City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 27, 2022
5:30 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

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

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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. September 13, 2022

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005792-HDRB. 4 Plaza Fatima

2. 2022-005793-HDRB. 906 ½ Don Miguel Pl.

3. 2022-005598-HDRB. 1000 Canyon Rd.

4. 2022-005795-HDRB. 513 Canyon Rd.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 2022-005688-HDRB. 465 Camino de las Animas. Downtown and Eastside Historic District. Ed Boniface, agent for Dan & Laura Boeckman, owners, proposes to construct 21 sq.ft. addition and replace door on the contributing main residence, removal of non-historic wrought-iron on yard wall, raise the masonry wall by 24" abutting Camino de las Animas, add pedestrian gate and other associated site improvements. Replacement of the door, reroof, and associated repairs are proposed for the greenhouse, which is designated as significant. Exceptions are requested to 14-5.2(D)(5)(a)(ii) for the removal of historic material for the portion of the yard wall and gate as well as removal and replacement of the historic front door, and Section 14-5.2(D)(9)(c)(ii)(C) for the addition of height to the yard wall. (Heather Lamboy, hllamboy@santafenm.gov)

H. NEW BUSINESS

1. 2022-005859-HDRB. 500 Montezuma Ave. Westside-Guadalupe Historic District. JenkinsGavin, agent for New Mexico School for the Arts, owners, proposes construction of a dormitory building and 8'-0" fences adjacent to a contributing structure. The case is being reviewed for comment under 14-5.2(N) due to state funding. (Carly Piccarello, cpiccarello@santafenm.gov)

2. 2022-005830-HDRB. 1030 W. Houghton and 1030 ½ W. Houghton. Don Gaspar Area Historic District. Contributing. Jeffrey Seres, agent for

Francesca Banci, owner proposes to add 45 sq. ft. to a 1,352 sq. ft. building, window and door alterations, add vehicular and pedestrian gates and coyote fencing to main house and remove portion of non-contributing storage shed. (Angela Schackel Bordegaray)

3. 2022-005868-HDRB. 815 E. Palace Ave #5. Downtown and Eastside Historic District. Gayla Bechtol, agent for Gary and Linda Cobb, owners, requests a historic status review and primary facade designation as appropriate for a contributing building. (Carly Piccarello)

4. 2022-005867-HDRB. 530 Camino Militar. Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., contemporary southwest style guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9)(c)(iii) for an additional 4'-0" of height. (Carly Piccarello)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, October 11, 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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SEPTEMBER 13, 2022

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 13, 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 Cecilia Rios, 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:
Ms. Cecilia Rios, Chairwoman
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Ms. Flynn G. Larson

MEMBERS ABSENT
Mr. Anthony Guida (excused)

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
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

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

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 23, 2022

MOTION: Member Biedscheid moved, seconded by Member Larson to approve the minutes of August 23, 2022, as submitted.

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.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005470-HDRB. 57 Old Santa Fe Trail.
2. 2022-005183-HDRB. 571 Garcia 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

MOTION: Member Biedscheid moved, seconded by Member Larson to approve the Findings of Fact and Conclusion of Law as submitted.

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.

E. MATTERS FROM THE PUBLIC

None

F. STAFF COMMUNICATIONS

Ms. Piccarello introduced new staff member Ramon Sarson.

Chair Rios welcomed new Board members.

Attorney Ruybalid reported an appeal of the Board's decision on the reconstruction of a stucco yard wall with latilla extension was on agenda of the Governing Body. The hearing was scheduled for September 14, 2022, but the appellant failed to send proper

notice. Staff will determine if there is good cause for the appellant to neglect the notice requirements and if so, the hearing will be postponed.

Chair Rios explained the process for applicants who disagreed with the Board's decision to appeal.

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)

Member Aguilar Medrano recused herself from the case and left the room.

INTRODUCTION

The presentation concerned 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 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.

Chair Rios asked whether the Board would provide a list of suggestions at the end of the presentation or if this would be by a motion.

Ms. Lamboy said there will be no action taken by the Board tonight. This is an informal presentation to solicit feedback. A formal application will be filed at a later date for Board review and approval.

APPLICANT PRESENTATION

The applicants were sworn in.

Mark Roosevelt, [inaudible address] previously sworn said he is the president of St. John's College. He said Peterson is at the center of campus and the student center but lacking in what it offers. Renovation is extremely important for recruitment and retention and funding was an issue, but they now have that. The Gerard murals inside the building are important. They are deteriorating as is much of the interior. Restoration of the murals is part of the renovation, as well as other aspects of the building. They hope the Board will also consider changes to the outside that would allow expanding what they offer in student space.

Sean Evans, 1121 North Luna Circle, principle of AOS Architects, previously sworn, said they understand the building being intact is valuable, but it presents severe issues with programs, recruitment and retention. In addition, there are life, safety, and accessibility issues they are trying to resolve. He showed aerial photographs. He said the mural by Alexander Gerard is magnificent, it is 140 feet long. The building has many elements of Alexander Gerard - light fixtures, painted doors, etc.

He showed the site plan and noted the landscape changes needed and that accessible parking does not meet ADA standards. The stair coming up into the campus is concealed and confusing as to how to enter the campus. He will talk about a series of additions proposed. There is a bookstore addition proposed and small modifications to the landscape and building to resolve life and safety egress matters. An air conditioner will be added to the building. They do not want a large chiller on the roof. He noted the location they feel is best and noted it will be screened.

He said his focus is to conserve the interior and the work of Alexander Gerard. Initially they plan to merge the bookstore and the coffee shop. The bookstore is a key legacy element of Alexander Gerard. There are three additions proposed. The bookstore addition would be about 40%, the second is the east entry, and the third is the south court addition. Currently lounges are in the dormitories and there is no lounge space for off campus students. The lounge space will also provide gender neutral restrooms. From a conservation perspective, this removes the damaging natural light to the mural. The second floor has the major assembly spaces, and they will add a new stair. The building

will have a sprinkler system. The series of large terraces do not have proper egress and will be connected and linked to the expansion. There is no change in the proportion of glass to stucco.

Proposed elevations for each façade were shown and photographs from 1964 and 1970. He showed the proposed East Entry Addition. They propose to move the noncompliant plywood ramp onto the terrace. Minimally they need to add a stair onto the masonry with a ramp. The stair that is concealed can be reduced in mass and they will create a small, raised terrace with raised seating and a ramp to that. The initial additions are more contemporary. This will bring them in line with the Secretary of Interior standards; compatible but differentiated.

The second design would use the language of the portals for something more in keeping with the campus. They met with the State Historic Preservation Office (SHPO). SHPO was concerned with the size of this and wanted the second floor portal diffused. The columns will be steel wrapped in something like stucco instead of concrete. He showed the view of the bookstore addition. He noted the initial design was more a contemporary glass structure with 4 exposed columns on the north. They recently looked at the stair entrance and columns with thin cornice elements in the theme of the existing building. On the last addition of the south court is where they want to continue the language of the column with glass behind it.

BOARD DISCUSSION

Chair Rios recommended taking one elevation at a time. She asked the total square feet that will be added.

Mr. Evans said the bookstore is 775 square feet, the east entrance about 422, and south addition is 990 square feet.

Ms. Lamboy noted the Board had visited the site and viewed the interior and exterior.

Member Larson said she appreciated the presentation and happy there is robust documentation. She said it was enlightening to see consideration of the exterior to the interior, which contributes through its association with Alexander Gerard. She appreciated the thought about the property holistically. She said their feedback should consider that. She said she leans to each elevation following the strong differentiation but subtle, using contemporary language. She said Santa Fe has a different way of seeing things but that doesn't mean they can't consider the least impactful choice. Even if the choice is not Spanish Pueblo Revival or Spanish Territorial styles. She said specifically, the east is the most subtle and provides clarity to the original elevation and is less dominant. She thought he had defended his decision of the more structured interpretation

of the portal being in the interests of the college and its connection to classical elements. She thought both proposals are nice and appealing.

Member Berkley said she also appreciated the thought that went into this. She found it magnificent and worth seeing. She asked if they have an overall campus masterplan, or will they do one-off projects as needed.

Mr. Evans said his firm was hired solely for work on the Peterson Center. He said a lot is being discussed but he was not aware of any large facilities planned. There is nowhere to put them.

Member Bienvenu said this is an interesting project with a lot of thought put into it. He said this project seems to be in flux and Mr. Evans is looking for feedback. He confirmed that the Board would not be making decisions on the proposals tonight because they may change based on feedback.

Mr. Evans said their interest is whether the Board could see giving an exemption for the additions. He feels they have to do this but there are real constraints for an exemption, especially on the stair facade. He wanted to see if there was a huge problem with the additions on the building and any aesthetic concerns. They want to design this quickly and get into construction.

Member Bienvenu said he had issues with the designs. He thought this an attractive building in all the proposals, but it no longer looks like the building currently there. They took a building that has been recognized by the National Historic Register and changed it enough in multiple elevations that it no longer retains that historic integrity. None of the elevations being altered read the same. He said massing and negative spaces are so important and essentially, he built in the negative spaces.

Mr. Evans said he somewhat disagreed. One of the things he loves most about the building is the playfulness of the massing. The designers were skilled at studying the historic pueblos and understood they were always changing. The buildings were always being added to. The cornice heights and massing are based on the pueblo methodology of construction that is really about the room. Looking at each façade, the cornices don't line up. They go up and down and almost read like a building that has grown over time. He said he worked on many John Gaw Meem buildings in the state and understood these buildings were living and would change. He said they have to allow the buildings to grow and change while balancing the architectural integrity. He said that is what we are after.

Member Bienvenu said the Board is also hamstrung by an ordinance. The ordinance provides that once a structure is considered significant, it is not supposed to have evolutionary changes made such as Mr. Evans talked about, without strong reasons that can be proven.

Mr. Evans said he respects that; there are severe life/safety challenges.

Member Bienvenu said on that he could understand they have to make those changes to make it safe. He would differentiate those changes from a need for more square footage, for example, in the bookstore. He said he could understand the need to develop the egress. He wasn't clear on the need for the portals and the space on the east façade. He thought infilling all the spaces would change the integrity sufficiently and it will no longer qualify.

Mr. Evans said they did meet with SHPO who is very enthusiastic and complementary about the project. They had no concerns on damaging the historic integrity of the building, and that is their job to ensure that is maintained.

Member Bienvenu said their standards are different than the Board's, but the information is useful. He said looking at the east façade, he would have issues with the bookstore expansion and the southern facing façade. That is basically infill of what is an important negative space in the original design. He said normally the Board would say can't you find that space in the interior. He asked if Mr. Evans couldn't still do the original thought of expanding into the lounge. The wall switches to become part of the bookstore.

Mr. Evans said the trick is to expand the bookstore and merge with the coffee shop requires them to eliminate a major work of Gerard.

Member Bienvenu said the difference between the two proposals is interesting. The more recent proposals look too much like the existing building and becomes difficult to differentiate from the original building. He said the original proposal made a much stronger differentiation.

Mr. Evans said they would work through that in the details and materiality of the design to make it acceptable.

Member Bienvenu said if allowed to make this type of addition, it would be important to find the balance between being an inconformity with the ordinance and in harmony with the existing, yet differentiated.

Mr. Evans said he reads the ordinance as not that they cannot add onto primary façades, just that you need an exception.

Member Biedscheid appreciated the thoughtful presentation. She said this building originated as part of a contemporary design for its time in response to a need for a modern educational institution. She thought Mr. Evans was trying to do much the same; something more modern for our time on a building that is now historic. She said the Board

has an obligation under Code to significant buildings and that makes it difficult to endorse changing these many façades. This building is one of the original and largest on the campus and every façade is slightly different. This proposal changes three of those facades and not many buildings in Santa Fe are of this style. Territorial Revival style midcentury expression with large store front openings and repetitive glazing is considered unique and not found anywhere else in Santa Fe. Preserving the elements is of particular interest. The land was donated for the campus and the landscaping seems integral to the feel of the campus, and she was concerned about flattening out spaces and eliminating the slope and unique setting of the building. She asked if other buildings were considered that could address the needs for the bookstore/coffee shop.

Mr. Evans said there was no more space in the historic core of the campus. They looked at every building and confirmed and have explanations why other spaces cannot be turned into a lounge.

Member Biedscheid asked about separate new buildings.

Mr. Evans said they really have no space. They are at the far end of the campus and the bookstore/coffee shop needs to be at the center of the campus.

Member Larson said the Board always thinks about both sides and at this point at a precipice. They face enrollment challenges and accessibility and safety issues, but the historic preservationist must consider principles. The building is significant to Santa Fe history and has been determined as such; there is a severe risk of losing the building if not allowed to meet modern needs. The Board needs to consider more than the physical appearance. They should consider all seven aspects of historical integrity beyond the material and design, and how the building functions and should be allowed to function. She said with consideration and respect to the interior, it is important that when presenting this case, you assert the historic significance and methodology for determining that. Under criteria C, the Board is looking at design. She would ask if this was determined criteria C from the exterior or from the interior. She said where is that argument.

Mr. Evans said the Register nomination is clear that it is C, for the interior.

Member Larson said as a Board it is relevant to consider the interior. It exists because of the significant property based on its design of the interior, and the greater design of the college and campus. She said her final point is that this project is presenting something that other projects couldn't dream of with restoring a mural that is extremely intricate and facing UV damage, and possibly environmental damage from moisture, among other concerns. This restoration effort has not been seen applied to other properties in Santa Fe, like the multi-cultural mural that was lost due to neglect. She said to continue to neglect those and not support the holistic thinking behind historic properties, we will be at risk of losing them.

Chair Rios said everyone's comments are valuable and different.

Member Berkley said going back to the original question whether there was an overall master plan, Mr. Evans explained why he was making changes on the interior. But he didn't address the availability or lack of availability anywhere else on campus, whether a new building or the consideration of repurposing other buildings. She said it might help if Mr. Evans could add more of that, in addition to talking about the interior.

Ms. Piccarello asked to clarify on Member Larson's mention of the National Register nomination and its significance. She said that is separate from City Code and when the Board designates significant, it is a separate process and a completely separate case for separate reasons. That should be considered because the Board does not want to undercut their preservation partners but do need to look at this in a different light. She referred the Board to the packet for the case information on becoming significant.

Chair Rios said the Board must uphold the Ordinance. The Board has to go by what that dictates but isn't to say they cannot respect the National Register.

Member Larson added sometimes the National Register significant determination might also parallel the local. She thought it would be interesting to learn what findings were made at the local level that may align with what was determined at the national level.

Mr. Evans said from a regulatory perspective they are right but asks that be considered in terms of the exception. He believes the College has a good hardship case regarding Code. Accessibility and preservation of the interiors is called out by the United States government as highly significant.

PUBLIC COMMENTS

Elizabeth West, 318 Sena Street, was sworn. She said she was surprised how pleasing this addition is to one of her favorite buildings. She is very familiar with the building. She appreciated what Member Larson said about the holistic approach, and that the Board has considered the indoor /outdoor organic reaction to each other. She liked it was mentioned as having a playful approach, as Meem was himself. She thought the elevation with the eyebrow jarring and liked the idea of preserving the mural. She said moving the bookstore/coffee shop to a different location would not be appropriate for the structure of the campus. This was given to St. John's knowing what the University and the College try to do. She said this is a welcoming place and it is very connected. Spreading it around is not a good solution. She didn't understand the change in the landscape, but the variety of heights, the setbacks, and glass seemed to follow Meem's original idea. She said she was more positive than she thought she would be because of the newest iterations.

Defendra Contractor, 924 Shoofly St., said as an alumni of the College and an architect, he commended them on a great job on a building he loves. The building is in keeping with the adaptive reuse; to give new life to old buildings. He wanted to voice his support for the project.

Chair Rios asked Ms. Lamboy if she felt this building would remain significant with what had been presented.

Ms. Lamboy said she didn't review in detail the second set of drawings. Her concern is only to be sure it is distinguishable and not replicates exactly what is there. She would need to study the reference to the historic status, but thought they were on the right track.

Chair Rios said she knew Ms. Lamboy worked closely with the applicants. She asked Mr. Evans if the Board had provided enough information for him to move forward.

Mr. Evans said they have a great spectrum of guidance, and it was great hearing the diversity of opinion. He said they will take all of it into account moving forward.

Chair Rios said this is a difficult project. The project is significant which means all sides are primary and changes are being made to three of the four sides. The Board needs to weigh this diligently. She said Mr. Evans knows by the Board's comments this evening, they are very involved in every project that comes before them. She said she hoped the Board had provided him with good information.

G. OLD BUSINESS

Member Aguilar Medrano returned to the meeting at 6:38 p.m.

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)

STAFF REPORT

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

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding.

Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east façade are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west façade is a dormer window, four double hung windows, and a single light door. A wooden ramp was also added at a later date to the front/east porch. A small white picket fence attached to the porch and extend southward to the edge of the property.

532 Don Gaspar Avenue appears to be a twin to 528 Don Gaspar Avenue, with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era that they were built. Both contributing highly to the streetscape and district. 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"x 20" and space approximately every 20' or so.

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.

Member Biedscheid asked if the exception requested is only for the porch and not the roof.

Ms. Piccarello said the exception was not for the roof. She said Code says *replacing historic materials if they are repairable*. If they can be repaired, they request an assessment from someone who can provide good details of the issues. An exception is requested if not in kind.

Member Biedscheid asked if she considered this as in kind.

Ms. Piccarello said this is as close as they can find.

APPLICANT PRESENTATION

Kevin Georges, 214 Truman St., Albuquerque, was sworn. He said he believed they had made the changes requested by the Board. He reviewed clarifications in the report: on page 2 item #2 on proposed exterior alterations. It says *replace the historic windows with double hung wood casement windows*. He said casement and double hung are two different windows and it should say *double hung*. Also, they are replacing three fixed windows on the east elevation, second floor that are inoperable. He would ask that change to be made. Also, they are planning to paint the wrought iron black, but item #4 says, *to match the El Rey stucco.* He wanted to be sure that was not an issue. He said they are very happy with the changes and hoped the Board approves.

Chair Rios asked the number of windows in the house.

Mr. Georges said 22, and he is replacing three, the rest will be repaired.

Member Larson thanked Mr. Georges for his thorough research and appreciated that he found an alternative roof material. She appreciated that he took the Board's comments into account.

Mr. Georges said the window survey recommended removing the aluminum screens and they will do that.

Member Berkley also acknowledged the care and effort put into the restoration. She asked on the replacement of the historic metal roof if he would be able to repurpose the roofing material.

Mr. Georges said there is not very much left, most is rusted, and the finish worn off. They will recycle it.

Member Bienvenu thanked him for a proposal that addressed the Board's comments. He said he was not clear if Mr. Georges designated a color for the roofing tiles.

Mr. Georges said this is a natural finished aluminum.

Ms. Piccarello said one option was a painted option finish; galvanized, plus paint.

Member Bienvenu asked how Mr. Georges would describe the color.

Mr. Georges said it is like stainless steel and is not aged. There was a suggestion on removing the finish but that weakens the material, and it would rust in a few years.

Ms. Piccarello said the option Mr. Georges chose will be patina. Staff suggested galvanizing and painting instead of the patina.

Mr. Georges said they would work with staff to get as close as possible to what the Board wants.

Member Bienvenu said the Board wants the least shiny alternative possible.

Mr. Georges said they will do that.

Chair Rios said there is a good example of a house on the same street that has a very shiny roofing material. She thought that would dull over time but so far it has not.

Member Biedscheid thanked him for taking the suggestions of the Board. However, she was still concerned about the stucco wall. It doesn't match the house style. The Board had suggested a picket fence. She thought the stucco and wrought iron, the

gate and the motorized vehicle gate are not in keeping with the house style, which is light. A red brick house with white paint and a smaller picket fence in one area; she asked if he considered a picket fence.

Mr. Georges said they thought the maintenance on the wood picket fence will be tremendous. He offered to change the stucco color to white if the Board wanted that.

Member Biedscheid said it is the material she objects to, and the reality of a historic house is maintenance, to some extent. She said there is no wall which is maintenance free.

Mr. Georges said in the historic preservation report other walls have stucco.

Member Biedscheid said those are on the street, not this house or its twin.

Member Aguilar Medrano said she had the same concerns on the wall and stucco struck her as a strange combination with a brick house. This block in particular has no other house on this side with a wall. She said the site plan shows two trees on the south side. The one on the west side is a significant tree adjacent to the sidewalk. A note is that the trees are to remain, but she saw no way the wall could be constructed as shown without serious damage to the tree. That tree's canopy is not accurately represented in the site plan. She said it is a large tree with a trunk diameter close to 30 inches or more. She said she favored no wall but if the applicant were open to a picket fence, it could be installed without the removal of the tree. She said also, she did not see the motorized gate in the summary, or a design, the gate appears to be solid. She wasn't sure what the material or design of the gate is and should be clarified. She agreed the wrought iron should be black and not painted. She said she has the same concern depending on the design for the motorized gate, whether painting it would be appropriate.

Mr. Georges asked if the Board would allow staff to approve the motorized gate.

Chair Rios asked Mr. Georges to respond to the comments of the last two Board members, that the wall proposed is not in harmony with the design of the house.

Mr. Georges said they were open to changing the wall to a picket fence but want to move on with the project. They have been trying to since January.

Chair Rios asked for a description of the design of the motorized gate.

Mr. Georges said it would be wrought iron with vertical members, some diagonal for strength, with a roller on the bottom. He showed the gate detail.

PUBLIC HEARING

John Eddy, PO Box 845, Tesuque, was sworn in. He said he was grateful the Board had the same issues he did with the stucco wall. Another concern of the wall is that the "twin", has no stucco wall.

BOARD DISCUSSION

Member Biedscheid asked if the picket fence design is accepted, how could the motorized gate be attached to a picket fence.

Mr. Georges said they would add pickets on the front of the gate made of wood and attached to the wrought iron to appear like the fence.

Ms. Piccarello said a motion could include a detail be submitted to staff that includes an elevation of the picket fence and the motorized gate.

MOTION: In 2022-005790-HDRB. 532 Don Gaspar Ave., Member Biedscheid moved to approve the application, noting the exception criteria for replacement of the porch had been met, and added the following conditions: #1, the replacement of the historic roof material be with galvanized individual shingle that appear as dull as possible and as described, that the galvanized metal not be painted or be patinaed; and all non-historic windows be replaced with double hung wood windows, and/or fixed windows and match what is existing, and all historic windows are replaced if rated unsatisfactory per a window assessment and all others shall be repaired/restored; on Item #6, the stucco wall, the Board having denied the stucco agrees to staff's approval of a replacement of a wooden picket fence, painted white, and matching the style of the pedestrian gate and a motorized or unmotorized vehicular gate to match the picket style but with metal elements. The motion was seconded by Member Aguilar Medrano with a friendly amendment that the picket fence is placed in a manner that does not harm the mature trees.

Member Biedscheid accepted the motion as friendly. She amended her motion to specify the height of the picket fence be no greater than 4 feet.

Member Larson asked for clarification if the back west porch removal was addressed and approved.

Member Biedscheid said she didn’t see that as part of the approval.

Mr. Georges said their intention is to keep all the trees.

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.

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)

STAFF REPORT

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 be 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.

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.

APPLICANT PRESENTATION

Mr. Evans, previously sworn, said the intent of the renovation is not changing the massing or building but bringing more life and making it livable. The building is falling apart, and vines are growing inside. They love the old building, and his client and his

family has owned it since the 1950s. They continue to use it but want to make it more functional. They were led to believe the prior owner met with David Rasch on a designation. Mr. Rasch indicated the portion of the building facing the public way, primarily the north, was a contributing façade. The entire development has a driveway, and everyone has a private space in the back.

Chair Rios asked if they agreed with Ms. Bordegaray's assessment that the east and south façade be primary and the building contributing.

Mr. Evans said they would not contest that but will need exceptions at the next hearing. Ms. Bordegaray has done a great job assessing the project and they understand her assessment is different than the previous assessment, based on different criteria.

Member Aguilar Medrano said on the yard wall, she was confused about the date of construction. The summary believes the date to be after the 1984 historic building survey. But the proposal letter from the applicant says the wall has been there since the owners have had the property in the 1950s. She wondered if the status of the wall should be considered as well.

Mr. Evans said the owner indicated they have never added to or changed the wall. The assessment of construction is not based on the owner's knowledge.

Chair Rios said in other words the wall is also historic.

Mr. Evans said it is from the timeframe. They were not contesting anything.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Member Bienvenu asked staff to clarify where the information was from that the wall date was a more recent era.

Ms. Bordegaray said that came from the 1984 survey. She didn't know the basis, there is no information on the exact date.

Member Bienvenu asked if she would accept that the wall could be historic and could be designated contributing.

Ms. Bordegaray said yes, in the absence of definitive history.

MOTION: In 2022-005792-HDRB. 4 Plaza Fatima, Member Bienvenu moved based on staff's report and information presented in the record, the building status be maintained as contributing, the east and south façades 1 and 2 be designated primary, and the yard wall be designated contributing. The motion was seconded by Member Aguilar Medrano.

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. **2022-005793-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)

STAFF REPORT

906 ½ Don Miguel Place is a single-family residence constructed in 1951 designated noncontributing 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.

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.

APPLICANT PRESENTATION

Richard Martinez, PO Box 925, was sworn. He said they don't want to affect the house in any way. The owner who is an artist and lives nearby is moving back into the house. This project is for a 400 square foot addition as a studio. The sliding glass door doesn't have dividers because there are none on the doors or windows on the house. Otherwise, the doors on the studio have dividers. They are more publicly visible and although not on the street, will be where you park. The addition will be no higher than the house. They would like to remove the arched doorways and make them square to be more open to the street. They want to make that one door instead of the two because you have to duck when you come in. They want to make that a rectangular door and repeat that motif on the gates inside the yard.

Chair Rios asked if he proposes to change the arch.

Mr. Martinez said yes. He displayed a photograph. They propose in the middle to make the arch into a square with one leaf of the gate instead of two. The gate is a metal frame around the sides with wood boards inside the metal frame.

Ms. Piccarello said on the field trip there was discussion about a change to the gate. Code 14-5.2(A)(6) requires bringing the wall into conformance anytime a change is made to the wall if it is a nonconforming wall beyond maximum wall height. This is over the maximum height and requires the wall be decreased in height.

Chair Rios clarified that if the arch is not changed, they could move forward, but if they want a change the wall has to come back to the Board.

Ms. Piccarello said the Board could require the wall height be decreased to maximum height. She said the change is what triggers the statute.

Mr. Martinez said they are not making the wall noncompliant. It will be the same height and width, but the arch will be squared up. That means a larger opening to the street. It will not in any way be less compliant or out of regulation than it is now.

Ms. Piccarello said Code reads that it must come into compliance.

Attorney Ruybalid agreed with Ms. Piccarello but noted if a reconstruction of a noncompliant element of Code, the Board would have to approve exceptions and the applicant must conclusively demonstrate the six exceptions for height variations.

Ms. Piccarello confirmed that Attorney Ruybalid agreed with her.

Member Biedscheid said on the interpretation of the section on non-conforming structures, walls are not specifically called out. Code does call out structures and says *no alteration or repair may be made to any such structure other than its removal.* She wondered if removing the arch is compliant with Code.

Ms. Piccarello said any change made to the structure, requires the entirety to be brought into compliance. This section does not say "walls", but in the Code, under the height and streetscape sections it also refers to walls.

Member Biedscheid asked to clarify if the applicant removes the arch and replaces the gate, is that allowed without requiring bringing down the height of the wall.

Ms. Piccarello said not in her interpretation of Code.

Attorney Ruybalid said if the problem is the height, the height issue must comply with Code. He understands the problem is not the design, i.e., the arch. The problem is it is too tall. So, whatever they do, if the arch is changed, it has to comply with the height restrictions, or the exception criteria have to be proven.

Member Biedscheid said if the arch is the highest part to the wall and is removed, that would bring it to the height that might be considered.

Ms. Piccarello said *any* change made; the entirety has to come into conformance. She provided an example of window replacement in a house.

Mr. Martinez said the example given of replacing windows in the house would be true if replacing all of the windows. There are some windows that can be replaced. He said in this case, this gate will not be made any taller than it is. Code does allow the gate to be as tall as needed. That has nothing to do with the height of the wall.

Member Biedscheid said on the divided lights, the house only has undivided light windows. She thought for harmony, keeping them in the same style as the existing structure on the addition would be a better match than some divided and others not.

Mr. Martinez said there is no plan or budget to lower the wall. If they are not allowed to change the gate without lowering the wall, they will remove the request.

Chair Rios asked if the house has some divided lights.

Mr. Martinez said there are no divided lights on any sides of the house.

Chair Rios confirmed that Attorney Ruybalid said any changes made to the gate would incorporate into the wall. Mr. Martinez will have to come back with exceptions for that proposal.

Mr. Martinez said if the choice is to either lower the wall or leave the gate as is, they will leave the gate as is.

Member Bienvenu said A(6) says that no nonconforming building may be added to or altered in any way unless the proposed would bring the whole to a degree of conformity acceptable to the Board. He asked if one avenue would be to permit the change with a finding it is acceptable to the Board, rather than coming back with an exception.

Attorney Ruybalid said to be acceptable to the Board, he wasn't sure there is criteria to say what is acceptable and what is not.

Member Bienvenu said that would need to be a finding based on the Board's judgement, otherwise, the provision is meaningless.

Ms. Piccarello said it also depends on if the Board finds that allowable. She asked them to remember that this portion of the Code often has to do with high yard walls that never came before the Board or that could change the character of the district. She said this is a tool of the Code to bring this into that realm. She said if the Board assumes they will approve an exception that satisfies them, then, she supposed, yes.

Ms. Lamboy added another section of Code applies in this situation. Legal nonconforming structure may be modified in a way as to eliminate or reduce the degree or extent of nonconformity. They could argue that the proposed treatment will be lower than the arch, including the demolition or removal of a nonconforming feature for any reason. But it cannot be reconstructed except in conformance with Chapter 14. Part of that is the height regulations as found in the historic districts' ordinance. It is within the purview of the Board to find differently but an exception would be required. That is the only avenue the Board could consider in this case. The applicant has to return with an exception and a finding of criteria and justification.

Member Bienvenu asked Ms. Lamboy the citation to the provision she referenced.

Ms. Lamboy replied section 14-10.3, nonconforming structures.

Member Bienvenu confirmed exceptions require a separate notice procedure.

PUBLIC HEARING

John Eddy, previously sworn. said the difficulty with this is having to open both leaves of the gate to go in without hitting your head on the arch. He asked if a potential solution could be to replace the gate in kind with a single leaf gate. That fulfills the applicant's needs but could be acceptable to the Board and keeps the applicant from having to reduce the height of the wall.

Mr. Martinez said they will not do anything to the wall or gate. They would consider Mr. Eddy's suggestion but are not proposing that at this point.

BOARD DISCUSSION

Member Biedscheid said she was proposing to eliminate the masonry arch altogether and only have a gate that is squared off. She thought it reduces the nonconformity and wasn't clear why that would not be allowed.

Chair Rios said because they take the entire wall height into consideration.

Attorney Ruybalid said as he reads Code, if they alter the gate resulting in conformity with the height restriction, that complies with A(6) by bringing a nonconforming structure into conformance. Therefore, an exception is not required.

Chair Rios asked if what Member Biedscheid suggested, taking off the arch and just putting the gate, would bring it into conformance.

Attorney Ruybalid said if the only problem is that the arch is too tall, the applicant would have to get a height exception to build a new arch at the same height. If taking away the arch and reducing the height to conform with the streetscape, then an exception would not be required. That would be compliant with section A(6) turning a non-conforming structure into a conforming structure.

Mr. Martinez said he understands of Code that if the arch is not noncompliant, it is because you are allowed to increase the height over gates. He and his client discussed this and are amenable to modifying the gate design. They will leave the stucco arch and make one gate in the proposed design, not square, but an arch-top gate.

Member Aguilar Medrano noted that the elevations are missing dimensions. She asked the width of existing gate and if replaced with a single gate, at what width.

Mr. Martinez said it is about 3 feet 9 inches wide.

Member Aguilar Medrano said she liked the proportion of the double doors and favored keeping the arch and gates as is. She said even if squared off, that would not reduce the height of the gate portion of the wall. That just takes the highest point of the arch and squares it.

MOTION: In 2022-005793-HDRB, 906½ Don Miguel Pl., Member Larson moved to approve the project per staff's recommendation, finding that the sliding glass doors are undivided and not publicly visible, per the applicant's presentation, and the arched wooden gate be replaced in kind with a slight modification to the single arch joining what is currently two leaves, in the style proposed with a metal frame and vertical wood plank.

The motion was seconded by Member Bienvenu with a friendly amendment for the corners of the addition to have a radius at least the same degree of the house.

Member Larson accepted the amendment as friendly.

Member Biedscheid asked a friendly amendment that the windows on the studio addition be undivided.

Member Larson accepted the amendment as friendly.

VOTE: The motion passed by majority (4-1) roll call vote with Members Berkley, Biedscheid, Bienvenu and Larson voting in favor and Member Aguilar Medrano voting against.

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)

STAFF REPORT

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 to 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 the staff 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 Artisanos (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.

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.

Chair Rios asked if new windows would have the framing pediment.

Ms. Bordegaray said she believed it would have pediments, but that should be clarified.

Member Biedscheid asked if the wall height was calculated.

Ms. Bordegaray said the patio wall is four feet and 20 feet off the property line, so it can go higher.

Member Biedscheid confirmed it is not 20 feet back from the property line.

Chair Rios asked if lighting is proposed.

Ms. Bordegaray noted the exterior lighting of Mexican tin with glass.

APPLICANT PRESENTATION

Thomas Ortiz, 52 Contessa Road, was sworn. He presented historical photos of the property and the area of Acequia Madre and Canyon Road. He said the two things that make up this small house is the solution to the functions and keeping them simple and making all of them consistent. The new windows are three different sizes throughout the house, the same as the windows now with exception of the metal window. The metal window is not operable and will be replaced with a wooden window with an aluminum powder coated exterior, wood interior. It will have true divided lights and painted on the inside. They will maintain the elevation of the front door with the two smaller windows on the side. Those will be locally manufactured and be wood on the outside and inside. They will be painted to match the other windows proposed.

Member Bienvenu asked if there were historic photographs of the property.

Mr. Ortiz showed photographs of a new house at 600 Canyon Road that was under construction of vernacular architecture.

Member Bienvenu said he asked because it was not clear what is historic. He said he was focused on the east elevation, which is striking even though not designated a primary façade. He didn't know how old some of the features are; the steel windows are clearly historic. The placement of the windows is probably historic. He said he was wondering about the territorial style pediments over the windows and age of the portal.

Mr. Ortiz said there was an assessment by Ray Patterson on those windows and the pediments around the vinyl were an addition. Typically, that detail is plastered into the stucco, and these protrude beyond it. The pediment within the north façade is stuccoed into the architecture and will be retained. Mr. Patterson assessed the east side vinyl window pediment as tacked on to the stucco.

Member Bienvenu said the windows are clearly not historic and makes sense that the pediment detail would not be historic either.

Mr. Ortiz said that is in the window assessment.

Member Bienvenu asked what was known about the portal.

Mr. Ortiz said they don't know the history, but the family divided the property and that now extends into the easement. The easement is owned by the family who owns the back part of the property. He thought the doorway was at one time at ground level, but dirt had built up and things have shifted. The threshold is now below grade and there are flooding problems they need to be resolved.

Member Bienvenu asked what the window assessment is on the steel windows and whether they were repairable.

Mr. Ortiz said Mr. Patterson mentioned they are not operable and are single pane and not original. He said if trying to bring the house to a type of architecture in time, replacing the steel windows and the vinyl windows could be removed.

Member Aguilar Medrano asked what the reason is for the shutter on the south elevation. She thought each façade had a different treatment of the windows. The north maintains the pediments because it is primary, and the east is removing them.

Mr. Ortiz said it is to provide the courtyard space with air circulation and security without having to open the gate.

Member Aguilar Medrano asked how that would be different from opening one of the other windows.

Mr. Ortiz said these are just wooden shutters in a garden wall, there is no window.

Member Aguilar Medrano said he mentioned in the packet that the door would be painted but doesn't specify the color. She asked if the intention is to match the existing blue.

Mr. Ortiz said no, it would be painted to match the new windows. He offered to provide a paint sample that shows there is white paint under the blue paint.

Member Aguilar Medrano confirmed they proposed to change all trim colors to a shade of white on the north primary façade.

Member Biedscheid asked the design details for the door on the south elevation.

Mr. Ortiz said they will replicate the back door to what is on the front door. A wood panel on the bottom becomes glazing and the glazing doesn't go all the way to the floor.

Member Berkley said the packet mentions adding the windows because he wanted more light. She wondered if skylights had been considered.

Mr. Ortiz said it is not just bringing in light, it is a narrow house. The clients wanted a sense of looking outside and did not want skylights.

Member Bienvenu said there is no window assessment on the east elevation, which probably makes sense because it is not a primary façade. He asked if staff had an opinion on the age of the steel window.

Ms. Bordegaray believed it dates to the early 50s. She confirmed it may not be original but thought it is historic.

Member Bienvenu said they try to protect steel windows when possible. He said that window is highly distinctive on that façade. He was afraid changing the façade to be uniform with the new windows would lose the historical integrity. He thought it very contributing to the Canyon Road streetscape. He said there are also sustainability issues with replacing the window.

Mr. Ortiz said they would like something with a higher R-value and security. It is clear there were wood frame windows in all of the windows in the house, vinyl as well as metal. The wood jam is integrated into the adobe and the metal is attached as a new addition. The wooden windows were probably removed and couldn't be replaced with wood. The construction and lintels around all of these are consistent, particularly in the metal frame windows in Meem's more public buildings. The detailing of attaching a metal window to a masonry structure does not have a wide wood windowsill and that is throughout this house. He offered to provide photos. He said they want to bring the windows to a consistent style.

PUBLIC HEARING

John Eddy, previously sworn, said the house is simple, this is about protecting the vernacular. This house has a tremendous amount of appeal and integrity. He said he would bemoan the removal of the casements. The applicant mentioned maintaining the color of the windows and changing the north façade door. He strongly objects to changing the colors which are a variation on Taos Blue. He thought it important for that reason, to maintain the colors.

BOARD DISCUSSION

Member Larson thanked Mr. Eddy for mentioning the vernacular. She said any consideration given to the other windows should be given to the steel casement windows as well. This building, since there is a variety of periods represented, is appropriate to replace windows in like. She liked the blue color but was not familiar with the history of window colors. She said with such a small structure that is defining. She was curious if maintaining that color was considered.

Mr. Ortiz said looking at the paint peeling away, the blue period of windows came about when people used simple white with brown stucco. In the window evaluation they learned that the paint underneath the blue paint was white, or off white. That was the reason for their decision. These are manufactured windows with a powder coat and Taos Blue is not a color offered.

Member Larson said she would be amenable to making the window a white color. She asked on the replacement of the casement window if Mr. Ortiz was going to follow a pattern or use a larger window.

Mr. Ortiz said the window is a three-bay window like the metal frame window, but it is actually powder coat aluminum on the outside and wood on the inside.

Member Larson said that was fine.

Chair Rios clarified that Member Larson was suggesting that Mr. Ortiz follow the window pattern.

Member Larson agreed. She said she isn't familiar with the replacement of casement windows. She normally feels there should be multiples of those for sustainability, historic accuracy, and sensitivity to the time period. She said she was willing to be more flexible in this case. She thought what was proposed was acceptable.

Attorney Ruybalid asked Mr. Ortiz to display on-screen what he had shown to Member Larson.

Mr. Ortiz showed a slide with exterior materials. The manufacturer's paint color on the north elevation is a powder coat on aluminum called Dessert Sand. He said he matched that by Benjamin Moore, and it is "Greenwich Gate" and more a beige.

Chair Rios said this is not white, so he is not going to the original color.

Mr. Ortiz said they go as close as they can to original color from the paint chips. It will be an off-white.

Member Aguilar Medrano said she shared Member Bienvenu's reservations on the east elevation, especially because the façade is publicly visible. She also had reservations on changing the window openings and to keep the blue color. Especially hearing that what she thought was a brighter white original color is a tan. She said the argument doesn't stand now that they are trying to match the original color. She said she is inclined to keep the blue color.

Mr. Ortiz said the blue color is only on the frame of the windows there now. The actual window is black.

Member Larson said some Board members are interested in the blue color instead of off-white. She asked if there were blue shades available in the brands he looked at.

Mr. Ortiz said he would have to look at another brand. They looked at blue when looking at the window colors and the blues were more a sage green.

Member Larson said the motion could suggest the color be a true white or as close to the blue as possible with staff approval.

Chair Rios said that was a good suggestion because the applicant has introduced something that is not historic.

Member Aguilar Medrano asked if the trim will be maintained as blue. She thought it common for windows to be black. They see that in new construction.

Mr. Ortiz said he has not seen an example of that.

Member Aguilar Medrano said she was concerned if the motion says either bright white or blue, they have to do that with the knowledge it will be bright white.

Member Berkley wondered since there are questions on the colors available with this brand if there is another brand of window.

Mr. Ortiz said he could further research that, but they have done extensive research. This is a small home and for a client that does not have an extended budget for custom powder coating. They are working within the means of market availability of materials. He offered to do more research if acceptance of the color could be an administrative approval.

MOTION: In 2022-005598-HDRB, 1000 Canyon Rd., Member Larson moved to approve the application per staff recommendations with the following clarification: that windows be replaced with the historic color found by the chip test, in a true white, and a finding that the exception criteria has been met.

The motion died for lack of a second.

Member Biedscheid asked the applicant if there was a proposal acceptable to him that keeps the Taos Blue color painted elements of the house but uses a more neutral color for the metal windows.

Mr. Ortiz said yes. He confirmed that meant the north window and door would remain blue and the other windows would be off-white and match the historic color.

Member Biedscheid said the white and blue are too much of a contrast. She wondered if there is a more neutral black or bronze color. She was trying to find a solution that would keep the defining blue color on the front.

Mr. Ortiz said it could work. The windows on the east and the west side do not have a pediment design. There will just be the stucco and the color of the trim. The intention is to appear as a painted wood window. He said he did not know of any historical precedent to paint the window frames black in New Mexico.

Member Biedscheid asked if he planned to paint the canales and downspouts the same as they are now.

Mr. Ortiz said yes, and to match all the wood trim.

Member Larson said the Board is asking the applicant to jump through a lot of hoops. This is too much detail. The windows now that are painted black with blue wood trim, are not of value historically. She said she wasn't sure why they should maintain that and include it in the motion.

Chair Rios asked for a new motion. She suggested the maker of the motion indicate the color of the door.

MOTION In 2022-005598-HDRB, 1000 Canyon Rd., Member Larson moved to approve the application following staff's recommendations with conditions that the replacement windows be a true white, and the painted wood elements be maintained in Taos Blue, with the exception of the window trim which should be white. The motion was seconded by Member Biedscheid.

VOTE: The motion failed by (2-3) roll call vote with Members Biedscheid and Larson voting in favor and Members Aguilar Medrano, Berkley and Bienvenu voting against.

MOTION In 2022-005598-HDRB, 1000 Canyon Rd., Member Bienvenu moved to approve the application on condition that the east side steel casement window be retained and everything in the blue color be maintained in the same color matching the color as close as possible, and a finding that all exception criteria have been met.

Ms. Piccarello asked if the motion retains only the steel casement window or a replacement in kind.

Member Bienvenu clarified the motion is to retain the steel casement window, but repair if needed.

Member Larson seconded the motion with a friendly amendment that the window could be replaced in kind with administrative approval, if unrepairable by assessment.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion failed by (2-3) roll call vote with Members Bienvenu and Larson voting in favor and Members Aguilar Medrano, Berkley and Biedscheid voting against.

Member Aguilar Medrano said her reservation is the change of the openings and adding openings to the east elevation. She would be in favor if the windows were kept and there is more flexibility about the color.

Member Bienvenu said he is in agreement generally, with that and it is his view as well if the consensus of the Board.

Mr. Ortiz asked to comment on the openings. He explained they were not expanding or shrinking any window sizes. They are maintaining the openings of those. The door below grade will be replaced with a window dimension in like to all other windows on the building, and another window will be added to a façade that is not primary. He asked to confirm if the east elevation is primary or not.

Chair Rios confirmed the east elevation is not primary.

Mr. Ortiz reiterated they want to add windows for more light and air circulation. All of the new windows are the exact sizes of the existing windows. They are not changing any sizes.

Member Aguilar Medrano confirmed the new window proposed is the window addition on the right side of that elevation.

Mr. Ortiz agreed. He added that the door on the left side becomes a window as well.

Ms. Aguilar Medrano asked if he would consider not adding the new window opening on the far right as proposed.

Mr. Ortiz explained that is a living room and has only one widow and a T-shape door.

Member Biedscheid said the east elevation with its changes is a more cohesive set of openings in terms of size of the windows and light pattern.

It will become consistent but still retain the long distinctive façade. She said she applauds the applicant for proposing minor changes to the property. She said she was uncomfortable discussing the paint color. No one on the Board is an architect and the Board should not be designing or choosing colors. She wanted to respect the Taos Blue as a significant color, if possible, but wasn't sure that is practical. She said she did not see the paint color mentioned in the packet and it is new to the Board that the color is changing.

Ms. Piccarello said she could see the Board is struggling with the vernacular style of the building, changing the windows and adding openings that may impact the style of the building. She said because this is not a primary façade, the Board cannot deny adding an opening unless the openings will change the style of the building. Staff goes by historic colors and there could be several layers of color. Within Code, the two areas the Board can look at is the historic colors, which can be administratively approved with evidence of historic, and making openings on non-primary façades.

Attorney Ruybalid said with respect to this district's design standards, this is an Old Santa Fe Style or Recent Santa Fe Style home. Under the subsection of Code with respect to colors, it says, *"All exterior walls of the building are painted alike. The colors range from a light earth color to a dark earth color*" with an exception under portales, etc.

Chair Rios said she thought that refers to stucco color.

Attorney Ruybalid said that is correct. He didn't think it said what color the portal has to be regarding the colors of windows, portals and doors.

Chair Rios said to her this is not a grossly complicated case. She asked that the Board look at this closely. She said she would entertain a motion that is clear.

Member Larson said the applicant has done his due diligence. He is experienced with these properties, and this is a modest property. And he made a very important point on the hardship of his client to replace the windows and powder coat them based on the preference of the Board. This Board has no historical evidence to back up the color of the house. It is based on preference. She said she is always willing to work at finding a solution that satisfies both the Board and the applicant, but this has gone way too far. The Board should strongly consider the hardship this poses to continue searching for a window brand that meets a niche color and also satisfies the price and things that are all beyond the purview of this Board.

MOTION In 2022-005598-HDRB, 1000 Canyon Rd., Member Larson moved to approve the application as submitted with the condition that the windows be replaced in a true white and everything else is in line per staff's recommendation and finds that all exception criteria have been met. The motion was seconded by Member Biedscheid.

Chair Rios asked about the color of the door.

Member Larson added to her motion that the color of the door be white and consistent with the rest of the house.

Ms. Bordegaray agreed she recommended it be white and match the rest of the house and replaced in kind.

VOTE: The motion passed by (3-2) roll call vote with Members Berkley, Biedscheid and Larson voting in favor and Members Aguilar Medrano and Bienvenu voting against.

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)

STAFF REPORT

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.

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.

Chair Rios asked about the three rock portions.

Ms. Piccarello said there are three smaller river rock retaining walls and a wall along the streetscape. She clarified there are a total of four walls, and all should be included as part of the contributing designation.

APPLICANT PRESENTATION

Gayla Bechtol, 320 Aztec, was sworn. She said she agreed with most of staff's recommendations but wanted to present a different primary façade. Looking at the south elevation her argument is that is the oldest part of the gallery and truly special. The structure was from the 1800s and extends further underneath the second floor. She said she struggles with the recommendation about the kitchen. It is an appropriately built Spanish Pueblo/Santa Fe style, but pales in its construction quality to the southernmost wing. She preferred that only the southernmost two façades of the east wing be primary. Not the façade of the kitchen. She does agree with the rock walls. She talked with the former owner of the gallery who did the 1984 renovation. He told her this was a dress shop and a construction project gone wrong. It was a shell of a building when he renovated into the current style.

Chair Rios confirmed that Ms. Bechtol agreed the south elevation of the east wing is primary. She asked about the west elevation.

Ms. Bechtol said she agrees with the south and the portal as well, and the west and south elevation of the easternmost wing, oldest part of the gallery. But not the kitchen. The kitchen covers up the old walls and just appears to be an addition to a significant work on Canyon Road. She said she did not disagree with the logic but prefers the most special and characteristic piece of the building be primary.

Ms. Piccarello said she wasn't sure the façade diagram makes clear what they refer to as the kitchen. To her the kitchen looks like an enclosed portal with a latilla ceiling. Over time portals were enclosed and although the vigas are close set on the windows, she thought it was the enclosed part of the portal. Another piece is the definition of primary facades and what is of the highest character. They want enough of the elevation to show what is going on in the house. This shows stepped massing throughout. She

said she struggled with not including the second story, but it does not add uniqueness architecturally. She thought only preserving this small area didn't seem right, especially with a double window. One area is a beautiful piece of architecture and going north you can see a change in the building.

PUBLIC HEARING

John Eddy, previously sworn, said he was in the house as a youngster and grew up with the family, but doesn't remember it much. Looking at the packet he did see elements that are special, generally on the west façade. One is under the portal which appears in the photograph to be an adobe banco under a wall and painted. It is a banco within a banco he has never seen before. That should be protected. Also, there is a door on the west façade that appears a door that Wayne and Helen Henderson made. The spindle design is classic and used by Henderson repeatedly in his own house.

BOARD DISCUSSION

Member Aguilar Medrano asked staff if designated as primary, looking at the west facing portal, would that automatically protect the banco feature. Or should that be separately noted as contributing.

Ms. Piccarello said that would include the portal, but more consideration is needed where the wall turns on the south elevation. Part of collecting the whole elevation is that you also capture the turn of the building on the south elevation. There are beautiful historic windows.

MOTION: In 2022-005795-HDRB, 513 Canyon Rd., Member Aguilar Medrano moved to approve the application as proposed by staff. The motion was seconded by Member Bienvenu with clarification that staff's recommendation was that the south elevation, the east wing and the west elevation of the east wing, excluding the mechanical room and chimney, be designated primary, and that the four block walls on the south side of the property be designated contributing.

Member Aguilar Medrano agreed with the clarification.

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.

Ms. Bechtol clarified that the motion excludes the mechanical room and chimney.

I. DISCUSSION ITEMS

None.

J. MATTERS FROM THE BOARD

None.

K. NEXT MEETING: Tuesday, September 27, 2022

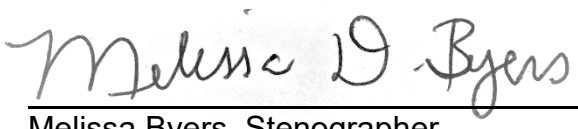
Ms. Piccarello said she will send information on a different section of Code they will need for the next meeting for an application by the NM School for the Arts.

L. ADJOURNMENT

MOTION: Member Larson moved, seconded by Member Biedscheid to adjourn at 9:11 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 # 2022-5792-HDRB
Address – 4 Plaza Fatima
Agent's Name –DNAC LLC
Owner/Applicant's Name – Anthony and Jan Jeffries

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 13, 2022.

BACKGROUND

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 have 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 six-foot 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 took place. At six feet, is it highly unlikely 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 four casitas in the Plaza Fatima compound.

The applicant requests primary façade(s) designation as appropriate.

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. Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures, and that the east and south façades, # 1 and # 2, respectively, be designated primary façades. Staff recommended that the yard wall be designated non-contributing, based on its tall height and modernity.
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 Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main structure meets the definition of "contributing structure," as recommended by staff.
10. Based on the exhibits and the testimony and evidence presented at the hearing, the Board finds that the yard wall meets the definition of contributing structure. The owner's application letter indicated that the yard wall was there when his family bought the property in the 1950s, and is therefore historic because it is more than 50 years old.
11. The Board finds that the east (Façade # 1) and south (Façade # 2) of the main structure are the primary elevations of the structures with the features that define the character of the structures' architecture.
12. 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 maintains the house structure's contributing status.
3. The Board designates the stucco yard wall a contributing structure.
4. The Board designates the following elevations of the main house as the primary façades: # 1 and # 2, east and south, respectively.

IT IS SO ORDERED ON THIS 27th 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 # 2022-5793-HDRB
Address – 906½ Don Miguel Place
Agent's Name – Richard Martinez
Owner/Applicant's Name – Victoria Laszlo

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 13, 2022.

BACKGROUND

906½ 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.

The Applicant now proposes the following exterior alterations:

1. Add a 404-square-foot studio to the southwest elevation at the same height as the house, 13'6," that matches the existing building's architectural style and undivided lite windows. Its south elevation will have a 2 x 5 lite French door with a small 10-square-foot 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 color 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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project with the condition that the sliding glass doors are divided lite if found to be publicly visible, and recommends a finding 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. The Applicant proposes to construct an addition on the southwest corner of the building.
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

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 and 3 as set forth in the Application, as recommended by Staff, with the following additional condition:
    a. The corners of the addition shall have a radius of at least the same degree of the existing building; and
    b. The windows on the studio may be undivided;
3. The Board denies Item # 2 as set forth in the application, to replace or alter the existing stucco yard-wall arch, but the following is permitted:
    a. The arched double-leaf wooden gate may be replaced in-kind, modified to be a single leaf, joining what are now two leafs, in the style that was proposed (rusted metal in a wooden frame, stained dark brown).

IT IS SO ORDERED ON THIS 27th DAY of September, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

_____

Kristine Bustos-Mihelcic
City Clerk

_____
Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____
Date

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

Case # 2022-5598-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 September 13, 2022.

BACKGROUND

1000 Canyon Road is an 850-square-foot 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. 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 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. 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, front entry's T-shaped door and window configuration continues to convey its original historic presence.

At its August 9, 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 façade. See Case # 2022-5596-HDRB. 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 the 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 SFCC Section 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 glass, true-divided-lite 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.

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 Artisanos (Gorro fixture) on each side of the door and windows.

6. Re-stucco 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.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff also found that all the exception criteria have been met, but the Board may find otherwise 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), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

8. Under SFCC Section 14-5.2(C)(5)(b), the Applicant requested an exception for removing historic material.
9. The Applicant proposes to remove and replace a door and two windows on the north primary façade (see project element # 1).
10. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the Application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to project element # 1:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the door and windows on the north elevation will be replaced in-kind, with similar materials in the same configuration, and matching the color of the existing historic door and windows;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing door and windows show substantial deterioration, are beyond repair and compromise the structural integrity of the north façade; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts: the deterioration of the existing front door compromises the security of the residents; due to the small size of this house it is necessary that all doors and windows work properly to let in natural light and to permit optimum ventilation.
13. 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.
14. 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.
15. 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 finds that the Applicant has conclusively demonstrated the exception requested in the Application with respect to project element # 1.
3. The Board approves Items # 1 - 7 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    - The color of the windows described in project elements 2, 3 and 4 shall be a white or light tone consistent with the light tone on other existing windows in the house, per the Staff's recommendation.

IT IS SO ORDERED ON THIS 27th 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

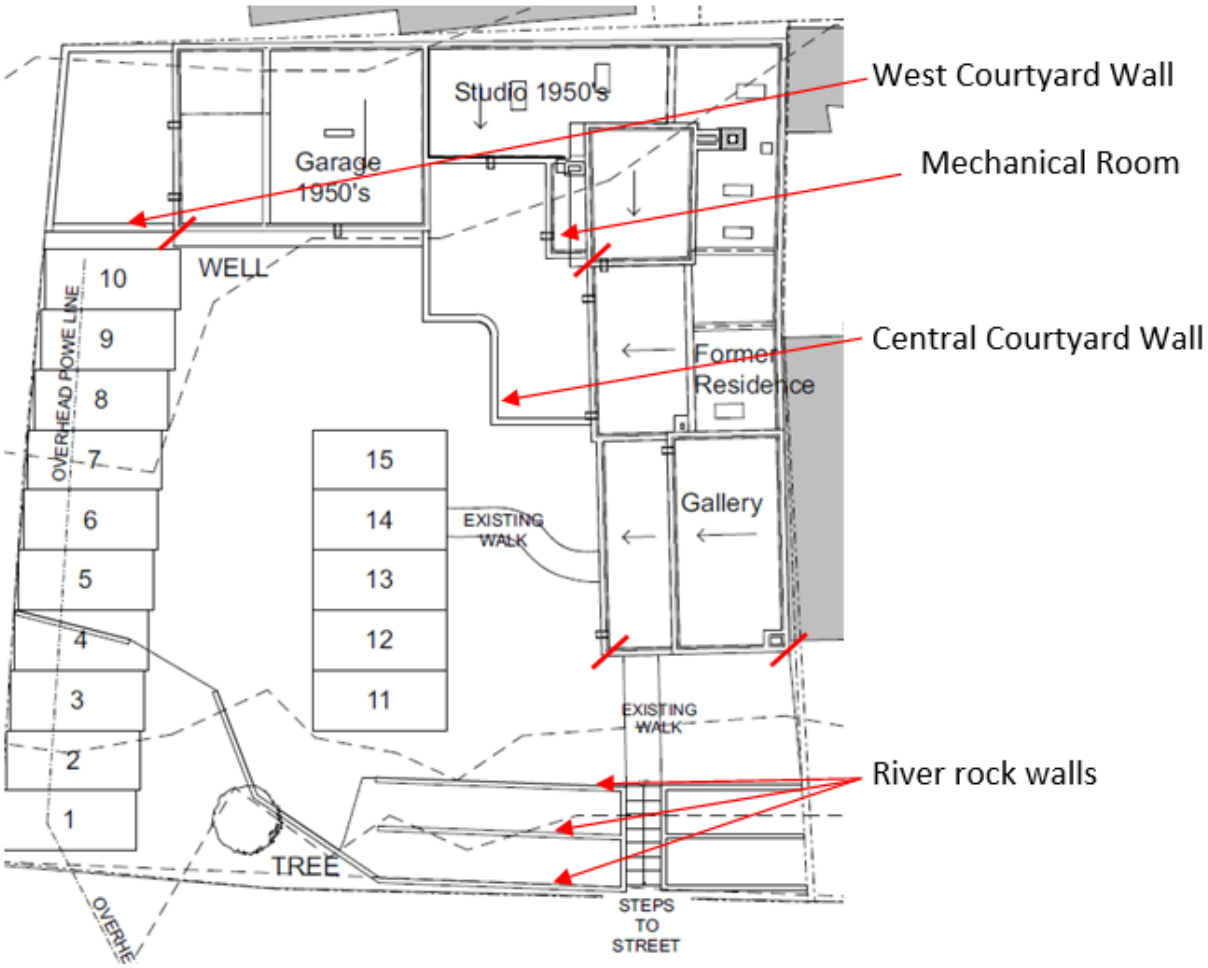
Case # 2022-5795-HDRB
Address – 513 Canyon Rd.
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Morning Star Gallery

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 13, 2022.

BACKGROUND

513 Canyon Rd. 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 an 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-lite 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 appear 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.



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 that 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 on the south end of the property and along Canyon Road be designated as contributing, and the central courtyard wall and west courtyard wall be maintained as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the building meets the definition of a "contributing structure," as recommended by staff.
11. The Board also finds that the four river-rock walls on the south side of the property meet the definition of "contributing structure," as recommended by staff.
12. The Board finds that the south elevation of the east wing and the west elevation of the east wing, excluding the mechanical room and chimney, are the primary elevations of the building with the features that define the character of the building's architecture.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the building's contributing status.
4. The Board designates the four river-rock walls on the south end of the property, including the wall along the street, as contributing structures.
5. The Board designates the following elevations of the building as primary façades: south elevation of the east wing and the west elevation of the east wing, including the west-facing portal, but excluding the mechanical room and chimney.

IT IS SO ORDERED ON THIS 27th 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 27, 2022

TO: Historic Districts Review Board Members

FROM: Heather L. Lamboy, AICP, Assistant Director, Planning & Land Use Department

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Case # 2022-005688-HDRB

Address: 465 Camino de las Animas
Historic Status: Main Residence – Contributing
Greenhouse - Significant
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:** Door & Window Assessment

STAFF RECOMMENDATION:

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

Staff finds that all the exception criteria have been met.

BACKGROUND & SUMMARY:

The property at 458 Camino de las Animas has three structures. One is the 3,272 square-foot main residence, which is connected via a portal to a second, a guest house/studio (previously a

garage/studio). Additionally, there is a greenhouse to the north of the house and guesthouse. The single-family residence and guesthouse is listed as contributing to the Downtown and Eastside Historic District. The greenhouse is listed as significant to the Downtown and Eastside Historic District.

The rectangular portion of the house was originally built as a guesthouse for artist Raymond Johnson estate in the 1920s. The residence was designed by John Gaw Meem in Spanish Pueblo Revival Style. Modifications to the building, including the bay window additions, were made when newspaper magnate Frank Rand, Jr., owned the home. The original lot is much larger than the size of the property today; portions of it were split off during Rand's ownership of the property.

John Gaw Meem designed the original house and greenhouse, which is a rare example of a greenhouse that was designed by Meem. The greenhouse features straight eave glass and steel manufactured by Lord and Burnham. Over the years the glass on the roof was replaced with fiberglass due to maintenance issues. The applicant has researched options that may be available consistent with the original design, and consulted Lord and Burnham, which is still in business. The replacement material represents the intent of a glass roof with the use of modern materials.

The applicant also proposes the following exterior alterations:

1. Replace the front door of main residence with a door similar to the original Meem-designed door. The existing front door was installed by Frank Rand and is more than 50 years old, thereby requiring an exception regarding the removal of historic material;
2. Other non-historic door replacement on the west elevation of the north portion of the residence as well as the kitchen door on that same elevation, and on the casita. All replacement doors will be modeled after a historic John Gaw Meem design for doors on the house;
3. Replacement of the non-historic garage doors on the casita with doors consistent with the original design of the garage;
4. Addition of a new door entry into the casita, and another in the laundry room area under the portal connecting the main house to the casita;
5. Addition of a fireplace;
6. A 21 square-foot addition on the east elevation;
7. Removal of the wrought-iron fencing installed in 1995 and raising the existing yard wall by 24", which is lower than the height of the existing wrought-iron.

The applicant is requesting Exceptions to Section 146-5.2(D)(5)(a)(ii) Removal of Historic Material and Section 14-5.2(D)(9)(c)(ii)(C) Yard Wall Height.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Removal of Historic Material: The applicant requests an exception to replace the existing historic front door and replace with a wooden door stylized to match the original John Gaw Meem design:

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

Applicant Response: Although the 3 lite front door is of a historic period, its design is not in character with, nor typical of, the original doors John Gaw Meem designed for this property. The removal of the front door on the residence shall not only NOT damage the character of the district, it will actually contribute to the historic character of the district by reintroducing a door similar to other doors John Gaw Meem designed for this property.

Staff Response: While the existing front door is character-defining consistent with the character of the existing bay windows, it is not a character-defining feature as part of the entire façade. Staff has no objection to the proposed replacement with a design based on the original Meem design.

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

Applicant Response: While the replacement of the front door with its 3 large lites will not prevent injury to public welfare, it will prevent hardship to the applicants by giving them a door that offers privacy, security, is not warped and fits the opening properly and is weatherproof and insulated.

Staff Response: It is not required to prevent a hardship or injury to the public welfare.

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

Applicant Response: The proposed door is in keeping with the original John Gaw Meem design and in that case it is not only contributing to the unique heterogeneous character of the residence but by extension, to the City itself.

Staff Response: The residence in of itself, being modified in a way that is found in Queen Anne and other architectural styles through the installation of bay windows, provides heterogeneity in design. The door is not a major component of that design.

Exception to Changing the Yard Wall Height: The applicant's request for an exception to increase the height of the yardwall.

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

Applicant Response: The existing streetscape has yard walls of varying heights.

The 1995 metal fence sitting atop the stuccoed yardwall is an inexpensive looking, factory made fence that looks out of character with the stuccoed walls seen elsewhere on the

street. The applicant also feels that the height of the metal fence is out of scale (too tall) for the streetscape. For those reasons, the owners of the property propose to remove the non-historic metal fence and raise the height of the yard wall in keeping with the nearby yardwalls – but not to the same height as the metal fence. They would prefer to keep the stucco wall lower than the current metal fence. It is proposed to be 21" below the top of the fence - lowering it from an average height of 6'-9" to an average height of 5'. This would allow anyone on the street to see the historic property but still allow the owners security and privacy. For those reasons, lowering the height of the fence and replacing it with a lower, stuccoed wall would be in character with the existing streetscape and not damage it.

Staff Response: Attached to this report are the drawings illustrating the 1995 approval of the wrought-iron yard wall. While the increase in height will be through an opaque yard wall, the overall view of the house will be maintained as part of the streetscape. The overall height of the masonry wall will be lower than the existing height of the yard wall's wrought iron extension.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The current yardwall is topped by a metal fence that was installed in 1995 to provide security for the previous owners. The applicant would like to maintain the security they currently enjoy while at the same time, reestablish the heterogeneous character of the street.

Staff Response: The wrought iron is divergent from the overall character of the streetscape and is not historic. Replacement with a higher masonry wall will not injure the public welfare.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts; The range of design options is limited. The majority of the yardwalls seen on the current streetscape are stuccoed yardwalls of varying heights. The remainder are coyote fencing, low rock retaining walls and a wood plank fence.

The proposed yard wall will be in keeping with the original design intent of the property while re-establishing consistency in materials and scale with the existing streetscape.

Staff Response: The applicant is correct in that the streetscape predominantly is characterized by masonry yard walls and there is no other wrought iron fence is in the streetscape. While it may be consistent with the overall design theme associated with the bay windows, it is not consistent with Downtown and Eastside Design Standards.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Yard Wall Height:

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

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

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

Windows & Doors:

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

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.
(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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

(1) Purpose and Intent
It is intended that:

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

14-12 Significant Structure:

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

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

Removal of Historic Material/Demolition:

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

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and 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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

July 6, 2022; Revised July 28, 2022, based on new information

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

1. Name of property:

Raymond and Vera Jonson Home & Studio
Frank C. and Adele Rand Guesthouse

2. Location:

465 Camino de las Animas
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H-702

4. County: Santa Fe
Parcel # 99310857

5. Property Type:
_x_Buildings: 3
_x_Structures: walls, 3
__ Site __ Object

6. Date of Survey: June 15, 20202

7. Previous Survey Date(s):
_x_Yes: August 18, 1984, guesthouse; August 8, 2014, greenhouse
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6775946,-105.934478



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

11. Brief Description of the Property:

Located on the north side of Camino de las Animas at the front of an estate-like property, the compound building began as the home and studio of modernist artist Raymond Jonson. Thirty years later, it transformed into the second guest quarters for wealthy newspaperman Frank Rand, Jr. The latter had the most influence its appearance, adding the bay windows, creating additions, and lengthening the home with an attached outdoor room. Architect John Gaw Meem had his hand in both phases, though the extent of his involvement is unclear. Given the changes made by Rand, the house is most closely associated with his period. However, because of a split of parcels, it is no longer connected with his main home (the Rand Estate) located behind it.

Continued on Page 5.

12. Who uses the property? Residence and Greenhouse

13. Construction Date:
Date:
__Known _x_ Estimated Source: aerial photographs, newspaper accounts, city directories, property records

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

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

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

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



Source: Office of the Santa Fe County Assessor

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

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

For: Owner

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

Owner: Daniel and Laura Boeckman

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

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

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

22. National or State Register:

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H-702
Raymond and Vera Jonson Home & Studio Frank C. and Adele Rand Guesthouse	465 Camino de las Animas *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: June 15, 2022

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

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

10. Windows __ N/A
Casita, Residence, Greenhouse & Potting Shed

Operation	Material	Glazing	Number
Bay	Wood	Multiple	2
Casement	Steel	4	2
Casement	Steel	4-4	1
Casement	Steel	6	2
Casement	Steel	6	1
Casement	Steel	6-6	1
Casement	Wood	6-6	1
Casement	Wood	12	2
Combination	Steel	3C-6F-36	1
Combination	Steel	4C-4F-FC	1
Combination	Steel	6C-6F-6C	2
Combination	Wood	6C-8F-6C	1
Combination	Steel	6C-8F-6C	1
Bay	Wood	Multiple	2
Fixed	Wood	2	1
Fixed	Steel	20	1
Fixed & Hinged Greenhouse	Wood	1	Multiple

11. Doors __ N/A
Casita, Residence, Greenhouse & Potting Shed

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	2
Single-Leaf	Wood Panel	Wood	1
Single-Leaf	Glass Panel	Wood	1
Single-Leaf	½-Light/Panel	Wood	2
Single-Leaf	3-Light	Wood	1
Single-Leaf	French	Wood	1
Double	French	Wood	2
Overhead	Garage	Wood w/ lights	1

12. Chimneys

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1950s; introduction of bay windows, walls, and addition; drawings, aerials, and material and visual evidence.
#2 Date: c.1980s; replacement of doors and windows; material and visual evidence.
#3 Date: c.1995; addition of billiards/guest room portal; HDBR case documentation.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other: Vernacular**

17. Documents Available and Their Locations

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

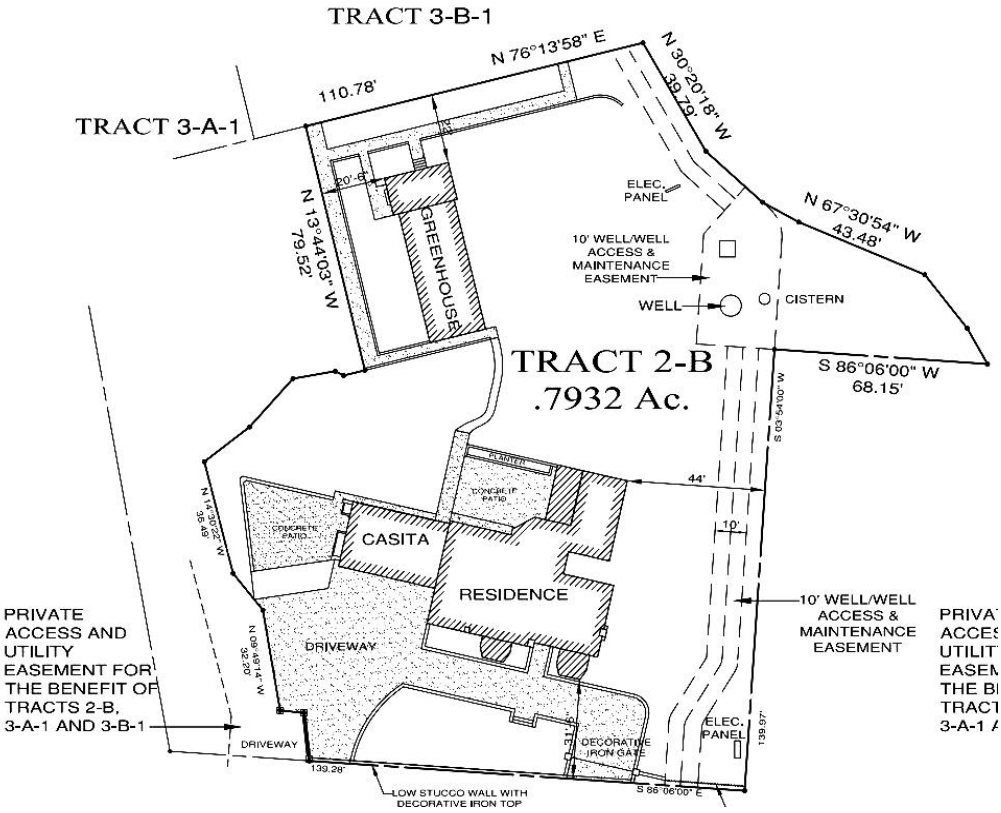
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2022 site plan. Courtesy Boniface + Associates.



