City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 13, 2022
5:30 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

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HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 13, 2022
5:30 PM
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CITY HALL
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A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. August 23, 2022

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005470-HDRB. 57 Old Santa Fe Trail.
2. 2022-005183-HDRB. 571 Gacria St.
3. 2022-005687 HDRB. 815 E. Palace Ave. # 29
4. 2022-005596-HDRB. 1000 Canyon Rd
5. 2022-005375-HDRB. 1500 Canyon Rd Garage Remodel.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. Preliminary Design Presentation for the Proposed Additions to the Peterson Center at St. John's College, 1160 Camino de Cruz

Blanca. HDRB members comments are requested. (Heather Lamboy)

G. OLD BUSINESS

1. 2022-005790-HDRB. 532 Don Gaspar Ave. Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szantho, owner, 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, cpiccarello@santafenm.gov)

H. NEW BUSINESS

1. 2022-005792-HDRB. 4 Plaza Fatima. Downtown and Eastside Historic District. Contributing. DNCA LLC, agent for Anthony and Jan Jeffries, owners, requests a primary facade designation. (Angela Schackel Bordegaray)

2. 2022-005793-HDRB. 906 ½ Don Miguel Pl. Downtown and Eastside Historic District. Richard Martinez, agent for Victoria Laszlo, owner, proposes to construct a 404 sq. ft. addition to a height of 13'-6" onto a non-contributing residence. (Angela Schackel Bordegaray)

3. 2022-005598-HDRB. 1000 Canyon Rd. Downtown and Eastside Historic District.Contributing. Thom Ortiz, agent for David Freilich/Amelia Ventures, LLC, owner, proposes to remodel a contributing building. Exception to 14-5.2(D)(1)(a) for removing historic material is requested. (Angela Schackel Bordegaray)

4. 2022-005795-HDRB. 513 Canyon Rd. Downtown and Eastside Historic District. Gayla Bechtol, agent for Morning Star Gallery, owner, requests a primary facade designation for a contributing building. (Carly Piccarello)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, September 27, 2022

L. ADJOURN

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

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AUGUST 23, 2022

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
AUGUST 23, 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 Anthony Guida, Acting 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. Anthony Guida, Acting Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Ms. Flynn G. Larson

MEMBERS ABSENT
Ms. Cecilia Rios, Chairwoman (Excused)

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 the Findings of Fact and Conclusions of Law for Mount Carmel are delayed until the next meeting. Additionally, under New Business, Item #1, 465 Camino de las Animas, is postponed and Item #4, 220 Rodriguez Street, is also postponed.

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

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

C. APPROVAL OF MINUTES

1. August 9, 2022

Member Biedscheid asked on page 35, paragraph 7, to revise the second to last sentence to read: “She recalled it was just Facades 2 and 3 and not Façade 1.”

Ms. Lamboy noted the new Board members should not vote on the minutes, since they were not present at the meeting.

MOTION: Member Biedscheid moved, seconded by Member Bienvenu to approve the minutes of August 9, 2022, as amended.

VOTE: The motion passed by roll call vote (2-0-3) with Members, Biedscheid and Bienvenu voting in favor, none voting against, and Members Aguilar Medrano, Berkley and Larson abstaining.

Attorney Ruybalid confirmed two votes were sufficient to pass the motion.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005161-HDRB. 342 Plaza Balentine
2. 2022-005465-HDRB. 333 W. Manhattan
3. 2022-005477-HDRB. 50 Mt. Carmel (**postponed to the next meeting**)

MOTION: Member Biedscheid moved, seconded by Member Bienvenu to approve the Findings of Fact and Conclusions of Law for 2022-005161-HDRB, 342 Plaza Ballentine and 2022-005465-HDRB, 333 W. Manhattan, as submitted.

VOTE: The motion passed by unanimous (2-0-3) roll call vote Biedscheid, Bienvenu voting in favor and none voting against, and Members Aguilar Medrano, Berkley, and Larson abstaining from vote.

E. MATTERS FROM THE PUBLIC

John Eddy noted a packet seemed to be missing for a case.

Ms. Lamboy explained the case was postponed.

Stefanie Beninato said at the last meeting only four members were present and the Lucesse case is questionable. A majority of the members were not present and two people voted in favor and one against. The Chair did not vote but the Chair insisted on voting in another issue like that. She said the Board's approval of the sign exception is "fatally" flawed. Also, she is still looking for suggestions for carpenters in preservation for floor restoration for La Posada. The carpenter planning to do the floor was injured and can no longer do it. She said she was disturbed, as a lawyer wanting people to follow the law, when Board members approve because of "the sensitive design". That is not a criterion in the law and opens them to appeals and charges of subjectivity. As a quasi-judicial body, they should be implementing the law.

F. STAFF COMMUNICATIONS

Ms. Piccarello said some presentations will be given by Assistant Director Lamboy as some of the staff is out. The name on the case may not reflect the person presenting. Staff should be back to a regular schedule for the next meeting.

She welcomed the new Board Members. She indicated only the Lincoln door of the building is unlocked for those coming and going.

Ms. Lamboy said she also welcomes the new members. She asked that they briefly introduce themselves.

Member Aguilar Medrano said she was born and raised in Santa Fe and her family has been here for generations. She loves the sense of place and that was the reason she pursued a degree in landscape architecture. She has worked for the last seven years for a local firm, and prior to that, for the Planning Department for Albuquerque Public Schools. She has a degree in Environmental Planning and Design and is looking forward to sharing her skills with Santa Fe and the community.

Member Berkley said she has had experience with the Board twice. Once was as a homeowner before the Board, and she won an award for that. The second time was as the Director of the Spanish Colonial Art Society. They also received an award for work on the museum. She is not from Santa Fe, but her family was born here.

Attorney Ruybalid addressed the concern expressed of quorum voting. He said when a quorum is present, a majority vote of the quorum passes, even when a smaller number of members may be voting. The resolution says a chairperson cannot vote, except to break a tie. Roberts Rules of Order, under 4:56, recommends the chair of a small board not vote, to protect an impartial position and is consistent with the City's resolution. The matter has come up before at an April meeting in the case of a motion.

The City's resolution 2009-20, prohibits the chair when voting to create a tie. Robert's Rules, in Section 40:1, on having only three voting members says, "The quorum refers to the number of members present, not the members voting." When the fact is a quorum was present, it is the number of members voting on a question, that decides the question. He said he was always glad to discuss this with members of the public.

G. OLD BUSINESS

Chair Guida provided information on the appeal process if an applicant disagrees with the Board's decision.

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)

STAFF REPORT

1500 Upper Canyon Road is a single-family residential structure and barn with significant status to the Downtown and Eastside Historic District. The property is part of the former Matías Martinez farm. The main house was constructed in a hipped box form and in the Territorial Style in the 1890s.

A non-contributing garage is also included on the property, which is set back from the house to the southeast and is the subject of this case. The 380 square foot garage was constructed in approximately 1937 and can be seen from the road set back and to the side of the main house.

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

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

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

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

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

1) Replace the existing 9’10” overhanging flat roof with a 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.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

William Powell, 1601 Don Gaspar, was sworn. He clarified the chimney is drawn as a terra-cotta flue tile. The Board had asked for a stove pipe, but the building owner requested clay tile and if not approved, will just leave that off.

Chair Guida said the Board is considering changes in the design from the last hearing, based on the Board's direction. They asked the applicant to match the garage door opening more closely.

Member Bienvenu said he appreciates the design changes and hoped the applicant agreed that this is a big improvement. This enables them to make this a livable space and maintain the building's character. He still thought the stove pipe preferable and more consistent with this as a garage and the other option inharmonious. He said he is in favor of the design but prefers the stovepipe.

Mr. Powell said he appreciated that. He and the owner had discussed the stovepipe at length. They decided to leave off the chimney if not approved. Clay flue tile was representative in the 1930s and 40s, which is the age of the building. He said the owner does not want a delay and if that is not possible, will remove the chimney.

Chair Guida asked if it is a clay pipe, is a spark arrester required.

Mr. Powell said very likely, and it would be metal, and a spark arrester is required in both a stovepipe and clay flue tile.

Member Aguilar Medrano suggested it would be helpful to add a notation on bullet point #9, that the yardwall stucco will match the garage finish of El Rey, La Luz. Also, she noticed the location of the exterior sconces was not reflected on any of the elevations.

Mr. Powell said that was his mistake it was left off the drawing. The sconces would flank the garage doors. At that time, they had not decided whether to use two or one sconce and it will probably be one, on the wall on the right.

PUBLIC HEARING

John Eddy, PO Box 845, Tesuque, was sworn. He said he addressed the stovepipe issue earlier. He feels it is appropriate on this building. Given that it will be capped by a conical spark arrester, it will probably be more modern. That also detracts from the building.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said she likes the door design but wondered why three instead of the two suggested. Two seem a normal use for a garage and three doors take away from the mass on that side. She appreciated only using one sconce, but said she hopes the light does not shine up or outward. She said lights on her street go out and can go well over 100 feet. It disturbs the dark sky, dark night. They should preserve that. She said Attorney Ruybalid talked about majority, but majority is *more than* 50 percent. If there are four members and two vote in favor, that is not a majority.

BOARD DISCUSSION

MOTION: In 2022-005375-HDRB, 1500 Canyon Rd., Member Larson moved to approve the application with the following conditions: there only be one sconce on the west elevation and drawings of that submitted to staff; the yard wall stucco color will be El Rey La Luz; and that there is a metal chimney pipe, and that amendment is submitted to staff. The motion was seconded by Member Bienvenu.

Member Biedscheid clarified that a condition was for the metal stove pipe to be approved. She thought the applicant preferred no chimney rather than that option.

Member Larson said she is fine with either. She feels it is a minimally intrusive amendment to the structure. She agrees with Member Bienvenu and the applicant it is in keeping with the historic period and structure.

Chair Guida clarified the motion is for either a metal flue pipe or no flue pipe at all.

Member Bienvenu said he was also fine with the amendment.

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

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)

STAFF REPORT

571 Garcia Street is a 1,673 square foot single family residence and 601 square foot guesthouse constructed in the Spanish Pueblo Revival style. The main residence is listed as 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 26th, 2022, the HDRB voted to downgrade the main house from contributing to noncontributing. 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 with 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 façade 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.

STAFF RECOMMENDATION

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

Member Aguilar Medrano asked if it is within the Board's purview to comment on exterior lighting, if included in the packet.

Ms. Piccarello said it is. Generally exterior lighting is administratively approved but as part of the package it is part of the Board's purview. She noted this a non-contributing property.

APPLICANT PRESENTATION

Estevan Trujillo, 933 W. Houghton Street, was sworn. He said lighting is proposed at the steps. The client did not want one level. He proposed lighting at the steps that are hidden so the steps can be used safely at night.

Member Larson asked if a finish is proposed for the adobe wall or will it remain unplastered.

Mr. Trujillo said the old adobe wall with Spanish tile capping needs repair. That will probably be repaired with stucco and will match the house.

Member Guida clarified they propose to stucco the adobe wall.

Mr. Trujillo said they have not gotten that far yet. A mud plaster would not last long. He thought if they are going to the trouble to repair it should be long term. His mud plaster wall has not held up and he thought stucco would be better. The repair is the most important part.

Member Bienvenu said Mr. Trujillo indicated there are some wood members, but the trellis and pergola are basically steel with steel corbels.

Mr. Trujillo said because they were able to downgrade, they want to simplify that. They no longer have the corbels because there are always problems with water damage. The pergola is the higher structure. It is all wood and he wants to create a hand-hewn look, so it has character and doesn't look new.

Member Bienvenu said he thought the current application says there will be steel columns and corbels.

Mr. Trujillo said the only section that will be steel is the trellis. It sits in front of the electric meters and a small structure, and is at most, the height of the yard wall. He said you will see wood and stucco, not steel.

Member Bienvenu noted regarding the wood detail, there didn't seem to be anything in the packet showing what was described for the wood pergola.

Mr. Trujillo said it was confusing in the first proposal when they planned to do posts and columns. Now that the building is downgraded there is no steel, exposed. It will be stucco and wood.

Member Bienvenu clarified he was saying there are no columns anymore, and the beams are attached to the wall. He did not think that was indicated in the packet.

Chair Guida suggested the motion address the steel posts and beam are still included in the packet, and be specific on the extent of the repair.

Member Biedscheid asked regarding where the new air conditioning system would be on the roof and asked if visible from Johnson Lane or Garcia Street.

Mr. Trujillo said they have made a conscious effort that nothing be visible from the street. He said because of the parapet height he could not see any of the mechanical system from the street. On the upper roof they will foam over the actual duct work.

Member Aguilar Medrano asked if the applicant would consider a flush recessed light in the riser of the step instead of a continuous LED strip. She thought that the flushed fixture may be more appropriate.

Mr. Trujillo asked how that system works.

Member Aguilar Medrano explained the fixture sits flush in the riser of the stair and will be accents of light rather than a continuous lighting of the stair.

Mr. Trujillo said a concern is some of the steps are not even four inches. He did not want to see the light source either and runs flashing at the nosing. That will cover the light source and is just a shadow on the riser. He said he would consider her suggestion if there were space, but usually it requires 4 inches high, and he wasn't sure he had that on every step. He just wants them to be safe.

Member Aguilar Medrano said she appreciated him checking that as an option.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she was finding it hard to know what is being approved. The drawings are not clear, and the Board members seem confused as to what they are looking at. She wondered if they should ask for a resubmittal with updated drawings. The lighting is an important part of the design. She thought there would be more consideration if lighting came before the Board instead of staff. The detail like the explanation of LED lights with flashing over it, is important.

The public comments portion was closed seeing no further comments.

BOARD DISCUSSION

MOTION: In 2022-005375-HDRB, 1500 Canyon Rd., Member Biedscheid moved to approve the application with the following corrections: that the pergola be

constructed completely of wood, noting the reference in the staff report to steel posts and beam is an error, and the drawings do actually reflect the pergola as proposed; the trellis material be the only additional steel structure added in the application; that any rooftop appurtenances be screened such that they are not visible from Garcia Street or Johnson Lane; the applicant consider the suggestion for hidden recessed lighting instead of an LED strip; and the repair of the adobe wall is as summarized in the staff report with cementitious stucco applied over the existing adobe wall, matching the same stucco color of the house. The motion was seconded by Member Bienvenu.

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

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. (Heather Lamboy)

STAFF REPORT

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.

STAFF RECOMMENDATION

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

Chair Guida asked about the public visibility of the proposed elevator addition.

Ms. Lamboy said from E. Palace Avenue it will be visible to the residents to the south and east of the site. However, no comment was received from abutting property owners. She said driving by from E. Palace you might see it a bit.

Member Biedscheid asked about the primary facades.

Ms. Lamboy said there are no primary facades. The building is contributing.

Ms. Piccarello agreed.

Member Biedscheid said when the Board approves an addition normally, it is important to know if the addition affects the primary façade. She asked how the Board should handle this case, where one is not designated.

Ms. Lamboy said in staff review and analysis this would not be considered a primary façade. Also, because this is a contributing building in this case the addition would not impact anything that qualifies as primary. The original building footprint, and the east, west, and north facades could qualify.

Member Bienvenu asked if designation of a primary façade requires notice to the public prior to the meeting.

Ms. Lamboy said it does.

Ms. Piccarello added that a status designation does. The primary façade designation is noticed but isn't clear it falls within the Board's purview. She said she wanted to clarify that traditionally staff has brought them to the Board but that is not specifically in Code.

Chair Guida said this is an important point. He thought it unlikely that the rear façade would be primary, but the east would. In other cases, the Board has asked to

designate a façade prior to approving a change. He asked if the Board should continue to do that.

Ms. Piccarello said if the Board is comfortable this is not likely a primary façade, they can make a motion. Generally, staff would notice a primary façade designation for this because of its close link with status. When those are combined it becomes a different kind of case and why staff doesn't combine them.

Chair Guida said they have seen this before when one case is a status review and subsequently, they review changes. He asked Board members if they were comfortable reviewing the case without a primary façade designated.

Member Biedscheid said she recognizes this is a small addition and fits into the footprint, but she was not comfortable without a thorough review of the structure and its history. She said this is an old house with character. She did not want to set precedent for decisions without the proper baseline, which includes having at least one primary façade designation on a contributing building.

Member Larson said she did not have an issue with the addition. According to standard recommendations for accessibility in historic buildings they should consider a few factors. One is symmetry, especially with this house. Currently the addition to the existing structure is at one level and is minimally obtrusive from the street view. She wondered if having two stories would impact the view. Another stipulation in making these decisions relates to the impact of a primary façade, in symmetry. Even if this is two stories, they should afford historic buildings accessibility. She said for the record, it is important each property receive personal consideration and research, regardless of whether there is an accessibility issue. She said her only concern is this is clearly needed. She can tell from the packet it is presenting a hardship and reduces the amount of space in the kitchen and takes away from pantry space, etc. she said ideally this should afford more consideration, but they should move forward.

Chair Guida asked if Ms. Larson agreed this case should be postponed and hear a case for a primary façade designation.

Member Larson said yes, and it should as soon as possible because this is clearly a pressing matter.

Member Bienvenu said it is a procedural formality at this stage. He said this project seems eminently approvable but for the record, the Board would be skipping a step to approve as submitted without knowing if it will affect a primary façade, and if exceptions are needed. He thought it clear from the site visit that the street facing frontage on the north would be a primary façade. It is possible the east facing elevation would be as well and this proposal could have impact. He thought even the last addition for the kitchen

seemed a primary façade designation was needed before approval. The Board should not repeat the same mistake twice. They should go through the process before considering the application.

Member Larson commented that the Board has to allow flexibility. Even if they designate one of the other elevations as primary, some amount of flexibility should be considered for this type of case. She requested that staff's report include a thorough accounting of the historic fabric and a clear chronology.

Ms. Lamboy said the building is contributing. Typically, the primary façades were important to inform the way forward when there is a status change. No status change is proposed in this case. She understands the Board's concerns. From a staff recommendation standpoint, the façade this will be attached to would never be considered primary. An addition has been made that has altered it. She said if the Board wished, they could act on this case and bring back the primary façade designation to ensure it is part of the record.

Chair Guida asked the soonest the case could be heard if postponed.

Ms. Lamboy said September 13th.

Chair Guida suggested if the Board's direction is to postpone, they should not hear the design presentation. They could hear the primary façade case and this case in the correct sequence and postpone to a date certain.

Member Bienvenu agreed that the back elevation could never be designated as a primary façade. He asked if true if the east elevation were designated primary, it would require an exception because it is not a 10 foot setback.

Ms. Lamboy said the Board's practice that primary façades can be done in components and not just an entire elevation, begs the question if they would designate the kitchen addition as primary on the east elevation, or would it be the footprint of the original house, the hipped box. Staff's recommendation would be the footprint of the original house, not necessarily the kitchen addition. Staff would find it does not have the contributing elements historically to be designated primary.

Ms. Piccarello said the question is whether the addition is within 10 feet of the façade with the hipped box. She thought it is and would require an exception. She noted the status review and primary façade designation could be at the same hearing as the addition. Staff would have to choose which façade they feel would be chosen primary and apply an exception, or not.

MOTION: In 2022-005595-HDRB, 504 E. Palace Ave., Member Bienvenu moved to postpone to the next meeting, September 13, 2022, for a primary façade designation and consideration of this application. The motion was seconded by Member Biedscheid.

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

Chair Guida clarified the date certain is September 13, 2022.

Elizabeth Wagner, 18 E. Palace Ave., was sworn. She said she has been working on this case since February. She has been through three case planners and never did anyone mention a primary façade designation until tonight. That presents a hardship to her client and her client's elderly parents. She asked that the case be moved along faster.

Chair Guida said he understands and hears that. He said he appreciates her sharing and staff will put this on the next available agenda.

H. NEW BUSINESS

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

Postponed

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. (Heather Lamboy)

STAFF REPORT

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 in the staff packet

No change is proposed to the building footprint. Please see the graphic in the staff report.

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.

STAFF RECOMMENDATION

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

Chair Guida asked for a clarification. In the staff report it is proposed that the west elevation be designated a primary façade. He asked if there were no primary façades designated.

Ms. Lamboy said there is no individual building historic inventory form, only one for the compound. The individual building has not been designated.

Chair Guida said the compound is contributing. He asked Ms. Piccarello if this case had been properly noticed to both designate a primary façade and the changes.

Ms. Piccarello said technically, they separate a primary façade. The applicant supplied a window assessment and none of the windows to be replaced are historic. This case then becomes an administrative approval. The Board should rule on the primary façade designation. Staff can assist with the windows and do a separate approval administratively. Combining the two creates a logistical problem with the case information.

Chair Guida confirmed staff was saying the case is a façade designation and nothing else.

Member Biedscheid said the window assessment states windows C, D and E are historic. Those are on the west façade proposed as primary.

Ms. Piccarello said that has to come back to the Board separately.

Ms. Lamboy said if they were replaced, but they are proposed to be repaired.

Ms. Piccarello added the repairs can also be administratively approved.

Member Larson clarified that the language says, "*Restore windows A-F*" and that should be very clear how that is defined. She said there is a difference between repair and restore. Restore implies it would be returned to an historic appearance and repair is just repairing what is already there.

Chair Guida confirmed with staff that the intent is to repair.

Ms. Lamboy deferred the answer to the applicant.

Member Biedscheid asked for clarification on the agenda notice that says an exception to remove the old historic material. She asked if an exception is required or was that an error.

Ms. Lamboy said the captions were written a while ago. Since then, there was a conversation about windows being removed, and the application has been changed.

APPLICANT PRESENTATION

Elizabeth Wagner, previously sworn, stood for questions.

Chair Guida asked if she agreed with staff's recommendation for the primary façade as the west façade.

Ms. Wagner said, yes. She said she thought both could be done tonight but if staff could approve, they would like to move forward.

Chair Guida said if the case can be reviewed administratively that will be done. He said the other clarification is whether the intent is to repair or restore, the historic windows.

Ms. Wagner said Ray Patterson said windows C, D and E are the only historic windows and recommended they be repaired exactly the same. She said A and B have been changed and rebuilt many times and Mr. Patterson recommended replacing those in kind.

Member Larson asked staff if replacing in kind, could be administratively approved.

Ms. Piccarello said historic windows have to be repaired, otherwise if replaced, they would have to go to the Board. She noted if they are not historic windows as the assessment states, they can replace. Replacing in kind would mean their replacement would be in kind to the historic windows of the house and coming before the Board with exceptions.

Member Bienvenu asked if the Board could designate a primary façade and the approve the requested repairs and replacements, to avoid the applicant going through an additional step for administrative approval.

Ms. Piccarello said that would save time, but they don't want to establish a precedent. Otherwise, that would be great.

Member Larson thanked the applicant for repairing as many windows as possible. Many take the easy route of replacing everything. The Board appreciates the effort to be more sustainable and respecting the historic fabric.

Ms. Wagner said that is their intention.

Member Biedscheid confirmed that the characteristics of the windows with the wooden lentil, wood sill and deep inset would be preserved when replaced.

Ms. Wagner said the windows are proposed to be rebuilt.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she appreciated the applicant restoring and repairing windows, even those that have been changed out. She said a primary façade should be designated first and depending on that, determine if exceptions are needed. She said staff keeps saying the windows are not historic, but it is not just the windows, it is the opening as well. She said the question is if the window opening is historic and will be preserved. She said this meeting, the whole agenda, and the presentations by staff have been confusing and incomplete. It seems staff is just saying the Board should go home and they can make administrative decisions on everything, including primary façades.

Ms. Piccarello said she did not say staff was assigning primary facades. She said it is not in the Code, but point taken. She said for clarification, bringing primary facades to the Board is not recognized formally in the Code.

BOARD DISCUSSION

MOTION: In 2022-005689-HDRB, 634 Garcia St. #19, Member Bienvenu moved that the west elevation be designated as the primary façade and while recognizing that Board approval is not formally needed, in the interest of efficiency and for the sake of the applicant not having to return for administrative approval, the Board also approves the restoration of windows A through F on the west elevation, and replacement in like and in kind of windows G through J, and doors two through four. The motion was seconded by Member Larson, with a friendly amendment.

Member Larson asked that the motion clarify that the west elevation is reflected as the primary façade because of a number of character-defining features that communicate the history of the building that are worthy of preservation, even with the addition of the portal added in 2005.

Member Bienvenu accepted the friendly amendment.

Member Larson added that the motion should also clarify that restoration implies returning the windows to its historic function and form, and repair indicates repairing in-kind, to the current appearance of the window.

Member Bienvenu said his concern with accepting the friendly amendment is that the Ordinance only speaks to repair *and* restore. It is not clear that the Ordinance contemplates that distinction. He deferred to staff whether there is a distinction between repair and restore in the Ordinance for historic windows.

Ms. Piccarello said the Ordinance does not recognize nor does it define restoration appropriately. It recognizes repair, and the distinction is helpful. She said in a motion we tend to describe it as returning to historic, or something of that nature.

Member Bienvenu asked if the motion should be modified to indicate that the historic windows should be repaired to the original historic condition.

Member Larson corrected her amendment earlier on repair versus restoration. She said she wanted to clarify that a repair is to be a repair to the historic appearance.

Member Bienvenu accepted the friendly amendment as corrected.

Member Biedscheid said her understanding is the applicant stated that windows C, D and E, of the primary façade designation are historic and will be repaired. The others on that façade, windows A, B and F, would be *replaced in kind with a rebuild of the lentils, etc., replicating the current window.*

Member Bienvenu said the staff report indicates the applicant will restore windows A through F and replace windows G through J.

Ms. Wagner said that had been the proposal before being asked to hire Mr. Patterson. His recommendation is only windows C, D and E are historic and can be restored to historic condition. He said that all other doors and windows can be replaced.

Member Bienvenu agreed and modified his motion to state that windows C, D and E should be repaired as indicated and the rest of the windows may be replaced in like and in kind.

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

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)

STAFF REPORT

The subject property located at 815 E Palace Ave #19 is a single-family residence listed as noncontributing 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.

STAFF RECOMMENDATION

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

Chair Guida said the report said the property was red tagged. He asked what of the work portions being considered tonight, have been completed.

Ms. Piccarello deferred the question to the applicant.

Ms. Lamboy said the staff report lists the number as 19, but it should have been 29, which is correct, and the number reflected on the agenda.

APPLICANT PRESENTATION

Christopher Purvis, 518 old Santa Fe Trl. was sworn in. He clarified the owner received permission to stucco and re-roof. Six months or later, the owner hired a landscaper, who assured him permission was not needed to move anything. He said they apologize to the Board. The fence has been rebuilt and was moved with the permission of a neighbor six inches to a foot and ½ from the condo property line. A shed at the front of the property was moved to the back and does not meet zoning. They were told they can put the shed in the location proposed, attached to the lower portion of the house in the least visible area. None of that work is done.

Chair Guida confirmed that the six-foot coyote fence and the 48" high stone wall have already been done.

Mr. Purvis confirmed and said they rebuilt the steps.

Member Aguilar Medrano said it would be helpful for the record to indicate the type and color of the stone used to reconstruct the wall. Also, the wall detail indicates 2' 4" even though one is 48 inches. She suggested revising the detail to say a 4-foot maximum or "refer to the plan". The coyote fence detail mentions a gate, but she did not see a gate indicated in the elevation. She asked that the gate be added with notations about the size and material of the vertical posts used, and whether they were cedar or metal.

Mr. Purvis asked if she wanted corrections verbally or for him to revise the drawings and submit to staff.

Chair Guida said there are two ways to correct. If relatively minor, it can be acknowledged in the motion. If there is a substantial difference in appearance, and is clear on the size, dimensions, appearance etc., the Board asks that the applicant update the drawings and submit to staff. On a design change, they would ask the applicant to come back before the Board to rehear the case. He said this may fall on the edge, but he thought it could be addressed in the motion.

Member Aguilar Medrano said she was comfortable with that. She asked Mr. Purvis to provide verbal confirmation for the Board to include in the motion.

Mr. Purvis said the stone for the steps and the wall are a gray, square stone. The vertical latillas have bark and are two to three inches in diameter. The gate is about three feet wide and made from same the same material as the fence.

PUBLIC HEARING

There were no comments.

BOARD DISCUSSION

MOTION: In 2022-005687-HDRB. 815 E. Palace Ave. #29, Member Aguilar Medrano moved to approve the case and noted that the applicant has indicated the stone wall is constructed of gray hued square stone, the fence and gates are made of latillas with the bark on, and are 2 to 3 inches in diameter, and the fence and gate match in style. The motion was seconded by Member Larson with a clarification that the address is 815 E. Palace Ave., #29.

Member Bienvenu asked to clarify if the fence structural members are on the inside of the coyote fence or the exterior and if the tops of the latillas are staggered.

Mr. Purvis said it varies. It is on two sides but when it gets to the back of the property at the arroyo and on the side, the members are inside. The tops are staggered.

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

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/alterations 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)

Postponed

I. DISCUSSION ITEMS

Ms. Piccarello said she will be sending an email regarding Board elections which is required annually. She confirmed that all members of the Board need to be present for the elections.

J. MATTERS FROM THE BOARD

Member Biedscheid thanked the new Board members for their input and participation.

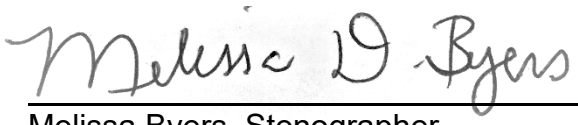
K. NEXT MEETING: Tuesday, September 13, 2022

L. ADJOURNMENT

MOTION: Member Larson moved, seconded by Member Biedscheid to adjourn at 7:24 pm.

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

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

Case # 2022-5470-HDRB
Address – 57 Old Santa Fe Trail
Agent's Name – Lila Pickus, JenkinsGavin, Inc.
Owner/Applicant's Name – 57 Old Santa Fe Trail, LLC

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

BACKGROUND

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

In 2011, exceptions were granted to install a building wall sign above the l5' height limit and to exceed the maximum 20" letter height. Currently, the applicant proposes to replace the existing wall-mounted sign on the west façade. The proposed sign will be 51 percent 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 SFCC Section 14-8.10(H)(26)(a)(i). The sign area will exceed 20 square feet, the letter height will exceed 20 inches, and the sign will be mounted more than 15 feet above street grade.

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 found that the proposed navy blue lettering conflicts with SFFCC Section 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 recommended 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. Staff did not find that all the exception criteria have been met but the Board may found that they have upon further testimony.
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, project applications to assure overall compliance with applicable design standards.
8. Under SFCC Section 14.8.10(H)(26)(a)(i), signs that exceed 20 square feet, have a letter height that exceeds 20 inches, and will be mounted more than 15 feet above street grade, are not permitted.
9. Division Staff determined that three exceptions to SFCC Section 14-8.10(H)(26)(a)(i) would be required for approval of the Application, and the Applicant requested three exceptions.
10. To obtain exceptions, applicants are required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) are met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board disagreed with Staff's finding that the Applicant has not conclusively demonstrated the exception criteria, and determined that all exception criteria have been met.
    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 other signs in the area vary in height and color;
    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 owner/applicant can change branding to continue to conduct business; 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, because active businesses in the Plaza are integral to the community and a historic element of the Santa Fe Plaza.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Item # 1 as set forth in the Application, as recommended by Staff.
3. The Board finds the Applicant has conclusively demonstrated the three criteria for the exception requested in the Application.

IT IS SO ORDERED ON THIS 13th DAY of September, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2022-5183-HDRB
Address – 571 Garcia Street
Agent's Name – Estevan Trujillo
Owner/Applicant's Name – William and Suzanne Bruke

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 23, 2022.

BACKGROUND

571 Garcia St. is a 1,673-square-foot, single-family residence and 601-square-foot guesthouse constructed in the Spanish Pueblo Revival style. The main residence is listed as non-contributing to the Downtown and Eastside Historic District, and the guesthouse is listed as non-contributing due to its modernity, constructed in 2005. 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.

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, 2022, the HDRB voted to downgrade the main house from contributing to non-contributing, finding that non-historic additions, equaling almost 50 percent of the house's historic footprint, overwhelm the historic façades and obscure the original house from the street view. See Case # 2022-5447-HDRB.

The Applicant now proposes the following exterior alterations:

1) Construct a pergola in between the main house and guesthouse. The wood members of the pergola will be attached to the eastern façade of the guest house and to the western façade of the main house. The existing canale at the guesthouse will be moved to the north façade. A portion of the guesthouse east façade parapet will be raised 1'11" 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.
3) Construct a steel trellis to screen the electrical and data boxes. Climbing vines planted in conjunction with the trellis will screen the electrical boxes 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. The Applicant proposes hidden LED strip lighting for safety.
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.

Planting beds with low maintenance seasonal plants will be placed at the locations shown in the plan.

6) Replace the existing roof-mounted cooling system with one more centralized. Two systems may be required to cover different zones. The new AC system will not be visible from Johnson Lane.
7) Repair the existing exposed adobe yard wall at the north end of the courtyard.

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves all elements of the Application, #s 1 through 7, as recommended by Staff, with the following additional conditions:
    - the pergola would be constructed entirely of wood beams (the reference in the Staff Report to a steel pergola structure has been superseded by new drawings, as described in the hearing);
    - the trellis (project element # 3) shall be the only steel structure added in this application;
    - the new AC units and any other rooftop appurtenances shall be concealed by parapets so they are not visible from Garcia Street or Johnson lane;
    - the safety lighting for the stairway shall be recessed, or the lighting source concealed, and shall be a fixture other than an LED strip; and
    - the repair of the adobe wall described in the staff report shall be a stucco application over the existing adobe wall, will match the existing stucco color of the house and be cementitious in nature.

IT IS SO ORDERED ON THIS 13th DAY of AUGUST, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid — Date
Assistant City Attorney

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

Case # 2022-005687-HDRB
Address – 815 E. Palace Ave., # 29
Agent's Name – Christopher Purvis
Owner/Applicant's Name – David Baizer

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 23, 2022.

BACKGROUND

The subject property located at 815 E. Palace Ave., # 29 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 of 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 May 3, 2022. In February, 2020, the property owner received an administrative approval for a re-roof, window replacement and re-stucco. The applicant states that a landscaping firm did the work 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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards."
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. 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.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves items # 1-3 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    - The stone walls be constructed of gray hewn square stone;
    - The coyote fence and gates are built of latillas, matching in style, with bark on, 2" to 3" diameter; and
    - The support structure for the coyote fence shall be inside the fence on the north elevation, and may be on the outside of the fence on the east elevation.

IT IS SO ORDERED ON THIS 13th DAY of SEPTEMBER, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2022-5596-HDRB
Address – 1000 Canyon Road
Agent's Name – Thom Ortiz
Owner/Applicant's Name – David Freilich, Amelia Ventures, LLC

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

BACKGROUND

1000 Canyon Rd. is an 850-square-foot, 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. The Applicant requested designation of primary façade(s).

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.

A 12-foot by 14-foot accessory structure is set on the south end of the property, abutting the south and east property lines. This structure is described in a 1953 property survey as a "garage," and it appears to have had a garage-door-size opening on its north façade, but the opening has been mostly filled in and a pedestrian door has replaced the garage door. Like the main house, it has a flat roof, adobe walls, and a rounded parapet with a single metal canale shedding water to the east side. Smaller than a standard garage, it may have been a workroom or used for root storage, and the inside walls are characteristic of a division into two living spaces.

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 found 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.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structures be maintained as contributing, per SFCC Section 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 façades.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main structure, the accessory structure, and the front adobe yard wall structures all meet the definition of "contributing structures," as recommended by staff. They have characteristics of the Spanish-Pueblo style and vernacular construction, with flat roofs, metal canales, adobe walls and rounded parapets, which are historic architectural design qualities significant for this Historic District. Records reflect that they likely were built between 1929 and 1934, and although there are some non-historic alterations, they retain substantial historic integrity.

10. The Board finds that the north façade of the main house and the north façade of the garage structure, minus the infilled garage portion, are the primary elevations of the structures with the features that define the character of the structures' architecture.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review the historic status of these structures.
3. The Board maintains the main house structure's contributing status.
4. The Board designates the front, adobe yard wall on rock base as a contributing structure.
5. The Board designates the garage/accessory structure as a contributing structure.
6. The Board designates the following as primary façades:
    a. the north elevation of the main house; and
    b. the north elevation of the garage, minus the infilled garage door space.

IT IS SO ORDERED ON THIS 13th DAY of September, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2022-5375-HDRB
Address – 1500 Canyon Road
Agent's Name – William Powell
Owner/Applicant's Name – Daniel Fierro, Jennifer Gilreath, and Tony Martin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 23, 2022.

BACKGROUND

1500 Upper Canyon Road is a single-family residential structure and barn with significant status to the Downtown and Eastside Historic District. The property is part of the former Matías Martinez farm. The main house was constructed in a hipped box form and in the Territorial Style in the 1890s.

A 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 garage initially was designated non-contributing, but July 12, 2022, the Board designated the garage as contributing to the Downtown and Eastside Historic District, with the north façade designated as primary. See Case # 2022-5507-HDRB. This 380-square-foot garage was constructed in approximately 1937 and can be seen from the road. 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. It has combination of protruding round vigas and wood beams seen on the east and west sides. A pair of double, plywood doors is set in the west façade, and one aluminum slider window on the north and one on the east are set in deeply recessed openings. The walls are composed of original and recent adobes, and concrete masonry unit (CMU) blocks. The north façade includes one protruding viga, a deep-set window opening among a large wall massing, and the low-pitched shed roof profile that gives definition to the structure. This wall was partially rebuilt with concrete masonry unit blocks.

Having a utilitarian function for the family, the building has experienced several alterations, including a roof replacement, rebuilt walls, and shifts to openings. According to the HCPI and based on the family's car, the double-door opening was likely widened. The garage 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 26, 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 the south façade and a porch addition to the north facade of the main house. See Case # 2022-4713-HDRB.

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 is 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 and doors in "pure white" SW7005 matching the main house.
5) Add a metal stovepipe chimney at the southwest corner.
6) Replace aluminum windows with true-divided-lite wood windows.
7) Create a new opening on the south elevation and add new true-divided-lite 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-lite windows.
9) Add a 4'0" stucco yardwall to the west side of the garage.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to

exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

9. The Board finds that the aluminum-slider windows on the north and east façades are non-historic.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
    - there will be one sconce on the west elevation, with a drawing illustrating that to be submitted to staff for approval;
    - the yard wall will be stuccoed in El Rey La Luz; and
    - the chimney pipe be a metal stovepipe, and that it be illustrated in a drawing submitted to the staff for approval. Alternatively, the Applicant may opt to place no chimney pipe at all.

IT IS SO ORDERED ON THIS 13th DAY of SEPTEMBER, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios — Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid — Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: September 13, 2022

TO: Historic Districts Review Board Members

FROM: Heather L. Lamboy, AICP, Assistant Director, Land use

Preliminary Design Presentation for Proposed Addition to the Peterson Center at St. John's College

Address: 1160 Camino de Cruz Blanca
Historic Status: Significant
Historic District: Historic Review

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: Minutes 3/14/2017

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Presentation Package

INTRODUCTION:

The following presentation concerns one structure, the Peterson Center, on the St. John's Campus at 1160 Camino Cruz Blanca. In preliminary discussions with Staff, it was determined that this case be presented to the HDRB for an informal review to have a forum for dialogue regarding the proposed additions. Comments from the HDRB will inform the applicant for upcoming submissions to the HDRB. All of the work proposed will require exceptions to the Code.

BACKGROUND & SUMMARY:

The Peterson Student Center at St. John's College was designed by the architectural firm of Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival Style. Holien and Buckley also developed the campus master plan. John Gaw Meem, who served as a consulting architect, described the modern interpretation of Territorial Revival Style as a reflection of historic precent but also a new phase of the style. Meem noted that while the number of and size of windows far exceeded that typically found in traditional Territorial Revival Style, walls still dominate rather than openings.

There were many functions planned for in the Peterson Student Center, which includes a great hall for lectures and events, campus bookstore, coffee shop, and a student dining room. Architectural detailing includes brick parapets, cast concrete columns, lintels, and sills, and metal doors and windows. The 45,653 square-foot building is comprised of terraced rectangular masses and the main entrance faces a plaza on the east side of the building. On March 14, 2017, the HDRB designated the Peterson Student Center as significant, which results in all facades being treated as primary.

The applicant is proposing additions on the north, south and east elevations. With the exception of the east elevation, the elevations have not been changed since the construction of the building. As illustrated in photographs provided in the packet, the east elevation portal was enclosed, and some site work was done in the plaza so there would be direct pedestrian access to the south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Peterson Student Center
Student Center

2. Location:

1160 Camino Cruz Blanca
Santa Fe:
Historic Review Historic District

3. Local Reference Number:
Santa Fe ID: N/A

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:

December 17, 2016

7. Previous Survey Date(s):
__ Yes:
_x_No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.666932, -105.912435



10. Photo Information Negative: Harvey Kaplan View of east elevation, facing west. .

11. Brief Description of the Property:

The largest of the original three buildings making up the academic complex, the Peterson Student Center anchors the west end of the plaza with its huge multi-mass form. The three-story, L-plan building is positioned along a relative east-west axis. Roughly 45,693 square feet, it is composed of large rectangular mases arranged in a stepped or terrace like fashion. The three-tier design is most readily observed from the parking lot at the north. The east elevation, facing the plaza, presents an asymmetrical arrangement of masses. Its first and second stories are dominated by large bays holding storefront entries. Varying in configuration, the bays contain single or multiple aluminum stile doors flanked by composite steel windows. The doors all appear to be replacement units. The three-part entry at the first floor is not original. A balcony and a separate roof deck project from the second story. The north elevation, spanning three stories, includes a service area with sheltered loading docks at the basement level. The roof deck of the east elevation continues along the north, providing an outdoor option for the dining room. Large bays filled with storefront systems and multi-light window walls characterize this elevation. The bays are framed by precast concrete lintels and sills. Some include a shallow portal-like projection made of precast concrete as classically derived columns and fascia. The west and south elevations show the same pattern of lower projecting masses and façades dominated by window walls. Tucked into the ell of the south elevation is a small, brick-paved terraced courtyard. The composition is crowned by a small rectangular mass near the northeast corner, creating the top tier. Constructed in 1963-64 of reinforced concrete, the building is faced with cementitious stucco in the buckskin tone. Modern Territorial Revival elements applied to it include the precast concrete portales and decorative brick cornices at each level. The interior, not subject to this review, houses the campus bookstore, a small coffee shop, an auditorium, meeting rooms and offices, and a large dining room, notable for its airy double-height volume. The interior has several works by architect-designer Alexander Girard, and an overall design by Girard and interior designer Frank Woods.

12. Who uses the property? Student center

13. Construction Date:
Date: 1963-64
_x_Known __ Estimated **Source:** campus history and period newspaper accounts

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial __ Residential _x_Public: college campus

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2016

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Peter Brill Inc.

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

N/A

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

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

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

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing __ Non-contributing _x*_ No Status

If 'yes', what is the name of the district? __ State _x_ National _x*_ City of Santa:

Santa John's College National Register of Historic Places district; *Historic Review District, City of Santa Fe

Recommended Noncontributing Structure to the Historic Review District, February 15, 2017.

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Peterson Student Center Student Center	1160 Camino Cruz Blanca Santa Fe: *Historic Review Historic District*	4. County: Santa Fe
		5. Date of Survey: December 18, 2016

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other: Frame

7. Number of Stories: __ N/A
Number: __1 __11/2 __ 2
__ 21/2 Other:__3__

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Fixed/awning	Aluminum	2	Multiple
Fixed, window walls associated with storefront systems	Steel	Varies	Multiple

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Stile	Aluminum	Multiple
Double	Entry	Aluminum	Multiple

12. Chimneys: two, interior

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: unknown; introduction of three-part aluminum storefront entry at east elevation main entry; period photographs and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

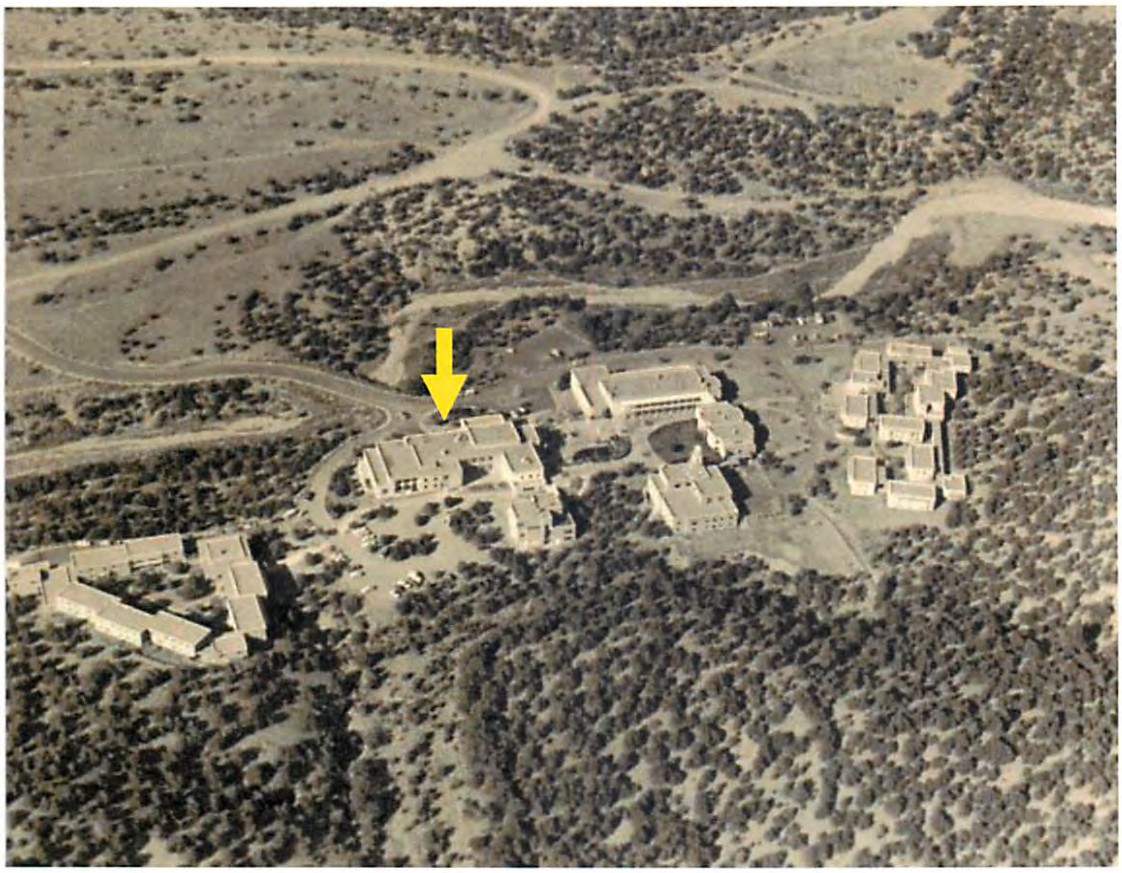
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: 1973 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 __A __B __C __D	
1. Name of property: **Peterson Student Center** **Student Center**	**2. Location:** **1160 Camino Cruz Blanca** **Santa Fe:** ***Historic Review Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: December 18, 2016**

Historical Overview

On the morning of Monday, April 22, 1963, architect John Gaw Meem took a shovel — flown to New Mexico from Baltimore on a TWA plane — and turned over a chunk of earth along a slope of Sun Mountain. Despite the chill, approximately 60 people had arrived for the hastily arranged event, making a pilgrimage up the hill from their cars parked along the north bank of Arroyo Chamiso. Before Meem dug into the ground, Dr. Boshen, a Presbyterian preacher, provided an invocation, followed by John Dillon, who gave a short history about a small liberal arts college in Maryland. Brother Luke of St. Michael's College then delivered a short benediction.

With shovel in hand, Meem delivered his own remarks about the significance of the groundbreaking ceremony, declaring it "an important event in the history of education in the United States of America."[i] Almost immediately after the first shovelful of dirt was turned, a construction crew began work on three buildings that would form the core of the St. John's College campus in Santa Fe.[ii]

The selection of Santa Fe, reportedly one of 40 communities considered as a possible location for the new campus, took shape in 1961 when Faith and John Gaw Meem, along with several other families, donated 268 acres of land along the north slope of Sun Mountain. Soon after, a Santa Fe executive committee formed to begin planning and fundraising for the estimated $7 million campus.

The committee turned to Meem's successor firm, Holien and Buckley, to develop a master plan for the campus.[iii] In the summer of 1961, Edward O. Holien worked on the plan, conferring with Meem, his former boss, who had been hired by the college as a consulting architect.[iv] By September, the architect had worked through three drafts of the master plan.

It envisioned a central area, "the academic complex," that would include a quad populated with a classroom building, a laboratory and a student center. East and west of the complex would be separate male and female dormitories. The local committee and the Board of Governors and Visitors of the Annapolis campus reviewed the master plan, and decided to the divide the project into two phases.

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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: **Evans Science Laboratory** **Laboratory Building**	**2. Location:** **1160 Camino Cruz Blanca** **Santa Fe:** ***Historic Review District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: December 18, 2016**

On July 28, 1962, the board authorized $113,499 for Holien and Buckley to develop a full set of working drawings for the anticipated first phase of construction. This phase consisted of the academic complex, a library, and an administration building, as well as an access road and utilities.[v] A second set of preliminary drawings for the dormitories and separate fine arts and music buildings was additionally authorized but not built.

Work began in January 1963, with Robert E. McKee General Contractor, Inc., a large El Paso, Texas based contracting firm, which would build much of the first phase of the campus. The company started work on a causeway across Arroyo Chamiso to connect the campus with Camino Cruz Blanca. Holien and Buckley developed their final drawings in March, and construction of the academic complex started soon after.

At Meem's suggestion, the college hired Garrett Eckbo, a Los Angeles-based landscape architect with the firm Eckbo, Dean, Austin and Williams, to develop landscape design for the academic complex and landscaping plan for the rest of campus.[vi] Taking advantage of the natural sloping topography, Eckbo divided the campus into terraces demarked by stone retaining walls. For a focal point, he created a contemplative pond and rock garden near center of the academic complex.[vii] Other areas were left in a near natural state.

The initial phase of campus construction finished in September 1964, in time to receive the first class of students enrolled in the college. Eighty-five of these students graduated in four years later. Additional buildings were added to the campus over the years as funds became available. The most recent of these, the contemporarily designed Winiarski Student Center, was erected in 2012.

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1. Name of property: **Peterson Student Center** **Student Center**	**2. Location:** **1160 Camino Cruz Blanca** **Santa Fe:** ***Historic Review Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: December 18, 2016**

Student Center

Constructed in 1963-64, the Peterson Student Center (originally the Student Center) was one of three buildings developed as part of the original academic complex. The architectural firm of Holien and Buckley, which developed the campus master plan, designed the student center as a large multi-purpose building suited to hold the multiple functions of a small college campus. On the second floor was the Great Hall, which functioned as a combined event and lecture hall. The first floor was designed to hold the campus bookstore, a coffee shop, and a large dining room positioned to include views of the Sandia, Jemez and Sangre de Cristo mountains.[viii]

John Gaw Meem, the consulting architect for the project, found issue with the original "heavy treatment" of the interior of the student center.[ix] At his recommendation, the college hired Santa Fe-based architect-designer Alexander Girard to design its interior and the spaces of the other buildings making up the academic complex.[x] Girard, who had recently gained national attention for his design of the La Fonda del Sol Restaurant in the Time-Life Building in Manhattan, worked with local interior designer Frank Woods to develop an interior design. They created public areas with a primarily white color scheme, and furniture and fixtures which blended modern and traditional materials with folk-art influences.[xi]

Work started on the student center almost immediately after the April 22, 1963 groundbreaking ceremonies, with bulldozers leveling the site and excavating footings. Robert E. McKee General Contractor, Inc., constructed the building, along with the Laboratory Building and Santa Fe Hall.

Construction continued at a frenzied pace through the summer. On September 27, Richard F. Cleveland, son of former President of Grover Cleveland, was surrounded by a crowd of Maryland dignitaries as he laid a cornerstone at the student center — chiseled with the year "1964." By winter, the second story slabs had been poured. The building opened to students (unfinished) in September 1964 to meet the scheduled start of classes. Without its own location, the college library stayed in the north wing of the student center for many years.

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Evaluation of Historical Status

John Gaw Meem, the consulting architect for the first phase of the master plan, reflected upon the campus's intended use and chose a modern twist on the Territorial Revival idiom. Meem viewed the developing architecture at St. John's not only as a reflection of historical precedent, but also as a new phase of the style. He predicted that this new phase "will be completely contemporary in meeting the standards of living and scientific requirements demanded of a modern, advanced educational institution like St. John's College."[xii] This phase of the Territorial Revival, as he envisioned it, would employ aluminum windows, "for their efficiency in maintenance," and concrete instead of wood for the portales and balconies "for maximum fire protection." Meem admitted that the windows, in terms of size and numbers, "will be far greater than in the original style," but assured that "walls will dominate rather than openings."

Constructed in 1963-64, as part of the original academic complex, the Peterson Student Center diverted from Meem's vision of a contemporary interpretation of the Territorial Revival. Instead of being wall-dominated, each elevation is instead characterized by large openings holding storefront entries and window walls, in many instances creating long bands of repetitive glazing. The emphasis on glass equally does not meet the Historic Review District standards, which stipulates wall-dominated elevations (Section 14-5.2, F-2-f).

For these reasons, the recommendation is to designate Peterson Student Center a Noncontributing Structure to the Historic Review District.

Ordinance Definition – "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.

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1. Name of property: Peterson Student Center Student Center	**2. Location:** 1160 Camino Cruz Blanca Santa Fe: *Historic Review Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: December 18, 2016**

Illustrations

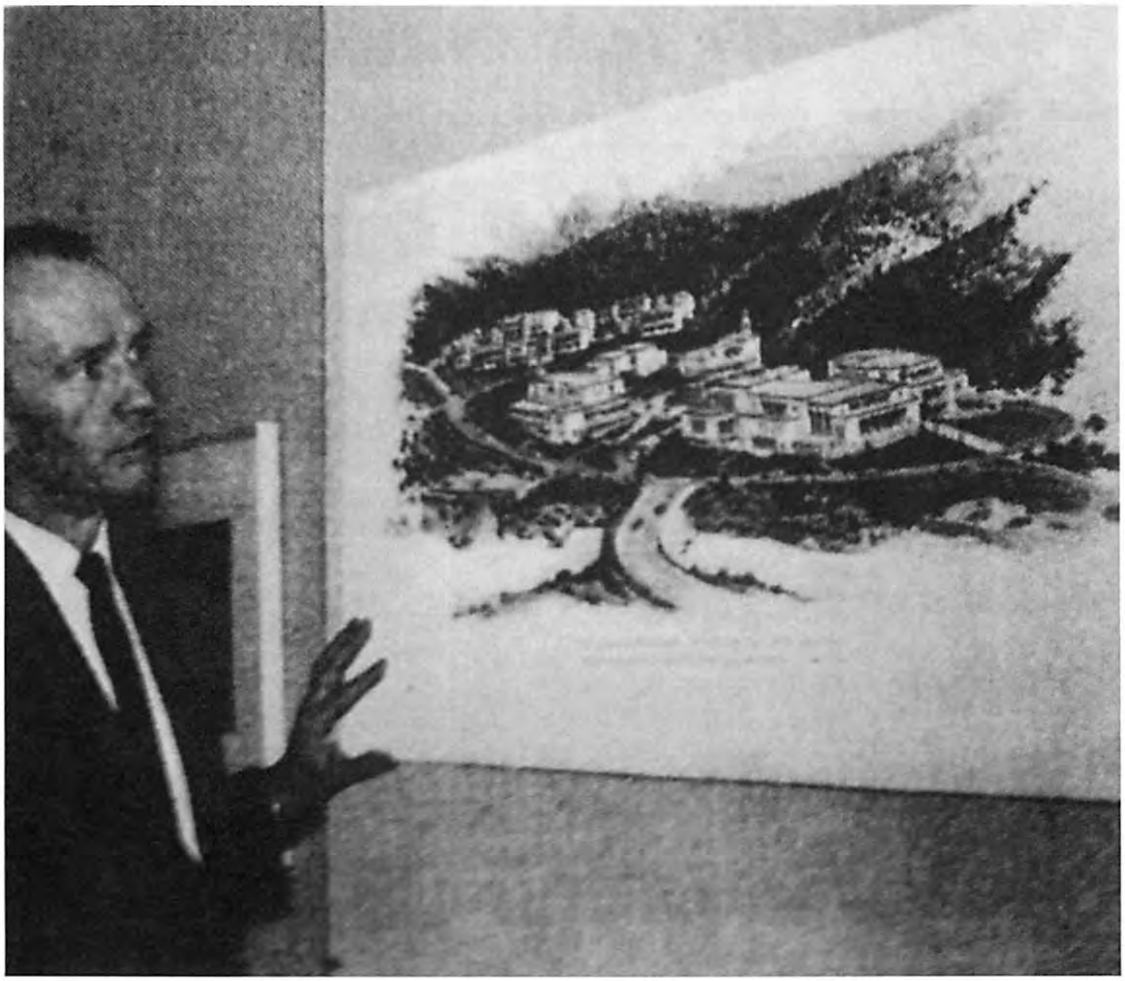


Figure 1: President Richard D. Weigle studies perspective of Holien and Buckley preliminary design, May 26, 1962. Courtesy St. John's College.

