



# AGENDA

HISTORIC DISTRICTS  
REVIEW BOARD  
AUGUST 23, 2022  
5:30 PM  
COUNCIL CHAMBERS  
CITY HALL  
200 LINCOLN AVENUE



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BOARD  
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## PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

**Viewing:** Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel

at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

**Join on Zoom:** <https://santafenm-gov.zoom.us/j/89053633771>

**By Phone:** 301 715 8592

**Webinar ID:** 890 5363 3771

**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



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**C. APPROVAL OF MINUTES:**

1. August 9, 2022

**D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. 2022-005161-HDRB. 342 Plaza Balenitne
2. 2022-005465-HDRB. 333 W. Manhattan
3. 2022-005477-HDRB. 50 Mt. Carmel

**E. MATTERS FROM THE PUBLIC**

**F. STAFF COMMUNICATIONS**

**G. OLD BUSINESS**

1. 2022-005375-HDRB. 1500 Canyon Rd. Downtown and Eastside Historic District. William Powell, agent for Tony Martin, owner, proposes to remodel a contributing garage. (Carly Piccarello, [cpiccarello@santafenm.gov](mailto:cpiccarello@santafenm.gov))
2. 2022-005183-HDRB. 571 Garcia St. Downtown and Eastside Historic District. Estevan Trujillo, agent for William and Suzanne Bruke, owners, proposes to construct a pergola and a trellis and make other minor changes to a non-contributing property (Carly Piccarello)
3. 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)

**H. NEW BUSINESS**

1. 2022-00005688-HDRB. 465 Camino de las Animas. Downtown and



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Eastside Historic District. Ed Boniface, agent for Dan & Laura Boeckman, owners, proposes to add 21 sq.ft. window, door and yard wall alterations (raise existing height to 5') and add pedestrian gate to contributing property. Applicant also proposes repairs, door and roof alterations on main building and small detached structure; and repair windows on significant buildings. (Angela Schackel Bordegaray)

2. 2022-005689-HDRB. 634 Garcia St. #19. Downtown and Eastside Historic District. Elizabeth Wagner, agent for Bob Wolf, owner, requests primary facade designation on contributing building. Applicant also proposes window replacements. Applicant requests exception to 14-5.2(D)(5)(i) for removal of historic material. (Angela Schackel Bordegaray)
3. 2022-005687-HDRB. 815 E. Palace Ave. #29 Christopher Purvis, agent, for David Baizer, owner requests approval for relocating and adding on to a 6'-0" coyote fence, relocating and rebuilding a garden shed and construction of stone walls in the Downtown and Eastside Historic District on a non-contributing property. (Carly Piccarello)
4. 2022-005463-HDRB. 220 Rodriguez St., Brian Sarrazin and Stephanie Sandston, designers and owners, requests to remodel a contributing residence in Downtown and Eastside Historic District. Exceptions are requested to sections 14-5.2(D)(2)(d) to construct an addition onto primary facades, 14-5.2(C)(1)(d) for additions/atlerations that impact orginial form and integrity, 14-5.2(E)(1)(a) for additions in a style that is not of Old Santa Fe Style and 14-5.2(D)(5) to replace historic windows not in-kind. (Carly Piccarello)

**I. DISCUSSION ITEMS**

**J. MATTERS FROM THE BOARD**

**K. NEXT MEETING: Tuesday, September 13, 2022**

**L. ADJOURN**



City of Santa Fe

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

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**AUGUST 09, 2022**

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6. 2022-005595-HDRB. 504 E. Palace Ave	Postponed	27
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**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
August 09, 2022 – 5:30 PM**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Vice Chair, on the above date at approximately 5:30 p.m. at a meeting held at City of Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Mr. John Bienvenu  
Mr. Anthony Guida

**MEMBERS ABSENT**

Ms. Cecilia Rios, Chairwoman (Excused)  
Ms. Flynn G. Larson (Excused)  
One Vacancy

**OTHERS PRESENT:**

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

**NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.**

**B. APPROVAL OF AGENDA**

Ms. Piccarello said Item #2, under Old Business is postponed. Under New Business, Item #6 and Item #8, are postponed.

**MOTION:** Member Biedscheid moved, seconded by Member Guida to approve the agenda as amended.

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

**C. APPROVAL OF MINUTES:**

1. July 26, 2022

Member Biedscheid asked on page 19, 5<sup>th</sup> paragraph, to replace northwest with *north, west*. and page 19 7<sup>th</sup> paragraph correct the spelling of "admirable."

Member Bienvenu asked on page 15, under Motion, 3<sup>rd</sup> paragraph, "Member Bienvenu asked to clarify round vigas", replace *round* with "lumber cut." On page 21, under Motion, amend as follows: "Member Bienvenu ~~said the staff report pointed out~~ proposed a friendly amendment..." then, delete *record* after main house, and add "contributing" before the word *designation*.

**MOTION:** Member Biedscheid moved, seconded by Member Guida to approve the minutes of July 26, 2022, as amended.

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

**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.

**MOTION:** Member Bienvenu moved, seconded by Member Guida to approve the Findings of Fact and Conclusions of Law as submitted.

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

**E. MATTERS FROM THE PUBLIC**

Stefanie Beninato said she had mentioned the library floor at La Posada. She found a responsive CEO at Remington Hotels who hired a master carpenter to redo the floor and other items. She thanked Chair Katz for being on the Board so long and his sensibilities. She said she wondered how the Board could approve a fake green sod wall at Dinner for Two. Also, she noted on Old Santa Fe Trail that Sara Toberson is advertising off site again.

## F. STAFF COMMUNICATIONS

Ms. Piccarello noted the Lincoln Avenue doors will be the only ones open in the future for meetings. The appointments and reappointments will be presented to the Council on Wednesday. She said they appreciate the standards of the Board and the members who serve. She announced that Buddy Roybal's seat will be filled by Madeleine Aguilar Medrano and Vice Chair Katz is stepping down. His seat will be filled by Dr. Jennifer Berkley.

Vice Chair Katz said he was appointed to the Board in February 2011 and has loved serving. He feels the Board is important. He has appreciated staff's help over the years, and they could not have done this without them. Also, he appreciates his fellow Board members, who are collegial, intelligent, and a hard-working group. He said he appreciates the applicant's as well and that they come before the Board willingly and work to preserve the look of Santa Fe. He noted that the seat will be now assigned to Jennifer Berkley who has worked a long time on OSFA (Old Santa Fe Association).

Ms. Piccarello added that Ms. Aguilar will be filling the seat representing the construction industry. She noted Flynn Larson is not seeking reappointment but will join them until her seat for historian is appointed. She said Ms. Larson has been an important member in the historic preservation seat and will be working on her master's thesis.

## G. OLD BUSINESS

Vice Chair Katz explained that anyone dissatisfied with a decision of the Board has a right to appeal to the City Council.

Ms. Lamboy said those on Zoom who wish to speak should raise their hand. They will be recognized to speak after public comment by those attending in person.

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)

## **STAFF REPORT**

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 15' 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.

### **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.

Member Bienvenu asked if the calculation of height at street grade is to the bottom, the middle or the top of the sign.

Ms. Bordegaray said she understood it is the bottom of the sign.

Member Bienvenu said it is an ambiguity in Code and not defined. He asked if the bottom of the sign can be 15 feet above street grade, how much higher can the entire sign be under Code.

Ms. Bordegaray said it would be embedded in the regulations for the area the sign is in, which limits it.

Member Guida said there is a maximum 20-inch letter height.

Member Bienvenu said that is the second ambiguity when talking about sign dimensions in height. Then they separately talk about letters. He said it isn't clear how high a sign can be above grade. He said he was trying to determine what kind of exceptions are requested from the normal maximum permitted under the ordinance.

Ms. Lamboy offered to research the information and get back to them.

### **APPLICANT PRESENTATION**

Lisa Gavioli, with Jenkins Gavin, 130 Grant Ave., Suite 101, was sworn.

Chair Katz recognized Ms. Gavioli. He said she is one of the staff that was a big help to the Board.

Ms. Gavioli summarized the three exceptions requested and showed the west elevation of the Plaza and surrounding buildings. The building was originally constructed in 1912 in a Neo-Classical style and one of the most dramatic changes from the turn-of-the-century to a push toward Santa Fe style. Images of Levine's Department Store when redesigned in 1954 and lettering were shown resulting in what was put on the wall. The letters were believed to be about four feet high. A Code provision mentions the replacement of, or duplication of, missing features. This sign proposed is close to the Levine's sign in 1954. She compared a mockup to the Levine lettering and the existing sign as approved with exceptions in January 2011. The sign is 14 feet wide, and lettering is 5 feet high. The top of the lettering is 21 feet high, making the bottom about 16 feet above street level. She displayed the Lucchese sign that went through a rebrand and some of the materials were shown reflecting the rebrand. Navy blue is the preferred color, and the proposed sign is 17 feet wide with 24-inch lettering. The top is 19 ½ feet and bottom is 17 ½ feet. She displayed a mockup of a sign that complies with Code that assumes the 15 feet is at the top. The sign is not legible from the street, nor appropriate for the space. She said the staff report says the color of navy blue is not compatible with the district standards. She pointed out they are working from Sign Code, 14-8.10(H)(11), that says the effort is to keep the signs *moderate, attractive, and compatible styling and the color is left to the discretion of the applicant*. She displayed examples in the businesses around the Plaza; the Five & Dime is orange; Ortega's is red, etc. She showed a dimensional comparison of what was approved in 2011 and requested today. The lettering height of the Levine sign was about four feet. Code requires a 20-inch height and approved in 2011 was a 5-foot lettering. This request is for a 2-foot lettering height. An estimate of the original Levine sign area is about 96 square feet. Approved in 2011

with an exception, the sign was 70 square feet. This request is for 34 square feet. The mounting height to the top of the sign is estimated for the Levine sign at about 22 ½ feet. In 2011, 21 feet was approved, and this request is about 19 ½ feet.

## **PUBLIC HEARING**

John Eddy, PO Box 845, Tesuque, was sworn. He thought this case was interesting. He said he appreciates the detail the applicant put into the proposal. He said this comes down to aesthetics and judgment. He thought the change in lettering and size of the lettering dominates and takes away from the architectural integrity of the space. The earlier sign was more organic in the script and disappears in the space. He thought the sign would still be effective if the size of lettering were reduced and the exception was granted to not exceed the size. The lettering is effective and easy-to-read and would be even, if a little smaller.

Stefanie Beninato, PO Box 1601, was sworn. She said logically they would calculate the sign from the bottom and it makes more sense that the bottom of the sign is 15 feet. That is smaller than the existing sign, but the existing was with an exception. The sign is striking and definitely dominates the space, and she isn't sure they need to grant a larger type. She thought 20 inches will get everyone's attention. She added that she was hoping they are not proposing to restucco in the light color and wondered if the blue that was shown was the blue that would be on the building.

Ms. Lamboy noted that there were no other hands raised on Zoom.

Ms. Gavioli said she had nothing specific she wanted to respond to but thought the comparison should be the historic condition. What is there now was granted by exception. She noted it was important that John Gaw Meem installed a sign that would not meet City Code, among many other things he did. She said honoring the history of Santa Fe should hold some weight.

Vice Chair Katz was puzzled that the size of the letters of the sign now are smaller than the letters on the sign proposed. He said the area of the sign was mentioned by taking the tallest part, but that is not a fair representation of the sign. He thought the sign on the right seemed large because of that. He asked if the applicant would consider reducing the size by four inches, so an exception is not needed.

Ms. Lamboy confirmed that the maximum height is 15 feet from the top of the sign. She said staff acknowledges that one size does not fit all. That is a reason for an exception process.

Ms. Gavioli said the client is not amenable to reducing the letters and feels this is appropriate.

## **BOARD DISCUSSION**

Member Guida said he was grateful for the clarity of the applicant's presentation and explanation of history. He said his biggest takeaway is the ordinance is working to produce a considered response in a sign in the most important civic space. The ordinance has a set of rules that describe conditions and an exceptions process. The Board should move forward not with the letter of the law, but in considering the exceptions presented. He thought the one most powerful is where the intent of the Code and the applicant's response intersect, that this is an important building on the Plaza. This is a space created for a sign and a midcentury façade associated with a department store. He thought that important to preserve on the Plaza. The applicant's response for both the existing and rebranding sign fits the bill and maintains the look of the 1950s building. That creates diversity and is a record of history in Santa Fe. He was overwhelmingly in favor of the project as proposed.

Attorney Ruybalid read 14-8.10, subsection H, from the ordinance with respect to sign height in subsection A(1)(d), "*No sign shall be permitted 15 feet or more above street grade measured in front of the façade where the sign is to appear. On the wall height from the ground, it states, no wall height shall project more than 3 inches beyond the building line. However, if the sign is attached to the wall at a height not less than 6'8" from the sidewalk, it may project a maximum of 10 inches.* He read the specifics regarding the area with maximum size at 15% of the façade and that it should not exceed 20 square feet in this district; and the maximum letter size is 20 inches in height with no restriction on the number of letters, words, or lines.

Ms. Lamboy added the reference is to street grade, not the base of the building. She noted with curbing and sidewalk, the street is lower.

Ms. Biedscheid said there is a strong argument for this proposal when compared to the existing building. The space was designed for the sign. She said she likes the continuity of preserving the sign in that space. She did not think an exception is required for the color, which is represented around the Plaza and the district. She said the other exception criteria have been met consistent with the exception granted for the current sign in 2011.

Member Bienvenu said he has seen drawings of this renovation showing the upper floor with glass. He thought the original intention of Meem was for the second floor to be plate glass. He didn't know when it turned into a blank wall with a sign, but it seems an afterthought. Secondly, he didn't know how long that sign had been there and when it was Levine's. He assumed the sign was taken down in 1976. He has seen photographs in the 80s and 90s that show a blank wall. They should not think historically that this is the original design, or the historic design of the structure. He thought the current sign is a mistake that stands out on the Plaza as billboard-like. The new sign is an improvement,

but it is less strikingly a logo. It is more a wayfinding sign as the applicant indicated. He still thought the sign was too big, but the color is fine. He said as pointed out, there are plenty of other signs in the area with a similar color scheme.

Member Bienvenu said there is no discernable reason the letters need to exceed the ordinance height limitation. This sign can be read from the Plaza and the street easily if smaller, at the same height proposed. He said he was in favor of an exception for the height. He understands the portal is a problem when looking upwards from the street. The solution is to have the height centered and visible from the street with the height of the letters and the general square footage consistent with the ordinance.

Ms. Gavioli said the intention of the letter size in the area proposed is to have a sign proportionate to the space designed to hold the sign. She said they have a rendering from Meem showing a sign in that location. She said regardless, whether the original intent, it was the final intent and what was executed. It is important to honor the history.

**MOTION:** In 2022-005470-HDRB, 57 Old Santa Fe Trl., Member Guida moved to approve the application as submitted, finding that the exception criteria for height, sign area, and mounting height have been met. The motion was seconded by Member Biedscheid.

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

Vice Chair Katz asked Attorney Ruybalid if the two votes is sufficient.

Attorney Ruybalid said this matter came up previously when he was acting Chair and there were three voting members. A two to one vote passes so then the motion.

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)

***This Case was postponed.***

## 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 ~~noncontributing~~ contributing property. (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 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 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 easements. 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.
2. 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).
3. 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.
4. 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.

### **STAFF RECOMMENDATION**

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

Ms. Piccarello noted for the record the case caption shows as *noncontributing* and it should be contributing.

Vice Chair Katz asked the Board to note the bottom picture with regard to the roof. He said it would come up again in a different case.

### **APPLICANT PRESENTATION**

Dale Zinn, PO Box 756, was sworn. He said despite that people have been appointed to fill Chair Katz's seat, he is irreplaceable. He noted the actual square footage proposed is 240 square feet and the studio building adjacent is 600 square feet. He mentioned he had a small change and wanted to lower to 10' 6" to match the existing building. That gives a better building proportion without harming its usefulness.

Member Guida asked what will happen lowering the building to 10 feet, 6 inches.

Mr. Zinn said the portal has to come down as well.

### **PUBLIC HEARING**

There were no comments.

### **BOARD DISCUSSION**

**MOTION:** In 2022-005473-HDRB, 127 and 127 ½ E. DeVargas St., Member Bienvenu moved to approve the application pursuant to staff's recommendation and as revised and stated by the applicant tonight. The motion was seconded by Member Biedscheid.

Member Biedscheid requested a friendly amendment that the height the applicant mentioned is a reduction to 10' 6" and the applicant revises the drawing accordingly and submits to staff for approval prior to application for a permit.

Member Bienvenu accepted the amendment as friendly.

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

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)

## **STAFF REPORT**

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

### **House**

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

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

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

### **Casita**

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

### **Portal**

A very long portal with an attached pergola is located on the west edge of the property. Architectural details include a viga ceiling, brick floor, Mexican tile bench and fog on 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.

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.

## **STAFF RECOMMENDATION**

Staff recommended 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 recommended 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.

Chair Katz asked if #4 is the entire wall.

Ms. Piccarello said #4 is not the wall of the building, only the wall of the house and does not connect to the historic wall. The addition came in the 70s and the house grew to the east. She added that it does connect to the historic yard wall which is something the Board should consider. It has that character-defining yard wall into the building piece but is a later portion of the house added in the 70s.

## **APPLICANT PRESENTATION**

Joseph Karnes, Somer, Karnes and Associates, PO Box 2476, Santa Fe was sworn. He thanked staff for working with them after the last hearing. They appreciated staff's recommendation on the primary facades and agree. He stood for questions.

## **PUBLIC HEARING**

Stefanie Beninato, previously sworn, said she was deeply distressed about the development at Plaza Balentine. It seemed whatever anyone wants they allow and doesn't matter the house was bought with buyers aware of what they were buying or what was already designated. The Board basically preserves façades on outbuildings and a wall, but not much on the actual house. Some of the windows may be newer, but the openings are primary. She urged the Board to look at what is characteristic of the building and what that contributes. She said it has to be more than these two facades.

Ross Nelson, 345 Plaza Balentine, Santa Fe, was sworn. He said he wanted to respond. He and his wife purchased their home about three years ago after it was remodeled in a sensitive manner and fits in with the street. The street has been sensitively redone so it can be appreciated for years to come. The work proposed at 342 is very much in keeping with the Santa Fe style and does preserve the building. He said anyone who walks Plaza Balentine knows you cannot see any of 342 except the top brick coping. It is a lower property that is not visible from the street. He said he believed the proposal would highlight the significant elements of the structure and preserve it, and it will continue to contribute not only to the City, but Plaza Balentine.

Mr. Karnes said he neglected to say he is with Zach Leonard, one of the owners. He pointed out when the Leonard's purchased the house the facades had not been designated.

Ms. Lamboy said Charlie and Teresa Niemeyer were on Zoom and wanted to speak.

Theresa Niemeyer, 345 Delgado St., was sworn. She said they are in Virginia and are the neighbors to the west and the wall divides their property and is a shared wall. Their backyard faces the property, and their perspective is different. She said reviewing the drawings in reference to the primary façade and elevation #28; there was no indication whether they would save or renovate the primary portal. It is a very old, decorative portal with a kiva. It was referenced in the presentation as primarily a parapet. They wanted to know the intention because it seems significant. They also wanted to know where the condenser units will be located because their bedrooms are at the back of their property. They hope that the condensers will not be against the west wall. Third they wanted to know where the primary power service is to the property and the location of the telephone pole. Since the house is increasing in footage, they want to understand about any power

lines running behind their property. She said last, they could not tell what the materials will be for the patios between the existing casita structure and the shared wall to the west. Their concern is this is not a concrete pad for trashcans or storage. The previous owner had a shed there for 10 years that housed racoons. They don't want anything that would create a similar problem.

Vice Chair Katz said all the questions have to do with what the owners will do with the house. He explained the Board is to designate which facades are primary. He noted that the applicant made notes of her questions and would answer those in the next case.

Ms. Leonard said the only issue that might pertain is elevation #28 for the portal.

Vice Chair Katz said the applicant has asked that the elevation be primary and that will not be changed.

### **BOARD DISCUSSION**

**MOTION:** In 2022-005631-HDRB, 342 Plaza Balentine, Member Guida moved to approve the status and designation of the façades as recommended per staff's report: facades 12, 16, 20, 24, 27 and 28, as primary. The motion was seconded by Member Biedscheid.

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

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)

### **STAFF REPORT**

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

## **House**

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

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

In April, 2022, at case #2022-004878-HDRB, the board designated façade #2 (east façade on north portion of the house), 9 and 10 (east facades on south portion), 11 (south façade), 12 (west façade of the south portion), and 16 (west façade under the portal and including the overhanging roof) as primary. On August 9th, the case to designate primary façades returns the HDRB with staff's recommendation that façades 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 fog on 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 attach 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.

### **STAFF RECOMMENDATION**

Staff recommended that all the exception criteria, with the exception of one in regard 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 recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

### **APPLICANT PRESENTATION**

Mr. Karnes, previously sworn, expressed his appreciation working with staff. He said they worked to leave façades 12 and 16 as is. The portal with respect to staff's recommendation, they want to expand the portal decking of façade 16 to the west. The HCPI says it is not historic. He referred to a photograph noting the existing portal which has minimum functionality. He explained the applicant wants to expand to the west to make that usable. Photographs were shown of the improperly built portal and poor design. They propose to replace the portal with a properly constructed larger portal. The portal is not visible from any public location. The applicant has committed to maintaining the sanctity of the western facades 12 and 16, to the extent feasible. The expansion will not change or detract from the west façade.

Attorney Ruybalid asked, if possible, for the photographs presented by Mr. Karnes to be displayed so the public could see them.

Richard Martinez, PO Box 925, Santa Fe was sworn. He responded to the earlier questions of the neighbors. The electrical service and existing service will be left as is, on the eastside of the property. It is not near the pole mentioned. There will be some ground mounts but not near the west side. They have a patio, but will not use for storage, only the enjoyment of the owners. The patio will be used as private space and has a door on that side of the casita. The portal is not attached to the house. He showed a photograph of the beam of the portal that is sideways. That is why it is so low and above that is two by fours and some unfinished wood. They propose to make the portal on the other side of the window with a barbecue and a dining table.

Chair Katz asked if there were drawings. He was told they are in the packet.

Member Guida said he appreciated the drawings and thoughtful design. He said looking at the west elevation it is clear to him that the new opening in the southern mass emulating the existing window is a sensitive addition. The new portal short end outside the building will be visible on the west façade but is differentiated from that façade. He also thought raising the parapet is consistent with this house that has evolved informally

over time. On the portal, his only concern is the columns. It is clear they are re-creating the portal roof and extending out from the building. In the drawings it appears to be done in a way that is consistent with what is there, and what the Board has found as the most attractive feature of the main house. The addition of the territorial columns seemed out of place for the façade, which is recognized as an informal type of development. His only objection would be the elimination of those posts. He wondered if it was possible for that to happen, and the portal still be supported by a beam that is pocketed into the two walls on either side.

Mr. Martinez said that is possible, he will talk to the owner. The columns happen all over the place, and this is not isolated. The intention was to replicate the Territorial style highlighted by the existing brick coping. But it is possible to do the portal without columns.

Member Guida said it would be more consistent with what they want to preserve about that façade.

Mr. Martinez said he can understand that.

Member Guida said the other exception is the entry opening in the contributing wall that is being done in a sensitive manner. They are just providing a taller gate entry.

Mr. Martinez said that was his intention. Also, they are creating a new entry way because he wants to fit into the existing historic wall and make the opening visually open. That is why he proposed an iron fence instead of a wooden gate.

Member Guida said while they can discuss changes being sensitive to features of the house recognized as important, the additions to the house are consistent with the way the property has evolved over time. He is in favor of the proposal.

## **PUBLIC HEARING**

Stefanie Beninato, previously sworn, said the three French doors do not go with the house. It overwhelms the facade and doesn't seem to work with any other facades. She said to give an exception for an 8 foot versus a 5 foot portal is a bit much so someone can barbecue outside. There are walls around it, but walls are not permanent. The Board is not supposed to consider that if you can't see it, you can do whatever you want. She said that was important for them to keep in mind. The mini splits are very loud and very disturbing. She heard they are on façade #16 and asked where they are in relation to the primary façades. She said Council should look at mini splits in terms of screening, so you cannot see or hear them.

Chair Katz closed the public hearing.

## **BOARD DISCUSSION**

**MOTION:** In 2022-005161-HDRB, 342 Plaza Balentine, Member Guida moved to approve the application as submitted, noting that the exception criteria has been met for all changes to primary façades and inclusive of the portal on the west façade, with the only direction to the applicant to eliminate the Territorial posts on the portal on the west façade. The motion was seconded by Member Biedscheid.

**VOTE:** The motion passed by unanimous (2-1) roll call vote with Members Biedscheid and Guida voting in favor and Member Bienvenu voting against with comment.

Member Bienvenu explained he voted no because he thought the changes are so significant it causes the building to lose contributing status.

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)

## **STAFF REPORT**

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 are 6-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).

### **STAFF RECOMMENDATION**

Staff recommended 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 recommended that the north elevations of both structures (house and garage) be designated the primary façade.

Member Guida asked about a photograph for the north elevation of the garage. He said both buildings are contributing, and they need to designate a primary façade for the outbuilding.

Ms. Bordegaray said she did not have a photograph for the north elevation, but has a photograph of the outbuilding.

Member Guida asked if so much changed on the structure, and the garage door was filled in, why designate the north façade opposed to the east facing the street.

Ms. Bordegaray displayed a photograph noting that the garage still projects the aspect of a garage. The inset of the original garage door is still there as well as the lintel.

Ms. Piccarello added not as noticeable, but apparent, is the bull nosing toward the garage door. The roof line is undulating and has battered adobe walls. Other than the addition and the infill, which could be removed, a door that is likely an addition on the east side, retains its character. She clarified that the vinyl windows are on the two over two Territorial and the steel casement window is the original window.

Member Bienvenu asked if they know when the garage was infilled and if it could be historic.

Ms. Bordegaray said they don't know when the garage was filled in.

Ms. Piccarello said it could be historic. It follows the building pattern of the 1930s to the 1950s. Based on the garage width it is not built to the standard of garages when cars were bigger in the 50s and 60s. That might have been infilled at that time to change the use. It follows the building pattern of a garage in the back that is separated from the house which emerged in the 30s and 40s. That is adobe and points to the time around the 1960s.

Member Bienvenu said his question was about the infill.

Ms. Bordegaray said they don't know when the garage door was infilled. It is likely historical; they don't know for sure.

Member Bienvenu asked about the east elevation of the main house. He could understand the focus on the elevation facing Canyon Road and its distinctive features. The east elevation facing the driveway is characteristic of that style of house, in the area at that time. It looks like it had little change over the years. He asked her thoughts why that was not being proposed as primary.

Ms. Bordegaray said while the façade does typify long adobe structures along the lanes, she believed the addition of the vinyl windows detracted from the overall façade. The difference between those with the steel casement changed the character on at least the north end of the building. She felt it did not warrant primary designation because of the alterations.

Ms. Piccarello said the windows have been changed, but the two more Territorial style windows have components around the window with some machine cuts. There is also a self-cut piece. It appears some openings are historic, but the windows are not, minus the steel casement window. The door is also a replacement door. The wall however is a battered wall for narrow streets. That is indicative of land planning or lack thereof. It has deep canales and aspects of the building still remain that are nice historic features. She said they often don't look close enough at walls and should consider designating them. However, it would be a big problem if every building they looked at in the district that had windows that were replaced were made noncontributing.

## **APPLICANT PRESENTATION**

Thomas Ortiz, 52 Contessa Road, was sworn. He said this is an interesting little casita that has undergone an extreme amount of renovations. Originally this was a two-room house, and he has evidence the back portion was added later. The garage was really a cuartito, a workroom, that probably had two wooden doors. It is cinder block construction and not one large space. It was probably used as root storage and a workspace. He agrees with some designation on another elevation of the building. He wanted to be sure there was no problem if the client wanted to make a larger opening

with two large wooden doors to bring it back to the original. Currently it has a metal door that was put in the 90s. The latest addition was in the 90s and they changed the roof structure and put larger vigas that are not typical of that time period and size of house. He said looking at photographs, all of the parapets are new, especially the west wall. It is not adobe but a wood frame structure. When raising the roof, they probably also raised the ceiling. The windowsills in that space show evidence all the windows were wood, double hung windows. Even the steel casement window in disrepair, was a replacement for an original wood window. They respect the north façade facing the park and want to retain that. The existing door and the frames have all been rotted out and the windows are in such disrepair. The doggy door was added to the bottom of the French door. It has gone through levels of changes and is a mishmash. The client's intention is to take it back to Northern New Mexico with wooden windows and true divided lights, handmade doors, etc.

Vice Chair Katz asked when the roof was raised on the east façade.

Mr. Ortiz said he understands from the next-door neighbor it was in the 1990s, but there is no evidence of building permits.

### **PUBLIC HEARING**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In 2022-005596-HDRB, 1000 Canyon Rd., Member Biedscheid moved to adopt staff's recommendation and designate the north façade of the house as primary, and the north façade of the garage as primary, with the exception of the infill or other non-historic materials and yard wall. The motion was seconded by Member Guida.

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

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)

### **STAFF REPORT**

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.

### **STAFF RECOMMENDATION**

Staff recommended the historic status of the two structures be maintained as contributing with south facades designated as the primary facades on each structure, per 14-5.2(C) Designation of Significant and Contributing Structures.

### **APPLICANT PRESENTATION**

Christopher Purvis, 518 Old Santa Fe Trail. He said this is a cool little old house. He agrees with staff that the street façade should be primary.

### **PUBLIC HEARING**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In 2022-005465-HDRB, 333 W. Manhattan Ave., Member Bienvenu moved to adopt recommendations of staff for the reasons staff set forth in the

recommendation, that the structures be maintained as contributing, and the south facades of both structures be designated as primary. The motion was seconded by Member Biedscheid.

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

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)

***Case Postponed.***

7. **2022-005448-HDRB. 532 Don Gaspar Ave.** Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szanthy, 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)

**STAFF REPORT**

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.

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.

### **STAFF RECOMMENDATION**

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

Vice Chair Katz asked about the posts on the back porch that was mentioned in the packet.

Ms. Piccarello said the issue is it is a more modern detail, and the inset is a little bit more common. The house has an inset and all the roof details come over the walls and would have for the porch also. That is an area of note the Board might consider.

Member Guida said he did not see in the packet where a yard wall is proposed.

Ms. Piccarello said it should be on the site plan. She realized she did not put the detail in, but there was one for the yard wall with the location in the notes. She thought it would be helpful if the applicant clarified the beginning and end of the #3 wall. She said it is along the side and the gate was shown. The gate is where the sidewalk ends, straight out of the front porch.

Member Guida asked if work was proposed to the studio building. He asked if correct that the guard rail for the proposed porch is not in the packet.

Ms. Piccarello replied no work was planned for the studio building. She said there is a callout for a guardrail, but it is not shown. That detail would need to be submitted prior to approval for the final permit.

Member Bienvenu asked what is before the Board on the wall issue.

Ms. Piccarello said it is a 4 foot wall that could be approved administratively, but the property is significant. She thought based on the streetscape it should go to the Board as part of the package. The packet contains photographs of the streetscapes. There were likely picket fences but not necessarily stucco walls. That was outlined by the historian in the letter staff requested.

Member Bienvenu said that jumped out at him as well that they are not common, but there is precedent. He said that begs the question of what to do with that information. He asked how that could not be allowed and if there would be a provision in the Code.

Ms. Piccarello said there is no provision in the Code unless looking at the space that embodies, which is a loose translation. Staff is looking at the streetscape. This was a cluster of buildings built by an Italian American and meant to be a business. It is surrounded by businesses and one end of the street has several walls. The other does not. That is for the Board to consider as part of the overall package.

Member Biedscheid said a lot was made of the twin when the house was designated as significant. She asked if the twin house has a wall.

Ms. Piccarello said it does not have a wall.

Vice Chair Katz asked if the "sister" roof was shiny.

Ms. Piccarello said it is fairly shiny and hasn't aged. The proposal before the Board is the same material as on the sister roof. It is a fairly recent replacement in 2010.

Vice Chair Katz said he had noticed a very shiny roof driving east on Paseo and he thought that was the roof. He asked if there was a way to make it less shiny.

Ms. Piccarello said she didn't know for sure.

### **APPLICANT PRESENTATION**

Kevin Georges, 217 Truman St., Albuquerque, was sworn. He thanked Ms. Piccarello for her patience. They agree with staff's recommendations. He said the historian did an outstanding job. He offered to check if a dull finish for the roof tile.

Vice Chair Katz asked about the placement of the posts and railing on the back porch.

Mr. Georges said the existing is wood and they are open to wood or wrought iron. The front is metal, and they are not opposed to metal either.

Vice Chair Katz asked if they are willing to have the posts set back six inches from the edge.

Mr. Georges said yes.

### **PUBLIC HEARING**

There were no public comments.

### **BOARD DISCUSSION**

Member Guida said he had a few issues with the project as proposed. The issue of completeness of the drawings for the rear porch should be addressed. What is there now does not constitute a full design. He said he did not have a problem with the removal of the existing porch and the one proposed in form and mass, better suits the house. Given the public visibility and the status of the house, the Board needs a more complete presentation of what is intended. There is not enough detail in the placement of columns relative to the perimeter of the roof and the column spacing seems tight. Also, more drawings are needed on the guardrail, the skirting, and the base. He said wood is appropriate for a porch of this time and in keeping and is sensitive to the house. He thought they could draw from the porch columns and other handrails.

Member Guida said his concern about the wall, per the drawing, is the CMU and stucco wall. He couldn't see how this is appropriate wall material for the style of this house. He thought it more appropriate for Spanish Pueblo Revival or elsewhere. He said the alignment of stucco in this brick house seems curious. He thought the photo of a

small wood picket fencing is more appropriate wall material. He said lastly, many of the houses on the block have metal roofs. It is a curiosity but not common for Craftsman style throughout the country. Metal roofing material was of this era and the one preceding it. He didn't see what is proposed as replacement in kind. The Victorian-style metal shingle does not agree with the style of the house. He said he agrees the roof next door is too shiny, but he takes more issue with the profile of the shingle. There are other style roofs widely available in shingles with different profiles than the Victorian scalloped pattern shown. He would like a different proposal for the roof material.

Vice Chair Katz asked what the current roof looks like.

Ms. Piccarello said it is assumed to be the original. She displayed page 49 of the packet with the roof shingles.

Member Guida said the packet has an elevation (page 65) with the gable ends of the house showing the shingles more clearly. The shingles are similar to what is proposed. He said he is struggling with that aspect of the original architecture and what is proposed.

Mr. Georges said when the elevations were designated the Board commented a lot about the sister building. They were trying to match that.

Member Biedscheid asked if the roof shingles were the same as on the dormers.

Mr. Georges said yes. They match the sister building.

Member Guida said the sister building has a more pronounced Victorian image that doesn't seem right.

Vice Chair Katz said he thought Member Guida made a lot of good comments, particularly the drawings in the back and the shingles. He asked if the Board wanted to postpone. They could ask the applicant to come back with adequate drawings of what they plan in the back, or for other aspects of shingles, or wall designs.

Member Guida said it is important for the Board to give the applicant direction. He asked Ms. Piccarello what she thought appropriate for the building's status and what occurred next door.

Ms. Piccarello said it is a conundrum because choosing a different material, it becomes less of a twin. As proposed, they show pronounced shingles, but are panels. She said this is hard because they are choosing something different than its sister. She said maybe the next replacement for the sister will be better. She said making the right choice and not matching would be best.

Member Guida asked if there is an obligation to replace in kind.

Ms. Piccarello said yes if the Board finds this is not in kind, is enough. The other was replaced about 8 to 10 years ago and options may have been less. That had been an administrative approval that should have come before the Board. The redesign for the wall makes a lot of sense. Especially a lighter weight picket fence or with a brick detail and could be approved by staff. There are other things that could be administratively approved. But if the Board wants the porch to come back, they might want to see the whole packet.

Mr. Georges said he would like the Board to choose the shingle. The owner just wants to get started and has been ready since the first of the year.

Ms. Piccarello asked if Mr. Georges thought he could have an updated proposal with the roof and porch detail ready by the next hearing.

Mr. Georges said yes if the Board says what shingle to use. He didn't want to return and have the Board say they don't like what he chose.

Ms. Piccarello said staff can say that the Board is directing towards no panels and independent shingles that have a duller finish.

Vice Chair Katz said the shingle doesn't seem to have a lot of patterns.

Mr. Georges said they showed that design because the Board said they wanted the shingles to match the sister building. A flat panel is cheaper than a patterned one.

Member Bienvenu said he made a logical assumption to go with matching, but it was not a good idea matching the roof to the one next door. He said the Board is looking for the closest in-kind match possible.

**MOTION:** In 2022-005448-HDRB, 532 Don Gaspar Ave., Member Guida moved to postpone and direct the applicant to return to the Board on August 23, 2022 with the following conditions: design improvements that include all elevations of the proposed porch to the rear of the building; the style of the porch should have wood columns, inset from the edge of the roof and spaced further apart and drawings; the design intent for the guard rail and skirting around the proposed porch. The applicant should return with a proposal for a metal roof, shingle replacement with a pronounced shingle affect that is closer to what exists on the building, opposed to a panelized effect, and in a finish that is duller than the current finish on the house next door. Ideally the applicant will bring a sample of the roofing to the hearing.

Also, the applicant should update the proposal for the yard wall articulated by the Board of a picket fence and gate that is more appropriate for the house. The motion was seconded by Member Bienvenu.

Member Bienvenu asked to clarify if the motion limited the wall options to only a picket fence or is there flexibility in considering other options presented to the Board.

Member Guida said other options could be entertained.

Mr. Georges said the owner liked the brick detail across the street.

Member Bienvenu said the motion does not restrict him to a picket fence, although that is a good option. He added it would be nice if the Board could see the elevation drawings of the fence with the house included to see the final effect.

Member Biedscheid said, or the option of no wall remains.

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

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)

***Case postponed.***

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 façade of a contributing building. (Angela Schackel Bordegaray)

**STAFF REPORT**

212 A Gonzales is a 1,465 square foot 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  $\frac{3}{4}$  mile east from Gonzales Road on Lorenzo Lane in an area where most of the houses were previously addressed on Lorenzo Lane. Most of them were subdivided by the same family. Historical building and permit records for this house and others adjacent to it are limited. No previous cases files for this address are found in historic preservation files.

The 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  $\frac{7}{8}$ " 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.

## **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.

Ms. Bordegaray said she reviewed the case with the south elevation being designated as primary at the last meeting. Per the minutes of the meeting and the Findings, she learned it was only façades two and three. The applicant proposes to remove the corner window and an exception for window removal is no longer required. Also, an exception is required for removing the original window on façade #3 and replacing that window. She has verbally amended into the record that the applicant is no longer requesting an exception to replace the corner window or adding on to the structure less than 10 feet from the primary façade. Façade number one is no longer a primary façade.

Member Bienvenu said he is confused about the record. The packet has a document she signed saying facades number one, two and three were designated as primary, excluding the sliding glass door.

Ms. Bordegaray said she is clarifying that was what she took away from the meeting, but according to the record, was in error. It was only façades two and three that were designated primary.

Member Bienvenu asked if the sliding glass door wasn't on one and how that could have been excluded.

Ms. Bordegaray said her understanding the first time, was the façade with the sliding glass door was the number one façade and she considered that primary, excluding the glass door. Now it is just a description to replace the sliding glass door for which there is no issue with Code.

Member Biedscheid said the Board was asked to designate primary façades on a building that was designated contributing. She thought they agreed at the hearing it probably doesn't deserve the contributing status. But rather than postpone for a downgrade the Board had agreed to designate minimal facades as primary, to proceed. She could not remember if it was just façades two and three and not façade one. She said the Board was trying to facilitate the applicant making the proposal for the additions.

Ms. Piccarello clarified that facades two and three were included in the Facts and Conclusions and were voted on and established as primary facades. She said the Board

discussed with the applicant coming back with a potential downgrade. The applicant chose to proceed with the application rather than go through another hearing.

### **APPLICANT PRESENTATION**

Raja Bose, 3480 Todos Santos Street, was sworn in. He said his understanding is after clarifying the primary façade issue, he was here to discuss only the exception for the single south kitchen window. Their approach is to maintain its proportions in the look and feel while improving every system possible, the roof, wall insulation, HVAC, etc. Their goal is to address those things with a metal clad wood window on the south kitchen window. They are able to reproduce the muntin pattern and fit the aperture. The new divided light muntins are only 7/8 of an inch. He thought it a reasonable exception. Also, they wanted operability of the window, for cross ventilation. Their understanding is they are allowed to replace all other windows proposed, given they are not on primary facades. The corner window is clearly the most characteristic thing about the house. He said he wanted to get the Board's point of view. They want to change out the window system for a newer thermal one and staff said that would trigger an ordinance requirement of a 3-foot separation from the corner posts. He asked if the Board was amenable to changing out the windows with the new system in the same opening, keeping the structural posts. The justification is it a full system throughout the house improving thermal quality that respects the neighborhood and the proportions in the house.

Vice Chair Katz asked Ms. Piccarello if the aperture remains the same on the corner window and only the frame and glass is replaced if that would trigger the 3-foot rule.

Ms. Piccarello said in this district, on a visible façade nonconforming window, when work is being done Code is that the replacement has to conform. She noted the Board has ruled that way in the past. They interpreted Code on non-historic windows with no divided light glass they must come into compliance. If the windows were restored rather than replaced or maintained, the part of Code on nonconformance wouldn't necessarily be triggered. She said she could provide language if the Board chose to leave as nonconforming for its architectural interest.

Member Guida asked if that requires an exception.

Ms. Piccarello said no, if the Board deems nonconforming for architectural interests. She said that was discussed with Legal on another case in which no exception was required, but the motion would have to state that.

Vice Chair Katz asked the applicant if the window could be repaired or restored.

Mr. Bose said his opinion and the steel manufacturer's opinion diverge. It could be repaired but a huge issue is the casement was badly plastered over. None of the windows in the whole house open. Replacing it would cause damage to the envelope of the building and he was hesitant to do that. He preferred putting in a nice window. He said they would imitate the muntin pattern with the larger light. But technically it is repairable.

Member Guida said this is a really cool house. He appreciates the design and overall approach to keep the massing and enhance the best features. This is really modernist more than typically seen with 1950s/60s architecture. He thought it unique in Santa Fe and the window was very special. He said a lot of the magic is because of the corner window and the massing and nonconforming features. Also because of the mass and the thinness of the window expression and fenestration. He said the proposal is to replace all windows with an aluminum clad wood system. The divisions between the lights could be as small as 7/8s and replicate the pattern, given it is insulated glass and the sash around the casements will be much thicker. He said his concern is they would lose a lot in that scenario. He asked if other kinds of windows were discussed that might meet Code, in their discussion of energy performance, etc.

Mr. Bose said metal windows are in fashion more today than originally, but thermally steel windows cost a fortune. That would quadruple their budget for the window system. He said the product exists and looks great, but within the standard residential range this is as close to the best it can be. They could reduce the amounts of casement where it is a single frame. It is typical of the steel window as well. He said they are trying but could they buy a much more expensive system, yes, but they prefer not to.

Member Guida said he knows some of the systems have a thick casement sash if all metal. There are also windows that could have smaller dimensions. He asked if Mr. Bose had looked at less expensive options that could give a thinner profile.

Mr. Bose said yes. He understands with Sierra Pacific, Jeldwin, etc., the more expensive you go the more the simulated divided light looks more real. But part of what you pay for is the narrowness of the assembly. Their spec is Windsor Pinnacle and not wanting this to be too thick, he thought they look good. He believes they are paying a lot for the windows, and they have tried.

## **PUBLIC HEARING**

There were no public comments.

## **BOARD DISCUSSION**

Member Guida summarized the only exception requested is a replacement of a window in a primary façade. He asked to confirm if the fenestration pattern is being changed, or just the operations.

Mr. Bose said no, the fenestration will not change, yes, some operation. It is going from fixed to casement. He said he was not even sure they were changing the function.

Member Guida said it is a shame they couldn't see the windows proposed.

Mr. Bose showed pictures that were not included in the packet. He noted they have some operability and their overall condition and the fresh coat of paint.

Member Guida asked if he had photographs of the new windows proposed.

Mr. Bose showed a screenshot of the window noting the frame and sash is much thicker when casement, and this is much thinner. He displayed the window system.

Member Guida said that was helpful. It is clear this manufacturer's divided light is thin. He confirmed also proposed was a dark bronze finish to the windows.

Mr. Bose said it is aluminum, not sheet rolled but extruded cladding. It will not buckle etc. He said the maintenance on the house, including the windows, was deferred for a half a century.

Member Guida asked if he would remove the steel posts or leave them exposed.

Mr. Bose said he plans to definitely leave it. He intends, if possible, to cover with insulation and wrap a metal column that matches the cladding. It would be inset and rectangular and like the quality of the architecture proposed, more than would a circular post.

**MOTION:** In 2022-005634-HDRB, 212 Gonzales Rd A., Member Guida moved to approve the project as submitted, finding that the exception criteria for the change of a window in a primary façade has been met, and with the conditions the applicant update the drawings for staff reflecting the proposed fenestration patterns discussed that are more closely aligned with the existing window divided lite patterns; and the applicant submits the material sheet for the windows; and that the Board recognizes the need for the replacement of the corner window and approves the replacement because this a non-conforming addition in a building that has architectural merit. The motion was seconded by Member Biedscheid.

Member Bienvenu asked to tweak the language to say, "*The building has architectural and historic interest with respect to this specific property*". He said his request is to clarify this property is different from others who may request *architectural, historic* interest.

Member Guida accepted the friendly amendment.

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

Mr. Bose said he realizes he overlooked the stucco color.

Ms. Piccarello said they could do that administratively.

**I. DISCUSSION ITEMS**

Attorney Ruybalid asked to correct his earlier statement to the question if there were four board members, one acting as chair, and only three members voting if a project could be approved on a two in favor and one against, vote. The question came up previously and he reviewed the record and found on April 12, Member Guida was the acting chair, 4 members were present and 3 members voting. That project passed on a 2-1 vote. He looked up the authority of Member Guida to vote and his opinion was that Member Guida could not vote except to break a tie, but not to create a tie, per article 11.2.(B) of Resolution 2009-20. Roberts Rules, Section 4:56, also supports that the chair should not vote and in Section 40:01 reads, "*A quorum refers to the number of members present, not to the number of members voting, therefore three members are permitted to vote.*" A project can pass on a split vote of two to one.

**J. MATTERS FROM THE BOARD**

Chair Katz acknowledged stenographer Melissa Byers. He said she was here when he was City Attorney and has been here the entire time he has been on this Board. He said he really appreciates all that she does.

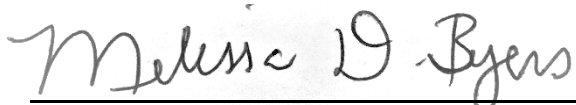
**K. NEXT MEETING:** Tuesday, August 23, 2022

**L. ADJOURNMENT**

Chair Katz adjourned the meeting at approximately 8:51 pm,

Submitted by:

Approved by:



\_\_\_\_\_  
Melissa Byers, Stenographer  
For Byers Organizational Support Services

\_\_\_\_\_  
Cecilia Rios, Chair

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

**Case # 2022-5161-HDRB**

**Address** – 342 Plaza Balentine

**Agent’s Name** – Richard Martinez

**Owner/Applicant’s Name** – Julia Platt and Zachary Leonard

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 9, 2022.

**BACKGROUND**

342 Plaza Balentine is a single-family residence having a contributing status 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 yard walls and includes the main house, a casita, a carport, portal and privacy wall. The Applicant proposes to remodel the house by adding a portal on a south elevation, building small additions on the north and east sides, and other modifications.

**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 was 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, bull-nosed openings and brick sills. The older portion and the south elevation are constructed of adobe.

In April 12, 2022, at Case # 2022-4878-HDRB, the board designated façades # 2 (east façade on north portion of the house), 9 and 10 (east façades 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 9, 2022, the HDRB reconsidered the designation of primary façades, concurring with the staff’s recommendation that façades 12 and 16 be the only primary façades designated on the main house. See Case # 2022-5631-HDRB.

**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-lite steel window with 6 lites opening on hinges next to a non-historic multi-lite door. The south façade has a 6-lite window. In April, 2022, the board designated façade # 24 as primary, which is the east façade.

**Portal:** A 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 fogón

fireplace. In April, 2022, the board designated façades # 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 as on the house tops the wall. In April, 2022, the board designated the wall as contributing. In April, 2022, the HDRB upgraded the status of the privacy wall to contributing, and designated the following elevations of the main house, carport, portal and casita as the primary façades: 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28.

After the August 9, 2022, reconsideration, the Board re-designated only façades 12, 16, 20, 24, 27 and 28 as primary. The Applicant now requests Board approval of the following items:

- 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 creation of new openings is proposed on the south façade # 11 to add three pairs of wood French doors with true divided lites 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 SFCC Section 14-5.2(D)(2)(d) to construct within 10’ of a primary façade for this addition.
- 5) Remove and replace one non-historic door and one non-historic window. Creation of an opening where there is no historic record of one is proposed on the west and primary façade #12 to add a matching picture, wood window that will be ‘Colonial White.’ An exception has been requested to SFCC Section 14-5.2(D)(5)(ii) 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)(c) to construct onto a primary façade for this item.
- 7) Removal of 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 SFCC Section 14-5.2(D)(2)(c) 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 window 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 wrought iron. An exception has been requested to SFCC Section 14-5.2(D)(5)(ii) to make openings where none previously existed.
- 13) A new gate will be 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.

