway: an open garage, a small yard gate, a set of 3 small, low openings, and two gates to the north of the contributing wall. In addition, there is a large vehicular gate at the north end of Plaza Balentine that is the primary feature visible from the nearest public view on Acequia Madre.

Apart from being minimally visible from Acequia Madre, the proposed entry gate has been designed in the same style as the existing structures on the Property. To the extent the higher surround will be visible, the brick coping will reinforce this design feature of the house and contributing wall. The new gate is similar to existing entry gates in the neighborhood and will be in harmony with the existing streetscape and character of the district.

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

Response: The existing entry to the house is located on the west side, requiring walking more than 50 feet around two sides of the house from the south or north parking areas to enter. The application proposes to relocate the main entry to the east side, adjacent to the private driveway and the new entry gate is proposed to provide direct access to the front door. The existing pedestrian gates do not provide convenient access to the new main entry. The existing gate to the south of the proposed gate is narrow, low (less than 6') and would not serve as the primary entry.

The new entry gate is integral to the overall renovation design, intended to resolve the existing livability issues resulting from the "odd footprint" and the "accretionary, vernacular growth" of the house, as described in the HCPI. Having an entry gate leading directly to the relocated main entry on the east side of the house will establish a focal point for a coherent floorplan, resolving the existing access hardship to the applicant.

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

Response: The Applicants considered and rejected the option of maintaining and using the existing gates because those gates only provide exterior access to the yard and require walking around the house to enter on the west. The Applicants considered expanding the existing small, shorth gate to the south and rejected this option because that location is not aligned with the new main entry to the house and to minimize removal of existing architectural elements. The Applicants also deleted their original proposal to remove the three small entries adjacent and north of the existing yard entry gate.

Following discussions with historic department staff, the Applicants reduced the height of the new gate by a foot and changed the originally proposed double door to a single door to better reflect the scale of the existing wall and house.

Adding the new entry gate will provide direct access to front door and is integral to the rehabilitation, which has been designed to enhance the utility of the floorplan and livability of the house, extend the life of a house that has suffered from deferred maintenance and enhance architectural integrity of an accretionary vernacular structure that the HCPI describes as possibly starting humbly as a chicken coop.

342 Plaza Balentine

Applicants' Response to Exception Criteria
Addition of New Window on a Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to create a new opening on primary façade by adding a new window to the southern portion of primary façade 12 where no window currently exists. (§14.5.2(D)(5)(a)(ii).

Façade 12 (southwest portion of main house): Existing: A non-historic (1980's), non-divided light 49" x 43" window is in the north portion of this façade (West "F" on the Window/Door Assessment), with a non-historic 24" x 70" door (Door 1) adjacent to the south.

Proposed: The proposal retains the existing window and door and adds a matching 49" x 43" undivided light window in the southerly portion of façade 12.

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

Response: The house is located on the west side of private Plaza Balentine, behind a contributing +/- 6' high wall, and is not visible from Acequia Madre or any other public viewpoint. Therefore, the proposed window addition will have no effect on the character of the district with respect to public views.

Based on feedback from the Board and discussion with staff, the applicant proposes to preserve the west façade of the house to the extent feasible while addressing the applicants' programmatic goals with respect to the interior remodel. Adding a new matching window will help balance this façade and will retain the existing character of windows along the western side of the house.

Adding design cohesion and rehabilitating the existing house will not harm the character of the district, but rather will bring the house closer to the existing standards of the surrounding neighborhood while maintaining its historical character. Substantially retaining the west façade will preserve the vernacular character of the house and given it will match the existing window to the north, addition of one window will not damage the character of the district.

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

Response: The main entry to the house on the west requires walking around the building either from the south or the north. The roundabout access, patchwork floor plan, low ceilings (6'10" in the southwestern room), multiple uneven floor levels/surfaces, and small kitchen combine to create substantial livability issues. As the

Applicants age, walking around the house to enter and depart will become more of an impediment. These longstanding hardships were created by the "odd footprint" of the "patched-together house" house over the years. as described in the HCPI. The renovation will enhance the livability of the house and remove the hardships endured by occupants dating back to transformation of the original chicken coop in the southwest corner into a residence.

Addition of the new window on the façade opposite the new main entry on the east will provide views through the house and enhance the interior remodel and livability of the house.

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

Response: The Applicants evaluated both more and less extensive renovations and, following consultation with historic staff, deleted multiple exceptions from their original design, including to the carport, casita, portal/pergola and the northwest portion of the house. Following the initial HDRB hearing, the applicants further modified the proposed renovation in an effort to maximize preservation of the west façade.

The proposed changes to existing openings have been designed to enhance the architectural unity and livability of the "accretionary and vernacular house," as described in the HCPI.

Retaining the existing opening on facade 12 would constrain the fundamental purpose of the renovation of relocating the main entrance to the house from the west/back side to the east. The renovation seeks to tie the disparate accreted parts of the house together to provide a livable house plan and the proposed changes to existing openings on these facades are integral to that purpose.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Hughes House	**342 Plaza Balentine** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H-3084**
		4. County: Santa Fe **Parcel # 99309578**

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

6. Date of Survey: November 29, 2021

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

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6806774,-105.931618

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

11. Brief Description of the Property:

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

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

Continued on Page 5.

12. Who uses the property? Residence

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

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

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

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

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

Source: Office of the Santa Fe County Assessor

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

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

For: Martinez Architecture Studio PC

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

Owner: Zachary Leonard and Julia Platt

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

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

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

22. National or State Register:

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

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

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

House: Contributing Structures to the Downtown and Eastside Historic District

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

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe __ Brick __ Composition _X_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Windows __ N/A
House and Casita

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

11. Doors __ N/A
House and Casita

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

12. Chimneys
Three square stuccoed chimneys

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

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

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Vernacular

17. Documents Available and Their Locations

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

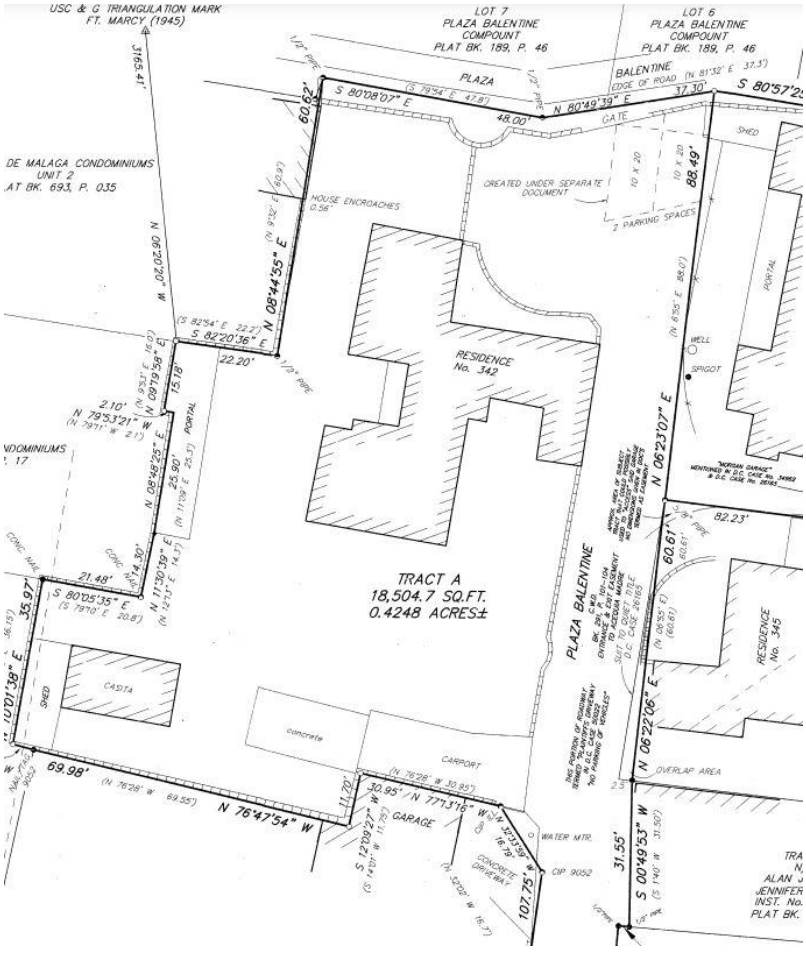
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, Del Rio Surveys, 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: **Hughes House**	**2. Location:** **342 Plaza Balentine** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: November 29, 2021

Architectural Description Continued

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

Carport

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

House

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

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

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[1] Stephen G. Hughes, email communication to John Murphey, December 17, 2021. Hughes, the son of James and Phyllis Hughes, grew up on the property and returned in the late 1970s, overseeing several renovation projects.

[2] Several utility access holes and areas of damage allowed limited testing of wall construction material.

[3] Hughes, email communication to John Murphey.

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

West Elevation

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

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

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

North Elevation

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

East Elevation

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 29, 2021

Secondary Structures

Casita

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

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

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

Portal/Pergola

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

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

Privacy Wall

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

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

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

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

Historical Overview

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

Plaza Balentine Context

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

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

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

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

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

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

342 Plaza Balentine

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

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

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

Hughes Ownership

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Evaluation of Historical Status

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

Conclusion

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

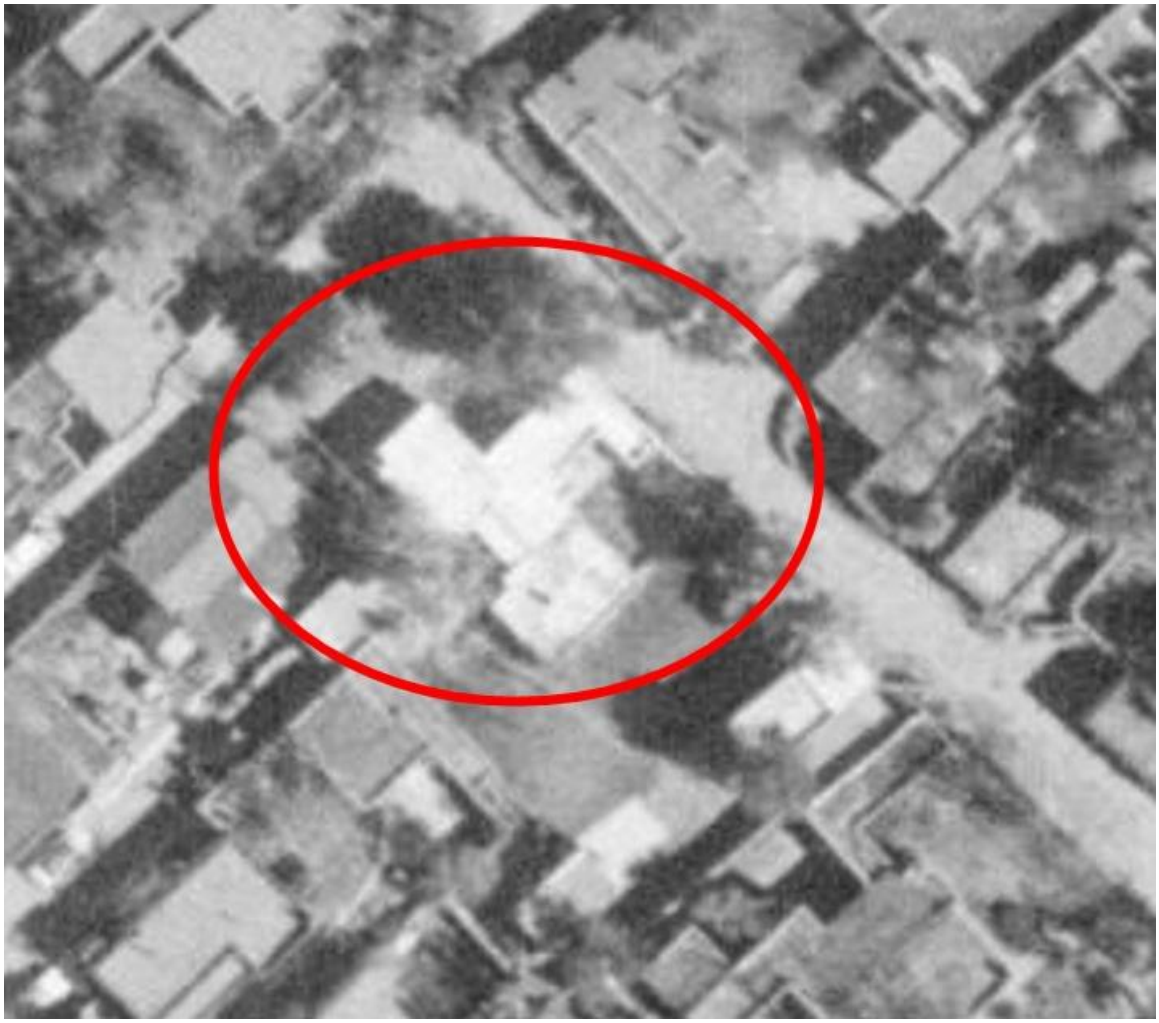

Figure 1: November 10, 1958, aerial photograph.
The majority of the current footprint is in place by this time, although sections of the house would be reconstructed, added upon, and renovated through the late 1970s. Courtesy New Mexico Department of Transportation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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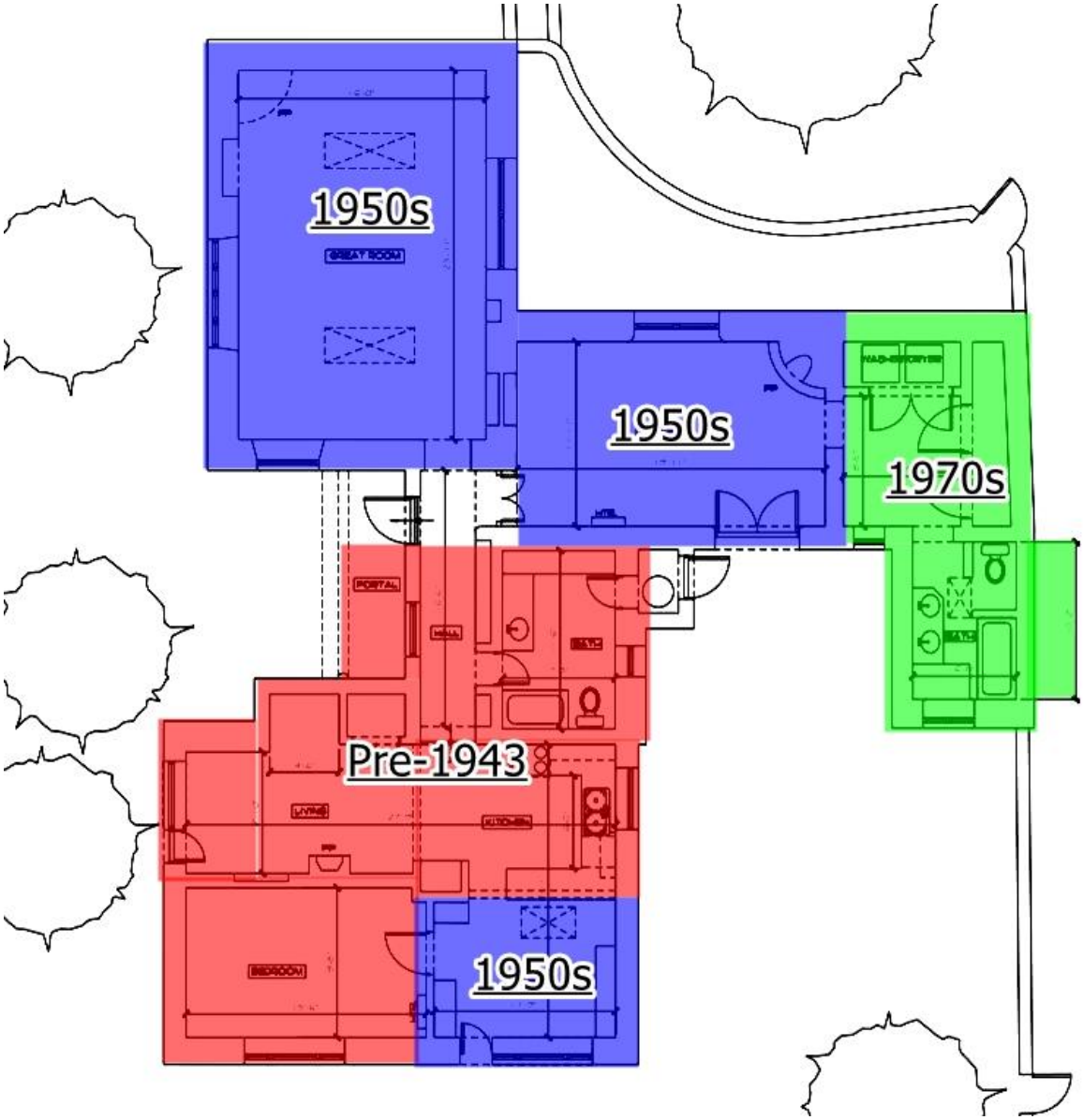

Figure 2: Approximation of construction and renovation phases, based on communications with former long-term owner.
Drawing courtesy Martinez Architecture Studio PC.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

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

Photo 1: View of property
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Carport.
Camera facing northwest.

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Photo 3: View of Carport.
Camera facing west.

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

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Photo 4: South elevation.
Camera facing northeast.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation.
Camera facing northwest.

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

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Photo 7: Living area.
Camera facing west.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: West elevation.
Camera facing east.

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

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

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

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Photo 10: Great Room
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

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Photo 18: Yard wall.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

RPA & Associates

PRESERVING OUR HISTORY

1304 Central Ave SE, Albuquerque, NM 87102
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO STUDIO MARTINEZ
1524 PASEO DE PERALTA
SANTA FE, NM 87501
505-989-4958

HISTORIC ASSESSMENT NO. SM51122-HA

JOB	DATE
342 PLAZA BALENTINE	05-11-2022

LOCATION	DESCRIPTION
WEST ENTRY	36 X 82 OUTSWING RH – PLANKED
	NEWER DOOR – LAMINATED DOOR – 1980'S (NON-HISTORIC)
EAST A	82 X 64 FIXED/ HAND MADE MASONITE
	ALUMINUM WINDOWS/INSWING HOPPERS W/ STOPS 1-LT (NON-HISTORIC)
NORTH B	67 X 36 LR 1- LR 1-LT WHITE ALUMINUM CLAD/WOOD
	PELLA PROLINE – 2000 (NON-HISTORIC)
WEST C	84 X 49 LSSR 1- LT ALL WOOD CASEMENT 1979 ANDERSEN (NON-HISTORIC)
SOUTH D	42 X 55 1-LT FIXED ALUMINUM STOPS AND FRAMES – QUARTER ROUND 1980'S
	(NON-HISTORIC)
WEST E	42 X 48 1-LT FIXED ALUMINUM STOPS AND FRAMES – QUARTER ROUND 1980'S
	(NON-HISTORIC)
WEST F	49 X 43 1-LT FIXED ALUMINUM STOPS AND FRAMES – QUARTER ROUND 1980'S
	(NON-HISTORIC)
DR #1	24 X 70 1W4H INSWING WOOD BEAD SIMPSON TYPE FIR DOOR (NON-HISTORIC)

JOB	DATE
342 PLAZA BALENTINE	05-11-2022

LOCATION	DESCRIPTION
SOUTH G	73 X 50 1-LT DOUBLE-HUNG/FIXED/DOUBLE-HUNG
	18”/37”/18” FIXED ALUMINUM STOPS DOUBLE-HUNG MACHINED SASHES
	PUTTY GLAZED 1980’S SHOP MADE /MECHANICAL BRADS
	WOOD SCREEN (NON-HISTORIC) 1980’S SCREW MOULDING & FIBERGLASS MESH
SOUTH H	73 X 50 1-LT DOUBLE-HUNG/FIXED/DOUBLE-HUNG
DR#2	18”/37”/18” FIXED ALUMINUM STOPS DOUBLE-HUNG MACHINED SASHES
	PUTTY GLAZED 1980’S SHOP MADE /MECHANICAL BRADS
	WOOD SCREENS (NON-HISTORIC) 1980’S SCREENS MOULDING & FIBERGLASS MESH (NON-HISTORIC)
EAST I	50 X 36 1-LT FIXED
	APPARENTLY, IT WAS AN INSWING CASEMENT
	ORGINALLY JAMB HAS EVIDENCE OF HINGES - QUARTER ROUND STOPS HOLDING THE GLASS
	OF THE 1980’S (NON-HISTORIC)
EAST J	24 X 24 1-LT CLAD/WOOD AWNING WITH A POP-IN WOOD GRILLE
	2W2H 1990’S PELLA PROLINE (NON-HISTORIC)
SOUTH DR #3	FRENCH 59 X 82 1-LT LR/PA WHITE CLAD/WOOD 1990’S BRASS MULTIPLE LOCK (NON-HISTORIC)
SOUTH K	24 X 36 R CLAD/WOOD CASEMENT WHITE THEN PAINTED
	PELLA PROLINE MANUFACTURED FROM THE 2000’S (NON-HISTORIC)
SOUTH L	42 X 53 LR CLAD/WOOD CASEMENT WHITE THEN PAINTED
	PELLA PROLINE MANUFACTURED FROM THE 2000’S (NON-HISTORIC)

JOB	DATE
342 PLAZA BALENTINE - CASITA	05-11-2022

LOCATION	DESCRIPTION
EAST A	64 X 67 3W4H STEEL CASEMENT FIXED/HOPPER/FIXED
DR #1	ORIGINAL WINDOW (**HISTORIC**) 1950'S
	32 X 80 LH OUTSWING DOOR
	2W5H WOOD BEAD MANUFACTURED DOOR VENEERED SIMPSON 1990'S
SOUTH B	49 X 46 2W2H/1W2H LS STEEL CASEMENT
	WINDOW LEFT SIDE OUT OF PLUMB, CASEMENT WITH LATCH (SEE ATTACHED PICTURES)
	WINDOW IS ORIGINAL TO STRUCTURE HOWEVER THE WINDOW FRAME WOULD NEED TO BE REMOVED, CUT THE WELDS AND RE-WELD PLUMB TO RESET THE WINDOW. THIS WINDOW WOULD NEED TO BE RE-GLAZED AND RE-PUTTIED. ONCE IT IS CUT APART, HINGES MOST LIKELY WOULD NOT BE REUSEABLE, AS THIS TYPE IS NOT AVAILABLE ANYMORE.

In closing, my professional opinion is that all windows that are on the main house are non-historic and could be replaced with like in kind of the openings and style of that era. Casita East Window A is **historic** and should be saved and restored. Casita South Window B is **historic** however beyond repair. No hinges are available at this time and could be replaced in like and kind.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

East A

North B

West C

South D

1979

West E

West F
Dr #1

Dr #1

Divided Lite Bar
Dr #1 - West

South G

South G
putty glazed
1980 machined
sashes

South H

Dr #2

South H
Dr #2

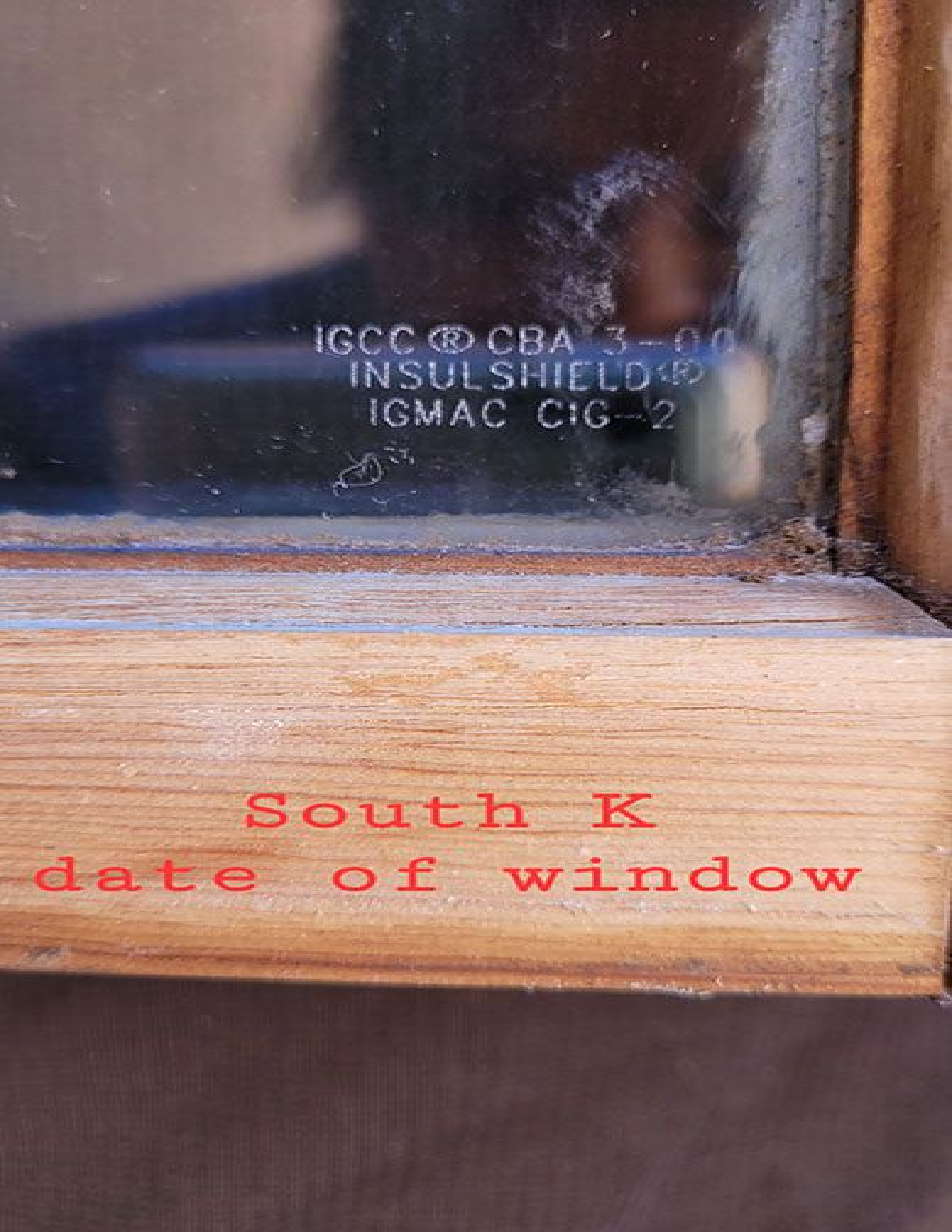
Dr #2 South

East I

East J

South Dr #3

South K


IGCC ® CBA 3-0.0
INSULSHIELD ®
IGMAC CIG-2
South K
date of window

South L

Casita
East A
Dr #1

East Dr #1
Casita

Casita East Dr
#1

Divided lite bar
Casita East Dr
#1

Casita East Dr #1
dated 3/96
OG 3-96
16 CFR 1201 CII
TEMPERED

Casita South B

Out of plumb frame
Casita South B

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

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

CASE NUMBER: 2022-004878--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 342 PLAZA BALENTINE
Santa Fe, NM 87501

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

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 12, 2022. The decision of the Board was to designate facades 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28 as primary and the privacy wall as contributing.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

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

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 1
APRIL 11, 2022

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 2
APRIL 11, 2022

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PLATT - LEONARD RESIDENCE
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

FACADE 3
APRIL 11, 2022

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FACADE 3
FEBRUARY 8, 2022

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FACADE 4
APRIL 11, 2022

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FACADES 5-10
APRIL 11, 2022

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FACADE 11
APRIL 11, 2022

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FACADE 12
APRIL 11, 2022

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FACADES 13-16
FEBRUARY 8, 2022

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FACADES 16
APRIL 11, 2022

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FACADES 17
APRIL 11, 2022

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FACADES 18
APRIL 11, 2022

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FACADES 19 & 22
FEBRUARY 8, 2022

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FACADES 20
FEBRUARY 8, 2022

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FACADE 24
APRIL 11, 2022

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SANTA FE, NEW MEXICO 87501

FACADES 25 & 26
APRIL 11, 2022

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STUDIO PC

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SANTA FE, NEW MEXICO 87501

FACADES 27 & 28
APRIL 11, 2022

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342 PLAZA BALENTINE
April 11, 2022

Exterior Finishes

Stucco – El Rey "Buckskin"

Windows, Doors, Wood Posts & Beams – "Colonial White"

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Planter walls - Stacked Moss Rock

Portals & sidewalk - Brick

EXISTING RESIDENCE REMODEL & ADDITION

342 PLAZA BALENTINE
SANTA FE, NEW MEXICO 87501

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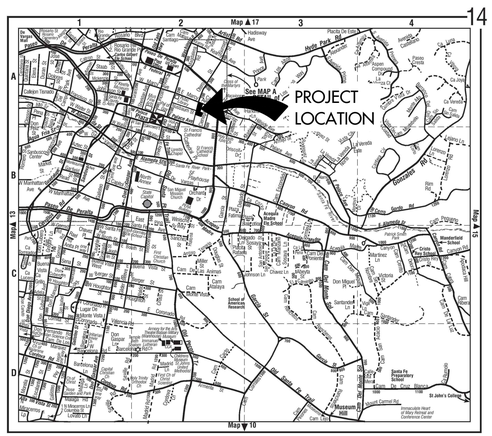
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE. TURN LEFT ONTO PLAZA BALENTINE. PROJECT IS AT THE END OF THE STREET AT 342 PLAZA BALENTINE.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTH-EN BUILDINGS CODE, 2015 NM EARTH-EN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: ADDITIONS & REMODEL TO EXISTING SINGLE FAMILY RESIDENCE, CARPORT & CASITA

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B

FIRE PROTECTION: STRUCTURE WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA STANDARD NO. 13 D (2015), SANTA FE FIRE DEPARTMENT/FIRE MARSHAL DIVISION AND NEW MEXICO STATE FIRE CODE.

THE FIRE SPRINKLER SYSTEM WILL BE ENGINEERED AND PERMITTED BY THE INSTALLER.

MAX BUILDING HEIGHT: 13'-2"
11'-5" PROPOSED

NET AREAS: EXISTING

MAIN HOUSE:	
HEATED:	2,107 S.F.
PORTAL:	72 S.F.
TOTAL ROOFED AREA:	2,179 S.F.
FREESTANDING PORTAL:	424 S.F.
CASITA	
HEATED:	328 S.F.
TOTAL ROOFED AREA:	328 S.F.
CARPORT:	533 S.F.
TOTAL EXISTING ROOFED AREA ON LOT:	3,464 S.F.

NET AREAS : PROPOSED

MAIN HOUSE	
HEATED:	729 S.F.
PORTALS:	341 S.F.
TOTAL ADDED ROOFED AREA:	1,070 S.F.
FREESTANDING PORTAL:	NO CHANGE
CASITA	
HEATED:	214 S.F.
TOTAL ADDED ROOFED AREA:	214 S.F.
CARPORT, GARAGE & STORAGE:	228 S.F.
TOTAL ADDED ROOFED AREA ON LOT:	1,512 S.F.
TOTAL PROPOSED ROOFED ON LOT:	4,976 S.F.

LOT AREA: 18,504.28±

LOT COVERAGE: EXISTING = 18.7%
PROPOSED = 27.4%

UTILITY DATA:

GAS:	NATURAL GAS
ELECTRIC:	UNDERGROUND
SEWER:	MUNICIPAL SEWER
WATER:	MUNICIPAL WATER

ZONING: RC8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE HISTORIC DOWNTOWN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY
1 SPACE IN CARPORT
1 SPACE IN GARAGE

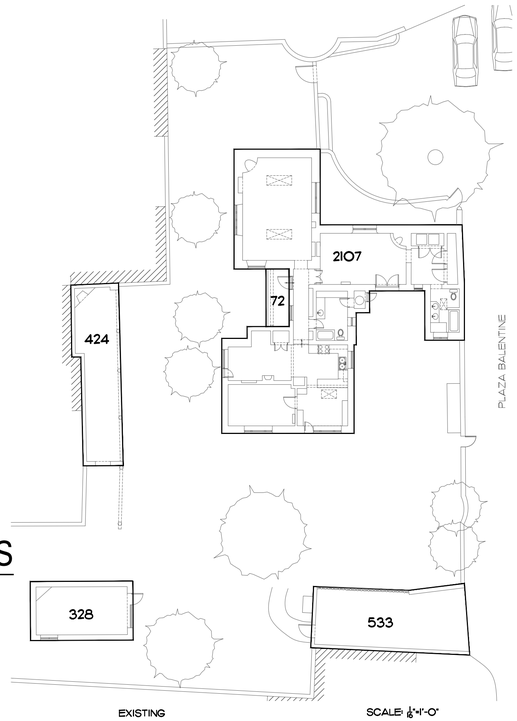
DESIGN PROFESSIONALS

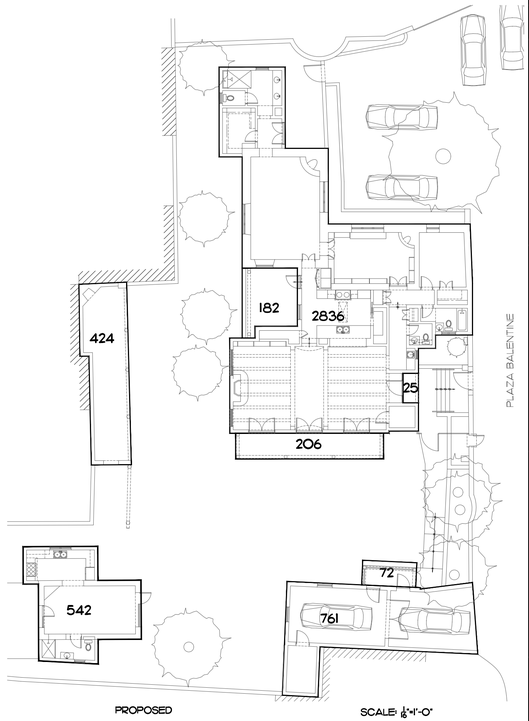
ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
FD-1.0	FACADE DIAGRAM
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	MAIN HOUSE EXISTING FLOOR PLAN
A-2.1	MAIN HOUSE PROPOSED FLOOR PLAN
A-2.2	1/8" SCALE EXISTING & PROPOSED FLOOR PLANS
A-2.3	EXISTING & PROPOSED CASITA & CARPORT FLOOR PLANS
A-3.0	EXISTING & PROPOSED NORTH & EAST ELEVATIONS
A-3.1	EXISTING & PROPOSED SOUTH & WEST ELEVATIONS
A-3.2	EXISTING & PROPOSED CASITA & CARPORT ELEVATIONS

AREA DIAGRAM





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JULY 26, 2022

COVER SHEET & PROJECT DATA

A
0.1

SET #

PLATT-LEONARD -2109

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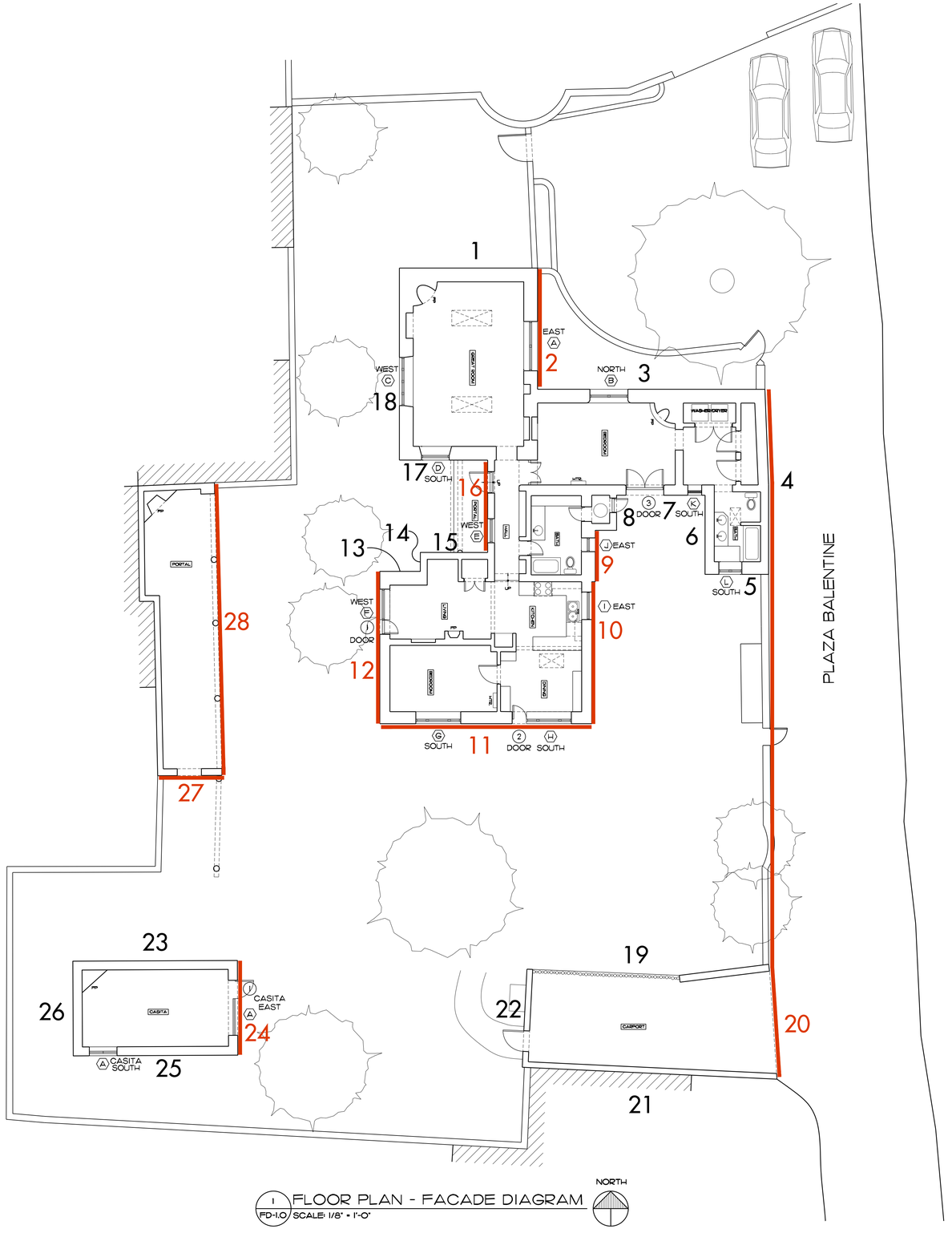

1 FD-1.0 FLOOR PLAN - FACADE DIAGRAM
SCALE: 1/8" = 1'-0"

NORTH

LEGEND:
FACADE DIAGRAM
2 PRIMARY FACADE

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

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FACADE DIAGRAM

FD 1.0

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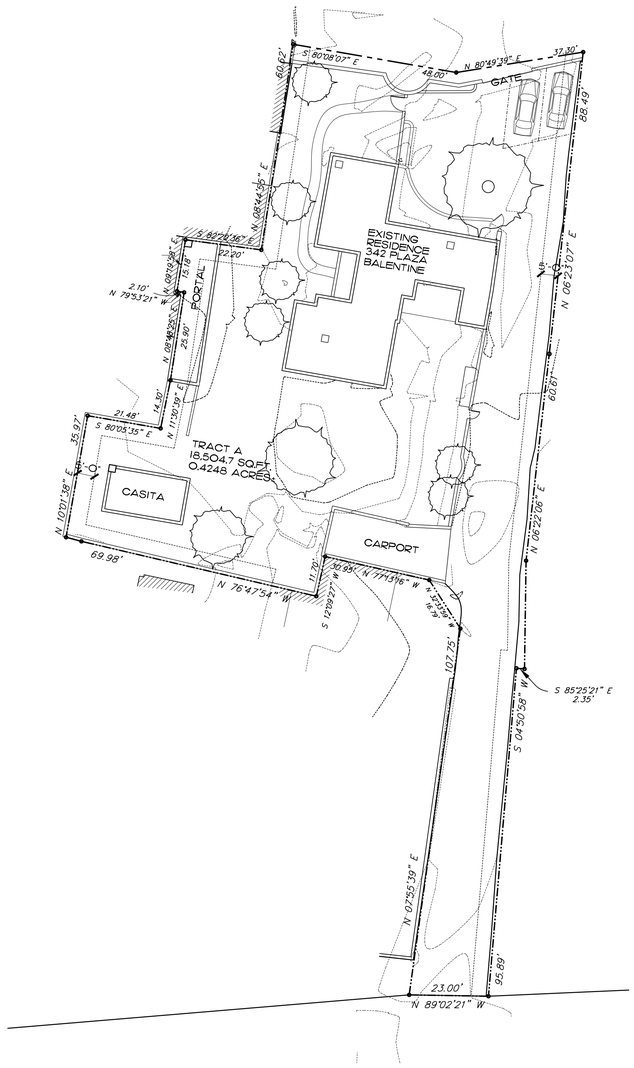
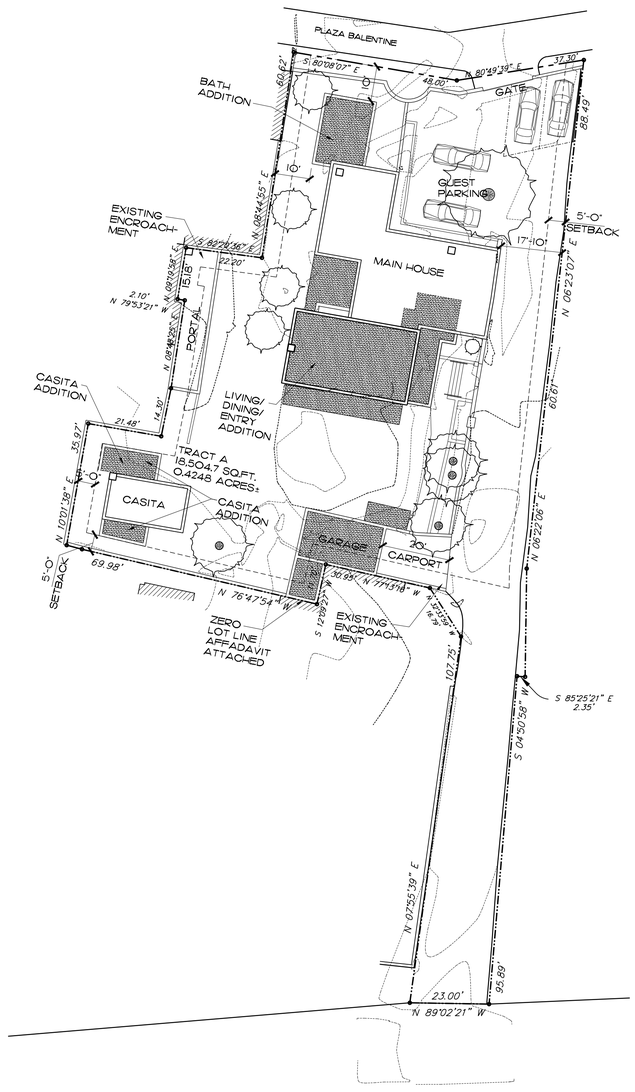


1 A-1.0 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

NORTH



2 A-1.0 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

NORTH

LEGEND:
PROPOSED SITE PLAN

EXISTING

NEW

GENERAL NOTES:
SITE PLAN

1. SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A PLAT PREPARED APRIL 1, 2019 BY PHILLIP B. WIEGEL N.M.P.S. #9758 DEL RIO SURVEYS, INC. PO BOX 22773 SANTA FE, NEW MEXICO

GRAPHIC SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

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EXISTING & PROPOSED SITE PLANS

A 1.0

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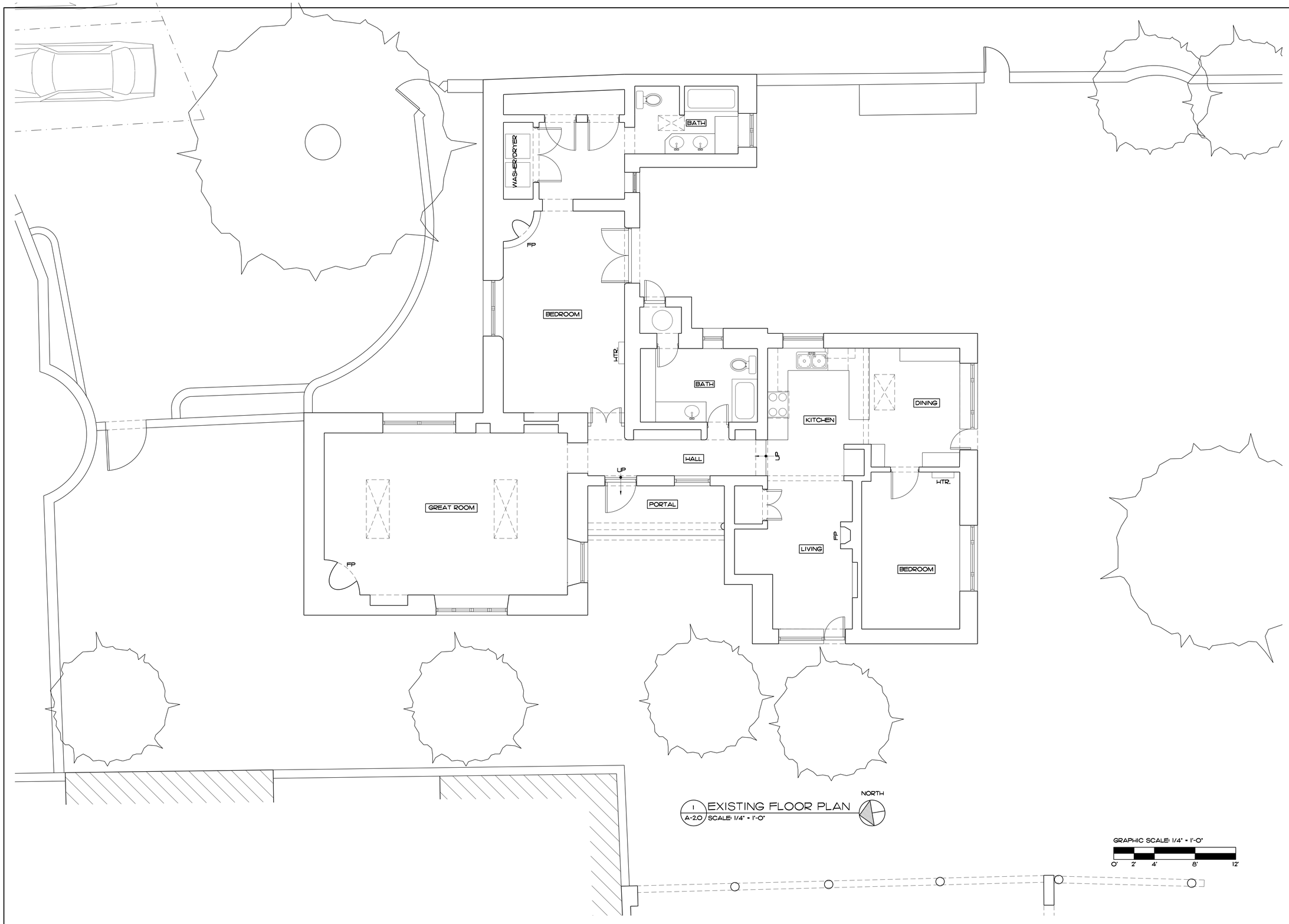