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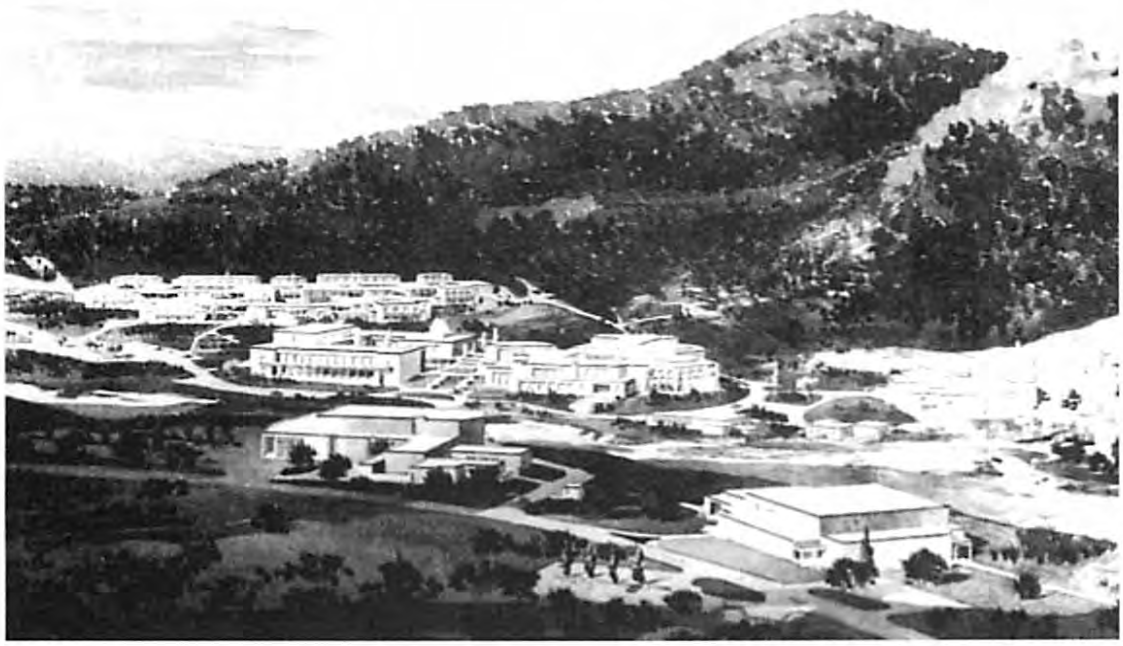


Figure 2: Rendering of revised campus plan, 1963.
Courtesy St. John's College.

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Original Edward Holien and William Buckley Architects Drawings
Courtesy St. John's College

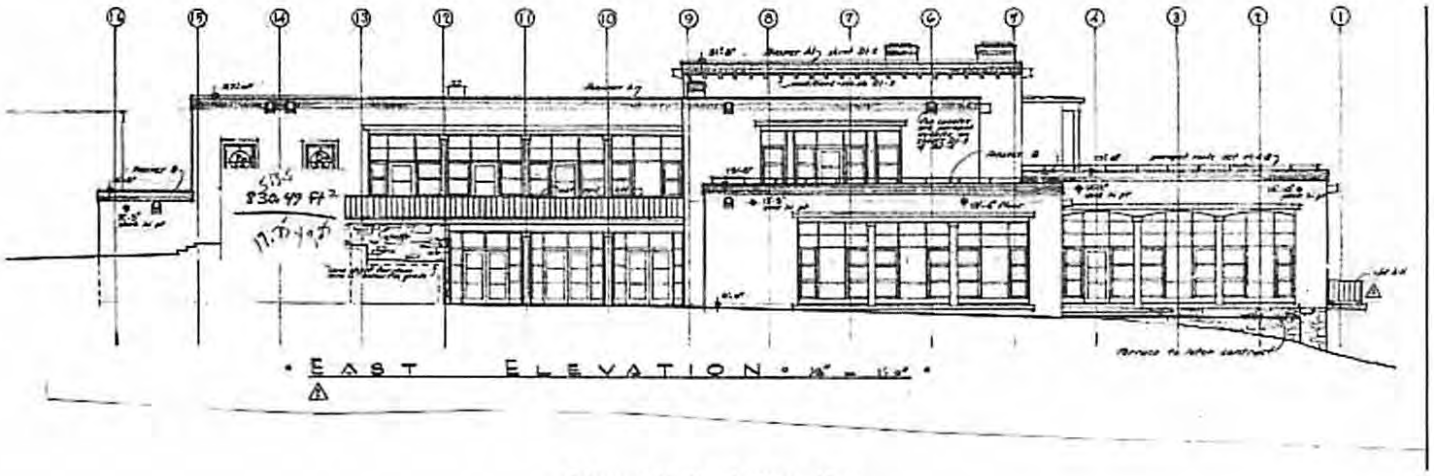


Figure 3: East elevation.

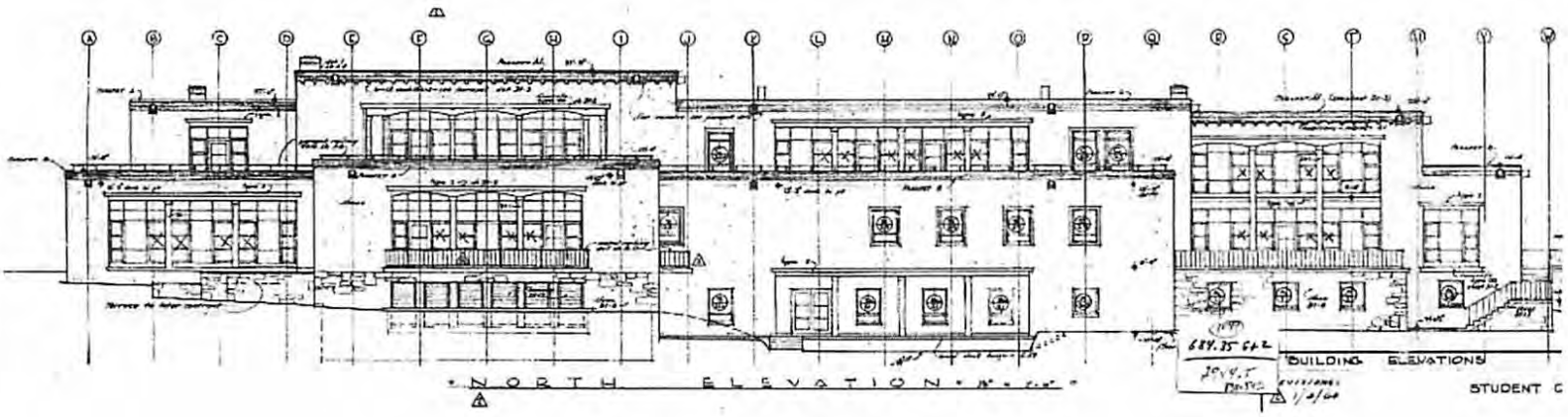


Figure 4: North elevation.

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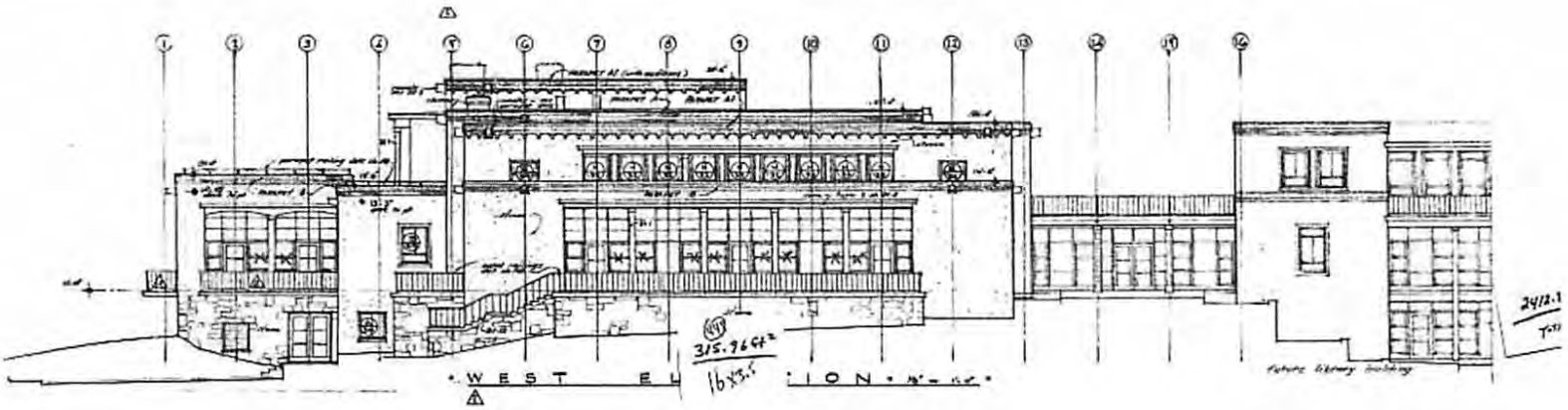


Figure 5: West elevation.

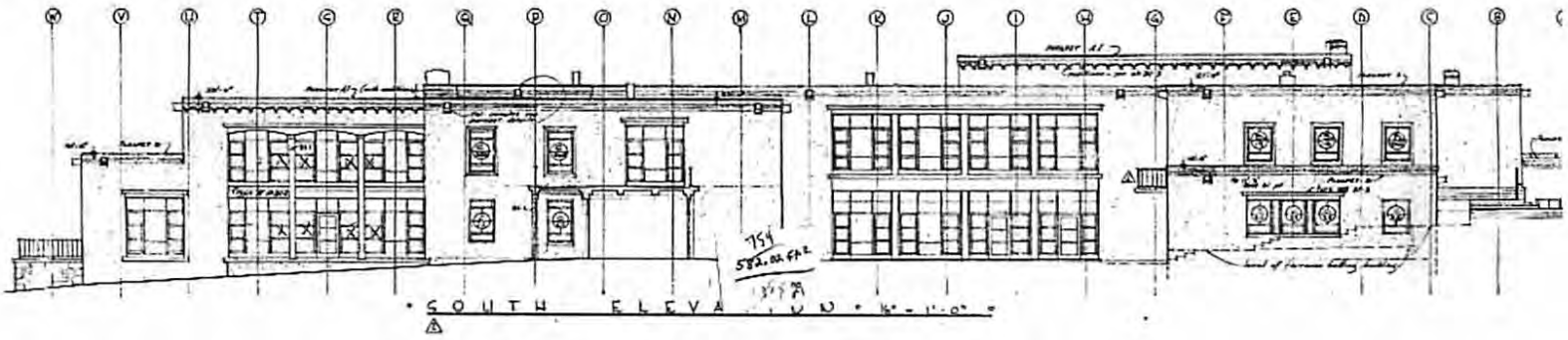


Figure 6: South elevation.

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[i] As quoted in Richard D. Weigle, *The Colonization of a College*: *The Beginnings and Early History of St. John's College in Santa Fe*. Annapolis: St. John's College Print Shop, 1985, 79.

[ii] *Santa Fe New Mexican*, April 22, 1963, 13.

[iii] Weigle, *The Colonization of a College*, 43.

[iv] Ibid., 45.

[v] Ibid., 48.

[vi] Ibid., 88.

[vii] *Santa Fe New Mexican*, October 9, 1964, 90.

[viii] Richard D. Weigle, *The Colonization of a College*: *The Beginnings and Early History of St. John's College in Santa Fe*. Annapolis: St. John's College Print Shop, 1985, 46.

[ix] Ibid., 88.

[x] Ibid.

[xi] *Santa Fe New Mexican*, October 9, 1964, 94.

[xii] As quoted in, Weigle, *The Colonization of a College*, 91. The date of the brochure is not provided.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
March 14, 2017

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes February 28, 2017	Approved as amended	2-3
E. Findings of Fact & Conclusions of Law	Approved as amended	3
F. Business from the Floor	None	3
G. Communications	None	3
H. Action Items		
1. Case #H-16-100B	Approved as recommended 1039 Camino San Acacio	3-5
2. Case #H-15-053	Approved as submitted 1300 Lejano Lane	5-7
3. Case #H-16-108	Approved with conditions 510 Halona Street	7-10
4. Case #H-04-076	Postponed with directions 201 Old Santa Fe Trail	10-44
5. Case #H-17-005B	Approved as submitted 12 Canyon Road	44-49
6. Case #H-17-009 594 Cerro Gordo Road	Approved with conditions	49-54
7. Case #H-17-017A	Designations made 160 Camino de Cruz Blanca	54-58
8. Case #H-17-018A	Designations made 518 Calle Corvo	58- 60
9. Case #H-17-019A	Designations made 808 Canyon Road	60- 61
10. Case #H-17-019B	Approved all but one item 808 Canyon Road	61-65
11. Case #H-17-020	Postponed for redesign 719 Gregory Lane	65-71
12. Case #H-17-021	Approved as submitted 750 Old Santa Fe Trail	71-73
13. Case #H-17-022A	Made noncontributing 1674 Cerro Gordo Road	73-74
14. Case #H-17-022B	Approved 1674 Cerro Gordo Road	74-78
I. Matters from the Board	Discussion	78
J. Adjournment	Adjourned at 10:18 p.m.	78

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

March 14, 2017

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Ms. Meghan Bayer
Mr. Buddy Roybal
Mr. William Powell [arriving later]

MEMBERS EXCUSED:
Mr. Frank Katz, Vice Chair
Mr. Edmund Boniface

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, 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 Planning Department.

C. APPROVAL OF AGENDA

Member Roybal moved to approve the agenda as published. Member Bayer seconded the

Member Powell felt it was a nice change with the massing and rounding to be included.

Mr. Gaylord said the conditioned space is 2,594 square feet and the roofed area is another 500. There was to be a stem wall there and it has to be above grade. The survey is interpolated. It is 7,317 elevation now. It cannot be below grade, although part of the stem wall starts below grade. All windows are above grade.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Biedscheid moved in Case #H-17-009 at 1594 Cerro Gordo Road, to approve the application as submitted with the condition that the wall screening parking on the north elevation be moved five feet back to protect the neighbor's view and that the Board finds this to be a contemporary interpretation of recent Santa Fe Style with many elements, and that the windows be above grade. Member Roybal seconded the motion and it passed by unanimous voice vote.

7. Case #H-17-017A. 1160 Camino de Cruz Blanca. Historic Review Historic District. Andy Lyons, agent for St. John's College, owner, requests historic status reviews with designation of primary elevations, if applicable, for five non-statused structures. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential group of twenty-four structures that have no assigned historic status in the Historic Review Historic District. The applicant request historic status reviews of five structures (listed by number on the Campus Map).

1. Peterson Student Center

This three-story structure, the largest of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with brick coping on parapets, cast concrete portal columns, lintels, and sills, and metal windows and doors. Noted individuals who were also involved with this structure are John Gaw Meem, Alexander Girard, Frank Woods, and the son of President Grover Cleveland, Richard Cleveland. The only documented alteration is the three-part aluminum entry at

the east elevation from an unknown date. The architectural historian recommends non-contributing historic status for this structure due to the mid-century lack of wall dominated massing. But, staff believes that this historic structure is a good example of mid-century Territorial Revival as it represents the evolution of Santa Fe Style through the 20th century. Each of the four overall façades are unique in the massing and character-defining features.

He had original drawings of the structures if considered for contributing.

7. Santa Fe Hall

This two-story structure, connected to the southeast corner of 8. Evans Science Laboratory, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with oddly angled walls lacking fenestration and cantilevered small roof features over windows. No alterations are documented. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. Staff disagrees that this structure is a good representation of contemporary Territorial Revival style, but finds that the character-defining features are held in the east and south overall façades.

8. Evans Science Laboratory

This three-story structure, the northernmost of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a similar mid-century Territorial Revival style as Peterson Student Center. The only documented alteration is the replacement of "various" doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its modernistic and practical interpretation of Santa Fe Style. The east overall façade appears awkward in design and lacks character, but the remaining three overall façades have their own character-defining features.

15-26. Lower Dorm Area

Also known as the Women's Dormitories, this triangular-massed two-story structure was designed by Holien and Buckley and constructed in 1966-67 in a harmonious mid-century Territorial Revival style at the west side of the campus. The only documented alteration is the replacement of a majority of windows and doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The exterior and interior overall façades of the northern block holds the most distinctive features and the exterior and interior overall façades of the southeastern block hold additional character out of the ten overall façades presented.

27-38. Upper Dorm Area

Also known as the Men's Dormitories, this sprawling two-story structure consists of eleven large blocks around two courtyards connected with one-story portals and covered walkways was designed by Holien

and Buckley and constructed in 1963-64 at the east side of campus. Documented alterations include replacement of windows in nine of the eleven blocks. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The original architectural site plan and elevation drawings are not complete enough to assign primary elevations, but the relative north overall façades have the most character.

STAFF RECOMMENDATION:

Staff recommends designating:

1 Peterson Student Center as significant with all façades as primary;

7 Santa Fe Hall as non-contributing, or if the Board desires to designate this structure as contributing, then staff identifies East and South overall façades as primary;

8 Evans Science Library as contributing with North, West, and South overall façades as primary;

15-26 Lower Dorm Area as contributing with exterior and interior overall façades of N and E blocks as primary; and

27-38 Upper Dorm Area as contributing, but primary elevations are inconclusive.

Questions to Staff

Chair Rios said on the field trip, she thought the angled walls of Santa Fe Hall were primary.

Mr. Rasch agreed they are character-defining but felt they were not Territorial Revival. But you don't have to agree with me.

Member Roybal said the recommendations in the Staff Report and those in the application are not matching.

Mr. Rasch said the historian they contracted had different recommendations. Peterson Student Center is very large in the center of the campus.

Member Powell pointed out that only change is the front door.

Member Roybal asked what it will result for work done on the buildings.

Mr. Rasch explained that for non-contributing status, just the design standards but contributing and significant also have preservation standards.

Member Roybal figured that replacing doors and windows would be a problem, if it was designated significant.

Mr. Rasch agreed. There is a mixture of steel and aluminum at the campus. They replaced some with aluminum but would require an exception on any primary elevation.

Member Roybal was concerned about inability to maintain the building if significant.

Mr. Rasch said any additions on non-primary elevations were okay or the others only by exception.

Member Powell added that they can be replaced in-kind with no exception.

Member Powell asked if the buildings are all historic.

Mr. Rasch agreed. 1967 is the cut off.

Member Powell asked if there are many structures representing this style.

Mr. Rasch said no. Meem's mid-century work and his successor followed his advice for mid-century interpretation to make it efficient by not using wood. He didn't think there is any exterior wood so it is easily maintained. Holian and Buckley succeeded Meem. Each elevation was so different that he felt that it was significant. It is a very interesting interpretation.

Member Bayer asked if there were any walls the Board should consider.

Mr. Rasch was not aware of any.

Applicant's Presentation

Mr. Andy Lyons, P.O. 6020, was sworn.

Chair Rios asked if he agreed with Mr. Rasch or the surveyor.

Mr. Lyons said he only took exception to the significant recommendation. There is maintenance due on these buildings.

Chair Rios asked what designation he felt was appropriate.

Mr. Lyons believed they should all be contributing. He had nothing more to add.

Questions to the Applicant

Member Roybal asked what kind of repairs would be needed.

Chair Rios said the Board cannot discuss that yet.

Member Roybal said he was talking about condition of the building.

Mr. Lyons said the stucco, doors, windows and parapets all need to be repaired. They are all stuccoed.

Member Bayer asked if any of them had associated retaining walls.

Mr. Lyons said he didn't know much about that. The pond has been a prominent feature since the beginning.

Mr. Rasch explained that the pond is in the midst of the five buildings being brought tonight. No walls associated with these five.

Chair Rios read the definition of contributing and significant.

Mr. Rasch added that this campus is now listed on the National Register.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Roybal moved in Case #H-17-017A at 1160 Camino de Cruz Blanca, to designate Peterson Student Center as contributing and the others, as recommended, as contributing with primary elevatios as recommended by Staff.

Mr. Rasch listed his primary elevations.

Chair Rios asked him to list the other primary elevations he recommended.

Mr. Rasch said he didn't have enough information on the upper dorm area to provide primary elevations.

The motion died for lack of a second.

Member Bayer moved in Case #H-17-017A at 1160 Camino de Cruz Blanca, to designate Peterson Student Center as Significant, Santa Fe Hall as contributing with the east and south as primary façades, Evans Science Library as contributing with the north, west and south overall façades as primary, the Lower Dorm Area as contributing with the north and east blocks, exterior and interior, as primary, and the Upper Dorm Area as contributing with postponing the designation of primary elevations to a future hearing when ore information is available. Member Biedscheid seconded the motion and it passed by majority (3-1) voice vote with Member Roybal dissenting.

8. Case #H-17-018A. 518 Calle Corvo. Downtown & Eastside Historic District. Lisa Roach, agent for N. Abruzzo Holdings LLC, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

518 and 518 ½ Calle Corvo are currently designated as noncontributing to the Downtown and Eastside Historic District. The house is built in the Spanish-Pueblo Revival style and was built sometime after 1945. The existing inventory form for the property provides no information about the home, however the applicant has provided an aerial photograph from 1958 and a statement from the father of the current owner detailing the history of the house. The applicant is requesting a review of the property, including the garage, to determine its historic status and to designate primary elevation if applicable.

The sworn affidavit arrived after the report was finished.

The aerial photo indicates that the footprint of the property is the same as is seen today. The statement provided by Mr. Luján, the former resident of the home, states that the property has changed very little though notes that the windows and doors have changed and the concrete pad noted on the survey plat was removed.

The photographs of the house that the applicant provided demonstrate that the windows in both the front and back property are not historic. The field site visit also noted that the house has been painted and the wooden garage door has had a walk-through opening cut into it.

The historic character of the property lies in the corbels noted at the carport and the overall massing of the structures on the property. Of the three buildings on the property the garage is the most intact and retains the most historic material. There has been no change to the square footage of the home, as indicated by the aerial photograph.

ITEM # 17-0257

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

Case # H-17-017A
Address – 1160 Camino de Cuz Blanca
Agent's Name – Andy Lyons
Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 14, 2017.

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential group of twenty-four structures that have no assigned historic status in the Historic Review Historic District. The Applicant requested a historic status review of the following structures (listed by number on the Campus Map):

(1) Peterson Student Center

This three-story structure, the largest of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with brick coping on parapets, cast concrete portal columns, lintels, and sills, and metal windows and doors. Noted individuals who were also involved with this structure are John Gaw Meem, Alexander Girard, Frank Woods, and the son of President Grover Cleveland, Richard Cleveland. The only documented alteration is the three-part aluminum entry at the east elevation from an unknown date. The architectural historian recommends non-contributing historic status for this structure due to the mid-century lack of wall dominated massing. But, staff believes that this historic structure is a good example of mid-century Territorial Revival as it represents the evolution of Santa Fe Style through the 20th century. Each of the four overall facades are unique in the massing and character-defining features.

(7) Santa Fe Hall

This two-story structure, connected to the southeast corner of 8. Evans Science Laboratory, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with oddly angled walls lacking fenestration and cantilevered small roof features over windows. No alterations are documented. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. Staff disagrees that this structure is a good representation of contemporary Territorial Revival style, but finds that the character-defining features are held in the east and south overall facades.

(8) Evans Science Laboratory

This three-story structure, the northernmost of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a similar mid-century Territorial Revival style as Peterson Student Center. The only documented alteration is the replacement of "various" doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its modernistic and practical interpretation of Santa Fe Style. The east overall façade appears awkward in design and lacks character, but the remaining three overall facades have their own character-defining features.

(15-26) Lower Dorm Area

Also known as the Women's Dormitories, this triangular-massed two-story structure was designed by Holien and Buckley and constructed in 1966-67 in a harmonious mid-century Territorial Revival style at the west side of the campus. The only documented alteration is the replacement of a majority of windows and doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The exterior and interior overall facades of the northern block holds the most distinctive features and the exterior and interior overall facades of the southeastern block hold additional character out of the ten overall facades presented.

(27-38) Upper Dorm Area

Also known as the Men's Dormitories, this sprawling two-story structure consists of eleven large blocks around two courtyards connected with one-story portals and covered walkways was designed by Holien and Buckley and constructed in 1963-64 at the east side of campus. Documented alterations include replacement of windows in nine of the eleven blocks. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The original architectural site plan and elevation drawings are not complete enough to assign primary elevations, but the relative north overall facades have the most character.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended designating (numbers as listed on the Campus Map):
   (1) Peterson Student Center as significant wall all facades as primary;
   (7) Santa Fe Hall as non-contributing, or if the Board desires to designate this structure as contributing, then staff identifies East and South overall facades as primary;
   (8) Evans Science Library as contributing with North, West, and South overall facades as primary;
   (15-26) Lower Dorm Area as contributing, with exterior and interior overall facades of North and East blocks as primary; and
   (27-38) Upper Dorm Area as contributing, but primary elevations are inconclusive.
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
   _X_ Section 14-5.2(D) General Design Standards
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Historic Review District (Section 14-5.2(F))
5. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not

unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."

6. Under Section 14-12.1, the definition of a "significant structure" is a "structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
7. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
8. (1) Peterson Student Center meets the Section 14-12.1 criterion for "significant structure," with all facades designated as primary;
9. Each of the four overall facades are unique in the massing and character-defining features of (1) Peterson Student Center.
10. (7) Santa Fe Hall meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report
11. The East and South overall facades have the most character-defining features of (7) Santa Fe Hall.
12. (8) Evans Science Library meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
13. The North, West and South overall facades have the most character-defining features of (8) Evans Science Library.
14. (15-26) Lower Dorm Area meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
15. The North and Southeast Blocks are the most character defining features of (15-26) Lower Dorm Area out of the ten overall facades presented.
16. The (27-38) Upper Dorm Area meets the criteria for "contributing" as provided in the presentation and Staff Report
17. The Board lacked sufficient information to determine the primacy facades of the Upper Dorm Area.
18. 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 granted the Applicant's request to review historic status and voted to designate:

(1) The Peterson Student Center as significant, with all facades designated as primary.
(7) Santa Fe Hall as contributing, with its East and South overall facades as primary.

(8) Evans Science Library as contributing with its North, West and South facades designated primary.
(15-26) The Lower Dorm Area as contributing, with its exterior and interior courtyard overall facades of the North and East blocks designated primary
(27-38) The Upper Dorm Area as contributing, with the condition that more information must be submitted before its primary facades can be designated.

IT IS SO ORDERED ON THIS 28th DAY OF MARCH 2017, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

28 March 2017
Date:

FILED:
Yolanda Y. Vigil
City Clerk

3-29-17
Date:

APPROVED AS TO FORM
Assistant City Attorney

3/28/2017
Date:

AOS
ARCHITECTS

www.aosarchitects.com

Sam Olshin, FAIA
Michael Schade, AIA
Shawn Evans, AIA
Lisa Dustin, AIA

Date: August 15, 2022

To: Historic Preservation Division
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: St. John's College Peterson Student Center Additions Proposal

The Peterson Student Center is a three story, 45,700 sf building on the campus of St. John's College at 1160 Camino De Cruz Blanca. The largest of the original academic buildings of the campus, it contains a dining hall, coffee shop, bookstore, auditorium, and meeting spaces and continues to be used as the primary center of student life and public engagement for the college. The building was designed by Santa Fe architectural firm Holien and Buckley with design input from John Gaw Meem, and construction was completed in 1964. Designed in a modern interpretation of the Territorial Style, the building is characterized by traditional features such as tiered massing of stucco volumes, portales, and brick cornices executed with modern technology including a concrete structural frame and large expanses of aluminum windows. The surrounding landscape was designed by modernist landscape architect Garrett Eckbo. The interior of the Peterson Student Center was designed by Alexander Girard and is highly significant as a complete vision of the noted designer in his adopted hometown of Sante Fe.

The building is located in the Historic Review District, and was designated as "significant" by the HDRB in March 2017. The building is also included as a contributing resource in the 2015 National Register of Historic Places district nomination for the St. John's College Santa Fe campus. The campus was nominated under National Register criteria A (associated with events that have made a significant contribution to the broad patterns of our history) for the unique curriculum of St. John's College, as well as criteria C (embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction) in the areas of architecture and landscape architecture. The Peterson Student Center in particular was nominated under criteria C in the area of art for the interior design work of Alexander Girard.

Given the significance of the building and the scope of the project, we are only seeking an informational hearing to solicit initial feedback from the board, not full project approval. Future meetings will be required to review finalized details for the additions, any necessary exterior modifications, and changes to the landscape.

ATKIN OLSHIN SCHADE ARCHITECTS, INC.
125 South Ninth Street, Suite 900 PHILADELPHIA, PA 19107 **tel** 215-925-7812
1807 Second Street, Suite 34 SANTA FE, NM 87505 **tel** 505-982-2133

Project Description

Outside of minor alterations and maintenance, the Peterson Student Center has not been significantly updated since its opening in 1964. In order to ensure its continued survival as a functioning student center in the 21st century, St. John's College is undertaking a major investment to ensure the continued relevance and operation of this significant resource on their campus. While much of the work is focused on internal updates to building systems outside the scope of this review, the ongoing operational needs of the college and serious issues with life safety and accessibility compliance necessitate some exterior changes to the building. Wherever possible, these changes have been accommodated in the interior of the building. However, some of the demands of the college necessitate the addition of new spaces that cannot be accommodated without damaging the integrity of the interior design and cannot be displaced into other campus buildings. We are proposing three small additions that we believe address these issues in a manner that balances the the exterior appearance of the campus with the highly significant interiors of the building.

Given the "significant" designation of the building, all facades are considered primary under city code. Since additions are not permitted to primary facades per 14-5.2(D)(2)(c), no additions are technically allowed to this building. We are seeking a hardship exemption to this rule based on life safety and accessibility issues, the National Register nomination of the interior design, and the ongoing operational needs of St.John's College. The necessity and scope of each proposed intervention is outlined below.

Bookstore Addition - A 773 sf single-story (13'-10" high) addition at the northeast corner of the building with an additional 465 sf of covered exterior portal. The existing bookstore is one of the best bookstores in the city and is a major offering to the community of Santa Fe, however its limited size (1,865 sf) has proven challenging to operate and sustain financially, and the crowded fitout obscures the original spatial qualities of the interior. Through discussions with current and prospective students, the College has determined that the bookstore must expand and that the culture of the College would be well-served if the expansion is done in a way that allows it to be better integrated with the adjacent Coffee Shop. The current bookstore is bounded on both interior sides by significant elements of Alexander Girard's design work - the 140' long mural in the main corridor to the south and a brick wall with integrated seating and fireplaces to the west. The College initially proposed eliminating the Girard designed masonry wall between these two spaces as a means of merging these spaces. The addition provides an opportunity to retain the significant GIrard interior and meet the College's functional needs, while improving accessibility and life safety. The addition follows the additive "building block" massing principles of the existing design, remaining set back from each of the adjacent walls as an independent volume. The walls of the addition are of glass storefront, which match the extents of the glass storefront at the existing north and east elevations. The glass is set behind new portals (4'-0" depth at east, 9'-8" depth at north) in keeping with design standard 14-5.2 (F)(2)(f).

East Entry Addition - A 422sf two-story (22'-4" high) addition at the east entrance of the building with an additional 687 sf of covered exterior portal and 1,305 sf of un-covered exterior improvements (stair, ramp, and planters). This addition provides a *required* new exterior stair for egress from the second floor. An original exterior stair in this location was demolished during the removal of a land bridge in 2009 preceding the construction of Levan Hall to the south, leaving the second floor severely under-equipped in egress capacity. This addition also provides space for a new interior ramp to provide a required accessible route to the lower eastern wing of the second floor and a new egress path from the adjacent terrace. This will allow us to remove a poorly constructed plywood ramp (that exceeds allowable slopes for ADA accessibility that damages the integrity of the original interior. A small student lounge is also included in this area to create a more uniform massing and

accommodate much needed new program space. The walls of the enclosed upper floor addition are of glass storefront, which again matches the extents of the glass storefront at the existing east elevation. The lower floor is expressed as a portal, returning a similar experience to the original east entrance, whose portal was enclosed with contemporary aluminum storefront at an unknown point in the past (prior to the designation of the building as significant) . Terraced seating and planters elevate the new stair and portal into a gracious place for gathering instead of a bare-bones fire escape solution that would damage the historic integrity of the building.

South Court Addition - A 990 sf single-story (12'-4" high) addition at the south entrance of the building with an additional 226 sf of covered exterior portal. This addition is intended to add critically lacking student lounge space (of which there is none in the existing building) and additional restrooms to meet plumbing fixture count requirements with gender-neutral restrooms that improve equity. While all elevations of the building are considered primary, this notch on the south face of the building is one of the least visible locations to provide new square footage. As with the two aforementioned proposals, the glass walls of the addition match the extents of the existing south facade, and are recessed behind expressed exterior columns. The south elevation is recessed behind a portal (4'-0" depth) in keeping with design standard 14-5.2 (F)(2)(f). The restrooms flanking the new lounge are recessed in the most recent design to avoid disruption of features on the adjacent walls and expressed as simple stucco walls. These rooms may need to be expanded to the south, which would require raising the sill of an existing stair window on the east wall by 2'-5". This addition has the added benefit of providing the extraordinary Girard mural along the first floor corridor with greater protection from light damage. We are working with well-regarded paintings conservator Steven Prins to restore the Girard murals and painted doors throughout the building.

As shown in the building elevations, each of these additions are designed to not increase the proportion of stucco to glass. The new glass walls match the size of existing glass walls, but are pulled out away from the current exterior, allowing the carefully developed relationship between interior and exterior to be preserved.

St. John's College
Peterson Student Center Improvements

9/13/22



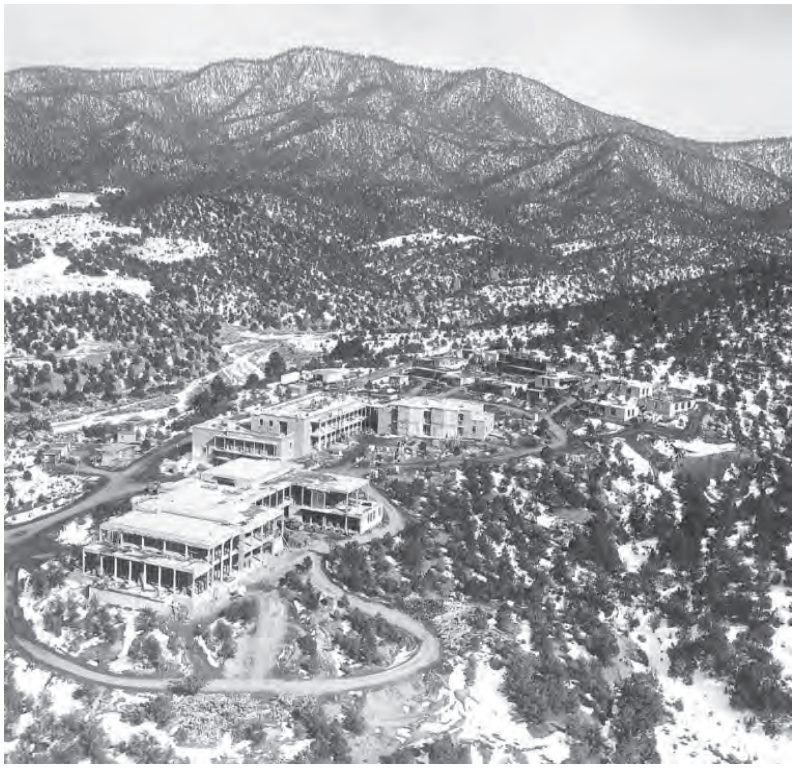
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Building Background





Building Background







Campus Site Plan

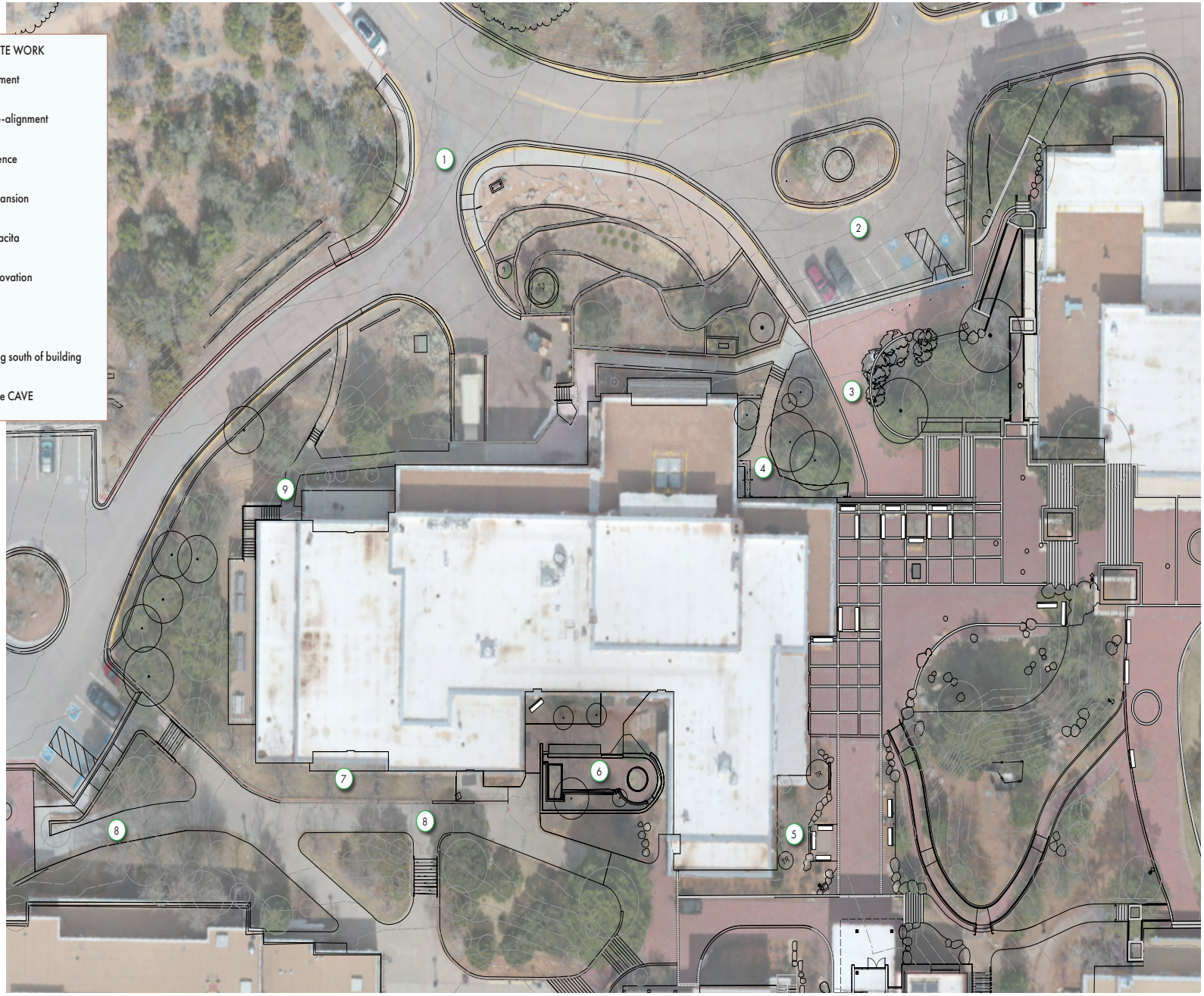


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Existing Site Plan



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Existing Site Plan

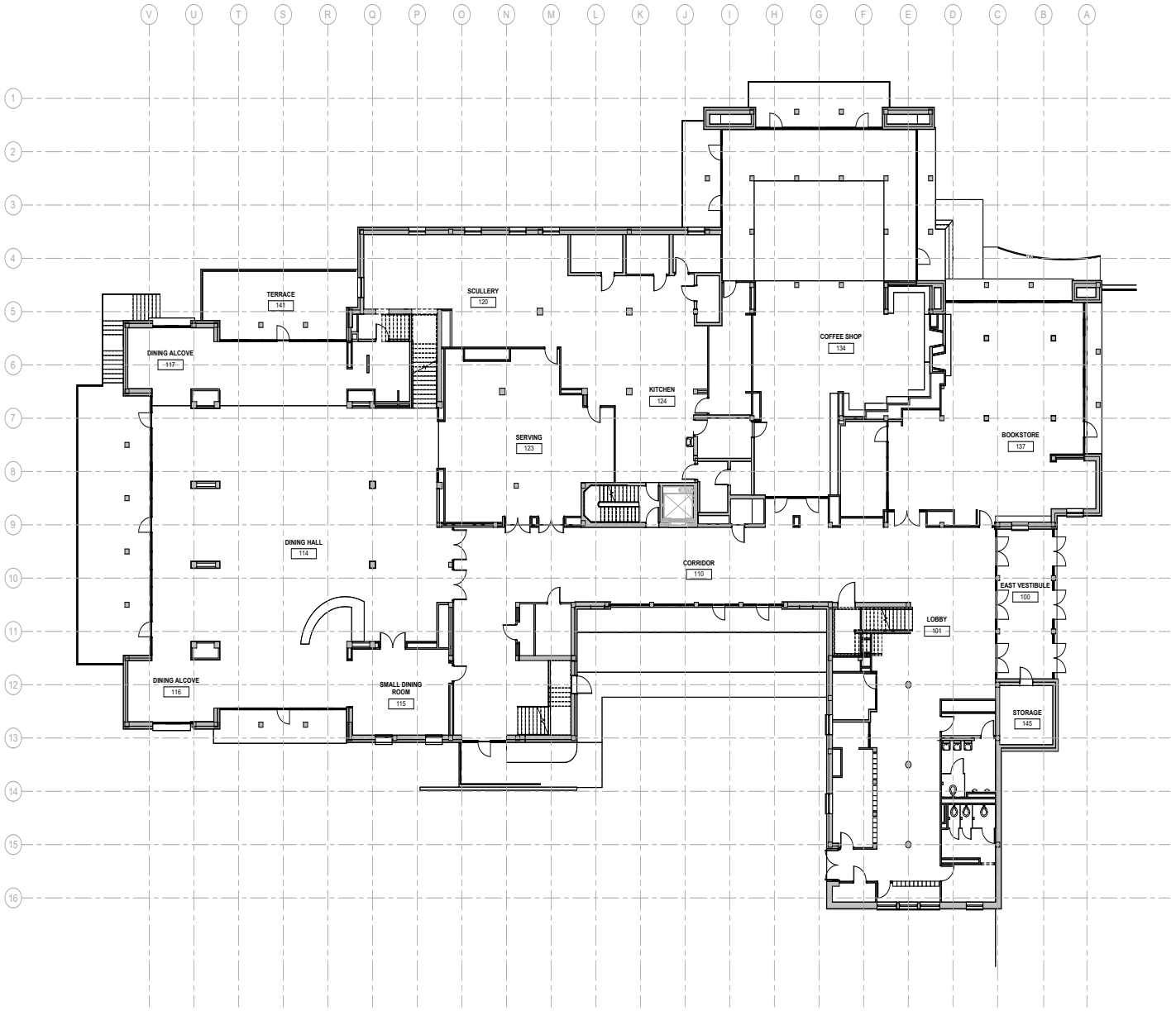


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First Floor Plan - Existing



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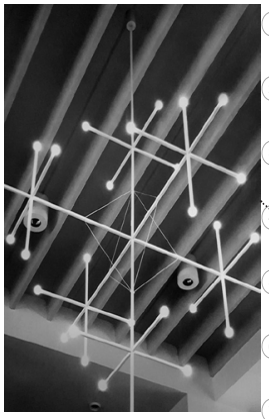
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First Floor Plan - Interior Features

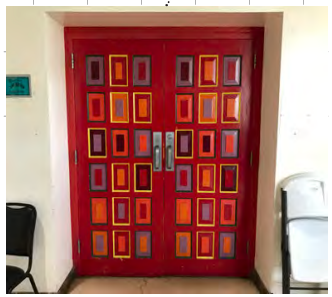


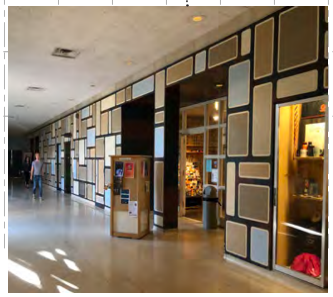


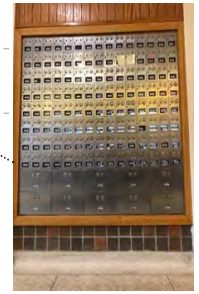










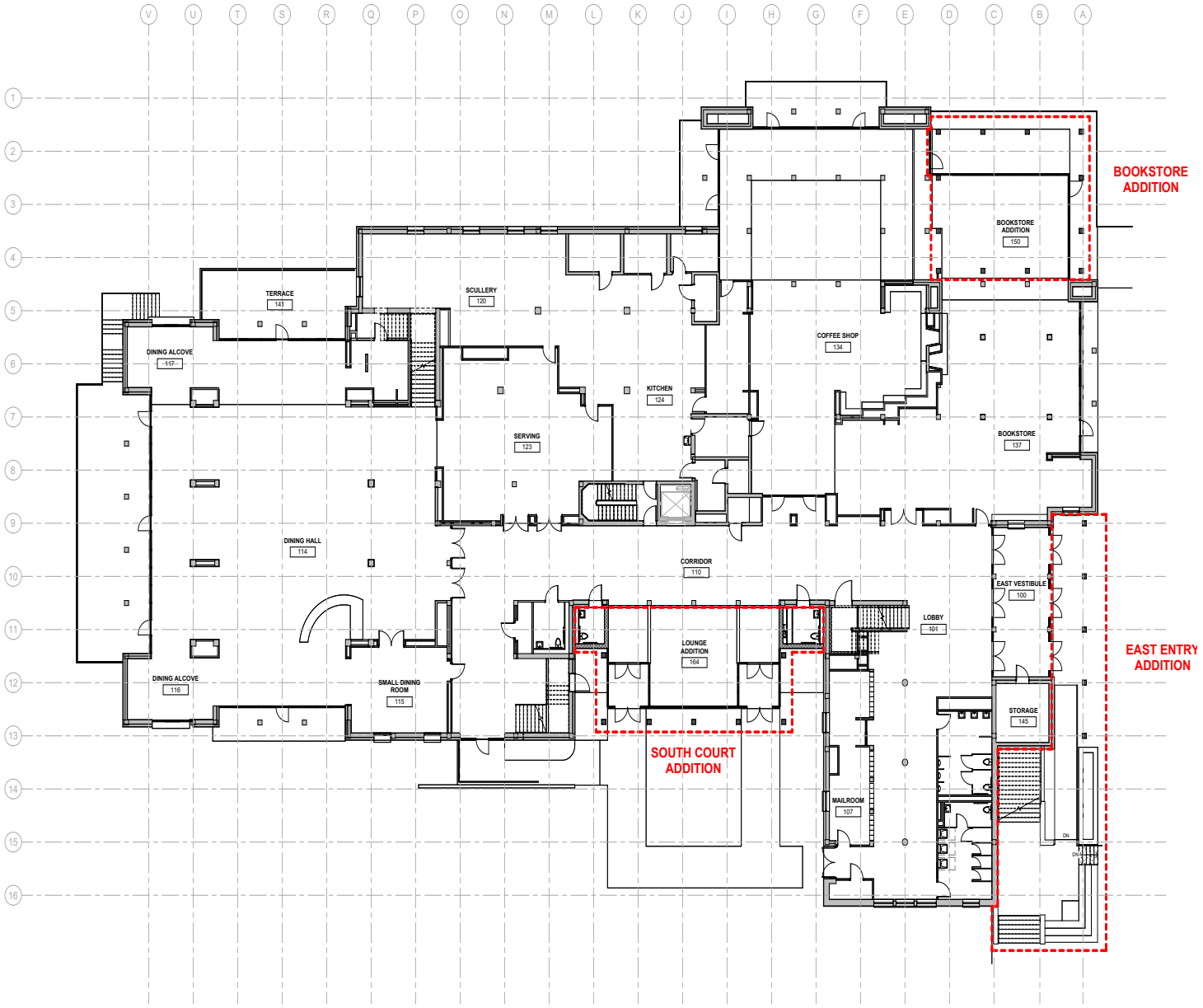


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First Floor Plan - Proposed

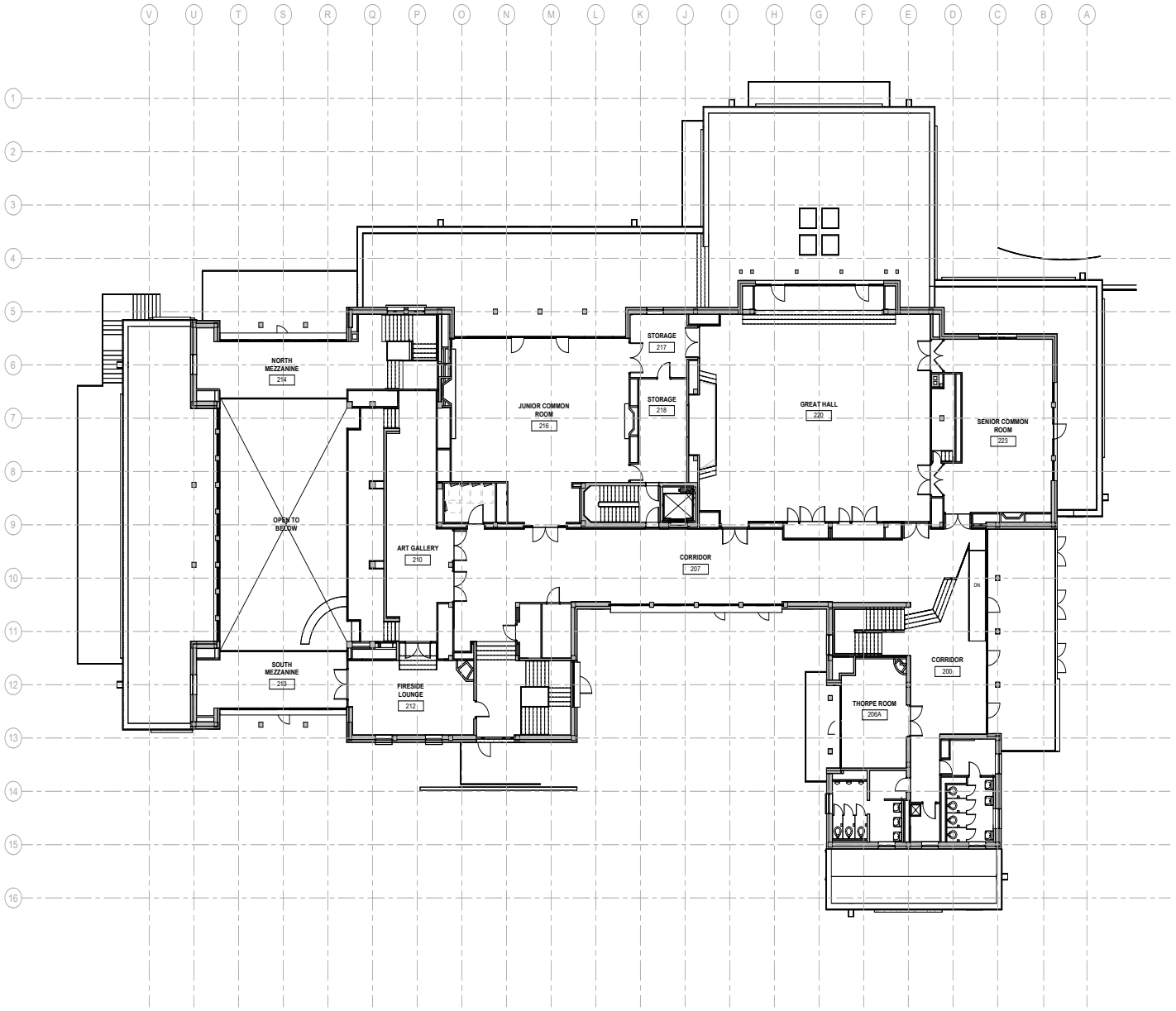


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Second Floor Plan - Existing

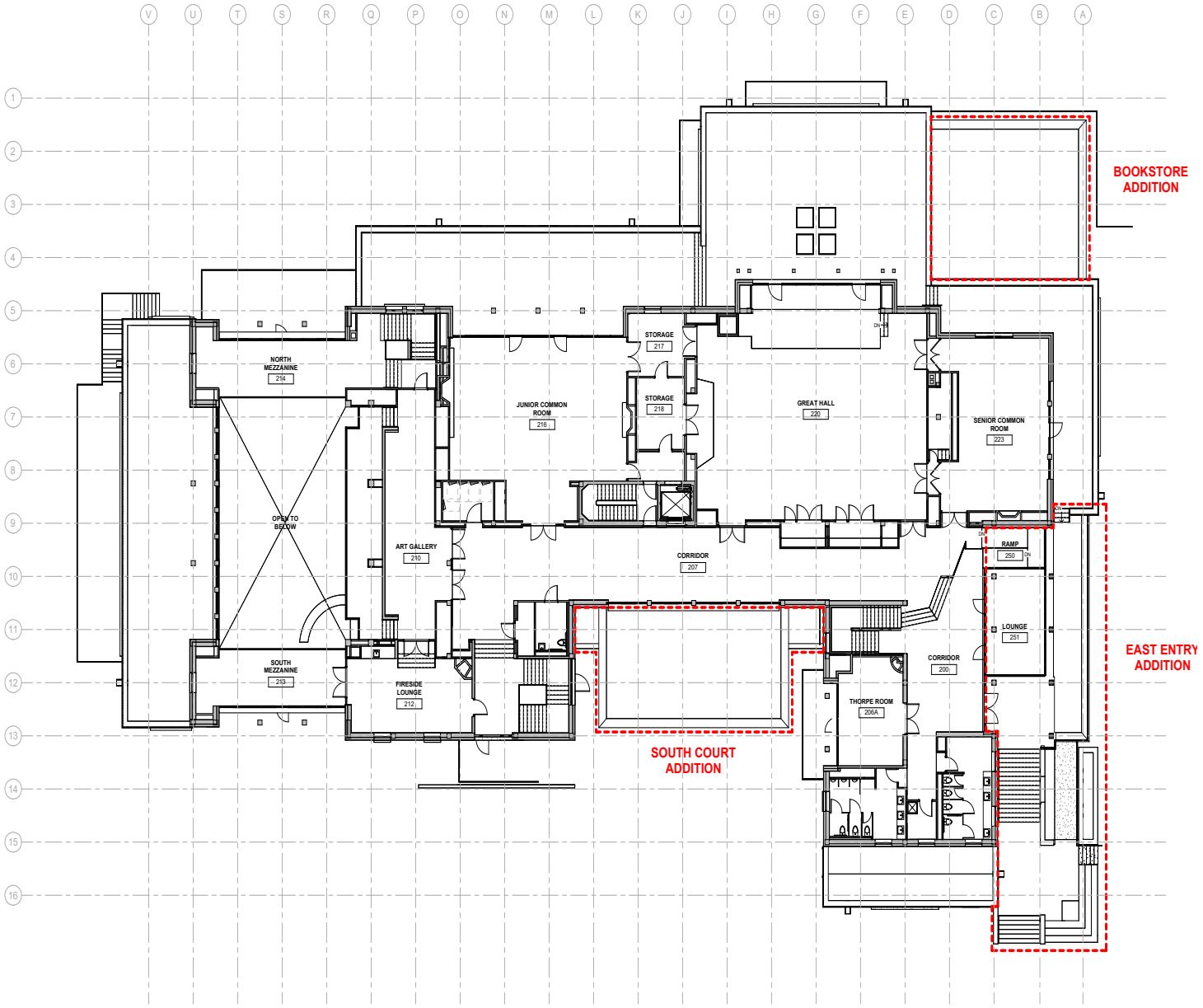


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Second Floor Plan - Proposed