### **FINDINGS OF FACT**

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends that all the exception criteria, with the exception of one for 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 SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures, and under SFCC Section 14-5.2(D)(2)(d), additions to contributing, significant or landmark structures must be set back a minimum of 10 feet from any primary façade.
9. The Applicant proposes to add a portal to the southern elevation, and add height to the parapet (project elements 4 and 6) that would not be considered de minimis, surrounding the living and dining room areas. The westernmost end of the portal would be closer than

- 10 feet to a primary façade (façade # 12) and the parapet modification on the west side would alter a primary façade (# 12).
10. Staff determined that an exception to SFCC Sections 14-5.2(D)(2)(c) and 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested this exception.
  11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
  12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommendation that the Board find the Applicant has conclusively demonstrated all exception criteria have been met with respect to project elements 4 and 6:
    - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the design for the proposed southern portal is consistent with the design for territorial-style houses, the portal does not connect to primary façade # 12 and is set back from it, and the increased height of the parapet will not exceed the height of parapets on other, existing parts of the house;
    - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the house, being built in an accretional manner, has a compartmentalized floor plan which limits its interior living space, the addition of a southern portal will increase its outdoor living space; the interior ceilings are abnormally low, and to increase the parapet height would allow the Applicants to raise the ceilings to a more customary height; and
    - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts; the south-elevation portal and higher parapet and ceilings will facilitate an expanded floor plan and full utilization of the limited living space by the Applicants.
  13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project elements 4 and 6.
  14. Under SFCC Section 14-5.2(D)(5)(a)(ii), no new opening shall be made in the primary façade of a contributing structure where one presently does not exist unless historic documentation supports its prior existence.
  15. The Applicant proposes to create a new opening to add a window to a primary façade, facade # 12, where there is no historic documentation supporting the prior existence of a window there (project element 5).
  16. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(ii) would be required for approval of the Application, and the Applicant requested this exception.
  17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommendation that the Board find the Applicant has conclusively demonstrated all exception criteria have been met with respect to project element 5:
    - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the size of the

- window matches an existing window to the north on this primary façade, # 12, and is similar in design, and the west elevation is not visible from a public street;
- b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the Applicant must make interior alterations to create an open living/dining room area from an otherwise compartmentalized floor plan, and to have a single window on the far left side of the outer façade with no corresponding similar window on the right creates an awkward asymmetrical appearance; and
  - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts; the added window on the southernmost west-facing façade will facilitate an expanded floor plan and full utilization of the limited living space by the Applicants.
18. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project element 5.
  19. The Board finds that the existing window and door on primary façade # 12 are non-historic.
  20. The Applicant proposes to remove an existing portal and to add a larger, territorial-style portal on a primary façade, # 16, on the west elevation (project element 7).
  21. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested this exception.
  22. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
  23. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to project element 7.
    - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because there already is a portal at that location, in an inset created by walls to the north and south of it, the new portal will not extend beyond the inset, the design for the new portal is consistent with the existing territorial style of the building, and the façade on which the new portal will be placed has minimal public visibility;
    - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing portal is of substandard construction, has an abnormally low cross beam, is built of untreated lumber showing signs of deterioration, and reconstruction of this portal will stop further decay; and
    - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts; the rebuilt and expanded west-elevation portal will facilitate an expanded floor plan and full utilization of the limited living space by the Applicants.

24. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project element 7.
25. The Applicant proposes to create an opening in a yard-wall primary façade, # 20, to place a wrought-iron entry gate with territorial-style archway (see project element 12) which corresponds to a new entry into the main house on the east side; there is presently no opening there, and there is no historic documentation which supports its prior existence.
26. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(ii) would be required for approval of the Application, and the Applicant requested this exception.
27. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
28. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommendation that the Board find the Applicant has conclusively demonstrated all exception criteria have been met with respect to project element 12:
  - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the contributing yard wall where the gate will be added is along a private, dead-end driveway, has minimal public visibility, and it is similar in design to existing entry gates in the neighborhood and will be in harmony with the existing streetscapes and character of the district;
  - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the present entrance to the house is on the west side, there is no entrance to the property from the west, which requires the Applicants to walk all the way around the house to access the main entrance, and to create a main entrance with a showcase entry gate on the east side results in a more functional floor plan; and
  - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
29. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project element 12.
30. 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.
31. 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.
32. 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 # 1-17 as set forth in the Application, as recommended by Staff, with the following additional conditions:
  - a. The portal columns/territorial posts on proposed for the new west-elevation portal on façade #16 be eliminated.
3. The Board grants the exceptions requested in the Application with respect to project elements 4, 5, 6, 7 and 12.

**IT IS SO ORDERED ON THIS 23rd DAY of AUGUST, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date

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

**Case # 2022-005465-HDRB**

**Address** – 333 W. Manhattan Ave.

**Agent’s Name** – Christopher Purvis

**Owner/Applicant’s Name** – Chris Barer

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 9, 2022.

**BACKGROUND**

333 W. Manhattan Ave. 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-lite wood windows. Other portions of the house have a shed roof and various historic wood windows and aluminum replacement 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 a 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.

**FINDINGS OF FACT**

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommends the historic status of the two structures be maintained as contributing with south facades of each designated as the primary facades on each structures, 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 Historic Transition District and is subject to the district design standards set forth in SFCC Section 14-5.2(G).
6. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
7. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. 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. 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.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by staff.
11. The Board finds that the south elevation is the primary façade of the main house, with features that define the character of the structure’s architecture. The main house’s metal roof with double gables, highly textured stucco, and simple arrangement of door and windows are apparent on its south façade.
12. The Board finds that the south elevation is the primary façade of the outbuilding accessory structure, with features that define the character of the structure’s architecture. The accessory building’s shed roof, historic window and heavily textured stucco are apparent on its south façade.
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 historic status.
3. The Board maintains the contributing status of the main house.
4. The Board designates the south elevation of the main house as the primary façade.
5. The Board maintains the contributing status of the accessory structure.
6. The Board designates the south elevation of the accessory structure as the primary façade.

**IT IS SO ORDERED ON THIS 23rd DAY of AUGUST, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date

# City of Santa Fe, New Mexico

# memo

**DATE:** August 23, 2022  
**TO:** Historic Districts Review Board Members  
**FROM:** Carly Piccarello, Historic Preservation Division Manager

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**Case # 2022-005375-HDRB**

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

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

**APPLICANT SUBMITTALS**

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

**STAFF RECOMMENDATION:**

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

## **BACKGROUND & SUMMARY:**

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 Martínez farm. The main house was constructed in a hipped box form and in the Territorial Style in the 1890s.

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

Having a utilitarian function for the family, the building has experienced several alterations including a roof replacement, rebuilt walls, and shifts to openings. According to the HCPI and based on the family's car, the double door opening was likely widened. The garage, while non-contributing, pairs with and compliments the main house by use of the same color finish and similar, simple box form to present cohesively with the house.

On April 26th, 2022, the Board approved several repairs, a re-roof, re-stucco with El Rey Cementitious "La Luz," a portal addition, altered window openings, and a small addition to south façade and a porch addition to the north facade of the main house.

On July 12<sup>th</sup>, 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 roof which has a slight slope at 11'-0" at its maximum height. This adds 14" in height bringing the garage height to 11'-0", where the maximum allowable height of 16'-4". For reference, the height of the main house is 20'-6". The roof will have an overhang supported by protruding rectangular beams with natural wood finish.
- 2) The proposed roof material is corrugated steel with unsealed 'Antique Silver' patina.
- 3) Re-stucco with El Rey cementitious stucco 'La Luz.'
- 4) Paint exterior Wood trim windows & doors in 'pure white' SW7005 matching the main house.

- 5) Add a metal stove pipe 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 a triple wood door that will have a natural wood finish and divided light windows.
- 9) Add a 4'-0" stucco yardwall to the west side of the garage.

**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.

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

**Owner Authorization: 1500 Upper Canyon Road**

April 4, 2022

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

To Whom It May Concern:

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

This authorization will include, but not limited to:

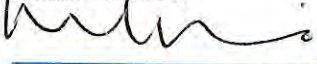
- Preparation of materials for Historic Design Review Board
- Consulting and application of Development Plan Approval
- Representation at meetings
- Project management
- Building Permit Application

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

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

Sincerely,

Daniel Fierro



Jennifer Gilreath





May 9, 2022

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

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

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

Proposed alterations of each elevation are described below.

#### LETTER OF PROPOSAL

This letter is provided as part of the City of Santa Fe Historic Division administrative approval submittal requirements, on behalf of Daniel Fierro, Jennifer Gilreath, Tony Martin.

The proposed project is located at 1500 Upper Canyon Road, on the South side of Upper Canyon Road. The property is also known as the Martinez-Rivera Property, Garage: The total acreage is 9.202 acres± (approximately 400,839 square feet±), within R-1 zoning, Historic Review Historic District. The small garage structure, existing roofed area is approximately 444 sq ft, the proposed roofed area will be 361 sq ft. The decrease in roofed area is accomplished by removing the roof overhangs and replacing with parapets.

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

**The application is a request for approval for Garage Exterior Alterations**

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

*Richard Horcasitas*

Richard Horcasitas

**Attachments:**

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

---


**Richard Horcasitas**

4401 San Pedro Drive Northeast #503

Albuquerque, NM 87109

P/505-920-3841, horcasitasland@gmail.com

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs  
 May 6, 2022

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190  4. County: Santa Fe Parcel # 12184192
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: April 18, 2022		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 30, 1993, only passing reference to garage <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long:  35.682766,-105.9025032		
10. Photo Information: Robyn Powell, photographer. <span style="float: right;">View of west elevation, facing east.</span>		
11. Brief Description of the Property:  <p><b>Potentially dating to 1937, this simple square building was historically used as a shed or garage. It is composed of a mixture of new and old adobe and concrete masonry units. The latter suggests a reconstruction or shoring up of a wall. The building has no architectural merit, but it complements the house, a Significant structure, and is important for establishing the property's historical context.</b></p> <p><b><i>Continued on Page 5.</i></b></p>		
12. Who uses the property? Storage		
13. Construction Date: Date: potentially 1937, with alterations <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs and former owner's memory		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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



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](mailto:John@archhistoryservices.com)  
w/ Robyn Powell

For: Daniel Fierro and Jennifer Gilreath

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

Owner: Daniel Fierro and Jennifer Gilreath

Source: Office of the Santa Fe County Assessor

19. Is Property Endangered?  Unknown  No  Yes How?

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>																									
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		5. Date of Survey: April 18, 2022																									
ARCHITECTURAL AND CONSTRUCTION DETAILS:																											
6. Visible Construction Material:  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2    Other: _____  8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes																									
		9. Roof: <input type="checkbox"/> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed    Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																									
10. Windows <input type="checkbox"/> N/A  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Material</th> <th style="width: 15%;">Glazing</th> <th style="width: 15%;">Number</th> </tr> </thead> <tbody> <tr> <td><b>Operation</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Siding</td> <td>Aluminum</td> <td>1-1</td> <td>2</td> </tr> </tbody> </table>			Material	Glazing	Number	<b>Operation</b>				Siding	Aluminum	1-1	2	11. Doors <input type="checkbox"/> N/A  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Style</th> <th style="width: 15%;">Material</th> <th style="width: 15%;">Number</th> </tr> </thead> <tbody> <tr> <td><b>Type</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Double</td> <td>Outswing</td> <td>Plywood</td> <td>1</td> </tr> </tbody> </table>			Style	Material	Number	<b>Type</b>				Double	Outswing	Plywood	1
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Siding	Aluminum	1-1	2																								
	Style	Material	Number																								
<b>Type</b>																											
Double	Outswing	Plywood	1																								
12. Chimneys N/A		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																									
14. Other Significant Features N/A																											
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  <u>#1 Date: c.1980s; Introduction of aluminum sliding windows; visual and physical evidence</u> <u>#2 Date: Unknown; replacement or stabilization of north wall; coring sample</u> <u>#3 Date: Unknown, likely recent; possible alteration of entry opening in position and width; visual and physical evidence</u> <u>#4 Date: Unknown, likely recent; replacement of roofing structure and ceiling; visual and physical evidence</u>																											

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style  Not Applicable

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

Notes: Other: Vernacular - No Style

17. Documents Available and Their Locations

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

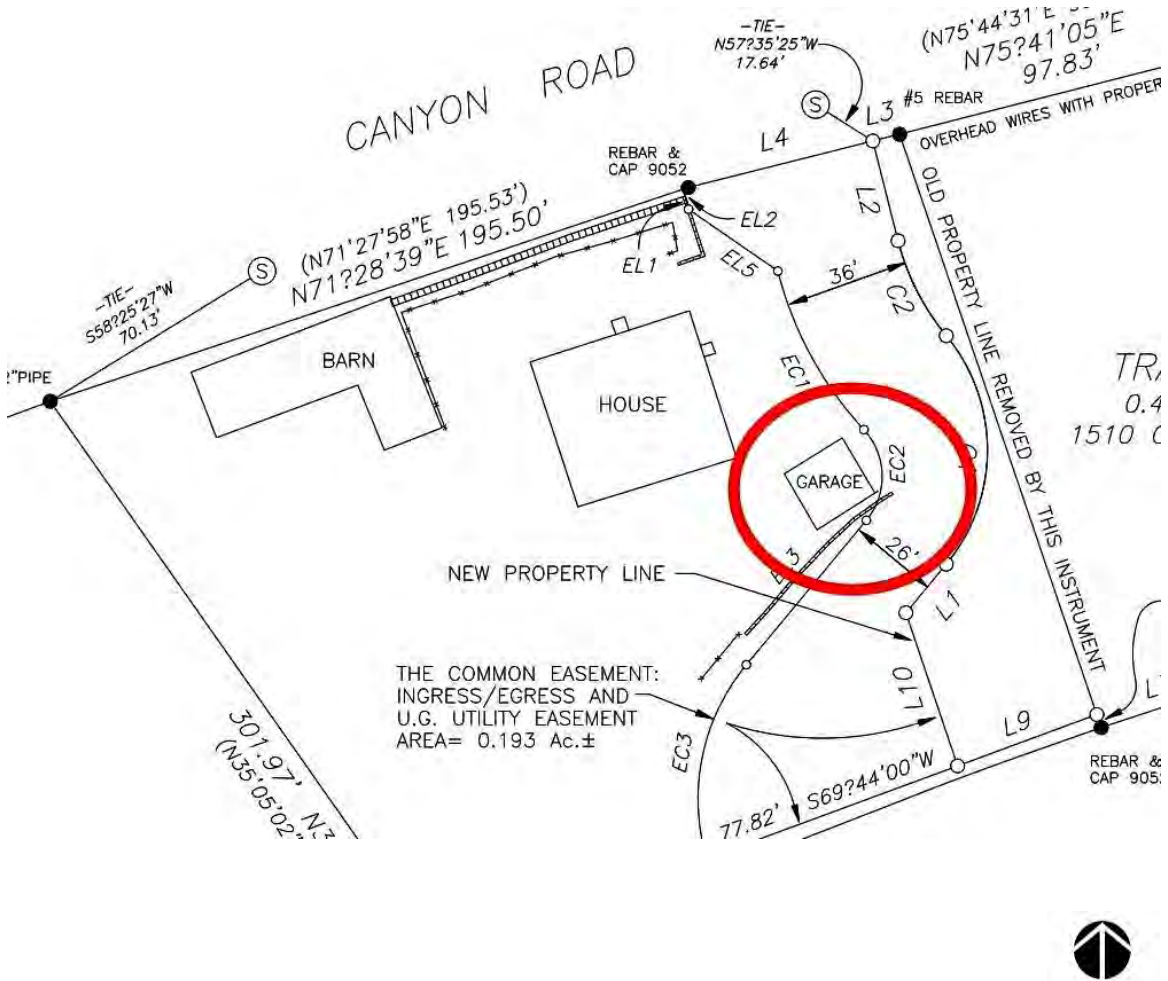
Historic Preservation Division  
Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87504  
(505) 955-6605

SITE:

18. Attached or Associated Properties

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

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



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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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		5. Date of Survey: April 18, 2022			

## Architectural Description Continued

### Setting

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

### Structure

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

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

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

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

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

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

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

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

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

## Historical Overview

### Upper Canyon Road

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

## Matías Martinez Farm

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

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

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

<sup>1</sup> Corinne P. Sze, "Matías Martinez Farm" (Historic Santa Fe Foundation plaque application, July 22, 1999), 8.

<sup>2</sup> Ibid.

<sup>3</sup> State Engineer's Office, "Report: Santa Fe Hydrographic Survey" (Santa Fe: State Engineer's Office, March 13, 1919), no pagination.

<sup>4</sup> "Mrs. Martinez Dead," *Santa Fe New Mexican*, January 10, 1910, 8.

<sup>5</sup> Paul Weideman, "The Hidden Past of Canyon Road," *Santa Fe New Mexican, Santa Fe Real Estate Guide*, February 2003, 103.

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

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

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

## Martinez-River Home

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

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

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

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

<sup>6</sup> United States Federal Census, Year: 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625\_1080; Page: 1A; Enumeration District: 127.

<sup>7</sup> Sze, "Matías Martínez Farm," 10.

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

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

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

## Visual Evidence

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

## 1935-37

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

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

<sup>8</sup> United States Federal Census, 1950, Census Place: Santa Fe, Santa Fe, New Mexico; Enumeration District: 26-4, Sheet 13; Record Group 29, Records of the Bureau of the Census; National Archives and Records Administration, Washington, DC, downloaded from <https://1950census.archives.gov>.

<sup>9</sup> "Cesaria M. Rivera," *Santa Fe New Mexican*, April 6, 1994, B-2.

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

### **1948**

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

### **1969**

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

## **Evaluation of Historical Status**

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

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

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

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

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## Illustrations



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

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

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

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



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

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



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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: April 18, 2022		



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190	
		4. County: Santa Fe	
		5. Date of Survey: April 18, 2022	



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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: April 18, 2022		



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		
		NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: April 18, 2022		

## Survey Photographs

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



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



**Photo 2: House and garage.  
Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
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1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: April 18, 2022		



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



**Photo 4: North and west elevations  
Camera facing southeast.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2			
		NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Martinez-Rivera Property: Garage	2. Location:  1500 Upper Canyon Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190			
		4. County: Santa Fe			
		5. Date of Survey: April 18, 2022			



**Photo 5: East elevation.**  
**Camera facing west.**



**Photo 6: South elevation.**  
**Camera facing north.**

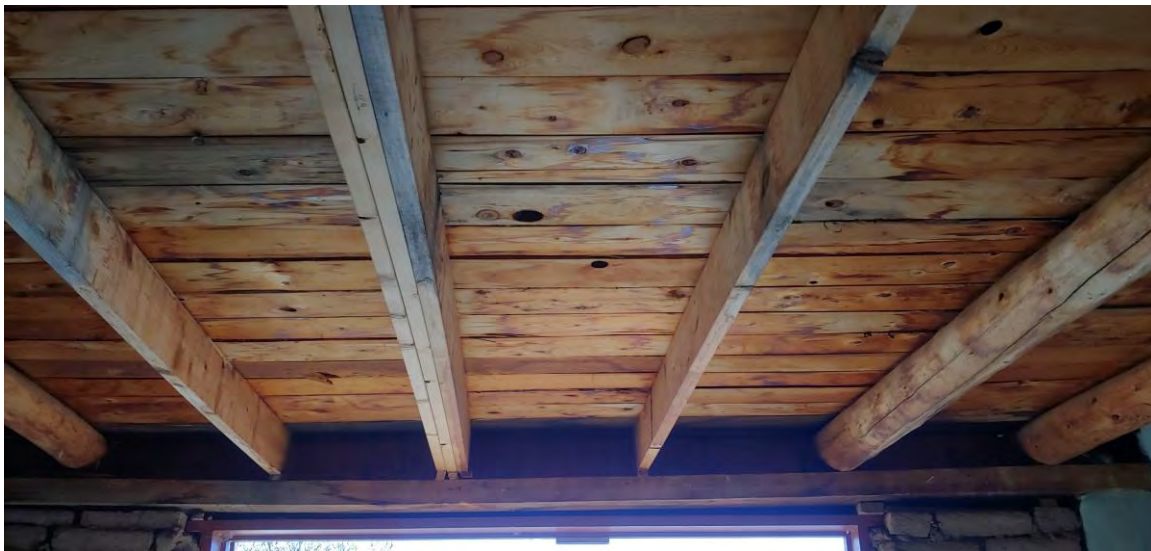
# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		NRHP _____ SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
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		4. County: Santa Fe			
		5. Date of Survey: April 18, 2022			



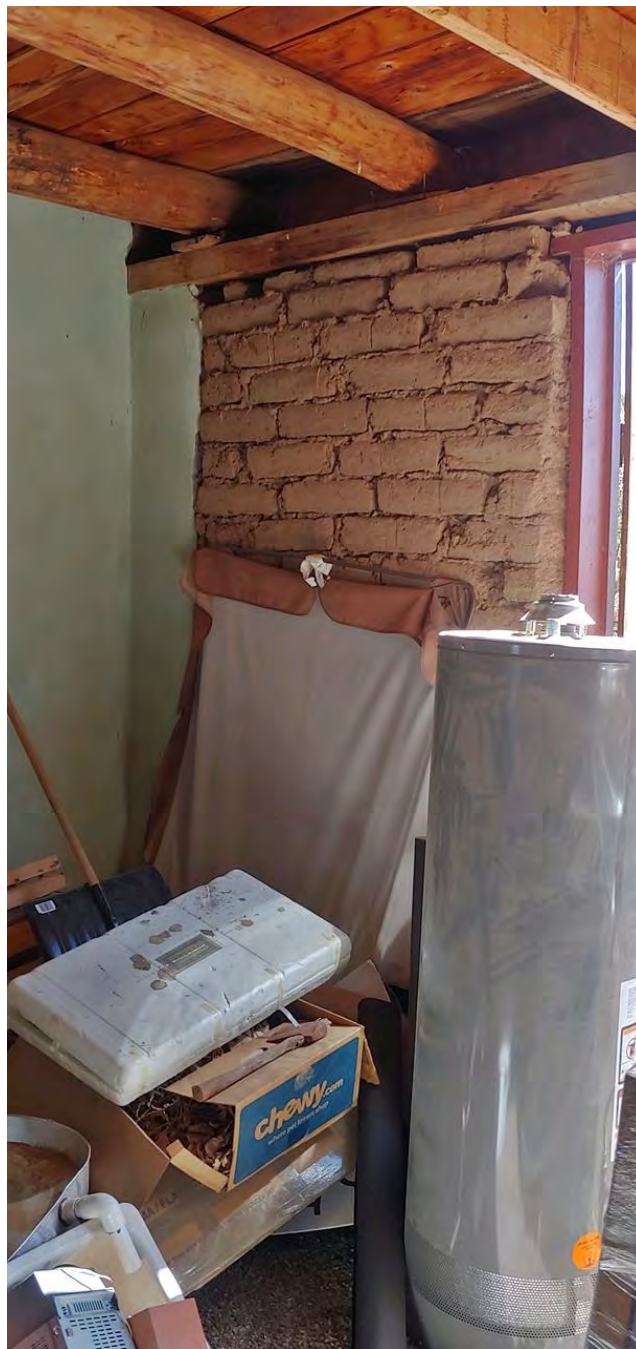
**Photo 7: West elevation.**  
**Vertical cracking highlighted.**  
**Camera facing east.**



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

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			
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		4. County: Santa Fe			
		5. Date of Survey: April 18, 2022			



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
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		4. County: Santa Fe		
		5. Date of Survey: April 18, 2022		



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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
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		4. County: Santa Fe		
		5. Date of Survey: April 18, 2022		



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



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<p><b>To Be Completed By Applicant:</b></p> <p><b>Date Submitted:</b> January 3, 2022</p> <p><b>Property Owner of Record:</b> Tony Martin</p> <p><b>Applicant/Agent Name:</b> Richard Horcasitas</p> <p><b>Contact Person Phone Number:</b> (505) 920 - 3841</p> <p><b>Zoning District:</b> <u>R-1</u></p> <p><b>Overlay:</b> <input type="checkbox"/> Escarpment _____  <input type="checkbox"/> Flood Zone*  <input type="checkbox"/> Other: _____</p> <p><b>Submittals Reviewed with PZR:</b>  <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans  <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p><b>Supplemental Zoning Submittals Required for Building Permit:</b>  <input type="checkbox"/> Zero Lot Line Affidavit</p> <p><b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector**  <input type="checkbox"/> Visibility Triangle Required</p> <p><b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential  <input type="checkbox"/> Commercial Type of Use: _____</p> <p><b>Terrain:</b> <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division  ** Requires an additional review conducted by the Traffic Engineering Division</small></p>	<p><b>Site Address:</b> 1500 Upper Canyon Road</p> <p><b>Proposed Construction Description:</b> Bedroom Addition, Portal Additions, Restucco, ReRoof, Windows Replacement/Repair and repair reroof of small accessory structure</p> <p><b>TOTAL ROOF AREA:</b> 3665 Square foot</p> <p><b>Lot Coverage :</b> <u>.009</u> %  <input type="checkbox"/> Open Space Required: _____</p> <p><b>Setbacks:</b>  Proposed Front: _____ Minimum: _____  2<sup>nd</sup> Front? _____  Proposed Rear: _____ Minimum: _____  Proposed Sides: L _____ R _____ Minimum: _____</p> <p><b>Height:</b> Proposed <u>20</u> feet 6 Inches existing to remain  Maximum Height: _____ or  <input type="checkbox"/> Regulated by Historic Districts Ordinance  <input type="checkbox"/> Regulated by Escarpment District</p> <p><b>Parking Spaces:</b>  Proposed <u>2</u> Accessible _____  Minimum: _____</p> <p><b>Bicycle Parking**:</b>  Proposed: _____ Minimum: _____  ** Commercial Requirement</p>
---	--

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

Richard Horcasitas [OWNER APPLICANT AGENT]  
PRINT NAME

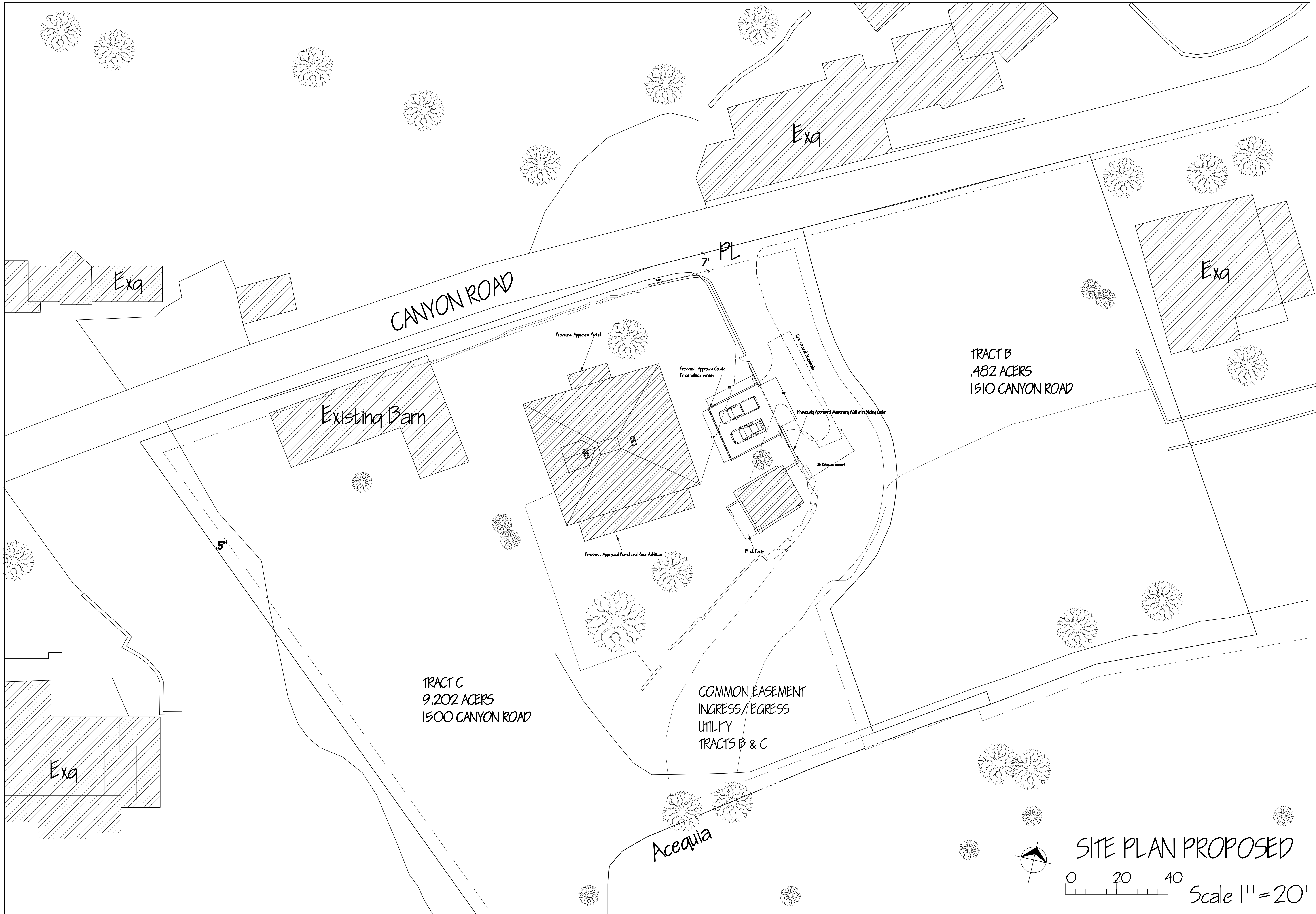
hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE

DATE

<p><b>To Be Completed By City Staff:</b></p> <p><b>Additional Agency Review if Applicable:</b>  <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___  <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___  <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___</p> <p>Notes: _____</p> <p><b>Zoning Approval:</b>  <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected  Comments/Conditions: _____</p> <p><b>REVIEWER:</b> <u>Lani J McCulley</u> <span style="float: right;"><b>DATE:</b> <u>01/06/2022</u></span></p> <p>Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.</p>	<p>2022-004678-PAR</p>
---	------------------------





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

1500 Upper Canyon Road  
 Santa Fe, New Mexico 87501

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

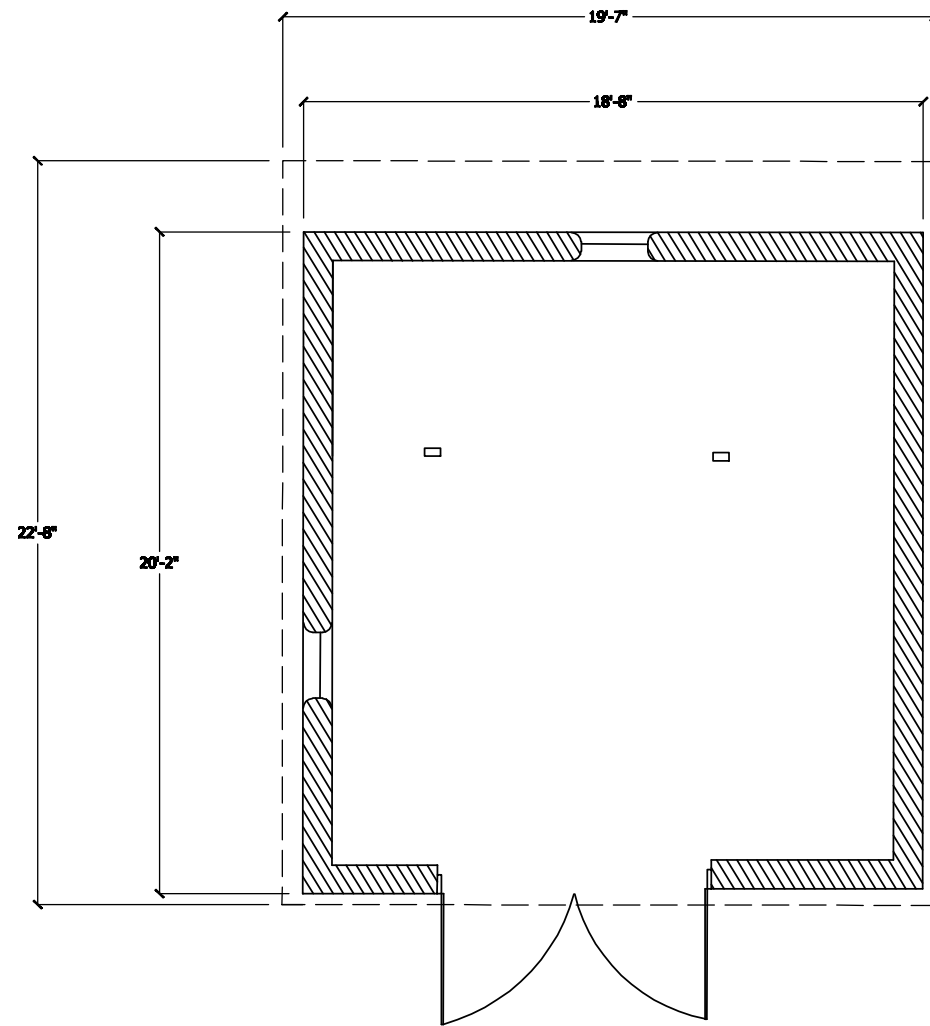
©2022  
 WM Studio LLC  
 The designs and information contained in the Drawings are the property of WM Studio and are copyright protected. They are provided to the owner as instruments of service to be used solely for design comment to WM Studio. They are not to be used for construction or any other purpose without express written consent of WM Studio.

Sheet #  
**AS 103**

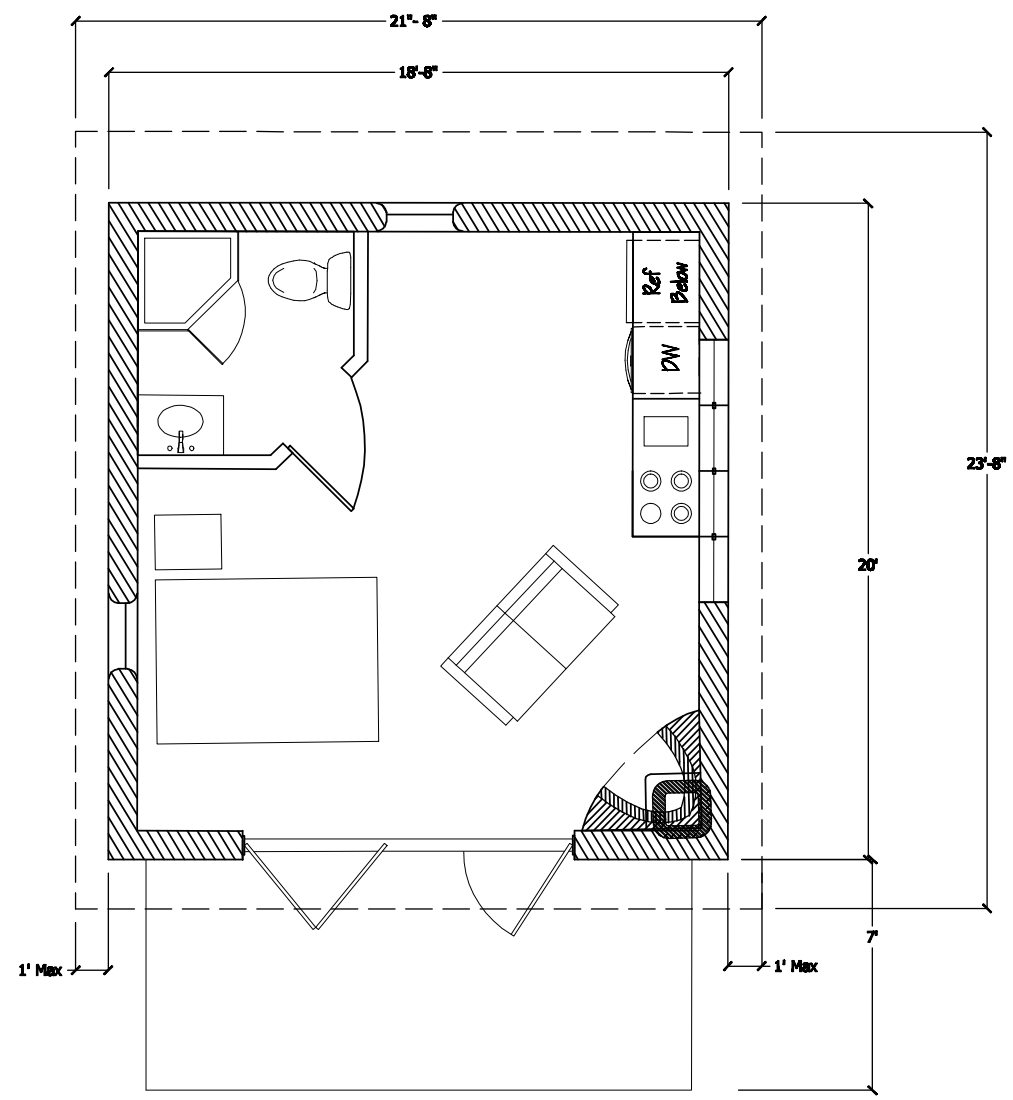
ARCH 2109

**SITE PLAN PROPOSED**  
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 Scale 1" = 20'

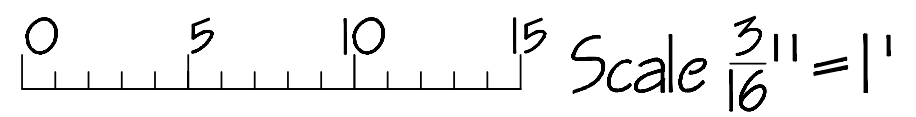




Plan - existing



Plan - proposed



PLAN

WH Studio LLC

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

1500 Upper Canyon Road  
Santa Fe, New Mexico 87501

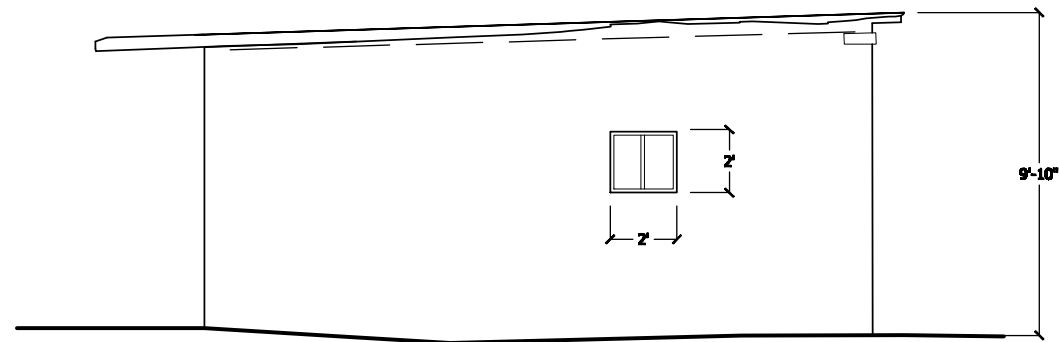
©2021  
WH Studio LLC

DATE: 08-05-21 R 08-09-21 P

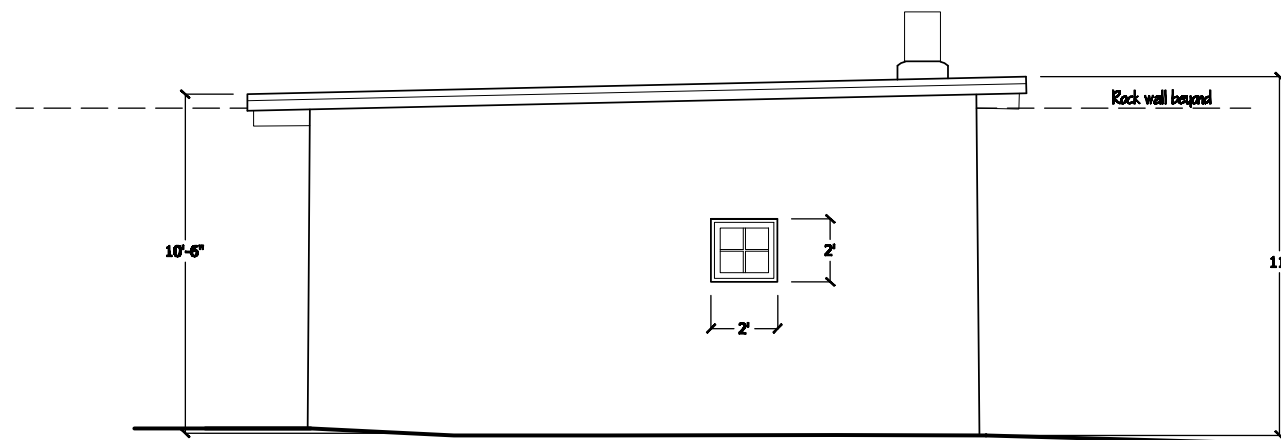
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Sheet #  
A 205

ARCH 2109



North Elevation - existing



North Elevation - proposed



ELEVATIONS

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

1500 Upper Canyon Road  
 Santa Fe, New Mexico 87501

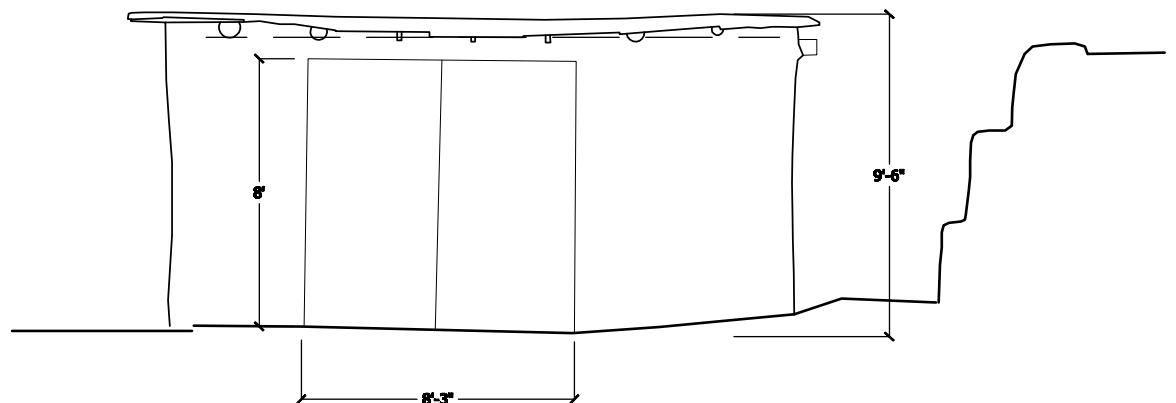
©2021  
 WH Studio LLC

DATES:  
 08-05-22 R 08-09-22 P

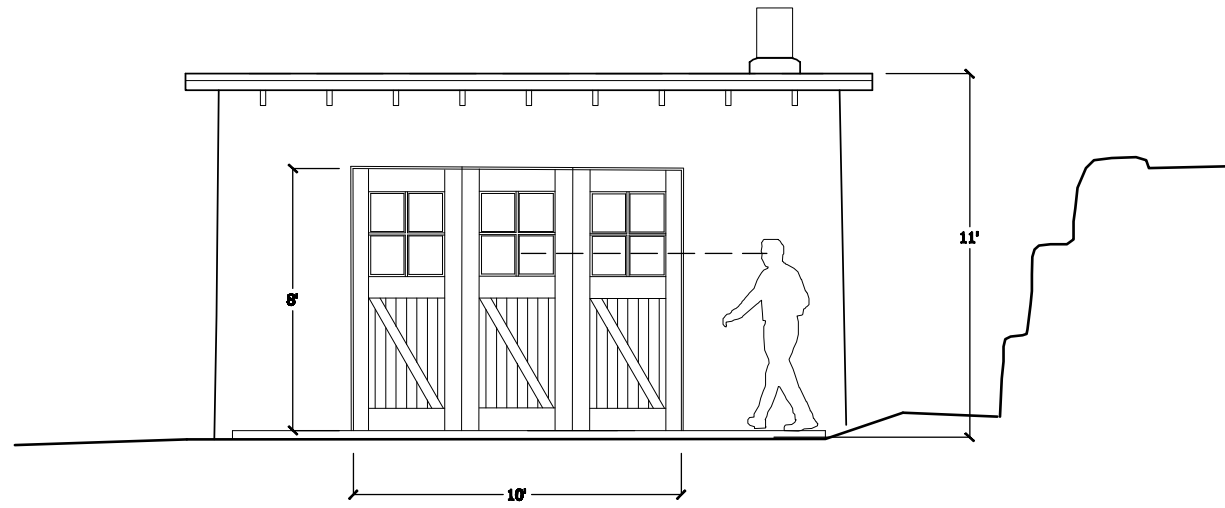
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Sheet #  
 A 206

ARCH 2109



West Elevation - existing



West Elevation - proposed

ELEVATIONS



WH Studio LLC  
 1601 Don Gaspar  
 SANTA FE, NM 87505  
 PHONE 505-605-3747

1500 Upper Canyon Road  
 Santa Fe, New Mexico 87501

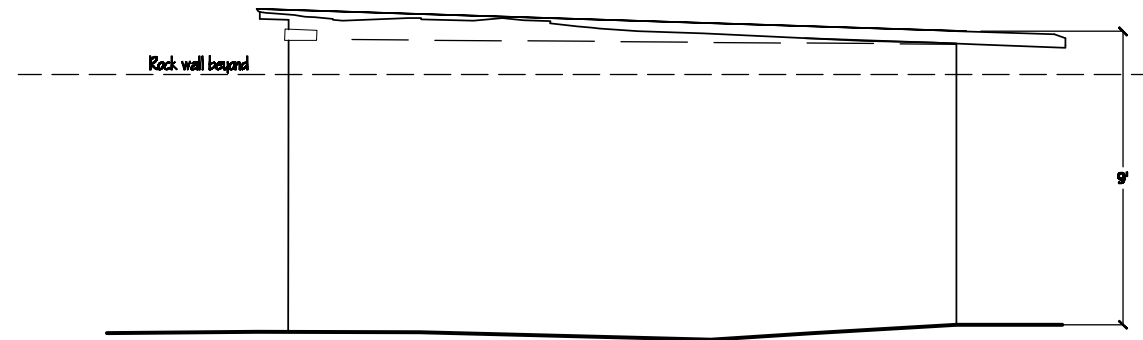
©2021  
 WH Studio LLC

DATE:  
 08-05-22 R 08-09-22 P

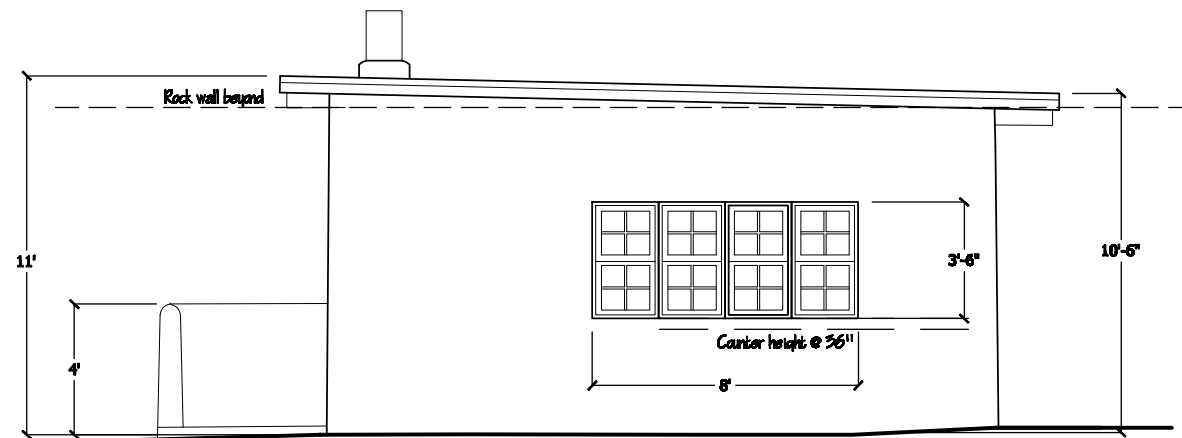
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Sheet #  
 A 208

ARCH 2109



South Elevation - existing



South Elevation - proposed

ELEVATIONS



WH Studio LLC

1601 Don Gaspar  
SANTA FE, NM 87505  
PHONE 505-605-3747

1500 Upper Canyon Road  
Santa Fe, New Mexico 87501

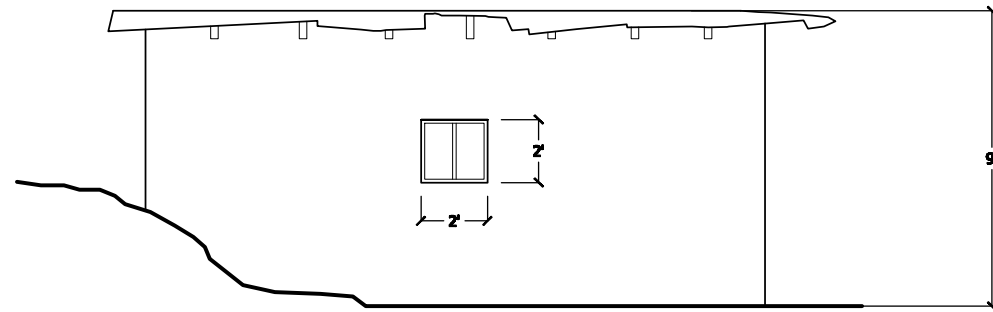
©2021  
WH Studio LLC

DATE:  
08-05-22 R 08-09-22 P

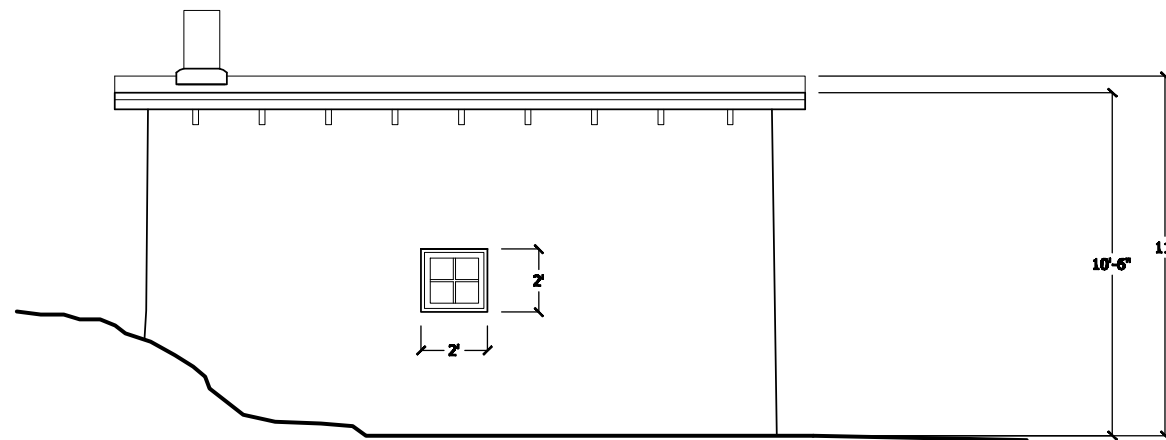
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Sheet #  
A 207

ARCH 2109



East Elevation - existing



East Elevation - proposed

**Finishes**

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

Roofing - Antique Silver 24 ga

Chimney - Traditional Clay Flue Tile

Windows - Color -  
SW 7005 Pure White

Exterior Trim,  
SW 7005 Pure White

Patio - Brick pavers to match  
Residence

**ELEVATIONS**



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

1500 Upper Canyon Road  
Santa Fe, New Mexico 87501

©2021  
WH Studio LLC

DATE:  
08-05-22 R 08-09-22 P

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Sheet #  
A 209

ARCH 2109

## Exterior Finishes for 1500 Upper Canyon Road

- 1) Exterior Stucco color f –  
El Rey 125 La Luz



- 2) Exterior Paint color for all exterior Trim including rafters, roof overhang, windows and door etc. – **SW 7005 Pure White**



- 3) Roofing sample –  $\frac{3}{4}$ " profile Antique Silver unsealed to patina



- 4) Exterior Light sconce -**Locally made by craftsmen**



# City of Santa Fe, New Mexico

# memo

**DATE:** August 23, 2022  
**TO:** Historic Districts Review Board Members  
**FROM:** Carly Piccarello, Historic Preservation Division Manager

---

**Case # 2022-005183-HDRB**

**Address: 571 Garcia Street**  
**Historic Status: Non-contributing**  
**Historic District: Downtown and Eastside**

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: N/A

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: N/A

## STAFF RECOMMENDATION:

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

## **BACKGROUND & SUMMARY:**

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 non-contributing to the Downtown and Eastside Historic District, and the guesthouse is listed as non-contributing due to age. The original part of the main residence was constructed in three phases beginning in the 1930s. The main residence was remodeled and a total of 445 square feet of additions were constructed in 2005. The west façade of the main residence is designated as primary.