1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"

NORTH

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

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EXISTING FLOOR PLAN

A
2.0

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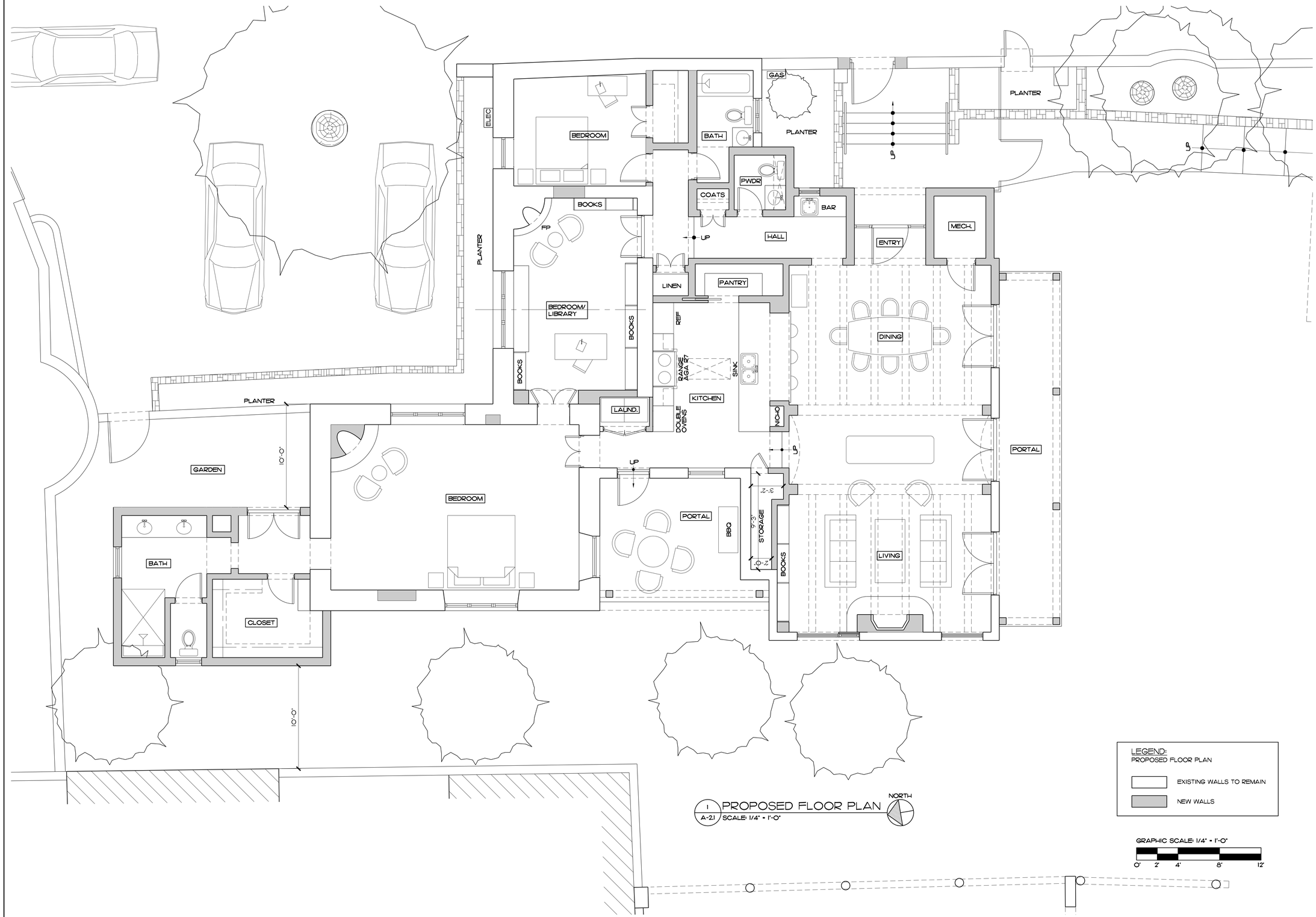

1 / A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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PROPOSED
FLOOR
PLAN

A
2.1

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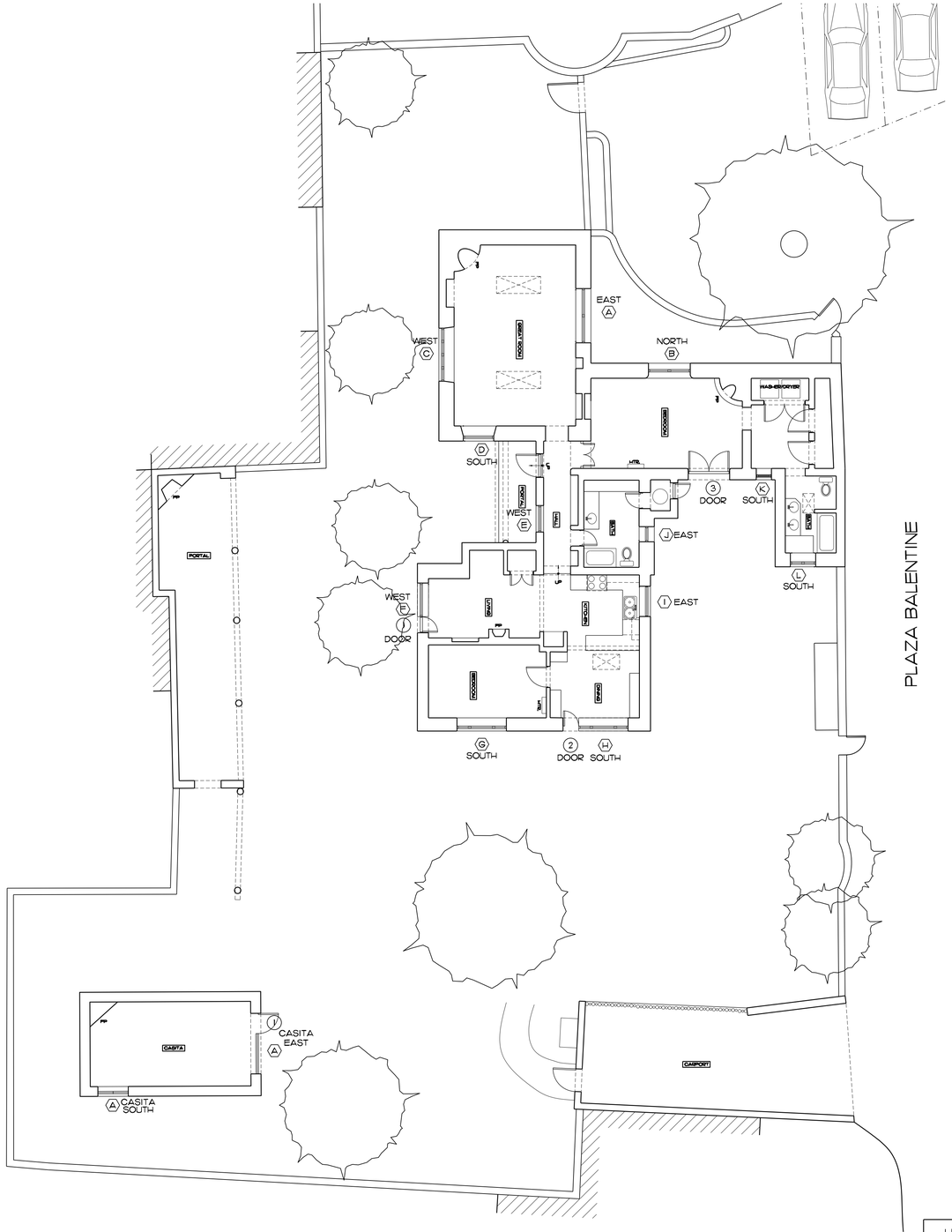
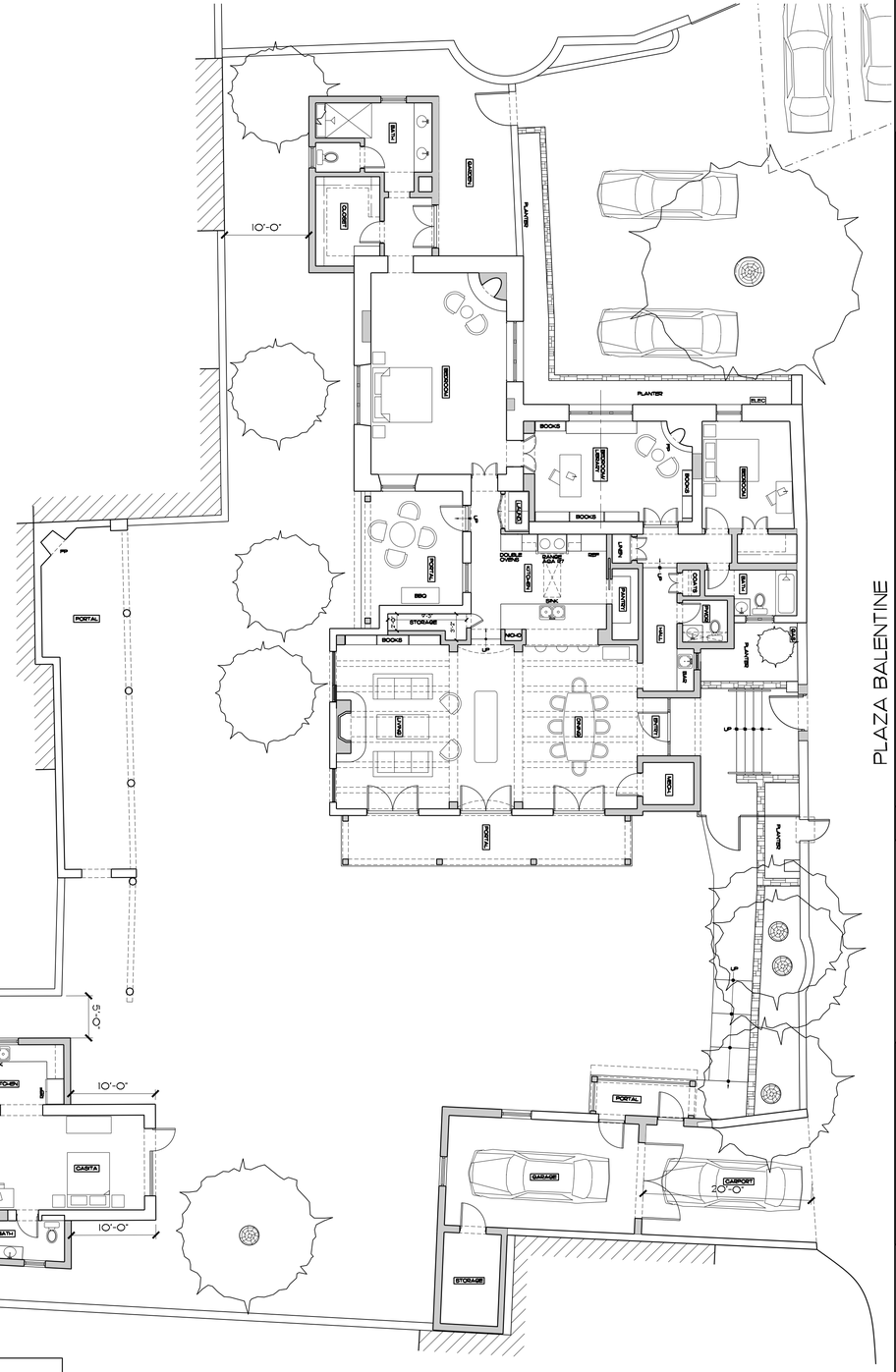


1 EXISTING OVERALL FLOOR PLAN
A-2.2 SCALE: 1/8" = 1'-0"

NORTH

PLAZA BALENTINE



2 PROPOSED OVERALL FLOOR PLAN
A-2.2 SCALE: 1/8" = 1'-0"

NORTH

PLAZA BALENTINE

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS

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

0' 4' 8' 16' 24'

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EXISTING & PROPOSED OVERALL FLOOR PLAN

A
2.2

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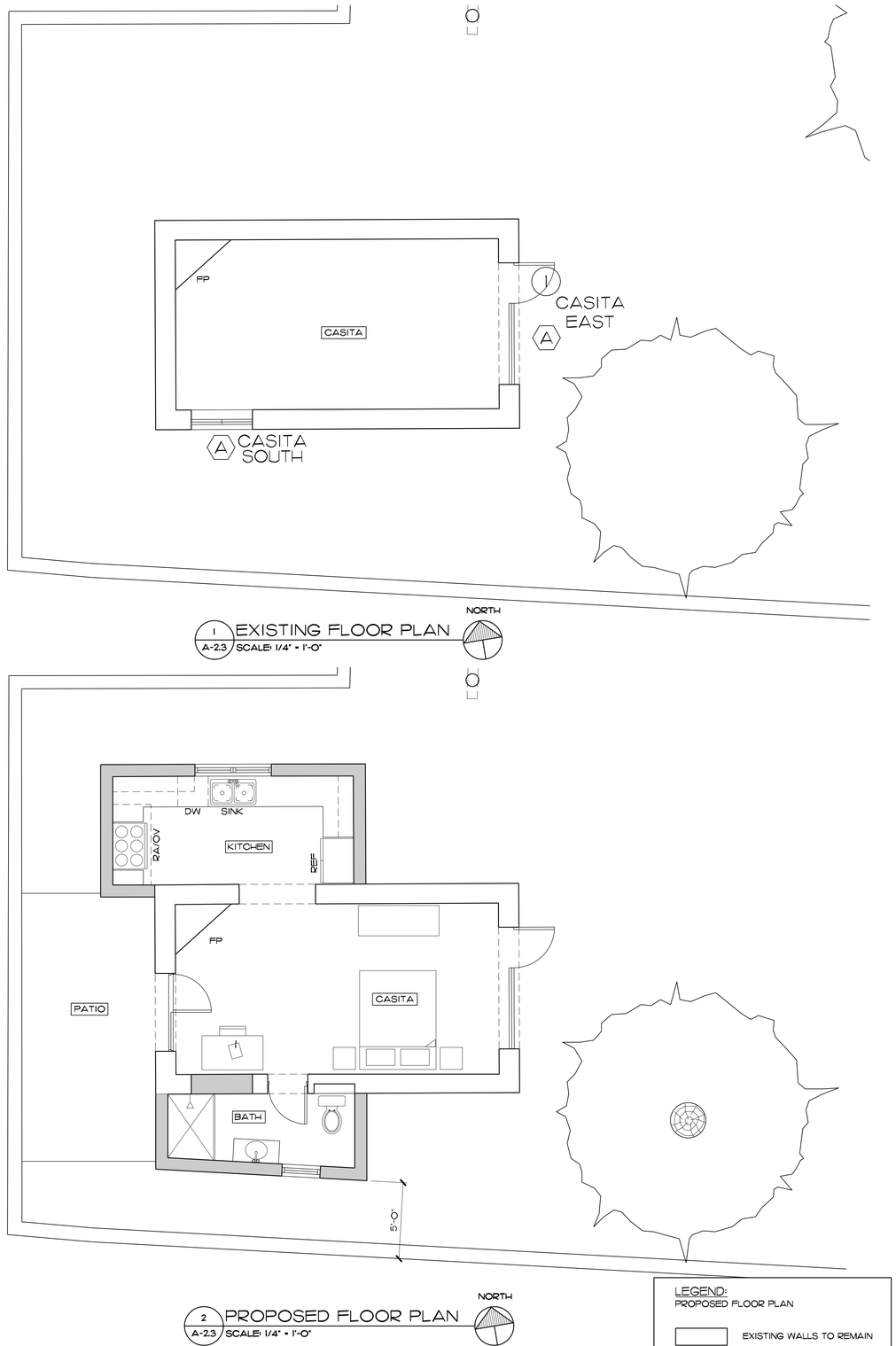

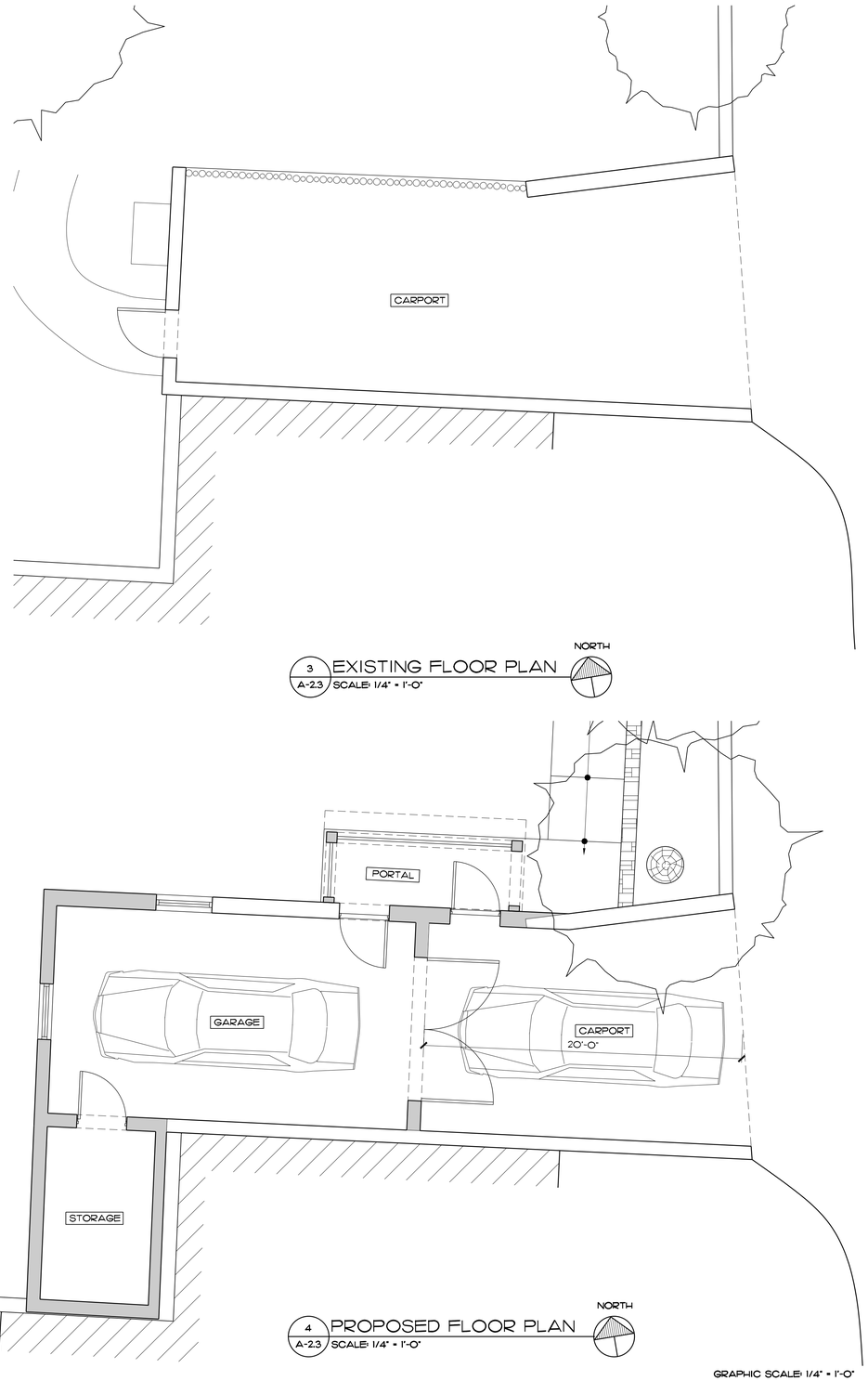

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EXISTING & PROPOSED CASITA & CARPORT FLOOR PLAN

A
2.3

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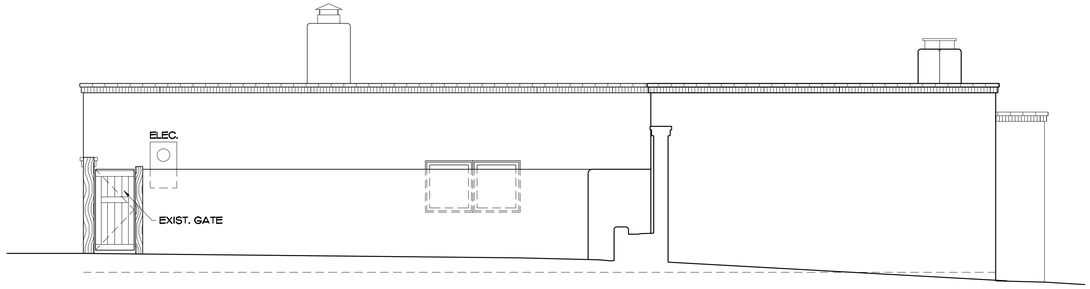
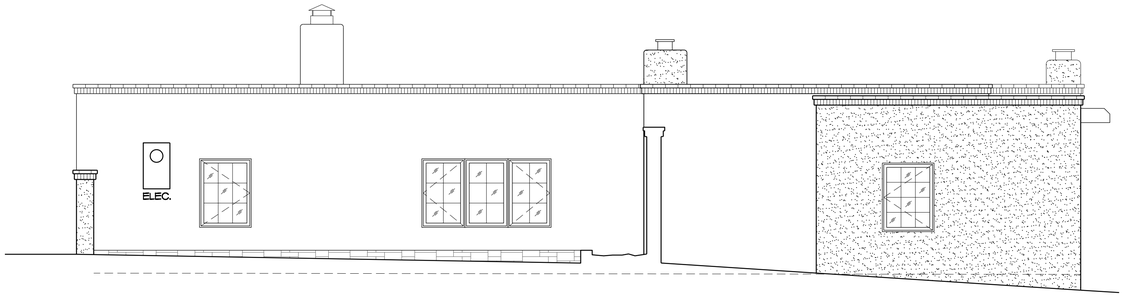


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

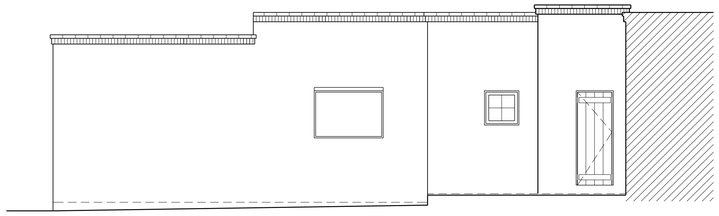


2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

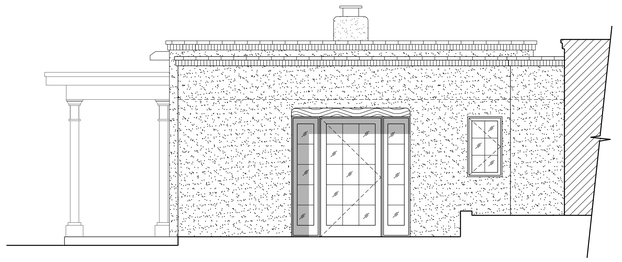
LEGEND:
PROPOSED ELEVATIONS

EXISTING TO REMAIN

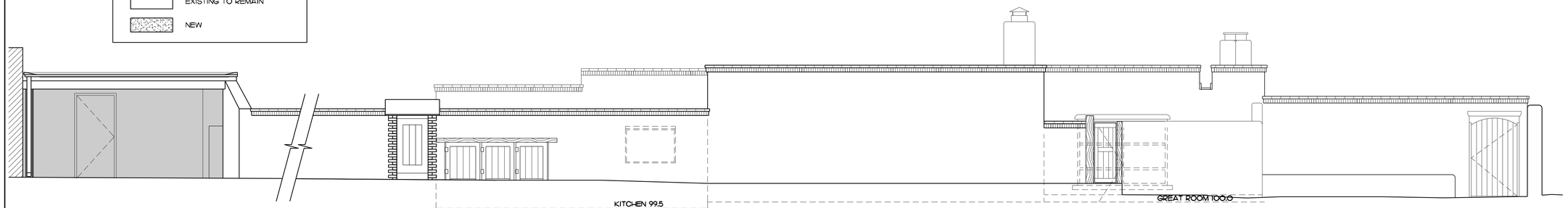
NEW



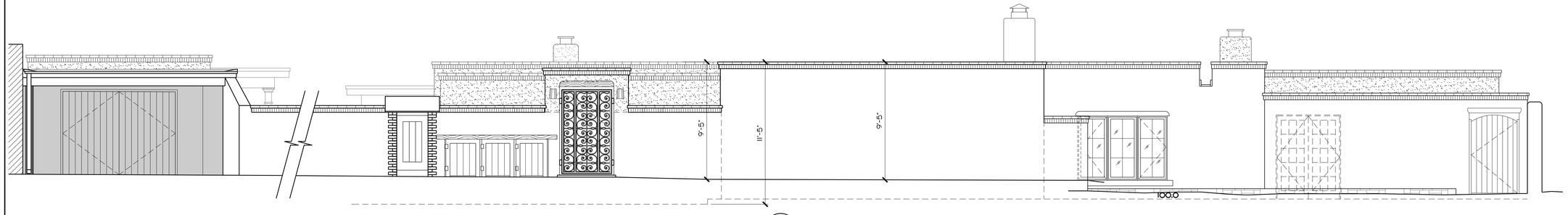
5 A-3.0 EXISTING EAST ELEVATION INSIDE WALL
SCALE: 1/4" = 1'-0"



6 A-3.0 PROPOSED EAST ELEVATION INSIDE WALL
SCALE: 1/4" = 1'-0"



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



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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EXISTING & PROPOSED ELEVATIONS

A
3.0

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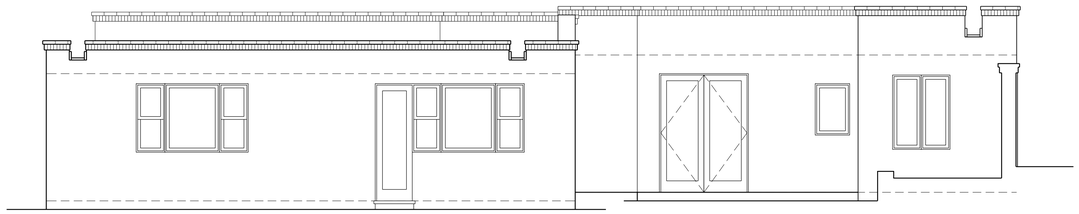
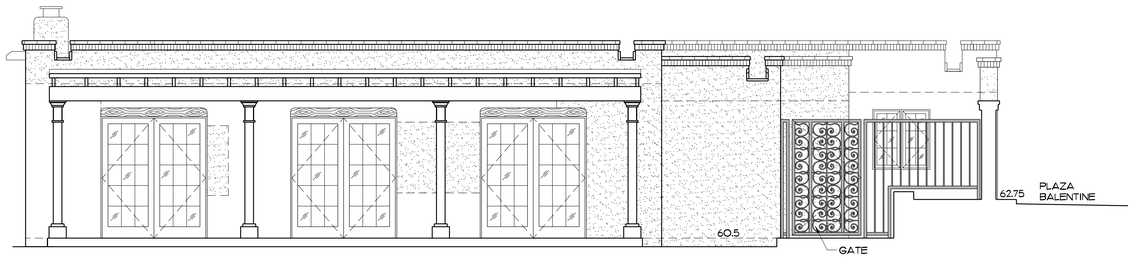
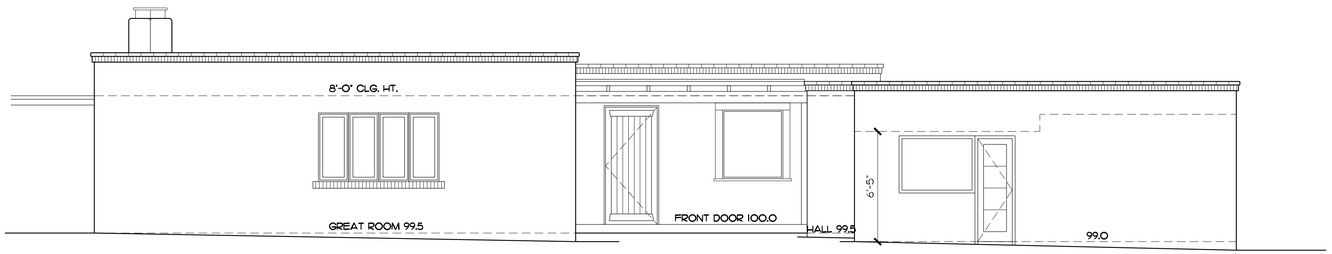


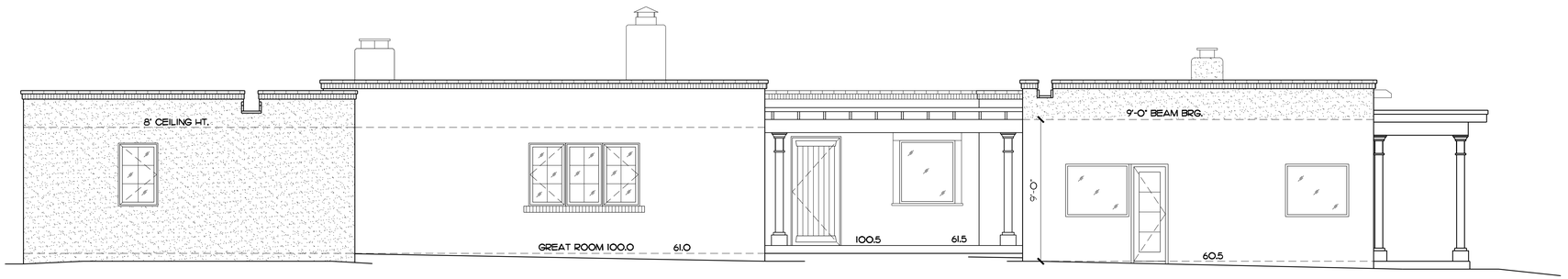
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
PROPOSED ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

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

PLATT-LEONARD
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO

JULY 26, 2022

EXISTING & PROPOSED ELEVATIONS

A 3.1

SET #

PLATT-LEONARD -2109

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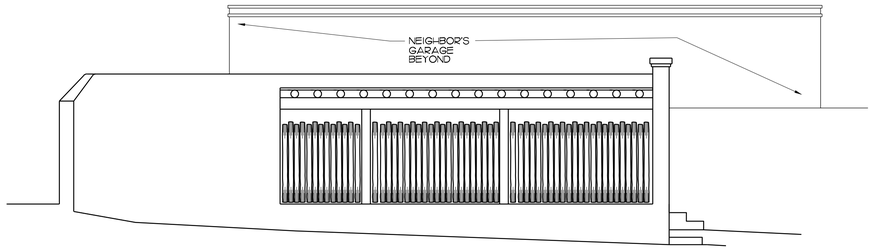
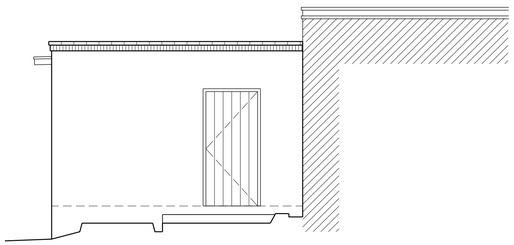
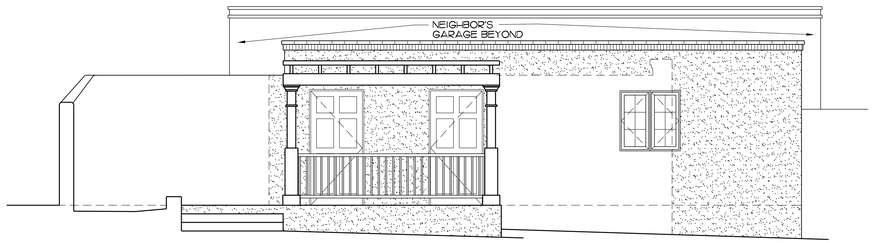


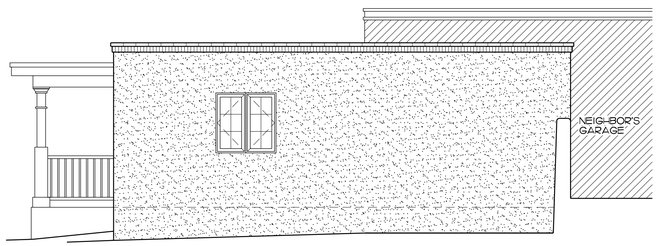
1 A-3.2 EXISTING CARPORT NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.2 EXISTING CARPORT WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED CARPORT NORTH ELEVATION
SCALE: 1/4" = 1'-0"

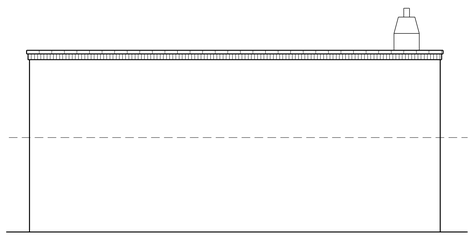


4 A-3.2 PROPOSED CARPORT WEST ELEVATION
SCALE: 1/4" = 1'-0"

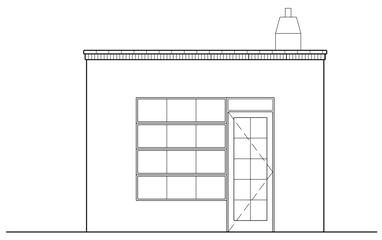
LEGEND:
PROPOSED ELEVATIONS

EXISTING TO REMAIN

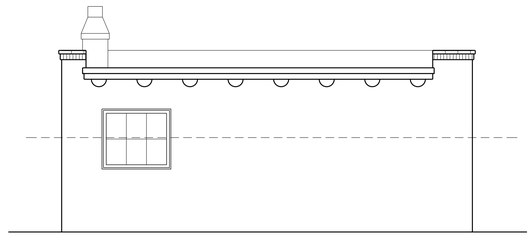
NEW



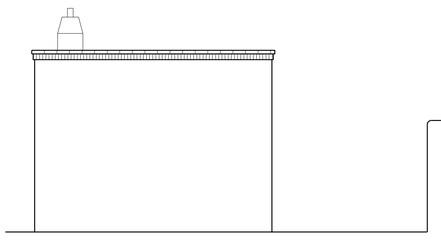
5 A-3.2 EXISTING CASITA NORTH ELEVATION
SCALE: 1/4" = 1'-0"



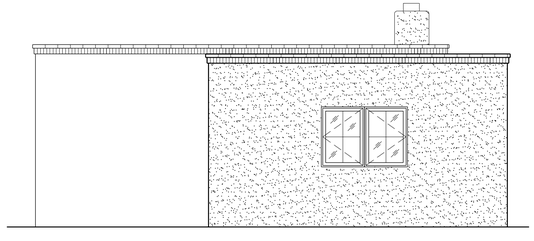
7 A-3.2 EXISTING CASITA EAST ELEVATION
SCALE: 1/4" = 1'-0"



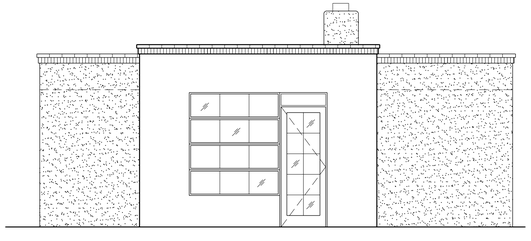
9 A-3.2 EXISTING CASITA SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



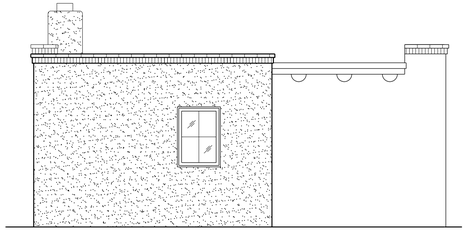
11 A-3.2 EXISTING CASITA WEST ELEVATION
SCALE: 1/4" = 1'-0"



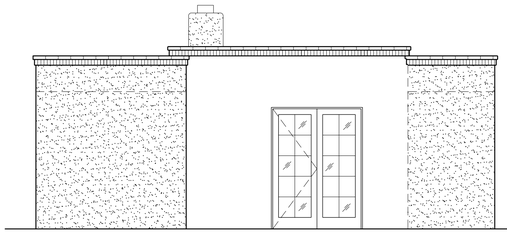
6 A-3.2 PROPOSED CASITA NORTH ELEVATION
SCALE: 1/4" = 1'-0"



8 A-3.2 EXISTING CASITA EAST ELEVATION
SCALE: 1/4" = 1'-0"



10 A-3.2 PROPOSED CASITA SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



12 A-3.2 PROPOSED CASITA WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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ARCHITECTURE
STUDIO PC
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505 - 989 - 4958 studio@martinezarch.com

PLATT-LEONARD
342 PLAZA BALENTINE
SANTA FE, NEW MEXICO

JULY 26, 2022

EXISTING & PROPOSED CARPORT & CASITA ELEVATIONS

A
3.2

SET #

PLATT-LEONARD -2109

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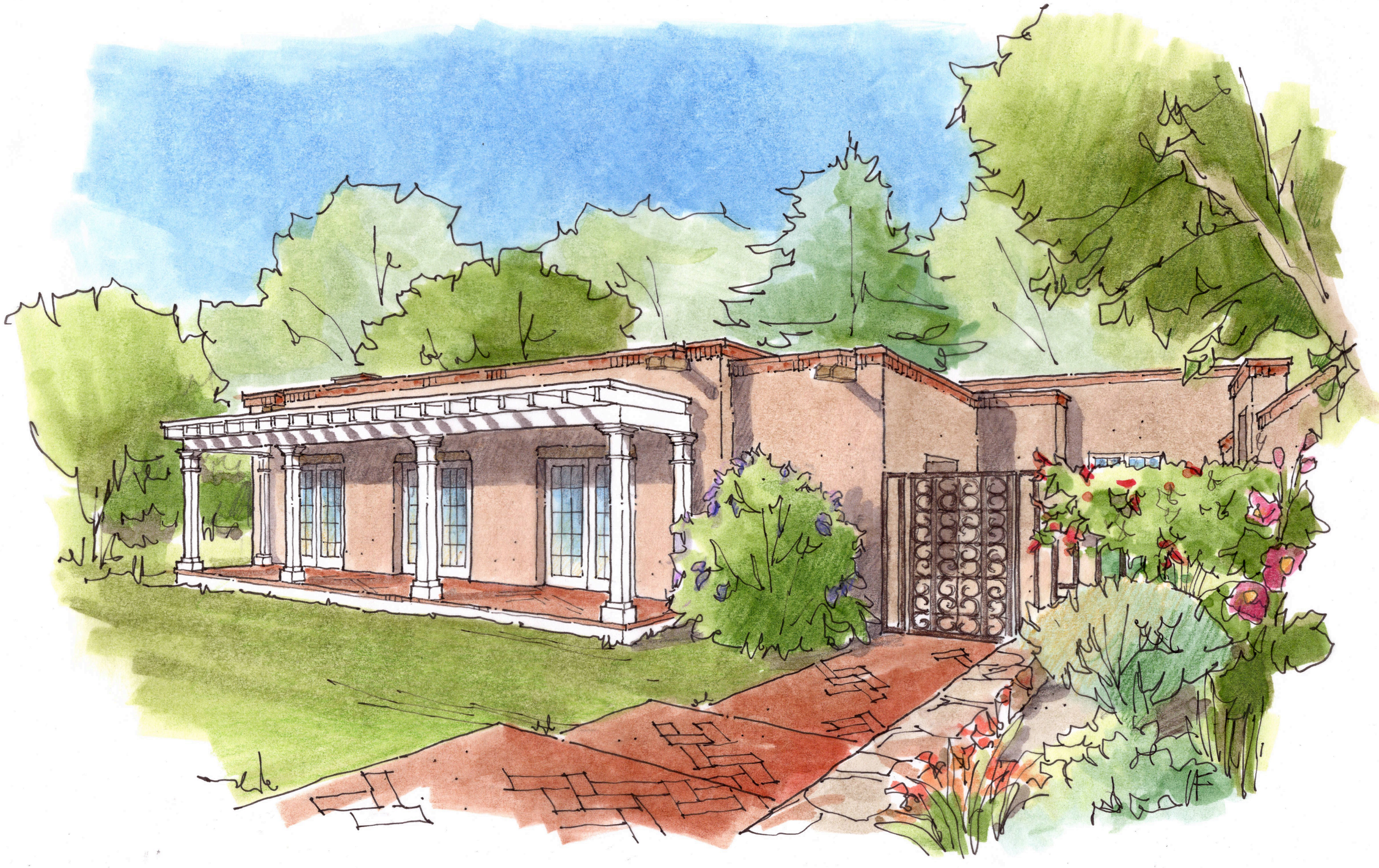


City of Santa Fe, New Mexico

memo

DATE: August 9, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005596-HDRB

Address: 1000 Canyon Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structures be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures and that the original front (north) adobe yard wall be included in the contributing designation. Staff also recommends that the north elevations of both structures (house and garage) be designated the primary façade.

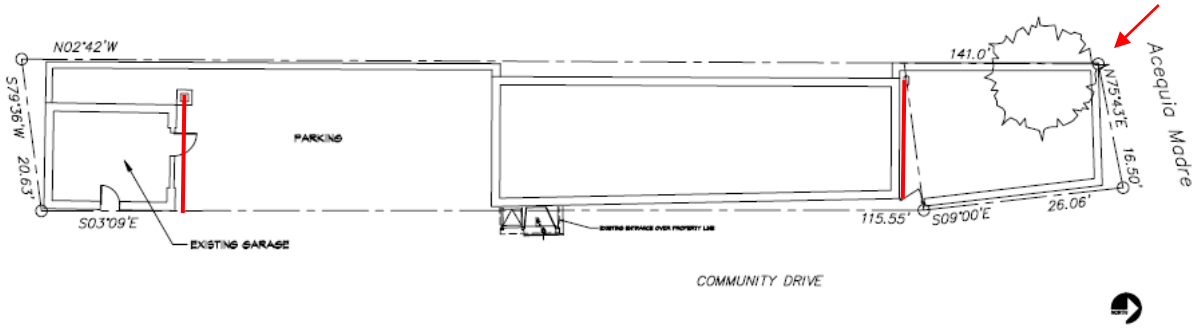
BACKGROUND & SUMMARY:

1000 Canyon Road is an 850 sq. ft. one story, long and narrow adobe structure built between 1929-1934 designated contributing to the Downtown and Eastside Historic District. It is a simple rectangular residence built in the Spanish-Pueblo Vernacular Style with a flat roof, metal canales, adobe walls, and a rounded parapet. It sits at the east property line of the driveway easement that leads to the neighboring houses up (south) the lane. Its front entrance faces Canyon Road where Acequia Madre merges into Canyon Road. The front/north elevation features its original "T-shaped" door and window configuration where the door is flanked by two connected windows, each of which are6-lite wood casement. This simple configuration that combines one door and two windows in one opening (versus three) is commonly found in vernacular buildings in the Downtown and Eastside Historic District. Its relatively low height, another of its distinctive vernacular features, is 10' feet at its north elevation facing Canyon Road and decreases to 7'- 6" at the back of the house.

Its east (side) elevation has a small wooden porch with a sloped overhang roof on its south end with a below-grade entrance. What appears in the 2003 HCPI survey to be a multi-lite steel casement window has been replaced by vinyl divided lite windows, likely in the 90s. Previous alterations are not evident by city records, although it underwent the window replacement. It is not on the national or state register; however, the City's Historic Buildings Status map indicates it is contributing. The 2003 HCPI indicates that it is contributing to the Santa Fe Historic District.

Staff finds that the building retains its historic character and integrity that is expressed through its simple rectangular building envelope, low height, flat roof, and siting where Acequia Madre merges with Canyon Road. The house's, scale, and original low adobe yard wall with stone base that lines the acequia are characteristic of historic Canyon Road. In particular, the north elevation's front entry's T-shaped door and window configuration continues to convey its original historic presence.

The applicant requests designation of primary façade(s).



RELEVANT CODE CITATIONS:

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.

Fri 5/20
10:30 AM

(No PAR received from Marisa)

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 5/20/21 Location of Project: 1000 Canyon Rd [and/or 1000 ½ Canyon]

Applicant

Name: Thom Ortiz / thomortizdesign.com

Phone: _____ Email: thom@thomortizdesign.com

Property Owner

Name: DAVID FREILICH, AMELIA VENTURES LLC.

Phone: 201·658·1815 Email: davidfreilichesq@yahoo.com

Proposed Work:

add back patio & wall, replace aluminum windows & doors add windows, re-stucco entire house, add outdoor lighting, convert one door to a window, & convert one window to a door

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: Angela Schackel Bordegaray

Date Assigned: _____ PAR No.: 2022-005341-PAR

Date of Site Visit: 5/20/22 Time: 10:30 AM

Historic District: D + E

Historic Status: NC per cases H-94-86 a+b

Primary Elevations: N/A ~~1000 ½ Canyon~~

Previous HDRB and Admin Cases: ~~H-98-66B 2nd Story~~ Addn ~~H-94-86A~~ ~~-86B~~

Not clear in old HCPI 2003 — HCPI 1984 —

Archaeological compliance required? ☐ Yes ☐ No May 24, 1994

Administrative or HDRB?	Admin	HDRB
	☐	☐
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☐

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at **https://www.santafenm.gov/historic_preservation** .

Application Submittal Date: July 7, 2022

Desired Hearing Date: Next hearing on Docket.