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North Elevation - Existing / Proposed



EXISTING



PROPOSED

East Elevation - Existing / Proposed



EXISTING

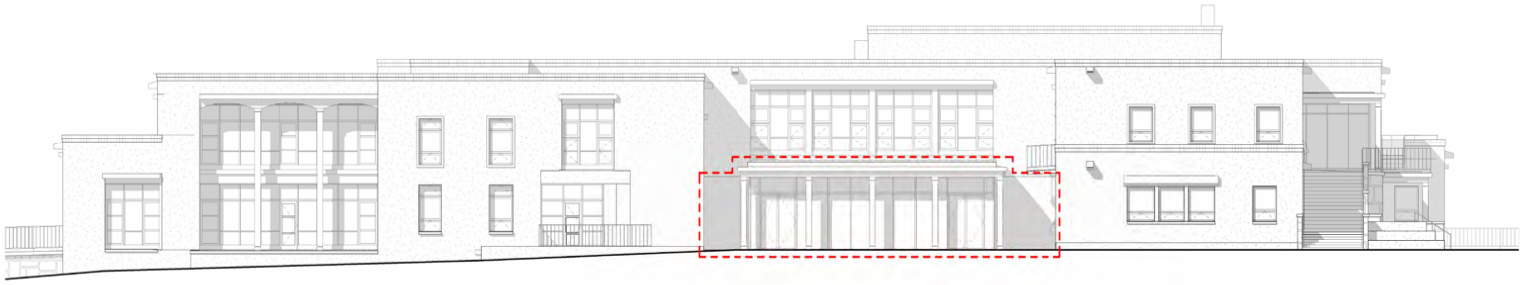


PROPOSED

South Elevation - Existing / Proposed

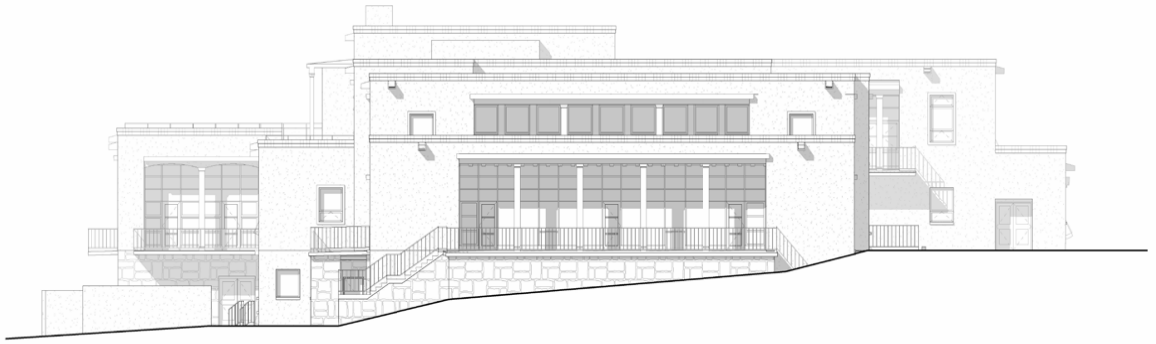


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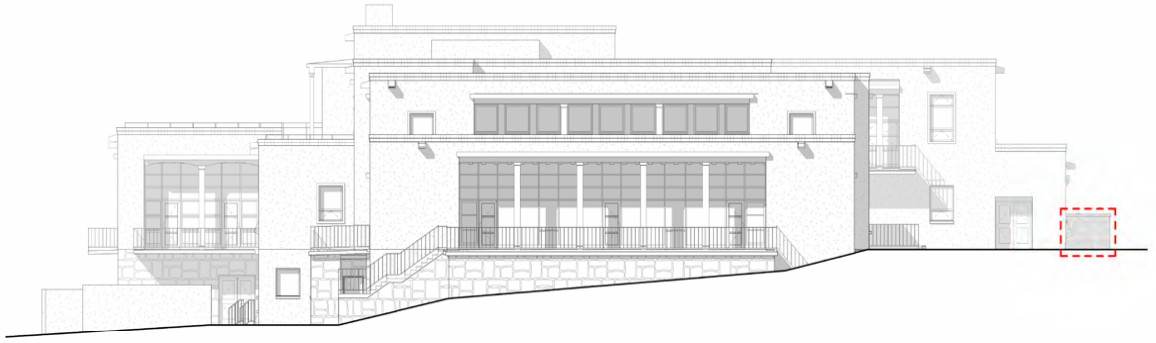


PROPOSED

West Elevation - Existing / Proposed



EXISTING



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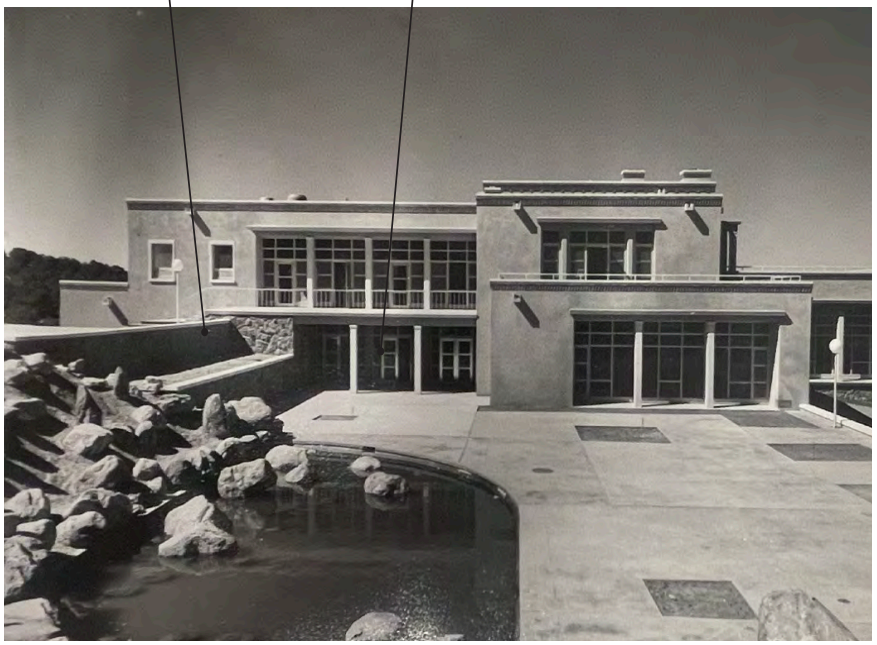
East Entry Addition - Historic Conditions



c. 1970

Eckbo designed terraced planter and elevated walkway prior to removal (2009)

Original open portal entrance prior to enclosure with storefront (c. 2000)



c. 1964

East Entry Addition - Past Modifications



Early 2000's (?) - Portal Enclousure



c. 2009 - Land Bridge / Stair Removal

East Entry Addition - Proposed



EXISTING





EXISTING

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East Entry Addition - Proposed

EXISTING



01. MINIMUM REQ'D



East Entry Addition - Proposed



EXISTING



02. TERRACED
LANDSCAPE STAIR

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East Entry Addition - Proposed

EXISTING



03. PREVIOUS PROPOSED



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East Entry Addition - Proposed

EXISTING



04. REVISED PROPOSED



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Bookstore Addition - Existing Conditions

EXISTING









Bookstore Addition - Proposed

EXISTING



PREVIOUS PROPOSED



AMERESCO Green • Clean • Sustainable

AOS ARCHITECTS

surroundings

Bookstore Addition - Proposed

EXISTING



REVISED PROPOSED



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AOS ARCHITECTS

surroundings

South Court Addition - Existing Conditions

EXISTING









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South Court Addition - Proposed

EXISTING



PREVIOUS PROPOSED



South Court Addition - Proposed

EXISTING



REVISED PROPOSED



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PETERSON
STUDENT
CENTER


PETERSON
CENTER


PETERSON
CENTER


FREEING MINDS
PETERSON STUDENT CENTER
SMOKING PERMITTED IN THIS AREA ONLY




FREEING
MINDS
A Campaign for St. John's College


A Campaign
for
St. John's
College





City of Santa Fe, New Mexico

memo

DATE: September 13th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005448-HDRB

Address: 532 Don Gaspar Avenue
Historic Status: Significant
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letters (4)**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** supplemental letter from historian, roof and window assessments, specification sheet for windows and roof materials

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may require further testimony. Staff recommends that a condition that the wrought iron gate be black wrought iron and not painted to match the stucco. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

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

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding. Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east façade are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west façade is a dormer window, four double hung windows, and a single light door. A wooden ramp was also added at a later date to the front/east porch. A small white picket fence attached to the porch and extend southward to the edge of the property. 532 Don Gaspar Avenue appears to be a twin to 528 Don Gaspar Avenue, with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era that they were built. Both contributing highly to the streetscape and district. Neither property currently has a yard wall.

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 galvanized steel individual shingle paneled roof (Norman Victorian Roof Shingles).
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 that will be painted SW 9507 Cream & Sugar. The total window proposed for replacement amount to 7 of the 23. 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.
4) 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.'
5) Replace the existing back/west porch. The porch will have wood posts, a similar wood deck and a handicap accessible lift attached on the north side. The railing will be wood

with vertical supports. The roof with match the rest of the house with Norman galvanized metal shingles.

6) Construct a concrete masonry unit and a stucco yard wall with 3 course brick cap to a height of 4'-0" along the east and south property line. 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. Brick pilaster will be 20"x20" and space approximately every 20' or so.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Staff request an exception for the removal and replacement of the porch.

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

Applicant Response: Do not damage the character of the district: The replacement of the deck and porch will be of the same materials, type, color and character as the existing deck and porch. Column spacing was modified to spread them out and the column was inset 6 inches from the roof edge. The railing and balustrades are wood.

Staff Response: Staff feels that while the porch might be approximately 50 years, it is not the original porch and does not contribute to the historic architecture of the house. Staff recommends that the criterion has been met.

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

Applicant Response: Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing the deck and porch that are beyond repair this will provide Mr. Szanthos with a safe structure to use.

Staff Response: Staff feels that the replacement and altered design of the porch would better allow for accessibility for the business use, as this building has been used as a business throughout its history. Staff recommends that the criterion has been met.

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

Applicant Response: Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside

within the historic district: The deck and porch will match the materials, architectural style, features, color and character of the City of Santa Fe. The porch roof will be at least 6 inches below the existing roof. It will not duplicate the existing structure in a manner that will make the replacement indistinguishable from the existing structure.

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

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent

It is intended that:

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

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Removal of Historic Material/Demolition:

14-5.2(D) General Design Standards for All H Districts

(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 532 Don GASPAR

ID NUMBER: 051600 304

BUILDING NAME: —

SANTA FE ID NUMBER: H 1803

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP ___ N S RANGE ___ E W SEC ___ ___1/4 ___ 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1928-9 ESTIMATE 1912-28 ACTUAL

SOURCE(S) City Direc. | Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman Bungalow

USE:

HISTORIC: (residential)

OTHER ___

PRESENT: residential

OTHER commercial

SURROUNDINGS: Bldgs. res. – RES & commercial uses –

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

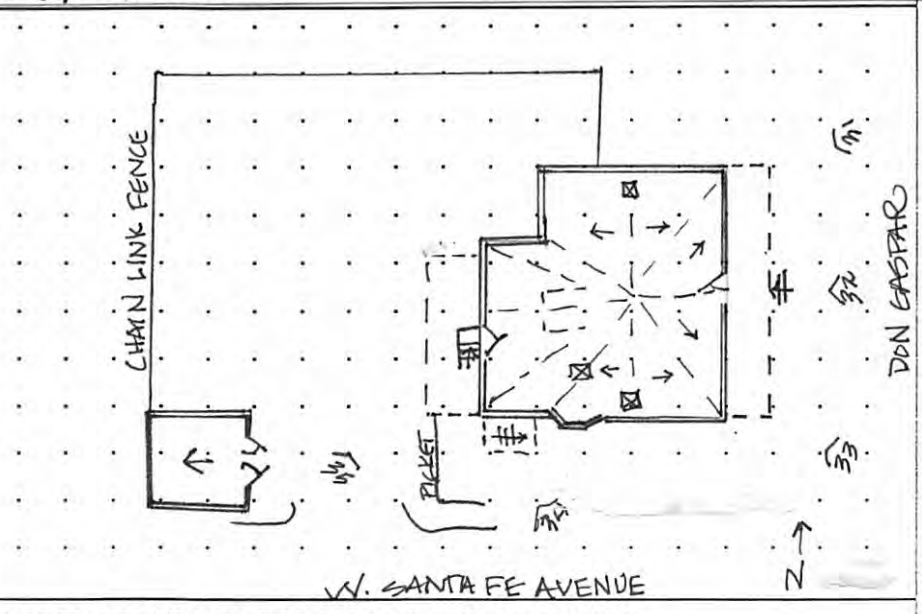
___ YES ✓ NO

PHOTO



#32 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/95 BY #P/DB

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 31 TO 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Pitched gable w/metal tile, cross-gable north to south, projecting dormer, hip E-W
BUILDING WALLS	Red brick
FOUNDATIONS	Raised concrete foundation with basement
DOORS	E- large light wood door w/ dentil moulding, raised wood medallion, 3 light operable transom and sidelights W- wood panel with single upper light and transom
WINDOWS	E- 1/1 dhw w/ wood frames, concrete sills S- bay 1/1 w/ wood cornice flanked by 1/1 windows w/ conc. sills W. 2 2 light casements N- 3 1/1 dhw w/ wood frames, concrete sills
PORCHES OR PORTALES	E- projecting hip roof of metal tile, wd cornice, bead board cieling & brick piers raised painted stone/concrete slab, concrete steps & wd. ramp W- wood lattice w/ wd steps w/ balustrade
BALCONIES	
COURTYARDS	NW flagstone patios
FENCES/WALLS	SW corner white picket, W wood lattice, N chain link E- no fence
ARCH. DETAILS	
OTHER	

COMMENTS Dormer has hexagonal painted exterior tile, suggesting it was added at a later date. metal storm windows, brick chimneys, swamp cooler Exterior basement entrance SW w/shed roof

ADDITIONAL PHOTOGRAPHS



#31 N. elevation



#33 S. elevation

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

IDENTIFICATION		
	ADDRESS 532 DON GASPAR	ID NUMBER: 051600 SANTA FE ID NUMBER: H-1803 SURVEYED/RESEARCHED DATE _____ BY _____



#34 S. elevation



#35 W. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

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

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



#36 NW corner

Associated building: Garage 21'x21'
historic use: garage
Current use: storage
shed roof w/ block coping, wood & metal faschia, stuccoed on entire structure, wood lintel over door has been stuccoed over, double leaf wd plank door, standing seam metal roof, battered walls (due to adobe construction)

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

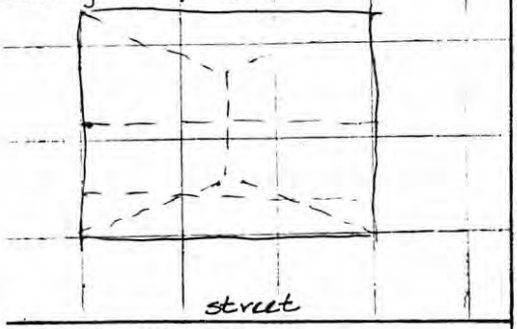
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1803

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 304	UTM reference zone 12 (13)	easting	northing
location description: 532 Don Gaspar		city/town: Santa Fe	
		land grant/reservation	
building name		legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼	
film roll by E.T. no. 11	negative nos. 2A	loc. of neg. City of Santa Fe	



building-site plan



date of construction: 1910 estimate 1912-1928 actual
source: City Directory - Sanborn
use
present: (residential)
other:
historic: (residential)
other:

condition: ___excellent X good ___fair ___deteriorating

style: Late Victorian

foundation material: concrete over

wall material/surface: brick

degree of remodeling: X minor ___moderate ___major
describe:

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

surroundings: Mix

relationship to surroundings: X similar ___not similar

district potential: X yes ___no

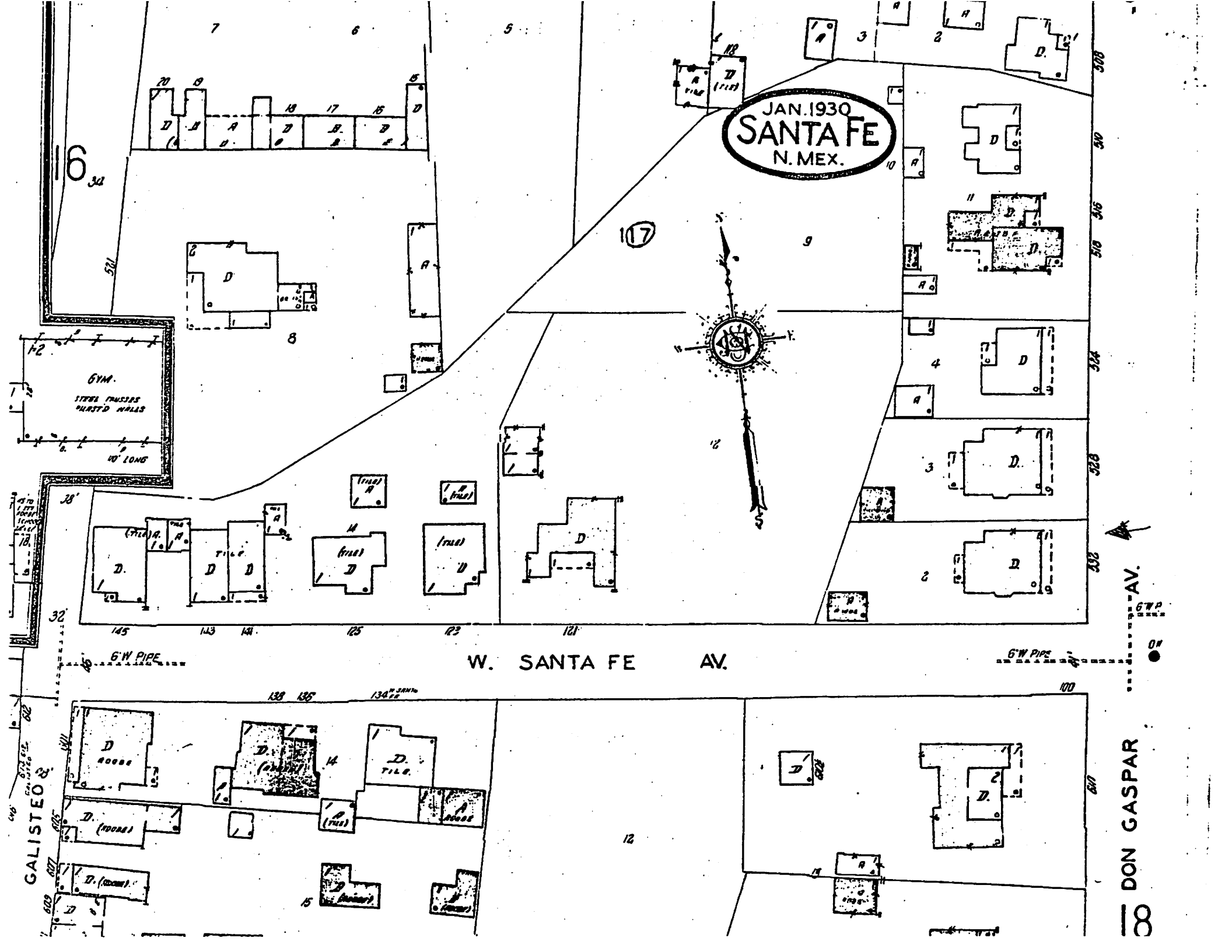
significance: ~~X~~ significant X contributing ~~date~~
___supporting ___intrusive

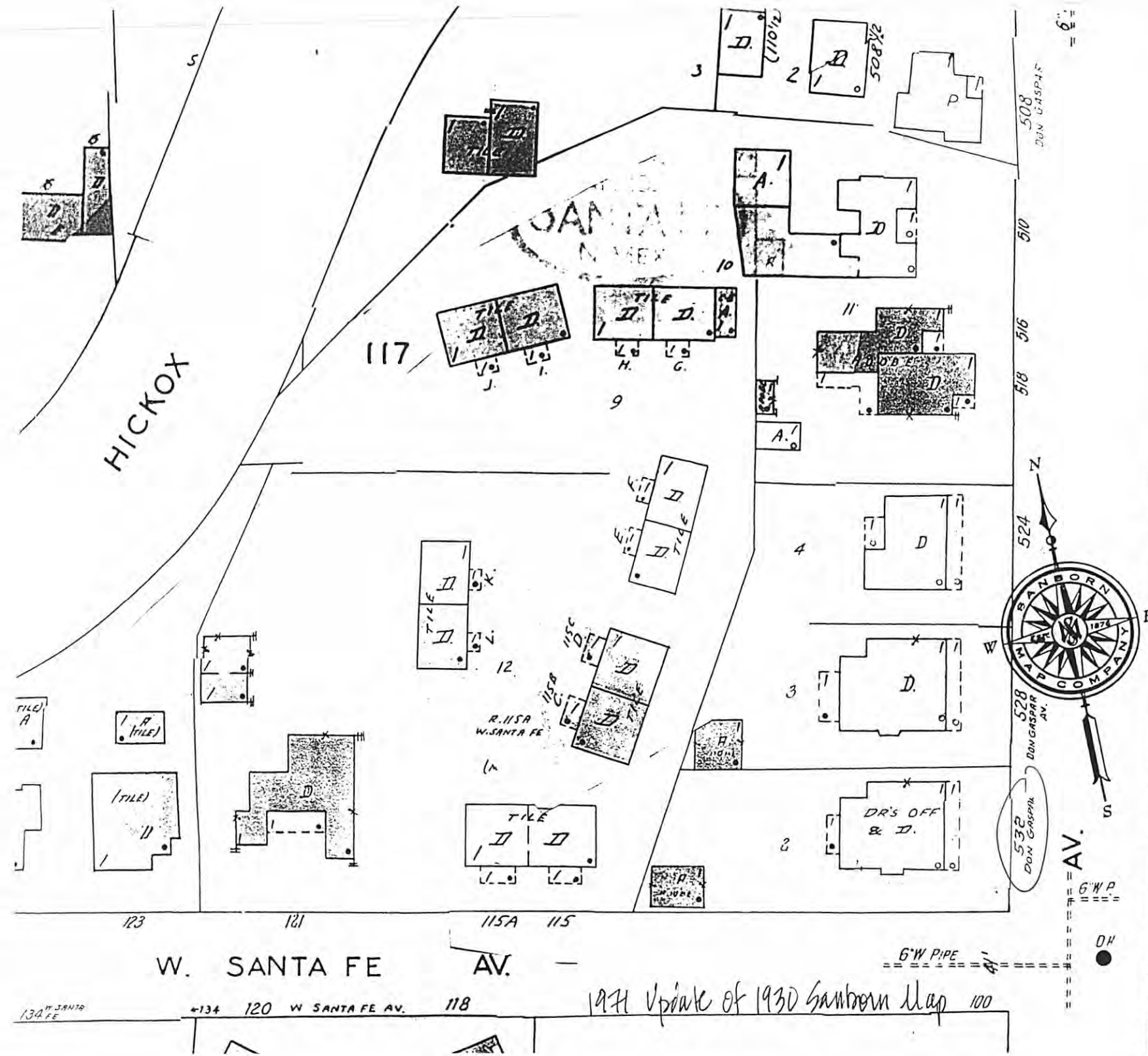
comments:
similar to F-203
Justin Thomas - bet nearly 4 eens

1936-37 cd - McCauley Jo
1928 cd Tyler WC Tylers drugstore
or 1930 Sanborn

associated buildings? X yes
what type?
adobe garage
if inventoried, list ID nos.

see back? ___yes


JAN. 1930
SANTA FE
N. MEX.
GYM.
STEEL TRUSSES
PURLIN WALLS
10' LONG
W. SANTA FE AV.
6" W. PIPE
GALISTEO
DON GASPAR
AV.
6
18



1971 Update of 1930 Sanborn Map












HOOL
ANDS
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•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Deck/Porch Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Porch and Wall Study by John W. Murphey of Architectural History Services dated 7/27/22.

2. Drawing Sheets A1 - A5 dated 8/2/22.

The existing porch was reviewed by John W. Murphey of Architectural History Services and he stated the existing is a "non-contributing element" we are removing the existing deck/porch and installing a new deck/porch. The existing deck/porch was built in the 1950-70s.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the deck and porch will be of the same materials, type, color and character as the existing deck and porch. Column spacing was modified to spread them out and the column was inset 6 inches from the roof edge. The railing and balustrades are wood.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing the deck and porch that are beyond repair this will provide Mr. Szanthos with a safe structure to use.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The deck and porch will match the materials, architectural style, features, color and character of the City of Santa Fe. The porch roof will be at least 6 inches below the existing roof. It will not duplicate the existing structure in a manner that will make the replacement indistinguishable from the existing structure.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Deck - Porch Exception.wpd

Attachments

cc: Andras Szantho, Esq.

KGA
•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Yard Wall Application
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Porch and Wall Study by John W. Murphey of Architectural History Services dated 7/27/22.

2. Drawing Sheet C1 dated 8/2/22.

The existing porch was reviewed by John W. Murphey of Architectural History Services and he stated "there are several low, stuccoed street walls within the streetscape. In this way, there is precedent for a low street wall at the subject house."

Per Article 14-5.2(D)(9)(a)(ii)C yard walls exists on both sides of the streets at a distance of six hundred (600) feet in both directions, we are proposing to install a low stuccoed yard wall with a brick cap to match the building on West Santa Fe and Don Gaspar Avenue.

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

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Yard Wall Application.wpd

Attachments

cc: Andras Szantho, Esq.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

KGA
•ARCHITECTS•
Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Roof
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Roof Assessment by Brian McPartlon Roofing, LLC dated 7/27/22.

2. Edco Roof Tile, Tamko Building Products LLC and WF Norman Roof Tiles.

3. Drawing Sheets A1, A2, A6 and A7 dated 7/29/22.

After completing the roof assessment where it states that "the existing roof has deteriorated beyond repair" we are showing replacing the existing roof with StoneCrest Tile Steel Shingles, Sierra Slate Grey color over asphalt roofing felt. There isn't any metal roof products that don't have a finish on them. A dull or non finished tile is not available.

Per Article 14-5.2(D)(6) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the existing metal roof will be of the same size, type and character as close as possible to the existing roof tiles.

(ii) Are required to prevent a hardship to Mr. Szantho (Applicant) or an injury to the public welfare: By replacing roof that is beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The roof will match the existing roof materials, similar design and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Roof Assessment Letter.wpd

Attachments

cc: Andras Szantho, Esq.

•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Windows Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Window Assessment by Ra Patterson of RPA & Associates dated 7/11/22.

2. Pella Reserve Traditional Window Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

After completing the window assessment where it shows 7 of the existing 23 windows are more than 30% deteriorated we are showing existing windows to be repaired (existing window is less than 30% deteriorated) and replaced (existing window is more than 30% deteriorated). We will replace the windows that needed to be replaced with Pella Reserve Traditional Window, wood finish both interior and exterior. Insulated glazing, painted Sherwin Williams SW9507 Cream & Sugar.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the windows will be of the same size, type and character as the existing windows.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing windows that are beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The windows that are replaced will match the existing windows and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Windows Exception.wpd

Attachments

cc: Andras Szantho, Esq.

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian
SANTA FE+SAN FRANCISCO
John@archhistoryservices.com

July 27, 2022

Kevin Georges, AIA
KGA Architects
214 Truman Street NE
Albuquerque, NM 87108

RE: 532 Don Gaspar Avenue: Porch and Wall Study

Dear Mr. Georges:

As requested, I have researched the background of the rear porch and whether walls historically stood on and/or would be appropriate to the property.

Based on aerial photographs and visual evidence, I conclude that the porch is of recent (1950s-70s) construction and is not harmonious with the residence's design and period. Historically, the property had a street wall or some linear feature along the south property line but that feature is no longer extant. Based on walls within the designated streetscape — including a stuccoed wall in front of a similar era brick house to the south — a low, unassuming wall would be appropriate and not adversely impact the house's character-defining features.

Administrative Background

The house was first inventoried in 1983 as part of the Don Gaspar Architectural Historic Survey and recommended for Contributing status. It was later added to the City of Santa Fe, Don Gaspar Area Historic District, and the National Register, Don Gaspar Historic District. It was designated Contributing in both listings. It came before the Board in 2000, and more recently, on June 27, 2022, when it was upgraded to Significant status (2022-005448-HDRB).

Historical Overview

In the early 1880s, development in Santa Fe shifted to the south after the construction of a new capitol and the railroad additions. While the capitol building would burn in May 1892, its short presence stirred development. Platted a year before the fire, the Capitol Addition (later reorganized as the Salmon Addition) straddled a yet-to-be-extended Don Gaspar Avenue. The extension of the road, built with convict labor, pushed residential construction into the area in the early 1900s.

The house was erected in c.1922 by Italian immigrant Josephine D. Popp. Popp's grandfather was the Italian stonemason, Gennaro Digneo. Popp also owned the lot to the north (528) and across the street (527) and property on Santa Fe Avenue. All of which she developed. It is likely the Digneo Brothers, a home-building company specializing in brick construction, of which Gennaro was the founder, built both residences. Popp sold the north house and rented out the subject dwelling upon completion. William Clark Tyler, a druggist from Ohio, his wife Nota, their four children, and a live-in chauffeur are its first known tenants.

The subject house first appeared on the 1930 Sanborn Fire Insurance map. At the time, it and its companion to the north had shallow, open wood porches centered on their west elevations (Figure 1). Based on the map's scale, the porches were approximately 15' long.

Character-Defining Features

Representing a western plains expression of the brick bungalow, the house's character-defining features are the following:

- Brick construction
- Cross-gabled plan
- Full-width front porch
- South bay window
- Fenestrated gables
- Transom and sidelight east entry
- Large window openings
- Brick chimneys

Objective 1: Origin of West Elevation Porch

The 1930 Sanborn map establishes that a porch (though smaller and probably of a different roof design) existed during the historic era. Based on aerial photographs and physical evidence, the current porch came about in the 1950-70s.

Existing Conditions

Attached to the back of the house is a roughly 250-square-foot lean-to porch (Figures 6-10). Unlike the structure shown on the Sanborn map, it is positioned toward the south end of the façade. The awkward position of the landing — several feet above the floor — may indicate the original porch was elevated above ground, which was typical of the period.

Square 4" x 4" wood posts support the sloped roof structure. The posts tie into a plate of the same dimension (Photo 11). The plate carries a deck of 2" x 6" rafters topped with boards (Figure 12). The rafters attach to the brick in an informal, lean-to fashion by gravity, a small

ledger, and a pipe (Figure 13). The boards and other members are standard dimension milled lumber with smooth and rough-sawn edges. They connect with nailed and butted ends. The fasteners are modern round head, common wire nails. V-crimp metal siding covers its roof; an unpainted, galvanized gutter traces its fascia. The floor is made of poured concrete.

Aerial Photographs

The first reliable aerial photograph from 1958 shows what appears to be the porch — or an earlier iteration — in the same position as the present structure (Figure 2). This same structure appeared in 1969 (Figure 4) and again in 1978 (Figure 4).

Objective 2: Presence and Compatibility of Walls

Prescence

No photographs are available to validate whether a wall historically stood on the property. A shadow line on the 1969 aerial may indicate a wall or fence along the south exposure, fronting West Santa Fe Avenue (Figure 3). This line is more visible in 1978 (Figure 4).

Compatibility

The 500 block of Don Gaspar is primarily void of street walls. The exception is a low, non-historic stuccoed wall in front of the Fiske House (515), a dwelling built during the same era (Figure 14).

Historically, the block had at least one wall associated with brick houses. This included a wall at the Josephine Popp House (demolished), traditionally located across the street. The Popp was a larger, cross-gabled brick home, likely erected by the Digneo Brothers (Figure 5).

Walls start to pick up on the 600 block, beginning with the Closson House street wall. A stuccoed street wall fronts the brick, side-gabled residence erected in c.1920 (Figure 17). The author researched the Closson street wall in 2015 and determined it was likely erected at the same time as the house.

Performing a pedestrian survey within the 600' designated streetscape recorded several low street walls (Figures 14-19). These are all stucco-faced except for one arroyo stone wall (Figure 19). The stucco walls are primarily in front of stylistically associated Pueblo Revival dwellings.

Conclusion

Porch

Premised on aerial photographs and material evidence, the current porch is likely of 1950-70s vintage. It does not harmonize with the building's construction period or character-defining features. The author would recommend it as a non-contributing element.

Walls

While there may have historically been a wall along the south edge of the house, its design and materials are unknown. The Don Gaspar corridor and designated streetscape have fewer walls than other parts of the district. Sparse walls stood along similar-era brick residences, including the Popp and Closson houses. Currently, there are several low, stuccoed street walls within the streetscape. In this way, there is precedent for a low street wall at the subject house.

Please contact me if you have any questions or comments.

Sincerely,



John W. Murphey
Architectural Historian
505-577-7593
john@archhistoryservices.com

Illustrations

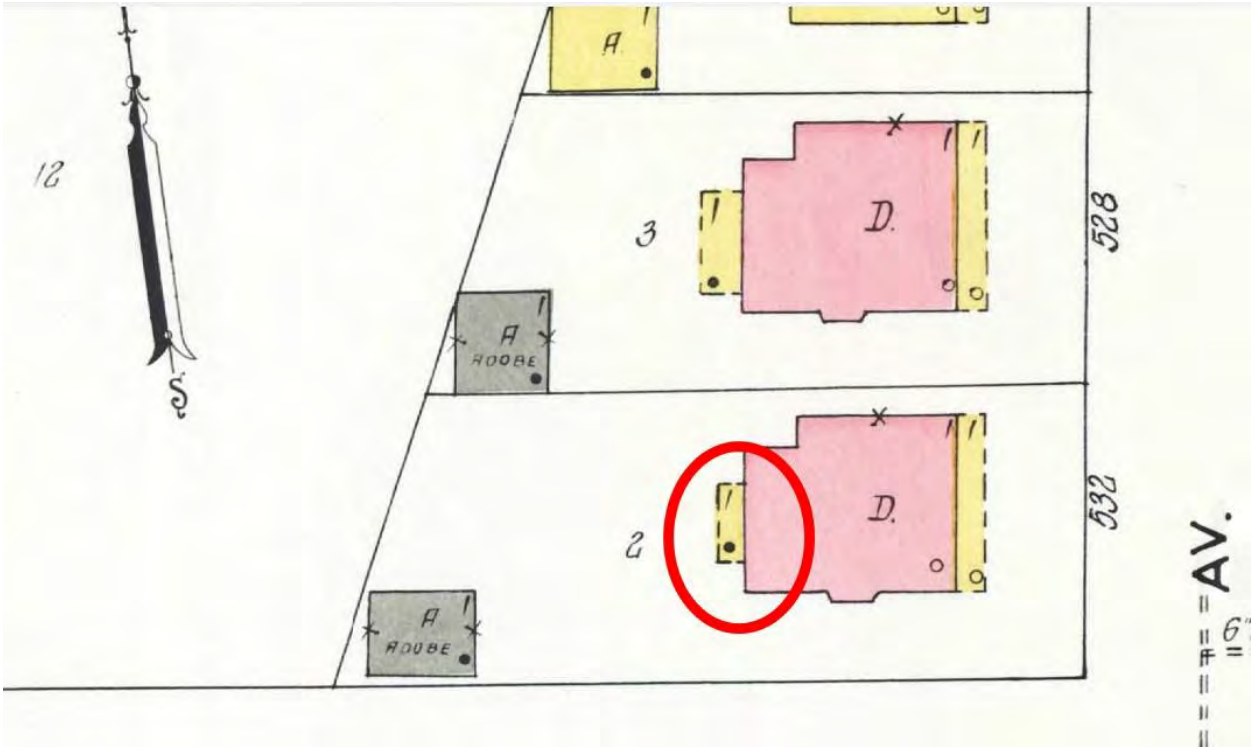


Figure 1: 1930 Sanborn Fire Insurance map.
Earlier open frame wood porch circled.

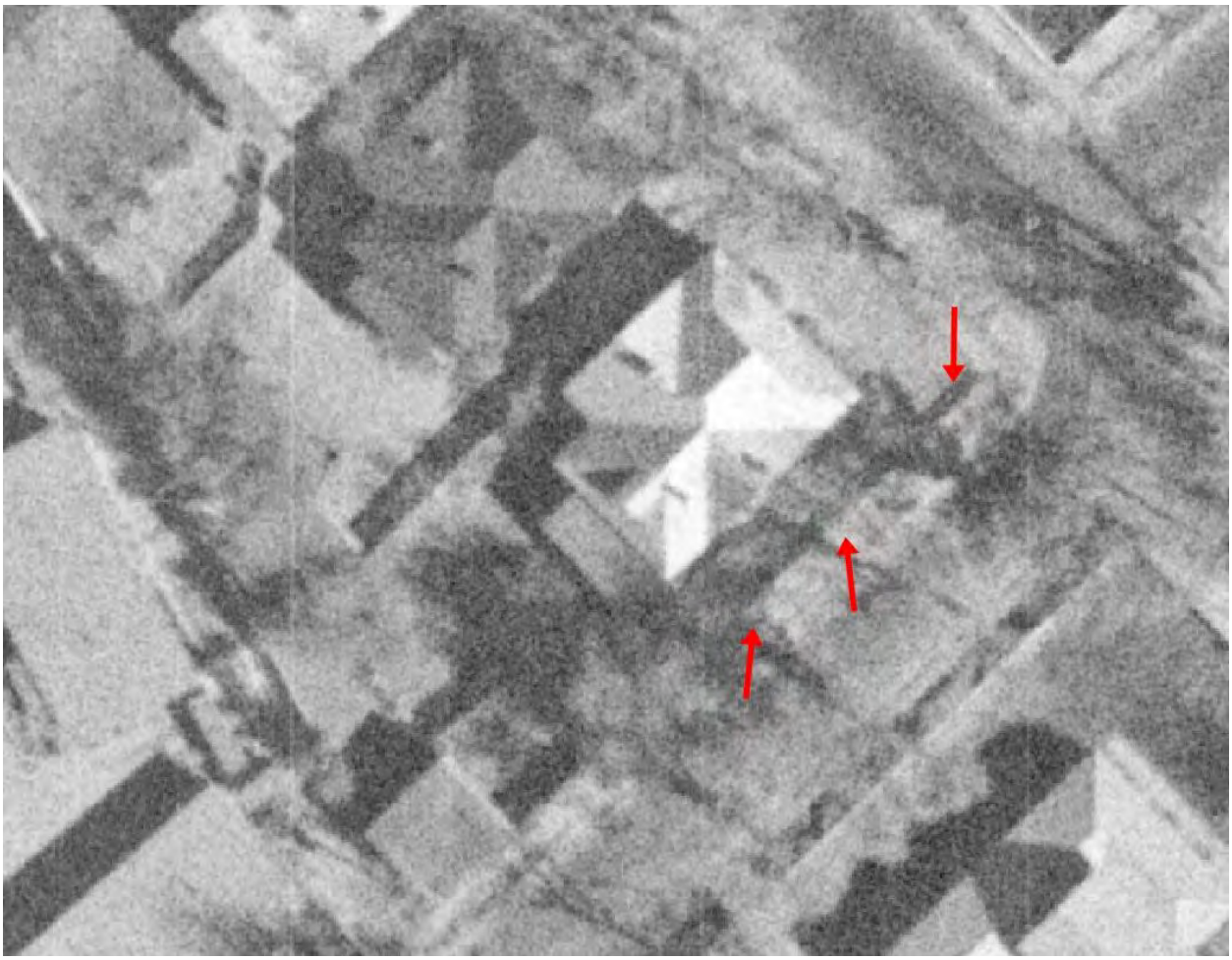


Figure 2: 1958 aerial photograph.
South structure highlighted with arrows.



Figure 3: 1969 aerial photograph.
South structure highlighted with arrows.



Figure 4: 1978 aerial photograph.
South structure highlighted with arrows.

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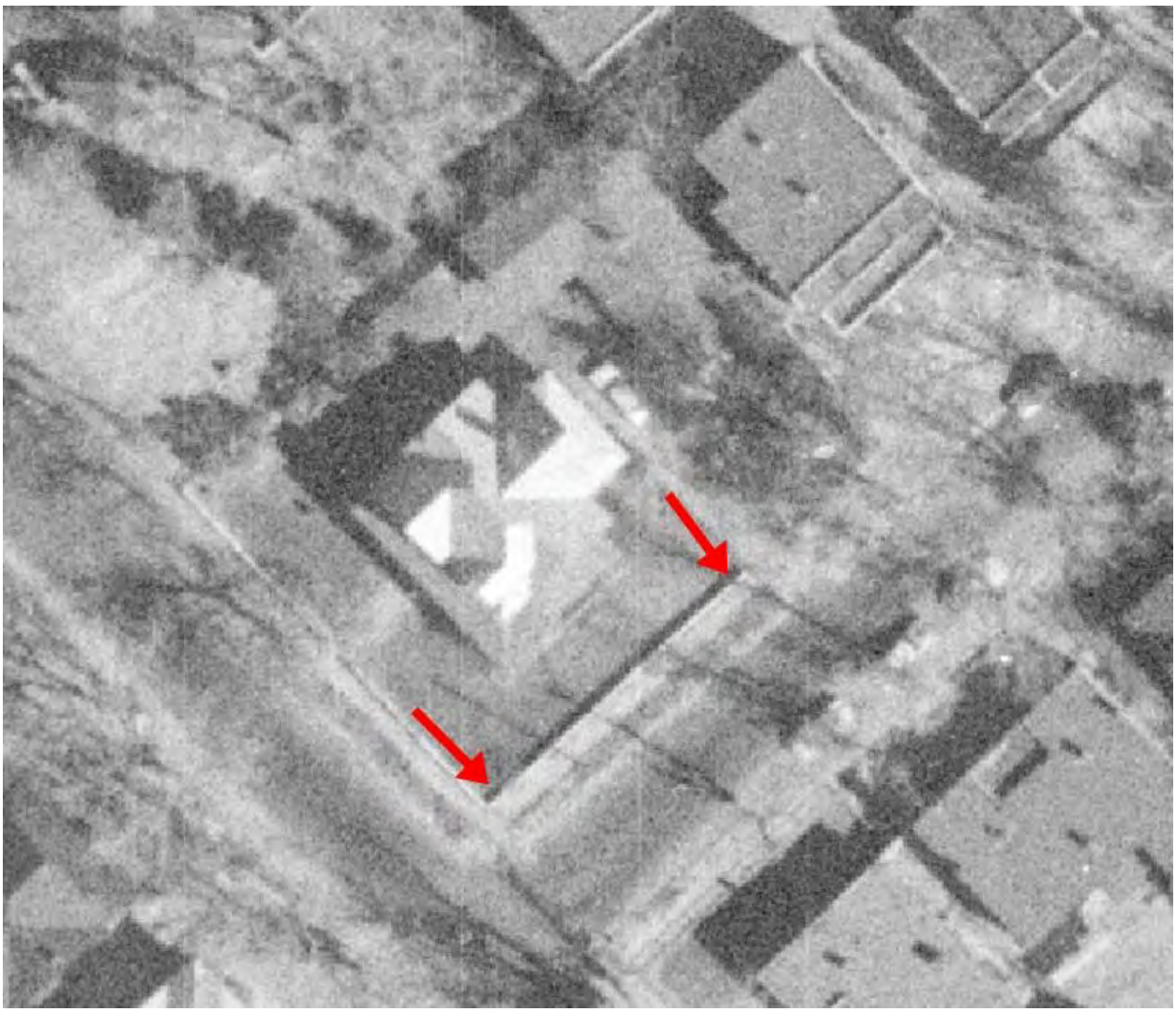


Figure 5: 1958 aerial photograph, 527 Don Gaspar Avenue (demolished). South structure highlighted with arrows.

Field Photos

All photographs taken by Giulia Caporuscio on July 20, 2022.



Figure 6: Porch, as viewed from West Santa Fe Avenue.



Figure 7: Porch, as viewed from West Santa Fe Avenue.



Figure 8: Porch, as viewed from driveway.



Figure 9: Porch, as viewed from parking court.



Figure 10: Porch, as viewed from north property line.



Figure 11: Porch posts and decking.



Figure 12: Porch rafters.



Figure 13: Porch attachment to brick house.

The following photographs show all street walls within the designated 600' streetscape.



Figure 14: 532 Don Gaspar Avenue. Stuccoed street wall.



Figure 15: 603/605 Don Gaspar Avenue. Stuccoed street wall.



Figure 16: 607/609 Don Gaspar Avenue. Stuccoed street wall.



Figure 17: 610 Don Gaspar Avenue. Stuccoed street wall.



Figure 18: 613/615 Don Gaspar Avenue. Stuccoed street wall.



Figure 19: 614 Don Gaspar Avenue. Arroyo stone street wall.

•ARCHITECTS•

Celebrating 35 Years 1984 2019 ARCHITECTURAL EXCELLENCE

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Roof Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Roof Assessment by Brian McPartlon Roofing, LLC dated 7/27/22.

2. Berridge Shingle Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

The roof assessment states that "the existing roof has deteriorated beyond repair" we are showing replacing the existing roof with Berridge Prefinished Metal Victorian Style shingles over asphalt roofing felt(s).

Per Article 14-5.2(D)(6) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the existing metal roof will be of the same size, type and character as close as possible to the existing roof tiles.

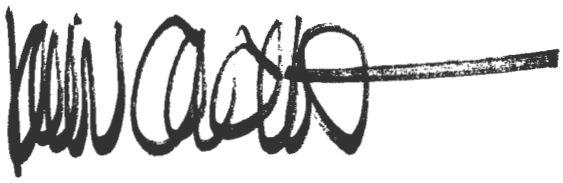
(ii) Are required to prevent a hardship to Mr. Szantho (Applicant) or an injury to the public welfare: By replacing roof that is beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The roof will match the existing roof materials, similar design and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Roof Assessment\20220802 Roof Exception.wpd

Attachments

cc: Andras Szantho, Esq.

Brian McPartlon Roofing, LLC.

Santa Fe Reporter's 2021 "Best of Santa Fe"
1st Place Winner for Best Roofer

July 27, 2022

Kevin Georges
KGA Architects
214 Truman Street NE
Albuquerque, New Mexico 87108.1333
RE: 532 Don Gaspar

To whom it may concern,

On July 25th, 2022, McPartlon Roofing inspected the roof at 532 Don Gaspar.

Our findings are as follows:

1. The Victorian shingle looks to be original.

2. Rust has deteriorated the shingle in hundreds of locations.

3. The adjoining trim and flashing are deteriorated beyond repair.

4. Shingle has curled and warped leaving the substrate vulnerable.

5. Rotten decking and fascia are evident at the perimeter.

In our opinion, the life expectancy of this roof has been surpassed. We recommend a complete removal and replacement to restore the roof to its original appearance.

39 Bisbee Court Unit 7 Santa Fe, NM 87508
Tel: (505) 982-6256 Fax: (505) 982-3654
info@mcpartlonroofing.com www.mcpartlonroofing.com

Brian McPartlon Roofing, LLC.

Santa Fe Reporter's 2021 "Best of Santa Fe"
1st Place Winner for Best Roofer



39 Bisbee Court Unit 7 Santa Fe, NM 87508
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Brian McPartlon Roofing, LLC.

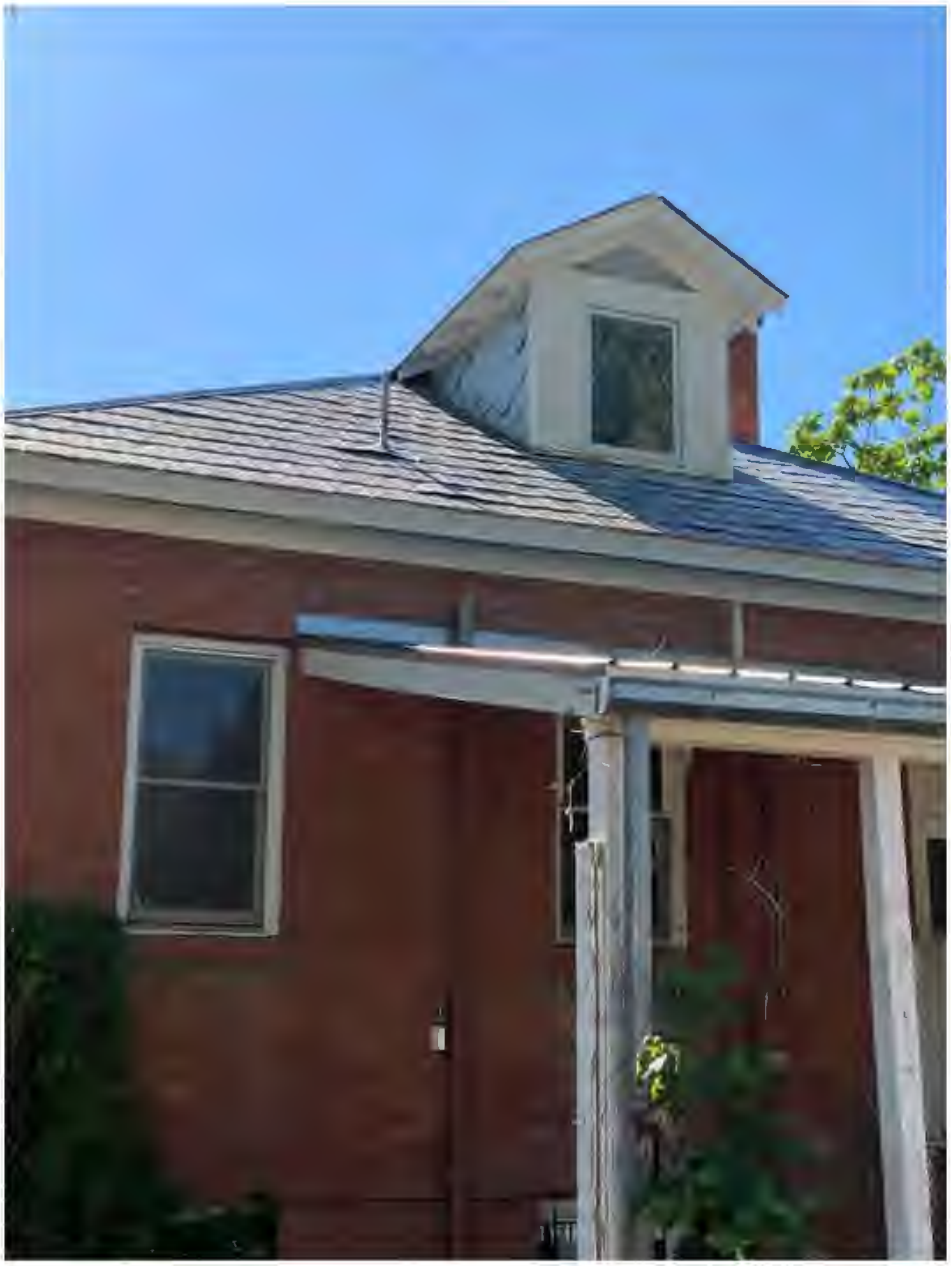
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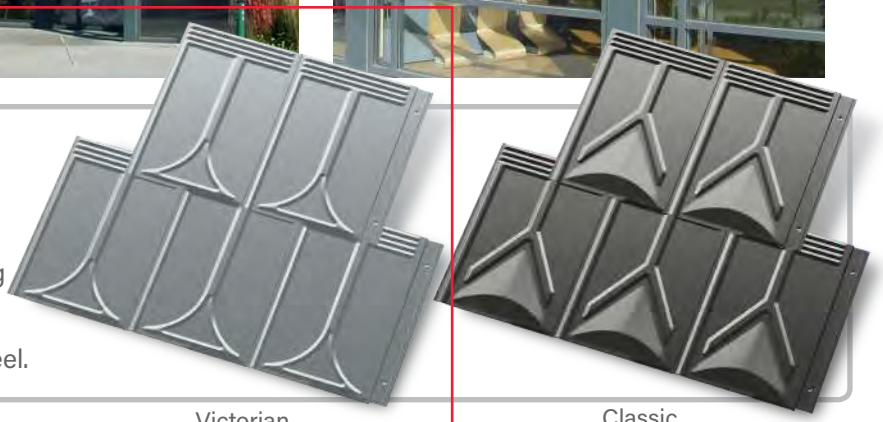
Berridge Victorian & Classic Shingles

SHINGLE SYSTEM





The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.

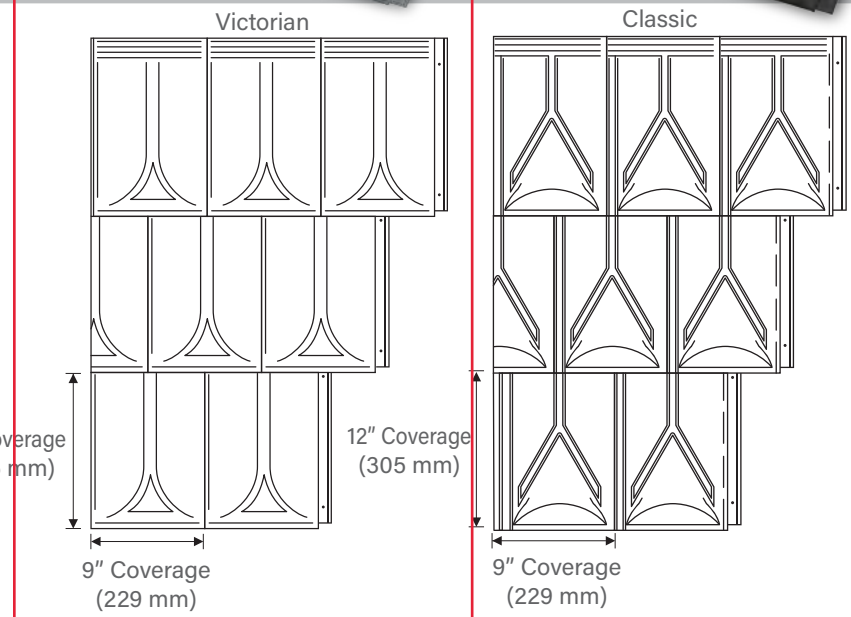


Materials
24 Gauge Steel

Specifications
Uses: Roof, Wall, Fascia
Finishes: Victorian or Classic embossed pattern
Fasteners: Concealed
Applications: Solid sheathing
Coverage: 9" wide and 12" tall

Installation
- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.*
- Use 4" ridge/hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



Pictured Above
Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer: Brester Construction
Color: Zinc Grey

Pictured Right
Panel: Victorian



All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 ▪ 800-669-0009 ▪ www.berridge.com

BERRIDGE VICTORIAN & CLASSIC SHINGLES TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY		CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■	Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
ROOF LISTINGS	■	Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.2 (24 GA-Wood Deck) FL# 11241.3 (24 GA-Plywood)
	■	Miami Dade	TAS 125	Miami Dade County approval of building products directly related to the structural wind resistance	NOA # 17-0808.05
	■	TDI Listed	UL 580	Texas Department of Insurance Listing for wind capacities	RC-231 (24 GA-Plywood)

■ - Steel only ❑ - Steel and Aluminum
For further details please visit www.berridge.com

Roofs of Distinction

CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

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

Re: Historic Districts Application - Windows Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Window Assessment by Ra Patterson of RPA & Associates dated 7/11/22.

2. Pella Reserve Traditional Window Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

After completing the window assessment where it shows 7 of the existing 23 windows are more than 30% deteriorated we are showing existing windows to be repaired (existing window is less than 30% deteriorated) and replaced (existing window is more than 30% deteriorated). We will replace the windows that needed to be replaced with Pella Reserve Traditional Window, wood finish both interior and exterior. Insulated glazing, painted Sherwin Williams SW9507 Cream & Sugar.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the windows will be of the same size, type and character as the existing windows.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing windows that are beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The windows that are replaced will match the existing windows and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

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

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Window Study\20220802 Windows Exception.wpd

Attachments

cc: Andras Szantho, Esq.