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. The HDRB also approved the construction of a 4'-4" by 2' coyote fence enclosure for existing gas meters on the south façade of the residence.

On July 26<sup>th</sup>, 2022, the HDRB voted to downgrade the main house from contributing to non-contributing.

Now, the applicant proposes the following exterior alterations:

### Proposed Pergola.

- 1) Construct a pergola in between the main house and guesthouse. The wood members of pergola will be attached to the guesthouse eastern façade and to the west façade of the main house. A steel post and beam (with steel corbels) structure will support the pergola's wood beams on the west end of the main house. The existing canale at the guesthouse will be moved to the north façade. A portion of the guesthouse east facade parapet will be raised 1'-11 inches to allow for a continuous pergola beam detail and to drain away from the patio and BBQ.
- 2) The wood beams are to be hued and stained to a brown gray to match the entry gate. Oiled rust is the steel color of the gate and all proposed steel work is to match.
- 3) Construct a trellis to screen the electrical and data boxes. The trellis will be planted with plant to screen yet allow access for services. The height of the trellis will align with the top of the gate walls and will not be visible from Garcia Street. The steel color will be oiled rust.
- 4) Construct entry steps. Bronze Hidden LED light strip will be added.
- 5) Construct a landscape and water features. A single rock water feature will be added to the courtyard north adobe wall. The top of the rock will sit lower than the yard wall. The planting beds with low maintenance seasonal plants at the locations shown in the plan.
- 6) Replace the existing roof mounted cooling system with one that's more centralized. Two systems may be required to cover different zones. The new AC system will not be visible from Johnson Lane. All stucco repair work if should occur will be covered in the stucco permit obtained by the general Contractor.
- 7) Repair the existing exposed adobe yard wall at the north end of the courtyard

571 Garcia Street  
Historic letter

Daniel Schwab and the Historic Board  
The city of Santa Fe,  
200 Lincoln Ave.  
Santa Fe, New Mexico 87504-0909  
Historic Review Committee

April 8, 2022

e3 design lab  
133 West Houghton Street  
Santa Fe, New Mexico 87501

Dear Daniel Schwab and the Historic Board,

Proposal Letter: 571 Garcia – Historic Application.

### **History of Residence**

This main house and guesthouse residence is of the Pueblo Revival Adobe style. A City official letter lists the western guesthouse residence as non-contributing and the eastern main house as contributing to the Downtown and Eastside Historic District. The Eastern wing was constructed in masonry with a frame addition added around 2015. The date of construction of the western guesthouse is unknown. The guesthouse was constructed out of frame. Yard walls and coyote fences surround the property. Access to the property is from Johnson Lane. One enters the property through tall wooden gates and on to step down to both houses.

### **Proposed Pergola.**

We propose a pergola in between the main house and guesthouse. The wood members of pergola will be attached to the guesthouse eastern façade ~~with hidden brackets. We proposed to stay away from the west façade of the main house to avoid interrupting the contributing facade. A post and beam structure with support the pergola's wood beams on the west end of the contributing main house. The pergola will not touch the main house and allow room for proper future maintenance work.~~ We propose to move the existing canale at the guesthouse to the North and to raise the parapet 1'-11 inches to allow for a continuous pergola beam detail and to drain away from the patio and BBQ.

The wood beams will not be visible from the Garcia Street but may be visible from the eastern side of Johnson Lane. The wood beams are to be hued and stained to a brown gray to match the entry gate. Oiled rust is the steel color of the gate and all proposed steel work is to match. Refer to photo 7 for color of finishes.

### **Proposed Trellis.**

We propose a small trellis to screen the electrical and data boxes that are visible from the main house front door. The Trellis will be planted with plant to screen yet allow access for services. The height of the trellis will align with the top of the gate walls and will not be visible from Garcia Street. The steel color will be oiled rust.

### **Proposed Steps.**

The entry steps will be reconfigured to make them safer. Bronze Hidden LED light strip will be added to the steps to allow for safety.

**Proposed Landscape and Water Feature.**

A simple single rock water feature will be added to the courtyard north adobe wall. The top of the Rock will sit lower than the yard wall.

We propose to landscape the planting beds with low maintenance seasonal plants at the locations shown in the plan.

**Proposed Air Condition System**

We propose to replace the existing roof mounted cooling system with one that's more centralized, effective, and efficient. Two systems may be required to cover different zones. The new AC system will not be visible from Johnson Lane. All stucco repair work if should occur will be covered in the stucco permit obtained by the general Contractor.

**Yard Wall Repair Work**

The existing exposed adobe yard wall at the north end of the courtyard is to be repaired as required to stabilize the wall. The Spanish tiles on top will be kept in place.

I hope that these changes, additions and needed improvements meet with your satisfaction.

Sincerely yours,



Estevan Trujillo  
e3 design lab Agent

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION	ADDRESS: 571 GARCIA ST.	ID NUMBER: 051600284
	BUILDING NAME:	

IDENTIFICATION	UTM REFERENCE EASTING NORTHING	LEGAL DESCRIPTION:
	ZONE 12 13	TNSP 17 N RANGE 9 E SEC 25 NE 1/4 SE 1/4

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

DATE OF CONSTRUCTION:  
1930 ESTIMATE \_\_\_\_\_ ACTUAL

SOURCE(S) STYLE, FEATURES

ARCHITECTURAL STYLE:  
PUEBLO REVIVAL

USE:

HISTORIC: residential

OTHER \_\_\_\_\_

PRESENT: residential

OTHER \_\_\_\_\_

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

SIMILAR  NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:  
 YES  NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

MINOR  MODERATE

MAJOR

EXPLAIN: BUILT IN 3 STAGES - WINDOWS REPAIRED

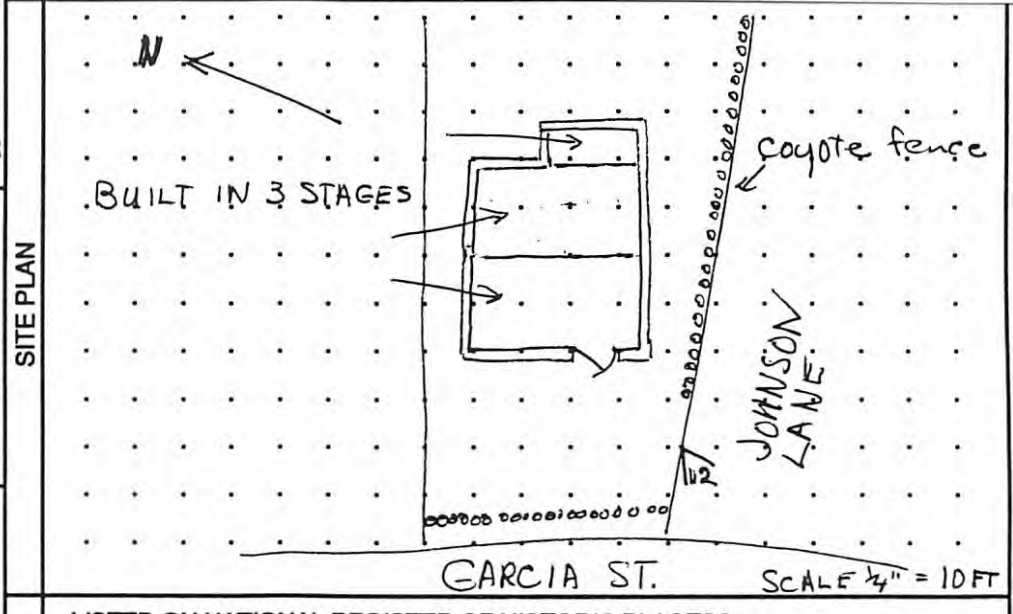
OVERALL CONDITION:

EXCELLENT  GOOD

FAIR  DETERIORATED

BUILDING THREATENED?

YES  NO



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: Core  HISTORIC DISTRICT

SIGNIFICANT  CONTRIBUTING  NON-CONTRIBUTING

LOCAL LANDMARK  YES  NO

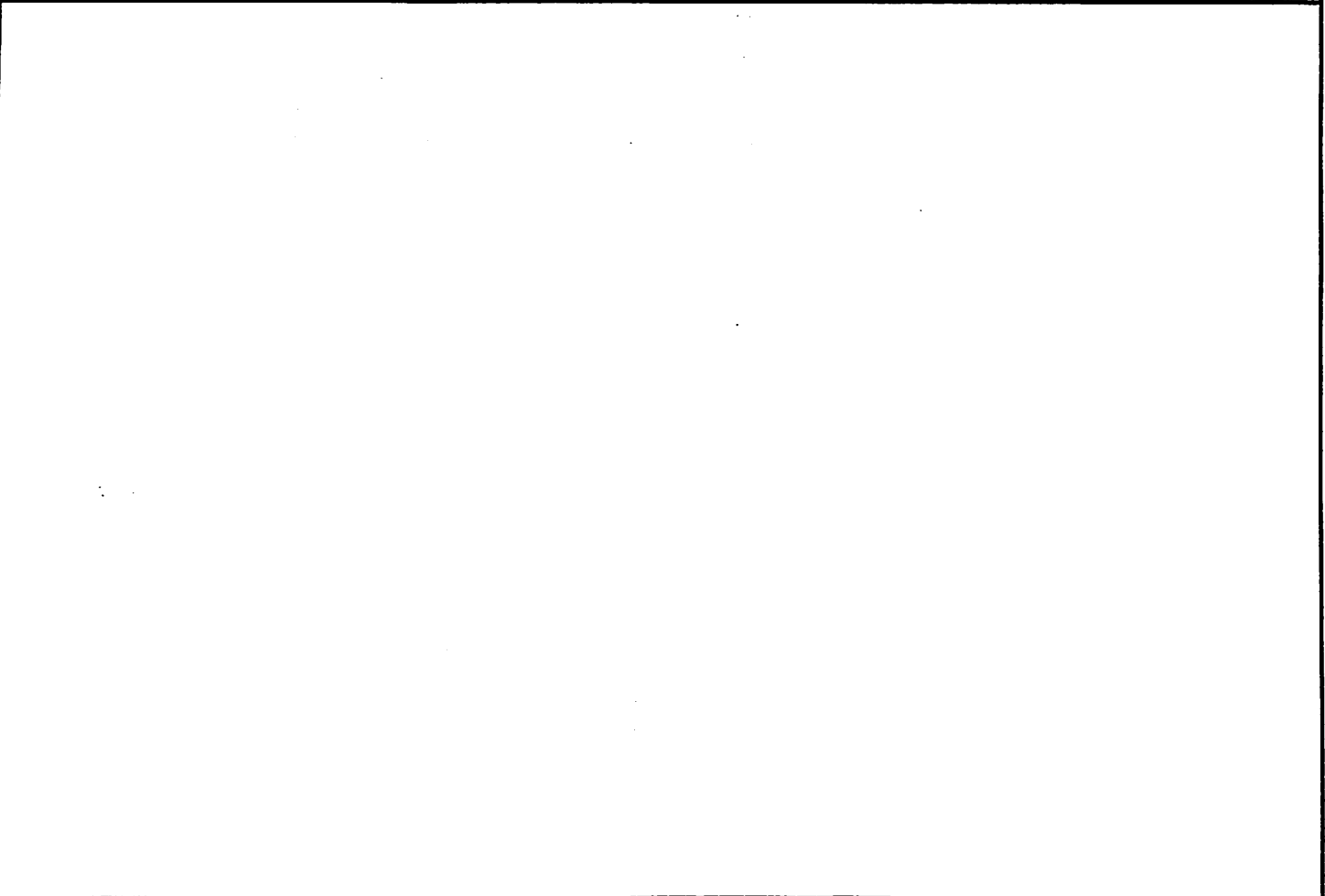
1983 SKETCH NOT ACCURATE

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO OVER ADOBE CONCRETE - NO COLOR	MAY HAVE HAD BRICK COPING 3 STAGES CAN BE SEEN FROM SOUTH
FOUNDATIONS	NOT VISABLE	
DOORS	NOT VISABLE	
WINDOWS	STEEL CASEMENT 3 PANE PAIRED + SLIDERS	WINDOWS PROBABLY REPLACED
PORTALES		
CANALES		
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE S. + W. SIDES	
ARCH. DETAILS		
OTHER		

COMMENTS 1987 PERMISSION TO REMODEL SHED GRANTED


ADDITIONAL PHOTOGRAPHS



H-87-153  
571 E. Garcia St.



Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs  
July 6, 2022

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190  4. County: Santa Fe Parcel # <b>10076288</b>
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input checked="" type="checkbox"/> Structures: Walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: June 28, 2022		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 30, 1993 <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long:  35.6777359,-105.9318439		
10. Photo Information: John W. Murphey, photographer. <span style="float: right;">View of south elevation, facing northwest.</span>		
11. Brief Description of the Property:		
<p><b>With portions of the main house potentially dating back to the 1920s, the home grew incrementally through minor accretions, reflecting the evolving dynamics of the Apodaca family. These expansions, rendered in vernacular form, achieved a composite L-plan that remained constant through the 2000s. After the house went out of family ownership, an architect redeveloped the property and added a taller guesthouse across its façade, created an addition to the main home, and changed all windows and doors, altering some of the openings. A project in 2015 created another addition, again changing the main home’s footprint.</b></p> <p><b><i>Continued on Page 5.</i></b></p>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1920s <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs, newspaper accounts, city directories, property records		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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



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](mailto:John@archhistoryservices.com)

For: Owner

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

Owner: Eastside Compound, LLC

Source: Office of the Santa Fe County Assessor



19. Is Property Endangered?  Unknown  No  Yes How?

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

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

22. National or State Register:

Is this property individually listed on a historic register?  Unknown  No  Yes  
If yes:  State  National

**If 'no' or unknown, do you think** this property is eligible for listing?  No  Yes  
Why? See Evaluation of Historical Status.

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

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

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

24. Supplemental Forms:

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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>																													
HCPI No. _____	District No. _____	NRHP _____	SRCP _____																												
Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u>		Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u>																													
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		4. County: Santa Fe																													
		5. Date of Survey: June 28, 2022																													
ARCHITECTURAL AND CONSTRUCTION DETAILS:																															
6. Visible Construction Material:  <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2    Other: _____  8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes																													
		9. Roof: <input type="checkbox"/> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed    Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																													
10. Windows <span style="float: right;"><input type="checkbox"/> N/A</span> Main House <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Casement: single &amp; paired</td> <td>Clad</td> <td>4</td> <td>10</td> </tr> <tr> <td>Casement: single &amp; paired</td> <td>Clad</td> <td>6</td> <td>3</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement: single & paired	Clad	4	10	Casement: single & paired	Clad	6	3	11. Doors <span style="float: right;"><input type="checkbox"/> N/A</span> Main House <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Steel</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>French 1-6</td> <td>Clad</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French 2-6</td> <td>Clad</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Panel	Steel	1	Single-Leaf	French 1-6	Clad	1	Double	French 2-6	Clad	1
Operation	Material	Glazing	Number																												
Casement: single & paired	Clad	4	10																												
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Type	Style	Material	Number																												
Single-Leaf	Panel	Steel	1																												
Single-Leaf	French 1-6	Clad	1																												
Double	French 2-6	Clad	1																												
12. Chimneys Two- non-original, at wall		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																													
14. Other Significant Features N/A																															
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  <u>#1 Date: 2005; guesthouse, east addition, change of windows and doors, installation of chimneys, walls, etc., project drawings, aerial photographs, visual and physical evidence</u> <u>#2 Date: 2015; northeast addition, visual and physical evidence</u>																															

16. Primary Architectural Style  Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

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

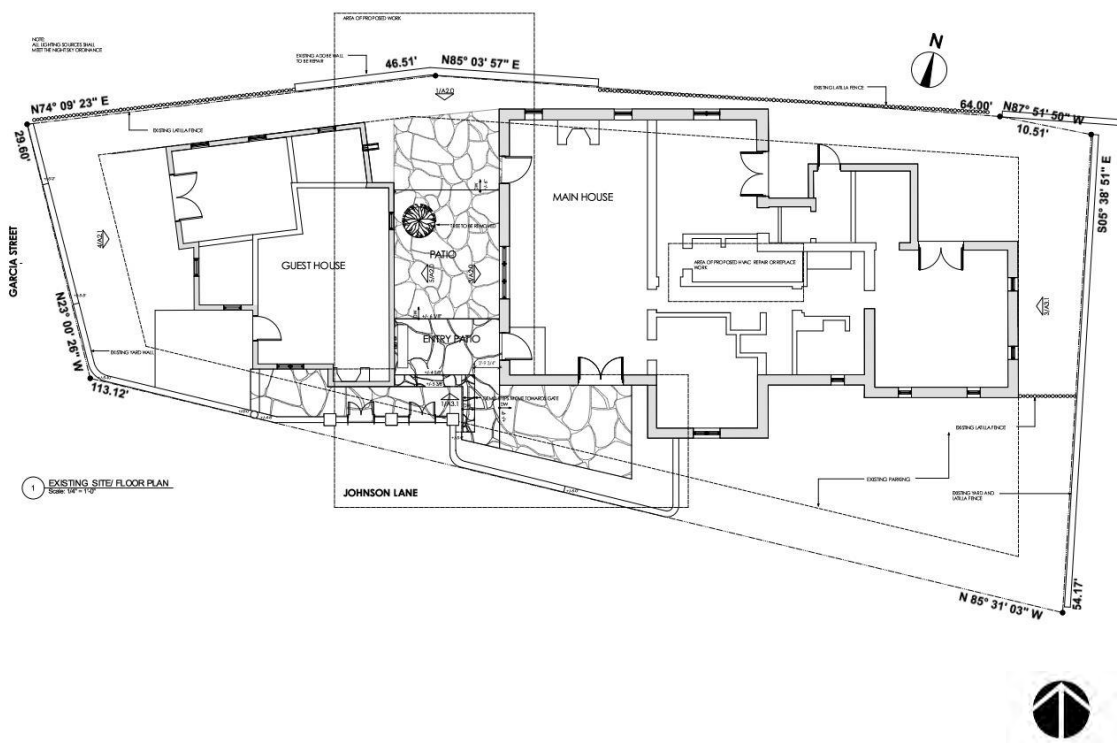
**Historic Preservation Division**  
 Land Use Department  
 City of Santa Fe  
 200 Lincoln Avenue  
 Santa Fe, NM 87504  
 (505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

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



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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190			
		4. County: Santa Fe			
		5. Date of Survey: June 28, 2022			

## Architectural Description Continued

### Setting

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

### Main House

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

### West Façade

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

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

### South

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

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

## East

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

## North

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

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

## Walls

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

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

## Historical Overview

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

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

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

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

<sup>1</sup> Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1928), 67, 162, and 204.

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

<sup>3</sup> Obituary, “*Santa Fe New Mexican*, January 29, 1953, 11.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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

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

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

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

---

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

<sup>5</sup> "Nellie Apodaca," *Santa Fe New Mexican*, February 28, 2014, B-4.

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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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## **Evaluation of Historical Status**

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

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

## **Conclusion**

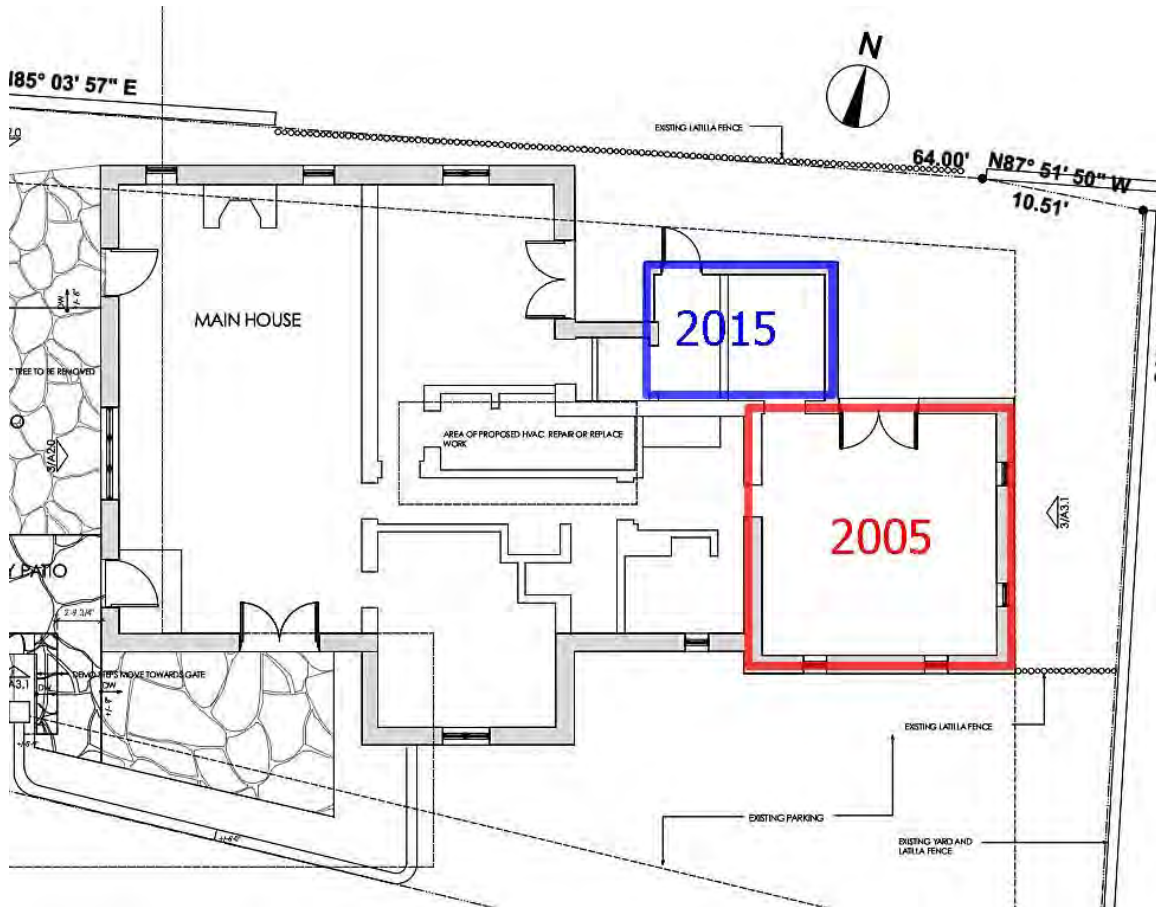
For this reason, the recommendation is to downgrade the main house to Non-Contributing Structure status to the Downtown and Eastside Historic District.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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## Illustrations



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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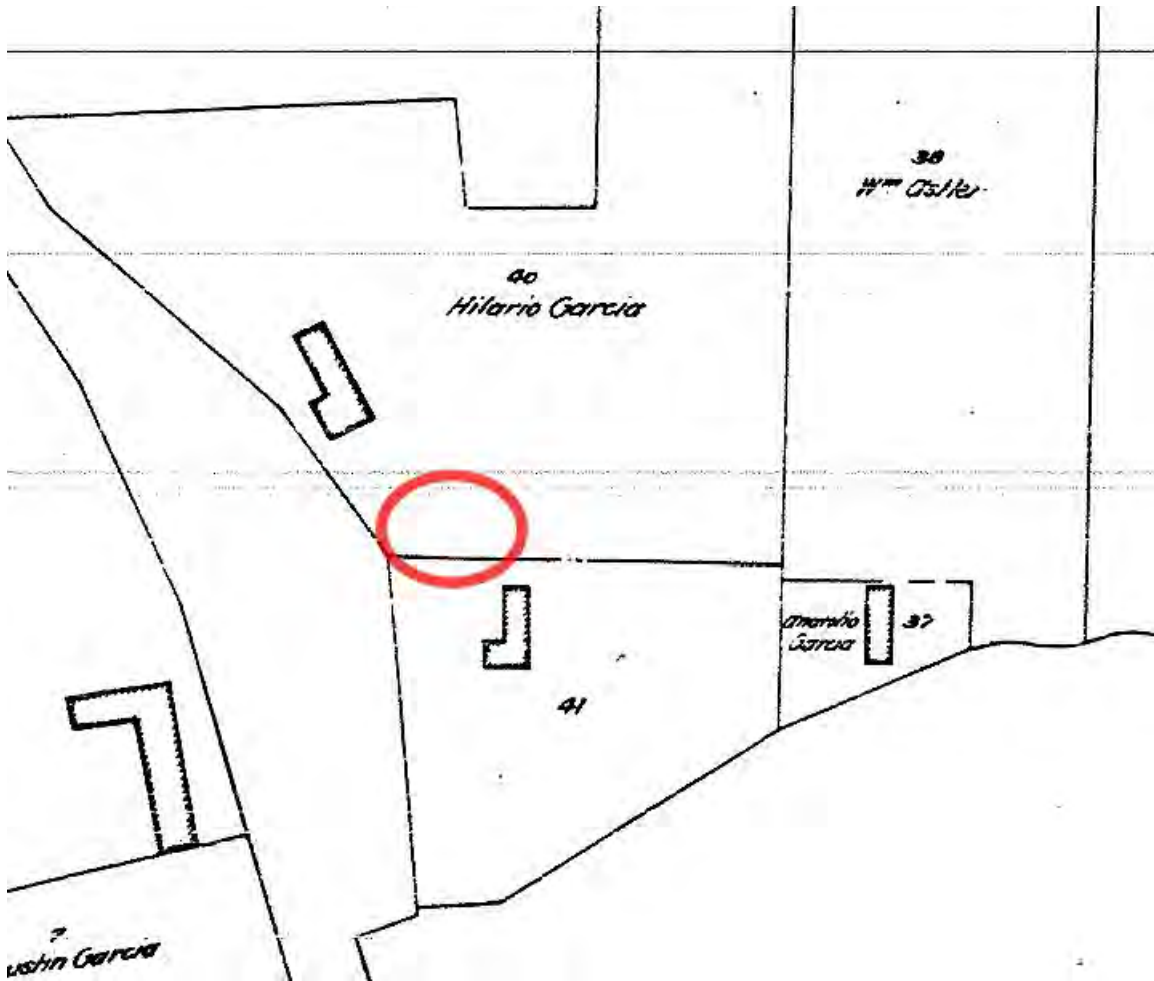


**Figure 2: West façade, 1993.**  
**August 30, 1993, Historic Building Inventory.**

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

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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



**Figure 4: November 10, 1958, aerial photograph.**

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



Figure 5: September 11, 1978, aerial photograph.

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		

**Survey Photographs**

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



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u>		
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		4. County: Santa Fe	
		5. Date of Survey: June 28, 2022			



**Photo 4: Partial west elevation.  
Camera facing east.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		4. County: Santa Fe	
		5. Date of Survey: June 28, 2022			



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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190	4. County: Santa Fe	
		5. Date of Survey: June 28, 2022		



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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



**Photo 8: 2005 east elevation.  
Camera facing northwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		4. County: Santa Fe	
		5. Date of Survey: June 28, 2022			



**Photo 9: North, 2015 addition highlighted.  
Camera facing southwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



**Photo 10: North elevation, 2015 addition at left.  
Camera facing southwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u>
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>		3. Local Reference Number: Santa Fe ID #: H-1190	
			4. County: Santa Fe	
			5. Date of Survey: June 28, 2022	



**Photo 11: North elevation.**  
**Camera facing east.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		NRHP _____ SRCP _____	Criteria <u>  </u> A <u>  </u> <u>  </u> B <u>  </u> <u>  </u> C <u>  </u> <u>  </u> D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190			
		4. County: Santa Fe			
		5. Date of Survey: June 28, 2022			



**Photo 12: Living Room.**  
**Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u>		
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



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

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

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property:  Apodaca House	2. Location:  571 Garcia Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H-1190		
		4. County: Santa Fe		
		5. Date of Survey: June 28, 2022		



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



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b> Date Submitted: <u>3.25.2022.</u>	Site Address: <u>571 GARCIA STREET</u>
Property Owner of Record: <u>EASTSIDE COMPOUND LLC</u>	Proposed Construction Description: <u>PERGOLA AND TRELIS ADDITION, LANDSCAPE, HVAC REPLACEMENT</u> <u>MOVE CANALE IN GUEST HOUSE AND RAISE PARAPET</u>
Applicant/Agent Name: <u>ESTEVAN TRUJILLO</u>	<b>TOTAL ROOF AREA:</b> <u>1,673 SQ. FT.</u>
Contact Person Phone Number: ( ) - <u>505.310.4387</u>	
Zoning District: <u>RC8</u>	Lot Coverage : <u>44.25</u> % <input type="checkbox"/> Open Space Required: <u>50</u>
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: <u>DOWNTOWN EASTSIDE HISTORIC DISTRICT</u>	Setbacks: Proposed Front: <u>7'</u> Minimum: _____ 2 <sup>nd</sup> Front? _____ Proposed Rear: <u>15'</u> Minimum: <u>5'</u> Proposed Sides: L <u>5'</u> R <u>5'</u> Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations <input checked="" type="checkbox"/>	Height: Proposed <u>+/- 11'6</u> Maximum Height: <u>24'</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed <u>existing</u> Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <u>N.A.</u> <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: <u>N/A</u> Minimum: _____ <small>** Commercial Requirement</small>
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes <u>N.A.</u>	

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

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

ESTEVAN TRUJILLO

PRINT NAME

[OWNER APPLICANT AGENT]

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.

ET

3.25.2022

SIGNATURE

DATE

<b>To Be Completed By City Staff:</b> <b>Additional Agency Review if Applicable:</b> <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____	<u>2022-005099-PAR</u>
<b>Zoning Approval:</b> <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____	
REVIEWER: <u>Lani J McCulley</u>	DATE: <u>03/29/2022</u>

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

**WEST ELEVATIONS**



**WEST BEYOND**

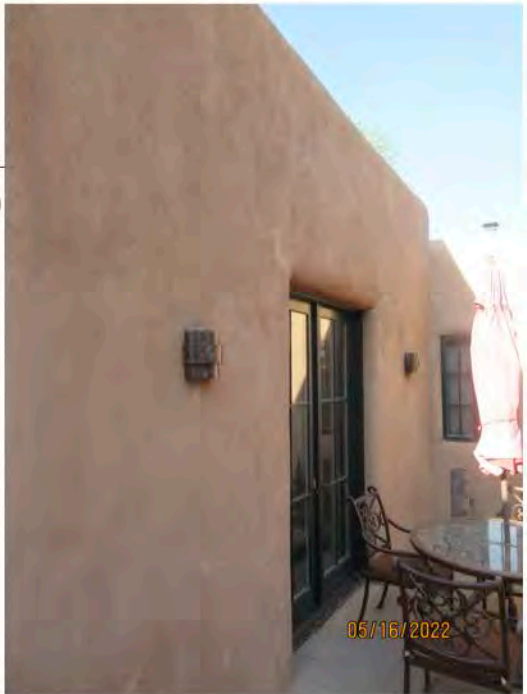
**SOUTH ELEVATION AND VIEW FROM JOHNSON LANE**



**INTERIOR PASSAGE**



**INTERIOR PATIO**



**571 GARCIA STREET  
SANTA FE, NEW MEXICO 87505**

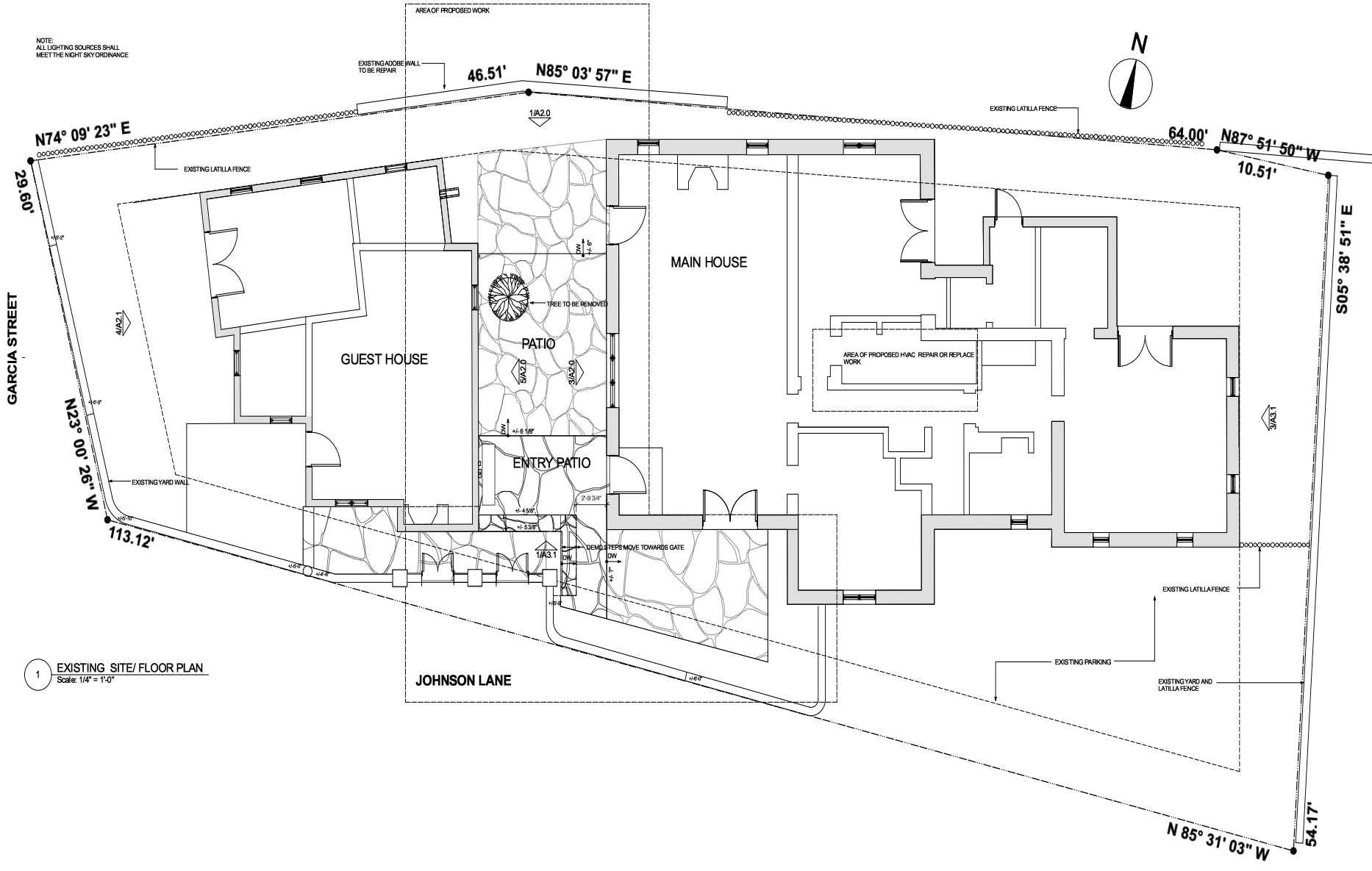
# NORTH ELEVATIONS



**EAST ELEVATION**



NOTE:  
ALL LIGHTING SOURCES SHALL  
MEET THE NIGHT SKY ORDINANCE



DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
PER	3-22-22
HISTORIC REVIEW 1	4-08-22
HISTORIC REVIEW 2	8-01-22

REVISIONS

NO.	DESCRIPTION

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

PROJECT NAME AND ADDRESS:

**EASTSIDE COMPOUND  
PERGOLA ADDITION**  
571 GARCIA STREET  
SANTA FE, NEW MEXICO 87505

SHEET TITLE:

**EXISTING SITE/FLOOR PLANS**

FILE: 571 GARCIA STREET 20220408

DATE: 08.01.2022

SHEET NO:

**A1.0**

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

DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
PER	3-22-22
HISTORIC REVIEW 1	4-08-22
HISTORIC REVIEW 2	8-01-22

REVISIONS


STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

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

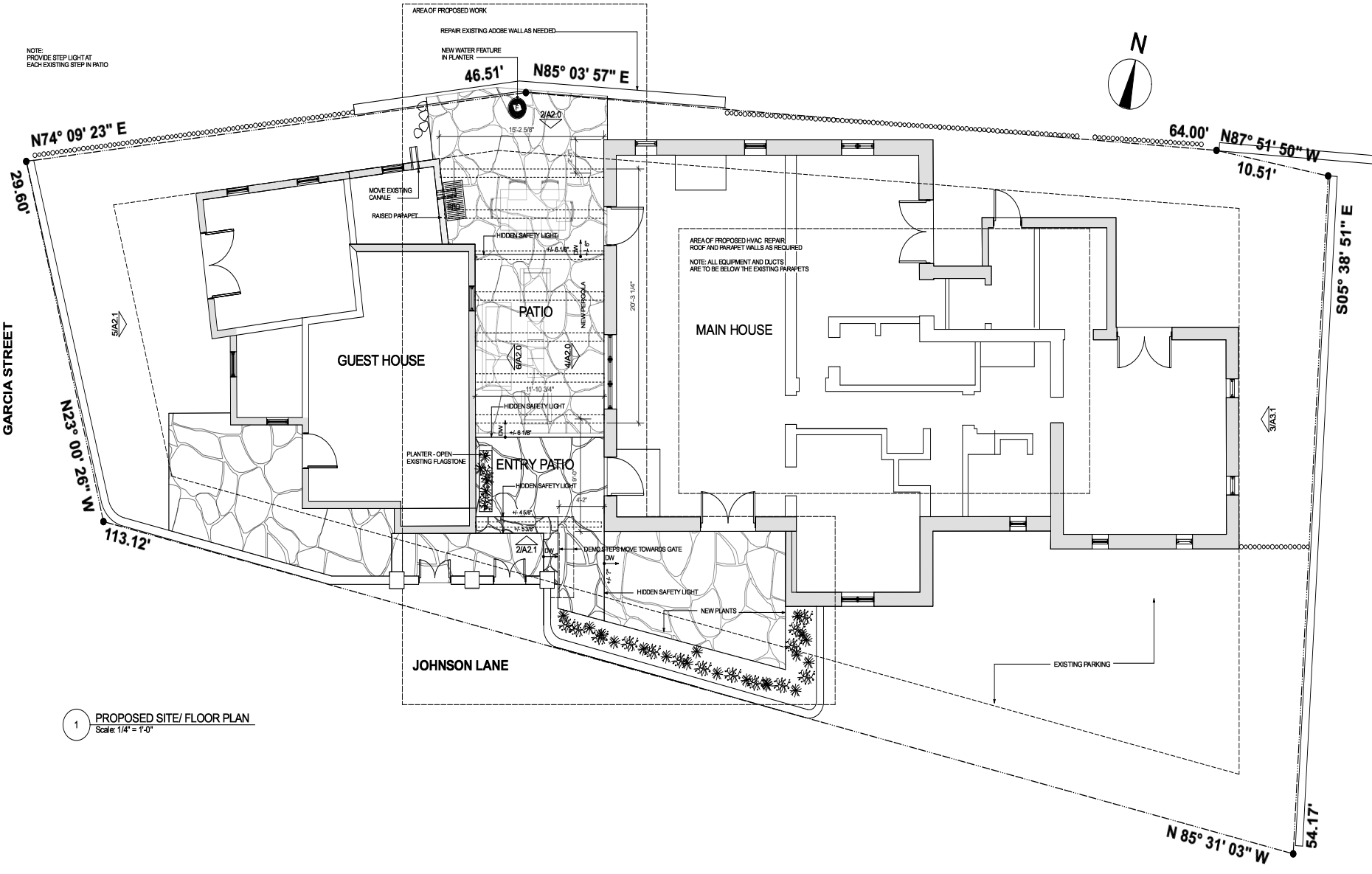
SHEET TITLE:  
**PROPOSED SITE/FLOOR PLAN 5**

FILE: 571 GARCIA STREET 20220408

DATE: 08.01.2022

SHEET NO:

**A1.1**

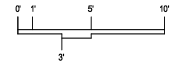


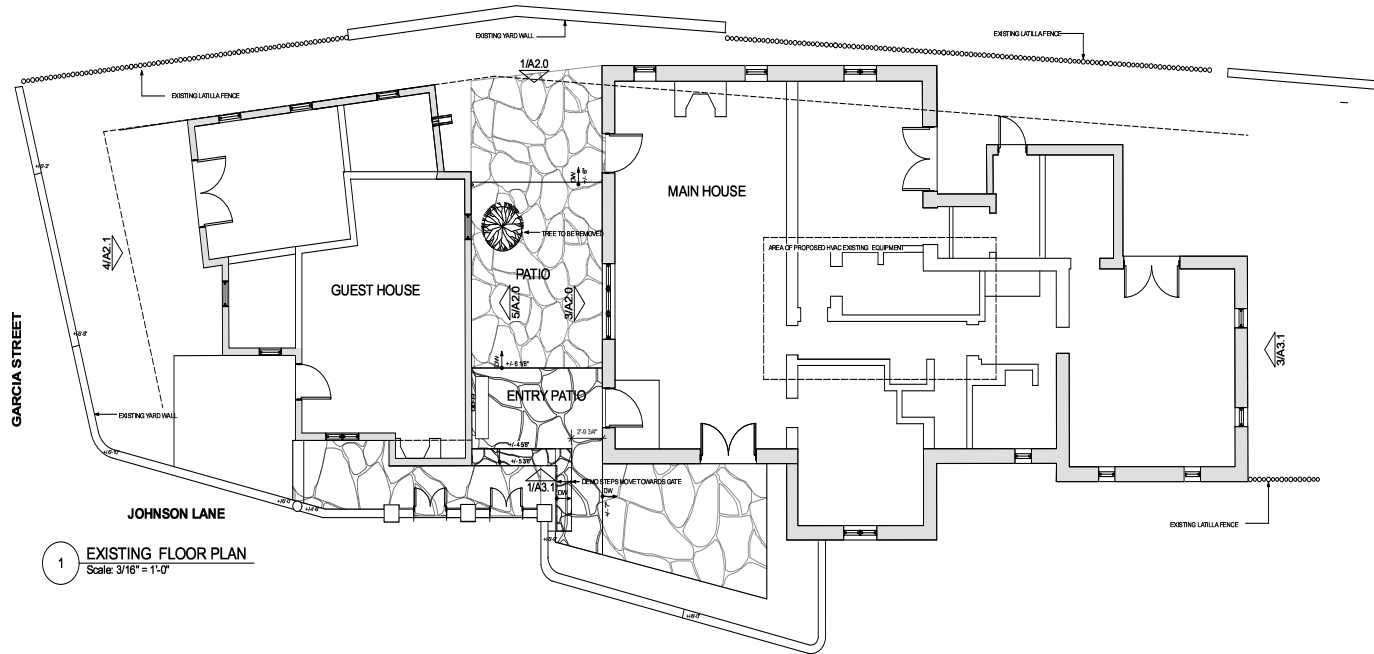
NOTE:  
 PROVIDE STEP LIGHT AT  
 EACH EXISTING STEP IN PATIO

AREA OF PROPOSED WORK  
 REPAIR EXISTING ADJOE WALLS AS NEEDED  
 NEW WATER FEATURE  
 IN PLANTER

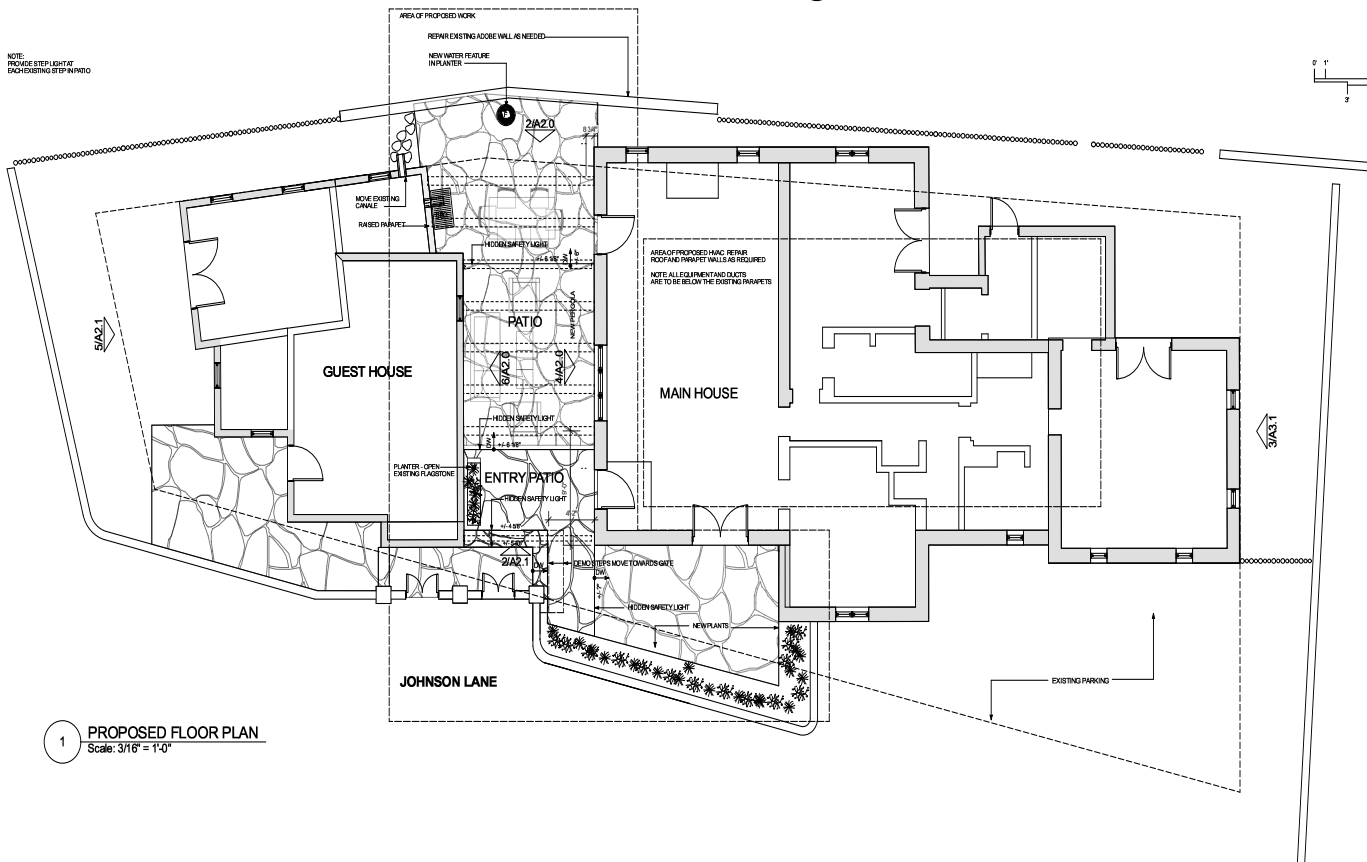
AREA OF PROPOSED HVAC REPAIR  
 ROOF AND PARAPET WALLS AS REQUIRED  
 NOTE: ALL EQUIPMENT AND DUCTS  
 ARE TO BE BELOW THE EXISTING PARAPETS