Project Type:

Status	Primary Elevation Designation
☒	☐
New Construction	Remodel
☒	☒
Sq. Ft. of project: 955 sq ft	Sq. Ft. of project: _____

Construction Cost: Undetermined at this point
Estimated $150,000.00 – $200,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name David Freilich, Member/POA
Amelia Ventures LLC

Signature David Freilich

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

1000 CANYON ROAD

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / __

☐ No previous survey

8 Name of Project

9 UTM

Zone

Easting

Northing

10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 11

Frame #: 33

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

SMALL, LONG, NARROW HOUSE WITH LOW FRONT WALL & LANEAT EAST SIDE.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

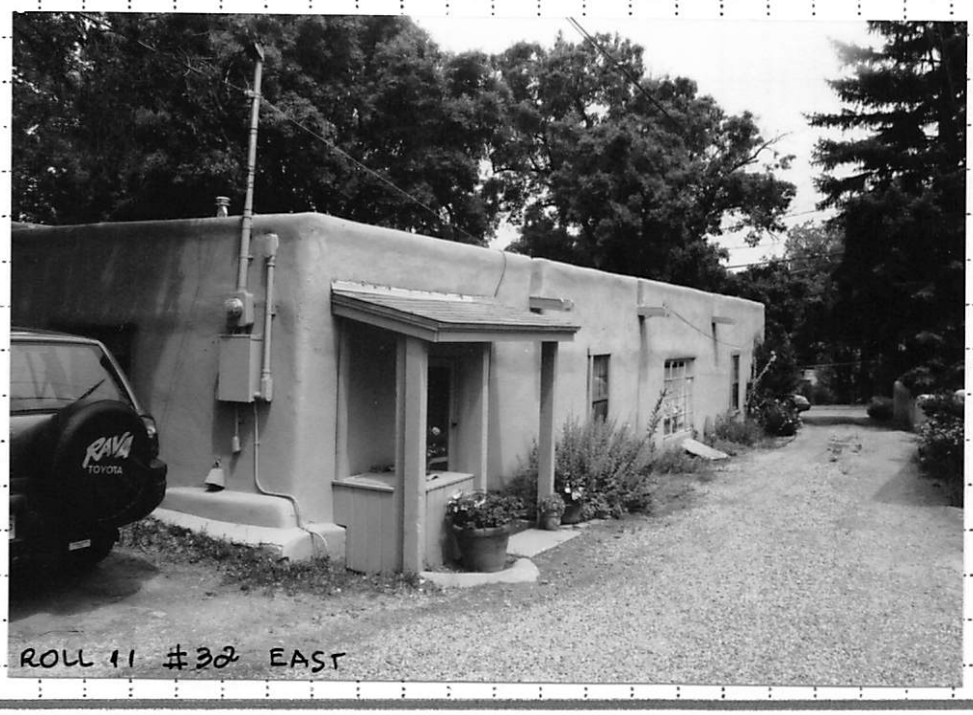
Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; indicate north arrow when possible.)*



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: *(If photo, include photo information, as in #10.)* R 11 # 32 EAST

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>>**Please complete HCPI FORM 1 before completing Form 2** <<<<<<

For HPD Office use only: HCPI ____ No. ____ District ____ 3 Local Reference Number

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

1000 CANYON ROAD

4 County: SANTA FE

5 Date of Survey: 7-21-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: ____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1/2 ☐ 2 ☐ 2 1/2 Other: ____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: ____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: ____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: ____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

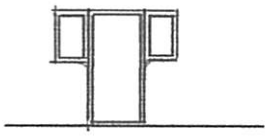
Operation	Material	Glazing	Number
CASEMENT	WOOD	6LT.	1 EA. SIDE OF DOOR

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
FLANKED BY WINDOWS	FRENCH	WOOD	1



Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

13 Porches ☐ Not Applicable

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

14 Other Significant Features

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☒ No known modifications

1. ____ Date: ____ ☐ Known ☐ Estimated Source: ____

2. ____ Date: ____ ☐ Known ☐ Estimated Source: ____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- ☐ Not Applicable
- ☐ Art Deco/Streamline Moderne
- ☐ Bungalow/Craftsman
- ☐ Colonial Revival
- ☐ Folk Victorian
- ☐ Gothic Revival
- ☐ International
- ☐ Italianate
- ☐ Mediterranean
- ☐ Mission Revival
- ☐ Neo-Classical
- ☐ Northern New Mexico
- ☐ Prairie
- ☐ Pueblo
- ☐ Queen Anne
- ☐ Ranch
- ☒ Spanish-Colonial
- ☒ Spanish-Pueblo Revival
- ☐ Territorial
- ☐ Territorial Revival
- ☐ Tudor Revival
- ☐ Other: _____

Notes:

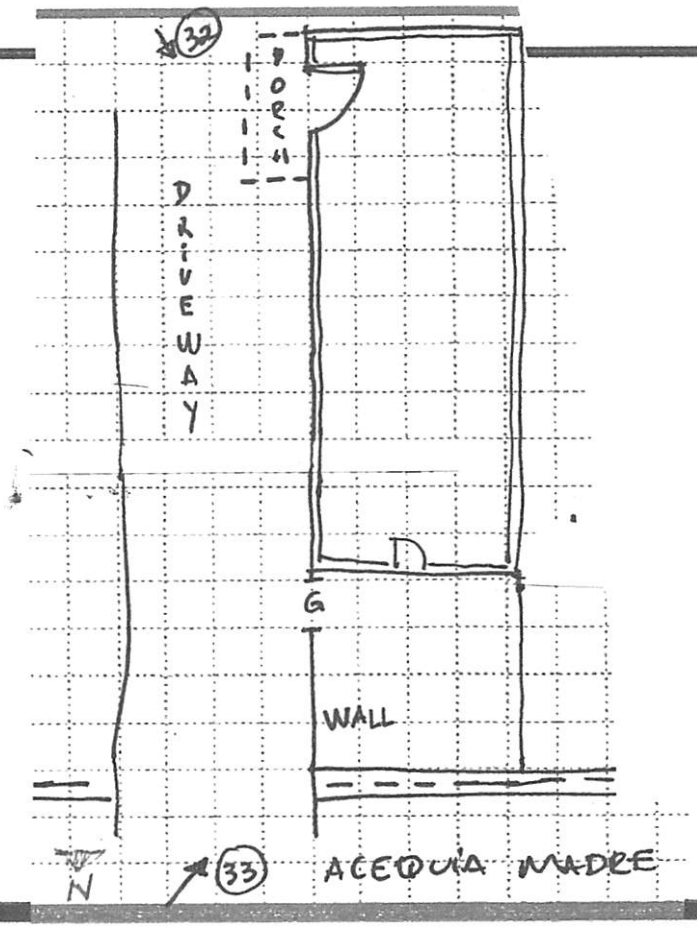
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

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

H1125

building threatened? yes	surveyed date 8-XI-84 by mb	county Santa Fe	ID no. 051611404
field map number SFRD-6-1404	UTM reference zone 12 13	easting	northing

location description
1000 CANYON

city/town
SANTA FE

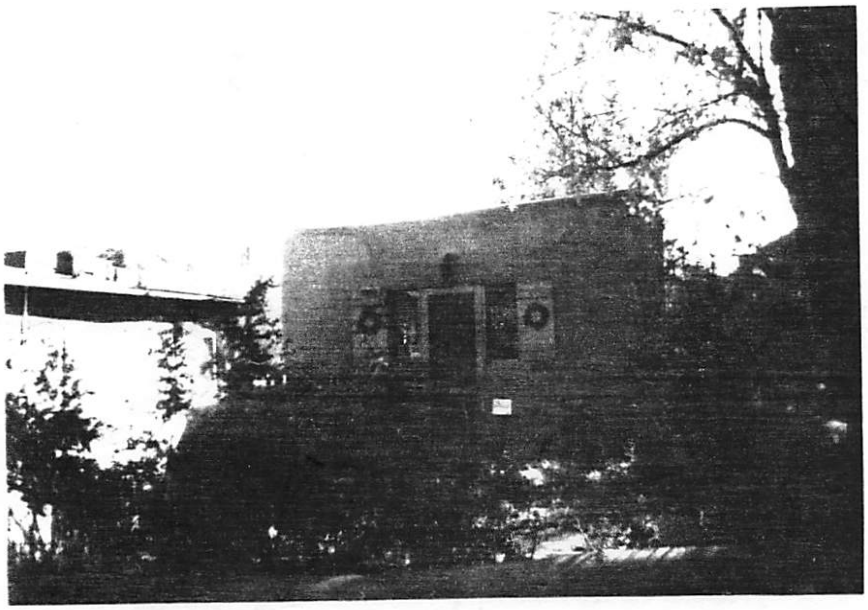
land grant/reservation

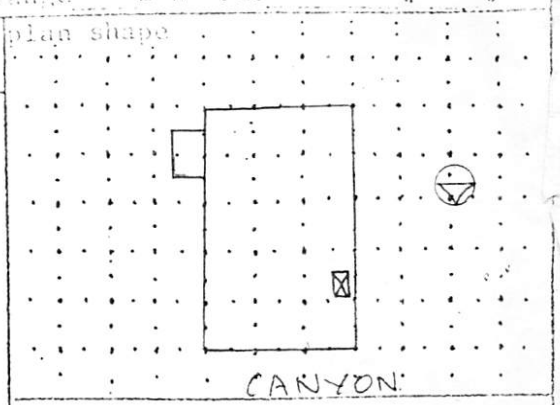
building name

legal description
tnsp N S range E W sec ¼ ¼

film roll by mb no. 16 | negative nos. 3 | loc. of neg. UPB

plan shape





date of construction
1929-34 estimate _____ actual

source
BD

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ good
___ fair ___ deteriorating

style
~~Spanish Pueblo~~
NM URB Vern.

foundation material
NV

wall material/surface
Adobe Stucco

degree of remodeling
___ minor ___ moderate ___ major
describe:
Addn of mtl windows

architectural features
Roof - Flat w rounded parapet, mtl canales, 1 msry ch.
Shed awning at rear
Windows - N - 1 lite fixed w wd shutters (green)
mtl casements on shutter - E ½ 9 lite mtl csmt.

Doors - N - 5 lite wd - frame green
E - 1 lite & 3 panel wd. Wd screen.

comments
Screen frame.

surroundings
Res Com

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ none
interest

if eligible, why? NC alterations.

associated buildings? ___ yes
what type?
Garage

if inventoried, list ID nos.

see back? ___ yes

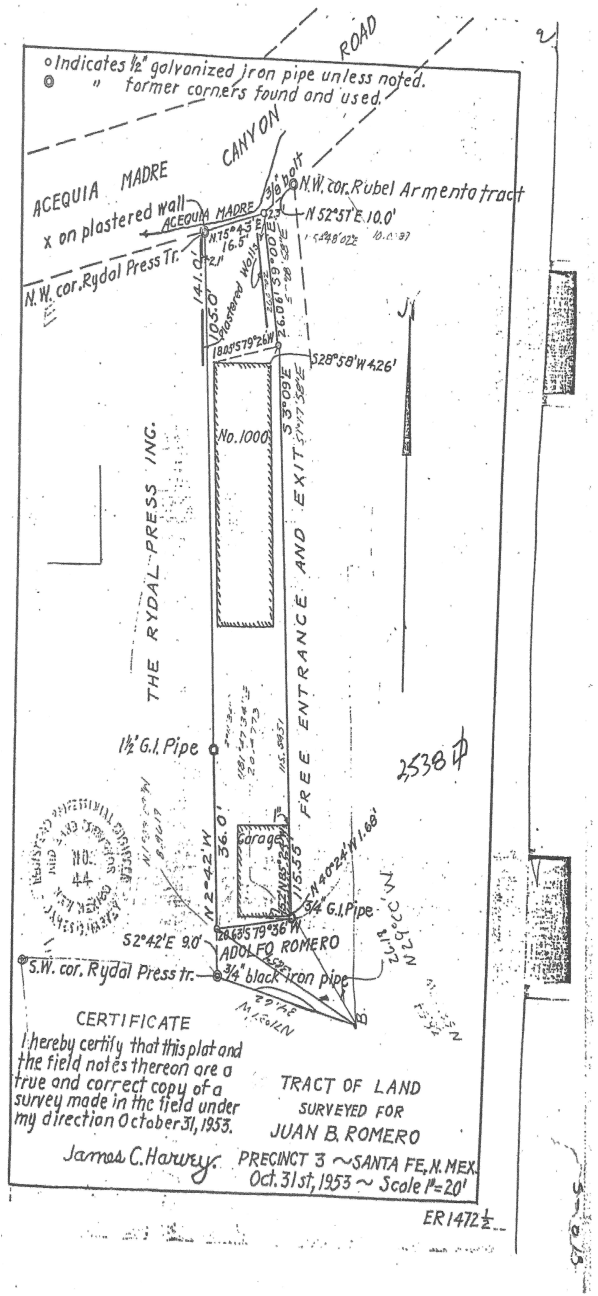
THOM ORTIZ DESIGN

Proposal letter for Historic Review for Status of 1000 Canyon Road

This letter is requesting a status review for the casita at 1000 Canyon Road is at the intersection of Canyon Road and Acequia Madre. The existing homes surrounding the house are all individual in style from pueblo and territorial and size ranging from casita size to large estate homes. The house has a clear view from its front patio to Patrick Smith Park across the street. The house is 850 square feet, it is a one story adobe structure with a new roof including vigas and decking done around 1990's. The house is currently listed as non-contributing. The house sits directly on the property line with no set back on the East elevation which abuts to a shared driveway. The West wall of the house is two feet from the property line, (the neighboring house on the west has a garden wall that extends onto our property and is connected to the west wall of the house). The North front of the house is 26 feet away from the closet corner front property line and 29 feet to the farthest corner. The South side back of the house is 61 feet 7 inches away from the farthest corner back property line and currently has four parking spaces and a garage building between the house and south property line and 59 feet from the closet corner in the back. The house has had multiple interior and exterior renovations as well as inexpensive replacement aluminum windows throughout that are currently in disrepair. There is also a steel frame window with single pane glass that is in-operable and and is not efficient for heat gain and loss. The front of the house has a patio with an adobe low wall surrounding it. There is no recorded history of the home but it seems as though it started as a two room adobe with a small kiva fireplace and two rooms were later added to the back of the house. The house is 10 feet high at Canyon Road and goes down to 7 feet 6inches in the back of the house due to the slope of the shared driveway. There is a door on the east side of the house with a below grade threshold that currently causes flooding to the interior of the house.

1000 Canyon Road location map

Property Survey for 1000 Canyon Road



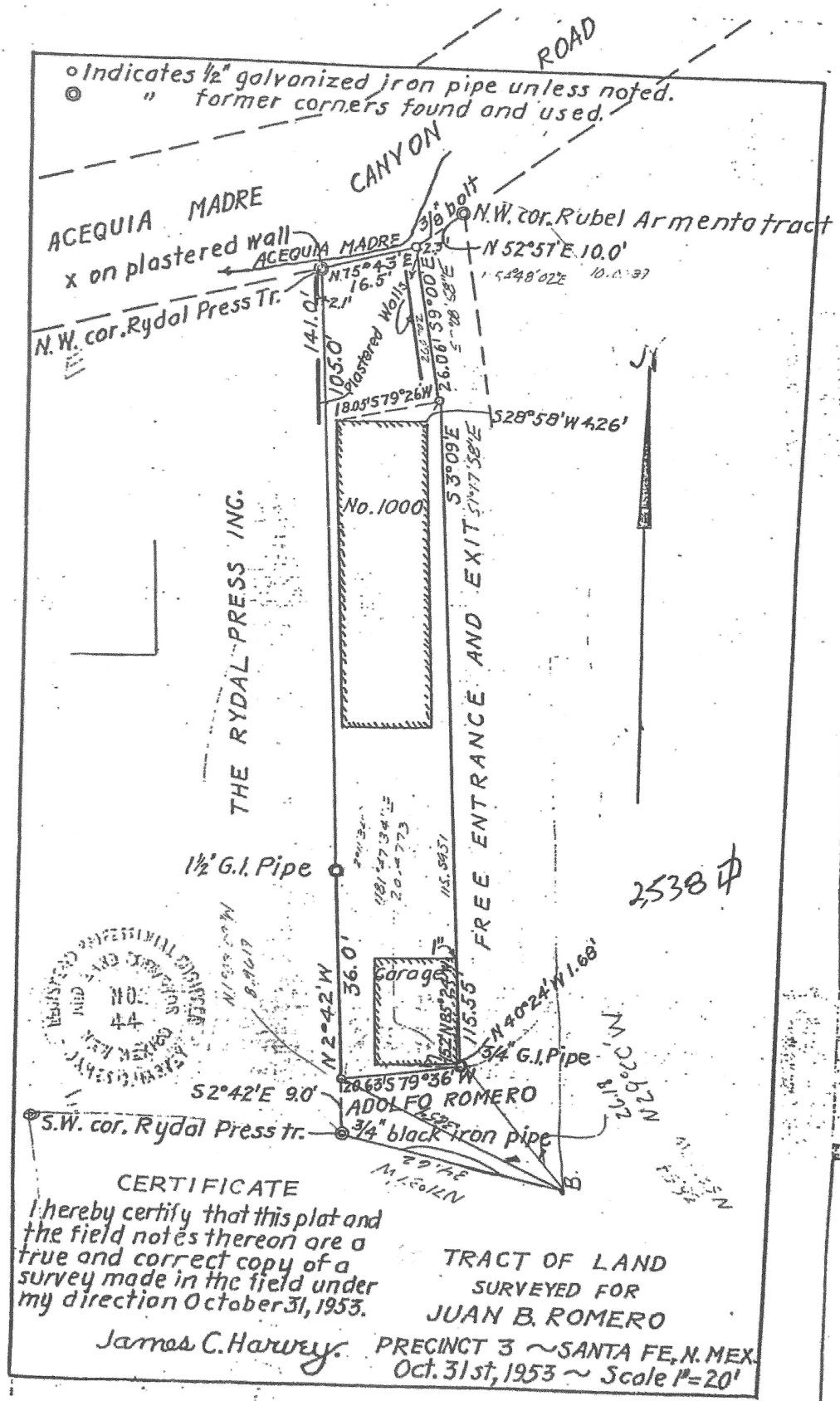
1000 Canyon Road North Elevation

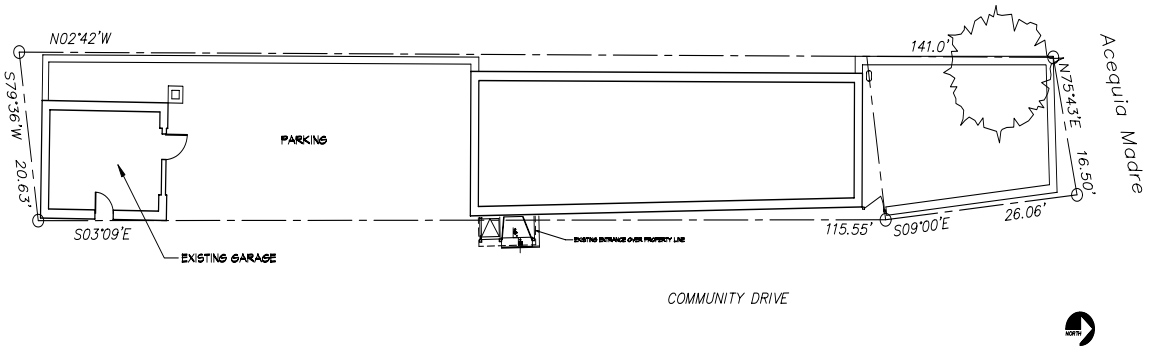
1000 Canyon Road East Elevation

1000 Canyon Road West Elevation

1000 Canyon Road South Elevation

1000 Canyon Road existing back door to be converted to window


o Indicates ½" galvonized iron pipe unless noted.
◎ " former corners found and used.
ROAD
CANYON
ACEQUIA MADRE
x on plastered wall
ACEQUIA MADRE
3/8" bolt
N.W. cor. Rubel Armento tract
N 52°57'E 10.0'
N.W. cor. Rydal Press Tr.
N 75°45' E 16.5'
141.0'
105.0'
Plastered Walls
S 0°39'00" E 26.06'
S 79°26' W 18.0'
S 28°58' W 4.26'
S 3°09' E
No. 1000
THE RYDAL PRESS INC.
FREE ENTRANCE AND EXIT
1½" G.I. Pipe
2538 ℄
N 2°42' W 36.0'
Garage
N 40°24' W 1.68'
115.35'
3/4" G.I. Pipe
S 79°36' W 20.63'
S 2°42' E 9.0'
ADOLFO ROMERO
S.W. cor. Rydal Press tr.
3/4" black iron pipe
N 29°06' W 21.8'
B.
CERTIFICATE
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my direction October 31, 1953.
James C. Harvey.
TRACT OF LAND
SURVEYED FOR
JUAN B. ROMERO
PRECINCT 3 ~ SANTA FE, N. MEX.
Oct. 31st, 1953 ~ Scale 1"=20'
ER 1472½



EXISTING SITE + ROOF PLAN

Freilich Residence
1000 Canyon Rd.

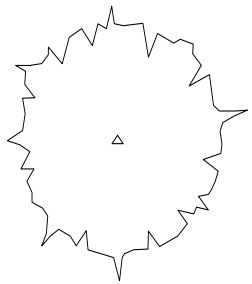
SITE + ROOF PLAN
SCALE: 1/8" = 1'-0"

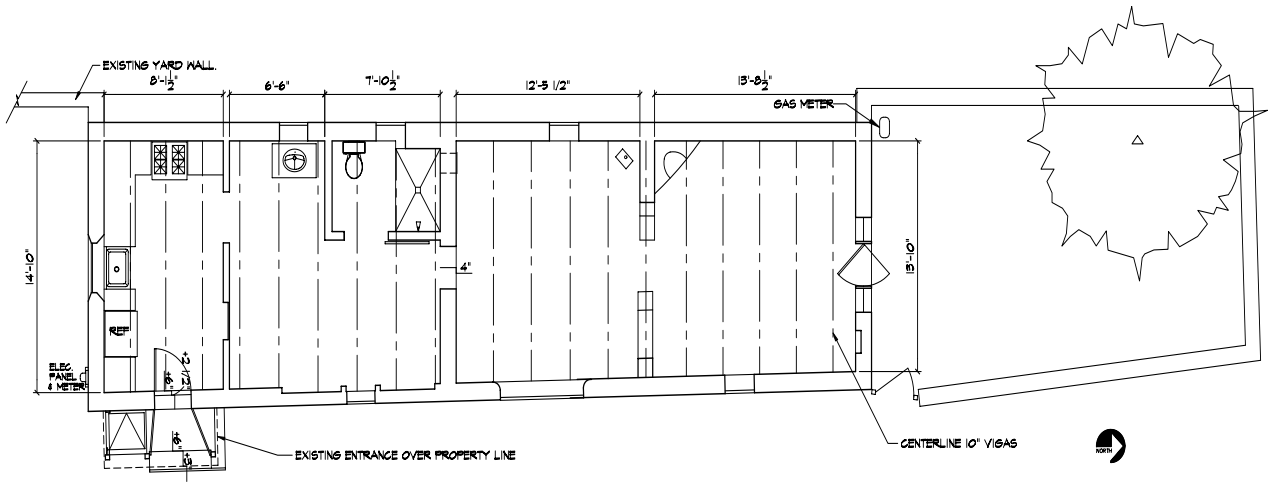
THOM ORTIZ DESIGN
52 CONDESA RD.
Santa Fe, NM 87508

505 204-2999
www.thomortizdesign.com

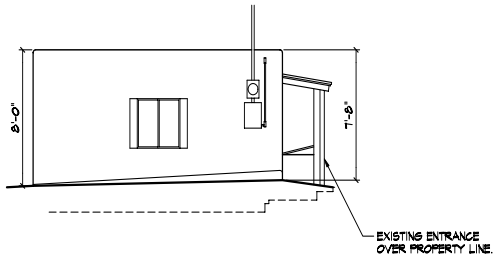
Revisions	
Date	6-22-22
Checked By	T. Ortiz
Drawn By	D. Nelson

C-1

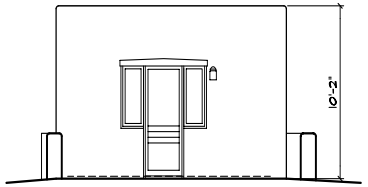




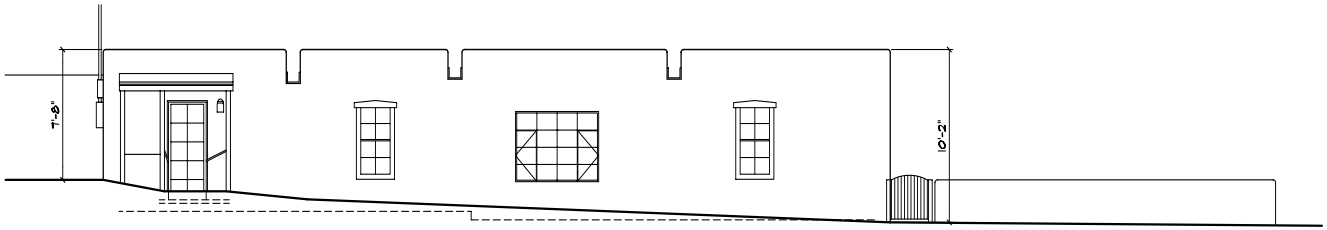
FLOOR PLAN



SOUTH ELVATION



NORTH ELVATION



EAST ELVATION

ALL EXISTING WIDOWS ALUMINUM FRAMES.

Freilich Residence
1000 Canyon Rd.

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

THOM ORTIZ DESIGN
52 CONDESA RD.
Santa Fe, NM 87508

505 204-2999
www.thomortizdesign.com

Revisions	
Date	4-15-22
Checked By	T. Ortiz
Drawn By	D. Nelson

A-1

City of Santa Fe, New Mexico

memo

DATE: August 9th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005465-HDRB

Address: 333 W. Manhattan Avenue
Historic Status: Contributing
Historic District: Historic Transition District

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 two structures be maintained as contributing with south facades designated as the primary facades on each structures, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

333 West Manhattan Avenue is a single-family residence with an outbuilding, both are listed as contributing to the Historic Transition District. It was built in approximately 1920 according to the City of Santa Fe Directory, Santa Fe New Mexican Newspaper archives and Sanborn Maps. Both structures are Vernacular and, specifically, of a type found in northern New Mexico.

The main house is rectangular in plan and adobe built with a (replacement) metal double gable roof, which is associated to the oldest portion of the house. The adobe texture is visible through the highly textured stucco layers. The gable roof creates an L-shaped plan that included an original porch, modifying the L-shape slightly. With the addition of screened porches to the northwest between 1964 and 1984, the plan was modified to a rectangle. The south and west facades are very similar due to the repeating gable pattern and two-over-four divided light wood windows. Other portions of the house have a shed roof and various of historic wood windows and aluminum replacements windows. The north façade includes the wood screened porch likely built in the late 1960s or early 1970s.

The outbuilding is rectangular in plan and adobe built with a (replacement) metal shed roof with exposed slatted beam supports. It similarly has a highly textured stucco and a variety of historic and replacement windows. Beginning in 1921, it has been used as a guest house and later as storage among other uses. On the south façade, the shed roof and historic windows are visible.

The fences appear to have been changed over the years and have included chain-link fence, wood slatted fence, picketed fence, low stucco wall and, now coyote fence. The current configuration has a low stucco yard wall in front of the house on the east side and coyote fence between the house and outbuilding.

Now, the applicant requests that primary facades be designated.

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent
It is intended that:

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

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

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:
(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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.

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 4/14/2022 Location of Project: 333 West Manhattan

Applicant

Name: Christopher Purvis

Phone: 505 982 5461 Email: architect@acp-aia.com

Property Owner

Name: Chris Baker

Phone: _____ Email: _____

Proposed Work:

Interior + Exterior Remodel

Window Replacement

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☐

Administrative or HDRB?	Admin	HDRB
	☐	☐
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☐

Code Citation for Exception:_____

Date of Follow-Up with Applicant:_____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at **https://www.santafenm.gov/historic_preservation** .

Application Submittal Date: MAY

Desired Hearing Date: JUNE

Project Type:

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☐	☒
Sq. Ft. of project: _____	Sq. Ft. of project: 1320

Construction Cost:_____

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name CHRIS BAKOS

Signature _____

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 333 W. MANHATTAN

OLD ID NUMBER: 0516 0115

SANTA FE ID NUMBER: 25870

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

20's ESTIMATE

BY 1928 ACTUAL S.F. CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

NM VERNACULAR

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER VACANT BLDG.

SURROUNDINGS:

RESI / HOTEL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE?

APARTMENT

IF INVENTORIED, LIST ID NUMBER(S)

25871

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: FRONT DOOR & WINDOW REPLACED, PORCH & REAR ADD'N

OVERALL CONDITION:

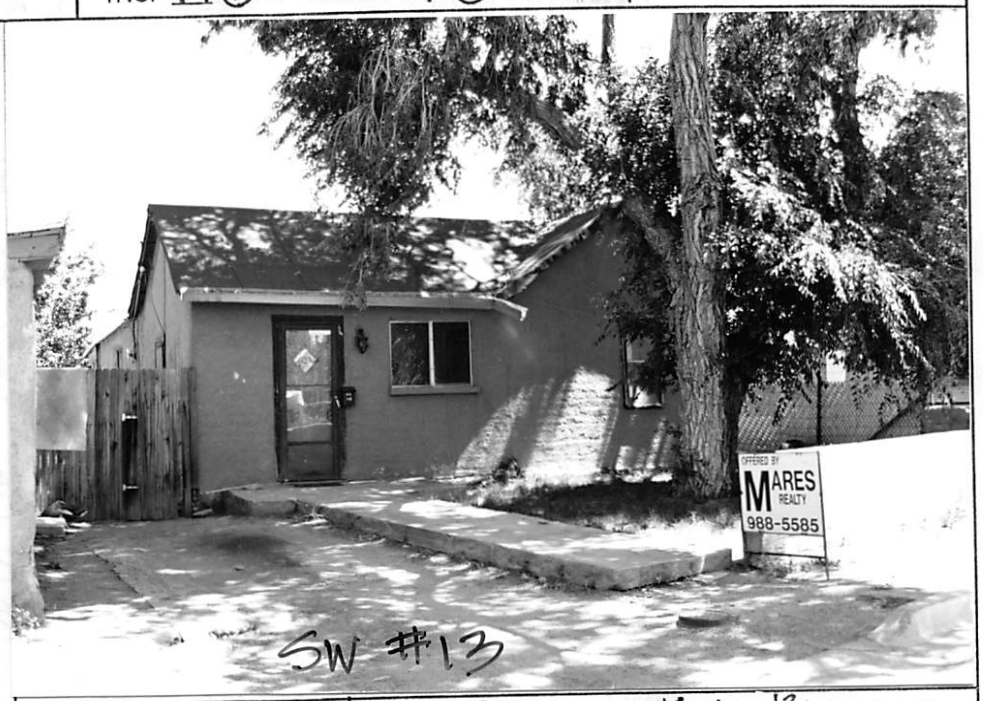
___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

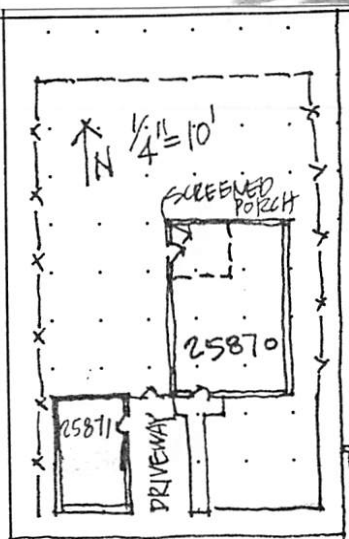
X YES ___ NO

PHOTO

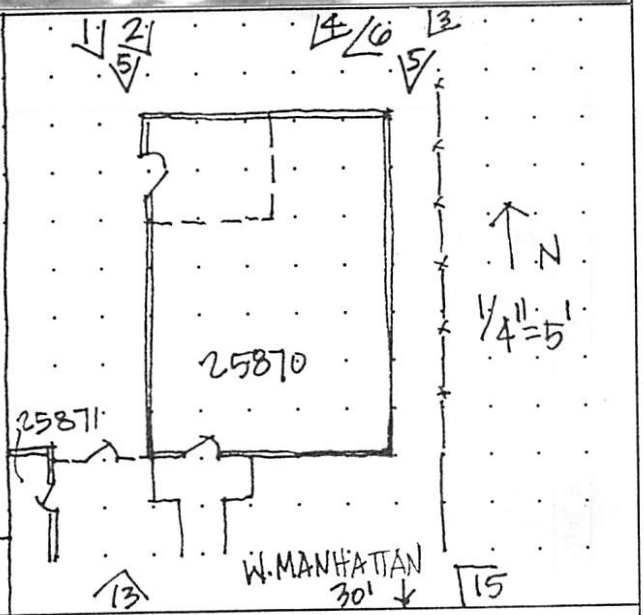


SW #13

SITE PLAN



W. MANHATTAN SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

✓ YES ___ NO ___ ELIGIBLE

✓ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

✓ YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: HIST. TRANS HISTORIC DISTRICT

___ SIGNIFICANT ✓ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ✓ NO

SURVEYED 7/97 BY GB

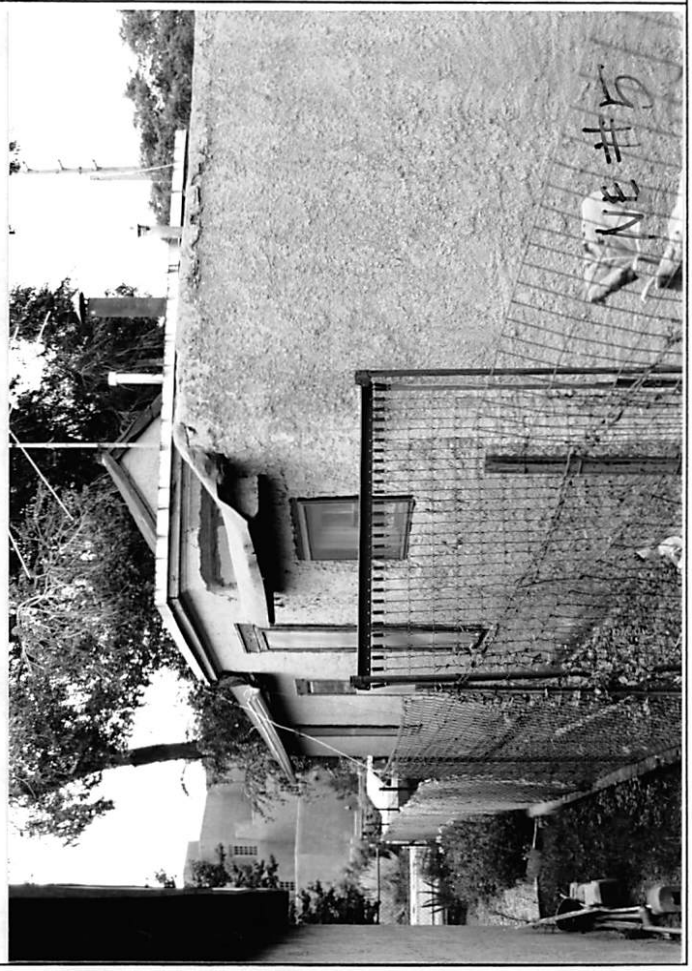
NEGATIVES WITH NMHPD ROLL # GB2 NEG # 13 TO 15

GB3 5-6 GB5 1-5

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	L-GABLE, ASPHALT RF'NG, GUTTER ON FRONT	
BUILDING WALLS	FRAME, WOOD PORCH @ NW CORNER	
FOUNDATIONS	NOT VISIBLE	APPROX. HEIGHT (FT.) 14'
DOORS	SGL. LEAF WD. DOOR W/ DIAMOND-SHAPED GLASS WOOD SCREEN DOOR ON BACK	
WINDOWS	4/4 D.H. WD & ALUM. SLIDER ON FRONT ~~##~~ 4/4 D.H. WD ON SIDES 2/2 D.H. WD. ON SIDE & 6 LT. WD. HOPPER	
PORCHES OR PORTALES	WOOD PORCH @ NW CORNER (REAR) (SCREENED PORCH)	
ARCHITECTURAL DETAILS	2 X RAFTERS EXPOSED TERRITORIAL WD. TRIM ON ADD'N W/ 2/2 D.H. WD. WDW (2'X6' APPROX.)	
FENCES/WALLS	WOOD, BARBED WIRE, FRONT - CMU & STUCCOED.	
SITE FEATURES	L-SHAPE W/ PORCHES & ADD'N'S TO MAKE RECTANGLE	
OTHER/ COMMENTS	PEAR TREE IN BACKYARD	

ADDITIONAL PHOTOGRAPHS



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION

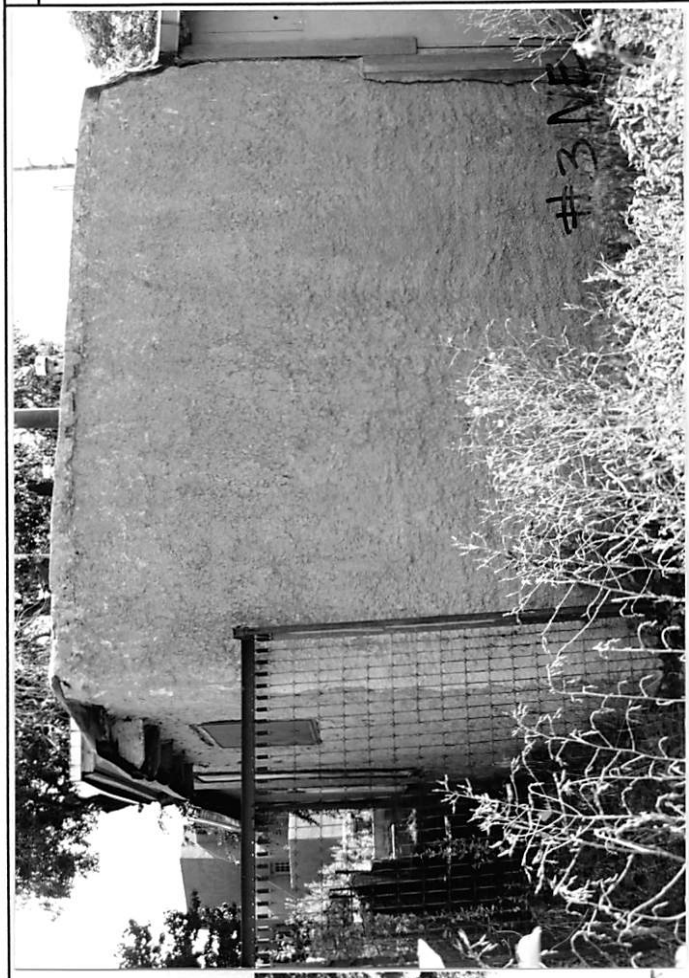
ADDRESS

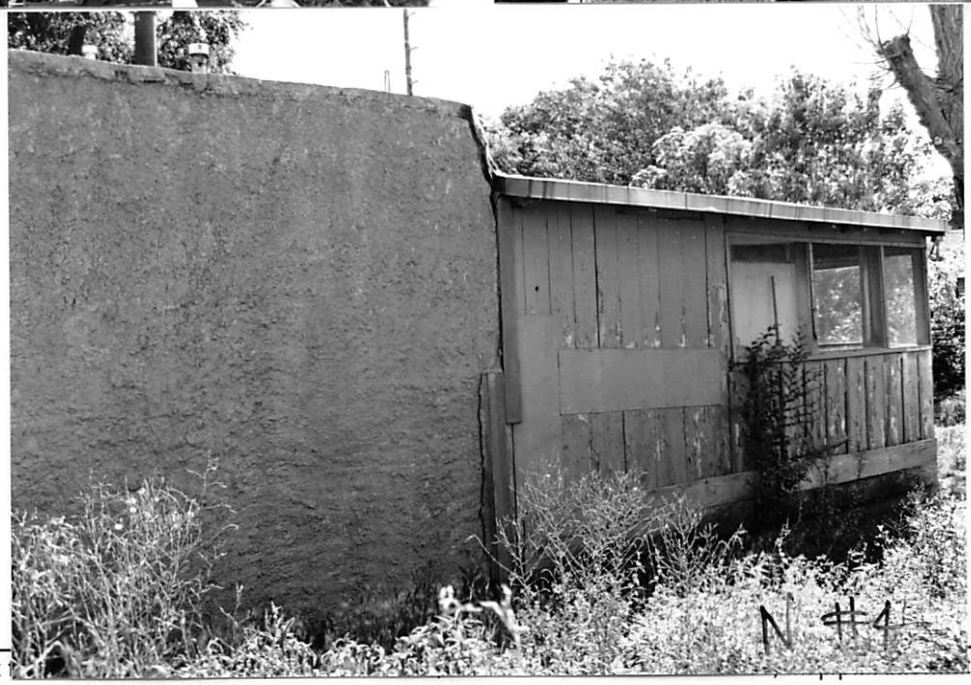
333 W. MANHATTAN

ID NUMBER: 0516 10115

SANTA FE ID NUMBER: 25870

SURVEYED/RESEARCHED
DATE 7/97 BY GB





(continuation sheet ... ion)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION

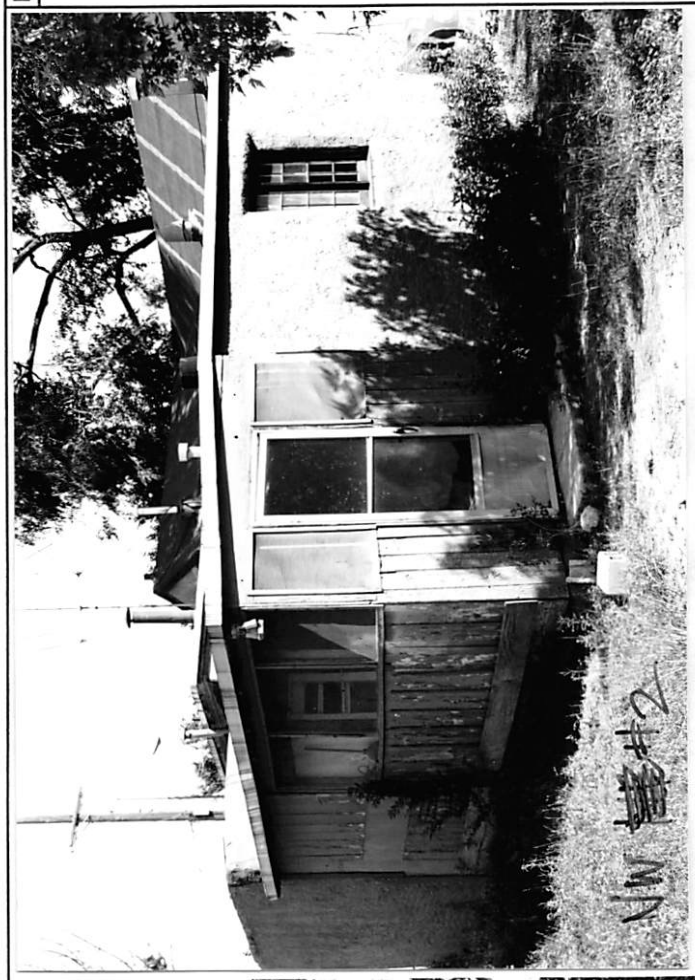
ADDRESS

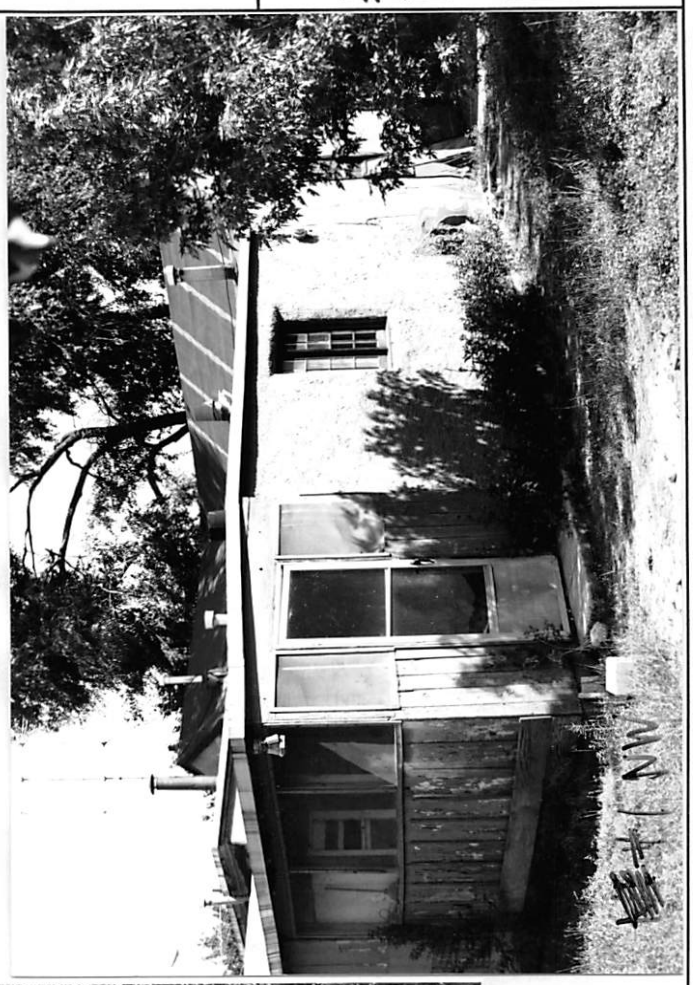
333 W. MANHATTAN

ID NUMBER: 0516 10115

SANTA FE ID NUMBER: 25810

SURVEYED/RESEARCHED
DATE 7/97 BY GB





(continuation sheet) (tion)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H2587

building threatened? yes	surveyed date 10/10/84 by HMW	county SANTA FE	ID no. 051610115
field map SFHD #4	number 115	UTM reference zone 12 13	easting northing

location description: 333 W. MANHATTAN

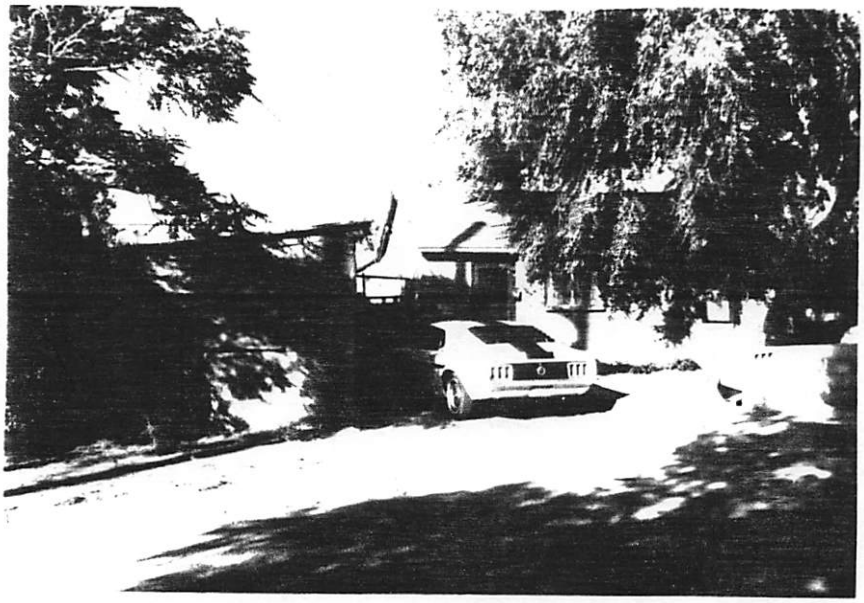
city/town: SANTA FE

land grant/reservation:

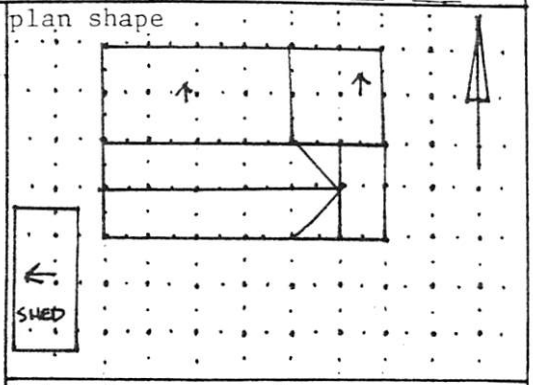
building name:

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

film roll by HMW no. SFHD 5	negative nos. 18	loc. of neg. HPB



plan shape



date of construction: 1912-30 estimate ___ actual

source: KING's / SANBORNS.