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Kevin Georges & Associates
214 Truman St NE
Albuquerque, NM 87108

Andres Szanthos Project

HISTORIC ASSESSMENT
NO. 71122-KG-HA



JOB	DATE
532 DON GASPAR AVE	07/11/2022

LOCATION	DESCRIPTION
EAST A	48 X 72 DH 1/1 COTTAGE STYLE
EAST DR #1	75 X 105 RH OUTSWING 1-LT SIMPSON STYLE (1980's) WOOD BEAD - SIDE LIGHTS AND DOOR HAVE BEEN REPLACED - TRANSOM ORIGINAL WITH PUTTY GLAZE
EAST B	48 X 72 DH 1/1 COTTAGE STYLE
2ND FLOOR	
EAST C	80 X 33 LLR INSWING CASEMENT 1-LT FAR LEFT OSV MISSING SASH
SOUTH D	34 X 72 DH 1/1
SOUTH E	34 X 72 DH 1/1
SOUTH F	48 X 72 DH 1/1
SOUTH G	34 X 72 DH 1/1
SOUTH H	34 X 72 DH 1/1
BASEMENT	
SOUTH I	30X 24 INSWING HOPPER 2W1H
SOUTH DR #2	28 X81 OUTSWING LH 1-LT FULL GLASS IG (1980's)
SOUTH J	30 X 24 INSWING HOPPER 2W1H
2ND FLOOR	
SOUTH K	28 X 58 DH 1/1 NOT ORIGINAL - REPLACED ROPE AND PULLEY - SASHES WITH TAPE BALANCE SASHES (1970's)
WEST L	28 X 34 LR TWIN 1W2H PUSH-OUT CASEMENT - ADDED WINDOW, DOESN'T MATCH OTHER DH BARN SASHES - NOT ORIGINAL

JOB	DATE
532 DON GASPAR AVE	07/11/2022

LOCATION	DESCRIPTION
WEST DR #3	35 X 81 RH OUTSWING 4-HORIZONTAL PANELS/1-LT SIMPSON (1980's) RAISED PANEL, MECHANICALLY PUT TOGETHER
WEST M	28 X 56 DH 1/1
WEST N	28 X 56 DH 1/1
BASEMENT	
WEST O	30 X 24 INSWING HOPPER 2W1H
WEST P	30 X 24 FIXED MISSING SASH 1-LT DRYER VENT STICKING THROUGH
WEST Q	34 X 72 DH 1/1
2ND FLOOR	
WEST R	28 X 40 L CASEMENT PELLA CLAD (1990's)
NORTH S	34 X 72 DH 1/1
NORTH T	34 X 72 DH 1/1
BASEMENT	
NORTH W	30 X 24 INSWING HOPPER 2W1H
2ND FLOOR	
NORTH U	51 X 33 TWIN DH 1/1 ROPE & PULLEY - SASHES REPLACED - TAPE BALANCE SASHES (late 70's)
NORTH V	51 X 33 TWIN DH 1/1 ROPE & PULLEY - SASHES REPLACED - TAPE BALANCE SASHES (late 70's)

JOB	DATE
532 DON GASPAR AVE - REAR GARAGE/STUDIO	07/11/2022

LOCATION	DESCRIPTION
EAST DR #4	36 X 80 RH INSWING ½ GLASS/2-PANEL BOTTOM SIMPSON DOOR (1990's)
EAST DR # 5	36 X 80 LH INSWING ½ GLASS/2-PANEL BOTTOM SIMPSON DOOR (1990's)
EAST X	29 X 35 DH 1/1 WHITE CLAD/WOOD PELLA (1990's)
WEST Y	29 X 57 DH 1/1 WHITE CLAD/WOOD PELLA (1990's)

In closing, my professional opinion is the windows and doors that are historic and restorable, could be restored per historic code. With that being said, the aluminum screens should be replaced with a wood screen. Also, the restored windows would not be energy efficient and would not meet any type of energy code.

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

Assessment prepared by: Ra N. Patterson_____

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTERGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	48 X 72 1/1 DH	S	**HISTORIC**
DR #1	75 X 105	S	**HISTORIC** * TRANSOM **NON-HISTORIC** * DOOR/SIDE LIGHTS (1980's)
B	48 X 72 1/1 DH – COTTAGE	S	**HISTORIC**
C	80 X 33 LLR	U	**NON-HISTORIC** * BARN SASHES INSERTED IN TO DH FRAME
D	34 X 72 1/1 DH	F	**HISTORIC**
E	34 X 72 1/1 DH	F	**HISTORIC**
F	48 X 72 1/1 DH – COTTAGE	F	**HISTORIC**
G	34 X 72 1/1 DH	U	**HISTORIC**
H	34 X 66 1/1 DH	U	**HISTORIC**
I	30 X 24 HOPPER 2W1H	F	**HISTORIC**
DR #2	28 X 81 LH OUTSWING 1-LT	F	**NON-HISTORIC** *1980's
J	30 X 24 HOPPER 2W1H	S	**HISTORIC**
K	28 X 58 DH 1/1	F	**NON-HISTORIC** *1980's REPLACED SASHES & TAPE BALANCES
L	28 X 34 LR TWIN PUSH-OUT CASEMENT 1W2H	S	**NON-HISTORIC** * REPLACED WITH ADDED BARN SASHES
M	28 X 56 DH 1/1	S	**HISTORIC**
N	28 X 56 DH 1/1	F	**HISTORIC**
O	30 X 24 HOPPER 2W1H	S	**HISTORIC**
P	30 X 24 HOPPER – FIXED 1-LT	U	**NON-HISTORIC** * SASH MISSING VENT CUT IN

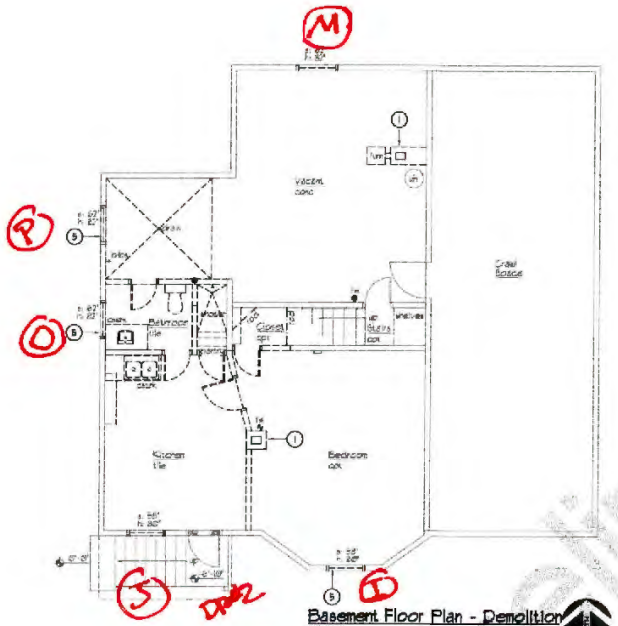
NOTES:

ALL WINDOWS HAVE ALUMINUM NON-HISTORIC SCREENS

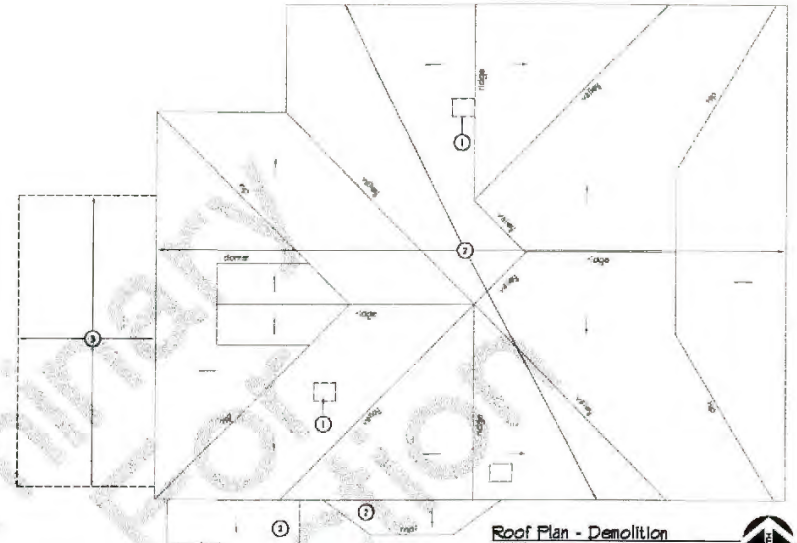
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
Q	34 X 72 DH 1/1	U	**HISTORIC**
R	28 X 40 L CASEMENT PELLA	P	**NON-HISTORIC** *1990's CLAD/WOOD
S	34 X 72 DH 1/1	F	**HISTORIC**
T	34 X 72 DH 1/1	U	**HISTORIC**
U	51 X 33 TWIN DH 1/1	F	**NON-HISTORIC** * NEWER SASHES AND TUBE BALANCES PUT IN LATE 70's, EARLY 80's
V	51 X 33 TWIN DH 1/1	F	**NON-HISTORIC** * NEWER SASHES AND TUBE BALANCES PUT IN LATE 70's, EARLY 80's
W	30 X 24 HOPPER 2W1H	U	**HISTORIC**

NOTES:

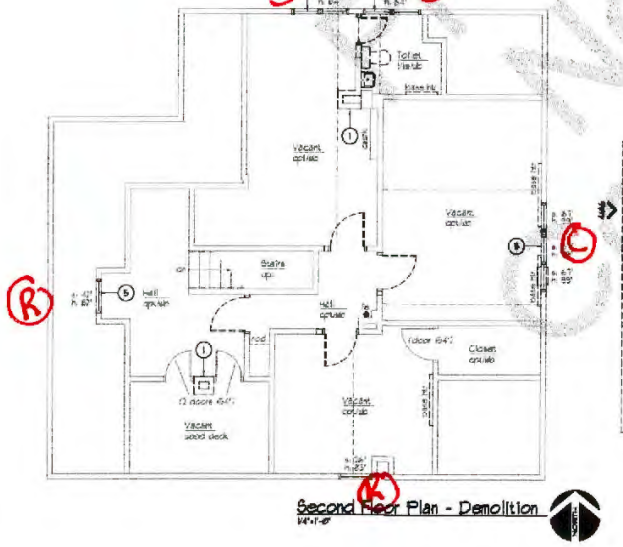
ALL WINDOWS HAVE ALUMINUM NON-HISTORIC SCREENS



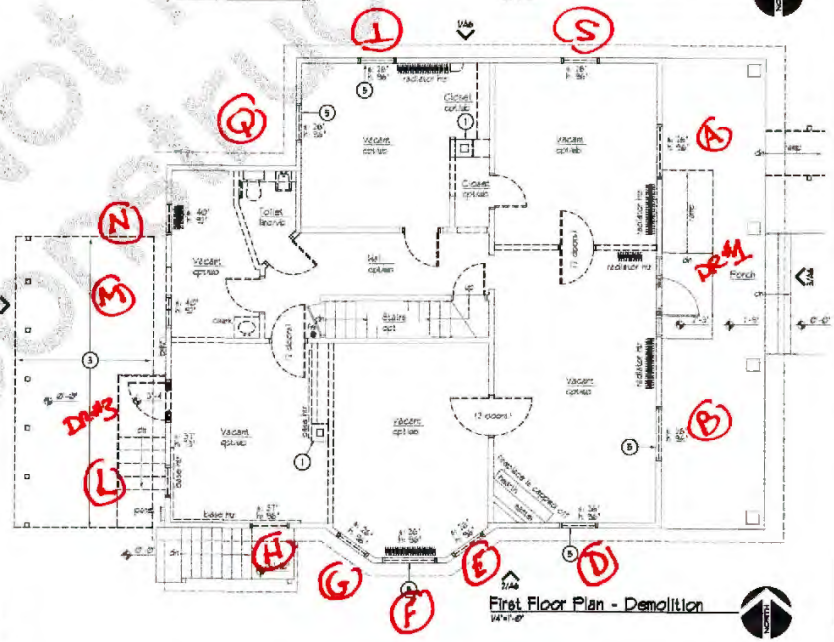
Basement Floor Plan - Demolition



Roof Plan - Demolition



Second Floor Plan - Demolition



First Floor Plan - Demolition

Kevin Georges & Associates
Architecture & Planning

Keyed Notes A1:

1. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
2. REMOVE EXISTING ROOFING MATERIAL.
3. REMOVE EXISTING PORTAL.
4. NOT USED.
5. REMOVE EXISTING WINDOW, TYPICAL.

Design Development

Andras Szanthos Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn JA Checked KEG
By By
Proj No. 2001B Date 2/10/22

©2022 KEVIN GEORGES + ASSOCIATES, PA

Revisions Architect Engineer

FLOOR PLANS - DEMOLITION

A1

Sheet Title Sheet 6 of 14

Preliminary Not For Construction


North V


Studio East
Dr # 4


North U


North W


Studio East Dr #5


Studio East X


Studio West Y

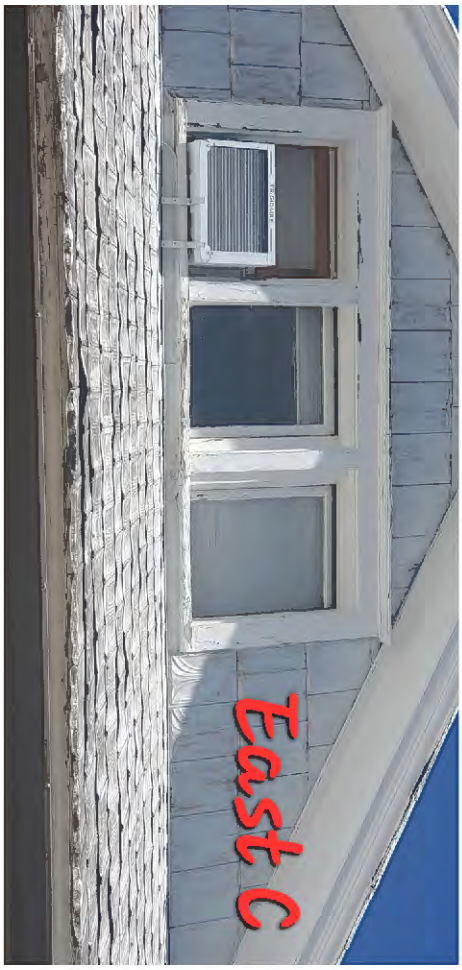

West Q


North S


East A


532
East Dr #1


East B


East C


East Dr #1
moulding


South D

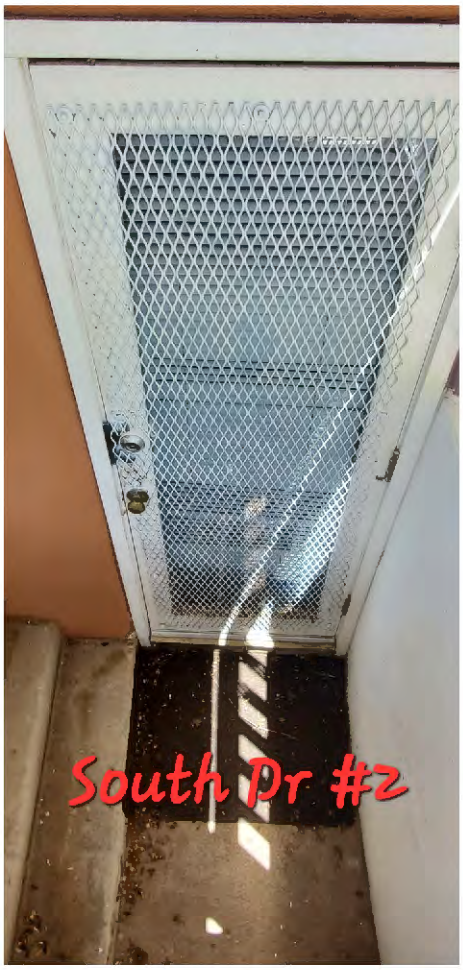

South E


South F


South G


South H


South I


South Dr #2


South J


South K


West L


West Dr #3

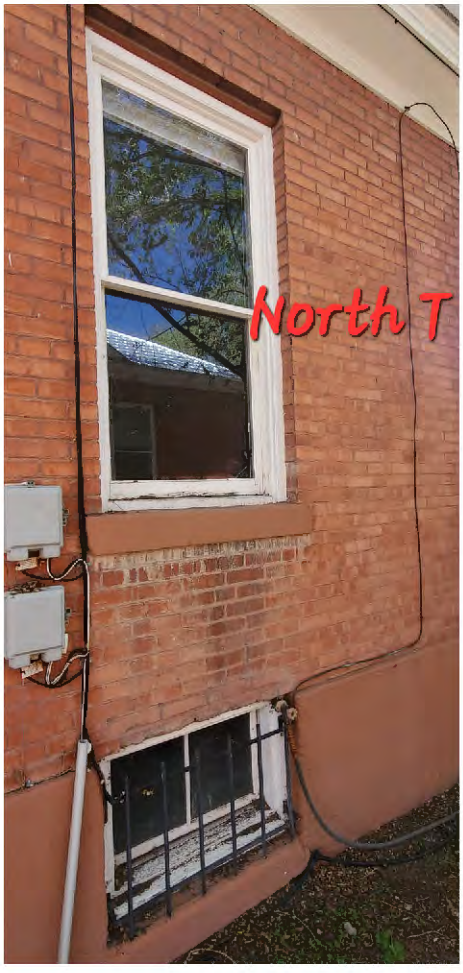

West M


West N


West O


West P


West R


North T

Pro Window & Door Guide





Leaders in Innovation Since 1925

From testing beyond industry requirements to delivering continuous innovation – we go beyond what meets the eye to make beautifully designed windows and doors to be a solution for every project. To learn more, visit pella.com/professionals.

Contents

Why You Can Trust Pella	4
Wood & Clad-Wood Windows & Patio Doors	7
Fiberglass Windows & Patio Doors	25
Vinyl Windows & Patio Doors	33
Product Line Comparison	42
Additional Solutions	45
Trim Options	46

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Pella AR



Why You Can Trust Pella

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 for innovation by homeowners[1]

Rated #1 for highest quality by homeowners[1]

The best Limited Lifetime Warranty for wood windows and patio doors[2]

[1] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

We Are Dedicated to Window & Door Details

Pella ProEdge Solutions is an extension of your team, helping projects go more quickly and smoothly while reducing callbacks. With dedicated product expertise; anytime, anywhere communication; and service after the sale, you can complete jobs faster, get paid sooner and take on more jobs for your business.

Pella ProEdge SOLUTIONS

Your Local Go-To Window and Door Experts

The expertise of your local Pella representatives coupled with personalized on- and off-site support, helps cut time and hassle from every project. And with access to local Pella showrooms, your homeowners can work directly with a Pella sales rep to decide which products will work best for their home.

Anytime, Anywhere Communication

Pella ProEdge Solutions provides builders and contractors with anytime, anywhere communication. With Pella ProConnect, you can contact your rep, track orders and see which accessories are being held. And when you need a quote or have a question, our project management team will respond within 24 hours. To create a new account, simply open your favorite web browser on your preferred device and visit proconnect.pella.com or use the QR code. Mobile users can add a tile icon to their home screen for easy access.

Service After the Sale

We hold off screens and hardware until the end of a project, ensuring they don't get damaged on-site. In addition to holding off on the final touches, we install your windows and patio doors on your project's timeline. Our reps provide on-site training and support, and local service reps will take care of any callbacks or warranty claims directly with homeowners. And on the final walk-through, we will install accessories and ensure the details are covered.

Wood & Clad-Wood Windows & Patio Doors

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. Personalize windows and patio doors to match your project with special sizes, grilles, premium interior and exterior colors and hardware finishes.

Our innovative EnduraGuard® wood protection provides advanced protection against the effects of moisture – helping to provide long-lasting performance. Pella's wood products are backed by the best limited lifetime warranty in the industry for wood windows and patio doors.*

Pella® Reserve™

Traditional

Exquisite designs with unparalleled historical detailing.

Contemporary

Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Pella Lifestyle Series

Designed to deliver exceptional performance and create unique room-by-room solutions with performance options and time-tested innovations.



Pella® Lifestyle Series
Dual-pane casement windows with between-the-glass grilles and a custom stained interior.

The best limited lifetime warranty.

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.* See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

Pella® Reserve™

Authentic designs with uncompromised attention to detail.

Made for the distinction creators, the purists of design, the architectural historians – each window and door is meticulously designed to achieve your vision. We deliver tailor-made solutions and intentional innovations to achieve your unique vision without concessions. From simple yet sophisticated style to historical detailing, anything less simply won't do.



Pella Reserve – Traditional

Pella Reserve – Traditional windows and patio doors are exquisitely designed with unparalleled historical detailing. They feature through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.



Pella Reserve – Contemporary

Contemporary-designed Pella Reserve windows and patio doors offer simple and sophisticated styles with expansive glass, sleek, minimal profiles and through-stile construction, which embody the tenets of pure contemporary design.

Pella® Reserve™
Traditional
Wood & Aluminum-Clad Wood

Unparalleled historical detailing
Featuring historic elements with uncompromised attention to detail, including Integral Light Technology® grilles and a historic putty profile.

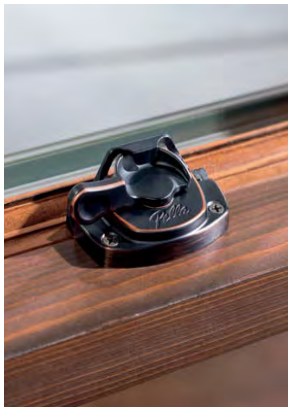
Authentic hardware
With a historically authentic spoon-lock and our Antiek casement window hardware inspired by period furniture.

Winner of the 2019 Most Innovative Window
From *Window and Door Magazine*, the patented Integrated Rolscreen® appears when you need it and is hidden when you don't.









Historic elements

Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. These products offer the industry's deepest sash dimension.

Through-stile construction. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

Integral Light Technology. Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy performance.

Intentional innovations

Single- and double-hung Integrated Rolscreen. The Integrated Rolscreen is a screen on a single- and double-hung window that appears when you open the window, and rolls away, out of sight, when you close it.

Innovative sash lugs. Add sash lugs to the exterior of our double-hung windows to create an authentic look, while maintaining modern tilting functionality for easy cleaning.

Integrated security sensors. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most.

Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style. Durable interiors and extruded aluminum exteriors allow you to create the ideal look for your design. And with cutting-edge innovations that solve modern-day inconveniences without compromising the design, your clients can be proud to own Pella Reserve – Traditional windows and patio doors. We know your reputation matters, so we stand behind Pella Reserve products with the best limited lifetime warranty for wood windows and patio doors.*

Achieve your vision and impress your clients. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions. And with large multi-slide and bifold patio doors, you can create a space that blurs the lines between indoors and out.

Available in these window and patio door styles:





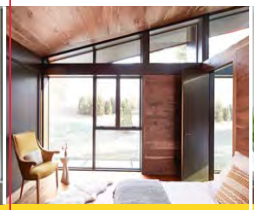
Special shapes also available.

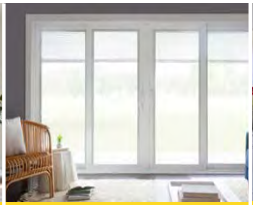
* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.

Compare Window & Patio Door Lines

Review our lines and discover your best fit.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit pella.com/professionals.

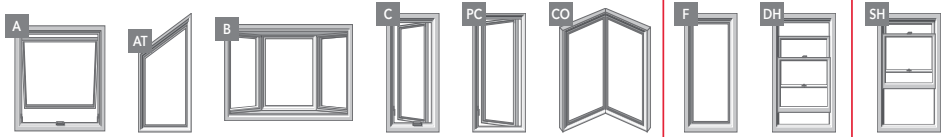




	Pella® Reserve™		Pella Lifestyle Series	Pella Impervia®	Pella 250 Series	Encompass by Pella
Product Line	Traditional	Contemporary				
Material	Wood & Clad-Wood	Clad-Wood	Clad-Wood	Fiberglass	Vinyl	Vinyl
Price	$$$$ - $$$$$	$$$$ - $$$$$	$$ - $$$	$$-$$$	$$	$ - $$
Description	Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.	Simple and sophisticated designs with expansive glass, sleek, minimal profiles and through-stile construction embody the tenets of pure contemporary style.	Purposeful innovations delivering room-by-room solutions like integrated blinds, shades and security sensors. Available performance packages offer an unbeatable combination of energy efficiency, sound control and value.[2]	Pella Impervia products are engineered to last. Our proprietary fiberglass material provides unmatched strength and lasting durability with sleek, timeless style.[4] Tested in extremes and designed for every day, these windows and patio doors deliver proven performance.	Pella 250 Series products offer innovative and enhanced security and privacy features for more peace of mind. Made with beautiful easy-care vinyl, these windows and patio doors provide Pella craftsmanship in a great-looking product.	Encompass by Pella is competitively priced, easy-care vinyl. Featuring low-maintenance, high-grade vinyl frames, these windows and patio doors will look great for years and are backed by a brand you can trust.
Available Styles	**Window Styles** A AT B C CO DH F SH PC **Patio Door Styles** SD HD BF MS	**Window Styles** A AT C CO F PC **Patio Door Styles** SD HD BF MS	**Window Styles** A B C DH[3] F **Patio Door Styles** SD HD	**Window Styles** A AT B C DH F SH SW **Patio Door Styles** SD	**Window Styles** A AT B C DH F SH SW **Patio Door Styles** SD	**Window Styles** AT DH[3] F SH SW **Patio Door Styles** SD

[1] Additional special shapes also available.
[2] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
[3] Double-hung window only available with dual-pane glass.
[4] Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
[5] Double-hung window available in East Region only.

Window & Patio Door Styles[1]





C Pella® Reserve™ - Contemporary
T Pella Reserve - Traditional

Colors & Finishes

Wood Types
C T

Choose the wood species that best complements your project's interior.

Pine

Custom solutions:

Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors
C T

When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain | Dark Mahogany Stain

Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors
C T

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.[1] Custom colors are also available.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Pearl Gray

Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage | Frost Blue | Blue Ash

Glass

InsulShield® Low-E Glass[2]

Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]
C T

AdvancedComfort Low-E insulating dual-pane glass with argon
C T

NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]
C T

SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]
C T

Additional Glass Options



Laminated (non-impact-resistant)[4,5], tinted[2,4] or obscure[2,4] glass also available on select products
C T



STC (Sound Transmission Class)-improved dual-pane sound glass[3,6]
C T



Impact-resistant glass[3,4]
T

[1] The highest exterior coating standard for painted aluminum exteriors is the AAMA 2605 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

[2] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

[3] Available on select products only. See your local Pella sales representative for availability.

[4] Available with Low-E insulating glass with argon on select products.

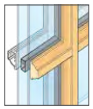
[5] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

[6] Sound control glass consists of dissimilar glass thickness (3mm/5mm).

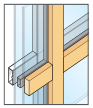
Grilles

Grille Types

Choose the look of true divided light with Integral Light Technology® or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral Light Technology® 7/8", 1-1/4" or 2"[6]
T



Square Integral Light Technology® 5/8", 7/8", 1-1/4" or 2"[6]
C



Aluminum Grilles-Between-the-Glass 3/4"
C T

Grilles-Between-the-Glass Interior Colors:[2]

Black | White | Brown | Fossil | Ivory | Harvest | Cordovan

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



12-Lite Prairie
T



14-Lite Prairie
T



Victorian
T



New England
T



Traditional
C T



9-Lite Prairie
C T



Top Row
C T



Cross
C T



Custom
C T



Diamond
T



Simulated French
T

Screens[3]

Rolscreen® & Integrated Rolscreen
C T

Rolscreen soft-closing retractable screens roll out of sight when not in use on Pella Reserve - Traditional casement windows and sliding patio doors and on Pella Reserve - Contemporary sliding patio doors. The Integrated Rolscreen is a fully concealed Rolscreen that moves seamlessly with the sash – appearing when you open a Pella Reserve - Traditional single- or double-hung window and rolling completely away when you close it.

Flat
C T

InView™ screens let in 14% more light and are 8% more open for improved airflow.[4]

Added Peace of Mind

Integrated Security Sensors
C T

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[5] For more information, go to connectpella.com.

[1] Color-matched to your product's interior and exterior color.

[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

[3] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

[4] Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

[5] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection

Window Hardware

Classic Collection

T

Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Modern Collection

C

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.



Fold-Away Crank
Saldo

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel

Polished Chrome



Satin Brass

Rustic Collection

T

Create a distinct and charming look with distressed finishes.



Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

T

Select from popular designs and finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

C T

BALDWIN

Choose timeless pieces for a look that will never go out of style.



Hinged & Bifold Patio Door Handles
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle[1,2]

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Modern Collection

C T

BALDWIN

Achieve the ultimate contemporary look with sleek finishes.



Hinged & Bifold Patio Door Handle
Spiere



Sliding & Multi-Slide Patio Door Handle
Plazo



Multi-Slide Patio Door Handle[1,2]

Finishes:



Matte Black



Satin Nickel

Polished Chrome



Satin Brass

Rustic Collection

C T

BALDWIN

Stand out with bold looks and create an utterly unique aesthetic.



Hinged & Bifold Patio Door Handles
Rustiek



Sliding & Multi-Slide Patio Door Handle
Notus

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

C T

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handles
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle[1,2]

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

Give your business the advantage with Pella ProEdge Solutions

We're here to help your projects go smoother. This service operates as an extension of your team to help projects run more smoothly while reducing callbacks. With Pella ProEdge Solutions, you can expect:

Your Local Go-To Window and Door Experts

Anytime, Anywhere Communication

Service After the Sale

Pella ProEdge Solutions is here to get your jobs completed faster, get you paid quicker and ultimately get more jobs sooner.

Learn more about Pella ProEdge Solutions at pella.com/proedge.

Pella products are backed by some of the best warranties in the business.

You can be confident in your investment. Pella windows and patio doors are backed by a strong national brand and some of the strongest warranties.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

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METAL SHINGLE ROOFING

Our original 1908 line of W. F. Norman Victorian Roof Shingles are still available with a variety of hip and ridge finishes. Norman shingles are produced in galvanized steel or solid copper.

PLEASE NOTE: Galvanized steel from the factory can vary in color and shine from one piece to another. If left unpainted they may discolor unevenly after installation. If color variation is not acceptable, we recommend the galvanized be painted.

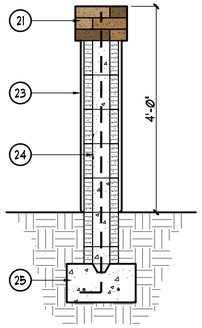
These two classic styles A and C are offered, along with ornamental ridge tiles, finials, hip shingles, cresting and folded valley needed for installation. Click below for more images and visit the { Pricing } page to see the roofing price list.



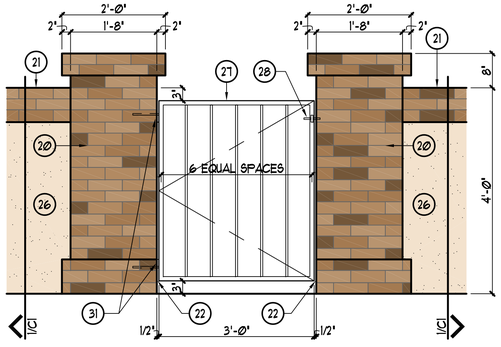
Style C Shingle - Size 8 1/4" x 12" - 145 shingles per square



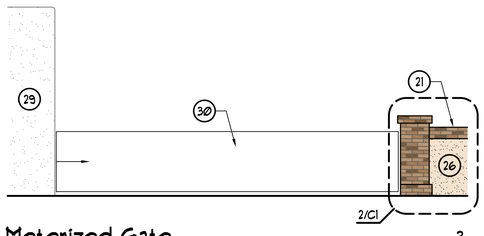
Style A Shingle - Size 8 1/4" x 12" - 145 shingles per square



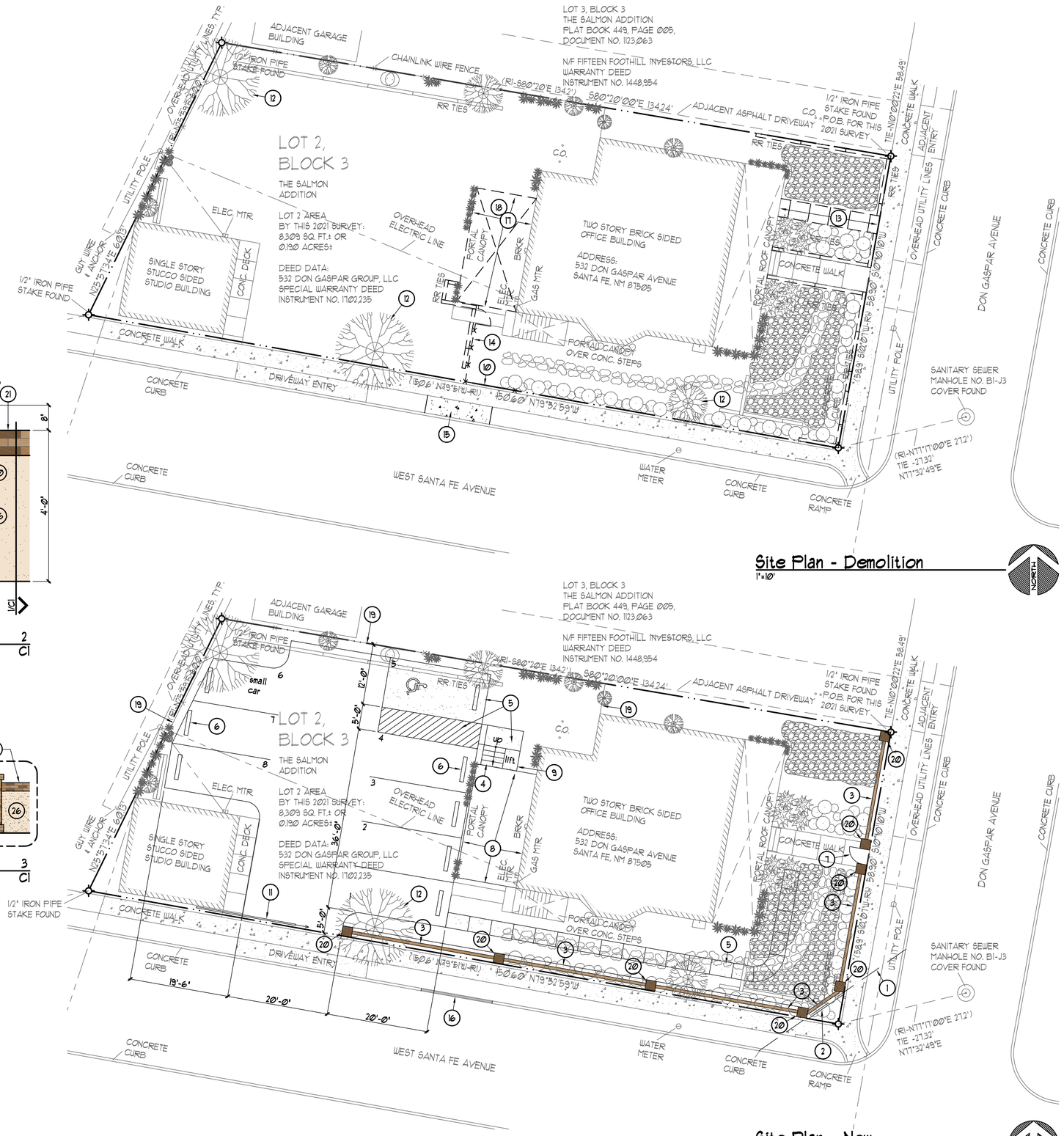
Yard Wall Section 1
3/4" = 1'-0" C1



Gate 2
3/4" = 1'-0" C1



Motorized Gate 3
1/4" = 1'-0" C1



Site Plan - Demolition
1"=10'

Site Plan - New
1"=10'

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4875

Keyed Notes C1:

1. CLEAR SIGHT TRIANGLE.
2. SIGNAGE.
3. CMU WALL, SEE 1/C1.
4. NEW STAIR.
5. NEW CONCRETE SLAB.
6. PRECAST CONCRETE PARKING BUMPER, TYPICAL.
7. NEW GATE, SEE 2/C1.
8. NEW WOOD DECK.
9. NEW HANDICAP LIFT, SEE SHEET A2.
10. REMOVE WIRE FENCE.
11. NEW 20' WIDE MOTORIZED GATE, SEE 3/C1.
12. EXISTING TREE TO REMAIN.
13. REMOVE EXISTING RAMP AND RAILING.
14. REMOVE WOOD FENCE.
15. REMOVE EXISTING DRIVEWAY.
16. INSTALL NEW CURB / GUTTER.
17. REMOVE EXISTING CANOPY.
18. REMOVE EXISTING SLAB / FLAGSTONE UNDER CANOPY.
19. EXISTING CHAINLINK FENCE TO REMAIN.
20. 20" X 20" BRICK PILASTERS.
21. 3 COURSE STANDARD BRICK CAP.
22. 24" BASE, (CUT BACK AT GATE ONLY).
23. EL REY STUCCO NO. 117 FAWN.
24. 8' CMU WALL.
25. CONCRETE FOOTING.
26. STUCCO WALL.
27. 1/2" WROUGHT IRON, PAINT TO MATCH STUCCO.
28. GATE LATCH.
29. EXISTING BUILDING.
30. GATE BY GATE MANUFACTURER, PAINT TO MATCH STUCCO.
31. ROD HINGE.

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 202118 Date 8/2/22

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-

Revisions | Architect | Engineer

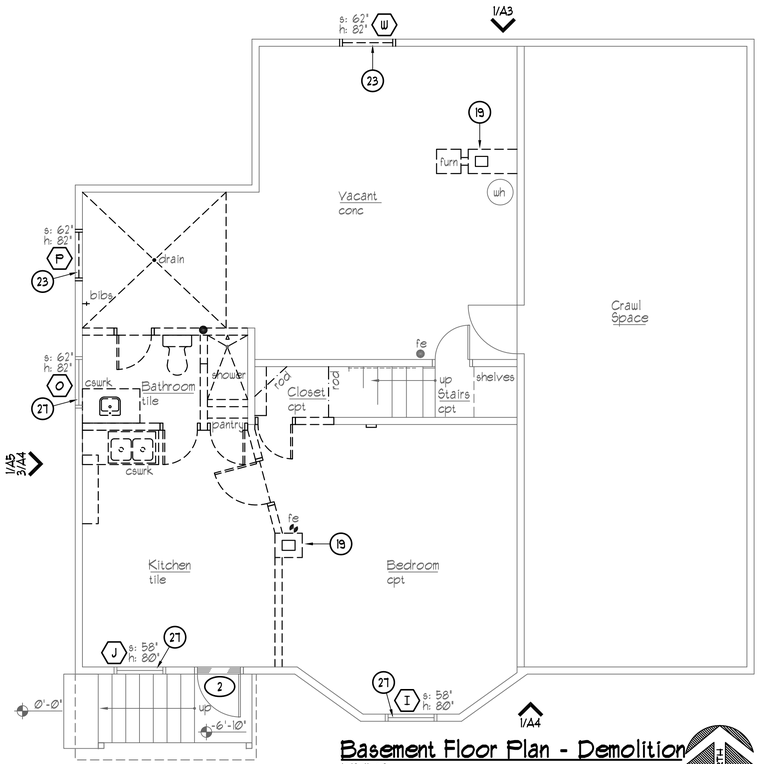
VICINITY MAP,
SITE PLAN - DEMOLITION,
SITE PLAN - NEW,
YARD WALL SECTION,
GATE DETAILS

Sheet Title

C1

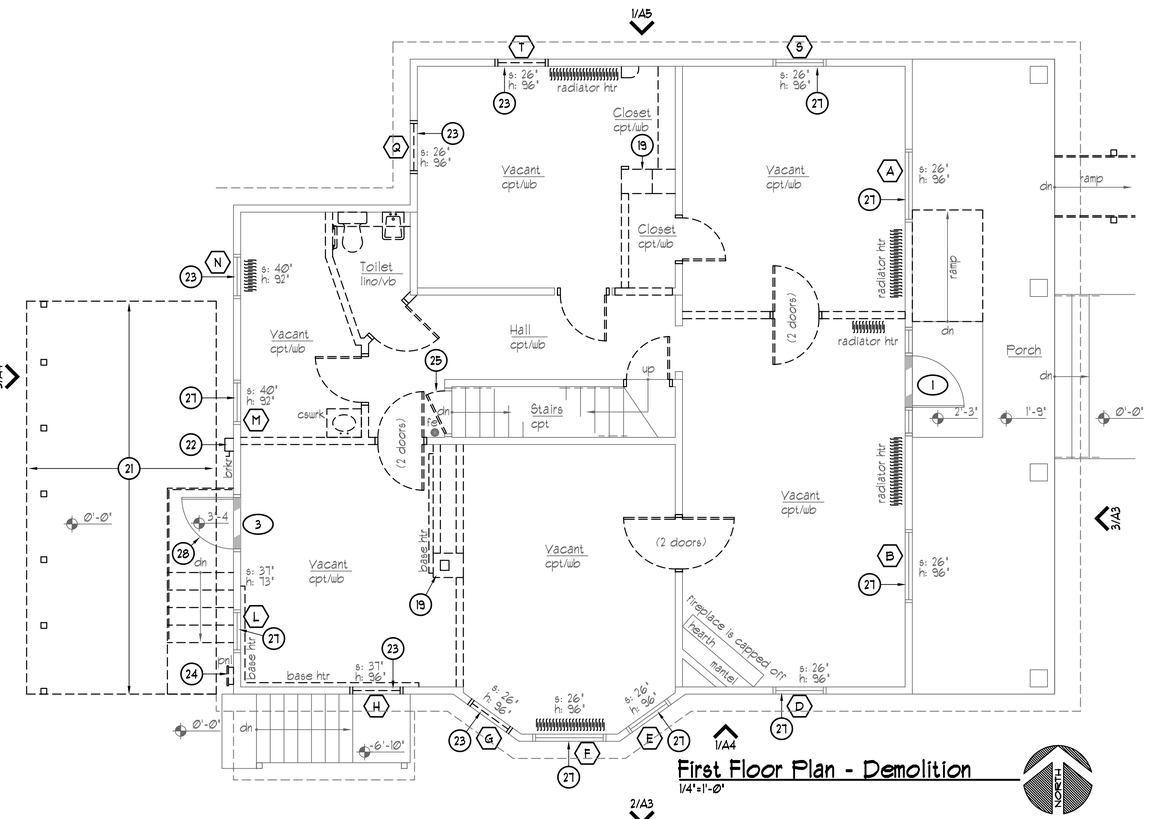
Sheet - of -

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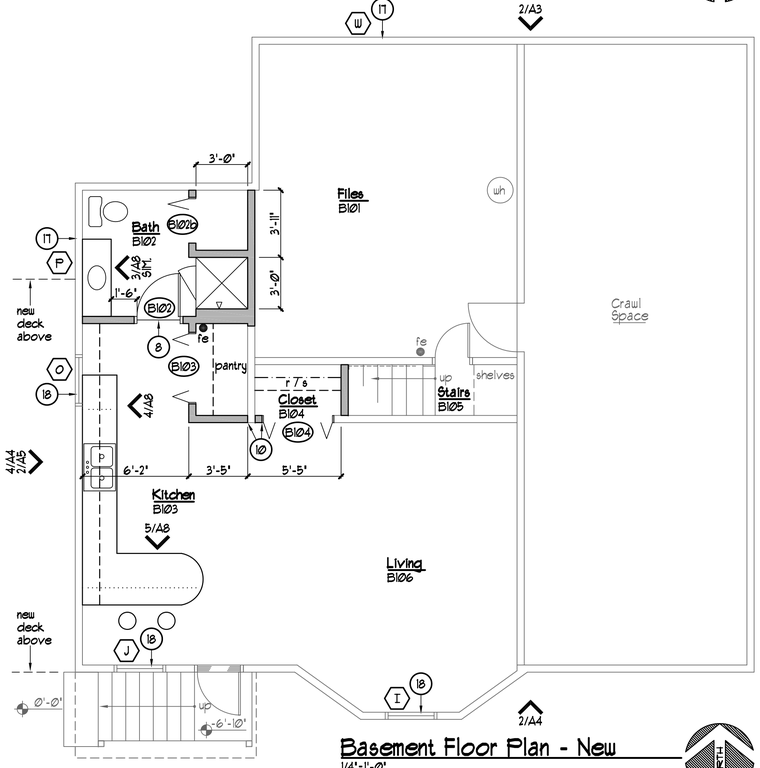
Basement Floor Plan - Demolition

1/4"=1'-0"



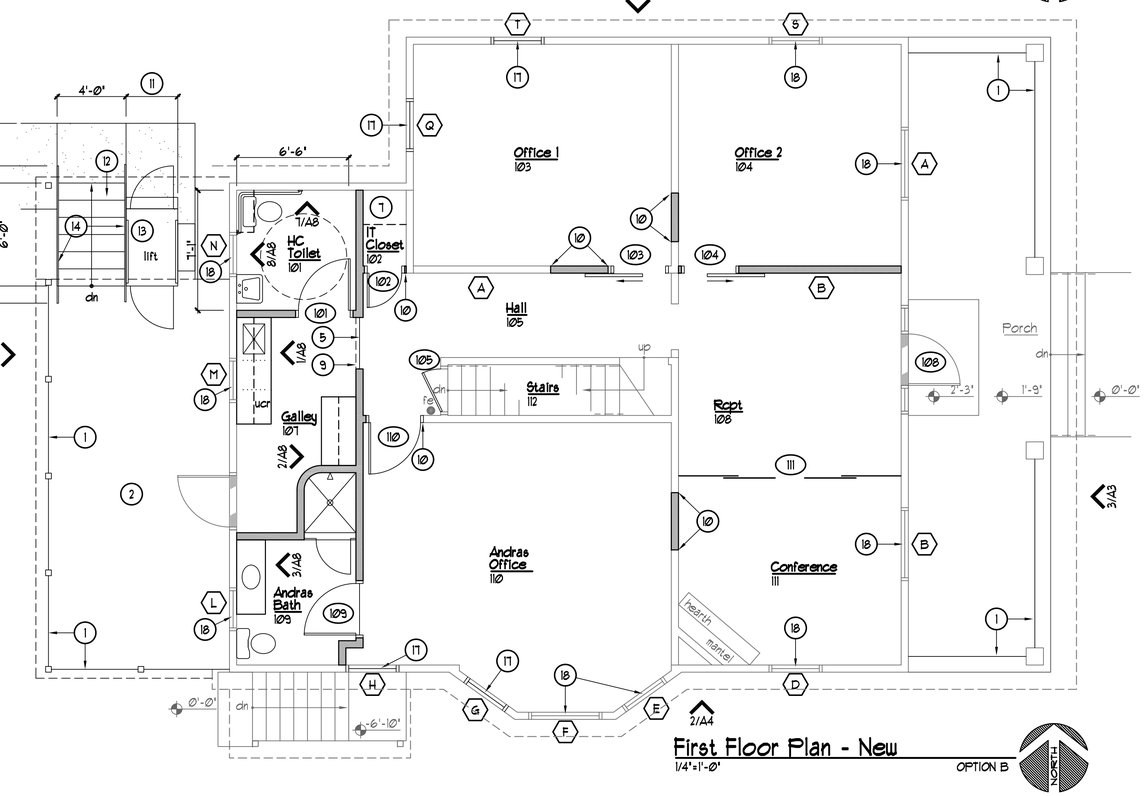
First Floor Plan - Demolition

1/4"=1'-0"



Basement Floor Plan - New

1/4"=1'-0"



First Floor Plan - New

1/4"=1'-0"

OPTION B

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4875

Keyed Notes A1:

1. NEW GUARDRAIL, SEE 13/A8 AND 14/A8.
2. NEW DECK, SEE STRUCTURAL.
3. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. DENOTES DROPPED CEILING.
6. PATCH ROOF OPENING WITH NEW WOOD DECKING, MATCH EXISTING.
7. ADJUSTABLE SHELVES.
8. TRANSITION STRIP, SEE 7/A8.
9. TRANSITION STRIP, SEE 8/A8.
10. ALIGN FINISHES BOTH SIDES WHERE APPLICABLE.
11. VERIFY DIMENSIONS WITH LIFT MANUFACTURER.
12. WOOD STAIR, SEE STRUCTURAL. 6TREADS AT 12" = 6'-0", 7 RISERS AT 6.5"1" EA. = 3'-10".
13. HANDICAP LIFT - TRUSS T LIFT OR EQUAL. SHOP DRAWINGS BY SUPPLIER / MANUFACTURER.
14. GUARDRAIL AND RAILING, SEE 14/A8.
15. INSTALL OFCI SHADES IN CLOSED POSITION, COVER WITH PAINTED GYPSUM BOARD.
16. EXISTING CHIMNEY TO REMAIN.
17. NEW PELLA RESERVE TRADITIONAL WINDOW. WOOD FINISH BOTH INTERIOR AND EXTERIOR. INSULATED GLAZING. PAINT SHERWIN WILLIAMS SW9507 CREAM & SUGAR.
18. EXISTING WINDOW TO REMAIN, REPLACE / REPAIR ALL DETERIORATED MATERIAL AND RETURN TO LIKE NEW.
19. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
20. REMOVE EXISTING PRESSED METAL ROOFING AND UNDERLAYMENT. REPLACE ALL DAMAGED SHEATHING WITH NEW.
21. REMOVE EXISTING PORTAL.
22. REMOVE EXISTING BREAKER.
23. REMOVE EXISTING WINDOW, TYPICAL.
24. REMOVE EXISTING PANEL.
25. REMOVE EXISTING DOOR, FRAME TO REMAIN.
26. DEMOLISH BRICK, HEARTH AND MANTEL AT FIREPLACE AND PREP FOR CERAMIC TILE TO CEILING.
27. EXISTING WINDOW TO REMAIN. REPLACE ALL DAMAGED MATERIALS, MAKE NEW.
28. EXISTING DOOR TO REMAIN.
29. EXISTING BRICK CHIMNEY TO REMAIN.

Wall Legend

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

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Santa Fe, New Mexico 87505

Project Title

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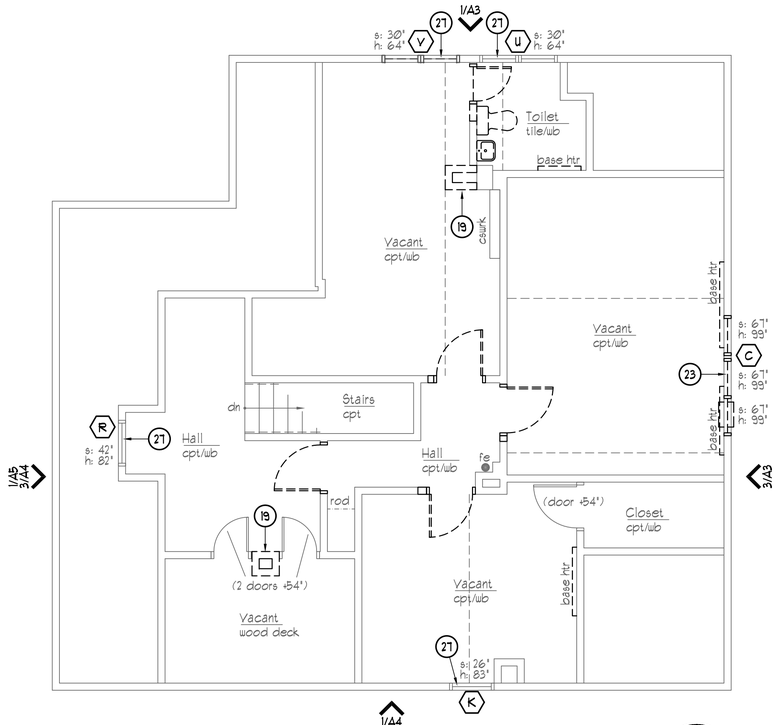
- Revisions Architect Engineer

BASEMENT FLOOR PLAN - DEMOLITION,
BASEMENT FLOOR PLAN - NEW,
FIRST FLOOR PLAN - DEMOLITION,
FIRST FLOOR PLAN - NEW

A1

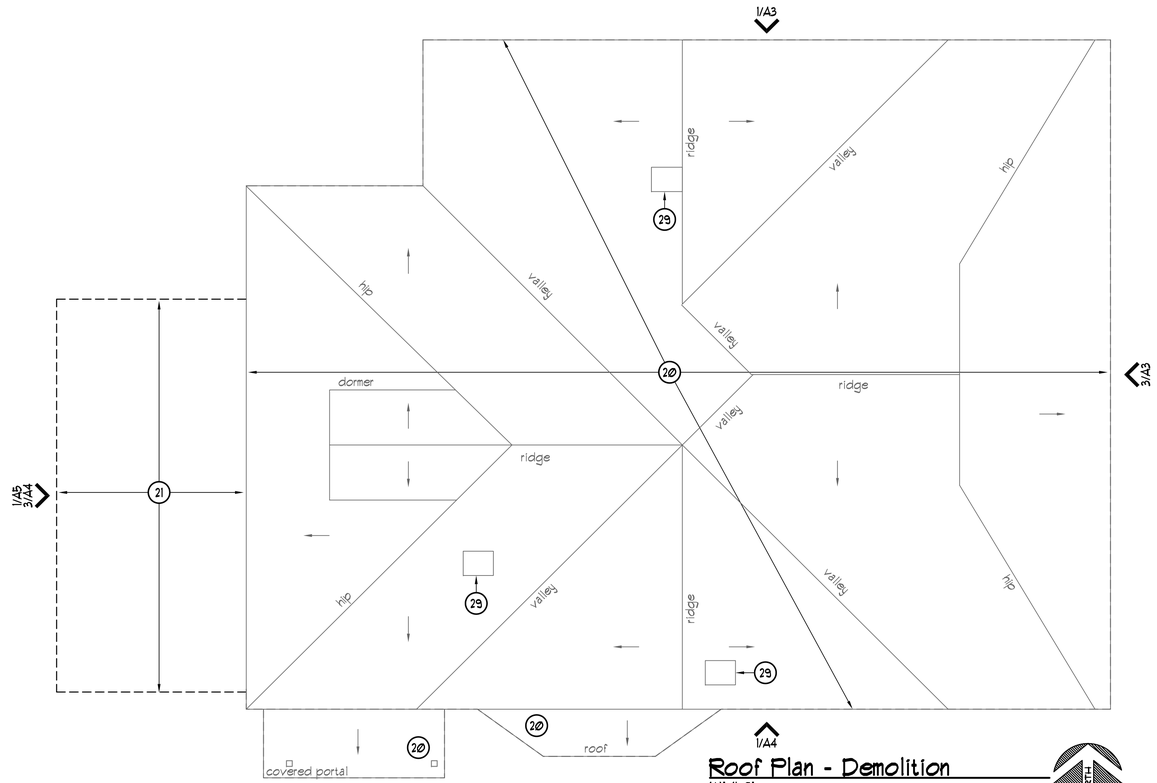
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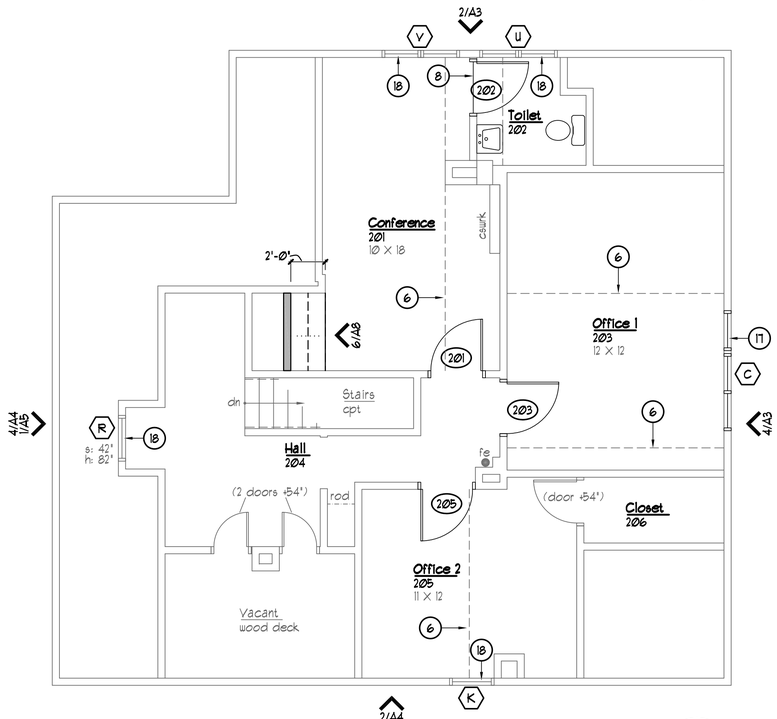
Second Floor Plan - Demolition

1/4"=1'-0"



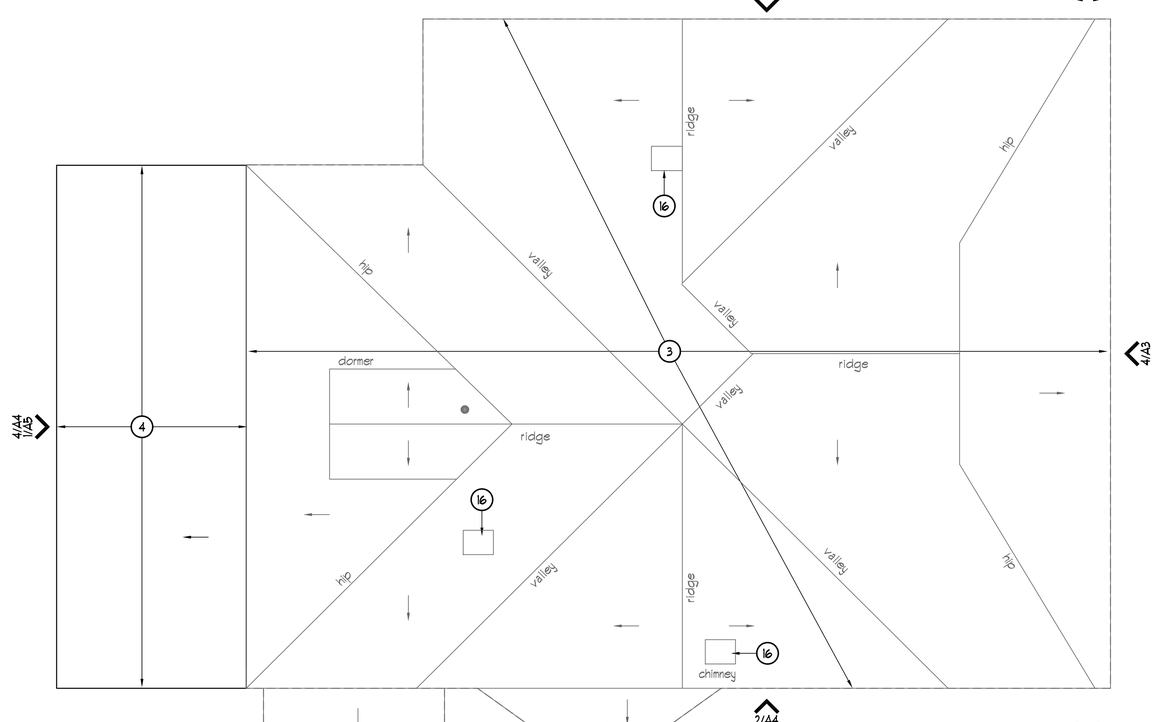
Roof Plan - Demolition

1/4"=1'-0"



Second Floor Plan - New

1/4"=1'-0"



Roof Plan - New

1/4"=1'-0"

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Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4875

Keyed Notes A2:

1. NEW GUARDRAIL, SEE 13/A8 AND 14/A8.
2. NEW DECK, SEE STRUCTURAL.
3. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. DENOTES DROPPED CEILING.
6. PATCH ROOF OPENING WITH NEW WOOD DECKING, MATCH EXISTING.
7. ADJUSTABLE SHELVES.
8. TRANSITION STRIP, SEE 7/A8.
9. TRANSITION STRIP, SEE 8/A8.
10. ALIGN FINISHES BOTH SIDES WHERE APPLICABLE.
11. VERIFY DIMENSIONS WITH LIFT MANUFACTURER.
12. WOOD STAIR, SEE STRUCTURAL. 6TREADS AT 12" = 6'-0", 7 RISERS AT 6.5'1" EA. = 3'-10".
13. HANDICAP LIFT - TRUSS T LIFT OR EQUAL. SHOP DRAWINGS BY SUPPLIER / MANUFACTURER.
14. GUARDRAIL AND RAILING, SEE 14/A8.
15. INSTALL OFCI SHADES IN CLOSED POSITION, COVER WITH PAINTED GYPSUM BOARD.
16. EXISTING CHIMNEY TO REMAIN.
17. NEW PELLA RESERVE TRADITIONAL WINDOW. WOOD FINISH BOTH INTERIOR AND EXTERIOR. INSULATED GLAZING. PAINT SHERWIN WILLIAMS SW9502 CREAM & SUGAR.
18. EXISTING WINDOW TO REMAIN, REPLACE / REPAIR ALL DETERIORATED MATERIAL AND RETURN TO LIKE NEW.
19. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
20. REMOVE EXISTING PRESSED METAL ROOFING AND UNDERLAYMENT. REPLACE ALL DAMAGED SHEATHING WITH NEW.
21. REMOVE EXISTING PORTAL.
22. REMOVE EXISTING BREAKER.
23. REMOVE EXISTING WINDOW, TYPICAL.
24. REMOVE EXISTING PANEL.
25. REMOVE EXISTING DOOR, FRAME TO REMAIN.
26. DEMOLISH BRICK, HEARTH AND MANTEL AT FIREPLACE AND PREP FOR CERAMIC TILE TO CEILING.
27. EXISTING WINDOW TO REMAIN. REPLACE ALL DAMAGED MATERIALS, MAKE NEW.
28. EXISTING DOOR TO REMAIN.
29. EXISTING BRICK CHIMNEY TO REMAIN.