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Architectural Description Continued

Based on an aerial photograph, the compound-footprint building achieved its current configuration by 1958. On the subject parcel is a greenhouse erected during Rand's period along with assorted stuccoed yard and retaining walls dating to his time.

Setting

The former Jonson home and studio and Rand guesthouse is located near the end of Camino de las Animas. It sits at the front of an estate and is surrounded by mature landscaping. Seated behind a low street wall, it looks onto Camino de las Animas and is oriented on a roughly east-west axis. A driveway to the former Rand Estate edges its west boundary. To the east is a verdant landscaped side yard, another home, and then the alignment of Arroyo Tenorio. The rear concrete garden patio leads to a garden focused around a large greenhouse with an attached potting shed. The property includes 0.7 acres.

Compound House

The house is made of two buildings (the Casita and Residence), joined by a breezeway. The Casita, likely built in the 1920s as Jonson's garage and workshop, shows traditional Pueblo Revival form and detail and is mostly intact. The larger piece is the home of the artist and his wife, Vera. The roughly rectangular dwelling may have been constructed as early as 1924 and greatly modified later during Rand's period. A walled outdoor room attaches to the Casita at its west end. Appearing from the street as a roofed volume, it adds to the building's visual length, presenting a seemingly 100'-long, continuous façade (Photo 1).

<u>Casita</u>

The 498-square-foot Casita, with its projected garage and recessed portal, looks like a tiny house of the early 1930s (Photo 2). Its L-shaped form has rounded parapets and soft wall junctions. Wood vigas project across its portal and scale across its west elevation. Fabricated by Better Bilt, the garage door is not original. It is a standard wood sectional overhead with its upper lights painted with scenes of potted plants. The Casita's kitchen sits behind it. Under the portal is a steel combination window, bringing light into a bedroom. The casements suggest a later (probably 1950s) period with their exterior hinges. At the west end of the portal, a modest wood panel door gives entry to the

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building. The west side of the Casita faces onto a concrete patio, forming part of the outdoor room (Photo 3). The façade appears to have original openings also penetrated by two recent windows. The north elevation is a flat wall penetrated by two windows (Photo 4). These are both non-original 12-light wood casements.

Residence

Joining the Casita by an arched breezeway is the Residence, a 2,303 square-foot, flat-roof adobe dwelling.

The rectangular portion of the building initially served as Raymond and Vera's home and included the artist's painting studio. Though lacking the graceful lines of Meem's mature period, project correspondence from the 1920s suggests that Meem designed the building — or a portion of it — making it an example of his early work. In this period, the future architect struggled to balance blockish designs (this would be an example), and overly wrought romantic forms, as found in his first fully developed residential commissions. Rand — seeking to build a second guest quarter — put in an addition and installed bay windows across the façade, significantly altering this original design.

South – Façade

Appearing to rising above grade, the front (west) elevation presents a two-part façade, divided into an asymmetrical arrangement of openings. Beyond the curious buttress-like appendage is an original opening holding a pair of six-light steel casements windows (Photo 5). The interior hardware, with its center latch and curved handles, indicate original 1920s windows. These units are found throughout the house, with the exception of the guest bedroom.

Moving eastward is one of two bay windows — actually bay rooms – constructed after a Meem drawing (Photo 6). Each of the windows is slightly different but the combination creates a five-sided room, holding a mixture of vertical sash and single-leaf French doors, with a fixed grid at the face. A cornice with a dentil course tops the bays and low-pitch hipped roofs cap the structures. The design reveals a classical or Territorial Revival influence, and a rendering from Meem's office, dated January 27, 1950, shows similar bay windows (Figure 8).

Meem's firm at the time was intensely involved with Rand and his wife's remodeling project of their main home behind the guesthouse. The only drawing tied to the

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Residence is the bay window additions, suggesting Meem was not involved in further alterations. The introduced windows altered the original design. From period photographs, the 1920s façade had wide openings filled with bands of wood casements topped with wood lintels (Figure 6). Based on Meem's rendering, a line of vigas across the east side of the façade had been removed (Figure 8).

Between the bays, at the juncture of the façade's two walls, stands the front entry. It holds a non-original three-light glass door (Photo 7). The three vigas over the door appear original and match Meem's drawing.

East

The east elevation, facing the side yard, is a plain façade made of a shaped chimney flanked by two narrow window openings (Photo 8). These hold the same steel casements found elsewhere on the building. A brick-lined void at the northeast corner separates the original building from the billiards room or guest room addition (Photo 9).

The guest room is noticeable with its flat walls and strong fascia, suggesting 1950s construction. It was used as a billiards room for Rand's guests. Its east wall has no fenestration; the north wall has an opening fitted with recent wood casements (Photo 10). The west elevation looks onto a concrete patio and is sheltered by a non-historic *portal* erected in c.1995 (Photo 11). Its windows and doors are recent.

North

The north elevation shows a mixture of original design and alterations. The covered passage (the bar) between the house and the guest room has been altered. Based on photographs, it changed in size and shape between 1958 and 1978 (Figures 10 & 11). Its two openings have a non-original door and window.

Adjacent to the west is an enormous 20-light window, installed for Jonson's studio, which would have occupied what is today the dining room. The window (probably custom designed) has two panels of 5"x10" fixed lights creating a 93'x128' wall of glass (Photo 12). Artists installed similar large north-facing windows to take advantage of the consistent diffused light. The presence of the bar room somewhat mars the window's once-dominant position. The north elevation ends at the covered breezeway (Photo 13).

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Greenhouse

Standing behind the residence is a large greenhouse surrounded by lawn (Photo 14). The building is arranged on a north-south axis, sited to take advantage of the early spring and summer growing season. The 1,017 square-foot structure has two parts: a gabled growing area made chiefly of glass and attached to an adobe-built potting shed, showing a strong Pueblo Revival influence.

The former, an example of a "glasshouse," consists of a long rectangle fenestrated with bands of fixed glass (Photo 15). Its superstructure is a bolted steel frame resting on a 32" high stuccoed bulkhead. Fitted within the framework are 19"-wide glass panels, canted along the side elevations to increase solar radiation. The glazing is a single pane meant to boost light transmission.

A glass panel door on the south façade gives entry to the greenhouse. Inside are two concrete lanes laid over dirt (Photo 16). A planter shelf lines the east wall. The side windows open with a geared mechanical operation; the vent windows at the roof peak operate with a lever arm. In between are corrugated fiberglass panels, not original to the structure. Suspended from the ceiling are old troffer light fixtures.

The greenhouse was likely manufactured by Lord & Burnham Company, a Des Plaines, Illinois, builder of greenhouses and conservatories. The company, which had erected San Francisco's renowned Conservatory of Flowers (1879), produced a variety of greenhouses that were shipped and assembled on site.

A 252-square-foot potting shed attaches to the north end of the greenhouse. In contrast to the sleekness of the glasshouse, the potting shed has the hallmarks of a soft Pueblo Revival home.

It is approached from the west by two concrete steps, lending some formality (Photo 17). The entry, set back a few inches from the wall, gives the sense of a shallow portal. It is topped with short vigas and has an older wrought-iron light fixture. Behind a screen door is a typical "Meem-style" decorative panel unit. Meem, along with William Lumpkins and other period-style architects, used these doors to give character to an entryway.

The north elevation presents a formal composition of a centered door approached by concrete steps and flanked by vertical windows (Photo 18). The entry, like the west

elevations, has a decorative wood door. It is evident from this position that the potting shed sits over a basement, containing a boiler room and storage area.

The east side holds a large combination window with casements operated by crank-out handles (Photo 19). Inside is a small room with a kitchen sink and counters.

Walls

Walls of various heights and uses are sprinkled across the property and lend character to the Residence and its setting.

Street Wall

The street wall, probably made of concrete block, is 14" thick and tapers in height, starting at 45½" at the west and ending at 22" at the east. (Photo 20). It is topped with 47" decorative panels added in c.1995 and bookended with 24"x24" stuccoed posts. A wall along this alignment shows on a 1958 aerial and was likely created for Rand, but may incorporated an earlier Jonson era stone wall (Figure 7).

Interior Driveway Wall

A low, stucco wall outlines a landscaped area between the street wall and driveway (Photo 21). Like the wall described above, it varies in height but is thicker at 34". A tiny wrought-iron gate at the west leads to the garden. Based on aerial photographs, the wall dates to the Rand period. It may have been partially made of an existing stone wall (Figure 4).

Retaining Wall

The low retaining wall along the residence's front elevation, creating a planting bed, has a similar design to the other walls and replaced a much more rustic stone wall from the Jonson period (Photo 5), Figure 4). It too appears on the 1958 aerial.

The similarity of the walls, and their appearance on the 1958 aerial, suggest they were erected as part of a landscaping project for the property.

Other walls to the rear of the house appear to be more recent and are not within public view.

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Historical Overview

Summary

In the mid-1920s, the original portion of the house was designed by Raymond Jonson, an artist who had just moved to Santa Fe from Chicago, establishing a home and art school with his wife Vera. To this was added an addition by the young architectural firm of Meem & McCormick.[1]

The building served as Jonson's home and studio for over 20 years, after which he moved to Albuquerque, and had Meem — then head of a prominent firm —design a gallery and home that the artist envisioned as a center for the development and advancement of new art forms in New Mexico. This building, which has retained its original design, is listed on the National Register of Historic Places.

Frank C. Rand Jr., a scion of a shoe manufacturing company, bought the Jonson house — using it to extend his property which sat behind the former artist's home. Rand and his second wife, Adele, would make extensive changes to the home, adding a second floor and several additions designed by Meem, Zehner, Holien and Associates.[2]

Rand installed the greenhouse and altered the former Jonson residence, which he used as second guest quarters. Meem designed the two front bay windows, which are noteworthy for their oddity and irreversible alteration to the artist's home. Additional changes, including what appear to be additions and walls, were also added to the 1920s house. Based on a 1958 aerial photograph, the house achieved its aggregate footprint (except for a much later courtyard portal) by this period.

Area Overview

Before the 20th century, the land making up the current property consisted of agricultural lots irrigated by *Acequia de la Loma*. It was part of a large parcel owned by Miller family, from whom nearby Miller Street gained its name (Figure 1). Beginning in

[1] This is based on a document entitled "Specification for a Studio and Residence for Raymond Jonson, Esq., Camino Atalaya, Santa Fe, New Mexico, March 1, 1928." While no drawings exist, the specifications refer to materials that suggest Meem designed the entirety or portions of what is now called the Casita and Residence. John Gaw Meem Job File #87, Center for Southwest Research, University of New Mexico.

[2] This house at 461 Camino de las Animas is no longer part of the subject property.

the 1920s with the extension of East Buena Vista Avenue (east of what was then College Street and is now Old Santa Fe Trail) the former agricultural fields were turned into residential lots.

The development of East Buena Vista Avenue (renamed Camino de Las Animas in the 1930s) historically stopped at its intersection with Camino Atalaya. It was on land on the north side of this intersection that Raymond and Vera Jonson settled in c.1924, first living in a tent. During this period, the area became an artist colony, second only to Camino del Monte Sol. In the neighborhood lived artists Gustave Baumann, B. J. O. Nordfeldt, Edwin Parnell, Richard Gaastra, Francis Otis, writers Raymond Otis, and Francis Buzzell, a friend of Jonson's who purchased the tract behind the house.

Raymond and Vera Jonson Home and Studio

Born in Chariton, Iowa, in 1891, to Reverend Gustav and Josephine Abrahamson Johnson, both of Swedish heritage, Raymond Jonson [Footnote how Jonson changed spelling of name] inherited his father's predilection for complete devotion to one's convictions.[3] From an early age, Jonson expressed a desire to be an artist and soon gravitated to Chicago, arriving in 1911 as a teenager to enroll at the Chicago Academy of Fine Arts (now the Art Institute of Chicago).

Studying at the institute, his convictions took shape after he attended the famous Armory Show of 1913. There he was struck by the power of modern art, especially in the abstractions of painter Arthur Dove. Moved by the exhibition, Jonson realized that in art there were no rules — and that he was free to express his vision and inner significance.

From this experience, he would understand that an artist's expression evolved out of his entire being – from painting to exhibition, theory, and belief. At about the same time, Jonson was exposed to the work and thought of Russian-born painter Wassily Kandinsky, and it was this experience that had the greatest impact on his life. Kandinsky's pioneering forays into form and color as the means to express precise emotional states inspired Jonson's journey through abstraction and finally into completely non-objective painting. Kandinsky's emphasis on the spiritual in art — art as

[3] This section is adapted from Robert Ware and John Murphey, "Jonson Gallery and Residence," National Register of Historic Places form (Santa Fe: New Mexico State Historic Preservation Office, January 23, 2001), with additional contributions made by the author.

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"inner necessity" expressed in his Art of Spiritual Harmony (1914) —had an even more profound effect on Jonson. In Kandinsky's philosophy, Jonson saw the path of the artist as a search for the unseen, made not through a random experimentation but a methodical and progressive exploration.

It was at this crucial juncture that Jonson resolved to devote his life entirely to art through painting and to work diligently through art to find the essential principles of spiritual expression. He became consumed by the idea of art as a pure aesthetic and an alternative to mundane realism, and particularly to regionalism, forms that to Jonson offered only a limited view of the world and its possibilities. But in reality, Jonson, made a foray into Southwest landscape painting, after he moved to New Mexico.

In 1916, Jonson married Vera White, a Kansas-born actress in the Chicago Little Theatre. Jonson was also a member and designed sets and scenery. While overlooked by his biographers, Vera played an important role in the artist's development, both by supporting him financially, as she held a regular job, and contributing to the local cultural scene, giving lectures and helping her husband's art school.

In 1924, increasingly annoyed by the growing chaos and filth of modern city life, Raymond and Vera left Chicago and moved to Santa Fe, arriving on July 31.[4] They had made their first visit to New Mexico in 1922, spending four months in the city; Raymond was immediately taken by its landscape. Austere and purifying, the desert was a revelation perfectly attuned to his spiritual quest. Jonson sold a considerable number of his paintings and borrowed money from his mother to acquire land in Santa Fe to build his home and studio.[5]

Building a Home and Studio

He purchased a site across the street from his former Chicago mentor, B.J.O. Nordfeldt. Years later in an interview, Jonson recalled that he selected Santa Fe because it could "carry out certain ideas [of his] which were suggested by the local landscape."[6]

[4] Ed Garman, *The Art of Raymond Jonson, Painter* (Albuquerque, University of New Mexico Press, 1976), 177.
[5] Ibid., 58.
[6] "An Interview with Raymond Jonson (December 1961)," appearing in *Raymond Jonson: A Retrospective Exhibition* (Albuquerque: University of New Mexico Press, 1964), 8.

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Jonson immediately set to building the home, and did no painting that year.
An August 1924 notice in the *Santa Fe New Mexican* reported the couple were building a house in the McMillen Addition (Camino Atalaya).[7] A follow-up article in October finds the house nearly completed.[8] This date is of note, as it predates what is considered Meem's involvement in the project by four years.

Meem and a fellow Sunmount Sanatorium patient, Cassius D. McCormick, formed Meem & McCormick, Architects, in February 1924.[9] Headquartered at the sanatorium, Meem worked as the designer while McCormick took care of business. They soon got involved in Santa Fe's booming residential construction scene. In this capacity, Meem & McCormick worked as consulting architects for a local real estate syndicate, developing a restricted 24-lot subdivision in Santa Fe's South Capitol area.[10]

Through his contacts at Sunmount — many of them wealthy — Meem gained commissions for small residential and remodeling projects. This included early formative designs such as the Ashley Pond (1924) and Meadors-Staples-Anthony (1925) homes. It is possible that Meem worked on the Jonson house in this early period, but his own project files put his work for the artist in 1928. Complicating an understanding of Meem's role in the home's design is that the drawings are missing from the University of New Mexico collection.[11] However, a 1928 specifications document for the "Studio and Residence for Raymond Jonson," indicate that Meem designed in whole or in part what is now called the Casita and Residence.[12]

The assumption is that Raymond and Vera built a home and studio that was less satisfactory than hoped for, and called upon the young designer for assistance. The earliest photographs of the home and studio (Figures 2 & 3) show an interesting, but crudely assembled structure. The studio is bulky and has the monumentality and

[7] *Santa Fe New Mexican*, August 30, 1924, 5.
[8] Ibid., October 28, 1924, 7.
[9] John W. Murphey, "John Gaw Meem Architects Office," National Register of Historic Places form (Santa Fe: New Mexico State Historic Preservation Office, November 27, 2018), 31.
[10] Ibid.
[11] Audra Bellmore, various email communications with John W. Murphey, May and June 2022.
[12] "Specification for a Studio and Residence for Raymond Jonson." Of interest is the document shows Meem & McCormick are still headquartered at Sunmount Sanatorium.

proportions of a mausoleum. Jonson was artist, not architect. In this hypothesis,[13] Meem employed a number of design interventions, to bring the structure into conformity of the evolving and popular Pueblo Revival idiom. This likely explain some of the Residence's odd wall junctures.

Making a Name in Santa Fe

In October 1924 at the Fine Arts Museum, Jonson exhibited a number of paintings — all landscapes, including mountain and ocean scenes. According to a biographer, Jonson completed the studio in early January 1925. The same year, the artist launched the Atalaya Art School. Advertisements show its location as Camino Atalaya, and the assumption can be made that the school was conducted at the house.[14] The school offered summer classes in drawing and painting taught by Jonson. The house was also used to host local artists, and (from newspaper accounts) was a setting for social events.

During these early years in Santa Fe, which the artist later called his "semi-abstract period,"[15] the artist sketched nature scenes throughout the area, visiting Buckman, Alcalde, Chimayo, and other locales. At the same time, the artist developed a geometrical framework to guide his compositions.

Work produced in this period, such as *Earth Rhythms No. 6* (1925) and *Cliff Dwelling No. 3* (1927), depicted craggy, almost Cubist-influenced mountain scenes. While reflecting their period, these nascent paintings in no way approach the same quality and vision as Jonson's noted works completed at his Albuquerque home and studio. While Jonson painted, Vera worked as a clerk at the Spanish Indian Trading Company and assisted in running the art school.

From this exposure, Jonson gained a reputation in the state. He had his first public commission with *A Cycle of Science*, a Works Project Administration mural completed at the University of New Mexico Library in 1934 — the same year he joined the faculty of the university's art department. This appointment would eventually lead the artist and his wife away from Santa Fe.

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[13] Adding uncertainty over Meem's role is the University of New Mexico Art Museum's presentation of various photographs of Santa Fe Jonson homes with the titles "first" and "second." "Santa Fe, 1922-1950," https://artmuseum.unm.edu/raymond-jonson-web-portal/santafe/, accessed July 6, 2022.
[14] *Santa Fe New Mexican*, June 24, 1925, 6.
[15] Garman, *The Art of Raymond Jonson, Painter*, 57.

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In 1938, along with Hungarian painter Emil Bisttram, Jonson founded the Transcendental Painting Group — the first group of New Mexico painters to pursue entirely non-objective art. The group further helped establish New Mexico — next to New York — as the principal locale of avant-garde painting in America. Although short-lived, the Transcendental Painting Group garnered national and international attention and exhibited at the Guggenheim Museum in 1940. When artist Elaine de Kooning came to the University of New Mexico to teach in 1957, she felt that she had "found the key" in Jonson, "the force that created a climate that enabled art to endure in a desert."[16]

The activities in Jonson's Santa Fe home studio served as a prelude to the Jonson Gallery and Residence in Albuquerque. He established the latter when he started instructing at the University of New Mexico on a part-time basis in 1934. After having had several years to hone his theories and to know what he wanted in terms of a work and exhibition space in Santa Fe, Jonson now conceived of a more unified structure to exemplify his artist's life. Not only would it contain living quarters and a studio, but a conference space, workroom, study, gallery and storage spaces for a collection of his own works and those by students and other significant artists.

When it opened on January 8, 1950, the Albuquerque gallery became New Mexico's premier modern exhibition space of the 1950's, and was heralded as "a monument to modern art."[17]

Frank C. and Adelle Rand Jr. Guesthouse

Born in St. Louis on December 28, 1907, Frank Rand, Jr.'s family owned a large shoe manufacturing concern. His father, Frank C. Rand, Sr. started the Johnson, Carruthers & Rand Shoe Company of Memphis, Tennessee, in 1892 along with relatives Jack and Oscar Johnson. Six years later, the investors sold the company and moved to St. Louis to launch Roberts, Johnson & Rand Shoe Company, where Frank Sr. advanced to vice president. After several mergers, the company became the International Shoe Company, with Frank Sr. serving as president and then chairman until his death in 1949.

As the scion of a prominent American industrialist, Frank Jr. looked to make his mark in the West. He first moved to Santa Fe in the early 1930s with his then-wife Lillian Huff, a

[16] Elaine De Kooning, "New Mexico," *Art in America* 49 (June/July, 1961), 56.
[17] Quoted in "Jonson Gallery at UNM," Collectors Guide, https://www.collectorsguide.com/ab/abfa20.shtml, accessed June 30, 2022.

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Detroit native he had married in 1929. In Santa Fe, Frank invested in a car dealership, Wray L. Simmons Hupmobile at 235 Don Gaspar Avenue, turning it into the jointly named Simmons-Rand Motor Corporation. There he served as president.

He invested a few years later in a machinery business, the McChesney-Rand Equipment Company. During this time, the Rands lived at 542 Camino de Monte Sol in a neighborhood filled with artists and summer residents.

Frank and Lilian fell quickly into the Santa Fe social scene, where Frank hosted parties and dances at La Fonda.[18] But a year later, the Rands moved to Colorado Springs, where Frank established a ranch. They split their time between the ranch and the family's home in St. Louis.

On April 11, 1934, Lillian filed for divorce, citing incompatibility. She valued Rand's estate at $200,000 and anticipated that he would inherit "a legacy in excess of $1,000,000."[19]

After the divorce, Frank focused on developing his ranch, working with a Colorado architect to design a modern ranch house. It was filled with sculptures by artist Bruce Wilder Saville and described in one account as "one of the show places of Colorado Springs."[20]

Four years later, Rand married Adele Levis, the granddaughter of the founder of the Illinois Glass Company. Born in Alton, Illinois, she had earlier married John Merrill Olin, another son of an industrialist. Olin had taken over management of his father's Western Cartridge Company and two other powder firms, which he turned into the Olin Corporation.

Frank and Adele married on May 17, 1938, in her apartment at 120 East End Avenue in Manhattan. Adele, interested in interior decoration, visited Santa Fe several times over the year to purchase furniture for their ranch in Colorado Springs.

Late in 1938, Frank's investing interests turned to newspapers, eventually leading him back to Santa Fe. In February 1939, Rand and several Santa Fe investors applied for

[18] *Santa Fe New Mexican,* June 6, 1931, 1.
[19] Ibid., April 11, 1934, 2.
[20] Ibid., May 28, 1938, 2.

incorporation papers to establish the Examiner Publishing Company of Santa Fe.[21] The corporation had as its goal to publish a weekly newspaper to compete with the *Santa Fe New Mexican*, the city's then 91-year-old publishing institution.
Within a year, Frank had purchased the stock and assets of the *Santa Fe New Mexican* from a Kansas business interest, assuming control and operation of the paper on June 1, 1940.[22] Rand's purchase returned the newspaper to local ownership. He published both the *New Mexican* and the *Capital Examiner* for a time but combined them as one paper in September 1940. For nearly eight years, Frank served as the publisher and president of the New Mexico Publishing Company.

During his tenure, he oversaw the construction of the Santa Fe New Mexican building on East Marcy Street and the development of Radio Plaza adjoining to the east. Frank's interest in media included incorporating with the El Paso Broadcasting Company to operate the radio station KTRC, which became a division of his New Mexico Publishing Company.[23]

Reflecting on his management, the *New Mexican* wrote in 1949 that Rand introduced a brand of Republicanism to the newspaper "but was hapless in trying to break the Democratic sway in both state and national elections."[24] In late 1948, Rand sold the New Mexican to Robert M. McKinney, a Tucumcari cattleman, who introduced an independent editorial policy.

Rand continued to work in Republican politics and was considered a potential candidate for the 1951 governor's race. He instead supported Edwin L. Mechem and hosted a dinner for the candidate at the Camino de las Animas home. Mechem won and, in turn, appointed Rand to the State Finance Board — a position he kept for less than a year.

In his later years, Rand maintained an office (Room #2) at Radio Plaza, where he managed a small real estate business. He also became a cattleman, establishing the Valley Irrigation and Livestock Company near Moriarty.

In late 1939, the Rands approached John Gaw Meem with a potential project to renovate their residence at 461 Camino de las Animas. Their nearly 13-year relationship

[21] *Albuquerque Journal*, February 2, 1939, 6.
[22] *Las Cruces Sun-News*, May 30, 1940, 1
[23] *Santa Fe New Mexican*, September 5, 1945, no page.
[24] Ibid., August 24, 1949, 11.

started with a handwritten note scribbled on the back side of two pieces of recycled mimeograph paper. Dated September 19, 1939, the message captures Frank and Adele Rand's first meeting with Hugo Zehner, Meem's associate.

The Rands communicated to the architects a desire to renovate the entire house. This not only included changing door heights, adding baths, and upgrading heating but also the construction of a new living room and an extension of the bedroom wing for "Mrs. Rand's Bedroom" suite. In addition, the south elevation of an attached garage would turn into the "Servant's Room," with a new two-car garage constructed 75' away from the house. The couple also desired such things as a closet for, as Zehner noted, "coat and junk (Tennis Rackets etc)."[25] Important to this report was also a desire to "rearrange" the upstairs bedroom as a "Guest Suite."[26] Nothing was said in the early exchanges about the fate of the former Jonson home and studio.

Changes and revisions continued throughout the project, with the contractor having to alter his material and work estimates at least five times. What resulted at the end of the estimated $33,575.95 project was a compromise between Meem's original proposal and the Rands' constant tweaking of details.

Bay Windows

After ten years of sporadic improvements to the main house, the Rands briefly turned their attention to the house at the foot of their estate. Appearing in a few surviving drawings are a few changes to the building, including the aforementioned bay windows, a bar addition, and a billiards room planned for Jonson's former studio. Other than the bay windows, it is unclear what parts of Meem's drawings were followed.[27] But by 1958, as evidenced by an aerial, the house had been modified into its current footprint.

Frank Rand Jr. spent much of his time in New York City, where he owned a racing horse stable and was a member of the Turf and Field Club as well as the Links Club and Regency Club.[28] He died in Santa Fe of a heart attack on December 29, 1975. He was 67 years old.

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[25] Hugo Zehner, "Memo of visit to Charles Broome House," September 19, 1939. Handwritten note on legal pad. John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.
[26] Ibid.
[27] Some designs for the larger Rand project, as found in the UNM Meem collection, do not appear to have been executed.
[28] *Santa Fe New Mexican*, December 30, 1975, 1.

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During this period the old home and artist studio were occupied by Albert H. Ward, a World War II veteran, served for many years as the executive trustee of the Frank C. Rand Jr. Trust.

Adele continued to live on and off in Santa Fe. She died in New York City on July 8, 1994, at the age of 95. An obituary in the Santa Fe New Mexican detailed her longtime support of St. Vincent's Hospital and the local Boy Scouts of America organization.[29]

Evaluation of Historical Status

With changes to the historic structure starting in the 1950s, the Residence communicates a strong Rand-era association. But the larger house behind it, at 461 Camino de las Animas, is a better expression of the newspaperman's wealth. Of the Jonson period, only the studio window remains, indicating its original use.

The Casita is less altered, and at its façade is still able to convey the Jonson period. Yet it is only one half of the former Jonson home and studio. The later design in Albuquerque more persuasively expresses the artist's vision and retains high integrity.

Neither the Casita or Residence rises to the level of Significant status. Following this reasoning, the recommendation is to maintain Contributing status for the conjoined buildings.

Greenhouse and Potting Shed

There is no evidence tying the greenhouse to architect John Gaw Meem, or artist Raymond Jonson. Project records for the various remodeling programs for the Rand main house and guesthouse never discuss a greenhouse or potting shed.

A previous survey noted that the greenhouse and the garage and maid's quarters had been added to the Santa Fe County tax rolls in 1940.[30] This would imply that all three

[29] Ibid., July 7, 1994, Section B, 1.
[30] Gayla Bechtol, 461 Camino de las Animas, Santa Fe, Santa Fe County, New Mexico. New Mexico Historic Cultural Inventory, Forms 1 and 2, August 8, 2014.

structures were owned by Rand, not Jonson. This is affirmed by a survey of the garage and maid's quarters, which clearly establishes that they were under Rand's ownership.[31] In the same period, Meem had worked with Lord & Burnham to design a conservatory as part of a remodeling project of the Breese estate on Upper Canyon Road.[32] Meem's files for that project include multiple letters between the architect and Lord & Burnham.[33] This is not the case for the Rand projects, where there is no mention of a greenhouse.

At the September 9, 2014 hearing, where the greenhouse's status came up for review, the Board gave it a Significant designation, assuming it was associated with Meem and Jonson.[34] This, however, may have been in error. As demonstrated above, there are no records tying the greenhouse to Meem, and its ownership and association are with Rand rather than Jonson.

For this reason, there is merit to considering a downgrade of status from Significant to Contributing, given lack of proven historical associations and that three-quarters of the structure is a stock glass greenhouse, exhibiting no architectural significance.

Walls

The sections of walls discussed above are presumed to be historic and contribute to the Rand guesthouse and its designed landscape. These are recommended for Contributing status.

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[31] John W. Murphey, 461 Camino de las Animas, Frank C. and Adele Rand Jr. Residence, Garage, Santa Fe, Santa Fe County. New Mexico, New Mexico Historic Cultural Properties Inventory, Forms 1 & 2, April 24, 2015,

[32] 1469 Upper Canyon Road, James L. Breese, Jr. Residence, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory, Forms 1 & 2, December 23, 2017

[33] John Gaw Meem Job File #348, Center for Southwest Research, University of New Mexico.

[34] "Minutes of the City of Santa Fe Historic Districts Review Board, September 9, 2014," 15, file:///C:/Users/first/Downloads/09-09-14_Historic_Districts_Review_Board_FINAL%20(1).pdf, accessed July 5, 2022.

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Illustrations

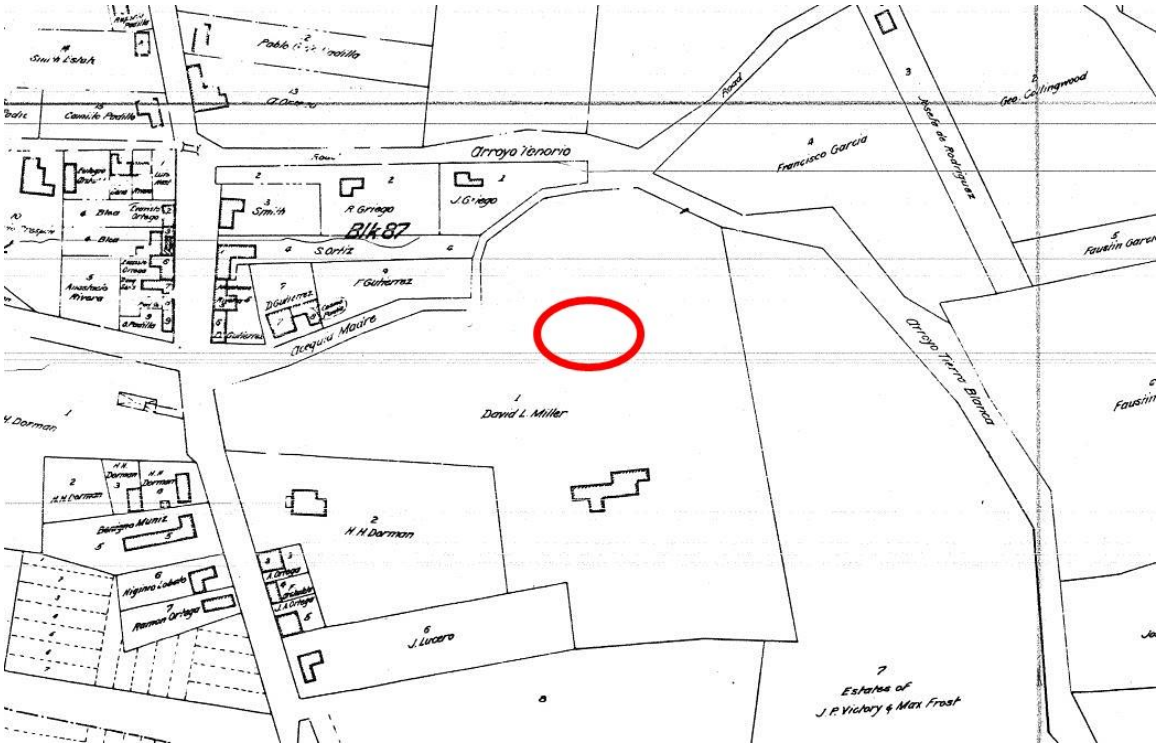

Figure 1: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912. Subject property under David Miller ownership

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Figure 2: Undated photograph of "First" Jonson Home and Studio.
Courtesy University of New Mexico Art Museum.



Figure 3: Undated photograph of "First" Jonson Home and Studio.
Courtesy University of New Mexico Art Museum.

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Figure 4: Undated photograph of "Second" Jonson Home and Studio.
This may represent a Meem makeover the original building.
Courtesy University of New Mexico Art Museum.

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Figure 5: Undated of photograph of Vera Jonson in front of Casita.
Courtesy University of New Mexico Art Museum.

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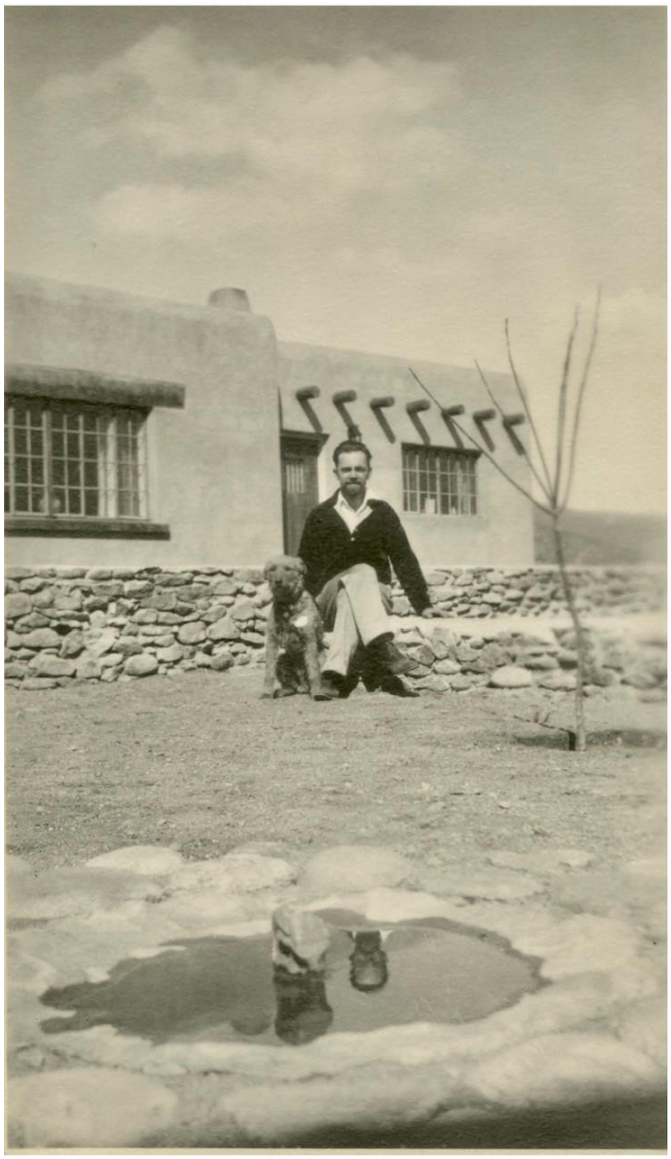

Figure 6: Undated of photograph of Raymond Jonson in front of Residence. Courtesy University of New Mexico Art Museum.

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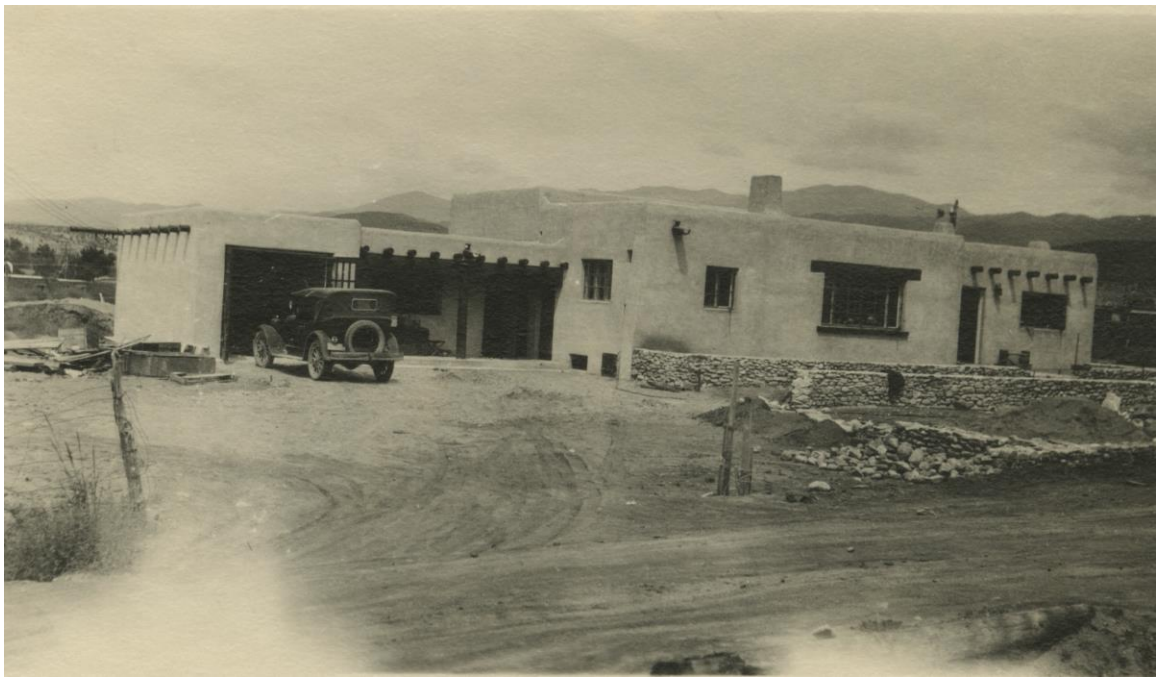

Figure 7: Undated photograph of "Second" Jonson Home and Studio. Courtesy University of New Mexico Art Musuem.



Figure 8: February 27, 1950, drawing of bay windows to Frank and Adele Rand guesthouse. Courtesy John Gaw Meem Collection, Job File #331, Zimmerman Library, University of New Mexico, Albuquerque.

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Figure 9: October 25, 1948, aerial photograph.
It is unclear whether the Greenhouse and Potting Shed are in existence.

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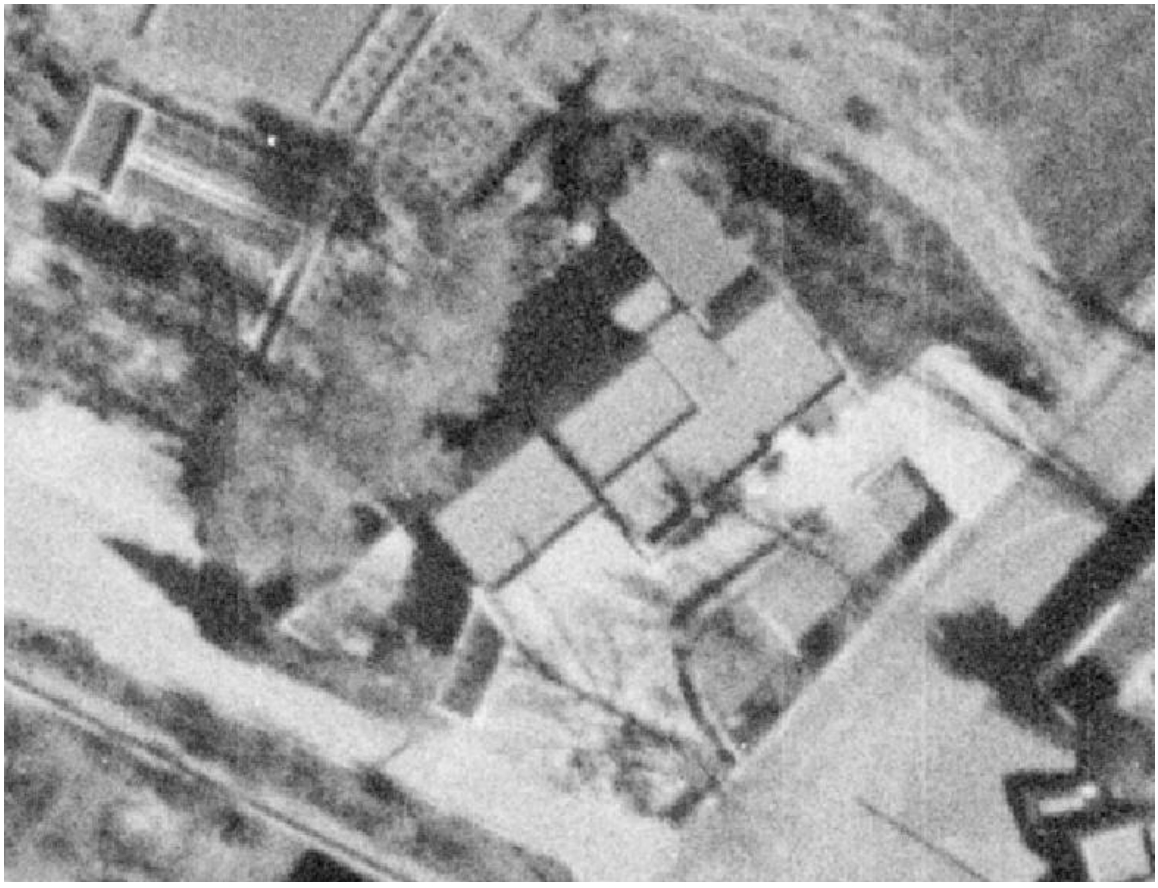

Figure 10: November 10, 1958, aerial photograph.
Compound has achieved its current footprint.

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Figure 11: September 11, 1978, aerial photograph.
Note probable alteration of bar/passage area.

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Survey Photographs

(All images taken by John W. Murphey on June 15 2022, unless otherwise noted)



Photo 1: Full west façade, outdoor room at left.
Camera facing northeast.

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Photo 2: Casita, south elevation.
Camera facing north.

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Photo 3: Casita, west elevation.
Camera facing east.

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Photo 4: Casita (right), north elevation.
Camera facing southeast.

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Photo 5: Residence, south elevation.
Camera facing northeast.
June 14, 2022.

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Photo 6: Residence, south elevation, west bay.
Camera facing north.
June 14, 2022.

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Photo 7: Residence, south elevation, entrance and east by. Camera facing north.

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Photo 8: Residence, east elevation.
Camera facing southwest.

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Photo 9: Residence, east elevation; older house (left), billiards/guest room addition (right).
Camera facing west.

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Photo 10: Residence, billiards/guest room addition, east and north elevations. Camera facing southwest.

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Photo 11: Residence, billiards/guest room addition, west elevation and portal. Camera facing east.

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Photo 12: Residence, north elevation; bar addition (left), artist's window (right). Camera facing south.

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Photo 13: Residence, north elevation.
Camera facing southwest.

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Photo 14: Greenhouse, west and south elevations.
Camera facing northeast.

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Photo 15: Greenhouse, south and east elevations.
Camera facing northwest.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**



Photo 16: Greenhouse, interior.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**



Photo 17: Potting Shed, west elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**



Photo 18: Potting Shed, north elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**



Photo 19: Potting Shed, east and north elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**



Photo 20: Street wall.
Camera facing northeast.

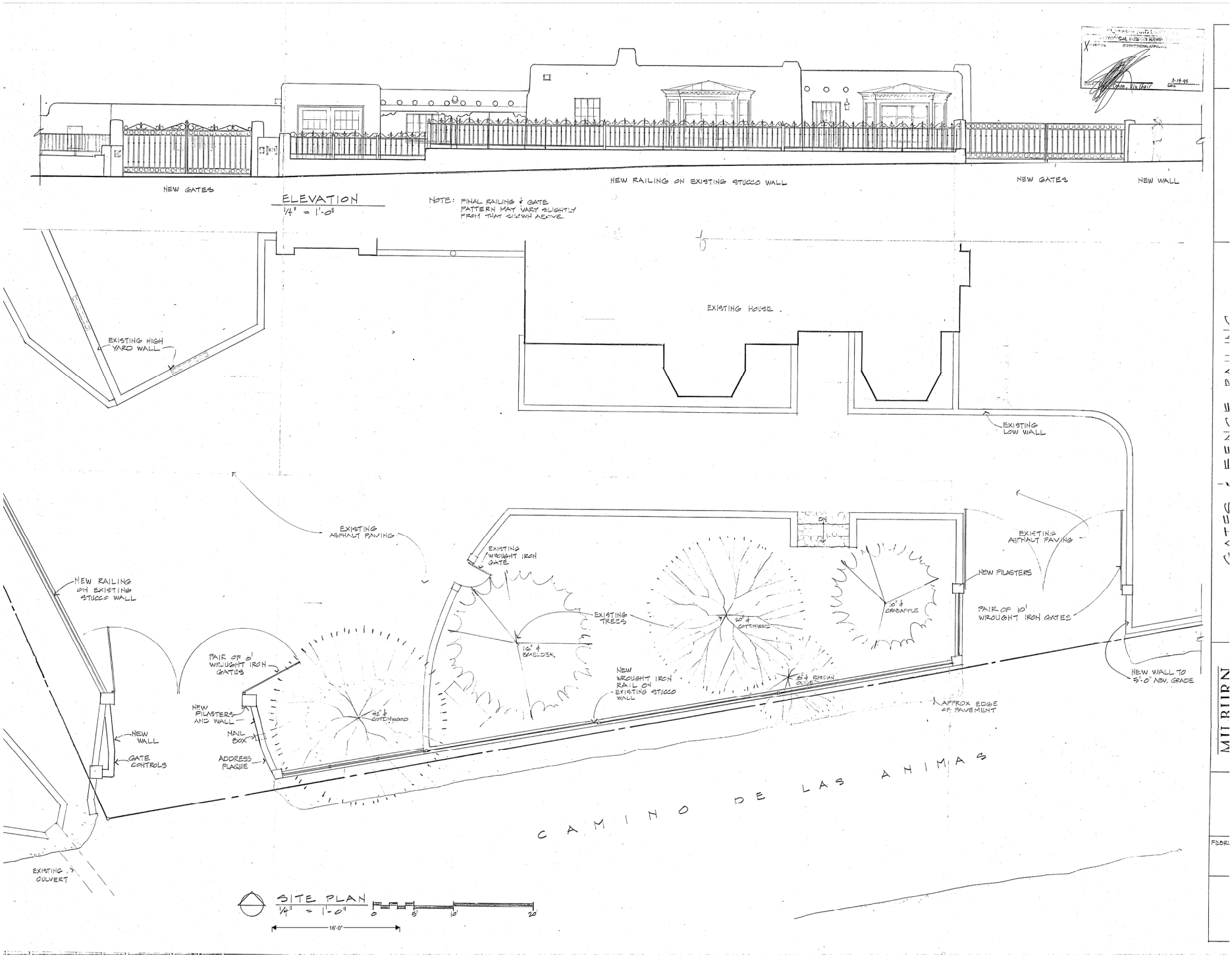
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**



Photo 21: Interior Driveway Wall.
Camera facing east.



NEW GATES
NEW RAILING ON EXISTING STUCCO WALL
NEW GATES
NEW WALL
ELEVATION
1/4" = 1'-0"
NOTE: FINAL RAILING & GATE PATTERN MAY VARY SLIGHTLY FROM THAT SHOWN ABOVE.
EXISTING HIGH YARD WALL
EXISTING HOUSE
EXISTING LOW WALL
EXISTING ASPHALT PAVING
EXISTING WROUGHT IRON GATE
EXISTING ASPHALT PAVING
NEW RAILING ON EXISTING STUCCO WALL
NEW PILASTERS
PAIR OF 10' WROUGHT IRON GATES
EXISTING TREES
16" ϕ BOULDER
20" ϕ COTTONWOOD
10" ϕ CRABAPPLE
PAIR OF 6' WROUGHT IRON GATES
NEW WROUGHT IRON RAIL ON EXISTING STUCCO WALL
8" ϕ RUSSIAN OLIVE
NEW WALL TO 5'-0" ABV. GRADE
NEW PILASTERS AND WALL
42" ϕ COTTONWOOD
APPROX EDGE OF PAVEMENT
NEW WALL
MAIL BOX
GATE CONTROLS
ADDRESS PLAQUE
CAMINO DE LAS ANIMAS
EXISTING CULVERT
SITE PLAN
1/4" = 1'-0"
0
5'
10'
20'
16'-0"

ITEM # 15-0725

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

Case #H-15-023
Address-463 & 465 Camino de las Animas
Owner/Applicant's Name- Joan Macfarlane
Agent's Name- Kate Leriche

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Kate Leriche**, agent for **Joan Macfarlane** ("Applicant").

463 and 465 Camino de Las Animas consist of a contributing main residence (465) and significant greenhouse (463) that were once part of a larger estate formerly addressed as 461 Camino de Las Animas.

465 Camino de Las Animas is a 3,272 square foot single family residence, including a portal and attached garage/studio, listed as contributing to the Downtown and Eastside Historic District. The residence was designed by John Gaw Meem Spanish-Pueblo Revival style in 1925 as a guesthouse for the estate of Raymond Jonson, a well-known abstract painter who taught at UNM. The residence was likely remodeled by John Gaw Meem's firm in 1939-1940, when the estate was owned by Frank C. Rand, Jr. and his wife Adele Levis Rand. The residence was remodeled again in 1995, when the portal was added to the rear of the home, and the front yard wall was modified with wrought iron elements and vehicular gates (Cases H-95-032 and H-95-096). In March and April of 2015 (Case H-15-23), the Board approved construction of a 732 square foot, two-car garage at the rear of the home, as well as several other renovations.

463 Camino de Las Animas is a rare example of a greenhouse designed by John Gaw Meem in approximately 1939 to 1940. The structure features a straight eave glass, steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY, and a site-built, single-story (with below grade basement) Spanish-Pueblo Revival Style "potting shed" which houses the boiler and storage for tools and other items. In September of 2014, the Board reviewed the structure's status and designated it as significant to the Downtown and Eastside Historic District (H-14-077).

The Applicant proposes to construct a 6' high stuccoed masonry yardwall with pilasters along the west lot line at 463 Camino de Las Animas and extending southwest to connect with an existing yardwall at 465 Camino de Las Animas. The wall will be situated approximately 20' to the west of the significant greenhouse and will not impact the low garden wall and rose garden in between the greenhouse and the proposed wall.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
    a. Section 14-5.2(D)(9), General Design Standards
    b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
    c. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 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.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 approved the Application as recommended by Staff.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Cecilia Rios
Chair

7.14.15
Date:

FILED:
Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

7/16/15
Date:

APPROVED AS TO FORM
Zachary Shandler
Zachary Shandler
Assistant City Attorney

7-14-15
Date:

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Kate Leriche, agent for Joan MacFarlane, owner, proposes to construct a 6' high yard wall on the west lot line of a significant property and to the northwest of a contributing residence.

Case number: H-15-023
Project Type: HDRB

PROJECT LOCATION (S): 463 and 465 Camino de las Animas

PROJECT NAMES:

OW – Joan Macfarlane
La Jolla, Ca 92037

1340 West Muirlands Drive
858-456-5288

AP – Kate Leriche, AIA
Santa Fe, NM 87505

814 Camino Acoma
505-699-4417

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 23, 2015. The decision of the Board was to approve the application as submitted. For further information please call 955-6605.

Sincerely,

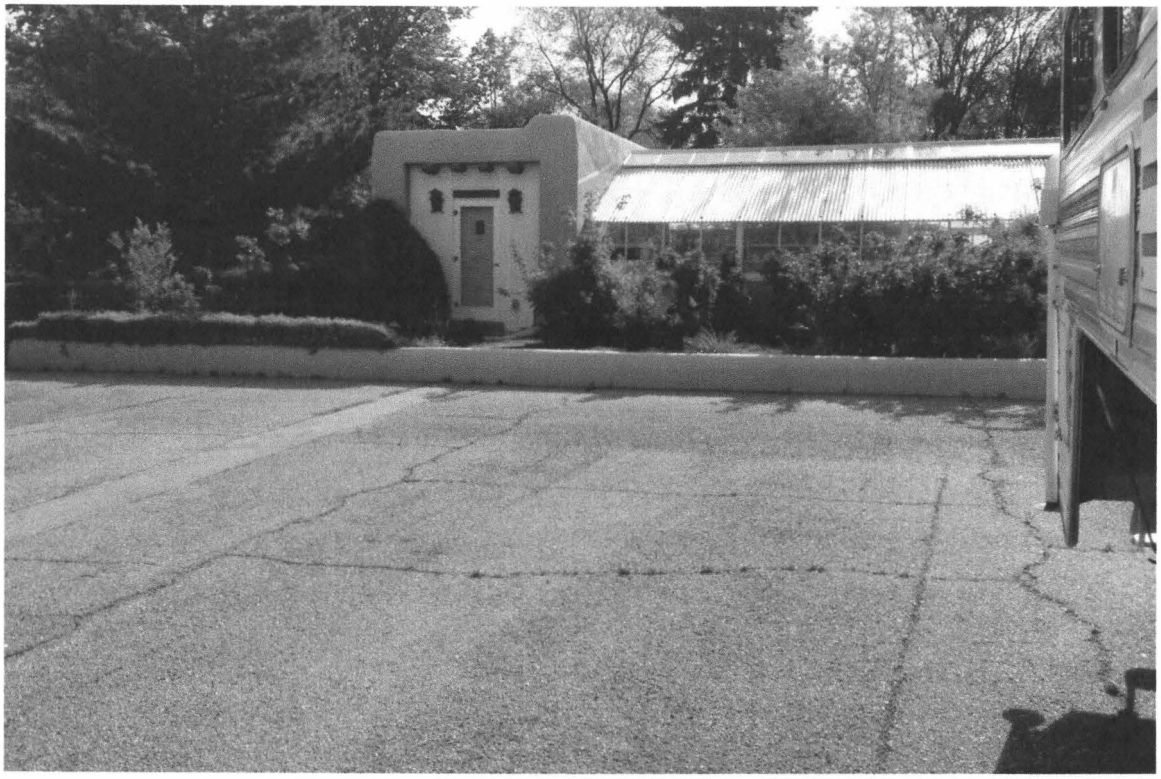
Lisa Roach

Lisa Roach
Senior Planner, Historic Preservation Division

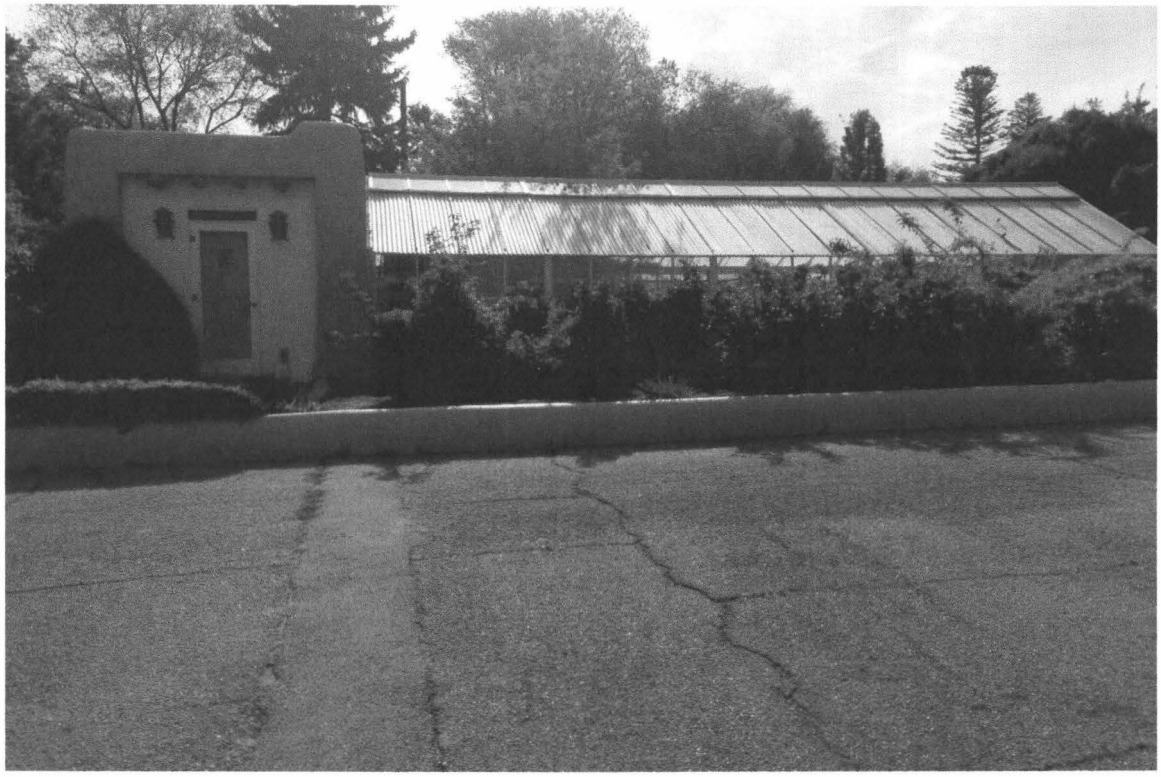
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes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



View from street
461 & 465 Camino de las Animas



west elevation of existing green house
405 Camino de las Animas



City of Santa Fe, New Mexico

memo

DATE: June 23, 2015

TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation DR

FROM: Lisa Roach, Senior Planner in Historic Preservation LR

CASE # H-15-023

ADDRESS: 463/465 Camino de las Animas
Historic Status: Significant / Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- _X_ Case Synopsis
- ___ District Standards & Yard wall & fence standards.
- _X_ Historic Inventory Form
- ____ Zoning Review Sheet
- ____ Other:

APPLICANT SUBMITTALS

- _X_ Proposal Letter
- ____ Vicinity Map
- _X_ Site Plan/Floor Plan
- _X_ Elevations
- _X_ Photographs
- _X_ Other: Archival summary from archaeological report and HCPI forms

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

463 and 465 Camino de Las Animas consist of a contributing main residence (465) and significant greenhouse (463) that were once part of a larger estate formerly addressed as 461 Camino de Las Animas.

465 Camino de Las Animas is a 3,272 square foot single family residence, including a portal and attached garage/studio, listed as contributing to the Downtown and Eastside Historic District. The residence was designed by John Gaw Meem Spanish-Pueblo Revival style in 1925 as a guesthouse for the estate of Raymond Jonson, a well-known abstract painter who taught at UNM. The residence was likely remodeled by John Gaw Meem's firm in 1939-1940, when the estate was owned by Frank C. Rand, Jr. and his wife Adele Levis Rand. The residence was remodeled again in 1995, when the portal was added to the rear of the home, and the front yard wall was modified with wrought iron elements and vehicular gates (Cases H-95-032 and H-95-096). In March and April of 2015 (Case H-15-23), the Board approved construction of a 732 square foot, two-car garage at the rear of the home, as well as several other renovations.

463 Camino de Las Animas is a rare example of a greenhouse designed by John Gaw Meem in approximately 1939 to 1940. The structure features a straight eave glass, steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY, and a site-built, single-story (with below grade basement) Spanish-Pueblo Revival Style "potting shed" which houses the boiler and storage for tools and other items. In September of 2014, the Board reviewed the structure's status and designated it as significant to the Downtown and Eastside Historic District (H-14-077).

Now, the applicant proposes to construct a 6' high stuccoed masonry yardwall with pilasters along the west lot line at 463 Camino de Las Animas and extending southwest to connect with an existing yardwall at 465 Camino de Las Animas. The wall will be situated approximately 20' to the west of the significant greenhouse and will not impact the low garden wall and rose garden in between the greenhouse and the proposed wall.

ARCHIVAL RESEARCH

The Project Area's Historic Context

The subject parcel is comprised of three tracts of land totaling 1.83 acres (Tract 2, 0.4935 acres), (Tract 3-A, 0.7904 acres) and (Tract 3-B, 0.5577 acres). The tracts are located in the Santa Fe Land Grant, seven-tenths of a mile southeast of the Plaza, on the north side of Camino de las Animas. Land ownership of the property was traced back to 1928. The subject property is within the Historic Downtown Archaeological Review District. The current property owner is Joan O. Macfarlane, La Jolla, California.

The former owner of the house at 465 Camino de las Animas (formerly 609 Camino Atalaya) was Raymond Jonson (1891-1982), a well-known abstract painter who taught at the University of New Mexico. Frank C. Rand, Jr. (1907-1975) and his wife Adele Levis Rand, the grandparents of Joan O. Macfarlane, purchased the property from Raymond Jonson. Mr. Rand was described as a business executive, publisher (Santa Fe New Mexican 1940-1949), civic leader and rancher, former board member of the Laboratory of Anthropology and the Northern New Mexico Council, Albuquerque.

John Gaw Meem was the architect for Mr. Jonson's house that is the guest house today, and remodeled the main house and other structures for the Rand's (Appendix X). The estate is composed of a guesthouse, maid's quarters, garages, main house and a greenhouse structure. The Santa Fe County Tax Assessor added the greenhouse, maid's quarters and garage to the tax rolls in 1940. John Gaw Meem designed the similar laundry room, maid's quarters and garage additions in 1939, 1940 (Frank C. Rand, Jr. Job #331 A-E, 1939, 48, 50, 52).

The greenhouse structure is made of two buildings: the straight eave glass/steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY and the site built single-story (with below grade basement) stucco on masonry or concrete, flat roof auxiliary building. At least half of the original glass in the greenhouse has been replaced with corrugated fiberglass (Appendix X). The Historic Cultural Properties Inventory (HCPI) Base Form (FORM1) is included as Appendix E.

On April 1, 1998, a Warranty Deed of Personal Representative was filed on the death of Adele Levis Rand on July 8, 1994, that nominated John C. Tubbs to serve as Personal Representative of the decedent's estate. In discharge of his duties as Personal Representative, Mr. Tubbs conveyed Joan M. Wise certain property owned by the estate. John C. Tubbs acting as the Personal Representative of the Estate of Adele Levis Rand then transferred title to the properties to Joan Macfarlane, Trustee of the Joan Macfarlane Trust dated July 14, 1997, whose address is c/o Wise Enterprises, 828 Prospect Street, La Jolla, California. (Book 1544, Pages 626-631, SFCO).

On January 27, 1949, a Warranty Deed (Joint Tenants) was filed transferring title from the Regents of the University of New Mexico to Frank C. Rand Jr. and Adele Levis Rand, his wife (Book 42, Page 156, SFCO).

On October 11, 1948, a Warranty Deed was filed transferring title to the property from Raymond Jonson and Vera Jonson, his wife to the Regents of the University of New Mexico as soon as quarters were available for them on or near the campus of the University of New Mexico at Albuquerque, New Mexico (Book 38, Page 166, SFCO).

On December 14, 1939 a Warranty Deed was filed transferring title to described lots or parcels of land and real estate from Helen S. Broome and Charles C. Broome, her husband to Frank C. Rand, Jr. and Adele L. Rand, his wife (Book 18, Page 274, SFCO).

On October 6, 1928, a Warranty Deed was filed transferring title from Agnes Buzzell to Raymond Jonson (Book 6, Page 42, SFCO).

John Gaw Meem and the Santa Fe Style

The Spanish-Pueblo studio and residence at 465 Camino de las Animas was created by John Gaw Meem, the pioneer and master of Santa Fe style, whose work shaped the character of present-day Santa Fe. Meem was the dominant architectural talent in the first half of the 20th century and his buildings comprise many of the landmarks of our town: The La Fonda, Christo Rey Church, the Laboratory of Anthropology, the Plaza portals, and of course many gracious homes including the Conkey, Hollenback, and Meem residences.

John Gaw Meem came to New Mexico in the spring of 1920 after contracting tuberculosis, the result of falling victim to the influenza epidemic of 1918. His illness had put to an end a planned career in international banking. Meem came to Sunmount Sanatorium to convalesce, and found an institution and town that served to foster a vocation at which he proved to be a master.

Dr. Mera, the head of Sunmount, encouraged mental and social pursuits to help heal his patients. The sanatorium served as a social venue, and there was interaction with an intellectually vibrant group of local residents, many of whom had fallen in love with the unique character of old Santa Fe and decried the increasing Anglicization of the town. Most important among these for Meem was Carlos Vierra, who was an early admirer of the vernacular architecture.

As Meem's health improved, he was encouraged to sketch and study the local landscape and buildings. Soon he had requests to assist other patients and local residents with renovations and additions to buildings they had bought, and Dr. Mera provided Meem with an old building on the property to serve as a studio and office. By the fall of 1922, Meem was recovered enough to secure a position with an architecture firm in Denver, where he also acquired formal training at the Atelier Denver. But after a relapse he returned to Santa Fe in January of 1924, and established his long career here, when Meem and fellow patient Cassius McCormick founded their firm on Washington's Birthday in 1924.

The Raymond Jonson project occurred in his fourth year in business, while Cassius McCormick was his partner. Meem and McCormick formed their partnership in 1924, but McCormick left New Mexico four years later. John Gaw Meem designed the Raymond Jonson studio and residence and its later additions when Frank C. Rand, Jr. and Adele L. Rand acquired the property in 1939.

Meem and McCormick Architects work was primarily residential and mainly in the Spanish-Pueblo Revival Style. Typical of what we think of as John Gaw Meem design is a group of ten houses built between 1925 and 1928: the Mary Austin house (439 Camino del Monte Sol, July 1925); the related Meadors-Staples-Anthony houses (421-429 Delgado, 1925); the Emory Stedman house (646 Garcia Street, June 1926); the Tex Austin dude ranch (Rowe, New Mexico, December 1925); the Roberta Robey house (335 Delgado, April 1926); the Dr. James Rolls house (518 Palace Avenue, July 1926); the Ferdinand Koch house (326 Coronado Road, August 1928) and the Raymond Jonson studio-house (then 609 Camino Atalaya, March 1928). Of modest size (except for the dude ranch) all were built in Meem's Spanish-Pueblo style but are somewhat more picturesque than his later work (Bunting 1983). That is, the silhouettes of the parapets and garden walls were apt to be slightly wavy and irregular, the corners and parapet

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location: 461 Camino de Las Animas, Formerly 465 Camino de Las Animas and known as East Buena Vista St.	3. Local Reference Number: 4. County Santa Fe

5. Property Type:
X Building ___ Structure
___ Site ___ Object

6. Date of Survey:
August 8, 2014

7. Previous Survey Date(s):
___/___/___
X No previous survey

8. Name of Project:
HDRB Status Review/Re-survey

9. UTM
Zone:
Easting:
Northing:



Photo:

10. Photo Information — Negative Location: Digital — View of: West Elevation

11. Brief Description of the Property: This building is part of a larger estate composed of a guesthouse, maid's quarters plus garages, main house and the greenhouse structure. The greenhouse structure is made of two buildings: the straight eave glass/steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY, and the site built single-story (with below grade basement) stucco on masonry or concrete, flat roof auxillary building which houses the boiler and storage for tools and other greenhouse items. There are two entrances to the auxiliary bldg. one of which has exposed lead covered exposed vigas, carved wood door with exposed painted lintel, inset into wall with white accent paint. The bulkhead of the greenhouse is stucco on concrete with metal sill cap. The muntins of the greenhouse are cypress wood covered in metal and originally lead paint. At least half of the original glass has been replaced with corrugated fiberglass.

12. Who uses the property? The owners of the estate employ staff to care for the grounds that include hot house plants that are moved seasonally in and out of the greenhouse. It appears at some point the basement might have also been for food storage.

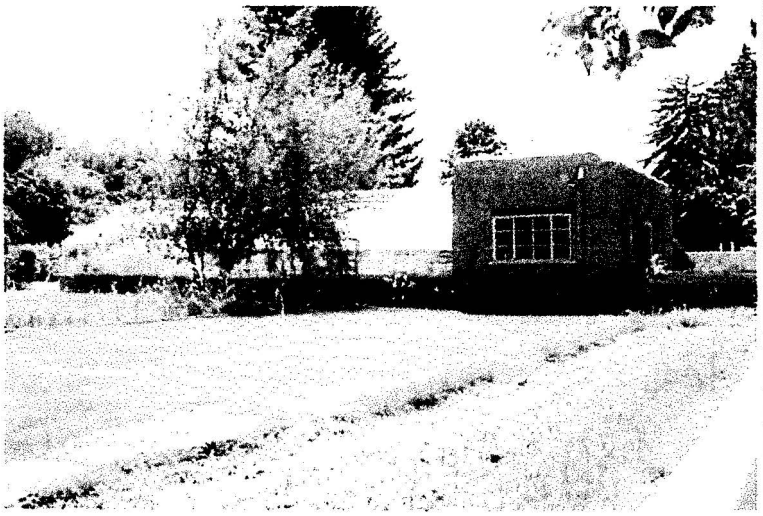
13. Construction Date: 1939-40 ___Known X Estimated Source: SF County Tax Assessor added the greenhouse, maid's quarters and garage to the tax rolls in 1940. John Gaw Meem designed the similar laundry room, maid's quarters and garage additions in 1939, 1940. Frank C. Rand, Jr. Job #331 A-E, 1939, 48, 50, 52.