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: N.M. VERNACULAR

foundation material: UNK.

wall material/surface: FRAME / STUCCO

architectural features
L-GABLE RF, ASP. PAPER.
4/4 D.H. WD. WDWS, ALUM SLIDING WDWS.
SGL. LEAF WD. DOOR
SHED W/ EXP'D RAFTERS, 8 & 4 LIGHT AWNING WD WDWS.

surroundings: COMMERCIAL / RESIDENTIAL

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why? CONTRIBUTING.

comments
GOOD N.M. VERN. IN URBAN CONTEXT, SUPPORTED BY SIMILAR BLDGS ON ST.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 10/10/84 by HMW	SANTA FE	051610115
field map	number	UTM reference zone 12 13	easting / northing
SFHD #4	115		

location description: 333 W. MANHATTAN

city/town: SANTA FE

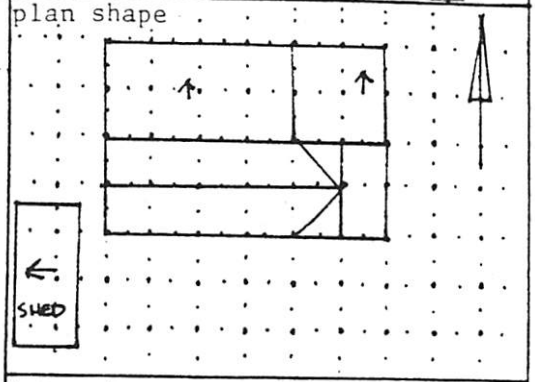
land grant/reservation:

building name:

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD 5	18	HPB

plan shape



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associated buildings? ___ yes
what type?

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see back? ___ yes

style: N.M. VERNACULAR

foundation material: UNK.

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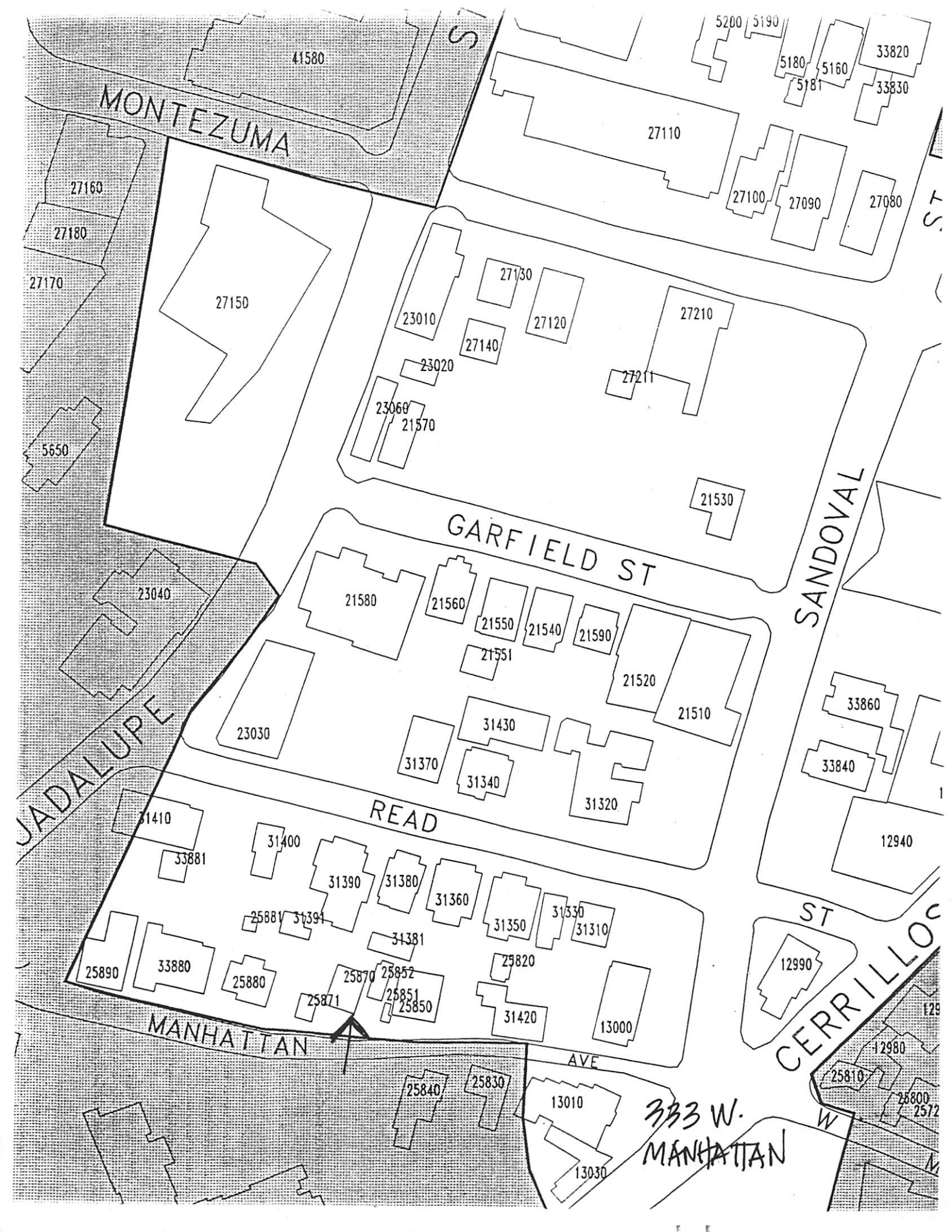
SGL-LEAF WD. DOOR
SHED W/ EXP'D RAFTERS, 8 & 4 LIGHT AWNING WD WDWS.

comments
GOOD N.M. VERN. IN URBAN CONTEXT, SUPPORTED BY SIMILAR BLDGS ON ST.


MONTEZUMA
GARFIELD ST
SANDOVAL
READ
MANHATTAN
AVE
CERRILLOS
ST
W
333 W. MANHATTAN
41580
5200
5190
5180
5160
5181
33820
33830
27110
27100
27090
27080
27160
27180
27170
27150
27130
27120
27210
27140
27211
23010
23020
23060
21570
5650
21530
23040
21580
21560
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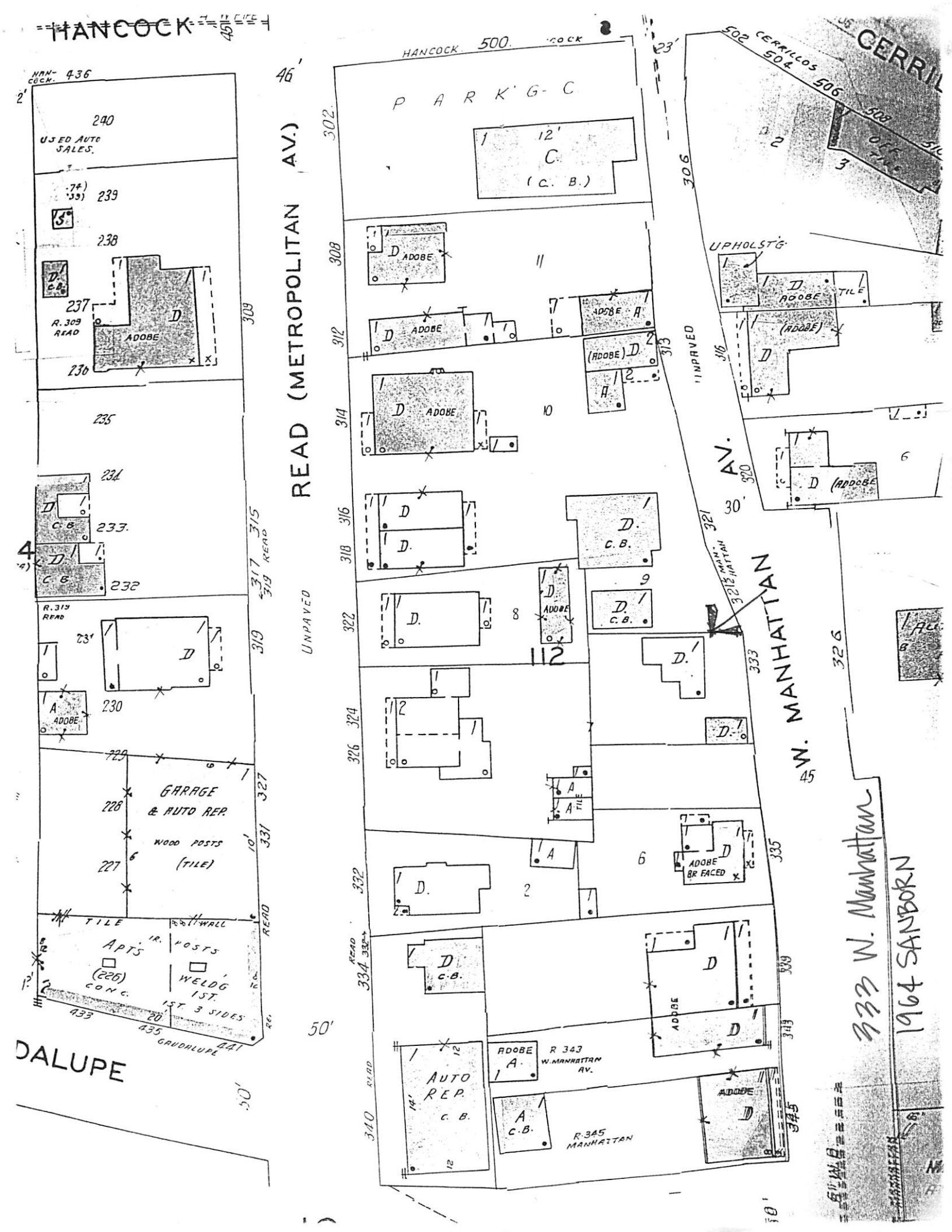
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USED AUTO SALES.
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GARAGE & AUTO REP.
WOOD POSTS
(TILE)
TILE
WALL
APTS
(226) CONC.
POSTS
WELDG 1ST.
1ST 3 SIDES
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GUADALUPE
DALUPE
READ (METROPOLITAN AV.)
HANCOCK 500
PARK'G-C
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(C. B.)
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ADOBE
UNPAVED
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UPHOLST'G
TILE
(ADOBE)
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W. MANHATTAN
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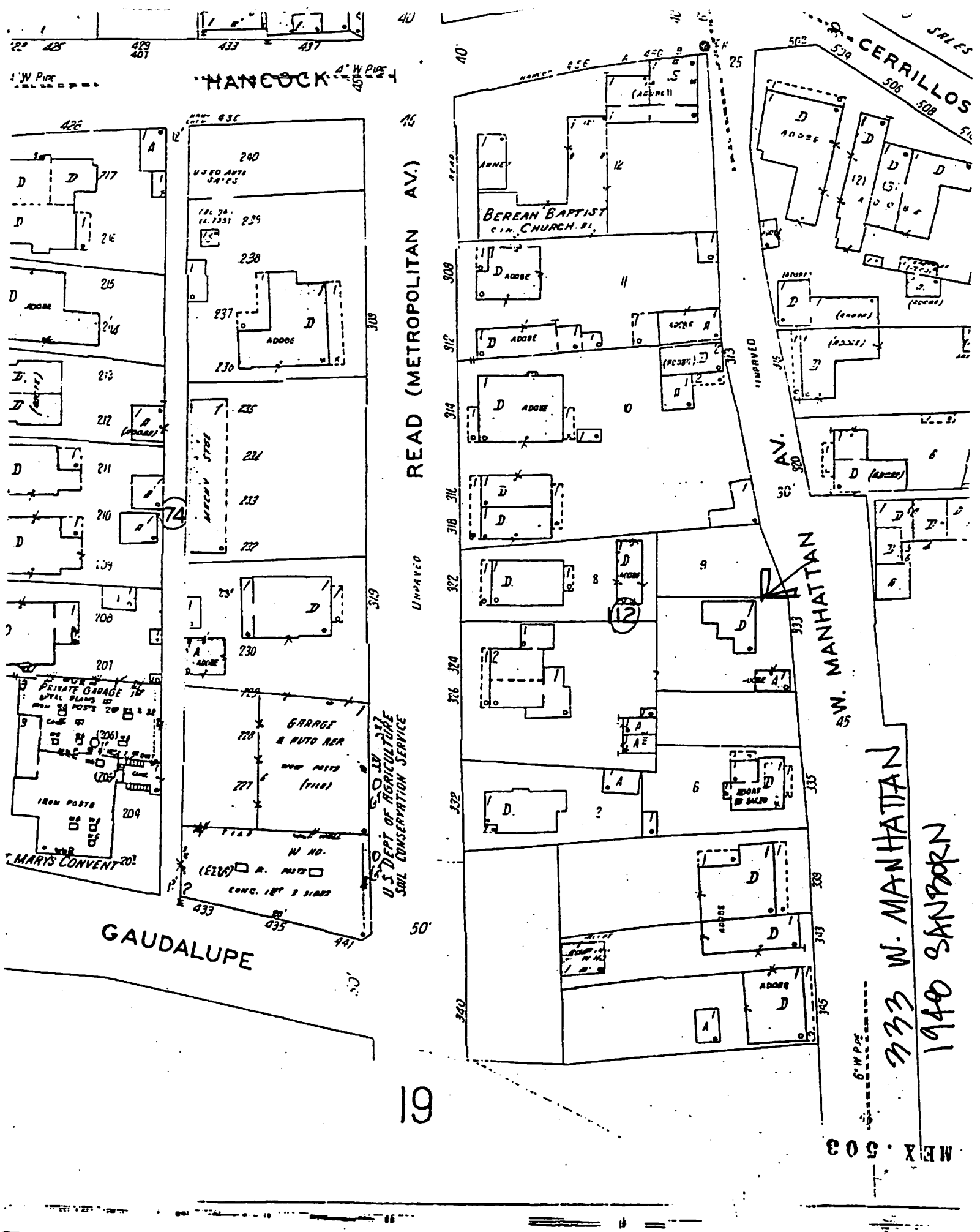
C.B.
R 343 W. MANHATTAN AV.
AUTO REP.
14'
R 345 MANHATTAN
50'
1964 SANBORN
333 W. Manhattan


HANCOCK
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GARAGE & AUTO REP.
ST. MARY'S CONVENT
U.S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE
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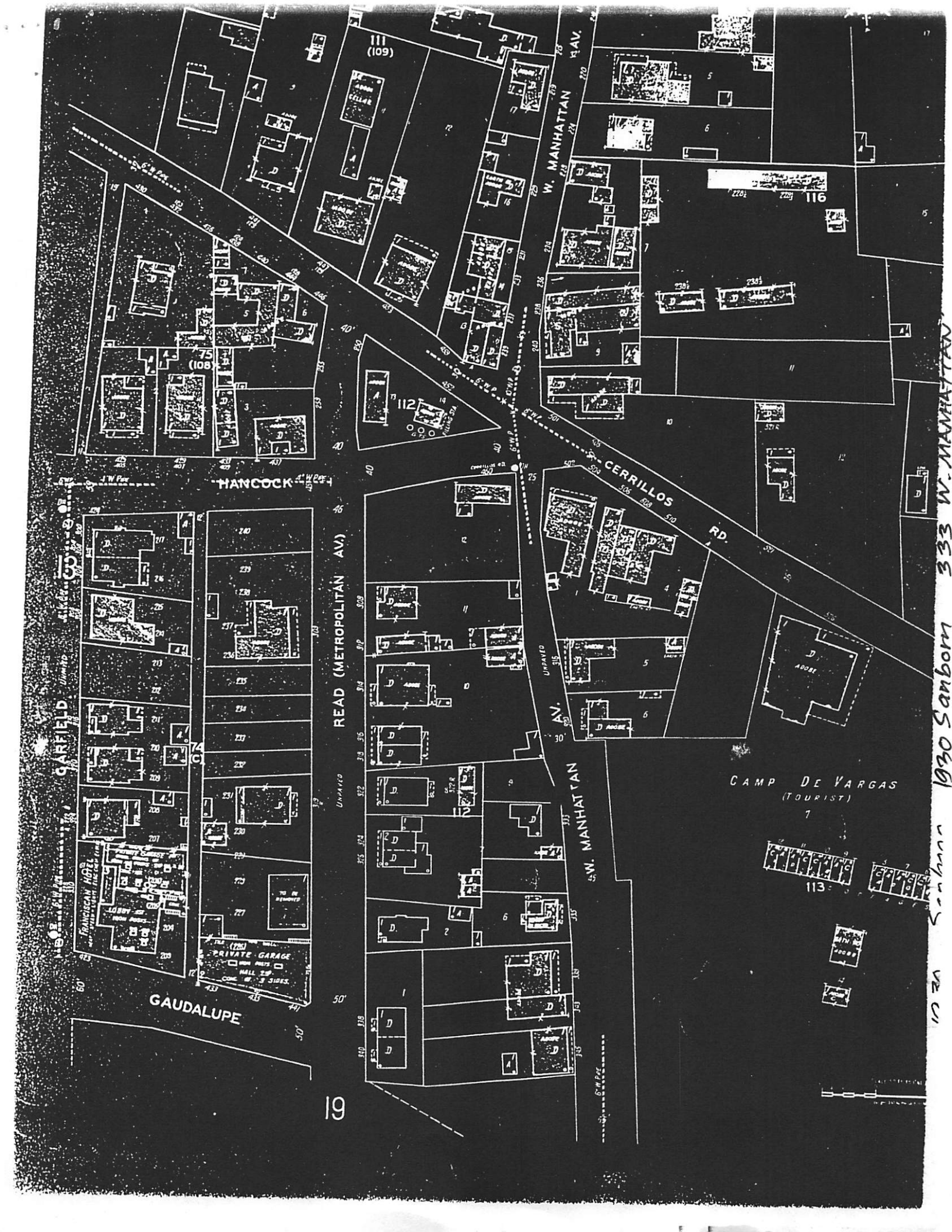
UNPAVED
ADOBE
IRON POSTS
CONC. WALL & SIDES
W. MANHATTAN
1940 SANBORN



1930 Sanborn 333 W. MANHATTAN

333 W. Manhattan

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PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 333½ (333 A) W. MANHATTAN

OLD ID NUMBER: 0516 NOT PREVIOUSLY SURVEYED

SANTA FE ID NUMBER: 25871

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

20's ESTIMATE

BY 1928 ACTUAL SF CITY DIRECT.

BUILDING DATA

ARCHITECTURAL STYLE: VERNACULAR

USE:

HISTORIC: ~~residential~~

OTHER ACCESSORY

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESI./HOTEL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ____ NO

WHAT TYPE? RESIDENTIAL

IF INVENTORIED, LIST ID NUMBER(S)

25870

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: REPAIRS ONLY

OVERALL CONDITION:

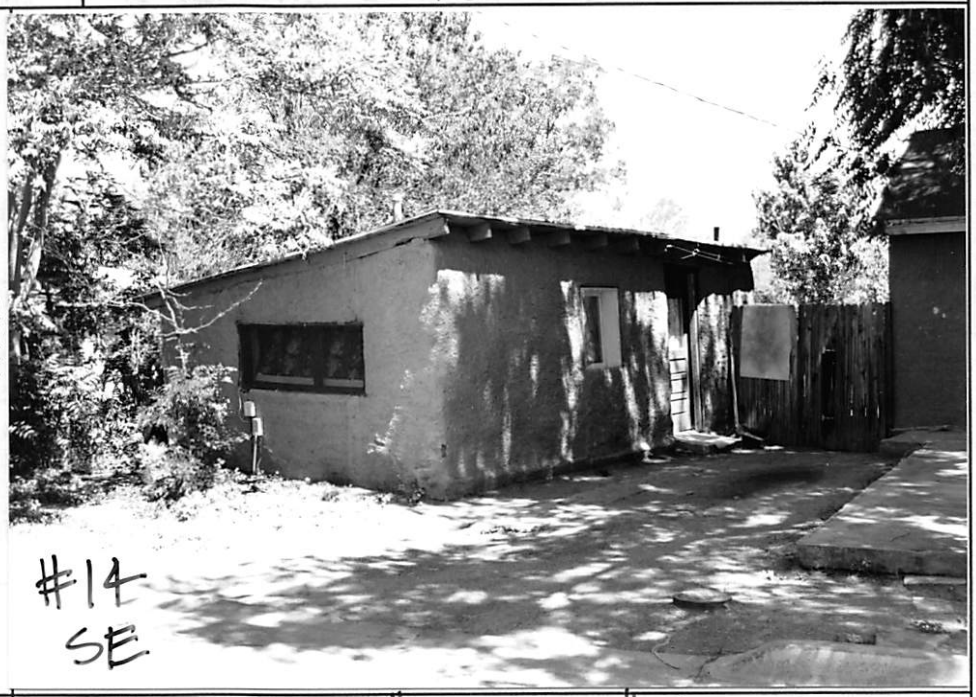
____ EXCELLENT ____ GOOD

____ FAIR X DETERIORATED

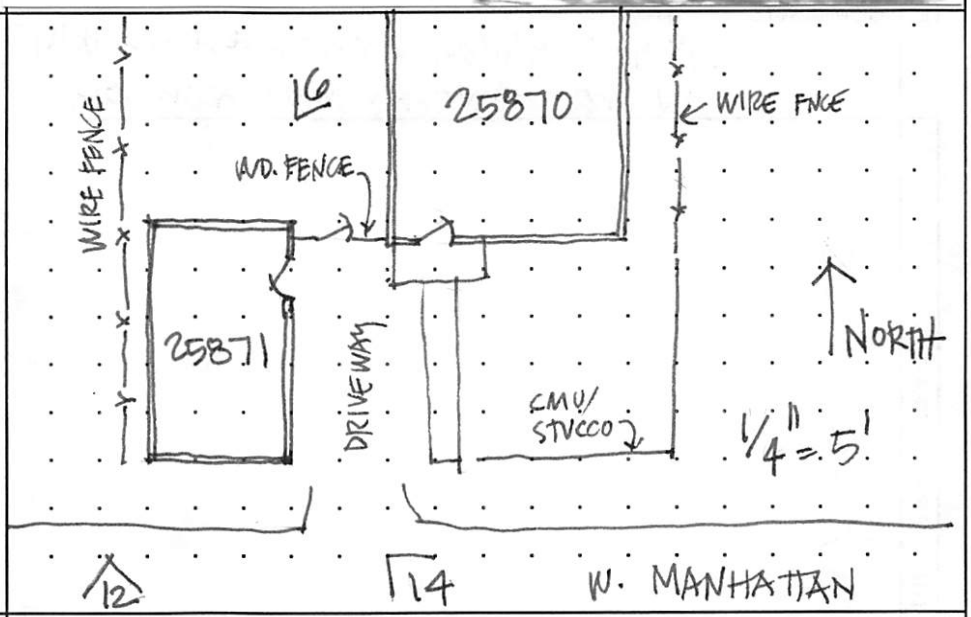
BUILDING THREATENED?

X YES ____ NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

✓ YES ____ NO ____ ELIGIBLE

✓ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

✓ YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: HIST. TRANS. HISTORIC DISTRICT

____ SIGNIFICANT ✓ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ✓ NO

SURVEYED 7/97 BY GB

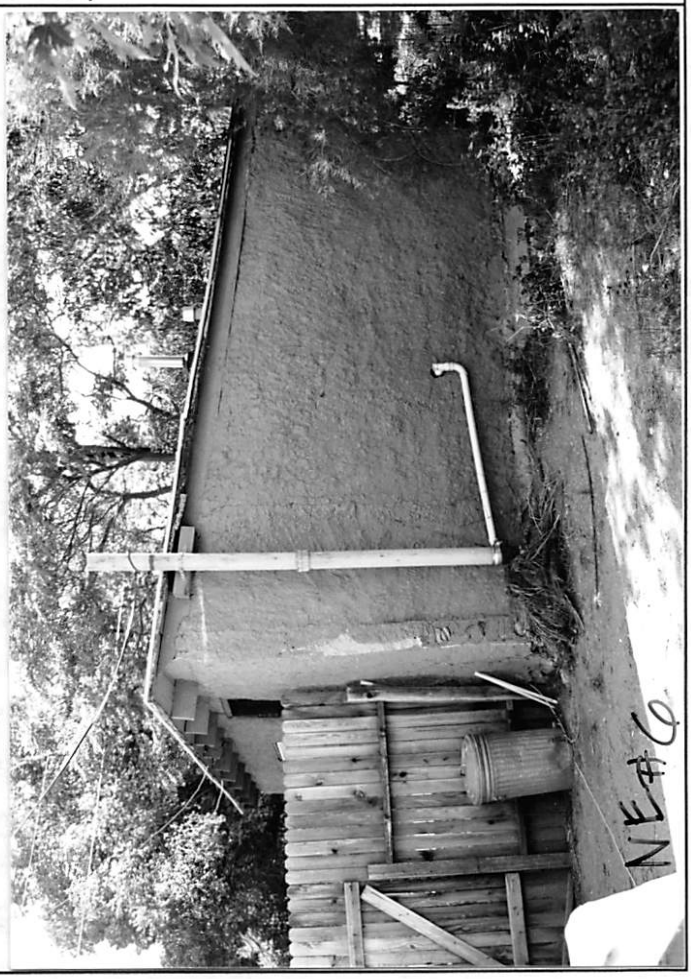
NEGATIVES WITH NMHPD ROLL # GB2 NEG # 12,14 ~~FO~~ ____

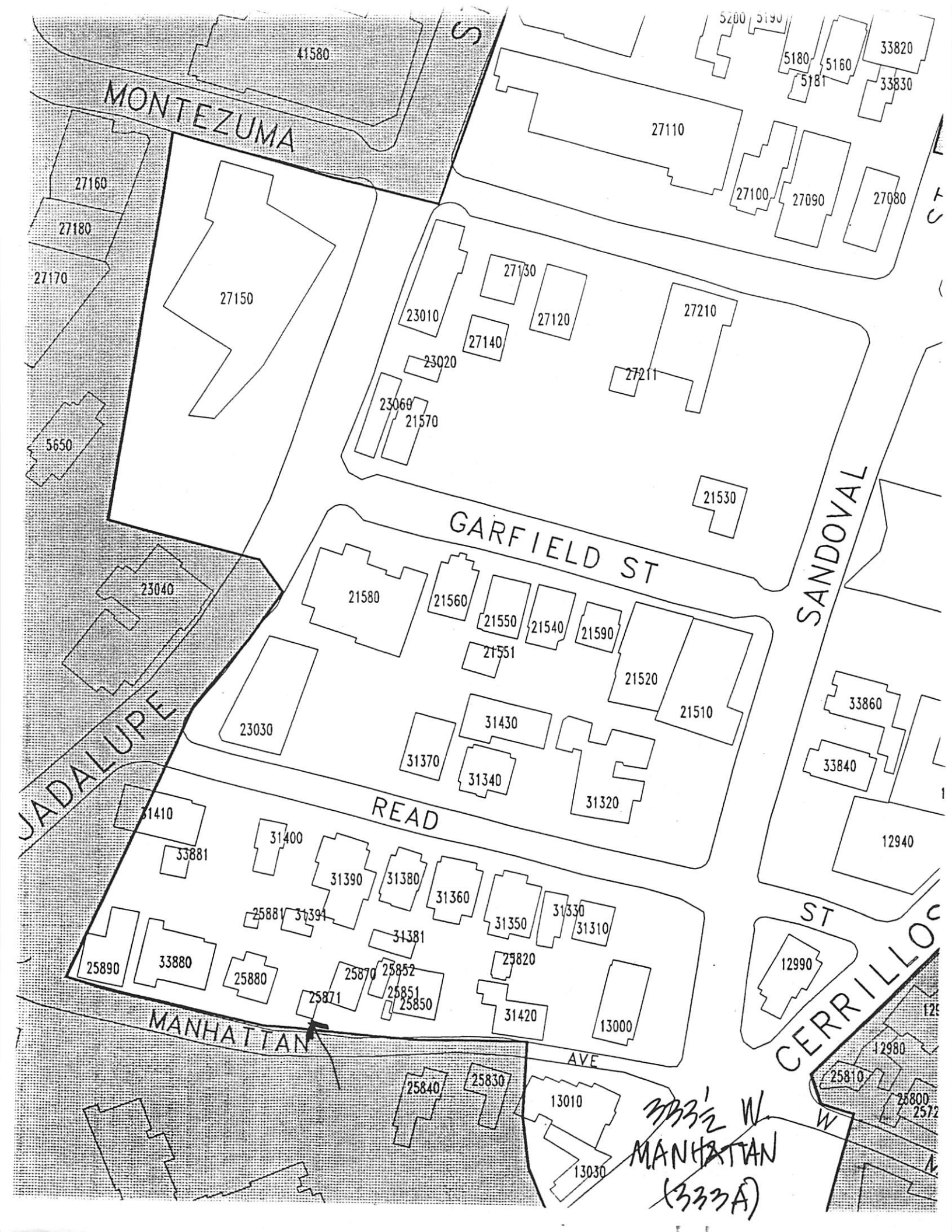
GB5 #6

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	SHED RF, ASPHALT ROLL RF'NG, NO GUTTERS		
BUILDING WALLS	ADOBE		
FOUNDATIONS	NOT VISIBLE, CONC. STOOP	APPROX. HEIGHT (FT.)	10'
DOORS	SGL. LF. WD. PANEL & GLASS →		
WINDOWS	WOOD HOPPERS 6/2 - FRONT SGL. LT. WD. CSMNT - SIDE		
PORCHES OR PORTALES	NONE		
ARCHITECTURAL DETAILS	2X6 RAFTERS PROTRUDING & EXPOSED ON SIDES W/2X DECKING - VARYING WIDTHS		
FENCES/WALLS	WOOD, WIRE		
SITE FEATURES	SHARES DRIVEWAY W/ 333		
OTHER/ COMMENTS	SIMPLE STRUCTURE BY 1964 SANBORN WAS DWELLING UNIT ON '48 SANBORN WAS ACCESSORY		

ADDITIONAL PHOTOGRAPHS

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CERRILLOS
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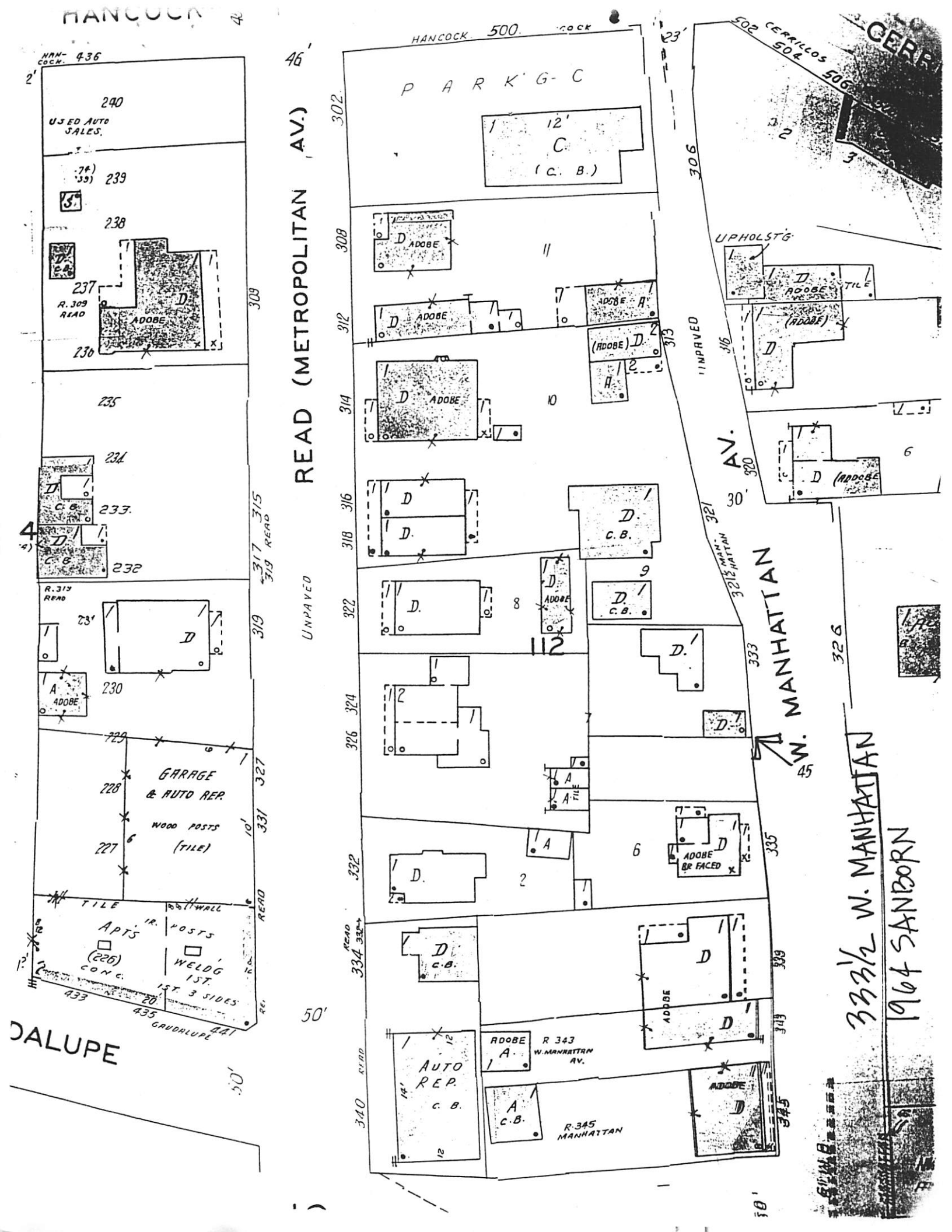
MANHATTAN
(333A)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GARAGE & AUTO REP.
WOOD POSTS
(TILE)
TILE
APTS
(226) CONC.
WELDG
1ST.
1ST. 3 SIDES
GAUDALUPE
READ (METROPOLITAN AV.)
PARK G-C
C.
(C. B.)
ADOBE
UNPAVED
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C. B.
W. MANHATTAN
MANHATTAN AV.
R 343 W. MANHATTAN AV.
AUTO REP.
C. B.
R. 345 MANHATTAN
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20'
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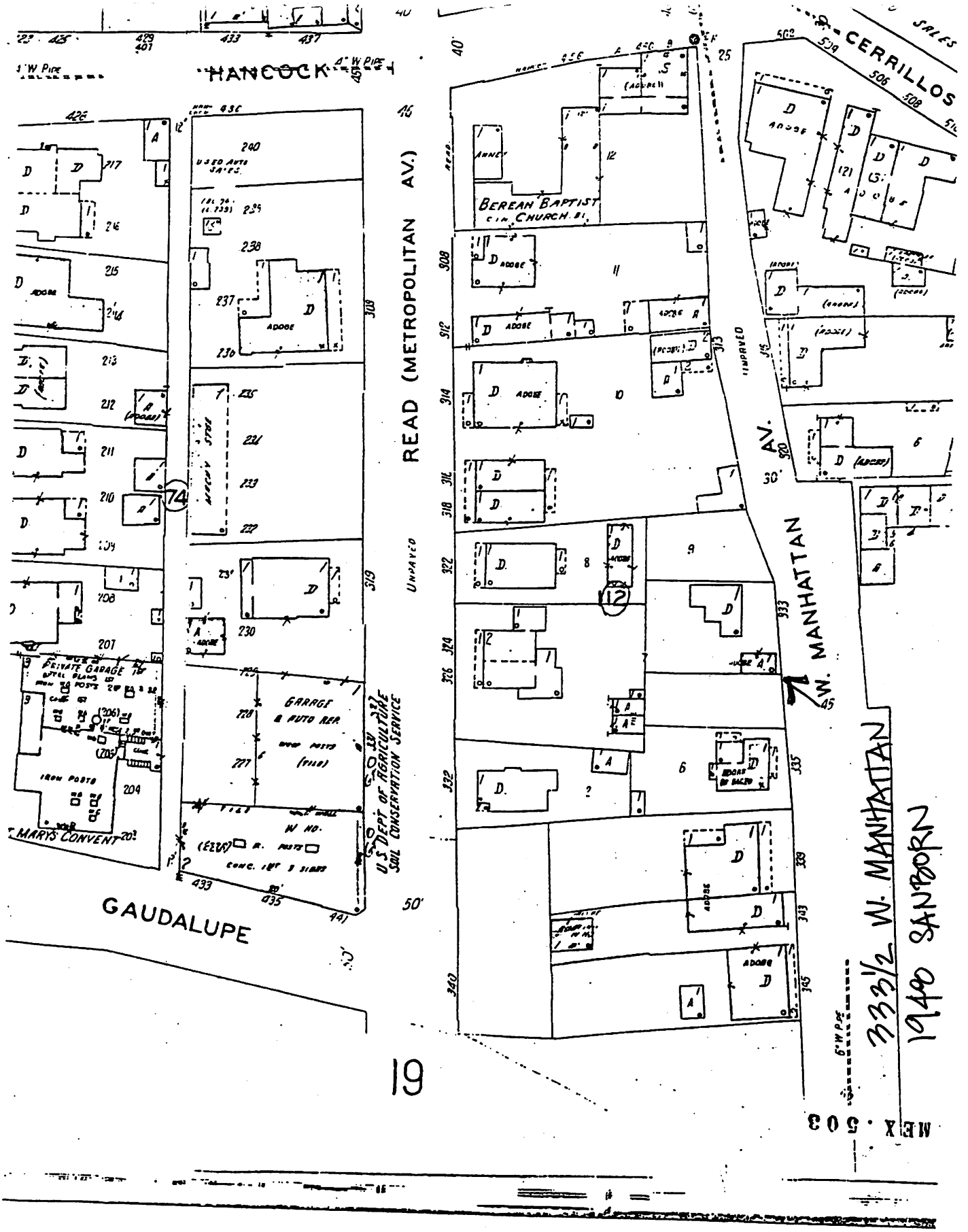
1964 SANBORN
333½ W. MANHATTAN


HANCOCK
READ (METROPOLITAN AV.)
CERRILLOS
BEREAN BAPTIST
CH. CHURCH ST.
W. MANHATTAN
AV.
GAUDALUPE
ST. MARY'S CONVENT
PRIVATE GARAGE
GARAGE & AUTO REP.
U.S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE
IMPROVED
UNIMPROVED
333½ W. MANHATTAN
1949 SANBORN
MEX. 503
19

1030 SANBORN 333½ W. MANHATTAN

333 1/2 (333A) W. MANHATTAN

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

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WEST MAIN

NORTH MAIN

EAST MAIN

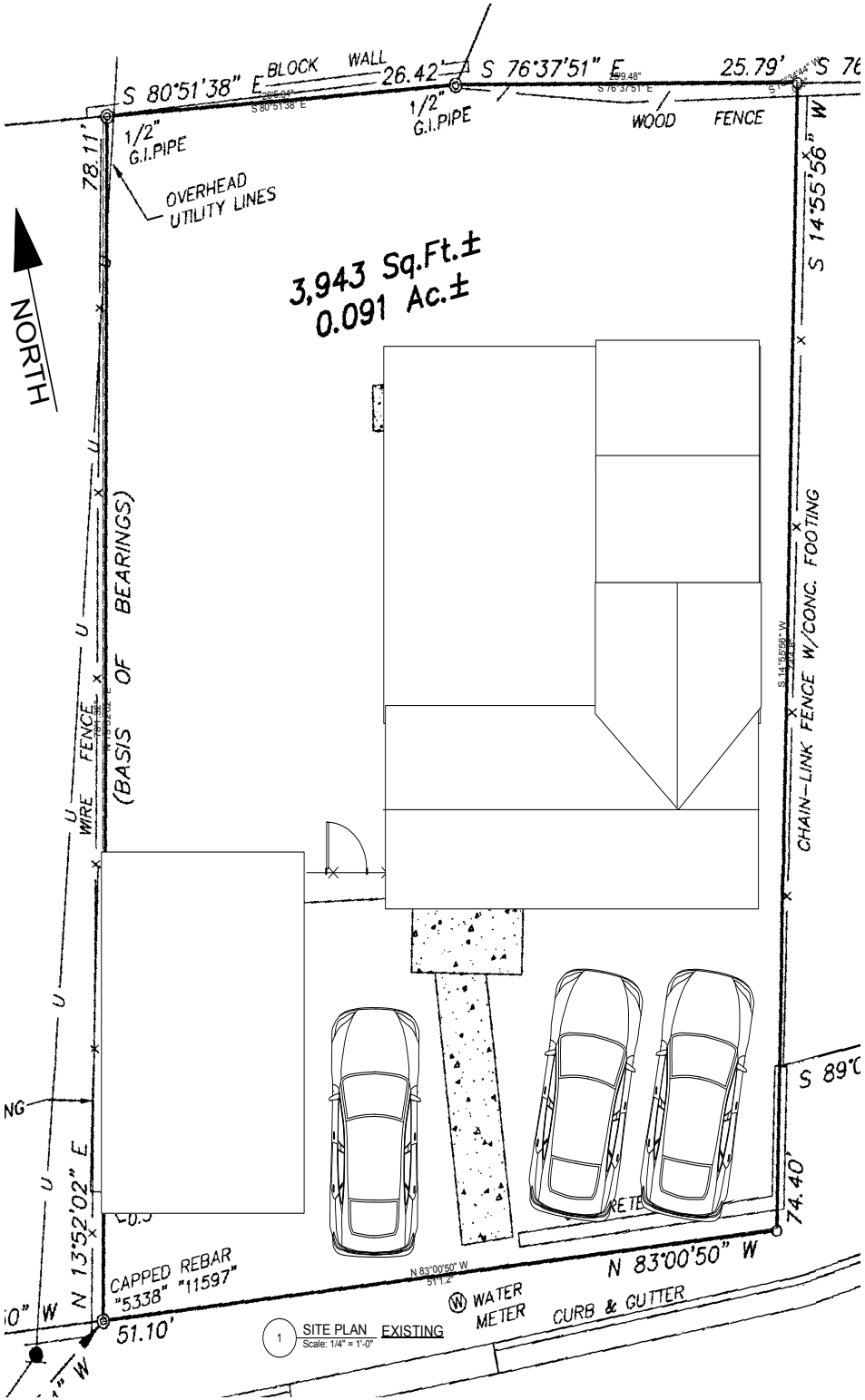
SOUTH MAIN

SOUTH GUEST

EAST GUEST

NORTH GUEST

SECURITY
ALERT
WEST GUEST



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

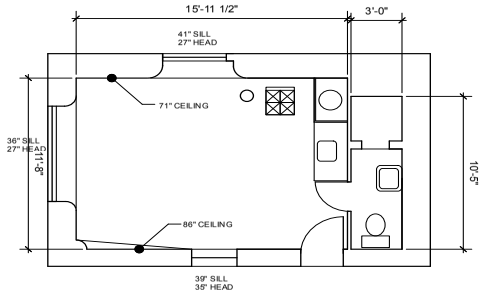
PRELIMINARY

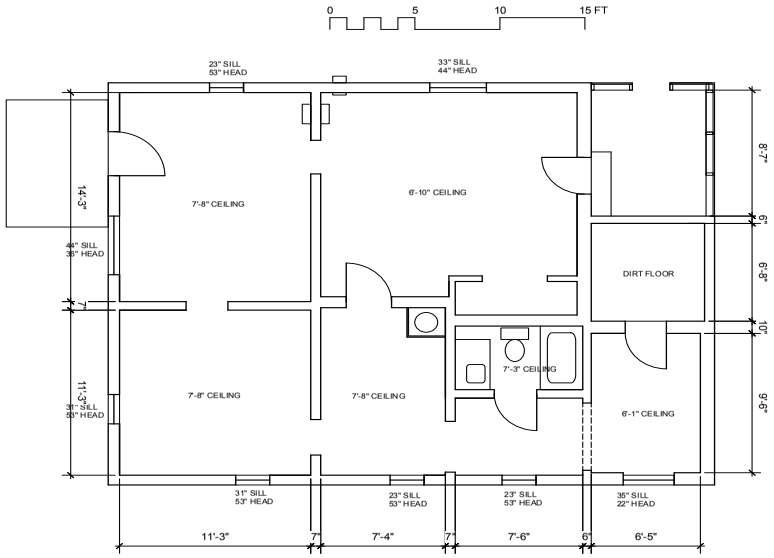
333 WEST MANHATTAN
SANTA FE, NEW MEXICO

6/2/2022

A-1

JOB NO. 4575





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

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

PRELIMINARY

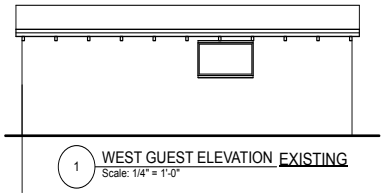
333 WEST MANHATTAN

SANTA FE , NEW MEXICO

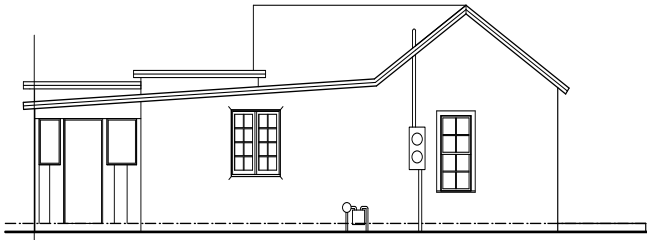
JOB NO. 4575

A-2

6/2/2022



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



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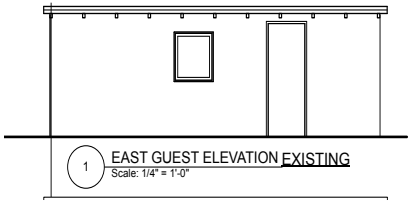
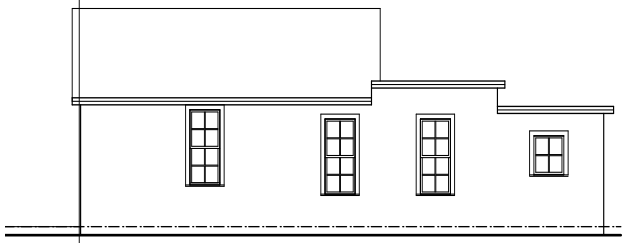


1 EAST GUEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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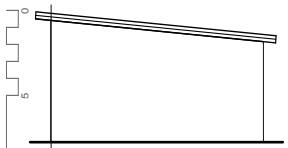

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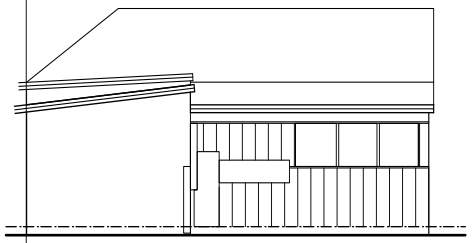
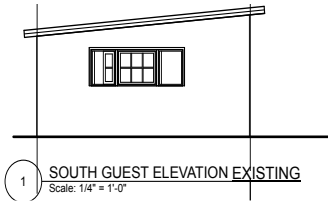
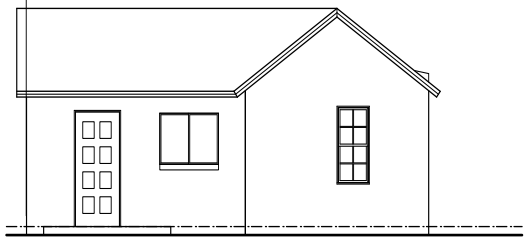


1 NORTH MAIN ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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



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

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E Mail Architect@ACP-ART.com

PRELIMINARY

333 WEST MANHATTAN
SANTA FE , NEW MEXICO

6/2/2022

A-3

JOB NO. 4575

City of Santa Fe, New Mexico

memo

DATE: August 9th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005448-HDRB

Address: 532 Don Gaspar Avenue
Historic Status: Significant
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letters (4)**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** supplemental letter from historian, roof and window assessments, specification sheet for windows and roof materials

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board require further testimony. Staff recommends that a condition that the wrought iron gate be black wrought iron and not painted to match the stucco wall and that the porch posts be inset from the roof line by approximately 6". 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(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

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

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

Add information from John's letter

On June 28th, 2022, the HDRB designated the house as significant, maintaining the garage a contributing with east façade as primary.