Wall Legend

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

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Project Title

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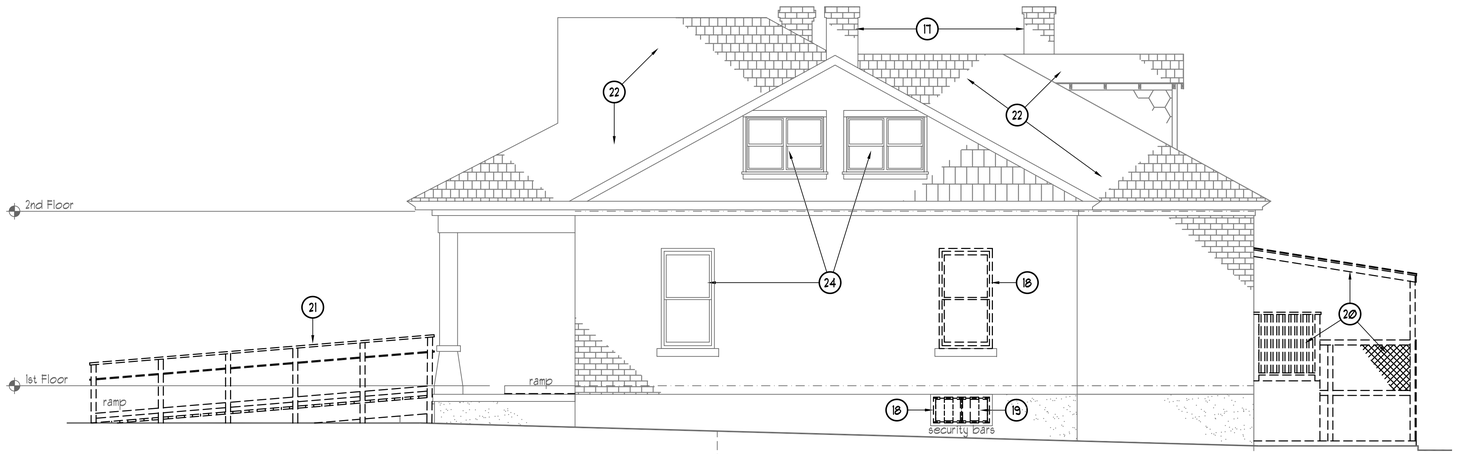
SECOND FLOOR PLAN - DEMOLITION,
SECOND FLOOR PLAN - NEW,
ROOF PLAN - DEMOLITION,
ROOF PLAN - NEW,

Sheet Title

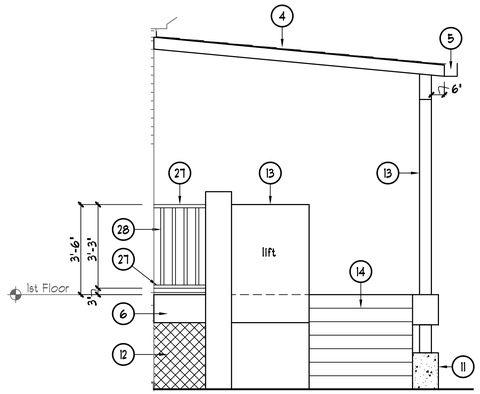
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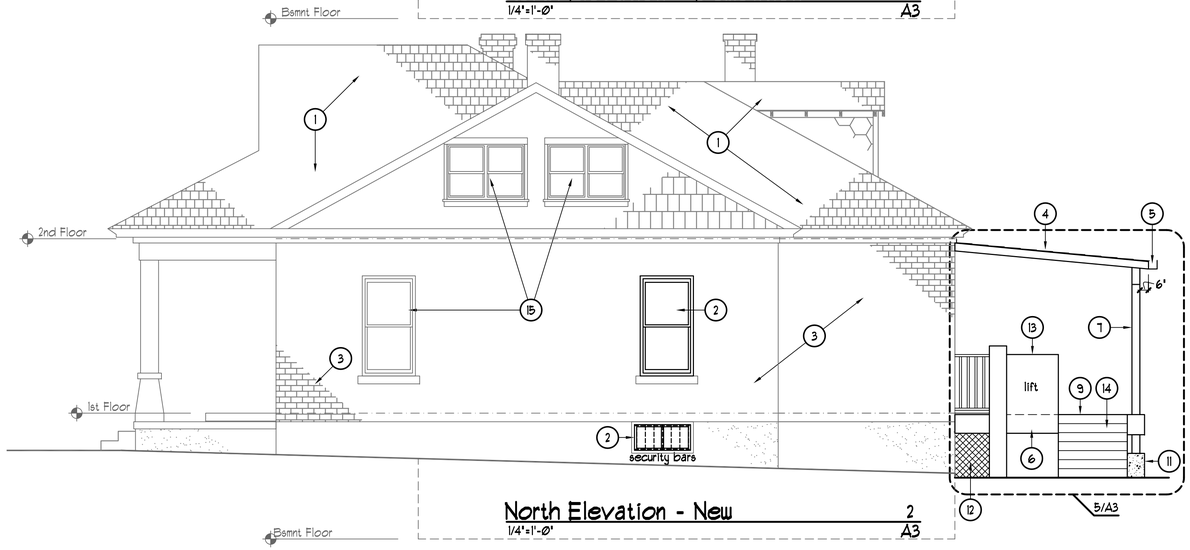
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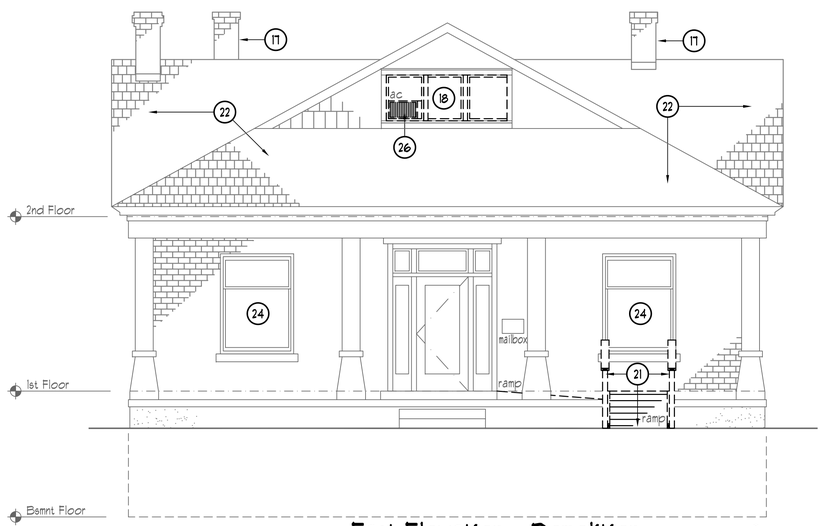
North Elevation - Demolition 1
1/4"=1'-0" A3



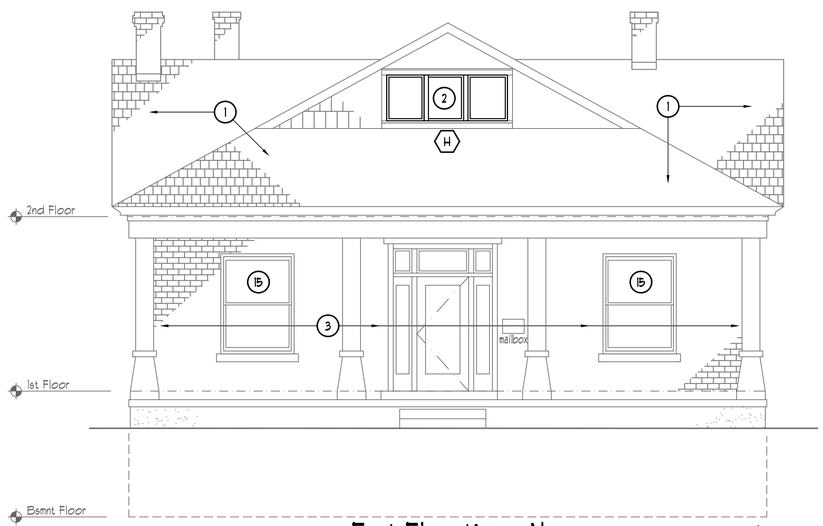
North Elevation - Porch New 5
3/8"=1'-0" A3



North Elevation - New 2
1/4"=1'-0" A3



East Elevation - Demolition 3
1/4"=1'-0" A3



East Elevation - New 4
1/4"=1'-0" A3

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Architecture & Planning
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Keyed Notes A3:

1. NEW METAL ROOFING, MATCH EXISTING, TYPICAL.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. NEW ROOFING OVER SHEATHING.
5. GUTTER.
6. BEAM, SEE STRUCTURAL.
7. 4X6 WOOD COLUMN OR POST.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT.
14. STAIR.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOW TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. REMOVE EXISTING AIR CONDITIONER, INSTALL NEW GLAZING.
27. 2X4 TOP AND BOTTOM RAIL.
28. 2X2 WOOD PICKETS SPACED TO REPEL A 4" DIAMETER SPHERE.

95% Construction Documents

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Project Title

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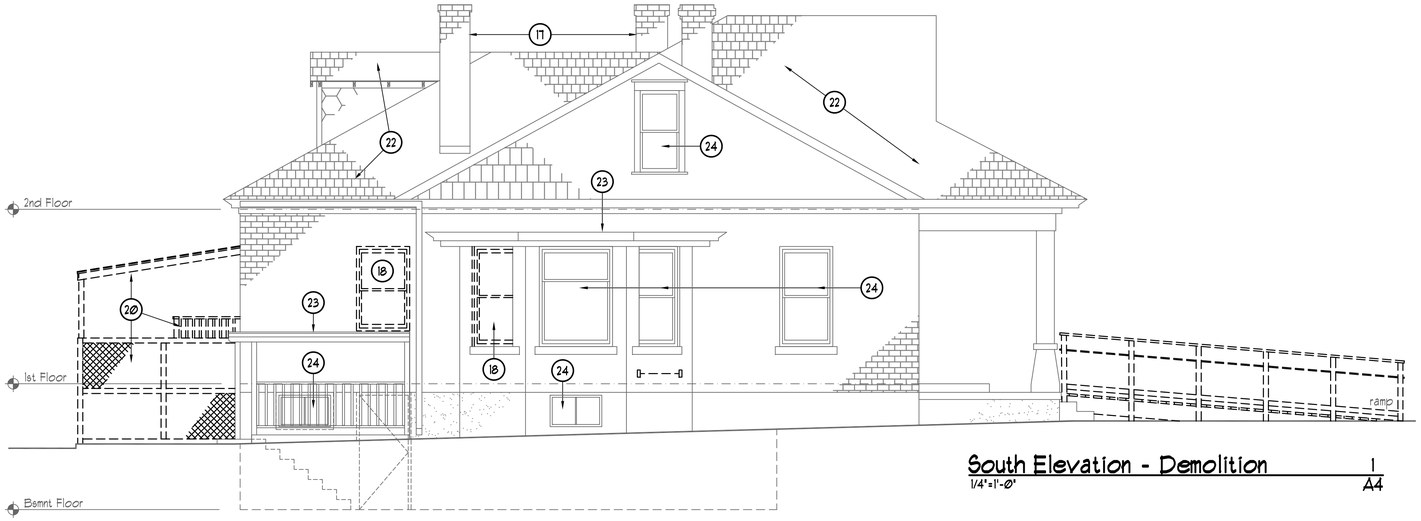
- Revisions Architect Engineer

NORTH ELEVATION - DEMOLITION,
NORTH ELEVATION - NEW,
EAST ELEVATION - DEMOLITION,
EAST ELEVATION - NEW,
NORTH ELEVATION - PORCH NEW

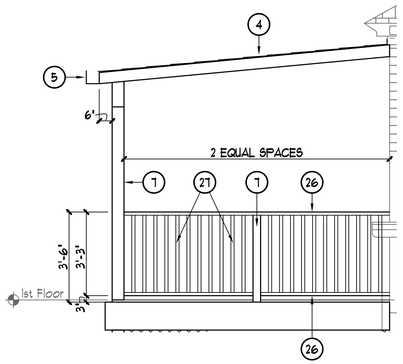
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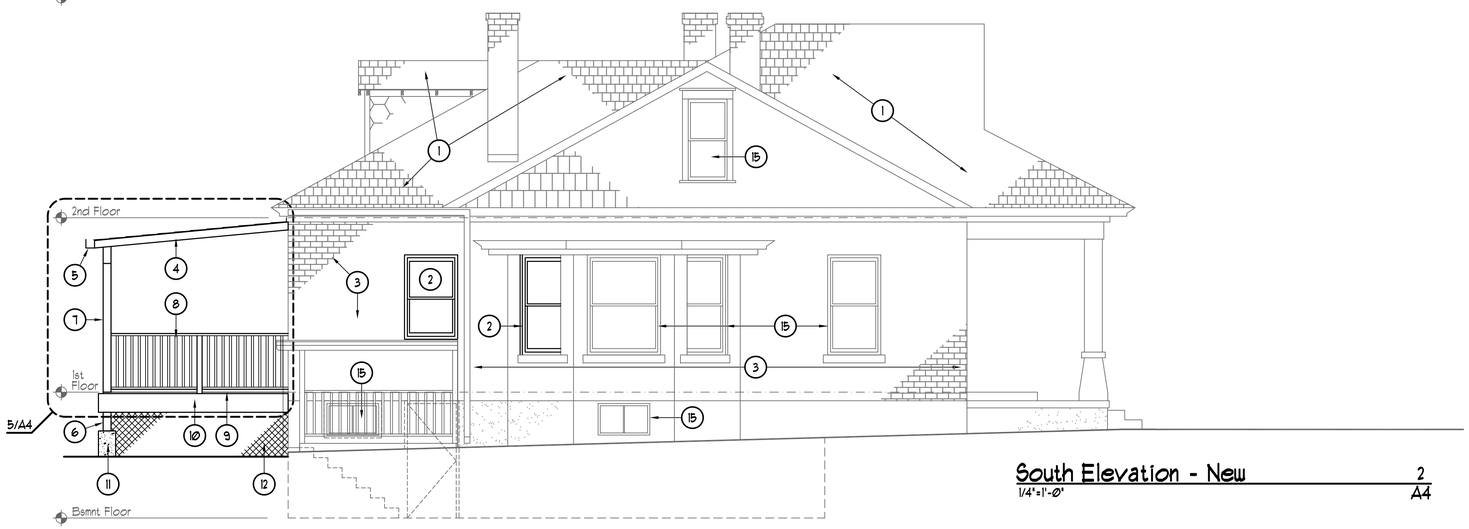
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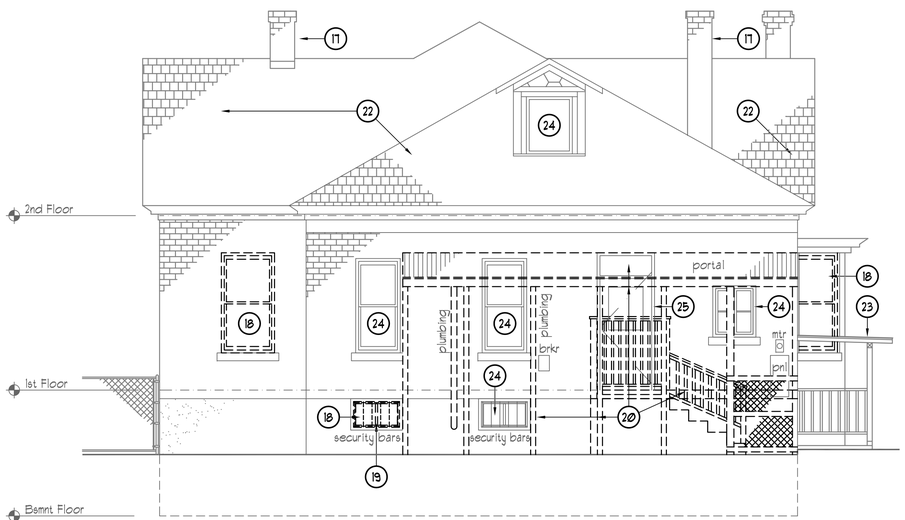
South Elevation - Demolition 1
1/4"=1'-0" A4



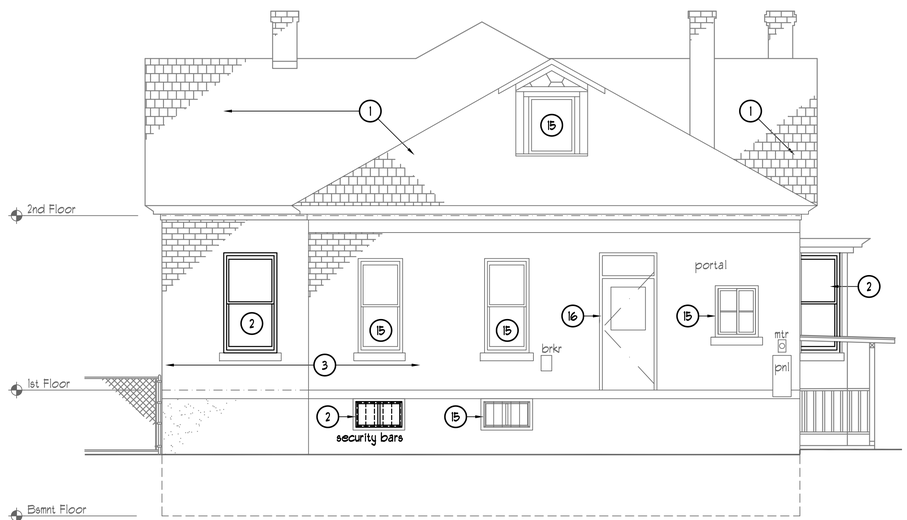
South Elevation - Porch New 5
3/8"=1'-0" A4



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



West Elevation - Demolition 3
1/4"=1'-0" A4



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

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Architecture & Planning
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Keyed Notes A4:

1. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. GUTTER PAINTED WHITE.
6. BEAM, SEE STRUCTURAL.
7. 4X6 WOOD COLUMN OR POST.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOW TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. 2X4 TOP AND BOTTOM RAIL.
27. 2X2 WOOD PICKETS SPACED TO REPEL A 4" DIAMETER SPHERE.

95% Construction Documents

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Santa Fe, New Mexico 87505

Project Title

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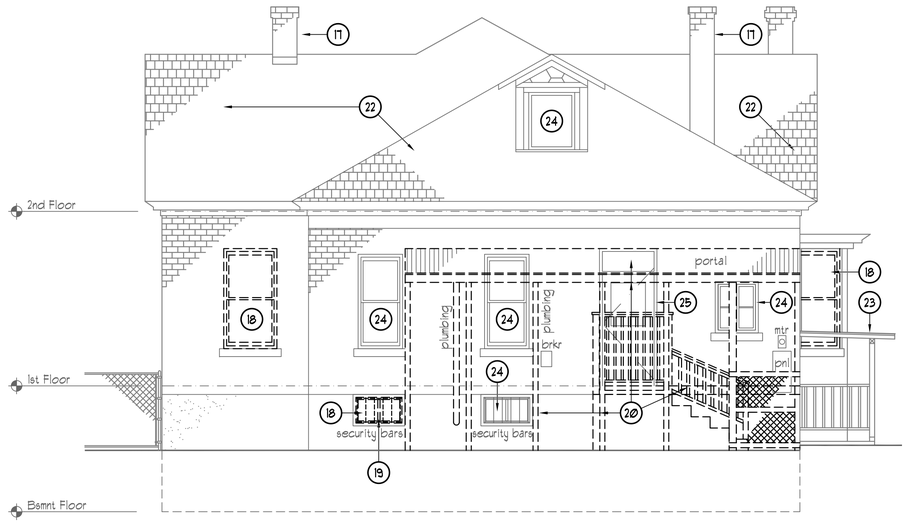
-
Revisions Architect Engineer

SOUTH ELEVATION - DEMOLITION,
SOUTH ELEVATION - NEW,
WEST ELEVATION - DEMOLITION,
WEST ELEVATION - NEW,
SOUTH ELEVATION - PORCH NEW

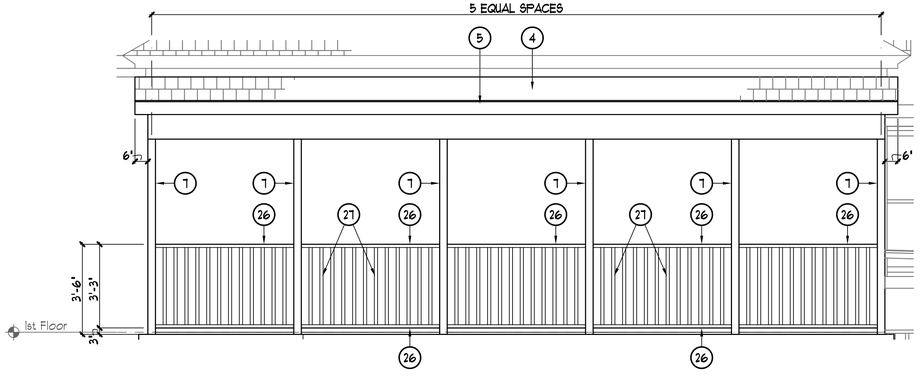
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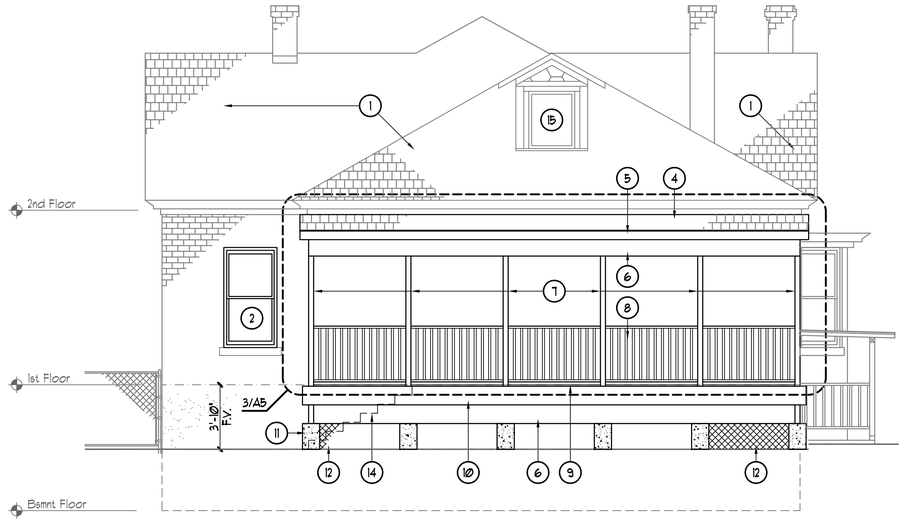
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West Elevation - Demolition 1
1/4"=1'-0" A5



West Elevation - Porch New 3
3/8"=1'-0" A5



West Elevation - New 2
1/4"=1'-0" A5

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-256-4875

Keyed Notes A5:

1. NEW METAL ROOFING, MATCH EXISTING, TYPICAL.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. NEW ROOFING OVER SHEATHING.
5. GUTTER.
6. BEAM, SEE STRUCTURAL.
7. 4X6 WOOD COLUMN OR POST.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOWS TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. 2X4 TOP AND BOTTOM RAIL.
27. 2X2 WOOD PICKETS SPACED TO REPEL A 4" DIAMETER SPHERE.

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Project Title

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- Revisions Architect Engineer

WEST ELEVATION - DEMOLITION,
WEST ELEVATION - NEW,
WEST ELEVATION - PORCH NEW

A5

Sheet Title Sheet - of -

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City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005792--HDRB

Project Description: Status Review & Primary Facade designation

Project Location(s): 4 PLAZA FATIMA

Santa Fe, NM 87501

Contacts:

Applicant: DNAC LLC devendra@dnarchitect.com

Property Owner: Anthony & Jan Jeffries tony@taxlawyersusa.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: TBD

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: H3096

Year of Construction: 1920s

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: September 13, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005792-HDRB

Address: 4 Plaza Fatima
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

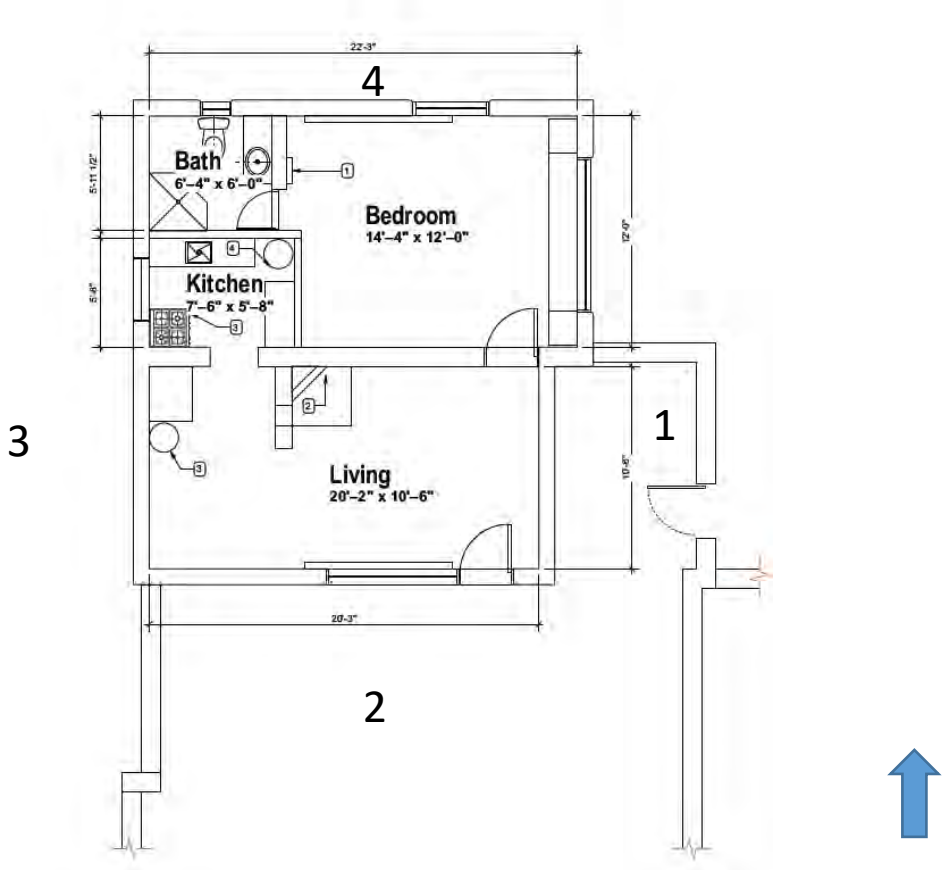
STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures and that the east and south façades # 1 and #2 be designated primary facades. Staff recommends that the yard wall be designated non-contributing based on its tall height and age.

BACKGROUND & SUMMARY:

4 Plaza Fatima is a 580 square foot residence listed as contributing to the Downtown and Eastside Historic District. It is located in the circular Plaza Fatima compound with a center garden and a shared gravel driveway. It was built in the vernacular Spanish-Pueblo style in the 1920s. It is 10' – 4" at its top height and has a flat roof. Its windows are a variety of single and multi-lite wood casement and fixed windows. The north elevation windows appear to been added, but the date is not definitive. Its entrance features a multi-lite French door behind a decorative wood screen. The front door opening extends to a four panel wood casement within the same opening. There have been no major exterior alterations to the building; it has remained unchanged since the 1950s when the current owners bought it. The south elevation's combined window and door and the east elevations single four panel multi-lite wood casement help to define the simple vernacular character of the house. A 6' stucco yard wall extends across the east elevation and encloses the back yard courtyard. The wall is believed to have been constructed after 1984, which is when the historic building survey was written. At 6' is it highly unlikely that it was built before 1973; other yard walls in varying heights in the plaza compound were added since the 1980s based on surveys of the other 4 casitas in the Plaza Fatima compound.

The applicant requests historic status review and primary façade(s) designation as appropriate.



RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent

It is intended that:

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

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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.

924-A Shoofly Street, Santa Fe, NM 87505 ph 505-255-4033

To: City of Santa Fe Historic Districts Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909

09/07/22
Proposal Letter: Jeffries Residence Primary Façade Designation (updated 09/07/22)
4 Plaza Fatima,
Santa Fe, NM 87501

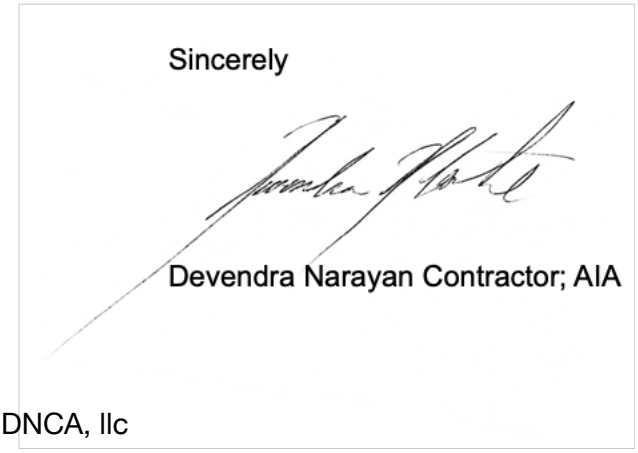
Dear Historic Districts Review Board members,

Our clients, Anthony and Jan Jeffries, have been looking to repair a number of deferred maintenance items and to execute a few minor upgrades to their small casita located at 4 Plaza Fatima (just off Delgado) in the Downtown and Eastside Historic District. We understand that the current historical inventory form is very old (1984), and as such, we recognize the need to confirm the historic status (currently listed as contributing) and designate primary façade(s) for the structure.

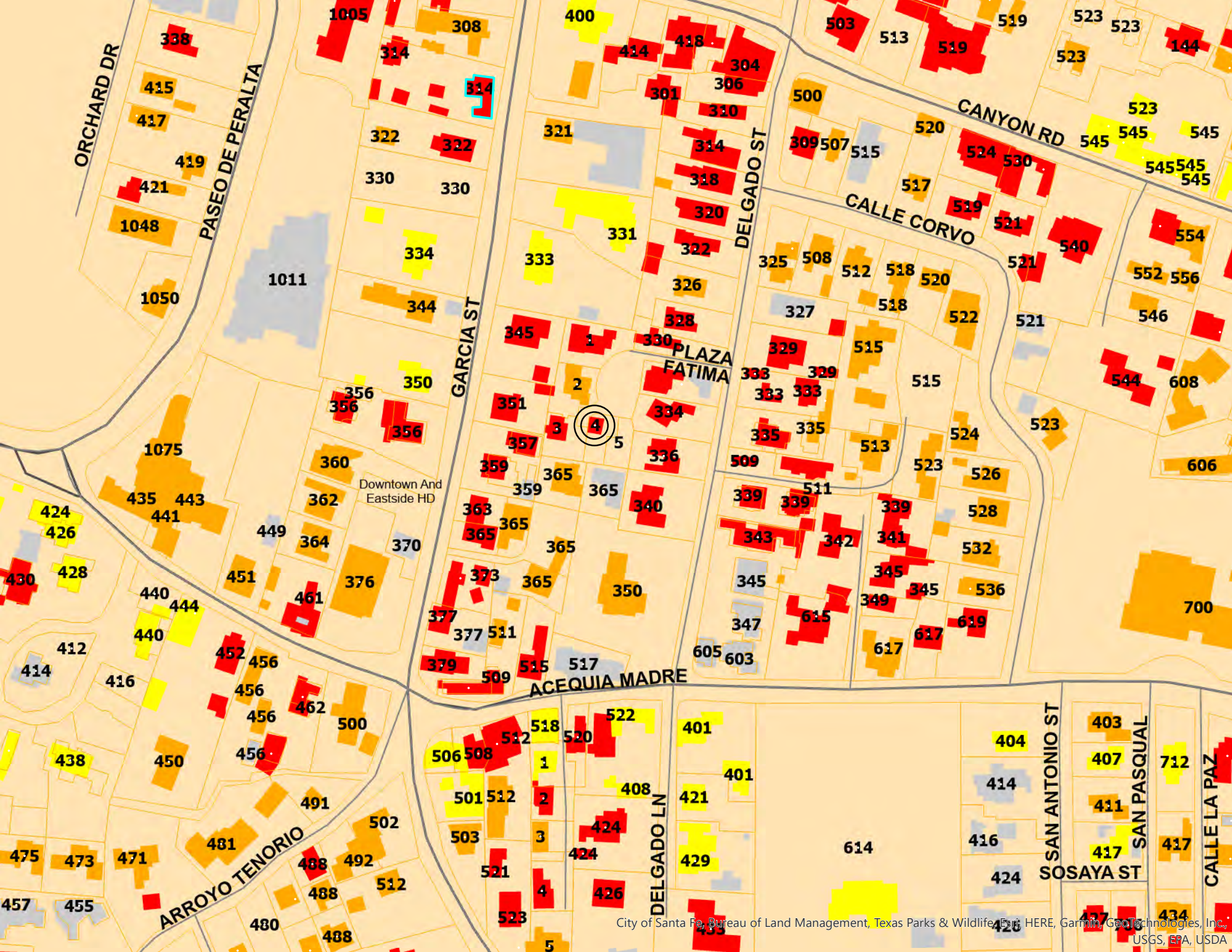
The Jeffries Residence (named La Sonrisa) at 4 Plaza Fatima, Santa Fe, NM 87501 is a 580 square foot dwelling unit located off a common-use gravel driveway/cul-de-sac in the Acequia Madre neighborhood. The residence was built in 1925 and has been owned by the Jeffries family since 1950. There have only been minor alterations to the property, including new windows (installed sometime in the 1980s). The recent rains have not been kind to this old adobe home, and the gas and electrical heating systems are antiquated and barely operational. The proposed repairs and upgrades will not add square footage to the casita, but are intended to make the casita more habitable and comfortable.

The North façade and portions of the East façade are visible from the shared gravel driveway. The South façade is enclosed by an existing wall which is adjoined on all sides by neighboring yards. The yard wall has been in place for as long as the Owner's family has owned the property. Both windows on the north façade were installed/replaced sometime in the 1980s, although we do not have documentation regarding this modification. Please reference the attached vicinity map and site plans for more information.

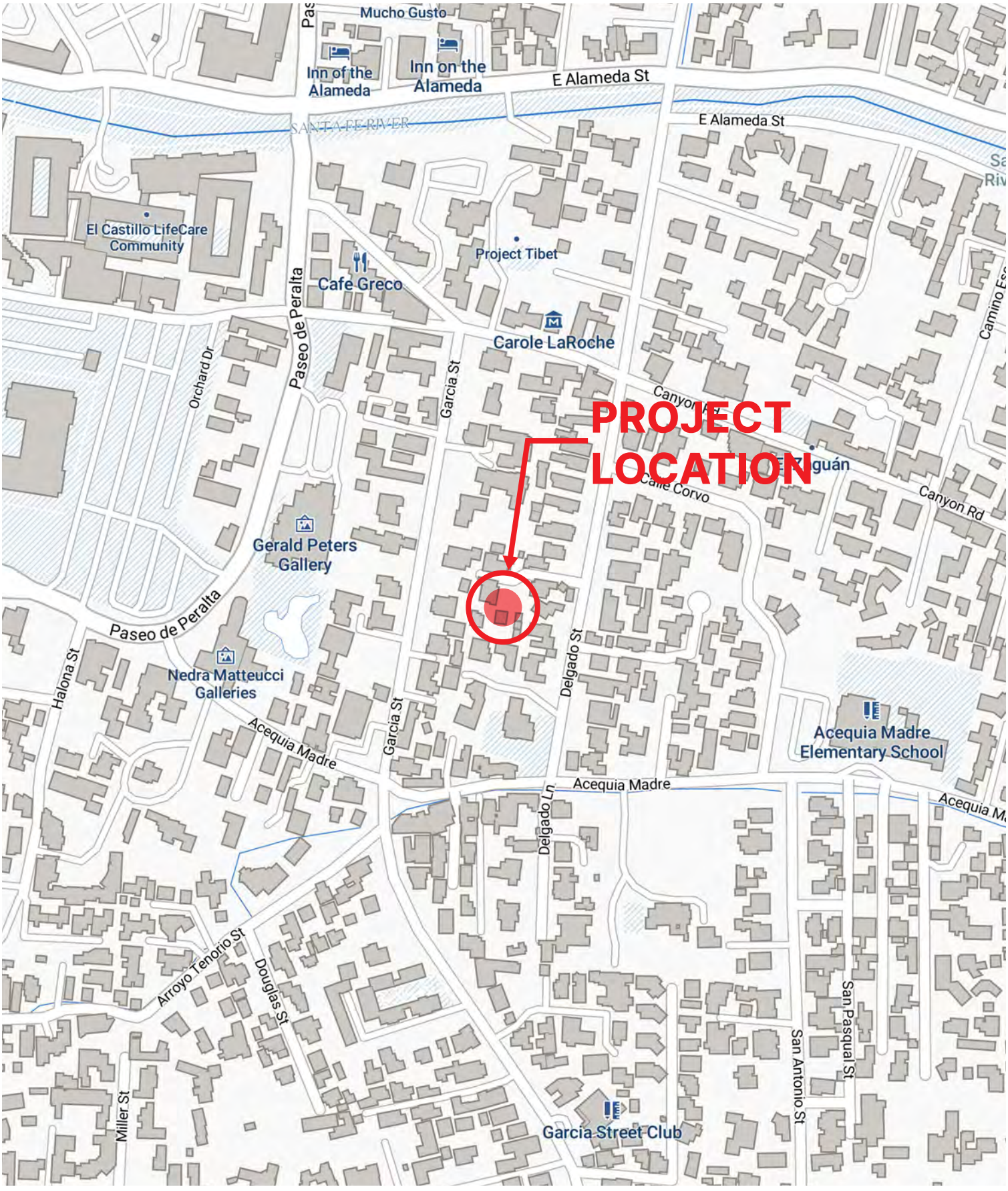
Attached to this application package is communication from our client describing a meeting between him and David Rasch in 2013, as well as communication between the design professional he was working with at the time, and a meeting that they had with David Rasch. In both these past meetings, it had previously been discussed that the East Façade was the primary façade of the home.



DNCA, llc

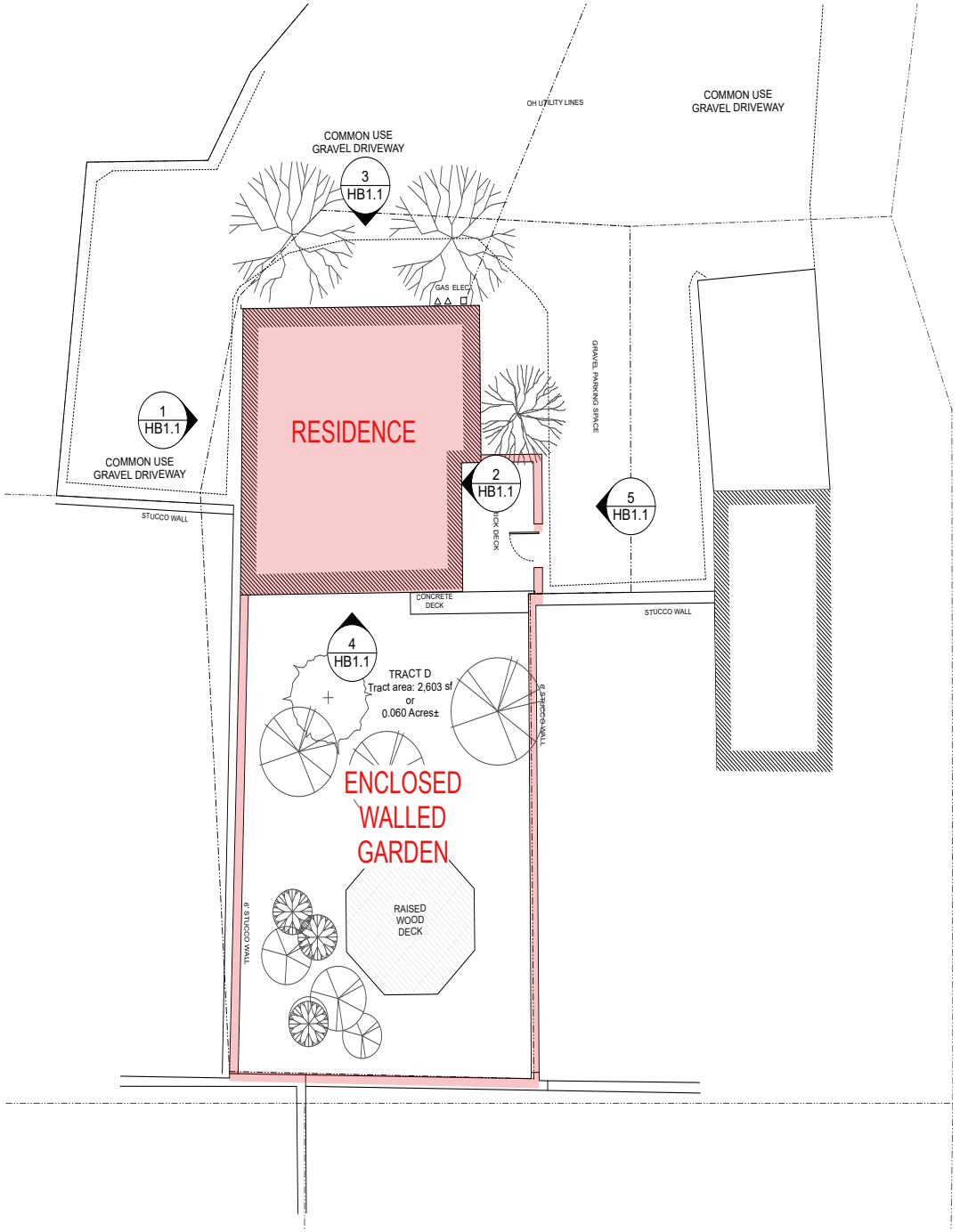

ORCHARD DR
PASEO DE PERALTA
GARCIA ST
DELGADO ST
CANYON RD
CALLE CORVO
PLAZA FATIMA
ACEQUIA MADRE
DELGADO LN
SAN ANTONIO ST
SAN PASQUAL
SOSAYA ST
CALLE LA PAZ
ARROYO TENORIO
Downtown And Eastside HD
City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

dnca
architects

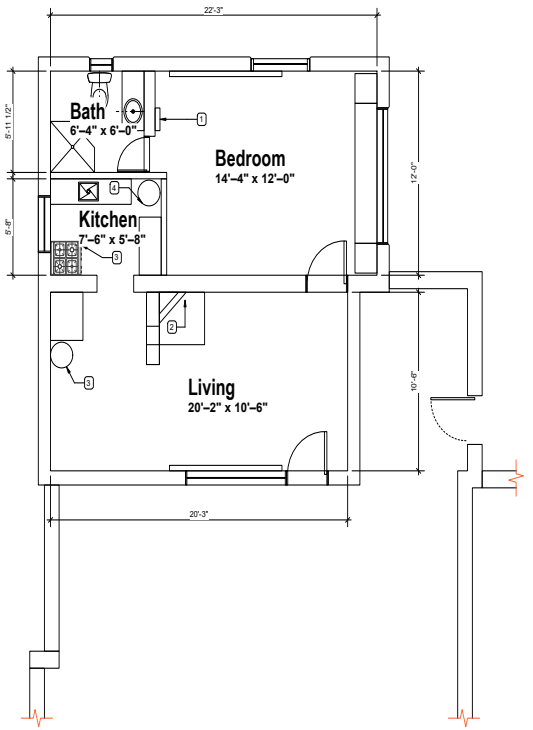


Jeffries Residence - La Sonrisa
08/05/22

Vicinity Map
4 Plaza Fatima,
Santa Fe, NM 87501



1 HB1.0 Existing Site Plan
Scale: 3/16" = 1'-0"



2 HB1.0 Existing Floor Plan
Scale: 1/4" = 1'-0"

KEYED NOTES

1. Existing heating unit
2. Existing hearth
3. Existing appliance
4. Existing water heater

NOT FOR CONSTRUCTION

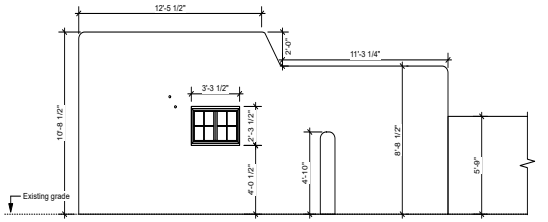
Consultant

dnca
924-A Shoofly Street, Santa Fe, NM 87505
ph (505) 255-4033

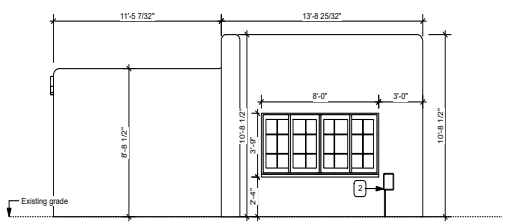
LA SONRISA
4 Plaza Fatimo, Santa Fe, NM 87501

Date	Issue

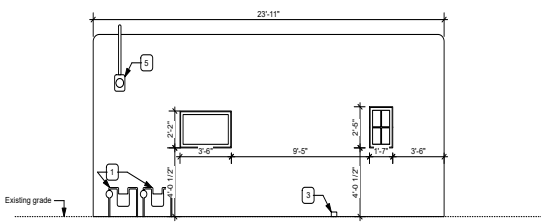
Date: August 2022
Drawn by: DC, CM
Checked by: DC
File: Delgado FACADE CASE SET 220805 cm.vwx
Set: HDRB Set
Sheet Title: HB1.0
Existing Site and Floor Plans
Sheet of



1 HB1.1 West Elevation (existing)
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 FT



2 HB1.1 East Elevation (existing)
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 FT

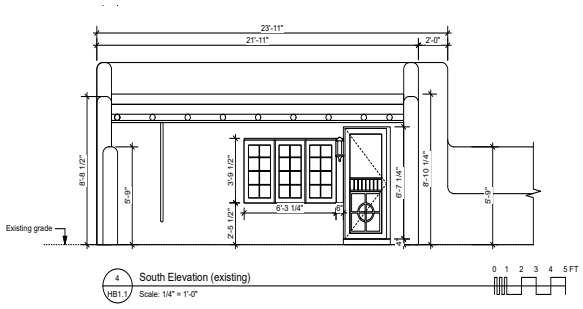


3 HB1.1 North Elevation (existing)
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 FT

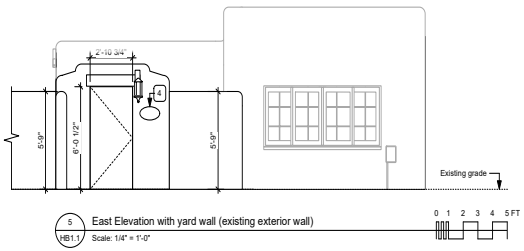








4 HB1.1 South Elevation (existing)
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 FT



5 HB1.1 East Elevation with yard wall (existing exterior wall)
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 FT

KEYED NOTES

1. Existing gas meters
2. Existing cable box
3. Existing PVC plumbing cleanout
4. Existing tile house number
5. Existing electrical meter





NOT FOR CONSTRUCTION

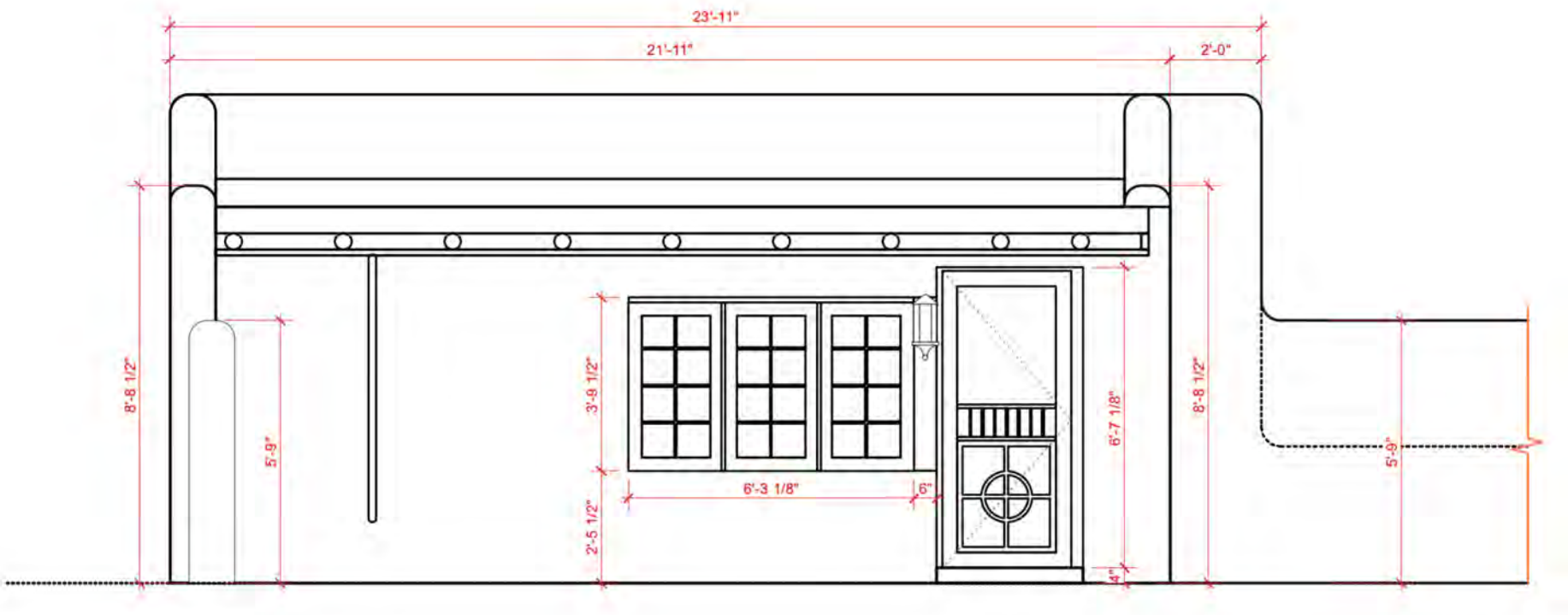
Consultant

dnca
924-A Shoofly Street, Santa Fe, NM 87505
ph (505) 295-4033

LA SONRISA
4 Plaza Fatimo, Santa Fe, NM 87501

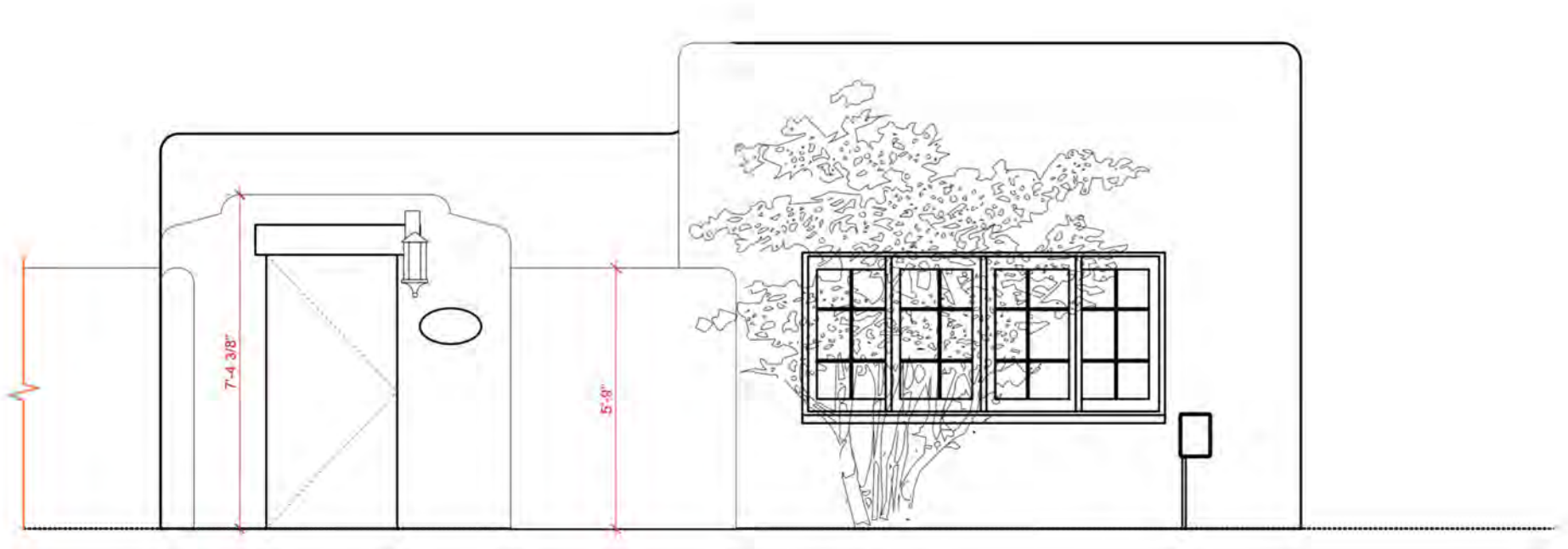
Date	Issue

Date: August 2022
Drawn by: DC, CM
Checked by: DC
File: Delgado FACADE CASE SET 220805 cm.vwx
Set: HDRB Set
Sheet Title: HB1.1
HDRB Elevations
Sheet: of