14. Setting:
___ Suburban ___ Rural X Village ___ Urban If Urban: ___ Commercial ___ Industrial ___ Residential ___ Public

15. Relationship to Surroundings: ___ Similar X Dissimilar
Comments: Large Estate on the edge of the historic core of Santa Fe made of smaller parcels, farms, and homes

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

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



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

Gayla Bechtol, AIA
505-660-6301
gayla@gbasantafe.com
1813 Hano Rd.
Santa Fe, NM

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

Joan Macfarlane
1340 W. Muirlands Drive
La Jolla, CA 92037

19. Is Property Endangered? __ Unknown __ No X Yes How? The estate will be divided into smaller parcels and most likely this building or part of it will be demolished.

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Former owners of the estate are Raymond Jonson (1891-1982), a well-known abstract painter who taught at UNM and Frank C. Rand, Jr (1907-1975, perhaps a nephew of Frank C. Rand(1876-1949), one of the founders of the International Shoe Company, St. Louis, MO) and his wife Adele Levis Rand, both involved in the Santa Fe and Albuquerque communities. Mr. Rand received the Boy Scouts of America Silver Buffalo Award in 1955 who describe him as a business executive, publisher (Santa Fe New Mexican 1940-49), civic leader and rancher, former board member of the Laboratory of Anthropology and the Northern New Mexico Council, Albq. John Gaw Meem was the architect for Mr. Jonson's house that is the guest house, and remodeled the main house and other structures for the Rand's.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown X No __ Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No X Yes
Why? This building was integral to the estate and the grounds of a prominent couple in Santa Fe and was most likely designed by John Gaw Meem. Drawings specific to the greenhouse auxiliary building were not found in the archives.

23. National or State Historic District:
Is this property in a historic district? __ Unknown __ No X Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? Santa Fe Downtown and Eastside X State X National

24. Supplemental Form
__ None _X_ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: 13

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	2. Location: 461 Camino de Las Animas, Formerly 465 Camino de Las Animas and known as East Buena Vista St.	3. Local Reference Number:
		4. County Santa Fe
		5. Date of Survey August 8, 2014



1958 Aerial Photograph New Mexico Department of Transportation

Kate Leriche, AIA
814 Camino Acoma
Santa Fe, NM 87505
505 699 4417

May 27, 2015

Historic Preservation Division
Santa Fe City Hall
200 Lincoln Ave.
Second Floor
Santa Fe, NM 87501
Attn: David Rasch, Planner Supervisor & Lisa Roach, Senior Planner

Reference property:
Joan Macfarlane
465 Camino de Las Animas
Santa Fe, NM 87505

Dear David and Lisa,

In reference to the property listed above, the owner, Joan Macfarlane would like to build a 6' high site wall between her property at 465 Camino de las Animas and the adjacent property at 461 Camino de las Animas. At the time of this letter, Joan owns both properties but 461 is for sale. The north length of the proposed site wall runs parallel with the existing greenhouse on the 465 property along the new lot line. This structure has a significant status, report attached. The south length of wall is placed more on the 465 property so that the large blue spruce trees and established landscaping at the base of these trees is not disturbed. The root structure of the existing large blue spruce trees will be protected during the site wall construction and all digging near these trees will be done by hand and supervised by tree specialist.

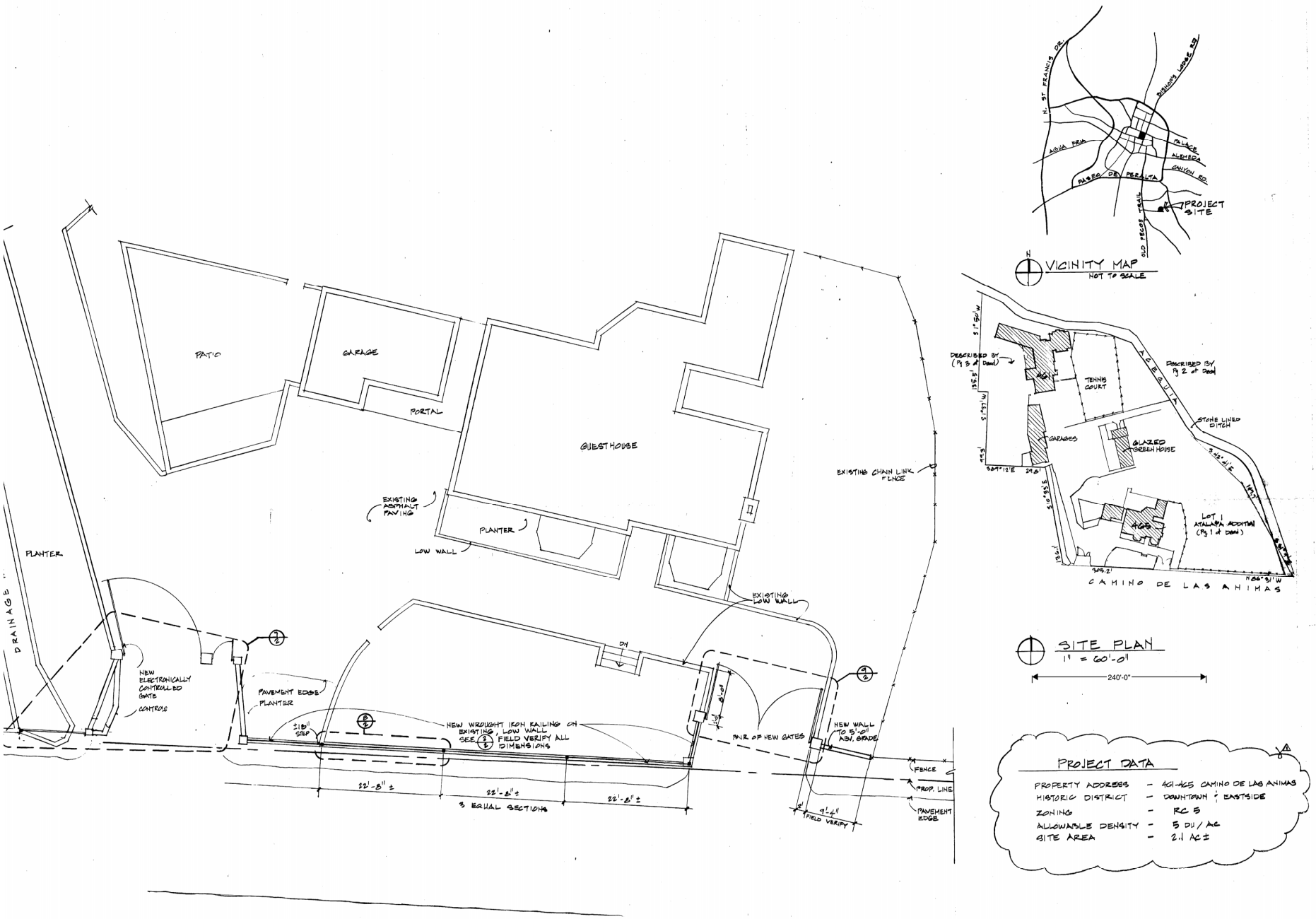
A. Please note the following:

1. This proposed site wall is not publicly visible.
2. It is more than 100' from the public road.
3. It is located on a side yard property line.
4. And, because of the above, it can be 6' high without asking for an exception.

If there is any further information required, please let me know.

Thank you,

Kate Leriche, AIA



1/8" = 1'-0"

32'-0"

FENCE PLAN

VICINITY MAP

NOT TO SCALE

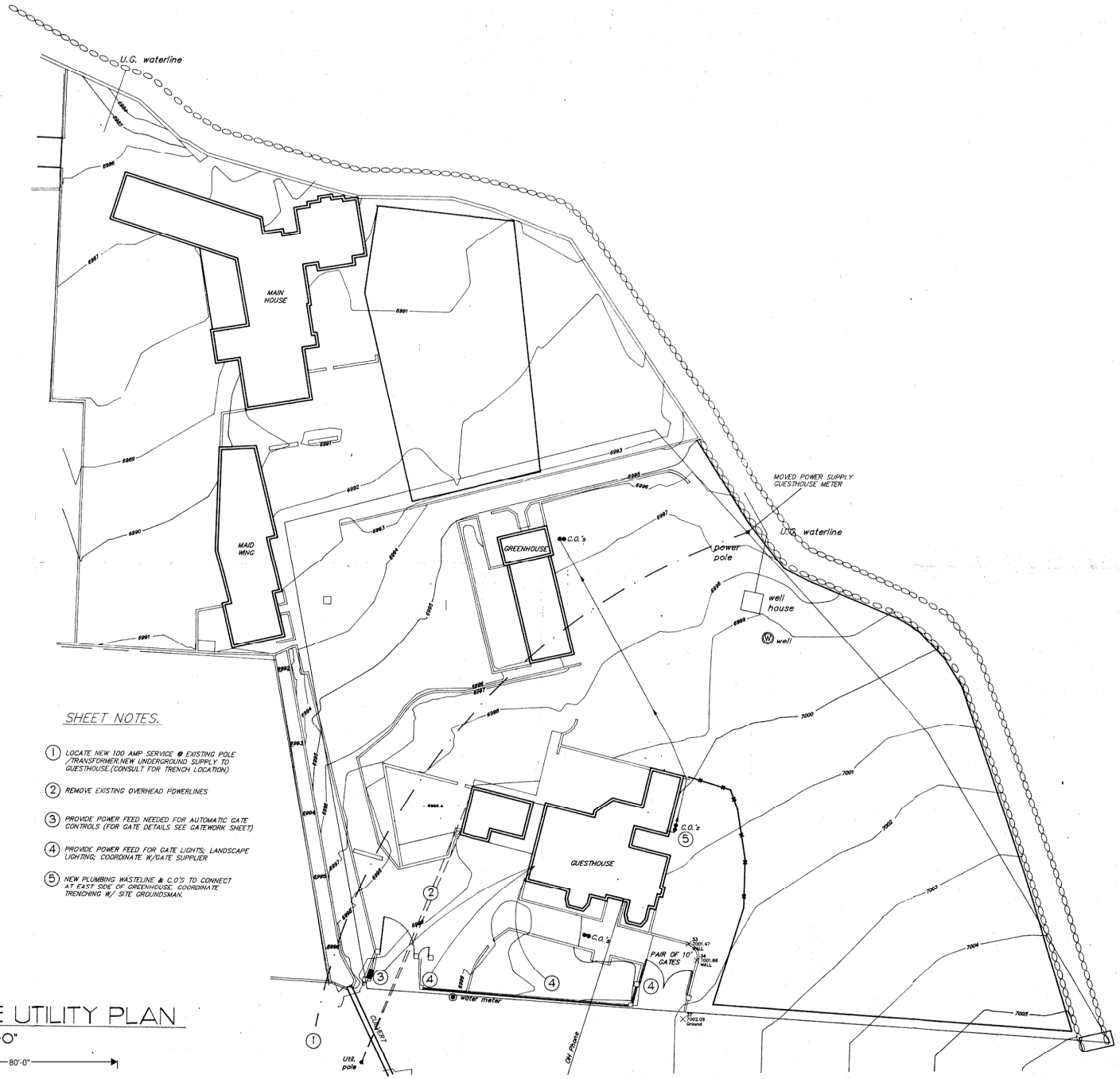
SITE PLAN

1" = 60'-0"

240'-0"

PROJECT DATA

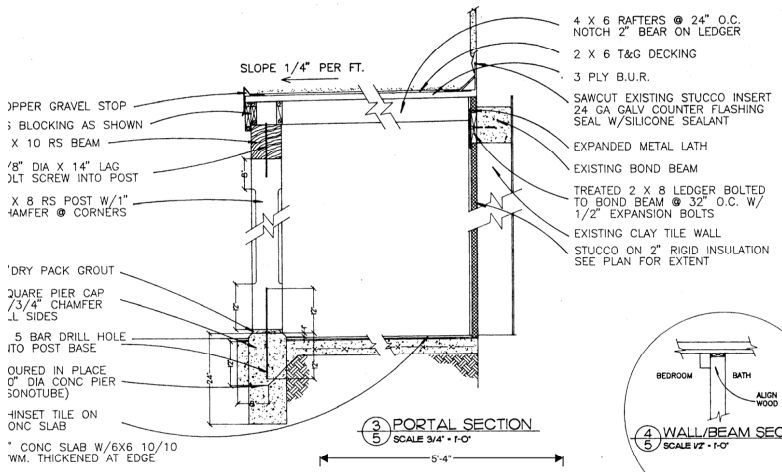
PROPERTY ADDRESS	–	461-465 CAMINO DE LAS ANIMAS
HISTORIC DISTRICT	–	DOWNTOWN & EASTSIDE
ZONING	–	RC 5
ALLOWABLE DENSITY	–	5 DU / AC
SITE AREA	–	2.1 AC ±



1/3 SITE UTILITY PLAN

1" = 20'-0"

80'-0"



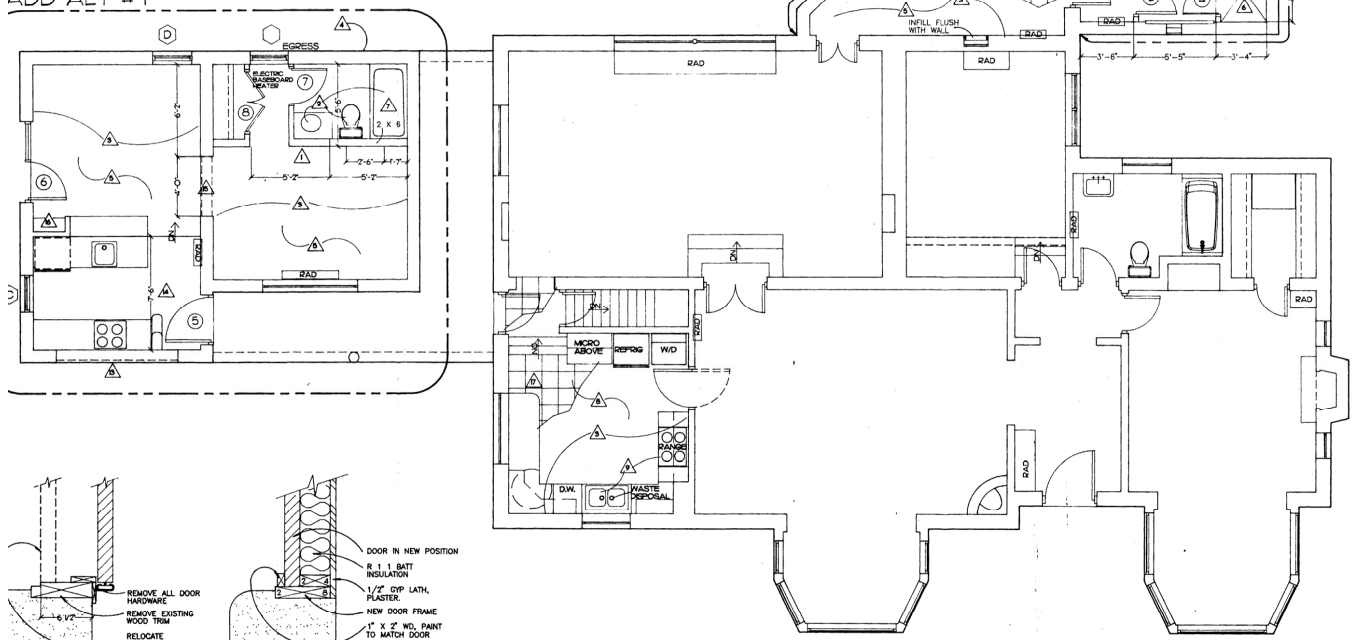
3/5 PORTAL SECTION
SCALE 3/4" = 1'-0"

4/5 WALL/BEAM SECTION
SCALE 1/2" = 1'-0"

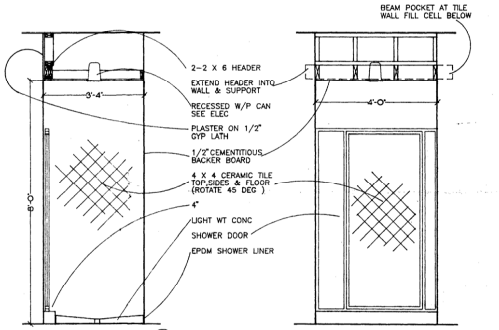
SHEET NOTES:

1. PARTITIONS TO BE 2 X 4 WD STUD (UNLESS SHOWN OTHERWISE). W/1/2" GYP LATH PLASTER & PAINT TO MATCH EXISTING.
2. INSTALL NEW FIXTURES AS SHOWN. REFER TO PLUMBING PLAN
3. INTERIOR WALLS TO BE PATCHED AS NEEDED TO MATCH EXISTING PLASTER, & PAINTED TO MATCH , EXISTING.
4. 2" RIGID INSULATION APPLIED TO WALL. NEW STUCCO FINISH TO MATCH EXISTING. COLOR BY OWNER.
5. THIN SET TILE ON EXIST. CONC FLOOR.
6. POURED SHOWER BASE WITH CERAMIC TILED WALLS TO 8'-0" A.F.F.&CEILING (SEE DETAIL 5)
7. CERAMIC TILE AROUND BATH TO 8'-0" A.F.F. & CEILING (SEE DETAIL 6)
8. THIN SET TILE ON NEW 1/2" O.S.B. GLUED & NAILED TO EXISTING 1X SUB FLOOR
9. INSTALL NEW CABINETS, FIXTURES & APPLIANCES AS SHOWN.
10. INSTALL NEW DOOR, PATCH STUCCO & INT PLASTER TO MATCH EXISTING, PAINT TO MATCH EXISTING.
11. CHANGE DOOR SWING.
12. REPLACE BAR BASEBOARD TO MATCH EXIST. BAR
13. RELOCATE GARAGE DOOR TO OUTSIDE OF JAMB. (SEE DETAIL 2 BELOW)
14. FORM & POUR TO 7'-6" FROM GARAGE DOOR WALL TO BE LEVEL WITH STEP @ FRONT DOOR.
15. 4'-0" OPENING ARCHED TO A HGT OF 6'-10"
16. 5 FITTED WOODEN BOOKSHELVES
17. TILE PATTERN AS SHOWN CONSULT WITH ARCHITECT

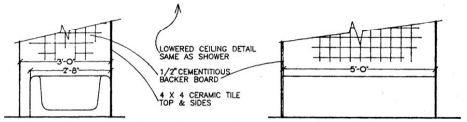
ADD ALT # 1



1/5 FLOOR PLAN
SCALE 1/4" = 1'-0"



5/5 SHOWER SECTION
SCALE 1/2" = 1'-0"



6/5 BATH SECTION
SCALE 1/2" = 1'-0"

2/5 GARAGE DOOR SECTION
1 1/2" = 1'-0"

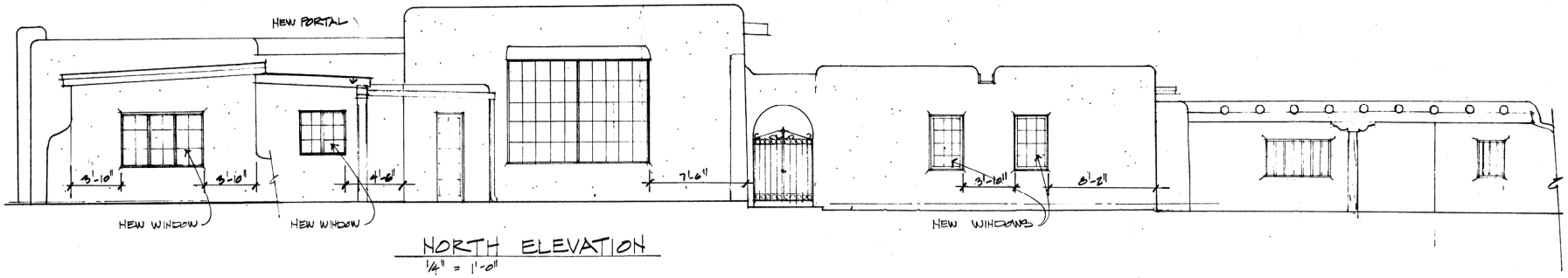
WINDOW SCHEDULE

MARVIN WOOD CASEMASTER SINGLE GLAZE ADL

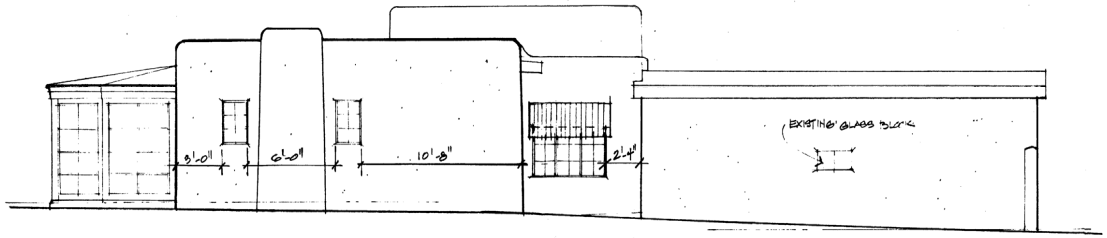
MARK	UNIT	R.O.	HDJ-HGT.	REMARKS
A	WCM 2048-2W	3'-5" X 3'-4 9/16"	6'-10"	ADL 2W3H
B	WCM 2448-3W	6'-1" X 4'-0 9/16"	6'-10"	ADL 2W3H
C	WCM 2440	2'-1" X 3'-4 9/16"	6'-10"	ADL 2W3H
D	WCM 2856	2'-5" X 3'-11 5/8" (EGRESS)	6'-10"	ADL 3W4H

DOOR SCHEDULE

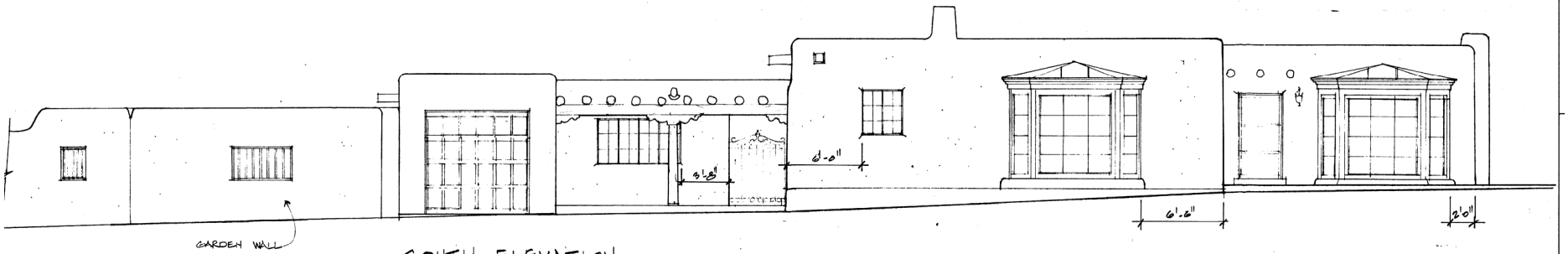
MARK	UNIT	R.O.	HDJ-HGT.	REMARKS
1	WFDR6068 2668-3W	VERIFY W/MANUF.	6'-10 15/16"	ADL 3W5H 8X10 WOOD LINTEL ABV.
2	2468 4 PANEL WD	———		RH, PRIVACY HDW
3	2468 4 PANEL WD	———		RHR, PASSAGE HDW
4	GLASS SHOWER DOOR	———		PAINTED ALUM. FRAME SUBMIT MANUF. SAMPLE
5	2668 4 PANEL WD	———		LH, ENTRY, DEAD BOLT
6	WFDR5468 OXRHI	5'-7 3/8" X 6'-10 15/16"	6'-10 15/16"	ADL 3W5H 8X10 WOOD LINTEL ABV.
7	2468 4 PANEL WD	———		LH, PRIVACY HDW
8	PR 2068 4 PANEL WD	———		PR DBL DRS BALL CATCH HDW



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



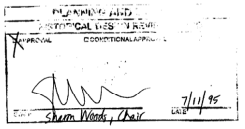
EAST ELEVATION
1/4" = 1'-0"



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



WEST ELEVATION
1/4" = 1'-0"
16'-0"



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Albuquerque, New Mexico
87104

March 28, 2022

RE: proposal for modifications, Historic District Review Board, 465 Camino de las Animas

BACKGROUND:
There are two structures on the property located at 465 Camino de las Animas. They include the residence attached to a guest casita by a portal and a free-standing greenhouse. Both were designed by John Gaw Meem with later non-historic modifications.

The residence with guest casita is designated as Contributing. The primary façade of the residence is the south facing façade with the 2 bay windows. The south facing façade on the attached casita which has a non-historic garage door is not considered primary.

The greenhouse was designated as Significant in 2014 due to its assumed connection to Raymond Jonson. However, the HCPI report by John Murphey has found no evidence connecting it with Raymond Jonson. His research leads him to believe it was built during the 1950's for Frank Rand. He also believes it should be considered for a downgrade to Contributing although that is not part of this application. See Mr. Murphey's attached HCPI report, page 20.

PROPOSAL:
The owners of the property are interested in restoring this property as much as possible to the original John Gaw Meem design while also bringing it up to today's living standards. This includes the removal of some non-historic doors on the residence and casita and replacing them with doors similar to the original Meem designs and the addition of a 21 s.f. addition to the rear/side of the residence for an updated bathroom and closet.

This application also seeks approval for repair and maintenance on the greenhouse. The applicant wishes to remove the non-historic corrugated fiberglass roof panels on the greenhouse and replace them with new glazing. The original manufacturer of the greenhouse, Lord & Burnham is still in business today in Madison, Ohio. I have spoken to them regarding replacement of the fiberglass panels with glass. They advised us against doing that, saying that the wood purlins were never designed to support the weight of laminated glass. Laminated glass is now the current code requirement for overhead glass. Incidentally, they were also consulted for the repair of another of their greenhouses which John Gaw Meem included at The Los Poblanos Historic Inn. They recommended clear lexan panels for that remodel and that is what we propose to use on the repair of the roof. Other repairs will consist of removing wood rot on the doors and the structure of the greenhouse.
(See photos #16, 17 and 18).

<u>The proposed work on the exterior of the residence and casita includes the following;</u>

1.) Replace the front door (door #1) designed for Frank Rand during a later remodel with a door similar to an original Meem designed door as seen in Photo #5.
2.) Replace the single, non-historic French door (door #3) on the north (rear) of the residence with a Dutch door designed by John Gaw Meem for Frank Rand for the same location. Photo #6.
3.) Replace the non-historic front door on the casita (door #5) with a door similar to an original Meem design. Photo #7.
4.) Replace the non-historic kitchen door (door #7) on the residence with a Dutch door similar to the one drawn by John Gaw Meem for the bar door. Photo #8.
5.) Replace the non-historic, inoperable garage door on the casita (door #AA) with a door seen in historic photographs. It will remain inoperable due to the Garage having been converted into a casita in the past. Photos #4 and #9.
6.) Add a door to a new laundry room in the Casita. The door is located in a breezeway between the Residence and the Casita and is not publicly visible.
7.) Add a fireplace to the interior of the Living Room. The only visible change to the exterior will be the addition of a 30 inch tall chimney on the rear of the Residence.
8.) Add an outdoor fireplace to the rear patio and extend the existing low garden wall to join it.

9.) Add a 21 s.f. addition to the rear/side of the residence in an alcove between the 1950's guest bedroom /billiard room addition and the master bedroom.
10.) Remove non-historic wrought iron fence added to the top of the front yard wall and raise the yardwall 24". Re-stucco the yardwall with same color buckskin stucco. Photos #13, 14 and 15.
11.) Add a 3'-8"x4'-8" wooden gate with stucco pilasters at the yardwall.

The proposed exterior work on the greenhouse includes;
According to staff, no exception is required because the work is considered repair rather than removal of historic material.

1.) Replace the non-historic glass door to the greenhouse with a door similar to the original. Photo #10.
2.) Repair 2 original John Gaw Meem doors on the potting shed. Photos #11 and 12.
3.) Replace the non-historic corrugated fiberglass roof with non-yellowing lexan polycarbonate glazing specifically designed for greenhouse usage and recommended by the original greenhouse manufacturer. Photos #16, 17 and 18.
4.) Repair and/or replace broken glass and rotted wood muttons on greenhouse and the potting shed.

Response to exception criteria for the removal of historic material (Front Door);

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

Although the 3 lite front door is of a historic period, its design is not in character with, nor typical of, the original doors John Gaw Meem designed for this property. The removal of the front door on the residence shall not only NOT damage the character of the district, it will actually contribute to the historic character of the district by reintroducing a door similar to other doors John Gaw Meem designed for this property.

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

While the replacement of the front door with its 3 large lites will not prevent injury to public welfare, it will prevent hardship to the applicants by giving them a door that offers privacy, security, is not warped and fits the opening properly and is weatherproof and insulated.

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

The proposed door is in keeping with the original John Gaw Meem design and in that case it is not only contributing to the unique heterogeneous character of the residence but by extension, to the City itself.

Response to the exception criteria for changing the height of the yardwall;

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

The existing streetscape has stuccoed yardwalls of varying heights.

The 1995 metal fence sitting atop the stuccoed yardwall is an inexpensive looking, factory made fence that looks out of character with the stuccoed walls seen elsewhere on the street. The applicant also feels that the height of the metal fence is out of scale (too tall) for the streetscape. For those reasons, the owners of the property propose to remove the non-historic metal fence and raise the height of the yard wall in keeping with the nearby yardwalls – but not to the same height as the metal fence.

They would prefer to keep the stucco wall lower than the current metal fence. It is proposed to be 21" below the top of the fence - lowering it from an average height of 6'-9" to an average height of 5'. This would allow anyone on the street to see the historic property but still allow the owners security and privacy.

For those reasons, lowering the height of the fence and replacing it with a lower, stuccoed wall would be in character with the existing streetscape and not damage it.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The current yardwall is topped by a metal fence that was installed in 1995 to provide security for the previous owners. The applicant would like to maintain the security they currently enjoy while at the same time, reestablish the heterogeneous character of the street.

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

The range of design options is limited. The majority of the yardwalls seen on the current streetscape are stuccoed yardwalls of varying heights. The remainder are coyote fencing, low rock retaining walls and a wood plank fence.

The proposed yard wall will be in keeping with the original design intent of the property while re-establishing consistency in materials and scale with the existing streetscape.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

As stated previously, the 1995 metal fence sitting atop the stuccoed yardwall is peculiar to this property and is not found elsewhere on this streetscape. While there is one other example of a metal fence sitting atop a rock wall on the street, the height of that iron fence is less than half that of the subject property. Its size and scale is diminutive in comparison and appears to be of a historic nature .

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

The applicant did not add the non-historic metal fence and would like to make the property sympathetic to the existing streetscape.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

The applicants believe that the current metal fence is out of scale and lacks harmony with the neighborhood and streetscape. The proposed removal and raising of the stuccoed yardwall will be sympathetic to the property and the streetscape. It will be low enough for this historic property to still be enjoyed by the public yet maintain the privacy and security the applicant deserves.

<u>Response to exception criteria for the removal of historic material (A portion of a yardwall for a pedestrian gate);</u>

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

The addition of a gate in a streetscape yardwall will not damage the character of the district due to the fact that there are numerous examples of this very same thing throughout the district and specifically this street.

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

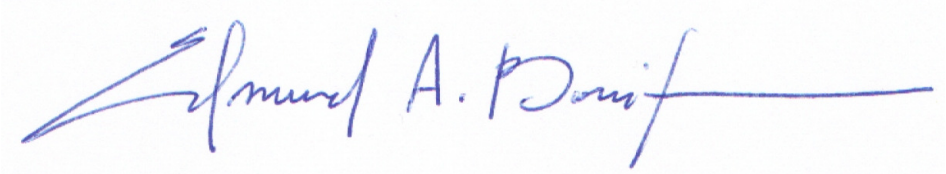
The addition of the gate in line with the front door will allow pedestrian access to the front of the house as would have been expected. Parking is limited when the applicants are home and most people park on the street. They then walk along the street and enter through the automobile gate. This delivers them to a kitchen door on the side of the residence (Photo #1). The new gate would resolve this problem and bring them directly to the front door.

Although there is no historical documentation which shows a gate or opening in the yardwall at the proposed location, there is evidence that suggests this may have been the case. There is a path from the front door directly to a series of steps and the remnants of a path which dead-ends at the yard wall. This is the location that we propose to (re)establish the opening in the yardwall.

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

A gate flanked by pilasters within a yardwall on a street, is one of the many unique heterogeneous characters found throughout the district and the City. This is simply one more design option in keeping with the character of Santa Fe.

Thank you for your time and consideration,



Edmund A. Boniface, AIA



PHOTO #1 PRESENT DAY VIEW LOOKING EAST.



PHOTO #2 HISTORIC VIEW. - <u>BAY WINDOWS ADDED IN 1950's.</u>



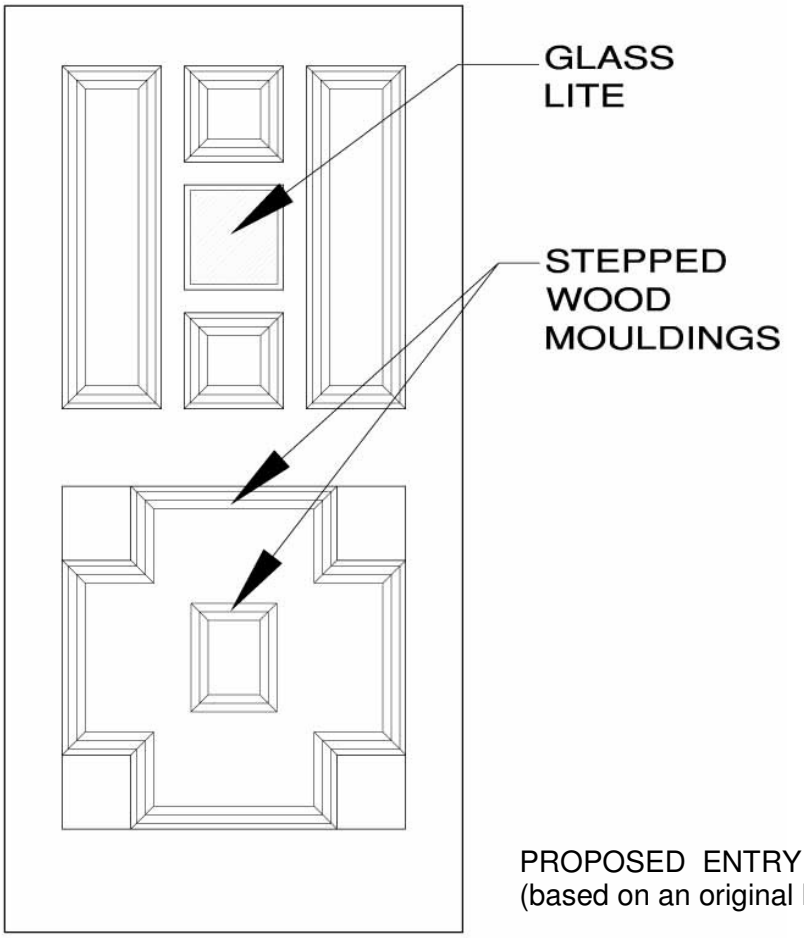
PHOTO #3 ORIGINAL RESIDENCE WITH ROCK WALLS.



PHOTO #4 VERA JONSON WITH DOG IN FRONT OF GARAGE DOORS.



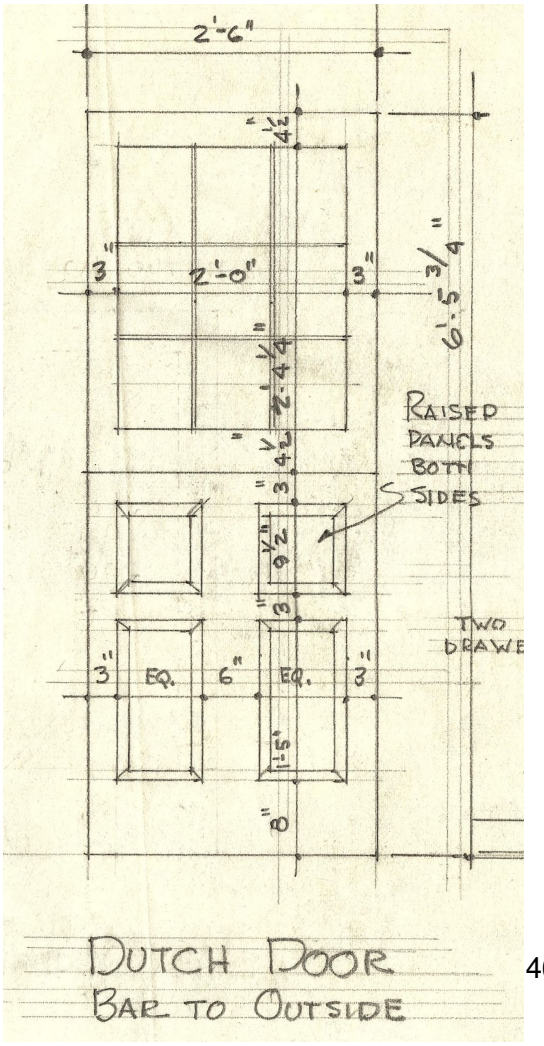
PHOTO #5
EXISTING ENTRY DOOR



PROPOSED ENTRY DOOR
(based on an original Meem design)



PHOTO #8
EXISTING BAR DOOR
(MARVIN, 1980's)



ORIGINAL BAR DOOR
(J.G.M.. DRAWING) and
PROPOSED REPLACEMENT

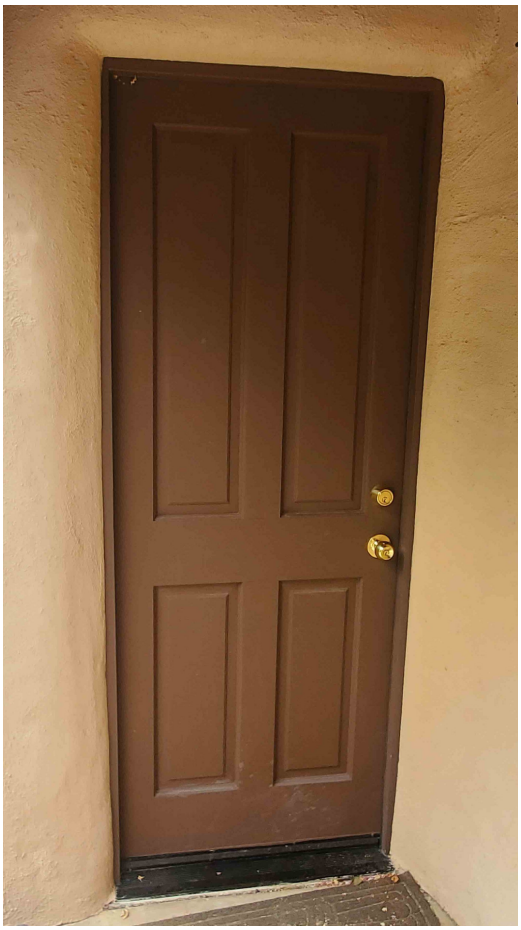
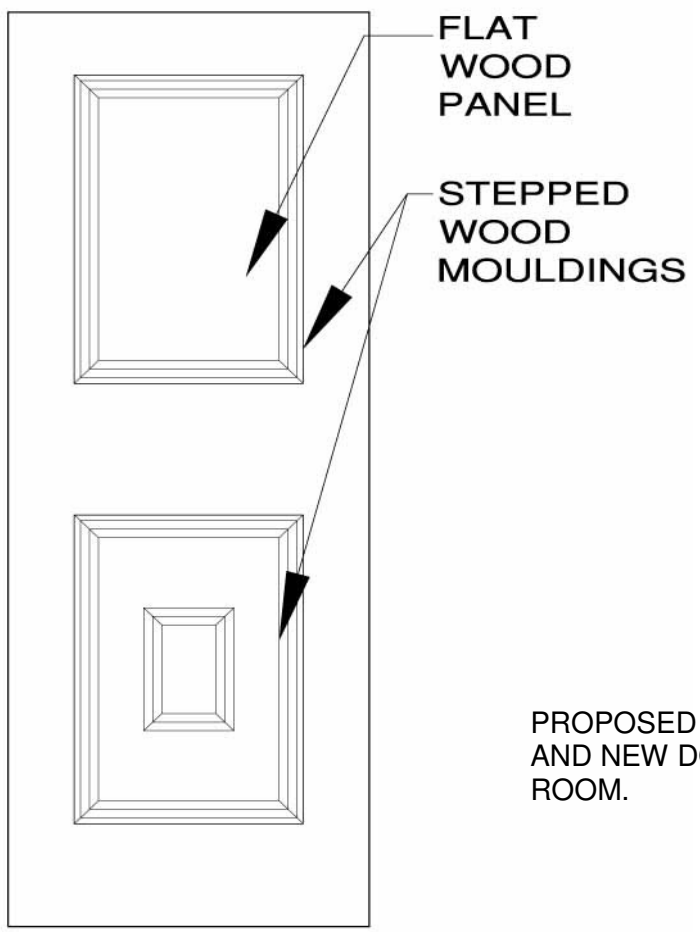


PHOTO #7
EXISTING CASITA DOOR
(SIMPSON, 1980's)



PROPOSED CASITA DOOR
AND NEW DOOR INTO LAUNDRY
ROOM.

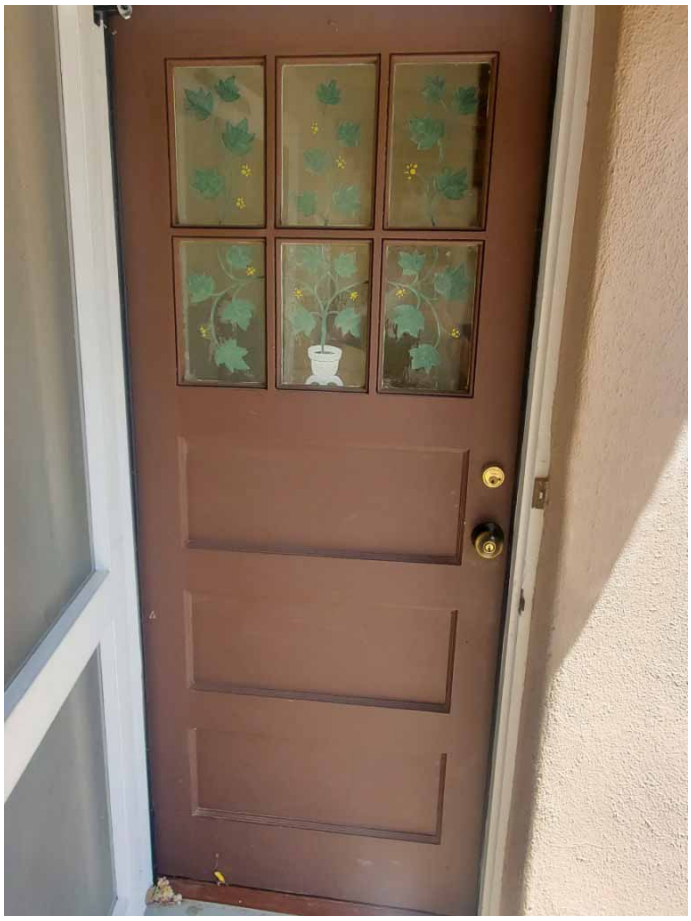
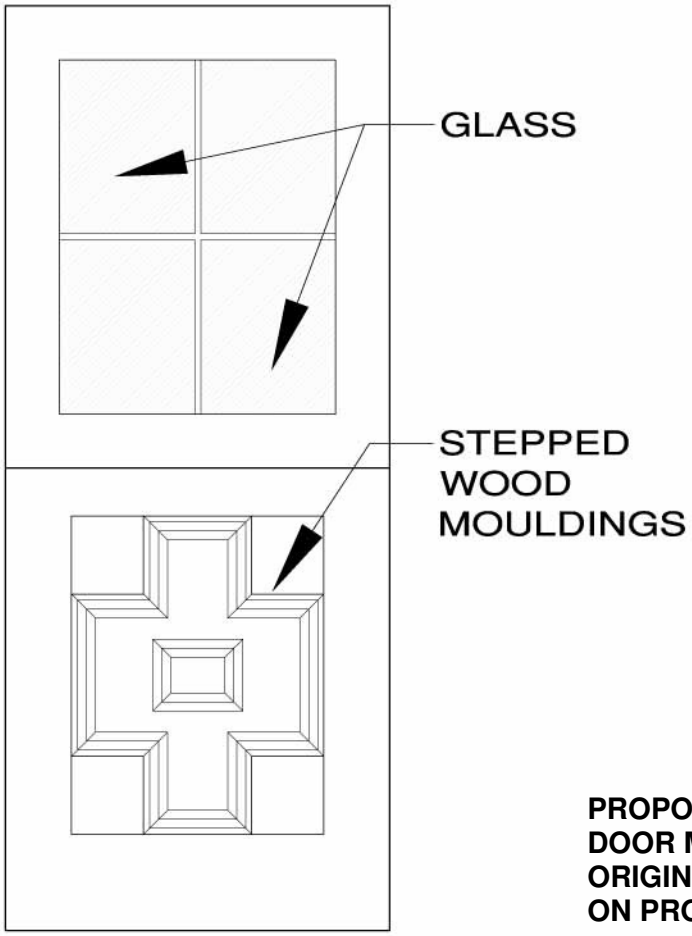


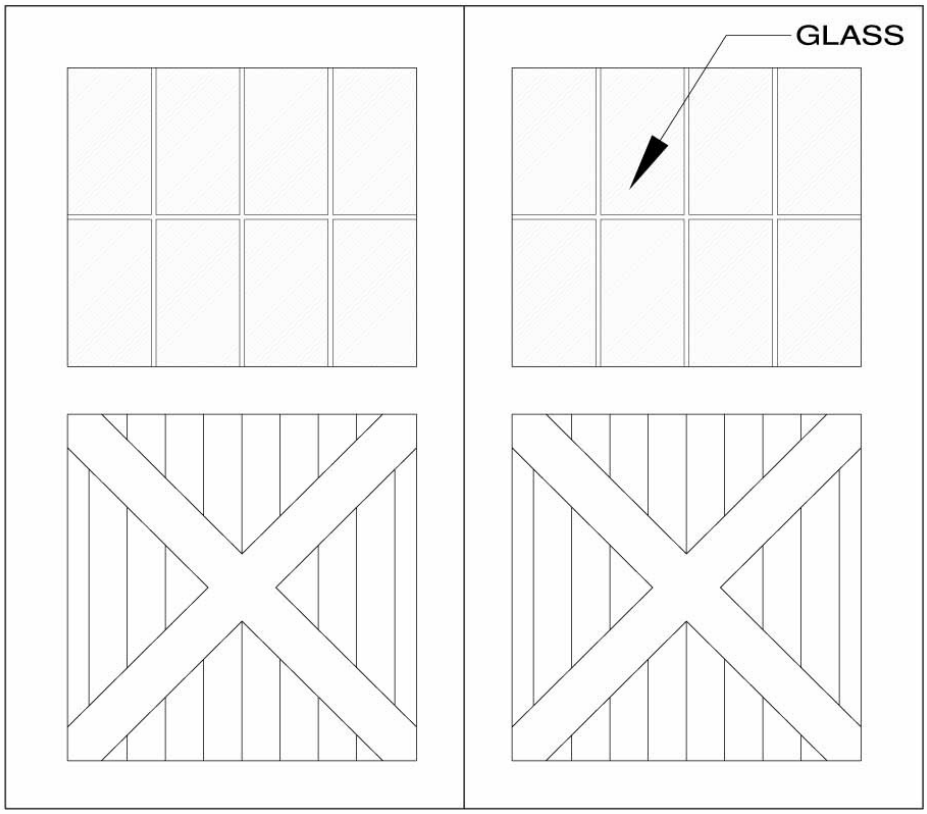
PHOTO #8
EXISTING KITCHEN DOOR
(SIMPSON, 1980's)



PROPOSED KITCHEN DUTCH DOOR MODELED AFTER ORIGINAL DOOR ELSEWHERE ON PROPERTY.



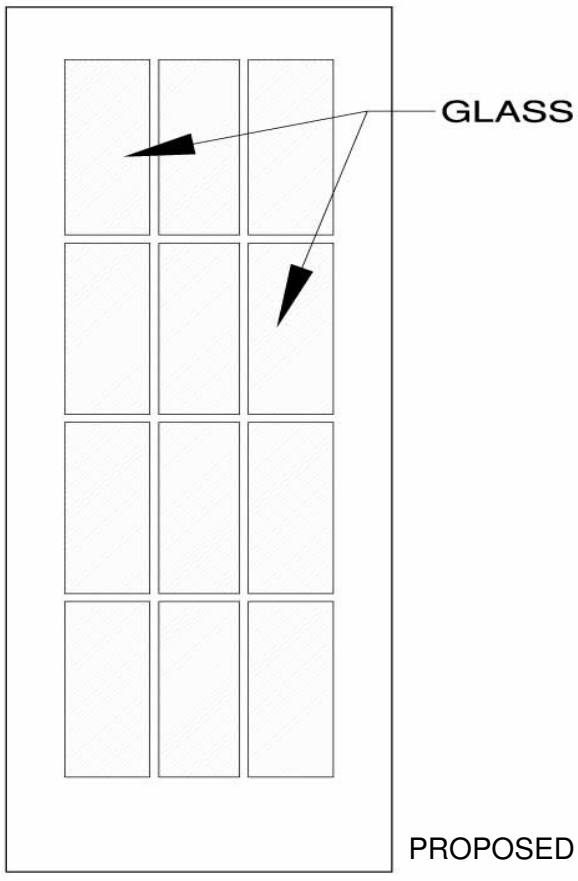
PHOTO #9
EXISTING GARAGE DOOR
(NON-HISTORIC)



PROPOSED GARAGE DOOR
MODELED AFTER ORIGINAL
(SEE PHOTO #4)



PHOTO #10
EXISTING GREENHOUSE DOOR, SOUTH
(SIMPSON, 1980's)



PROPOSED GREENHOUSE DOOR



PHOTO #11
POTTING SHED DOOR - NORTH
TO BE REPAIRED



PHOTO #12
POTTING SHED DOOR - WEST
TO BE REPAIRED



PHOTO #13
YARDWALL
LOOKING N.E.



PHOTO #14
YARDWALL
LOOKING EAST

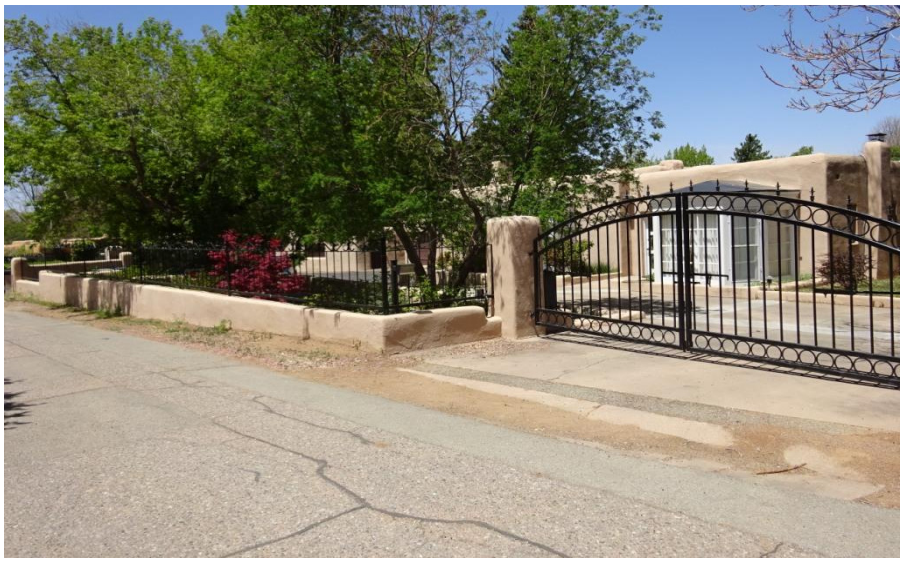


PHOTO #15
YARDWALL
LOOKING N.W.



PHOTO #16
GREENHOUSE
EXISTING



PHOTOS #17 & 18
GREENHOUSE
PROPOSED
(PHOTOS TAKEN
AT THE LOS
POBLANOS
HISTORIC INN)



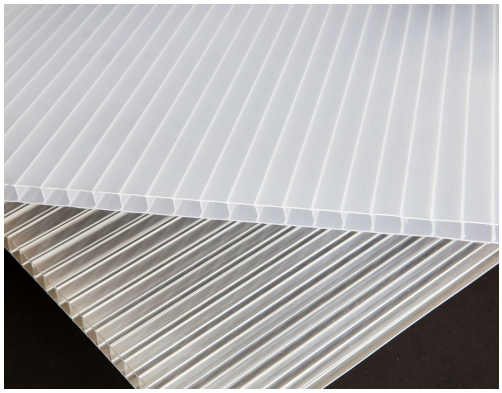


Photo of Lexan PolyGAl

RPA & Associates

PRESERVING OUR HISTORY

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TO ED BONIFACE
SANTA FE, NM

HISTORIC ASSESSMENT NO. EB-662022-HA



JOB	DATE
465 CAMINO DE LAS ANIMAS	06/06/2022

LOCATION	DESCRIPTION
	DOORS - MAIN HOUSE and CASITA
DOOR #1	38 X 83 RH INSWING DOOR 1W3H - **ALL WOOD W/ 3 LARGE GLASS PANELS.**
DOOR #2	90 X 82 S LH S 3W5H ALL WOOD **MARVIN 1980'S**
DOOR #3	32 X 80 RH OUTSWING 3W5H ALL WOOD MARVIN 1980'S W/POP-IN WOOD GRILLES
DOOR #4	65 X 84 LR INSWING RH 3W5H ALUMINUM CLAD/WOOD DOOR **MARVIN 1980'S**
DOOR #5	36 X 73 PLANKED RH PLANKED DOOR RH OUTSWING - ALL WOOD **(HISTORIC)**
DOOR #6	31 X 82 LH INSWING 4-PANEL DOOR LH INSWING PRE-HUNG - ALL WOOD 1980'S
DOOR #7	33 X 82 LH 6-LITE/3-HORIZONTAL PANELS SIMPSON PRE-HUNG 1980'S
DOOR #AA	10' X 7' MASONIITE SECTIONAL GARAGE DOOR, STATIONARY NON-OPERABLE TOP ROW GLASS/6W3H FLAT PANELS
	DOORS - GREEN HOUSE
DOOR #8	38 X 82 LH DOOR 2W2H/CUSTOM - ALL WOOD **(HISTORIC)**
DOOR #9	33 X 82 RH DOOR 1-LITE/5-PANEL - ALL WOOD **(HISTORIC)**
DOOR #10	33 X 82 RH DOOR 3W5H SIMPSON - ALL WOOD 1980'S
	WINDOWS – GREENHOUSE
WINDOW R	67 X 39 LSR 1W3H/2W3H/1W3H STEEL CASEMENT
WINDOW S	20 X 40 1W5H STEEL CASEMENT
WINDOW T	20 X 40 R 1W3H STEEL CASEMENT
WINDOW U	33 X 12 HOPPER – V 3W1H STEEL CASEMENT
WINDOW V	33 X 12 HOPPER – V 3W1H STEEL CASEMENT
WINDOW W	88 X 67 FIXED TRAP 4W1H
WINDOW X	88 X 67 FIXED TRAP 4W1H

WINDOW Y	101 X 37 4W1H AWNING HOPPER - ALL WOOD
WINDOW Z	101 X 37 4W1H AWNING HOPPER - ALL WOOD

In closing, my professional opinion is the following:

MAIN HOUSE and CASITA DOORS 1 & 5 are original historic doors. Door 1 is badly warped and ill fitting. Door 5 can be restored. Doors 2, 3, 4, 6, & 7 are 1980's Simpson manufactured doors and are non-historic, however could be replaced in like and kind of doorS of that era.
Garage door AA is a 10 X 7 stationary sectional garage door with no hardware, made from Masonite panels from the 1980's. The garage door is non-historic.

POTTING SHED DOORS 8 & 9 are historic and part of the original green house. The doors can be restored.

GREEN HOUSE DOOR 10 is a non-historic door, Simpson pre-manufactured door and could be replaced in like and kind of a door from that era.

POTTING SHED WINDOWS: R, S, T, U, & V windows are all original and historic.
The steel casements have hinges and some of the steel casement hinges are buried in the stucco, making them non-operable. The window sashes and frames have rotted from condensation over the years and have left internal water stains. The condensation that has occurred on the frames, sashes, and glass; more than likely has done some internal wall damage. There is nothing energy efficient about steel casements. There is no way to weatherstrip the frames or sashes of the steel casements nor to install insulated glass in the existing sashes.

GREEN HOUSE WINDOWS W, X, Y, & Z are the original windows of the green house. The windows are all wood and these could be restored however finding hardware that is 100 years old could be a problem for these specific windows. The frames can be restored, and the glazing may need to be restored as well due to water damage.

The roof "FYLON" panels can and need to be replaced because of how brittle they are from the sun. The replacement could be "FYLON" or the more current Lexan panels by PolyGal which are more stable, stronger, and have more insulation.

This is my professional opinion of the Historic Assessment of 465 Camino de las Animas site. Please see attached photographs for reference.

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

Assessment prepared by: *Ra N. Patterson*


465
SOUTH
DR
#1


WEST DR
#2


WEST DR
#3


WEST DR
#4


WEST
DR
#5


EAST
DR
#6


WEST
DR
#7


GH- TYPICAL
DOOR CROSS
RAIL SPLIT


GH - WEST
DR
#8


GH - TYPICAL
BOTTOM
RAIL ROT


GH -
SOUTH
DOOR
DR
#9


GH
SOUTH
EAST
DR
#10


GH - SOUTHWEST
R

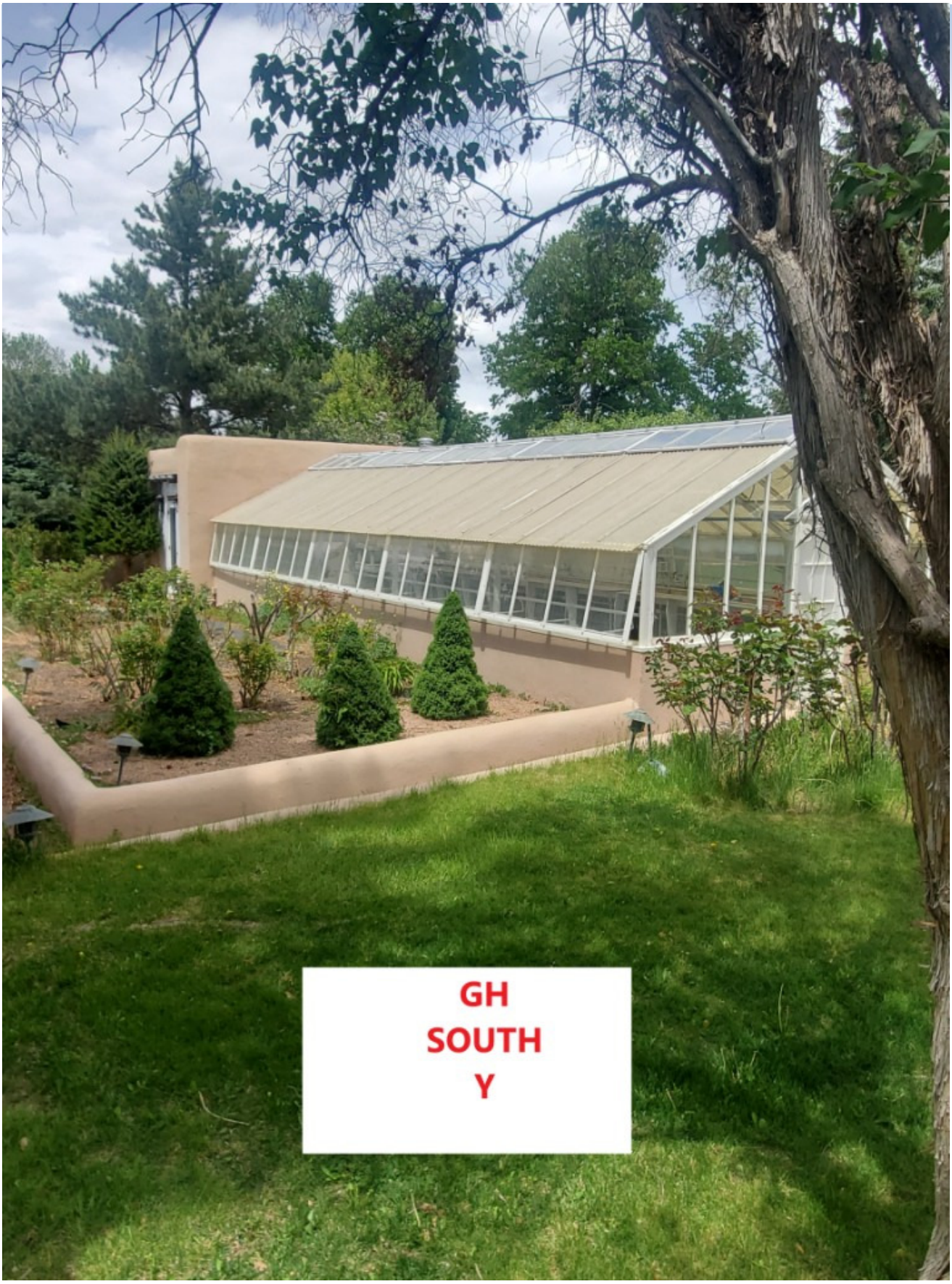

GH -
WEST
S


GH - WEST
T

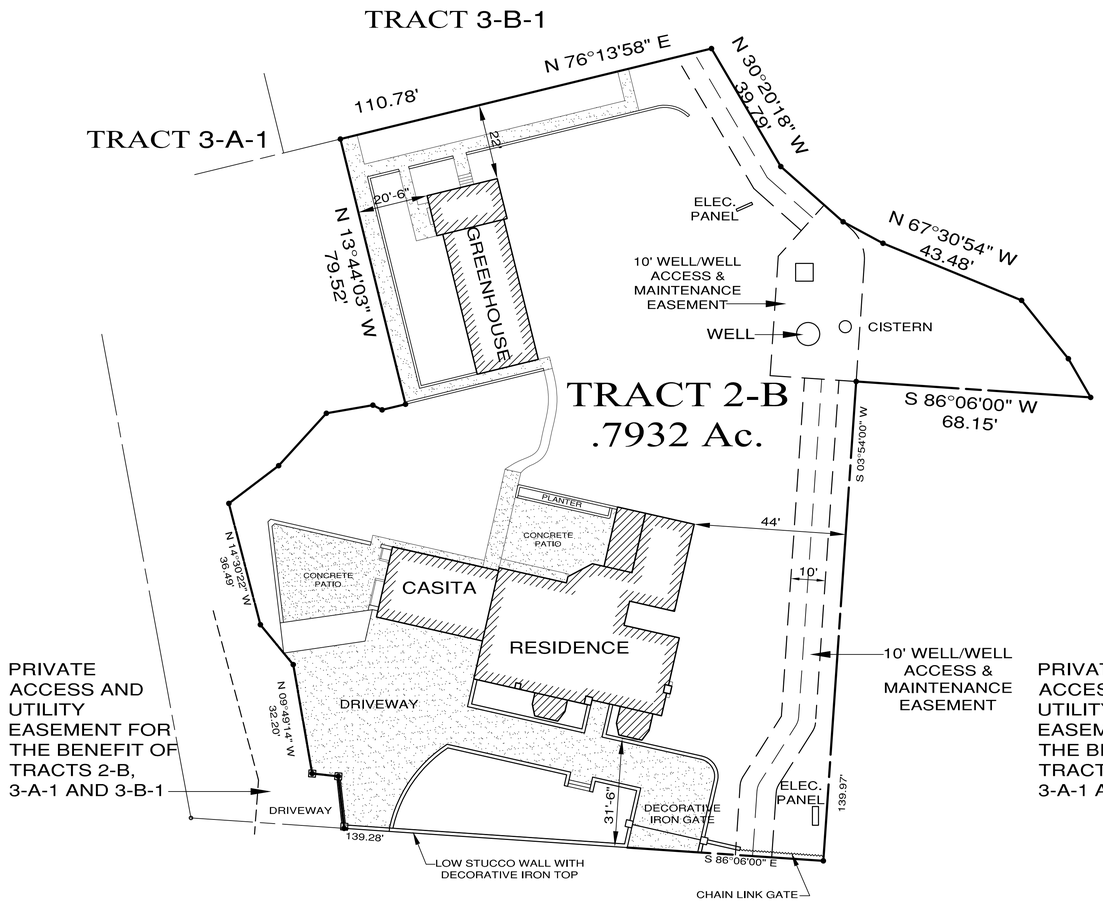

GH - WEST
U


GH
WEST
V


EAST
W
EAST
X

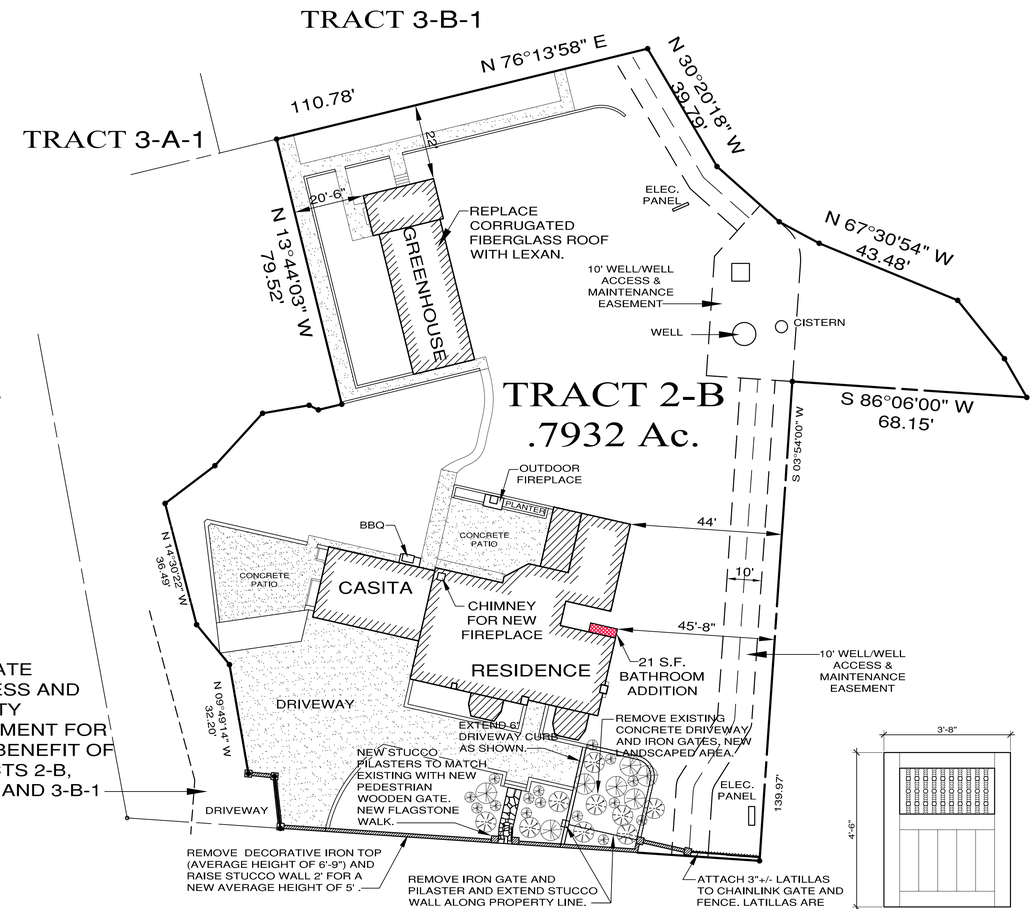

GH
SOUTH
Y


GH
NORTH
Z



CAMINO de las ANIMAS

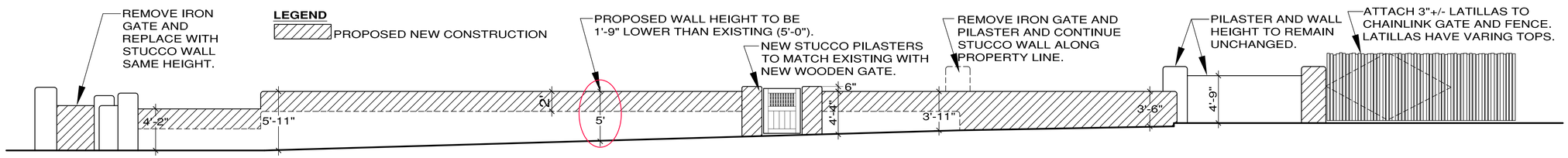
1 EXISTING SITE PLAN
SCALE: 1" = 20'



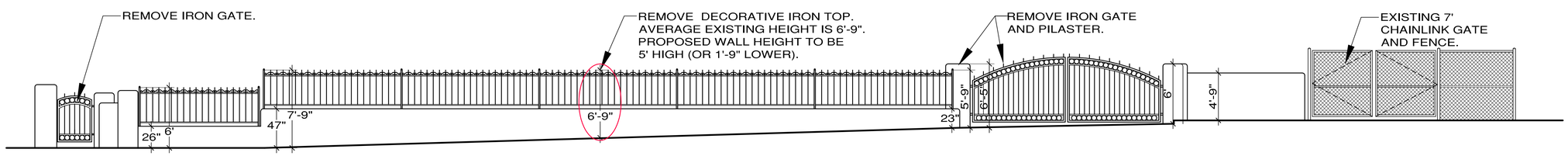
GRAPHIC SCALE
0 5' 10' 20' 40'

CAMINO de las ANIMAS

2 PROPOSED SITE PLAN
SCALE: 1" = 20'



3 PROPOSED STREET WALL
SCALE: 3/16" = 1'-0"



4 EXISTING STREET WALL
SCALE: 3/16" = 1'-0"

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A NEW PROJECT for DAN & LAURA BOECKMAN

465 CAMINO de las ANIMAS SANTA FE NEW MEXICO

H.D.R.B. REVIEW
PRELIMINARY DESIGN

JULY 7, 2022
JUNE 27, 2022

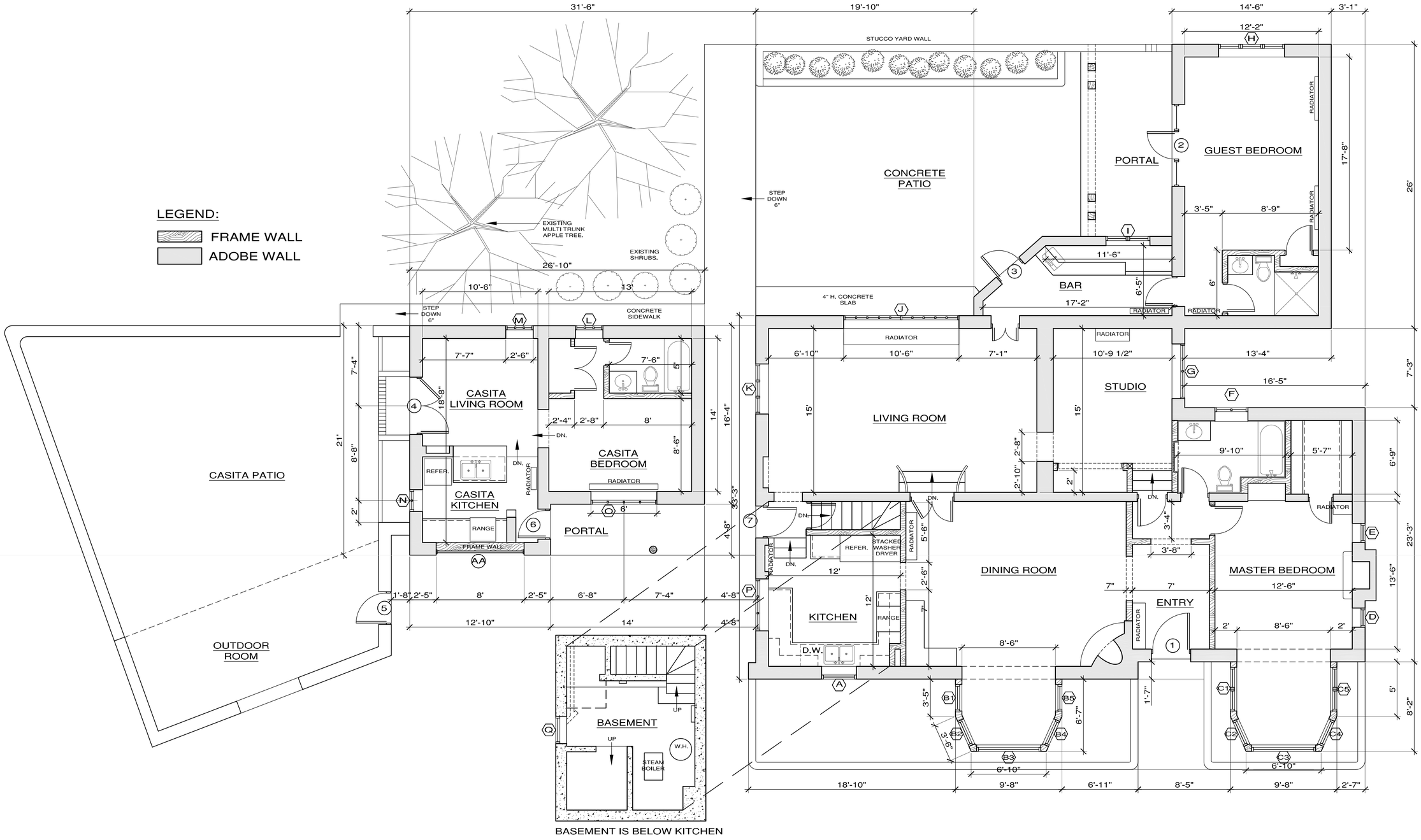
SITE PLAN

SHEET NUMBER
C-1

LEGEND:

FRAME WALL

ADOBE WALL



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

NORTH

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H.D.R.B. REVIEW
PRELIMINARY DESIGN

JUNE 27, 2022

RESIDENCE

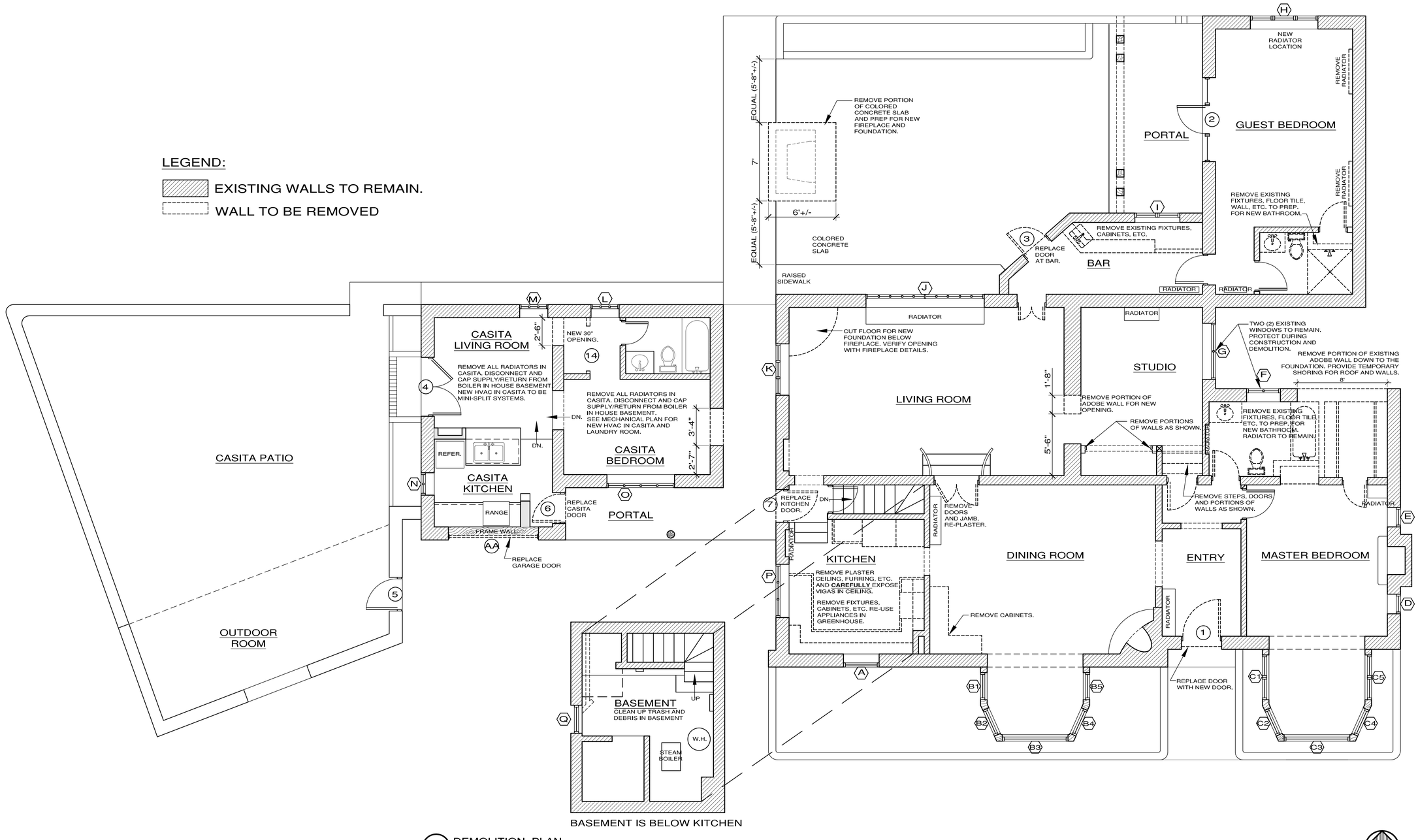
EXIST'G FLOOR PLAN

SHEET NUMBER
A-1

LEGEND:

EXISTING WALLS TO REMAIN.