Now, the applicant proposes the following exterior alterations:

1) Replace the historic roof material with a new 24 gauge steel shingle paneled roof matching the neighboring twin house.
2) Replace all non-historic windows with double hung wood casement windows.
3) Replace all historic windows that are rated 'unsatisfactory' in the window assessment with double hung wood casement windows. The total window proposed for replacement amount to 7 of the 23.
4) The window assessor defines 'unsatisfactory' as having 'all sashes, frames, and casing members have more than 30%-40% deterioration, beyond repair.' Our code requires that windows be beyond repair in order to be replaced.
5) Remove back/west porch. A letter from a historian has been provided in order to identify that while it may be historic, it is not original and 'not harmonious.'

6) Replace the existing back/west porch. The porch will have wood posts, a similar wood deck with galvanized corrugated steel shed roof and have a handicap accessible lift attached on the north side. Wood columns and cladding will be painted white and a railing detail will be necessary prior to permit issuance.
7) Construct a concrete masonry unit and a stucco yard wall to a height of 4'-0", stucco color will be cementitious el rey 'fawn.' A wrought iron gate that is no higher than the yard wall is proposed to be painted to match the 'el rey' yard wall.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Staff request an exception for the removal and replacement of the porch.

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

Applicant Response: Do not damage the character of the district: The replacement of the deck and porch will be of the same materials, type, color and character as the existing deck and porch.

Staff Response: Staff feels that while the porch might be approximately 50 years, it is not the original porch and does not contribute to the historic architecture of the house. Staff recommends that the criterion has been met.

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

Applicant Response: Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing the deck and porch that are beyond repair this will provide Mr. Szanthos with a safe structure to use.

Staff Response: Staff feels that the replacement and altered design of the porch would better allow for accessibility for the business use, as this building has been used as a business throughout its history. 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: Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The deck and porch will match the materials, architectural style. features, color and character of the City of Santa Fe. The porch roof will be at least 6 inches

below the existing roof. It will not duplicate the existing structure in a manner that will make the replacement indistinguishable from the existing structure.

Staff Response: Staff feels the porch columns could be inset from the roof line by roughly 6" in order to more sensitively align with the design of the historic structure, but otherwise staff recommends that the criterion has been met.

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.

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.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be

approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Removal of Historic Material/Demolition:

14-5.2(D) General Design Standards for All H Districts

(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 532 Don GASPAR

ID NUMBER: 051600 304

BUILDING NAME: —

SANTA FE ID NUMBER: H 1803

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP ___ N S RANGE ___ E W SEC ___ ___1/4 ___ 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1928-9 ESTIMATE 1912-28 ACTUAL

SOURCE(S) City Direc. | Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman Bungalow

USE:

HISTORIC: (residential)

OTHER ___

PRESENT: residential

OTHER commercial

SURROUNDINGS: Bldgs. res. – RES & commercial uses –

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

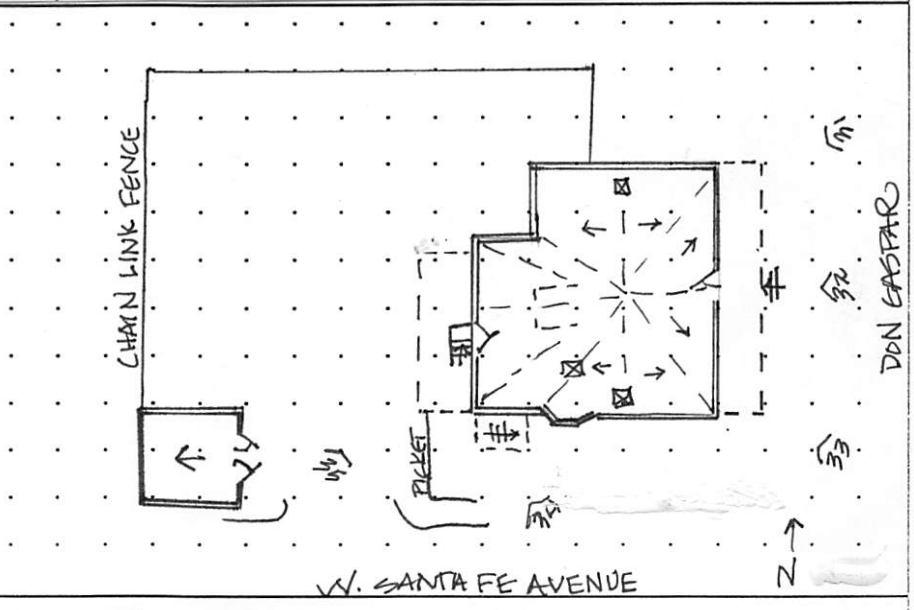
BUILDING THREATENED?

___ YES ✓ NO

PHOTO

#32 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/95 BY #P/DB

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 31 TO 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Pitched gable w/metal tile, cross-gable north to south, projecting dormer, hip E-W
BUILDING WALLS	Red brick
FOUNDATIONS	Raised concrete foundation with basement
DOORS	E- large light wood door w/ dentil moulding, raised wood medallion, 3 light operable transom and sidelights W- wood panel with single upper light and transom
WINDOWS	E- 1/1 dhw w/ wood frames, concrete sills S- bay 1/1 w/ wood cornice flanked by 1/1 windows w/ conc. sills W. 2 2 light casements N- 3 1/1 dhw w/ wood frames, concrete sills
PORCHES OR PORTALES	E- projecting hip roof of metal tile, wd cornice, bead board cieling & brick piers raised painted stone/concrete slab, concrete steps & wd. ramp W- wood lattice w/ wd steps w/ balustrade
BALCONIES	
COURTYARDS	NW flagstone patios
FENCES/WALLS	SW corner white picket, W wood lattice, N chain link E- no fence
ARCH. DETAILS	
OTHER	

COMMENTS Dormer has hexagonal painted exterior tile, suggesting it was added at a later date metal storm windows, brick chimneys, swamp cooler Exterior basement entrance SW w/shed roof

ADDITIONAL PHOTOGRAPHS

#31 N. elevation

#33 S. elevation

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

IDENTIFICATION

ADDRESS

532 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1803

SURVEYED/RESEARCHED

DATE _____ BY _____

#34 S. elevation

#35 W. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

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

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

#36 NW corner

Associated building: Garage 21'x21'

historic use: garage

Current use: storage

shed roof w/ block coping, wood & metal faschia, stuccoed on entire structure, wood lintel over door has been stuccoed over, double leaf wd plank door, standing seam metal roof, battered walls (due to adobe construction)

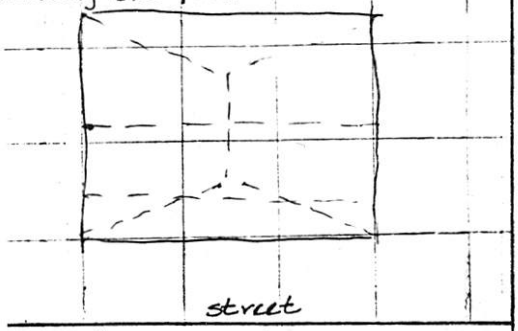
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1803

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 304	UTM reference zone 12 (13)	easting	northing
location description 532 Don Gaspar			city/town Santa Fe
			land grant/reservation
building name		legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼	
film roll by E.T. no. 11	negative nos. 2A	loc. of neg. City of Santa Fe	

building-site plan



ate of construction
1910 estimate 1912-1928 actual
ource Rily Directory - Sanborn
se
resent (residential)
other ___
istoric (residential)
other ___

ondition
___excellent X good
___fair ___deteriorating

degree of remodeling
X minor ___moderate ___major
describe:

surroundings
Mix

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
~~X~~ significant X contributing
~~date~~
___supporting ___intrusive

associated buildings? X yes
what type?
adobe garage
if inventoried, list ID nos.

see back? ___yes

style
late Victorian

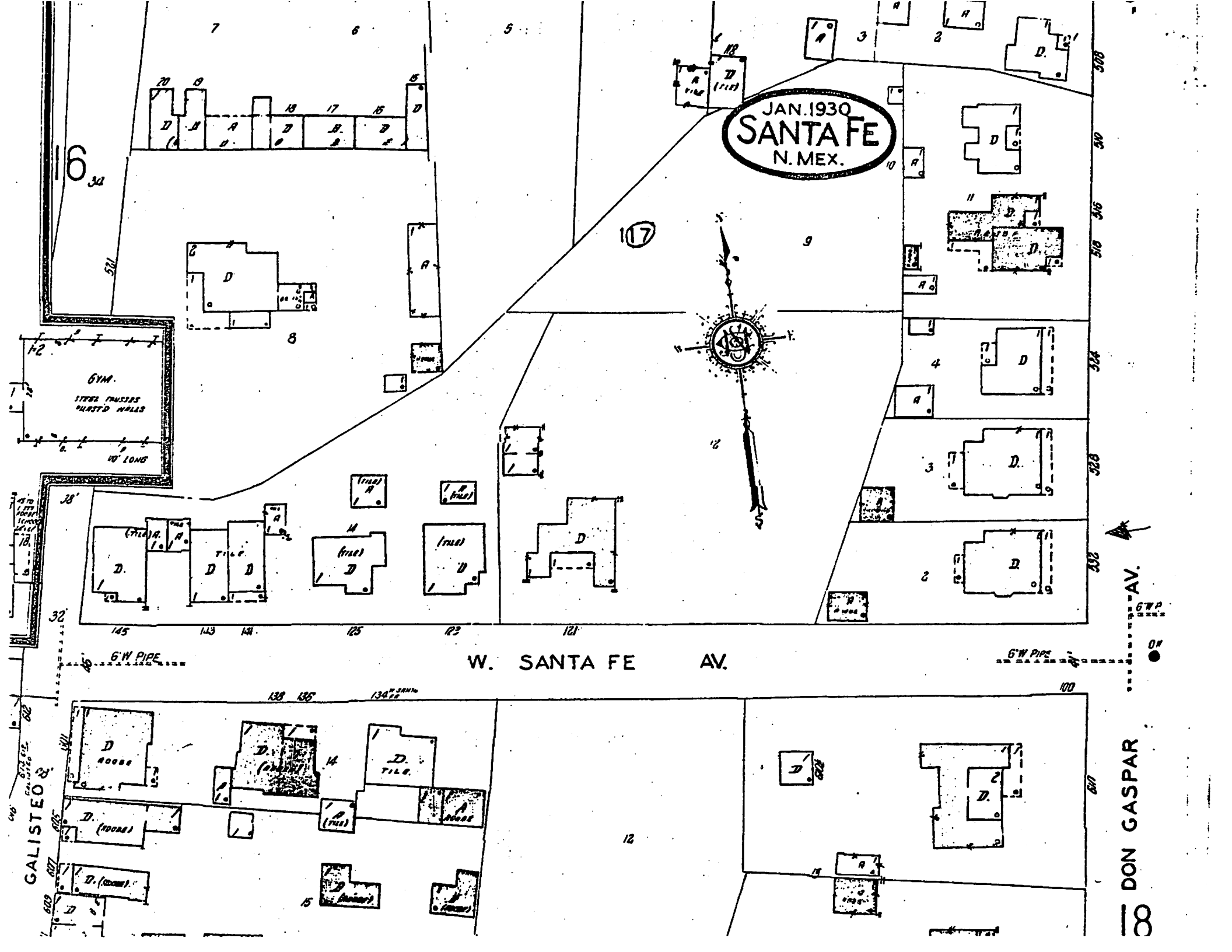
foundation material
concrete over

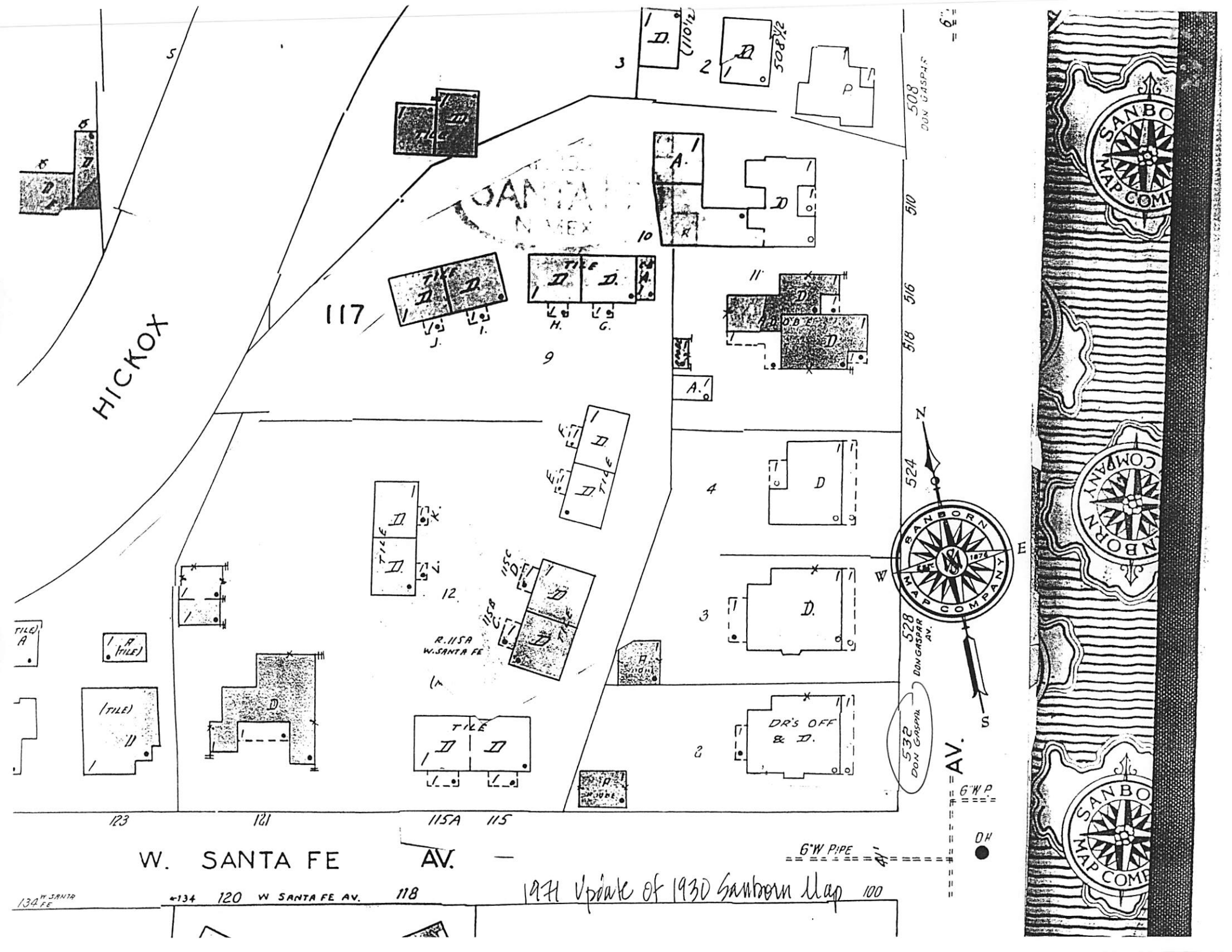
wall material/surface
brick

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

comments
similar to F-303
Justine Thomas - bet in early teens

1936-37 cd - McCauley Jo
1928 cd Tyler WC Tylers drugstore
or 1930 Sanborn


JAN. 1930
SANTA FE
N. MEX.
GYM.
STEEL TRUSSES
PURLIN WALLS
10' LONG
W. SANTA FE AV.
6" W. PIPE
GALISTEO
DON GASPAR
AV.
6
18
117



1971 Update of 1930 Sanborn Map

HOOL
ANDS
REE
NLY

•ARCHITECTS•

August 4, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Deck/Porch Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Porch and Wall Study by John W. Murphey of Architectural History Services dated 7/27/22.

2. Drawing Sheets A1 - A5 dated 8/2/22.

The existing porch was reviewed by John W. Murphey of Architectural History Services and he stated the existing is a "non-contributing element" we are removing the existing deck/porch and installing a new deck/porch. The existing deck/porch was built in the 1950-70s.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the deck and porch will be of the same materials, type, color and character as the existing deck and porch.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing the deck and porch that are beyond repair this will provide Mr. Szanthos with a safe structure to use.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The deck and porch will match the materials, architectural style. features, color and character of the City of Santa Fe. The porch roof will be at least 6 inches below the existing roof. It will not duplicate the existing structure in a manner that will make the replacement indistinguishable from the existing structure.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm

K:\Projects\2021.18\WP\SD\Codes\Historic District\Porch and Wall Assessment\20220804 Deck - Porch Exception.wpd

Attachments

cc: Andras Szantho, Esq.

•ARCHITECTS•

Celebrating 35 Years 1984 2019 ARCHITECTURAL EXCELLENCE

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Yard Wall Application
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Porch and Wall Study by John W. Murphey of Architectural History Services dated 7/27/22.

2. Drawing Sheet C1 dated 8/2/22.

The existing porch was reviewed by John W. Murphey of Architectural History Services and he stated "there are several low, stuccoed street walls within the streetscape. In this way, there is precedent for a low street wall at the subject house."

Per Article 14-5.2(D)(9)(a)(ii)C yard walls exists on both sides of the streets at a distance of six hundred (600) feet in both directions, we are proposing to install a low stuccoed yard wall on West Santa Fe and Don Gaspar Avenue.

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

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Porch and Wall Assessment\20220802 Yard Wall Application.wpd

Attachments

cc: Andras Szantho, Esq.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian
SANTA FE+SAN FRANCISCO
John@archhistoryservices.com

July 27, 2022

Kevin Georges, AIA
KGA Architects
214 Truman Street NE
Albuquerque, NM 87108

RE: 532 Don Gaspar Avenue: Porch and Wall Study

Dear Mr. Georges:

As requested, I have researched the background of the rear porch and whether walls historically stood on and/or would be appropriate to the property.

Based on aerial photographs and visual evidence, I conclude that the porch is of recent (1950s-70s) construction and is not harmonious with the residence's design and period. Historically, the property had a street wall or some linear feature along the south property line but that feature is no longer extant. Based on walls within the designated streetscape — including a stuccoed wall in front of a similar era brick house to the south — a low, unassuming wall would be appropriate and not adversely impact the house's character-defining features.

Administrative Background

The house was first inventoried in 1983 as part of the Don Gaspar Architectural Historic Survey and recommended for Contributing status. It was later added to the City of Santa Fe, Don Gaspar Area Historic District, and the National Register, Don Gaspar Historic District. It was designated Contributing in both listings. It came before the Board in 2000, and more recently, on June 27, 2022, when it was upgraded to Significant status (2022-005448-HDRB).

Historical Overview

In the early 1880s, development in Santa Fe shifted to the south after the construction of a new capitol and the railroad additions. While the capitol building would burn in May 1892, its short presence stirred development. Platted a year before the fire, the Capitol Addition (later reorganized as the Salmon Addition) straddled a yet-to-be-extended Don Gaspar Avenue. The extension of the road, built with convict labor, pushed residential construction into the area in the early 1900s.

The house was erected in c.1922 by Italian immigrant Josephine D. Popp. Popp's grandfather was the Italian stonemason, Gennaro Digneo. Popp also owned the lot to the north (528) and across the street (527) and property on Santa Fe Avenue. All of which she developed. It is likely the Digneo Brothers, a home-building company specializing in brick construction, of which Gennaro was the founder, built both residences. Popp sold the north house and rented out the subject dwelling upon completion. William Clark Tyler, a druggist from Ohio, his wife Nota, their four children, and a live-in chauffeur are its first known tenants.

The subject house first appeared on the 1930 Sanborn Fire Insurance map. At the time, it and its companion to the north had shallow, open wood porches centered on their west elevations (Figure 1). Based on the map's scale, the porches were approximately 15' long.

Character-Defining Features

Representing a western plains expression of the brick bungalow, the house's character-defining features are the following:

- Brick construction
- Cross-gabled plan
- Full-width front porch
- South bay window
- Fenestrated gables
- Transom and sidelight east entry
- Large window openings
- Brick chimneys

Objective 1: Origin of West Elevation Porch

The 1930 Sanborn map establishes that a porch (though smaller and probably of a different roof design) existed during the historic era. Based on aerial photographs and physical evidence, the current porch came about in the 1950-70s.

Existing Conditions

Attached to the back of the house is a roughly 250-square-foot lean-to porch (Figures 6-10). Unlike the structure shown on the Sanborn map, it is positioned toward the south end of the façade. The awkward position of the landing — several feet above the floor — may indicate the original porch was elevated above ground, which was typical of the period.

Square 4" x 4" wood posts support the sloped roof structure. The posts tie into a plate of the same dimension (Photo 11). The plate carries a deck of 2" x 6" rafters topped with boards (Figure 12). The rafters attach to the brick in an informal, lean-to fashion by gravity, a small

ledger, and a pipe (Figure 13). The boards and other members are standard dimension milled lumber with smooth and rough-sawn edges. They connect with nailed and butted ends. The fasteners are modern round head, common wire nails. V-crimp metal siding covers its roof; an unpainted, galvanized gutter traces its fascia. The floor is made of poured concrete.

Aerial Photographs

The first reliable aerial photograph from 1958 shows what appears to be the porch — or an earlier iteration — in the same position as the present structure (Figure 2). This same structure appeared in 1969 (Figure 4) and again in 1978 (Figure 4).

Objective 2: Presence and Compatibility of Walls

Prescence

No photographs are available to validate whether a wall historically stood on the property. A shadow line on the 1969 aerial may indicate a wall or fence along the south exposure, fronting West Santa Fe Avenue (Figure 3). This line is more visible in 1978 (Figure 4).

Compatibility

The 500 block of Don Gaspar is primarily void of street walls. The exception is a low, non-historic stuccoed wall in front of the Fiske House (515), a dwelling built during the same era (Figure 14).

Historically, the block had at least one wall associated with brick houses. This included a wall at the Josephine Popp House (demolished), traditionally located across the street. The Popp was a larger, cross-gabled brick home, likely erected by the Digneo Brothers (Figure 5).

Walls start to pick up on the 600 block, beginning with the Closson House street wall. A stuccoed street wall fronts the brick, side-gabled residence erected in c.1920 (Figure 17). The author researched the Closson street wall in 2015 and determined it was likely erected at the same time as the house.

Performing a pedestrian survey within the 600' designated streetscape recorded several low street walls (Figures 14-19). These are all stucco-faced except for one arroyo stone wall (Figure 19). The stucco walls are primarily in front of stylistically associated Pueblo Revival dwellings.

Conclusion

Porch

Premised on aerial photographs and material evidence, the current porch is likely of 1950-70s vintage. It does not harmonize with the building's construction period or character-defining features. The author would recommend it as a non-contributing element.

Walls

While there may have historically been a wall along the south edge of the house, its design and materials are unknown. The Don Gaspar corridor and designated streetscape have fewer walls than other parts of the district. Sparse walls stood along similar-era brick residences, including the Popp and Closson houses. Currently, there are several low, stuccoed street walls within the streetscape. In this way, there is precedent for a low street wall at the subject house.

Please contact me if you have any questions or comments.

Sincerely,

John W. Murphey
Architectural Historian
505-577-7593
john@archhistoryservices.com

Illustrations

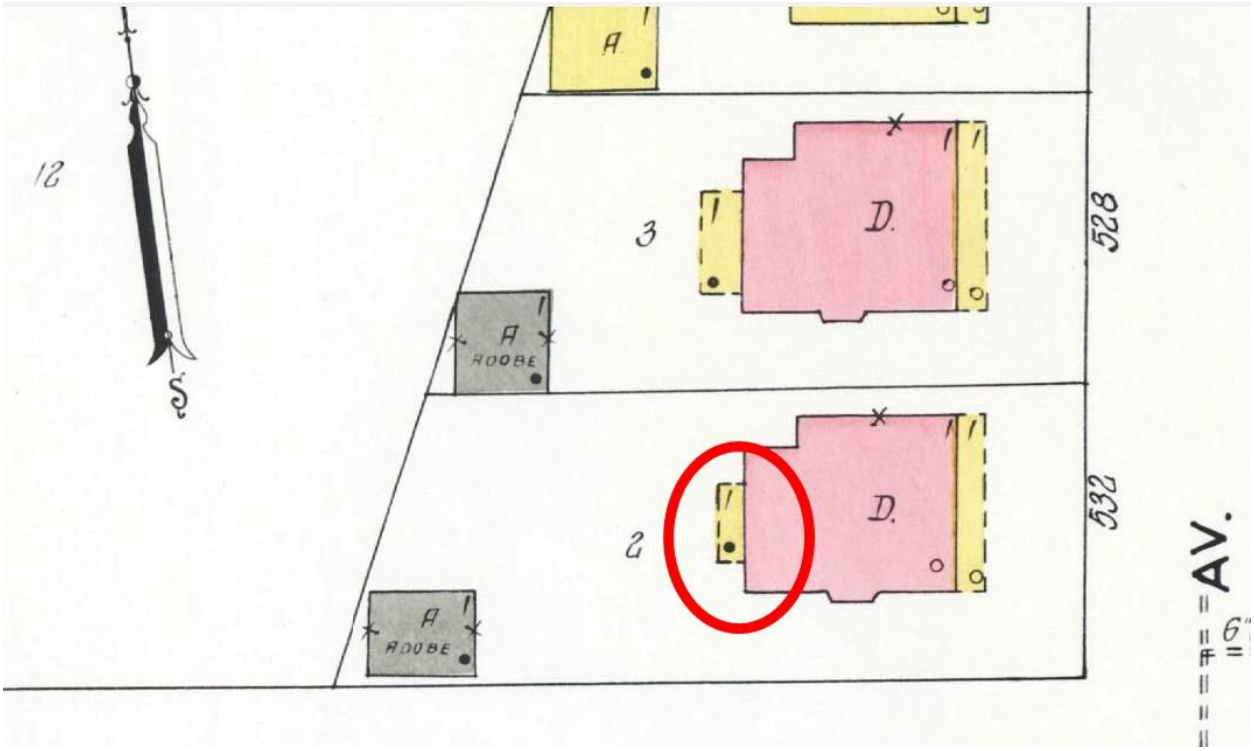


Figure 1: 1930 Sanborn Fire Insurance map.
Earlier open frame wood porch circled.

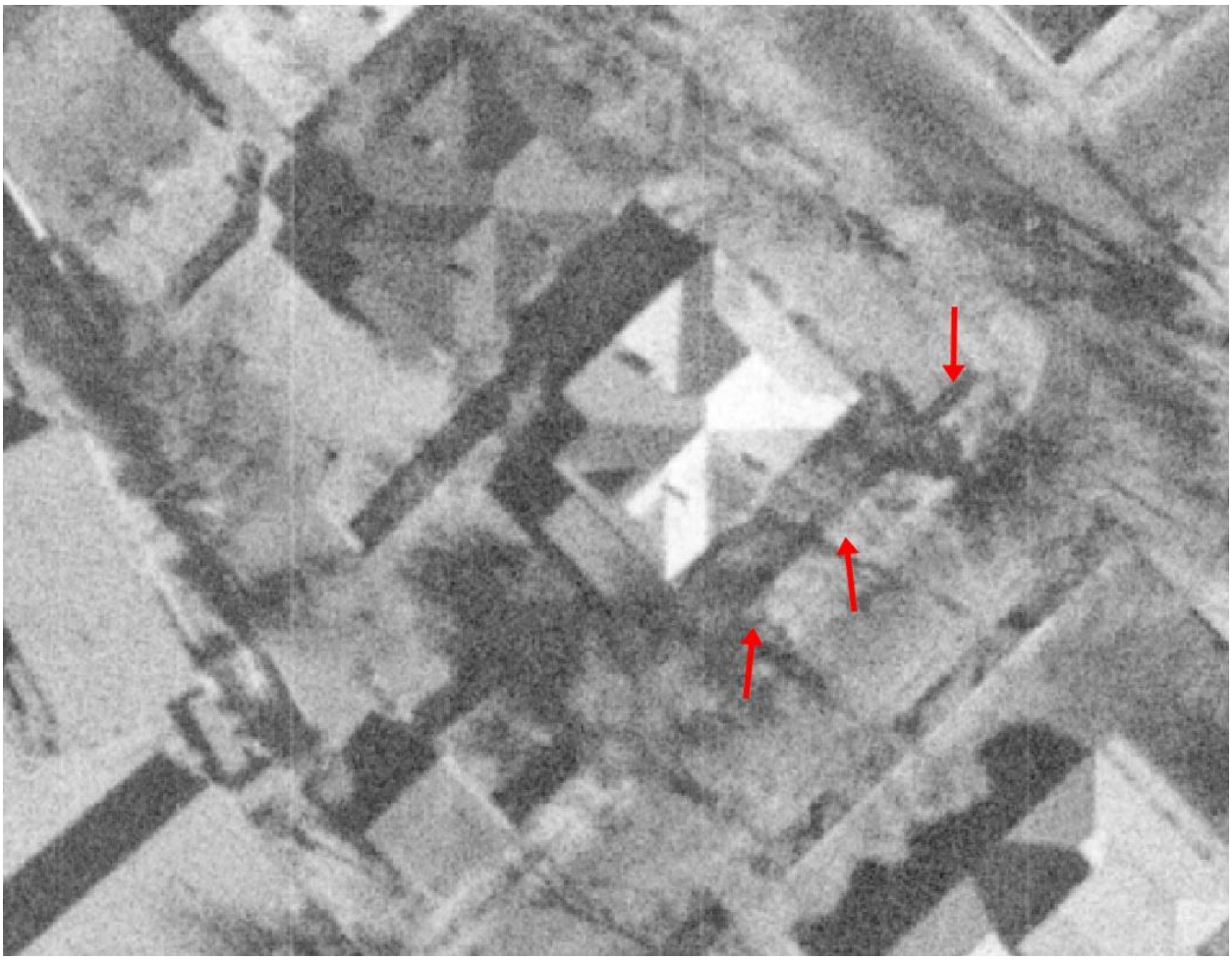


Figure 2: 1958 aerial photograph.
South structure highlighted with arrows.

Figure 3: 1969 aerial photograph.
South structure highlighted with arrows.

Figure 4: 1978 aerial photograph.
South structure highlighted with arrows.

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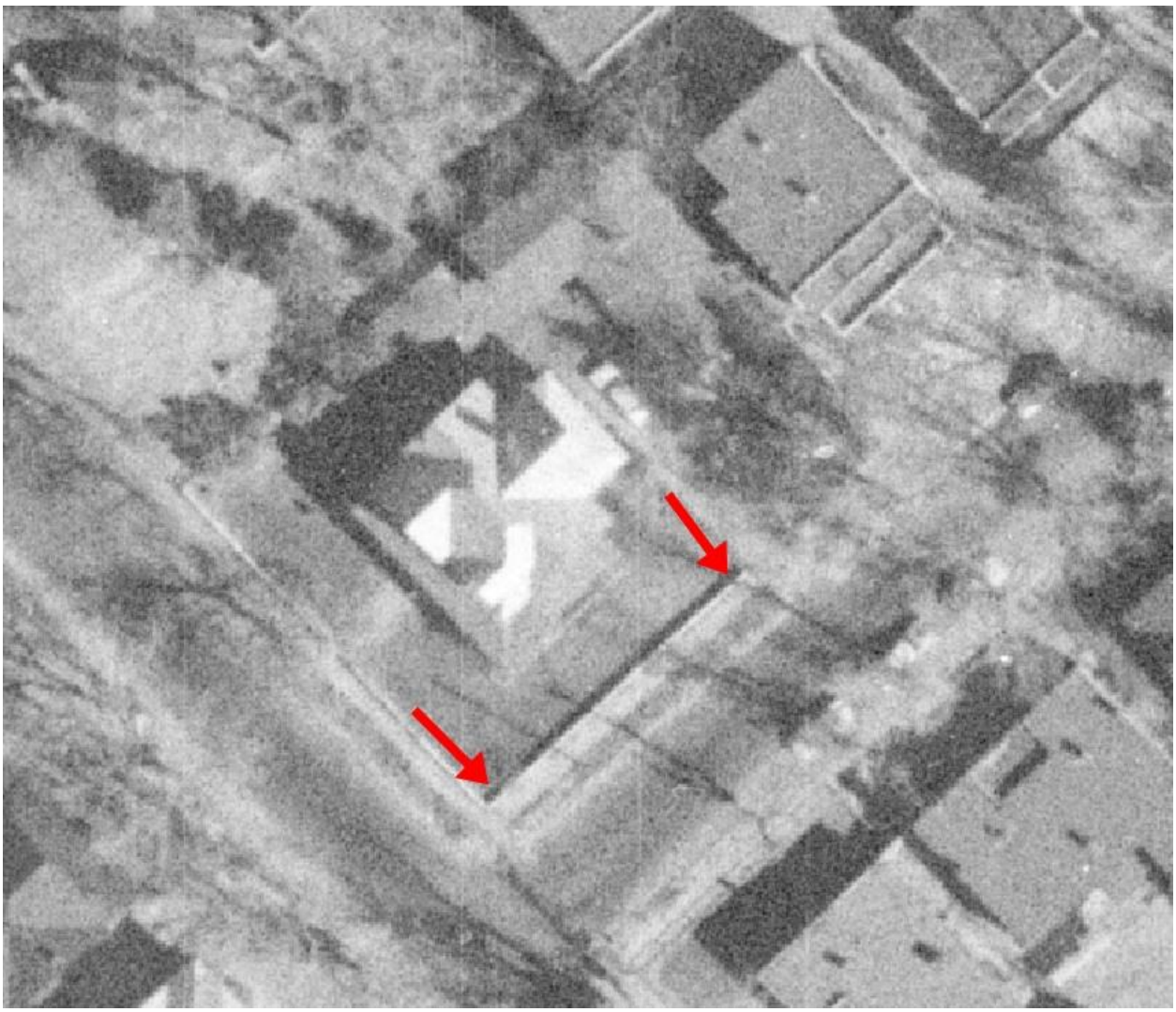


Figure 5: 1958 aerial photograph, 527 Don Gaspar Avenue (demolished). South structure highlighted with arrows.

Field Photos

All photographs taken by Giulia Caporuscio on July 20, 2022.

Figure 6: Porch, as viewed from West Santa Fe Avenue.

Figure 7: Porch, as viewed from West Santa Fe Avenue.

Figure 8: Porch, as viewed from driveway.

Figure 9: Porch, as viewed from parking court.

Figure 10: Porch, as viewed from north property line.

Figure 11: Porch posts and decking.

Figure 12: Porch rafters.

Figure 13: Porch attachment to brick house.

The following photographs show all street walls within the designated 600' streetscape.

Figure 14: 532 Don Gaspar Avenue. Stuccoed street wall.

Figure 15: 603/605 Don Gaspar Avenue. Stuccoed street wall.

Figure 16: 607/609 Don Gaspar Avenue. Stuccoed street wall.

Figure 17: 610 Don Gaspar Avenue. Stuccoed street wall.

Figure 18: 613/615 Don Gaspar Avenue. Stuccoed street wall.

Figure 19: 614 Don Gaspar Avenue. Arroyo stone street wall.

•ARCHITECTS•

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Roof Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Roof Assessment by Brian McPartlon Roofing, LLC dated 7/27/22.

2. Berridge Shingle Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

The roof assessment states that "the existing roof has deteriorated beyond repair" we are showing replacing the existing roof with Berridge Prefinished Metal Victorian Style shingles over asphalt roofing felt(s).

Per Article 14-5.2(D)(6) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the existing metal roof will be of the same size, type and character as close as possible to the existing roof tiles.

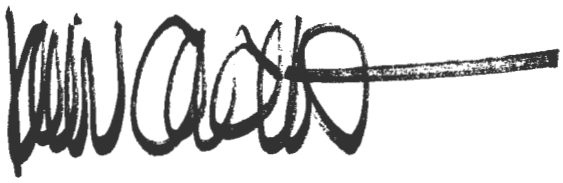
(ii) Are required to prevent a hardship to Mr. Szantho (Applicant) or an injury to the public welfare: By replacing roof that is beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The roof will match the existing roof materials, similar design and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
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Attachments

cc: Andras Szantho, Esq.

Brian McPartlon Roofing, LLC.

Santa Fe Reporter's 2021 "Best of Santa Fe"
1st Place Winner for Best Roofer

July 27, 2022

Kevin Georges
KGA Architects
214 Truman Street NE
Albuquerque, New Mexico 87108.1333
RE: 532 Don Gaspar

To whom it may concern,

On July 25th, 2022, McPartlon Roofing inspected the roof at 532 Don Gaspar.

Our findings are as follows:

1. The Victorian shingle looks to be original.

2. Rust has deteriorated the shingle in hundreds of locations.

3. The adjoining trim and flashing are deteriorated beyond repair.

4. Shingle has curled and warped leaving the substrate vulnerable.

5. Rotten decking and fascia are evident at the perimeter.

In our opinion, the life expectancy of this roof has been surpassed. We recommend a complete removal and replacement to restore the roof to its original appearance.

39 Bisbee Court Unit 7 Santa Fe, NM 87508
Tel: (505) 982-6256 Fax: (505) 982-3654
info@mcpartlonroofing.com www.mcpartlonroofing.com

Brian McPartlon Roofing, LLC.

Santa Fe Reporter's 2021 "Best of Santa Fe"
1st Place Winner for Best Roofer

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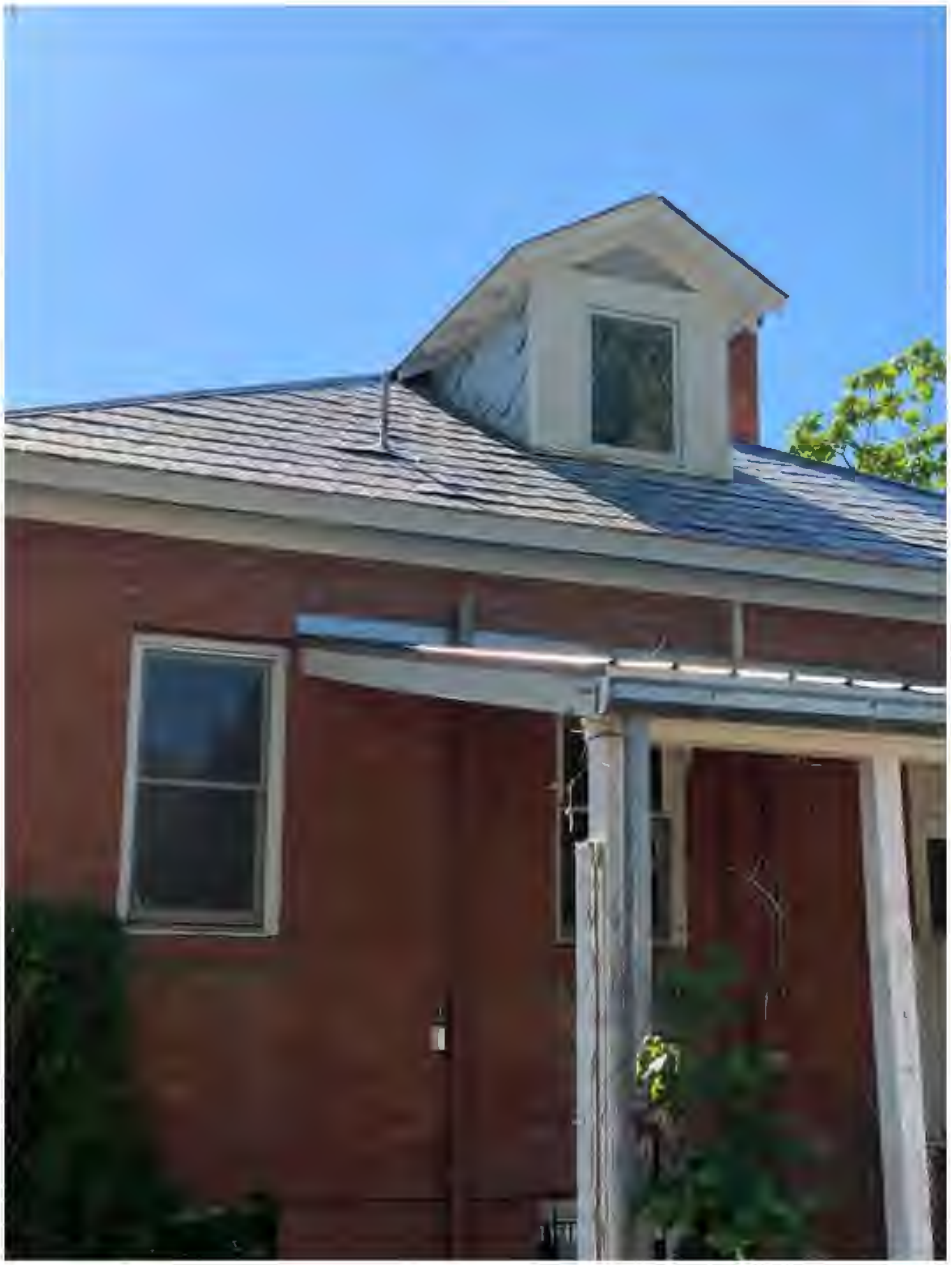

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Santa Fe Reporter's 2021 "Best of Santa Fe"
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39 Bisbee Court Unit 7 Santa Fe, NM 87508
Tel: (505) 982-6256 Fax: (505) 982-3654
info@mcpartlonroofing.com www.mcpartlonroofing.com

Brian McPartlon Roofing, LLC.

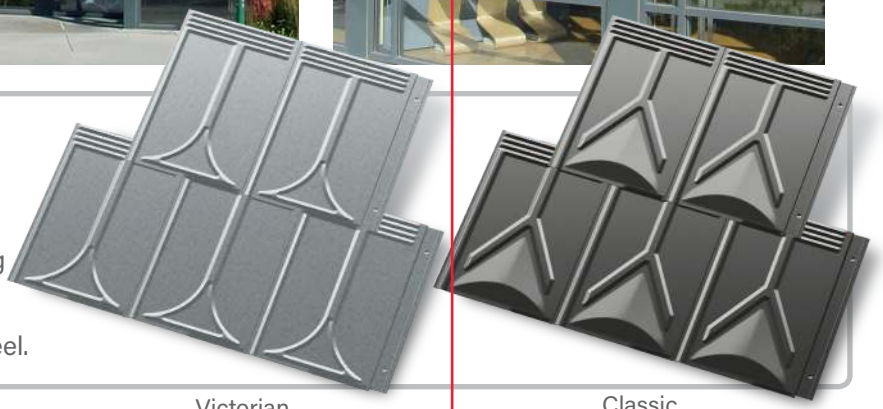
Santa Fe Reporter's 2021 "Best of Santa Fe"
1st Place Winner for Best Roofer

39 Bisbee Court Unit 7 Santa Fe, NM 87508
Tel: (505) 982-6256 Fax: (505) 982-3654
info@mcpartlonroofing.com www.mcpartlonroofing.com

Berridge Victorian & Classic Shingles

SHINGLE SYSTEM

The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.

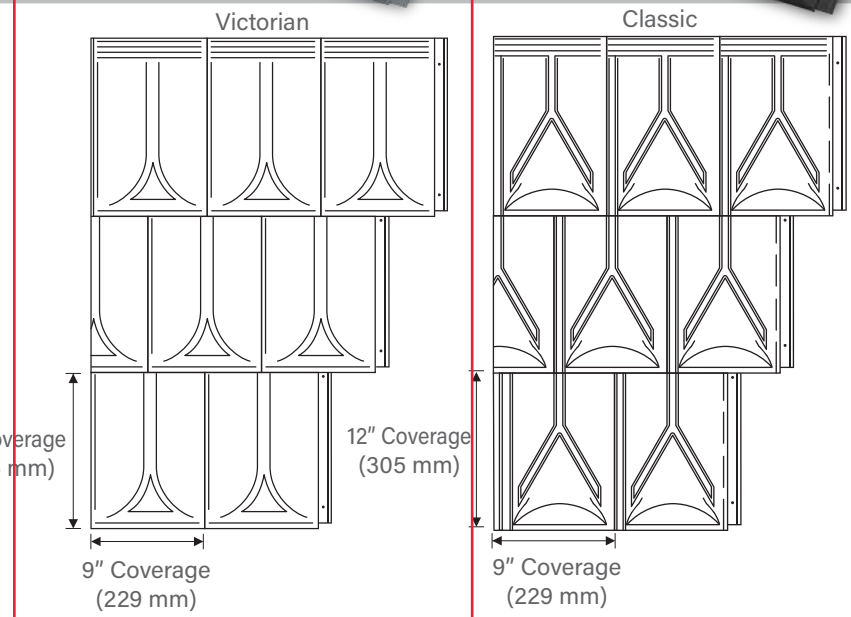


Materials
24 Gauge Steel

Specifications
Uses: Roof, Wall, Fascia
Finishes: Victorian or Classic embossed pattern
Fasteners: Concealed
Applications: Solid sheathing
Coverage: 9" wide and 12" tall

Installation
- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.*
- Use 4" ridge/hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



Pictured Above
Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer: Brester Construction
Color: Zinc Grey

Pictured Right
Panel: Victorian

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 ▪ 800-669-0009 ▪ www.berridge.com

BERRIDGE VICTORIAN & CLASSIC SHINGLES TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY		CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■	Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
ROOF LISTINGS	■	Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.2 (24 GA-Wood Deck) FL# 11241.3 (24 GA-Plywood)
	■	Miami Dade	TAS 125	Miami Dade County approval of building products directly related to the structural wind resistance	NOA # 17-0808.05
	■	TDI Listed	UL 580	Texas Department of Insurance Listing for wind capacities	RC-231 (24 GA-Plywood)

■ - Steel only ❑ - Steel and Aluminum
For further details please visit www.berridge.com

BERRIDGE
Roofs of Distinction

CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

•ARCHITECTS•

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Windows Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Window Assessment by Ra Patterson of RPA & Associates dated 7/11/22.