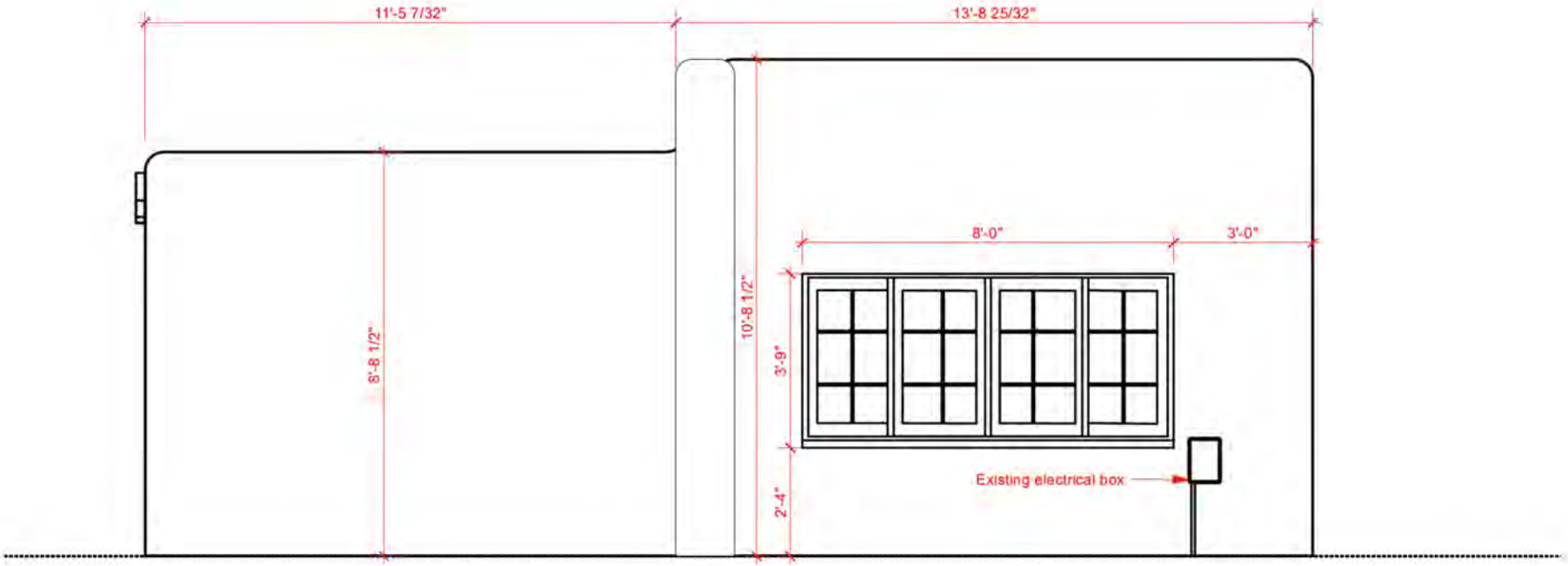
SOUTH ELEVATION

dnca architects



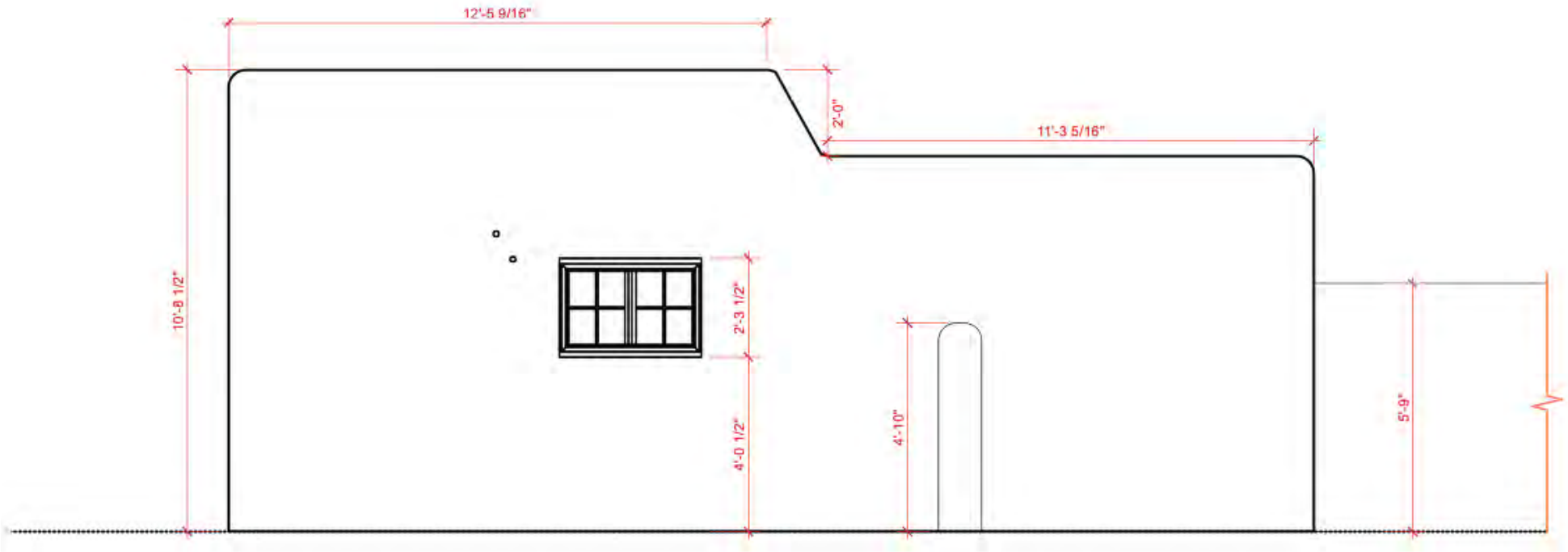
ENTRY GATE AT EAST ELEVATION

dnca architects



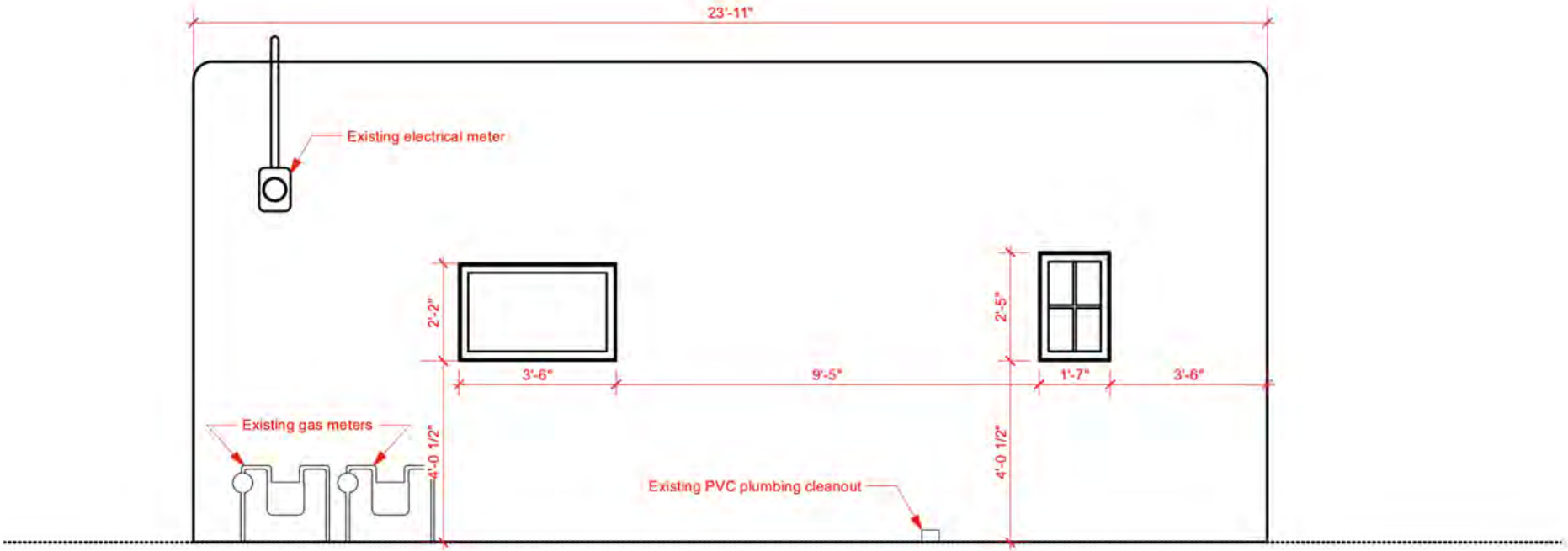
EAST ELEVATION

dnca architects



WEST ELEVATION

dnca architects



NORTH ELEVATION

dnca architects



View from residence to Plaza Fatima

dnca architects

4 Plaza Fatima
(The residence)



View of residence from Plaza Fatima

dnca architects

4 Plaza Fatima
ENTRY GATE AT EAST



4 Plaza Fatima
EAST ELEVATION



4 Plaza Fatima
NORTH ELEVATION



4 Plaza Fatima
SOUTH ELEVATION



4 Plaza Fatima
WEST ELEVATION



Anthony B. Jeffries

Attorney at Law

Anthony B. Jeffries, J.D., C.P.A.
Rosemary J. Gabaldon, Enrolled Agent

Certified Public Accountant
520 Los Ranchos Road NW - Office
Los Ranchos, NM 87107-6520
Telephone (505)242-4040

Ref: 359.112
Facsimile: (505)214-5969
e-mail tony@TaxLawyerUSA.com

August 5, 2022

Devendra Contractor

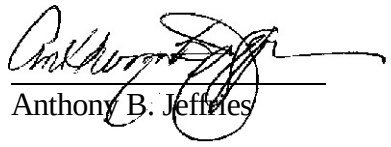
Re: Historic District Review Board

Dear Devendra:

This confirms that I met with David Rasch of the Historic Design Review Board at #4 Plaza Fatima in 2013. He at first asserted that the south facade facing our interior yard is the primary facade. I pointed out that no one on the planet sees the south wall except the resident, myself, he acknowledged the south wall could not reasonably be considered the primary facade. He then agreed that the east facade is the primary facade. He then met with our architect, Surroundings (Sandra Donner) on January 18, 2013, and confirmed that the east facade is the primary facade.

We are anxious to get our remodel of the casita completed. My family has owned the casita since 1950. There is a substantial amount of deferred maintenance. We would like to bring this casita into the modern era in terms of HVAC and other interior improvements as soon as possible. We hope the Board approves our application promptly.

Very truly yours,



Anthony B. Jeffries

ABJ.tj

cc: Jan Jeffries

From:	Sandra Donner
To:	Anthony B. Jeffries; Jan Usinger-Jeffries
Subject:	4 Plaza Fatima
Date:	Friday, January 18, 2013 4:38:17 PM

Tony and Jan,

I met with Davis Rasch, from the Historic DesignReview Board, yesterday afternoon. The east facade is the primary facade; so we will need to request an exception to extend that front wall. I do not think this will be a big deal, although sometimes you never know with the board.

In order to request the exception we will need to prepare an existing plan, proposed plan, site plan and existing and proposed elevations. The cupola is possible but may be problematic since all windows need to be 3' away from the corners. I would want to take the existing drawings and work out a plan that gives you the most space and is most likely to pass board approval. The angled wall was questioned by David.

I would assume just to do the Historic Board Application, basic plan layouts, elevations and the meeting/meetings themselves would be around $2500 - $3000. Once you are ready to move forward I would want to bring in a structural engineer to look at the walls and the addition connection to the existing house and then complete the house interior drawings and interior elevations.

Please let me know how you would like to proceed. I would be happy to put together a proposal and get moving quickly so we can present to the Board. The first meeting we could be prepared for would be the March 26th meeting which has a submittal deadline of February 27th.

I think you have a great location in town and that you would be greatly benefited by making this a slightly larger and more comfortable space.

I look forward to speaking with you both.

Best regards,

Sandra

Sandra Donner
Principal
RA

surroundings
landscape
architecture
urbanism

1600 Lena Street, #E3
Santa Fe, NM 87505
t: 505 982 3454
c: 505 603 6068
f: 866 638 4578
http://thesurroundings.com

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005793--HDRB

Project Description: Remodel and addition

Project Location(s): 906 DON MIGUEL PL 1/2
Santa Fe, NM 87505

Contacts:

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

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H1868

Year of Construction: 1951

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: September 13, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005793-HDRB

Address: 906 ½ Don Miguel Place
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ District Standards & yard wall & fence standards.

__X__ Historic Inventory Form

__X__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

__X__ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with the condition that the sliding glass doors are divided light if found to be publicly visible 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:

906 ½ Don Miguel Place is a single-family residence constructed in 1951 designated non-contributing to the Downtown and Eastside Historic District. The house is single-story, flat-roofed with parapets in the Spanish-Pueblo Revival Style. It was extensively remodeled in the 1970s when all windows and doors were replaced and clerestory windows were added. An addition was added in 1998. The residents access the front door from Santander Lane.

Now, the applicant proposes the following exterior alteration:

1. Add a 404 square feet studio to the southwest elevation at the same height as the house, 13' – 6," that matches the existing building's architectural style and windows. Its south elevation will have a 2 x 5 lite French door with a small 10' x 10' overhang that has a metal roof, "Burnished Slate." Its west elevation window will be 2 by 3 lite. New windows will be aluminum clad wood; stucco will be the same as the existing, "Buckskin."
2. Replace existing arched wooden gate and stucco surround with a rectangular gate and surround in the north elevation stucco wall. The new gate will be rusted metal with a wood frame stained dark brown.
3. Replace existing low wooden arched gate on the inner courtyard's west yard wall with a new gate to match proposed gate on north elevation.

RELEVANT CODE CITATIONS:

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

(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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/10/2022

Property Owner of Record: Victoria Laszlo

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989 - 4958

Site Address:

906 1/2 Don Miguel Place, Santa Fe

Proposed Construction Description:

Studio addition to existing single family residence & new gates.

TOTAL ROOF AREA: 2,135 sq. ft.

Zoning District: _____

Overlay: □ Escarpment _____
□ Flood Zone*
☒ Other: Downtown & Eastside

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

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

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

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

Terrain: □ 30% slopes N/A

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

Lot Coverage : 34.4 **%**
□Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 15'-9" Minimum: 15'
Proposed Sides: L 5' R 6'-3" Minimum: 5'

Height: Proposed 13'-6"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

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

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

Martinez Architecture Studio PC [□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 08/10/2022 **DATE**

To Be Completed By City Staff:

2022-005726-PAR

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

Zoning Approval:
☑**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions: Legal lot of record is provided. Lot coverage at 34.4%.

REVIEWER: Lani J McCulley **DATE:** 08 /15/ 2022

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

Revised 20 November 2020

H1868

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 906 ½ DON MIGUEL PLACE
ALF ISRAEL LISTED AS OWNER 1951

ID NUMBER: 051600226

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1951 ACTUAL

SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SP. PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: WINDOWS & DOORS CHANGED

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

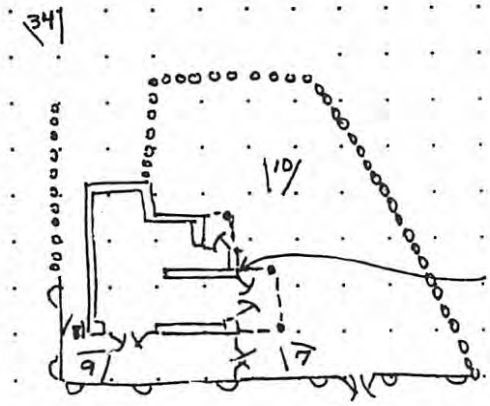
BUILDING THREATENED?

___ YES ___ NO



7-10 WEST PORTALS

SITE PLAN



Clerestory window
7ft. wall with buttresses

135 DON MIGUEL PLACE Dead end

Scale ¼"-10'

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

1983 SURVEY LISTS PROPERTY AS 904

SURVEYED 5/5/92 BY AC

NEGATIVES WITH NMHPD ROLL #AC 5 NEG # 35 TO ____

AC 7 - 7 TO 10 AC 8 - 34

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO	SOME DETIORATION ON PARAPET EAST SIDE
FOUNDATIONS	NOT VISIBLE	
DOORS	SINGLE GLASS PANEL DOORS	DOORS CHANGED
WINDOWS	METAL CASEMENT SINGLE PANE	WINDOWS CHANGED
PORTALES	CORBEL + POSTS BRICK FLOORS	
CANALES	WOOD + TIN WEST + NORTH - KNOTCHED PARAPETS	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS	NORTH SIDE - 8FT WALL GIVES COMPLETE PRIVACY	
FENCES/WALLS	8FT STUCCO WALL WITH BUTTRESSES NORTH + EAST SIDES	COYOTE FENCE EAST WEST + SOUTH
ARCH. DETAILS	CLERESTORY WINDOW FACES SOUTH	
OTHER *	OWNER NOT ESPECIALLY COOPERATIVE	BLD. DIFFICULT TO PHOTOGRAPH

COMMENTS TYPICAL 50's CONSTRUCTION, CHANGES SEEM TO BE WINDOWS, DOORS + POSSIBLY PORTALS. BLD. BEARS SOME RESEMBLENCE TO 906 #227. BOTH HAVE SIMILAR CLEARSTORY WINDOWS + SIDE PORTALS.

ADDITIONAL PHOTOGRAPHS



#5-35 WALL



#7-7 WEST PORTAL

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 906½ DON MIGUEL PLACE

ID NUMBER 0516 00226

SURVEYED/RESEARCHED
DATE 5/5/92 BY AC



#7-8 EAST ELEVATION



#7-9 NORTH ELEVATION

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)



#8-34 SOUTH ELEVATION

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 05160022 6
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description
~~915~~ ? don Miguel Pl
~~904~~
906 1/2

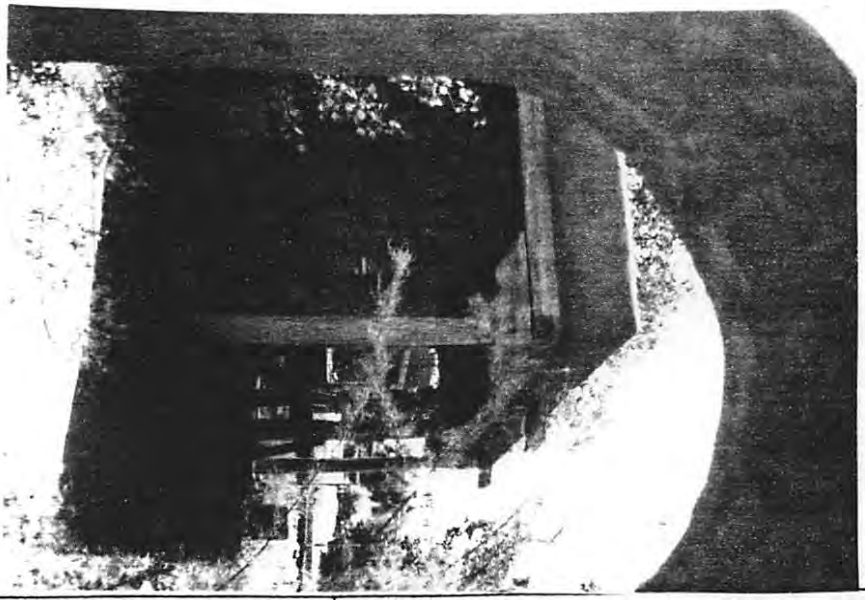
city/town Santa Fe

land grant/reservation

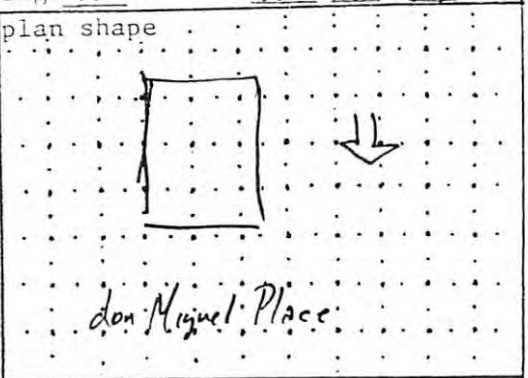
building name

legal description tnsp 17 N range 10 E sec 30 NW¼ SE¼

film roll by mb no. 13	negative nos. 1, 3, 4	loc. of neg. HPB



plan shape



date of construction recent estimate ____ actual
source

use
present residential
other ____
historic residential
other ____

condition
___excellent X good
___fair ___deteriorating

style Pueblo Revival

foundation material Not vis

wall material/surface Stucco

degree of remodeling
X minor ___moderate ___major
describe:

architectural features

surroundings Residential

relationship to surroundings
X similar ___not similar

district potential
___yes X no

significance
___eligible ___of interest ___none
if eligible, why?

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
→ cequia

Streetscape

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

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1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

LASZLO RESIDENCE
906 ½ DON MIGUEL PLACE
AUGUST 15, 2022
Downtown/Eastside Historic District, Non-Contributing

EXISTING CONDITIONS:

An existing house occupies the lot. It was constructed in 1951, heavily remodeled in the 1970's. With a bathroom addition added in 1998.

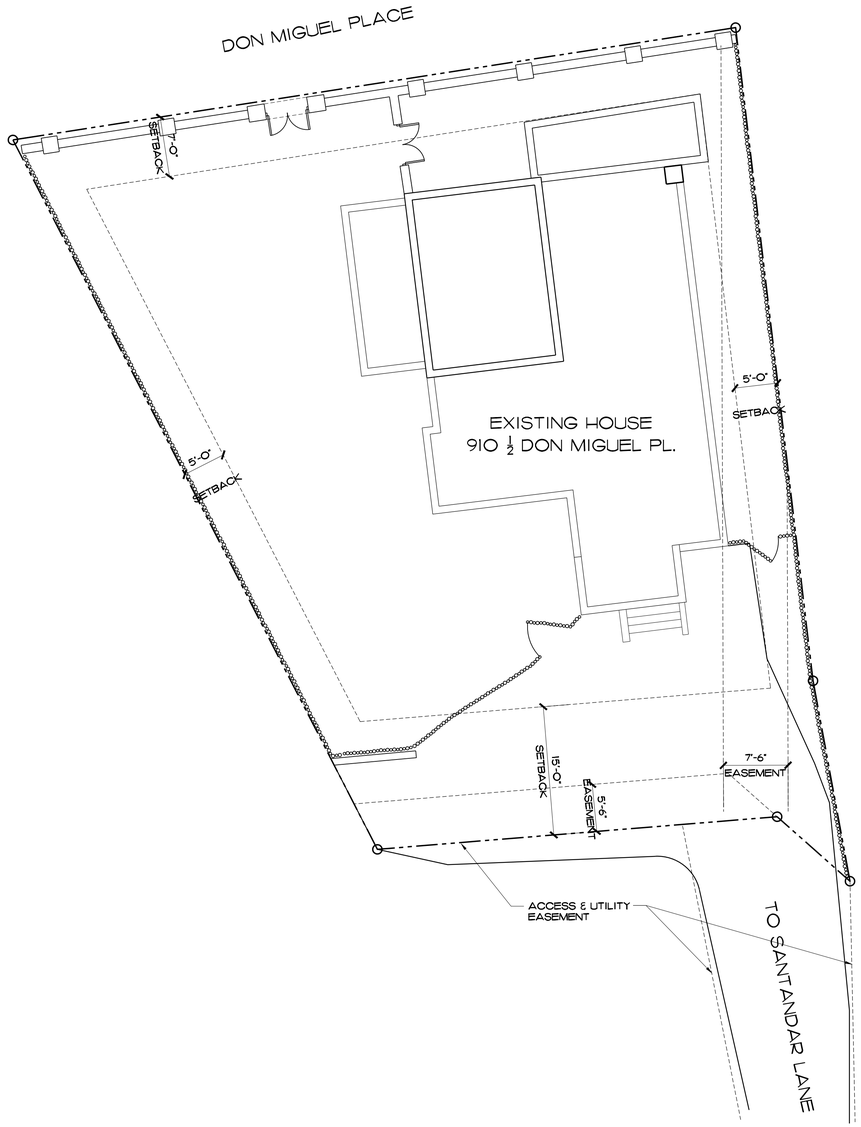
PROPOSED CONSTRUCTION:

We propose a studio addition of 394 heated square feet with a small metal roofed overhang of 10 square feet for a total of 404 square feet roofed. The studio addition will be 13'-6" to match the existing house.

The studio addition will have "Tan" aluminum clad wood windows to match the existing house. The exterior of the studio will be 'Buckskin' stucco to match the existing house (see attached exterior finishes).

All City of Santa Fe building codes and zoning regulations will be met.

Richard Martinez
Martinez Architecture Studio PC



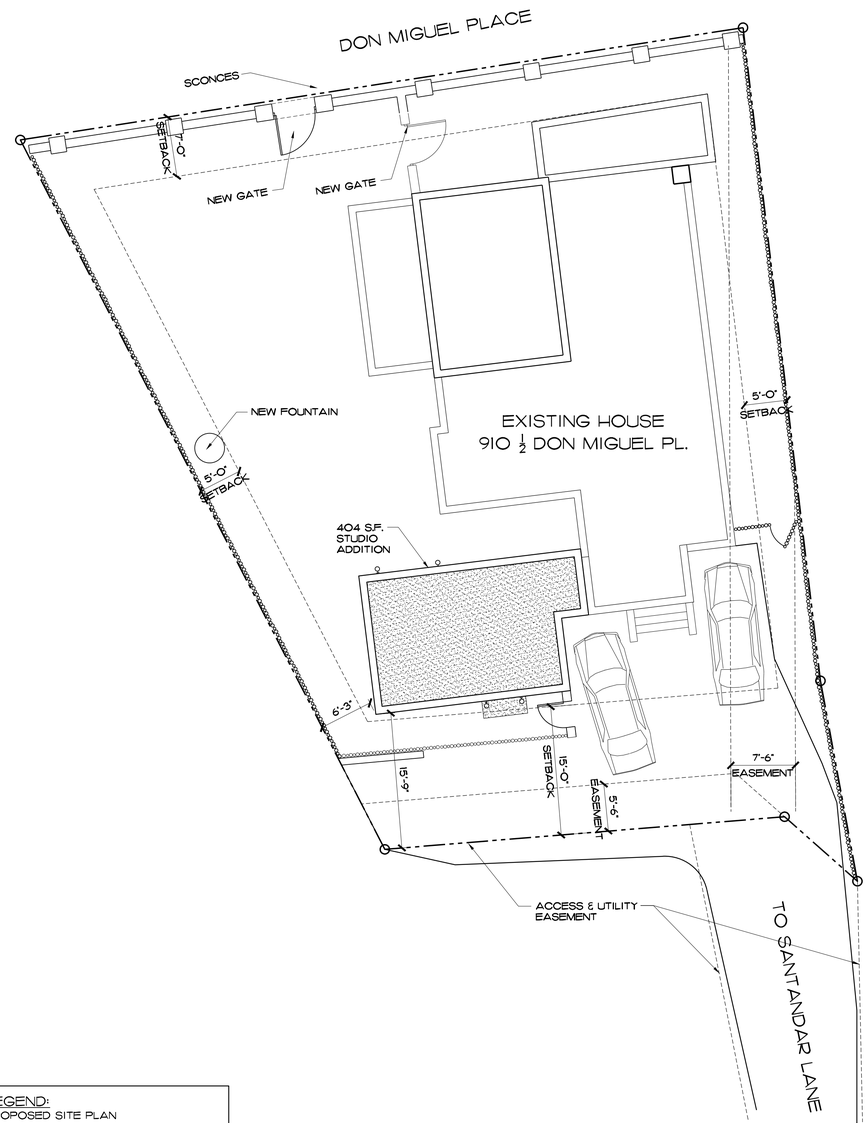
1 A-1.0 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

LEGEND:
PROPOSED SITE PLAN

EXISTING

NEW



2 A-1.0 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 24'

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LASZLO RESIDENCE
906 ½ DON MIGUEL PL.
SANTA FE, NEW MEXICO

AUGUST 10, 2022

EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

LASZLO - 2203

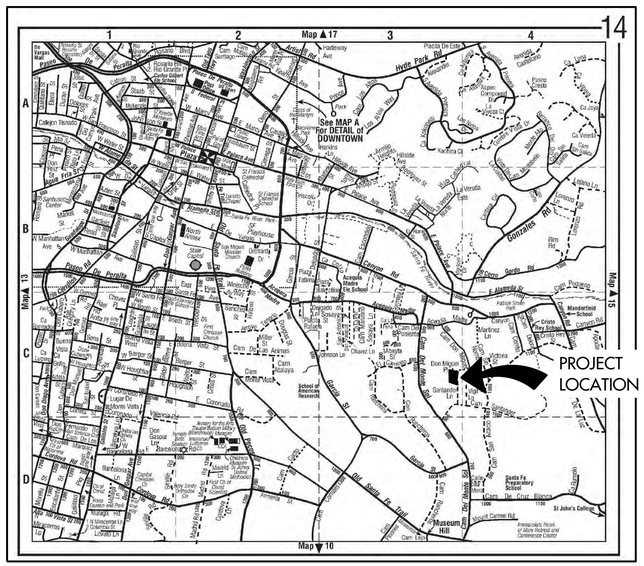
EXISTING RESIDENCE ADDITION

906 ½ DON MIGUEL PLACE
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



FROM 200 LINCOLN AVE. TAKE W. MARCY ST. TO PASEO DE PERALTA. TURN RIGHT ONTO PASEO DE PERALTA. CONTINUE ON ACEQUIA MADRE. TAKE CAMINO DON MIGUEL TO DON MIGUEL PL. THE PROJECT IS ON THE LEFT AT 906 1/2 DON MIGUEL PL.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTH-EN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: STUDIO ADDITION TO EXISTING SINGLE FAMILY RESIDENCE & NEW GATES

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

MAX BUILDING HEIGHT: 13'-6"

NET AREAS (EXISTING):

HEATED:	1,510 S.F.
MECHANICAL:	26 S.F.
PORTALS:	195 S.F.
TOTAL ROOFED AREA:	1,731 S.F.

NET AREAS (PROPOSED):

HEATED (STUDIO):	394 S.F.
OVERHANG:	10 S.F.
TOTAL ROOFED AREA:	404 S.F.
TOTAL PROPOSED ROOFED AREA:	2,135 S.F.

LOT AREA: - 6,196.10 S.F.

LOT COVERAGE: - EXISTING = 27.9%
PROPOSED = 34.4%

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVER-HEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: R-5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

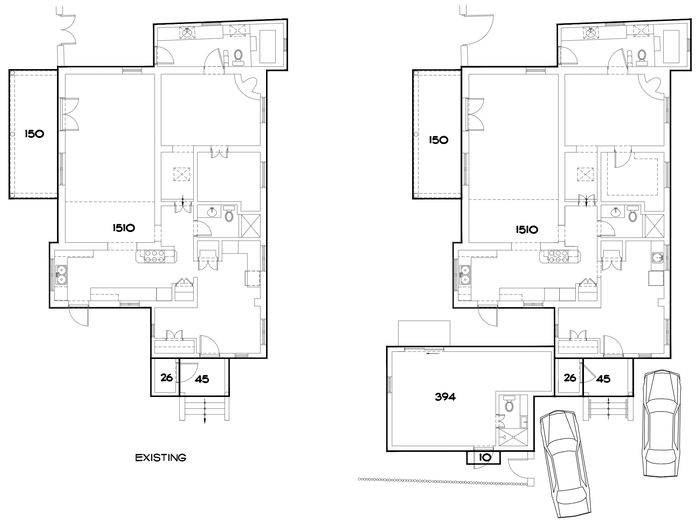
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLANS
A-2.0 EXISTING & PROPOSED FLOOR PLANS
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



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LASZLO RESIDENCE
906 ½ DON MIGUEL PL.
SANTA FE, NEW MEXICO

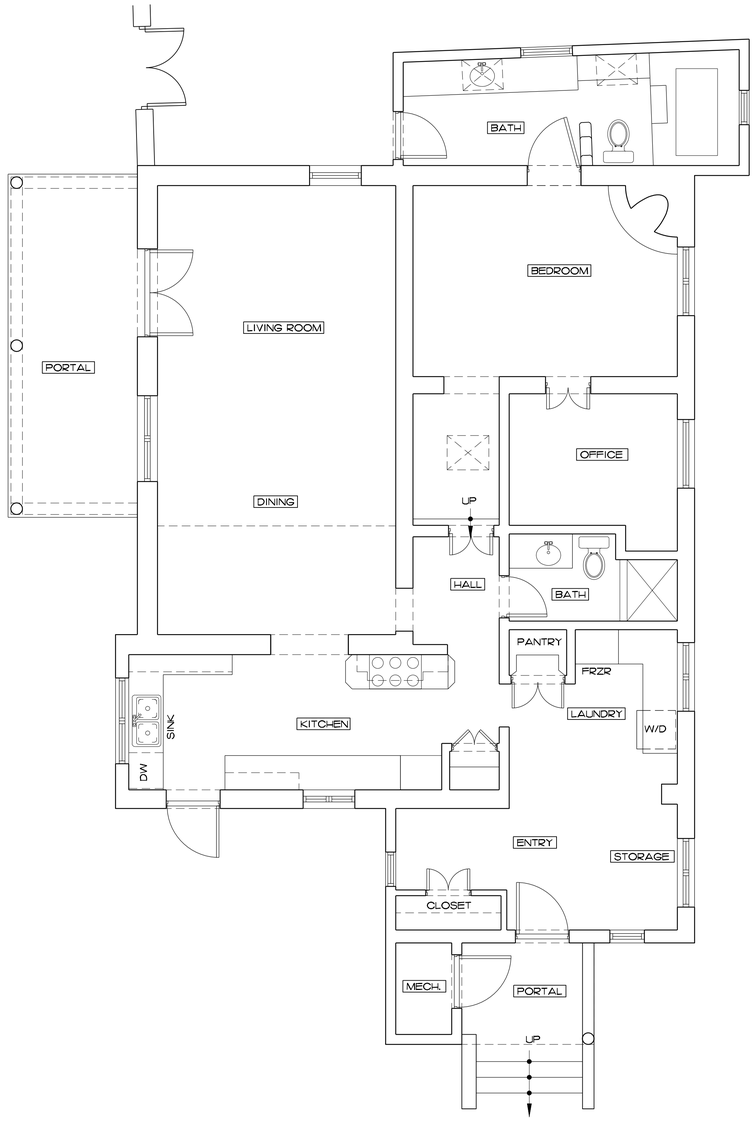
AUGUST 10, 2022

COVER SHEET & PROJECT DATA

A 0.1

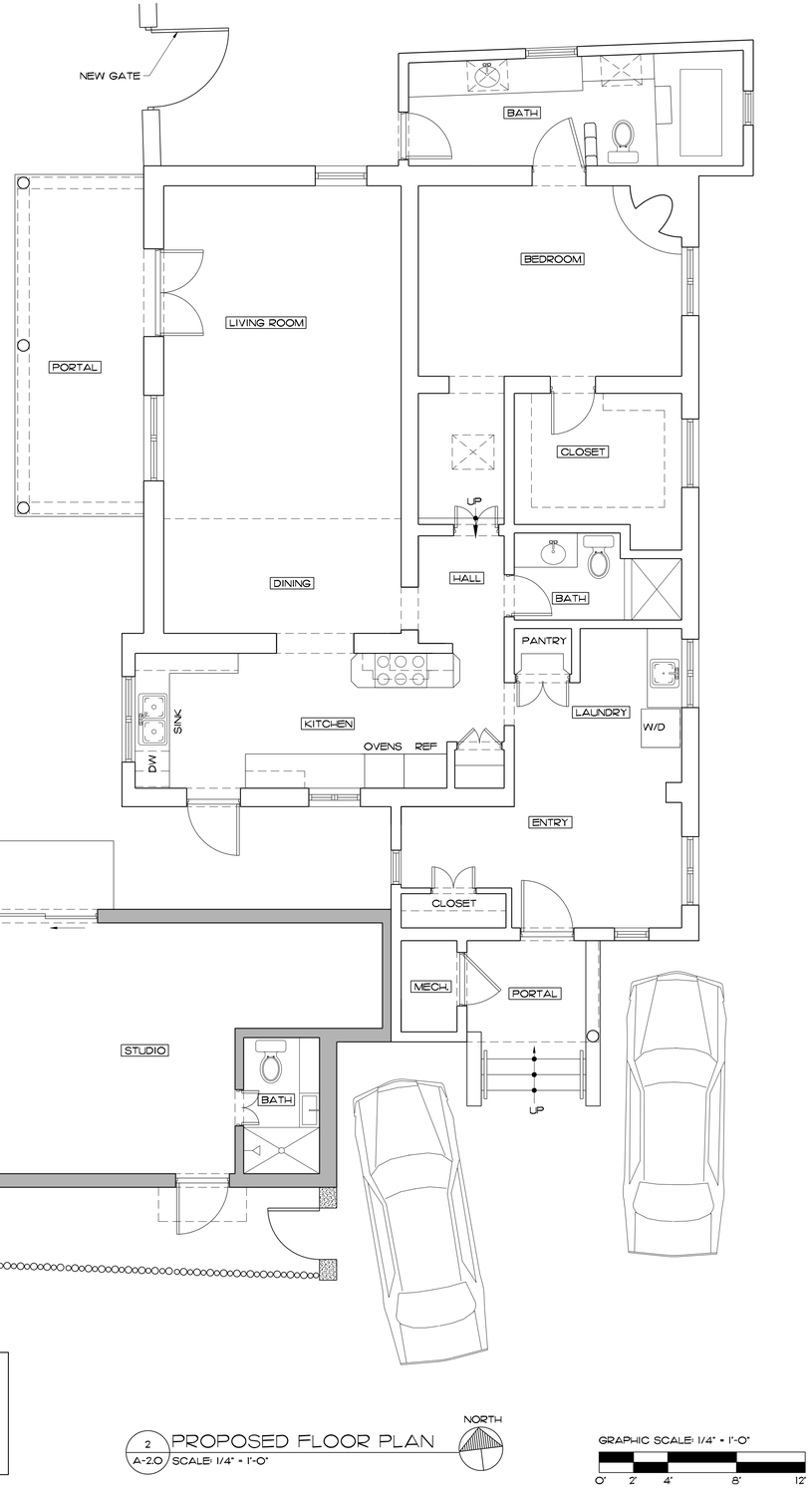
SET #

LASZLO - 2203



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



LEGEND:
PROPOSED FLOOR PLAN

EXISTING WALLS TO REMAIN

NEW WALLS

2 A-2.0 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

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LASZLO RESIDENCE
906 1/2 DON MIGUEL PL.
SANTA FE, NEW MEXICO

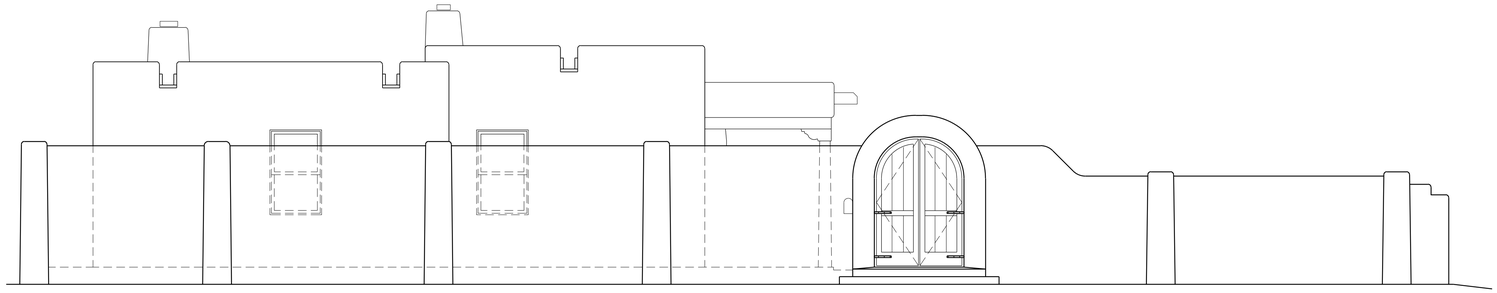
AUGUST 10, 2022

EXISTING & PROPOSED FLOOR PLANS

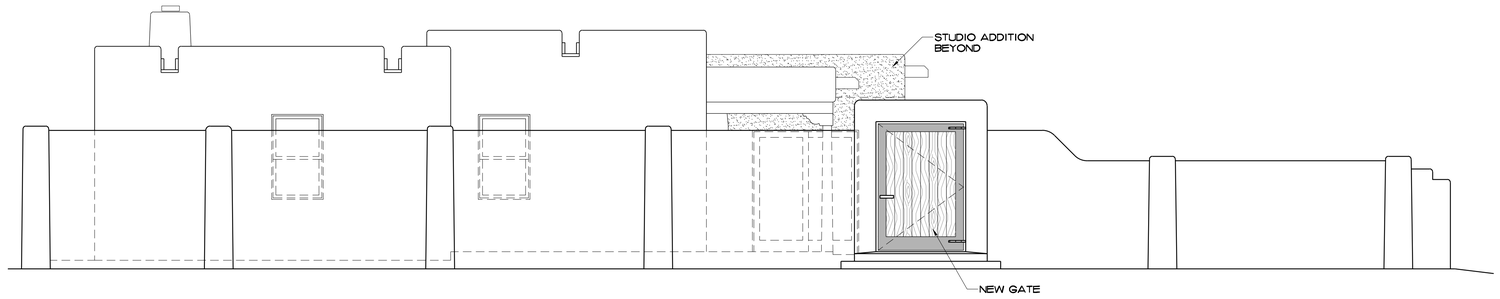
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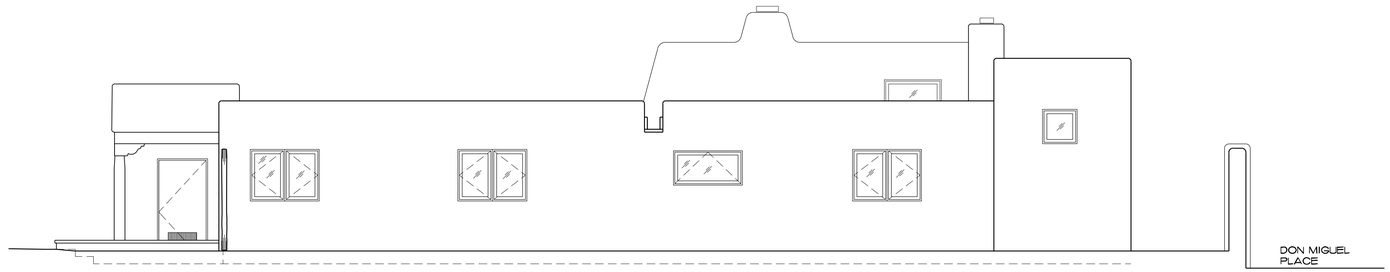
LASZLO - 2203



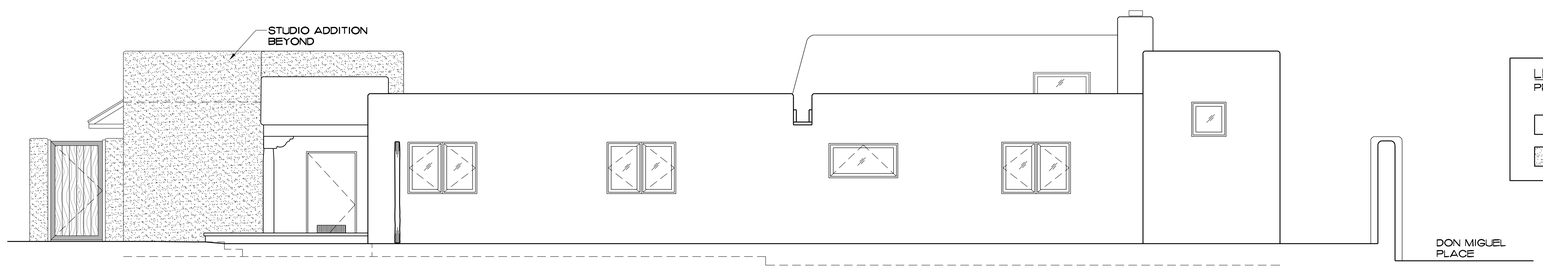
1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
PROPOSED ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

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LASZLO RESIDENCE
906 ½ DON MIGUEL PL.
SANTA FE, NEW MEXICO

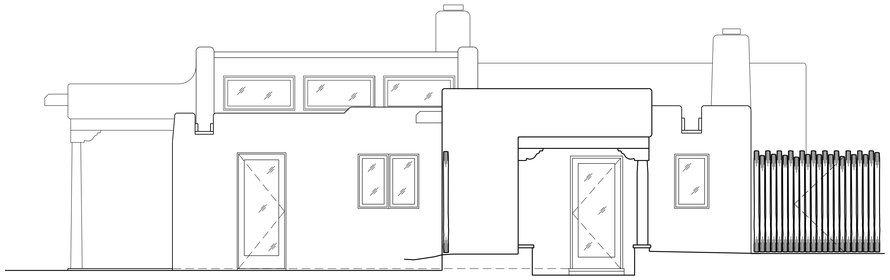
AUGUST 10, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

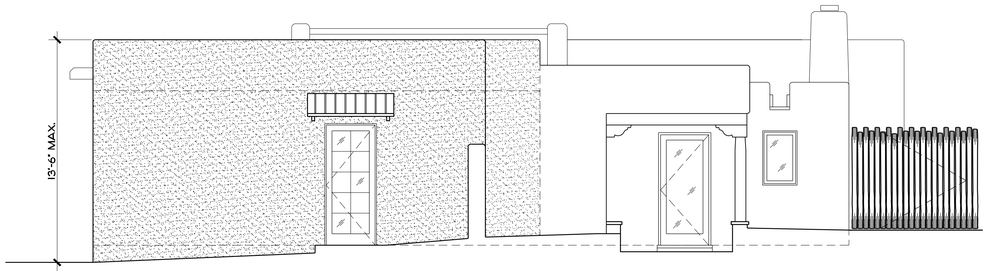
A
3.0

SET #

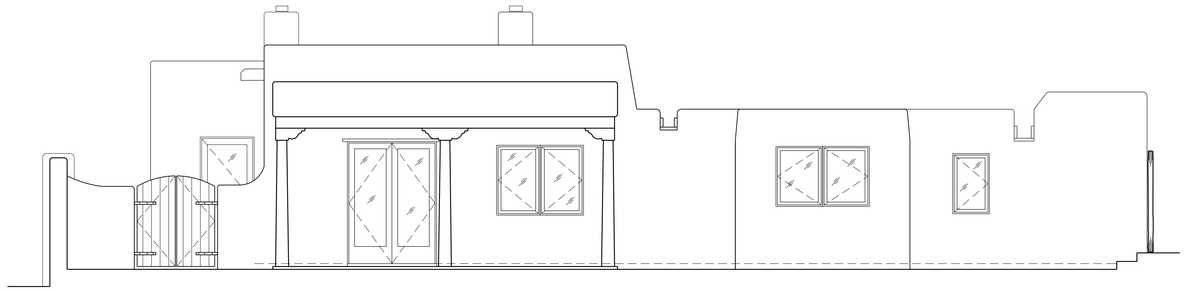
LASZL0 - 2203



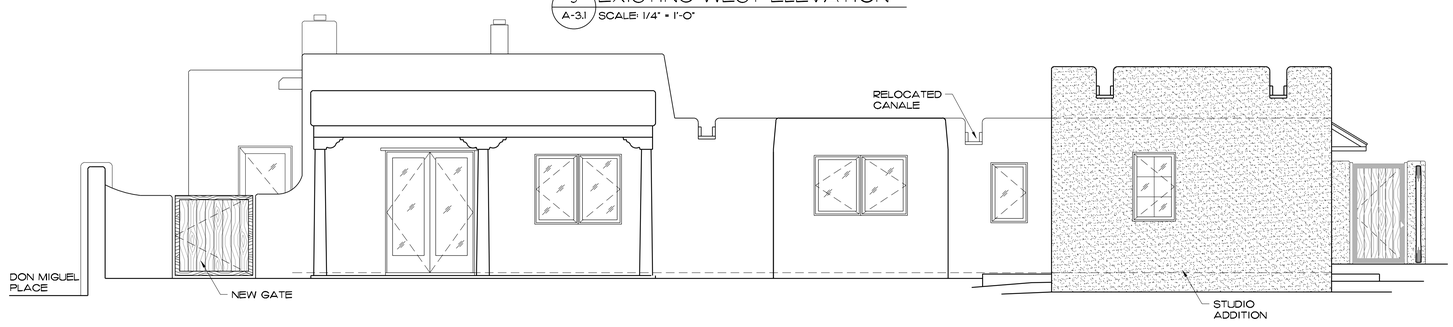
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPSOED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
PROPOSED ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

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LASZLO RESIDENCE
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SANTA FE, NEW MEXICO

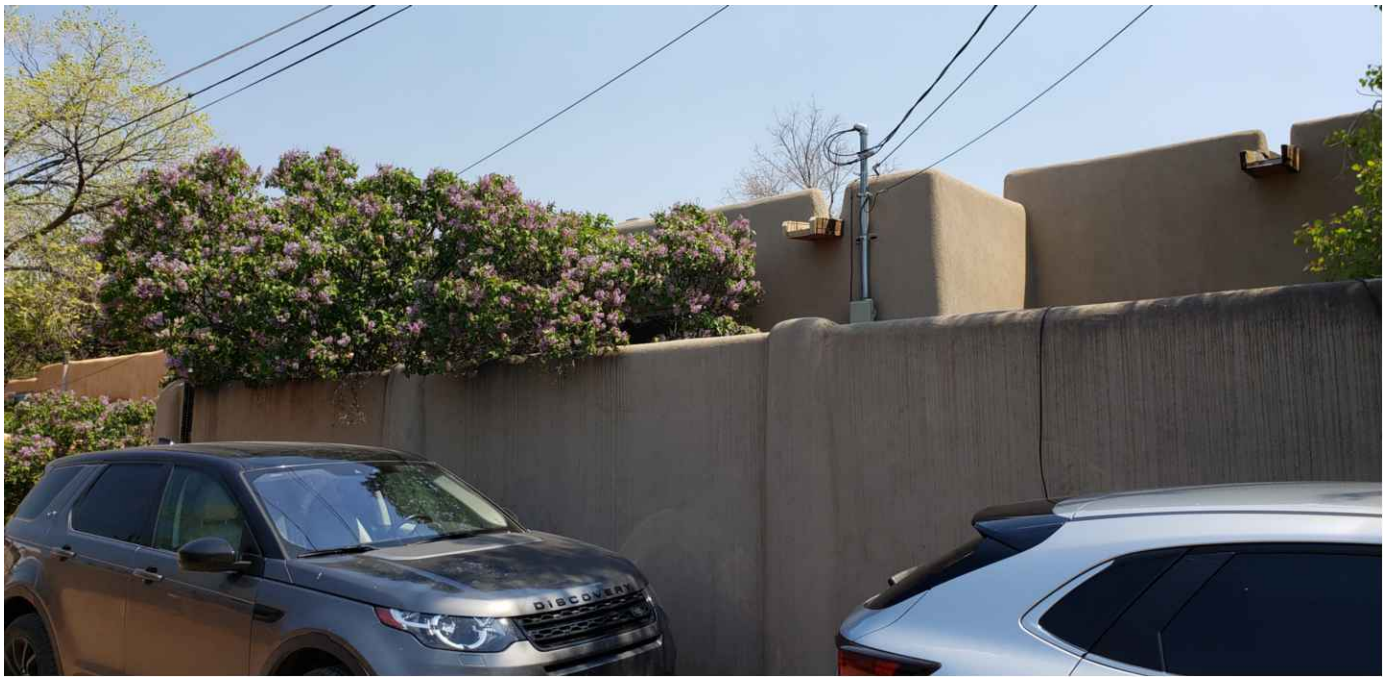
AUGUST 10, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.1

SET #

LASZL0 - 2203



NORTH



NORTH

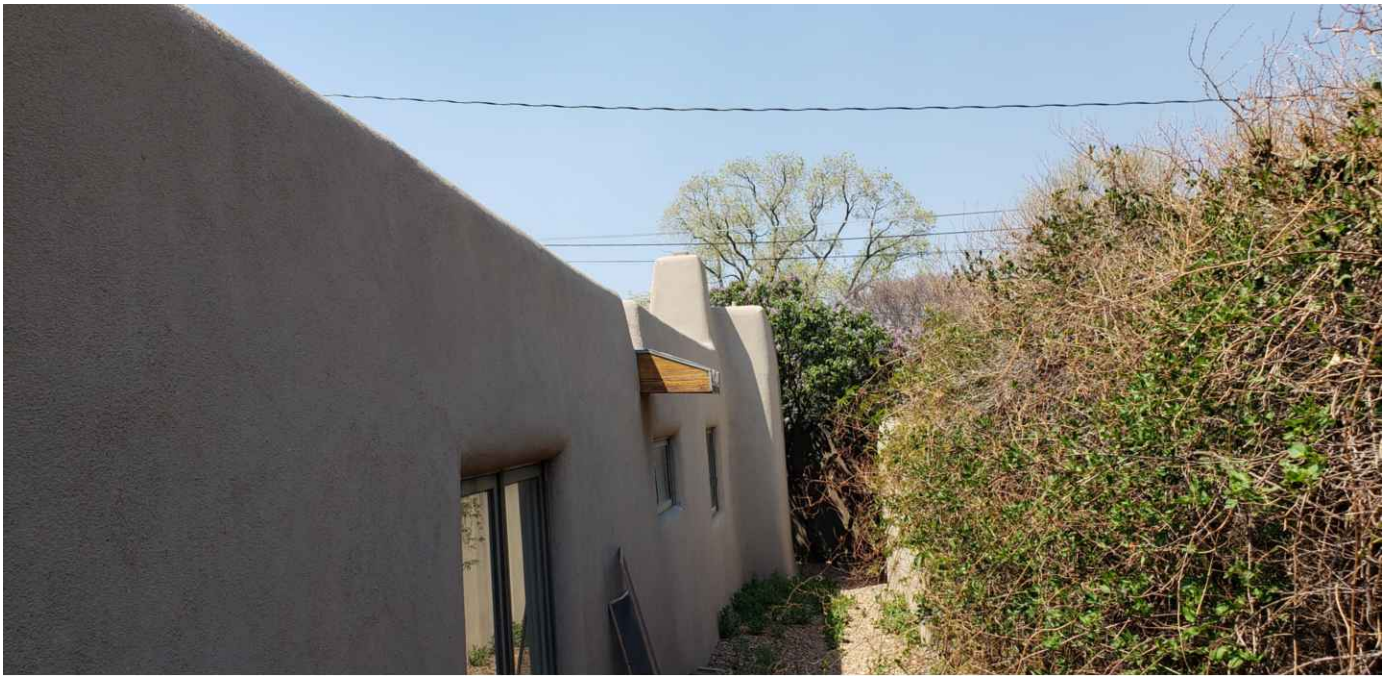
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LASZLO RESIDENCE
906 1/2 DON MIGUEL PLACE
SANTA FE, NEW MEXICO

NORTH ELEVATION
AUGUST 15, 2022



EAST



EAST

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LASZLO RESIDENCE
906 1/2 DON MIGUEL PLACE
SANTA FE, NEW MEXICO

EAST ELEVATION
AUGUST 15, 2022



SOUTH



WEST

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LASZLO RESIDENCE
906 1/2 DON MIGUEL PLACE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST
ELEVATION
AUGUST 15, 2022

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906 ½ Camino Don Miguel Place
August 15, 2022

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows & Door – "Tan"



Metal Roofing for Overhang – "Burnished Slate"



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Gates – Wood with Metal Framing
Dark Brown Wood Stain & Rusted Metal





City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005598--HDRB

Project Description: Remodel

Project Location(s): 1000 CANYON RD

Santa Fe, NM 87505

Contacts: Thom Ortiz

Property Owner/Builder: David Freilich

Historic District: HD: Downtown And Eastside Non-Contributing: False Contributing: True Significant/Landmark: False

Primary Elevation: North

Historic Building Status: Contributing

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1125

Year of Construction: 1918

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: September 13, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005598-HDRB

Address: 1000 Canyon Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Window and door 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. Staff also finds that all the exception criteria have been met, but the Board may find otherwise upon further testimony.