WALL TO BE REMOVED



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

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H.D.R.B. REVIEW
PRELIMINARY DESIGN

JUNE 27, 2022

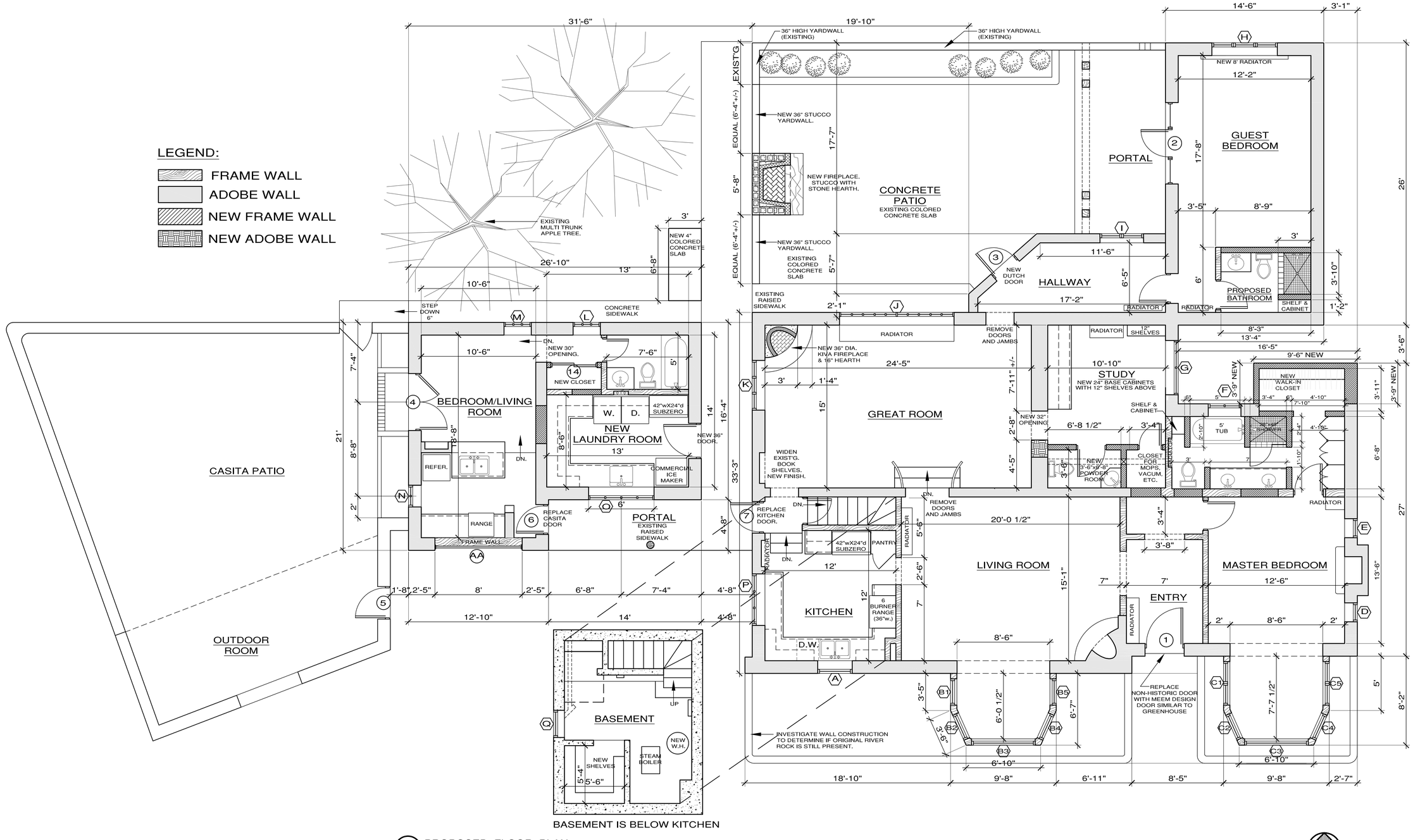
RESIDENCE

DEMOLITION
PLAN

SHEET NUMBER
D-1

LEGEND:

- FRAME WALL
- ADOBE WALL
- NEW FRAME WALL
- NEW ADOBE WALL



BASEMENT IS BELOW KITCHEN

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

NORTH

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CAMINO de las ANIMAS
SANTA FE NEW MEXICO

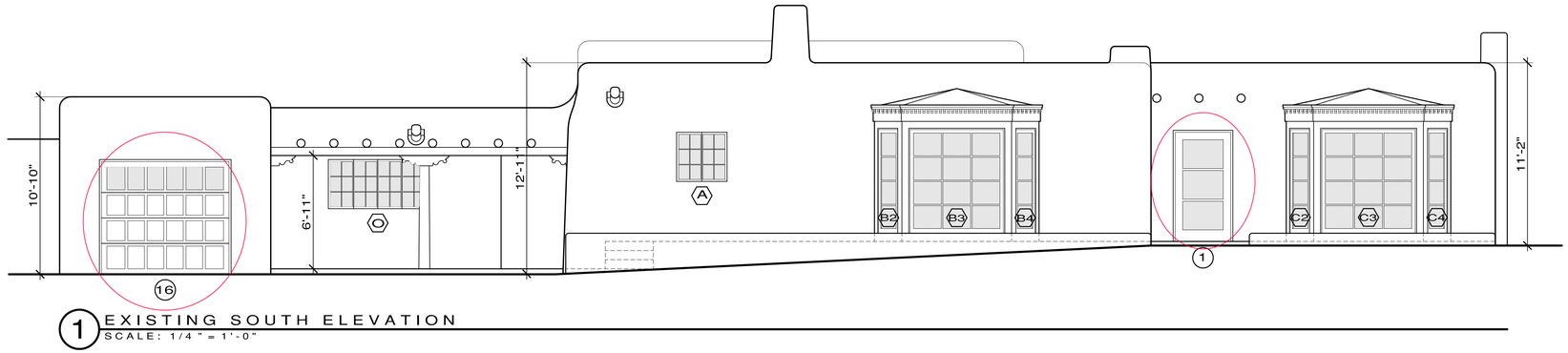
H.D.R.B. REVIEW
PRELIMINARY DESIGN

JUNE 27, 2022

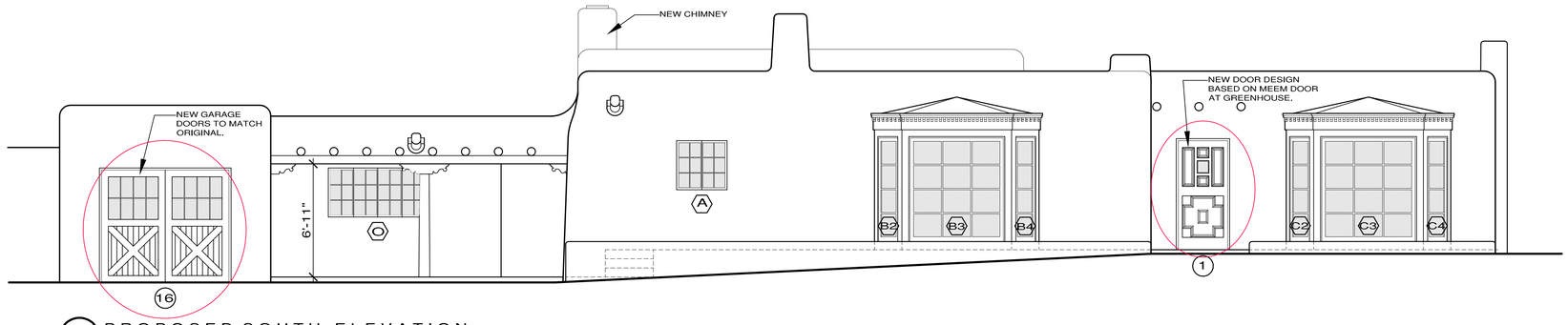
RESIDENCE

PROPOSED FLOOR PLAN

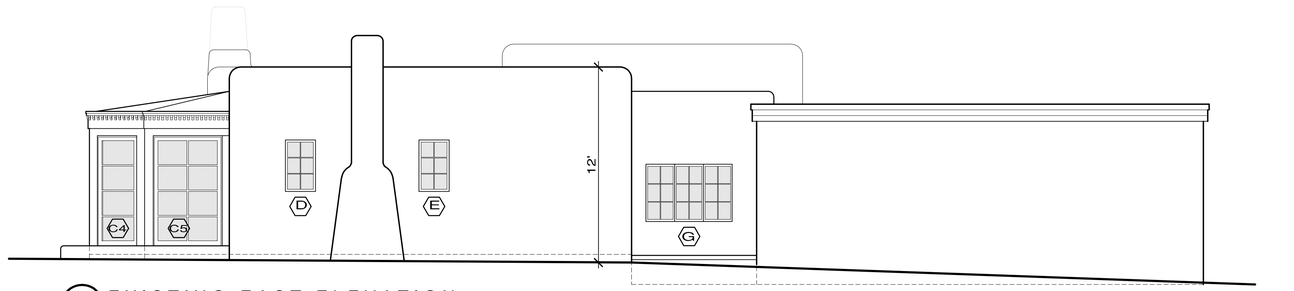
SHEET NUMBER
A-2



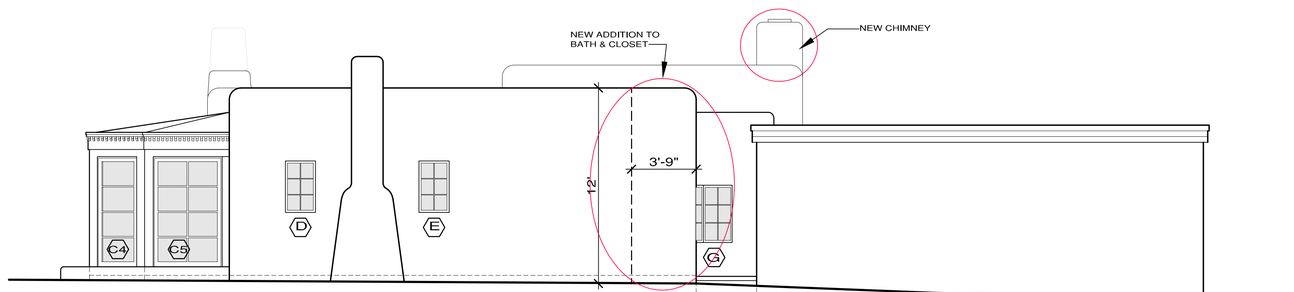
1 EXISTING SOUTH ELEVATION
SCALE: 1/4 " = 1'-0"



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



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



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

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PRELIMINARY DESIGN

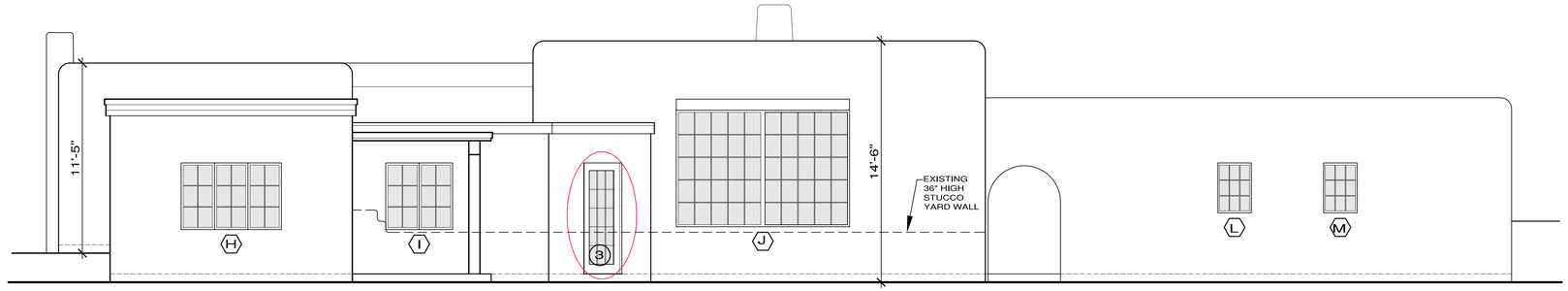
JULY 7, 2022
JUNE 27, 2022

RESIDENCE

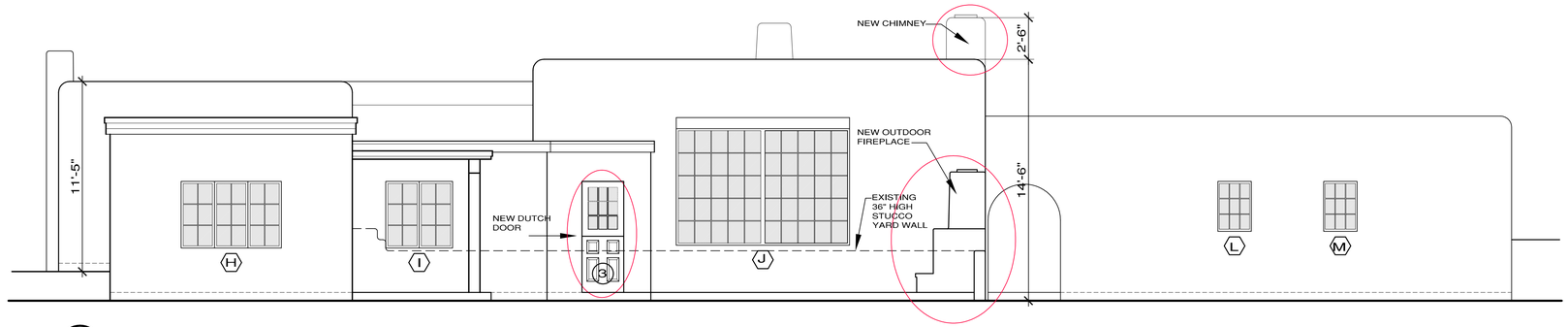
EXISTING and PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

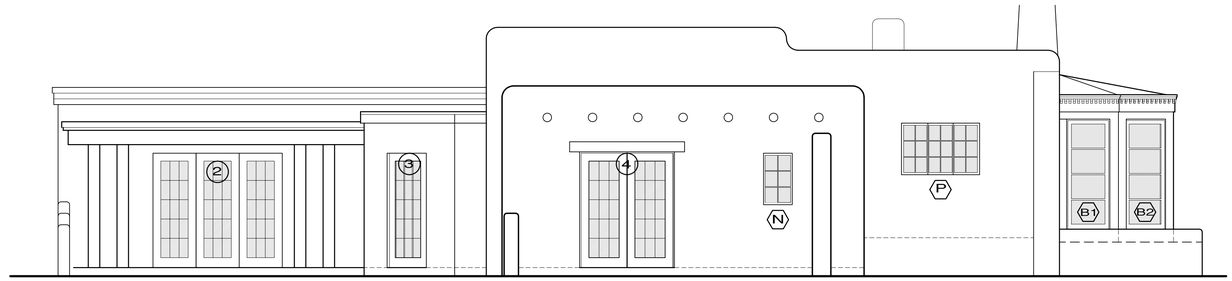
A-3



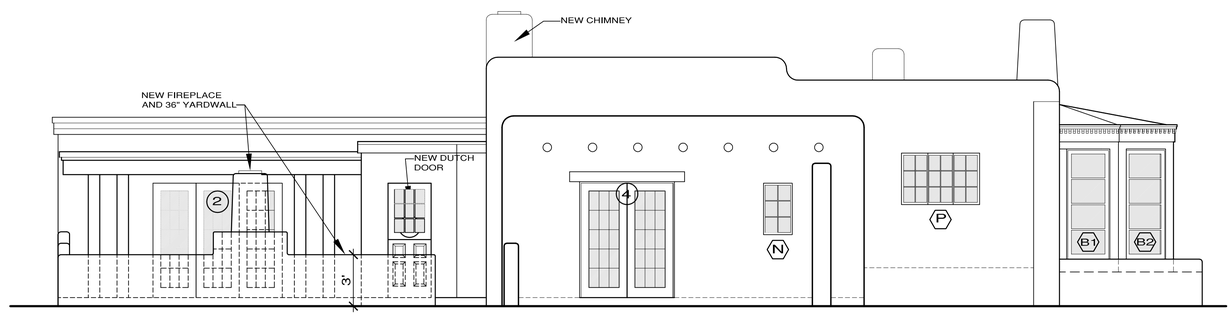
1 EXISTING NORTH ELEVATION
SCALE: 1/4 " = 1'-0"



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



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



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

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A NEW PROJECT
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DAN & LAURA
BOECKMAN

465
CAMINO
de las
ANIMAS
SANTA FE
NEW MEXICO

H.D.R.B. REVIEW
PRELIMINARY DESIGN

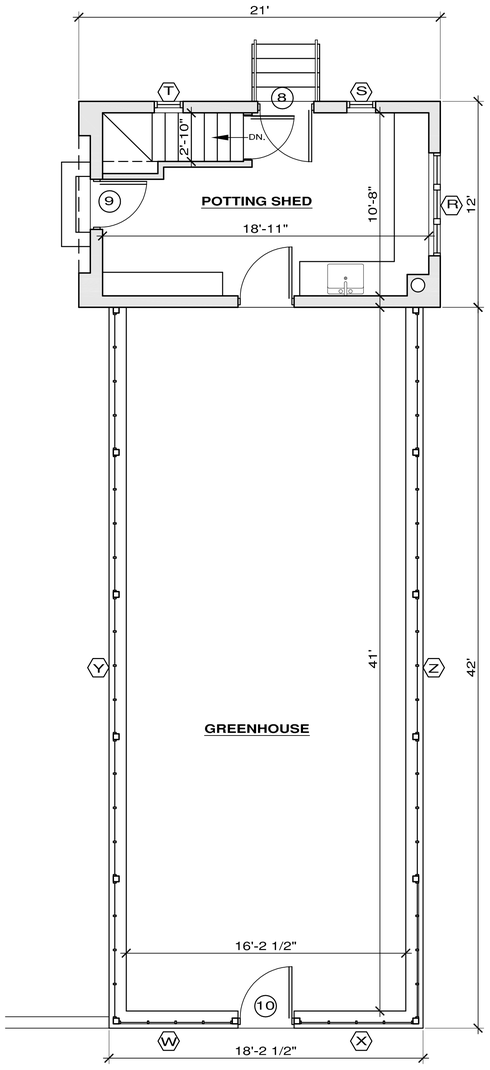
JUNE 27, 2022

RESIDENCE

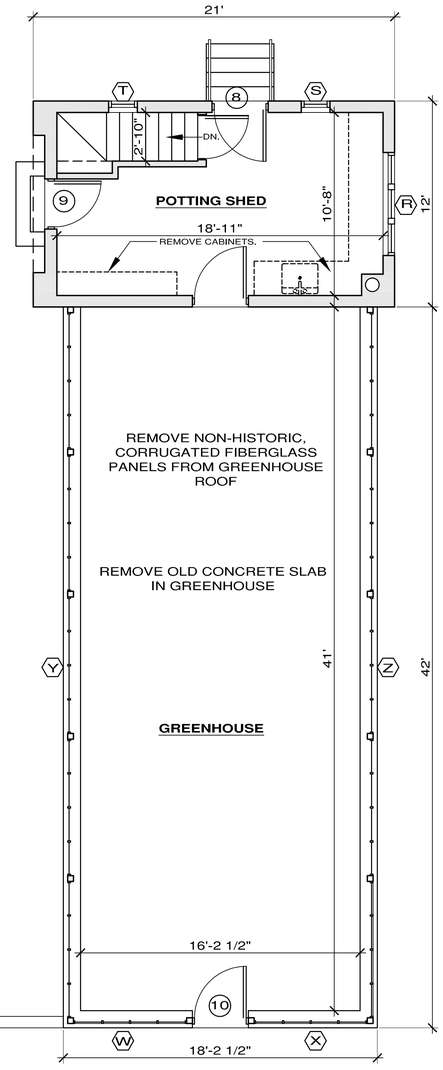
EXISTING
and
PROPOSED
EXTERIOR
ELEVATIONS

SHEET NUMBER

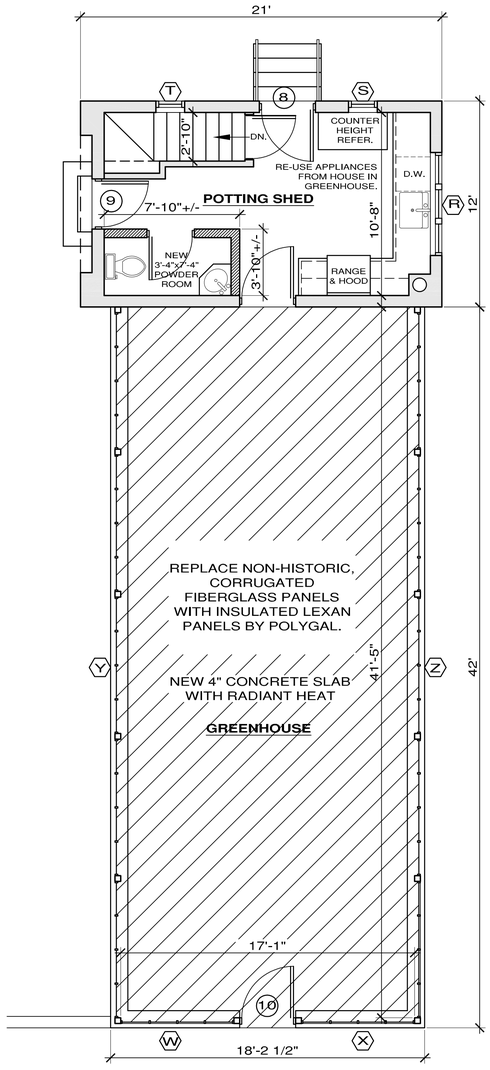
A-4



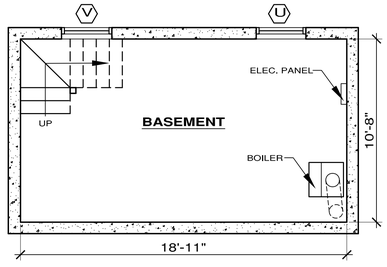
1 EXISTING FLOOR PLAN
SCALE: 1/4 " = 1'-0"



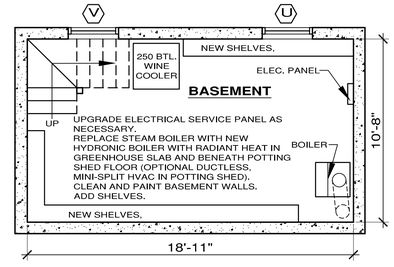
2 DEMOLITION PLAN
SCALE: 1/4 " = 1'-0"



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



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



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

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A NEW PROJECT 465 CAMINO de las ANIMAS SANTA FE NEW MEXICO
for
DAN & LAURA BOECKMAN

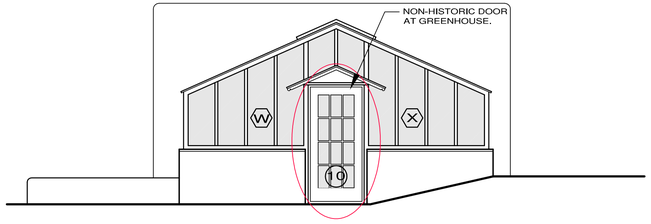
H.D.R.B. REVIEW
PRELIMINARY DESIGN

JUNE 27, 2022

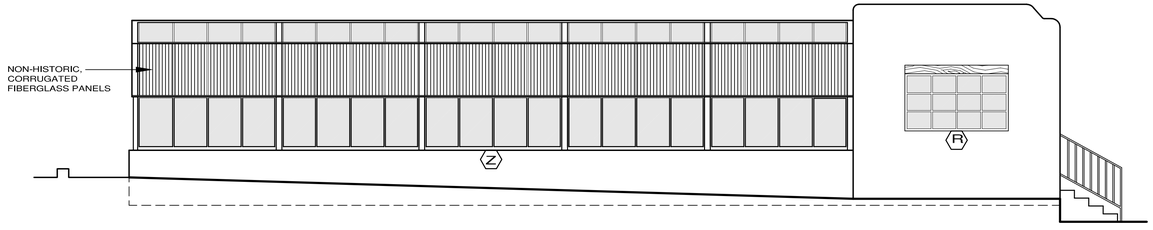
GREENHOUSE

FLOOR PLANS

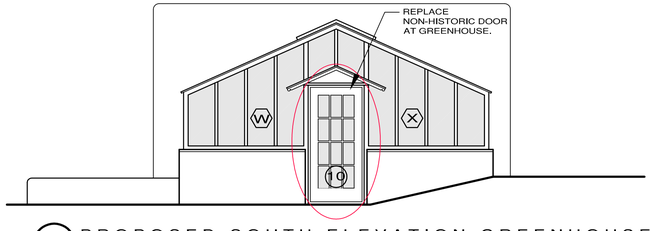
SHEET NUMBER
A-1



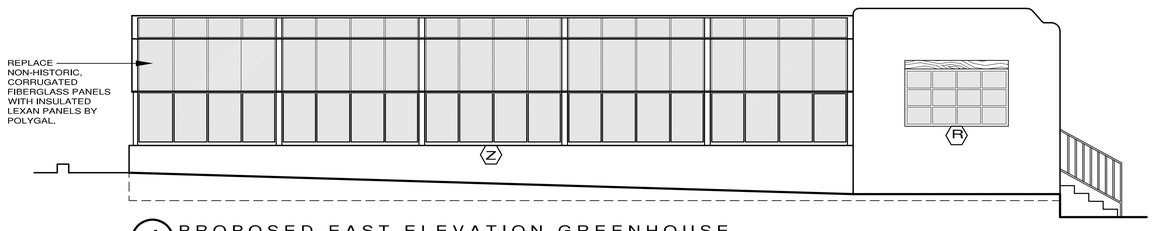
1 EXISTING SOUTH ELEVATION GREENHOUSE
SCALE: 1/4 " = 1'-0"



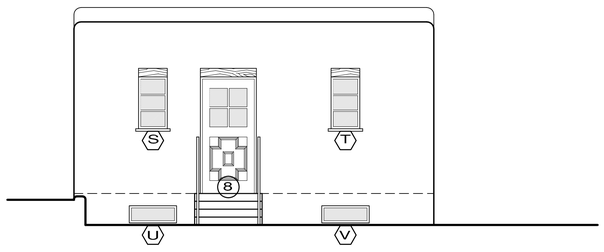
2 EXISTING EAST ELEVATION GREENHOUSE
SCALE: 1/4 " = 1'-0"



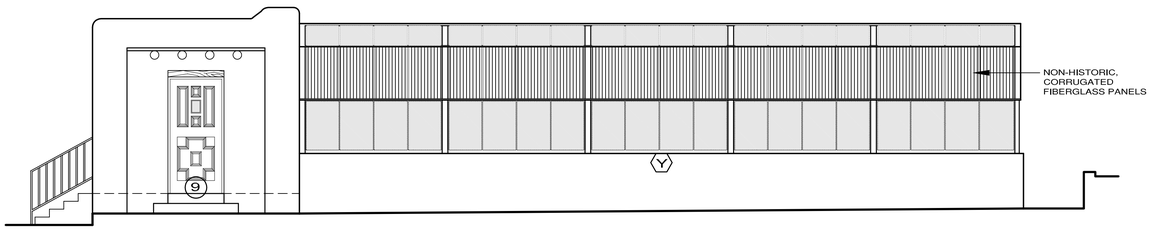
3 PROPOSED SOUTH ELEVATION GREENHOUSE
SCALE: 1/4 " = 1'-0"



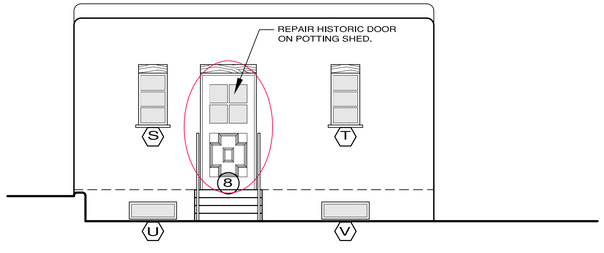
4 PROPOSED EAST ELEVATION GREENHOUSE
SCALE: 1/4 " = 1'-0"



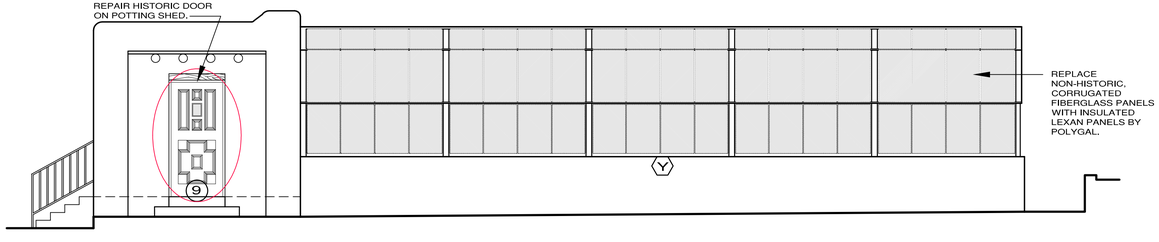
5 EXISTING NORTH ELEVATION GREENHOUSE
SCALE: 1/4 " = 1'-0"



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



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



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

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465 CAMINO de las ANIMAS SANTA FE NEW MEXICO

A NEW PROJECT *for* DAN & LAURA BOECKMAN

H.D.R.B. REVIEW
PRELIMINARY DESIGN

JULY 7, 2022
JUNE 27, 2022

GREENHOUSE

EXISTING and PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

A-2

GREENHOUSE


CAUTION
CAUTION



City of Santa Fe, New Mexico

memo

DATE: September 27th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005859-HDRB

Address: 500 Montezuma Ave.
Historic Status: Non-contributing, Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Minutes for the appeal of HDRB Case H-16-51A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other**: Dorm Renderings, Neighborhood Meeting Notes, Proof of State School Funding and Charter

RECOMMENDATION:

Staff requests comments from the HDRB for the proposed project in regards to the application's compliance with Section 14-5.2(N) County and Santa Fe Public Schools Capital Outlay Projects Design Standards.

BACKGROUND & SUMMARY:

500 Montezuma Avenue was a commercial property which now houses the New Mexico School for the Arts. It is a collection of three structures that are listed as non-contributing to the Westside-Guadalupe Historic District. It is surrounded by a Territorial Style and Spanish Pueblo Revival Style stucco buildings with deco details (brick coping and other architectural features)

as well as a contemporary version of Spanish Mission Revival Style. The Sanbusco Market building dates to 1880 with the arrival of the railroad and includes the iconic Italianate building on the southeast corner.

The once Sanbusco Market Center and the Parking Shed are listed as non-contributing following an appeal to Governing Body of the status in 2016. During that hearing, the Governing Body made comments on the importance of retaining the 'iconic facades' on the southeast corner. The Sanbusco Market Center underwent changes from 1986 through the 2000s and had a full remodel and partial demolition between 2016 and 2020.

The Butler and Foley Building, which is the northeast structure, is contributing to the Westside-Guadalupe Historic District with the east elevation, the south elevation with the clerestory on the second floor being the primary facades.

A more detailed background of the buildings is listed below.

New Mexico School for the Arts (former Sanbusco Market Center)
The Sanbusco Center served the Railyard District as a boutique mall for approximately 30 years prior to the 2016 remodel for the New Mexico School for the Arts. The Sanbusco building includes the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western style wood facade was placed on the front of the building, adjacent to the original office constructed by Dudrow. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. The large addition to the southwest corner of the building which housed Borders Books also substantially changed Sanbusco by increasing the footprint and by its sheer mass which dominated the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. The current status of the building is contributing to the Westside-Guadalupe Historic District and the applicant is asking that the building be downgraded to non-contributing.

Butler and Foley Building
The Butler and Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the

Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the second floor, north elevation clerestory which defines the arrhythmic window and door pattern used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan. Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. The building was upgraded to contributing to the Westside-Guadalupe Historic District in 2016.

Parking Shed

The parking shed found in the north parking lot of the property mimics the design and overall construction material that would have characterized the parking shed in former years. However, the recent historic architectural survey estimates that 75-80% of the material for the parking sheds is modern and is non-contributing.

Now, the applicant proposes the following new construction of a detached student dormitory building on southeast portion of the property:

1) The proposed dormitory building will be two story, 26'-2" at its maximum and approximately 19,130 sq. ft.
2) It will have a raised parapet with metal cap in a dark medium bronze finish.
3) The building will be organized into four massings differentiated by height and material finish.
4) The height is varied, stepping down to the lower portion by approximately 1'-10" to the adjacent Italianate gallery. The overall height is approximately the same as the east entrance to the school on the gray Sanbusco façade.
5) The finish material include:
    a. Stucco in El Rey 'La Morena' on the north portion
    b. Stucco in El Rey 'Buckskin,' and
    c. Corrugated metal panelling (stainless finish) on the southeast and southwest corners.
6) On the north elevation, a metal canopy in dark bronze will front the interior courtyard and cover an inset entrance of aluminum framed glazing.
7) On the south elevation, storefront glazing will be located under a decorative steel portal with trellis that will be a dark bronze finish.
8) Windows will be aluminum framed with a dark bronze finish.
9) The roof will be a TPO system in tan color.
10) A perforated steel fence with rusted finish will be added to the southwest portion of the property at 8'-0" tall.
11) Repurposed brick will be used for paving.

RELEVANT CODE CITATIONS:

(N) **County and Santa Fe Public Schools Capital Outlay Projects**

(1) Purpose

(a) Recognizing the fragility of the *city's* historic heritage, the purpose of Subsection 14-5.2(N) is to establish a procedure under which the *city* , the *county* and Santa Fe Public Schools will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and *landmark structures* .

Preserving and protecting the historic districts as well as contributing, significant and land mark *structures* promotes economic welfare, preserves *property* values and attracts businesses and tourists thus benefiting the entire Santa Fe community including the *city* , the *county* and Santa Fe public schools. By establishing up front procedures to ensure cooperation between the *city* and the *county* and the public schools, unnecessary costs and delays for capital outlay *projects* will be avoided. Specific design requirements that acknowledge necessary building functions and budgets will result in harmonious yet responsive public *projects* .

(b) *County* and Santa Fe public schools capital outlay *projects* in historic districts or involving *landmarks* located outside historic districts shall be carried out pursuant to the procedures set forth Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new *structures* and additions to and alterations and demolition of existing buildings.

(3) Design Standards

(a) General Standards

A *county* or Santa Fe public schools capital outlay *project* shall be designed appropriate for the public use and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable *streetscape* . The applicable *streetscape* shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new *structure* or proposed alteration or addition shall not cause an adjacent contributing, significant or *landmark structure* to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of *adobe* construction as follows:

(i) Roofs

Roofs, generally, shall be flat with a slight *slope* and surrounded by a parapet of the same color and material as the *walls* or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

(ii) Walls and Windows

The combined door and window area in any *publicly visible* façade generally 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 except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and *portales* on *publicly visible* portions of the building and *walls* shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the *streetscape*. Deep window recesses are characteristic.

(iii) Finishes

Construction shall be with materials with which the *adobe* effect can be simulated provided that the exterior *walls* are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating *adobe*, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any *publicly visible* façade shall be *adobe* finish, stucco or other material simulating *adobe* finish. The balance of the *publicly visible* façade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

(iv) Colors

The *publicly visible* façade of any building and of any adjoining *walls* generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, façade surfaces under *portales* or inset panels in a *wall* under a roof

overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

(v) Other Features

Facades shall be flat, varied by inset *portals*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing *streetscape* and if permitted otherwise in this chapter, a *portal* may cover the entire sidewalk with the columns set at the curb line.

(vi) Height

The height shall be limited to the average height of *institutional buildings* as measured within the applicable *streetscape*. When determining an applicable *streetscape*, vacant *lots* or *parcels* shall not be included in the calculation for allowable height. If no *institutional buildings* are included in the *streetscape*, the maximum height shall not exceed the average height of existing buildings in the *streetscape*. The land use department staff shall determine the applicable *streetscape* as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing *structures* shall be as set forth on the official map of building heights. If the height of an existing building is not given, the *county* or Santa Fe public schools shall submit a statement from a New Mexico licensed surveyor of the actual height. No building façade shall be over two stories in height unless the façade includes projecting or recessed *portales*, balconies, *setbacks* or other design elements.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 15, 2022
Updated September 9, 2022

Carly Piccarello
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico School for the Arts ("NMSA") Phase 2B – Dormitory Addition

Dear Carly:

This letter is submitted on behalf of NMSA for the Phase 2B Dormitory addition ("Project") for review and comment pursuant to SFCC §14-5.2(M) for State Capital Outlay Projects, to be heard by the Historic Districts Review Board ("HDRB") at their meeting of September 27, 2022. The ±4.011-acre property ("the Property") is zoned BCD and is located within the Westside Guadalupe Historic District.

In accordance with SFCC §14-5.2(M)(2)(a), NMSA conducted a neighborhood meeting with the Historic Guadalupe Association and the Old Santa Fe Association on July 13, 2022, at 5:30 pm MDT via the Zoom platform. The July 13th meeting notes are included in this submittal. An additional neighborhood meeting with both groups took place on August 16, 2022, and meeting notes are submitted to the City for the record. Meeting notice invitations were emailed and sent via US Postal Service and are included in this submittal.

NMSA Campus History

After acquiring the old Sanbusco property, the Art Institute received approvals from the City of Santa Fe and HDRB ("Board") between 2016 and 2019 for NMSA's Phase 1 - the remodeling of the Sanbusco retail building and improvements to the adjacent campus exterior spaces, approval letters attached. NMSA opened its doors to their new academic home and welcomed students and faculty in August of 2019. In March of 2020 NMSA proceeded with the demolition of the remaining old Sanbusco structure and associated basement and completed the work in the fall of 2020. This completed Phase 1. Phase 2A followed with the construction of the new 7,550 square foot cafeteria and 8,830 square foot central courtyard as presented to the Board June 23, 2020. The historic Gallery building west façade was restored and incorporated into the courtyard design as part of Phase 2A and was fully completed in March of 2022.

New Dormitory Building Addition

NMSA's Phase 2 originally included the new dormitory building along with the cafeteria and courtyard; however, due to the COVID pandemic in the spring of 2020 and subsequent restricted

funding, Phase 2 was divided up into Phase 2A - cafeteria and courtyard, and Phase 2B - dormitory. We are fortunate to have the opportunity to see the dormitory to fruition with this next phase of the campus expansion.

The two-story dormitory building will be located on the southeast corner of the subject Property, enclosing the internal courtyard completed in Phase 2A. The 19,124 square foot dormitory building (172'-8" x 67'-4" footprint) consists of a 9,462 square foot first floor with 14 double-occupancy dormitory rooms and 17 double-occupancy dormitory rooms on the 9,662 square foot second floor, totaling 31 rooms. The new dormitory will accommodate 60 students with the flexibility to provide single-occupant rooms as needed.

Student living accommodations are enhanced with a kitchen/lounge area on each floor, a multi-purposed/gym/fitness room with south-facing balcony on the second floor, staff office at the main entrance, a meeting room which doubles as an infirmary, study lounge areas and nooks on each floor, two practice music rooms, and laundry facilities. There are also two in-residence staff apartments on each floor for a total of four apartments. The first floor has access to a south-facing courtyard secured with a combination of stuccoed wall and perforated metal paneled fencing which match the existing campus fencing installed in Phase 1 and 2A. The stucco will be a darker brown to pick up on the browns of the Gallery brick exterior.

The dormitory building's linear form is broken up with a variety of exterior materials, massing, window and door fenestrations, and varying elevation types. The east elevation consists of a combination of a medium brown stuccoed exterior adjacent to the Gallery and the light gray corrugated metal panel, consistent with the existing gray panel used in Phase 1 and 2A, on the southeast corner. The south elevation is finished with stucco to match the existing stucco color of the Music Wing. The first floor of the north facing façade will be stuccoed in the rick brown hue to match the south-facing wall and relate to the Gallery brick façade. The brown stucco transitions to two-story on the center of the west elevation and then steps back with the gray panel on the southwest corner. Operable windows for each dormitory room break up the metal panel exterior in a regular pattern. The north and south elevations are bisected with glazed doors and fixed units that identify the main entrance from the internal courtyard and access to the south dormitory courtyard. All aluminum storefront windows and doors will be finished in a dark bronze finish to match the cafeteria and Phase 1 finishes.

Repurposed brick pavers from the previous demolition are reused for the adjacent walkways and the south courtyard patio. Horizontal perforated panels provide the overhang element over the main dormitory entrance on the north façade. These panels will be a dark bronze finish to match the same detail used for the cafeteria and the main school building south façade. On the south elevation a metal portal in the same dark bronze finish provide relief at the first floor opening to the south courtyard, and a metal trellis in the same finish extends over the second-floor deck outside the fitness facility.

The dormitory building height will range from 22'-2" to 26'-2", varying massing and due to the sloping site from east to west and will be roofed with a TPO system in a tan color with no proposed skylights. All rooftop mechanical equipment and appurtenances will be screened.

In support of this application pursuant to SFCC §14-5.2(M) for State Capital Outlay Projects, the following documentation is submitted herewith for your review and comment:

- Historic Districts Review Board Application
- Authorization Letter
- Neighborhood Meeting Invitation Letters
- July 13, 2022 Neighborhood Meeting Notes
- August 16, 2022 Neighborhood Meeting Notes
- Phase 1 and 2A HDRB Board Action Letters
- NMSA Condominium Plat
- Photographs of Existing Elevations
- NMSA Phase 2B – Dormitory Plans – Electronic Copy
- Colored Renderings of Dormitory and Existing Campus Buildings

Please do not hesitate to contact us should you have any questions or need additional information. Thank you.

Respectfully,



Colleen C. Gavin
JENKINSGAVIN, INC.

NMSA PHASE 2B - DORMITORY

500 Montezuma Ave, Santa Fe, NM 87501



PROJECT DATA

1. Project Site Area: 11,900 sf approximate
2. Building Area:
   a. Level 1: 9,462 sf,
   b. Level 2: 9,662 sf
   c. Combined: 19,124 sf
3. Program:
   a. Dormitory rooms – 31 (Two beds per Room)
   b. Residential Staff Apartments – 4
   c. Lounge Spaces
   d. Multipurpose Gym Space
   e. Staff Office -1
   f. Laundry Room - 1
   g. Practice Rooms - 2
   h. Building Support Spaces

INDEX OF DRAWINGS

ARCHITECTURAL

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PROJECT TEAM

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New Mexico School for the Arts
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505.310.4194

OWNER'S REPRESENTATIVE
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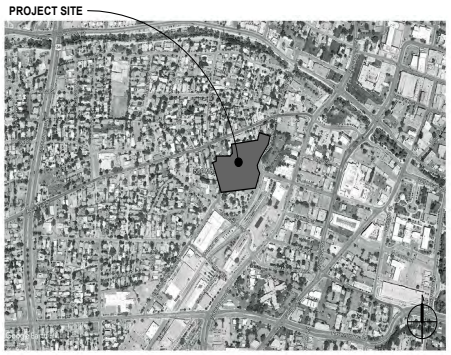
303.455.1900

FOOD SERVICE
Design-Tec Food Facilities, Inc.
8346 N 5th St, Phoenix, AZ 85020
602.273.0222

VICINITY MAP



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PRINCIPLES OF DESIGN.
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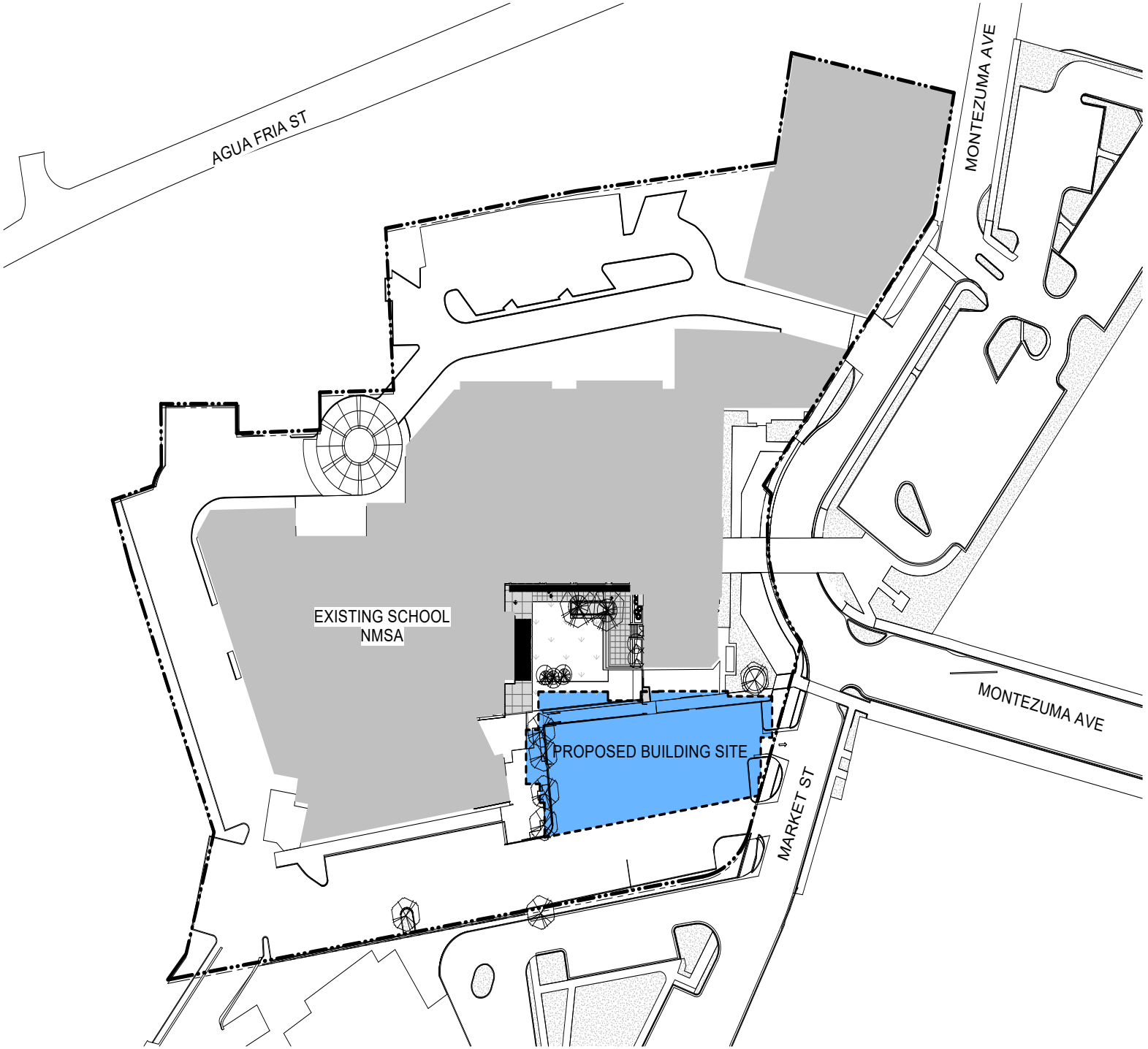

1 EXISTING SITE PLAN - OVERALL
1" = 30'-0"

0' 15' 30' 60'

NMSA PHASE 2B - DORMITORY
H-2 EXISTING SITE PLAN

2022-08-25

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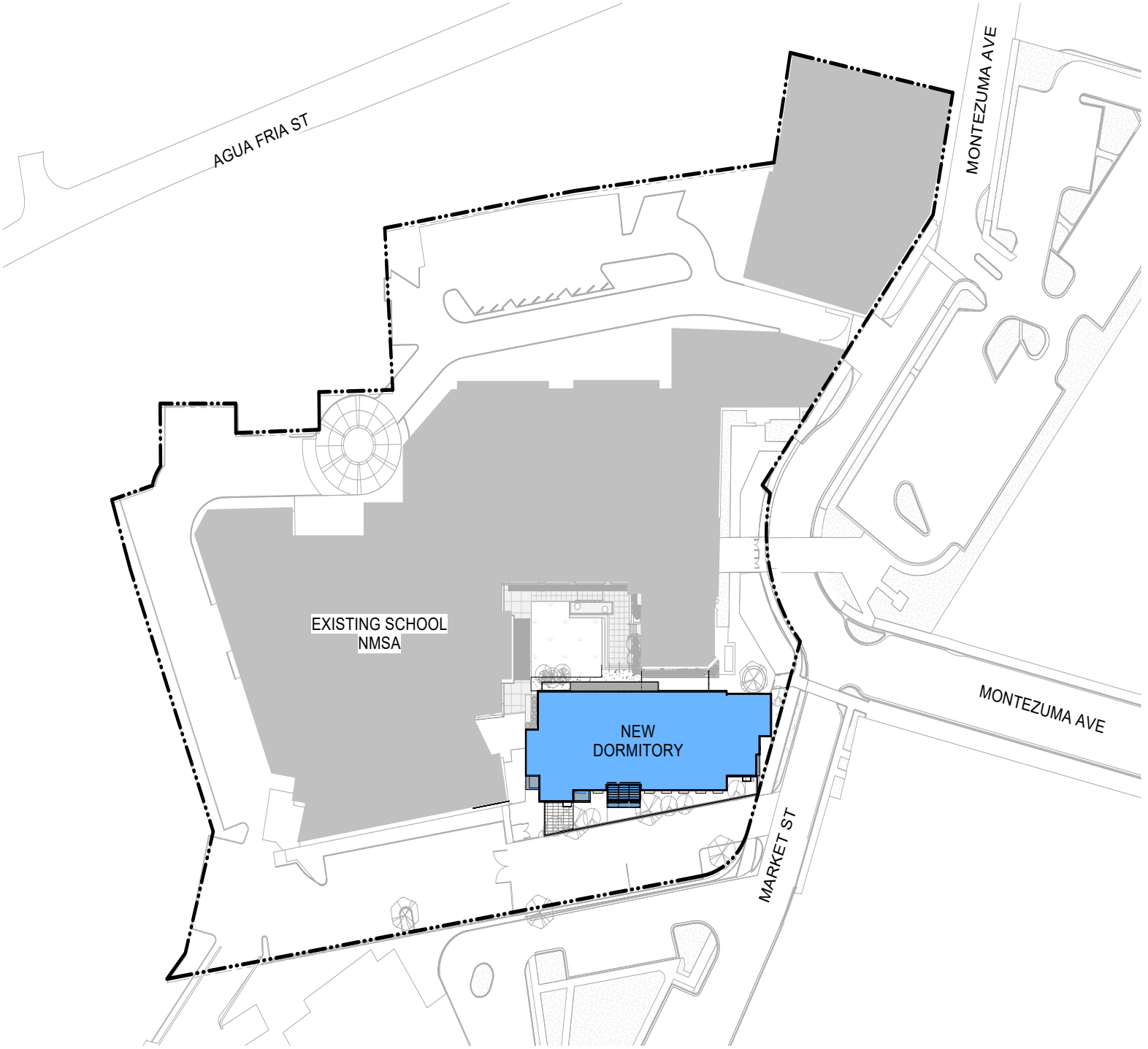

1 SITEPLAN - OVERALL
1" = 30'-0"

0' 15' 30' 60'

NMSA PHASE 2B - DORMITORY
H-3 OVERALL SITE PLAN

2022-08-25

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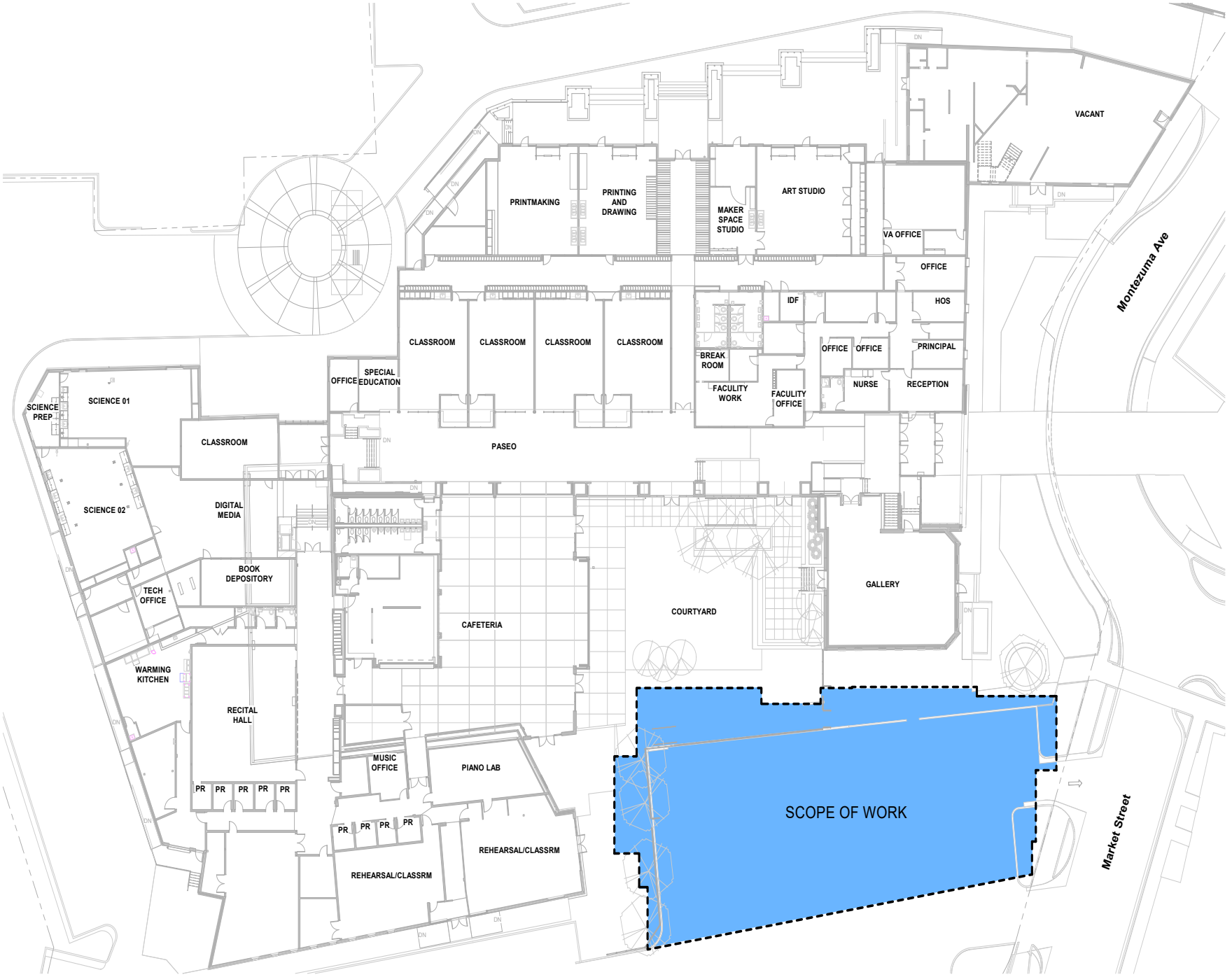

A1 OVERALL FLOOR PLAN - EXISTING
1/16" = 1'-0"

0' 8' 16' 32'

NMSA PHASE 2B - DORMITORY
H-4 OVERALL FLOOR PLAN - EXISTING

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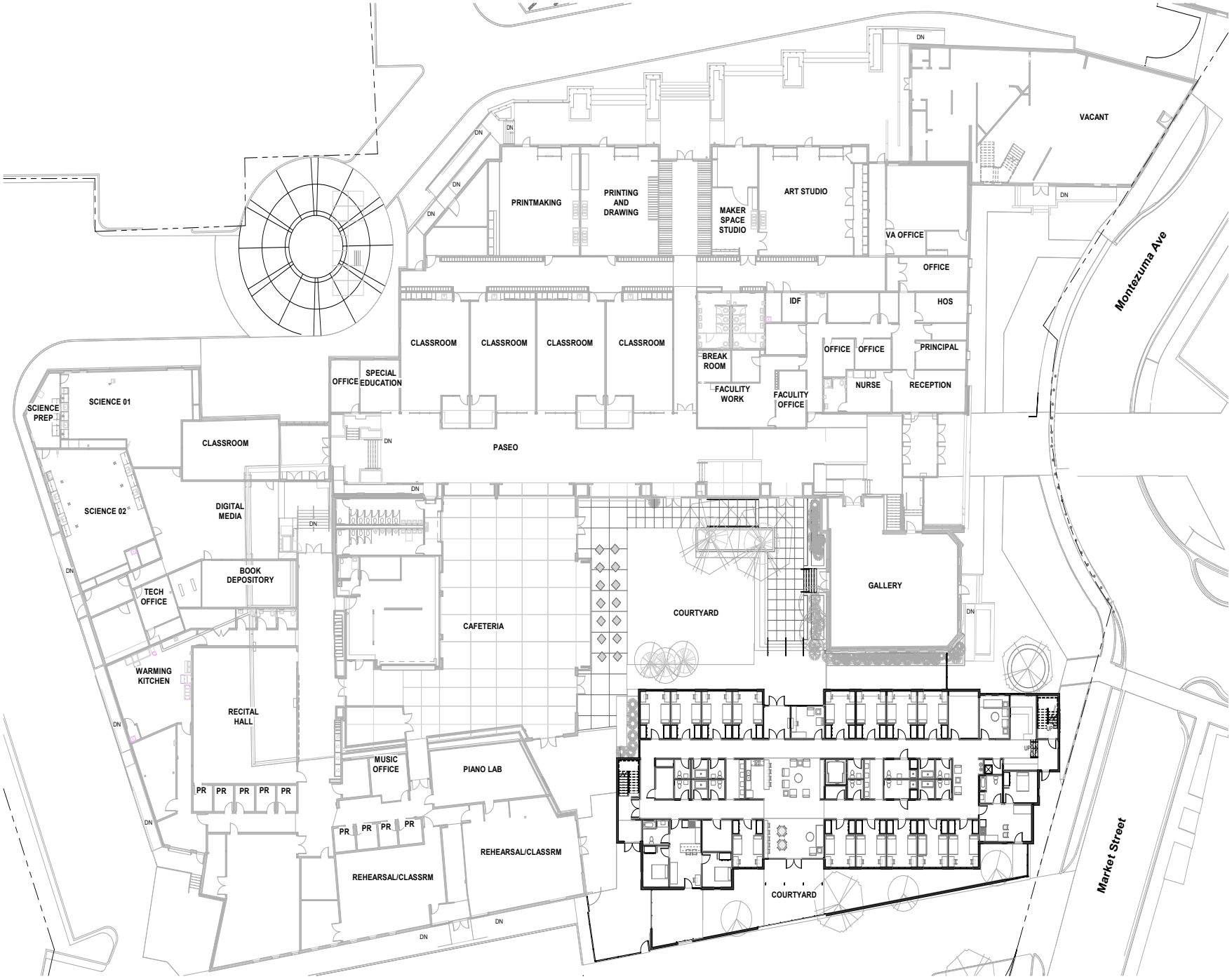

A1 OVERALL FLOOR PLAN - NEW DORMITORY LEVEL 1

1/16" = 1'-0"

0' 8' 16' 32'

NMSA PHASE 2B - DORMITORY

H-5 OVERALL FLOOR PLAN - NEW DORMITORY

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1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL 1

1/8" = 1'-0"

0' 4' 8' 16'

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A1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL 2

1/8" = 1'-0"

0' 4' 8' 16'

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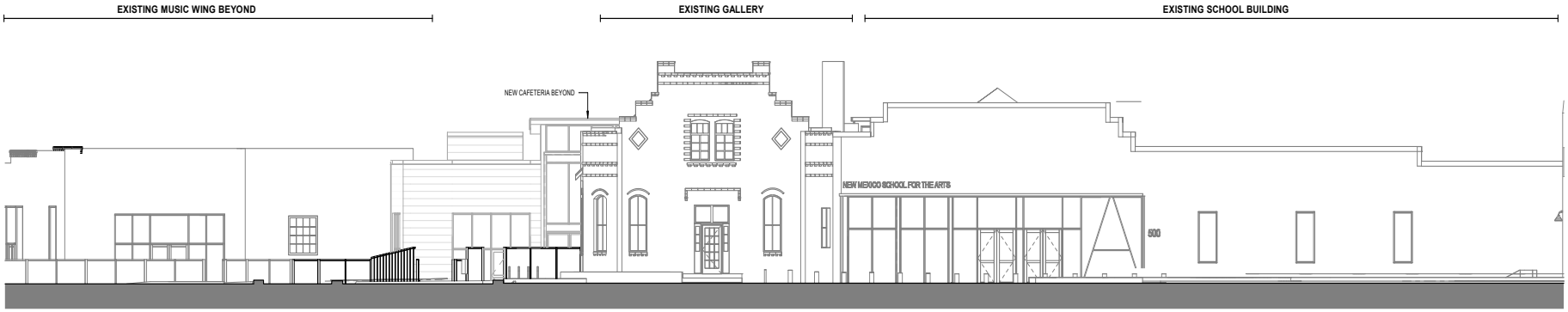

B1 EAST ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'



A1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-8 ELEVATIONS - EAST

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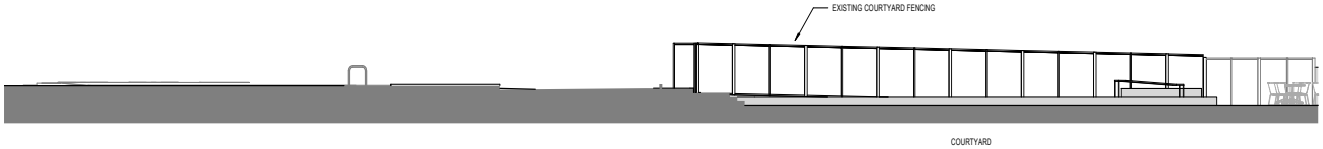

B1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'



A1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-9 ELEVATIONS - NORTH

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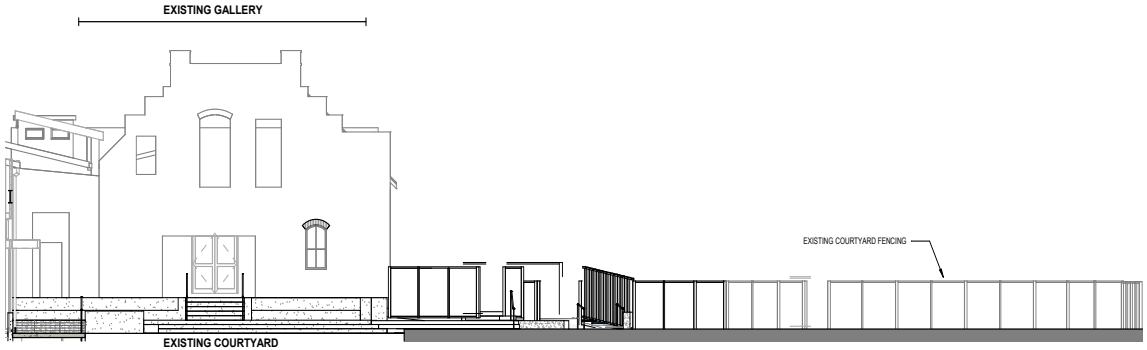

B1 WEST ELEVATION - EXISTING
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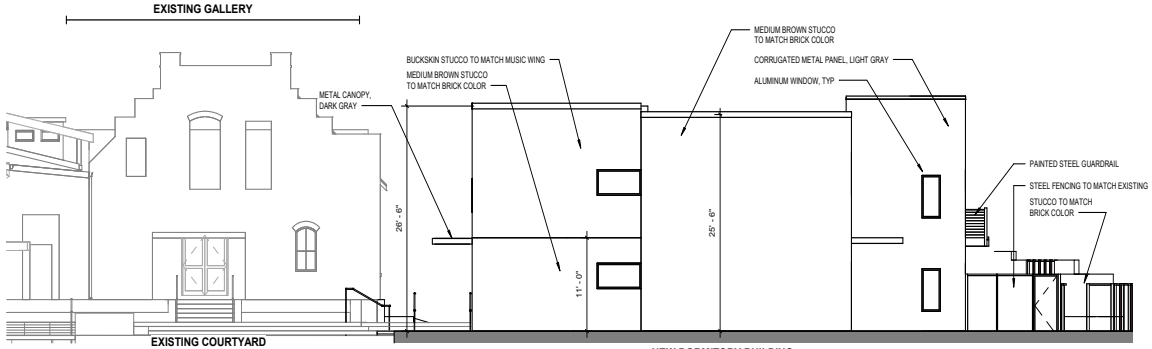

A1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-10 ELEVATIONS - WEST

2022-09-02

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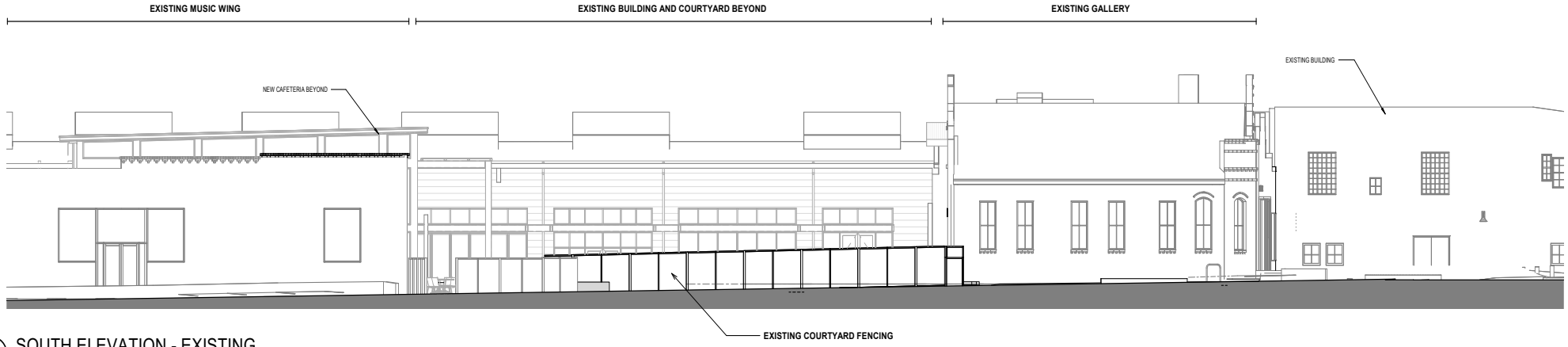
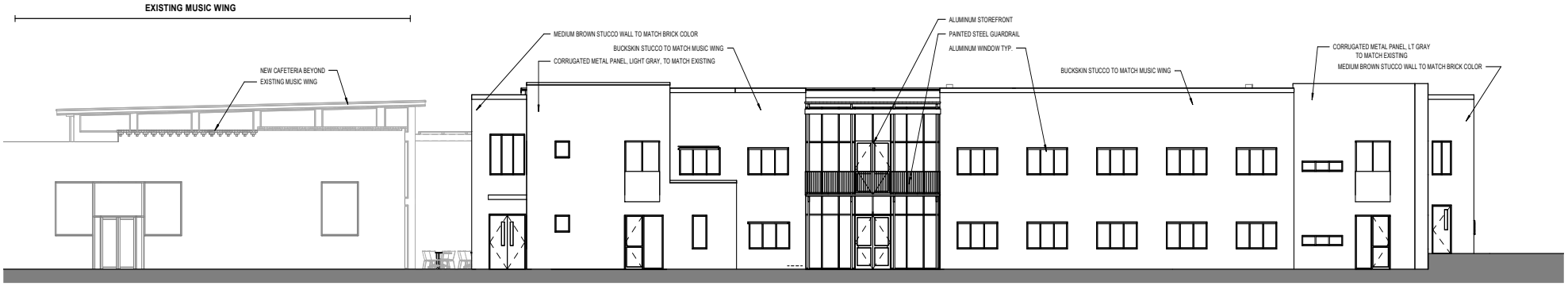


C1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'



B1 SOUTH ELEVATION - PROPOSED WITHOUT FENCE / WALL
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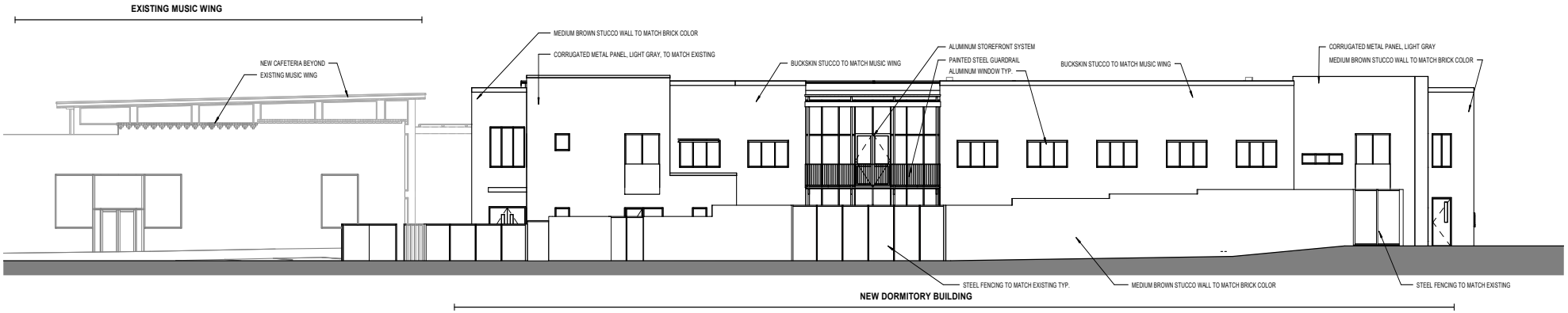
0' 4' 8' 16'



A1 SOUTH ELEVATION - PROPOSED WITH FENCE / WALL
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-11 ELEVATIONS - SOUTH

2022-08-25

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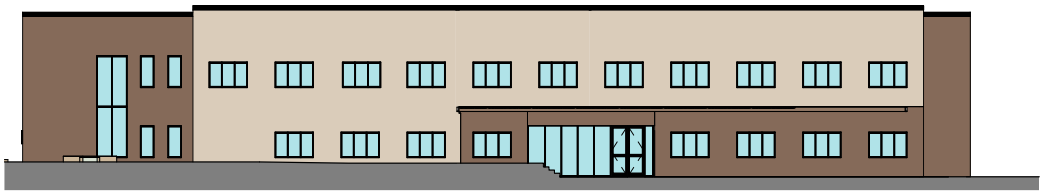
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com



C1 NORTH ELEVATION - PROPOSED
3/32" = 1'-0"

0' 8' 16' 32'



B1 SOUTH ELEVATION - WITHOUT FENCE / WALL
3/32" = 1'-0"

0' 8' 16' 32'



A1 SOUTH ELEVATION - WITH FENCE / WALL
3/32" = 1'-0"

0' 8' 16' 32'

NMSA PHASE 2B - DORMITORY
H-12 RENDERED ELEVATIONS

2022-08-25

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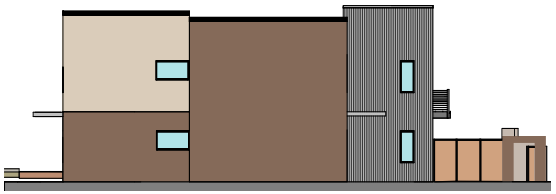

B1 WEST ELEVATION
3/32" = 1'-0"

0' 8' 16' 32'



A1 EAST ELEVATION
3/32" = 1'-0"

0' 8' 16' 32'

SMPC Architects
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BRICK PAVERS



CORRUGATED METAL PANEL

SMPC Architects
PRINCIPLES OF DESIGN.
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DECORATIVE STEEL TRELLIS / STOREFRONT GLAZING

La Morena El Rey color #197 - To Match Existing Outside Magazine Building

Buckskin El Rey color #106 - To Match Existing Outside Magazine Building

STUCCO COLORS

SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com





PERFORATED STEEL FENCING

SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com



NMSA PHASE 2B - DORMITORY
H-24 VIEW FROM MONTEZUMA AVENUE

2022-08-25

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NMSA PHASE 2B - DORMITORY
H-18 VIEW FROM MARKET STREET

2022-08-25

SMPC Architects
PRINCIPLES OF DESIGN.
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NMSA PHASE 2B - DORMITORY
H-25 VIEW OF DORMITORY SOUTH

2022-08-25

SMPCArchitects
PRINCIPLES OF DESIGN.
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NMSA PHASE 2B - DORMITORY
H-21 DORMITORY SOUTH-FACING COURTYARD

2022-08-25

SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com



NMSA PHASE 2B - DORMITORY
H-19 VIEW OF DORMITORY FROM INTERNAL COURTYARD

2022-08-25

SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com



NMSA PHASE 2B - DORMITORY
H-20 VIEW OF INTERNAL COURTYARD FROM SOUTHEAST ENTRANCE

2022-08-25

SMPCArchitects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com



NMSA PHASE 2B - DORMITORY
H-22 BIRD'S-EYE VIEW FACING SOUTHWEST

2022-08-25

SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com

NMSA Dormitory Neighborhood Meeting 2
August 16, 2022

Attendees: Adam Johnson (OSFA), Erik Mease (SMPC), Paula Tacket (NMSA), Peggy Favor (SMPC), Eric Crites (NMSA), Frank Katz (OSFA), Rick Martinez, Penn LaFarge (OSFA)

PRESENTATION: 5:35-6:00

- Phase 2B = Dormitory
    - Funding secured in last legislative session
- Overview of HDRB process for state review
    - November 12th will be end of 60 day review period
- Old Pranzos building is not part of this request – NMSA will pursue a dem request down the road
- Site plan and floor plan review
    - Designing for 60 students, double occupancy. One extra room if needed
    - Important to create privacy and a feeling of home for these 14-18 year olds
    - In-resident supervisors – two per floor
- Elevation review
    - Continues aluminum paneling from current NMSA building
    - Match buckskin stucco of Music Wing (old Border's)
    - Dark brown stucco to relate to the historic Gallery building and Outside Magazine building
- Rendering review
    - Consistent with existing renovations – materials and fencing

QUESTIONS: 6:00-6:40

Adam: Phase 1 was a nice structure. New proposed building is more of a shock – the large mass. Why did you not match the east elevation with the historic? Matching only happens in non-public pacing facades. Mass dominates historic buildings.