2. Pella Reserve Traditional Window Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

After completing the window assessment where it shows 7 of the existing 23 windows are more than 30% deteriorated we are showing existing windows to be repaired (existing window is less than 30% deteriorated) and replaced (existing window is more than 30% deteriorated). We will replace the windows that needed to be replaced with Pella Reserve Traditional Window, wood finish both interior and exterior. Insulated glazing, painted Sherwin Williams SW9507 Cream & Sugar.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the windows will be of the same size, type and character as the existing windows.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing windows that are beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The windows that are replaced will match the existing windows and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Window Study\20220802 Windows Exception.wpd

Attachments

cc: Andras Szantho, Esq.

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Kevin Georges & Associates
214 Truman St NE
Albuquerque, NM 87108

Andres Szanthos Project

JOB	DATE
532 DON GASPAR AVE	07/11/2022

LOCATION	DESCRIPTION
EAST A	48 X 72 DH 1/1 COTTAGE STYLE
EAST DR #1	75 X 105 RH OUTSWING 1-LT SIMPSON STYLE (1980's) WOOD BEAD – SIDE LIGHTS AND DOOR HAVE BEEN REPLACED – TRANSOM ORIGINAL WITH PUTTY GLAZE
EAST B	48 X 72 DH 1/1 COTTAGE STYLE
2ND FLOOR	
EAST C	80 X 33 LLR INSWING CASEMENT 1-LT FAR LEFT OSV MISSING SASH
SOUTH D	34 X 72 DH 1/1
SOUTH E	34 X 72 DH 1/1
SOUTH F	48 X 72 DH 1/1
SOUTH G	34 X 72 DH 1/1
SOUTH H	34 X 72 DH 1/1
BASEMENT	
SOUTH I	30X 24 INSWING HOPPER 2W1H
SOUTH DR #2	28 X81 OUTSWING LH 1-LT FULL GLASS IG (1980's)
SOUTH J	30 X 24 INSWING HOPPER 2W1H
2ND FLOOR	
SOUTH K	28 X 58 DH 1/1 NOT ORIGINAL – REPLACED ROPE AND PULLEY – SASHES WITH TAPE BALANCE SASHES (1970's)
WEST L	28 X 34 LR TWIN 1W2H PUSH-OUT CASEMENT – ADDED WINDOW, DOESN'T MATCH OTHER DH BARN SASHES – NOT ORIGINAL

JOB	DATE
532 DON GASPAR AVE	07/11/2022

LOCATION	DESCRIPTION
WEST DR #3	35 X 81 RH OUTSWING 4-HORIZONTAL PANELS/1-LT SIMPSON (1980's) RAISED PANEL, MECHANICALLY PUT TOGETHER
WEST M	28 X 56 DH 1/1
WEST N	28 X 56 DH 1/1
BASEMENT	
WEST O	30 X 24 INSWING HOPPER 2W1H
WEST P	30 X 24 FIXED MISSING SASH 1-LT DRYER VENT STICKING THROUGH
WEST Q	34 X 72 DH 1/1
2ND FLOOR	
WEST R	28 X 40 L CASEMENT PELLA CLAD (1990's)
NORTH S	34 X 72 DH 1/1
NORTH T	34 X 72 DH 1/1
BASEMENT	
NORTH W	30 X 24 INSWING HOPPER 2W1H
2ND FLOOR	
NORTH U	51 X 33 TWIN DH 1/1 ROPE & PULLEY – SASHES REPLACED – TAPE BALANCE SASHES (late 70's)
NORTH V	51 X 33 TWIN DH 1/1 ROPE & PULLEY – SASHES REPLACED – TAPE BALANCE SASHES (late 70's)

JOB	DATE
532 DON GASPAR AVE - REAR GARAGE/STUDIO	07/11/2022

LOCATION	DESCRIPTION
EAST DR #4	36 X 80 RH INSWING ½ GLASS/2-PANEL BOTTOM SIMPSON DOOR (1990's)
EAST DR # 5	36 X 80 LH INSWING ½ GLASS/2-PANEL BOTTOM SIMPSON DOOR (1990's)
EAST X	29 X 35 DH 1/1 WHITE CLAD/WOOD PELLA (1990's)
WEST Y	29 X 57 DH 1/1 WHITE CLAD/WOOD PELLA (1990's)

In closing, my professional opinion is the windows and doors that are historic and restorable, could be restored per historic code. With that being said, the aluminum screens should be replaced with a wood screen. Also, the restored windows would not be energy efficient and would not meet any type of energy code.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson_____

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTERGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	48 X 72 1/1 DH	S	**HISTORIC**
DR #1	75 X 105	S	**HISTORIC** * TRANSOM **NON-HISTORIC** * DOOR/SIDE LIGHTS (1980's)
B	48 X 72 1/1 DH – COTTAGE	S	**HISTORIC**
C	80 X 33 LLR	U	**NON-HISTORIC** * BARN SASHES INSERTED IN TO DH FRAME
D	34 X 72 1/1 DH	F	**HISTORIC**
E	34 X 72 1/1 DH	F	**HISTORIC**
F	48 X 72 1/1 DH – COTTAGE	F	**HISTORIC**
G	34 X 72 1/1 DH	U	**HISTORIC**
H	34 X 66 1/1 DH	U	**HISTORIC**
I	30 X 24 HOPPER 2W1H	F	**HISTORIC**
DR #2	28 X 81 LH OUTSWING 1-LT	F	**NON-HISTORIC** *1980's
J	30 X 24 HOPPER 2W1H	S	**HISTORIC**
K	28 X 58 DH 1/1	F	**NON-HISTORIC** *1980's REPLACED SASHES & TAPE BALANCES
L	28 X 34 LR TWIN PUSH-OUT CASEMENT 1W2H	S	**NON-HISTORIC** * REPLACED WITH ADDED BARN SASHES
M	28 X 56 DH 1/1	S	**HISTORIC**
N	28 X 56 DH 1/1	F	**HISTORIC**
O	30 X 24 HOPPER 2W1H	S	**HISTORIC**
P	30 X 24 HOPPER – FIXED 1-LT	U	**NON-HISTORIC** * SASH MISSING VENT CUT IN

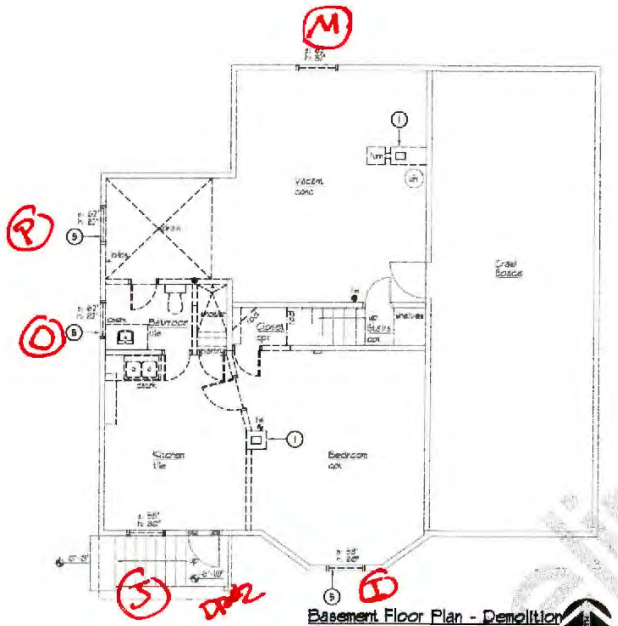
NOTES:

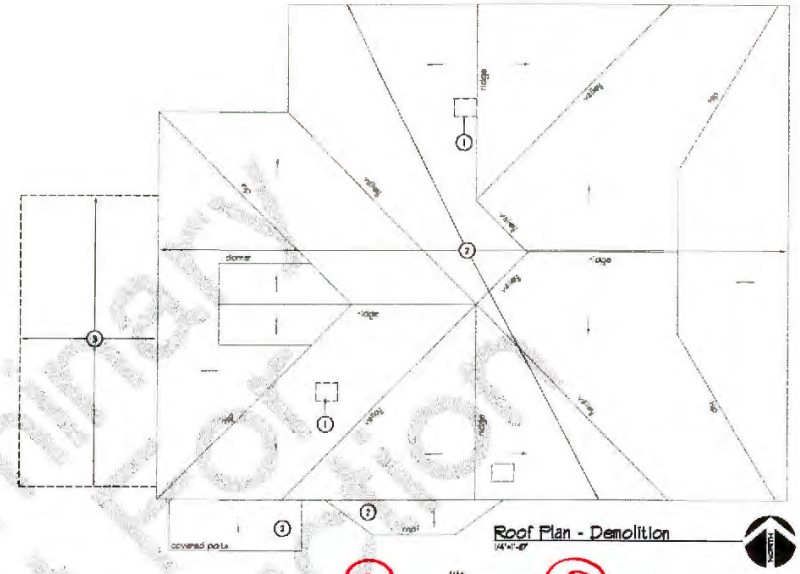
ALL WINDOWS HAVE ALUMINUM NON-HISTORIC SCREENS

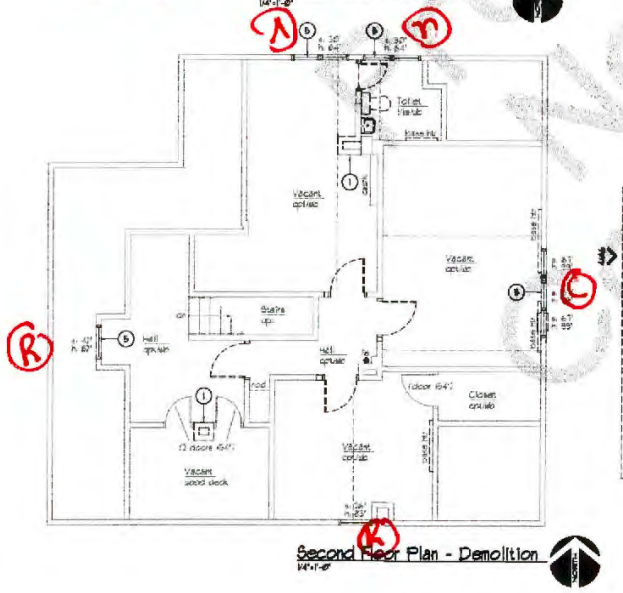
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
Q	34 X 72 DH 1/1	U	**HISTORIC**
R	28 X 40 L CASEMENT PELLA	P	**NON-HISTORIC** *1990's CLAD/WOOD
S	34 X 72 DH 1/1	F	**HISTORIC**
T	34 X 72 DH 1/1	U	**HISTORIC**
U	51 X 33 TWIN DH 1/1	F	**NON-HISTORIC** * NEWER SASHES AND TUBE BALANCES PUT IN LATE 70's, EARLY 80's
V	51 X 33 TWIN DH 1/1	F	**NON-HISTORIC** * NEWER SASHES AND TUBE BALANCES PUT IN LATE 70's, EARLY 80's
W	30 X 24 HOPPER 2W1H	U	**HISTORIC**

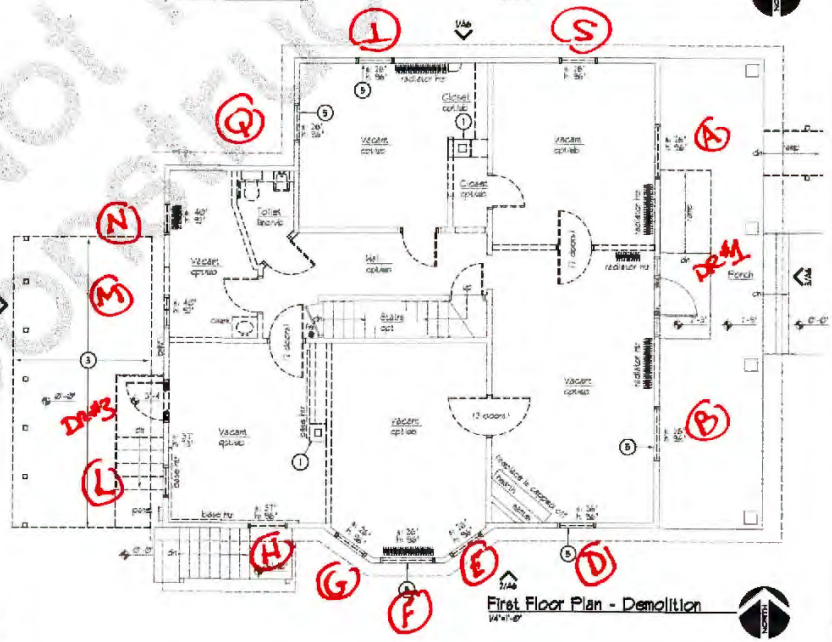
NOTES:

ALL WINDOWS HAVE ALUMINUM NON-HISTORIC SCREENS









Preliminary Not For Construction

Kevin Georges & Associates
Architecture & Planning

Keyed Notes A1:

1. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
2. REMOVE EXISTING ROOFING MATERIAL.
3. REMOVE EXISTING PORTAL.
4. NOT USED.
5. REMOVE EXISTING WINDOW, TYPICAL.

Design Development

Andras Szanthos Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn JA Checked KEG
By By

Proj No. 2201JS Date 2/10/22

©2022 KEVIN GEORGES & ASSOCIATES, PA

Revisions Architect Engineer

FLOOR PLANS - DEMOLITION

Sheet Title

A1

Sheet 6 of 14

North V

Studio East
Dr # 4

North U

North W

Studio East Dr #5

Studio East X

Studio West Y

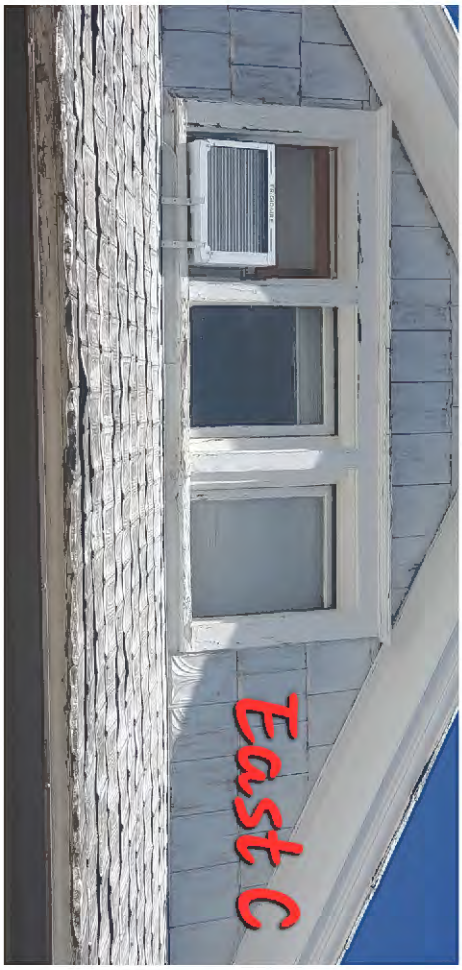
West Q

North S

East A

532
East Dr #1

East B


East C

East Dr #1
moulding

South D

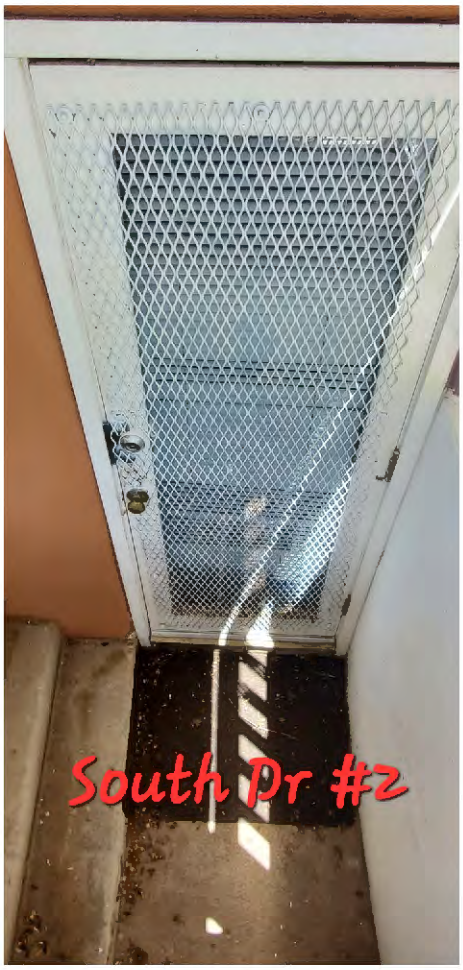
South E

South F

South G

South H

South I


South Dr #2

South J

South K

West L

West Dr #3

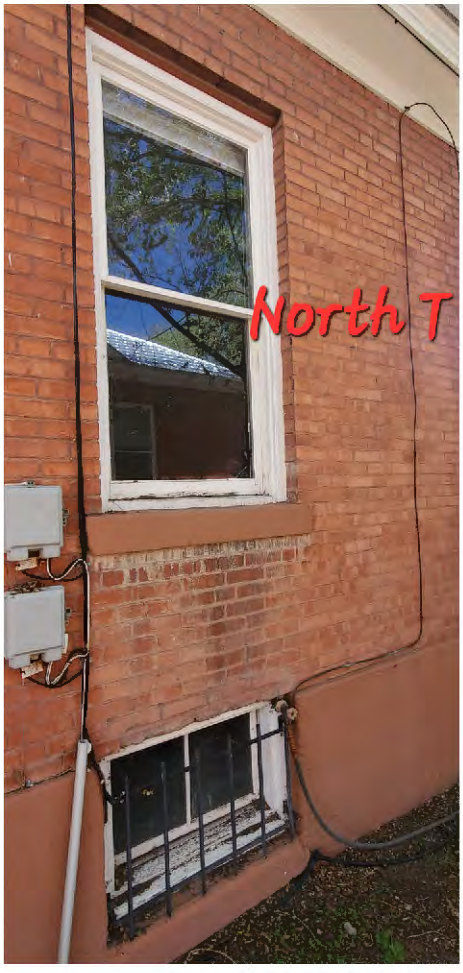
West M

West N

West O

West P

West R


North T

Pro Window & Door Guide

Leaders in Innovation Since 1925

From testing beyond industry requirements to delivering continuous innovation – we go beyond what meets the eye to make beautifully designed windows and doors to be a solution for every project. To learn more, visit pella.com/professionals.

Contents

Why You Can Trust Pella	4
Wood & Clad-Wood Windows & Patio Doors	7
Fiberglass Windows & Patio Doors	25
Vinyl Windows & Patio Doors	33
Product Line Comparison	42
Additional Solutions	45
Trim Options	46

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Why You Can Trust Pella

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 for innovation by homeowners[1]

Rated #1 for highest quality by homeowners[1]

The best Limited Lifetime Warranty for wood windows and patio doors[2]

[1] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

We Are Dedicated to Window & Door Details

Pella ProEdge Solutions is an extension of your team, helping projects go more quickly and smoothly while reducing callbacks. With dedicated product expertise; anytime, anywhere communication; and service after the sale, you can complete jobs faster, get paid sooner and take on more jobs for your business.

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The expertise of your local Pella representatives coupled with personalized on- and off-site support, helps cut time and hassle from every project. And with access to local Pella showrooms, your homeowners can work directly with a Pella sales rep to decide which products will work best for their home.

Anytime, Anywhere Communication

Pella ProEdge Solutions provides builders and contractors with anytime, anywhere communication. With Pella ProConnect, you can contact your rep, track orders and see which accessories are being held. And when you need a quote or have a question, our project management team will respond within 24 hours. To create a new account, simply open your favorite web browser on your preferred device and visit proconnect.pella.com or use the QR code. Mobile users can add a tile icon to their home screen for easy access.

Service After the Sale

We hold off screens and hardware until the end of a project, ensuring they don't get damaged on-site. In addition to holding off on the final touches, we install your windows and patio doors on your project's timeline. Our reps provide on-site training and support, and local service reps will take care of any callbacks or warranty claims directly with homeowners. And on the final walk-through, we will install accessories and ensure the details are covered.

Wood & Clad-Wood Windows & Patio Doors

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. Personalize windows and patio doors to match your project with special sizes, grilles, premium interior and exterior colors and hardware finishes.

Our innovative EnduraGuard® wood protection provides advanced protection against the effects of moisture – helping to provide long-lasting performance. Pella's wood products are backed by the best limited lifetime warranty in the industry for wood windows and patio doors.*

Pella® Reserve™

Traditional

Exquisite designs with unparalleled historical detailing.

Contemporary

Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Pella Lifestyle Series

Designed to deliver exceptional performance and create unique room-by-room solutions with performance options and time-tested innovations.

Pella® Lifestyle Series
Dual-pane casement windows with between-the-glass grilles and a custom stained interior.

The best limited lifetime warranty.

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.* See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

Pella® Reserve™

Authentic designs with uncompromised attention to detail.

Made for the distinction creators, the purists of design, the architectural historians – each window and door is meticulously designed to achieve your vision. We deliver tailor-made solutions and intentional innovations to achieve your unique vision without concessions. From simple yet sophisticated style to historical detailing, anything less simply won't do.

Pella Reserve – Traditional

Pella Reserve – Traditional windows and patio doors are exquisitely designed with unparalleled historical detailing. They feature through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.

Pella Reserve – Contemporary

Contemporary-designed Pella Reserve windows and patio doors offer simple and sophisticated styles with expansive glass, sleek, minimal profiles and through-stile construction, which embody the tenets of pure contemporary design.

Pella® Reserve™
Traditional

Wood & Aluminum-Clad Wood

Unparalleled historical detailing

Featuring historic elements with uncompromised attention to detail, including Integral Light Technology® grilles and a historic putty profile.

Authentic hardware

With a historically authentic spoon-lock and our Antiek casement window hardware inspired by period furniture.

Winner of the 2019 Most Innovative Window

From *Window and Door Magazine*, the patented Integrated Rolscreen® appears when you need it and is hidden when you don't.

Historic elements

Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. These products offer the industry's deepest sash dimension.

Through-stile construction. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

Integral Light Technology. Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy performance.

Intentional innovations

Single- and double-hung Integrated Rolscreen. The Integrated Rolscreen is a screen on a single- and double-hung window that appears when you open the window, and rolls away, out of sight, when you close it.

Innovative sash lugs. Add sash lugs to the exterior of our double-hung windows to create an authentic look, while maintaining modern tilting functionality for easy cleaning.

Integrated security sensors. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most.

Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style. Durable interiors and extruded aluminum exteriors allow you to create the ideal look for your design. And with cutting-edge innovations that solve modern-day inconveniences without compromising the design, your clients can be proud to own Pella Reserve – Traditional windows and patio doors. We know your reputation matters, so we stand behind Pella Reserve products with the best limited lifetime warranty for wood windows and patio doors.*

Achieve your vision and impress your clients. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions. And with large multi-slide and bifold patio doors, you can create a space that blurs the lines between indoors and out.

Available in these window and patio door styles:

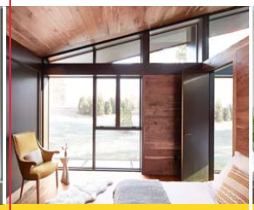
Special shapes also available.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.

Compare Window & Patio Door Lines

Review our lines and discover your best fit.

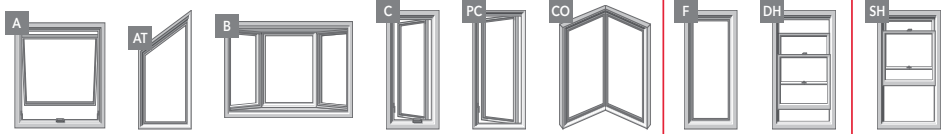
For more information on Pella's window and patio door offering, see your local Pella sales representative or visit pella.com/professionals.



	Pella® Reserve™		Pella Lifestyle Series	Pella Impervia®	Pella 250 Series	Encompass by Pella
Product Line	Traditional	Contemporary				
Material	Wood & Clad-Wood	Clad-Wood	Clad-Wood	Fiberglass	Vinyl	Vinyl
Price	$$$$ - $$$$$	$$$$ - $$$$$	$$ - $$$	$$-$$$	$$	$ - $$
Description	Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.	Simple and sophisticated designs with expansive glass, sleek, minimal profiles and through-stile construction embody the tenets of pure contemporary style.	Purposeful innovations delivering room-by-room solutions like integrated blinds, shades and security sensors. Available performance packages offer an unbeatable combination of energy efficiency, sound control and value.[2]	Pella Impervia products are engineered to last. Our proprietary fiberglass material provides unmatched strength and lasting durability with sleek, timeless style.[4] Tested in extremes and designed for every day, these windows and patio doors deliver proven performance.	Pella 250 Series products offer innovative and enhanced security and privacy features for more peace of mind. Made with beautiful easy-care vinyl, these windows and patio doors provide Pella craftsmanship in a great-looking product.	Encompass by Pella is competitively priced, easy-care vinyl. Featuring low-maintenance, high-grade vinyl frames, these windows and patio doors will look great for years and are backed by a brand you can trust.
Available Styles	**Window Styles** A AT B C CO DH F SH PC **Patio Door Styles** SD HD BF MS	**Window Styles** A AT C CO F PC **Patio Door Styles** SD HD BF MS	**Window Styles** A B C DH[3] F **Patio Door Styles** SD HD	**Window Styles** A AT B C DH F SH SW **Patio Door Styles** SD	**Window Styles** A AT B C DH F SH SW **Patio Door Styles** SD	**Window Styles** AT DH[3] F SH SW **Patio Door Styles** SD

[1] Additional special shapes also available.
[2] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
[3] Double-hung window only available with dual-pane glass.
[4] Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
[5] Double-hung window available in East Region only.

Window & Patio Door Styles[1]



Colors & Finishes

Wood Types

C T

Choose the wood species that best complements your project's interior.

Pine

Custom solutions:

Douglas Fir

Mahogany

White Oak

Red Oak

Cherry

Maple

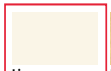
Prefinished Pine Interior Colors

C T

When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White

Bright White



Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Red Mahogany Stain

Espresso Stain

Charcoal Stain

Black Stain

Extruded Aluminum-Clad Exterior Colors

C T

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.[1] Custom colors are also available.

Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Pearl Gray

Soft Linen

Satin Steel

Matte Gray

Wolf Gray

Spice Red

Sage

Frost Blue

Blue Ash

Glass

InsulShield® Low-E Glass[2]

Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]

C T

AdvancedComfort Low-E insulating dual-pane glass with argon

C T

NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]

C T

SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]

C T

Additional Glass Options

Laminated (non-impact-resistant)[4,5], tinted[2,4] or obscure[2,4] glass also available on select products

C T

STC (Sound Transmission Class)-improved dual-pane sound glass[3,6]

C T

Impact-resistant glass[3,4]

T

[1] The highest exterior coating standard for painted aluminum exteriors is the AAMA 2605 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

[2] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

[3] Available on select products only. See your local Pella sales representative for availability.

[4] Available with Low-E insulating glass with argon on select products.

[5] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

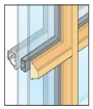
[6] Sound control glass consists of dissimilar glass thickness (3mm/5mm).

C Pella® Reserve™ - Contemporary
T Pella Reserve - Traditional

Grilles

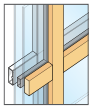
Grille Types

Choose the look of true divided light with Integral Light Technology® or make cleaning easier by selecting grilles-between-the-glass.



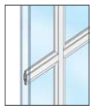
Ogee Integral Light Technology® 7/8", 1-1/4" or 2"[6]

T



Square Integral Light Technology® 5/8", 7/8", 1-1/4" or 2"[6]

C



Aluminum Grilles-Between-the-Glass 3/4"

C T

Grilles-Between-the-Glass Interior Colors:[2]

Black

White

Brown

Fossil

Ivory

Harvest

Cordovan

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.

12-Lite Prairie

T

14-Lite Prairie

T

Victorian

T

New England

T

Traditional

C T

9-Lite Prairie

C T

Top Row

C T

Cross

C T

Custom

C T

Diamond

T

Simulated French

T

Screens[3]

Rolscreen® & Integrated Rolscreen

C T

Rolscreen soft-closing retractable screens roll out of sight when not in use on Pella Reserve - Traditional casement windows and sliding patio doors and on Pella Reserve - Contemporary sliding patio doors. The Integrated Rolscreen is a fully concealed Rolscreen that moves seamlessly with the sash – appearing when you open a Pella Reserve - Traditional single- or double-hung window and rolling completely away when you close it.

Flat

C T

InView™ screens let in 14% more light and are 8% more open for improved airflow.[4]

Added Peace of Mind

Integrated Security Sensors

C T

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[5] For more information, go to connectpella.com.

[1] Color-matched to your product's interior and exterior color.

[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

[3] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

[4] Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

[5] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection

Window Hardware

Classic Collection

T

Get a timeless look with authentic styles in classic finishes.

Fold-Away Crank
Antiek

Spoon-Style Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Modern Collection

C

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.

Fold-Away Crank
Saldo

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Polished Chrome

Satin Brass

Rustic Collection

T

Create a distinct and charming look with distressed finishes.

Fold-Away Crank
Antiek

Spoon-Style Lock

Finishes:

Distressed Bronze

Distressed Nickel

Essential Collection

T

Select from popular designs and finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Patio Door Hardware

Classic Collection

C T

BALDWIN

Choose timeless pieces for a look that will never go out of style.

Hinged & Bifold Patio Door Handles
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[1,2]

Finishes:

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Modern Collection

C T

BALDWIN

Achieve the ultimate contemporary look with sleek finishes.

Hinged & Bifold Patio Door Handle
Spiere

Sliding & Multi-Slide Patio Door Handle
Plazo

Multi-Slide Patio Door Handle[1,2]

Finishes:

Matte Black

Satin Nickel

Polished Chrome

Satin Brass

Rustic Collection

C T

BALDWIN

Stand out with bold looks and create an utterly unique aesthetic.

Hinged & Bifold Patio Door Handles
Rustiek

Sliding & Multi-Slide Patio Door Handle
Notus

Finishes:

Distressed Bronze

Distressed Nickel

Essential Collection

C T

Elevate your style and transform a home with elegant selections.

Hinged & Bifold Patio Door Handles
Standard

Sliding Patio Door Handle
Standard

Multi-Slide Patio Door Handle[1,2]

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

Give your business the advantage with Pella ProEdge Solutions

We're here to help your projects go smoother. This service operates as an extension of your team to help projects run more smoothly while reducing callbacks. With Pella ProEdge Solutions, you can expect:

Your Local Go-To Window and Door Experts

Anytime, Anywhere Communication

Service After the Sale

Pella ProEdge Solutions is here to get your jobs completed faster, get you paid quicker and ultimately get more jobs sooner.

Learn more about Pella ProEdge Solutions at pella.com/proedge.

Pella products are backed by some of the best warranties in the business.

You can be confident in your investment. Pella windows and patio doors are backed by a strong national brand and some of the strongest warranties.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

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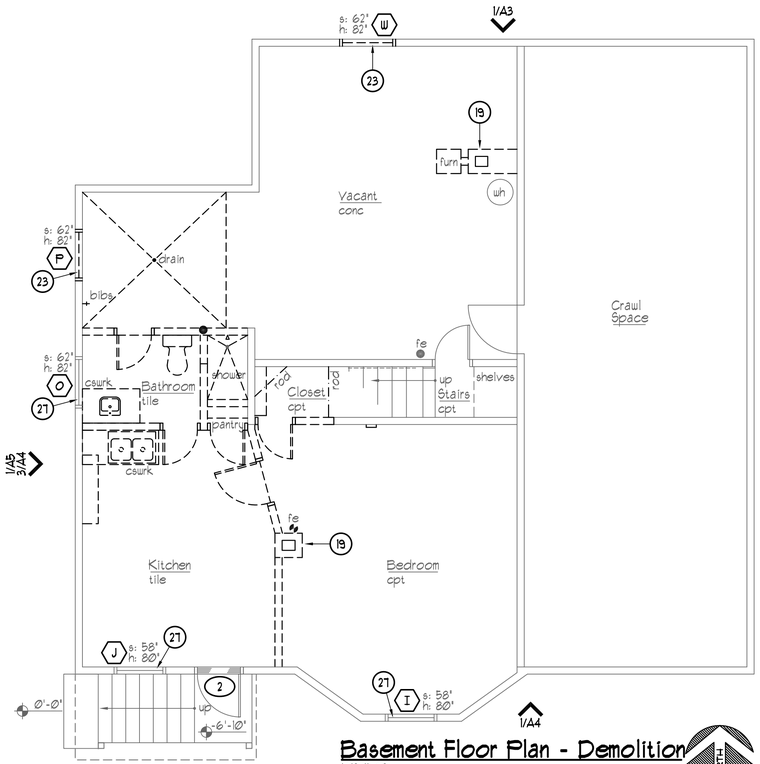
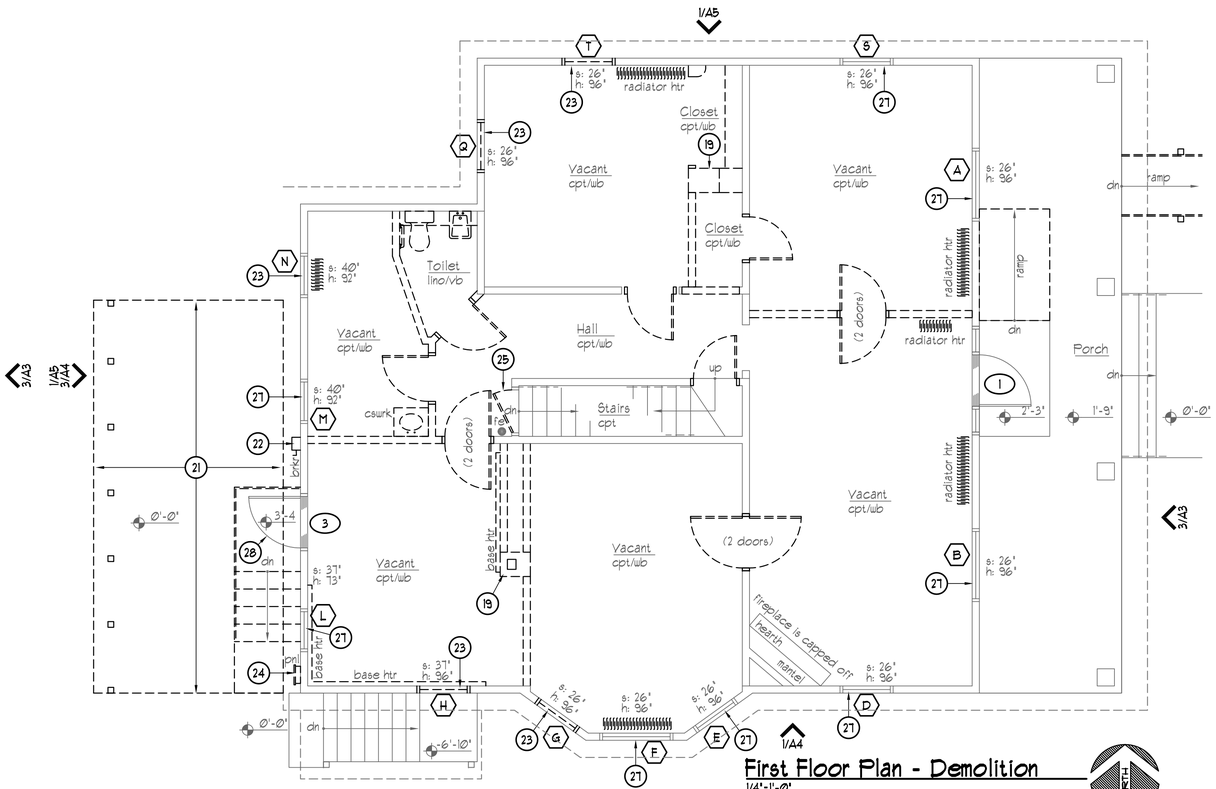


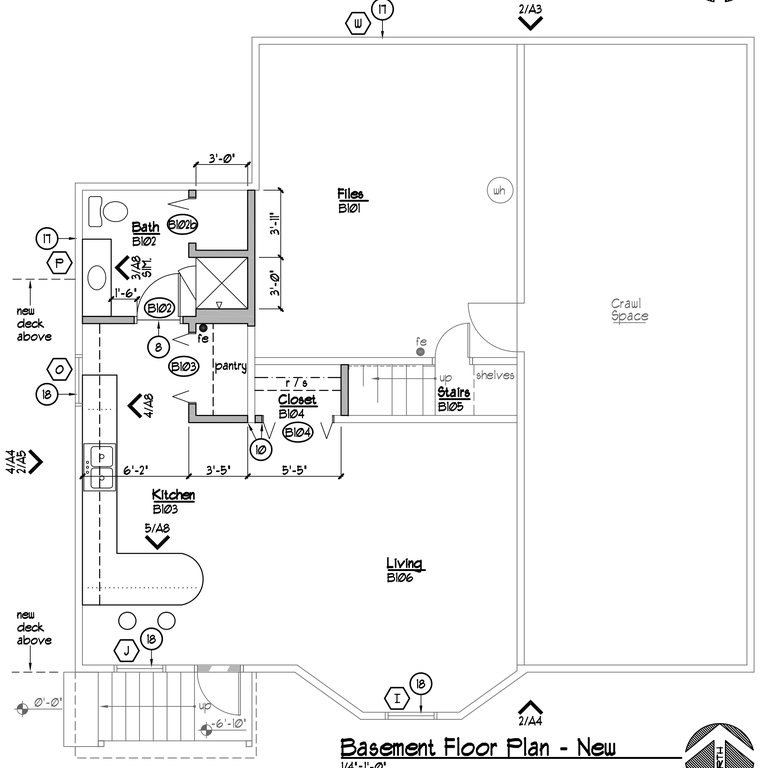
Basement Floor Plan - Demolition

1/4"=1'-0"



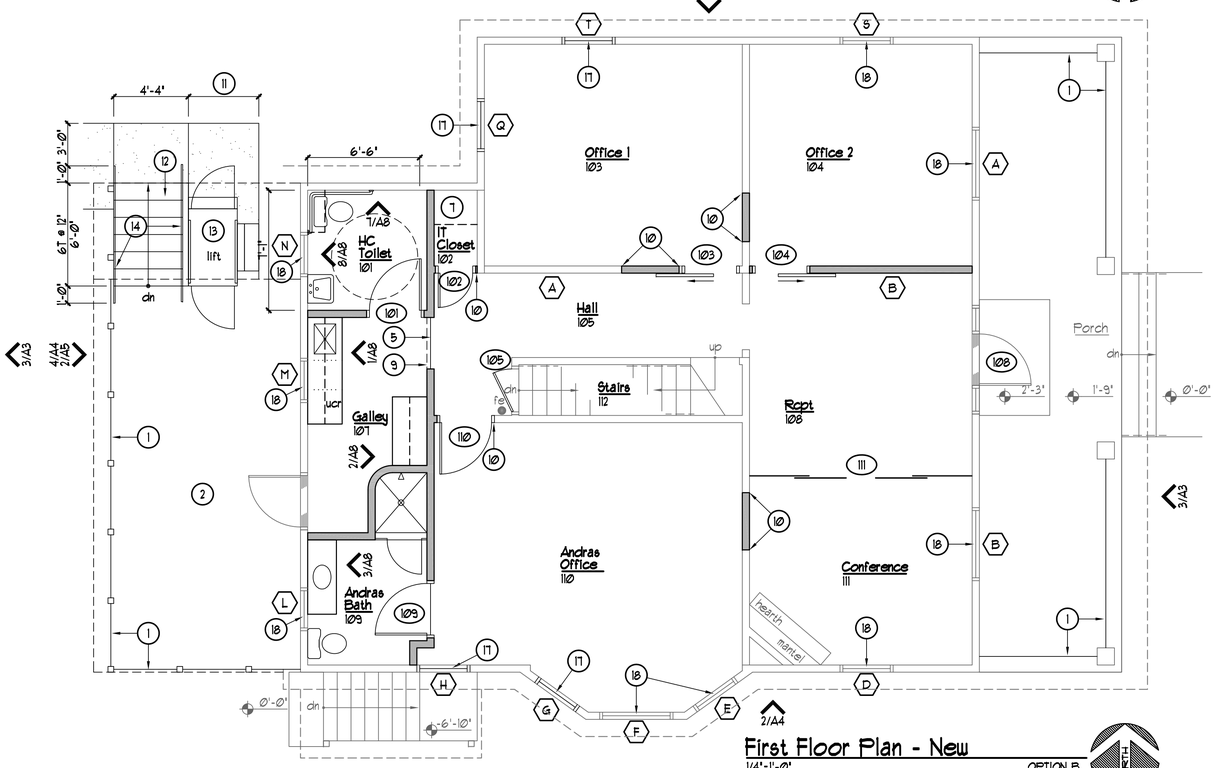
First Floor Plan - Demolition

1/4"=1'-0"



Basement Floor Plan - New

1/4"=1'-0"



First Floor Plan - Demolition

1/4"=1'-0"

OPTION B

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-256-4875

Keyed Notes A1:

1. NEW GUARDRAIL, SEE 13/A8 AND 14/A8.
2. NEW DECK, SEE STRUCTURAL.
3. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. DENOTES DROPPED CEILING.
6. PATCH ROOF OPENING WITH NEW WOOD DECKING, MATCH EXISTING.
7. ADJUSTABLE SHELVES.
8. TRANSITION STRIP, SEE 7/A8.
9. TRANSITION STRIP, SEE 8/A8.
10. ALIGN FINISHES BOTH SIDES WHERE APPLICABLE.
11. VERIFY DIMENSIONS WITH LIFT MANUFACTURER.
12. WOOD STAIR, SEE STRUCTURAL. 6TREADS AT 12" = 6'-0", 7 RISERS AT 6.5"1" EA. = 3'-10".
13. HANDICAP LIFT - TRUSS T LIFT OR EQUAL. SHOP DRAWINGS BY SUPPLIER / MANUFACTURER.
14. GUARDRAIL AND RAILING, SEE 14/A8.
15. INSTALL OFCI SHADES IN CLOSED POSITION, COVER WITH PAINTED GYPSUM BOARD.
16. EXISTING CHIMNEY TO REMAIN.
17. NEW PELLA RESERVE TRADITIONAL WINDOW. WOOD FINISH BOTH INTERIOR AND EXTERIOR. INSULATED GLAZING. PAINT SHERWIN WILLIAMS SW9507 CREAM & SUGAR.
18. EXISTING WINDOW TO REMAIN, REPLACE / REPAIR ALL DETERIORATED MATERIAL AND RETURN TO LIKE NEW.
19. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
20. REMOVE EXISTING PRESSED METAL ROOFING AND UNDERLAYMENT. REPLACE ALL DAMAGED SHEATHING WITH NEW.
21. REMOVE EXISTING PORTAL.
22. REMOVE EXISTING BREAKER.
23. REMOVE EXISTING WINDOW, TYPICAL.
24. REMOVE EXISTING PANEL.
25. REMOVE EXISTING DOOR, FRAME TO REMAIN.
26. DEMOLISH BRICK, HEARTH AND MANTEL AT FIREPLACE AND PREP FOR CERAMIC TILE TO CEILING.
27. EXISTING WINDOW TO REMAIN. REPLACE ALL DAMAGED MATERIALS, MAKE NEW.
28. EXISTING DOOR TO REMAIN.
29. EXISTING BRICK CHIMNEY TO REMAIN.