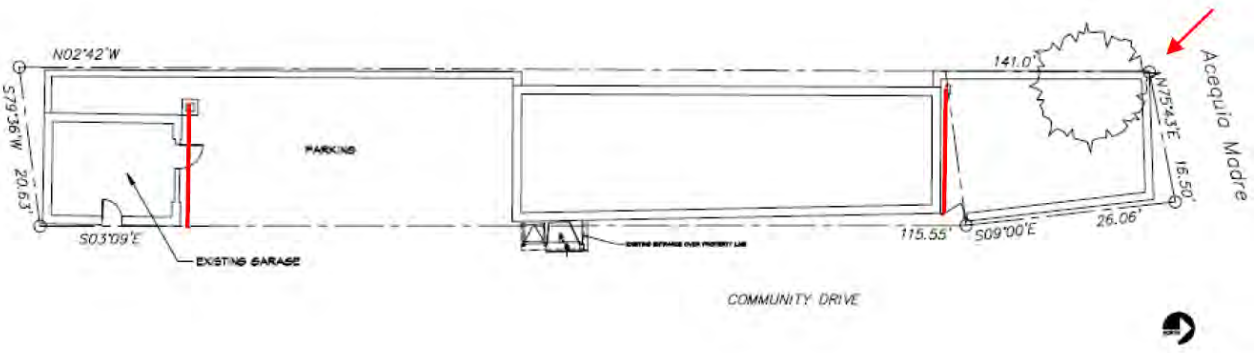
BACKGROUND & SUMMARY:

1000 Canyon Road is an 850 sq. ft. one story, long and narrow adobe structure built between 1929 and 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 six-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 elevation has a small wooden porch with a sloped overhang roof on its south end with a below-grade entrance. Also on the east elevation are three windows: a multi-lite steel casement window in the middle and two vinyl casement windows on each side. Other alterations are not evident in 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.

Its historic character and integrity are 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.

At its August 8, 2022 board hearing, the HDRB designated the main house's north elevation its primary facade and its rear detached building's north elevation as its primary facade. The board also designated the front yard wall contributing.



Now, the applicant proposes the following the main house:

1. Replace the front door and windows on the north elevation. The current door is wood with glazing and is flanked by windows on each side. The applicant proposes to replace the door and windows with a new door and windows in the existing openings to match existing material and design. The applicant has provided a window and door assessment that recommends replacement because the existing are beyond repair with rotting jambs and wood frames that are structurally unsound. The applicant requests an exception to 14-5.2(D)(1)(a) for removing historic material. Exception criteria responses are included in this report.

2. Remove existing two aluminum windows and one steel casement window on the east elevation. Install new true divided lite wooden clad double hung Jeld Wen windows 4 over 4 four glass true divided light design in the color Desert Sand. The applicant proposes to add a window to the north end of the east elevation. Windows will be the same size and design as the existing windows in the house. Two new windows will be added to the west elevation.

3. Convert the existing aluminum window on the south elevation to a wood exterior door of the same width as the window for egress. The door will be painted…

4. Remove the small porch on the east elevation that currently sits over the property line into the shared easement. The door under the porch will be replaced by a window.

5. Add new outdoor lighting on the south elevation that consists of two Mexican tin and glass lanterns from Artisansos (Gorro fixture) on each side of the door and windows.

6. Restucco with cementitious Buckskin by El Rey.

7. Add a patio wall to match height of the existing garden wall in the back of the house on south elevation to enclose a 12’ x 17’ garden space. The wall will have a locally made wooden gate with window shutters and a Mexican tin and glass light at the gate entry.

No changes are proposed for the garage building.

EXCEPTION CRITERIA AND RESPONSES: For Design Standards and Signage Exceptions Exception to remove historic material code section 14-5.2(D)(5)

(i) Do not damage the character of the district
Applicant Response: An assessment of the door, windows and frame in question was performed by Ra Patterson where it was determined the exiting door, windows and frame are beyond repair and are structurally unsound. By replacing the current damaged door and windows it does not damage the character of the district because are replacing the entire door and windows and structural frame with a design that matches the existing design. There is no change in the new design, it will be a wood and glass door as

well as wood frame windows.
Staff Response: staff agrees and does not believe the in-kind replacements will damage the character of the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
Applicant Response: I believe it will present a hardship because the current door, windows and frame are not structurally sound and compromise the structural integrity of the north facade.
Staff Response: Staff agrees that the existing door and window condition are not safe or structurally sound and should be replaced per the window assessment.

(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: we need to make this change in order to make the house livable. This is the main entry to the home that provides access to the north patio. The current door does not provide reasonable security to the home. We are not damaging the character of the district and city by replacing the doors, windows and frame with an exact reproduction of the existing design.
Staff Response: Staff agrees and believes that the proposed replacements will not diminish the historic integrity of the building.

RELEVANT CODE CITATIONS:

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.

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.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

1000 CANYON ROAD

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / __

☐ No previous survey

8 Name of Project

9 UTM

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 11

Frame #: 33

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

SMALL, LONG, NARROW HOUSE WITH LOW FRONT WALL & LANEAT EAST SIDE.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; indicate north arrow when possible.)*



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: *(If photo, include photo information, as in #10.)* R 11 # 32 EAST

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>>**Please complete HCPI FORM 1 before completing Form 2** <<<<<<

For HPD Office use only: HCPI ____ No. ____ District ____ 3 Local Reference Number

1 **Name of Property** *(Historic and/or current name for property)*

2 **Location** *(Address or description of location)*

1000 CANYON ROAD

4 **County** SANTA FE

5 **Date of Survey** 7-21-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 **Visible Construction Material**

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: ____

Notes:

7 **Number of Stories** ☐ Not Applicable

Number: ☒ 1 ☐ 1/2 ☐ 2 ☐ 2 1/2 Other: ____

8 **Foundation** ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: ____

Notes:

9 **Roof** ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: ____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: ____

10 **Windows** *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

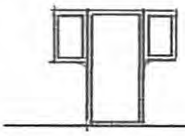
Operation	Material	Glazing	Number
CASEMENT	WOOD	6LT.	1 EA. SIDE OF DOOR

Notes:

11 **Doors** *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
FLANKED BY WINDOWS	FRENCH	WOOD	1



Notes:

12 **Chimneys** *(Describe whether interior or exterior and material)*

13 **Porches** ☐ Not Applicable

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

14 **Other Significant Features**

15 **Modifications** *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☒ No known modifications

1. ____ Date: ____ ☐ Known ☐ Estimated Source: ____
2. ____ Date: ____ ☐ Known ☐ Estimated Source: ____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

☐ Not Applicable

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

Notes:

☐ Other: _____

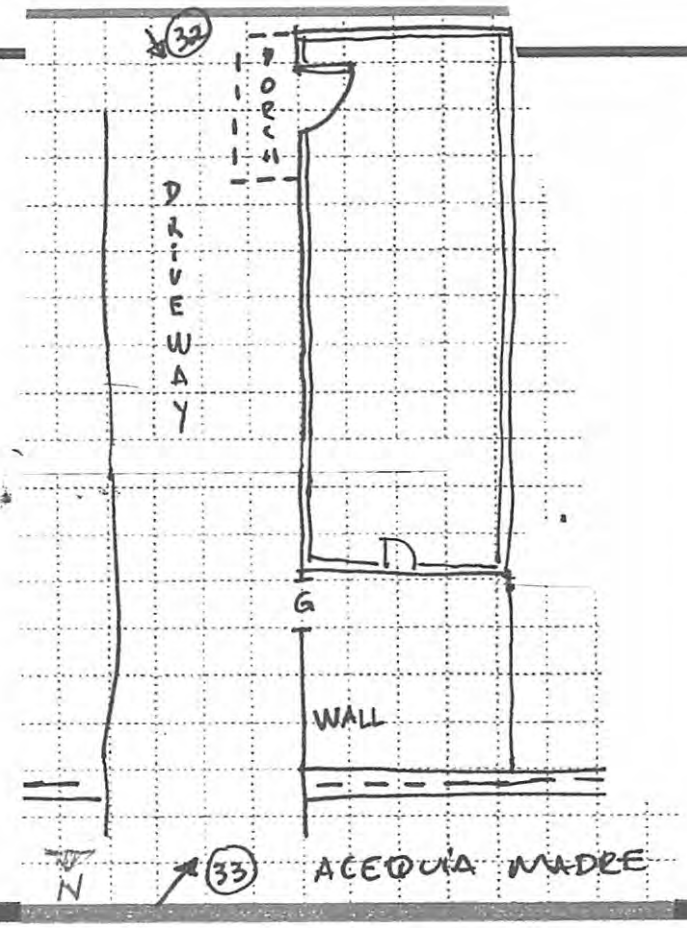
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

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

H 1125

historic structure(s) yes	surveyed date 8-XI-84 by nb	county Santa Fe	id no. 051611404
field no. SFHD-6-1404	number	UTM reference zone 12 13	easting northing

location description
1000 CANYON

city/town
SANTA FE

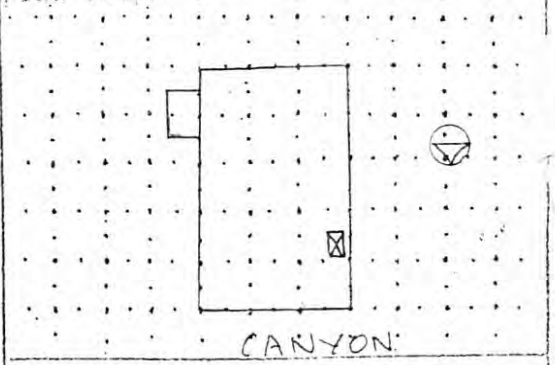
land grant/reservation

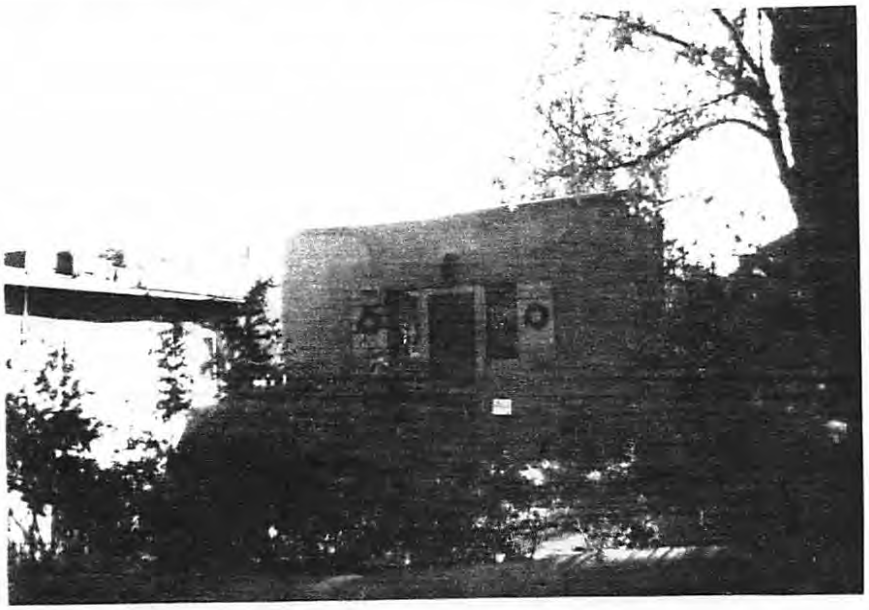
building name

legal description
tnsp N S range E W sec ¼ ¼

film roll by ms no. 16 | negative nos. 3 | loc. of negs. [illegible]

plan shape





date of construction
1929-34 estimate ____ actual

source
BD

use
present residential
other ____
historic residential
other ____

condition
___ excellent ___ good
___ fair ___ deteriorating

style
~~Spanish Pueblo~~
NM URB Vern.

foundation material
NV

wall material/surface
Adobe Stucco

degree of remodeling
___ minor ___ moderate ___ major
describe:
Addn of mtl windows

architectural features
Roof - Flat w rounded parapet, mtl canales, 1 msry ch.
Shed awning at rear
Windows - N - 1 lite fixed w wd shutters (green)
mtl casement shutter - E ½ 9 lite mtl csmt.
Doors - N - 5 lite wd + frame green
E - 1 lite & 3 panel wd. wd screen.

surroundings
Res Com

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

comments
Screen frame

significance
___ eligible ___ of ___ none
interest
if eligible, why? NC alteration.

associated buildings? ___ yes
what type?
Garage
if inventoried, list ID nos.

see back? ___ yes

Proposal Letter for 1000 Canyon Road Historic Review

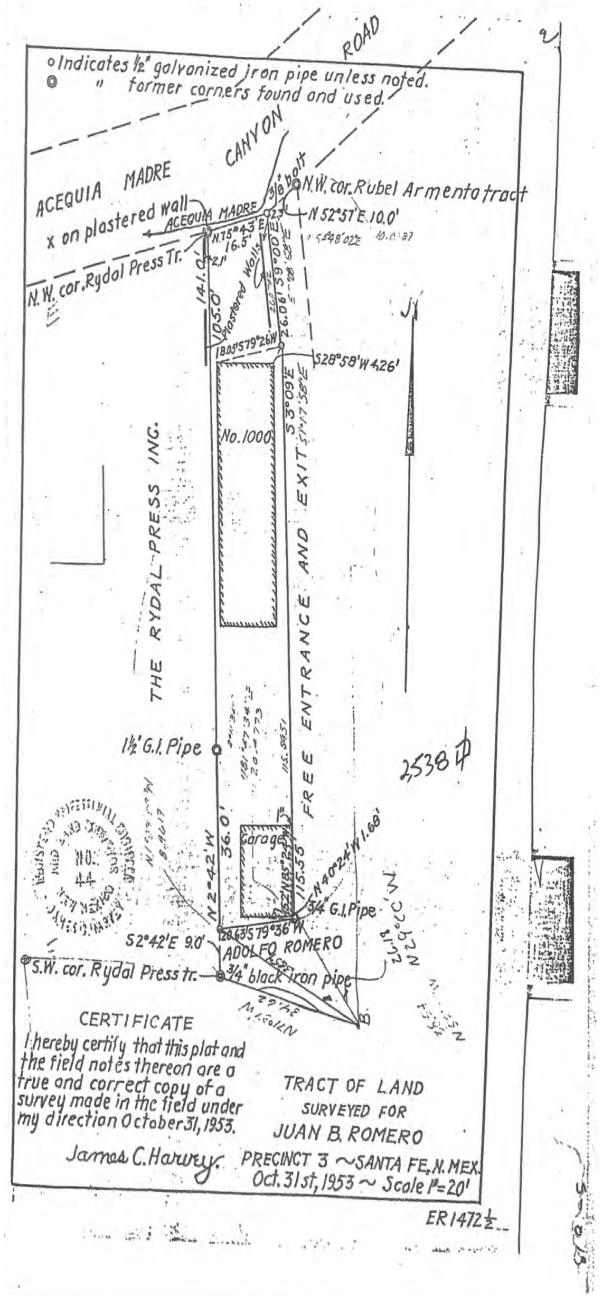
THOM ORTIZ DESIGN



Historic Review for Renovation of 1000 Canyon Road

This is proposal for the renovation of the casita at 1000 Canyon Road is at the intersection of Canyon Road and Acequia Madre. The existing homes surrounding the house are all individual in style from pueblo and territorial and size ranging from casita size to large estate homes. The house has a clear view from its front patio to Patrick Smith Park across the street. The house is 855 square feet, it is a one story adobe structure with a new roof including vigas and decking done around 1990's. The house is currently listed as non-contributing. The house sits directly on the property line with no set back on the East elevation. The West wall of the house is two feet from the property line, (the neighboring house on the west has a garden wall that extends onto our property and is connected to the west wall of the house).The North Facade is the only Primary facade on this structure, it is 26 feet away from the closet front corner property line and 29 feet to the farthest corner. The South side back of the house is 61 feet 7 inches away from the farthest corner back property line and currently has four parking spaces and a garage building between the house and south property line and 59 feet from the closet corner in the back. The house has had multiple exterior interior renovations as well as inexpensive aluminum windows with fake divided lights throughout the house. The front of the house has a patio with an adobe low wall surrounding it. There is no recorded history of the home but it seems as though it started as a two room adobe with a small kiva fireplace and two rooms were later added to the back of the house. The house is 10 feet high at Canyon Road (north) and goes down to 7 feet 6inches in the back of the house (south) due to the slope of the shared driveway. The roof membrane needs to be replaced because of its condition and age. The exterior walls will be re-stuccoed with cementitious stucco in the color Buckskin by El Rey Stucco. The existing parapet will be repaired as well with no change to its height. We will be removing a small porch that currently is over the property line into the shared easement and replacing the exiting below grade door with a window to prevent further flooding damage to the interior. This door currently has flooding issues because it is is set below the exterior grade. We are also adding a patio wall to match the existing height of the existing garden wall in the back of the house to enclose a small garden space that is 12 feet by 17 feet. The house will have three uncovered parking spaces between the house and the existing garage/storage building at the back of the property. This garden wall will have a locally made wooden garden gate and window shutters to match. We will also add an exterior Mexican tin and glass light from Artisanos (Gorro fixture) at the gate entry as the owners will use this entry as a way to enter the house. The south elevation window will be changed to an egress door so the house has two points of entry and exit on opposite sides of the house. All existing trees on the property will remain but will be pruned to avoid any over head wires. All of the aluminum exterior windows are in dis-repair and will be replaced with wooden clad double hung Jeld Wen premium windows with a four over four glass true divided light design in the color Desert Sand. We will be adding five new window openings to the house on east and west elevations. These windows will be the same size and design as the existing windows in the house. This is to bring more light into the small interior spaces. A new wood painted exterior door on the south side where an existing aluminum window currently is. This door is the same width as the existing window. The north elevation of the house currently has a wood and glazed door as well as side windows on each side of the door. This door and windows have rotted wood frames that are beyond repair and are not structurally sound. The door is also beyond repair and is a security risk because of the rotting jamb. We are proposing to replace these door and windows with a new door and set of windows that match the existing design. There will also be two new Mexican tin and glass lanterns from Artisansos (Gorro fixture) on each side of the door and windows. The overall renovation is to bring the entire house to a consistent and simple look of Pueblo style with traditional New Mexico details to fit in with the neighboring houses.

Property Survey for 1000 Canyon Road





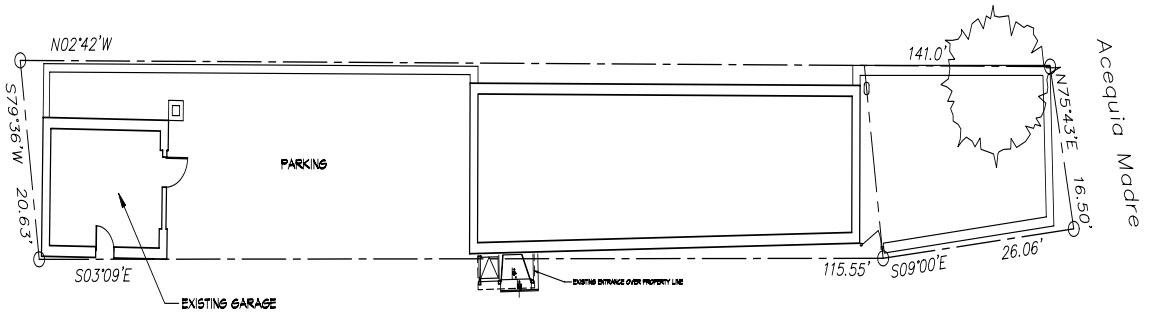


THOM ORTIZ DESIGN

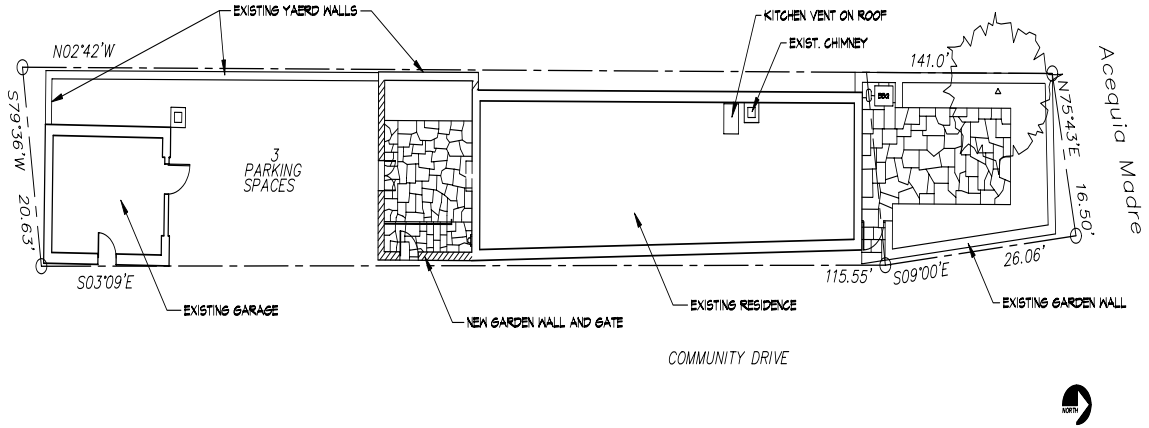
1000 Canyon Road

Historic Review 2022

Existing & Proposed site plan



EXISTING SITE + ROOF PLAN



PROPOSED SITE + ROOF PLAN

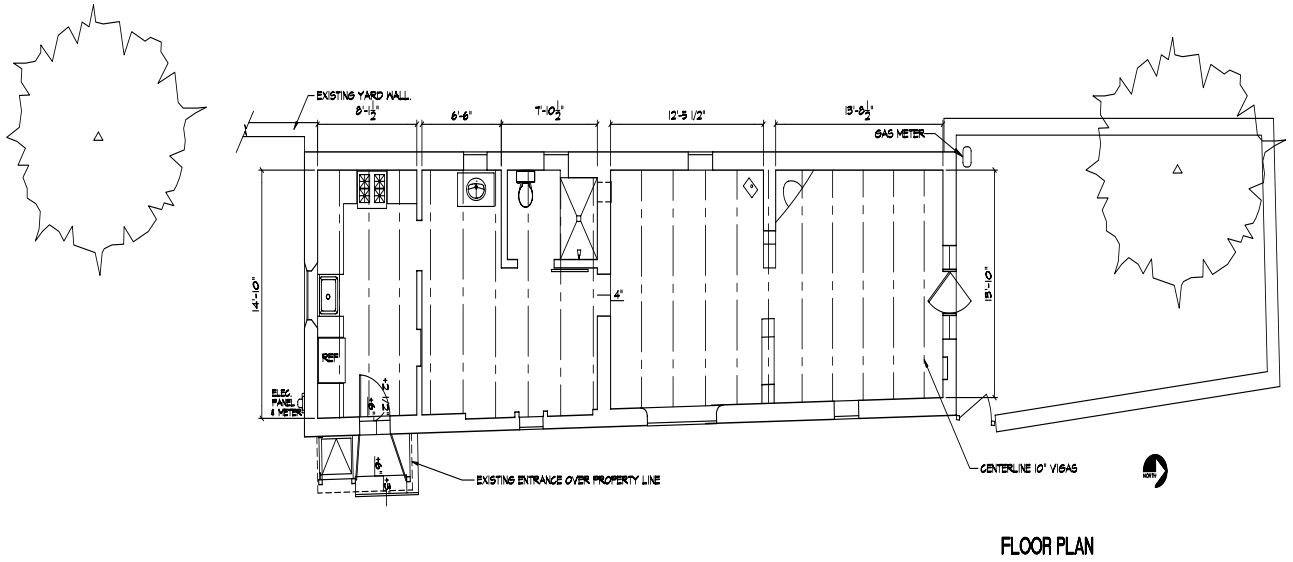
Freilich Residence
1000 Canyon Rd.

SITE + ROOF PLAN
SCALE: 1/8" = 1'-0"

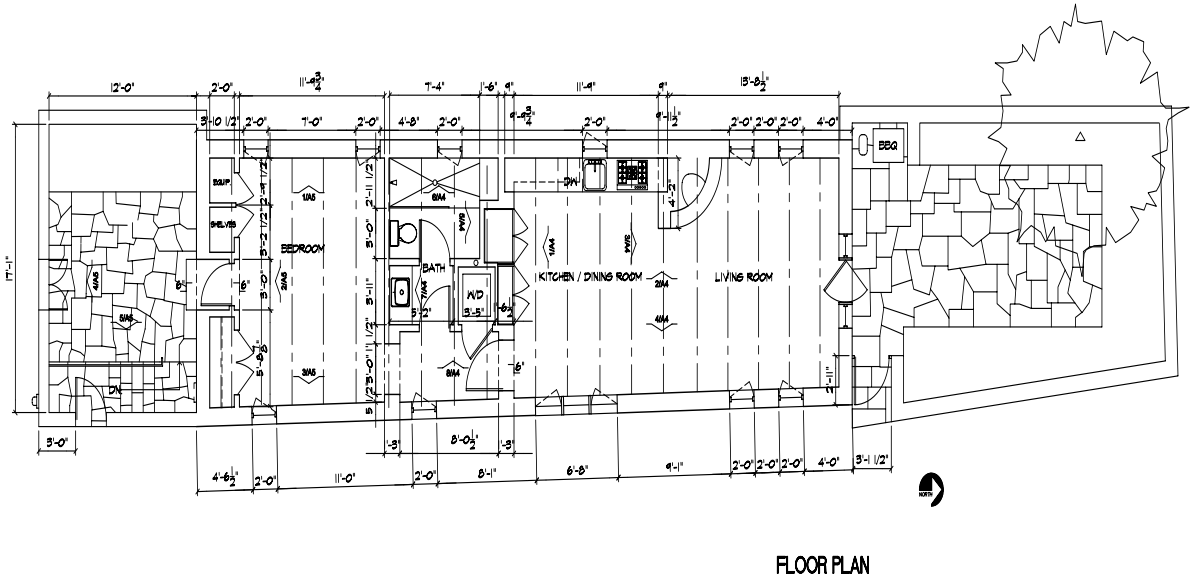
THOM ORTIZ DESIGN
52 CONDESA RD.
Santa Fe, NM 87508

505 204-2999
www.thomortizdesign.com

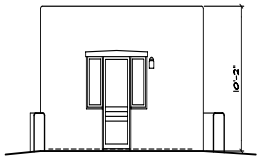
Revisions
Date 6-22-22
Checked By T. Ortiz
Drawn By D. Nelson



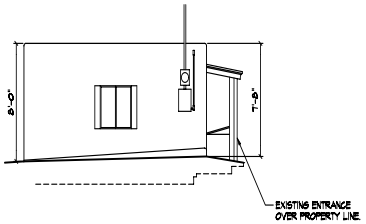
Existing Building Plan



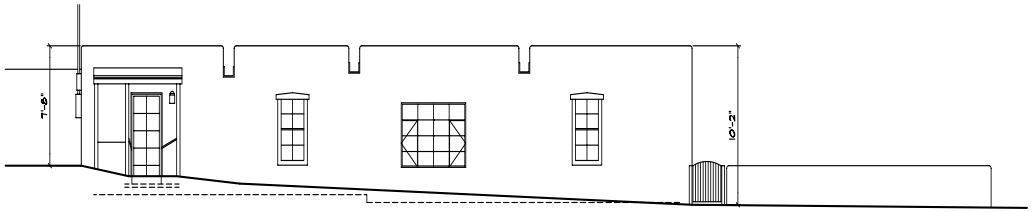
Proposed Building Plan with New Enclosed Back Patio



NORTH ELVATION



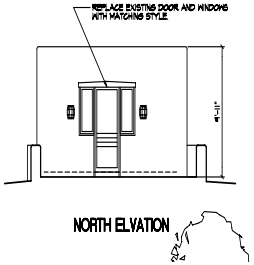
SOUTH ELVATION



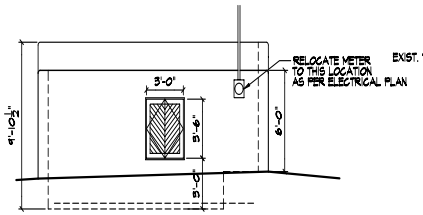
EAST ELVATION

EXISTING ELEVATIONS

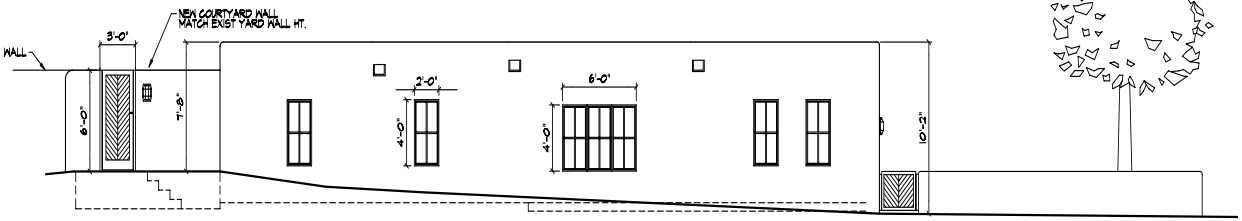
PROPOSED ELEVATIONS



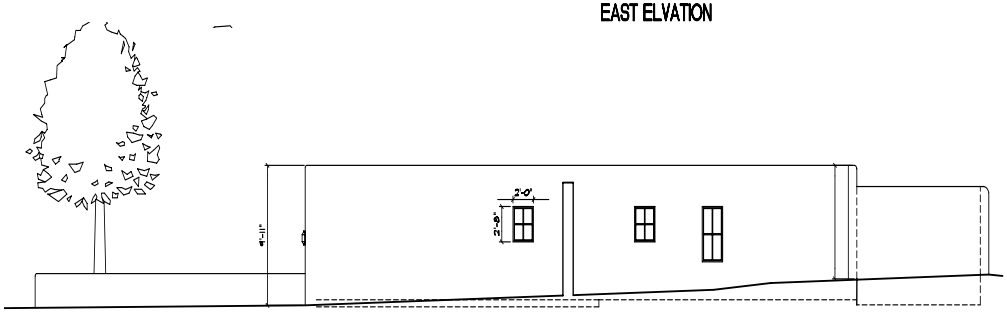
NORTH ELVATION



SOUTH ELVATION



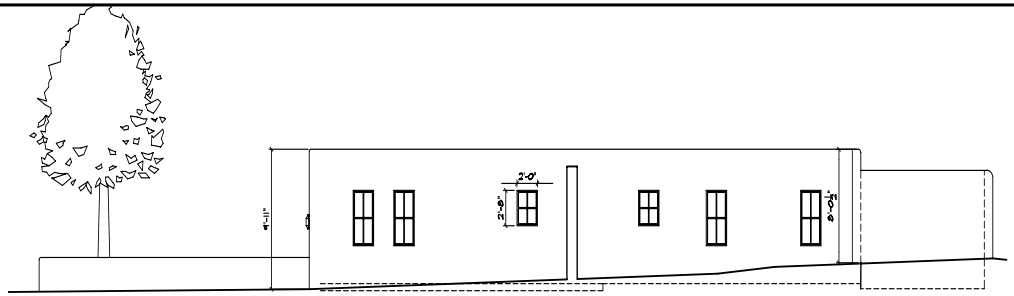
EAST ELVATION



WEST ELVATION

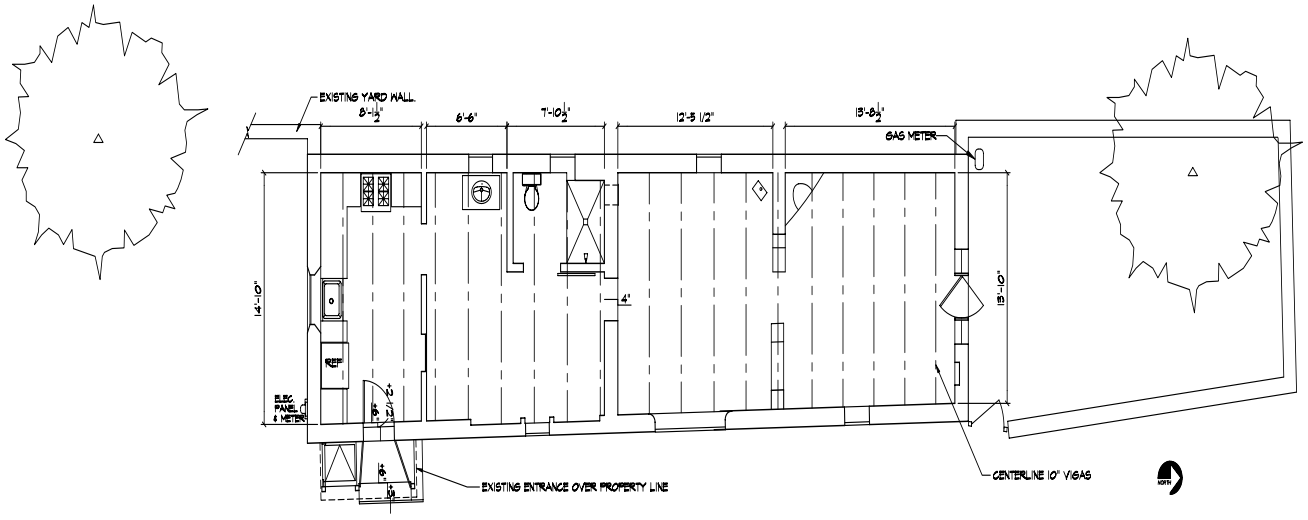
EXISTING ELEVATION

PROPOSED ELEVATION

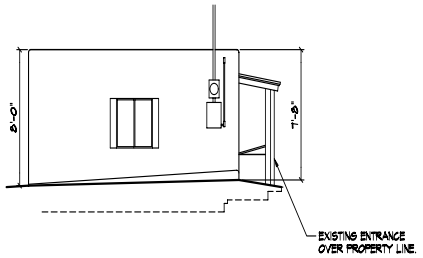


WEST ELVATION

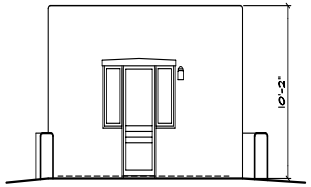
Existing Plan & Elevations for 1000 Canyon Road



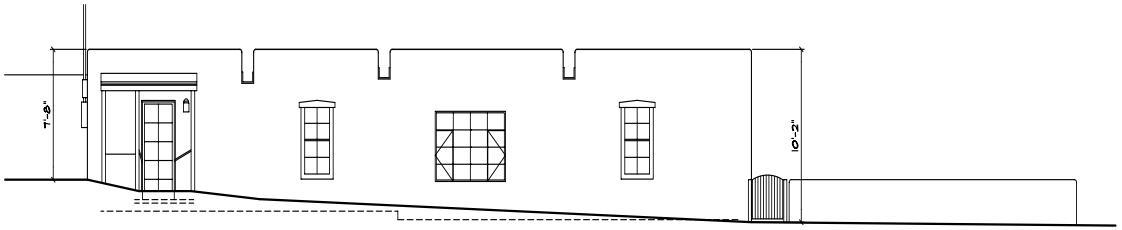
FLOOR PLAN



SOUTH ELVATION



NORTH ELVATION



EAST ELVATION

ALL EXISTING WIDOWS ALUMINUM FRAMES.

Freilich Residence
1000 Canyon Rd.

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

THOM ORTIZ DESIGN
52 CONDESA RD.
Santa Fe, NM 87508

505 204-2999
www.thomortizdesign.com

Revisions
Date 4-15-22
Checked By T. Ortiz
Drawn By D. Nelson

A-1

Exterior casing







1000 Canyon Road Window Replacement

Existing aluminum frame windows to be replaced with true divided lights Jeld Wen painted wood clad windows

Primary facades door and window condition







Door #1
Door Panel not
fitting jamb

Primary facades door and window condition







Primary facades door and window condition

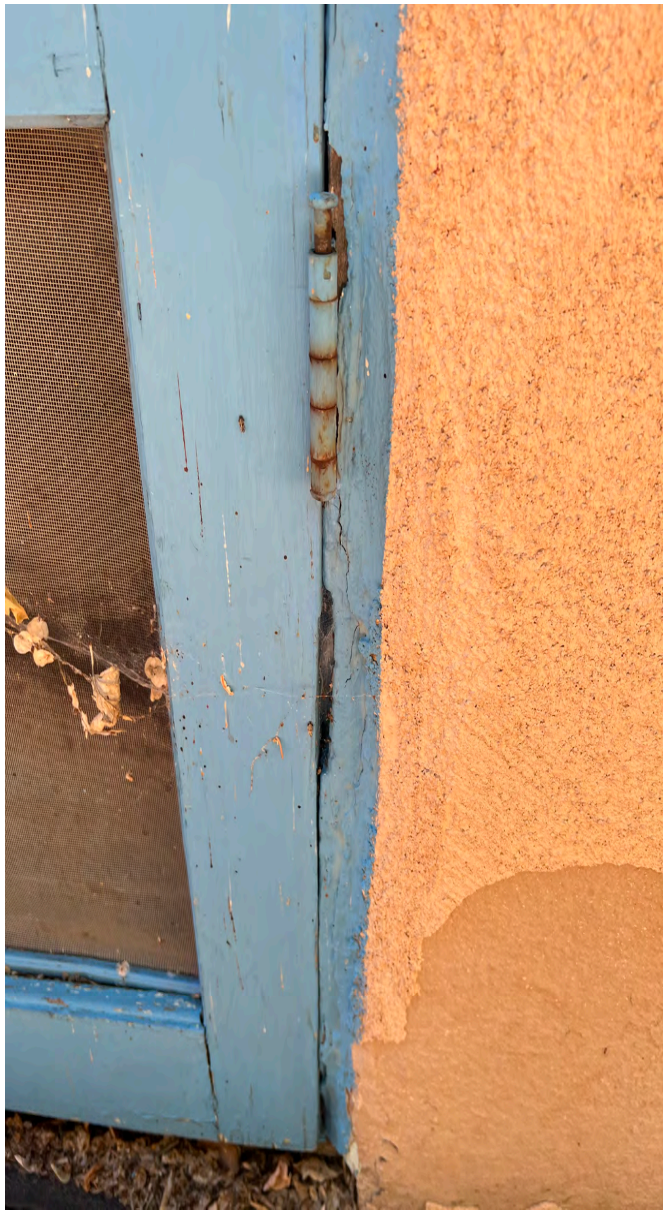




Primary facades door and window condition







Primary facades door and window condition







1000 Canyon Road existing below grade back door to be converted to window



1000 Canyon Road North Elevation



1000 Canyon Road West Elevation
(remains part of elevation to accessible)



1000 Canyon Road East Elevation



1000 Canyon Road South Elevation

Neighboring houses at 1000 Canyon Road (west)





998 Acequia Madre

Neighboring houses at 1000 Canyon Road (north west)



950 Canyon Road

Patrick Smith Park across from 1000 Canyon Road (north west)



Neighboring houses at 1000 Canyon Road (north east)





1003 Canyon Road

Neighboring houses at 1000 Canyon Road (east)





1002 1/2 Canyon Road A

Neighboring houses at 1000 Canyon Road (south)





1000 1/2 Canyon Road B

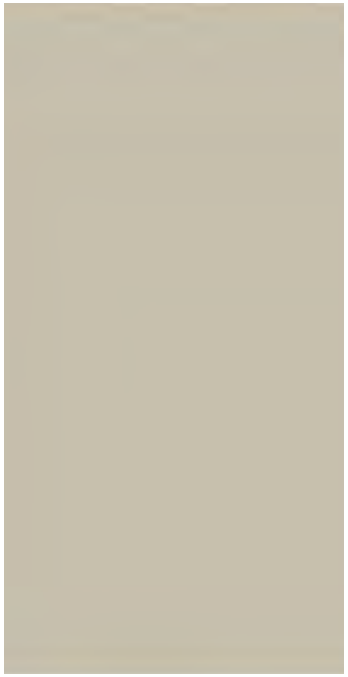
Exterior Materials for 1000 Canyon Road



Artesanos Gorro Lantern



El Rey Stucco Buckskin in sand finish



Desert Sand Paint color
for window & door frames



Jeld Wen True Divided Light Wood Clad Windows
in Desert Sand color

City of Santa Fe, New Mexico

memo

DATE: September 13th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

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Case # 2022-005795-HDRB

Address: 513 Canyon Rd.
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

_____ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Historical Research

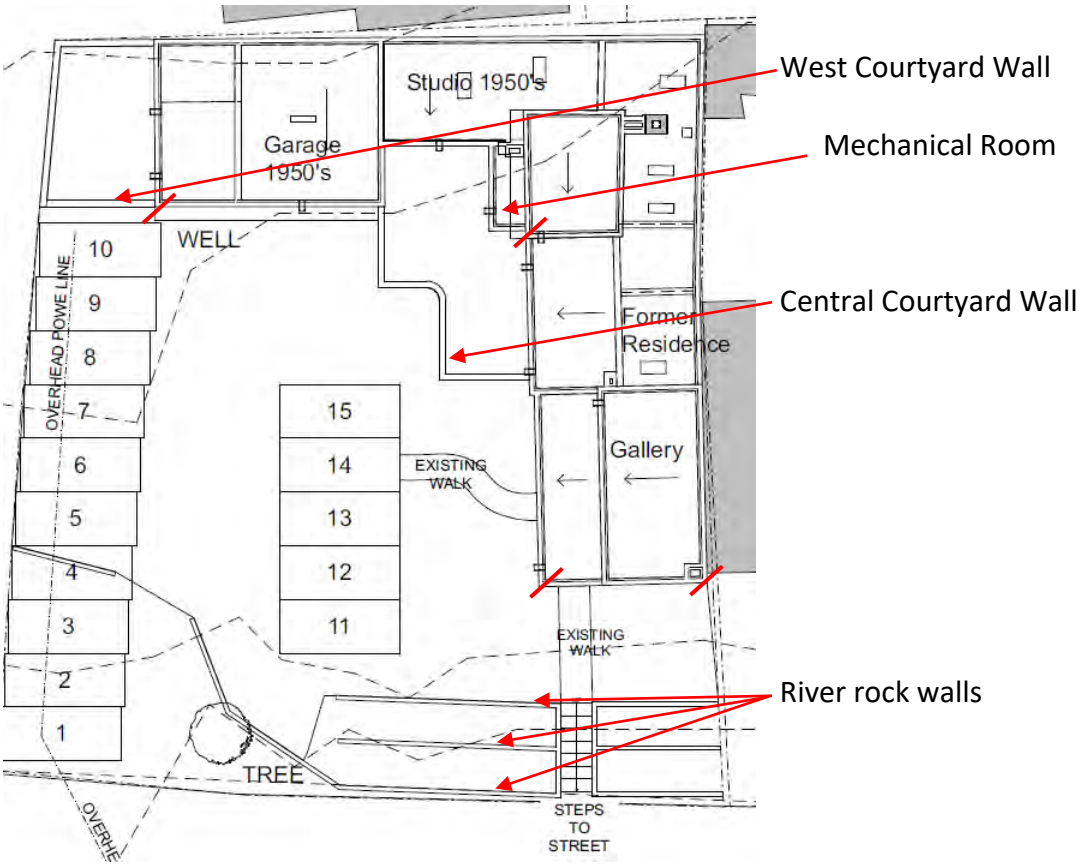
STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and that the south elevation of the east wing and the west elevation of the east wing, excluding the mechanical room and chimney be designated primary. Staff also recommends that the river rock walls be designated as contributing and the central courtyard wall and west courtyard wall be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

513 Canyon Road functions as a commercial gallery, which was once a single-story residence. It is listed as contributing to the Downtown and Eastside Historic District. The property includes rock and stucco yard walls and a L-shaped building with zero lot lines on the north and east sides. The east elevation is attached to the house on the adjacent property. The house is Spanish Pueblo Revival Style and mostly single story with a small second story addition in the northeast corner. The east wing includes stepped massing, chimney detail, a west-facing portal with protruding vigas, carved corbels, an enclosed portal with protruding vigas and divided light windows.

The older portions of the house were built prior to 1928. The King's Map shows the far southeast portion in 1912 near Canyon Road. The house grew to the north and then later, in the 1950s, to the west, following the L-shape. The second story was added in the 1950s and has steel casement windows. The chimney and mechanical room in the corner where the two wings meet appears after 1978. On the west wing, the windows appear to be a later infill to what might have been a garage. These have snap in muntins and look to be from the 1980s or 1990s. The vigas on the west wings do not protrude into the house. In 1984, the house was remodeled to support the gallery. This included the chimney and mechanical room, the changes to the west wing, and the courtyard wall.



RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent

It is intended that:

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

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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.

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

Carly Piccarello
Historic Preservation Division Manger
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

August 15, 2022

RE: Primary Façade Designation 513 Canyon Road

Dear Ms. Piccarello,

We request a primary façade designation for the property at 513 Canyon Road which is an L-shaped Spanish Pueblo Revival low-slung adobe building with a second floor and other additions built over time. It appears from the King's Map and architecturally, i.e., smaller vigas closer together, a taller space and thicker walls, the room built first was the one closest to Canyon Road, built between 1860-1928. Subsequent additions were the more bedrooms now galleries along the eastern property line, a kitchen, office and bathroom as well as a second floor. The last additions, were perhaps a studio and garage at the north property line for the owners in the 50's, an artist and his family.

In 1984 the entire building was remodeled, inside and out, into the Spanish Pueblo Revival details we see now. The vigas in the western L are cosmetic and the windows are snap in mullions in single hung windows. There is a curb/planter in front of the wall protecting this part of the building from water intrusion. This was likely the garage. The middle fireplace was added after 1978 evidenced by the aerial photograph, probably during the 1984 renovation into Morning Star Gallery, a gallery for native American art.

There is a portal on the oldest room but the age of it is not discernible from the aerial photographs. The vigas, also smaller in diameter, might indicate it is also from the late 19c or early 20c. The viga ends have been repaired or replaced over the past twenty years of ownership by the Matteucci family.

John Murphey has added supplemental historical knowledge to the current HCPI, done in 1984. The Tax Assessor's cards bear out the additions over time, also noting the 1984 renovation into a gallery. The difference between the 1958 and 1978 aerial photography is mainly the chimney, which was part of the new pueblo style of the interior of the gallery with a new kiva fireplace, nichos in a falsely constructed "adobe" wall, and bancos. The skylights might have been added during the 1984 renovation.

The site plan, floor plans and elevations delineate the progression and the current building.

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

We request the Historic Districts Review Board designate the primary façade as the oldest and most unchanged portion of the building, the south and west facades of the south room, called Gallery 1 on the floor plans. It is our opinion the rest of the building was remodeled to match the oldest structure and while it follows the Spanish Pueblo style, it dates from 1984 and it is not historic.

Respectfully and sincerely,



Gayla Bechtol, AIA
Historic Architect

320 AZTEC STREET, SUITE C, SANTA FE, NM www.gbasantafe.com

513 Canyon Road Existing Photographs 15 August 2022



South Façade facing Canyon Road, the oldest part of the structure

513 Canyon Road Existing Photographs 15 August 2022



Southwest view from Canyon Road

513 Canyon Road Existing Photographs 15 August 2022



West facing portal

513 Canyon Road Existing Photographs 15 August 2022



West façade at kitchen and office. Vigas are continuous with interior.

513 Canyon Road Existing Photographs 15 August 2022



1984 Courtyard with entrance to gallery, former studio. To the left appears to have been the garage.

513 Canyon Road Existing Photographs 15 August 2022



Second floor addtion and mechanical room at Courtyard, likely added in 1984.

513 Canyon Road Existing Photographs 15 August 2022



View from west of the office, former garage to the left.

513 Canyon Road Existing Photographs 15 August 2022



Roof top view looking east showing the roof line of the gallery, former studio, and the second floor.

513 Canyon Road Existing Photographs 15 August 2022



Roof top view looking south

513 Canyon Road Existing Photographs 15 August 2022



Roof top at second floor. Notice attached chimney of kiva below. Steel casement windows at second floor.

513 Canyon Road Existing Photographs 15 August 2022



Rooftop view of oldest gallery with vigas. All other massing is lower.

513 Canyon Road Existing Photographs 15 August 2022



View from Canyon Road. This wall appears in the 1978 Aerial photos. The structure is 3-4' below Canyon Road.

H1016 *

building threatened? yes	surveyed date 29-16-84 by mb	county Santa Fe	ID no. 051611273
field map number SFHD - 61273		UTM reference zone 12 13 easting	northing

location description
513 Canyon

city/town
SANTA FE

land grant/reservation

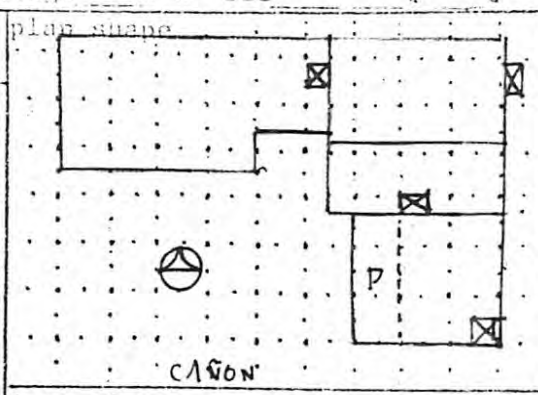
building name
Morningstar Gallery

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

film roll by mb no. 11	negative nos. 11,12	loc. of neg. HPB

plan shape





date of construction
Pre 1928 estimate ____ actual

source
Bus/Dirc

use
present Comm residential
other ____
historic residential
other ____

condition
x excellent ___good
___fair ___deteriorating

degree of remodeling
x minor ___moderate ___major
describe:
Roof Skylights

surroundings
Res/Comm

relationship to surroundings
x similar ___not similar

district potential
___yes ___no

significance
___eligible x of ___none interest
if eligible, why? Contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

Pueblo Revival

NV

wall material/surface
Adobe ? Stucco

architectural features
Roof - Complex massing, flat w low parapets, mtl lined wd canales, 4 large masry chimneys, 4 skylights vis
Windows - 1/1, 3/2, 16 lite fixed, white surrounds, no lintels wd tuq sills, 4 lite steel casmts, mtl grills
Door - 1 vis. tqg plank w single lite & wood grill
Portal - masry piers, wd posts & zapatas
Vigas painted brn.

comments

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Addendum – August 12, 2022

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: Sears Residence/ Morning Star Gallery	2. Location: 513 Canyon Road Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: H_1016
		4. County: Santa Fe
		5. Date of Survey: N/A

Introduction

The subject building was recorded in 1984 with a one-page Historic Buildings Inventory form. The form, as was the case at the time, provided no background on its history or occupants. The following text works as an amendment to the original form, furnishing biographies of the former home's owners and occupants from roughly 1926 to the present.

The Original Buildings

Sitting just east of Delgado Street, on a flattened slope below Canyon Road, the Morning Star Gallery, with its long, gracious portal, looks like a Mexican-era home. But that image is deceptive. Though probably incorporating older structures, this building took shape in the 1920s as the home and investment of a New England blueblood attorney and his Kentucky-born wife.

The setting, of course, is historic. It sits along riverbank land near the vast swath of land owned by the Delgado family, of which the adjacent street is named. The current parcel is not defined on early maps and appears to have come into form only in the 20th century.

The 1912 King's map identifies several lots (9, 10, and 11), which may have been partially incorporated into the current parcel (Figure 1). Lot 9, which had two small buildings at the time, was owned by "Mrs. Thompkin." No information could be found on this individual. The spelling is unusual and could be a mistake and a truncation of Thompkins. Still, no information was found for a Thompkins linked to this property. The adjacent, narrow Lot 10 has two slender buildings. No owner is identified for the lot, though it could relate to Lot 11, owned by Miguel Gorman.

The 1900 federal census recorded Miguel Gorman, a carpenter, his wife Juanita, and his four children, living at a house on De Vargas Street, the original name of Canyon Road.[1] The

[1] U.S. Census Bureau, 1900, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: 1002; Page: 2; Enumeration District: 0126; FHL microfilm: 1241002.

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next census places Miguel at 511 Canon Road, an address that could be associated with the subject property.[2] Still, by its placement, it is more likely part of a separate parcel to the east, now addressed as 519 Canyon Road.

Some of these components may have worked their way into the present gallery. But whatever the case, it is clear that the current building had yet to be formed.

Herman and Clara Sears

The building likely came into shape with the aforementioned New Englander: Herman Dingwell Sears. Herman and his wife Clara would live in the home for roughly 20 years.

While not a descendant of the Mayflower, Sears could trace his family back to 1637, when they came from England and settled in Cape Cod.[3] His great-great-grandfather, Richard Sears, fought in the Continental Army during the Revolution. Herman himself was born on May 2, 1873, in Ashfield, Massachusetts, a place 140 miles distant from Cape Cod. He was born to parents Edwin and Laura Sears, the second youngest of nine children. His father farmed in Ashfield, a town settled in 1743 and occupied by several generations of Sears. His father died in 1883, with the family relocated to Northampton.

Herman attended Phillips Academy in Andover, entering Yale University in 1892, where he played left end for the freshman football team. He left abruptly in 1895, to teach public school in Daviess County, Kentucky, where likely met his future wife. He then returned to New England, engaging in Springfield, Massachusetts.

He went back to college, attending Middlebury College in Vermont, and later Columbia Law School, where he graduated in 1902, passing the New York Bar the same year. From there,

[2] Ibid., 1910, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 9B; Enumeration District: 0223; FHL microfilm: 1374931.
[3] The following biographical appears in Clarence S. Day, Jr., compiler, *Decennial Record of the Class of 1896, Yale College* (New York: De Vinne Press, 1907), 698.

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Herman moved to New York City, practicing as an attorney in an office in the Atlantic Mutual Building at 49 Wall Street. He married Clara Taylor Hawes four years later at her home, "Evenland," in Daviess County, Kentucky.

It is unclear why, perhaps the familiar story of tuberculosis, the couple moved from Manhattan to Santa Fe. They lived in various locations in their early years in Santa Fe, renting homes on Santa Fe Avenue and Cerro Gordo Road. Herman would take a position as counsel for the New Mexico Central Railway and later, as many Santa Fe attorneys would do, got involved in other pursuits, including mining and real estate. Laura quickly found herself in the New Mexican's "Social Affairs" column and appeared to be a master of bridge.

By 1925, they had invested on Canyon Road, at first a house at 304, which had been divided into apartments. Laura managed the rentals. In 1926, St. Louis resident Sol Gross, whose millionaire father helped seed the local Gross, Kelly & Company spent his summer in one of the rentals.[4] The same summer, an Oxford University student stayed in another. It is unclear which property is being described from the breezy newspaper accounts. The same year, a separate newspaper account identifies the 513 address being rented by Miss C. Lewis, a "dashing equestrienne" from New York.[5] In other reports, the *New Mexican* identifies the various rentals as "Sears' houses on Canyon Road."[6]

In 1928, with the first city directory, the 513 address was shown to be occupied by Beatrice Moulton, a likely bridge partner of Laura's and the wife of attorney Harry D. Moulton, renting it.[7] The following year, a rental advertisement described the property as a five-room house with a bath and a sleeping porch.[8]

[4] "People," *Santa Fe New Mexican*, July 23, 1926, 6.
[5] "People," *Santa Fe New Mexican*, May 17, 1926, 6.
[6] "People," *Santa Fe New Mexican*, April 25, 1926, 8.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 193.
[8] "For Rent," *Santa Fe New Mexican*, February 7, 1929, 7.

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The 1930 federal census is the first to record the home and its occupants. Census takers found Herman, then 56, living there with Clara, 52.[9] They are the only occupants and are designated as the owners. The house was valued at $6,000, about 60% higher than its neighbors, except for the adjacent Francisco Delgado House (503 Canyon), at $8,000.