CG: Very tight site. Required to provide housing per the NMSA State charter. Students come from around the state – need to house as many as possible. Funding directive is to house 60 students. Need to be aware of height given historic district context. 31 rooms, supervisors, living spaces, etc is a lot to fit. Cannot build into courtyard. Chose to bookend historic gallery building to create a cohesive front façade.

Erik M: We did not want a three-story building. Trying to relate and not take away from main entrance. Kept building simple as a backdrop. South façade relates to scale and details of music wing.

Rick: Do the boys and girls share the dorm or is it split? Can you build a second dorm where the old Pranzos building is for the girls? Are there supervisor rooms?

Eric C: We will continue with our current approach used in our rented dorms with a coed living arrangement – based on students needs room by room. There are 4 supervisor room.

Frank: What are the primary facades on the gallery? The East and South?

CG: I do not have that information at this time – will look into it. East façade was part of the 2019 school renovation. Will check the Phase 1 files.

Frank: Dorm hides the cafeteria, which is a good thing. What happens if HDRB says they do not like it after the HDRB presentation?

CG: Input can be submitted for up to 60 days. We will respond to and make every effort to accommodate/be in compliance with historic code. It is then up to the Board to make a motion/action to accept and we can move forward. Carly is working with us on these steps. Statute is not clear – it is more of a work together towards consensus situation. There is another avenue if it becomes a bigger issue.

Paula: I can't remember what that path is…

Frank: The goal is that we work it out – parking garage downtown is a primary precedent. There could be disagreement. What is the special process? An appeal that goes to district court? The dorm is ugly and boxy and the windows are not attractive. Can the east façade pay homage to the step down on the other buildings? Possible to give it more interest?

Penn: I missed the beginning of the presentation but did someone reference territorial style? How?

CG: It is not territorial style. Gestures toward the Music Wing, which is not traditional territorial. Coping is reminiscent of brick.

Adam: Are you right up against the property line at Market and Montezuma? Can you pull in the east façade and extend the south?

CG: We are right up against the property line. There is a fire lane on the south side and also access. We cannot block or expand the building in that direction.

Penn: The look of the new building is reminiscent of Capital Flats. Any consideration of making it more in conversation with what is around it? More pleasant, less modern and out of place?

CG: There were extensive design exercises and we revised after receiving feedback from the first neighborhood meeting. We integrated more material integration with what is around it.

Adam: Is the stucco on the south side?

CG: Yes, the cladding wraps but stucco is in the center with metal coping. The north elevation transitions from buckskin stucco to dark brown stucco.

Adam: East side is not stucco, only cladding. Comparable to the white boxes out by the outlet malls. I support the idea of stepping down the roof line like the others.

Rick: Dull windows on the east façade – can you add anything else? Parapet or stucco? Can the parapet wrap around the front? Thank you for the changes you already made.

Penn: Reference to School of Art in Glasgow – made it as aesthetically possible for art students. This one is cold, metallic and uninviting. Disappointment for students studying aesthetics.

Adam: Thank you for thorough presentation and due diligence. Hope you take our comments to heart – main take away is to spot light the historic building.

CG: Thank you. Sept 13th hearing is not formalized yet, but that is the intent.

ARTICLE 15F New Mexico School for the Arts
22-15F-2. Purpose of act.
22-15F-4. Purpose of school; school exempt from certain provisions of the Charter Schools Act.
22-15F-6. Admissions criteria; equal opportunity; outreach.
22-15F-7. Room and board charges.

ARTICLE 15F
New Mexico School for the Arts

22-15F-2. Purpose of act.

The purpose of the New Mexico School for the Arts Act is to provide for the establishment of the "New Mexico school for the arts" as a statewide residential state-chartered charter high school that provides New Mexico students who have demonstrated artistic abilities and potential with the educational opportunity to pursue a career in the arts.

History: Laws 2008, ch. 15, § 2.

22-15F-4. Purpose of school; school exempt from certain provisions of the Charter Schools Act.

A. The commission may charter a "New Mexico school for the arts" as a statewide residential state-chartered charter school for grades nine through twelve to offer intensive preprofessional instruction in the performing and visual arts combined with a strong academic program that leads to a New Mexico diploma of excellence.

B. The school and the board are subject to all the provisions of the Charter Schools Act [Chapter 22, Article 8B NMSA 1978], except Subsection K of Section 22-8B-4 NMSA 1978 and Section 22-8B-4.1 NMSA 1978. The school shall not charge tuition, except as otherwise provided in the Public School Code [Chapter 22 NMSA 1978]. The school shall be supported by state funds in the same manner as other charter high schools authorized by the commission.

History: Laws 2008, ch. 15, § 4.

22-15F-6. Admissions criteria; equal opportunity; outreach.

A. The admissions criteria shall be designed to admit students who show exceptional promise or aptitude in the arts and a strong desire to pursue a career in the arts. The admissions process shall be conducted in a way that provides equal opportunity for admission to each prospective student regardless of that student's exposure to previous artistic training and without regard to the student's ability to pay residential costs.

B. The board shall ensure, to the greatest extent possible and without jeopardizing admissions standards, that an equal number of students is admitted to the school from each of the state's congressional districts.

C. The board shall submit an annual report to the charter schools division and the commission that includes demographic information about both applicants and students admitted to the school, including the counties and the congressional districts represented by the students enrolled and the makeup of the student body in terms of socioeconomic status, gender and ethnicity.

D. The school shall conduct outreach activities throughout the state to acquaint potential students with the programs offered by the school. The outreach activities shall include programs for middle school students and workshops for teachers. There shall be no admissions criteria established for participation in outreach activities.

History: Laws 2008, ch. 15, § 6.

22-15F-7. Room and board charges.

A. The school shall charge residential students a fee to cover the costs of room and board. The board shall establish a sliding-fee scale based on the student's ability to pay. The commission shall approve room and board charges and the sliding-fee scale during the planning year of the school and may approve changes to the charges and scale as requested by the board.

B. The school shall report each year to the charter schools division and the commission on the number of students requiring financial assistance for room and board; the amount of financial assistance provided; and the amount and source of gifts, grants and donations received by the school to provide that financial assistance.

History: Laws 2008, ch. 15, § 7.

The Legislature

of the

State of New Mexico

55th Legislature, 2nd Session

LAWS 2022

CHAPTER 53

SENATE FINANCE COMMITTEE SUBSTITUTE FOR

SENATE BILL 212, with emergency clause

Introduced by

PARTIAL VETO

EMERGENCY CLAUSE

spaces, fencing, information technology and related equipment, for Turquoise Trail charter school in Santa Fe county;

208. three million seven hundred sixty thousand dollars ($3,760,000) to plan, design, construct, furnish and equip dormitories at the New Mexico school for the arts in Santa Fe in Santa Fe county;

209. fifty thousand dollars ($50,000) to plan, design, construct and upgrade heating, ventilation and air conditioning systems, including increasing capacity, at four elementary schools in the Santa Fe public school district in Santa Fe county;

210. fifty thousand dollars ($50,000) to purchase and install equipment~~, including mats, clocks~~ and equipment lockers, for the junior wrestling program in the Santa Fe public school district in Santa Fe county;

211. one hundred thousand dollars ($100,000) to replace and upgrade perimeter fencing for the Penasco independent school district in Taos county;

212. two hundred ninety thousand dollars ($290,000) to plan, design, construct and equip improvements to a track, including turf and drainage, at Mesa Vista high school in the Mesa Vista consolidated school district in Taos county;

213. four hundred twenty-five thousand dollars

The Legislature

of the

State of New Mexico

55th **Legislature,** 2nd **Session**

LAWS 2022

CHAPTER 54

HOUSE APPROPRIATIONS AND FINANCE COMMITTEE SUBSTITUTE FOR

HOUSE BILLS 2 & 3, as amended, with certificate of correction

Introduced by

PARTIAL VETO

Item	General Fund	Other State Funds	Intrnl Svc Funds/Inter-Agency Trnsf	Federal Funds	Total/Target
(40) PUBLIC EDUCATION DEPARTMENT	4,557.3				4,557.3
To plan, design, construct, furnish and equip dormitories at the New Mexico school for the arts in Santa Fe county. The appropriation is from the general fund and not the appropriation contingency fund.					
(41) HIGHER EDUCATION DEPARTMENT	3,500.0				3,500.0
For demolition of buildings at higher education institutions.					
(42) HIGHER EDUCATION DEPARTMENT	30,000.0				30,000.0
For endowed faculty teaching positions in nursing programs at New Mexico public and tribal institutions of higher education to expand enrollment and the number of graduates able to work in nursing. The higher education department must obtain certification from each higher education institution that the endowment revenue will supplement and not supplant spending at the institution's nursing program before making an endowment award.					
(43) HIGHER EDUCATION DEPARTMENT	50,000.0				50,000.0
For endowed faculty teaching positions in bachelor and master degree social worker programs at New Mexico public and tribal institutions of higher education to expand enrollment and the number of graduates able to work in the behavioral health, child welfare and school systems. The higher education department must obtain certification from each higher education institution that the endowment revenue will supplement and not supplant spending at the institution's social worker program before making an endowment award.					
(44) HIGHER EDUCATION DEPARTMENT	63,000.0				63,000.0
For the opportunity scholarship program for students attending a public post-secondary educational institution or tribal college. The scholarship shall pay tuition and fees for New Mexico residents enrolled at least half-time at a public post-secondary educational institution or tribal college ~~who are seeking an associate degree or a credit-bearing, workforce-aligned certificate as defined by the higher education department~~. Scholarships may be awarded ~~for a maximum of sixty credit hours~~ in an amount not to exceed one hundred percent of tuition and fees~~, before legislative lottery scholarships have been applied. The opportunity scholarship program shall prioritize financial aid for qualified students as~~					

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 500-550 Montezuma Avenue

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [✓] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: STATUS REVIEW 500-550 MONTEZUMA AVE - (3 STRUCTURES)

CONSTRUCTION COST: $ N/A

BASE FEE: $ 0 + **EXCEPTION:** $ 0 + **POSTER:** $ 75.00 (3) = **TOTAL:** $ 75.00

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) ($25 per poster with one (1) poster per street frontage)

OWNER: NEW MEXICO SCHOOL for the Arts - ARTS **PHONE #:** 505-310-4194

OWNER MAILING ADDRESS: 202 E. MARCY ST. INSTITUTE 505-202-4070 (M)

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

EMAIL: rgonzales@nmschoolforthearts.org

APPLICANT: STUDIO S.W. architects **PHONE #:** 505-982-7191

MAILING ADDRESS: P.O. BOX 9308

CITY, STATE, ZIP CODE: SANTA FE, NM. 87504

EMAIL: jseres@studioswarch.com

PREAPPLICATION MEETING: Date: 5.23.16 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: N/A Planner: N/A

(You must schedule a meeting with a zoning planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at: 500-550 MONTEZUMA AVE

I/We authorize STUDIO SW architects to act as my/our agent to execute this application.

Signed: NMSA-A1 Date:

Signed: By: David A. Ater, Director Date: May 31, 2016

DAVID A. ATER

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87504
505-955-4333

PDR Notification Poster 11001.431475
1x 75.00 75.00

Payer Name: JEFF STUDIO SWAREHI

SubTotal: 75.00
Total: 75.00

Check 75.00
Number : 55830

06/01/2016 08:19 Lorrainel
#0352113 /3/1
********** DUPLICATE #001 **********

06/01/2016 08:20 LorrainaL
Thank You

Address: 500-550 MONTEZUMA AVE

Hearing Date: JUNE 28 /16 Posters Required: 3

Posters Picked Up: 3 Will be Using Posters already own: ____Yes

I have received the public notice poster(s) and I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

Signature of Applicant/Owner

6.1.2016
Date

JEFFREY SERES
Printed Name Applicant/Owner

LUD Use Only

Time Filed: _____
Fee paid: $ _____
Receipt attached: ☐

(date stamp)

DRAFT

VERIFIED APPEAL

PETITION

Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.

Appellant Information

Name: New Mexico School for the Arts, Art Institute
Last *First* *M.I.*

Address: 202 East Marcy St.
Street Address *Suite/Unit #*

Santa Fe, NM 87501
City *State* *ZIP Code*

Phone: (505) [redacted] E-mail Address: _____

Additional Appellant Names: Sanbusco 2015, LLC

Correspondence Directed to: ☐ Appellant ☐ Agent ☒ Both

Agent Authorization (if applicable)

I/We: New Mexico School for the Arts - Art Institute through Sanbusco 2015, LLC

authorize Studio Southwest Architects to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Subject of Appeal

Project Name: New Mexico School for the Arts

Applicant or Owner Name: New Mexico School for the Arts - Art Institute through Sanbusco 2015, LLC

Location of Subject Site: 500-560 Montezuma Ave

Case Number: H-16-015A Permit Number (if applicable): _____

Final Action Appealed:

☐ Issuance of Building Permit ☐ Other Final Determination of LUD Director

Final Action of Board or Commission (specify): ☐ Planning Commission ☐ Board of Adjustment ☐ BCD-DRC ☒ HDRB

Basis of Standing (see Section 14-3.17(B) SFCC 2001):

Applicant has standing pursuant to 14-3.17 (B) (1)

Basis for Appeal: ☒ The facts were incorrectly determined ☒ Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

Decision of HDRB on Case # H-16-051A, Owner New Mexico School for the Arts, Denial of Request to downgrade status of Sanbusco Marketing Center to non-contributing building in Westside - Guadalupe Historic District

☐ Check here if you have attached a copy of the final action that is being appealed.

See next Folder for Appeal Paperwork

Description of Harm

Describe the harm that would result to you from the action appealed from (attach additional pages if necessary):
Applicant has suffered harm in that the Board's decision was arbitrary and capricious and not supported by substantial evidence. The intended lessee and user of the Project is the New Mexico School for the Arts. Its academic program and the legal requirements for Constructional public schools require reconstruction of the Project's facades at 500 Montezuma. The Board failed to follow Staff's recommendation and relied on presumptions, not evidence. See Appendix.

Explain the Basis for Appeal

Please detail the basis for Appeal here (be specific):
1. Arbitrary and capricious; See Contradictory findings referenced in Appendix hereto.
2. Lack of substantial evidence: the Board's decision is based on presumptions, not facts in the record.

Signature and Verification

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection or postponement of my application. I also certify that I have met with the City's Current Planning staff to verify that the attached proposal is in compliance with the City's zoning requirements.

Appellant Signature: _____ Date: _____

Agent Signature: _____ Date: _____

State of New Mexico)
) ss.
County of Santa Fe)

I/We _____, being first duly sworn, depose and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/our own knowledge.

Petitioner/s:

_____ _____
Signature *Signature*

_____ _____
Print Name *Print Name*

Subscribed and sworn to before me this _____ day of _____, 20_____.

_____
NOTARY PUBLIC
My commission expires:

_____

APPENDIX TO NEW MEXICO SCHOOL FOR THE ARTS ART INSTITUE\APPEAL OF DECISION OF HISTORIC DESIGN REVIEW BOARD CASE # H-16-051A

A. ADDITIONAL DESCRIPTION OF HARM

It is public knowledge that the Sanbusco Center (500-550 Montezuma) was purchased by the Applicant for the purpose of providing a site to the New Mexico School for the Arts, a state chartered public high school (School"). In order to realize that purpose, the Sanbusco Center requires reconstruction and remodeling to create areas for academic instruction, for its related arts instructional program and to meet federal ADA standards for public schools. Such ADA standards are not always equivalent to standards for general public buildings. The Decision of the HDRB to continue the designation of the entire building complex at the Sanbusco Center as a "contributing structure " under Development Code ("Code") Section 14-12.1 creates substantial harm to the Applicant and the School because ADA standards for public schools require structural changes to entries, elevations and other building components which would not be cost efficient if portions of the façade of Sanbusco center cannot be changed.

The Historic Design Review Board ("HDRB") Background and Summary in its July 28, 2016 Minutes, p. 36 reflect that "...removal of almost all historic material, and changes to openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed." In addition, the Minutes reflect that

> (t)he only historic materials remaining in the building are *historic brick found on the southeast corner of the south elevation and pentile found on the north elevation of the building".*
>
> *While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. (Emphasis added).*

Findings 24-28 of the HDRB Decision are inconsistent with the recommendation of Staff and with Finding No. 21 which recites the requirements for determining whether a structure is a "contributing structure". The structure of Sanbusco Center is not at least 50 years old. Finding No. 27 is inconsistent with Finding No. 23 ("Historic Status is applied to the entire building and not to a particular part of a structure"). The brickwork and other elements of the east façade mentioned in Findings No. 10 -15 are a particular part of a structure not the entire building. See Findings No. 22-23.

In Findings No. 26-28, the HDRB appears to have relied on its "presumption" that the the Board had previously designated the entire structure to be contributing. In Finding No. 28, in particular, the Board found that there was no evidence presented to challenge the "validity" or "Cogency" of the Board's prior findings. However, the Board's own records reflect that in HDRB-04/27/1999, which extended the boundaries of the Westside-Guadalupe Historic District, the Boarders Building is designated as "non-contributing" although it is physically attached to the address identified as 500-540 Montezuma. While there is a presumption of the validity and regularity of legislative enactments, that presumption is based on an actual review or examination of the legislation itself. See, e.g. *Bounds v. State ex rel. D'Antonio*, 2013–NMSC–

037, ¶ 11, 306 P.3d 457. The HRDB took no action to review its own records of proceedings to determine whether that statutory presumption should be applied. In doing so, its action was arbitrary and capricious and its Decision was not supported by substantial evidence. Substantial evidence' [is] such relevant evidence as a reasonable mind might accept as adequate to support a conclusion." *Rinker v. State Corp. Comm'n, 1973-NMSC-021, ¶ 5,* If the decision of an administrative body is arbitrary, or capricious, if the decision was not supported by substantial evidence in the whole record or if it did not act in accordance with the law, it is subject to reversal. *See, Perez v. Dept. of Workforce Solutions, 2015-NMAC-008 {8}.* The HRDB appears to have rejected the recommendation of its staff, not on the basis of contrary evidence in the administrative record, but on the basis of its own opinion. Such decision is properly the subject of an appeal pursuant to Code Section 14-3.17 and is properly reversed by the City Council sitting in review.

ITEM # 16-0686

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

Case #H-16-051A
Address – 500-550 Montezuma Avenue
Agent's Name – Studio Southwest Architects
Owner/Applicant's Name – New Mexico School for the Arts

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

Studio Southwest Architects requests an historic status review of three buildings that are part of the Sanbusco Market Center and requests the designation of primary elevations for the properties where applicable.

Sanbusco Market Center

Sanbusco has served the Railyard District as a boutique mall for approximately 30 years. The Applicant has provided a detailed history of Sanbusco which covers almost 140 years of development within the Railyard District. The Sanbusco building itself was changed significantly from the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when an addition with western style wood façade was constructed by Dudrow adjacent to the original Italianate office. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

Other substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984 during which the east façade was made to look like its 1925 appearance. Changes to massing, removal of historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. A subsequent large addition to the southwest corner of the building which housed Borders Books increased the footprint and the sheer mass of the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces.

The current status of the building is contributing to the Westside-Guadalupe Historic District and the Applicant requests the building be downgraded to non-contributing.

Butler & Foley Building

The Butler & Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the historic second floor, south elevation clerestory with its arrhythmic window and door pattern subsequently used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan.

Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. Currently, the building has no status. The Applicant requested the building be designated as contributing to the Westside-Guadalupe Historic District.

Parking Shed

The parking shed found in the north parking lot of the property maintains the design and overall construction material that characterized what was the former lumber shed. The recent historic architectural survey estimates that 75-80% of the lumber for the parking sheds are structural repairs replacing earlier wooden members. The Applicant requested that the parking sheds, currently without status, be designated non-contributing to the Westside-Guadalupe Historic District.

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 the Sanbusco Market Center be downgraded to non-contributing and parking shed be designated non-contributing to the Westside-Guadalupe Historic District, and that the Butler and Foley Building be considered contributing per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. For the Butler and Foley Building, staff recommended as primary the south elevation of the second floor composed of the clerestory window wall and the east and south elevations.
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fc 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_ Westside-Guadalupe Historic District (Section 14-5.2(I))
5. The owner's agent testified that they agree with all of the staff recommendations.
6. The Market Center was designated as contributing by the Board sometime in the 1990s, after the 1986 Schepps remodel and prior the addition of Borders Books to the Market Center in 1999.
7. The minutes of that Board meeting were not presented during this hearing, so this Board does not know the basis for prior designation of the Market Center as contributing.
8. The Board presumes that the prior designation as contributing was valid.
9. The owner's agent stated that maintaining the contributing status of the Market Center will affect what designs may be brought before the Board in the plans to change the structure into a school.

10. Most of the east façade of the original Italianate building is constituted of the original brick material revealed by the removal fo the stucco which was added in the late 1920's.
11. Portions of that east façade that had been removed when the structure was stuccoed, particularly the two chimney shapes, were reconstructed with matching materials.
12. The original relief work on that east façade was replicated with high strength concrete.
13. The opening dimensions on the east façade remain as they were in 1925; the two large windows on either side of the door on the east façade are historic.
14. The easternmost window on the south façade appears to be historic.
15. The large wooden façade over the main entrance to the mall replicates the wooden façade of the original 1925 structure.
16. The historic character of the Butler & Foley Building has been maintained over time and few historic materials have been removed that impact the exterior of thc building.
17. Approximately 75-80% of the wooden posts and beams of the parking shed have been replaced during structural repairs within the past 30 years.
18. The location and character of the parking shed has remained stable since 1902.
19. The parking shed is not a reproduction but rather maintenance of the structure, because the original design and character has been retained.
20. Maintenance and repair of a historical structure by replacing materials are necessary and common requirements for preservation.
21. 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."
22. For a structure to be contributing, it must be at least 50 years old.
23. Historic status is applied to the entire building, not to a particular part of a structure.
24. Staff stated under Historic Preservation Division's administrative gloss, once a structure is designated as contributing, non-historic features can be identified.
25. Code 14-5.2(C)(2)(a–c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
26. In the 1990s, the Board had designated the Sanbusco Market Center to be contributing.
27. The large addition in the rear of the building for Borders in 1999 was approved under the rules that would not have permitted approval if the addition could impair the contributing status.
28. No evidence was presented at the hearing to challenge the validity or cogency of either of those prior Board findings.
29. The Board, in response to the Application, finds that all three structures (the Sanbusco Market Center, the Butler & Foley Building, and the parking sheds) meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
30. 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:

   _X_ Retain the existing status of the Sanbusco Market Center, and to designate its east façade as primary; and

   _X_ Designate the Butler & Foley Building as contributing status, with its clerestory window wall on second floor south façade, and the south and east elevations on the first floor be primary as recommended by Staff; and

   X_ Designate the parking shed as contributing status, with its south elevation as primary.

IT IS SO ORDERED ON THIS 26th DAY OF JULY 2016, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Ríos
Chairperson

26 July 2016
Date:

FILED:

Yolanda Y. Vigil
City Clerk

7-27-16
Date:

APPROVED AS TO FORM

Assistant City Attorney

7-26-2016
Date:

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status reviews and primary elevation designations, if applicable, for one contributing and two non-statused non-residential structures.

Case number: H-16-051A
Project Type: HDRB

PROJECT LOCATION (S): 500-550 Montezuma Avenue

PROJECT NAMES:

OW – New Mexico School for the Arts-Art Institute
Santa Fe, NM 87501

202 East Marcy Street
505-310-4194

AP – Studio SW Architects
Santa Fe, NM 87504

P.O. Box 9308
505-982-7191

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 28, 2016. The decision of the Board was to designate Sanbusco Market Place, the Butler and Foley Building, and the parking shed in the north parking lot of Sanbusco as contributing to the Westside-Guadalupe Historic District. The following primary elevations were designated: the east elevation of Sanbusco Market Place; the east elevation, the south elevation with the clerestory on the second floor, and the south elevation of the Butler and Foley Building; and the south elevation of the parking shed. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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

Project description: Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status reviews and primary elevation designations, if applicable, for one contributing and two non-statused non-residential structures.

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OW – New Mexico School for the Arts-Art Institute Santa Fe, NM 87501	202 East Marcy Street 505-310-4194
AP – Studio SW Architects Santa Fe, NM 87504	P.O. Box 9308 505-982-7191

PROJECT DATA:

HISTORIC DISTRICT	Westside-Guadalupe
HISTORIC BUILDING STATUS	Contributing/Non-Statused
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-2720.1-H-2720.3
YEAR OF CONSTRUCTION	1880, 1930
PROJECT TYPE (NEW, ADD, ETC.)	Historic Status Review
USE, EXISTING	Non-Residential
USE, PROPOSE	Non-Residential
HISTORIC BUILDING NAME	Sanbusco Center

City of Santa Fe, New Mexico

memo

DATE: June 28, 2016

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-16-051A

ADDRESS: 500-550 Montezuma Avenue
Historic Status: Contributing/No Status
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
___ Zoning Review Sheet	_____ Elevations
___ Other:	_x_ Photographs
	_x_ Other: Graphic history of Sanbusco

STAFF RECOMMENDATION:

Staff recommends that the Sanbusco Market Center and parking shed be designated non-contributing to the Westside-Guadalupe Historic District, and that the Butler and Foley Building be considered contributing per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. For the Butler and Foley Building, staff recommends the north elevation of the second floor composed of the clerestory window wall and the east and south elevations as primary.

BACKGROUND & SUMMARY:

Studio Southwest Architects requests an historic status review of three buildings that are part of the Sanbusco Market Center and requests the designation of primary elevations for the properties where applicable.

Sanbusco Market Center

Sanbusco has served the Railyard District as a boutique mall for approximately 30 years. The applicant has provided a detailed history of Sanbusco which covers almost 140 years of development within the Railyard District. The Sanbusco building itself has changed significantly from the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western style wood façade was placed on the front of the building, adjacent to the original office constructed by Dudrow. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. The large addition to the southwest corner of the building which housed Borders Books also substantially changed Sanbusco by increasing the footprint and by its sheer mass which dominated the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. The current status of the building is contributing to the Westside-Guadalupe Historic District and the applicant is asking that the building be downgraded to non-contributing.

Butler and Foley Building

The Butler and Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the second floor, north elevation clerestory which defines the arrhythmic window and door pattern used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan. Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. Currently, the building has no status and the applicant is asking that the building be upgraded to contributing to the Westside-Guadalupe Historic District.

Parking Shed

The parking shed found in the north parking lot of the property mimics the design and overall construction material that would have characterized the parking shed in former years. However, the recent historic architectural survey estimates that 75-80% of the material for the parking sheds is modern. The applicant is asking that the parking sheds, which currently have no status within the district, be designated non-contributing to the Westside-Guadalupe Historic District.



1930 Sanborn 550 Montezuma

B3

Memorandum

To: Members of the Governing Body

From: Zachary Shandler
Assistant City Attorney

Via: Kelley Brennan
City Attorney

Re: Appeal of Ms. Nicoletta Munroe from the March 1, 2016, Decision of the Board of Adjustment to Approve the Sanbusco 2015 LLC & New Mexico School for the Arts Institute's request for a Special Use Permit at Sanbusco Center.
Case No. 2016-32

Date: April 4, 2016 for the April 13, 2016 Meeting of the Governing Body

The Appeal

On March 9, 2016, Ms. Nicoletta Munroe, (Appellant) filed a Verified Appeal Petition (the Petition) appealing the March 1, 2016 Decision of the Board of Adjustment (Board) to approve the Sanbusco 2015 LLC & New Mexico School for the Arts Institute's request for a Special Use Permit. (Petition attached as **Exhibit A).**

The Property

The property is the Santa Fe Builders' Supply Company (Sanbusco Center). The New Mexico School for the Arts (School) acquired the property which includes 5.2+ acres and several

buildings. The property is zoned BCDRED and BCDCAN (Business Capital District Redevelopment & Sandoval/Montezuma Subdistricts - Community Commercial) and is located within the Westside-Guadalupe Historic Review District and Historic Downtown Archaeological Review District. It is bounded by Agua Fria Street, Camino de la Familia, and Montezuma Avenue and residential houses.

History of the Case

The School is a chartered school created by the State legislature subject to regulation by the New Mexico Public Education Department. The School, which opened in 2010, is a performing arts high school, and is currently located at the old Cathedral School on 725 East Alameda. It serves students on a state-wide basis and twenty-five percent of its students commute on the Rail Runner train. It has acquired the Sanbusco Center and hopes to renovate it for school use and move in for the fall of 2017. Since the Sanbusco Center is in the BCD District and within 200 feet of residentially zoned properties, the City's "Table of Permitted Uses" requires the School to obtain a special use permit. A public hearing before the Board of Adjustment was held on February 2, 2016. (Meeting Packet attached as **Exhibit B**). The Board voted unanimously to approve the special permit. (Minutes attached as **Exhibit C**). The Board approved the Findings of Fact on March 1, 2016 (Findings attached as **Exhibit D**).

Basis of the Appeal

The Appellant cites the following specific bases for appeal:

Special Use Permit for Sanbusco Center—

a. Issuance of the permit will adversely affect the public interest because:
   1) The School harms the local economy;
   2) The School harms public safety because its location is too close to businesses that sell alcohol;
   3) The School harms public safety because its location raises too many issues involving student safety.
b. The School is incompatible with existing structures and uses because:
   1) The School is incompatible with the remaining businesses;
   2) The School creates parking issues;
   3) The School is incompatible with the historic preservation of Sanbusco Center.

Discussion

Code §14-3.17(A)(2) provides that an appeal can only be filed if: (1) the final action appealed from does not comply with Code Chapter 14 or §§3-21-1 through 3-21-14 NMSA[1] (the Statute);

[1] Section 3-21-8 B. NMSA 1978 provides in pertinent part: "Any aggrieved person...affected by a decision of an administrative...commission or committee in the enforcement of Sections 3-21-1 through 3-21-14 NMSA 1978 or ordinance, resolution, rule or regulation adopted pursuant to these sections may appeal to the zoning authority. ..."

(2) Code Chapter 14 has not been applied properly; or (3) the decision appealed from is not supported by substantial evidence.

General Claims. There are three legal elements to a special use permit. Code Section 14-3.6(D)(1)(a) requires that a board/commission must have authority to issue a special use permit. There is no dispute that the Board has authority to issue a special use permit. Code Section 14-3.6(D)(1)(b) requires the Board to make a finding that "granting the special use permit does not adversely affect the public interest." Code Section 14-3.6(D)(1)(c) requires the Board to make a finding that "the use and associated buildings are compatible with ... uses of the abutting property and other properties in the vicinity of the premises under consideration."

With respect to Appellant general claims, the Board properly applied Chapter 14 and relied on substantial evidence in the record establishing that the issuance of the permit will not adversely affect the public interest and is compatible with existing structures and uses.

Claim A1. The issuance of the permit will adversely affect the public interest because the School harms the local economy.

Appellant argued in her Petition that the School's move will have a negative impact on the economic base of Santa Fe. Dr. Kelly O'Donnell, the School's economic consultant, provided a written economic analysis report. (Attached as part of **Exhibit B**). She concluded the impact would be a net positive. Dr. O'Donnell stated: "in this instance we will be supporting 120-140 jobs on an on-going basis, doubling that number during the construction period, and produce, in the short term, GRTs and City and State fees of roughly $1 million, and ongoing revenue to City government of about $150,000 annually after the expansion and construction is complete." Board Meeting Minutes, p. 6 (Feb. 2, 2016).

Appellant argued that Dr. O'Donnell's report was not substantial evidence to demonstrate the impact on the economic base of Santa Fe. The term "substantial evidence" means "relevant evidence that a reasonable mind could accept as adequate to support a conclusion." Sims v. Sims, 1996-NMSC-098, ¶ 65, 122 N.M. 618, 930 P.2d 153. Substantial evidence is not a "beyond a reasonable doubt" evidential standard; it only has to be evidence of some weight and reasonableness. Dr. O'Donnell's report is ten pages long, filled with tables on fiscal impacts, ten year projections and gross receipt tax data. It even included a table on the School's sources of revenue. Dr. O'Donnell's report constitutes "relevant evidence that a reasonable mind could accept as adequate to support a conclusion." Mr. Fabian Trujillo, City Economic Development staff, concurred with the analytical numbers in her report.[2] (Attached as part of **Exhibit B**).

Nevertheless, Appellant has asserted that the School's use of Sanbusco Center "discourages business...has destroyed thriving businesses in the Sanbusco Center." The business occupancy rate at Sanbusco Center, however, at time of the sale was 60 percent. Board Meeting Minutes, p. 8 (Feb. 2, 2016). Dr. O'Donnell told the Board: "If the retail establishments that are currently

[2] The City Code does not require City staff to hire its own independent company to conduct an analysis of an applicant's numbers.

located at Sanbusco were going away there would be a net negative impact, I think. But as I understand it, the ones that are leaving are relocating to DeVargas and other sites throughout the City with vacancies. As such, the value of those properties should go up somewhat and there were will be offset there." Board Meeting Minutes, p. 8 (Feb. 2, 2016). Dr. O'Donnell stated: "You have to acknowledge the fact that this is a non-profit use and non-profits are exempt from property tax. So that will be property tax that is no longer collected on this property. However, again to some extent, that will be offset by increased property values elsewhere in the City." Board Meeting Minutes, p. 8 (Feb. 2, 2016).

The owner of "Rock, Paper, Scissors" told the Board that they had been at the Sanbusco Center for over fourteen years. Board Meeting Minutes, p. 15 (Feb. 2, 2016). She said her daughter attends the School, but that her business, and others, were moving to other city locations. She said "they are expanding their staff, and this will be a blessing in disguise." Board Meeting Minutes, p. 15 (Feb. 2, 2016). She said "the School is the absolute best use for the land." Board Meeting Minutes, p. 15 (Feb. 2, 2016).

Therefore, the issuance of the permit will not adversely affect the public interest because there was evidence that the School will bolster, not harm, the local economy. There was also testimony that businesses have been able to successfully relocate to other locations.

Claim A2. The issuance of the permit will adversely affect the public interest because the School harms public safety because its location is too close to existing businesses that sell alcohol.

Appellant wrote in her Petition: "Licenses to sell alcohol at three restaurants…[is] in violation of state law 15 NMAC 10.3.2." Appellant's theory is that state law bans businesses with alcohol licenses from operating within 300 feet of a school; thus either the businesses have to move or the School cannot move in.

New Mexico State Law Section 60-6B-10 reads: "A license may be granted for a proposed licensed premises if the owner or lessee has, prior to the establishment of a church or school located within three hundred feet of the proposed licensed premises, applied for, been granted and maintained a valid building permit for the construction or renovation of the proposed licensed premises…." It is our understanding that several businesses that sell alcohol were established prior to the School acquiring Sanbusco Center. Board of Adjustment member Rachel Winston asked: "if Pranzo's license will be affected by its proximity to the School." Board Meeting Minutes, p. 10, (Feb. 2. 2016). The School's lawyer answered: "Pranzo's has an existing liquor license, so it's an existing license. Its license would be grandfathered…." Board Meeting Minutes, p. 10, (Feb. 2. 2016).

As a point of reference, there is another high school, Tierra Encantada Charter School, which is approximately 900 feet away from Sanbusco Center (and from these businesses that sell alcohol). There was no evidence presented at the Board meeting that these businesses have caused harm to the students at Tierra Encantada Charter School. Dr. O'Donnell told the Board: "I ran the agency that issues liquor license for the State of New Mexico for a number of years….We

granted waivers of the 300 foot rule on an almost daily basis, because just about everything is within 300 feet of a church or school in this State." Board Meeting Minutes, p. 12, (Feb. 2. 2016).

Therefore, the issuance of the permit will not adversely affect the public interest because the existing businesses are grandfathered in and there was no evidence presented that the licensees and two high schools cannot co-exist in this area.

Claim A3. The issuance of the permit will adversely affect the public interest because the School harms public safety because its location raises too many issues involving student safety.

Appellant asserts in her Petition that the "proposal to occupy the SanBusCo Center as a school may be in violation of state Public Education Department (PED), and federal Department of Education laws for campus safety." She cites to: (a) lack of green space; (b) lack of campus perimeter fence; (c) presence of businesses serving alcohol; and (d) Rail-Runner safety.

The School's activities are subject to review by the PED. It would be that agency that would review issues involving student and campus safety. At the time of the hearing, Appellant's alleged "violations" were speculative and lacked sufficient evidence to justify the placing of any condition on the special use permit.

The Board and Applicant's representative did have a lengthy discussion about the perimeter walls and balancing them against the public's ability to travel from Agua Fria to the Railyard Farmer's Market. Board Meeting Minutes, pp. 9, 20-21 (Feb. 2, 2016). The actual design of the wall did not have to be submitted to the Board since it was a hearing over the use of the property. City staff told the Board: "If there are any walls or fences, again, all the cosmetic attributes that would be developed on this property, [it would] need to go through the Historic [Districts] Review Board, so they will be vetted through another committee with another public hearing that will allow public input at that point." Board Meeting Minutes, p. 21 (Feb. 2, 2016).

The issuance of the permit will not adversely affect the public interest because the student safety issues will be handled by other boards and agencies (as opposed to the Board of Adjustment).

Therefore, Claims A1 to A3 do not fall within any of the three bases for appeal cited above and should be denied.

Claim B1. The School is not compatible with existing structures and uses because the businesses that are staying are incompatible with the School.

Appellant wrote in her Petition: "Because the merchants possess long-term lease agreements that last 25 years, three restaurants and several stores will stay at the site while the school takes-over the remaining space at SanBusCo Center." The Petition added: "School students will have to share the site with an expensive selection of retail shops and fine dining restaurants that may be distracting for the student."

None of the businesses, which are remaining at Sanbusco Center, raised the issue of incompatibility at the Board hearing. Mr. Richard Czoski, Executive Director of the neighboring Santa Fe Railyard Community Corporation, told the Board that "Railyard Board has considered the presence of the School in the area and are in favor of it, think it will be a great use." Board Meeting Minutes, p. 13 (Feb. 2, 2016). He noted there were some details to work out "but by and large are very much in favor of it and think it will be a great addition to the neighborhood and look forward to being good neighbors to them and them being good neighbors to us because we have to coexist." Board Meeting Minutes, p. 13 (Feb. 2, 2016).

The Applicant's representative noted there are "many components making up this district including galleries, Site Santa Fe, Warehouse 21, and 12 galleries, 2 museums, restaurants." Board Meeting Minutes, p. 7 (Feb. 2, 2016). He said: "What would be a better component to anchor the north end of the cultural arts district than a performing arts school. Then what you can begin to envision is the synergy between these uses, galleries, existing tenants and how the students can interact with the entire Railyard economic engine." Board Meeting Minutes, p. 7 (Feb. 2, 2016).

Therefore, there was no evidence presented that the remaining businesses at Sanbusco Center, the adjacent businesses and the School were going to be incompatible in this area.

Claim B2. The School is incompatible with existing structures and uses because the school is taking over needed parking spots.

Appellant asserted in her Petition: "The Railyard, and the entire Guadalupe District rely upon the SanBusCo Center for significant access to parking. This parking may be lost when the school expands enrollment as planned. The loss of parking will significantly curtail access to shopping and diminish patronage of the area."

City Staff told the Board that "there currently are 274 parking spaces. However, they [the School] lost some parking spaces, as the result of the [proposed] 20 foot drive that wraps around the building to accommodate fire apparatus, bringing it to 247 spaces." Board Meeting Minutes, p. 4 (Feb. 2, 2016). City Staff added: "a school has specific category requirements to meet parking requirements, and they fell perfectly within that with the balance of the parking spaces....They are right at Code at 247 spaces." Board Meeting Minutes, p. 4 (Feb. 2, 2016).

The Applicant's representative stated: "In terms of the parking question, what is provided on the site are 247 spaces, and the school requires 200 spaces [at this time] pursuant to the Code. We have provided spaces for the retailers that are staying such as On Your Feet, On Your Little Feet, Pranzo's, all those have been provided on the site and have been designated as such." Board Meeting Minutes, p. 5 (Feb. 2, 2016). He added: "The restaurants to the north side of the site have also been provided with parking." Board Meeting Minutes, p. 5 (Feb. 2, 2016).

The Applicant's representative further stated: "they met with Mr. Czoski at the Railyard, and the concern is that at certain times when you come out of the [City] parking garage when there is

congestion...[drivers] head through the Sanbusco parking lot and exit." Board Meeting Minutes, p. 9 (Feb. 2, 2016). The Applicant's representative stated that the School was fine with this practice continuing in the future.

Therefore, there was no evidence presented that the parking issues and the School are incompatible in this vicinity.

Claim B3. The School is not compatible with existing structures and uses because the School is not compatible with the historic preservation of Sanbusco Center.

Appellant asserts in her Petition that the "public has a right to access the building as a site of history that contains archival documents...to experience the historic site...which has significance within the history of New Mexico and the United States." She added: "While a charter school may not seem to be a large change for the SanBusCo Center, it could cause the building to lose historic status, or to depreciate from interior modifications and/or use, that lowers the value, and/or status of the buildings at SanBusCo Center."

Appellant has mixed together the three jurisdictional levels of historic review of a building: federal, state and city. Any citizen can ask for a property to be placed on the National Register of Historic Places and the New Mexico Registered Cultural Property list. In November 1980, Ms. Cecilia Abeyta (who appears to have been a city employee based on her mailing address) submitted a three page application for the Sanbusco building to be placed on the National and State Register. **See Exhibit E.** In the section titled, "Why Property is Important", she wrote about the owner, C.W. Dudrow, who was a lumber businessman and a Santa Fe City Councilor, County Commissioner, and a candidate for sheriff. Her application was really about the story of the building. In 1981, both the state and federal governments approved the application.

As a result, the Sanbusco Building is on the National Register of Historic Places by the U.S. Department of the Interior. There is a plaque on the outside western wall on Montezuma Avenue. It is on the New Mexico Registered Cultural Property list. There is a plaque on the outside western wall on Montezuma Avenue. The building also has a series of framed photographs with narrative explanations in the interior of the building. The photographs, however, were not part of the application, but were apparently placed there voluntarily by the then-property owner.

What is the impact of these plaques? According to the National Register's webpage, a property on the National Register only gets "honorific recognition" and access to tax credits. **See Exhibit F.** The webpage further states: "From the Federal perspective...a property owner can do whatever they want with their property as long as there are no Federal monies attached to the property." **See Exhibit F.** According to State Rule 4.10.4.8 NMAC: "Before any change greater than ordinary maintenance is made to a registered cultural property, the owner who is interested in maintaining register status should submit a description of the proposed change to the [state] cultural property review committee." **See Exhibit G.**

According to City Historic Code, the analysis on whether a building is "historic" depends on whether it is a contributing or non-contributing structure.[3] The City's Historic Board's focus is on the exterior design. The presence of a National and State plaque is a factor, but not the sole factor in making this determination. It is important to note that the Historic Board's focus is not on the use of the property (what matters is the design of the outside; not if it is a school or a shopping center).

What does this all mean? The Federal and State plaques commemorate the story and the people behind the Sanbusco building. The plaques do not confer on the public the right to enter the interior of the building. The plaques do not confer on the public the right to look at photographs that a previous owner voluntarily put up on the interior walls. Even if the City's Historic Board does/has assigned contributing status to a building, it does not mean the public has access to the interior of the property.

The plaques do not even bar the current owner from making exterior alterations (although the current owner would need to go in front of the state committee and City Historic Board).[4]

Therefore, there was no evidence presented that the School is incompatible with the historic preservation of Sanbusco Center. These issues will be handled by other boards and agencies (as opposed to the Board).

Therefore, Claims B1-B3 do not fall within any of the three bases for appeal cited above and should be denied.

Conclusion

Based upon the foregoing, Appellant has not effectively alleged that the approval of the special use permit does not comply with applicable Code or the Statute; that the Code has been improperly applied; or is not supported by substantial evidence. As a result, the Appellant has failed to state a valid basis for appeal under Code §14-3.17(A)(2).

Option #1: The CAO recommends that the Governing Body vote to deny the Appellant's appeal in Case No. 2016-32.

---

[3] Accord to minutes, Mr. David Rasch, City Historic Preservation Division, stated the Sanbusco Building is listed as a contributing structure but the other buildings on the property have not been assigned a status. Meeting Minutes, p. 3 (Feb. 2, 2016). He anticipated the School will ask the City's Historic Board to review the status on all of the buildings (particularly since the Sanbusco Building subsequently added the non-historic "Borders" addition). It is important to note, even if a building is assigned contributing status, a property owner can ask to make exterior alterations, they just need to ask for certain exceptions from the City's Historic Board.

[4] The same analysis applies to the adjoining Butler & Foley Building (World Market), which is listed as contributing to the Santa Fe National Register Historic District. There is a plaque on the outside western wall on Montezuma Avenue. It is on the New Mexico Registered Cultural Property list because it "contributes to the warehouse portion of the Santa Fe Historic District." There is a plaque on the outside western wall on Montezuma Avenue.

[MOTION: I move that the Board of Adjustment acted in accordance with law and reliance on substantive evidence and move to deny the appeal in Case No. 2016-32.]

Option #2: If, however, the Governing Board concludes that the Board of Adjustment's approval of the special use permit did not meet the criteria of City Code, it should grant the appeal.

[MOTION: I move to grant the appeal in Case No. 2016-32 on grounds the Board of Adjustment did not act in accordance with law and did not rely on substantive evidence and the City Council shall deny the issuance of the special use permit and to direct staff to prepare for the Governing Body's approval findings of fact and conclusions of law reflecting this decision].

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

IDENTIFICATION

ADDRESS: 500 Montezuma Suite 108

OLD ID NUMBER: 0516

SANTA FE ID NUMBER: H27203

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 SE 1/4

BUILDING NAME: Borders Book Store

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

_____ ESTIMATE

1998 ACTUAL

BUILDING DATA

ARCHITECTURAL STYLE:

Postmodern

USE:

HISTORIC: ~~residential~~

OTHER N/A

PRESENT: ~~residential~~

OTHER commercial

SURROUNDINGS:

Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? Commercial building

IF INVENTORIED, LIST ID NUMBER(S)

H 27200

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

____ MAJOR

EXPLAIN: New construction

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

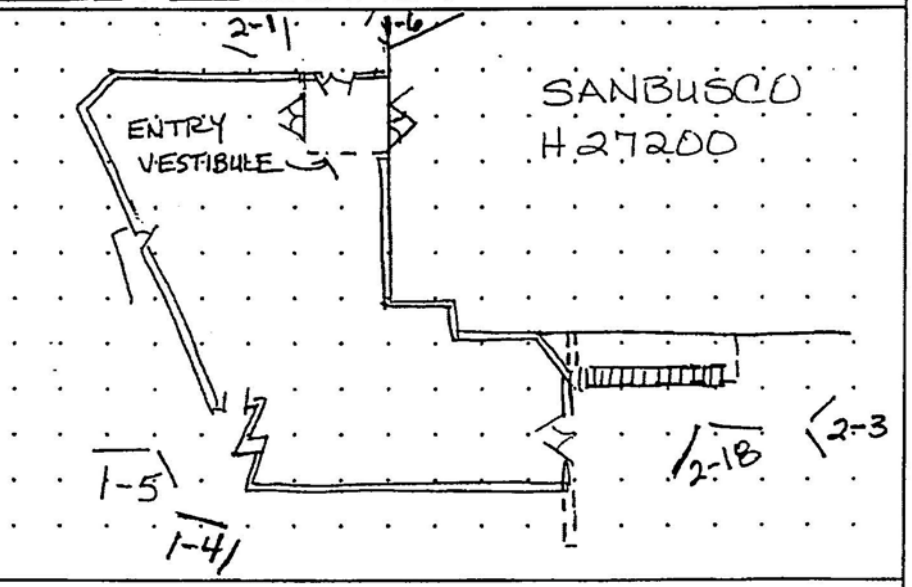
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

____ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT 6/9/99

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

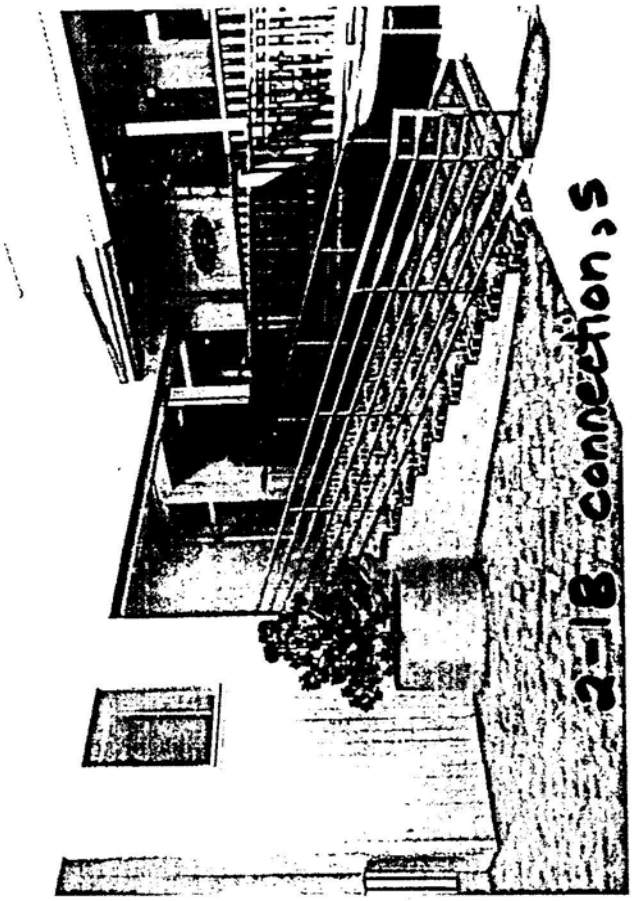
SURVEYED 3/99 BY DB

NEGATIVES WITH NMHPD ROLL # 2 NEG # 1 3 & 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat w/ plain parapet, stepped down to west, concrete canales, small bit of brick coping behind false front
BUILDING WALLS	E - false front, wd plank w/ stepped parapet, large square openings; rest of building light beige stucco
FOUNDATIONS	concrete — APPROX. HEIGHT (FT.) 26'
DOORS	multiple light french pairs, painted, w/ clerestory
WINDOWS	square 4 light fixed, recessed w/ concrete sills; tall, narrow 8 light fixed below clerestory, concrete sills; 16 light fixed under 4 light clerestory, concrete sill
PORCHES OR PORTALES	NE - entry vestibule w/ shed metal roof, stucco wall, centered doors; E center: false front leads to recessed alcove w/ similar opening on opposite end framing sidewalk
ARCHITECTURAL DETAILS	Large wood "billboard" front is copy of the front of the adjoining Sanbusco Market. Otherwise this is a stucco box.
FENCES/WALLS	W: brick wall at W end of parking area
SITE FEATURES	Shares entry vestibule w/ Sanbusco but there are no openings to connect the two buildings.
OTHER/ COMMENTS	This is clearly a separate building from the rest of the Sanbusco complex, although it is physically attached.

ADDITIONAL PHOTOGRAPHS



2-1B connection, S



2-1 connection, N

SANBUSCO
MARKET CENTER
EST • 1986

RECEIVED
AUG 31 2016

August 24, 2016

To Whom It May Concern:

I purchased the Sanbusco Building in 1983, with plans to transform the warehouse building into a retail center. The property had been sitting idle for a number of years when I purchased it, and was basically a junkyard. After a substantial cleanup, the work began with sledgehammering off all the brickwork and stucco that had been done in the 1920s and the removal and replacement of nearly all historic windows. A portion of the building on the south elevation was demolished, and the interiors were gutted and reconfigured for use as a retail mall.

When the reconstruction of the eastern façade to replicate its historic appearance began, the building was basically a shell. The southeast corner that is the original brick "Dudrow" building was still intact underneath the stucco, although most of the decorative details at the parapets and windows had been removed, including all but two windows. The main eastern elevation, the "western storefront", was added at this time as were the two plate glass storefronts immediately to the north. The southern elevation had been a solid façade with only one opening, which became the entrance. The numerous windows, doors and skylights along this section of the building are all a result of the 1983-84 construction or later renovations. The western elevation was styled to match the western storefront look on the main façade, although that was later covered by the Borders addition. At this point in time, the "Pranzo" building was only a
single story; the second story was added in later renovations.

Nearly all interior materials were replaced at this point. The interior materials seen today, including the brick floors, the thick posts, and the wood framing, are all modern material.

At the time of the 1984 renovations, over two-and-a-half acres of sheds and docks were cleared to make space for the current parking lot, leaving only the single two-story shed as a parking structure. The cat walk and ladders had already been removed by the time I bought the building. This shed was completely rebuilt as a nod to history.

Sincerely,

Joe Schepps

Joe Schepps

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The foregoing letter was acknowledged before me this 24 day of August, 2016, by Joe Schepps.

NOTARY PUBLIC

My Commission Expires: August 22, 2019

NOTARY PUBLIC STATE OF NEW MEXICO

Post Office Box 1629 • Santa Fe, New Mexico 87504 • 505/989-9390

STUDIO SW ARCHITECTS

June 1, 2016

Members of the Historic Design Review Board
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

RE: 500-550 Montezuma Ave., Santa Fe - Historic Status Review

Studio Southwest Architects Inc.

Dear Board Members,

This application is for status review of the properties at 500-550 Montezuma Avenue, the former Sanbusco Market Center, which will be the new location of the New Mexico School for the Arts (NMSA). There are currently nine separate buildings on the site, all within the Westside Guadalupe Historic Sub District. Of these, we are asking for a status review of three of the buildings - the Sanbusco Mall building, the former World Market building, and the carport shed (former lumber storage) in the north parking lot. The City of Santa Fe Official Map of Historic Status currently list the Sanbusco Mall (which includes the former Borders Bookstore addition) as **Contributing**, while the former World Market building and the carport shed are listed as **Not Resurveyed**.

Our recommendations are as follows:

Sanbusco Mall and former Borders, 500-540 Montezuma Avenue - **Non-Contributing**
Former World Market, 550 Montezuma Ave – **Contributing**
Carport shed (former lumber storage) no address – **Non-Contributing**

The attached Survey Sheets and appendix information detail the existing conditions and history of additions/alterations to the three buildings. Surveys prepared in 1999 recommend 500-540 Montezuma Avenue as Contributing, the Borders addition at 500 Montezuma Avenue, Suite 108, as Non-contributing and the former World Market Building at 550 Montezuma Avenue as Contributing. There was no Survey of the Carport Shed. These recommendations, except for listing the entire Sanbusco Mall building including Borders as Contributing, were never included on the City of Santa Fe Historic Status Official Map. While we concur on the status for 550 Montezuma Avenue, we ask that the status for 500 Montezuma Avenue be amended. Suite 108, the Borders addition, is part of the main Sanbusco building, and cannot be considered a separate structure as it was in the 1999 survey.

Our research documents changes to buildings on this site from its inception. The original construction is the brick building on the Southeast corner of the site dating from the 1880's, built by C. W. Dudrow for freight transfer in the railyards and soon changed to a builders supply. This was one of the first businesses built along the A, T, & SF railroad line. Over the 125 years there have been many changes, additions and demolitions. Nicknamed Sanbusco (Santa Fe Building Supply Company), the center thrived for many years and by the 1930's had a drive-through lumber supply pick-up. By 1942 the site had grown to a cluster of warehouses and sheds totaling five plus acres. Eventually, the changes in railroad use left most of the structures abandoned and nearly condemned by the time they were purchased by New Mexico developer Joe Schepps in 1984. The warehouse aesthetic has always been the dominant construction style, with structures being built of wood frame, tile and brick manufactured at the state penitentiary, stucco, and exposed corrugated steel panels (roof and walls). Today, Sanbusco Market Center stands as a shopping mall with multiple additional modifications since its establishment in 1986. The late 1990s and 2000s saw the addition of the Borders building and several other major alterations to other structures.

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F 505.843.9683
mail@studioswarch.com

Santa Fe
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Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

These changes from 1986 to the present are well documented from drawings passed on to NMSA from Joe Schepps and include:

- **1986**: Major alterations to the existing buildings to repurpose the buildings from building supply warehouse to a commercial retail / restaurant complex.
- **1986**: Selective demolition and installation of new windows on the south side of the brick building and façade to the west.
- **1986:** Removal of stucco and reconstruction of the east and west facades of the brick building and wood warehouse.
- **1992:** Addition to Pranzo including new exterior steel fire escape stairs.
- **1993:** Alterations to the entry on the east side of the World Market building.
- **1999:** Selective demolition along the west side of the warehouse and construction of the Borders addition including a new entrance to the mall.
- **1999:** Construction of the freestanding tower element on the south side of the site.
- **2000:** Exterior alterations along the south side of the warehouse for Illuminations including new exterior doors and windows.
- **2002:** Enclosure of the Second Floor portal on Pranzo.
- **Dates Unknown:** Alterations to the carport shed including new corrugated roofing on the south sloping roof, structural repairs to exposed wood framing, removal of ladders or stairs and floor decking on the catwalk.

Other alterations to the exterior and interior spaces have occurred as new businesses have come and gone to the mall building. All of these changes were necessary to accommodate a modern retail environment. The inclusion of parking and landscaping along the perimeter of the buildings have also altered the original setting, while the addition of Borders and the second floor at Pranzo interrupted the visual rhythm of the site. The feeling of the property has entirely changed with very little of the original workmanship remaining. What was originally a commercial/industrial property that served as a transportation link to the railroad now serves as a upscale "leisure" retail center with multiple parking lots, tied almost entirely to auto and foot traffic. The building's reconstructed facade are reminiscent of the original western commercial style and a small amount of associative feeling remains, but any connection to the rail tracks or railroad buildings has long since been lost.

Studio SW thanks you for your consideration of this proposal.

Sincerely,

Robert Gerard Heiser, AIA
Vice President/Senior Principal

Jeffrey J. Seres, AIA
Project Manager, Santa Fe

History of the Sanbusco Site

The Santa Fe Builders Supply Company (Sanbusco) building is the accumulation of over a century of construction that spans from circa 1880 to 1999. It is part of what was originally a sprawling commercial center, with multiple warehouses, storage sheds, loading and unloading docks, and railroad tracks. It is located in the Westside-Guadalupe Historic District, along Montezuma Avenue between Agua Fria and Guadalupe Streets, at the north end of the railyard neighborhood.

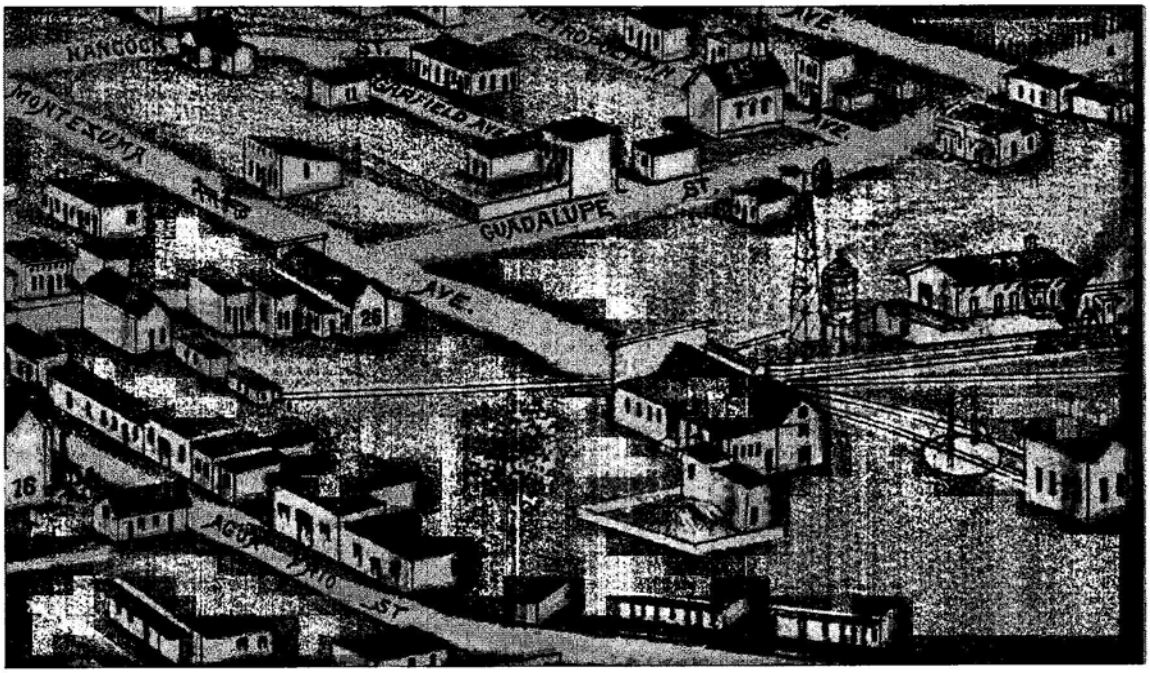
With the arrival of the railroad in 1880, Santa Fe was forever changed. Although the town had been passed over as a major railway connection in favor of other New Mexico cities and towns, a stop was established eighteen miles outside the city in Lamy. The mountainous terrain had been a barrier to many railroad companies investing in Santa Fe, and the county was forced to issue a bond to enable the construction of the eighteen-mile spur line from Lamy. The line ran directly into Santa Fe and ended approximately one mile south of the Plaza, an area newly dubbed the "Railyard District". The coming of the railroad was viewed with anticipation, with hopeful residents certain it would result in more trade, tourism and prosperity. While extensive trade and goods, including building materials, were already arriving via the Santa Fe Trail, the coming of the railroad would allow the amount of trade to increase a hundred fold.[1] The majority of Santa Fe's business community remained downtown by the plaza, however, and only "warehouses, coal and wood yards, and a smattering of houses appeared near the depot."[2]

One of the businesses and buildings located by the railyard belonged to Charles W. Dudrow, a well-known lumber dealer as well as a political operative in the territorial days of New Mexico. He was born in Frederick, Maryland in 1841 and became a resident of Santa Fe in 1870. For several years he was employed by Barlow & Sanderson, the noted overland stage line, before starting his own business in the coal, lumber, and transfer field. By 1880, the company was the main importer of factory-made building materials from the east and needed a building to match its esteemed reputation. A two-story structure of brick was constructed to the northeast of the Santa Fe depot. It measured 40' x 52', with 13" red brick walls, and was "articulated with with dark purple tile trim at the windows and decorative parapets." The building supposedly appears in the 1882 Stoner Map of Santa Fe, and although there are two buildings in the vicinity, it is not known for sure that either is Dudrow's building.