Wall Legend

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 2021.18 Date 8/2/22

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-
Revisions Architect Engineer

BASEMENT FLOOR PLAN - DEMOLITION,
BASEMENT FLOOR PLAN - NEW,
FIRST FLOOR PLAN - DEMOLITION,
FIRST FLOOR PLAN - NEW

A1

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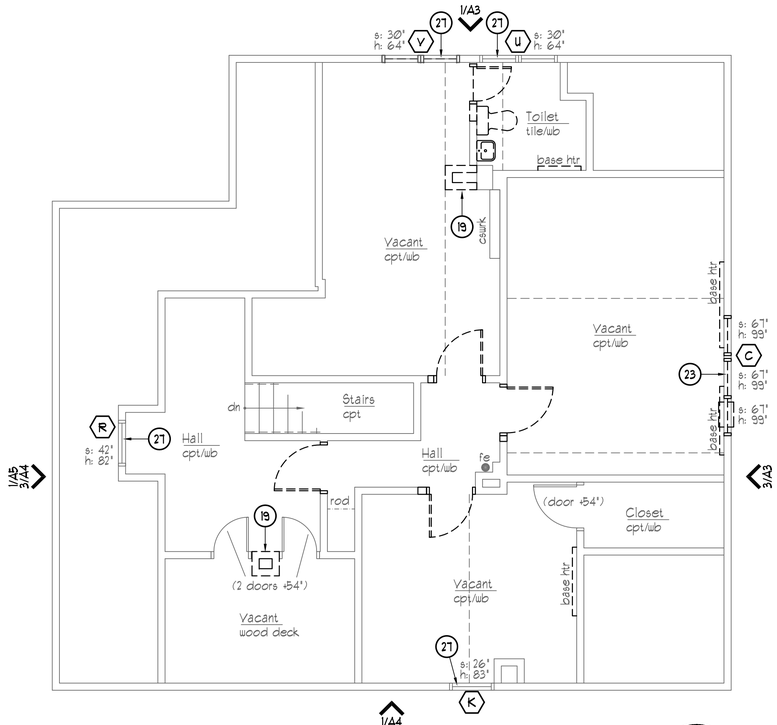
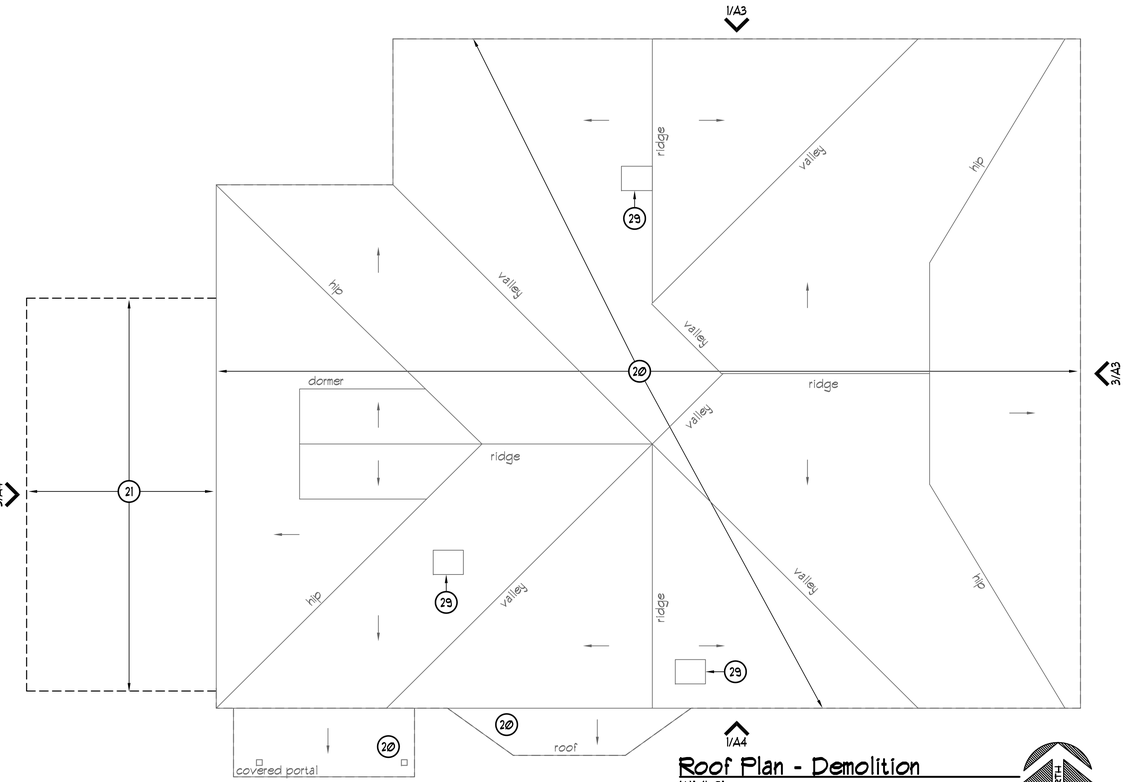


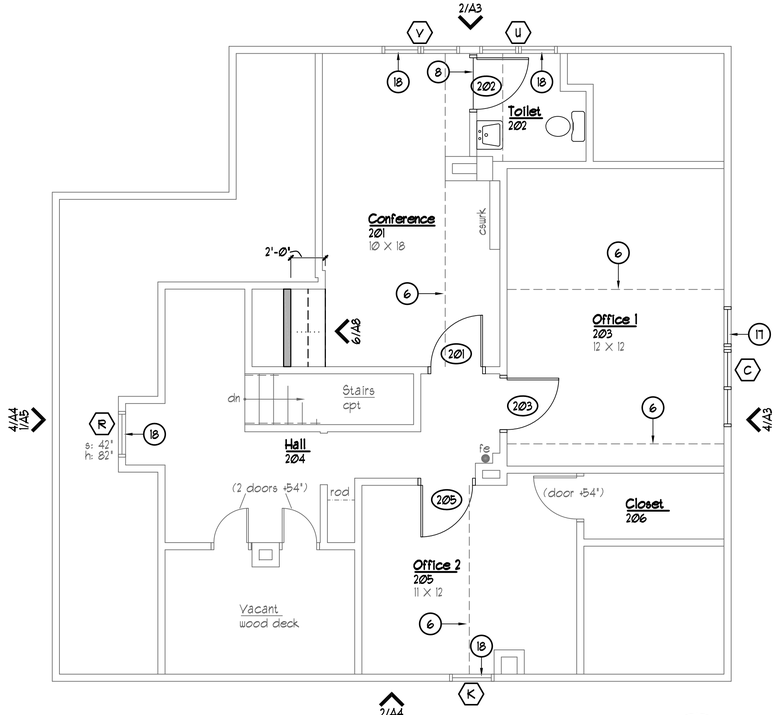
Second Floor Plan - Demolition

1/4"=1'-Ø"



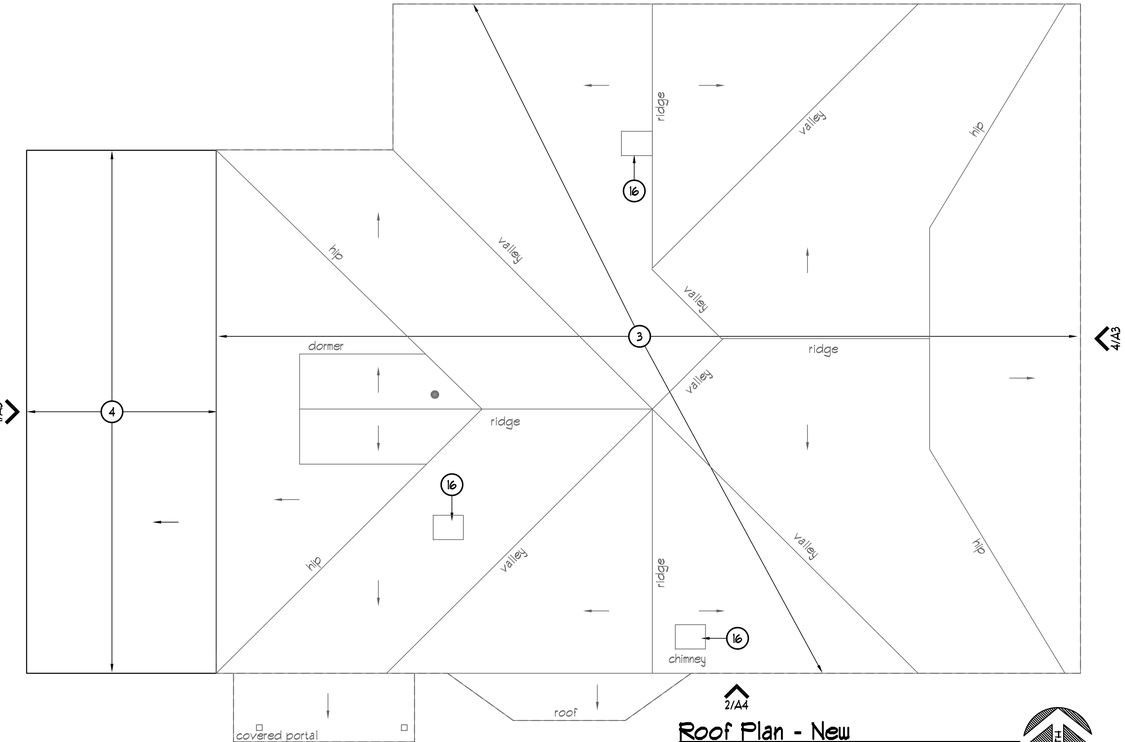
Roof Plan - Demolition

1/4"=1'-Ø"



Second Floor Plan - New

1/4"=1'-Ø"



Roof Plan - New

1/4"=1'-Ø"

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Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4875

Keyed Notes A2:

1. NEW GUARDRAIL, SEE 13/A8 AND 14/A8.
2. NEW DECK, SEE STRUCTURAL.
3. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. DENOTES DROPPED CEILING.
6. PATCH ROOF OPENING WITH NEW WOOD DECKING, MATCH EXISTING.
7. ADJUSTABLE SHELVES.
8. TRANSITION STRIP, SEE 7/A8.
9. TRANSITION STRIP, SEE 8/A8.
10. ALIGN FINISHES BOTH SIDES WHERE APPLICABLE.
11. VERIFY DIMENSIONS WITH LIFT MANUFACTURER.
12. WOOD STAIR, SEE STRUCTURAL. 6TREADS AT 12" = 6'-Ø", 7 RISERS AT 6.5'1" EA. = 3'-10".
13. HANDICAP LIFT - TRUSS T LIFT OR EQUAL. SHOP DRAWINGS BY SUPPLIER / MANUFACTURER.
14. GUARDRAIL AND RAILING, SEE 14/A8.
15. INSTALL OFCI SHADES IN CLOSED POSITION, COVER WITH PAINTED GYPSUM BOARD.
16. EXISTING CHIMNEY TO REMAIN.
17. NEW PELLA RESERVE TRADITIONAL WINDOW. WOOD FINISH BOTH INTERIOR AND EXTERIOR. INSULATED GLAZING. PAINT SHERWIN WILLIAMS SW9502 CREAM & SUGAR.
18. EXISTING WINDOW TO REMAIN, REPLACE / REPAIR ALL DETERIORATED MATERIAL AND RETURN TO LIKE NEW.
19. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
20. REMOVE EXISTING PRESSED METAL ROOFING AND UNDERLAYMENT. REPLACE ALL DAMAGED SHEATHING WITH NEW.
21. REMOVE EXISTING PORTAL.
22. REMOVE EXISTING BREAKER.
23. REMOVE EXISTING WINDOW, TYPICAL.
24. REMOVE EXISTING PANEL.
25. REMOVE EXISTING DOOR, FRAME TO REMAIN.
26. DEMOLISH BRICK, HEARTH AND MANTEL AT FIREPLACE AND PREP FOR CERAMIC TILE TO CEILING.
27. EXISTING WINDOW TO REMAIN. REPLACE ALL DAMAGED MATERIALS, MAKE NEW.
28. EXISTING DOOR TO REMAIN.
29. EXISTING BRICK CHIMNEY TO REMAIN.

Wall Legend

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

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Proj. No. 2021.18 Date 8/2/22

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-

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SECOND FLOOR PLAN - DEMOLITION,
SECOND FLOOR PLAN - NEW,
ROOF PLAN - DEMOLITION,
ROOF PLAN - NEW,

A2

Sheet Title Sheet - of -

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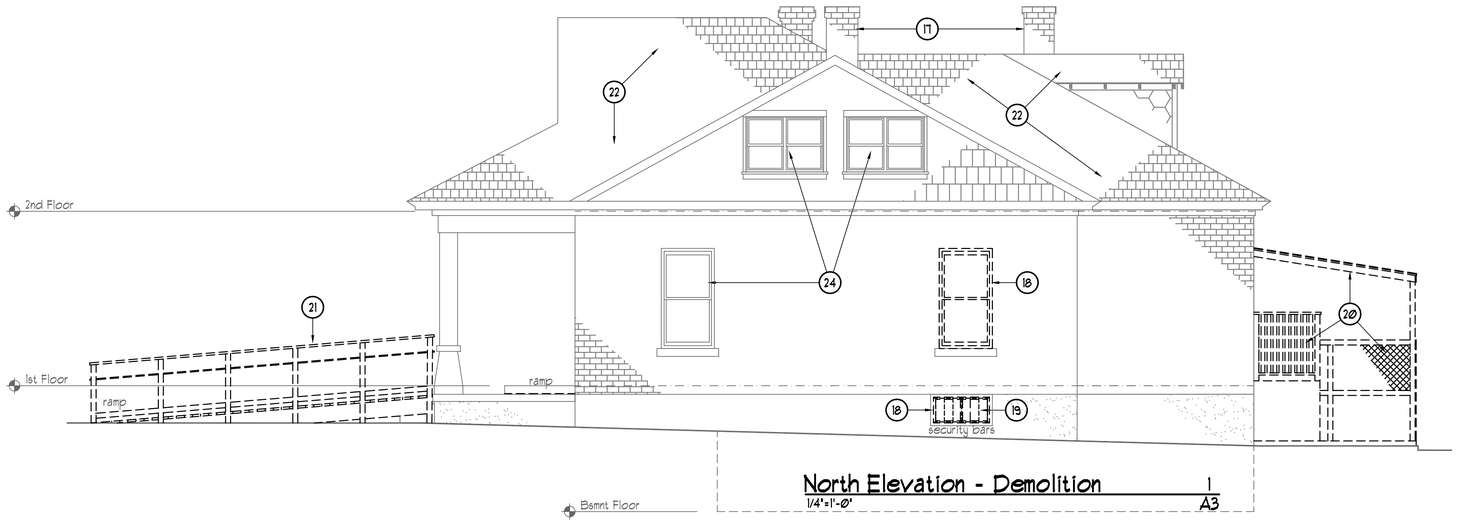
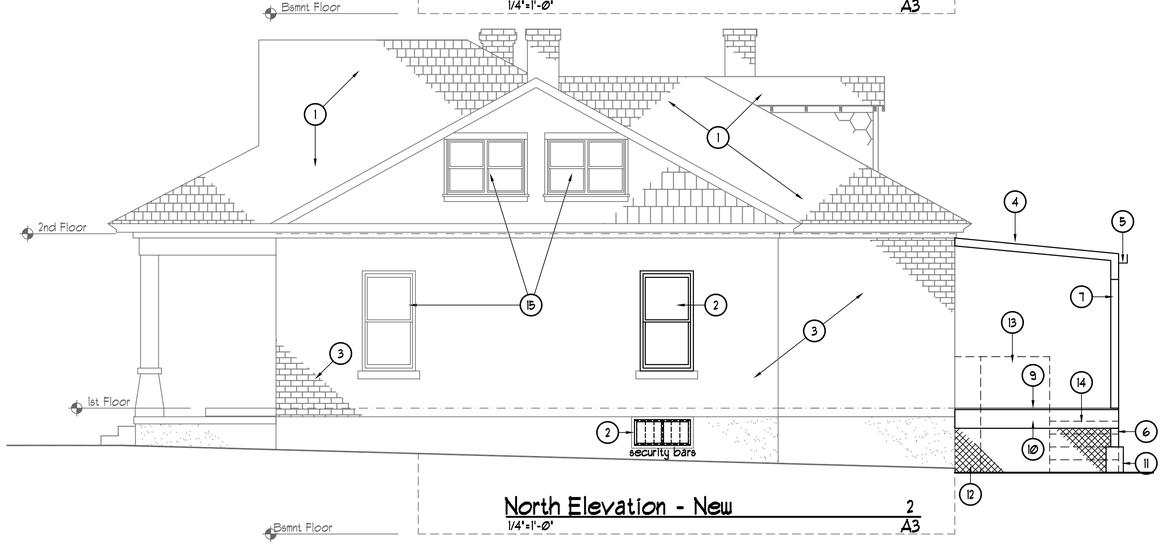
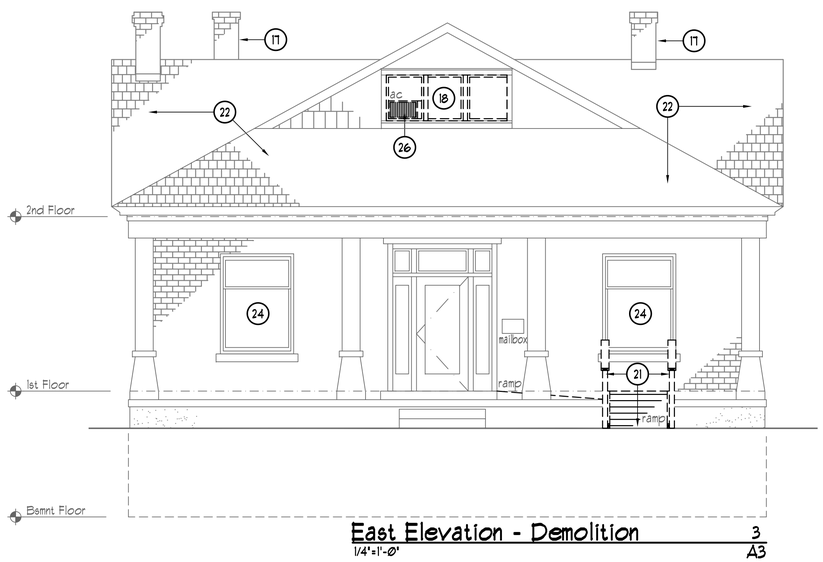


North Elevation - Demolition 1
1/4"=1'-0" A3



North Elevation - New 2
1/4"=1'-0" A3



East Elevation - Demolition 3
1/4"=1'-0" A3

East Elevation - New 4
1/4"=1'-0" A3

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Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-256-4875

Keyed Notes A3:

1. NEW METAL ROOFING, MATCH EXISTING, TYPICAL.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. NEW ROOFING OVER SHEATHING.
5. GUTTER.
6. BEAM, SEE STRUCTURAL.
7. COLUMN.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOW TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. REMOVE EXISTING AIR CONDITIONER, INSTALL NEW GLAZING.

95% Construction Documents

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Santa Fe, New Mexico 87505

Project Title

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Proj. No. 2021.18 Date 8/2/22

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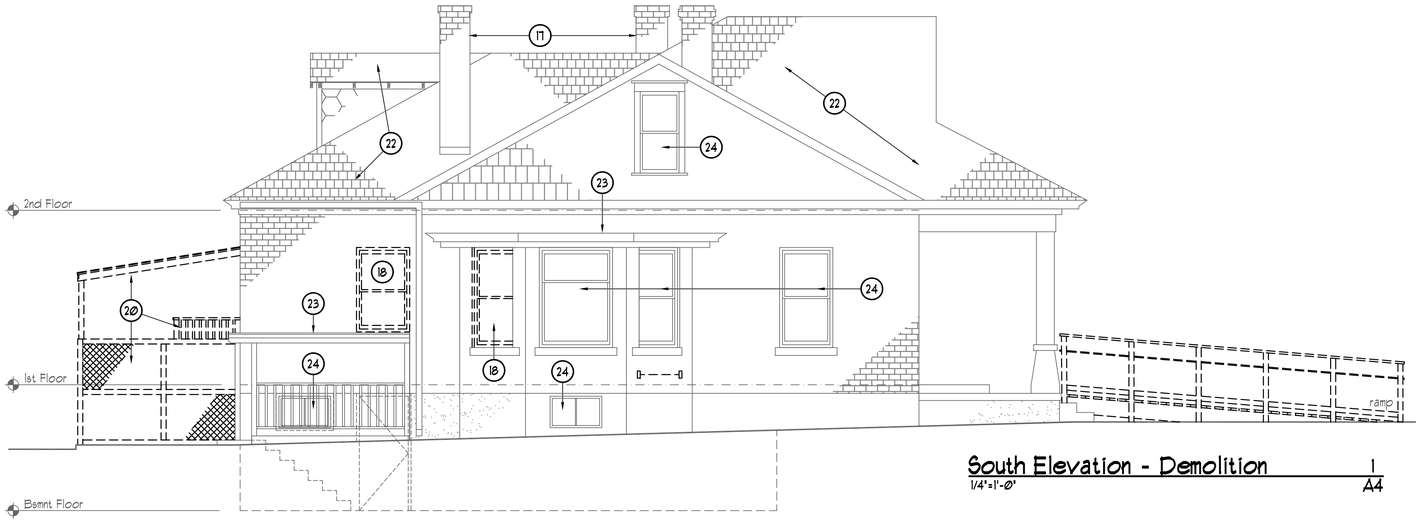
NORTH ELEVATION - DEMOLITION,
NORTH ELEVATION - NEW,
EAST ELEVATION - DEMOLITION,
EAST ELEVATION - NEW

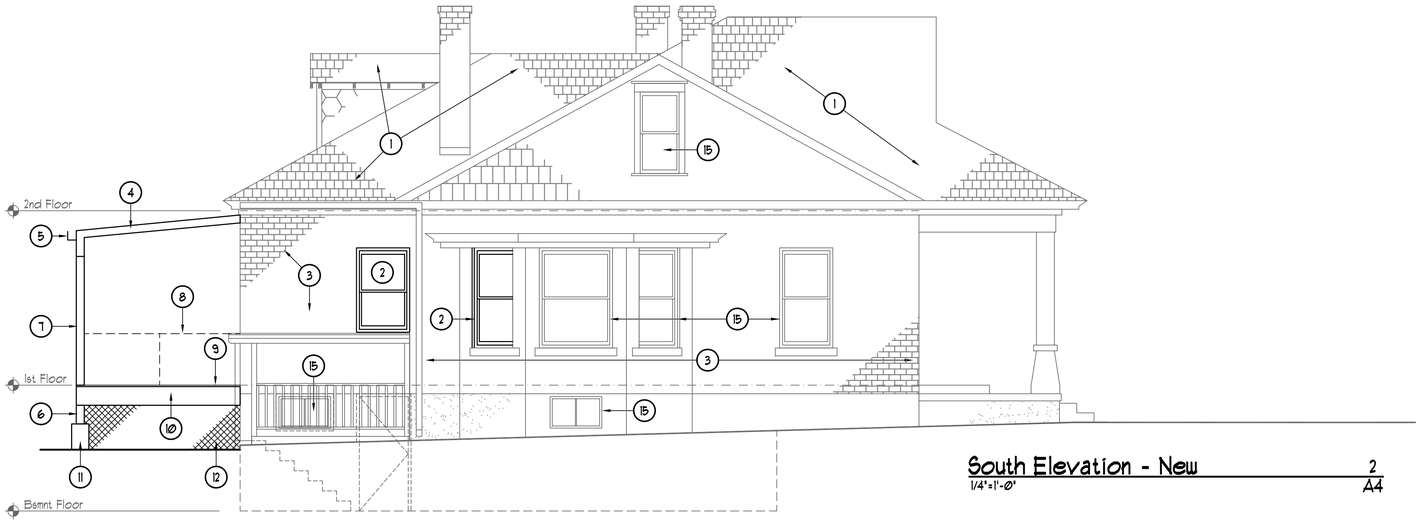
Sheet Title

A3

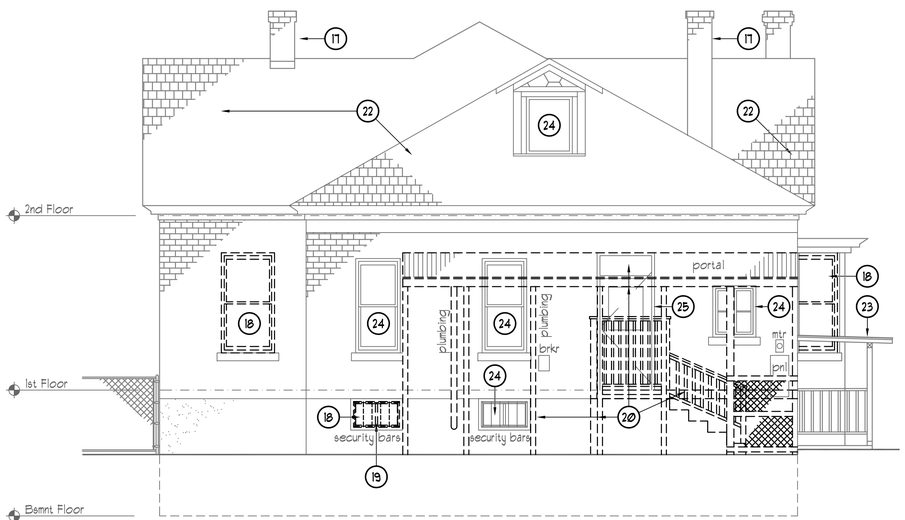
Sheet - of -



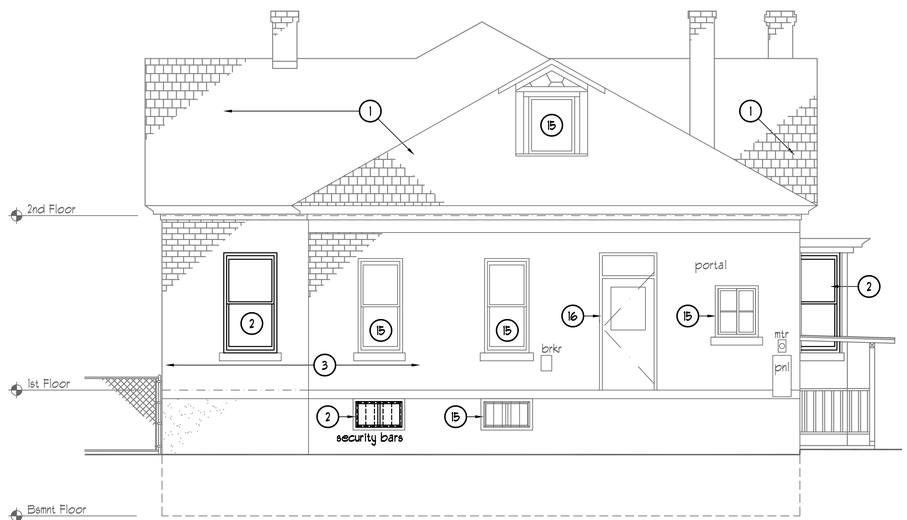
South Elevation - Demolition 1
1/4"=1'-0" A4



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



West Elevation - Demolition 3
1/4"=1'-0" A4



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

Keyed Notes A4:

1. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. GUTTER PAINTED WHITE.
6. BEAM, SEE STRUCTURAL.
7. COLUMN.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOW TO REMAIN.
25. EXISTING DOOR TO REMAIN.

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4875

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 2021.18 Date 8/2/22

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-
Revisions Architect Engineer

SOUTH ELEVATION - DEMOLITION,
SOUTH ELEVATION - NEW,
WEST ELEVATION - DEMOLITION,
WEST ELEVATION - NEW

A4

Sheet Title Sheet - of -

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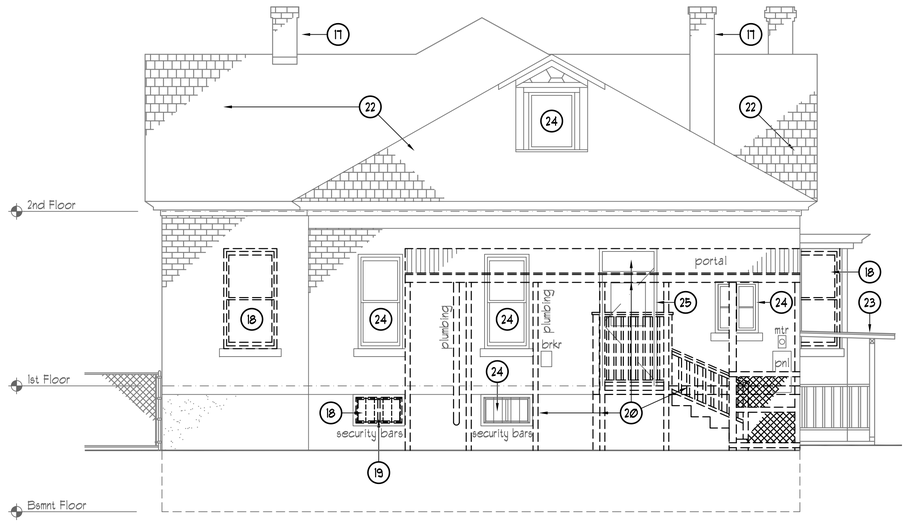
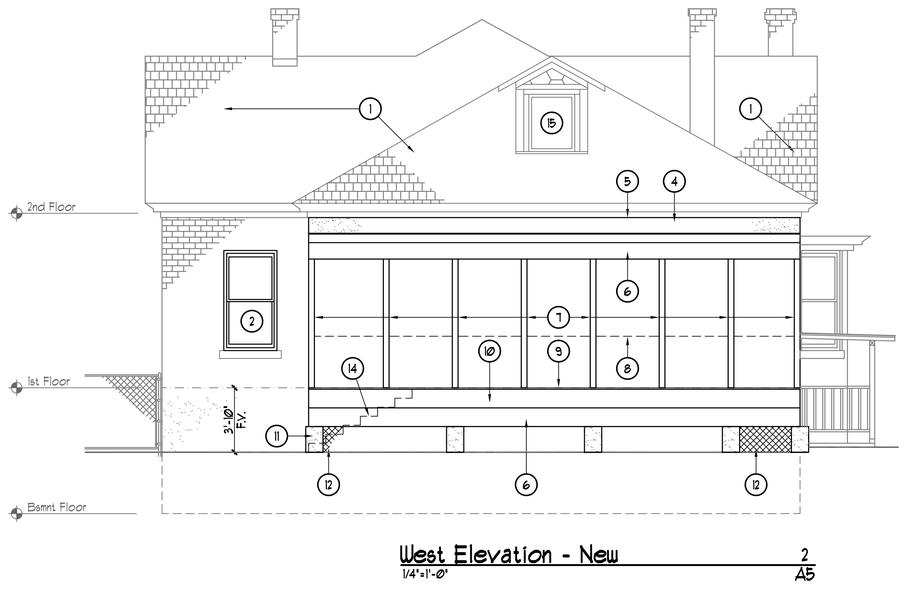


West Elevation - Demolition 1
1/4"=1'-0" A5



West Elevation - New 2
1/4"=1'-0" A5

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-256-4875

Keyed Notes A5:

1. NEW METAL ROOFING, MATCH EXISTING, TYPICAL.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. NEW ROOFING OVER SHEATHING.
5. GUTTER.
6. BEAM, SEE STRUCTURAL.
7. COLUMN.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOWS TO REMAIN.
25. EXISTING DOOR TO REMAIN.

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

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Proj. No. 2021.18 Date 8/2/22

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-
Revisions Architect Engineer

WEST ELEVATION - DEMOLITION,
WEST ELEVATION - NEW

A5

Sheet Title Sheet - of -

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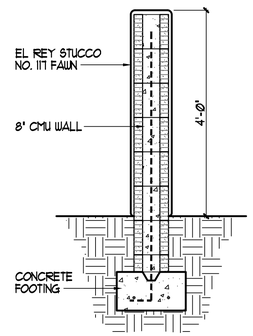
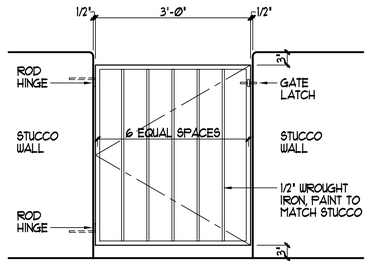
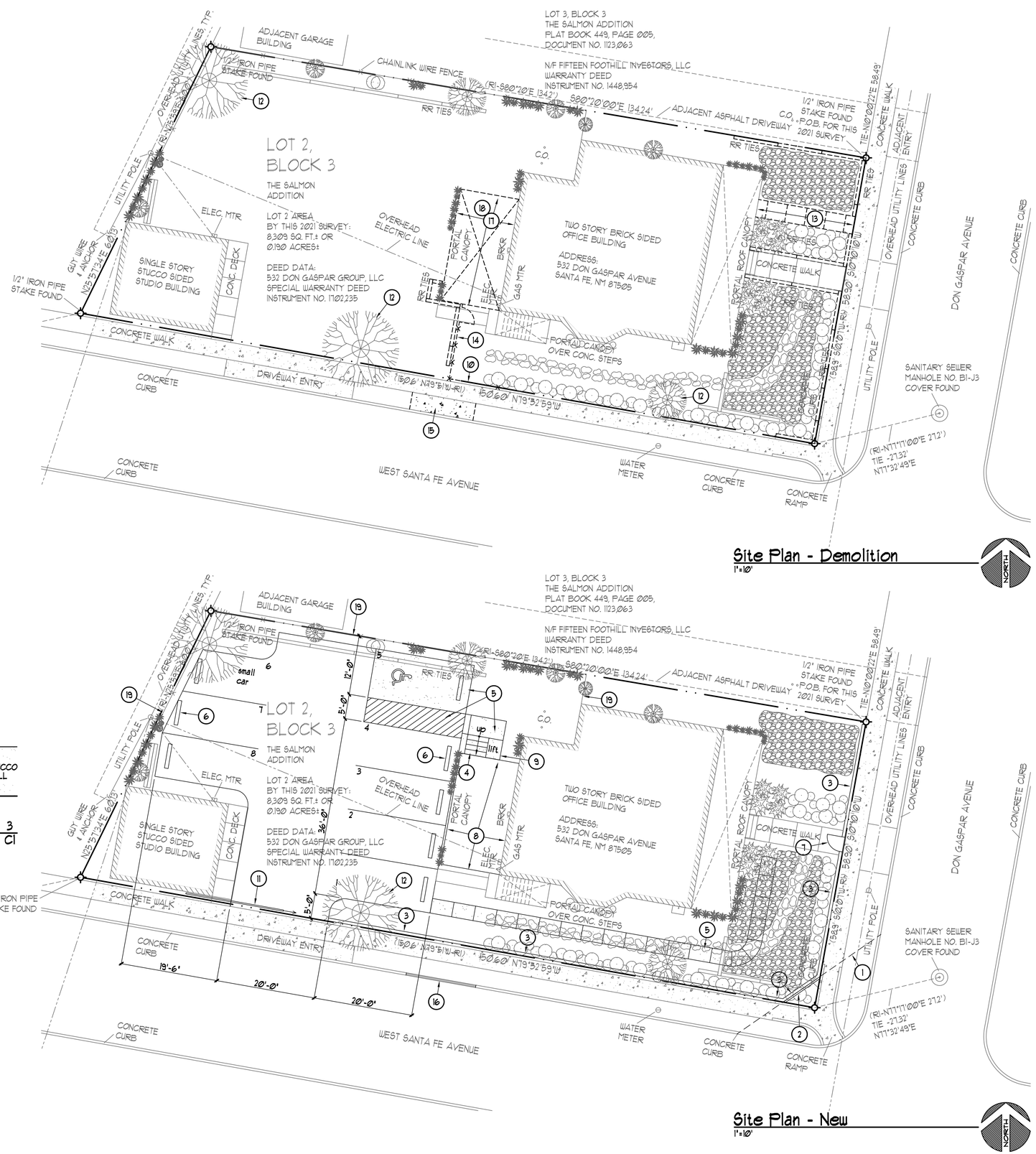


Yard Wall Section 1
3/4" = 1'-0" C1



Gate 2
3/4" = 1'-0" C1

Motorized Gate 3
1/4" = 1'-0" C1



Site Plan - Demolition
1"=10'

Site Plan - New
1"=10'

NORTH

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-256-4875

Keyed Notes C1:

1. CLEAR SIGHT TRIANGLE.
2. SIGNAGE.
3. CMU WALL, SEE 1/C1.
4. NEW STAIR.
5. NEW CONCRETE SLAB.
6. PRECAST CONCRETE PARKING BUMPER, TYPICAL.
7. NEW GATE, SEE 2/C1.
8. NEW WOOD DECK.
9. NEW HANDICAP LIFT, SEE SHEET A2.
10. REMOVE WIRE FENCE.
11. NEW 20' WIDE MOTORIZED GATE, SEE 3/C1.
12. EXISTING TREE TO REMAIN.
13. REMOVE EXISTING RAMP AND RAILING.
14. REMOVE WOOD FENCE.
15. REMOVE EXISTING DRIVEWAY.
16. INSTALL NEW CURB / GUTTER.
17. REMOVE EXISTING CANOPY.
18. REMOVE EXISTING SLAB / FLAGSTONE UNDER CANOPY.
19. EXISTING CHAINLINK FENCE TO REMAIN.

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 2021.18 Date 8/2/22

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- Revisions Architect Engineer

VICINITY MAP,
SITE PLAN - DEMOLITION,
SITE PLAN - NEW

Sheet Title

Sheet C1 of -

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City of Santa Fe, New Mexico

memo

DATE: August 9, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005634-HDRB

Address: 212 Gonzales Road A
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**: Previous Case Primary Facades: 2022-005348-HDRB

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

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

Per the City's GIS map, it is designated contributing to the Downtown and Eastside Historic District. Assigned the 212 A Gonzales Road address, the house is located ¾ mile east from Gonzales Road on Lorenzo Lane in an area where most of the houses were previously addressed on Lorenzo Lane. Most of them were subdivided by the same family. Historical building and permit records for this house and others adjacent to it are limited. No previous cases files for this address are found in historic preservation files.

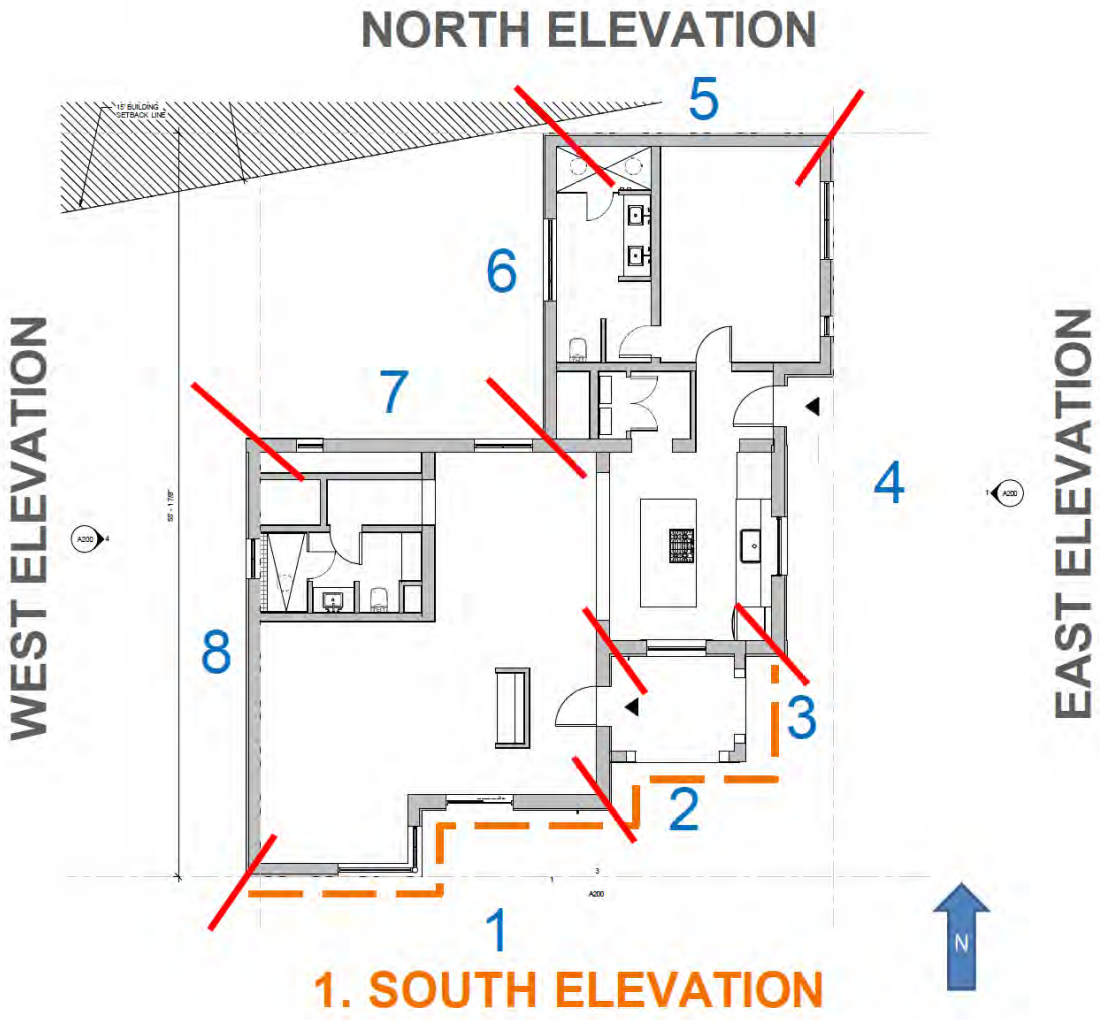
The Board maintained the house's contributing status and designated the façades #2, #3 as primary.

Now, the applicant proposes the following exterior alterations:

1. Add 250 square foot onto the inside northwest corner. The addition will have a flat roof and parapets matching the existing house in height.
2. Add 120 square foot onto the south end of the west elevation. The addition will have a flat roof and parapets also matching the existing in height.
3. On the south (primary) elevation the applicant proposes to replace two existing historic windows and one non-historic sliding glass door.
    a. Specifically, the applicant proposes to replace the corner window on the southwest. Existing window is a steel casement double 4-over-3 lite pattern (4 small square panes over three larger panes, the center being the largest with a fixed pane); proposed is a 4-over-3 lite pattern without a center fixed pane. The new window will be metal clad wood frame; color: matte dark bronze. Other windows are a mixture of casement and fixed panes, all divided lite style with 7/8" muntins.
    b. Replace the non-divided lite sliding glass door with a divided lite glass door. The new door will be metal clad wood frame also matte dark bronze.

c. Replace existing historic steel casement 3-over-3 steel casement window with a metal clad wood 3/3 divided lite. The new window will also be matte dark bronze.

On the east elevation replace three steel casement windows and remove one casement window.



Primary facades designated: #2, and #3

EXCEPTION CRITERIA AND RESPONSES:

Exception to *14-5.2(D)(2)(d), Additions must be minimum of 10 feet from the primary façade*

Expansion of Living Room by 6' in the west direction (adding onto south primary façade)

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

Applicant Response The proposed addition is a minor modulation of one of the existing masses of the home, which has little to no effect on the overall proportions and design intent of the existing structure. Additionally, this area is primarily screened by existing trees, and the new window will maintain the same muntin pattern and general character of the rest of the windows.

Staff Response: Staff finds that the designated historically contributing nature of this residence includes the historic steel casement corner window. Its presence and location are prominent features of the Spanish-Pueblo vernacular residence visible from Lorenzo Lane below. Altering the southwest corner where the south façade is primary and contains the divided lite steel casement with fixed center pane that was included in the primary façade designation for its unique location and pattern will, in effect, remove the corner window aspect of the existing design. An alternative is to set the addition 10' from the south primary façade to meet historic preservation standards or otherwise locate the desired square footage elsewhere on the non-primary facades.

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

Applicant Response: The proportions of the existing spaces in this home do not reflect modern requirements for human movement and furniture. As such, we intend to grow the living space by a modest amount to better accommodate modern living needs. Furthermore, the new window fireplace serves to improve natural light, and the Kiva will breathe the familiar Santa Fe spirit into the space. This wall relocation is also a response to weakened and un-filled CMU blocks that compose the western side of the living room and should be replaced anyway.

Staff Response: While staff recognizes the desire of the applicants to modify the exterior to accommodate interior furniture arrangements, not being able to extend the south (primary façade) elevation 6' west is not a hardship to the applicant or an injury to the public welfare.

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

Applicant Response: As can be seen from the elevations, the character and warmth of the house are only accentuated by the addition of the window and slight modification to the massing. As far as maintaining the heterogeneous nature of Santa Fe, this proposal will keep the house familiar looking when compared to its neighbors, but also with an improved functionality and interior experience.

Staff Response: Staff agrees that improving energy-efficiency steel casement windows

will enable the residents to reside in it comfortably and cost-effectively.

Exception to Removing historic material 14-5.2(D)(1)(a)

Replacement windows on South facades #1 & #2, and East facade #3 (south corner windows, kitchen windows):

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

Applicant Response: The window sizes and grille designs will be largely the same, with only minor exceptions to improve usability & cross-ventilation. The overall character of the house will remain and be enhanced in many cases by replacing non-time period, badly done changes to the house of the past.

Staff Response: Staff does not find that the window replacements will damage the character of the district, provided that all primary façade replacements match existing in-kind.

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

Applicant Response: The total energy loss of uninsulated panes and steel frames is very significant, and improved insulated windows made to today's standards both protect the environment by using less energy, but also improve residents' health via less noise/air pollution, as well as less financial burden on them.

Staff Response: Staff does not believe the existing steel casements pose a hardship to the applicant or an injury to the public welfare; however, staff finds that energy conserving measures to existing or replacement features will protect the applicant as weather temperature extremes continue because of climate change.

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

Applicant Response: The window replacements will only increase the attractiveness and usability of the Historic Districts of Santa Fe, by giving homeowners an option which is both beautifully built in the Santa Fe style, but also performs at the level of modern standards and requirements.

Staff Response: Staff agrees that the homeowners are afforded the option to live more sustainably.

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 4/11/2021 Location of Project: 212 A Gonzales Road

Applicant

Name: Rajah Bose & Tarang Gala

Phone: +1 (505) 310-3737 Email: work@firstsite.design

Property Owner 4/11/2021

Name: Rajah Bose & Tarang Gala

Phone: +1 (505) 310-3737 Email: work@firstsite.design

Proposed Work:

Restoration and Remodel

new windows, new stucco, new roof, added wood fireplace (new chimney)

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.:_____

Date of Site Visit:_____ Time:_____

Historic District:_____

Historic Status:_____

Primary Elevations:_____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☐

Administrative or HDRB?	Admin	HDRB
	☐	☐
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☐

Code Citation for Exception:_____

Date of Follow-Up with Applicant:_____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at **https://www.santafenm.gov/historic_preservation .**

Application Submittal Date: 4/11/2021

Desired Hearing Date: 5/10/2021

Project Type:

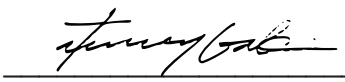
Status	Primary Elevation Designation
☒	☒
New Construction	Remodel
☐	☒
Sq. Ft. of project: _____	Sq. Ft. of project: 1745

Construction Cost:_____

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name TARANG GALA

Signature 

212A Gonzales Rd.
Historic Proposal Letter

7/11/2022

Description of project:

Zoning:	R5
Current size:	1,465 SF
Proposed additions:	250 SF
Owners:	Rajah Bose & Tarang Gala
Case manager:	Angela Bourdegaray

Proposal letter:

As of our most recent hearing with the historic board, we were able to designate facades on our 'contributing' building. Now that that task has been completed, we would like to submit our design proposal for evaluation by the board. The existing structure is currently 1,465 square feet, and we propose to add 250 square feet in the form of additional rooms to the west, and north. We also are requesting to replace all windows on primary facades, as well as new windows in other parts of the house, as shown on the elevations. The exceptions required to complete our design are outlined in detail below. Thank you for your time and consideration.

-Rajah Bose & Tarang Gala

Exceptions requested:

1) *Expansion of Living Room by 6' in the west direction. Exception to: Additions must be minimum of 10 feet from the primary façade." 14-5.2(D)(2)(d)*
    i) **Response**: The proposed addition is a minor modulation of one of the existing masses of the home, which has little to no effect on the overall proportions and design intent of the existing structure. Additionally, this area is primarily screened by existing trees, and the new window will maintain the same muntin pattern and general character of the rest of the windows.
    ii) **Response**: The proportions of the existing spaces in this home do not reflect modern requirements for human movement and furniture. As such, we intend to grow the living space by a modest amount to better accommodate modern living needs. Furthermore, the new window

fireplace serves to improve natural light, and the Kiva will breathe the familiar Santa Fe spirit into the space. This wall relocation is also a response to weakened and un-filled CMU blocks that compose the western side of the living room, and should be replaced anyway.

iii) **Response**: As can be seen from the elevations, the character and warmth of the house are only accentuated by the addition of the window and slight modification to the massing. As far as maintaining the heterogeneous nature of Santa Fe, this proposal will keep the house familiar looking when compared to its neighbors, but also with an improved functionality and interior experience.

2) *Replacement windows on South facades #1 & #2, and East facade #3 (south corner windows, kitchen windows): Exception to Removing historic material 14-5.2(D)(1)(a)*

   i) **Response**: The window sizes and grille designs will be largely the same, with only minor exceptions to improve usability & cross-ventilation. The overall character of the house will remain, and be enhanced in many cases by replacing non-time period, badly done changes to the house of the past.

   ii) **Response**: The total energy loss of uninsulated panes and steel frames is very significant, and improved insulated windows made to today's standards both protect the environment by using less energy, but also improve residents' health via less noise/air pollution, as well as less financial burden on them.

   iii) **Response**: The window replacements will only increase the attractiveness and usability of the Historic Districts of Santa Fe, by giving homeowners an option which is both beautifully built in the Santa Fe style, but also performs at the level of modern standards and requirements.

212A Gonzales Rd.
Historic Proposal Letter

7/12/2022

Description of project:

Zoning:	R5
Current size:	1,465 SF
Proposed additions:	250 SF
Owners:	Rajah Bose & Tarang Gala
Case manager:	Angela Bourdegaray

Proposal letter:

As of our most recent hearing with the historic board, we were able to designate facades on our 'contributing' building. Now that that task has been completed, we would like to submit our design proposal for evaluation by the board.