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





1 EXISTING FLOOR PLAN  
Scale: 3/16" = 1'-0"



1 PROPOSED FLOOR PLAN  
Scale: 3/16" = 1'-0"

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

DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
P.E.R.	3-22-22
HISTORIC REVIEW 1	4-08-22
HISTORIC REVIEW 2	8-01-22

REVISIONS

NO.	DESCRIPTION

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

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

SHEET TITLE:  
**EXISTING AND PROPOSED FLOOR  
 FLOOR PLANS**

FILE: 571 GARCIA STREET 20220408

DATE: 08.01.2022

SHEET NO:

**A1.2**

DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
PER	3-22-22
HISTORIC REVIEW 1	4-08-22
HISTORIC REVIEW 2	8-01-22

**REVISIONS**

NO.	DESCRIPTION

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

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

SHEET TITLE:  
**EXISTING AND PROPOSED  
 ELEVATIONS**

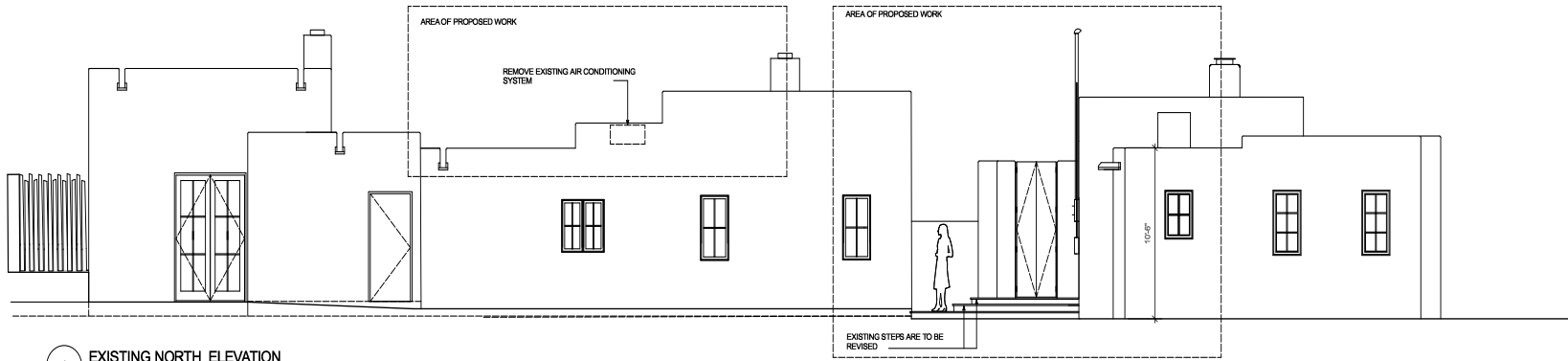
FILE: 571 GARCIA STREET 20220408

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

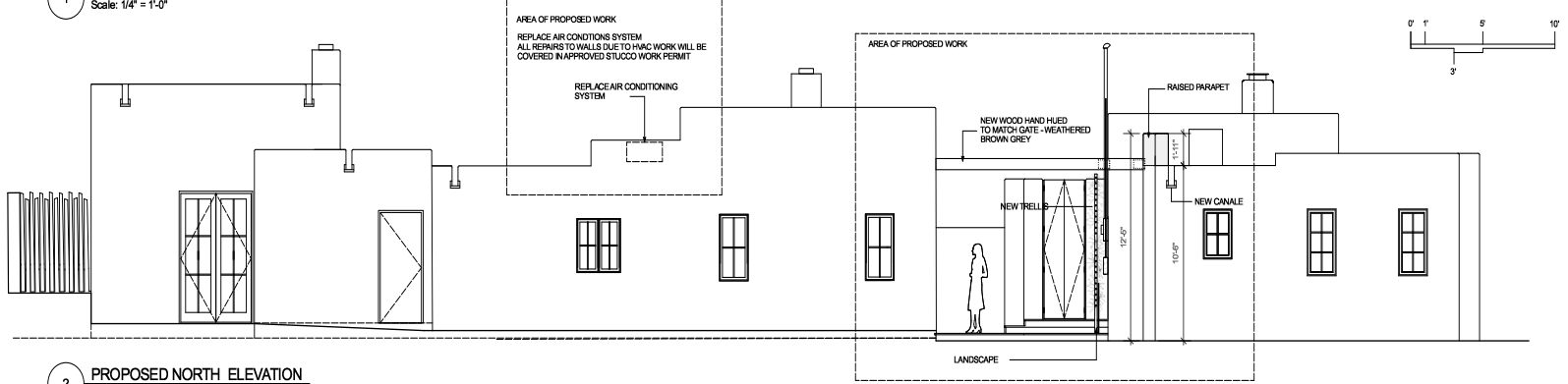
DATE: 08.01.2022

SHEET NO:

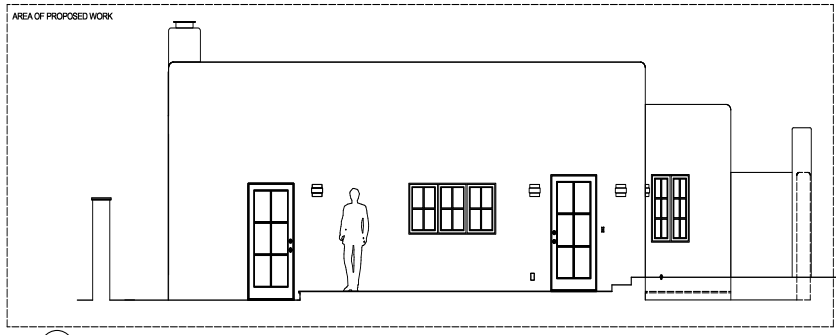
**A2.0**



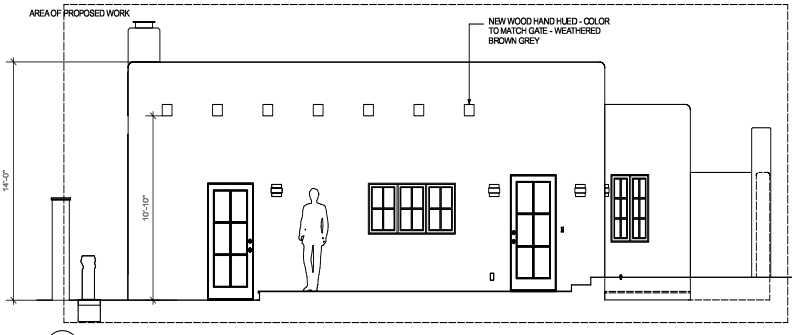
**1 EXISTING NORTH ELEVATION**  
 Scale: 1/4" = 1'-0"



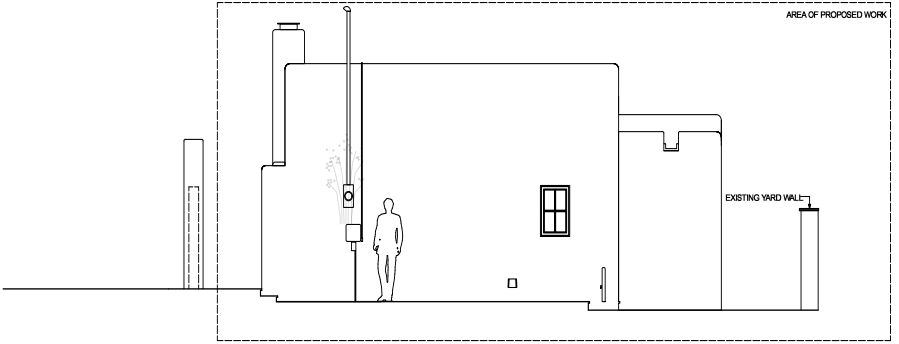
**2 PROPOSED NORTH ELEVATION**  
 Scale: 1/4" = 1'-0"



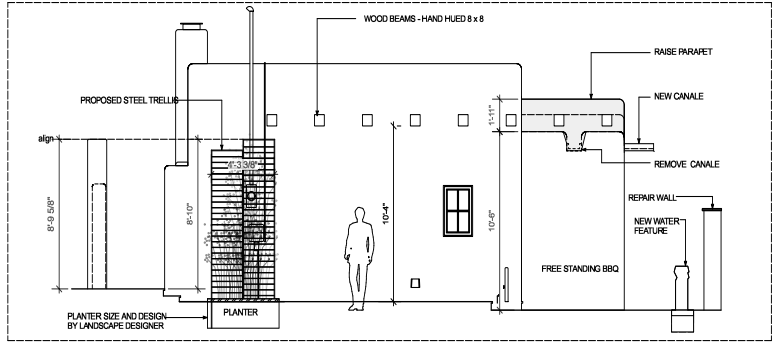
**3 EXISTING WEST ELEVATION COURTYARD**  
 Scale: 1/4" = 1'-0"



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



**5 EXISTING EAST ELEVATION COURTYARD**  
 Scale: 1/4" = 1'-0"



**6 PROPOSED EAST ELEVATION COURTYARD**  
 Scale: 1/4" = 1'-0"

DRAWING ISSUE	DATE
HISTORIC ADMIN	1-10-22
PER	3-22-22
HISTORIC REVIEW 1	4-08-22
HISTORIC REVIEW 2	8-01-22

**REVISIONS**

NO.	DESCRIPTION

STRUCTURAL ENGINEERING:

CONTRACTOR:

LANDSCAPE ARCHITECT:

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

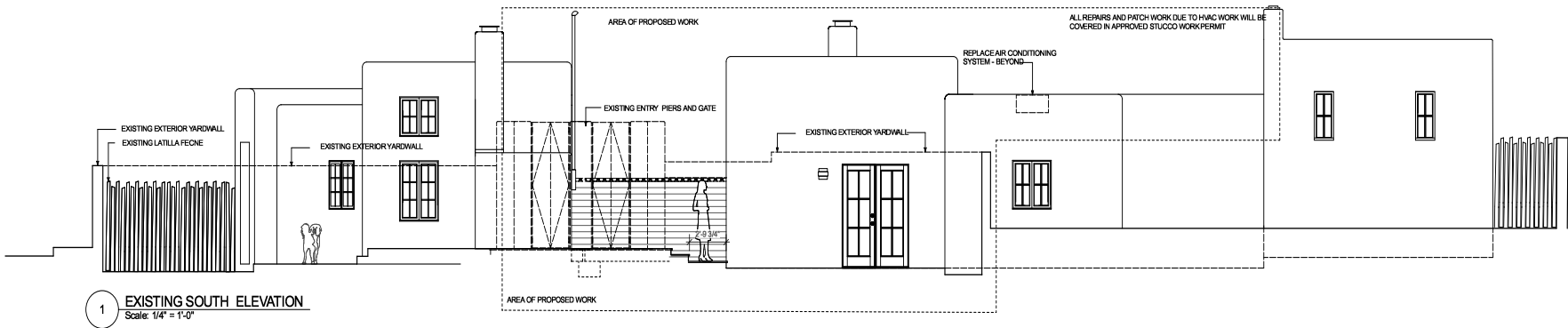
SHEET TITLE:  
**EXISTING AND PROPOSED ELEVATIONS**

FILE: 571 GARCIA STREET 20220408

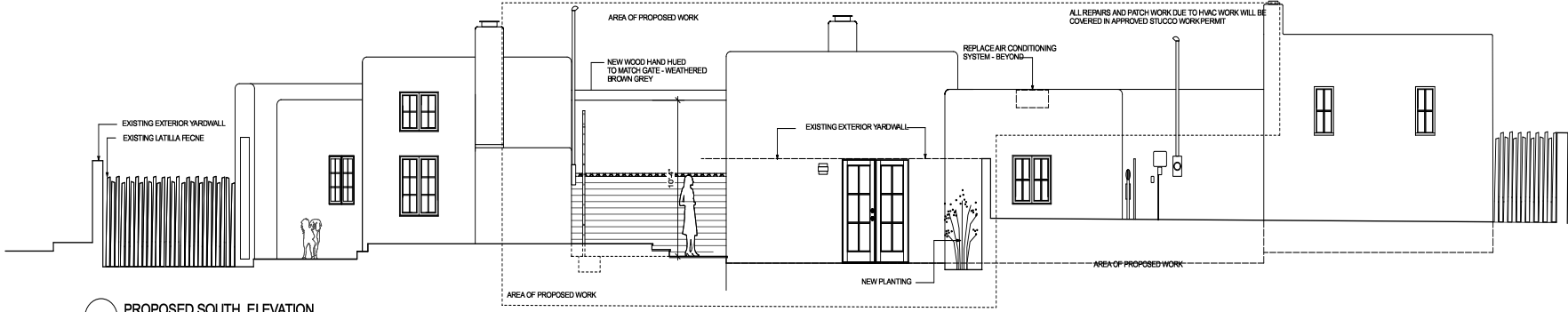
DATE: 08.01.2022

SHEET NO:

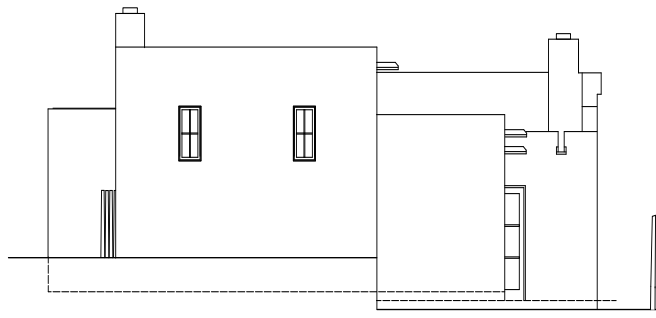
**A2.1**



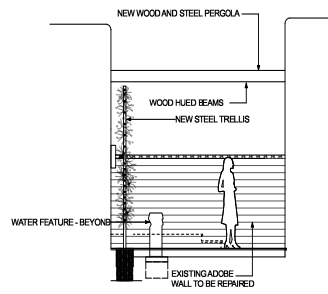
**1 EXISTING SOUTH ELEVATION**  
 Scale: 1/4" = 1'-0"



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



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



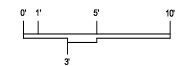
**7 SECTION ELEVATION OF PERGOLA**  
 Scale: 1/4" = 1'-0"



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



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



# City of Santa Fe, New Mexico

# memo

DATE: August 23, 2022  
TO: Historic Districts Review Board Members  
FROM: Heather Lamboy, AICP, Assistant Director, Land Use Department

---

Case # 2022-005595-HDRB

Address: 504 E Palace Ave  
Historic Status: Contributing  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

## 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:

The building at 504 E Palace Ave is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The foursquare building was constructed by David Gonzales as a single-story building in 1892, and then a second-story addition was added prior to 1910. The Gonzales family owned the home until 1999. While the first floor is constructed of adobe, the second floor consists of double brick construction. Historically the first-floor exterior walls were red smooth troweled plaster with mortar lines painted on the surface.

The house has defining Territorial Revival style features, which includes 2/2 double-hung windows with Territorial surrounds and a two-light Territorial style door. The porch with ionic columns is also characteristic of Territorial Revival style.

The applicant proposes a two-story addition on the south façade of the building to accommodate the construction of an elevator. The applicant states that the elevator is needed for elderly family members to be able to access the second floor. The 36 square-foot elevator will be incorporated into the existing one-story kitchen addition that was constructed on the south elevation in 1979. The kitchen addition is not publicly visible from E Palace Ave.

The existing kitchen first-floor roof is 10'10" above finished grade. The elevator shaft will be visible above the first-floor roof to the top of the eaves on the second floor which are 20'4" above finished grade. The elevator addition will be set back from the east façade by 6" and the addition's stucco will be El Rey cementitious stucco "Sand" to match the existing stucco on the kitchen addition. The addition will have similar trim to the original building but will have different detailing to distinguish it from the original.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

Proximity of Addition to Primary Façade:

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

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

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of

conjectural features or architectural elements from other buildings, shall not be undertaken;

- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

#### 14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

#### 14-12 Primary Façade:

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

#### 14-5.2(E) Downtown and Eastside Design Standards

##### (1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which

case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

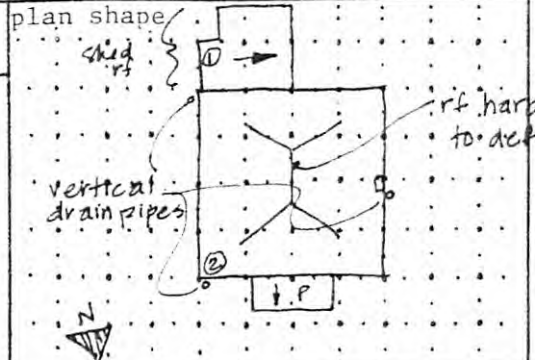
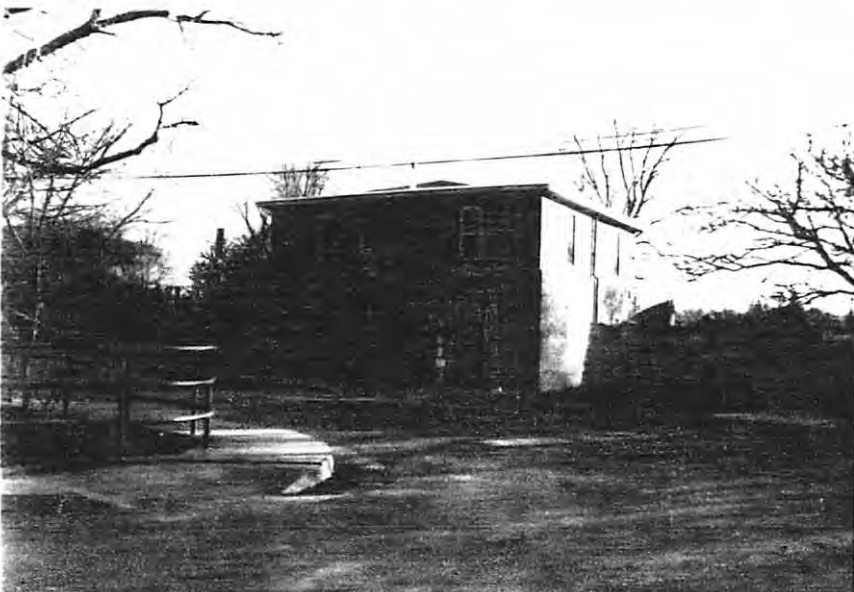
## (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612274
field map SFHD # 5	number 2274	UTM reference easting zone 12 13	northing
location description 504 <sup>E</sup> PALACE AVE.		city/town SANTA FE	
<del>land grant/reservation</del>			

building name Gonzales House	legal description tnsp N S range E W sec $\frac{1}{4}$ $\frac{1}{4}$
film roll by SL no. 41	negative nos. 32
	loc. of neg. HPB



date of construction  
estimate actual

source  
started 1892; 2nd level ~ 1910

use  
present  residential  
other \_\_\_\_\_

historic  residential  
other \_\_\_\_\_

condition  
 excellent  good  
 fair  deteriorating

Hip'd Box

conc?  
wall material/surface  
brick, adobe/stucco on 1<sup>st</sup> level only


degree of remodeling  
 minor  moderate  major

describe:  
1 story addition to rear

architectural features  
 Quasi-hipped roof with extended & concealed eaves; bottom level composed of adobe w/ stuccoed surface - top level composed of red brick (stretch bond pattern w/ rows of header pattern in very few <sup>(rows)</sup> areas; front porch is supported by Ionic wd. columns; windows: 2 1/2 dbh wd (lower story w/ Territorial surround, upper story w/ segmental arch)

surroundings  
residential/commercial

relationship to surroundings  
 similar  not similar

doors: 

district potential  
 yes  no

significance  
 eligible  of  none

if eligible, interest  
why?  
contrib

comments

owner: Alfonso Gonzales 188-1960

associated buildings?  yes  
what type?

if inventoried, list ID nos.

see back?  yes



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		Site Address:
Date Submitted: 6/21/2022		504 E. Polace Avenue
Property Owner of Record: Codd Family LP		Proposed Construction Description: install interior elevator - exposed shaft 2nd story - ROR SE corner of bldg.
Applicant/Agent Name: Elisabeth Wagner		TOTAL ROOF AREA: 1,851 sq. ft.
Contact Person Phone Number: 505 690-1014		
Zoning District: R-21		Lot Coverage : 23 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: existing Proposed Front: 18.4' Minimum: _____ 2nd Front? _____ Proposed Rear: 0.0' Minimum: _____ Proposed Sides: L3.7R28.9 Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed 24'0" Maximum Height: 24'0" or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed 2 Accessible _____ Minimum: 2
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes _____		

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

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

Elisabeth Wagner

PRINT NAME

OWNER  APPLICANT  AGENT

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.

Elisabeth Wagner

SIGNATURE

June 1, 2022

DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:** 2022-005530-PAR

Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Notes: \_\_\_\_\_

**Zoning Approval:**

preliminary Approval  with conditions  Rejected

Comments/Conditions: Legal lot of record is established. Lot coverage at 23%. \_\_\_\_\_

REVIEWER: Lani J McCulley DATE: 06/27/2022

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

# elisabeth wagner aia

June 1, 2022

Historic Design Review Board  
City of Santa Fe

Re: 504 East Palace Avenue

Members of the Board:

It is our pleasure to submit a proposal regarding the home at 504 East Palace Avenue. The current owner, Blair Naylor, would like to install an elevator for her parents. The proposed elevator would be located at the rear of house at the interior of the first floor and exposed as a shaft on the exterior of the second floor visible only on the south and east elevations. The rear of the house is a one story addition built in 1979. 504 E. Palace is a contributing structure.

The exposed shaft would be approximately 36 square feet....6'x6'. The first floor roof is 10'-10" above finished grade. The elevator shaft would be visible above the first floor roof to the top of the overhanging eaves of the second floor at 20'-4" above finished grade. The top of the shaft would be wrapped with matching fascia continuing the line (height) of the existing fascia. The shaft would be El Rey cementitious stucco "Sand" with exposed wood fascia painted Benjamin Moore "Atrium White". It would have a flat roof sloped to gutter and downs.

Known as the Gonzales House, the following is a history written by Scot Anderson:

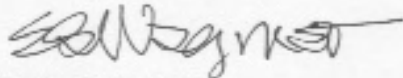
"The Gonzales House was built in 1892 by David J. Gonzales, an engineer for the Fischer Company. It has stayed in his family up until June of 1999 when Scot and Annie Anderson bought the house. The first floor was built of adobe in 1892 and the second floor was added later, sometime between 1900 and 1910, it's built of double brick construction. The first floor exterior walls were a red smooth troweled on plaster with mortar lines scribed and then painted on. This was fairly common since the look of a brick facade was popular but very expensive. The original first floor had earthen floors and a ceiling that was close to eleven feet in height. The addition on the back that is the kitchen, is built of bricks and at some point in time was stuccoed over. The original heating in the house was coal burning stoves."

504 E. PALACE AVENUE #A  
SANTA FE, NEW MEXICO 87501

There have been only two other owners since the Gonzales family. Scot and Annie Anderson, as mentioned above, who bought the home in 1999. Blair Naylor's family (the Cudd family) bought it from Anderson in 2000.

We respectfully submit our proposal and look forward to a favorable response.

Cordially,

A handwritten signature in black ink, appearing to read "Elisabeth Wagner", with a stylized flourish at the end.

Elisabeth Wagner



504 E.PALACE-NORTH ELEVATION



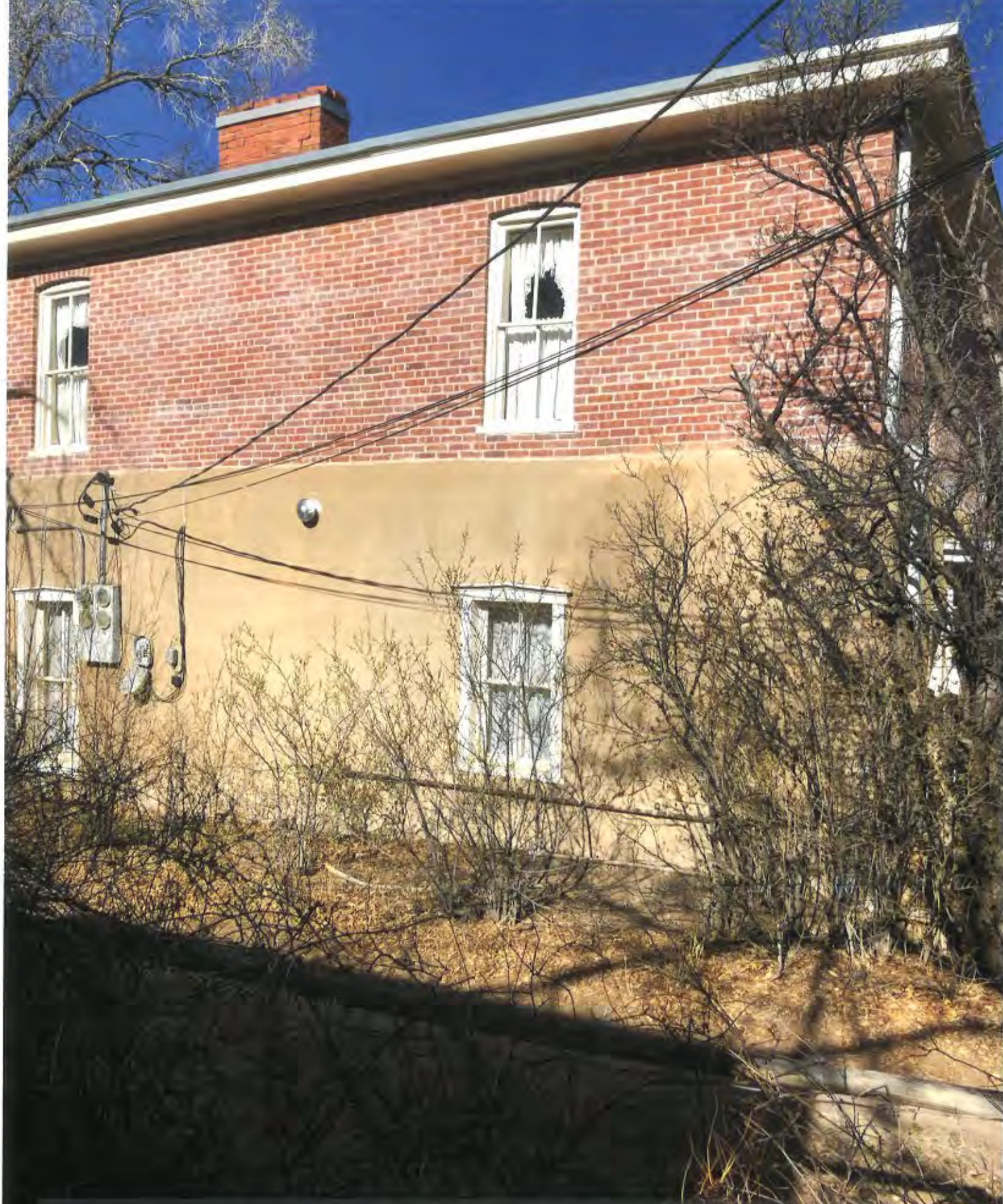
504 E. PALACE-NORTH ELEVATION



504 E. PALACE-NORTH ELEVATION



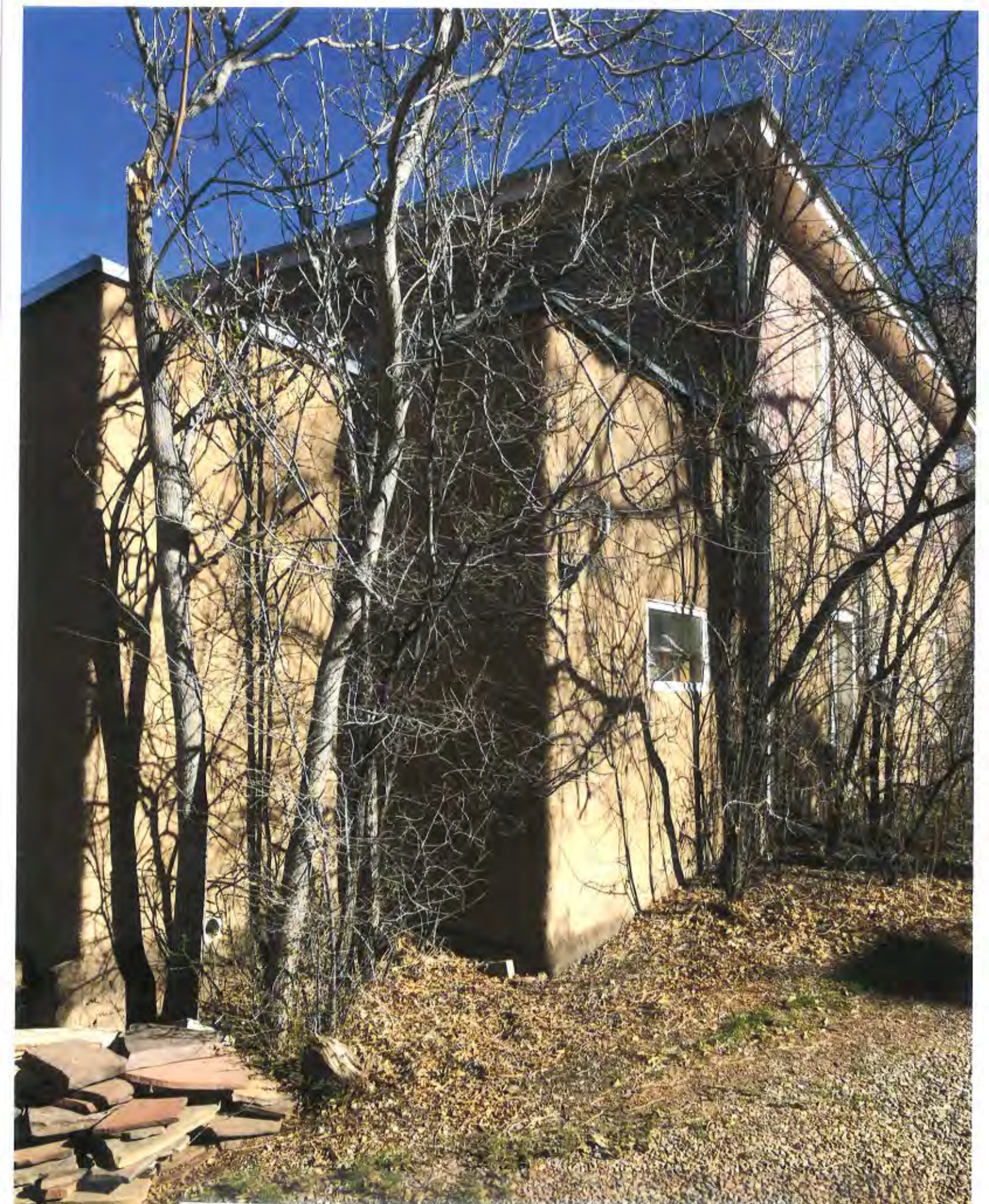
504 E. PALACE-EAST ELEVATION



504 E. PALACE-EAST ELEVATION



504 E. PALACE-EAST ELEVATION



504 E. PALACE-EAST & SOUTH ELEVATION



504 E. PALACE-EAST & SOUTH ELEVATION



504 E. PALACE-SOUTH ELEVATION



504 E. PALACE-SOUTH ELEVATION



504 E. PALACE-WEST ELEVATION



504 E. PALACE-WEST ELEVATION



504 E. PALACE-WEST ELEVATION



504 E. PALACE-PROPOSED  
LOCATION OF ELEVATOR SHAFT



504 E. PALACE-PROPOSED  
LOCATION OF ELEVATOR SHAFT

## Premium Stucco Finish Color Chart



102 CAMEO



100 COLONIAL WHITE



40 PEACH



90 CANDLELIGHT



127 HACIENDA



128 CREAM



129 IVORY



126 DUSK



30 SOAPSTONE



117 FAWN



119 PALOMINO



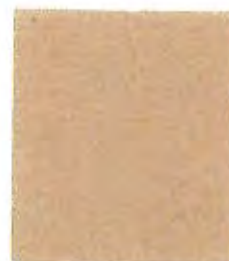
101 NAVAJO WHITE



121 SANDALWOOD



122 STRAW



106 BUCKSKIN



108 KOKANEE



103 SAND



107 DENIM



135 SAHARA



116 ADOBE



118 SUEDE



105 BAMBOO



110 ASH



80 SOFT ROSE



115 COTTONWOOD



114 DESERT ROSE



130 PUEBLO



125 LA LUZ



124 CORAL



113 DOVE GRAY

Stucco colors will vary from El Rey<sup>®</sup> color chart and stucco samples. This is due to method of application, weather conditions, raw materials, plant batching, age and processing of stucco color chart or samples. Apply a sample of stucco to be used on actual substrate for final approval, by the owner, before proceeding with the application.

Los colores del estuco variarán en comparación con los de las muestras de estuco y los cuadros de colores de El Rey<sup>®</sup>. Esto se debe al método de aplicación, a las condiciones climáticas, a las materias primas, al lote de fabricación, a la antigüedad y al procesamiento de las muestras y los cuadros de colores de estuco. Aplique una muestra del estuco que usará en la superficie en la que trabajará, para obtener la aprobación final, por parte del dueño, antes de realizar la aplicación.

atrium white

↔ "atrium white"

PM-13



annapolis gray

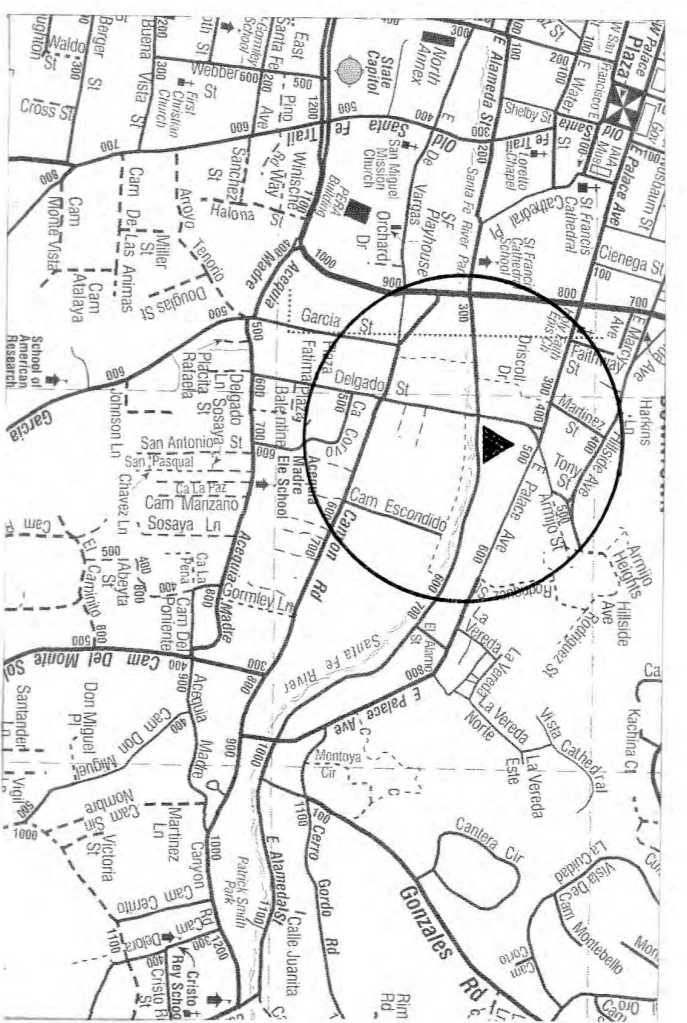
PM-14



college red

PM-15

BENJAMIN MOORE®  
COLOR PREVIEW® **PM**



VICINITY MAP

SCOPE OF WORK

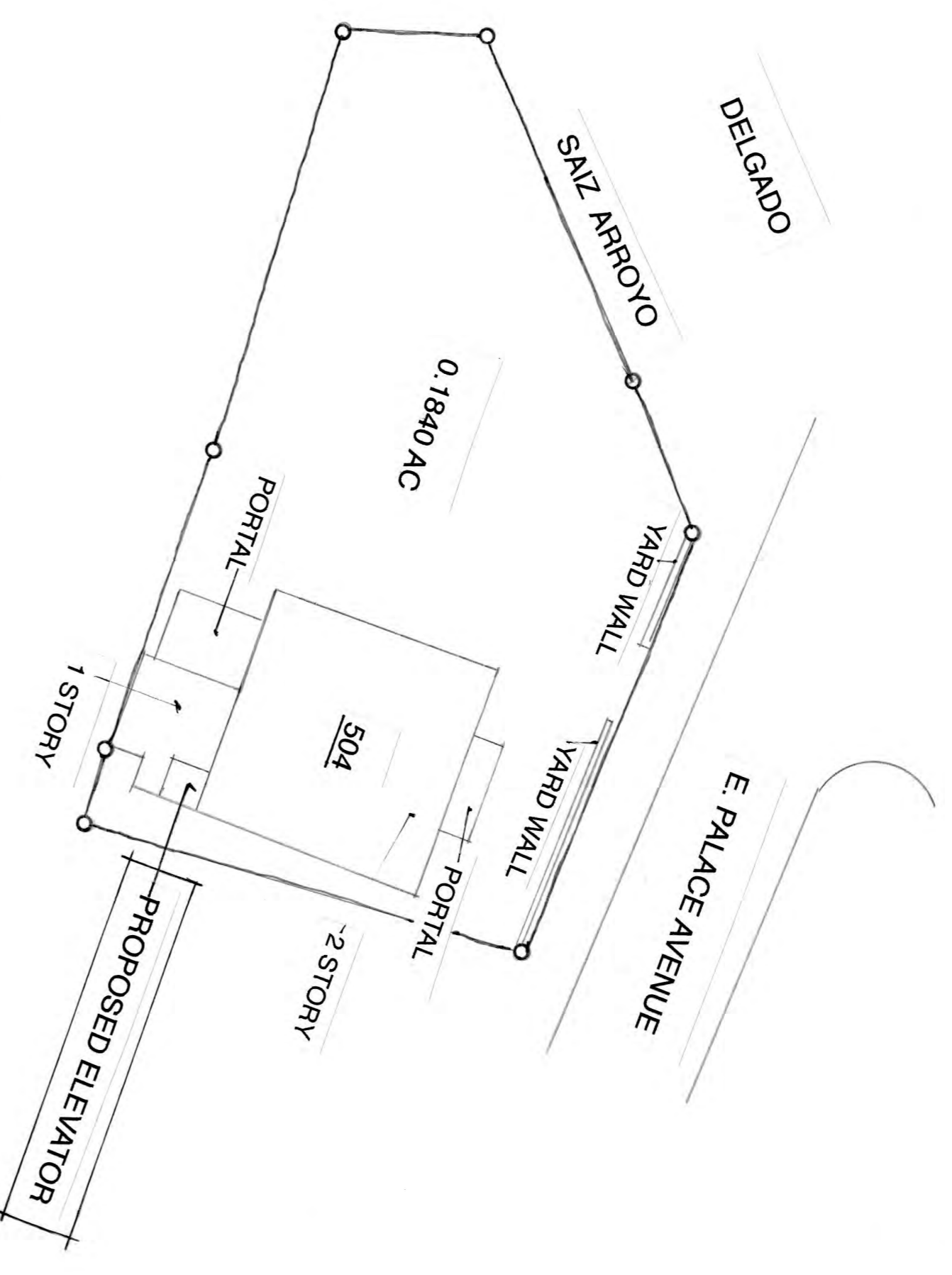
INSTALL AN ELEVATOR AT THE SOUTH EAST CORNER (REAR) OF RESIDENCE-EXPOSED AT EXTERIOR OF SECOND STORY. NO CONSTRUCTION OUTSIDE OF FOOTPRINT.

ZONING SETBACKS

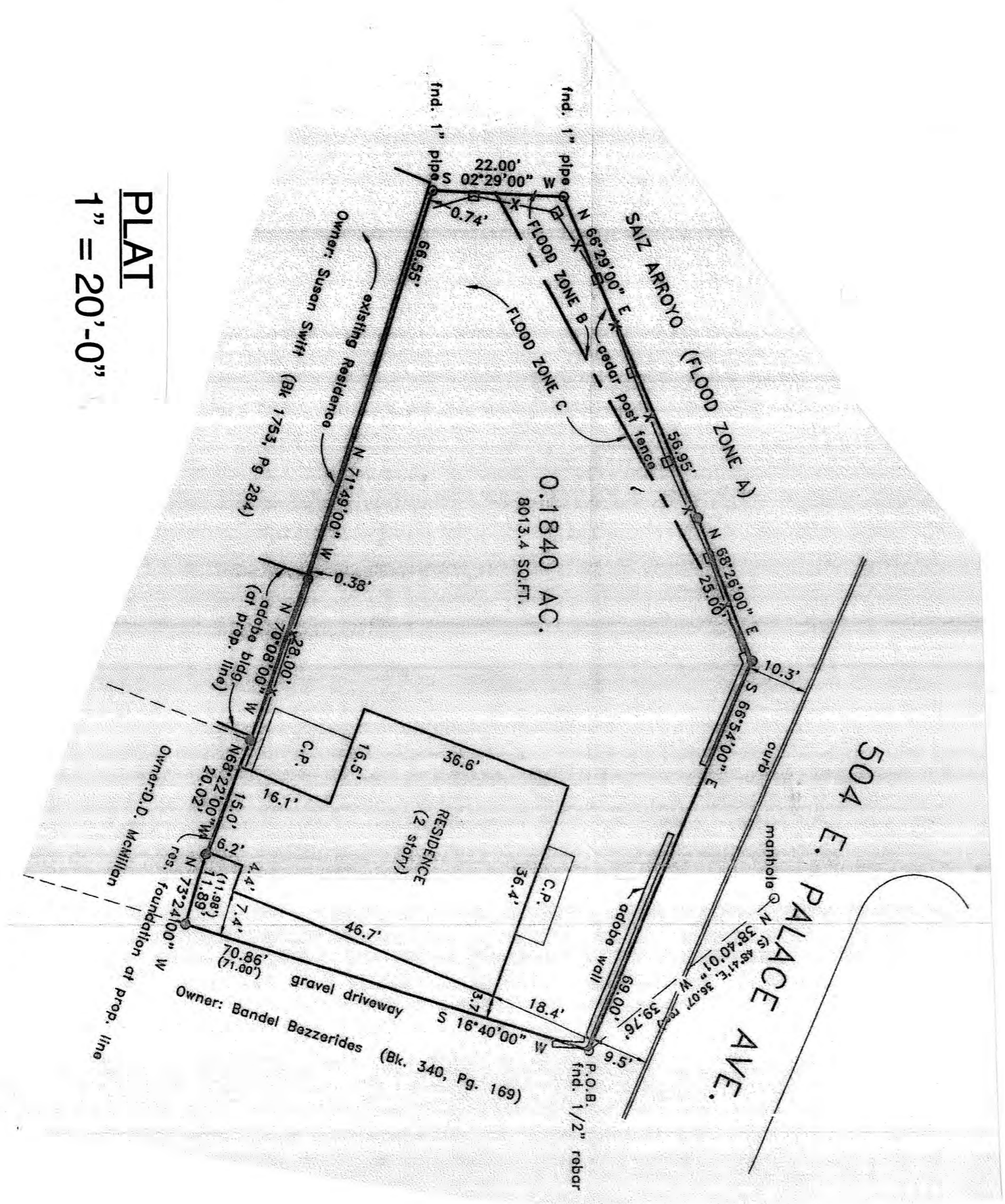
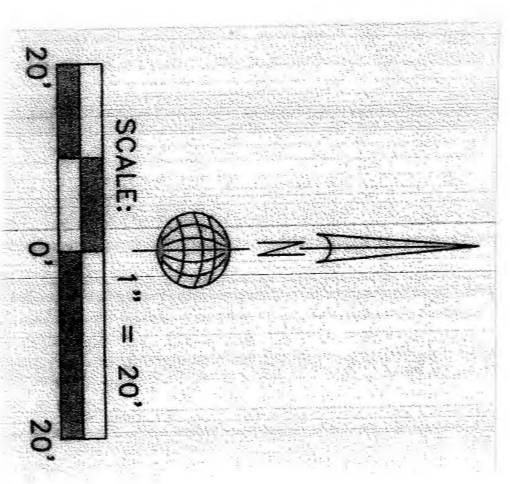
FRONT (STREET) 7'  
SIDE 5' OR 10'  
REAR 15'

PROJECT DATA

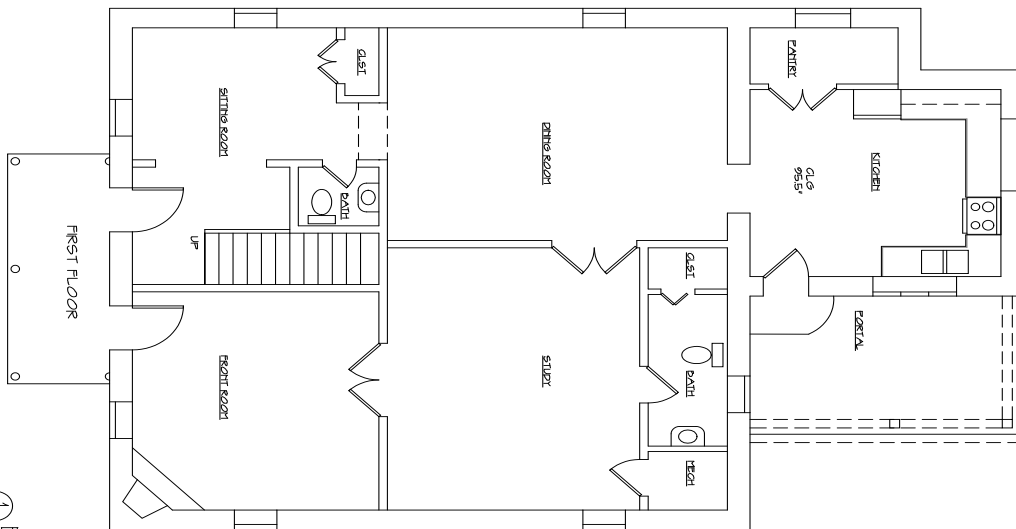
FIRST FLOOR 1613 SF  
SECOND FLOOR 1339 SF  
PORTALS 238 SF  
FOOTPRINT 1851 SF



SITE PLAN  
1" = 20'-0"

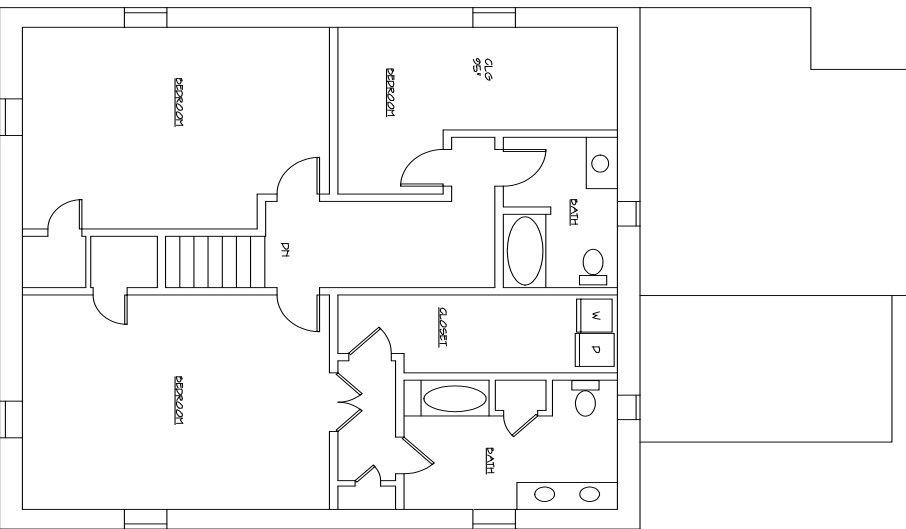


PLAT  
1" = 20'-0"