---

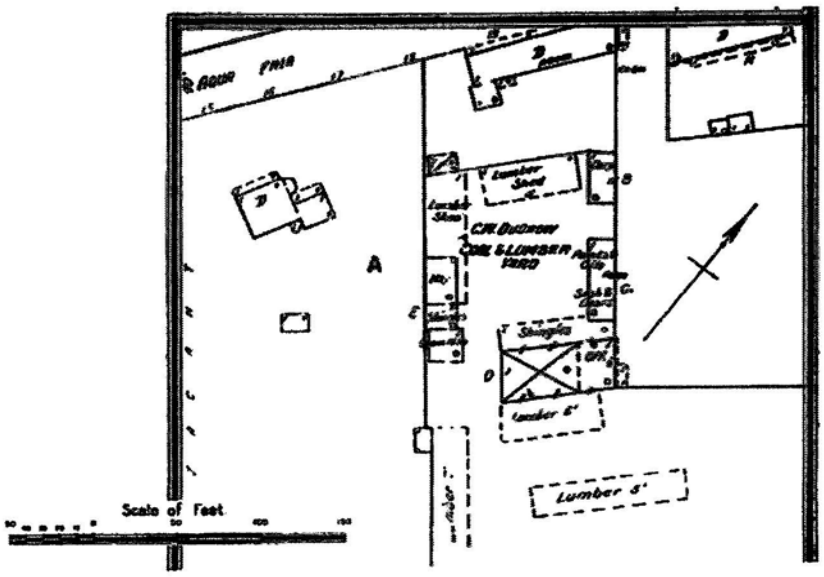
[1] James J. Raciti, *Old Santa Fe* (Santa Fe, NM: Sunstone Press, 2003), 91.

[2] Chris Wilson, *The Myth of Santa Fe* (Albuquerque, NM: University of New Mexico Press, 1997), 65.



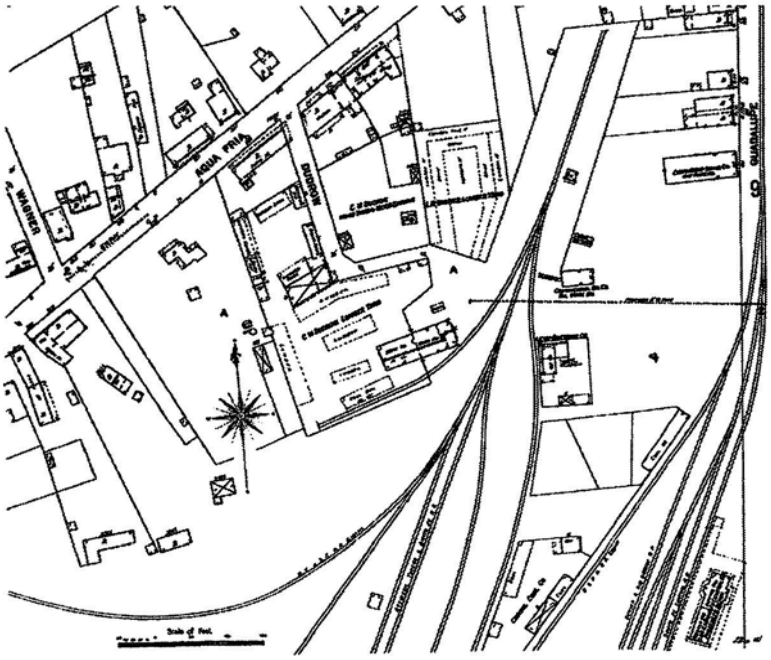
Map of Santa Fe – J.J. Stoner, 1882

1902 - C.W. Dudrow Coal and Lumber Yard first appears on a Sanborn map in 1902, in an individual excerpt from the railyard neighborhood. The main building is marked office, with multiple other structures labeled "Hay," "Shingles," "Grain Warehouse," "Sash and Doors," and "Paints and Oils." A structure labeled adobe along Agua Fria was Dudrow's residence. While five lumber sheds appear on the 1902 Sanborn map, they were much smaller and wider than what exists as a parking structure now, and in a more northern location.



1902 Sanborn Map

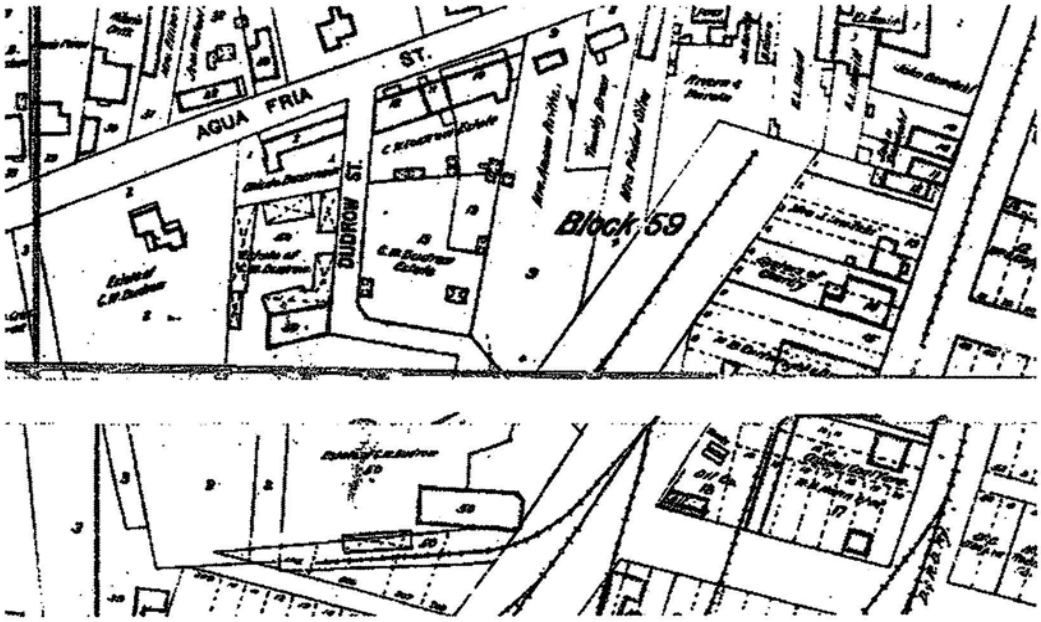
The entire complex first appears in context as part of the Railyard on a 1908 Sanborn map. Public access to the business is through Dudrow Street, which runs south from Agua Fria. The C.W. Dudrow Lumber Yard is at the south end of the property, with direct access to the railroad for unloading supplies. The brick structure that now forms that southeast corner of the Sanbusco building is seen for the first time, divided between office and market space, and "Warehouse, Undertakers, and Lumber Supplies." There are four lumber piles or sheds near the building, and a coal bin and scale as well. The northern part of the property is marked "C.W. Dudrow Wood Yard and Wood Sawing." Multiple lumber sheds dot this end along with buildings marked "Moulding Room," "Sash and Doors," "Baled Hay," and "Shingles."



1908 Sanborn Map

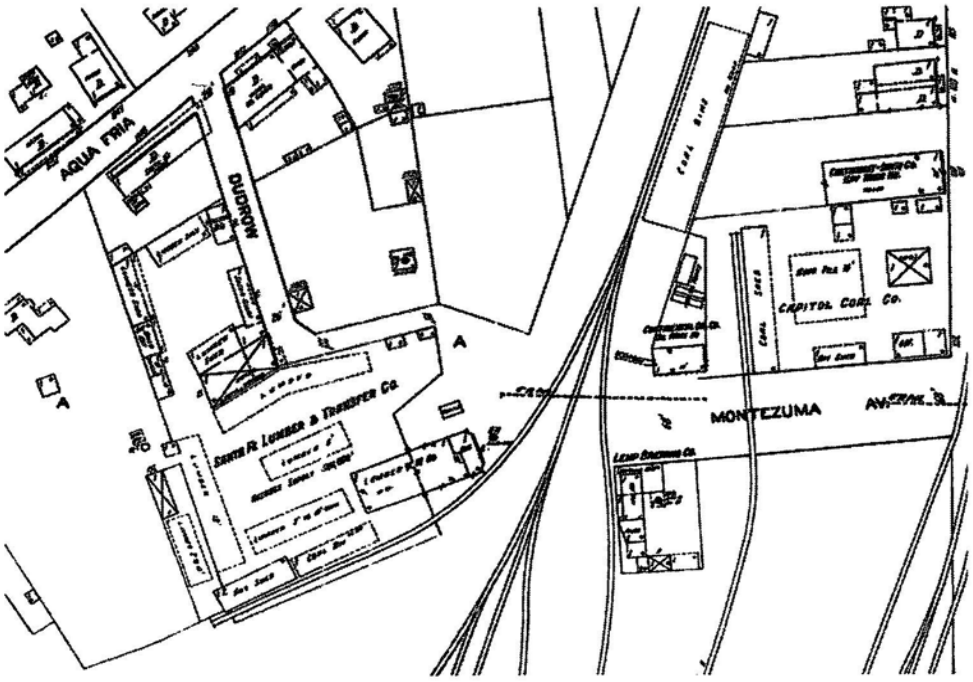
1911 – Charles Dudrow dies.
1912 – New Mexico becomes the 47th state.

The property appears on the 1912 *King's Official Map of Santa Fe* labeled the "Estate of C.W. Dudrow." This rendering has less detail than the Sanborn maps, but the office/warehouse building immediately adjacent to the rail line is visible, along with the coal bin and multiple sheds. As seen in pictures and maps that follow, at one time the train tracks branched off from the main Santa Fe line to run directly between buildings into the compound. This enabled the easy unloading of large building materials from the trains.



King's Official Map of Santa Fe - 1912

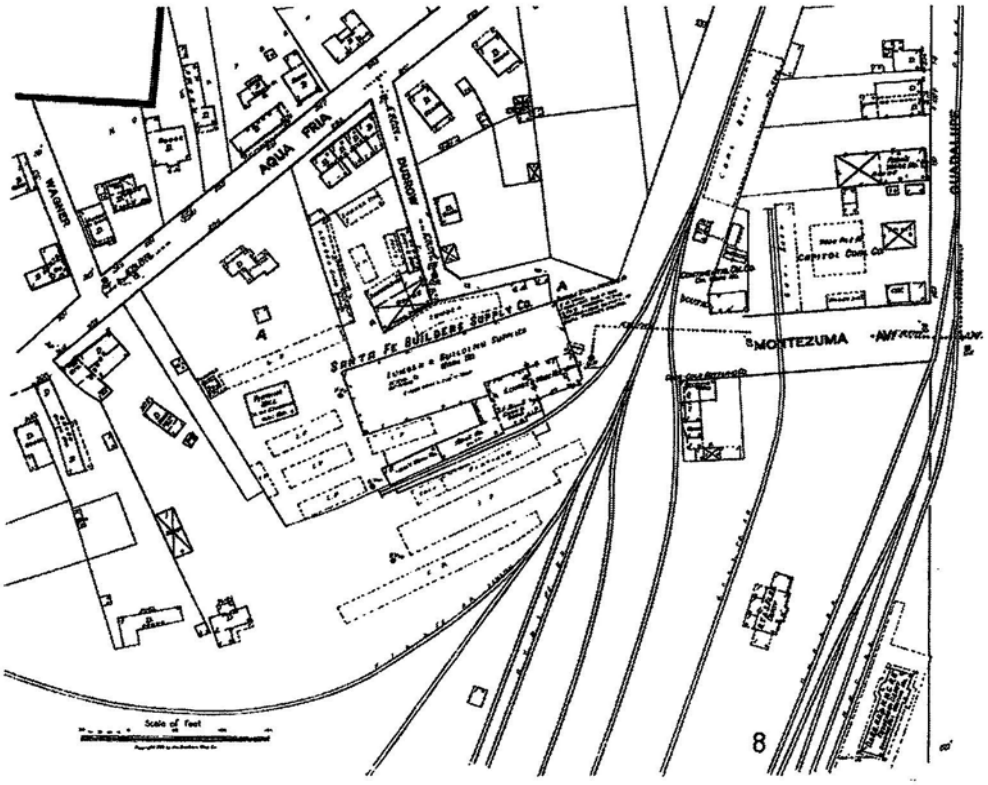
1913 - The property appears on a Sanborn map as the Santa Fe Lumber and Transfer Company. Very little has changed besides the addition of a "Hay Shed" next to the "Coal Bin." In addition to lumber sales, the company has expanded into other building materials including windows, doors, shingles, and mouldings.



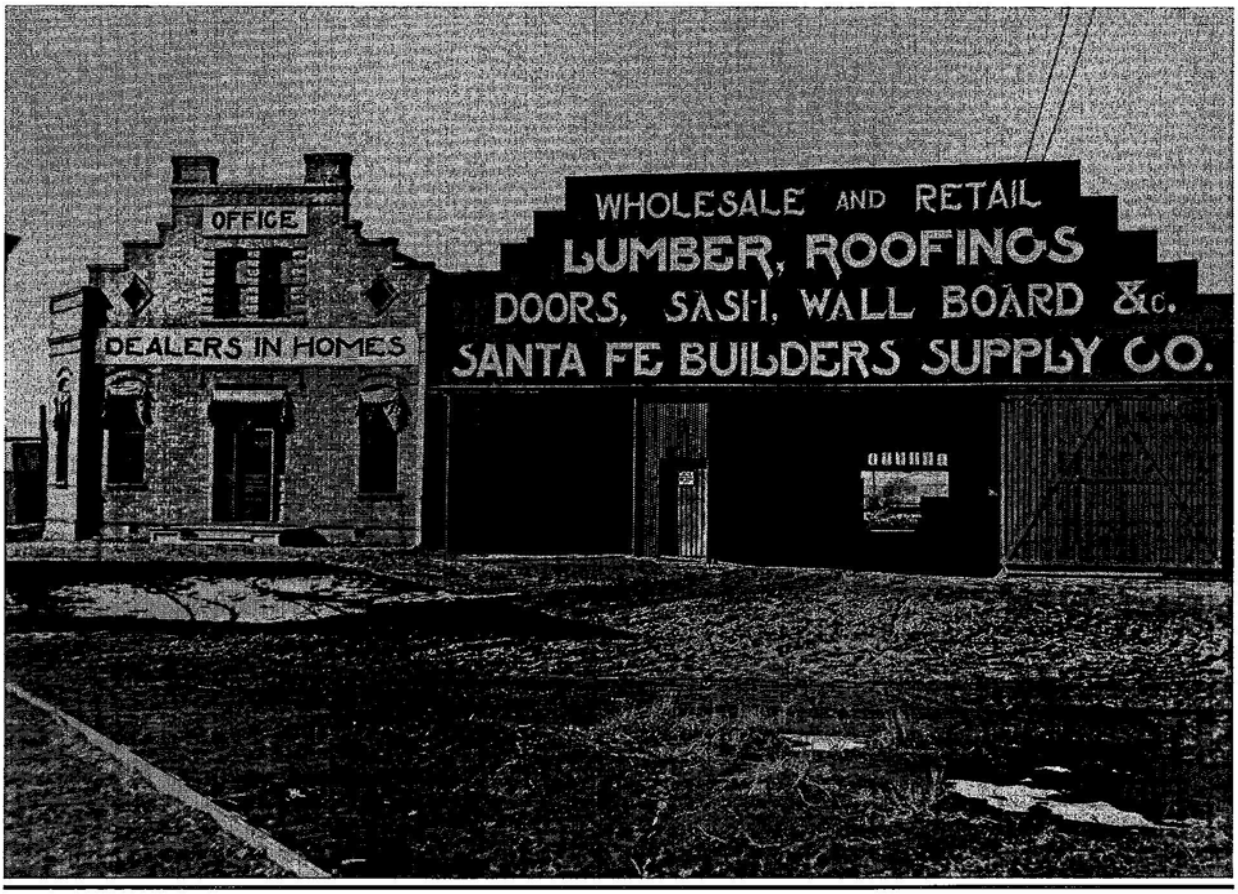
1913 Sanborn Map

1916 – The June 22 edition of "*Rock Products and Building Materials*" announces a change of hands: "The Santa Fe Builders Supply Company has been organized to take over the business of the Santa Fe Lumber & Transfer Company. New departments will be added. The new incorporation has an authorized capital stock of $80,000, the incorporators being F.E. Nudig, Charles Proebstel, and W.H. Hahn." All three are prominent New Mexicans who have previously been involved in the building trades. W.H. Hahn is a coal merchant in downtown Albuquerque and Santa Fe, and part owner of the Madrid mines. He is one of the original owners and operators of the Albuquerque Lumber Company, as well as the Las Animas Sheep Company. His daughter is married to F.E. Nudig, who was the longtime operator of the Cerrillos Coal Company in the Santa Fe railyards. Charles Proebstel is a social leader of Santa Fe and the Vice President of the First National Bank. In 1918, he is named the Secretary and Treasurer of the New Mexico Lumber Dealers Association.

1921 - This begins a period of expansion for both the compound and the building itself. A western storefront addition that measures 90' x 245' is built to the north of the original brick building. It is constructed of wood frame with tile walls and a steel roof, and has a false front with a stepped parapet. It is a drive-thru building with two large doors at the front for easy pickup of large building materials. Attached to the southwest corner of the original brick building is an addition for "Sash & Doors" followed by two warehouses for cement. There is a planing mill directly west of the building, as well as many lumber piles and sheds to the north. The picture below the 1921 Sanborn map is taken from this period.

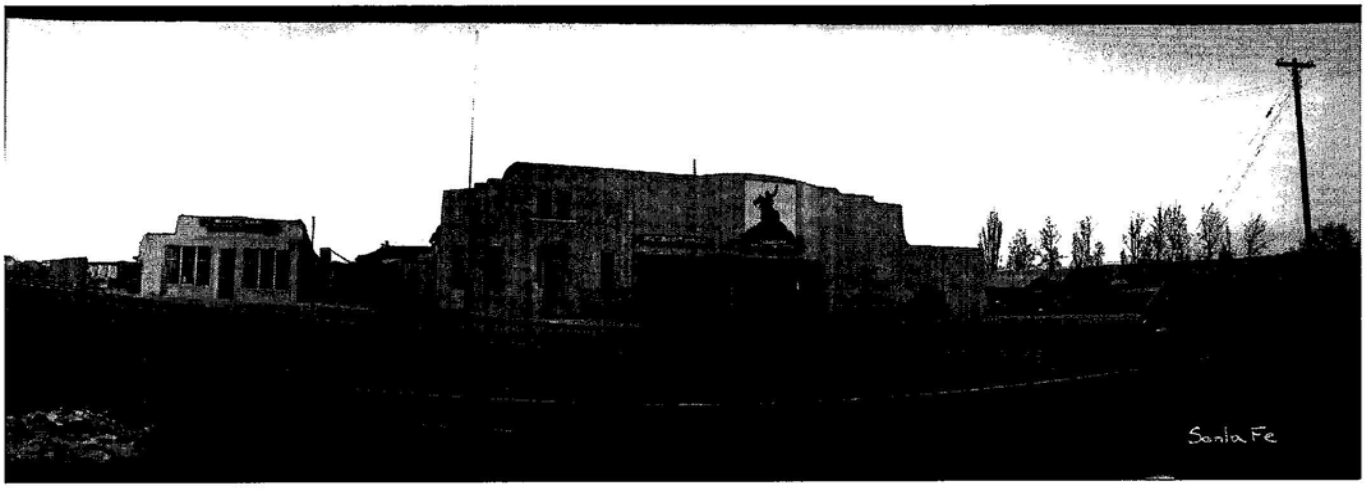


1921 Sanborn Map



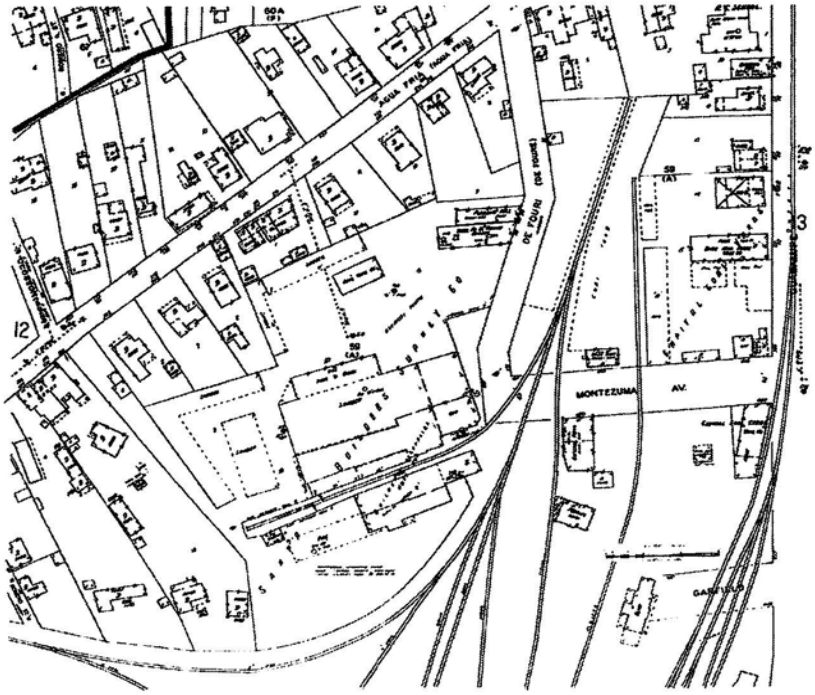
Sanbusco Building, circa 1925

The company and property continue to grow and expand despite the economic challenges of the time. When Charles Lindbergh visits New Mexico in 1928, an eight-foot-high "Santa Fe" sign is displayed on the roof of the Sanbusco building at the request of Governor Dillon, who wanted to make sure that all New Mexican cities prominently displayed their names for Lindbergh to see. With the evolution of the "Santa Fe style," the building is altered to exhibit a more southwest look. The original brick building in the railroad commercial style loses its Italianate details and merges with the wood frame addition to become a single stucco façade. The decorative chimney-like parapets are removed and replaced by a continuous elevation designed to imitate the Pueblo Revival style, including a painting of an Indian on horseback. The interiors are remodeled as well with changes to the partitioning.



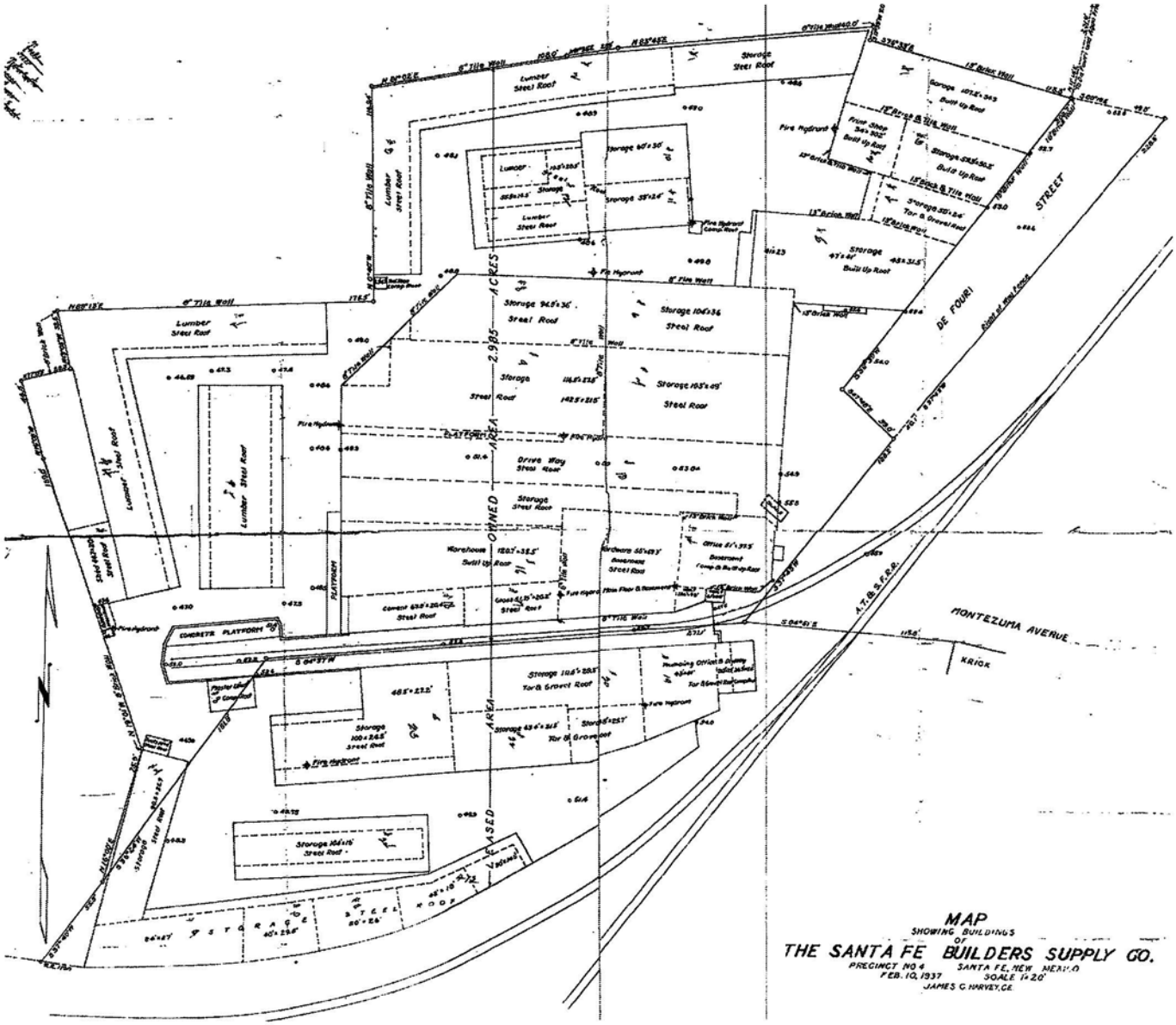
Sanbusco Building, circa 1928

1930 – Dudrow Street disappears on the Sanborn map, replaced to the east by DeFouri Street, which connects to Montezuma Avenue and is now the central public access point for the business. The main building and its many additions merge into one large footprint, with the rail line still running immediately to the south. Land to the north of the main building is now used entirely for storage, and a shed in the current configuration first appears at this time, part of an L-shaped complex. There is a similar pair of sheds in an L-shape configuration directly to the southwest. All of the sheds are labeled "lumber" on the map. These cantilevered racks were used to hold lumber and other large construction goods. At the front of the second level, there likely was a catwalk for workers to move up and down the structure and pull lumber as needed.



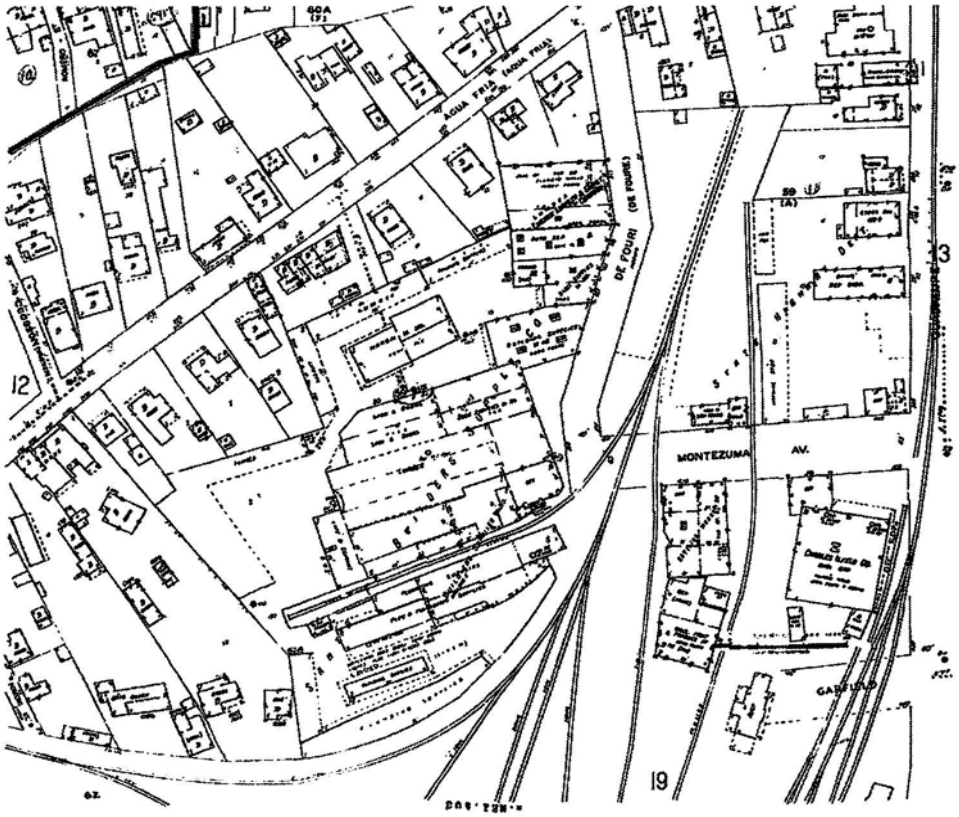
1930 Sanborn Map

The Santa Fe Builders Supply Company expands beyond the supply of building materials, and in 1936 publishes a book entitled "*Santa Fe Style Homes: Eighteen Interpretative Designs*," written by Wilfred H. Stedman. By this time, the building has grown further to the north/northeast along DeFouri Street, what we now know as 540 and 550 Montezuma Avenue. These additions are constructed of brick and pen tile with wood joists and built-up roofs of tar and gravel. The lumber sheds at the rear are braced against a wall, also of brick and pen tile, and have gained steel roofs. The large expanse of the buildings and property is shown on a 1937 map drawn by George Harvey.



1948 – Charles Proebstel dies, with his obituary crediting him as a man who had "a large part in bringing Santa Fe from a crumbling village to its present state. In 1916 he took over a bankrupt lumber yard and dray service that is today the Santa Fe Builders Supply Company, 'Sanbusco' to the thousands of builders, tradesmen and contractors who rely on the firm for their materials."[3]

A Sanborn map from the same year shows that the two pairs of L-shaped sheds in the rear yard have been joined at their southwest and northeast corners, and now make one series of interconnected storage structures. The two to the north are two-story, while the two southern wings are one-story; all are still labeled "lumber." An additional shed, directly to the east of what exists now, appears for the first time and is labeled "Building Supplies." The company now has an additional series of buildings to the south for pipes and plumbing supplies, as well as divisions for printing and lime/cement. The most northeast of the buildings (550 Montezuma Avenue, now called the "Butler & Foley Building") is labeled "Eubank Lumber & Supply Company." The compound has grown to over five acres by this time.



1948 Sanborn Map

[3] "State Press Comment," *Albuquerque Journal*, May 28, 1948, 10.

An aerial photo from 1958 shows a good birds-eye view of the compound and its many structures. The configuration seen is how the buildings looked for a number of years at mid-century.



In September of 1966, George F. Hocker Jr. is named as the new president of the Santa Fe Builders Supply Company. Hocker succeeds John K.S. Walter, who retired after 17 years in the company presidency.[4] The company maintains outlets in both Santa Fe and at 1803 Sixth Avenue NW in Albuquerque, and remains successful after fifty years in business. In 1968, the main offices are moved to Albuquerque. According to an article in the Albuquerque Journal at the time, Sanbusco is a "broad-based distributor of commercial and residential construction materials, extensive lines of plumbing and heating supplies, and air conditioning equipment."[5]

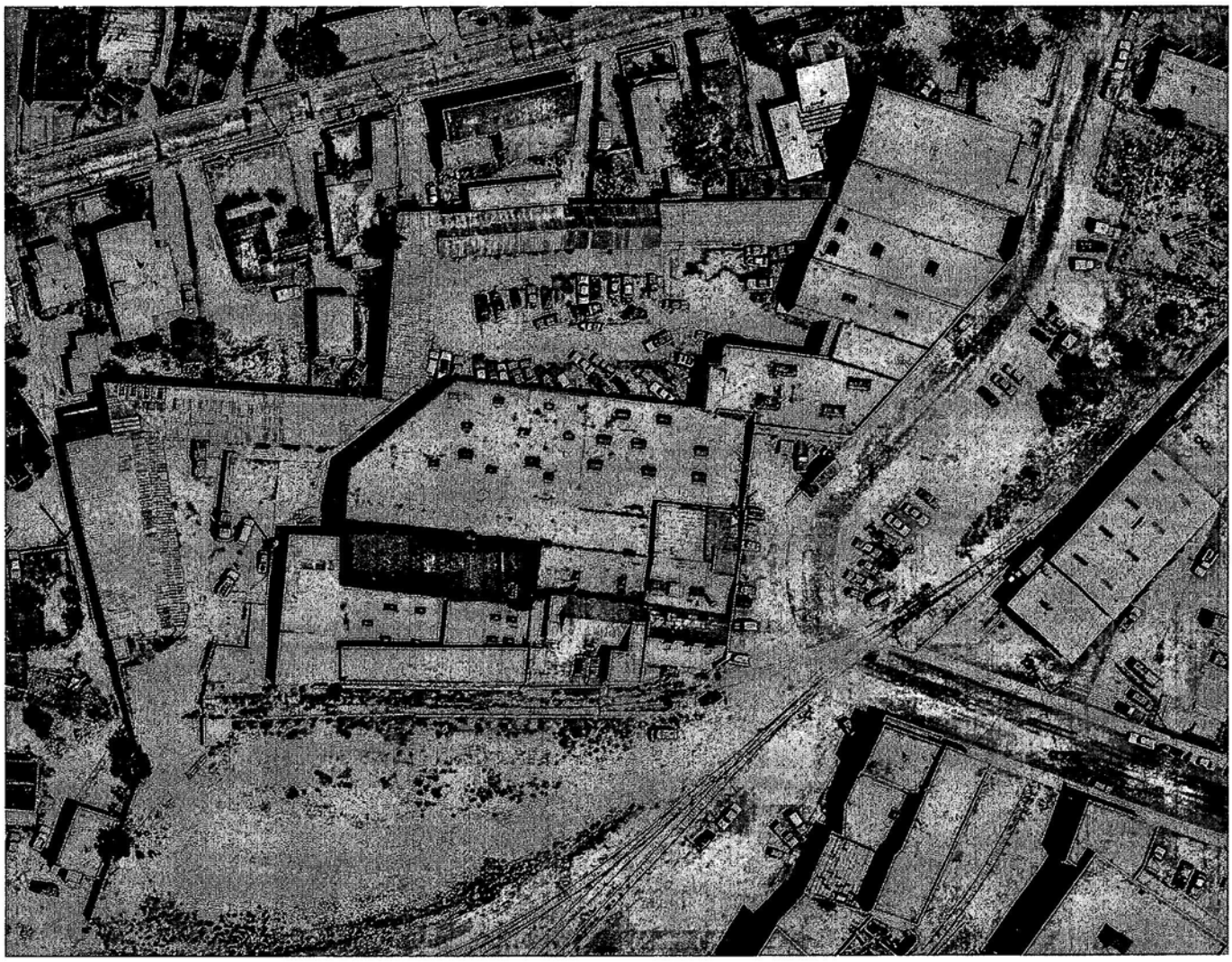
Four years later, struggles at the company become evident with the third president named in eight years, and by 1976 the company declares bankruptcy. Ads in multiple newspaper throughout New Mexico announce an auction to be held on two days in August, with items for sale to include plumbing supplies, tools, building materials, office furniture, used equipment, and three cars.

---

[4] W. Wilson Clift, "Business in New Mexico," *Albuquerque Journal*, September 27,1966, 23.

[5] Paul J. Roth, "Old N.M. Firm, Sanbusco, Elects Roth President," *Albuquerque Journal*, November 5, 1970, page 45.

At some point between 1969 and 1978, the rail line that ran along the side of the main building is removed, as well as the buildings to the south of it. The aerial photo from 1978 shows the buildings' disintegration as well as its patchwork style of construction. The building remains vacant for a few years, and is seen advertised as "Warehouse Space" in the Santa Fe *New Mexican*.



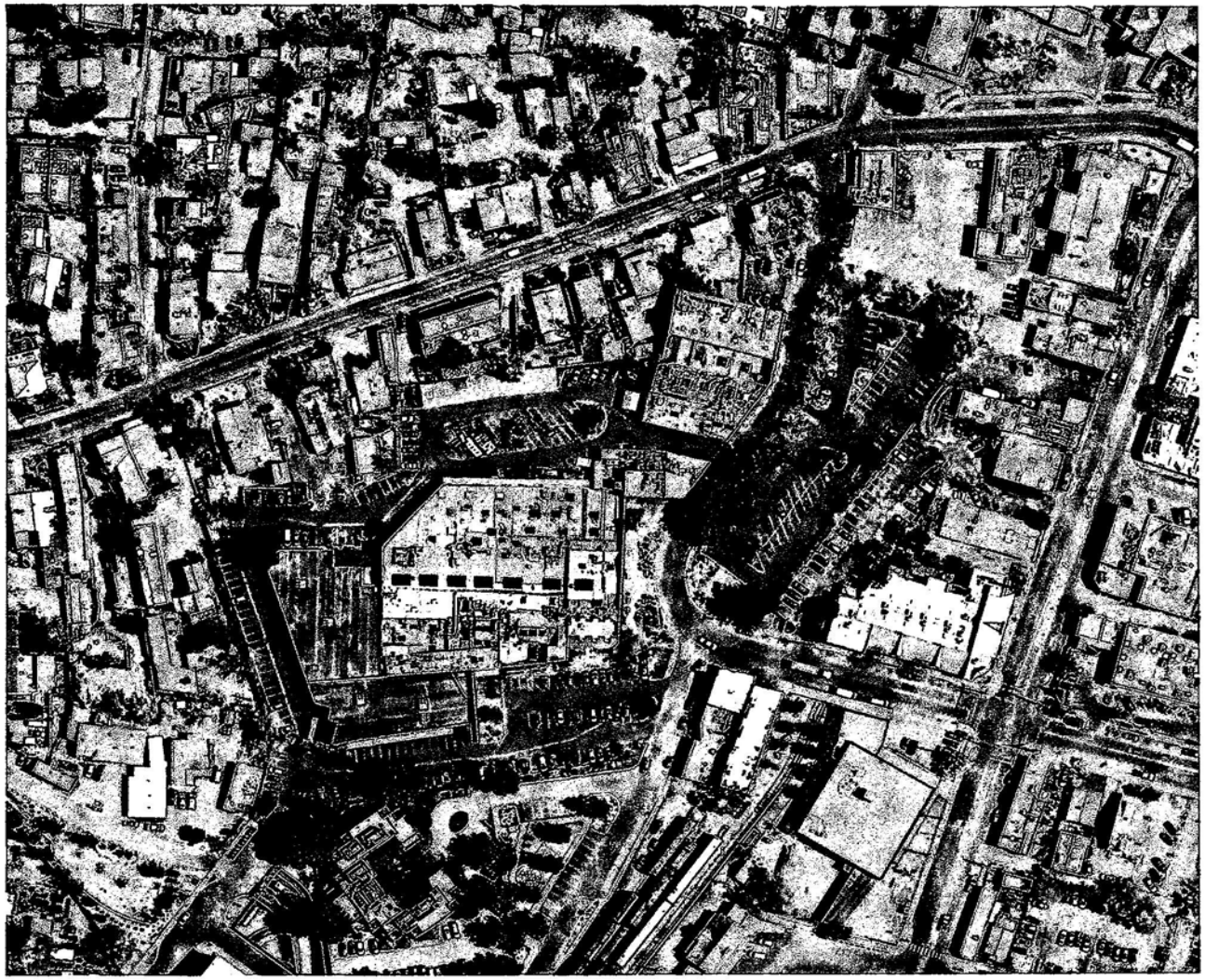
The property was bought by Joe Schepps, a local developer, in 1984, with plans to transform the warehouse building into a retail center. Extensive renovations are undertaken at this point, which include the demolition and replacement of nearly all historic windows, removal of stucco on exteriors, and the reconstruction of the eastern façade to replicate its historic appearance. At the time of the 1986 renovations, over two-and-a-half acres of sheds and docks were cleared to make space for the current parking lot, leaving only the single two-story shed as a parking garage.[6] A portion of the building on the south elevation was removed, and the interiors were completely renovated and reconfigured for use as a retail mall.

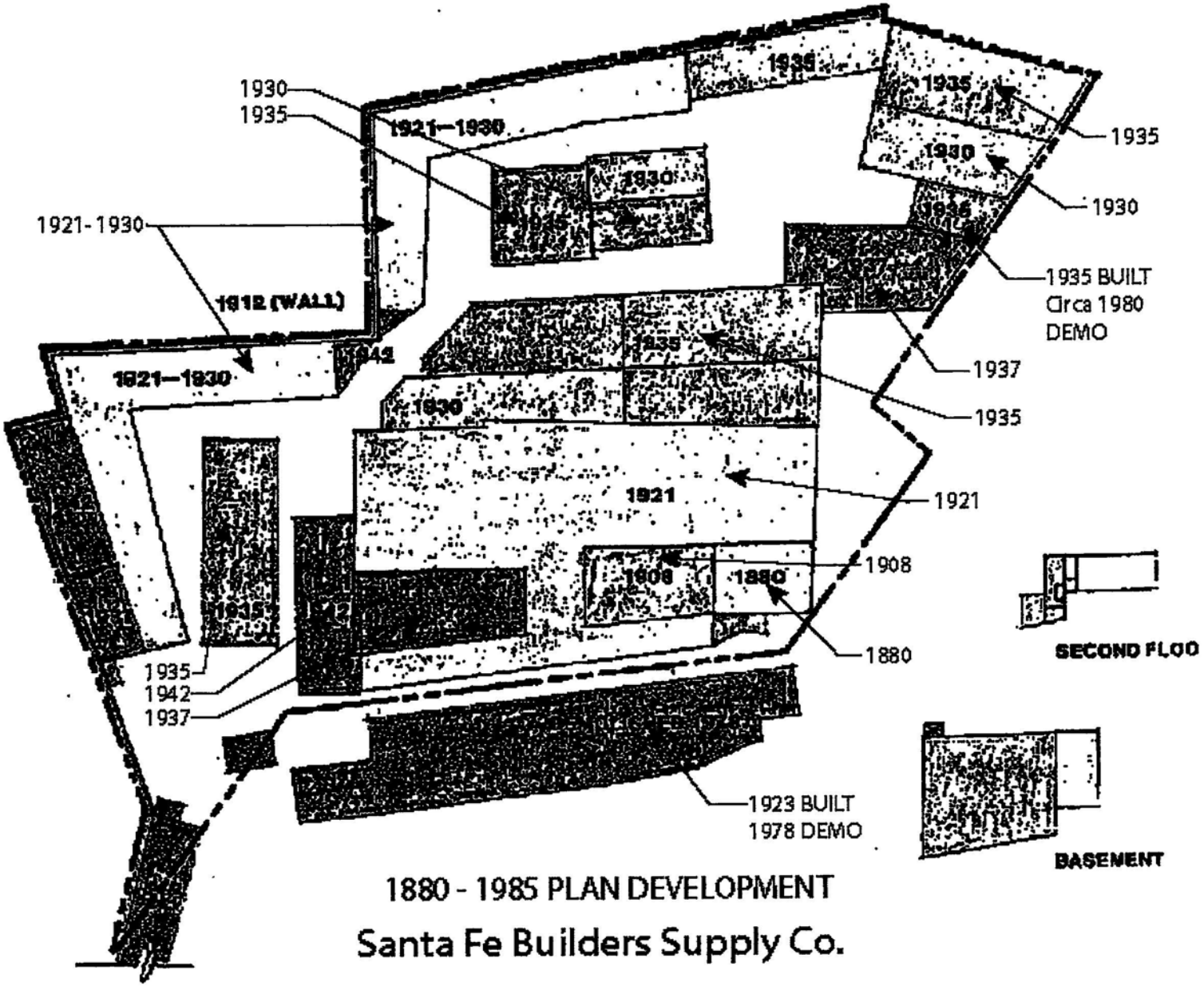
[6] Richard Harris, *National Trust Guide to Santa Fe* (New York: John Wiley & Sons, Inc., 1997), 160.

Minor additions are made over the next ten years until 1999, when a large appendage is added to the southwest corner. This becomes Borders Books, bolstering the building's identity as a luxury retail center. While the addition is done in a similar western storefront style, its size and existence further estranges the building from its architectural and historic origins. The southern façade is altered with new windows and doors in 2000, and the northern entry and deck are renovated in 2001. Pranzo receives a second floor addition and enclosure in 2002, which significantly alters the façade of 540 Montezuma Avenue. With the closing of Borders in 2011, the building's largest retail space was left empty and unable to be filled, and other businesses have since departed. With the purchase of the complex by the New Mexico School for the Arts in 2015, the buildings are slated for their third incarnation as the home of a charter high school for students in the visual and performing arts.

HISTORY

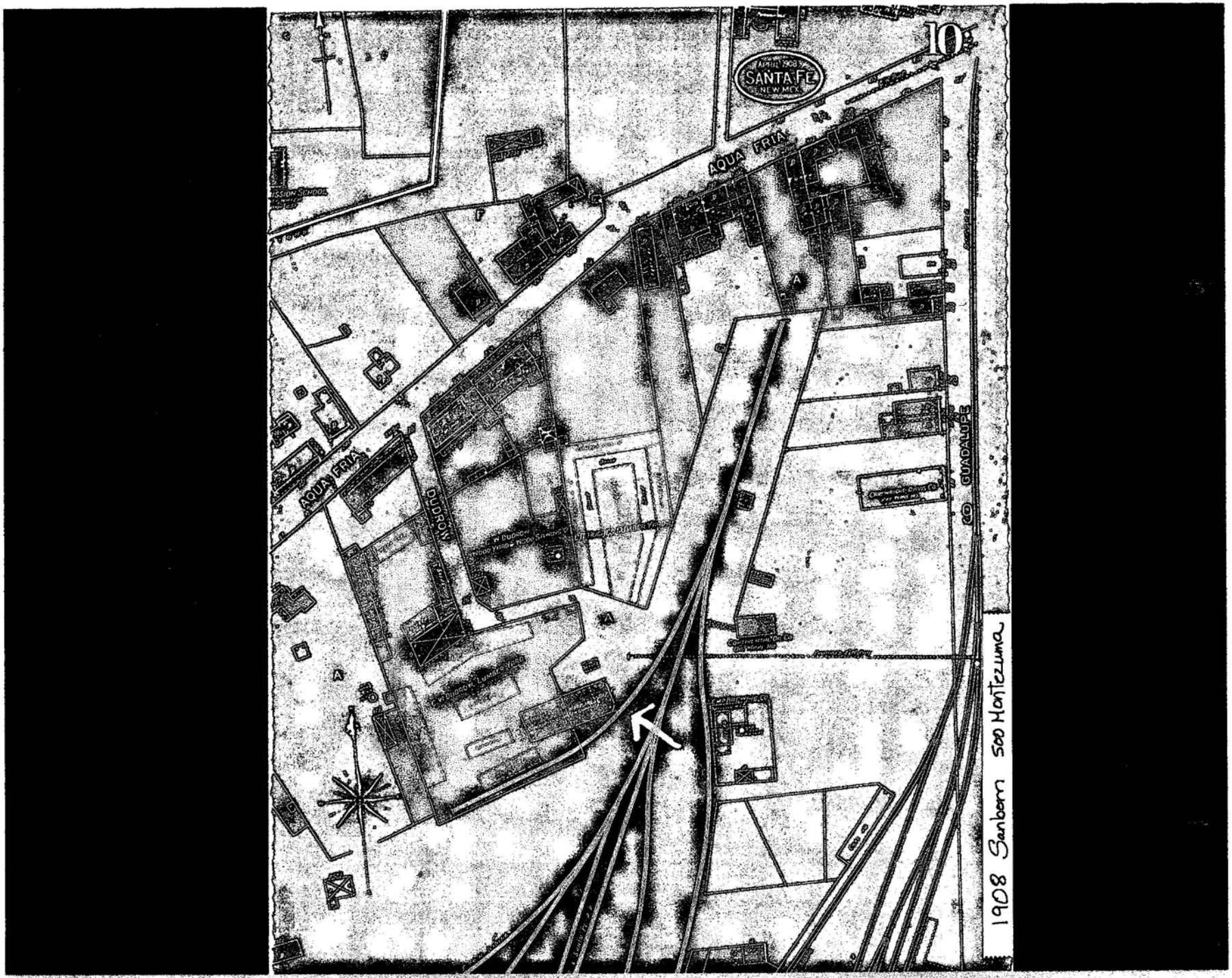
Built the1880's by C.W. Dudrow, Santa Fe Builders Supply Company was one of the first businesses built along the ATS & F railroad line, accommodating freight transfer and commerce into Santa Fe. Nicknamed Sanbusco, the center thrived for many years and by the 1930's had a drive through lumber supply pick-up. By 1942 the site had grown to a cluster of warehouses and sheds totaling five plus acres. Eventually, the changes in railroad use left most of the structures abandoned and nearly condemned by the time they were purchased by Schepps New Mexico in 1984. The warehouse aesthetic has always been the dominant construction type with original structures being built with exposed tin panels (roof and walls), tile and brick manufactured at the state penitentiary. The majority of the structures were constructed out of need for storage. Today, Sanbusco Market Center stands as a shopping venue with bits and pieces added onto original structures from 1986. The late 1990's and 2000's saw the addition of the Borders building and several other modifications to other structures.





1880 - 1985 PLAN DEVELOPMENT

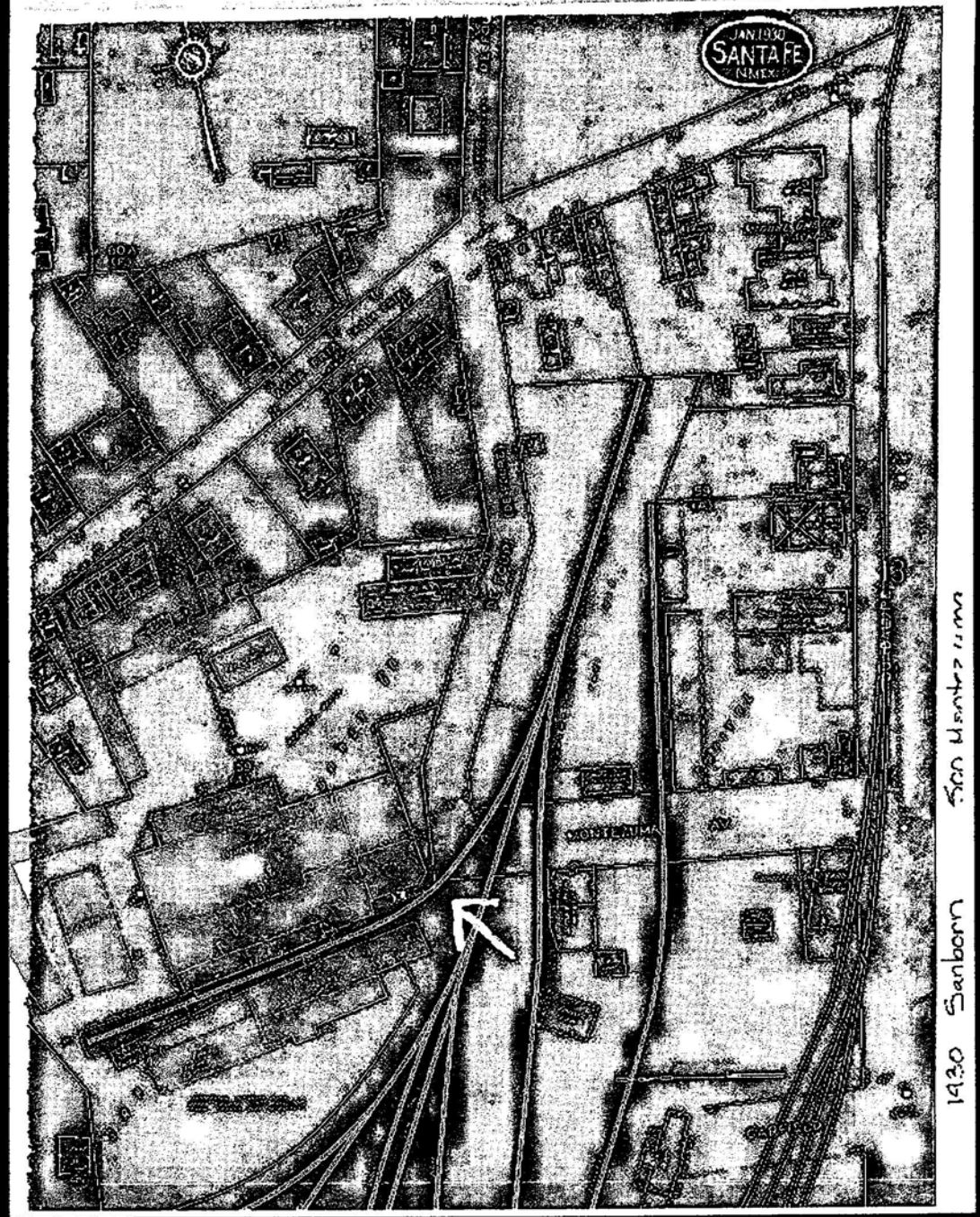
Santa Fe Builders Supply Co.



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1908 Sanborn Map

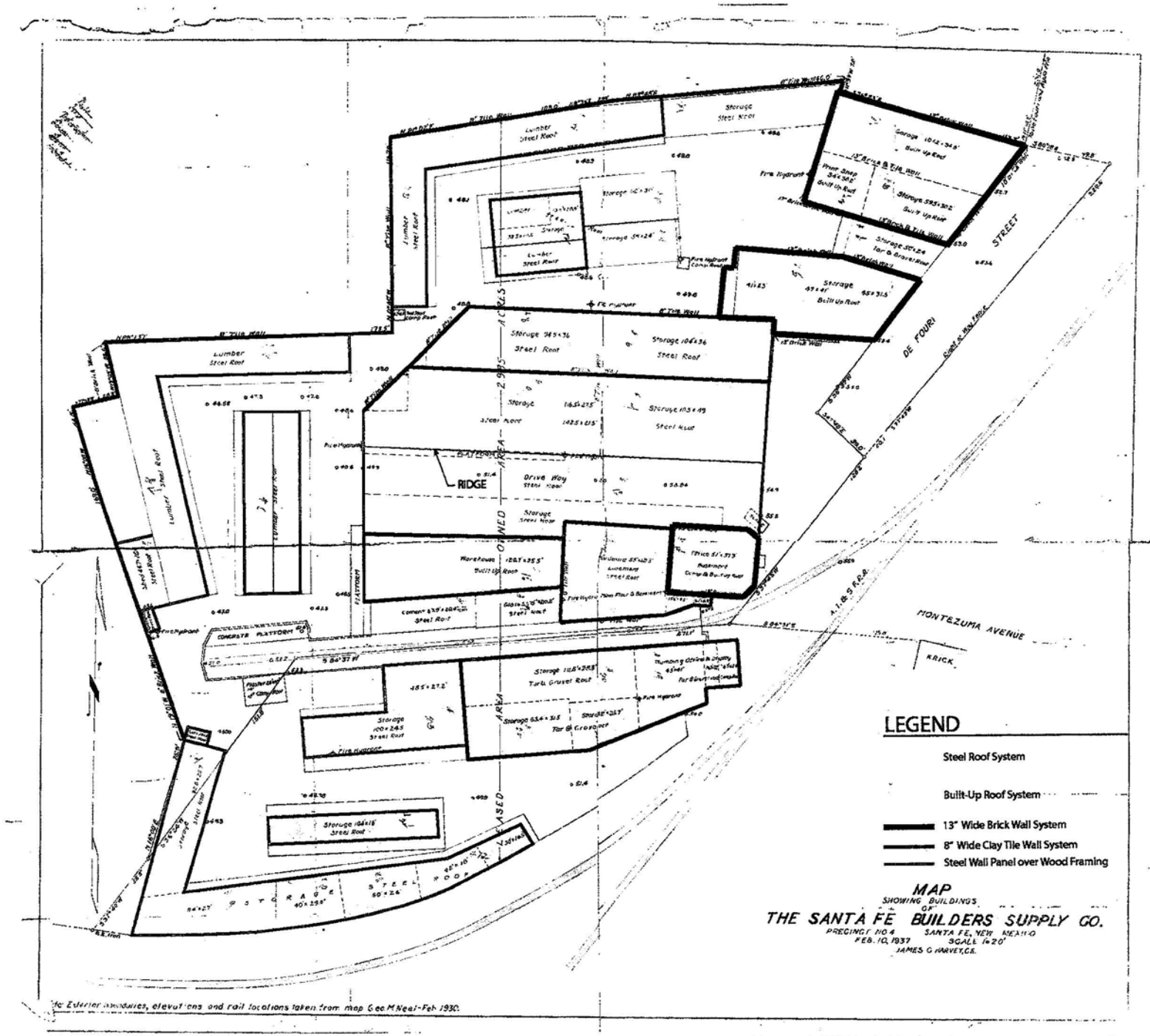
LAKE|FLATO

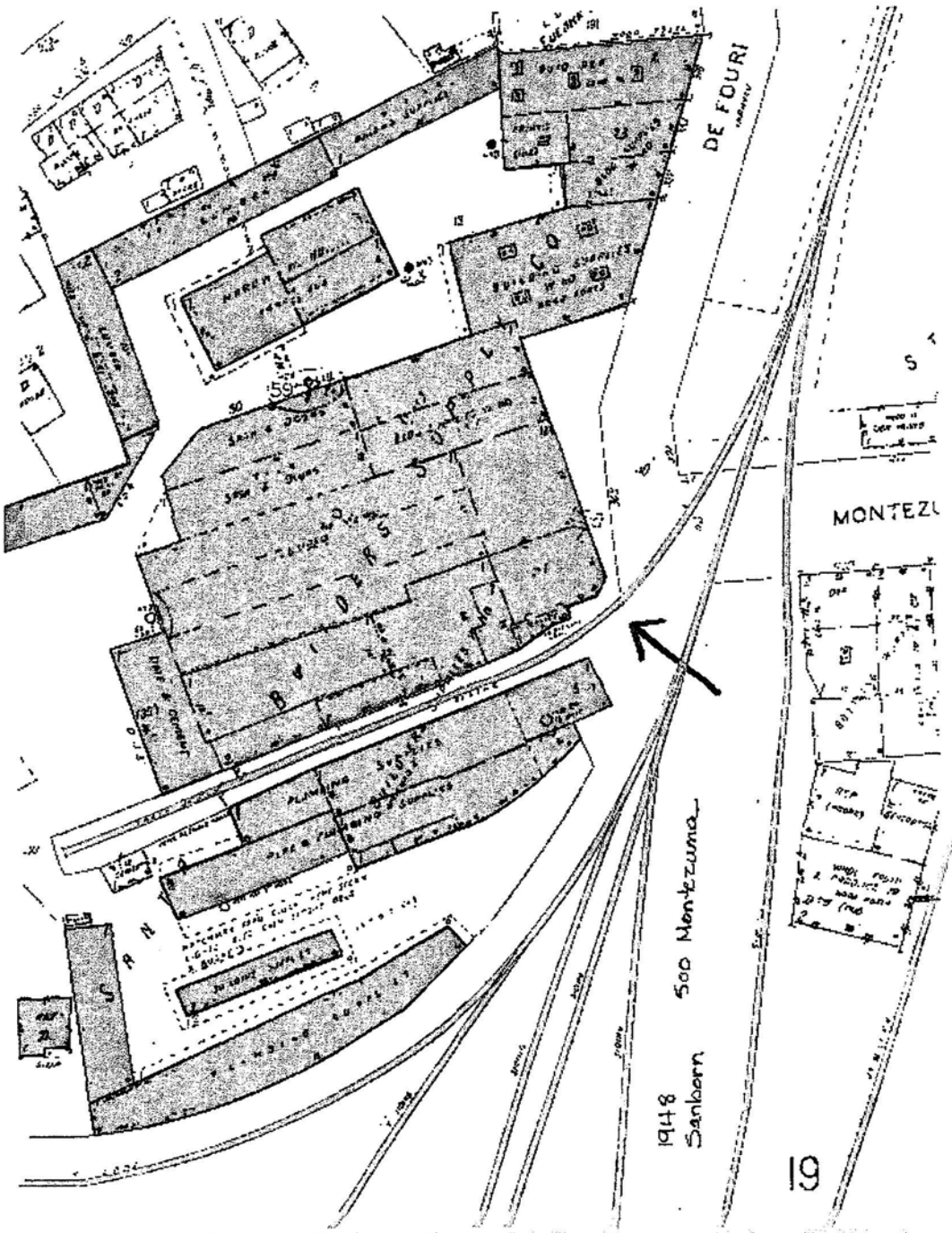


NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1930 Sanborn Map

LAKE|FLATO

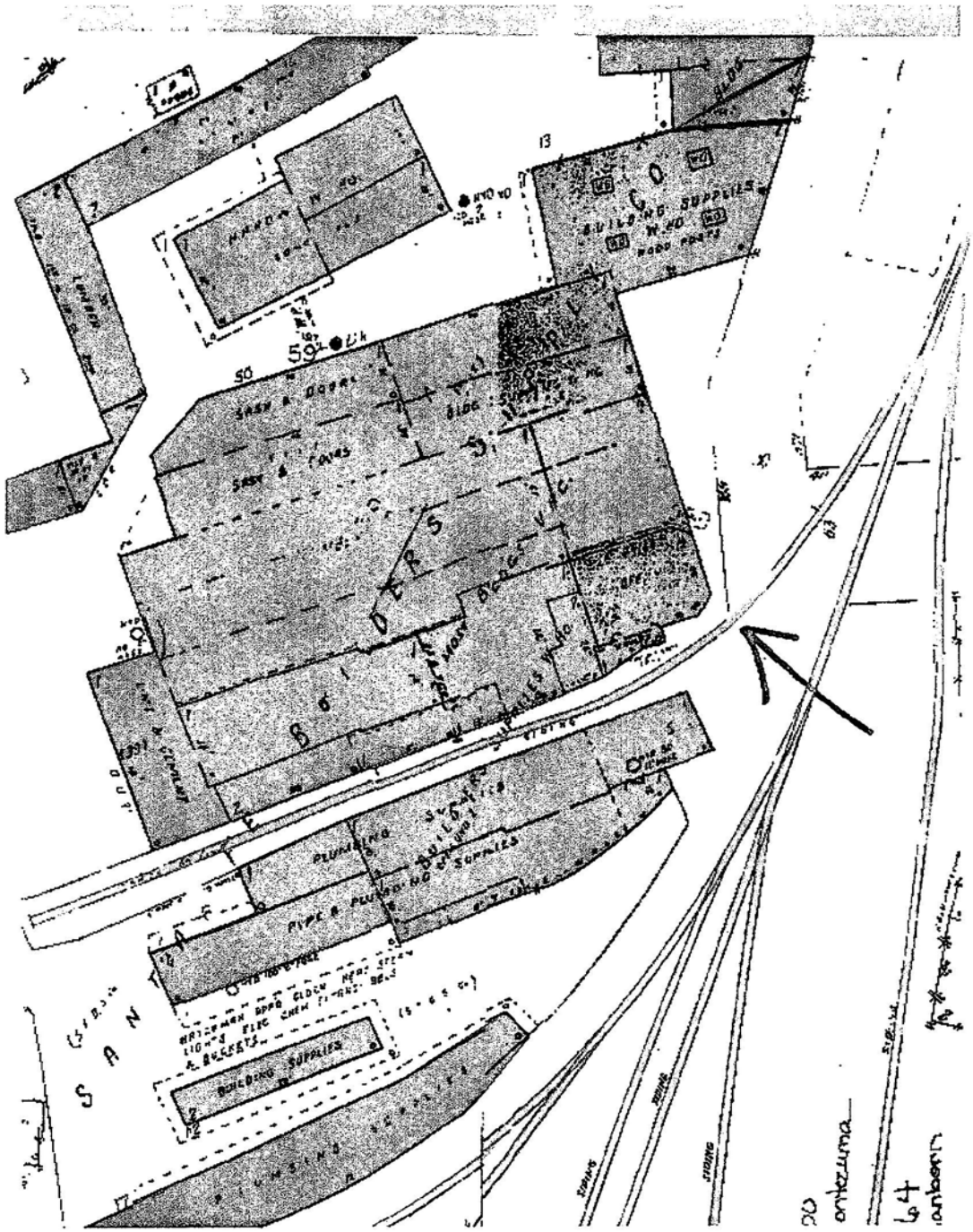

LEGEND
Steel Roof System
Built-Up Roof System
13" Wide Brick Wall System
8" Wide Clay Tile Wall System
Steel Wall Panel over Wood Framing
MAP
SHOWING BUILDINGS
OF
THE SANTA FE BUILDERS SUPPLY CO.
PRECINCT NO 4 SANTA FE, NEW MEXICO
FEB. 10, 1937 SCALE 1=20'
JAMES G. HARVEY, C.E.
DE FOURI STREET
MONTEZUMA AVENUE
RIDGE
LEASED AREA - 2.935 ACRES
Drive Way
Storage
Lumber
Steel Roof
Built Up Roof
Tar & Gravel Roof
Fire Hydrant
Fire Hydrant Comes Here
Concrete Platform
Pressed Brick Wall
Clay Tile Wall
Brick Wall
Adobe Wall
Frame Shop
Warehouse
Garage
Office
Fireproof
Corrugated Iron Roof
Tar & Gravel Roof
Steel Floor
Storage
Lumber
Steel Roof
Storage
Steel Roof
Storage
Steel Roof
Storage



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1948 Sanborn Map

LAKE|FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1964 Sanborn Map

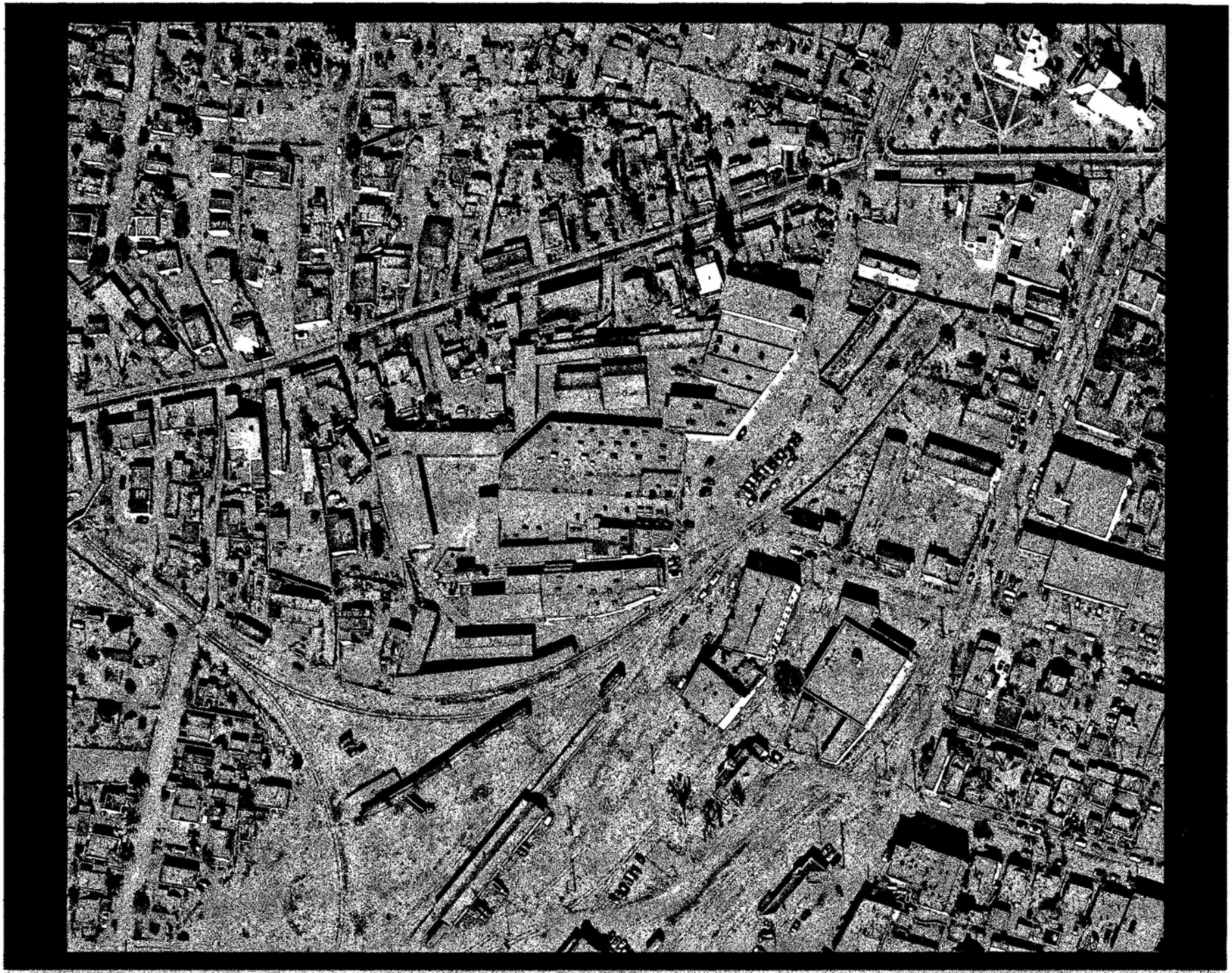
LAKE|FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1930's Aerial of Sanbusco East Entry