Successive city directory entries establish that Herman and Clara continued to live at 513 (though on and off) through the 1930s. At times, it shown to be occupied by a renter. The 1940 census confusingly identifies their home as 505 Canyon Road. Still, it appears to be the same household, with the addition of a lodger, Florence Gridley, a single woman from Massachusetts, working as a companion, perhaps tending to one of the Sears.[10]

Herman Dingwell Sears died three years later, on August 14, 1943, at age 70.[11] Clara left Santa Fe and would live another ten years. Both are buried in Clara's family cemetery in Yelvington, Daviess County, Kentucky.

An Artist and a Teacher

Soon after Herman's death, Joe D. Reed, an artist and educator acquired the property. Born in Kansas, around the same time the Sears arrived in Santa Fe, Reed had graduated from the University of New Mexico with an A.B. and later attended the University of Chicago, studying medicine.[12] Before moving to Santa Fe, he had taught anthropology at the University of Colorado, Boulder, where he also directed the university's museum. His wife, Margaret Ann, a native of Larned, Kansas, graduated from Kansas State University. She would raise three children in the home and divorced Reed in 1959.[13]

[9] U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 1A; Enumeration District: 0003; FHL microfilm: 2341134.
[10] Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 2A; Enumeration District: 25-5A.
[11] "Herman D. Sears Dies at Age 70," *Santa Fe New Mexican*, August 14, 1943, 1.
[12] Brian Boru Dunne, "New Artist," *Santa Fe New Mexican*, October 6, 1943, 5.
[13] "Divorces," *Santa Fe New Mexican*, January 22, 1959, 2.

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But before this event, the *New Mexican* predicted with the purchase of the house in October 1943, the Reeds would "fit into Santa Fe; they like houses vigas and dirt roads," describing the Canyon Road scene at the time.[14] Reed would advertise in the city directory as an artist. But following practicality and a path made before him by earlier, and more noteworthy painter Josef Bakos, he turned to teach art in the Santa Fe school system.

Joe D. Reed died in 1963, at 48. Years later, a retrospective of his work would be displayed in a small gallery on Marcy Street.

Based on an aerial photograph taken a year before the divorce, the house had gained its current footprint by this period (Figure 2).

Keepers of the Luminaria

Margaret Ann remained at the Canyon home. With three children, she took a full-time job at Santa Fe National Bank. She often placed in the Old Santa Fe Association's annual traditional Christmas Eve lighting contest. At the time, the competition was not confined to Canyon Road but covered all parts of the Eastside.

In 1967, she remarried.[15] Her husband, Thomas H. Jameson, was born in Connecticut and had graduated from Harvard and later Yale, where he received his doctorate. After a career teaching at New York University, he wended his way to Santa Fe in 1965, where he worked as a tutor at St. John's College. He had the same affinity for farolitos as his wife, serving as chair of the contest in the early 1970s.
Jameson died in November 1982, with the Canyon Road house going for sale the same month. A real estate ad called it "a real Old Santa Fe residence… with gallery potential and generous parking."[16] Priced at $395,000, which may have seemed outrageous, it sold the

[14] Dunne, "New Artist."
[15] "Ann Reed, Mr. Jameson Repeat Vows," *Santa Fe New Mexican*, January 11, 1967, 8.
[16] "Homes for Sale," *Santa Fe New Mexican*, November 7, 1982, C-4.

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following year. It joined a list of homes along the old road which had been converted into galleries.

Morning Star Gallery

In 1984, the former home was remodeled into a gallery. Malcolm Glimmer, a former collector, turned art dealer, opened the gallery in May 1984 with a show featuring pre-1900s Plains Indians' artifacts. In a review of the show, the *New Mexican* commented on the novel, almost museum-like display of the artifact in the "spacious and beautifully renovated house."[17] Nedra Matteucci, an art dealer, acquired the gallery in 2002.

Matteucci, who grew up in the farming town of Dexter in Chaves County and attended Albuquerque's Highland High School, had started early as a collector. Working part-time in the Fenn Galleries, she studied art auction records and gained enough experience to go out on her own, opening Matteucci Fine Art on Garcia Street in 1986. The art dealer once had three separate galleries under her ownership, including the former Fenn Galleries on Paseo de Peralta.

Matteucci has continued Glimmer's focus on Native American art and artifacts.

###

John W. Murphey, Architectural History Services, August 11, 2022.

[17] Deborah Phillips, "Visual Arts," *Santa Fe New Mexican*, May 18, 1984, Pasatiempo, 20.

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Figures

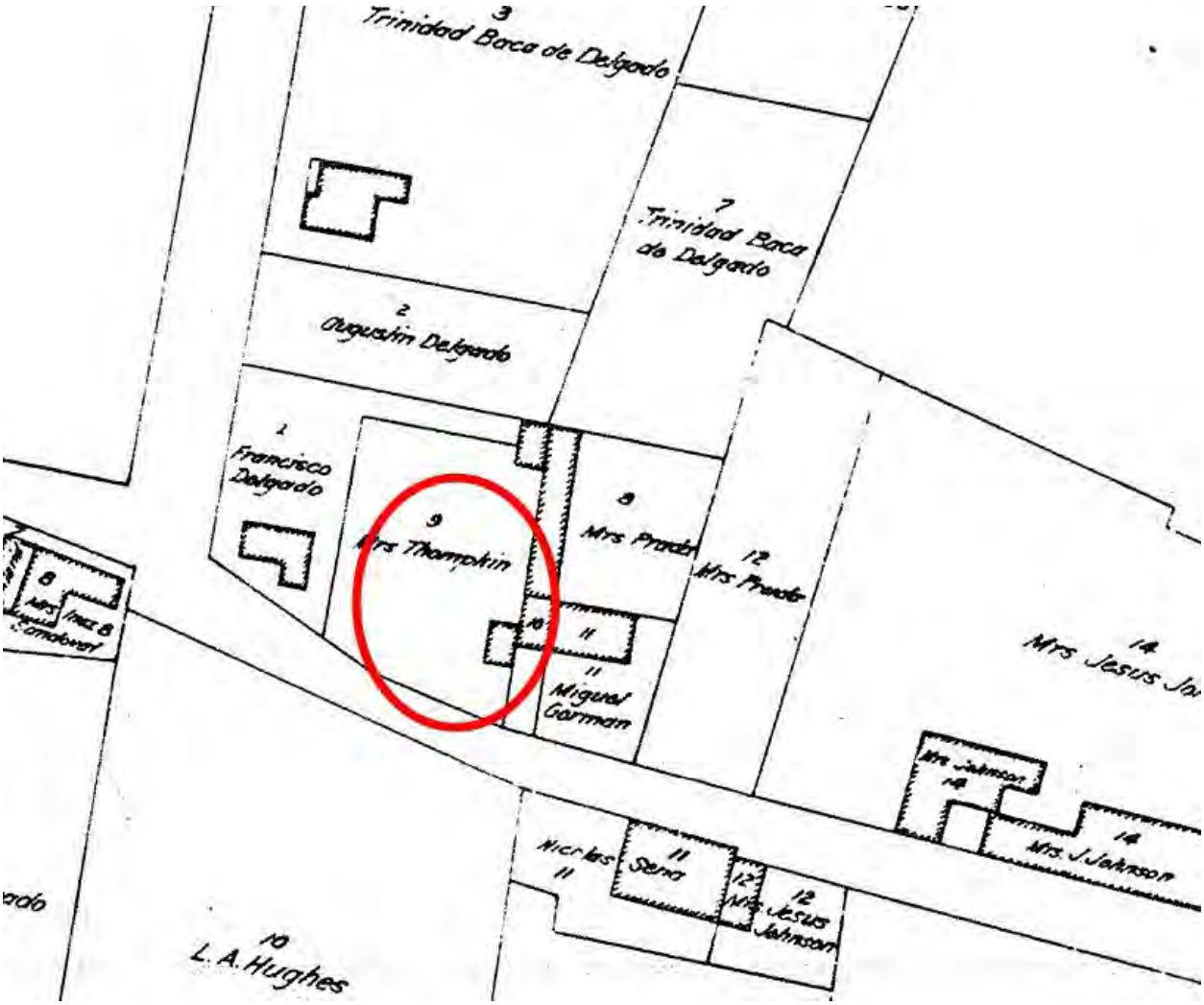


Figure 1: 1912 King's Map showing location of future gallery.

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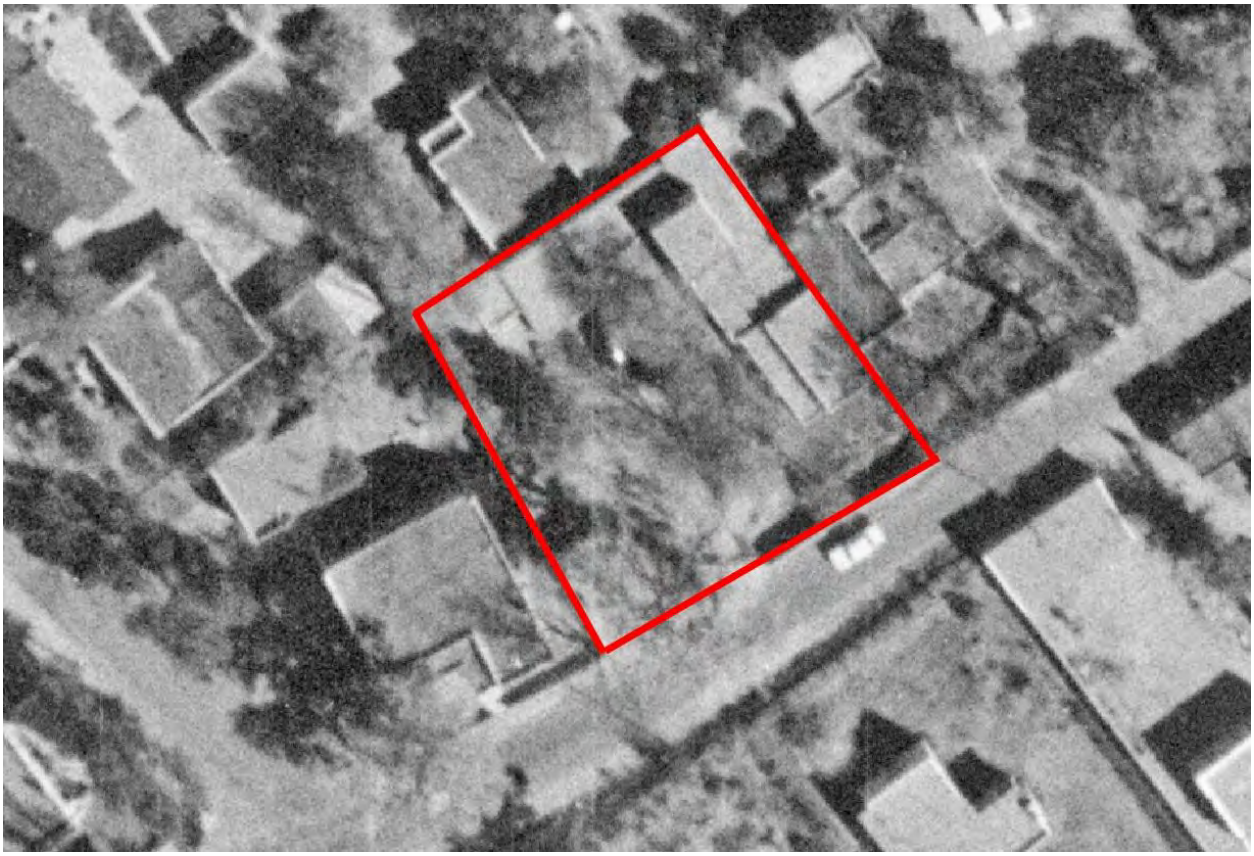
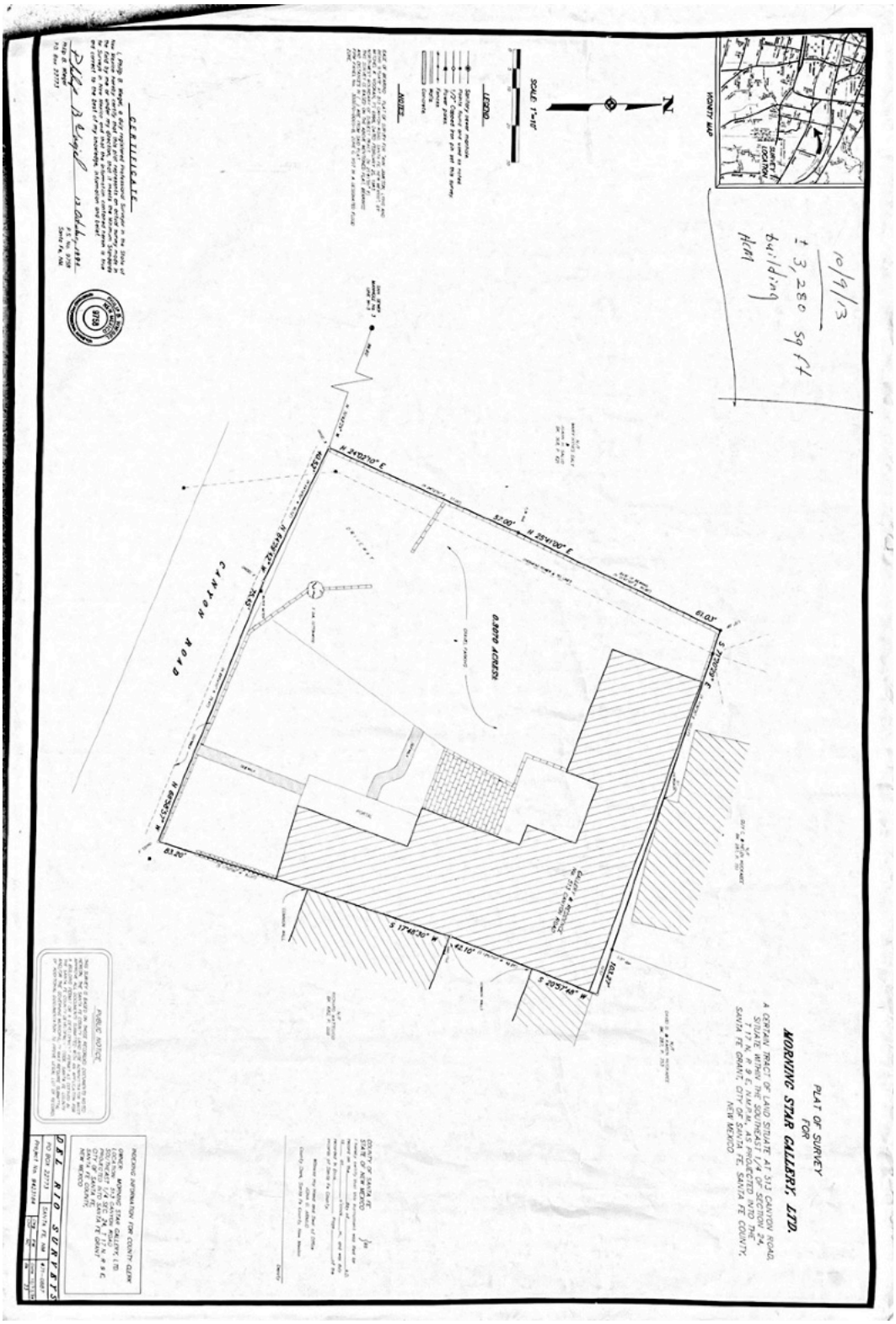


Figure 2: November 10, 1958, aerial photograph.



1978 Aerial Photograph, Notice absence of fireplace at northeast corner


PLAT OF SURVEY
FOR
MORNING STAR GALLERY, LTD.
A CERTAIN TRACT OF LAND SITUATE AT 313 CANYON ROAD,
SITUATE WITHIN SECTION 24,
T.17N., R.9E., N.M.P.M., AS PROJECTED INTO THE
SANTA FE GRANT, CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO
VICINITY MAP
SCALE 1"=10'
LEGEND
NOTES
CANYON ROAD
CHRIS ARGUIN
N 24°03'10" E
57.00'
N 25°41'00" E
81.01'
S 27°05'40" E
101.27'
S 20°57'48" W
42.10'
S 17°48'30" W
83.20'
N 60°53'37" W
N 27°45'38" W
PUBLIC NOTICE
PERTINENT INFORMATION FOR COUNTY CLERK
SURVEYOR'S CERTIFICATE
D.R.L. N.M.
PO BOX 22731
SANTA FE, NM
Project No. 942134

Plat

OWNER: Canyon Kodak

BUILDING INFORMATION

Story Hgt. 2 | Yr. Built 1967 | Remodeled 1984

Total Rooms					Bed Rooms					Bath Rooms				
B	1	2	3	4	B	1	2	3	4	B	1	2	3	4
	7	1				2	1				1	1		

TYPE AND USE

1 Family Dwelling ✓
2 Family Dwelling
Multi-Family Apts.
Other

1. FOUNDATION: GRADE 3

Concrete Blk. — Conc. ✓
Conc. Slab — Piers
Stone — Brick Wall

2. EXT. WALLS: GRADE 3

Frame with: Siding on sheathing; Shingle, wood, comp.; Single siding; Stucco on frame 2nd ✓
Conc. block: Stuccoed; Not stuccoed
Brick: Solid; Veneer; Face; Common
Adobe: Stuccoed ✓; Not stuccoed; On edge
Stone: Solid; Veneer
Other:

3. ROOF: GRADE 3

Type: Flat ✓ Gable
Hip; Gambrel; Mansard
Roofing: Prepared Roll; Built-up Asphalt or T&G ✓; Wood or Comp. Shingle; Metal; Slate or Tile; Insulation

4. FLOORS: GRADE 4

Stories	1	2nd	3
Softwood	✓		
Hardwood			
Concrete	✓		
Comp. Tile			
Carpeted			

Cer. Tile, Baths; Kitch

5. INTERIOR FIN.: GRADE 4

Wallboard; Plaster
Sheetrock; Paneling
Unfin.; Other

6. BUILT-INS: GRADE 3

Dishwasher; Disposal; Oven
Range; Dryer; Bookshelves
Cupboard Space: Adequate ✓; Inadequate
Closets: Adequate; Inadequate ✓

7. HEATING: GRADE 3

No heat or stove heat — Portable ✓
Hot air; Pipeless — Floor ✓
Piped heat (Gravity)
Forced Circulation
Steam or Hot Water ✓
Radiant, Concealed
Electric, all types
Central Air Conditioned

8. PLUMBING: GRADE 4

None; Water Only
No. Baths, (3 Fixture) 2 ✓
No. Toilet Rms., 2 Fix.
No. Single Fixtures
Septic Tank
City Water & Sewer ✓

9. ELECTRICITY: GRADE 4

Electricity: Yes ✓ No
Adequate outlets ✓
Inadequate outlets

10. DESIGN: GRADE 4

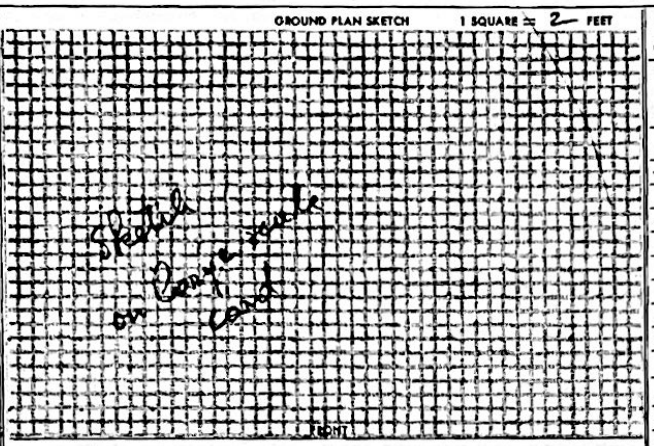
Utility ✓ Speculative
Custom Bit.
Architectural Design

Fixtures	Utility	Av.	Exc. Qual
Elect.	✓		
Plumbing	✓		

TOTAL GRADES 35
TOTAL + 10 = Av. Grade 35

BASEMENT: None ✓ Full
¼; ½ Finished Rec.
Fireplace: Single Flue 2nd Stories 2
Double Flue Stories

GROUND PLAN SKETCH 1 SQUARE = 2 FEET



NOTES

MORNING TIME BALLOON
Remodel
Added living area + wall in front, CP
3-21-95

C.V. 1/25/88 ASSESS AS COMMERCIAL
3/3/88 BB AREA A① IS ART GALLERY
SEE NEW COMMERCIAL CARD

CV 4/11/91 NFC

4/12/04 NC JH
12/20/01 N/C PE

OBSERVED PHYSICAL CONDITION, EFFECTIVE AGE

Good ___ Normal ✓ Fair ___ Poor ___ Age 17 Years

BUILDING COMPUTATIONS

GROUND AREA — SQUARE FEET

	WIDTH	LENGTH	AREA
A	18	34	612
B	29	22	638
C	18	20	360
D	11	20	220
E	29	14	406
F	23	14	322
G	40	23	920
H	4	10	40

2906 SF TOTAL GROUND AREA 3518

Year	19	1981	1986
Grade	35	3.5	35
Base	19510	30,246	7788
Grade Diff	21950	34,178	8150
Story Diff	23,710	38,963	9528
Porches	930	1913	1913
Fireplace	1000	1400	1400
Plumbing	740	800	800
Heating	-320	-1512	
Roof	-710	-907	
Garage	1900	3225	3225
Total	27,650	43,143	10186

DEPRECIATION AND OBSOLESCENCE

A-Deprec	19.5 %	%	14 %
B-Functional	%	%	%
C-Economic	%	%	%
100%-(A+B+C)	80.5 %	80.5 %	86 %
100% VALUE	22260	34730	8760

SUMMARY OF APPRAISED VALUES

Principal Bldg. Appraisal	$ 22260	34730	8760
Other Principal Bldg. Appraisal	$ —		
Accessory Bldgs. Appraisal	$ —		
Total Bldg. Appraisal	$ 22260	34730	8760
Total Land Appraisal	$ 7770	7770	3330
TOTAL APPR. VALUE	$ 30000	42,500	12090

DESCRIPTION, REPLACEMENT COST AND APPRAISAL OF FARM BARNS AND ACCESSORY BUILDINGS

Bldg. Ident.	Class No.	DIMENSIONS Width	Depth	Height	Foundation	Floor	Roof	Walls	Missing Wall	Heat	Light	Plbg.	Age Area	Unit Cost	Adds and Deducts	Net Cond. %	Net Appraisal

Measured by a-6-2 8 Date 4/27 67 Classified by 20 Date 5/10/7 Extended by 0714 Date 11-20-07 Checked by ___ Date ___

BUILDING DESCRIPTION AND VALUE CALCULATION

COMMERCIAL AND INDUSTRIAL PROPERTY RECORD CARD

PRINCIPAL BUILDING DESCRIPTION BUILT LATE 1960S EST

BUILDING CLASS | **OBSERVED PHYSICAL CONDITION** Good ___ Normal ✓ Fair ___ Poor ___ | **EFFECTIVE AGE** Date 88 Years 8

TYPE AND USE
Combination Stores and Apt ___ Offices ___ Loft ___
Hotel ___ Store ___
Office ___ Bank ___
Theatre ___ Garage ___
Gas Sta. ___ Indust. ___
Warehouse ___ Greenhouse ___
Hospital ___
Other GALLERY ✓

STRUCTURAL FRAME

	Wood	Steel	Conc
Columns			
Main Beams	✓		
Joists			
Trusses			
Girder			

Height in Stories 1

1) FOUNDATION
Masonry ✓
Wood or Block Piers ___

2) EXT. WALL CONSTR.

	Frt.	Side	Rear
Wood: Lined	STUCCO	ADOBE	
Unlined			
Brick			
Concrete Block			
Stone			
Concrete			
Curr. Iron			
Other			

Store Fronts: (Lin. feet) Wood or Low Cost metal set NONE
Ave. grade metal set ___
Good grade metal set ___

3) ROOF
Roof Construction: Wood ✓ Steel Deck ___ Reinforced Concrete ___
Roofing: Prepared Roll ___ Shingle ___ Built-up ✓ Corr. Metal ___ Other ___

4) FLOORS

Floor Construction:	Floors
Wood	
Concrete on Grade	
Reinforced Concrete	

Finish Flooring:	1st	2nd	Above
Wood or Equiv	✓		
Other			

5) INTERIOR FINISH
Developed Area: (sq. ft.)
Apt. Area No. Units ___ No. Rms. ___
Office Area ___ Type ___
Other Area ___

Partitions:	Type	Hgt.
Wood stud	STUCCO	
Plas. ___ side		
Masonry		
Plas. ___ side		

Firewalls: Lin. ft. ___ Hgt. ___

6) PLUMBING
Utility Connections: Sewer ___ Water ✓
Fixtures: Single ___
2 Fix'ts ___
3 Fix'ts ___

7) ELECTRIC WIRING
Conduit ✓ Power Wiring ___

8) HEATING
None ___ Stove ___
Hot Air: Pipeless ___ Grav. ___ Forced ___
Fan Units ___
Steam or Hot Water ___
Stoker ___ No Boiler ___

9) BASEMENT
None ✓ Full ___ Height ___
Partial: ___ Sq. Ft.
Finished ___ Sq. Ft.
Floor: Dirt ___ Wd. ___ Conc. ___

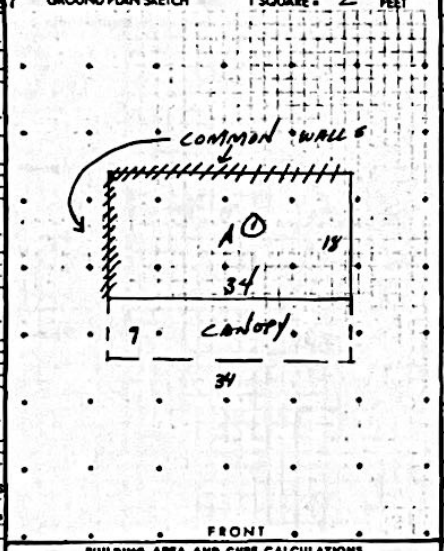
10) AIR CONDITIONING
Washed NONE
Refrigerated ___
Full floor area ___
No. of floors ___
Partial: Floor area ___

11) FIRE PROTECTION
Sprinkler (Flr. area) NONE
Fire Hose Stat.: No ___ Size ___
Fire Pumps ___

12) BUILDING ELEVATORS

Type	Number	Cap.	Floors
Passenger	NONE		
Freight			

GROUND PLAN SKETCH 1 SQUARE = 2 FEET



BUILDING VALUE CALCULATION (92)

ITEM NO.	AREA OR QUAN	UNIT COST	TOTAL	TOTAL	TOTAL
Base	612	22.27	13629		
ADDITIONS AND DEDUCTIONS					
13c	306	6.00	+1836		
10a	612	1.98	-1211		
TOTAL REPLACEMENT COST			$14254	$	$14680
Cost Conversion Factor					
Replacement Cost					

WALL RATIO CALCULATION
Ground Area 612 ✓ | Perimeter 78 | Wall Ratio 7.8

DEPRECIATION AND OBSOLESCENCE 1.10

DEPRECIATION			
a. Effective Age Depreciation	___%	___%	___%
b. Observed Physical Condition	___%	___%	___%
c. Total Depreciation (a+b)	___%	___%	___%
d. Net Condition (100 - c)	___%	___%	___%
OBSOLESCENCE			
e. Overimprovement	___%	___%	___%
f. Underimprovement	___%	___%	___%
g. Other	___%	___%	___%
h. Net Condition (100-e+f+g)	___%	___%	___%
i. FINAL NET CONDITION (dxh)	___%	___%	___%

SUMMARY OF APPRAISED VALUE 1.03

Principal Building Appraisal	14254	14680	16148
Other Principal Buildings Appraisal			
Accessory Buildings Appraisal			
Total Building Appraisal	14254	14680	
Total Land Appraisal			
TOTAL APPRAISED VALUE $			

OTHER ITEMS AND NOTES: 3/3/88 AB

GALLERY CLOSED EST.
MAJORITY OF BLDG IS RESIDENTIAL
EST SIZE OF GALLERY 18X34 612 ✓
BUILDING REMODELED 1984 (EST)
4/2/01 mc mw
11/K91

BUILDING AREA AND CUBE CALCULATIONS
GROUND AREA — SQUARE FEET

Floor or Part	Width	Length	Area	Height	Cubic Feet
A①	18	34	612		
1988 23.29 ✓		Total Area	612 ✓	Total Cube	

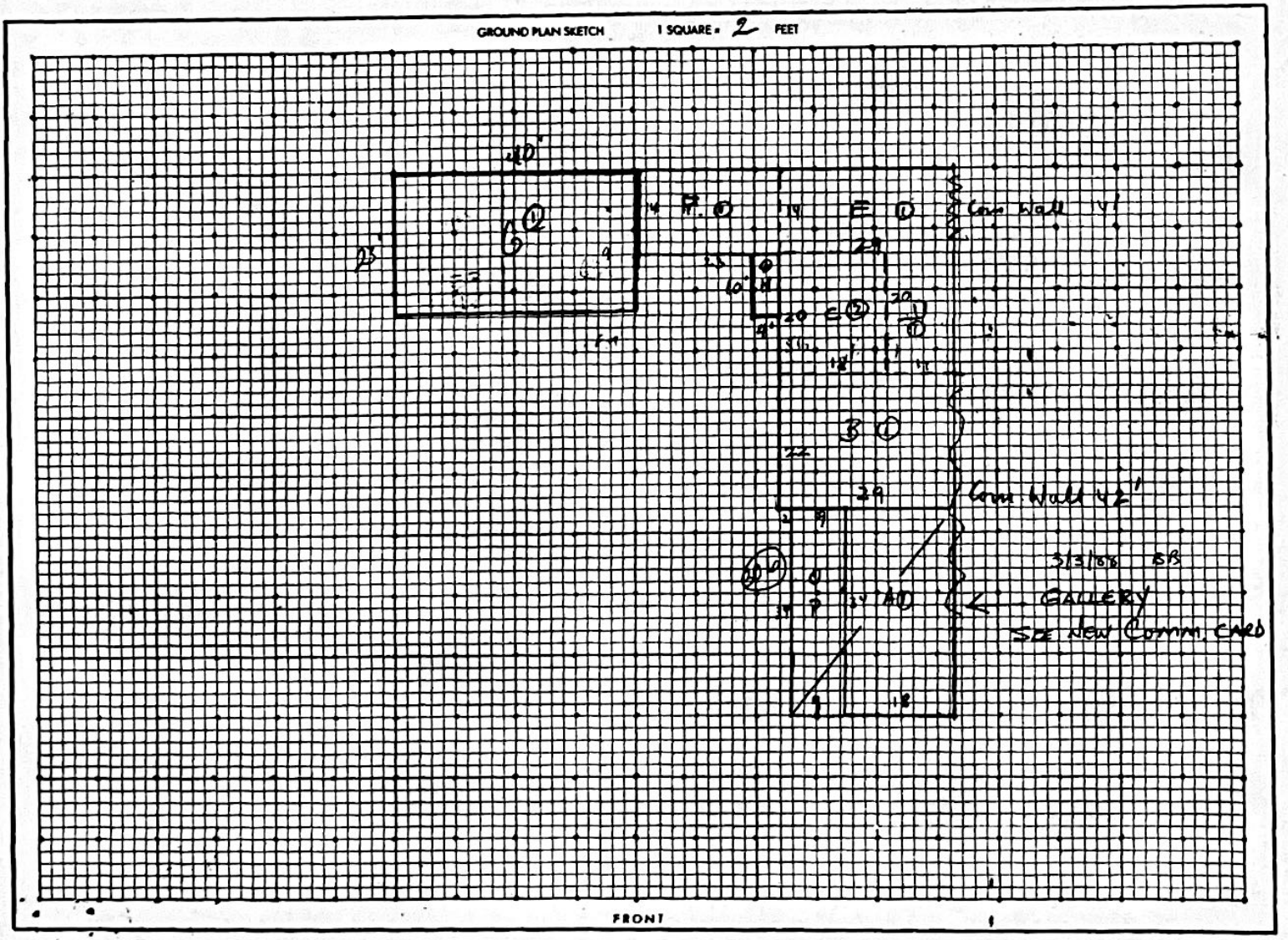
DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

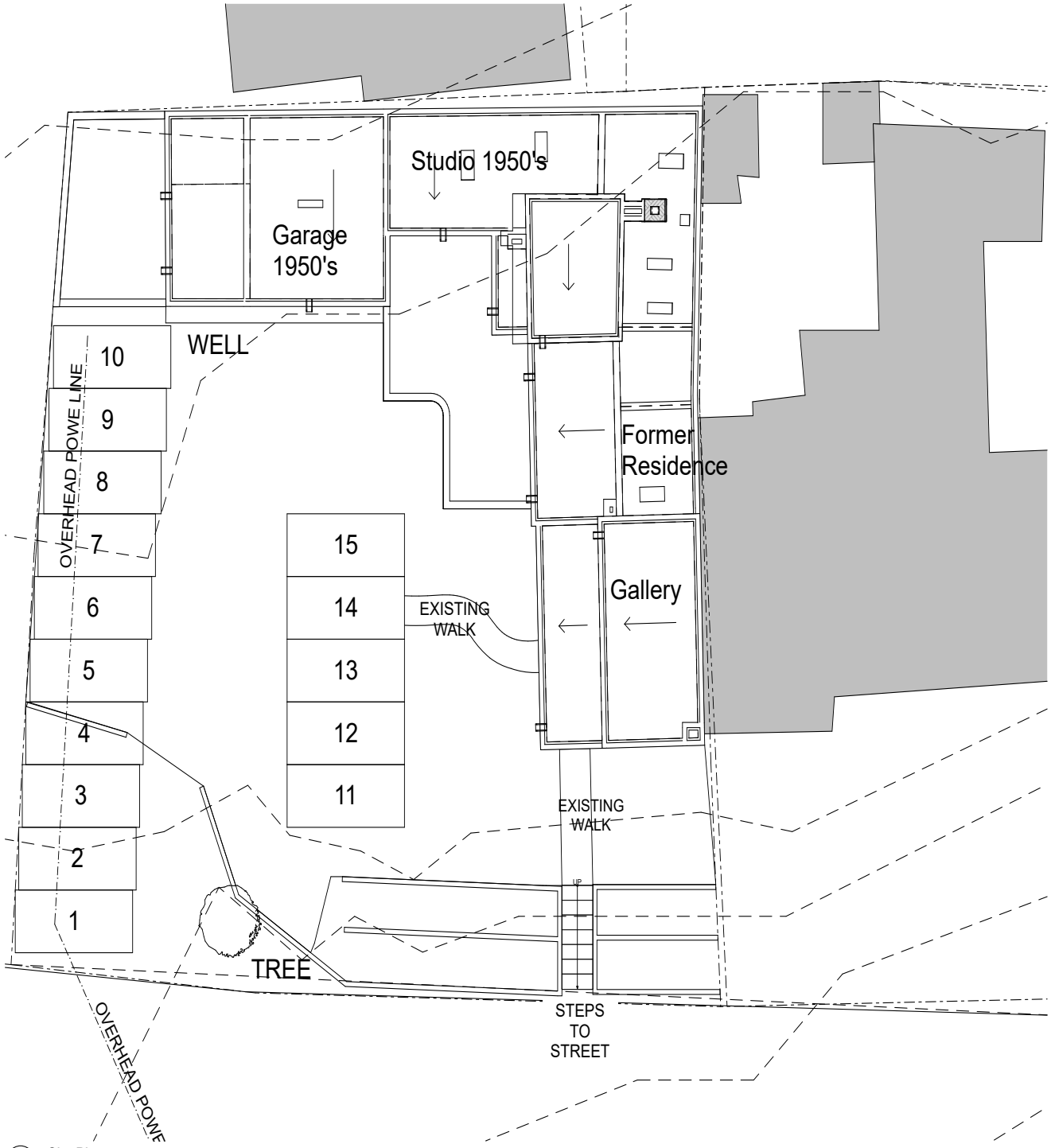
Bldg. Ident.	Class No.	Dimensions Width	Depth	Height	Foundation	Floor	Roof	Walls	Missing Wall	Heat	Light	Plbg.	Age	Area	Unit Cost	Adds and Deducts	Replacement Cost	Net Cond. %	Net Appraisal

Measured by ___ Date ___ Classified by ___ Date ___ Extended by ___ Date ___ Checked by ___ Date ___

PARCEL NUMBER _ _ _ _ _ _ _ _ _ _ CARD..... OF.....

GROUND PLAN SKETCH 1 SQUARE = 2 FEET





1 A008.1 Site Plan

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

0 4' 8' 16'





GBA
GAYLA BECHTOL ARCHITECT

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505-660-6301
www.gbasantafe.com

Morning Star Gallery Renovation
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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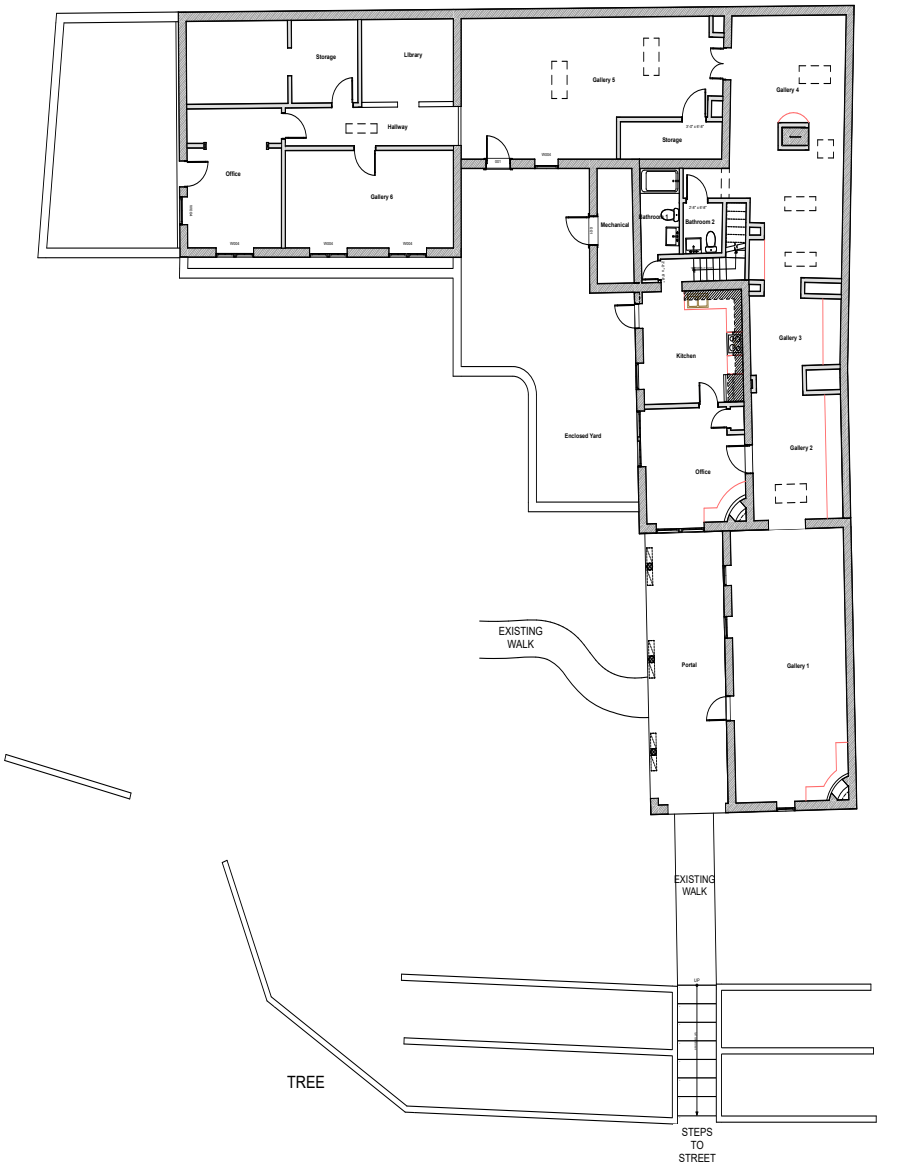
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Cover Sheet and Site Plan

A008.1

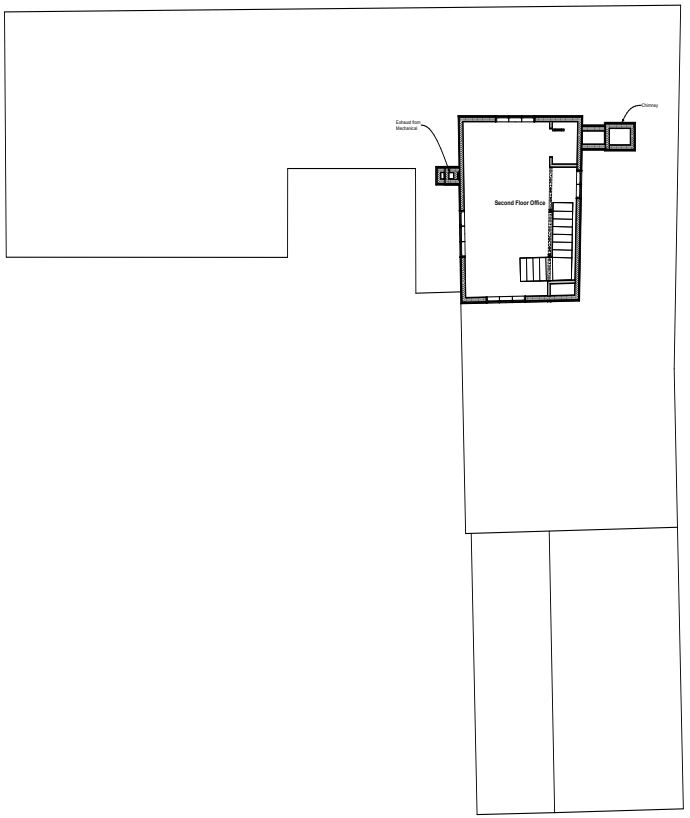
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1 A008.2 Main Level

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

0 4' 8' 16'



2 A008.2 Upper Level

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

0 4' 8' 16'

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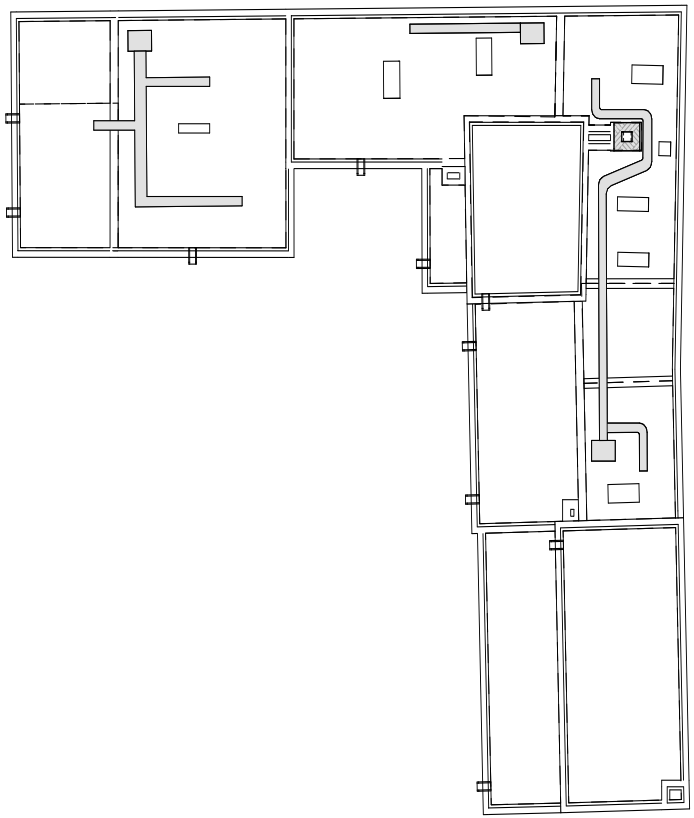
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Existing Main Level Plan

A008.2

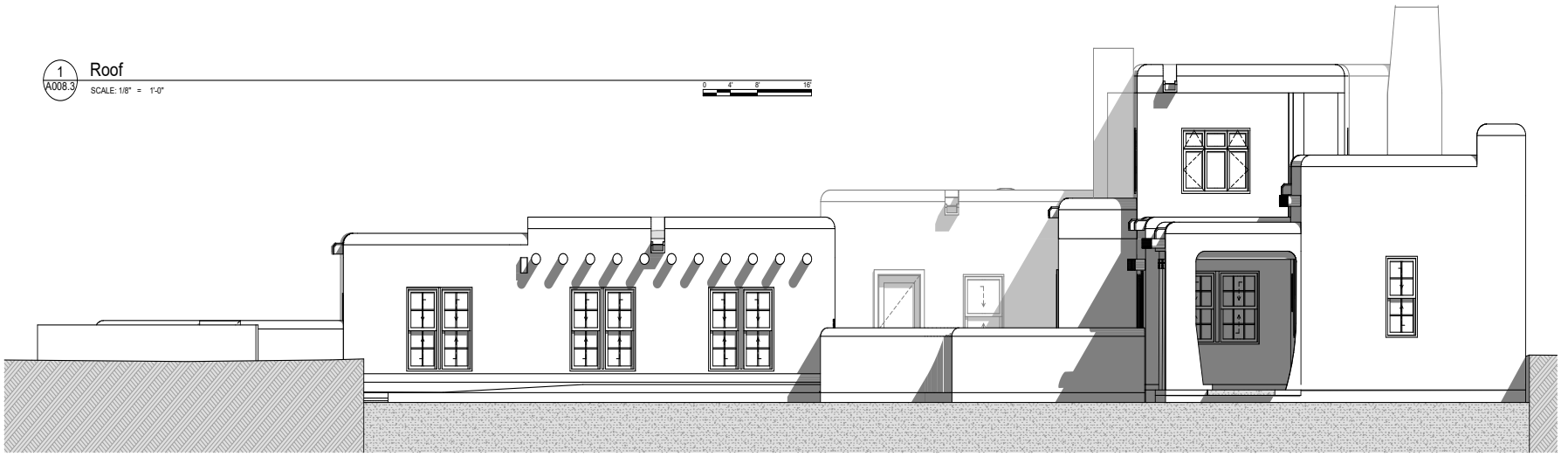
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1 A008.3 Roof

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

0 4' 8' 16'



2 A008.3 South Elevation

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

0 2' 4' 8'

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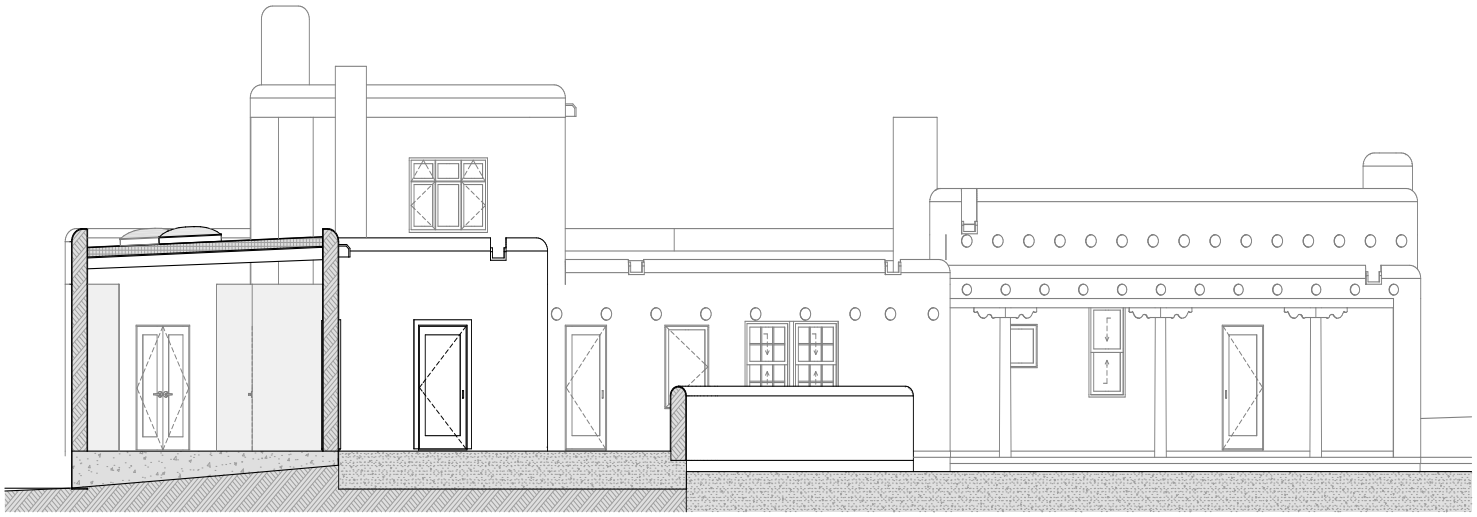
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Roof Plan

A008.3

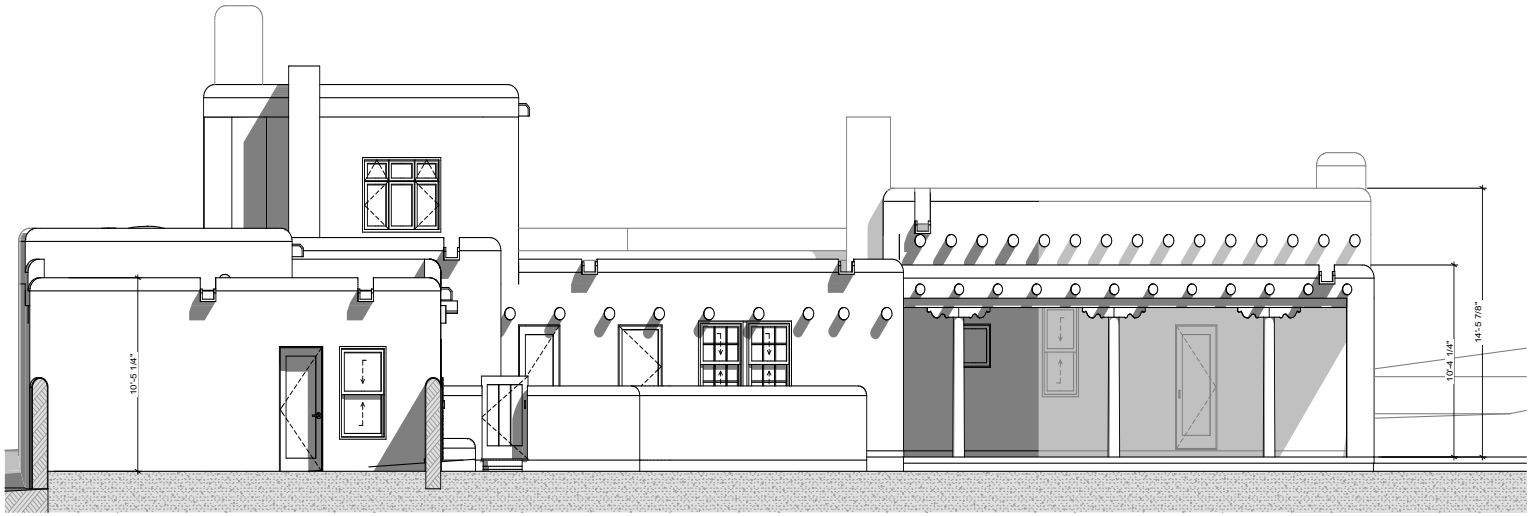
Printed: 8/15/22



2 A008.4 Building Section A

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

0 2' 4' 8'



1 A008.4 West Elevation

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

0 2' 4' 8'

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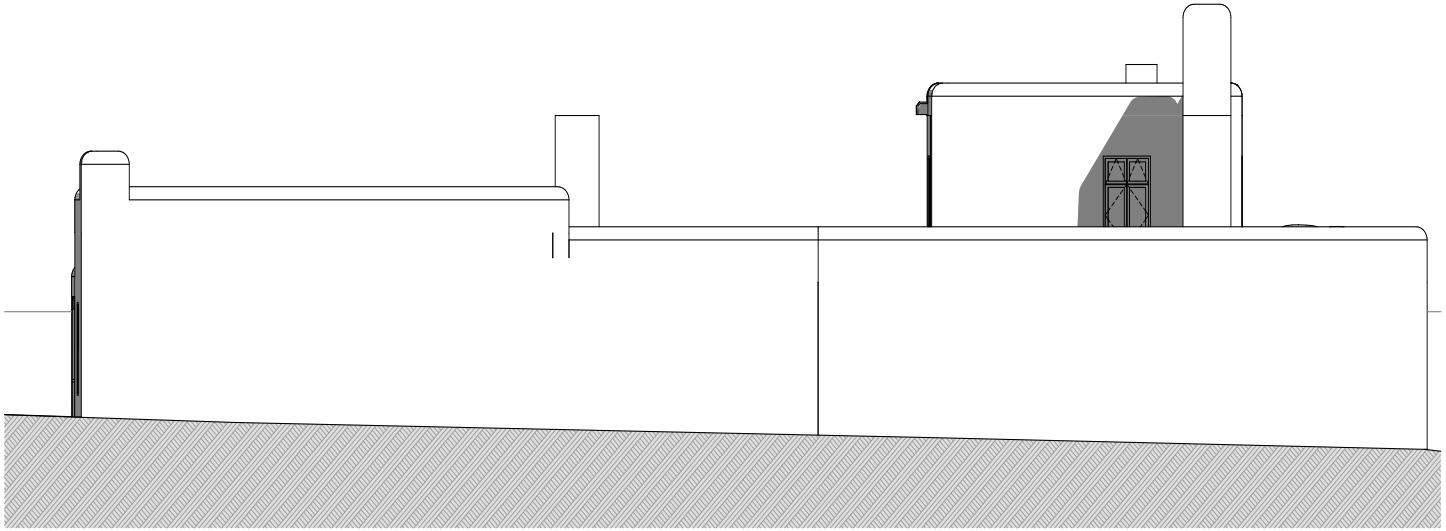
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East Elevation

A008.4

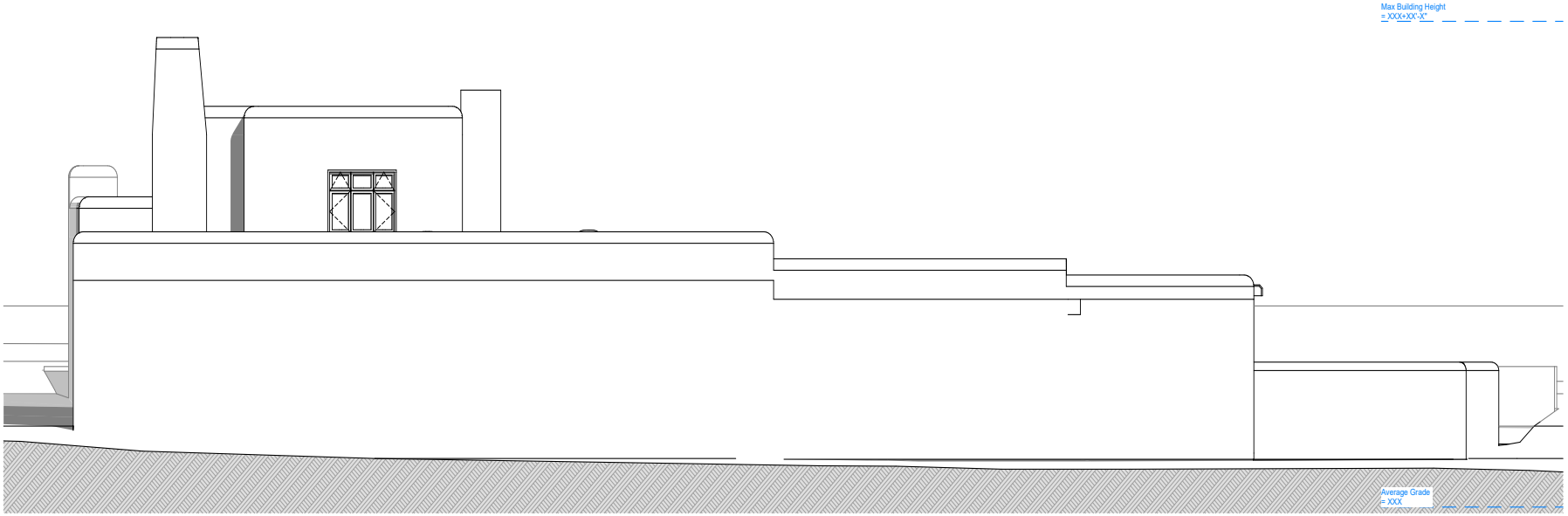
Printed: 8/15/22



1 A008.5 East Elevation

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

0 2' 4' 8'



2 A008.5 North Elevation

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

0 2' 4' 8'

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North Elevation

A008.5

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