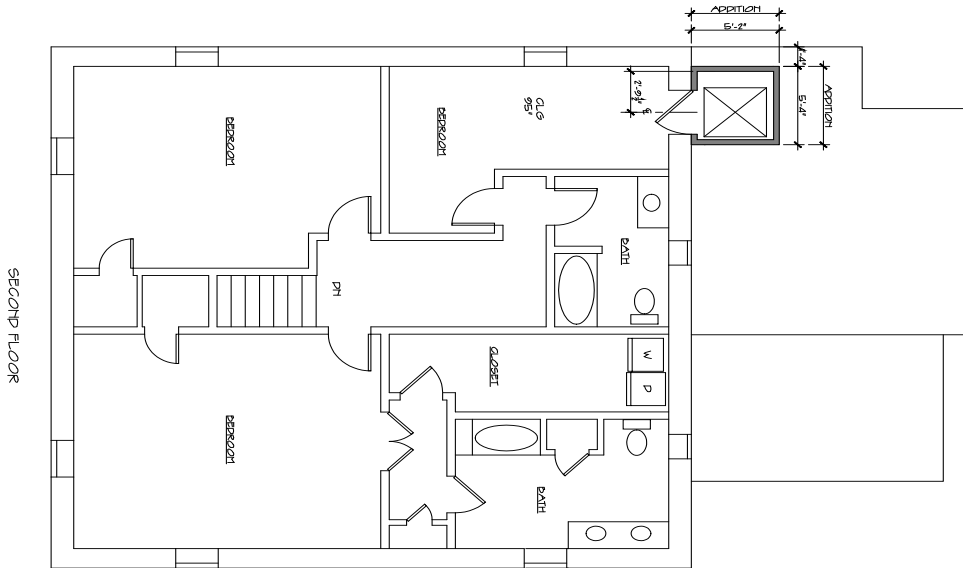
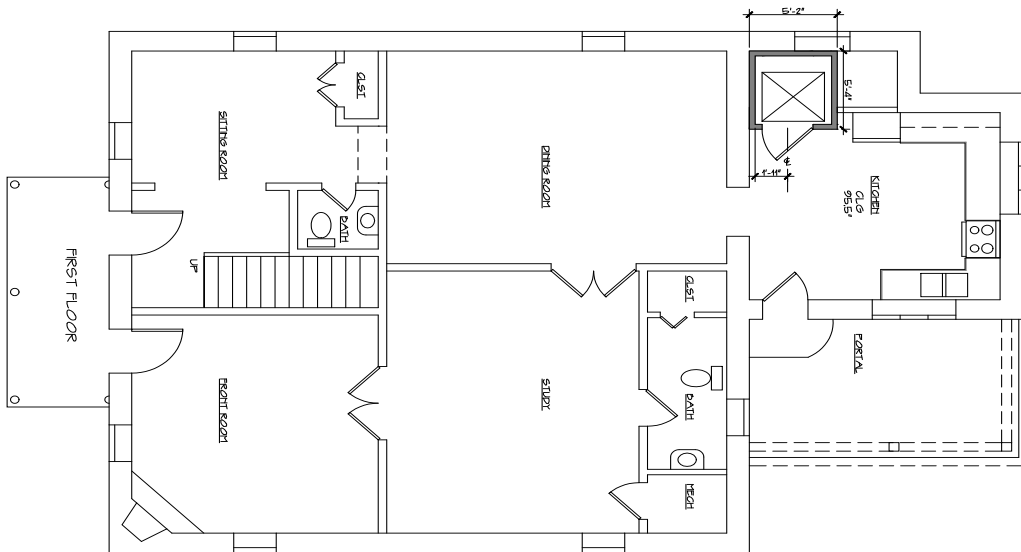
FIRST FLOOR

SECOND FLOOR



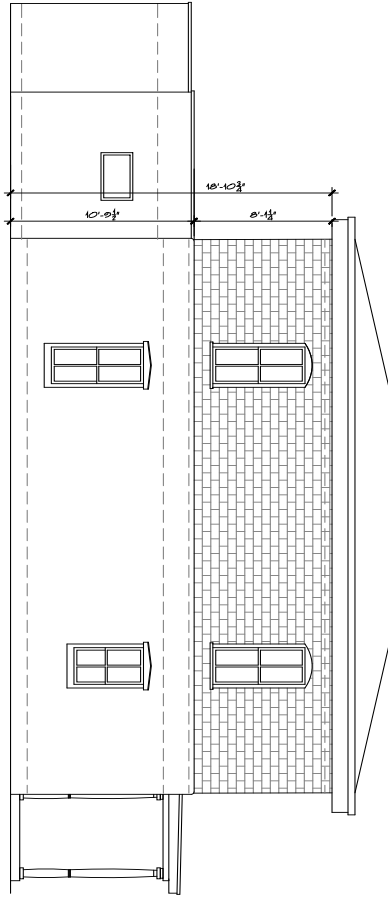
EXISTING FLOOR PLANS  
SCALE: 1/4" = 1'-0"

A2	EXISTING FLOOR PLANS	SCALE: 1/4" = 1'-0"	<p>06/15/22</p> <p>NAYLOR RESIDENCE 504 EAST PALACE SANTA FE, NEW MEXICO, 87501</p>	<p>ARCHITECT: ELISABETH WAGNER ewagner@newmexico.com</p> <p>STRUCTURAL ENGINEER: ERIC TRUJILLO eric@ttseng.com</p>	<p>CONTRACTOR: WOLF CORP. mike@wolf-corp.com</p>
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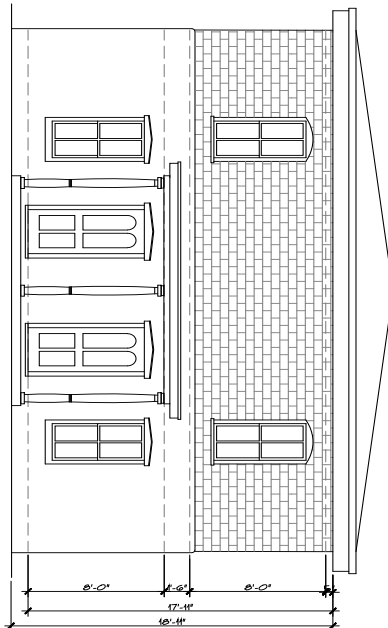


① PROPOSED FLOOR PLANS  
SCALE: 1/4" = 1'-0"

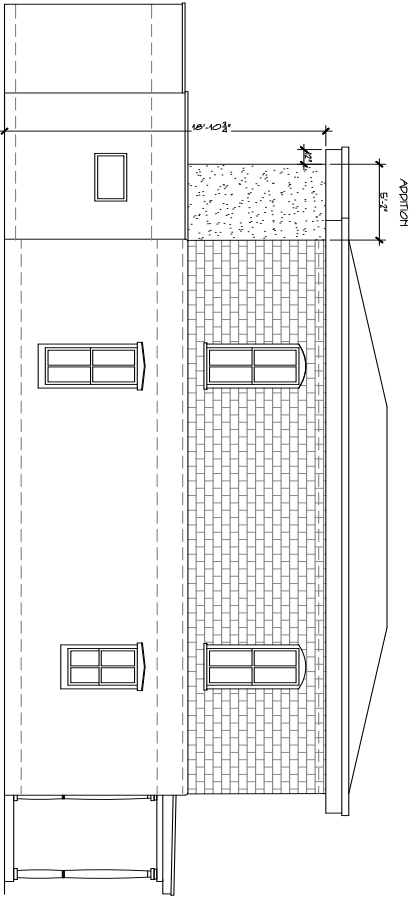
A3	PROPOSED FLOOR PLANS	SCALE: 1/4" = 1'-0"	06/15/22 NAYLOR RESIDENCE 504 EAST PALACE SANTA FE, NEW MEXICO, 87501	ARCHITECT: ELISABETH WAGNER ewagner@newmexico.com STRUCTURAL ENGINEER: ERIC TRUJILLO eric@ttseng.com	CONTRACTOR: WOLF CORP. mike@wolf-corp.com
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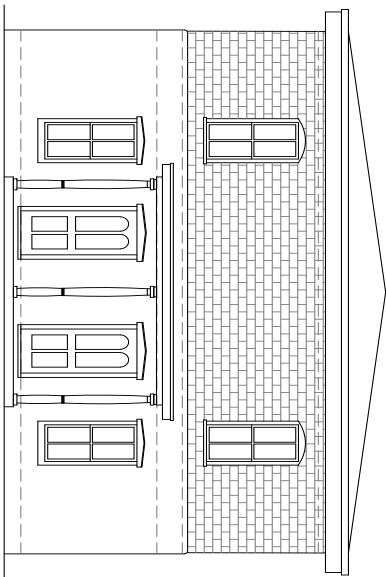
② EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

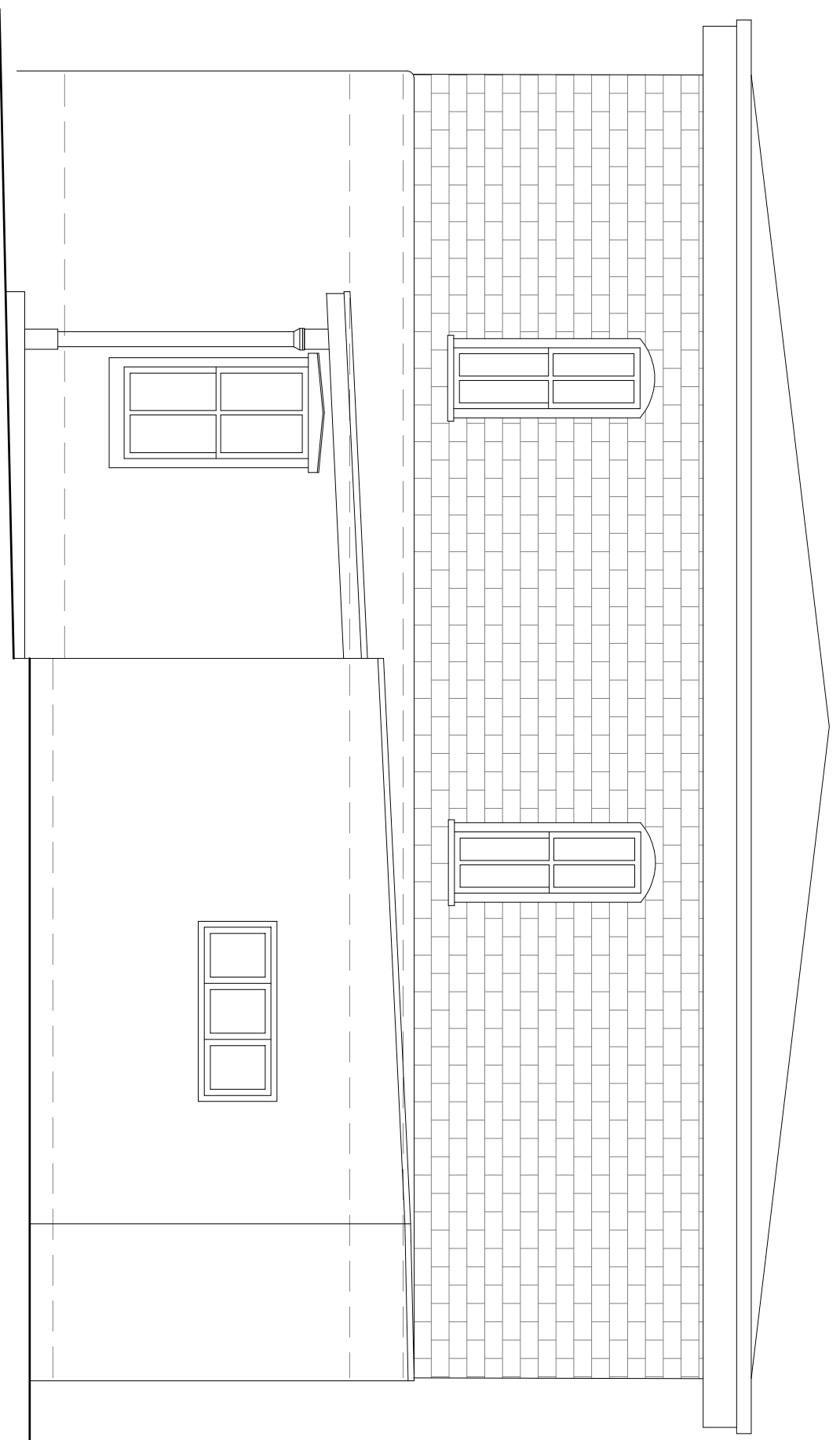


③ PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

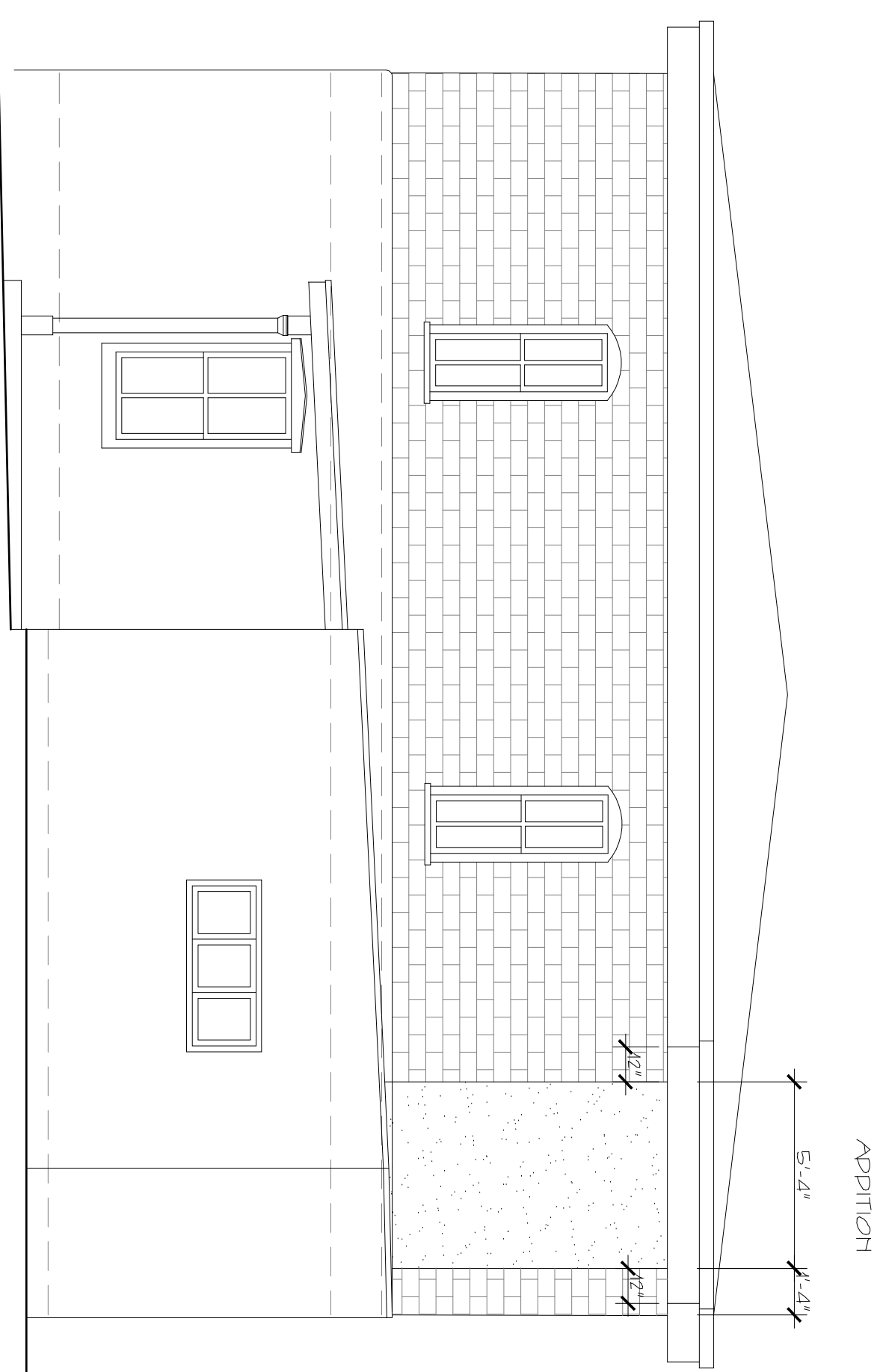


① PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

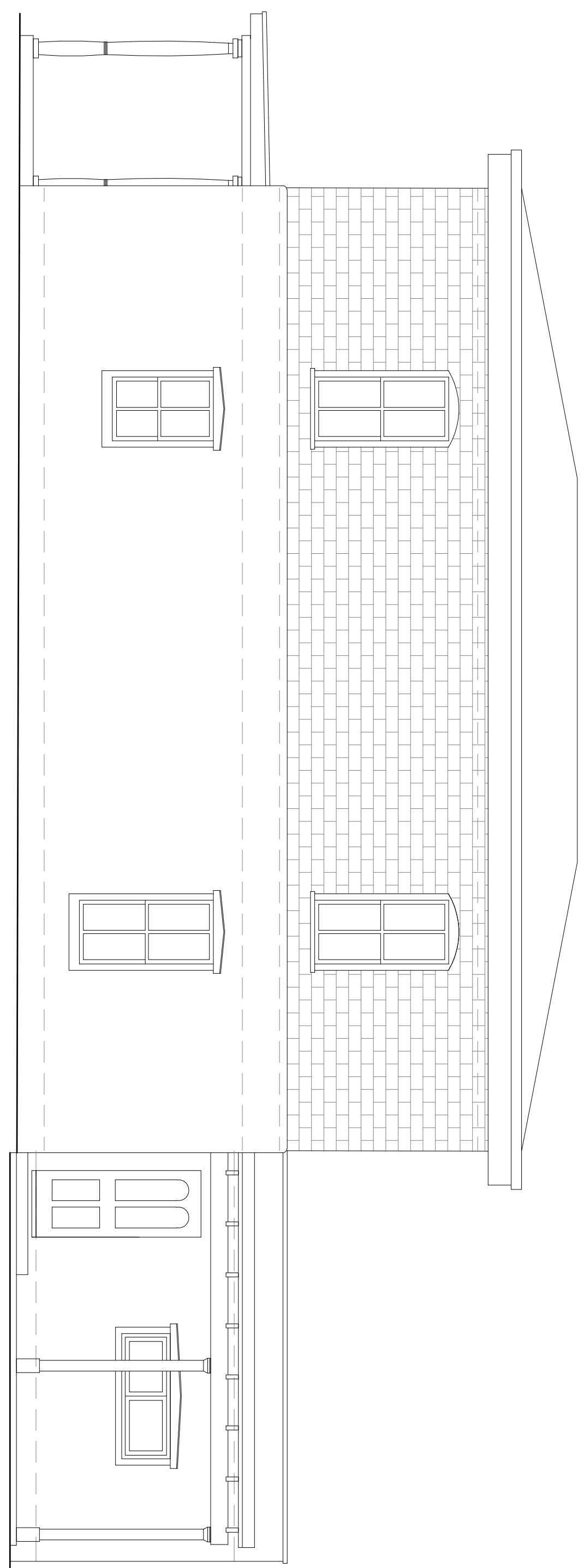
AD	EXISTING & PROPOSED ELEVATIONS SCALE: 1/4" = 1'-0"	06/15/22	<p>NAYLOR RESIDENCE 504 EAST PALACE SANTA FE, NEW MEXICO, 87501</p>	<p>ARCHITECT: ELISABETH WAGNER ewagner@newmexico.com STRUCTURAL ENGINEER: ERIC TRUJILLO eric@tseng.com</p>	<p>CONTRACTOR: WOLF CORP. mike@wolf-corp.com</p>
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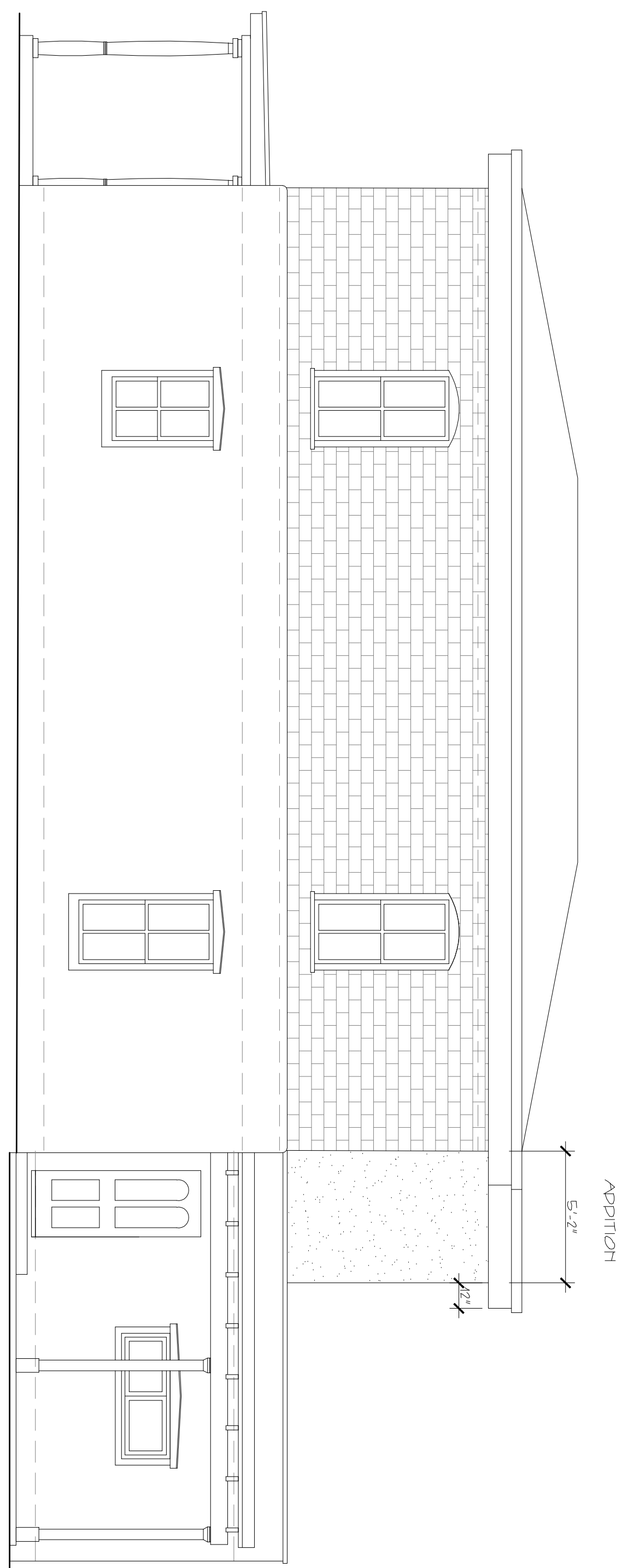
④ EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

CONTRACTOR:  
WOLF CORP.  
mike@wolf-corp.com

ARCHITECT:  
ELISABETH WAGNER  
ewagner@newmexico.com  
STRUCTURAL ENGINEER:  
ERIC TRUJILLO  
eric@ltseng.com

NAYLOR RESIDENCE  
504 EAST PALACE  
SANTA FE, NEW MEXICO, 87501

06/15/22

SCALE:  
1/4" = 1'-0"  
EXISTING &  
PROPOSED  
ELEVATIONS

AS

# City of Santa Fe, New Mexico

# memo

DATE: August 23, 2022  
TO: Historic Districts Review Board Members  
FROM: Heather L. Lamboy, AICP, Assistant Director, Land Use Department

---

Case # 2022-005689-HDRB

Address: 634 Garcia St #19  
Historic Status: Contributing  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Historic Window Assessment

## 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:

The subject property at 634 Garcia Street No 19 is a single-family residence, which is attached to an adjoining single-family residence, and is listed as contributing to the Downtown and Eastside Historic District. The site is located within the Ann Webster compound. Ann Webster settled in Santa Fe in the 1930s and was an attorney and patron of the arts. She developed an artist compound on land adjacent to her house (634 Garcia St #1).

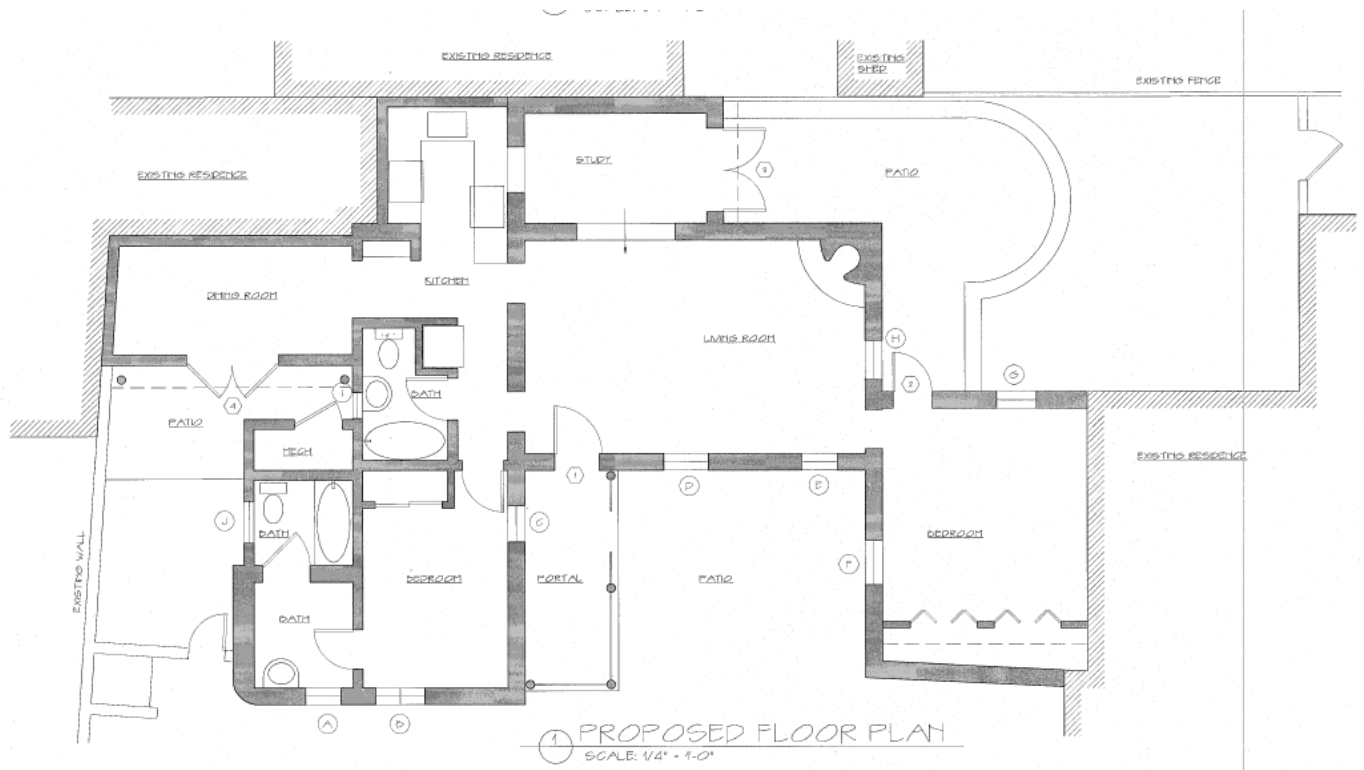
In 2005 (Case H-05-120) a portal was added to the south elevation of the interior courtyard. Furthermore, an existing large window on the south elevation was removed and replaced with French doors, and an attached wooden shed on the northern portion of the building was remodeled and converted into a dining room and French doors were installed.

Now, the applicant proposes the following:

- 1) Designation of the west elevation as a primary façade
- 2) Restore windows A-F on the front (west elevation) of the building
- 3) Replace windows G-J and doors numbered 2-4\*

\*See photographs provided below in the staff packet

No change is proposed to the building footprint. Please see the graphic below for an illustration of the floor plan and labels for each window.



The applicant provided a window assessment which is included in this report. The Historic Assessment stated that only windows C, D, & E are historic. As such, other windows on the western elevation may be considered for replacement in kind. As the windows and doors proposed for replacement (windows G-J and doors 2-4) are non-historic, staff has no concern with those replacements.

Staff agrees with the applicant's assessment that the primary façade should be the west elevation. Even though the portal was added in 2005, there are character-defining features that still communicate the history of the building that are worthy of preservation.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

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.
  - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  - (iii) No existing opening shall be closed.
- (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.

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

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

**14-12 Contributing Structure:**

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

**14-12 Primary Façade:**

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

**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.

**14-5.2(E) Downtown and Eastside Design Standards**

**(1) Old Santa Fe Style**

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and

wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerals, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

## (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old

Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and  
(f) Flat roofs shall have not more than thirty (30) inches overhang.



CITY OF SANTA FE HISTORIC PRESERVATION DIVISION  
HISTORIC DISTRICTS APPLICATION

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

Date: 6-28-2022 Location of Project: 634 Garcia #19

Applicant

Name: Elisabeth Wagner

Phone: 505.690.1014 Email: ewagner@newmexico.com

Property Owner

Name: Bob Wolf

Phone: 505.515.3416 Email: Bob.K.Wolf@gmail.com

Proposed Work:

- establish primary facade
- restore windows/doors @ primary facade
- replace windows/doors @ all other elevations

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?	<input type="checkbox"/>	<input type="checkbox"/>

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](https://www.santafenm.gov/historic_preservation) .

Application Submittal Date: June 20, 2022

Desired Hearing Date: August 9, 2022

Project Type:

Status Contributing

Primary Elevation Designation

New Construction

Remodel

replace doors & windows

Sq. Ft. of project: \_\_\_\_\_

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 Bob Wolf

Signature 

# eLisabeth wagner aia

June 12, 2022

Historic Design Review Board  
City of Santa Fe

Re: 634 Garcia #19

Members of the Board:

It is our pleasure to submit a proposal to restore and replace the doors and windows of the house at 634 Garcia #19. It is a contributing structure.

In the early 1930's Ann Webster from New York, traveled to Santa Fe. She bought the land at 634 Garcia and built her house at #1. She then developed an artist refuge around her home. The small adobe houses were situated so that each had privacy and light. The artistry of the craftsmen, including members of the Garcia family, resulted in features that were attractive to artists of the time and that are valued today.

With twenty-five units, the Webster Compound is the largest of the "plaza" compounds built in Santa Fe in the late 1920's and 1930's. Ann Webster went on to become a Santa Fe attorney, and a patron of the arts. A sampling of the list of accomplished residents, past and present, include:

- Thor Heyerdahl-author
- Alan Vedder-curator of Spanish Colonial Arts Museum
- Betty Stewart-designer/builder
- Kate Peck Kent (and her husband John) was an anthropologist and authority of Navajo weaving
- Peter Van Dresser-pioneer environmentalist
- Aurelia Tossini-taught on the use of written Western Apache language in the classroom
- Stewart Udall-Secretary of the Interior
- Ed Crocker-architectural conservationist and historic preservationist associated with Cornerstones

810 e. palace avenue #a  
santa fe, new mexico 87501

The first part of our proposal is to establish the west elevation (front of house) for primary facade designation.

The second part is to submit a proposal to “restore” the original windows (lettered A-F) at the primary facade. The windows are in terrible condition, out of square, with rotten pieces and decades of peeling paint.

We wish to “replace” the doors and windows at the other elevations (lettered G-J and doors numbered 2-4). These elevations are not publicly visible.

The existing floor plan is 1200 square feet. Entry portal is 74 square feet. Mechanical closet is 20 square feet. Total footprint is 1294 square feet. The height of the structure varies from 10'-3" to 14'-0" above finish grade. There will be no change in the footprint or the height. The type of windows vary from casement to double hung...many with muntins, several without. The windows are described in detail individually in separate photographs.

Kirby Kendrick purchased #18 and #19 in the early 2000's. She sold #19 to her daughter Bob Wolf in 2007. Ms. Wolf is the current owner. Kendrick sold #18 in 2020.

Alterations over the years (not including interior upgrades) are the addition of the entry portal and a kitchen to the rear. These alterations were in 2005.

We respectfully submit our proposal and look forward to a favorable response and a successful collaboration for the restoration of 634 Garcia #19.

Cordially,



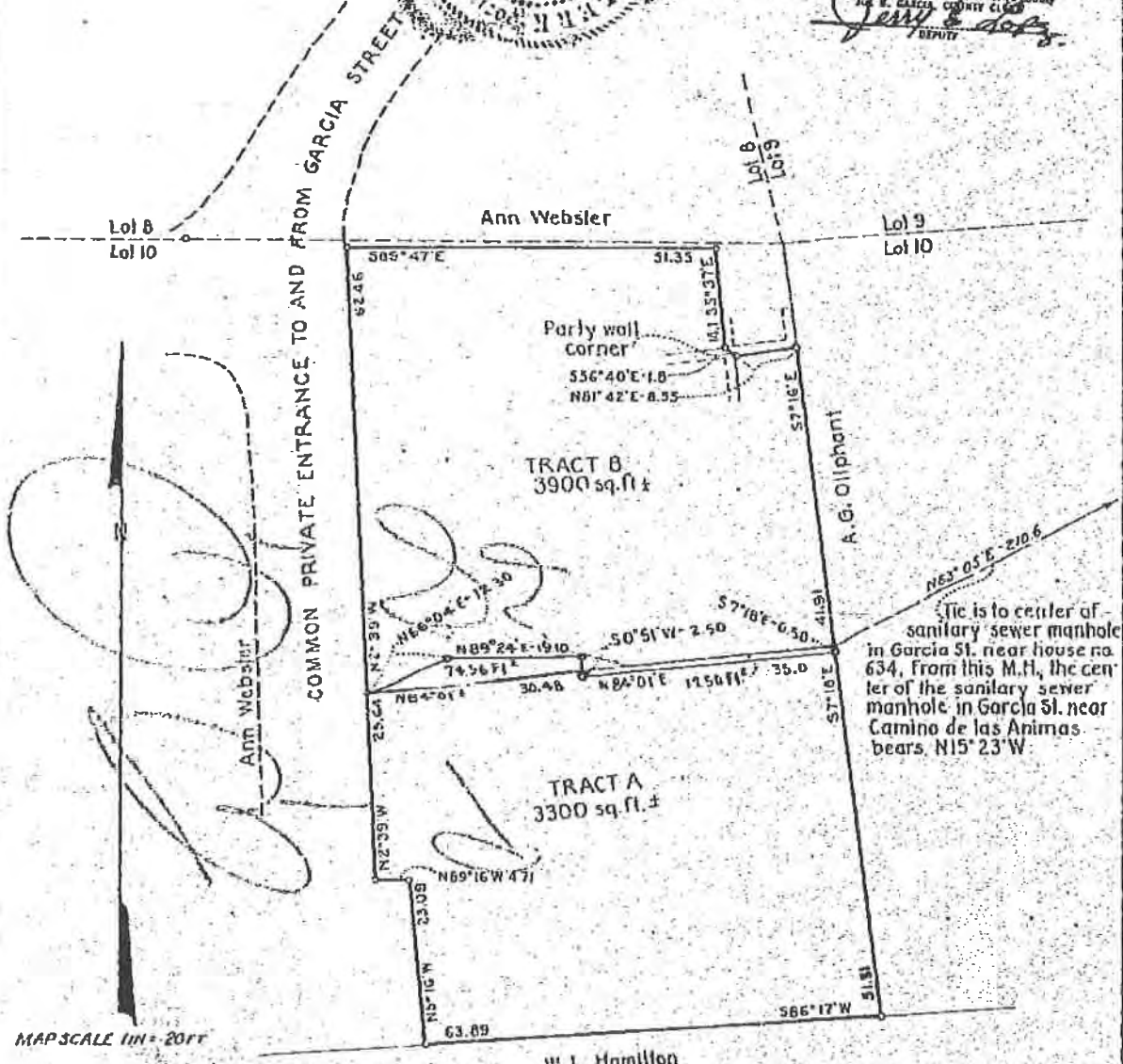
Elisabeth Wagner



✓ # 259,320

I hereby certify that this instrument was filed and recorded on the 12th day of 5/11 A.D. 1962, at 1:52 P.M., and was duly recorded in book 9 of the records of the County of Santa Fe, New Mexico, and was duly filed in the office of the County Clerk of Santa Fe County, New Mexico, at Santa Fe, New Mexico, on the 12th day of 5/11 A.D. 1962.

*Jerry S. Coffey*  
DEPUTY



**CERTIFICATE**

I hereby certify that the field notes hereon, together with this plat made therefrom, are a true and correct representation of surveys completed under my direction in the field on June 2, 1949, of a portion of Lot 10, Block 85-B, 1924 Official Map (Block 85, King's Map) of Santa Fe, New Mexico; and that I am responsible only for those reproductions hereof to which I have affixed my official seal.



*Walter G. Tursley*  
Registered Professional Engineer & Land Surveyor

**AMENDING CERTIFICATE**

I hereby certify that this plat was amended August 6, 1962 to show the new boundary between Tracts A and B

*Walter G. Tursley*  
P.E. and L.S. No. 95

**LANDS SURVEYED FOR  
ANN WEBSTER  
WARD N° I SANTA FE NEW MEXICO**

SPECIAL WARRANTY DEED

AVALON TRUST COMPANY, as Trustee of the SAMMY K. KENDRICK TESTAMENTARY TRUST dated May 20, 1980 for the benefit of SHANNON K. KENDRICK, for consideration paid, grants any and all interest to SHANNON K. KENDRICK, as Trustee of the SHANNON KATHRYN KENDRICK REVOCABLE TRUST dated November 17, 2008, whose address is c/o AVALON TRUST COMPANY, 125 Lincoln Avenue, Suite 301, Santa Fe, New Mexico 87501, in the following described real estate located in Santa Fe County, State of New Mexico :

Tract B, commonly known as 634 E. Garcia Street, Unit 19, as shown on plat of survey entitled "Lands Surveyed for Ann Webster", filed in the office of the County Clerk, Santa Fe County, New Mexico in Plat Book 9, page 85 as Document No. 259,320, more particularly described as follows:

Beginning at the southeasterly corner of subject property from whence a sanitary sewer manhole within Garcia Street bears:


N 07° 18' W, 0.50 feet, thence  
N 63° 05' E, 210.60 feet, thence from point of beginning  
S 84° 01' W, 35.00 feet, thence  
N 00° 51' E, 2.50 feet, thence  
S 89° 24' W, 19.10 feet, thence  
S 66° 04' W, 12.30 feet to the southwesterly corner, thence  
N 02° 39' W, 62.46 feet to the northwesterly corner, thence  
S 89° 47' E, 51.35 feet, thence  
S 05° 37' E, 14.10 feet, thence  
S 56° 40' E, 1.80 feet, thence  
N 81° 42' E, 8.55 feet, thence  
S 07° 16' E, 41.91 feet, thence  
S 07° 18' E, 0.50 feet to the point of beginning.

Subject to all liens, encumbrances, covenants, restrictions, easements of record, and unpaid taxes for the current and subsequent years

with warranty covenants.

Dated: September 2, 2010

AVALON TRUST COMPANY, TRUSTEE OF THE  
SAMMY K. KENDRICK TESTAMENTARY TRUST dtd 5/20/80

By   
JULIA L. PETERS, Sr. VP

REC'D CLERK RECORDS 09/03/2010

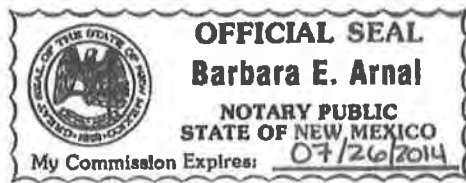
STATE OF NEW MEXICO

COUNTY OF SANTA FE

On September 2, 2010, before me, Barbara Arnal,  
Notary Public, personally known to me appeared JULIA L. PETERS, Senior Vice  
President of AVALON TRUST COMPANY, Trustee of the SAMMY K. KENDRICK  
TESTAMENTARY TRUST dtd 5/20/80, whose name is subscribed to the foregoing  
instrument.

Notary Public

My commission expires: 07/26/2014



SPECIAL WARRANTY DEED  
PAGES: 2

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

I Hereby Certify That This Instrument Was Filed for  
Record On The 3RD Day Of September, 2010 at 11:38:52 AM  
And Was Duly Recorded as Instrument # **1609772**  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Valerie Espinoza

Deputy Valerie Espinoza County Clerk, Santa Fe, NM

CLERK RECORDED 09/03/2010



		Icy Moon Drops
2056-70	2056-70	
		Blue Seafoam
2056-60	2056-60	
		Baby Boy Blue
2056-50	2056-50	
		Cool Aqua
2056-40	2056-40	

← Benjamin Moore  
"Baby Boy Blue"



634 GARCIA #19-NORTH & WEST ELEVATION



634 GARCIA #19-WEST ELEVATION



634 GARCIA #19-WEST ELEVATION



634 GARCIA #19-WEST ELEVATION



634 GARCIA #19-ENTRY PORTAL-WEST ELEVATION



634 GARCIA #19-ENTRY PORTAL-SOUTH & WEST



634 GARCIA #19- WEST ELEVATION



634 GARCIA #19-WEST & NORTH ELEVATION



634 GARCIA #19-WEST AND NORTH ELEVATION



634 GARCIA #18-NORTH ELEVATION  
ADJACENT PROPERTY



634 GARCIA #19-EAST ELEVATION-BACK PATIO



634 GARCIA #19-EAST & NORTH ELEVATION  
BACK PATIO



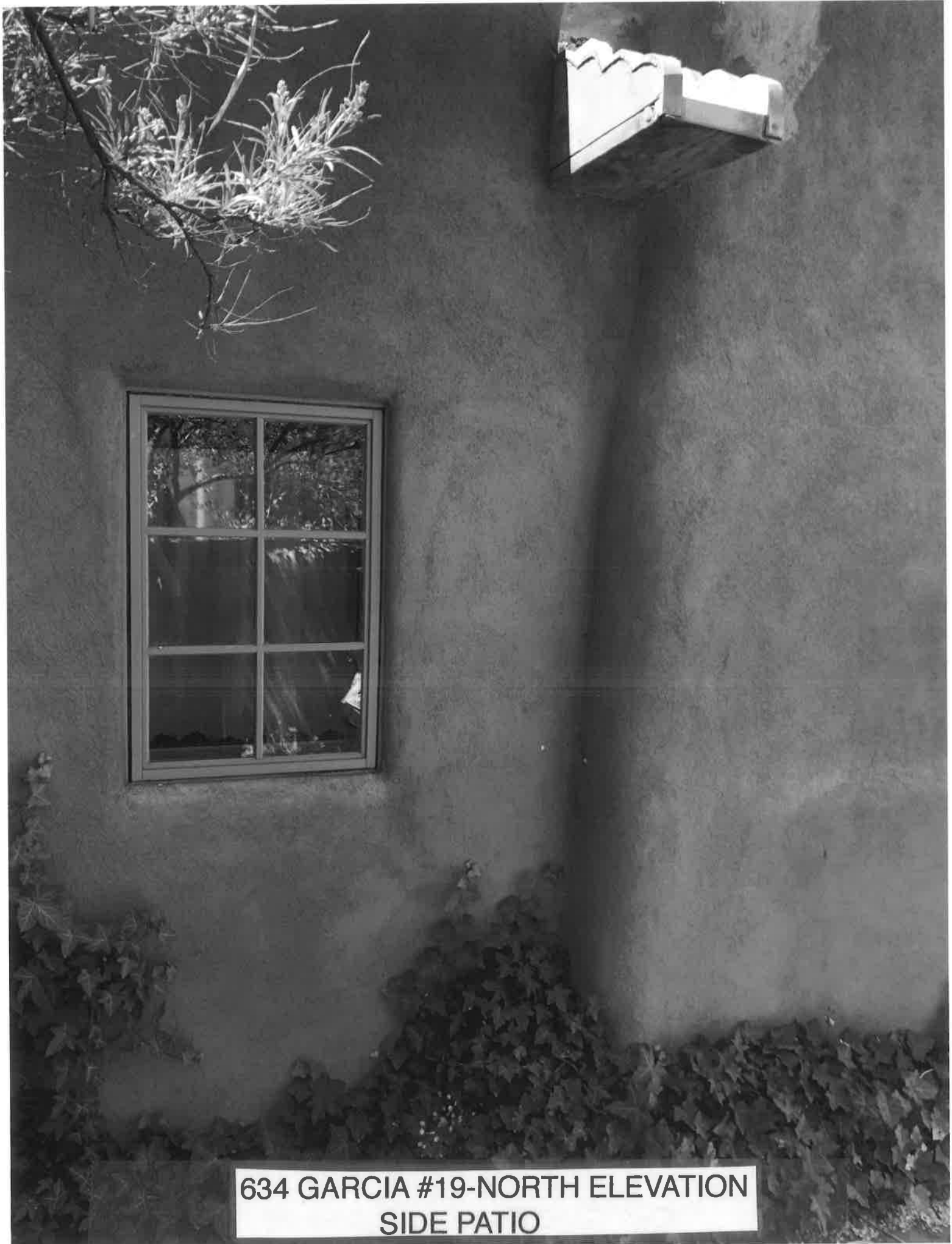
634 GARCIA #19-NORTH ELEVATION  
BACK PATIO



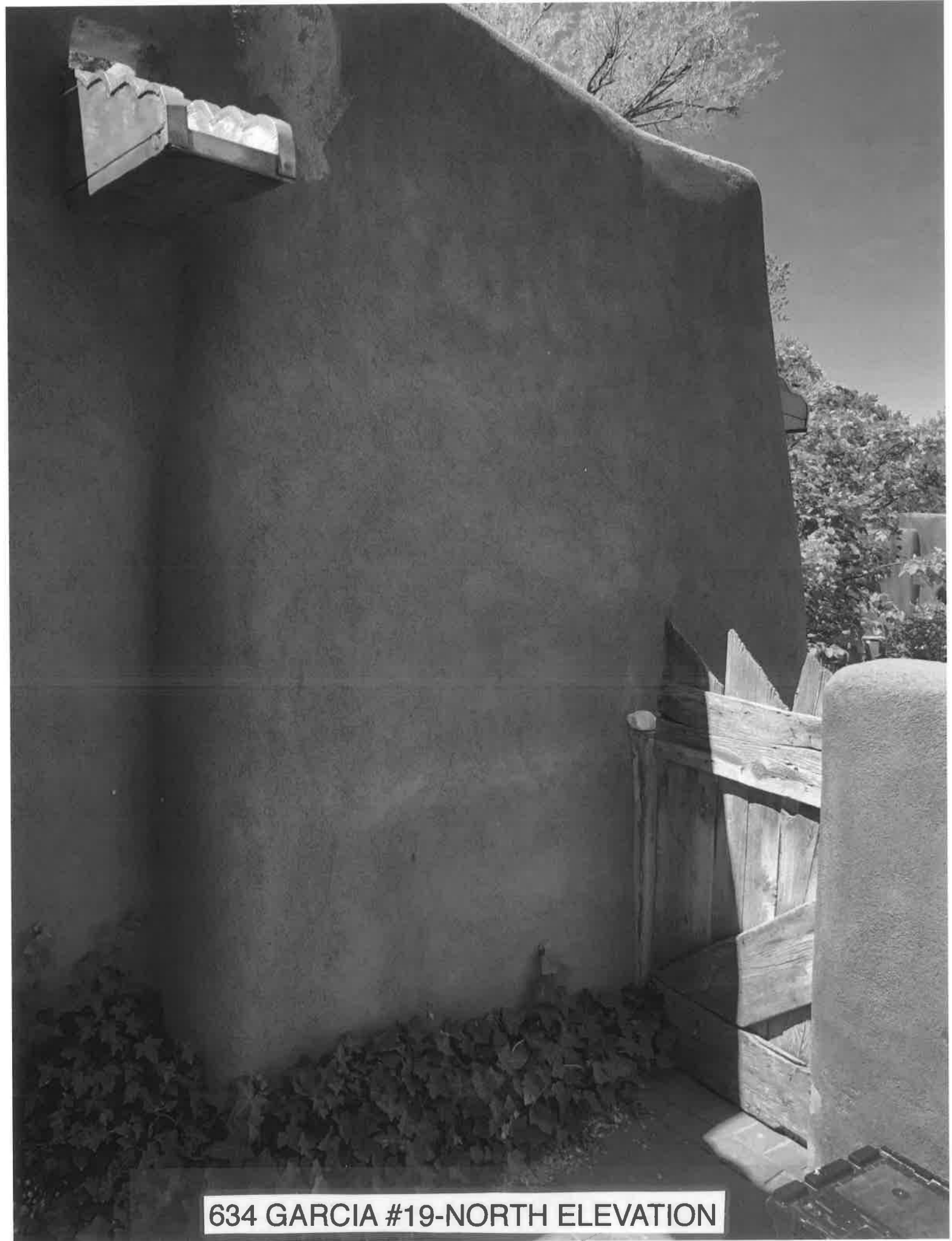
634 GARCIA #19-WEST ELEVATION  
SIDE PATIO