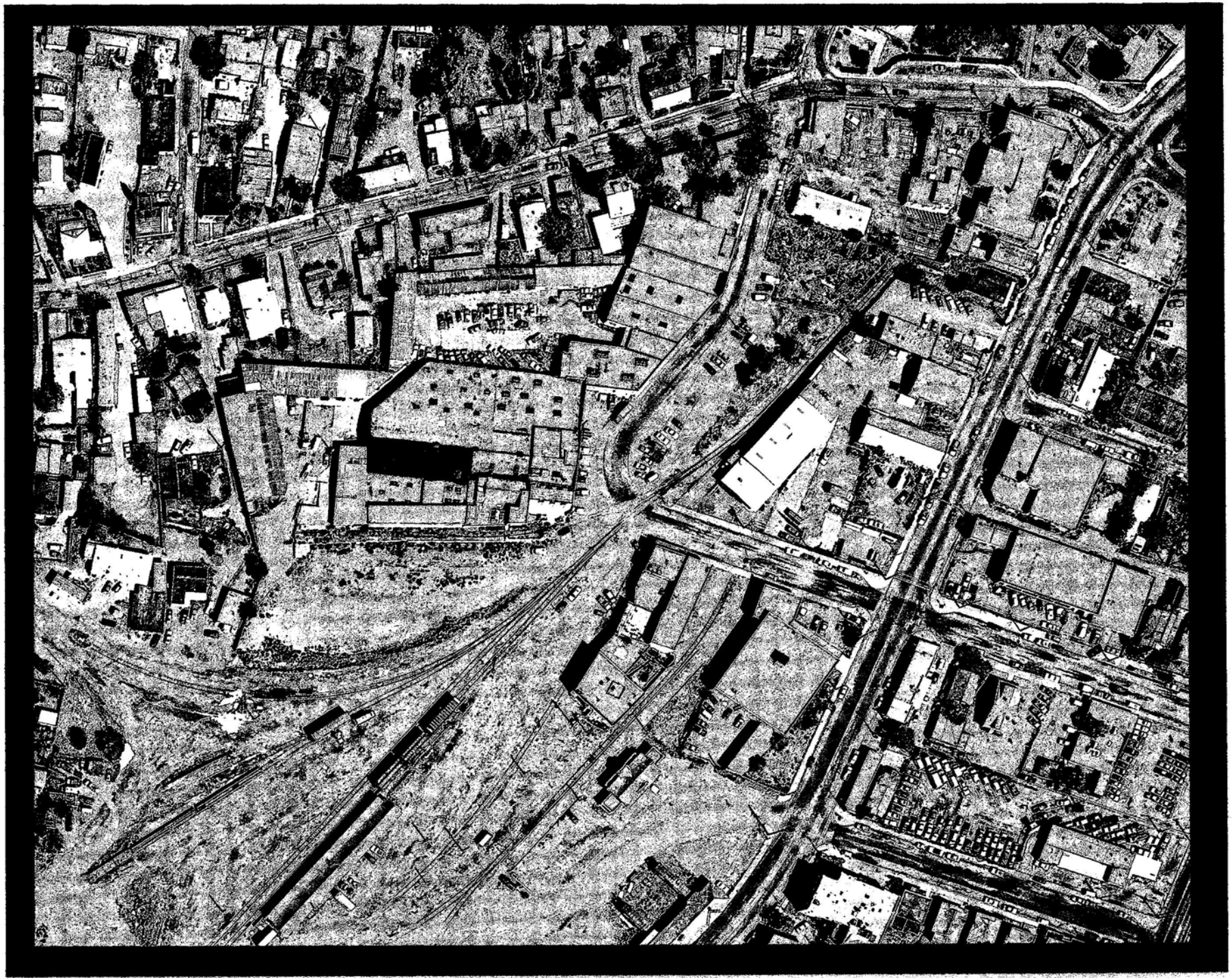
LAKE | FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2018

1958 Aerial

LAKE|FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1978 Aerial

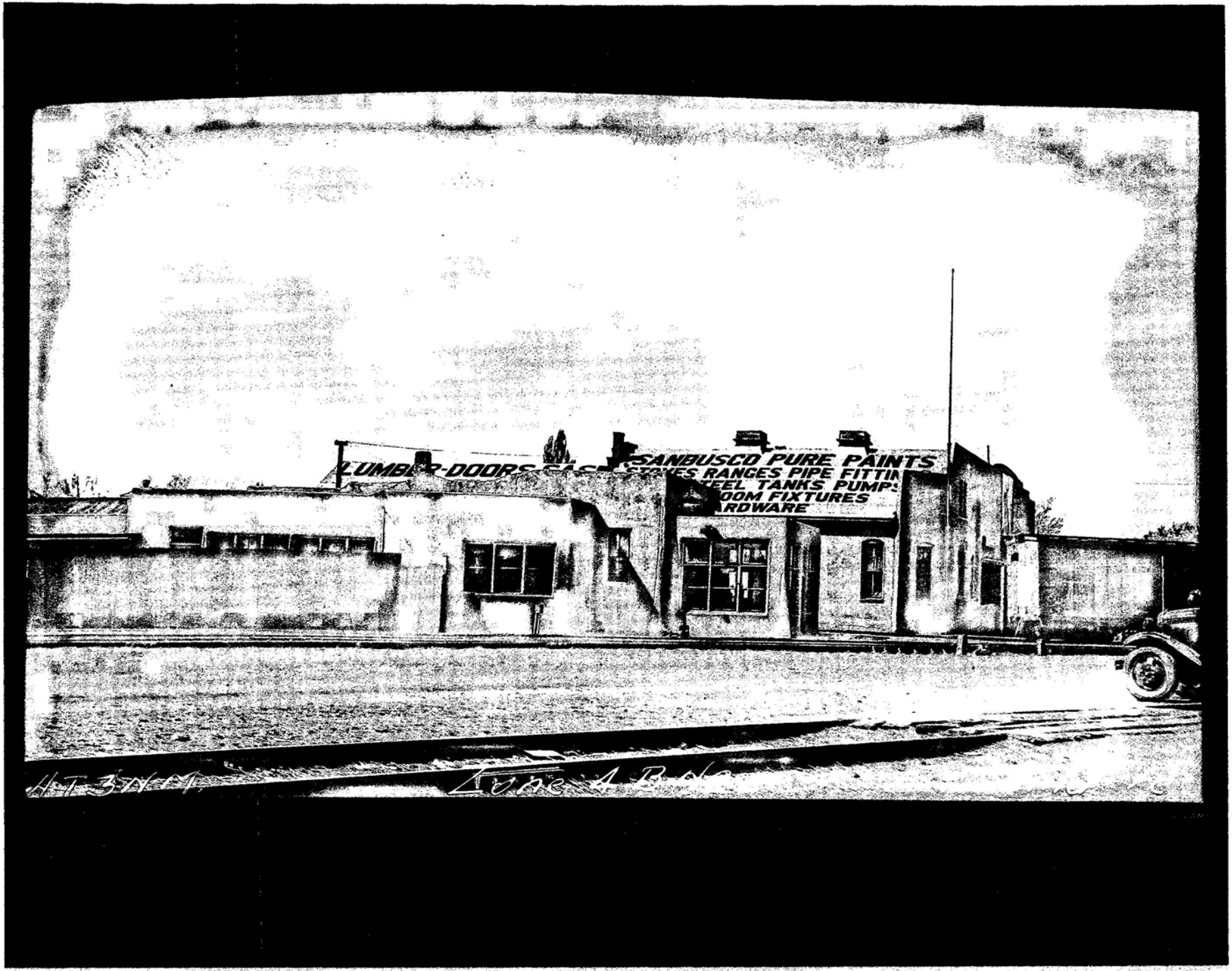
LAKE|FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2018

Circa 1920's Sanbusco East Entry

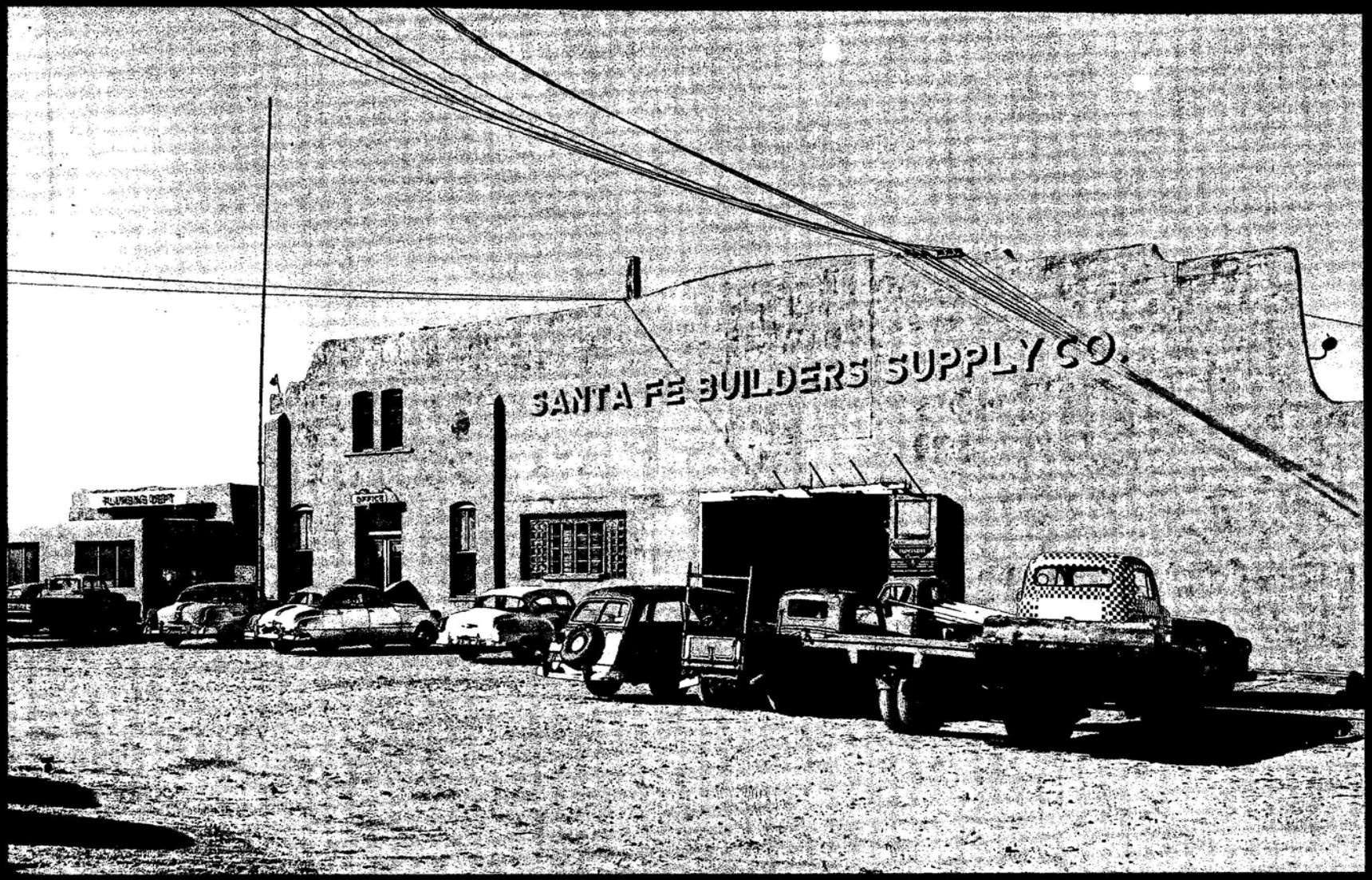
LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1930's Sanbusco Southeast Corner

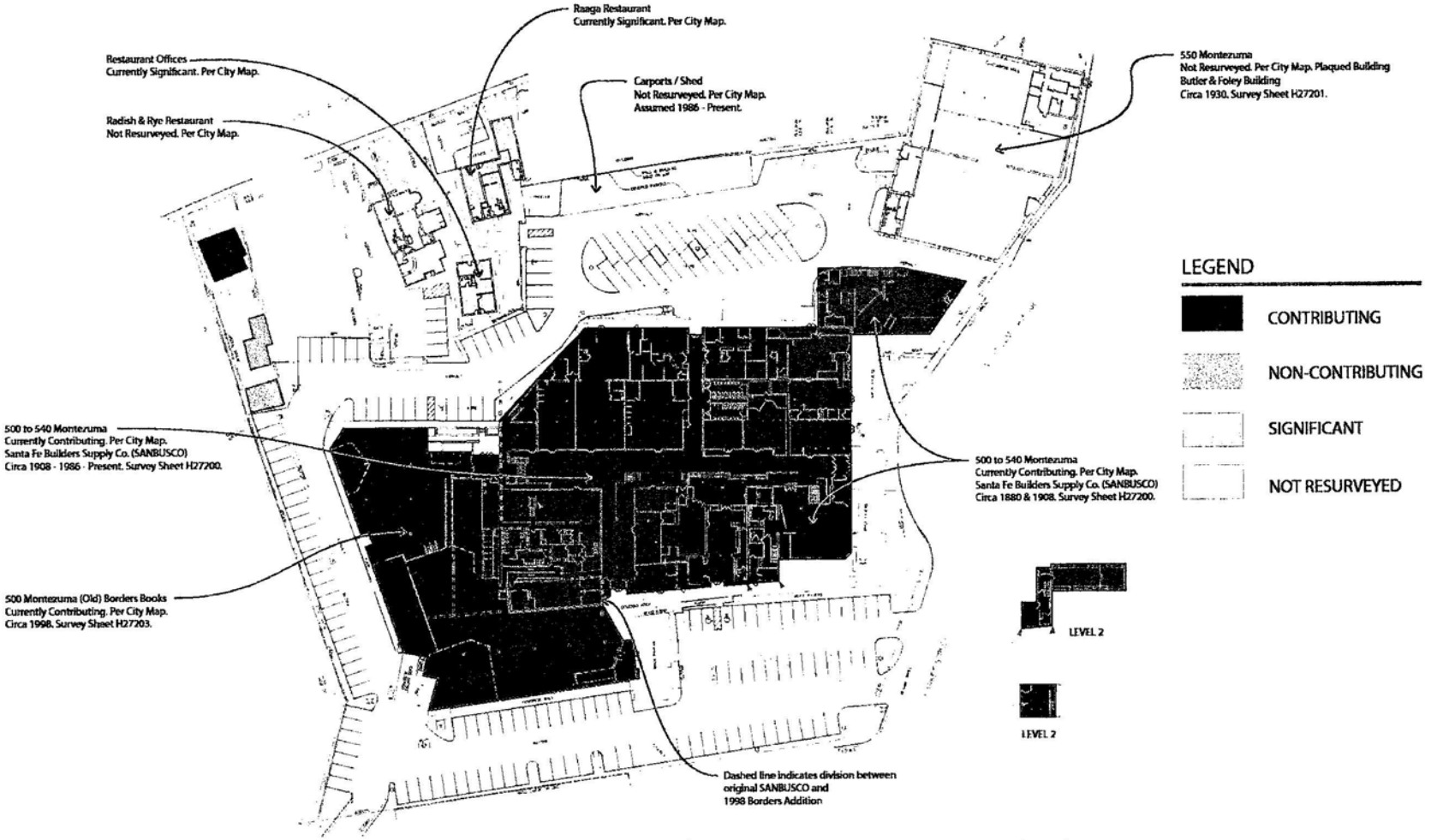
LAKE|FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

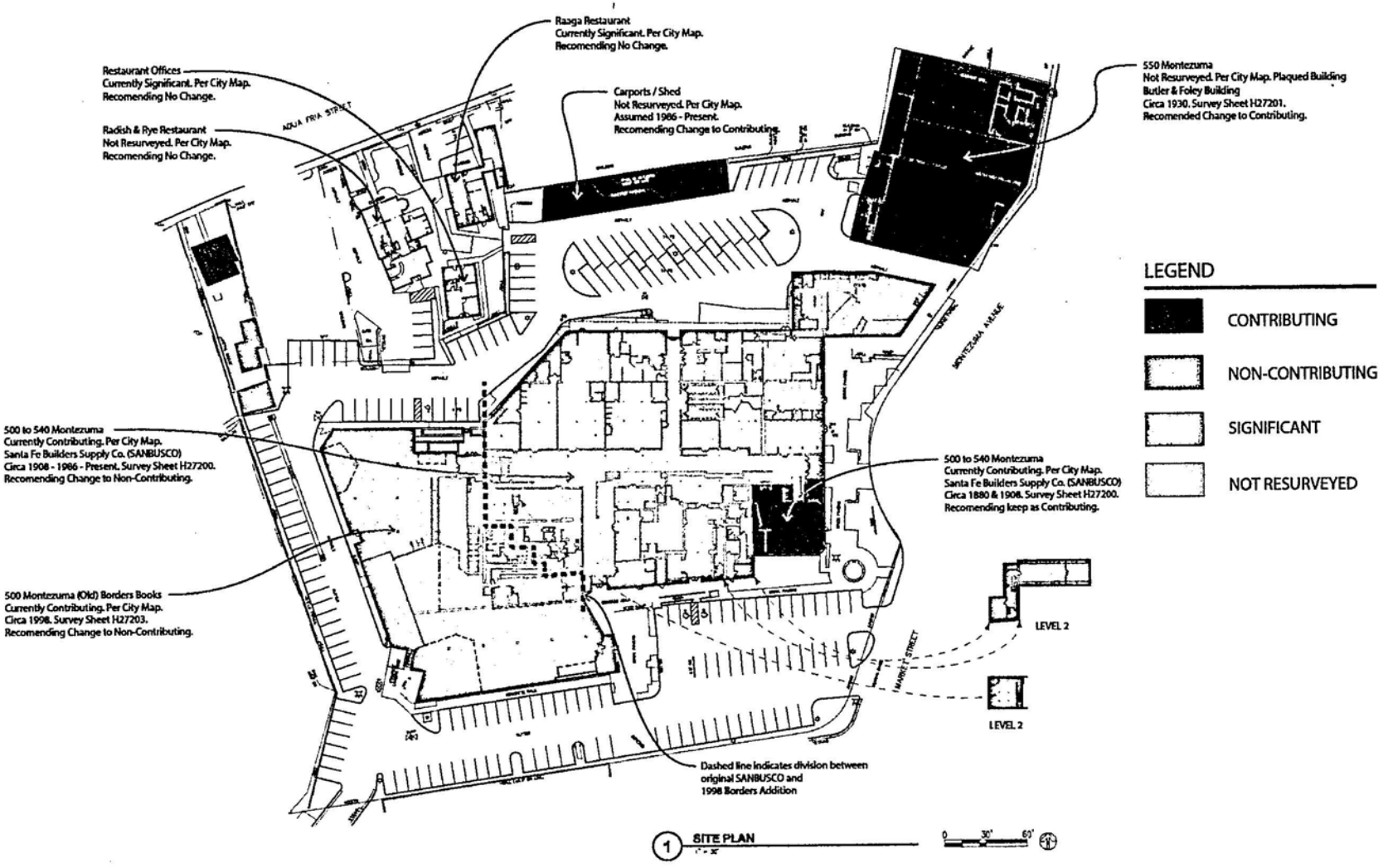
Circa 1950's Sanbusco East Entry

LAKE | FLATO



Santa Fe Historic Status Map for 500 - 550 Montezuma

1605 v.2 04-15-2016



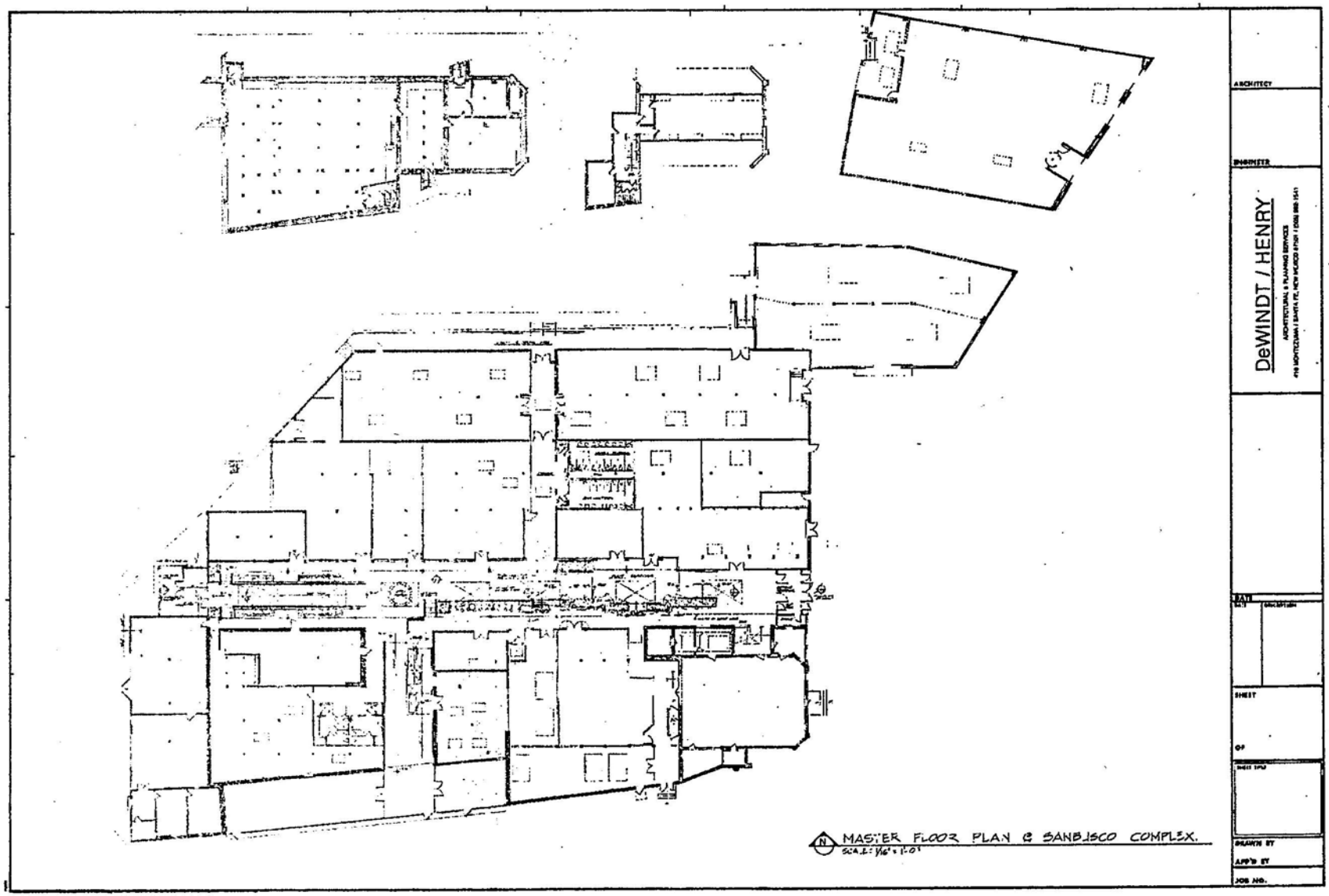
1605 v.1 05-16-2016

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Proposed Historic Status

LAKE | FLATO

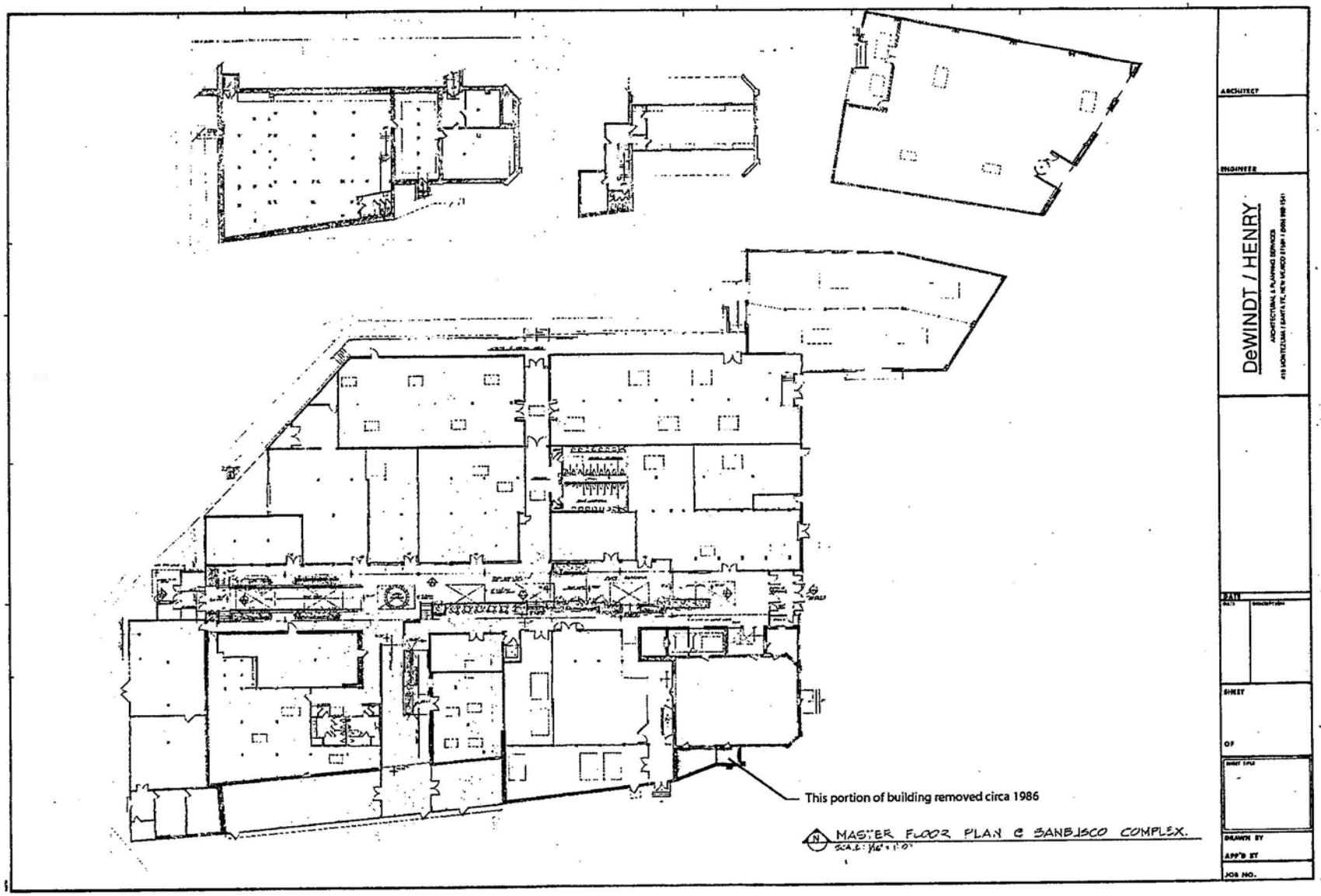
SANBUSCO RENOVATIONS
1986 - Present

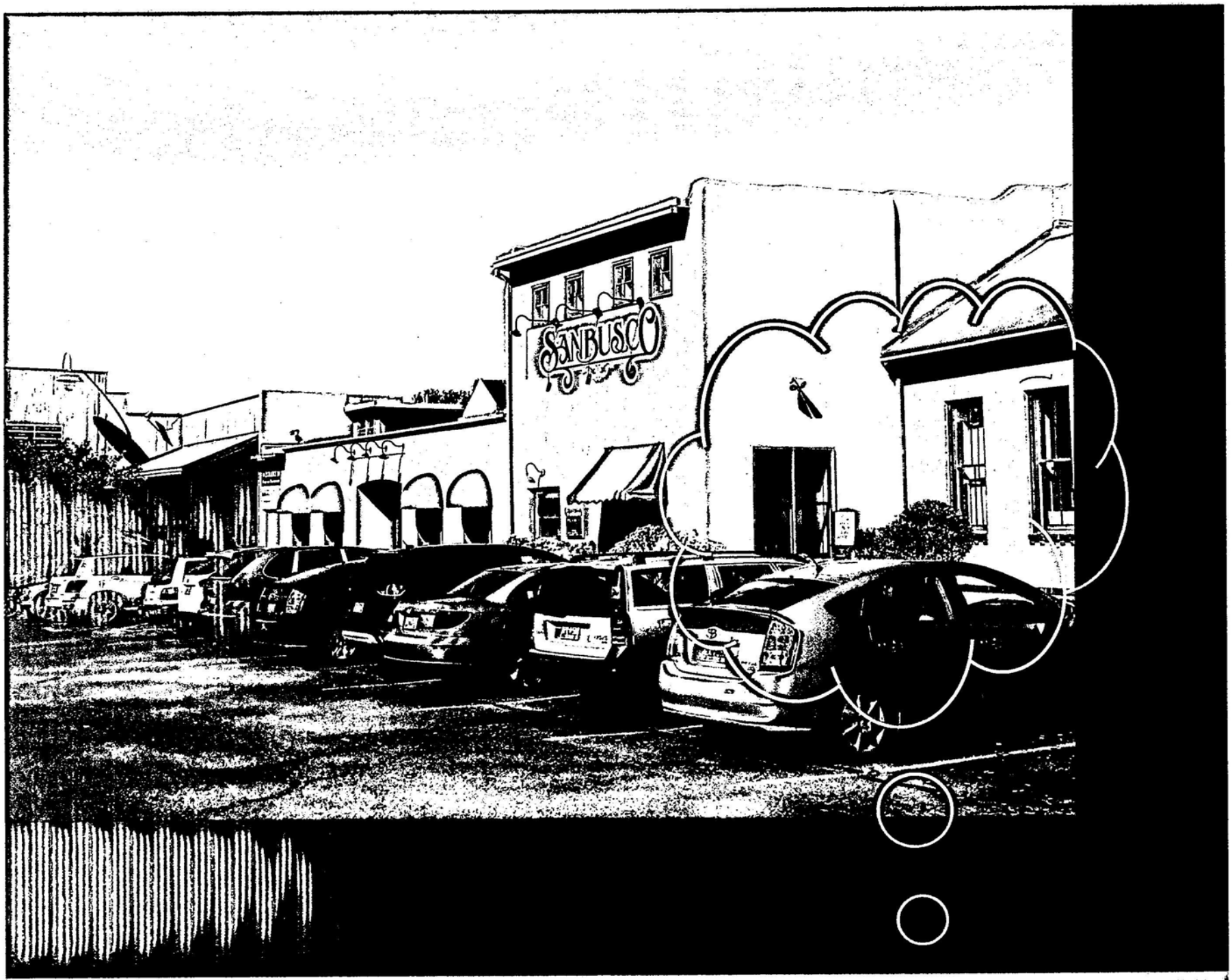


NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Floor Plan, 1986

LAKE|FLATO


This portion of building removed circa 1986
MASTER FLOOR PLAN @ SANBUSCO COMPLEX.
ARCHITECT
ENGINEER
DeWINDT / HENRY
DATE
SHEET
OF
DRAWN BY
APP'D BY
JOB NO.

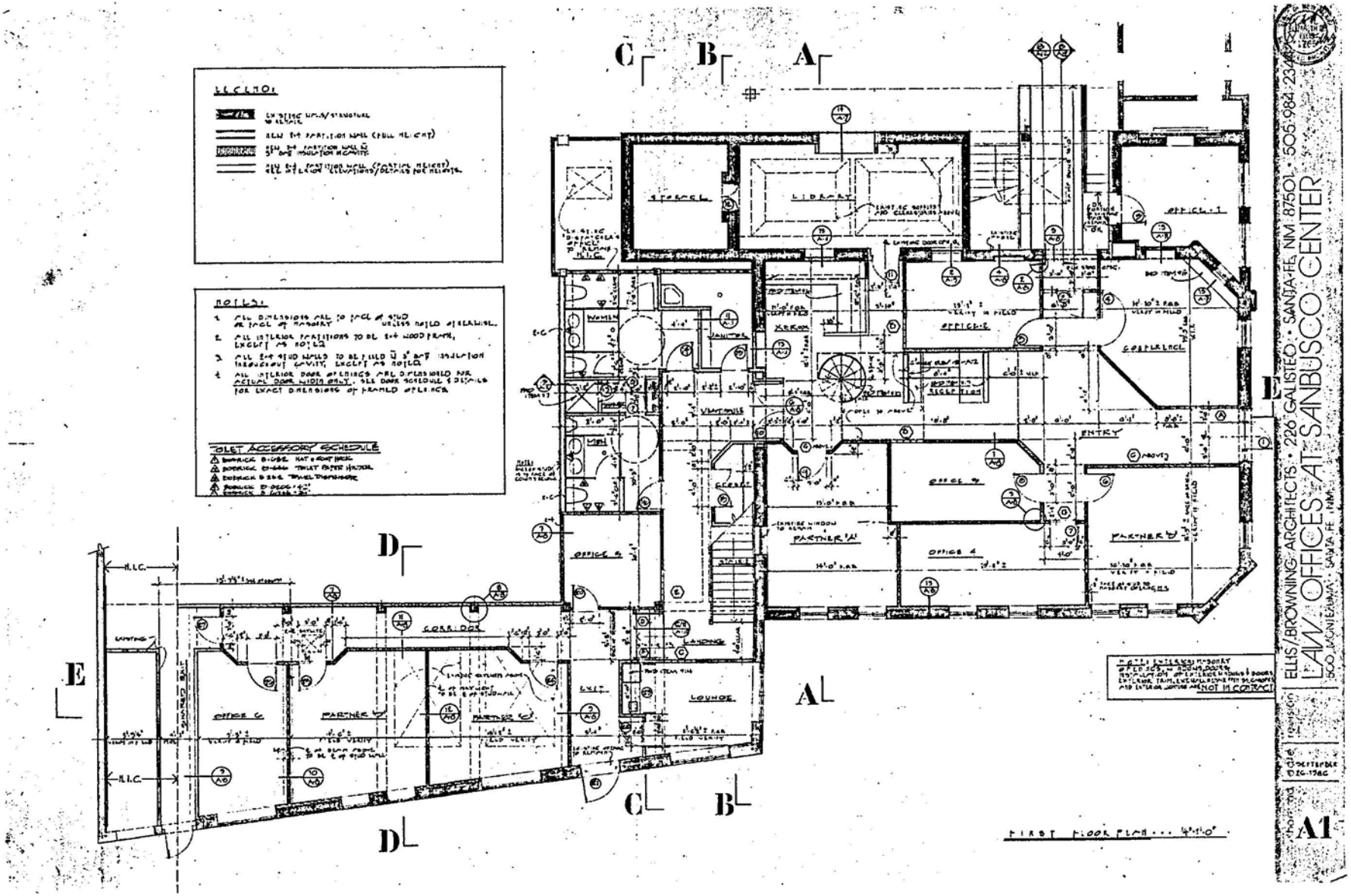


NEW MEXICO SCHOOL FOR THE ARTS

JUNE 01, 2016

Portion of Sanbusco South Elevation, Removed circa1986

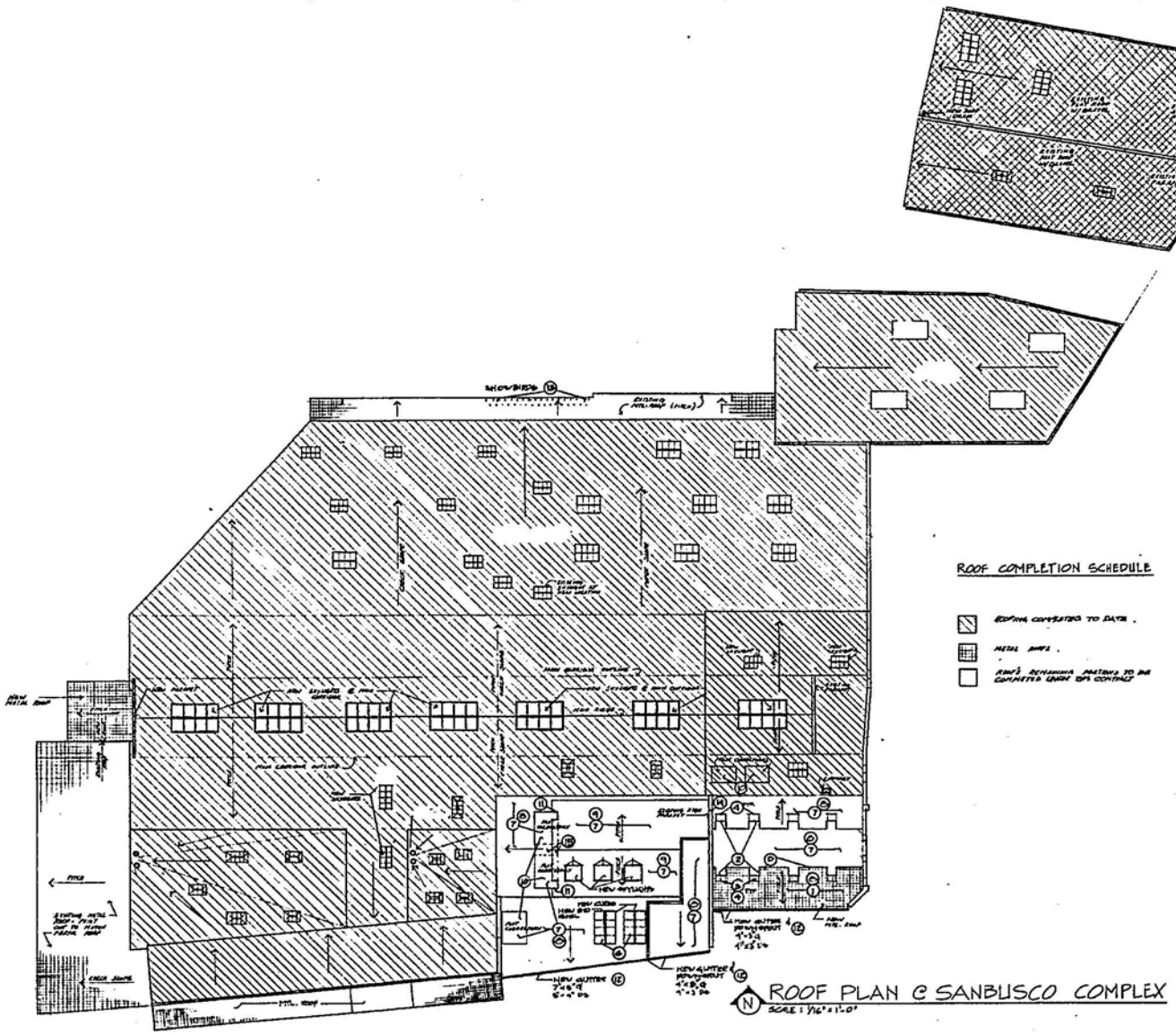
LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation, 1986

LAKE|FLATO



STATE OF NEW MEXICO
REGISTERED ARCHITECT
No. 12108
ARCHITECT

ENGINEER

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1411

'SANBUSCO COMPLEX'
GENERAL ROOF PLAN
SCHEPS-NEW MEXICO DEVELOPMENT CORP.
SANTA FE ——— NEW MEXICO

DATE
12-20-86 NEW ROOF

SHEET
R-1
OF

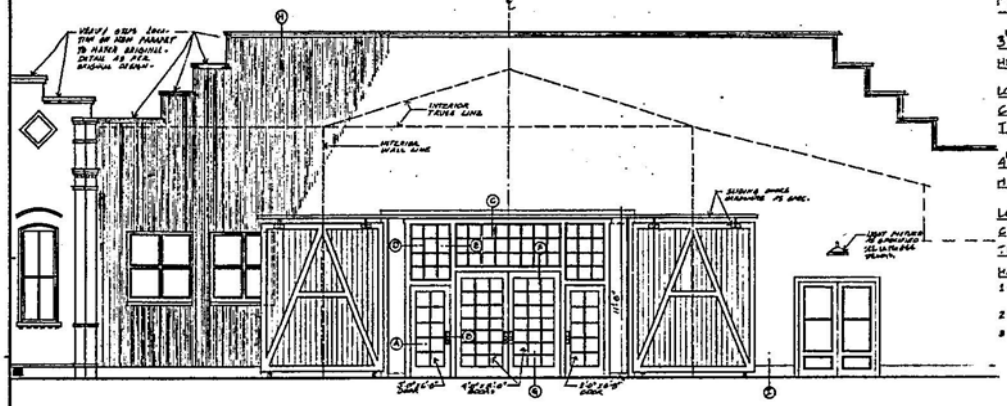
SHEET TITLE
ROOF PLAN @ SANBUSCO

DRAWN BY
APP'D BY
JOB NO. 8511

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation, 1986

LAKE|FLATO



1 PARTIAL EAST ELEVATION (FRONT ENTRANCE)
SCALE: 1/4" = 1'-0"

HARDWARE SCHEDULE

3'-0" x 6'-8" DOORS : EXTERIOR

HINGE: "STANLEY" HINGE # FBB 179, 1½ PAIR EACH LEAF 4½" x 4½"
LOCK: "VON DUPRIN" # 88K (RIM DEVICE)
CLOSER: "NORTON" # 78B/DHA
TRIM: NOT APPLICABLE.

4'-0" x 8'-0" DOORS : EXTERIOR

HINGE: "STANLEY" HINGE # FBB 179, 2 PAIR EACH LEAF 4½" x 4½"
LOCK: "VON DUPRIN" # 8827K (4'-0" LONG)
CLOSER: "NORTON" # 78B/DHA
TRIM: NOT APPLICABLE

HARDWARE NOTES:

1- ALL HARDWARE TO BE IN U.G. 26D, SATIN CHROME FINISH
2- ALL DOORS TO BE 1¾" THK.
3- VERIFY ALL DOOR FINISHES W/ ARCHITECT.

3'-0" x 6'-8" DOORS : INTERIOR

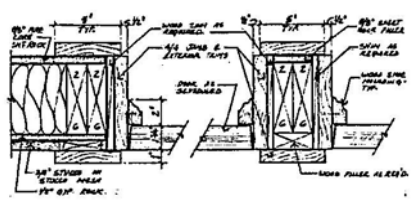
HINGE: "STANLEY" HINGE # FBB 179, 1½ PAIR EACH LEAF 4½" x 4½"
LOCK: NOT APPLICABLE
CLOSER: "NORTON" # 78B/DHA
TRIM: "MEISTER" # M688 x 8" PULL & # M688 PUSH

4'-0" x 8'-0" DOORS : INTERIOR

HINGE: "STANLEY" HINGE # FBB 179, 2 PAIR EACH LEAF 4½" x 4½"
LOCK: NOT APPLICABLE
CLOSER: "NORTON" # 78B/DHA
TRIM: NOT APPLICABLE.

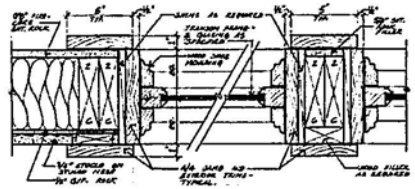
SLIDING DOORS : EXTERIOR

- 1¼ VERTICAL SHIPLAP CEDAR ON A 2x6 FRAME
- PROVIDE SLIDER HARDWARE AND TOE STOPS AS REQUIRED.



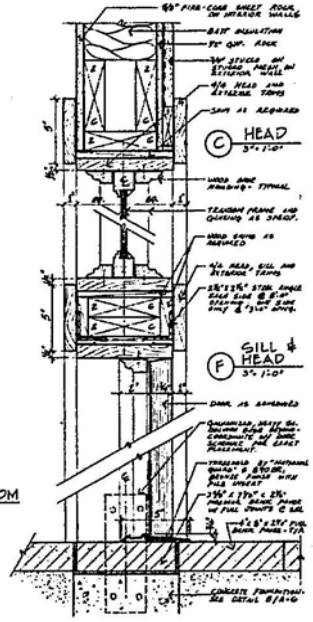
A SIDE JAMB @ DOOR
3" = 1'-0"

B CENTER JAMB @ DOOR
3" = 1'-0"



D SIDE JAMB @ TRANSOM
3" = 1'-0"

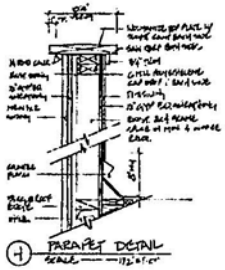
E CENTER JAMB @ TRANSOM
3" = 1'-0"



C HEAD
3" = 1'-0"

F SILL @ HEAD
3" = 1'-0"

G SILL DETAIL @ DOOR
SCALE: 3" = 1'-0"



H PARAPET DETAIL
SCALE: 1½" = 1'-0"

I FOUNDATION DETAIL

GENERAL NOTES:

1- ALL DOOR & TRANSOM GLAZING TO BE SINGLE GLAZE - DOORS SHALL HAVE TEMPERED GLASS (TYPICAL) & TRANSOM GLASS SHALL BE DOUBLE STRENGTH.
2- PROVIDE "NATIONAL GUARD # 1164" ASTRAGAL ON LEAT HAND SIDE OF DOUBLE DOOR - THIS IS A "LEFT-IN" TYPE ON EDGE OF DOOR.
3- WEATHER STRIP DOORS AS REQUIRED ON OUTSIDE AS WELL AS EXTERIOR DOORS - PROVIDE SAMPLES.
4- VERIFY TRANSOM DIMENSIONS IN FIELD.

RICHARD KEATH No. 1508 REGISTERED ARCHITECT
ARCHITECT

ENGINEER

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541

'STREETSCAPE'
SANBUSCO BUILDING
SCHEMES - NEW MEXICO DEVELOP. CORP.
SANTA FE ——— NEW MEXICO

NO.	REVISIONS	DATE
1	PRELIMINARY DRAWING	7/86

SHEET A-2
OF

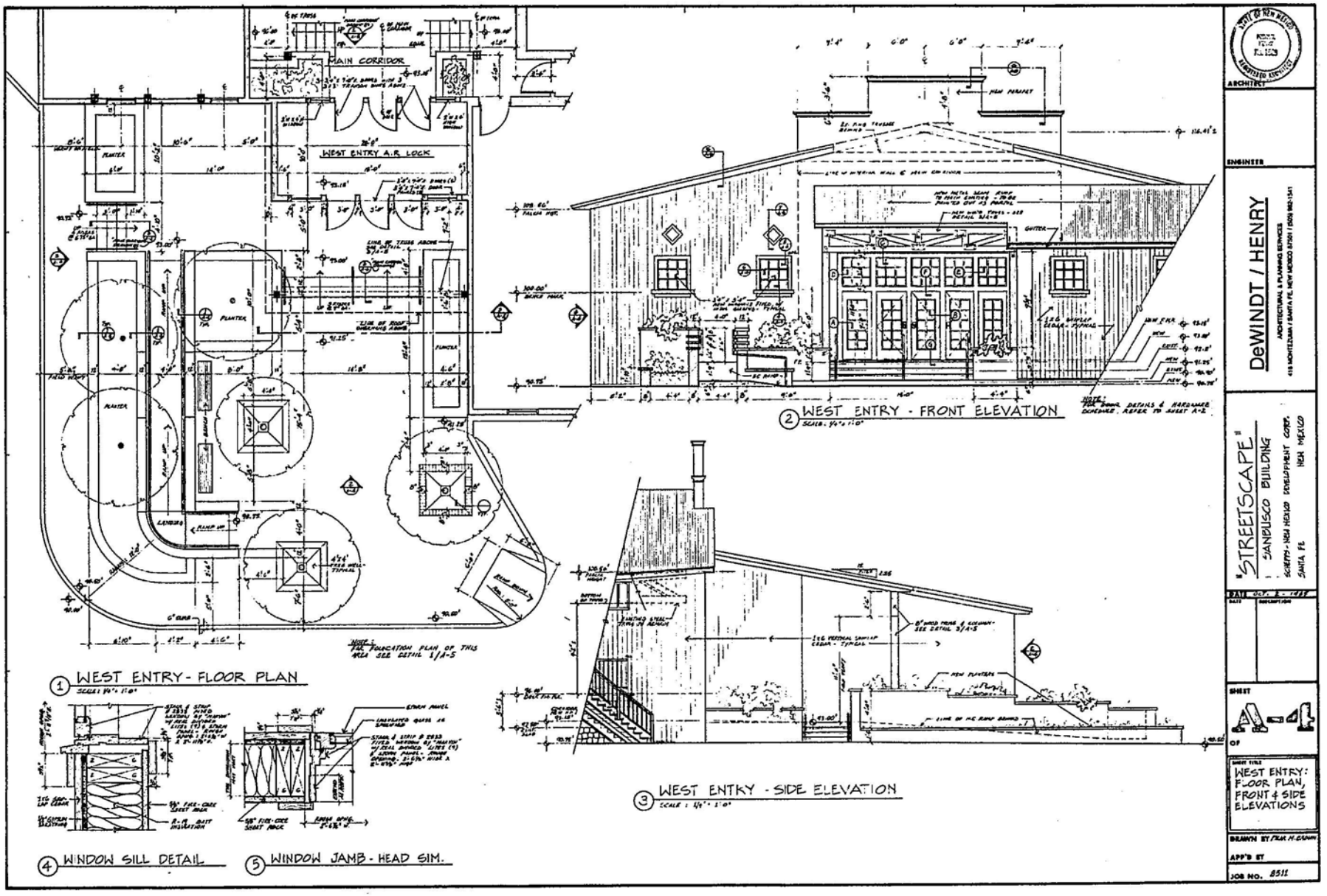
SHEET TITLE
FRONT ENTRANCE ELEVATION & DETAILS.

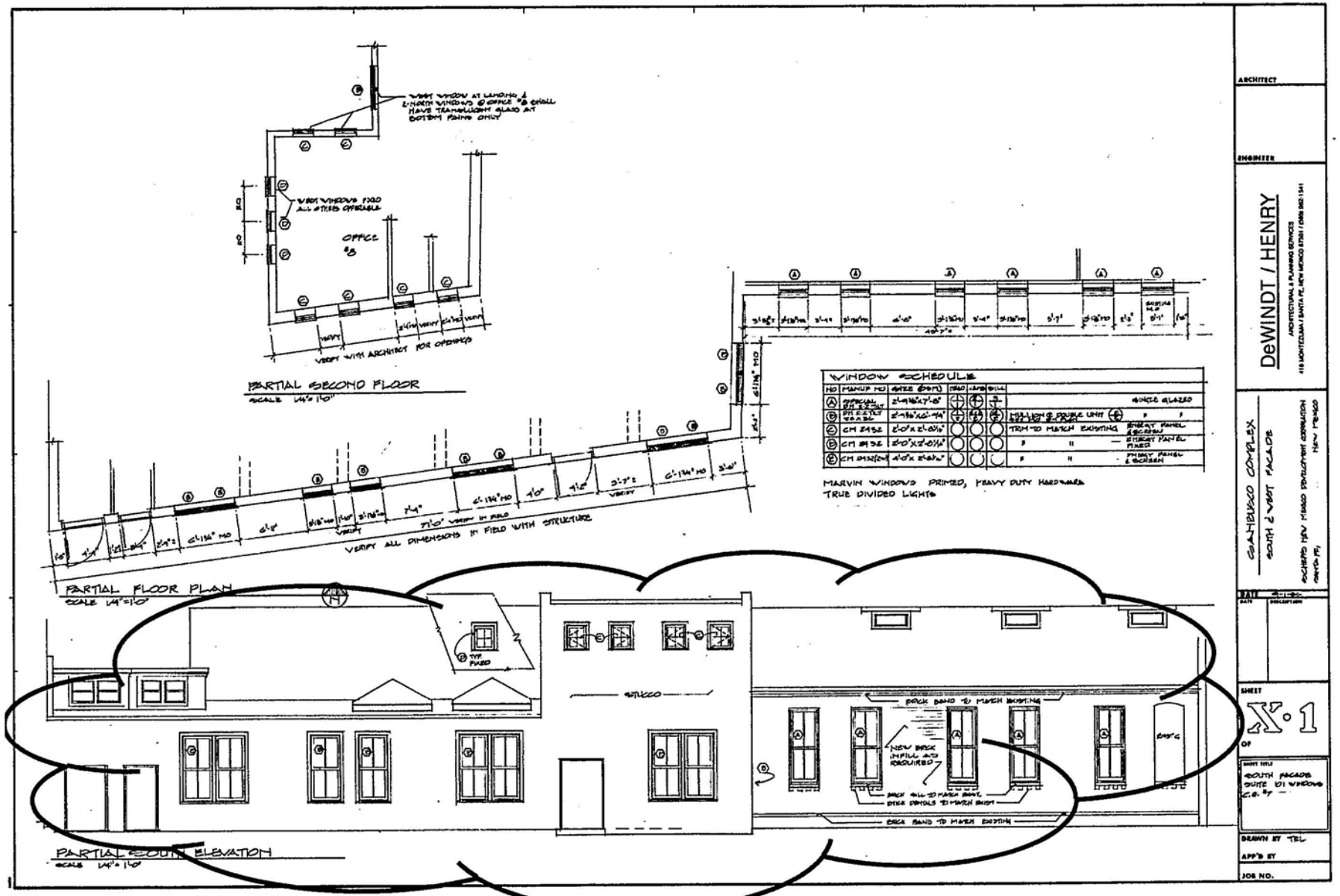
DRAWN BY FRANK H. DEWINDT
APP'D BY
JOB NO. 8511
DATE SEPT. 10 - 1985

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation, 1986

LAKE|FLATO


MAIN CORRIDOR
WEST ENTRY A.R. LOCK
PLANTER
1 WEST ENTRY - FLOOR PLAN
2 WEST ENTRY - FRONT ELEVATION
3 WEST ENTRY - SIDE ELEVATION
4 WINDOW SILL DETAIL
5 WINDOW JAMB - HEAD SIM.
ARCHITECT
ENGINEER
DeWINDT / HENRY
"STREETSCAPE"
SANBUSCO BUILDING
SCHEPPS - NEW MEXICO DEVELOPMENT CORP.
SANTA FE NEW MEXICO
SHEET
A-4
OF
WEST ENTRY: FLOOR PLAN, FRONT & SIDE ELEVATIONS
DRAWN BY
APP'D BY
JOB NO. 8511



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Window Additions / Modifications at South Elevation, 1986

LAKE|FLATO



NEW MEXICO SCHOOL FOR THE ARTS

JUNE 01, 2016

South Elevation Prior to Window Additions / Modifications in 1986

LAKE | FLATO SW

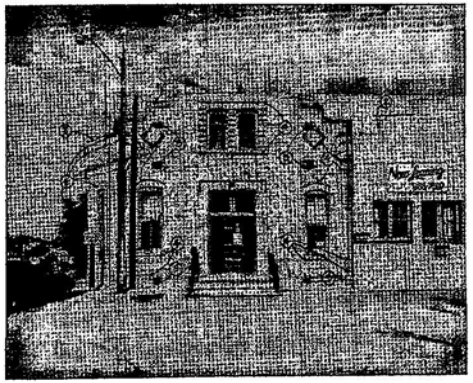


NEW MEXICO SCHOOL FOR THE ARTS

JUNE 01, 2016

South Elevation After to Window Additions / Modifications, 1986

LAKE | FLATO



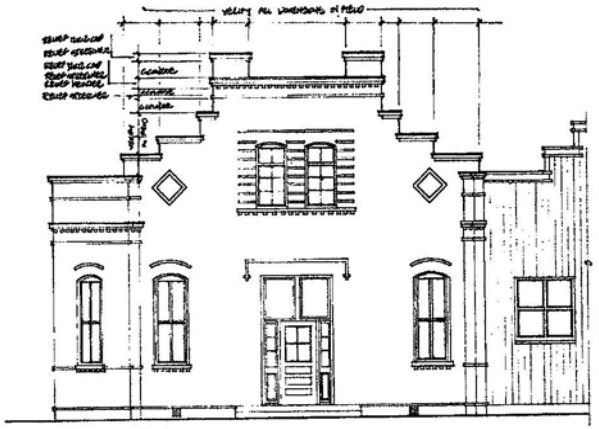
1 PARTIAL EAST ELEVATION - EXISTING
NO SCALE



2 PARTIAL SOUTH ELEVATION - EXISTING
NO SCALE

DEMOLITION NOTES:

1. REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE.
2. ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT FACING ELEVATION.
3. CUT BACK ENDS OF TRAILS A MINIMUM OF 8" FROM FACE OF WALL AND TRUE IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
4. BRING BACK ORIGINAL ADOBE WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
5. FENCE WIRE SCREEN
6. [illegible]
7. [illegible]
8. [illegible]



3 PARTIAL EAST ELEVATION - RECONSTRUCTED
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1) [illegible]
2)

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541

ARCHITECT

ENGINEER

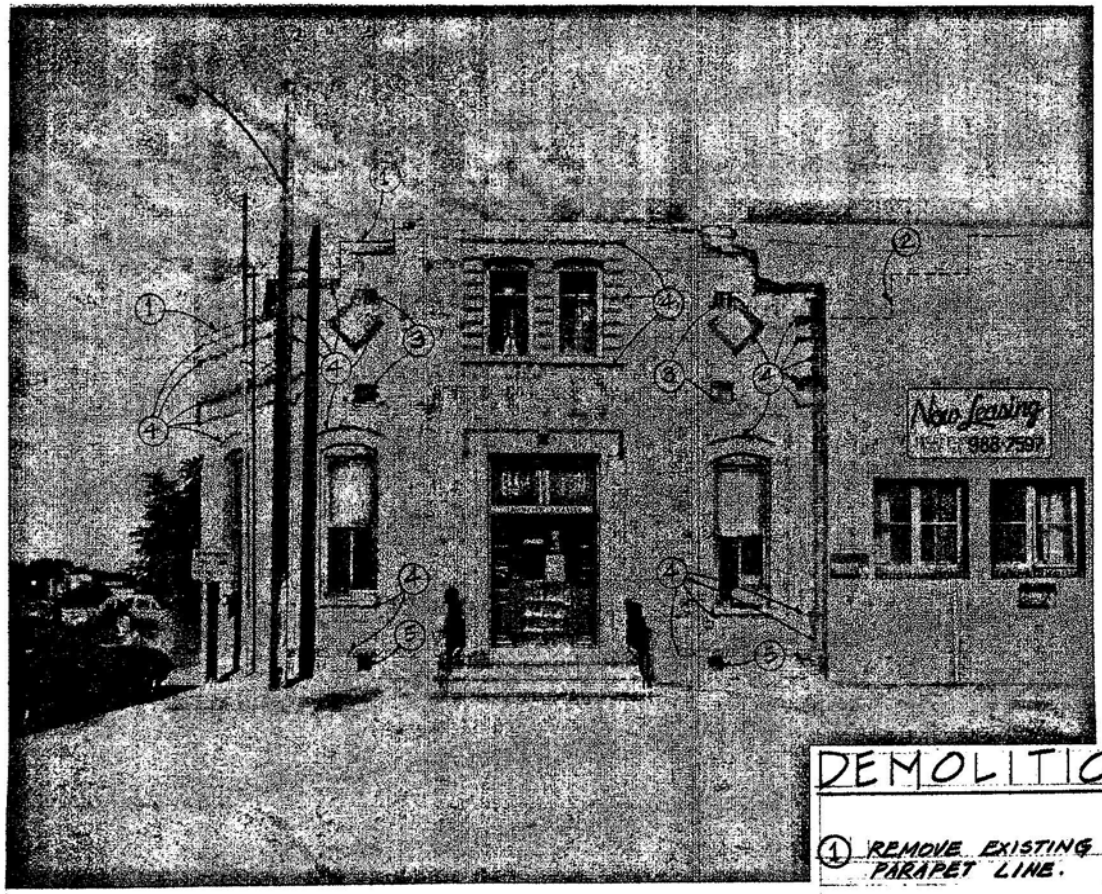
"STREETSCAPE"
SANDUSCO BUILDING
[illegible] - NEW MEXICO DEVELOPMENT CORP
SANTA FE ——— NEW MEXICO

DATE | DESCRIPTION

SHEET
A-1
OF

FRONT ELEV.: NEW & EXIST. DEMO. NOTES.

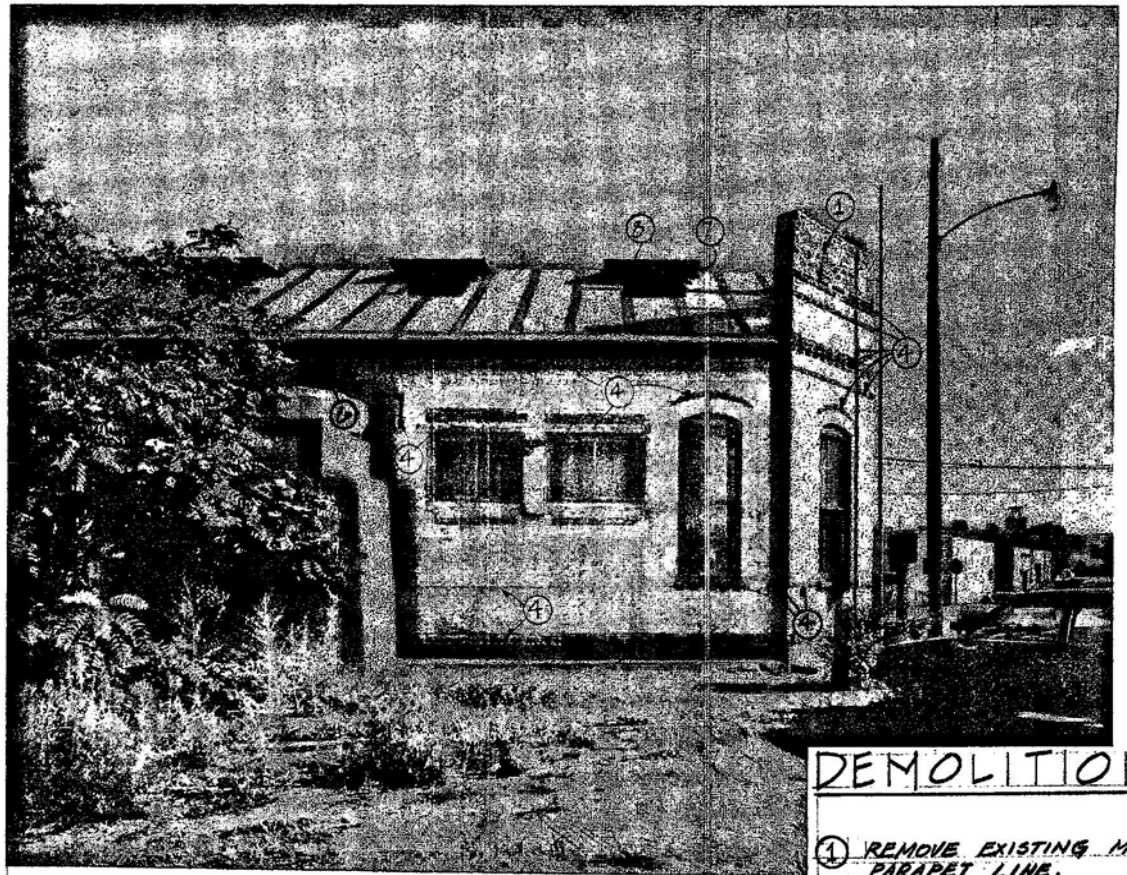
DRAWN BY
APP'D BY
JOB NO. 0611



1 PARTIAL EAST ELEVATION - EXIST
NO SCALE

DEMOLITION NOTES:

1. REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE.
2. ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT ENTRY ELEVATION.
3. CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
4. BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
5. PLACE WIRE SCREEN
6. REMOVE REMAINING STUCCO
7. REFURBISH FACIA AS REQUIRED
8. REFURBISH WINDOWS AS REQ.

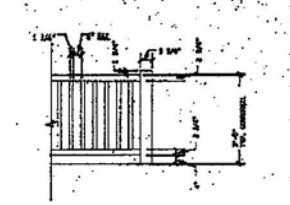


2 PARTIAL SOUTH ELEVATION - EXISTI

NO SCALE

DEMOLITION NOTES:

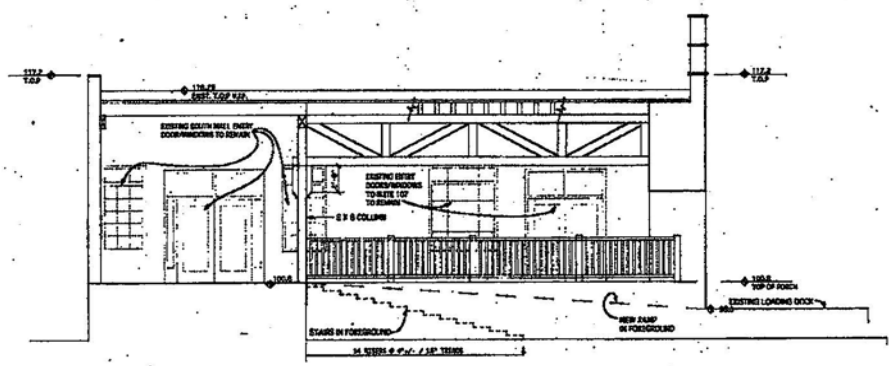
1. REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE.
2. ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT ENTRY ELEVATION.
3. CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
4. BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
5. PLACE WIRE SCREEN
6. REMOVE TEMPORARY STUCCO
7. REFURBISH DOOR AS REQUIRED
8. REFURBISH WINDOWS AS REQ.



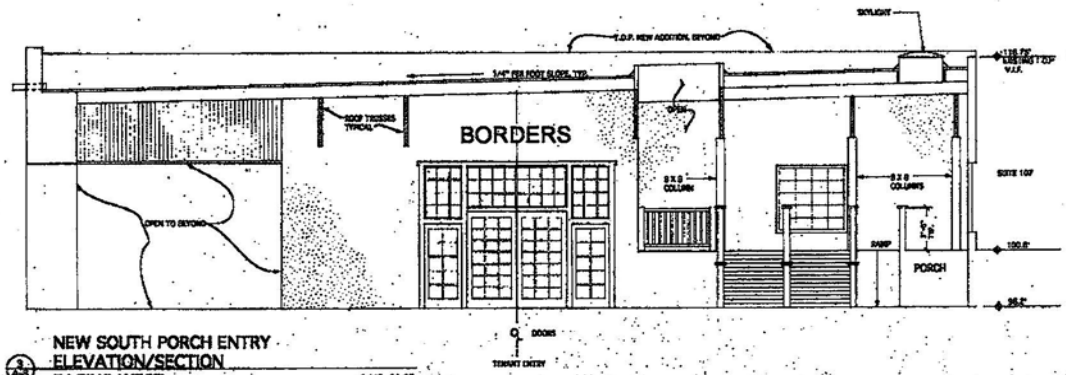
4/A-8 GUARDRAIL DETAIL TYPICAL 1/2"=1'-0"

GENERAL NOTES

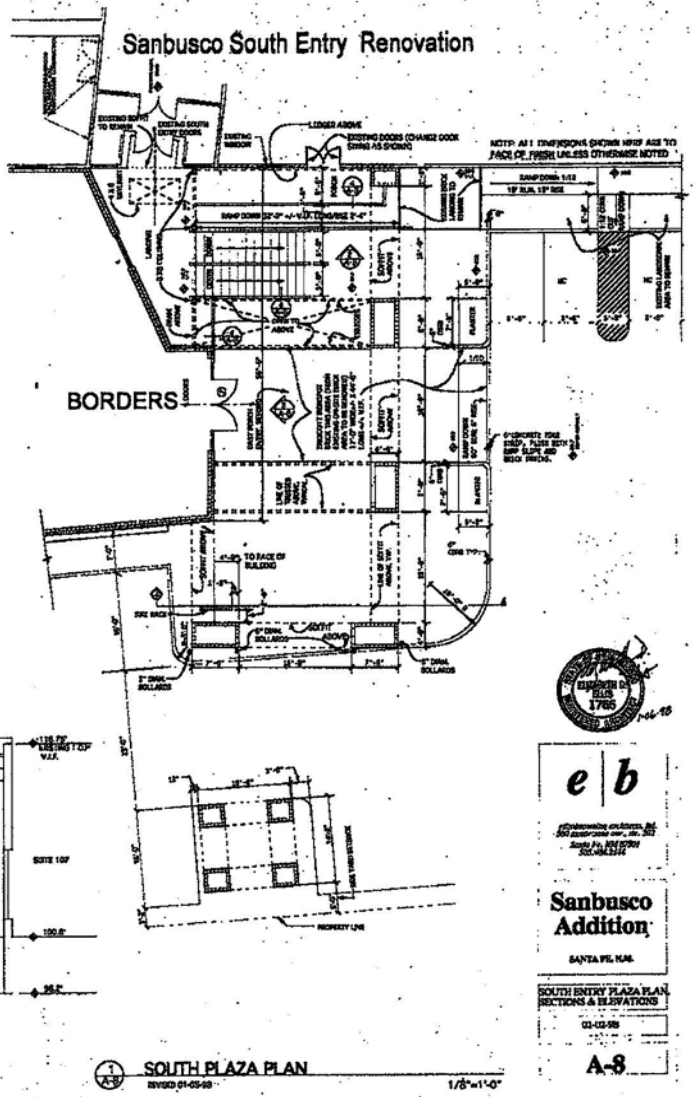
1. ALL STAIR AND RAMP HANDRAILS SHALL BE 1 1/2" min. TO 2" max. IN DIAMETER, AND NO MORE THAN 34" ABOVE THE NOSE OF THE TREAD OR FINISH FLOOR OF RAMP.
2. ALL HANDRAIL EXTENSIONS BEYOND TOP AND BOTTOM OF STAIR OR RAMP RUN SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENT OF THE UNIFORM BUILDING CODE, AND THE AMERICANS DISABILITY ACT.
3. ALL STAIRS AND RAMPS (EXCEPT CURB CUT RAMPS) SHALL HAVE HANDRAILS EACH SIDE AND NO STAIR TREAD SHALL BE GREATER THAN 7'-2" WITHOUT AN INTERMEDIATE HANDRAIL.



2/A-8 SOUTH PORTAL ENTRY SOUTH ELEVATION/SECTION 1/4"=1'-0"



3/A-8 NEW SOUTH PORCH ENTRY ELEVATION/SECTION FACING WEST 1/4"=1'-0"



1/A-8 SOUTH PLAZA PLAN REVISED 01-05-99 1/8"=1'-0"

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Sanbusco Addition

SANTA FE, N.M.

SOUTH ENTRY PLAZA PLAN SECTIONS & ELEVATIONS

A-8





BORDERS ADDITION AT SANBUSCO, 1999

Regulatory Data

ZONING: BCD Redevelopment Subdistrict

Minor Project: Section 14-26.155F requires staff review height and other requirements set by Sandoval/Montezuma District

Uniform Building Code:

Occupancy: Group B Division 2

Construction Type:
Existing mall building construction: Type VN
New retail tenant construction: Type II N

Area Separation UBC 505(f) 2 hr. fire resistive construction in Type II 1 hr., Type II N, or Type V buildings with protected openings of 1-1/2 hr. fire rating.

Allowable Area:
UBC Table 5C allows 12,000 sf in Type II N and B2 occupancy. Allowable area increase for automatic sprinkler system allows 3 x 12,000 = 36,000 sf

Existing Mall building: Chapter 56. 5602(b) Covered Mall buildings may be of unlimited area, provided the covered mall building... are adjoined by public ways, streets or yards not less than 60 ft. in width along all exterior walls.