The existing structure is currently 1,465 square feet, and we propose an addition of 400 square feet; to the west and north of the house. The original height of 11'-6" will be maintained through construction of a new bond beam, tan TPO tapered insulation roof, and parapets with metal canales. We are also requesting to replace all windows (almost all of which are in irreversible condition - see images) with divided lite, metal-clad wooden windows (including on primary facades). The exterior will be finished in Santa Fe brown Stucco approved by the board. The exceptions required to complete our design are outlined in detail below.

Thank you for your time and consideration.
-Rajah Bose & Tarang Gala

Exceptions requested:

1) *Expansion of Living Room by 6' in the west direction. Exception to: Additions must be minimum of 10 feet from the primary façade." 14-5.2(D)(2)(d)*
    i) **Response**: The proposed addition is a minor augmentation of one of the existing masses of the home, which has little to no effect on the overall proportions and design intent of the existing structure. Additionally, this area is primarily screened by existing trees, and the new window will

maintain the same muntin pattern and general character of the rest of the windows.

ii) **Response**: The proportions of the existing spaces in this home do not reflect modern requirements for human movement and furniture. As such, we intend to grow the living space by a modest amount to better accommodate modern living needs. Furthermore, the new window fireplace serves to improve natural light, and the Kiva will breathe the familiar Santa Fe spirit into the space. This wall relocation is also a response to weakened and un-filled CMU blocks that compose the western side of the living room, and should be replaced anyway.

iii) **Response**: As can be seen from the elevations, the character and warmth of the house are only accentuated by the addition of the window and slight modification to the massing. As far as maintaining the heterogeneous nature of Santa Fe, this proposal will keep the house familiar looking when compared to its neighbors, but also with an improved functionality and interior experience.

2) *Replacement windows on South facades #1 & #2, and East facade #3 (south corner windows, kitchen windows): Exception to Removing historic material 14-5.2(D)(1)(a)*

i) **Response**: The window sizes and grille designs will be largely the same, with only minor exceptions to improve usability & cross-ventilation. The overall character of the house will remain, and be enhanced in many cases by replacing non-time period, badly done changes to the house of the past.

ii) **Response**: The total energy loss of uninsulated panes and steel frames is very significant, and improved insulated windows made to today's standards both protect the environment by using less energy, but also improve residents' health and well being via less noise/air pollution, as well as less financial burden on them.

iii) **Response**: The window replacements will only increase the attractiveness and usability of the Historic Districts of Santa Fe, by giving homeowners an option which is both beautifully built in the Santa Fe style, but also performs at the level of modern standards and requirements.

“Contributing” building: Design Review

Applicants/Architects/Owners: Rajah Bose & Tarang Gala

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

Zoning: R5

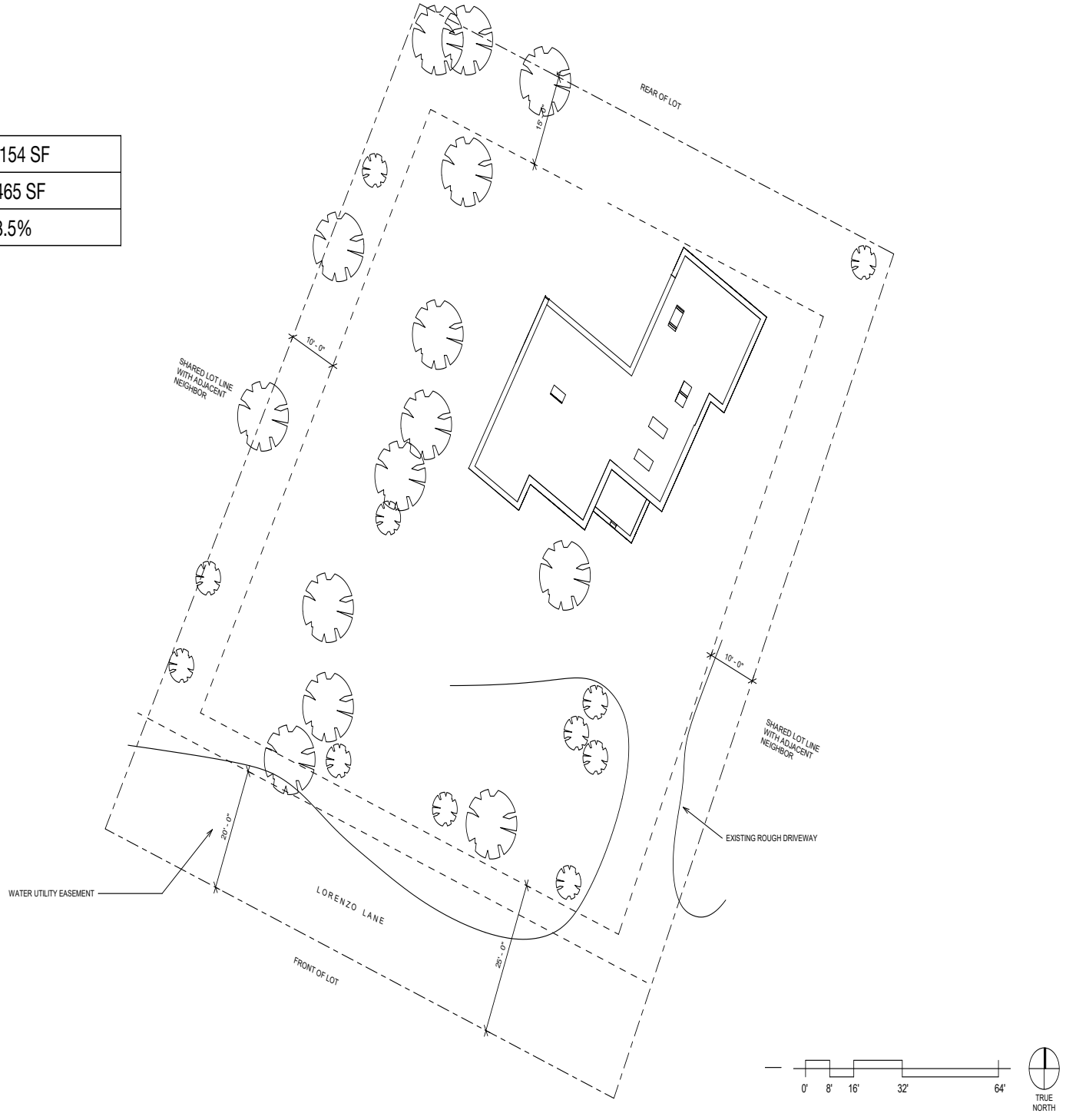
Historic District: Downtown & East Side

Date created: 7/11/2022

VICINITY MAP

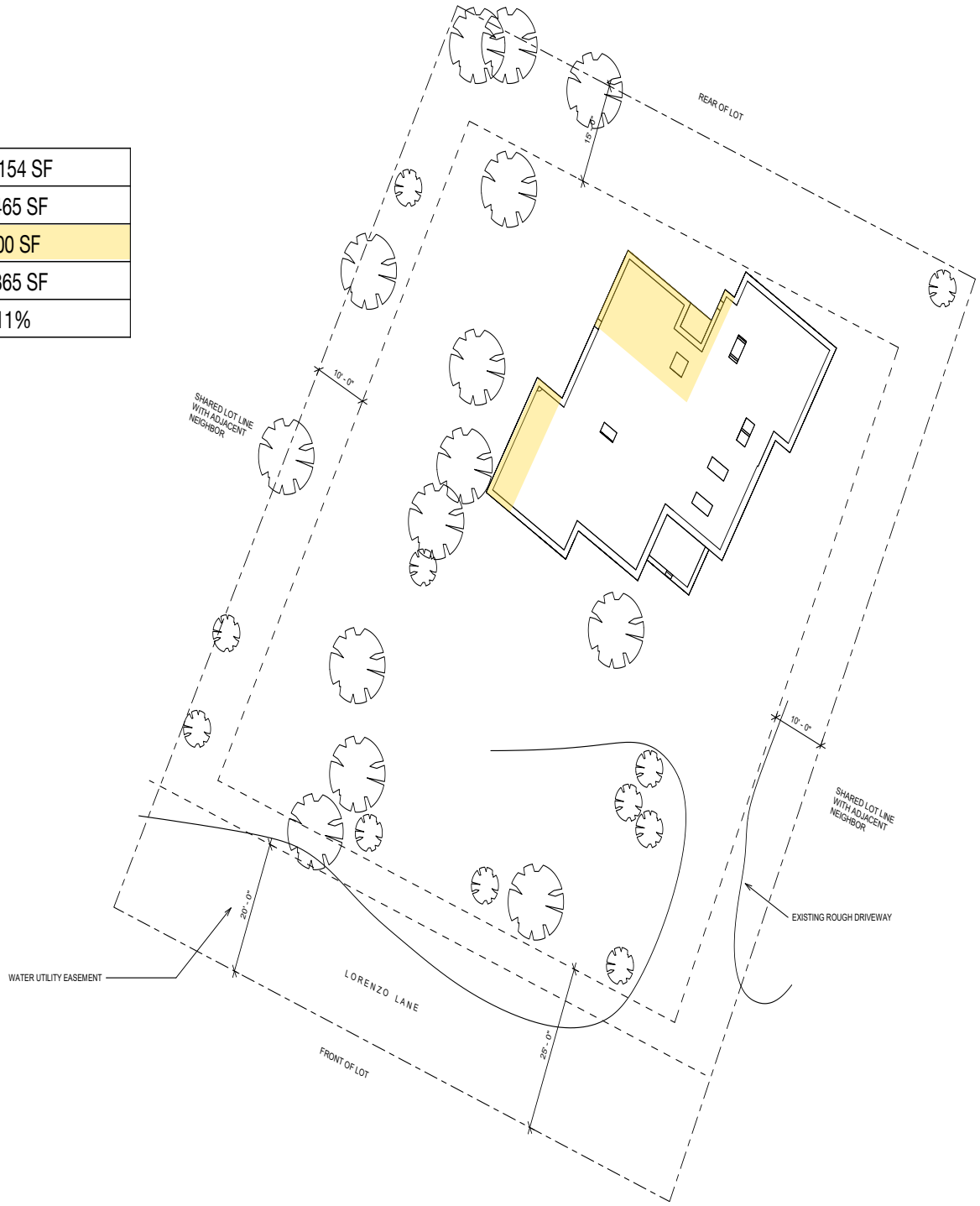
Existing Site Plan

LOT SIZE	17,154 SF
EXISTING HOUSE FOOTPRINT	1,465 SF
CURRENT LOT COVERAGE	8.5%

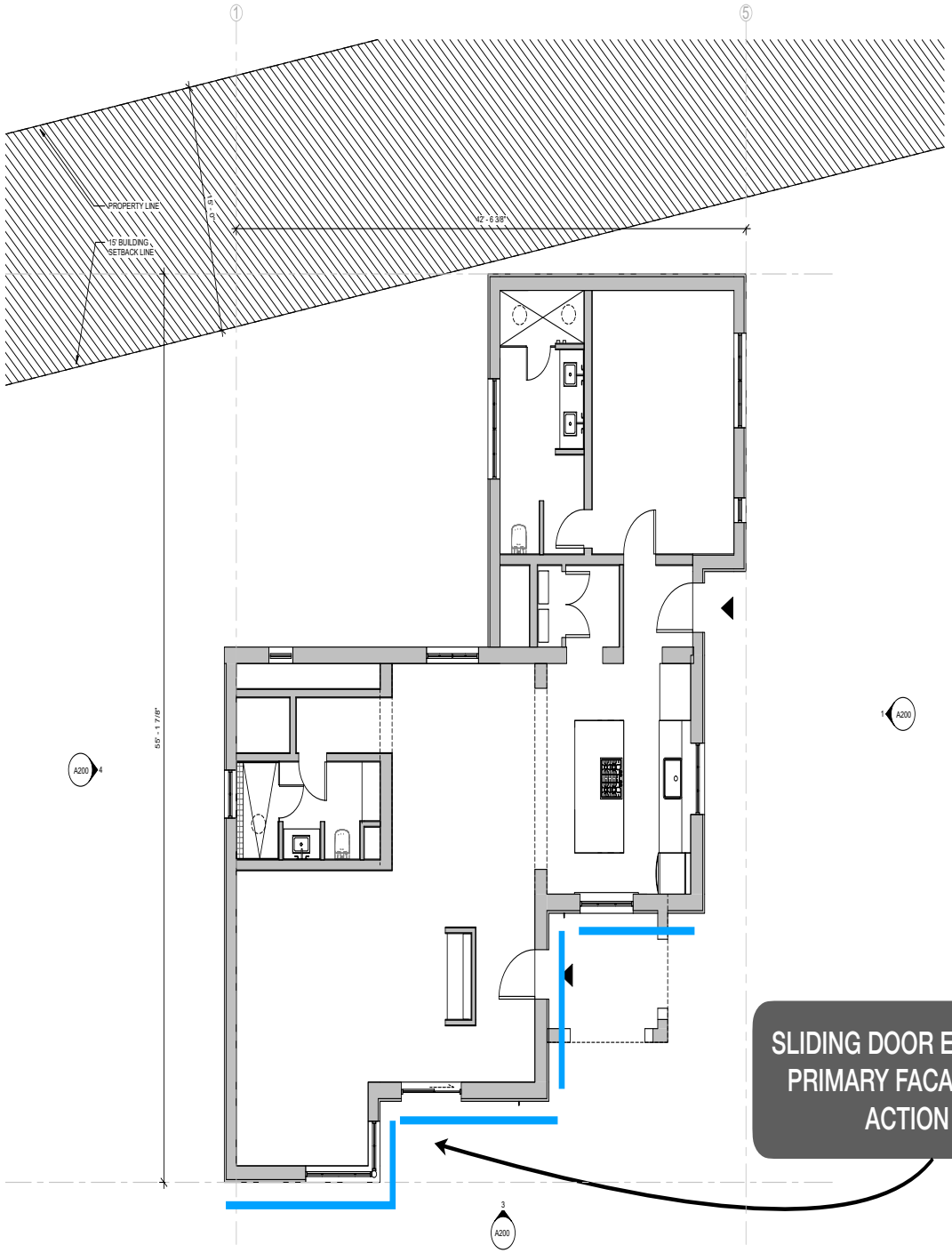


Proposed Site Plan

LOT SIZE	17,154 SF
EXISTING HOUSE FOOTPRINT	1,465 SF
ADDITIONS	400 SF
PROPOSED HOUSE FOOTPRINT	1,865 SF
FINAL LOT COVERAGE	11%



Existing Floor Plan



DESIGNATED PRIMARY FACADES

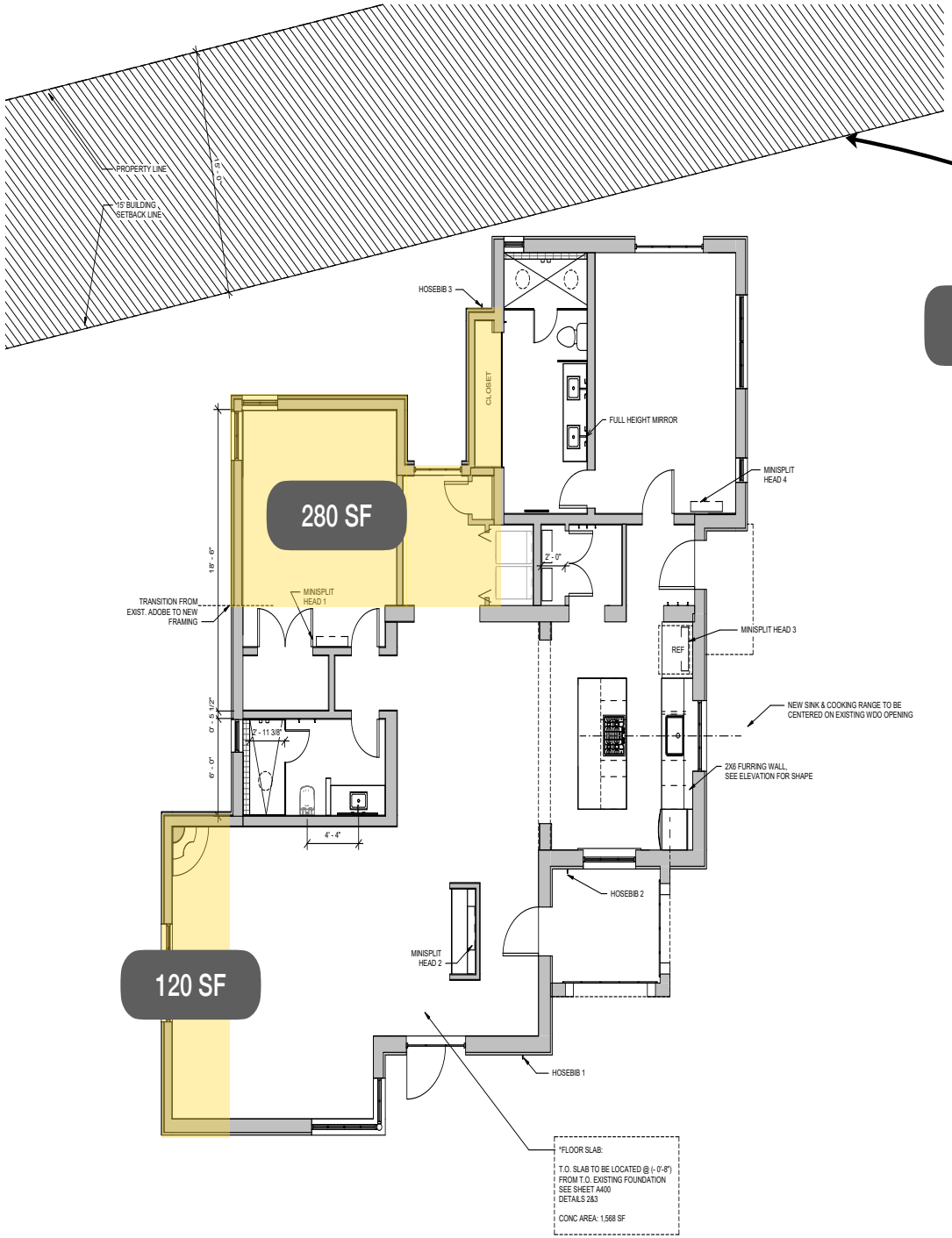
SLIDING DOOR EXCLUDED FROM PRIMARY FACADES, RE: HDRB ACTION LETTER

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

0' 1' 2' 4' 8' 16'

TRUE NORTH

Proposed Floor Plan



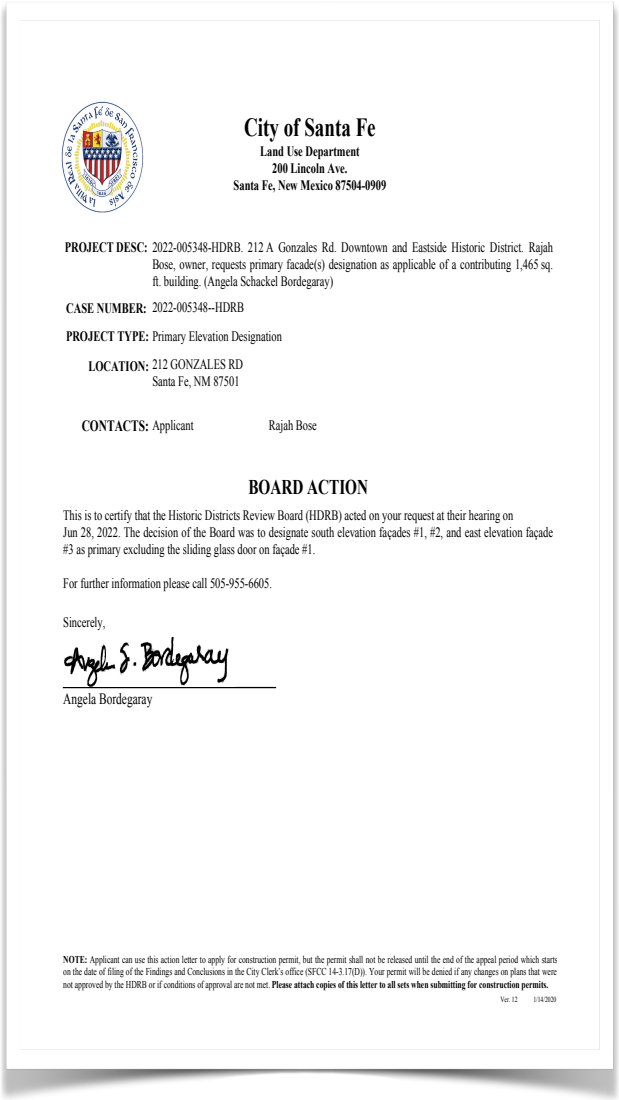
ADDITIONS = 400 SF

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

0' 1' 2' 4' 8' 16'

TRUE NORTH

HDRB Action Letter - 6/28/2022



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2022-005348-HDRB. 212 A Gonzales Rd. Downtown and Eastside Historic District. Rajah Bose, owner, requests primary facade(s) designation as applicable of a contributing 1,465 sq. ft. building. (Angela Schackel Bordegaray)

CASE NUMBER: 2022-005348--HDRB

PROJECT TYPE: Primary Elevation Designation

LOCATION: 212 GONZALES RD
Santa Fe, NM 87501

CONTACTS: Applicant Rajah Bose

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 28, 2022. The decision of the Board was to designate south elevation façades #1, #2, and east elevation façade #3 as primary excluding the sliding glass door on façade #1.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

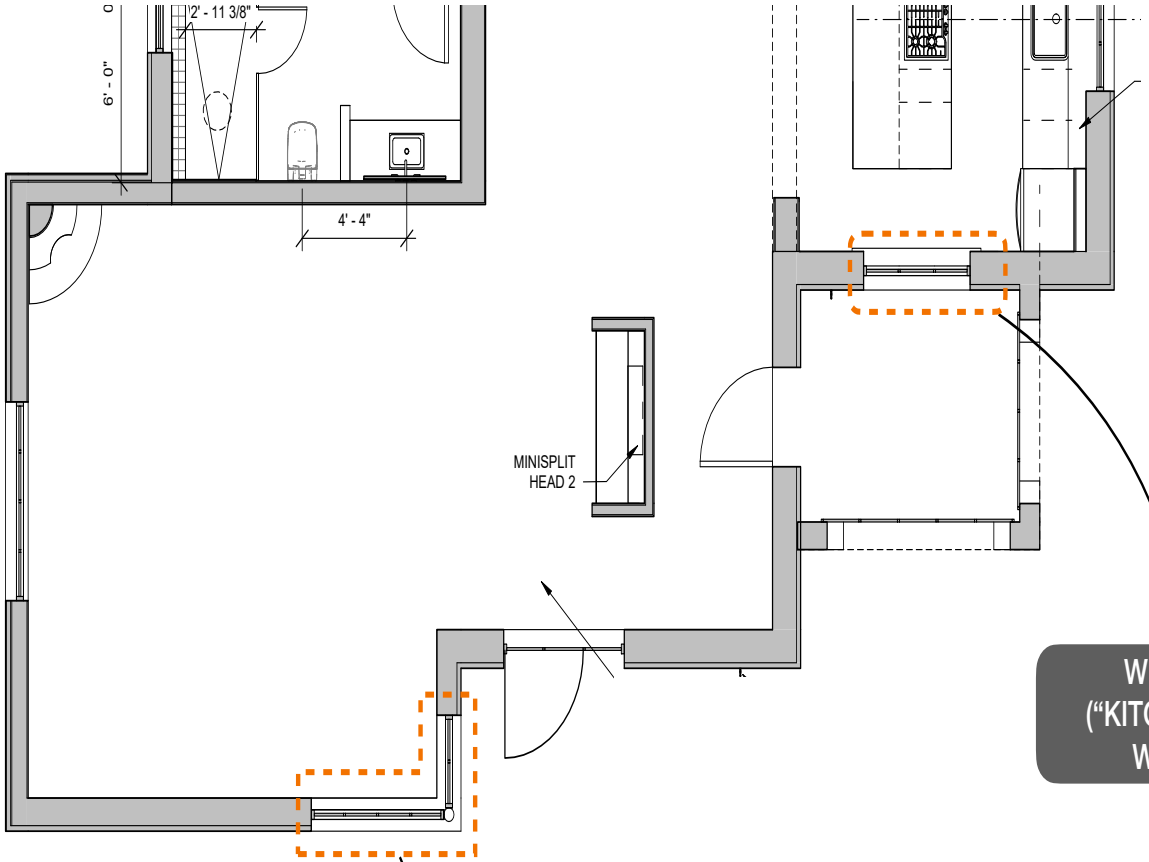
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes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

Ver. 12 1/14/2020

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 28, 2022. The decision of the Board was to designate south elevation façades #1, #2, and east elevation façade #3 as primary excluding the sliding glass door on façade #1.

Windows to be replaced
On primary facades

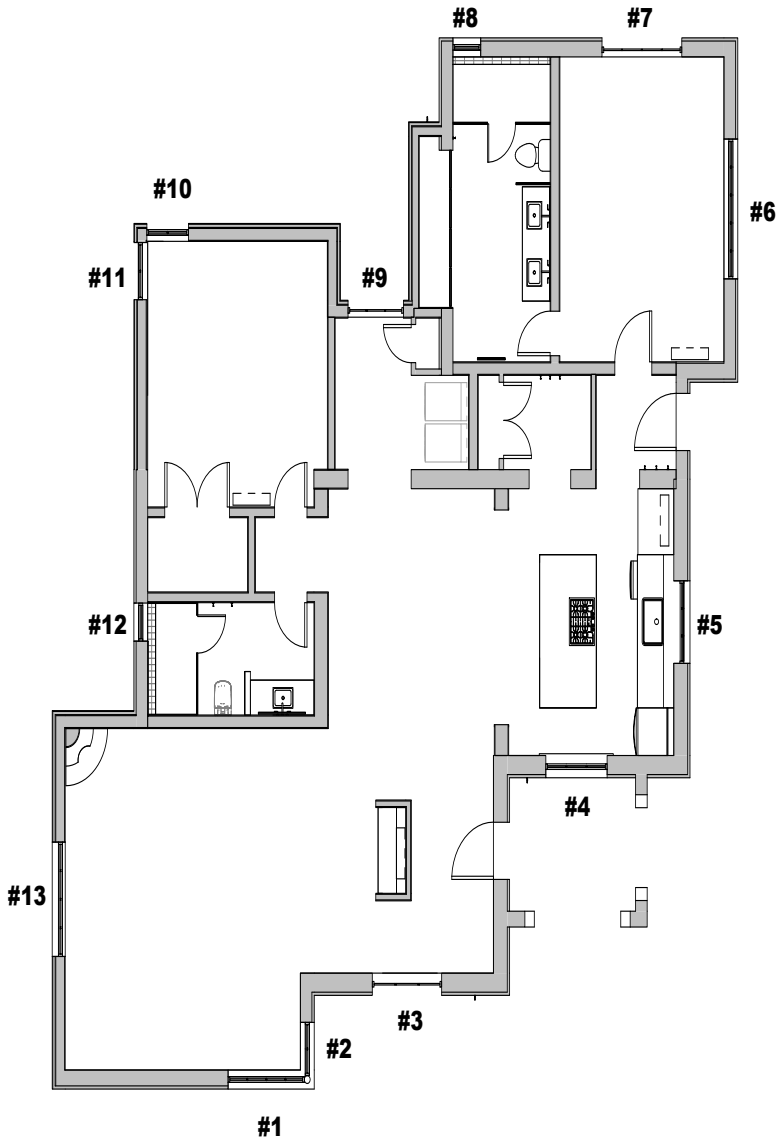


REPLACEMENT AREAS

WINDOW #4
("KITCHEN SOUTH
WINDOW")

WINDOW #1 & #2
("CORNER WINDOWS")

WINDOW SCHEDULE & KEY PLAN



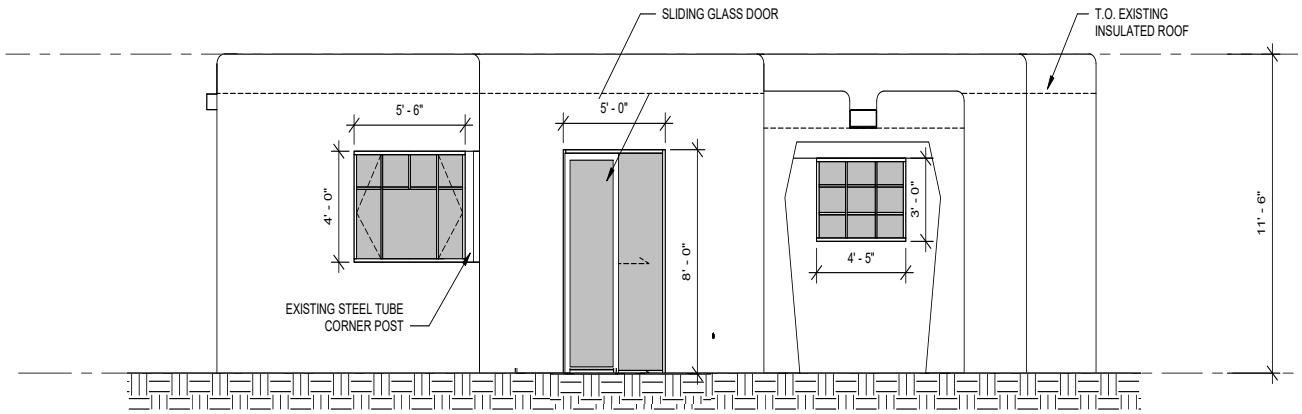
→ = ON PRIMARY FACADE

Window Schedule		
Window #	Width	Height
1 - DIVIDED LITE W CASEMENT SIDE PANELS	5' - 6"	4' - 0"
2 - DIVIDED LITE FIXED	2' - 9 1/2"	4' - 0"
3 - DIVIDED LITE W DOOR	5' - 0"	8' - 0"
4 - DIVIDED LITE W CASEMENT SIDE PANELS	4' - 5"	3' - 0"
5 - DIVIDED LITE W CASEMENT SIDE PANELS	4' - 4"	3' - 0"
6 - DIVIDED LITE W CASEMENT SIDE PANELS	7' - 4"	3' - 0"
7 - DIVIDED LITE FRENCH DR & TRANSOM	5' - 9"	8' - 0"
8 - CASEMENT W TRANSOME	2' - 0"	5' - 0"
9 - DIVIDED LITE W DR & TRANSOM	4' - 0"	8' - 0"
10 - DIVIDED LITE CASEMENT W TRANSOM	3' - 0"	6' - 8"
11 - DIVIDED LITE CASEMENT W TRANSOM	3' - 0"	6' - 8"
12 - CASEMENT W TRANSOM	2' - 0"	5' - 0"
13 - DIVIDED LITE W CASEMENT SIDE PANELS	6' - 0"	5' - 6"

1. SOUTH ELEVATION

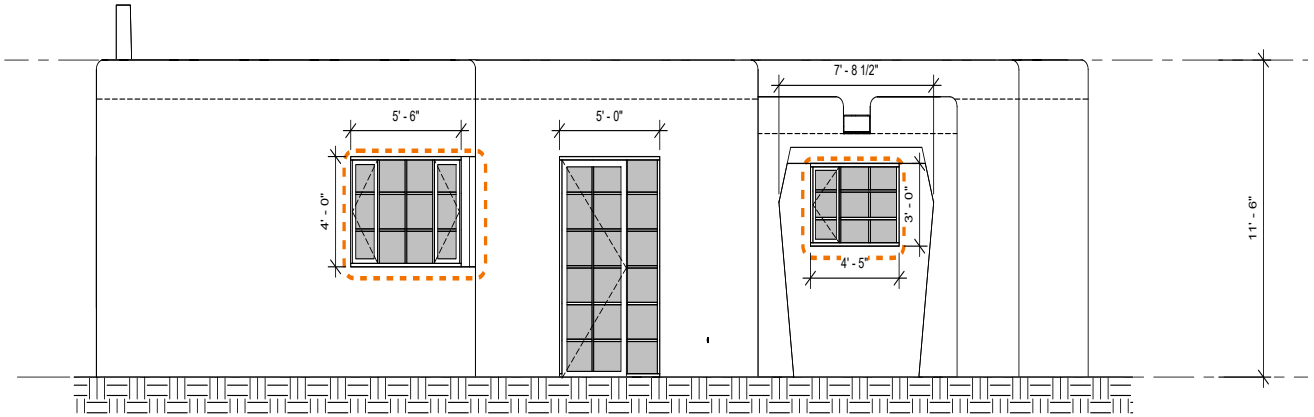
= ON PRIMARY FACADE

EXISTING



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

PROPOSED



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

Windows #1 & #2 - Corner Window

NO INSULATION VALUE

BROKEN OPENERS

OVER-PLASTERING ON INT & EXT

Window #4 - Kitchen South Window

NO INSULATION VALUE

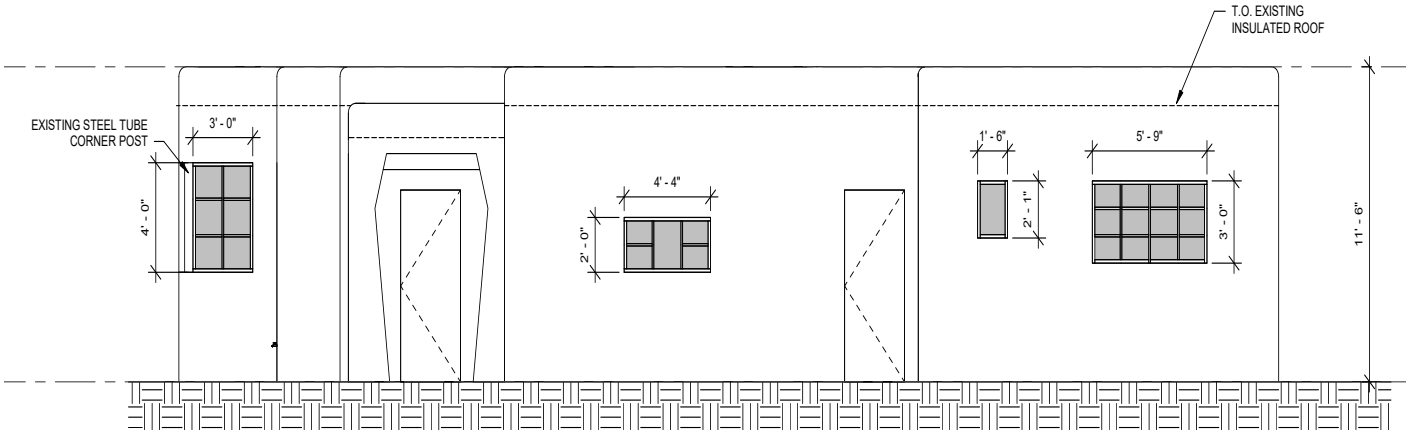
BROKEN OPENERS

OVER-PLASTERING ON INT & EXT

2. EAST ELEVATION

= ON PRIMARY FACADE

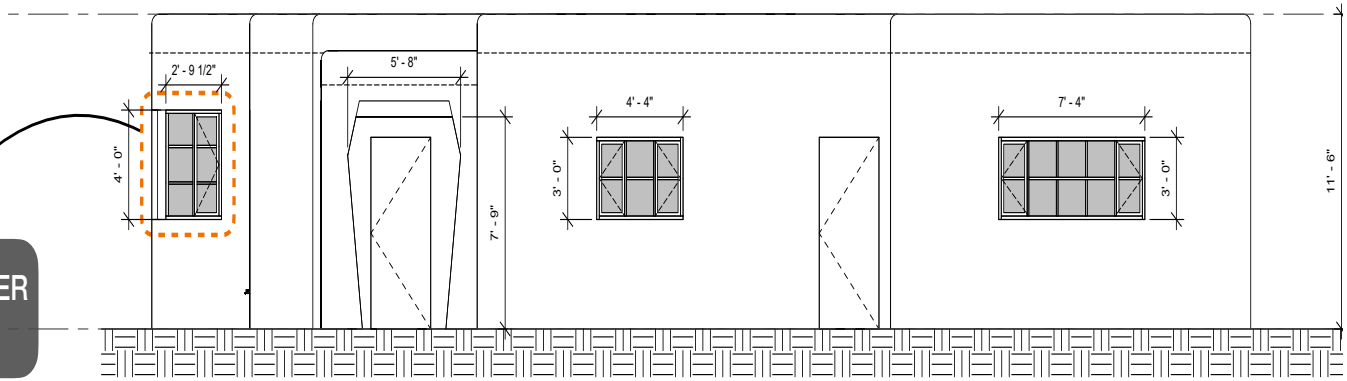
EXISTING



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

PROPOSED

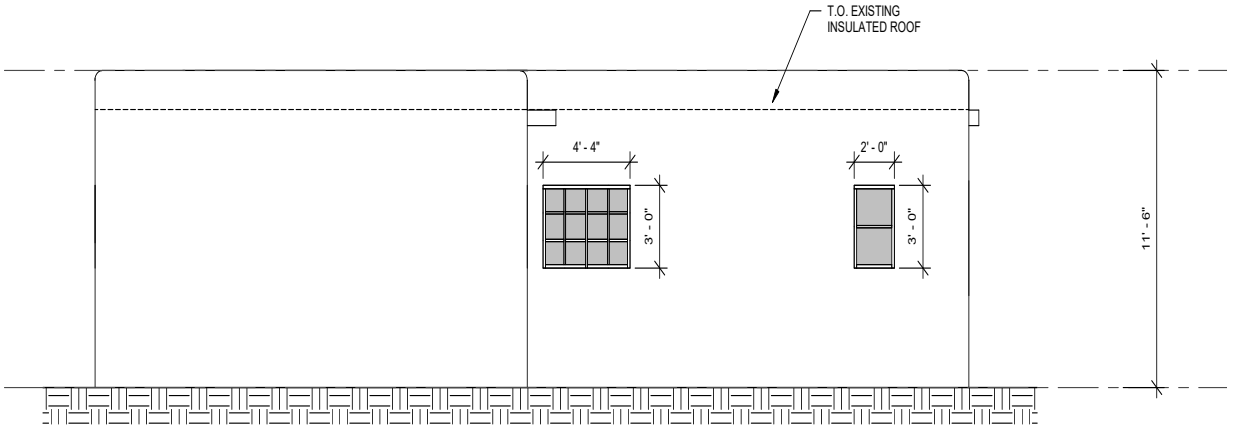
WINDOW #2 OF CORNER WINDOW



1 EAST ELEVATION - PROPOSED

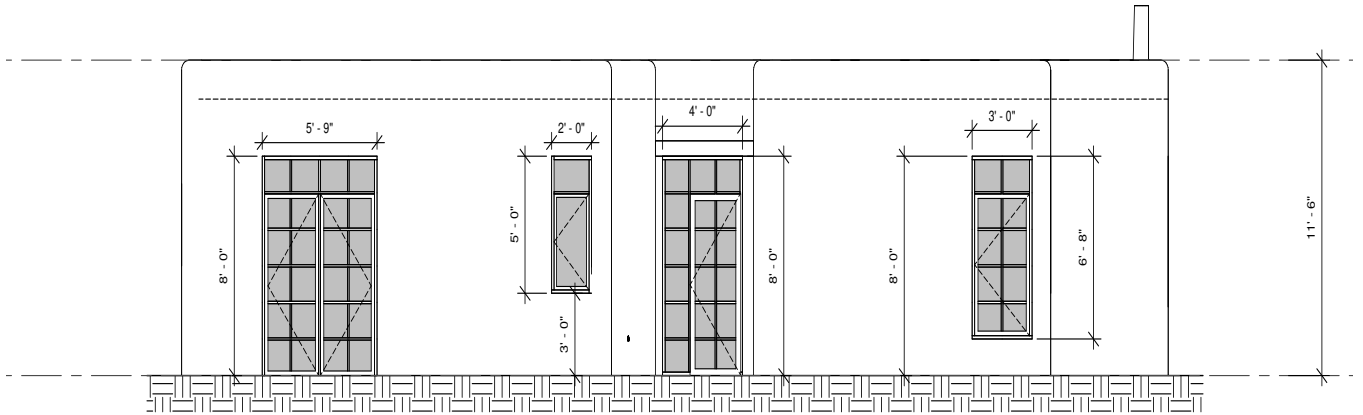
3. NORTH ELEVATION

EXISTING



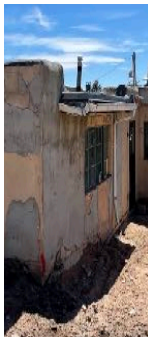
② NORTH ELEVATION - EXISTING
1/4" = 1'-0"

PROPOSED

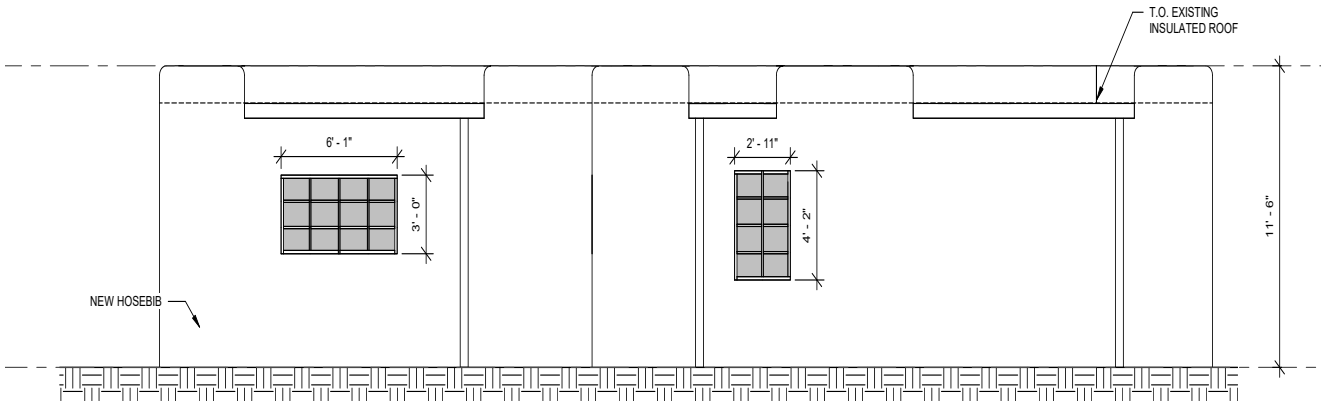


② NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

4. WEST ELEVATION

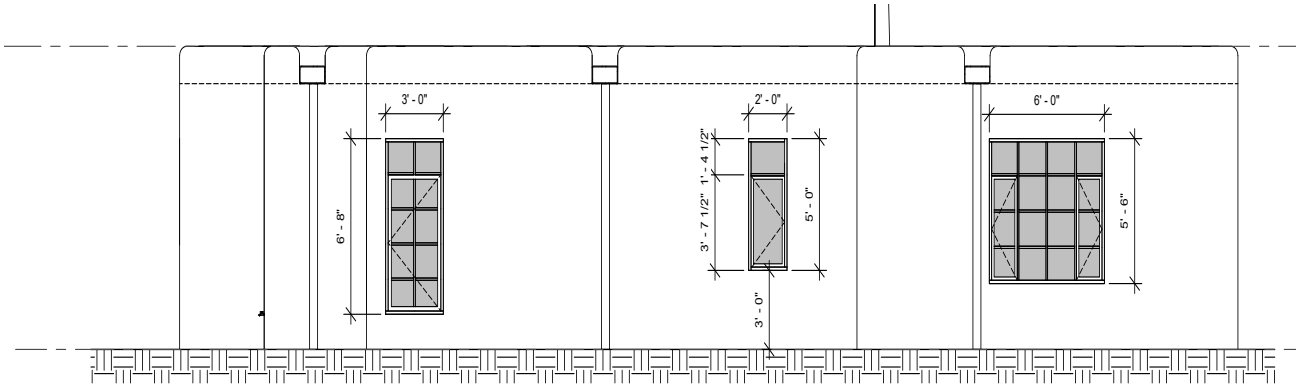


EXISTING



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

PROPOSED



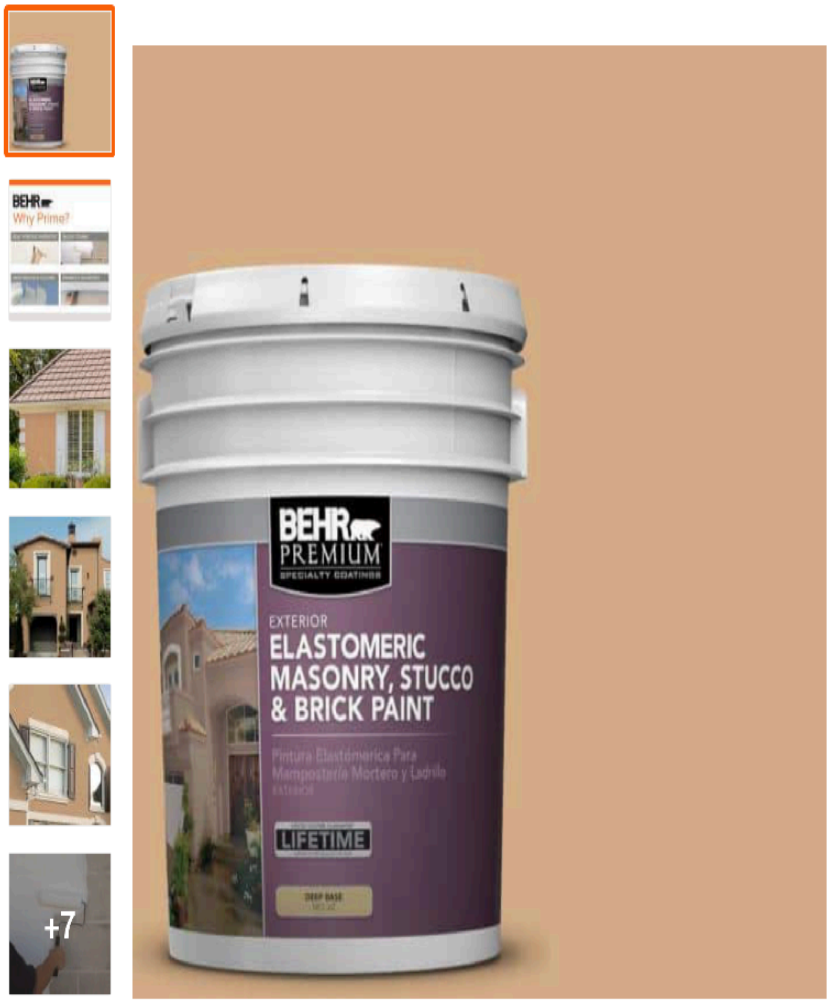
4 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

Proposed Stucco Color

BEHR PREMIUM

5 gal. #BXC-67 Santa Fe Tan Elastomeric Masonry, Stucco and Brick Exterior Paint

★★★★★ (120) Questions & Answers (1)



Hover Image to Zoom