634 GARCIA #19-WEST & NORTH ELEVATION  
SIDE PATIO



634 GARCIA #19-NORTH ELEVATION  
SIDE PATIO



634 GARCIA #19-NORTH ELEVATION



634 GARCIA #19-NORTH & WEST ELEVATION



634 GARCIA #19-WINDOW A



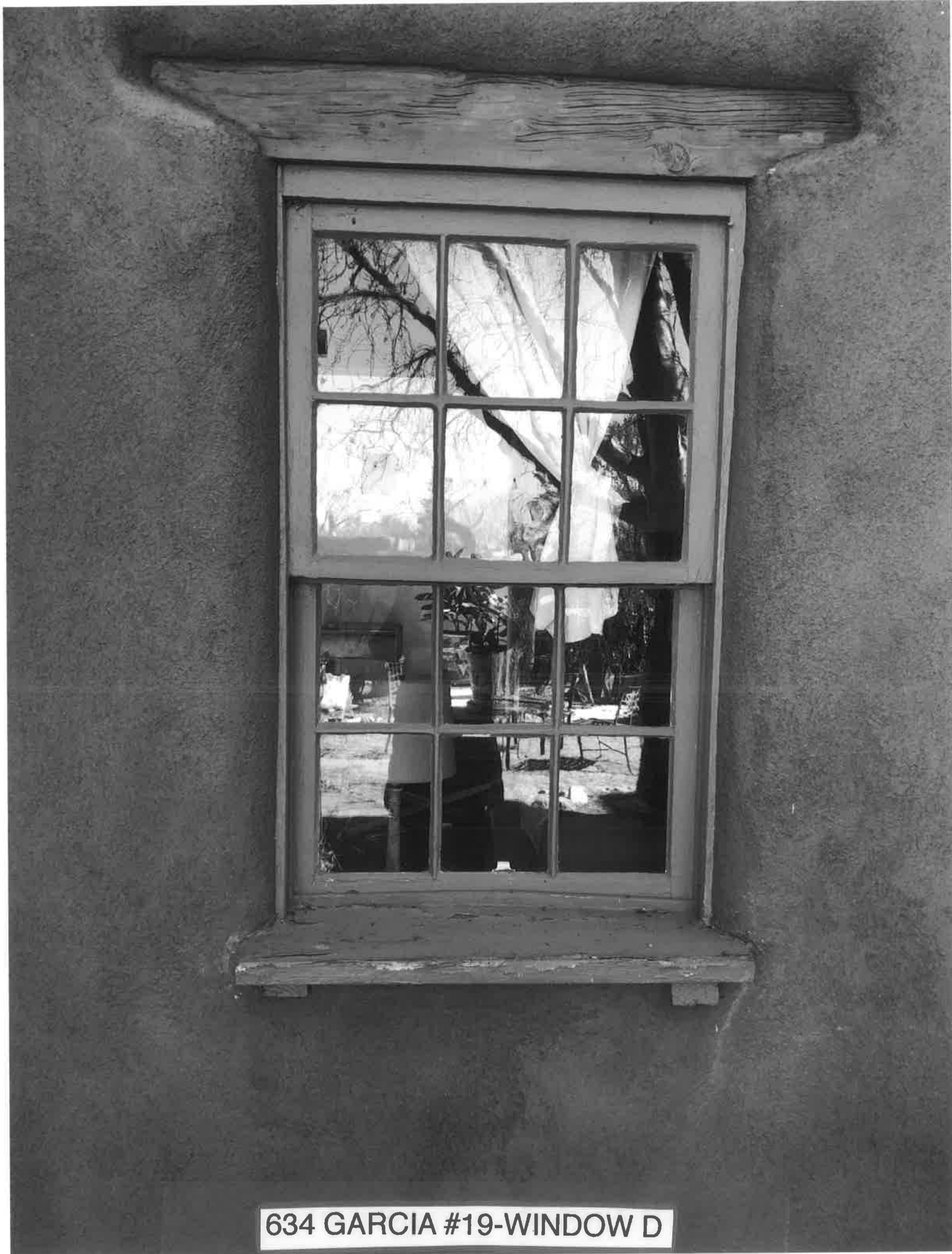
634 GARCIA#19-WINDOW B



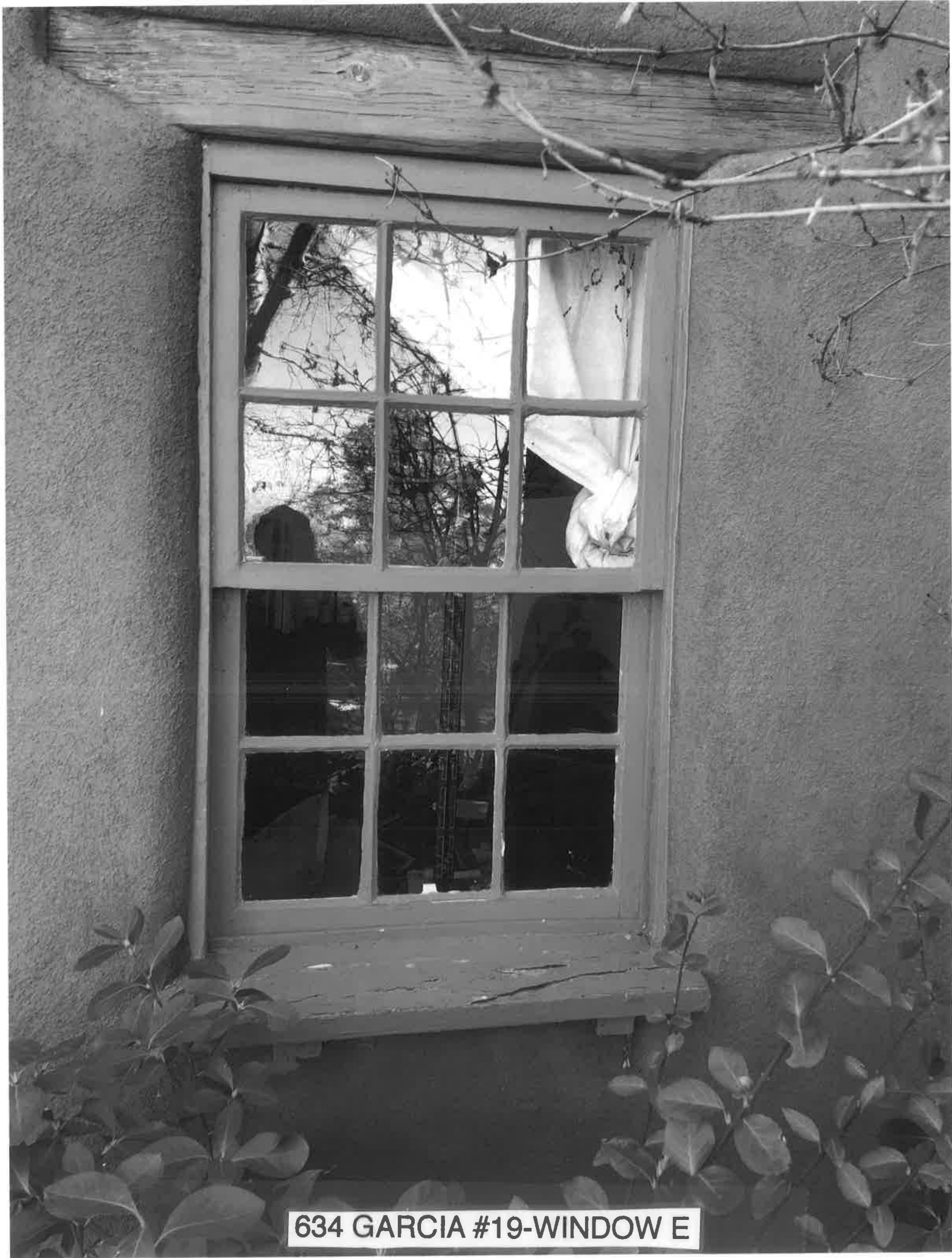
634 GARCIA #19-WINDOW C AT PORTAL



634 GARCIA #19-ENTRY DOOR #1-LEAVE AS IS



634 GARCIA #19-WINDOW D



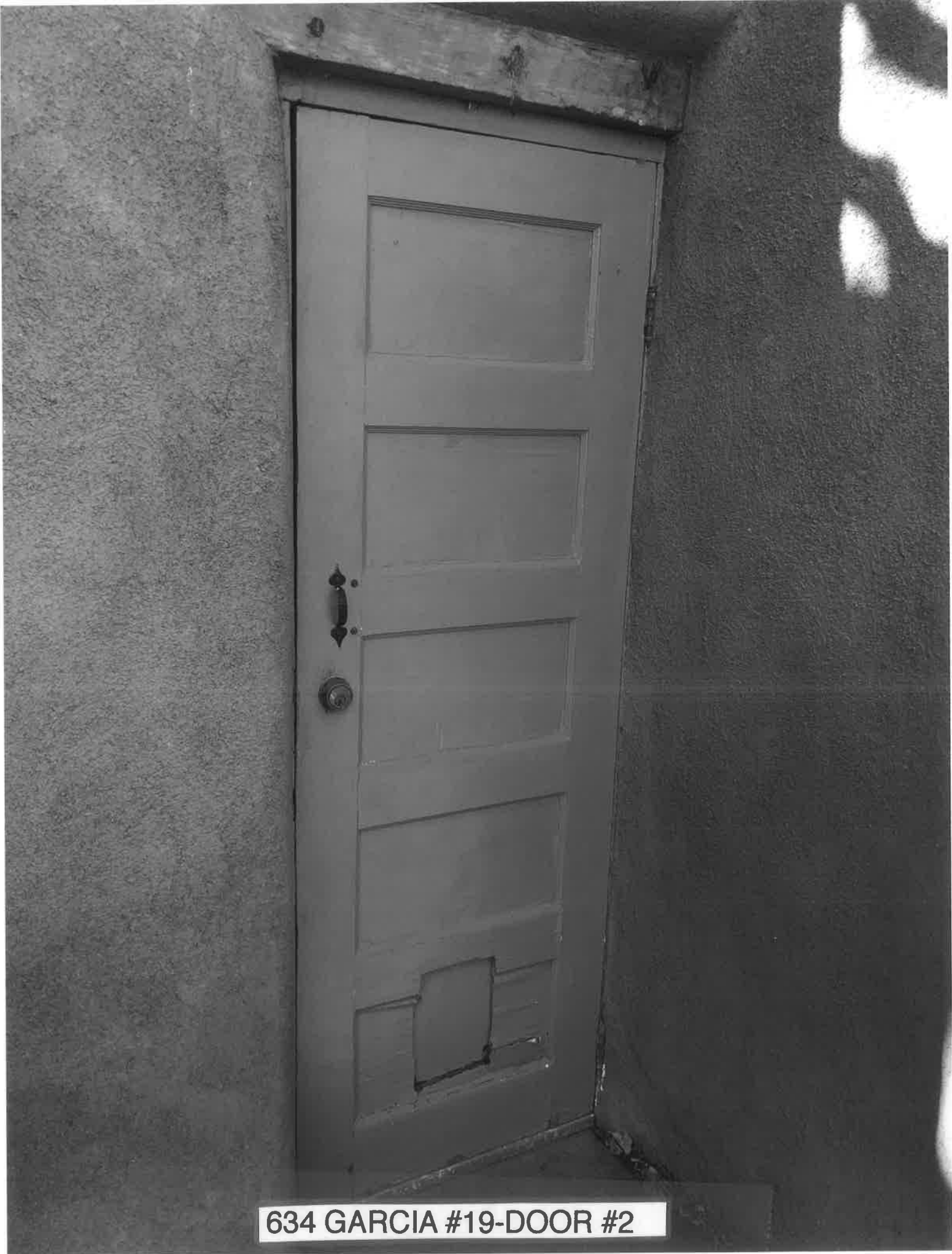
634 GARCIA #19-WINDOW E



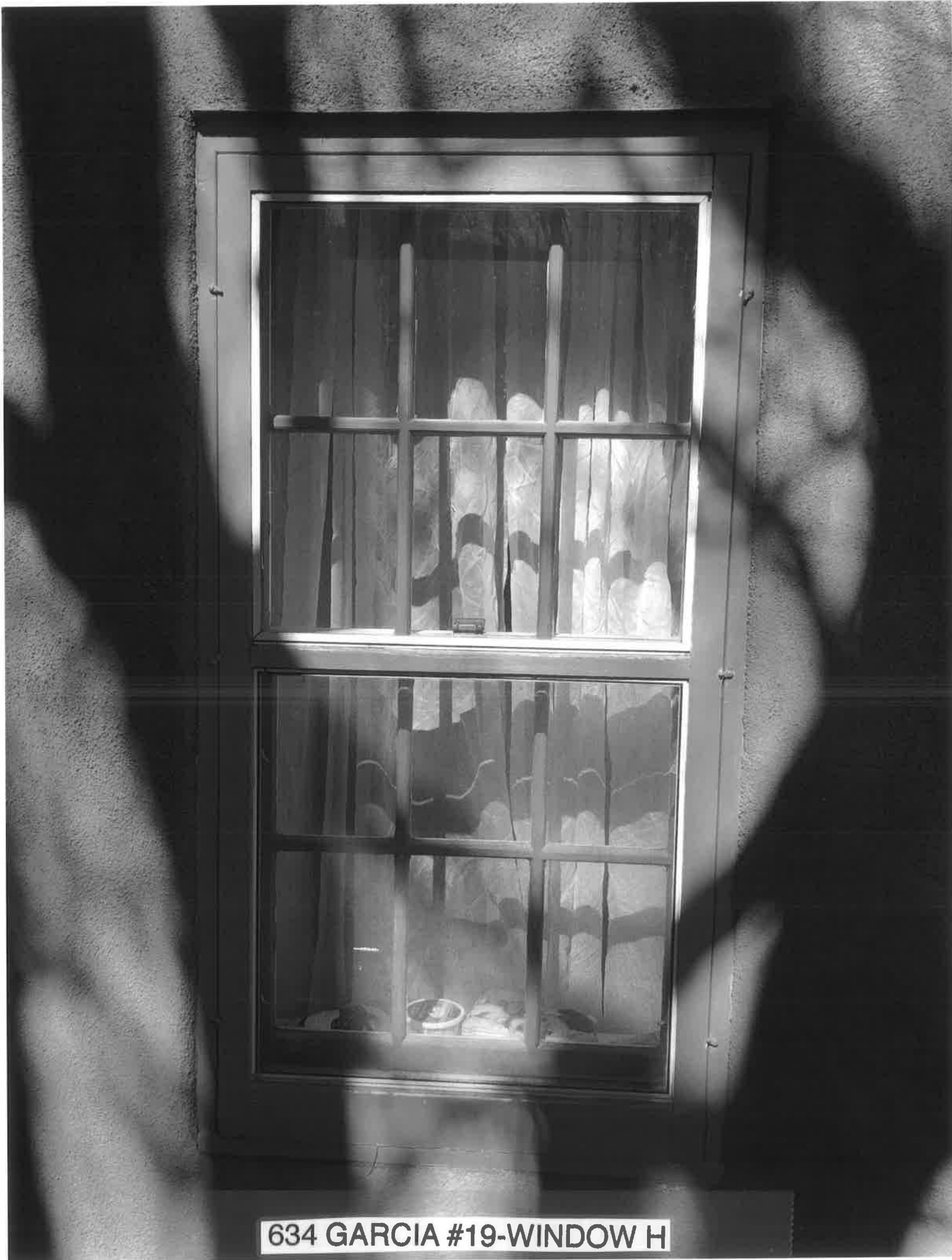
634 GARCIA #19-WINDOW F



634 GARCIA #19-WINDOW G



634 GARCIA #19-DOOR #2



634 GARCIA #19-WINDOW H



634 GARCIA #19-DOOR #3



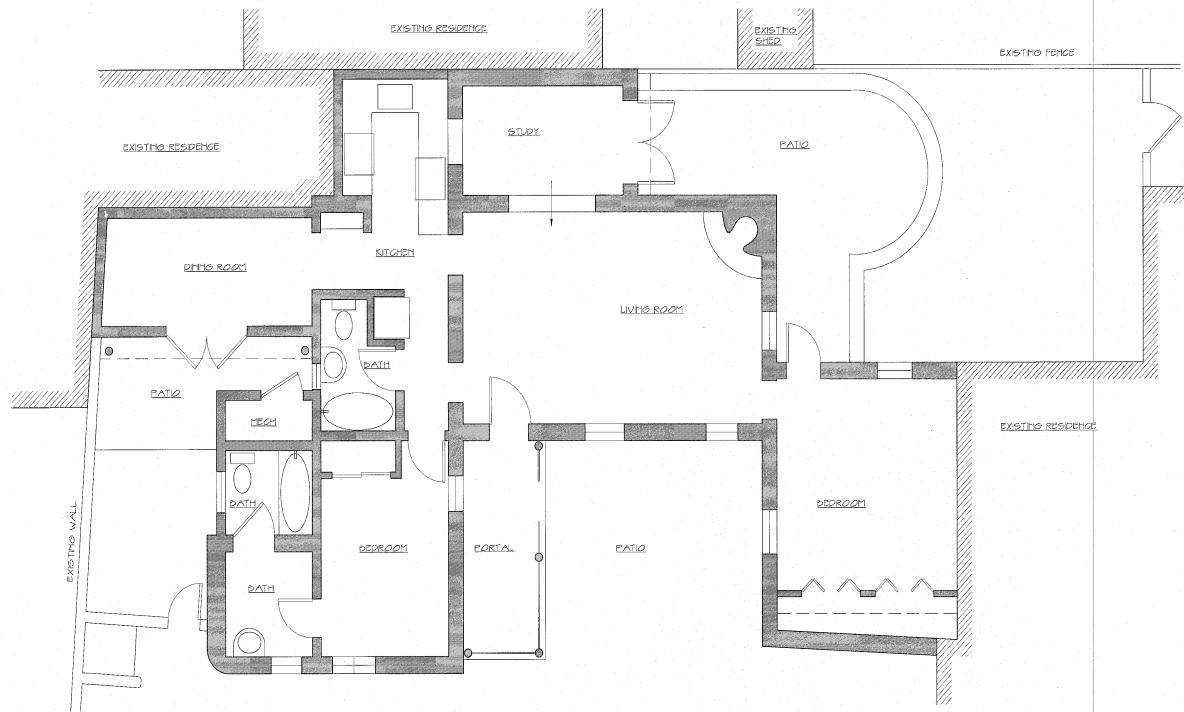
634 GARCIA #19-DOOR #4



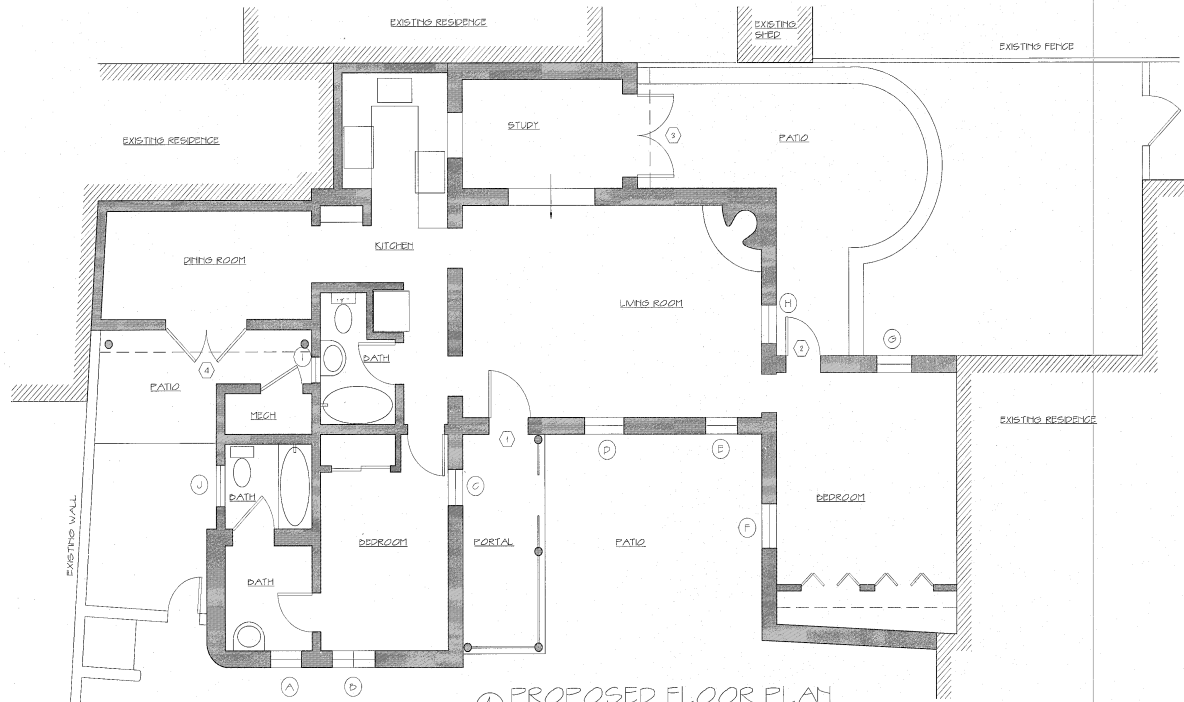
634 GARCIA #19-WINDOW I



634 GARCIA #19-WINDOW J



2 EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CONTACT:

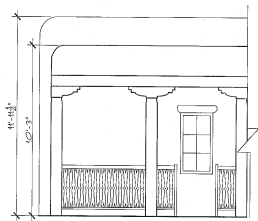
THE WOLF RESIDENCE  
634 GARCIA #19  
SANTA FE, NEW MEXICO, 87506

06/11/2012

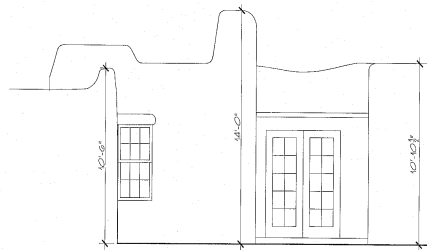
SCALE:  
1/4" = 1'-0"

EXISTING &  
PROPOSED  
FLOOR PLANS

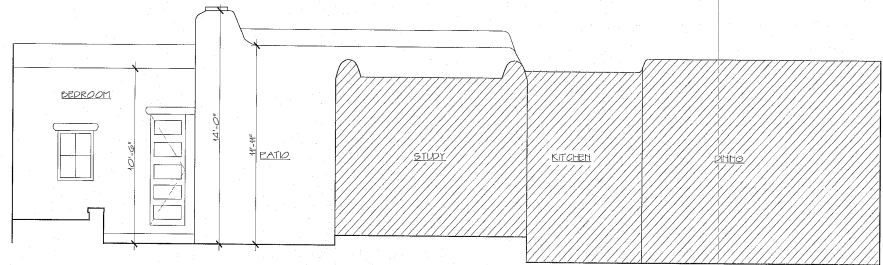
A2



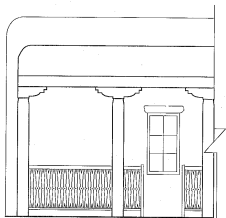
12 EXISTING PARTIAL SOUTH ELEVATION IN COURTYARD  
SCALE: 1/4" = 1'-0"



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



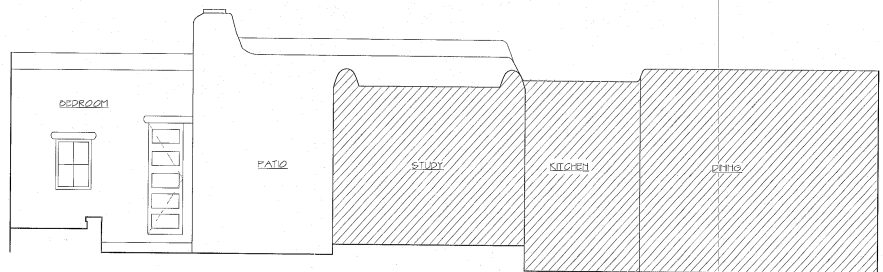
4 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



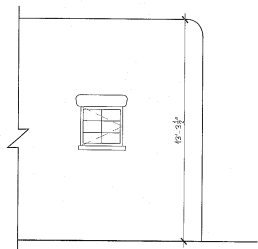
11 PROPOSED PARTIAL SOUTH ELEVATION IN COURTYARD  
SCALE: 1/4" = 1'-0"



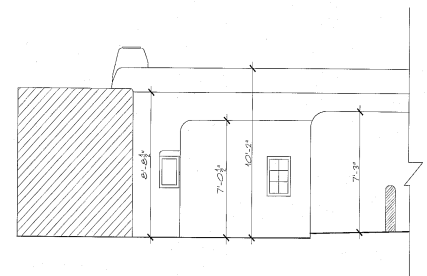
7 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



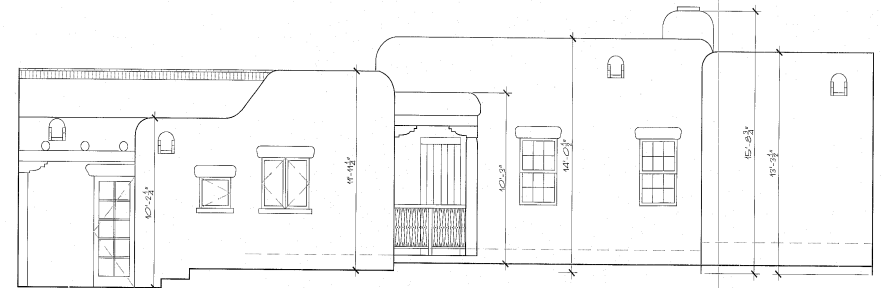
3 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



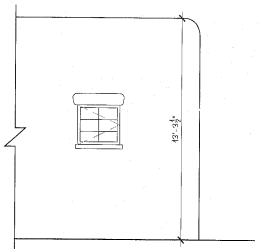
10 EXISTING PARTIAL NORTH ELEVATION IN COURTYARD  
SCALE: 1/4" = 1'-0"



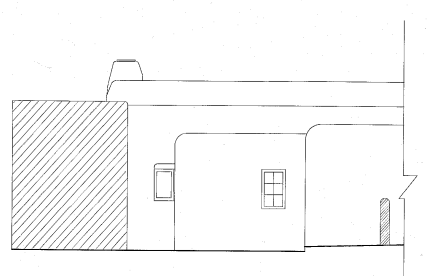
6 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



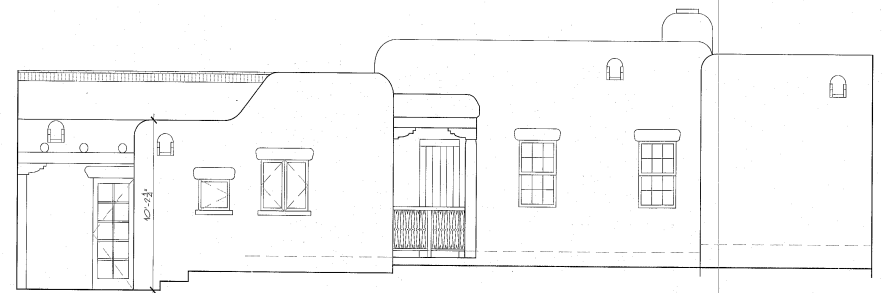
2 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



9 PROPOSED PARTIAL NORTH ELEVATION IN COURTYARD  
SCALE: 1/4" = 1'-0"



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



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

CONTACT:

THE WOLF RESIDENCE  
634 GARCIA #19  
SANTA FE, NEW MEXICO, 87506

06/11/2022

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

EXISTING &  
PROPOSED  
ELEVATIONS

A3

# 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 Elisabeth Wagner  
 810 E. Palace Ave  
 Santa Fe, NM 87501

HISTORIC ASSESSMENT  
 NO. EW071122-HA



JOB	DATE
634 GARCIA STREET UNIT 19	07-11-2022

LOCATION	DESCRIPTION
	<b>WINDOWS</b>
A	26 X 30 R 1-LT PUSH-OUT WOOD BEAD
B	35 X 30 LR 1-LT PUSH-OUT WOOD BEAD
C	28 X 45 R 2W3H PUSH-OUT
D	29 X 48 DH 3W2H/3W2H
E	29 X 48 DH 3W2H/3W2H
F	29 X 36 R CRANK-OUT 2W3H
G	29 X 36 L CRANK-OUT 2W2H
H	29 X 56 DH 3W2H/3W2H
I	16 X 32 R PUSH-OUT 1-LT
J	23 X 35 L CRANK-OUT 2W3H
	<b>DOORS</b>
DR # 1	32 X 80 LH T&G PANEL INSWING
DR # 2	24 X 68 LH OUTSWING 1W5H PANELS
DR # 3	60 X 80 LH OUTSWING 2W5H IG
DR # 4	72 X 80 LH OUTSWING 2W5H IG

In closing, my professional opinion is that only windows C, D, & E are historic and could be restored. The remaining windows and doors are non-historic and could be replaced in like and kind to the windows and doors of that era, per historic requirements of the City of Santa Fe.

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

Assessment prepared by: *Re N. Patterson*



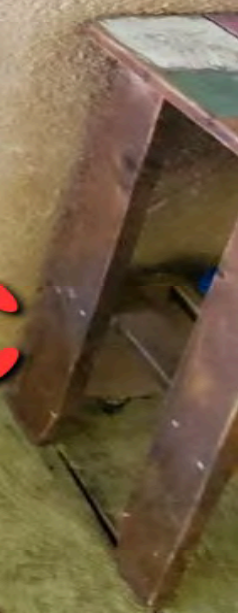
*Window A*



*Window 13*



*Window C*





*Window D*



*Window D rot*



# Window E





Window E rot



*Window F*

# Window G





*Window G -  
added  
hardware*

*Window G  
added top  
piece*



# Window #





*Window I*

# Window J



# Door #1



# Door #2



# Door #3





**Door #4**

# City of Santa Fe, New Mexico

# memo

DATE: August 23, 2022  
TO: Historic Districts Review Board Members  
FROM: Heather L. Lamboy, AICP, Assistant Director, Land Use Department

---

Case # 2022-005687-HDRB

Address: 815 E Palace Ave #19  
Historic Status: Non-Contributing  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

## 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:

The subject property located at 815 E Palace Ave #19 is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The two-story residence is nestled into the hillside; the west elevation the residence is one-story, and the south, east, and north elevations are two-story. The subject property is located within a condominium compound known as the Llano Compound.

This property was red-tagged on May 3, 2022. In February of 2020 the property owner received an administrative approval for a reroof, window replacement and restucco. The applicant states that a landscaping firm did the work that is listed below and had not received approval by the Historic Preservation Division or the HDRB. The applicant requested administrative approval for this project, but it was the decision of staff to refer this case to the HDRB for review and approval.

The applicant proposes the following exterior alterations:

- 1) Relocation and addition of a 6-foot coyote fence;
- 2) Removal of the garden shed and construction of a 10'0" attached garden shed on the south elevation; and,
- 3) Additional site work including the installation of stone steps and a 48" stone retaining wall.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

- (1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerals, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

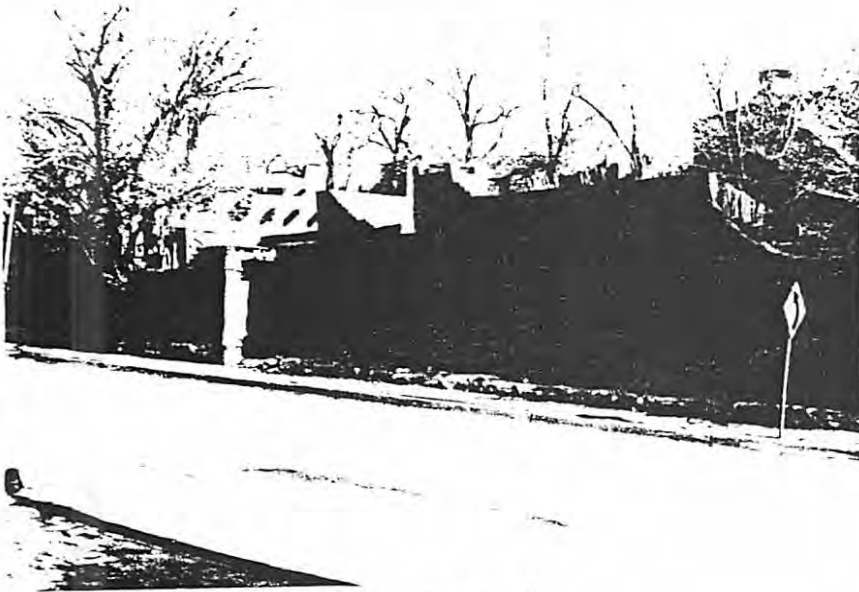
(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located

- under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
  - (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
  - (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
  - (f) Flat roofs shall have not more than thirty (30) inches overhang.

building threatened? yes	surveyed date	by SL	county SANTA FE	ID no. 051612365
field map SFHD #5	number 2365	UTM reference easting zone 12 13		
location description			city/town SANTA FE	
815 E. Palace <i>past addresses</i> (Complex includes 815, -19, -21, 23 Palace) (815 - N of property → Safford Residence?)			<del>land grant/reservation</del>	
building name		legal description tnsp N S range E W sec $\frac{1}{2}$ $\frac{1}{2}$		
film roll by SL no. SFHD #34	41 negative nos. → 17, 7	loc. of neg. HPB	plan shape	

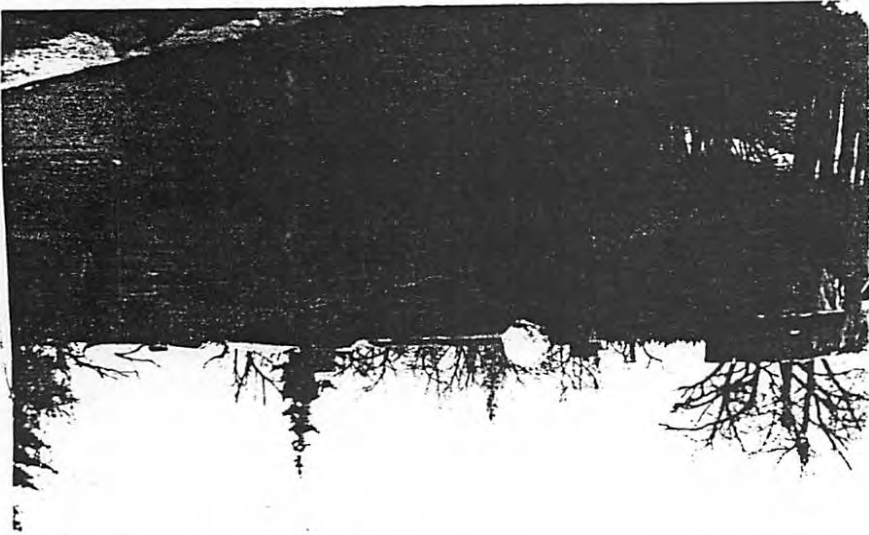


date of construction Condos/ '20's remodeled + P'45 estimate actual	source Safford residence Pre 1900
use present <input checked="" type="checkbox"/> residential other _____	historic <input checked="" type="checkbox"/> residential other _____
condition ___ excellent ___ good <input checked="" type="checkbox"/> fair ___ deteriorating	degree of remodeling ___ minor ___ moderate <input checked="" type="checkbox"/> major

style SPR	815 Compound	foundation material conc. & ?	wall material/surface adobe & ? / stucco
architectural features Series of flat parapeted rfts w/ canals, extend'd vlgas, projecting chimneys		"Santa Fe Style" remodel job	
comments Safford residence N of property			

describe: added massing + remodel	surroundings yes.
relationship to surroundings <input checked="" type="checkbox"/> similar ___ not similar	district potential ___ yes ___ no
significance ___ eligible <input checked="" type="checkbox"/> of ___ none if eligible, interest	why? house contrib, condo not.
associated buildings? ___ yes what type?	if inventoried, list ID nos.
see back? <input checked="" type="checkbox"/> yes photo	

Portion of Safford Residence



OFFICIAL HISTORIC DISTRICT MAP

BUILDING STATUS QUERY

NOTE: If you have questions about the status of your building as shown on the enclosed map, or wish to testify at the public hearing of the Historic Design Review Board on August 17, 1992, please complete this query sheet and deliver it to Mary Grzeskowiak at the City Zoning Division, first floor, City Hall by July 24, 1992. She will make an appointment to discuss the building's status with you.

I. Property Owner Information

Name: WILLIAM B. & SHARON R. STINE

Mailing Address: 1230 GRACE DR

PASADENA CA 91105

Telephone No.: Home: (818) 799-4717 Business: (714) 869-4657

II. Historic Property Address (if different than above)

Street Address: 815 E PALACE # 3

Map Number \_\_\_\_\_ Structure Number from Map ?

PHONE (SF) 982-8370

III. Query

1. If you have information showing that the status of your structure as shown on the attached map may be incorrect, please describe that information below.

THE HISTORIC STRUCTURE IS #  
NOT OURS #3 WHICH WAS BUILT IN 1978 (76)  
THIS SHOULD BE NOTED. OUR STRUCTURE (#3)  
IS ON PALACE & SINGLE FAMILY DETACHED  
ADOBE BUT NOT HISTORIC IN TERMS OF AGE  
CRITERIA.

first shows as numbered apt.s. in 1979 query  
city div.



# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor

Isaac J. Pino, City Manager

Councilors:

Larry A. Delgado, Dist. 1

Debbie Jaramillo, Dist. 1

Steven G. Farber, Dist. 2

Ouida MacGregor, Dist. 2

Councilors:

Frank Montañño, Dist. 3

Art Sanchez, Dist. 3

Peso Chavez, Dist. 4

Phil Griego, Mayor Pro Tem  
Dist. 4

## DEAR PROPERTY OWNER:

The City of Santa Fe is proud to announce the adoption of a Preservation Ordinance that is intended to ensure that the character of Santa Fe's Historic District is retained.

Your historic building and others like it were determined to have contributing or significant status by the State Historic Preservation Division and the City of Santa Fe. The location and status of your building is shown on the attached map and is included on the attached list of addresses. The definition of significant and contributing buildings and the standards for the Preservation Ordinance are shown in Attachment A.

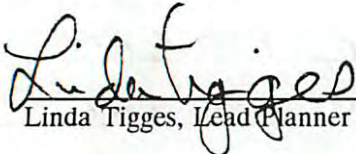
### *WHAT DOES THE NEW ORDINANCE MEAN TO YOU?*


1. It means that your property has historic value and is an important part of the City's historic district.
2. It means that when you remodel, renovate, or add on to your building, the enclosed standards should be followed in order to maintain the building's historic status.

### *IF YOU HAVE ANY QUESTIONS WHETHER YOUR BUILDING QUALIFIES AS CONTRIBUTING OR SIGNIFICANT:*

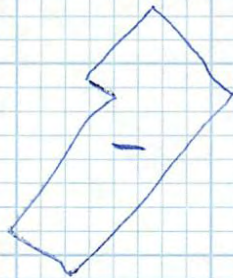
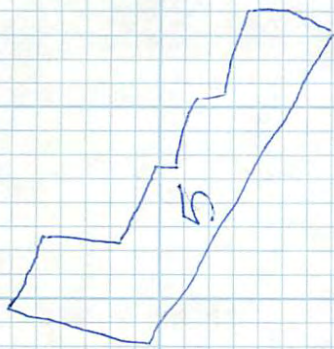
1. Fill out the enclosed form and return it to Mary Grzeskowiak by 5:00 p.m. on July 24, 1992. Mary's office is in the Zoning Division in the west wing of City Hall. When you return the form, you should schedule an appointment with Mary to discuss and, if necessary, view your building.
2. You are invited to attend the Historic Design Review Board public hearing for your area on August 17th at 7:00 p.m., in the City Council Chambers. This hearing is to discuss historic designation of structures, not the Preservation Ordinance, which has already been adopted.

If you have questions, please contact Linda Tigges at 984-6609 or Mary Grzeskowiak at 984-6657.

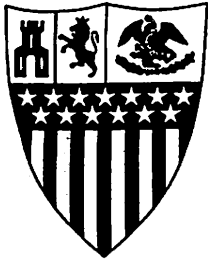
  
Linda Tigges, Lead Planner

  
Mary Grzeskowiak, Urban Design  
Review Specialist

815 Palace



Palace Ave



# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

**Councilors:**

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Debbie Jaramillo, Dist. 1  
Steven G. Farber, Dist. 2  
Ouida MacGregor, Dist. 2

Sam Pick, Mayor  
Isaac J. Pino, City Manager

**Councilors:**

Frank Montañño, Dist. 3  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Phil Griego, Mayor Pro Tem  
Dist. 4

August 12, 1992

Lawrence Bonaguidi  
6 East 43rd Street  
New York, NY 10017

Re: 815 East Palace Avenue

Dear Mr. Bonaguidi:

Thank you for the valuable information about your building. This type of historic detail is very useful in understanding the city's historic architecture and frequently directly tied to making preservation-related decisions regarding historic buildings.

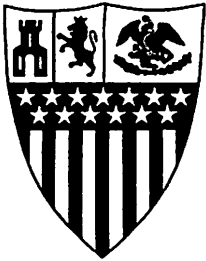
We will include your letter in the file in our office that includes the historic building inventory form. We will also forward a copy of your letter to the State Historic Preservation Office for inclusion in their files.

Thank you for your interest and support.

Sincerely,

  
Mary Grzeskowiak  
Urban Design Review Specialist

xc: Dr. Mary Ann Anders  
NM Office of Cultural Affairs - Historic Preservation Division



# City of Santa Fe, New Mexico

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Councilors:

Frank Montañó, Dist. 3

Art Sanchez, Dist. 3

Peso Chavez, Dist. 4

Phil Griego, Mayor Pro Tem

Dist. 4

August 11, 1992

William B. and Sharon R. Stine  
1230 Grace Drive  
Pasadena, CA 91105

Re: 815 E. Palace #3

Dear William and Sharon Stine,

We have received your query regarding the property at 815 E. Palace #3. Review of the historic building inventory form for the property verifies that the Safford house, building #5 of the compound, is a contributing building in Santa Fe's Downtown and Eastside Historic District, but that the condominiums are non-contributing. No other action is required on your part. It will be recommended that the building at 815 E. Palace #3 be considered non-contributing. In a future phase of the ongoing resurvey of this historic district, the map will be updated to show the actual configurations and statuses of the individual buildings in the compound.

Thank you for your interest in this matter.

Sincerely,

Mary Grzeskowiak  
Urban Design Review Specialist

LAWRENCE BONAGUIDI, P. C. & ASSOCIATES

ATTORNEYS AT LAW  
6 EAST 43RD STREET  
NEW YORK, N. Y. 10017

LAWRENCE P. J. BONAGUIDI

TELEPHONE (212) 972-0500  
TELECOPIER (212) 949-0639

OF COUNSEL  
MESSRS. BONAGUIDI & CORCORAN

July 27, 1992

The City of Santa Fe  
P.O. Box 909  
Santa Fe, New Mexico 87504  
City Zoning Office 1st Floor  
Attn: Mary Crzeskowiak

Re: 815 East Palace Avenue



Dear Ms. Crzeskowiak:

I write as the owner of 815 East Palace Avenue, #5, Santa Fe, New Mexico.

Thank you for your letter designating 815 East Palace Avenue as having historic value.

The map attached to your notice correctly outlines our house which is the former Edward Safford house. Although the property is now the Llano Condominium Compound the original house is Unit #5, a double walled adobe built in the 1880's.

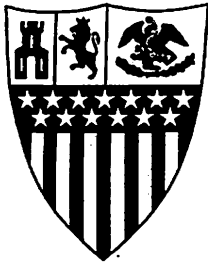
For your information and your files you may be interested to know that Edward Safford was at one time County Clerk and later mayor of Santa Fe. The property remained in his family until purchased by Synopco (the Bass family) in 1972.

There is some evidence that the home was leased for a few months to Governor Lew Wallace in the 1890's. There is also in the New Mexico State Archives an undated photo (presumably the 1920's) of Mayor Safford, Governor Clyde Tingley and Charles Lindbergh standing in the front portico of the house. Apparently Lindbergh made a cross country trip by air after his famous transatlantic crossing and stopped in Santa Fe en route to California.

I hope this information is of assistance.

Sincerely,

  
LAWRENCE BONAGUIDI



# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

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Ouida MacGregor, Dist. 2

Sam Pick, Mayor

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**Councilors:**

Frank Montañño, Dist. 3  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Phil Griego, Mayor Pro Tem  
Dist. 4

August 12, 1992


Dr. Mary Ann Anders  
Historic Preservation Office  
La Villa Rivera Building  
228 E. Palace  
Santa Fe, New Mexico 87501

Re: 815 E. Palace Avenue

Dear Mary Ann:

We received this letter in response to the mailing for the special hearings of the Historic Design Review Board. It contains excellent information regarding the building at 815 East Palace Avenue #5, formerly the Safford residence. I thought you would be interested and might want to include the information in your files.

Sincerely,

  
Mary Grzeskowiak  
Urban Design Review Specialist



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b> <b>Date Submitted:</b> <u>6/17/22</u> <b>Property Owner of Record:</b> <u>TRAVIS BAIZER LLANO PALACE LLC</u> <b>Applicant/Agent Name:</b> <u>CHRISTOPHER POPP</u> <b>Contact Person Phone Number:</b> <u>(505) 482 5461</u> <b>Zoning District:</b> <u>R-21</u> <b>Overlay:</b> <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>HISTORIC</u> <b>Submittals Reviewed with PZR:</b> <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations <b>Supplemental Zoning Submittals Required for Building Permit:</b> <input type="checkbox"/> Zero Lot Line Affidavit <b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required <b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____ <b>Terrain:</b> <input type="checkbox"/> 30% slopes _____	<b>Site Address:</b> <u>#29 @ 815 PALACE AVE (LLANO COMPOUND)</u> <b>Proposed Construction Description:</b> <u>FENCE / STONE WALLS / SHED.</u> <b>TOTAL ROOF AREA:</b> 1425 roofed area of 3500 sq ft condo area <b>Lot Coverage:</b> 40 % <input type="checkbox"/> Open Space Required: _____ <b>Setbacks:</b> <b>Proposed Front:</b> <u>EX</u> Minimum: <u>7</u> 2 <sup>nd</sup> Front? _____ <b>Proposed Rear:</b> <u>11</u> Minimum: <u>15'</u> <b>Proposed Sides:</b> <u>L-GR EX</u> Minimum: <u>5'</u> <b>Height:</b> Proposed <u>8 FT</u> shed 10' fence/wall 6' Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District <b>Parking Spaces:</b> Proposed <u>2</u> Accessible _____ Minimum: <u>2</u> <b>Bicycle Parking**:</b> Proposed: _____ Minimum: _____ ** Commercial Requirement
---	--

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

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

CHRISTOPHER POPP [  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 6/17/22

<b>To Be Completed By City Staff:</b> <b>Additional Agency Review if Applicable:</b> <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____ <b>Zoning Approval:</b> <input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: <u>Legal lot of record needs to be established prior to permit.</u> _____ <b>REVIEWER:</b> <u>Lani J McCulley</u> <b>DATE:</b> <u>08/10/2022</u>	2022-005712-PAR
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Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

# City of Santa Fe

0092

P.O. Box 909, Santa Fe, New Mexico 87504-0909

## HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

City Initiated

Citizen Complaint

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

### DESCRIPTION

UNAPPROVED SHED AND COYOTE FENCE AT PLACE OF RESIDENCE, 815 EAST PALACE AVE. #29. NEED APPROVAL FROM CITY HISTORIC PRESERVATION DIVISION AND A CONSTRUCTION PERMIT. MAY RESULT IN FINES OR COURT APPEARANCE.

NAME OF VIOLATOR: LLANO PALACE LLC PHONE: \_\_\_\_\_

ADDRESS: 3810 KENNELWOOD RD, AUSTIN TX 78703-2011

- |   |   |   |                             |
|---|---|---|-----------------------------|
| <input checked="" type="checkbox"/> 14-3.10 | <del>Building</del> Permits                                 | <input type="checkbox"/> 14-8.10 (H) (19) | Permits Required (Signs)    |
| <input checked="" type="checkbox"/> 14-8.5  | Walls and Fences  | <input type="checkbox"/> 14-8.10 (H) (23) | Sandwich Signs; Prohibition |
| <input type="checkbox"/> 14-8.10            | Signs   | <input type="checkbox"/> 14-8.10 (H) (29) | Price Reduction Signs       |
| <input type="checkbox"/> 14-8.10 (A)        | Applicability (Signs)                                       |   |                             |
| <input type="checkbox"/> 14-8.10 (H)        | Special Sign Regulations in the Historic Districts          |   |                             |
| <input type="checkbox"/> 14-8.10 (H) (4)    | Prohibited Locations  |   |                             |
| <input type="checkbox"/> 14-8.10 (H) (12)   | Signs; Awnings, Flags, Banners                              |   |                             |
| <input type="checkbox"/> OTHER              | You are in violation of the following City Ordinance: _____ |   |                             |

## NOTICE OF VIOLATION

HPE01.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. "Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided."

DATE: 5/3/2022 TIME: 8:00  AM  PM  
REINSPECTION DATE: 5/17/2022 INSPECTOR: GARY MENDOZA  
PHONE NO.: 505-955-6657

# A. CHRISTOPHER PURVIS ARCHITECTS

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

Friday, June 10, 2022

RE: 815 East Palace #19

Modification to proposed design elevations  
A-1 SITE PLAN EXISTING AND PROPOSED  
with Feature elevations  
Photos of old and new shed  
Red tag

Dear Carly and Members of the Historic Districts Review Board

On February 7 2020 My client received administrative approval to complete a reroof , window replacement and restucco on a non visible non historic building from HDRB. After that work was completed by Apple construction they hired a landscaping firm who proceeded to significantly exceed the approval by

- 1) relocating and adding on to a 6 ft coyote fence
- 2) Relocating and rebuilding a garden shed
- 3) adding and rebuilding steps and stone walls

I have detailed these things here on the attached site plan

I know its not an excuse but they were assured by the firm that a permit was not necessary for the above work and they did not notify me.

This work was red tagged

We are writing to request an administrative approval for the work or if necessary to be referred to the board for appropriate action

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

Sincerely,



Christopher Purvis.



# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

***THIS IS NOT A CONSTRUCTION PERMIT***

***DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB***

**Date:** February 07, 2020

**To:** Building Permit Division

**From:**

Daniel Schwab

*Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.*

**Project Address:** 815 E PALACE AVE 19, Santa Fe, NM 87501

**Case Number:** 2020-001708--ADMIN

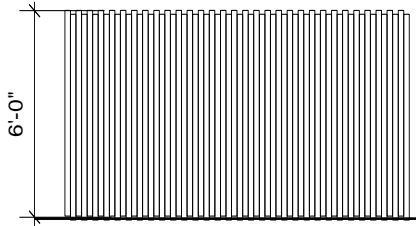
**Contact Name:** Christopher Purvis

**Phone Number:** 505-699-8525

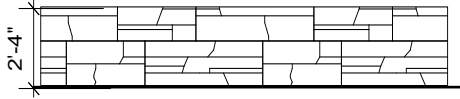
**Email:** architect@ACP-AIA.com

**Proposed Changes:** *redo roof;*  
*replace windows;*  
*replace vigas and flash in copper*  
*restucco in syntheic sto suede*

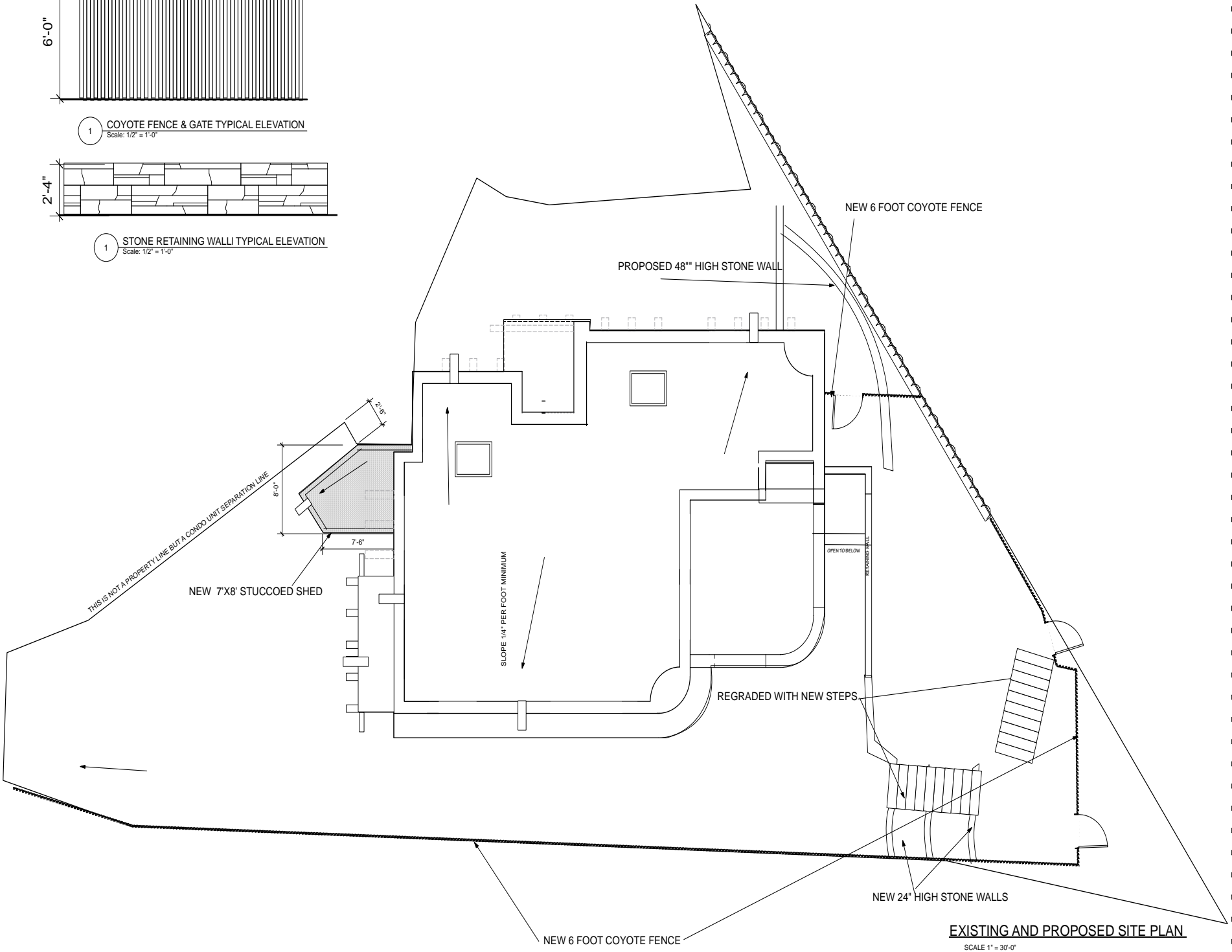
**FURTHER ACTIONS REQUIRED:** PERMIT or PERMIT REVISION  
ROUTE TO HISTORIC DIVISION  
INTERIM HISTORIC INSPECTION  
FINAL HISTORIC INSPECTION

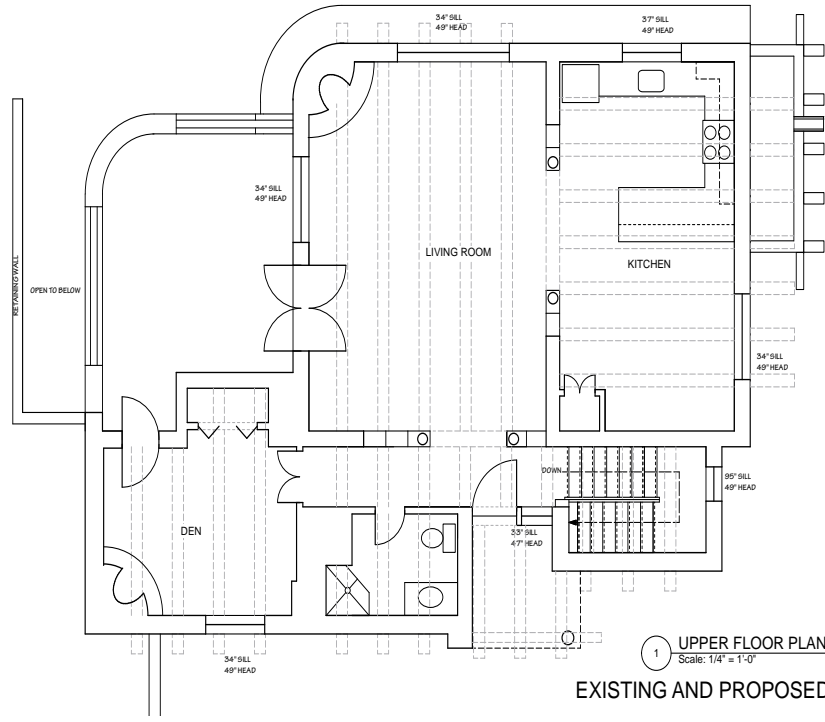


1 COYOTE FENCE & GATE TYPICAL ELEVATION  
Scale: 1/2" = 1'-0"

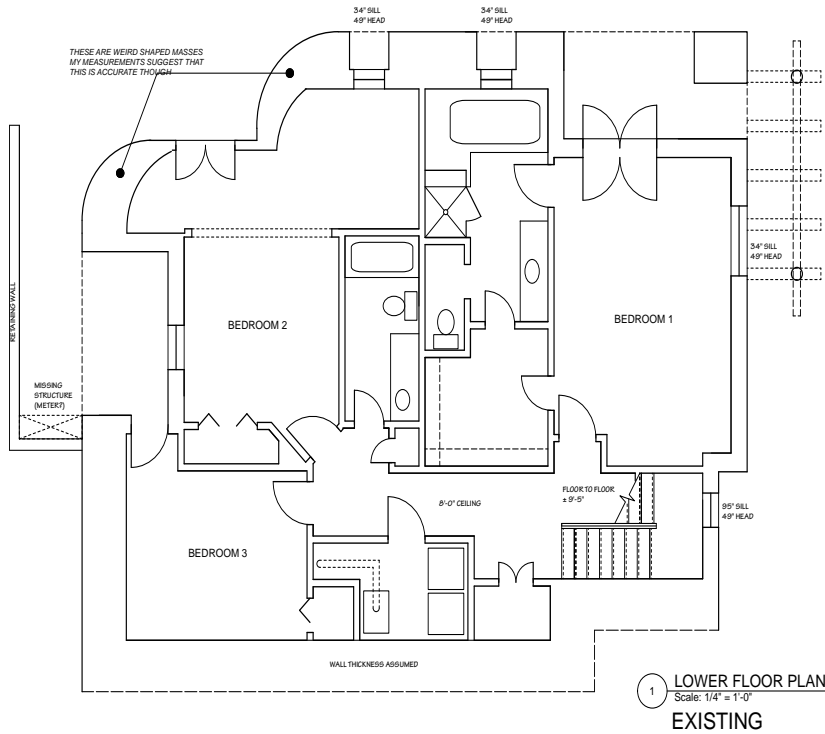


1 STONE RETAINING WALL TYPICAL ELEVATION  
Scale: 1/2" = 1'-0"

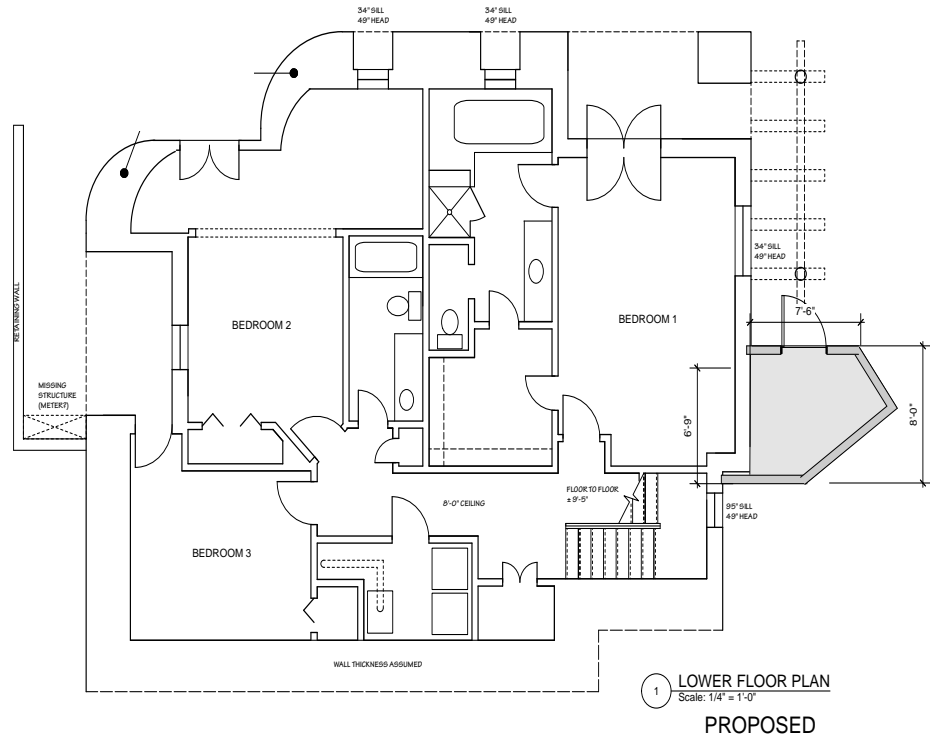




1 UPPER FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 EXISTING AND PROPOSED



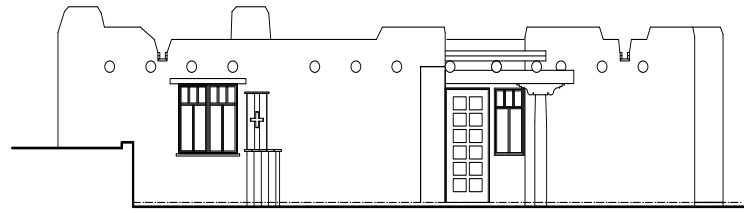
1 LOWER FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 EXISTING



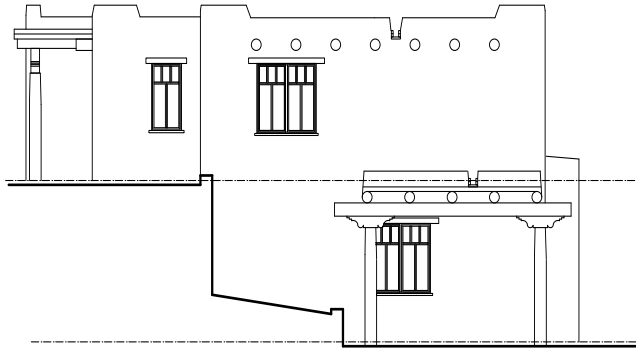
1 LOWER FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 PROPOSED



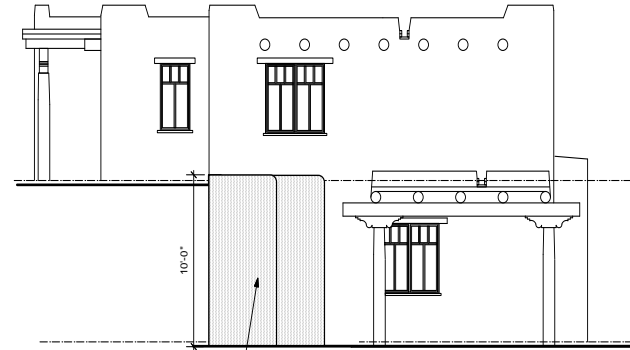
EXISTING AND PROPOSED NORTH



EXISTING AND PROPOSED WEST

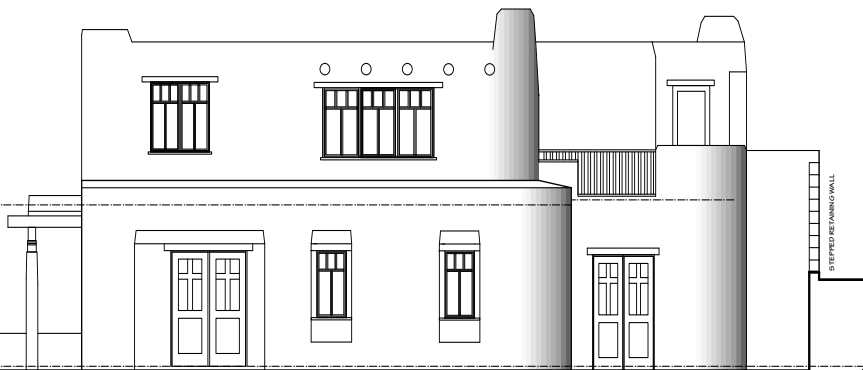


EXISTING SOUTH



PROPOSED SOUTH

PROPOSED NEW STUCCOED STORAGE  
WITH WOOD BOARD AND BATTEN DOOR



EXISTING EAST



PROPOSED EAST



FRONT GATE



FRONT GATE



SOUTH SIDE



NORTH SIDE



EAST SIDE





# City of Santa Fe, New Mexico

# memo

DATE: August 23, 2022  
TO: Historic Districts Review Board Members  
FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005463-HDRB

Address: 220 Rodriguez Street  
Historic Status: Contributing  
Historic District: Downtown and Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

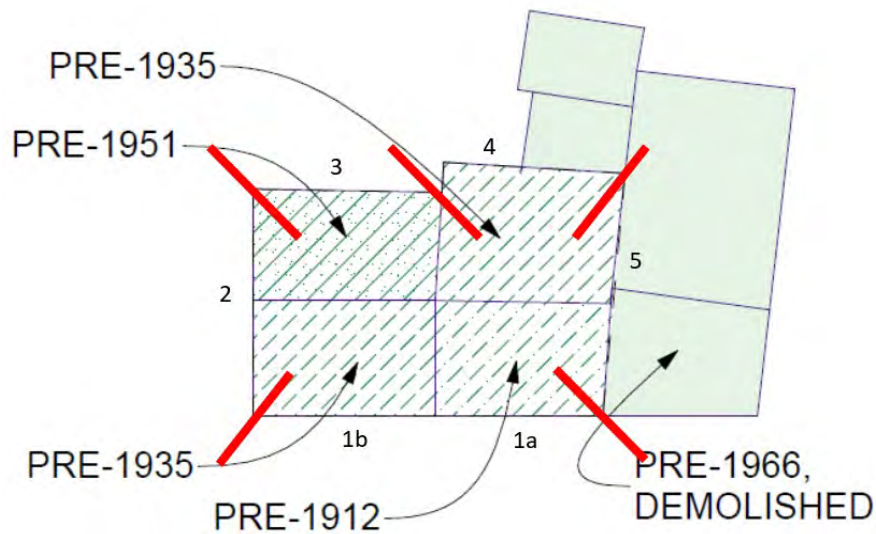
## STAFF RECOMMENDATION:

Staff does not recommend approval of the proposed project and find that the exception criteria have not been met.

## **BACKGROUND & SUMMARY:**

220 Rodriguez is a single-family residential structure with contributing status to the Downtown and Eastside Historic District, constructed in a vernacular/Spanish Pueblo Style. It was constructed in four different building phases, the oldest of which is likely from 1890, but certainly by 1912. Portions on the eastern end were attached but then removed after 1966. The existing structure was in existence by 1975, making even the latest addition historic.

The roof has a fiberglass coating over earth. It has a low slope with parapets on the south and west sides.



Façade diagram for 220 Rodriguez

Façade 1(a), pre-1912, and façade 1(b), pre-1935 (both south-facing façades), have four windows and two door openings of varying sizes. The shutters are false shutters added around 1985. While these are prominent on the façade, their date of origin obscures the historic integrity of the façade. Façade 1(a) has exposed, historic viga-ends that are character-defining.

The west façade (façade 2) is a featureless wall with one door opening. It contains a stone buttress at the northwest corner.

The east façade (façade 5) has no openings. The roof is stepped, with fiberglass visible on the parapet.

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

On April 26th, 2022, the Board designated the following elevations of the structure as the primary façades: 1(a), 1(b) and 2. The non-historic, false window shutters on the south elevation (façades 1(a) and 1(b)), and the non-historic door on the west elevation (façade 2), were excluded from the designation of the primary façades.

Now, the applicant proposes the following exterior alterations:

- 1) Replacement of all doors and windows. Wood windows are proposed to be replaced with aluminum clad windows in a brown color, which are not in-kind in material or color.
- 2) Remodel the north façade to remove protruding vigas and add doors and windows and a flat awning with windows above. The metal flat awning and window arrangement are not within Old Santa Fe Style.
- 3) Raise the east end of north façade parapet by 5'-4" within the maximum allowable height.
- 4) Create an addition to the south and primary façade. The proposal is for a passageway with corrugated metal shed roof. The passageway would connect to an addition that equals roughly ¼ of the existing house.
- 5) Create a kitchen addition, connected to the passageway, at a height of 16'-6" which is the maximum height allowable. The addition will be stucco, color to match, with a flat roof. This addition would obscure the south and primary façade. Staff believes that this would threaten the historic status of the building with the passageway connection.
- 6) The proposal includes a steel arbor entry/yardwall connected to a coyote fence.

#### **EXCEPTION CRITERIA AND RESPONSES:**

Exception to 14-5.2(D)(2)(d), 14-5.2(C)(1)(d), 14-5.2(E)(1)(a), 14-5.2(D)(5): Staff request an exception to construct an addition onto primary facades, for additions/alterations that impact original form and integrity, for additions in a style that is not of Old Santa Fe Style and to replace historic windows not in-kind.

- (i) *Do not damage the character of the district*
- (ii) *Are required to prevent 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:**

##### **South Proposed Addition:**

We do not understand why the south proposed facade requires an exception. The design of the addition is in harmony with the historic scale and materials of the neighborhood. We designed the addition to tuck into the hillside in order to minimize its presence in the streetscape. It's height is a modest 2' taller than the south-facing facade. It will be built with the

same material (adobe) and construction used in the historic facade. The materials will be the same color and texture and our goal is to maximize its harmony with the historic. The scale of its windows and doors as well as the divided light windows are within guidelines of the HDRB. The newly formed south-facing facade of the Shop building arises out of our need to repair unsafe conditions. The original roof is leaking and has caused extensive damage to the Shop building and its footings. We must replace much of it, as it has been deemed unsafe. Since we must rebuild, we also seek to minimize further water damage by reversing the roof slope from uphill to downhill drainage. This reduces the risk of further water damage while enabling us to utilize the water in our catchment design.

We also seek to raise the Shop height by 3' to allow the inclusion of a loft for Brian's work studio. It is our intention that this modest increase and the single window retain harmony with the historic south-facing facade. It is also not visible from most elevations.

**North/East Proposed Remodel and Height Change of Shop Building:**

The remodel of the non-primary north-facing facade is born of necessity. (See damage reports.) It is our goal to repair the Shop building in a manner to that supports historic harmony but that adds to the overall utility of the structure. We require additional space for Brian's work area and storage. As noted in our proposal, we must repair roof, parapets, and wall footings. We believe the height increase is modest and we are proposing to enhance it by replacing a boarded-up window with a historically resonant window of the same size. We also hope to replace the single door with a double door in the same location and scale as we need a utility entry to enhance accessibility for our family and friends with mobility issues. The existing overhang is 30" and so we propose adding a 30" corrugated steel shed roof over the doors to protect this entry.

We will be using the original vigas to support the traditional roof.

The north-facing non-primary facade is only viewable from our private parking area. It will be built with the same material (adobe) and construction used in the historic facade. The materials will be the same color and texture and our goal is to maximize its harmony with the historic. We believe the overall effect is in harmony with the neighborhood.

Staff Response: The criteria have not been met or properly addressed and some not addressed at all.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and

- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

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.

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

- (c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (a) For all façades of significant and landmark structures and for the primary façades 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.
  - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  - (iii) No existing opening shall be closed.
- (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.

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

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of

conjectural features or architectural elements from other buildings, shall not be undertaken;

- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

#### 14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

#### 14-5.2(E) Downtown and Eastside Design Standards

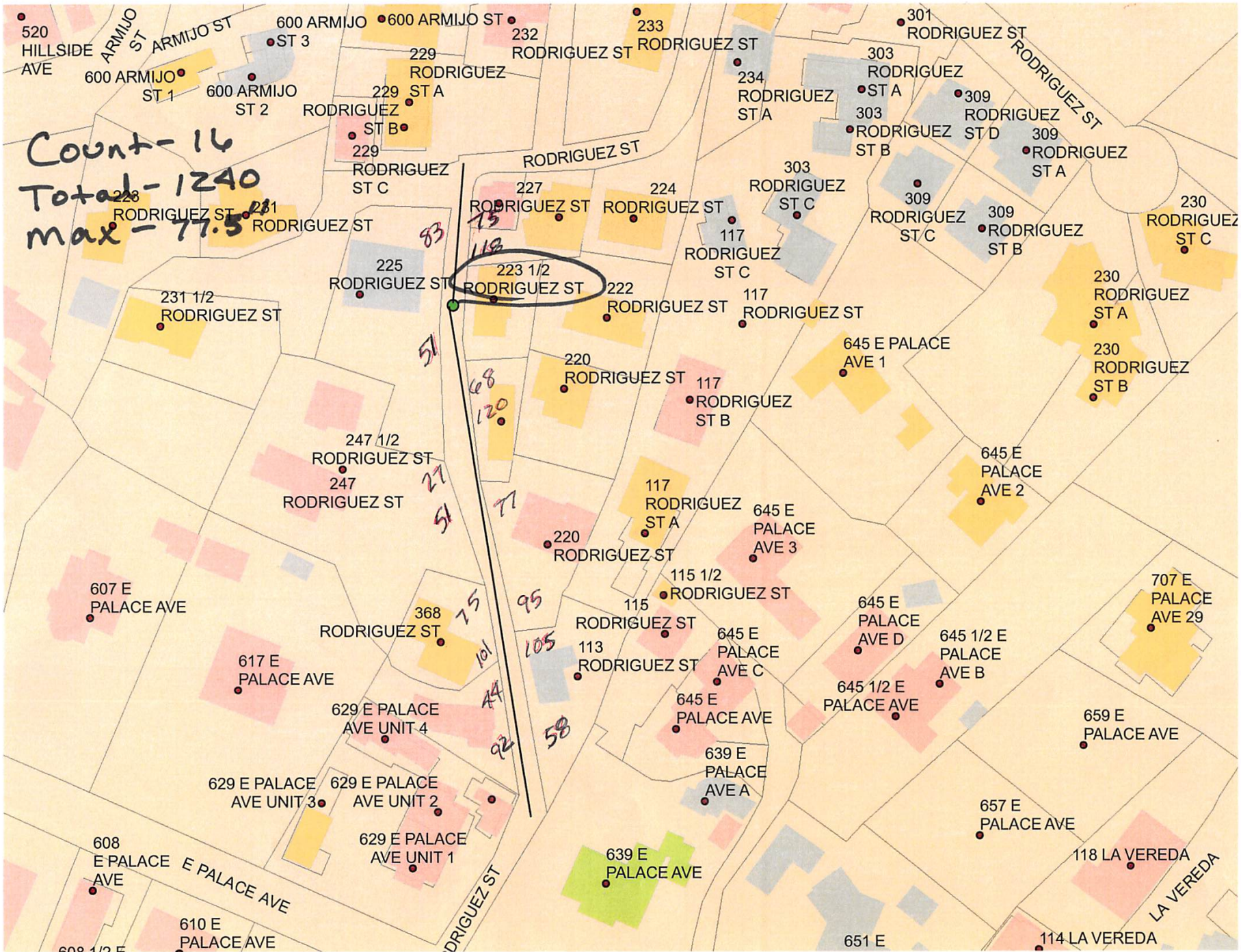
##### (1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and







# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		<b>Site Address:</b>
Date Submitted: 4/6/2022		220 Rodriguez Street, Santa Fe
Property Owner of Record: Brian Sarrazin and Stephanie Sandston		<b>Proposed Construction Description:</b>
Applicant/Agent Name:		Existing dwelling repairs, new electrical panel and wiring, updates to plumbing, and renovations, bringing infrastructure and finishes up to date. Adobe repairs to south wall, north wall, north and east parapets, and southern window and door frames. New windows and doors, resizing north windows to original. Changing roof drainage from north to south. Changing height of northeast wall.
Contact Person Phone Number: ( ) - 406/581-1960		<b>TOTAL ROOF AREA:</b> 1,600 sq.ft.
Zoning District: R21, (PUD) Multiple - Family 21du/ac		<b>Lot Coverage :</b> 23.7 % 33.89%LJM
<b>Overlay:</b> <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		<input type="checkbox"/> Open Space Required: _____
<b>Submittals Reviewed with PZR:</b>		<b>Setbacks:</b>
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Proposed Front: _____ Minimum: _____ 2 <sup>nd</sup> Front? _____ existing
<b>Supplemental Zoning Submittals Required for Building Permit:</b>		Proposed Rear: 15' Minimum: 15'
<input type="checkbox"/> Zero Lot Line Affidavit		Proposed Sides: L _____ R 5' Minimum: 5'
<b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		<b>Height:</b> Proposed 16'
<b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Maximum Height: 16' 8" or
<b>Terrain:</b> <input type="checkbox"/> 30% slopes _____		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
* Requires an additional review conducted by Technical Review Division.		<input type="checkbox"/> Regulated by Escarpment District
** Requires an additional review conducted by the Traffic Engineering Division.		<b>Parking Spaces:</b>
		Proposed 3 Accessible _____
		Minimum: 3
		<b>Bicycle Parking**:</b>
		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.

Stephanie Sandston

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.

4/6/22

SIGNATURE

DATE

<b>To Be Completed By City Staff:</b>	2022-005331-PAR
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
<b>Zoning Approval:</b>	
<input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: Construction of an accessory dwelling unit. LLOR established. 33.89% lot coverage. As part of set shall show parking plan that demonstrates all three required off-street parking spaces.	
<b>REVIEWER:</b> <u>Lani J McCulley</u>	<b>DATE:</b> 05/12/2022

Forms and Applications Package for  
Historic Board Review  
220 Rodriguez, Santa Fe

Brian Sarrazin and Stephanie Sandston, Owners  
Greathouse Workroom, Designer

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    Annotated Photographs

Escarpment Overlay

Appendices (Included separately as email attachments.)

    Historic Report (Gayla Bechtol)

    Design Documents

# Addendum to Preliminary Zoning Review Worksheet

## Proposed Construction Description

Existing dwelling repairs, new electrical panel and wiring, updates to plumbing, and renovations, bringing infrastructure and finishes up to date. Adobe repairs to south wall, north wall, north and east parapets, and southern window and door frames. New windows and doors, resizing north windows to original. Exposing and rebuilding original window. Changing roof drainage from north to south on northeast structure. Changing height of northeast structure to 16'5" from grade. Addition of passageway and new structure, including kitchen, dining, half-bath, studio loft, and mechanical space.



**CITY OF SANTA FE HISTORIC PRESERVATION DIVISION  
HISTORIC DISTRICTS APPLICATION**

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

Date: 7/11/2022 Location of Project: 220 Rodriguez Street, Santa Fe

**Applicant**

Name: Brian Sarrazin and Stephanie Sandston

Phone: 406/581-1960 Email: stephanie@greathouseworkroom.com

**Property Owner**

Name: Brian Sarrazin and Stephanie Sandston

Phone: 406/581-1960 Email: stephanie@greathouseworkroom.com

**Proposed Work:**

Existing dwelling repairs and renovations: bringing infrastructure and finishes up to date, add two skylights, replace windows and doors as needed, add two additional windows, return four windows to original size, update electrical and panel, improve storm water drainage and catchment systems, New addition (500 sq.ft.): kitchen, half-bath, passageway, one self-supporting entry portal at guest entrance

**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: \_\_\_\_\_

Archaeological compliance required? Yes No

Administrative or HDRB?	Admin	HDRB
	<input type="checkbox"/>	<input type="checkbox"/>
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

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](https://www.santafenm.gov/historic_preservation) .

Application Submittal Date: 7/11/2022

Desired Hearing Date: August (first hearing) 2022

Project Type:

Status	Primary Elevation Designation
<input type="checkbox"/>	<input type="checkbox"/>
New Construction	Remodel
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sq. Ft. of project: <u>400</u>	Sq. Ft. of project: <u>1,200</u>

Construction Cost: \$225,000

**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 Brian Sarrazin and Stephanie Sandston

Signature *Brian Sarrazin*      *Stephanie Sandston*

# Proposal

## Introduction

Our intention is to make 220 Rodriguez our permanent home where we can both live and work. We believe that ownership of a Contributing dwelling requires responsible stewardship. We are confident that our plan successfully brings 220 Rodriguez forward to a more modern function while respecting its history and scale.

The historic form and integrity of 220 Rodriguez have enormous potential yet over the years, it has suffered from a lack of maintenance and enhancement to infrastructure. We have retained consultants and experts to assess the needs of the existing structure, be it for maintenance, repair or to bring the existing infrastructure up to date.

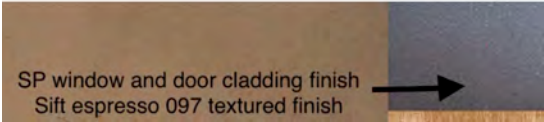
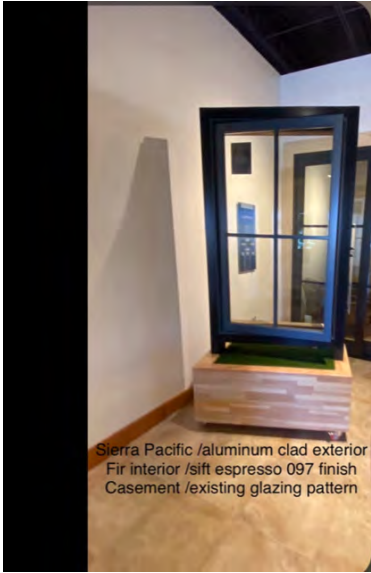
We are currently living in a rented home because the dwelling is not habitable now and won't be until maintenance and repairs are completed. We plan on moving in just as soon as appropriate repairs are made.

Please review our proposed repairs and replacements and advise at your soonest convenience. We must start making repairs to the parapets and walls that are in a dangerous state.

## Repairs and Replacements Proposed for Administrative Approval and HDRB Review

*"In closing, my professional opinion is that these windows and doors could and should be replaced to same styles typical of that era, which would meet the correct historical requirements."* Ra N. Patterson

1. Replace four existing south-facing windows with Sierra Pacific Sift Espresso 097 (dark bronze), exterior aluminum clad, interior wood, casement windows with improved R-value and function, using original glaze pattern from existing south-facing primary facade.



- Expose original window openings in northwest room (the “Guest” space) returning them to their original size and replace with exterior aluminum-clad awning windows, interior wood, using original glazing pattern to match south face. (See window and finish reference above.)



- Expose original west-facing picture window in southwest room (the “Sitting Room”), install exterior aluminum clad, interior wood casement windows with original glazing pattern. (See window and finish reference above.)



4. Replace northeast window (currently boarded) in original size, exterior aluminum clad, interior wood casement window. (See window and finish reference above.)



5. Replace non-historic south-facing doors in original openings. Aluminum clad glass, divided light exterior doors, original glazing pattern, not to exceed 30-inch rule. (See finish reference above.)



6. Replace non-historic north-facing door to new size using original location. Aluminum clad glass, divided light exterior doors, original glazing pattern, not to exceed 30-inch rule. (See finish reference above.)



7. Add a small portal to the west Guest entrance to protect the below-grade doorway from continuing water damage, improving west-face drainage. Portal to consist of an 18" rubble wall with wood, free-supporting posts and a 7/8' corrugated steel bonderized roof.
8. Replace non-historic west-facing door in original size and original location. Aluminum clad glass, divided light exterior doors, original glazing pattern, not to exceed 30-inch rule. (See finish and door reference above.)



9. Add west-facing yard wall, gate and arbor to create secure entryway and courtyard. To meet yard wall guidelines, arbor exposed above.

[ADD WINDOW REPORT HERE]

## The Shop Renovation (non-primary facade)

Built pre-1935, the northeast building (the “Shop”) was originally used as a goldsmith’s workshop. Anecdotally, the space was said to be used as an impromptu neighborhood “salita” where dances were held on the dirt floor. Sometime in the 1970s its use was limited to storage due to safety concerns.

Crocker Ltd. has assessed the current safety and stability of the northeast portion of the Shop building. Both the north-facing wall and the parapets to the west (large parapet) and east are failing and leaking into the adobe between the Shop and northwest building (the “Guest”). The structure has a significant drainage issue to the north due to multiple pocket roof failures, an uphill condition, an adobe yard wall, added in the 1970’s, that is forcing water into the doorway of a below-grade room, and a north-sloping roof that creates a freeze/thaw issue.

Having inspected the walls and finding moisture, voids, and signs of “unsafe conditions,” Crocker recommends rebuilding the north adobe wall and parapet, adding new footings and bond beams for north wall, and repairing or replacing headers and reframing openings before installing windows and doors. To avoid future water damage, they also recommend an adjustment to grade slope away from building.

We propose the following: rebuild the Shop’s north-facing adobe wall (currently at 13’ 9”) to a new height of 16’ 5” from grade to parapet and change the roof slope from north to south to eliminate further water damage and to direct water flow to the roof of the southeast building (the future “Master Bedroom”) where it will be redirected to the canales which drain to the catchment system and directed to the tree wells, swales, and rain gardens to the south.

Gently reshape grade in parking area and driveway to flow appropriately.

The adobe parapets to the east and west will be rebuilt and the roof and deck will be new, the existing, historic vigas will be reused (as per Crocker), new engineered footings, headers, and bond beams as needed. Windows and doors will be reframed in their original location, with entrance expanded to double doors. We propose adding two upper windows (see Window and Door Schedule) in the proposed loft space (“Brian’s Studio Loft”), one east-facing and one south-facing. The New Mexico Earthen Building Code for historic renovations will be followed.

The new use for the Shop will include a utility entrance (from parking area), Brian’s Studio Loft, a den space, and additional storage and laundry.

### Summary

1. Rebuild north-facing adobe wall to a new height of 16’ 5”
  - 1.1. New engineered footings
  - 1.2. New engineered headers and bond beams as necessary
  - 1.3. Reframe and install window
  - 1.4. Reframe and install door, expanded from original size to accommodate double doors
  - 1.5. New 30” overhang over new window and door (to recreate existing overhang) [PHOTO]
2. Change roof slope from north to south
  - 2.1. Rebuild east and west parapets (match new north wall height)
  - 2.2. Add new insulated roofing
  - 2.3. Reuse historic vigas and decking where possible
3. New windows and doorways
  - 3.1. East and south facing windows at loft height
4. Reshape and grade parking area for appropriate drainage and catchment [ADD JESS LETTER HERE]

## **Proposed Addition (Attached to South-Facing, Primary Facade)**

After research and consultation we conclude that the south-facing facade, though primary, is the only place to add the modern updates and infrastructure our home requires. Making the needed additions within the existing, historic spaces would incur greater cost and disruption to the adobe structure than this proposal. We seek to retain the original purity of the four adobe-walled spaces.

### Considerations

- The historic form and integrity of the primary facade will be unimpaired.
- The proposed passageway is self-supporting and removable.
- The location of the proposed addition is efficient for access to electric and plumbing utilities.
- The proposed addition is optimal for passive solar considerations.
- The proposed yard wall separates appearance of historic and new structures and screens the street view to the passageway.
- The proposed addition is of a scale that is complimentary and respectful to the historic structure.
- The proposed adobe material of the proposed addition is compatible with the existing structure.

The addition we propose (the “Addition”) consists of a kitchen, dining, half-bath, studio loft (“Stephanie’s Studio Loft”), mechanical space and an enclosed passageway (the “Passageway”).

The Addition is a 17’ x 22’ volume 14’ tall at grade to parapet. It will be connected by a low-profile Passageway of 8’ x 10-13’ volume at 8’ 10” tall at grade to roof peak. We propose a 8’ rubble and steel arbor/yard wall that creates an entry courtyard and delineates the historic from the new structure. The entry wall and expanded xeriscape plantings will screen the passageway from street view.

As recommended, the Passageway could be removed at a later date, ensuring that the historic form and integrity of the primary facade will be unimpaired. The passageway begins at the west-most door of the south-facing facade. The passageway will enclose only the door.

The Addition, at a scale of 17’ x 22’ x 14’, mirrors the scale of the historic building. The Addition is built 4’ below grade at its north face to minimize the visual effect of the height on the streetscape. The roof height of the Addition is only 2’ taller than the primary facade. (The guidelines for Contributing status require that additions be no taller than 4’ above the contributing structure.)

The site of the Addition lets us take advantage of passive solar gain from the east and south. The south-sloping parapet roof creates an opportunity for water catchment and future solar array. We propose to add a 1,000-gallon, above-ground catchment tank at garden level at the south end of the Addition which will not be visible from the street. We propose adding a solar array of 336 sq.ft. that would also not be visible from the street or from neighboring dwellings.

The Addition site (where the southwest corner meets the setback) also creates a deeper xeriscape planting screen from the street, enabling a more welcoming appearance than the monolithic coyote and chainlink fence which currently runs nearly the entire length of the west property line. From the southmost corner of the Addition to the end of the property line a new coyote fence will be reconstructed in the same height and with the same coyote material as existing fence but updated with new steel posts horizontal members.

## **Method and Materials of Construction**

The Addition will be constructed of adobe block with interior framed walls. Modern foundation, insulation, and roofing methods, as outlined by the New Mexico Earthen Building Code will be adhered to. Exterior adobe plaster will be used with a hard-troweled method.

The new, hard-troweled, traditional stucco finish on the existing structure will be matched to the color of adobe (BM Wet Clay, see materials and finishes list and images).

## **Progress Report**

We have consulted with various experts on the condition and needs of the structure and infrastructure. We have provided the recommended assessments for windows and the historic report for historic status review. The status review meeting was held and primary facades are designated. We consulted with the City and with their permission have removed diseased trees. We planted twenty new trees. Received approval from Historic and the City for reroofing. Applied for and received permits for refencing east boundary. We have begun improving appearance and slope of landscape. We have developed designs and drawings. We have uncovered original window and opening locations.

On June 23, we received administrative approval for repairs to damaged vigas, repair to stucco, repair to parapets on east, west and south, repairs or replacement of plumbing, heating, electrical and mechanical, addition of a new electrical panel. We are initiating these repairs and replacements.

## **Closing Remarks**

Our ongoing intention is to appropriately maintain and protect this wonderful property, now and in the future.

[CROCKER LETTER]

## **Response to Possible Exceptions (as requested July 18)**

### **South Proposed Addition:**

We do not understand why the south proposed facade requires an exception. The design of the addition is in harmony with the historic scale and materials of the neighborhood. We designed the addition to tuck into the hillside in order to minimize its presence in the streetscape. It's height is a modest 2' taller than the south-facing facade. It will be built with the same material (adobe) and construction used in the historic facade. The materials will be the same color and texture and our goal is to maximize its harmony with the historic. The scale of its windows and doors as well as the divided light windows are within guidelines of the HDRB.

The newly formed south-facing facade of the Shop building arises out of our need to repair unsafe conditions. The original roof is leaking and has caused extensive damage to the Shop building and its footings. We must replace much of it, as it has been deemed unsafe. Since we must rebuild, we also seek to minimize further water damage by reversing the roof slope from uphill to downhill drainage. This reduces the risk of further water damage while enabling us to utilize the water in our catchment design.

We also seek to raise the Shop height by 3' to allow the inclusion of a loft for Brian's work studio. It is our intention that this modest increase and the single window retain harmony with the historic south-facing facade. It is also not visible from most elevations.

### **North/East Proposed Remodel and Height Change of Shop Building:**

The remodel of the non-primary north-facing facade is born of necessity. (See damage reports.) It is our goal to repair the Shop building in a manner to that supports historic harmony but that adds to the overall utility of the structure. We require additional space for Brian's work area and storage. As noted in our proposal, we must repair roof, parapets, and wall footings.

We believe the height increase is modest and we are proposing to enhance it by replacing a boarded-up window with a historically resonant window of the same size. We also hope to replace the single door with a double door in the same location and scale as we need a utility entry to enhance accessibility for our family and friends with mobility issues. The existing overhang is 30" and so we propose adding a 30" corrugated steel shed roof over the doors to protect this entry.

We will be using the original vigas to support the traditional roof.

The north-facing non-primary facade is only viewable from our private parking area. It will be built with the same material (adobe) and construction used in the historic facade. The materials will be the same color and texture and our goal is to maximize its harmony with the historic. We believe the overall effect is in harmony with the neighborhood.

# Material and Finishes Study

SP window and door cladding finish  
Sift espresso 097 textured finish



Passage siding and doors  
rough sawn fir clear sealer

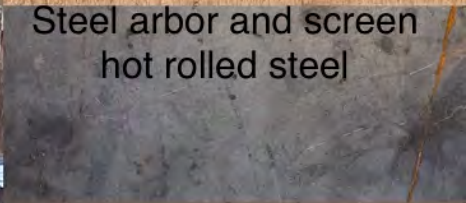


Smooth trowel stucco/adobe plaster El Rey  
Color:wet clay cusp-1045 BM

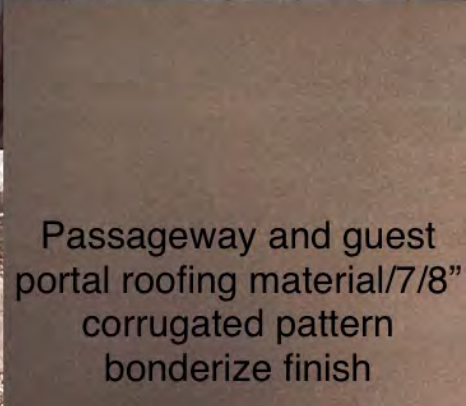


Rubble yard wall /  
base of guest portal

Steel arbor and screen  
hot rolled steel



Passageway and guest  
portal roofing material/7/8"  
corrugated pattern  
bonderize finish



# Window and Door Report

HISTORIC ASSESSMENT  
NO. SS220 - HA

## RPA & Associates

PRESERVING OUR HISTORY

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

To Stephanie Sandston  
220 Rodriguez  
Santa Fe, NM 87501  
stephanie@greathouseworkroom.com



JOB	DATE
220 RODRIGUEZ	03/11/2022

LOCATION	DESCRIPTION
NORTH A	29 X 71 RH 4-PANEL DOOR PINE
NORTH B	29 X 53 FILLED IN WINDOW OPENING
NORTH C	36 X 24 ALUMINUM HORIZ SLIDER 1-LT
NORTH D	36 X 24 ALUMINUM HORIZ SLIDER 1-LT
WEST DR #1	32 X 80 LH INSWING DOOR SIMPSON 10-PANEL - PINE/FIR
SOUTH E	28 X 63 DOUBLE HUNG 2W1H - PINE
SOUTH F	28 X 63 DOUBLE HUNG 2W1H/2W1H - PINE
SOUTH G	28 X 51 DOUBLE HUNG 2W1H/2W1H - PINE
SOUTH H	28 X 27 DOUBLE HUNG - FIXED SASH 2W1H - PINE
SOUTH DR #2	32 X 80 RH INSWING DOOR SIMPSON 10-PANEL - FIR
SOUTH DR #3	32 X 80 RH INSWING DOOR DIAMOND CROSS BUCK - FIR



## Window and Door Report (Page 3)


In closing, my professional opinion is that these windows and doors could and should be replaced to same styles typical of that era, which would meet the correct historical requirements.

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

Assessment prepared by: *Ra N. Patterson*

# Window and Door Report, Supporting Images



Window and Door Report, Supporting Images (Page 2)



Window and Door Report, Supporting Images (Page 3)



Window and Door Report, Supporting Images (Page 4)



Window and Door Report, Supporting Images (Page 5)



Window and Door Report, Supporting Images (Page 6)



Window and Door Report, Supporting Images (Page 7)



Window and Door Report, Supporting Images (Page 8)



Window and Door Report, Supporting Images (Page 9)



Window and Door Report, Supporting Images (Page 10)





# Window and Door Historic Openings (West-Facing)



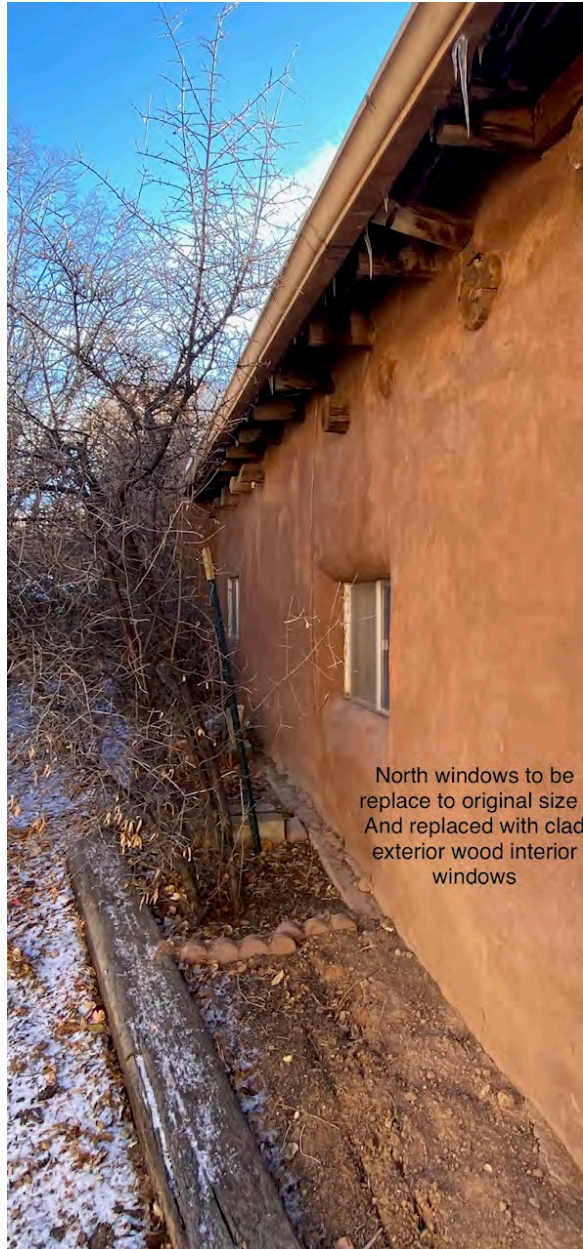
# Window and Door Historic Openings (South-Facing)



Window and Door Historic Openings (North-Facing)



## Window and Door Historic Openings (North-Facing)



# Annotated Photographs, Repairs and Replacements

## **Request for Administrative Approval** Repairs and Maintenance, 220 Rodriguez Street

Brian Sarrazin and Stephanie Sandston  
(Mailing address: 220 Rodriguez Street, Santa Fe, NM 87501)  
406/581-1960

### SOUTH ELEVATION

1. Repair adobe wall between arrows (noted).



2. Repair south parapet.



3. Replace two exterior doors and screens.



4. Replace four windows. Return eastmost window to original size.



5. Repair steel canals.



6. New freestanding shade structure.



7. New freestanding entry wall and arbor.



8. Remove shutters.



WEST ELEVATION

9. Replace entry door and screen.



10. Free standing portal, rubble and steel.



11. Repair parapets.



EAST ELEVATION

12. Repair parapets.



13. Raise wall six feet (6') and add window.



14. Stucco repairs as needed.



NORTH ELEVATION

15. Repair footings, adobe entry wall, 2/3 of face, replace window and door openings.



16. Change roof height, reengineer roof to drain south, replace center parapet.



17. Repair bond beam and raise vigas.



18. Repair leaks caused by damaged parapet.

19. Add new windows and doors.



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Existing damage shop roof and parapet /shed drawing south

Annotated Photographs, Damage Assessments (Crocker, Ltd.)



damaged south east roof and parapet awaiting repairs

Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Guest roof north/west



Proposed North /East repairs, replacements and improvements

Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Damaged large west shop parapet

Annotated Photographs, Damage Assessments (Crocker, Ltd.)



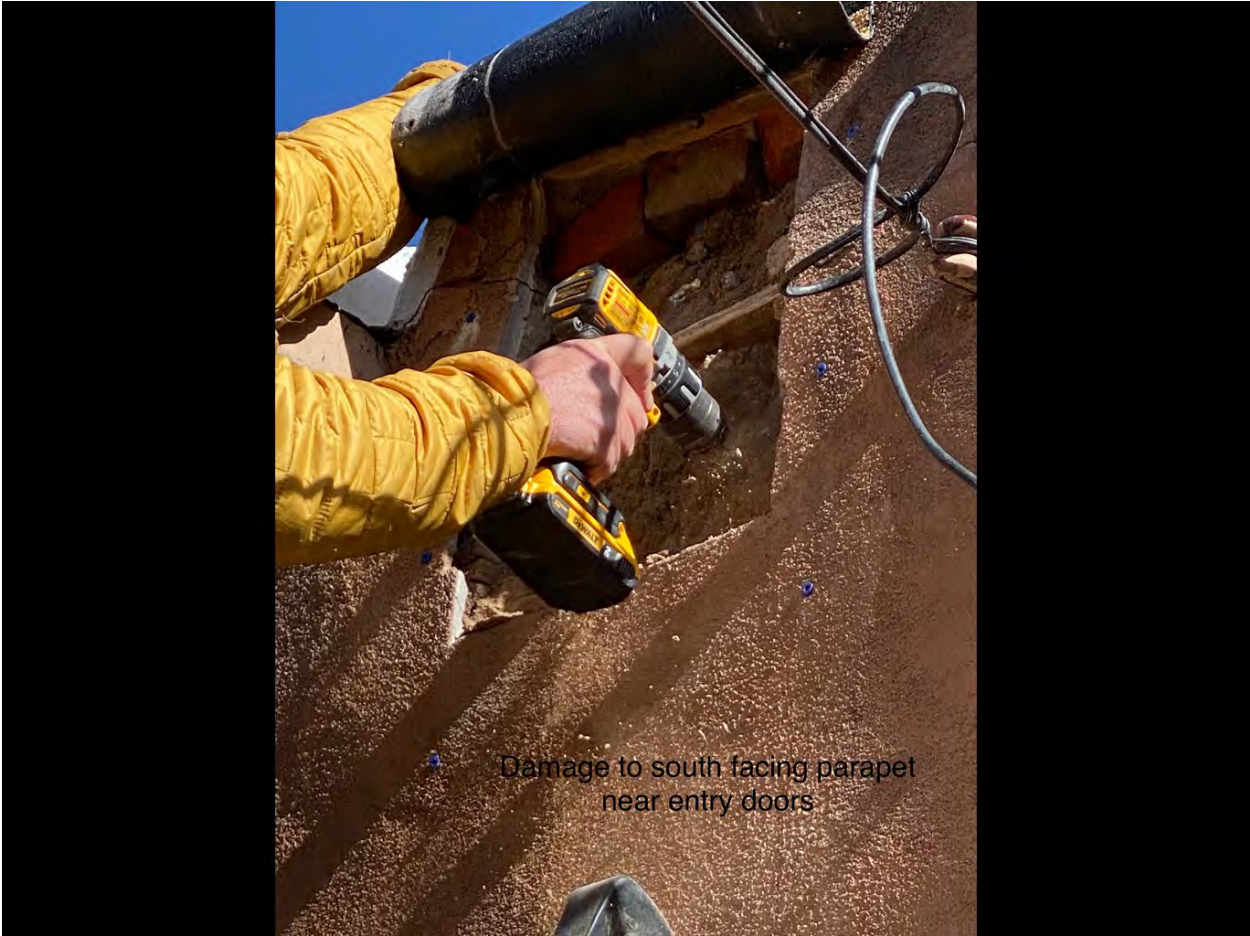
March 25  
8:46 AM

Large western facing parapet  
damage /shop

Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Damage to south facing parapet near entry doors

Annotated Photographs, Damage Assessments (Crocker, Ltd.)



Annotated Photographs, Damage Assessments (Crocker, Ltd.)

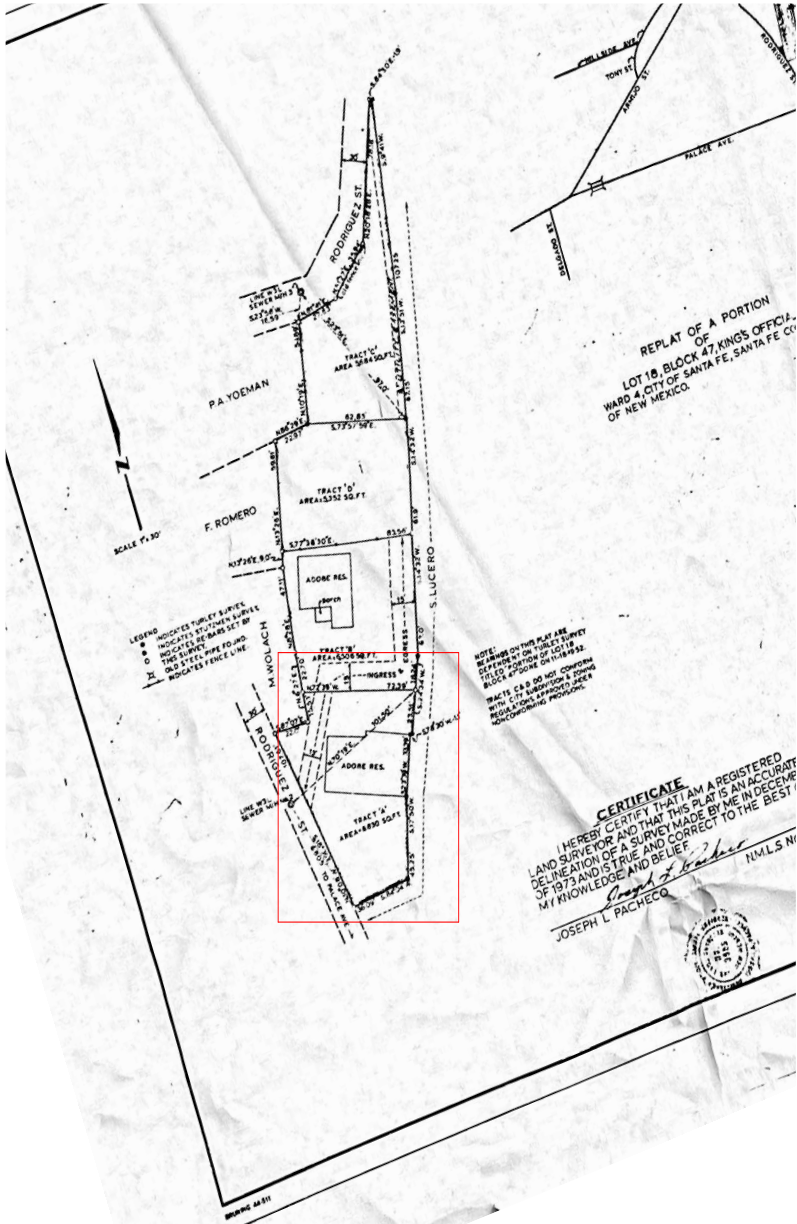


Annotated Photographs, Damage Assessments (Crocker, Ltd.)

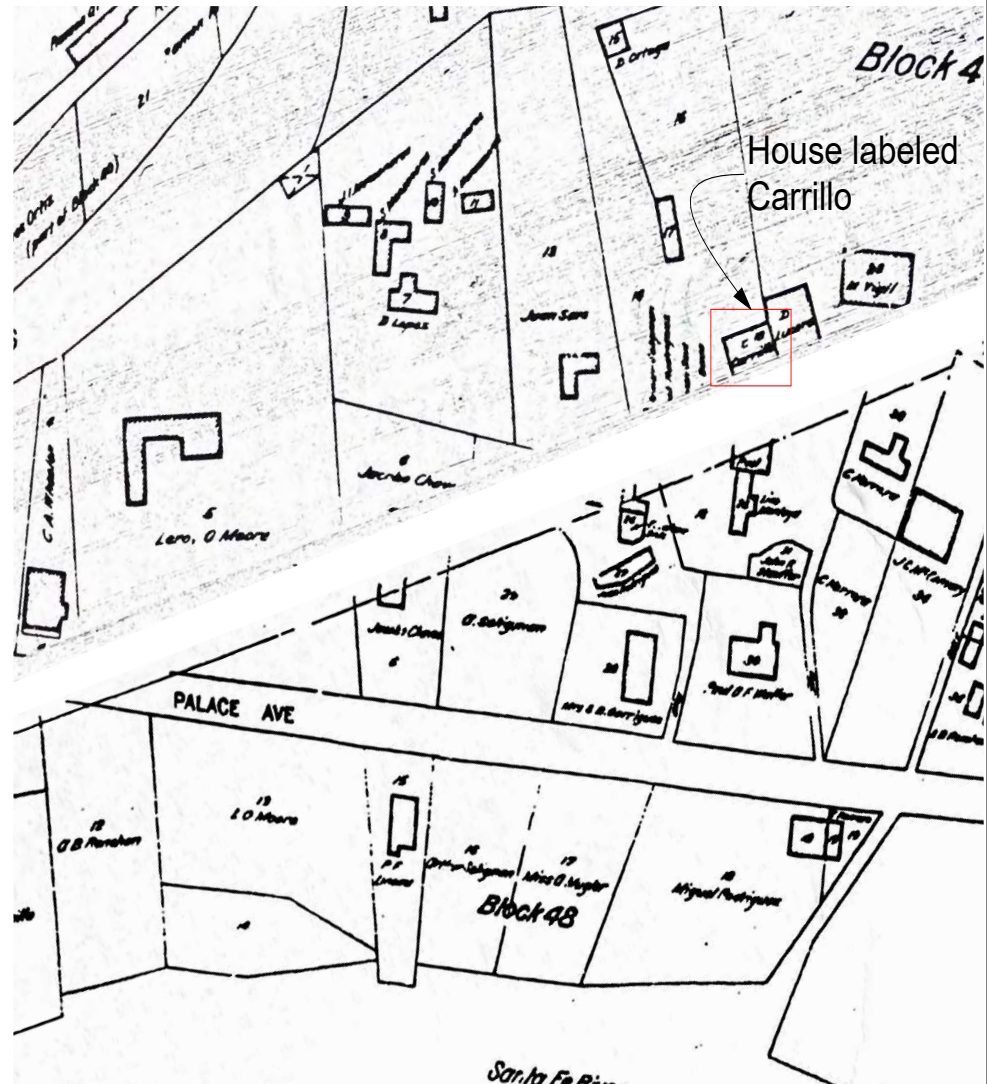


# Escarpment Overlay

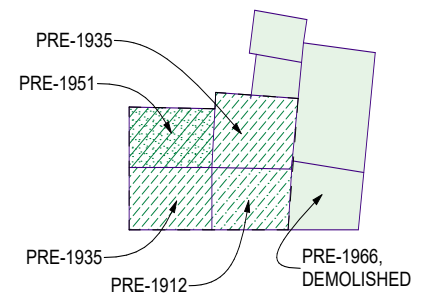




1 1973 PLAT OF SURVEY, APPROVED IN 1981  
SCALE: 1:0.76

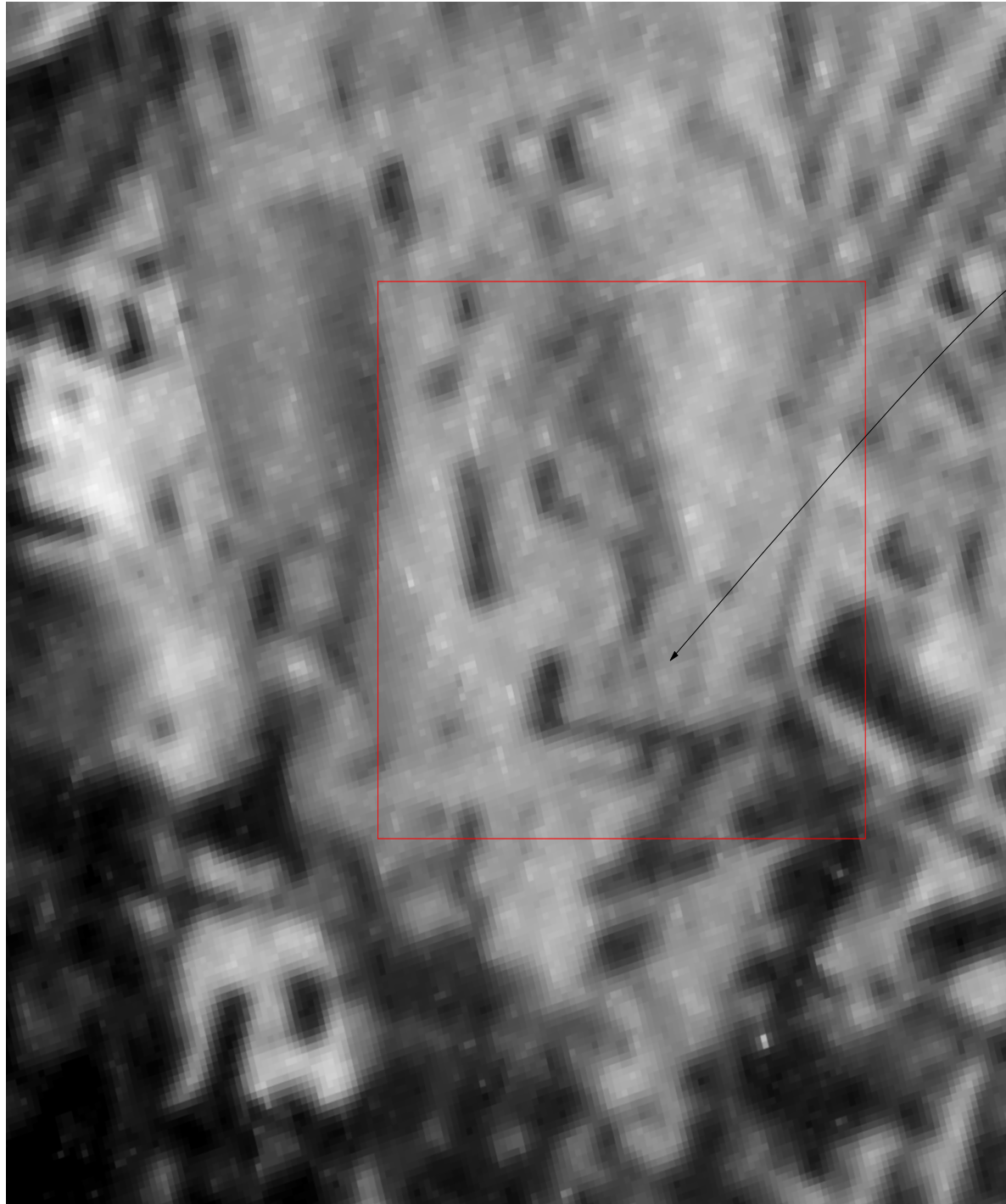


2 1912 KINGS MAP  
SCALE: 1:0.50

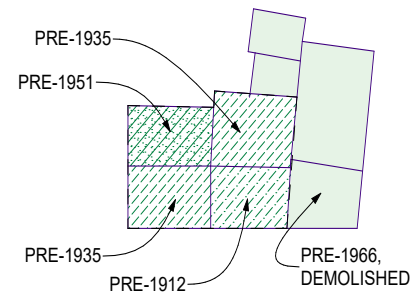


DATE DIAGRAM

ISSUED:
3.13.2022 Historic Report
PLAT AND KINGS MAP



L-shaped house

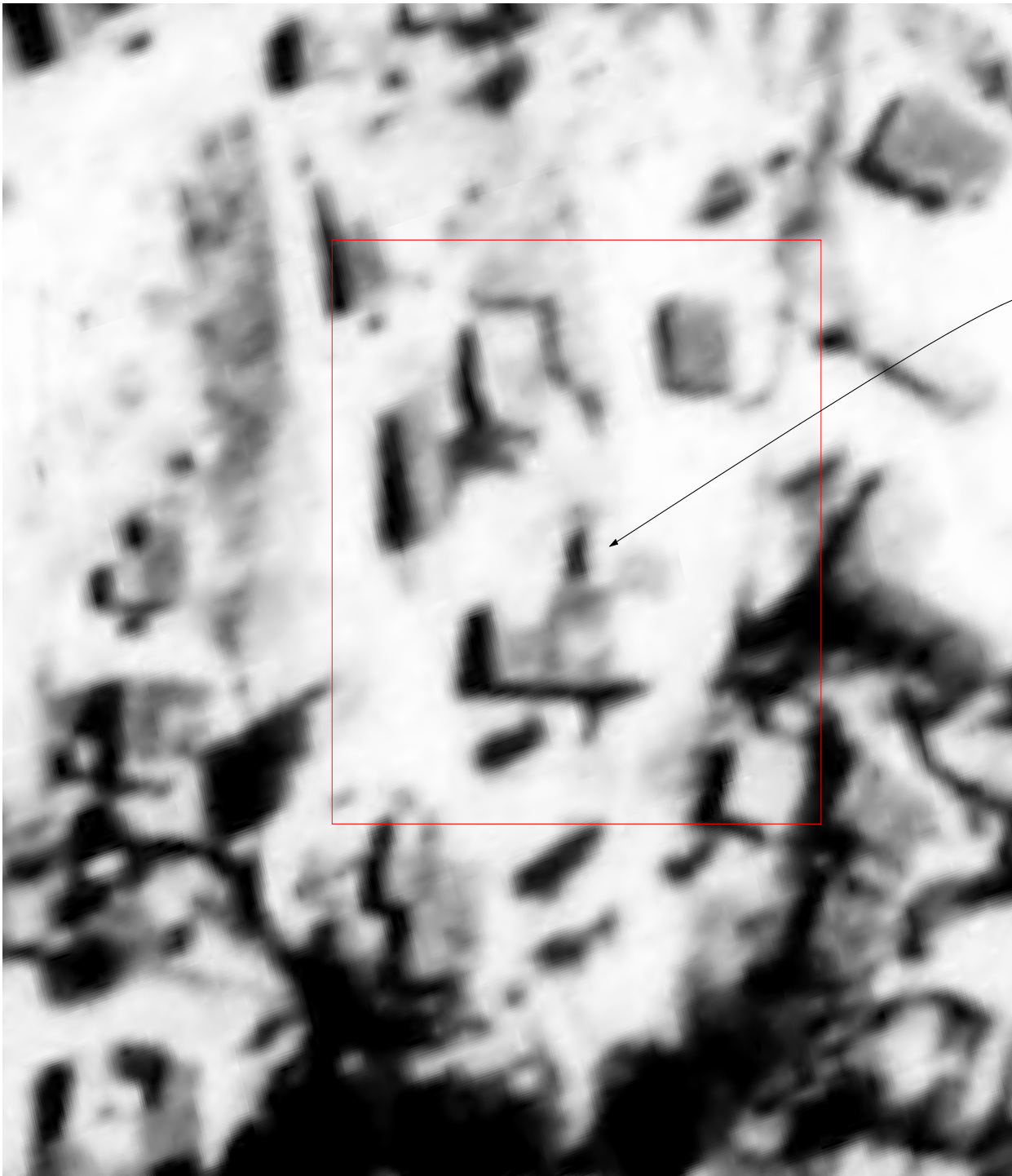


DATE DIAGRAM

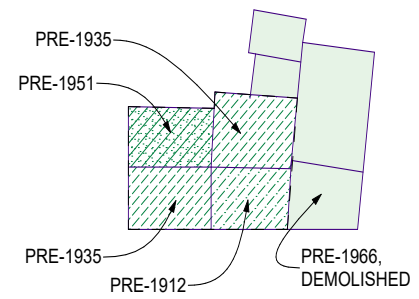
1 1935 AERIAL PHOTO

SCALE: 1:0.50

ISSUED:
3.13.2022 Historic
Report
1935
Printed: 3/14/22



Still L-shaped



1 1951 AERIAL PHOTO

SCALE: 1:0.33

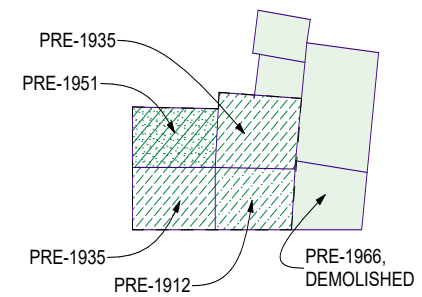
DATE DIAGRAM

ISSUED:
3.13.2022 Historic
Report
1951
Printed: 3/14/22

ISSUED:
3.13.2022 Historic Report
1958
Printed: 3/14/22



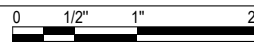
The L-shape filled in to form the existing footprint in 2022. Buildings built next the residence(s) at 220 are also visible.  
From 1955-1966 at least five people (families) are listed in the Santa Fe City Directory as living at 220 Rodriguez Street.



1 1958 AERIAL PHOTO

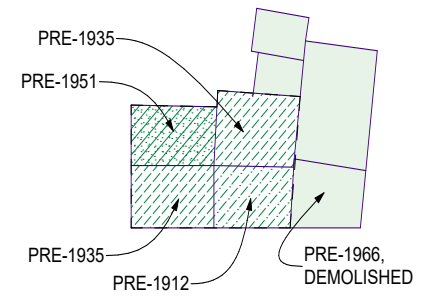
DATE DIAGRAM

SCALE: 4" = 41.0'



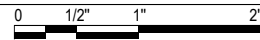


The adjacent buildings are gone, as well as the other structures to the north. This is 2022 footprint.



1 1966 AERIAL PHOTO

DATE DIAGRAM



ISSUED:
3.13.2022 Historic Report
1966
Printed: 3/14/22

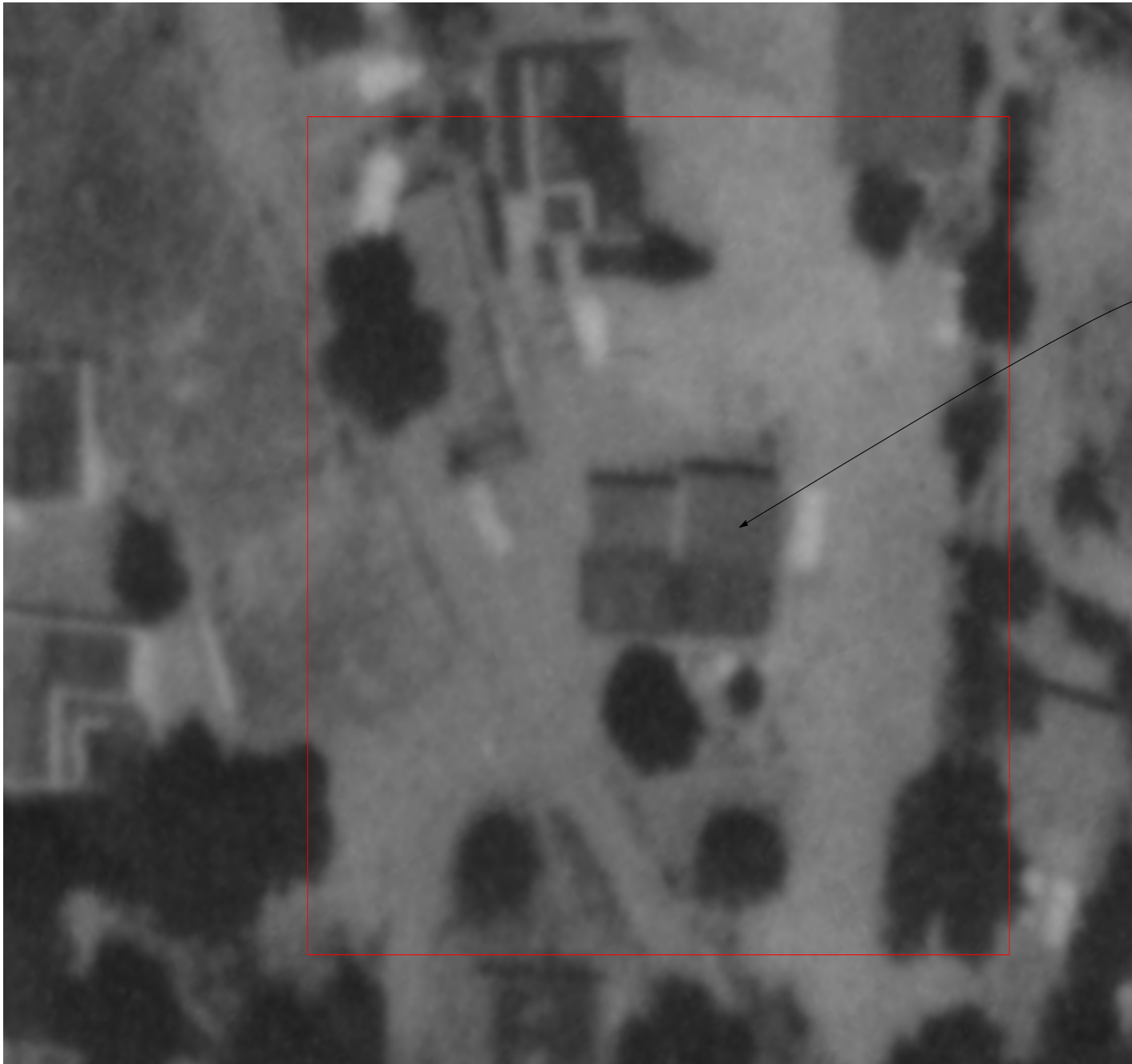
220 RODRIGUEZ STREET  
HISTORIC AERIAL PHOTOS AND PLATS



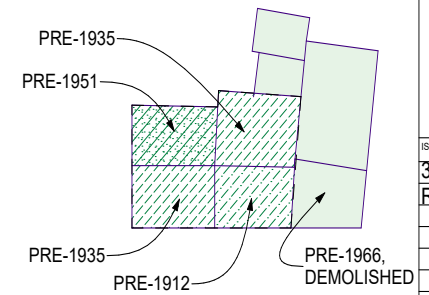
Different roofing material,  
red metal?

1 1969  
SCALE: 1:0.50

ISSUED:
3.13.2022 Historic
Report
1969
Printed: 3/14/22



Footprint from 1969-2022



1 1975 AERIAL PHOTO

SCALE: 1:0.50

DATE DIAGRAM

ISSUED:
3.13.2022 Historic Report
1975

## 220 RODRIGUEZ STREET, SANTA FE, NM - HISTORIC REPORT

### Summary:

The simple rectangular structure located at 220 Rodriguez was part of family compound. It is made up of four different building campaigns, the oldest of which is likely from 1890, but certainly by 1912. Some buildings that have been attached to this building were removed after 1966. The existing structure was in existence by 1975 making even the latest addition historic. The property has been in the Carrillo family at least since 1912.

The roof, a fiberglass coating over dirt is a low-slope shed with parapets on three sides, and metal candles on the south. There is a visible concrete apron as part of recent repairs.

The south facade has the most character-defining features. There are four window and two door openings. The windows need replacement or repair, the proportions of the windows evoke the time periods in which this structure was built. The other facades are mostly adobe walls, with openings that have been altered, although with protruding vigas reflecting the Spanish Pueblo Revival vernacular architecture.

I recommend the south facade as primary because of the remaining window and door openings, the exposed wood beams, and it is the most lived-in facade making it the most important.

Please see the photographs of each facade for details, the interior photographs, tax assessor cards and the listing of residents from 1934 through 1985 and the obituary of Frank Dofflemeyer. An appendix with the Abstract of Title from 1978 for Frank and Carmen Dofflemeyer, and a deed from Frank to Carmen and Frank is also included.



SOUTH FACADE, OPENINGS ARE ORIGINAL EXCEPT AT FAR RIGHT THE BATHROOM WINDOW IS SMALLER THAN THE ORIGINAL AS SEEN INSIDE, THE FALSE PAINTED SHUTTERS ADDED CIRCA 1985. WINDOWS ARE NOT IN GOOD SHAPE, DOORS ARE NOT ORIGINAL. THERE ARE METAL CANALES IN PARAPETS, EXPOSED MILLED BEAMS ON THE EAST, UNDULATING WALLS REFLECTING ADOBE CONSTRUCTION AND AS SEEN ON THE INTERIOR. THE WINDOWS ON THE EAST ARE SLIGHTLY SHORTER THAN THE WINDOWS ON THE WEST INDICATING A DIFFERENT TIME OF CONSTRUCTION, AS DOES THE MILLED BEAMS NOT VIGAS. THE VIGAS APPEAR HAVE BEEN DEAD AND DOWN, NOT HEAVILY ADZED. THE HOUSE SITS ON A RISE ABOVE PALACE AVENUE, WELL ABOVE THE RIVER.



ANOTHER VIEW OF THE SOUTH FACADE WITH PROTRUDING METAL CANALES, THE EXPOSED BEAMS, AND THE FALSE SHUTTERS.

220 RODRIGUEZ STREET, SANTA FE, NM - HISTORIC REPORT



WEST FACADE WITH ONE DOOR OPENING, SLIGHTLY BELOW GRADE, CHIMNEY IS EXPOSED, INSIDE THE FIREPLACE WAS REMOVED. EXISTING ROCK WALLS AND COYOTE FENCE- NO DATES AVAILABLE.



EAST FACADE WITH NO OPENINGS, CONCRETE CURB ADDED, FIBERGLASS FROM ROOFING VISIBLE ON PARAPET. PRIOR TO 1966 BUILDINGS ALONG THIS LINE



NORTH FACADE DETAIL WITH EXPOSED VIGAS, CONCRETE CURB ADDED FOR STABILIZATION MORE RECENTLY, DATE NOT AVAILABLE. THIS ROOM HAS NO HEAT, AND WAS LISTED AS SUCH IN 1960 TAX ASSESSORS REPORT. THERE IS A FIREPLACE BUT NO VISIBLE FLUE. THERE ARE TWO WINDOW OPENINGS, ONE OF WHICH IS VISIBLE ON THE OUTSIDE WITH A PAINTED PLYWOOD PANEL AND EXPOSED LINTEL. THE OTHER IS VISIBLE ON THE INSIDE. THE DOOR IS A WOOD PANEL PLANK DOOR. THE FLOOR IS 12" BELOW GRADE. ALSO NOTE THE GUTTERS. THE FLOORS ARE BELOW GRADE AND THERE HAS BEEN WATER DAMAGE, ESPECIALLY AT THE PARAPET WALL BETWEEN THE TWO ROOMS.



THE NORTH FACADES. THE WESTERN ROOM WAS ADDED LAST, THE OPENINGS ARE LARGER ON THE INSIDE, THESE ARE ALUMINUM REPLACEMENT SLIDER WINDOWS. EXPOSED VIGAS IN BOTH ROOMS. SHED ROOF ON THE EASTERN PORTION, THE WESTERN PORTION HAS A SLIGHT PITCH TO THE CENTER, WITH PARAPETS ON THE WEST AND SOUTH



NORTHWEST CORNER, THE STONE BUTTRESS MATCHES THE BUTTRESS ACROSS THE DRIVEWAY. THE PROPERTIES WERE NOT LEGALLY SEPARATED UNTIL 1981. THE ADOBE ROOMS THAT MAKE UP THIS STRUCTURE ARE SPANISH PUEBLO REVIVAL VERNACULAR STYLE. THE TAX ASSESSOR LISTS THIS BUILDING AS BUILT IN 1890. FROM THE 1912 KINGS MAP THERE IS ONE STRUCTURE THAT APPEARS TO HAVE CARILLO'S NAME, THE FAMILY THAT STILL OWNS THE UPPER LOT.





Interior of Unheated Storage Room on North with Fireplace without a flue, arched niche, CMU and Concrete pads supporting new wood frame at vigas at both bearing points. See blocked window on the left.



Interior of Southwest Room after removal of wood boards and ceiling.



Items found on under the wood boards set 2x joist on dirt.

220 RODRIGUEZ STREET, SANTA FE, NM - HISTORIC REPORT



Items found on under the wood boards set 2x joist on dirt.



Linoleum and wallpaper found on site.







**SOUTH**

**TYPICAL SOUTH  
WINDOW ROT**



**SOUTH**

**DOOR #3**



**SOUTH**

**WINDOW G**





**NORTH**

**DOOR A**











1

Existing Site Plan

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



**RUSTIC MODERN**  
**JAMES STODGEL**  
 Intern Architect  
 3880 W. ALAMO AVE  
 SANTA FE, NM 87507  
 505-469-1875  
 jstodget13@gmail.com

**GREATHOUSE WORKROOM**

220 RODRIGUEZ  
 SANTA FE, NM, 87501  
 406-561-1960  
 stephanie@greathouseworkroom.com

**SARRAZIN & SANDSTON**

220 RODRIGUEZ  
 SANTA FE, NM 87501

**NEW CONSTRUCTION & RENOVATION**

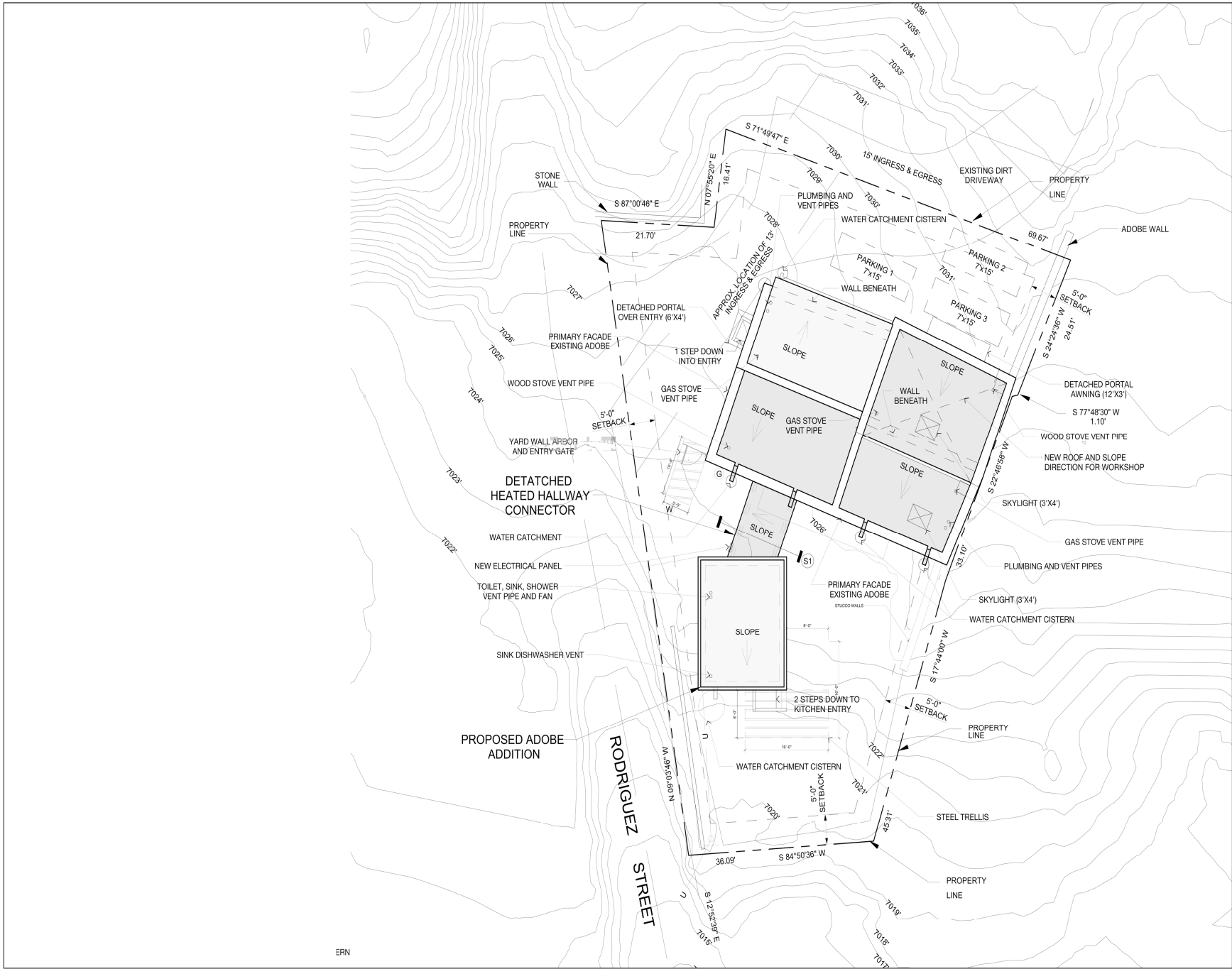
HISTORICAL BOARD REVIEW

10 July, 2022

**EXISTING SITE PLAN**

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

**A100**



1

Proposed Site Plan

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



**RUSTIC MODERN**  
**JAMES STODGEL**  
 Intern Architect  
 3880 PALM BLVD NE  
 SUITE 100, ALBUQUERQUE, NM 87107  
 505-469-1875  
 jstodgel13@gmail.com

**GREATHOUSE WORKROOM**

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 stephanie@greathouseworkroom.com

**SARRAZIN & SANDSTON**

220 RODRIGUEZ  
 SANTA FE, NM 87501

**NEW CONSTRUCTION & RENOVATION**

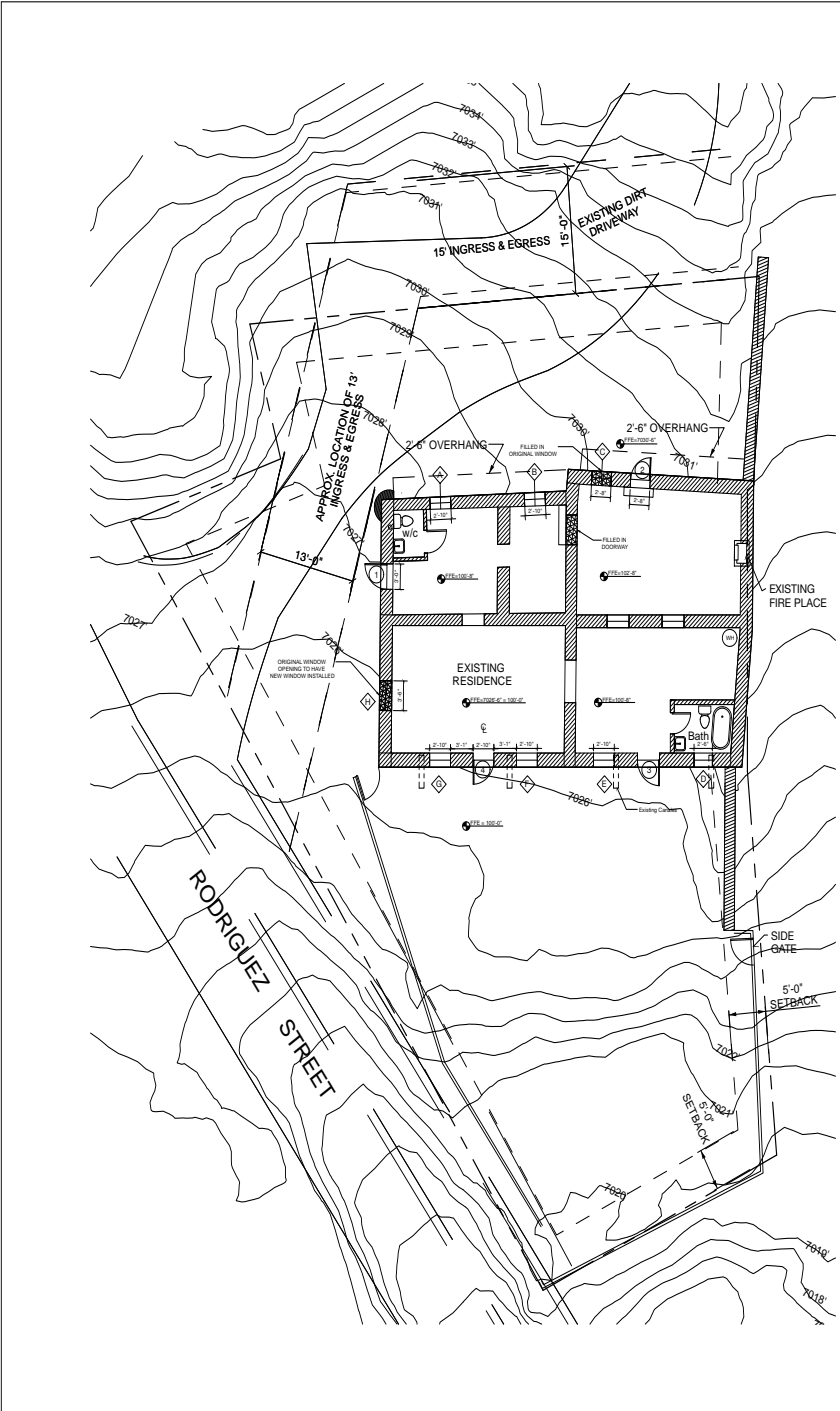
HISTORICAL BOARD REVIEW

10 July, 2022

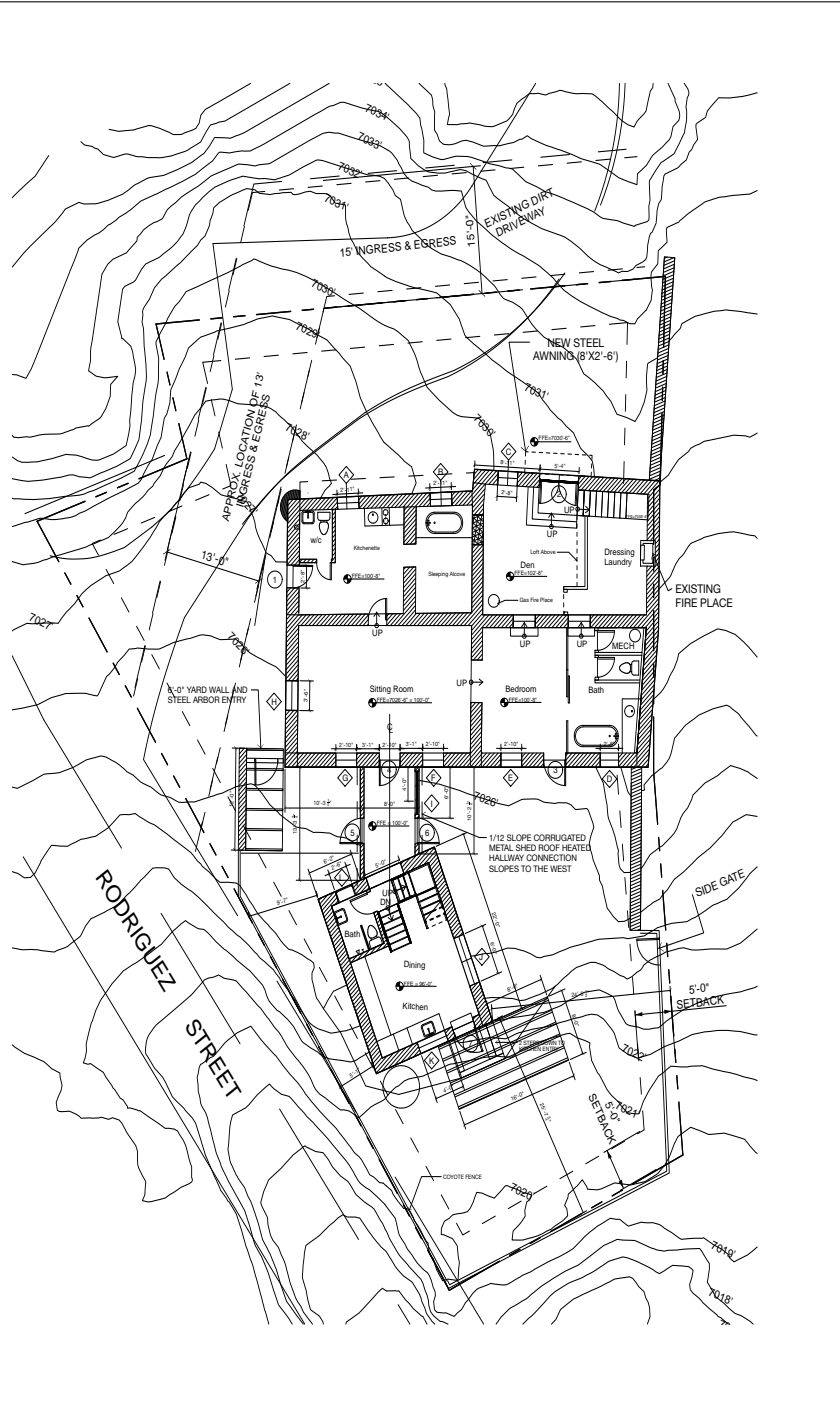
**PROPOSED SITE PLAN**

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

**A101**

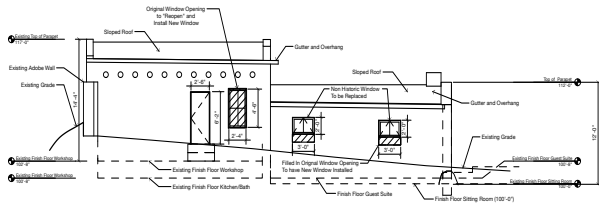


**1** Existing Floor Plan  
 SCALE: 1/8" = 1'-0"

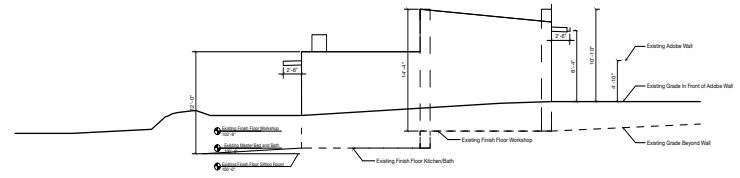


**2** Proposed Floor Plan  
 SCALE: 1/8" = 1'-0"





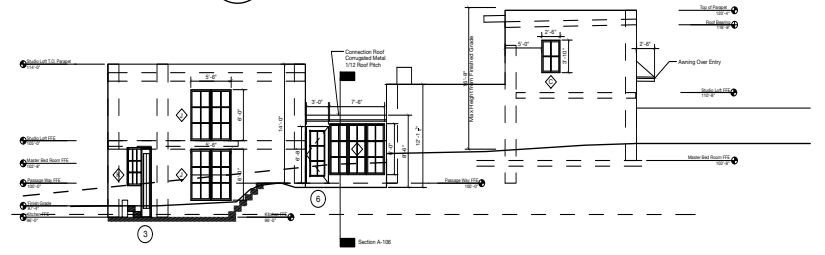
**1** EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



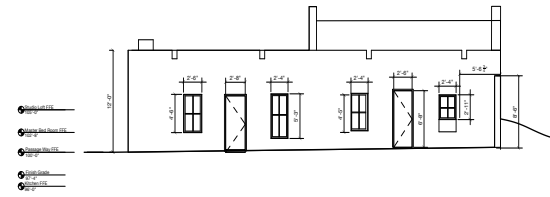
**5** EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



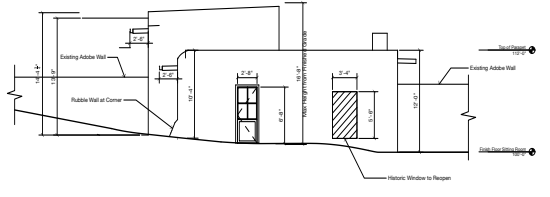
**2** PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



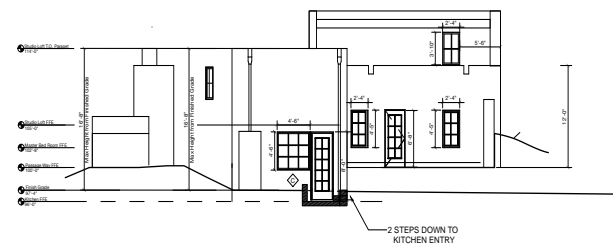
**6** PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



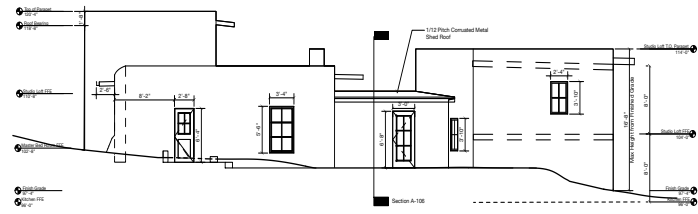
**3** EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**7** EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**4** PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**8** PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION & RENOVATION

HISTORICAL BOARD REVIEW

22 July, 2022

ELEVATIONS

**A105**

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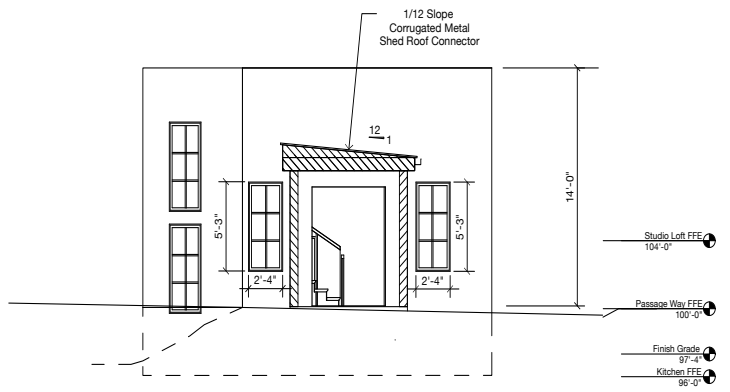
HISTORICAL BOARD REVIEW

22 July, 2022

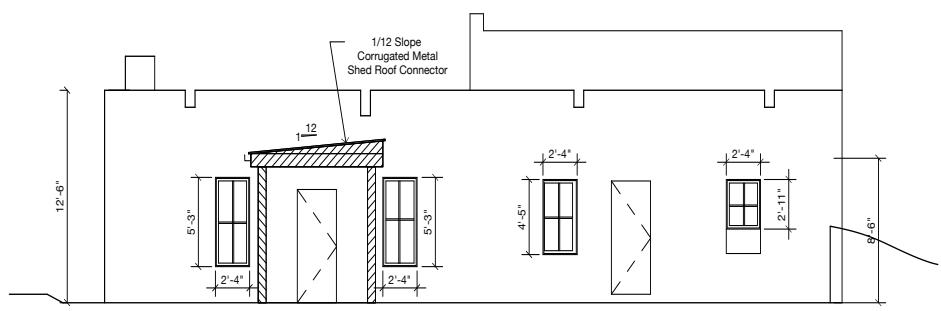
**Section  
 Through  
 Connector**

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

**A106**



**1** Looking South  
 SCALE: 1/4" = 1'-0"



**2** Looking North  
 SCALE: 1/4" = 1'-0"