Project Consultants

Architect: Ellis Browning Architects, Ltd.
Project Architect: Lisette Ellis, AIA
560 Montezuma Ave., suite 202
Santa Fe, NM 87501
984-2344

Structural Engineer: Red Mountain Engineers
Project Engineer: Mark Rogers
1216 Parkway Dr., suite A
Santa Fe, NM 87501
473-7373 fax 473-4865

Mechanical and Electrical Engineer: M & E Engineering
Project Manager: Don Gorman
1210 Luisa St., suite 12
Santa Fe, NM 87505
983-2389 fax 989-8776

Civil Engineer: Walker Engineering
Project Engineer: Brad Dixon
915 Mercer St.
Santa Fe, NM 87501
820-7990 fax 989-7313

Landscape Architect: Design Workshop
901 W. San Mateo, suite L
Santa Fe, NM 87505
982-8399 fax 986-1396

List of Drawings

T-1 Title Sheet

C-1 Site Plan
C-2 Site Grading Plan
C-3 Site Drainage Plan
C-4 Site Details

L-1 Landscape Irrigation Plan
L-2 Landscape Plan
L-3 Landscape Details

S-0 Structural Notes
S-01 Structural Details
S-02 Structural Details
S-1 Foundation Plan
S-2 Roof Framing Plan
S-3 Sections and Details
S-4 Sections and Details
S-5 Sections and Details

D-1 Demolition Plan

A-1 Floor Plan
A-2 Exterior Elevations
A-3 Building Sections
A-4 Wall Sections
A-5 Loading Dock Plans & Details
A-6 Clerestory Sections
A-7 North Entry Plaza Plan
A-8 South Entry Plaza Plan
A-9 Roof Plan
A-10 Doors and Windows
A-11 Paving & Railings
A-12 Architectural Details
A-13 Tower Details

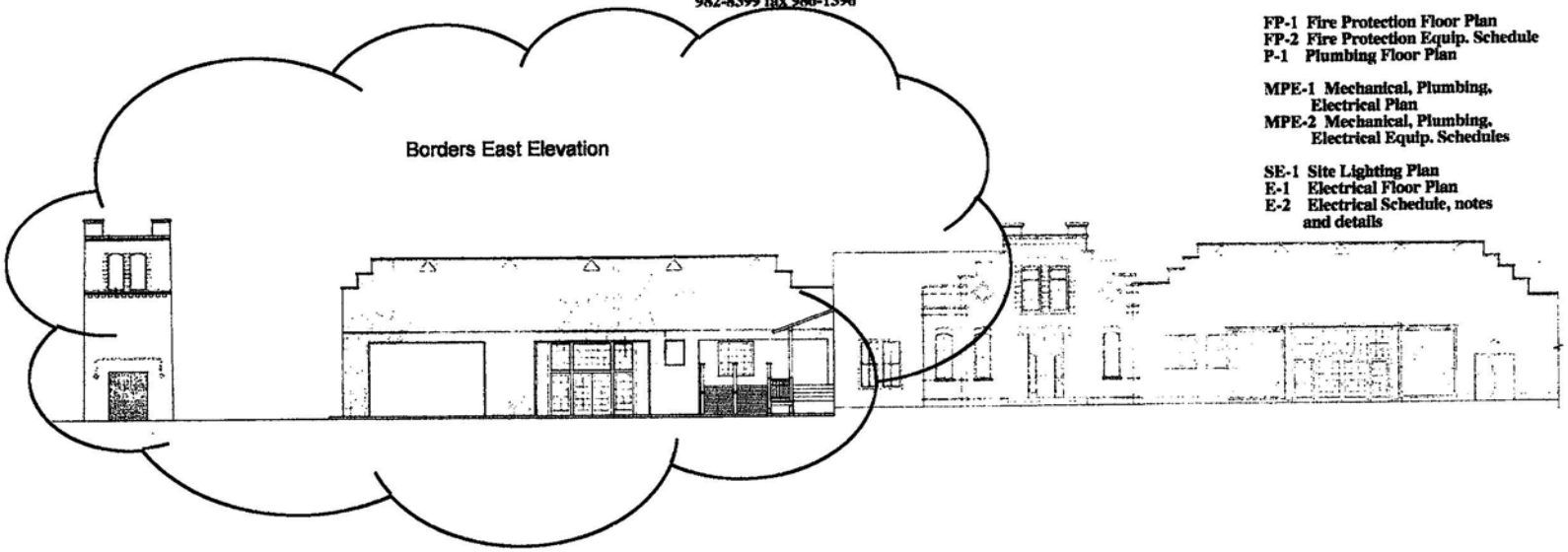
SU-1 Site Utilities Plan

FP-1 Fire Protection Floor Plan
FP-2 Fire Protection Equip. Schedule
P-1 Plumbing Floor Plan

MPE-1 Mechanical, Plumbing, Electrical Plan
MPE-2 Mechanical, Plumbing, Electrical Equip. Schedules

SE-1 Site Lighting Plan
E-1 Electrical Floor Plan
E-2 Electrical Schedule, notes and details

Borders East Elevation



Sanbusco Addition

500 Montezuma Avenue, Santa Fe, New Mexico

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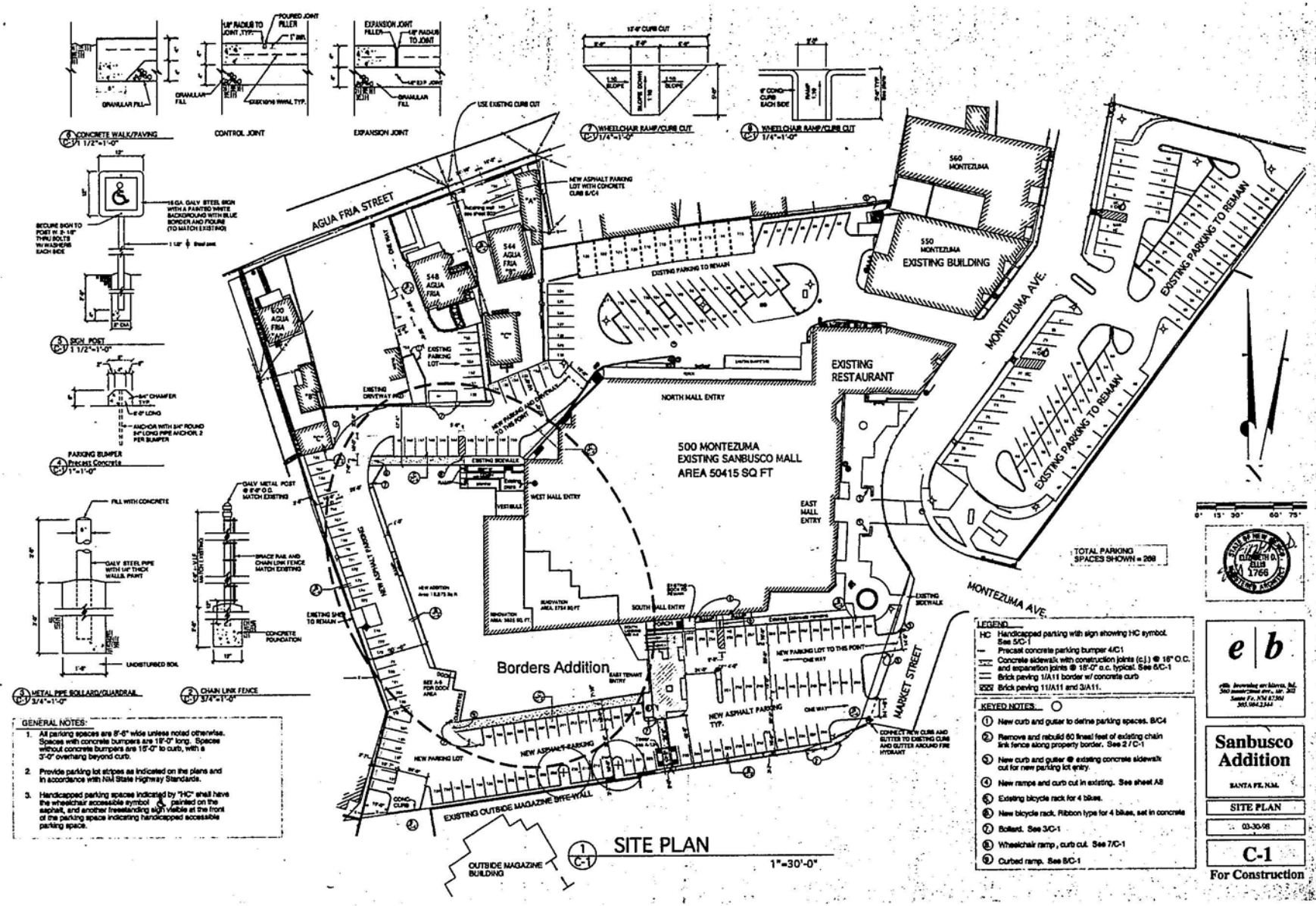
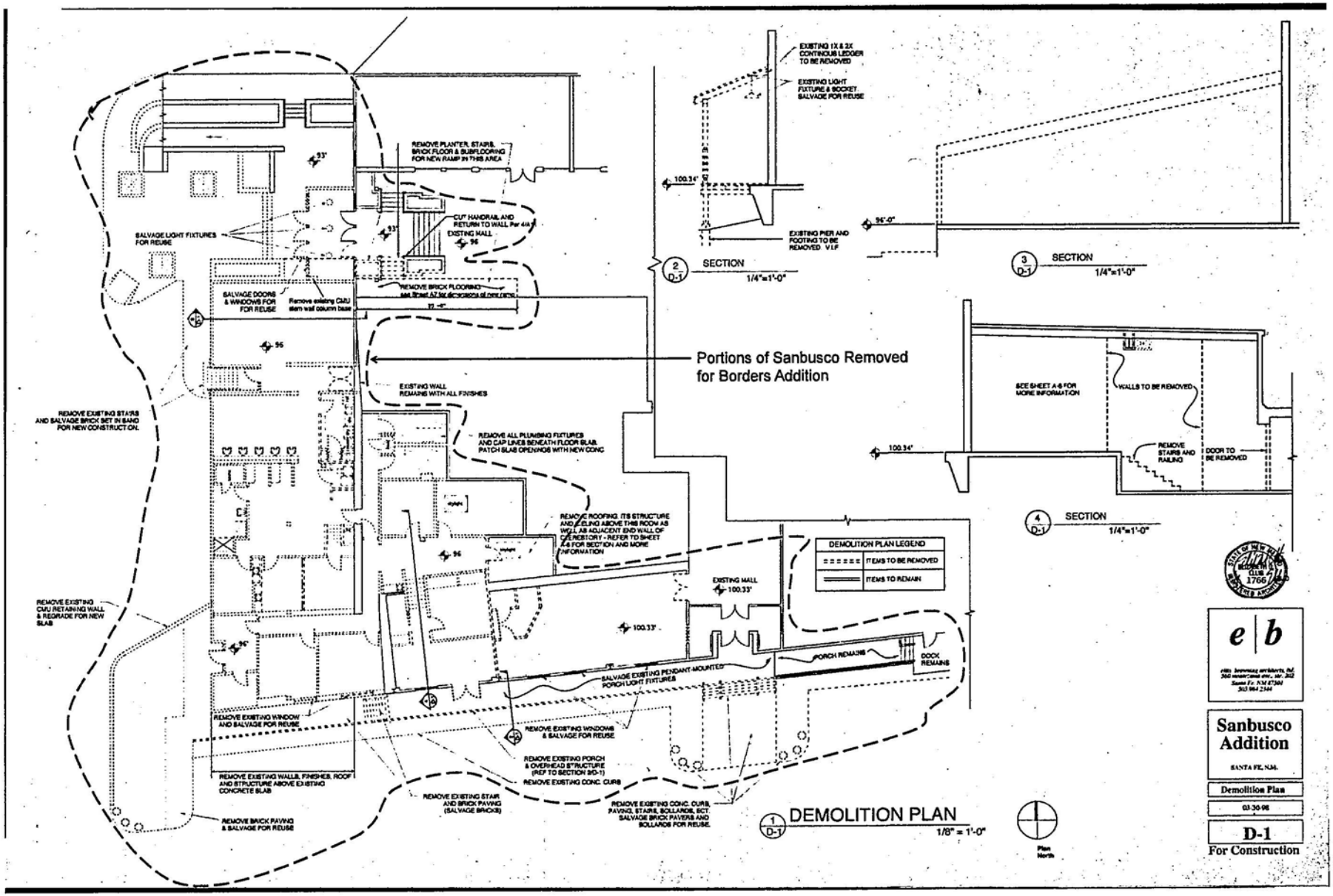
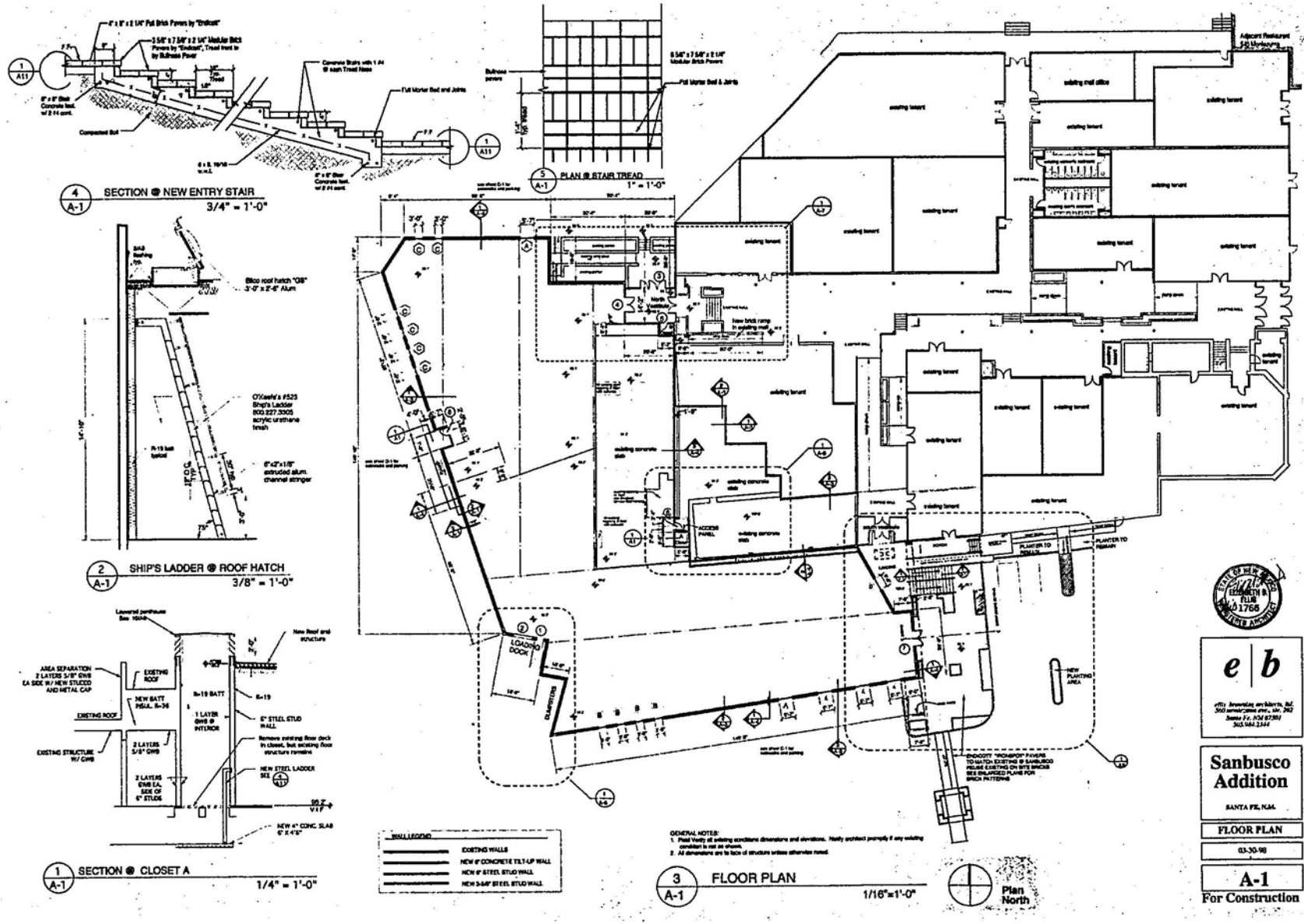
Sanbusco Addition
SANTA FE, N.M.

TITLE SHEET
03-30-98
T-1
For Construction


AGUA FRIA STREET
MONTEZUMA AVE.
MARKET STREET
500 MONTEZUMA
EXISTING SANBUSCO MALL
AREA 50415 SQ FT
EXISTING RESTAURANT
EXISTING BUILDING
Borders Addition
NORTH MALL ENTRY
WEST MALL ENTRY
EAST MALL ENTRY
SOUTH MALL ENTRY
EXISTING PARKING TO REMAIN
NEW ASPHALT PARKING LOT WITH CONCRETE CURB B/C4
NEW ASPHALT PARKING TYP.
NEW PARKING LOT
EXISTING OUTSIDE MAGAZINE BYE-WALL
OUTSIDE MAGAZINE BUILDING
TOTAL PARKING SPACES SHOWN = 269
SITE PLAN
1"=30'-0"
CONCRETE WALK/PAVING
CONTROL JOINT
EXPANSION JOINT
WHEELCHAIR RAMP/CURB CUT
SIGN POST
PARKING BUMPER
METAL PIPE BOLLARD/GUARDRAIL
CHAIN LINK FENCE
GENERAL NOTES:
1. All parking spaces are 8'-6" wide unless noted otherwise. Spaces with concrete bumpers are 18'-0" long. Spaces without concrete bumpers are 18'-0" to curb, with a 3'-0" overhang beyond curb.
2. Provide parking lot stripes as indicated on the plans and in accordance with NM State Highway Standards.
3. Handicapped parking spaces indicated by "HC" shall have the wheelchair accessible symbol painted on the asphalt, and another freestanding sign visible at the front of the parking space indicating handicapped accessible parking space.
LEGEND
HC Handicapped parking with sign showing HC symbol. See 5/C-1
Precast concrete parking bumper 4/C1
Concrete sidewalk with construction joints (c.j.) @ 18" O.C. and expansion joints @ 18'-0" o.c. typical. See 6/C-1
Brick paving 1/A11 border w/ concrete curb
Brick paving 11/A11 and 3/A11.
KEYED NOTES:
1 New curb and gutter to define parking spaces. B/C4
2 Remove and rebuild 60 lineal feet of existing chain link fence along property border. See 2 / C-1
3 New curb and gutter @ existing concrete sidewalk cut for new parking lot entry.
4 New ramps and curb cut in existing. See sheet A8
5 Existing bicycle rack for 4 bikes.
6 New bicycle rack. Ribbon type for 4 bikes, set in concrete
7 Bollard. See 3/C-1
8 Wheelchair ramp , curb cut. See 7/C-1
9 Curbed ramp. See 8/C-1
e | b
Sanbusco Addition
SANTA FE, N.M.
SITE PLAN
03-30-98
C-1
For Construction

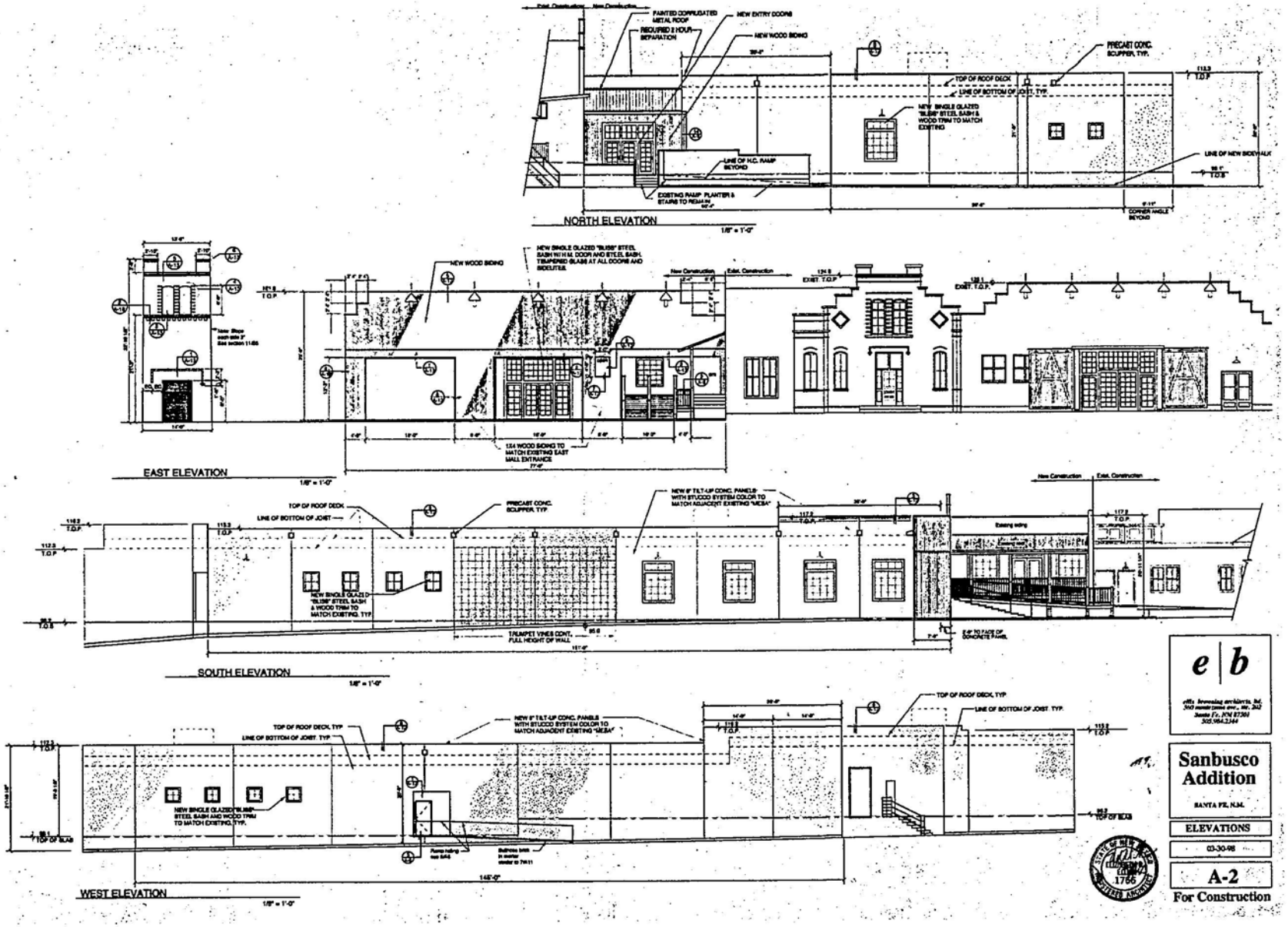

Portions of Sanbusco Removed for Borders Addition
DEMOLITION PLAN
1/8" = 1'-0"
SECTION
1/4"=1'-0"
DEMOLITION PLAN LEGEND
ITEMS TO BE REMOVED
ITEMS TO REMAIN
Sanbusco Addition
SANTA FE, NM.
Demolition Plan
03-30-98
D-1
For Construction



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Borders Addition, 1999

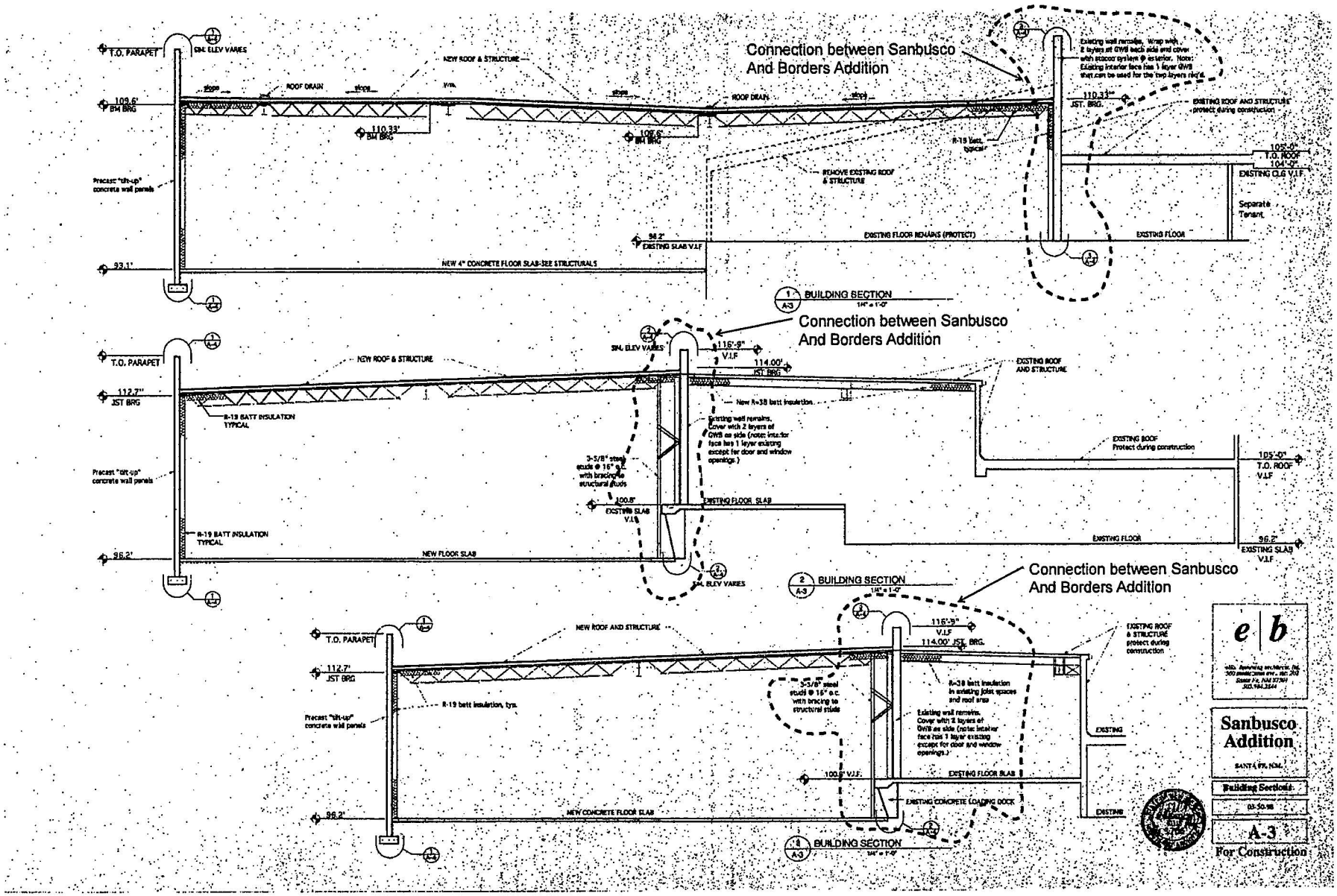
LAKE|FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

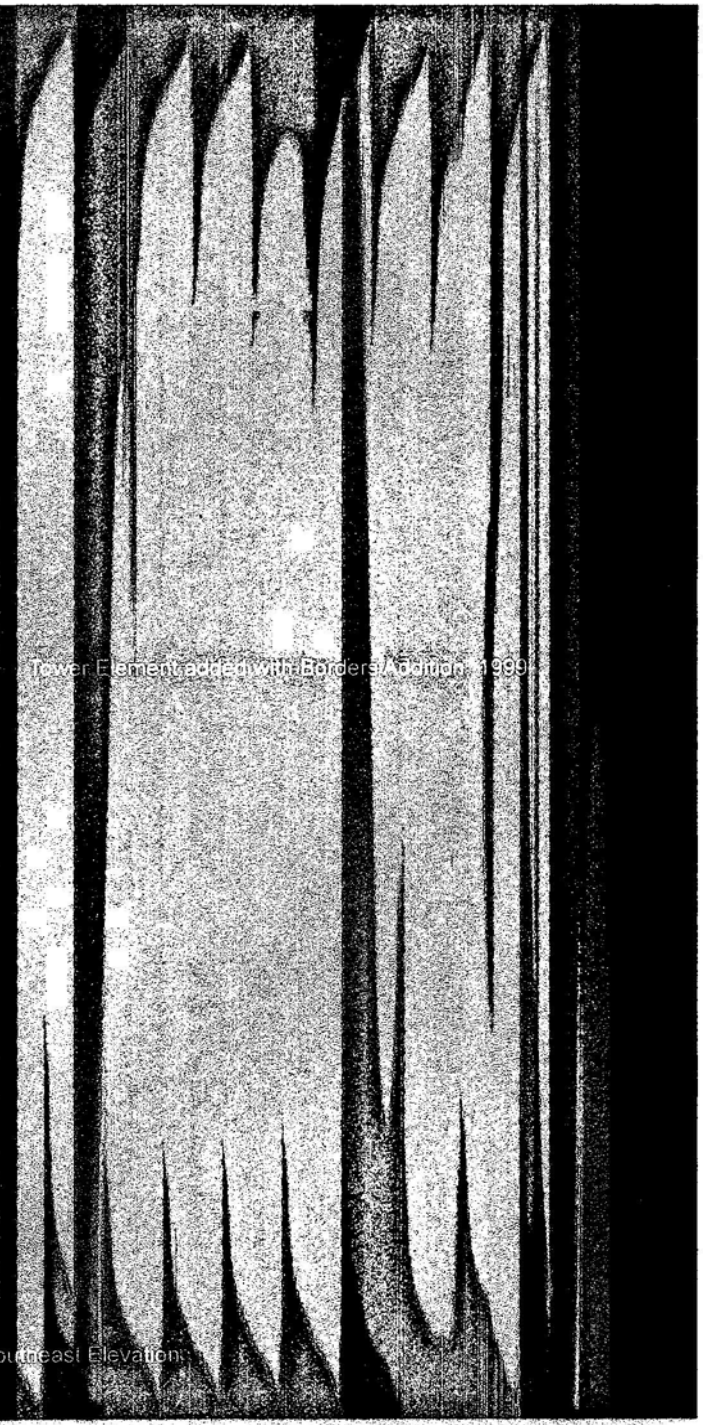
Borders Addition, 1999

LAKE | FLATO


Connection between Sanbusco And Borders Addition
T.O. PARAPET
SIM. ELEV VARIES
NEW ROOF & STRUCTURE
ROOF DRAIN
109.6' BM BRG
110.33' BM BRG
Precast "tilt-up" concrete wall panels
REMOVE EXISTING ROOF & STRUCTURE
EXISTING FLOOR REMAINS (PROTECT)
EXISTING FLOOR
EXISTING SLAB V.I.F.
NEW 4" CONCRETE FLOOR SLAB-SEE STRUCTURALS
93.1'
1 A-3 BUILDING SECTION 1/4" = 1'-0"
Existing wall remains. Wrap with 2 layers at GWB each side and cover with stucco system @ exterior. Note: Existing interior face has 1 layer GWB that can be used for the two layers req'd.
110.33' JST. BRG.
EXISTING ROOF AND STRUCTURE protect during construction
105'-0" T.O. ROOF
104'-0" EXISTING CLG V.I.F.
Separate Tenant
Connection between Sanbusco And Borders Addition
112.7' JST BRG
R-19 BATT INSULATION TYPICAL
3-5/8" steel studs @ 16" o.c. with bracing to structural studs
100.8' EXISTING SLAB V.I.F.
NEW FLOOR SLAB
SIM. ELEV VARIES
116'-8" V.I.F
114.00' JST. BRG.
New R-38 batt insulation
EXISTING ROOF AND STRUCTURE
Existing wall remains. Cover with 2 layers of GWB on side (note: interior face has 1 layer existing except for door and window openings.)
EXISTING ROOF Protect during construction
EXISTING FLOOR SLAB
EXISTING FLOOR
96.2' EXISTING SLAB V.I.F.
2 A-3 BUILDING SECTION 1/4" = 1'-0"
Connection between Sanbusco And Borders Addition
NEW ROOF AND STRUCTURE
R-19 batt insulation, typ.
3-5/8" steel studs @ 16" o.c. with bracing to structural studs
R-38 batt insulation in existing joist spaces and roof area
EXISTING ROOF & STRUCTURE protect during construction
EXISTING
EXISTING FLOOR SLAB
EXISTING CONCRETE LOADING DOCK
NEW CONCRETE FLOOR SLAB
3 A-3 BUILDING SECTION 1/4" = 1'-0"
e b
Sanbusco Addition
Building Sections
03-30-16
A-3
For Construction







Tower Element adhered with Borders Addition, 1999

Southeast Elevation

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Borders Addition, 1999

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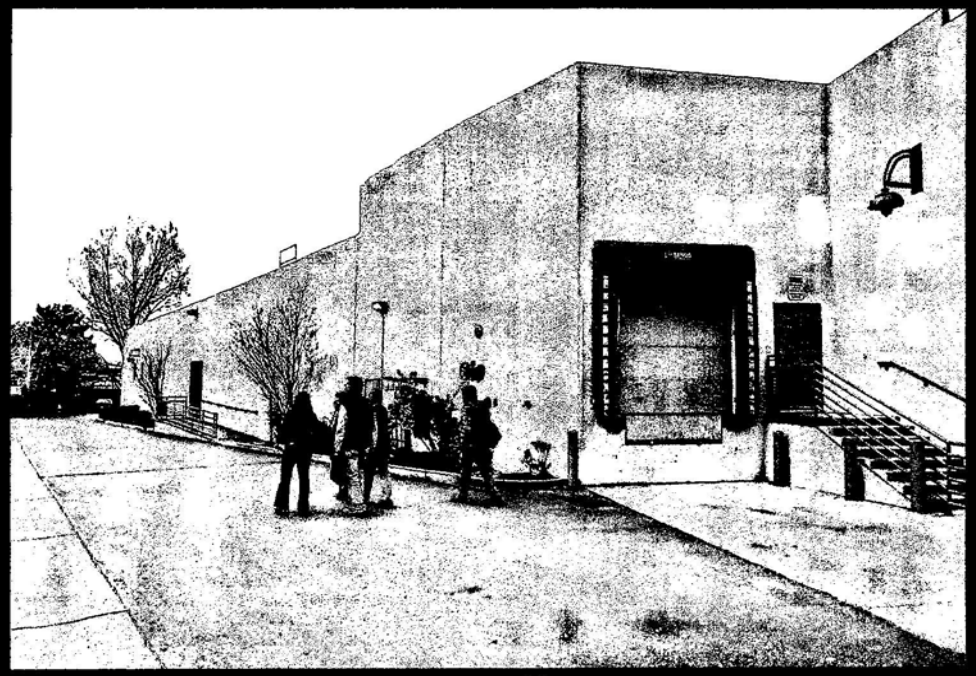

West Elevation



North Elevation

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Borders Addition, 1999

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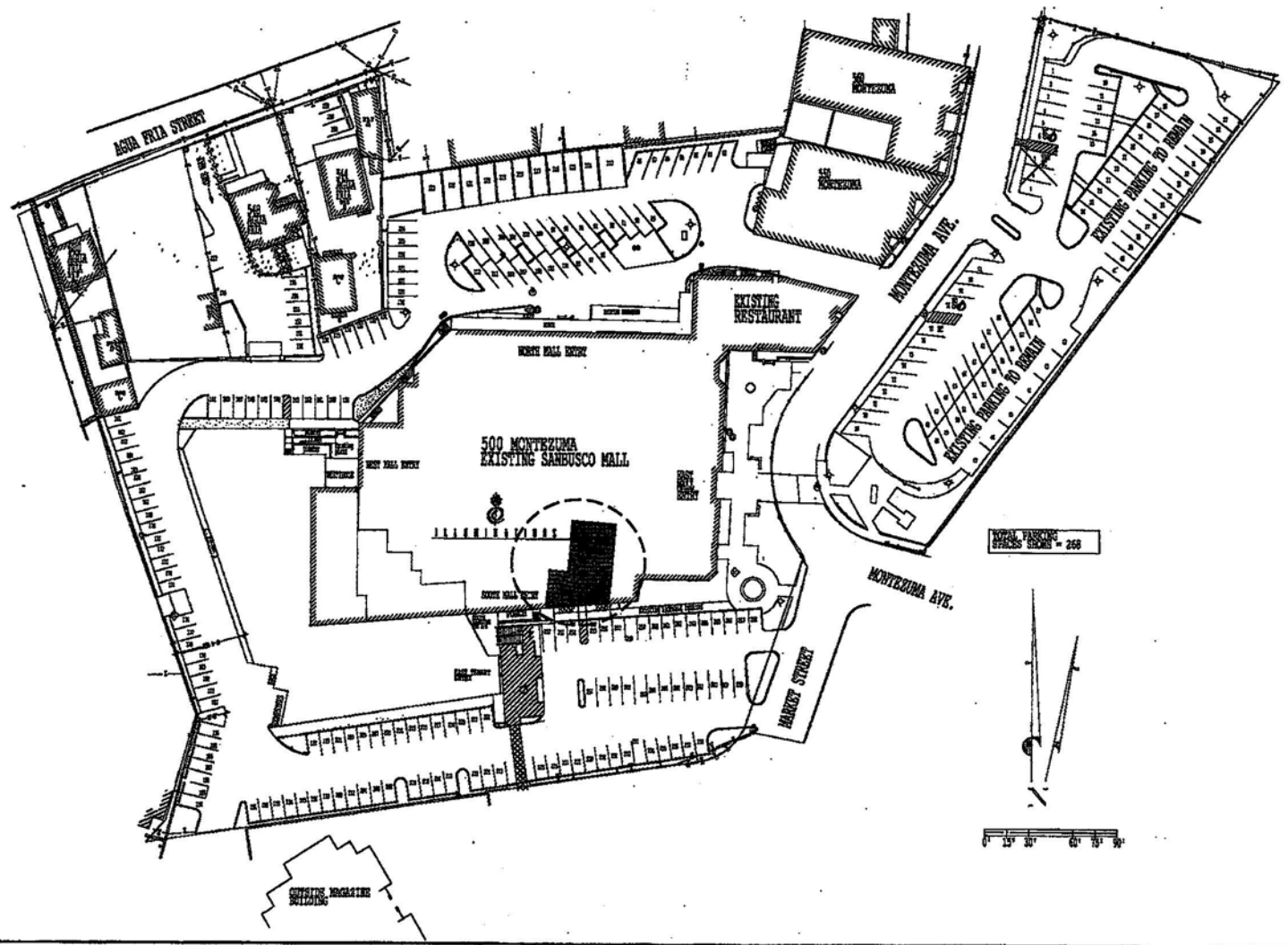


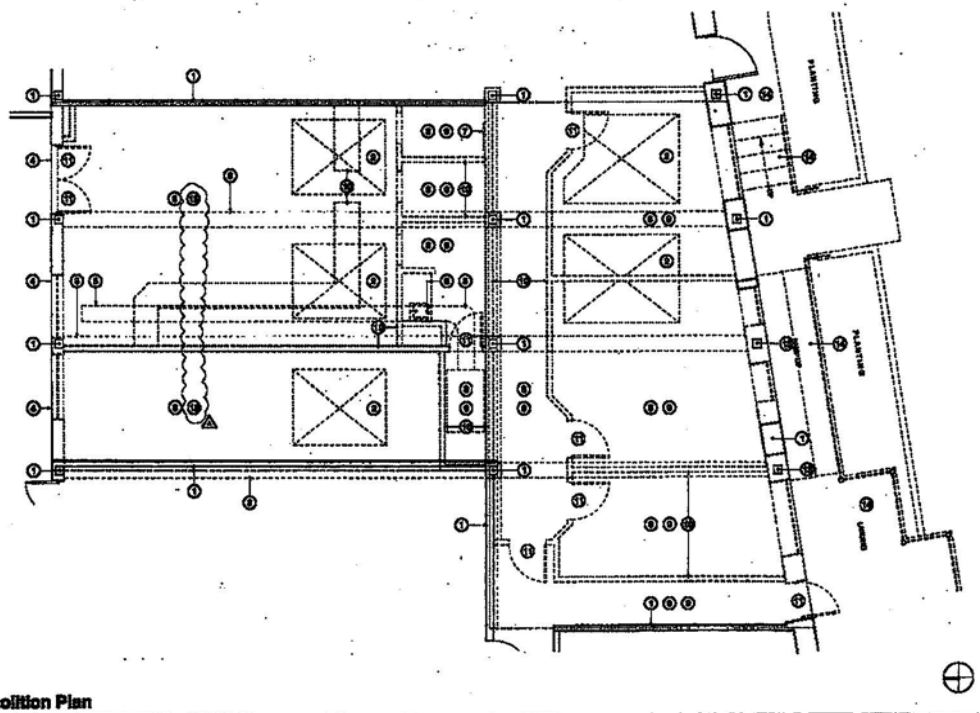
RUSSELL DAVIS ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA 94901
415.258.8001 tel.
415.258.8002 fax

ILLUMINATIONS
San Busco Center Store #167
500 Montezuma Avenue
Santa Fe, NM 87501

Project No.: 2008
Drawn By:
Checked By:
Issued Date: July 14, 2009, Prelim Sht
Revision: No. Date

Sheet Title:
Site Plan
Scale: 1"=30'
Sheet No.
A0.1
Of Sheets



Demolition Plan

As Built General Notes

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5 [illegible]

6 [illegible]

7 [illegible]

8 [illegible]

9 [illegible]

Demolition Key Notes

1 [illegible]

2 [illegible]

3 [illegible]

4 [illegible]

5 [illegible]

6 [illegible]

7 [illegible]

8 [illegible]

9 [illegible]

10 [illegible]

11 [illegible]

12 [illegible]

13 [illegible]

14 [illegible]

15 [illegible]

Demolition Legend

(5) WALL, DOOR OR FIXTURE TO BE REMOVED

(5) WALL, DOOR OR WINDOW TO REMAIN

RUSSELL DAVIS ARCHITECTS

[illegible]

ELLENTHATIONS
San Busco Center Store #167
800 Montezuma Avenue
Santa Fe, NM 87501

Project No.: [illegible]
Drawn By:
Checked By:
Issued Date: July 14 2000, [illegible]
Revision No. Date
Client Revision A July 20, 2000

Sheet Title: Demolition Plan

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

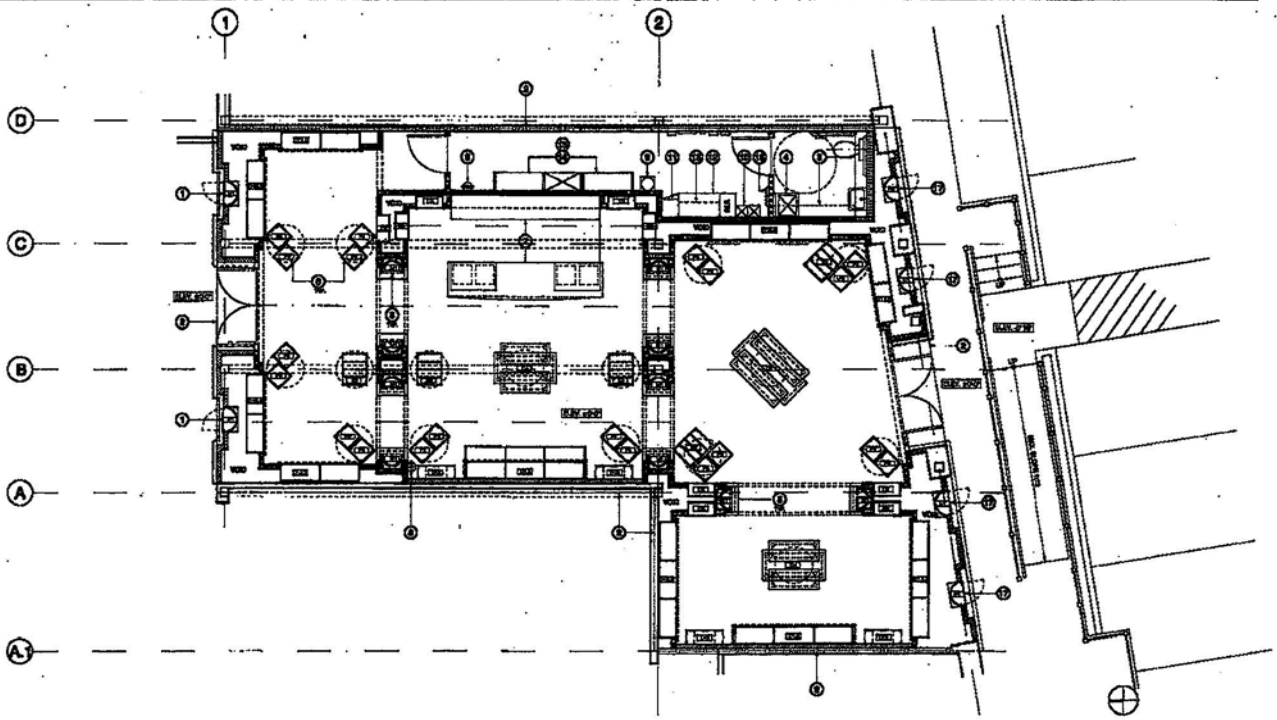
Sheet No. A1 of Sheets

RECEIVED [illegible]

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation at South Suite 102, 2000

LAKE | FLATO



Fixture Plan

Fixture Schedule

QTY	TYPE	DESCRIPTION	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER	INSTALLED BY G.C.	REMARKS
0	[illegible]	[illegible]	●		●		[illegible]
0	[illegible]	[illegible]	●		●		[illegible]
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4	[illegible]	[illegible]	●		●		[illegible]

QTY	TYPE	DESCRIPTION	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER	INSTALLED BY G.C.	REMARKS
2	[illegible]	[illegible]	●		●		
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0	[illegible]	[illegible]	●		●		
4	[illegible]	[illegible]	●		●		
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10	[illegible]	[illegible]	●		●		
10	[illegible]	[illegible]	●		●		
6	[illegible]	[illegible]		●		●	[illegible]
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0	[illegible]	[illegible]	●		●		[illegible]

QTY	TYPE	DESCRIPTION	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER	INSTALLED BY G.C.	REMARKS
1	[illegible]	[illegible]		●		●	
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[illegible]	[illegible]	[illegible]		●		●	
1	[illegible]	[illegible]	●			●	

Fixture Plan Reference Notes

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3. [illegible]
4. [illegible]
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14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

RUSSELL DAVIS ARCHITECTS

759 "A" Street, Suite B
San Rafael, CA. 94901
415.258.8001 tel.
415.258.8002 fax

ILLUMINATIONS
San Busco Center Store #157
600 Montezuma Avenue
Santa Fe, NM 87501

Project No.: [illegible]
Drawn By:
Checked By:
Issued Date: July 14 2000 [illegible]
Revision No. Date

Sheet Title:

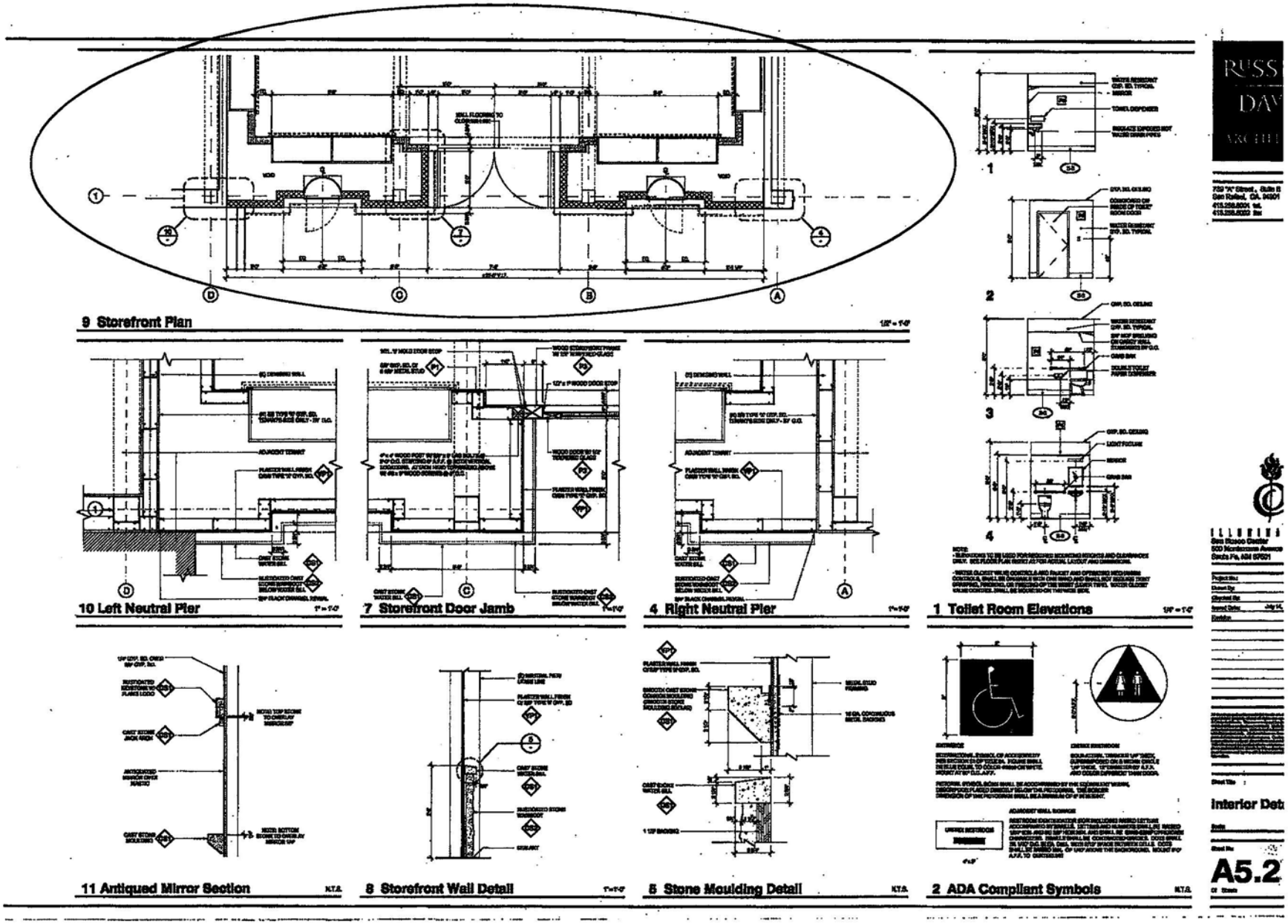
Fixture Plan

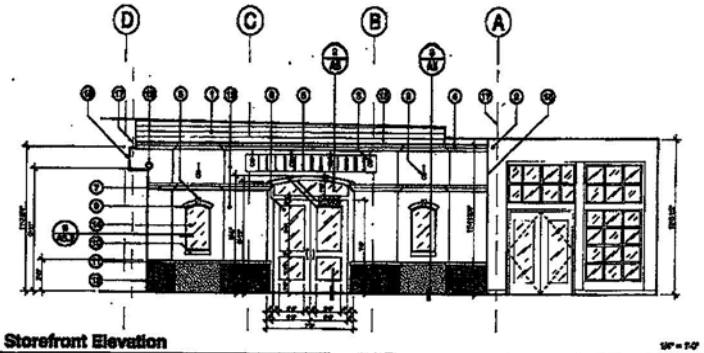
Scale: 1/4"=1'-0"

Sheet No.

A4

Of Sheets


9 Storefront Plan
10 Left Neutral Pier
7 Storefront Door Jamb
4 Right Neutral Pier
1 Toilet Room Elevations
11 Antiqued Mirror Section
8 Storefront Wall Detail
5 Stone Moulding Detail
2 ADA Compliant Symbols
RUSS
DAV
ARCHIT
Interior Det
A5.2



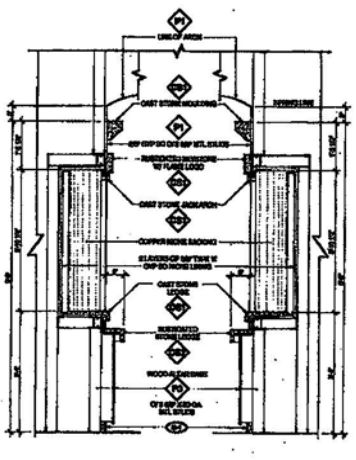
1 Storefront Elevation

Exterior Elevation Key Notes

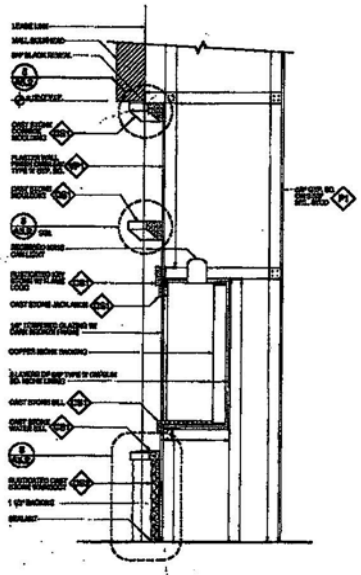
1. WALL BULKHEAD TO REMAIN
2. WALL MEDIUM PIER TO REMAIN
3. GOOSENECK LIGHT FIXTURE
4. CAST STONE CORNICE MOULDING - CS1
5. DARK BRONZE MEMBRANE LETTERS
6. 90 WOODCLASS DOORS, SIDELIGHTS & TRANSOM W/ 1/2" TEMPERED GLAZING - P3
7. CAST STONE MOULDING - CS1
8. SANDBLASTED ILLUMINATIONS FLAME LOGO ON RUSTICATED CAST STONE REVEALS - CS1
9. CAST STONE JACKARCH - CS1
10. CAST STONE SILL CS1
11. CAST STONE WATERWELL CS1
12. RUSTICATED STONE WAINSCOT - CS2
13. PLASTER WALL FINISH - VP1
14. TEMPERED LOCKING GLASS DISPLAY NICHE DOOR W/ DARK BRONZE FRAME AND HAMMERED COPPER BACK, BACK WALL
15. 5/8" KEVIAL (BLACK) @ STOREFRONT PERIMETER
16. 50 PSI SPRINKLER MAX
17. LEASE LINE

RUSSELL DAVIS ARCHITECTS

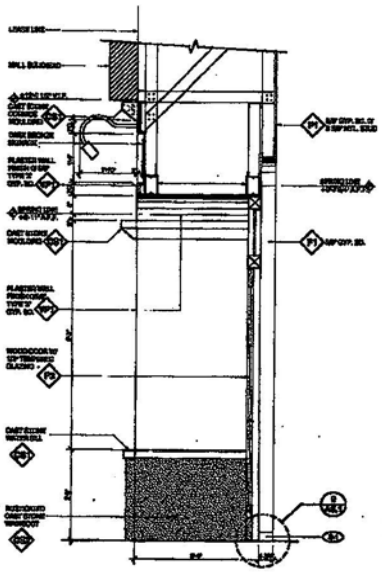
739 "A" Street, Suite B
San Rafael, CA. 94901
415.258.8001 tel.
415.258.8002 fax



4 Altar Column Section



3 Storefront Section



2 Entry Section

ILLUMINATIONS
San Busco Center Store #187
500 Montezuma Avenue
Santa Fe, NM 87501

Project No.: 02025
Drawn By:
Checked By:
Issued Date: July 14, 2025 [illegible]
Revision No. Date

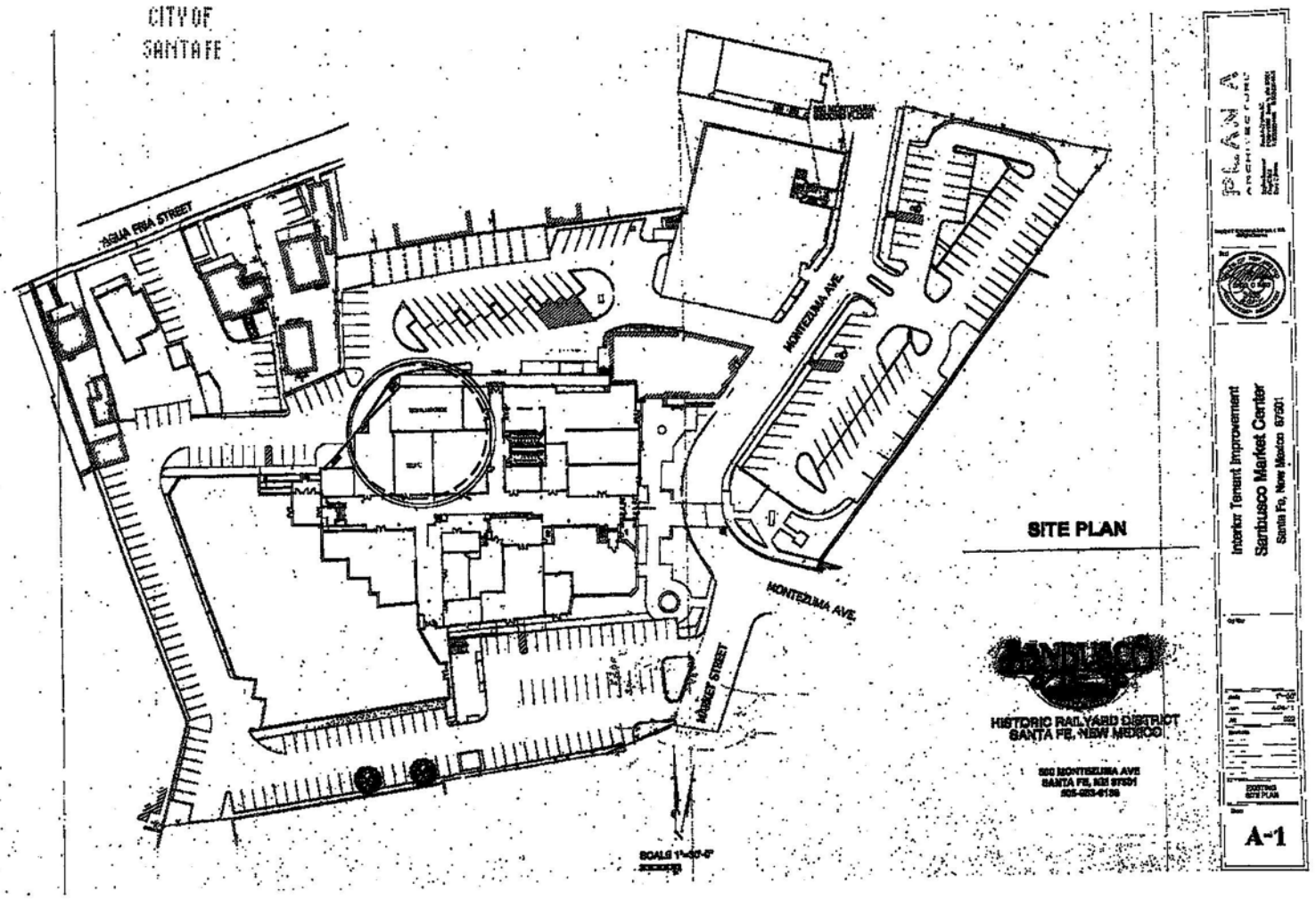
Sheet Title
Details
Scale: Varies
Sheet No.
A5
Of Sheets



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

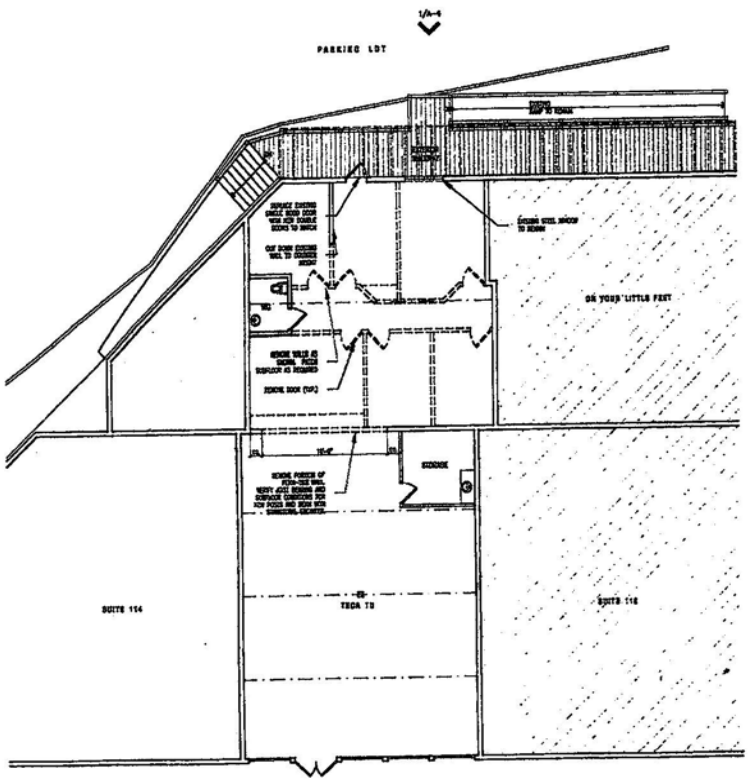
Sanbusco Renovation at South Suite 102, 2000

LAKE | FLATO

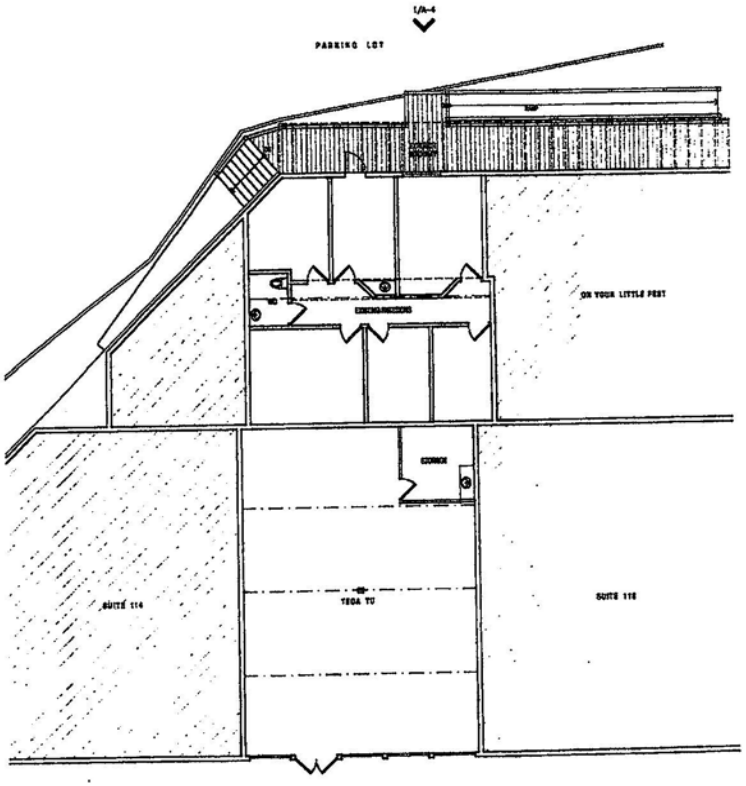

CITY OF
SANTA FE
AGUA FRIA STREET
MONTEZUMA AVE.
MONTEZUMA AVE.
MARKET STREET
SCALE 1"=50'-0"
SITE PLAN
HISTORIC RAILYARD DISTRICT
SANTA FE, NEW MEXICO
PLANA ARCHITECTURE
Interior Tenant Improvement
Sanbusco Market Center
Santa Fe, New Mexico 87501
A-1

CITY OF
SANTA FE

LEGEND



DEMOLITION PLAN
1/8" = 1'-0"



EXISTING FLOOR PLAN
1/8" = 1'-0"

PLANA ARCHITECTURE

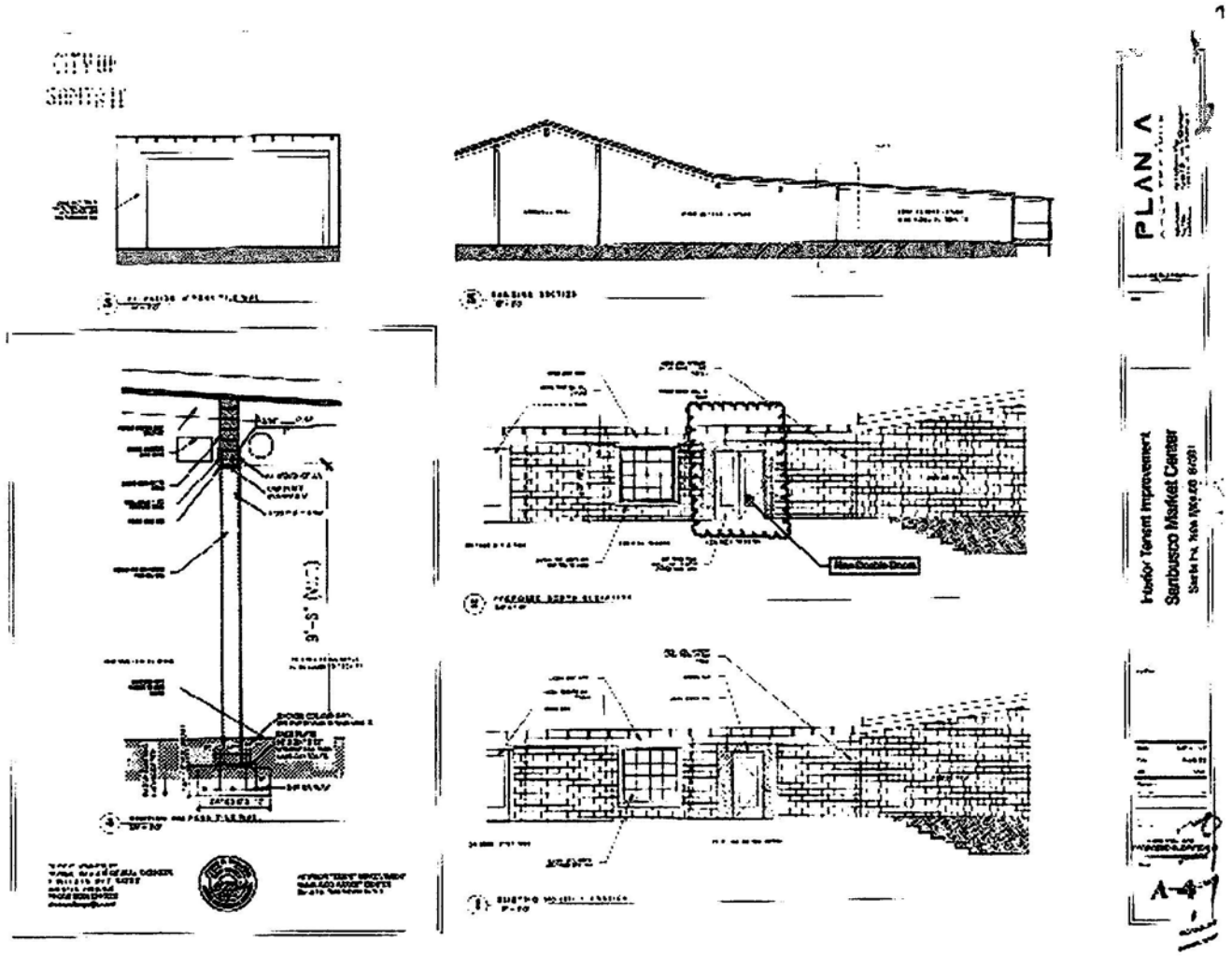
Interior Tenant Improvement
Sanbusco Market Center
Santa Fe, New Mexico 87501

Key Plan

Scale	1/8"=1'-0"
Date	4-24-11
Job	022

EXISTING PLAN
DEMO PLAN

Sheet
A-2


PLAN A
Interior Tenant Improvement
Sanbusco Market Center
A-4

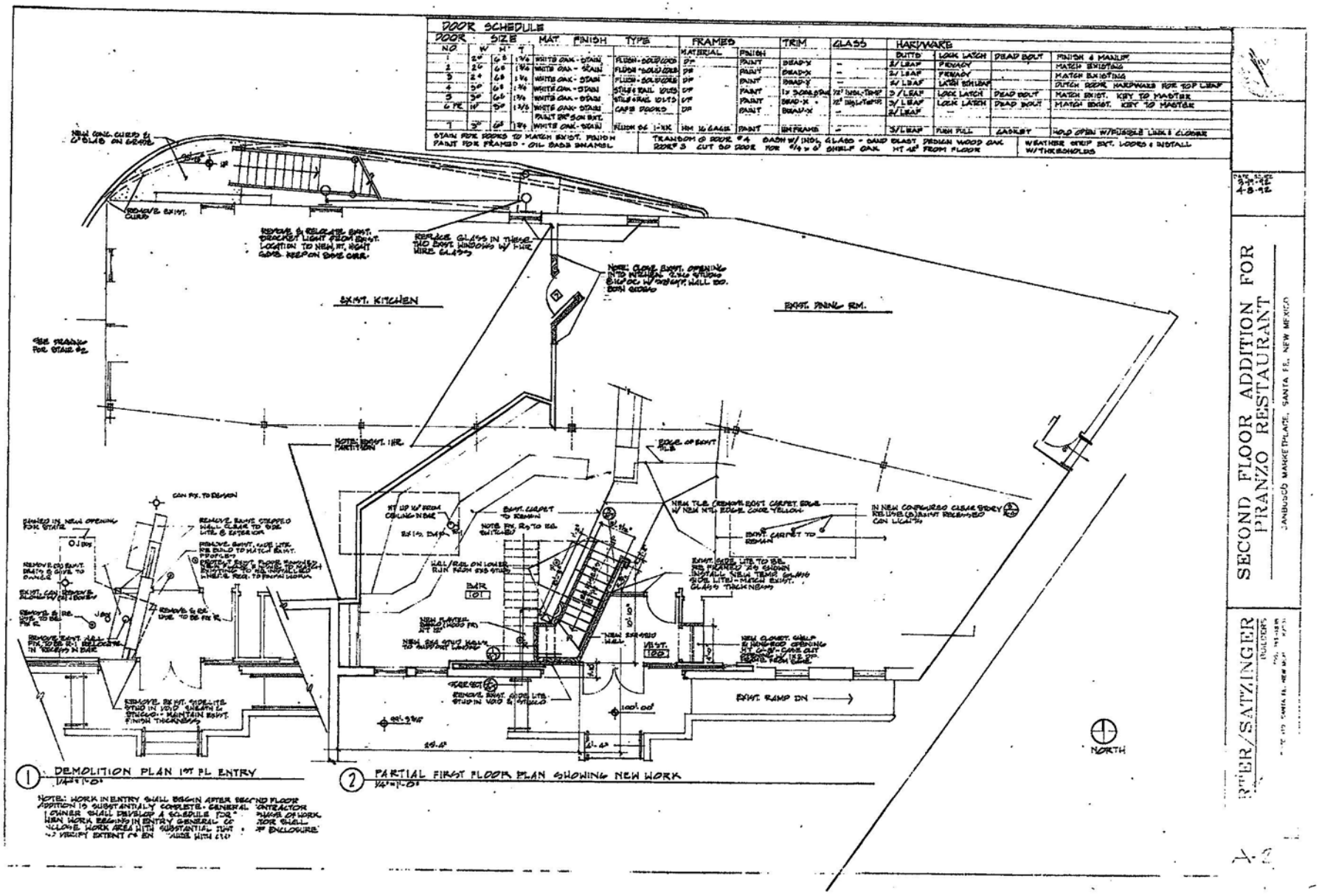


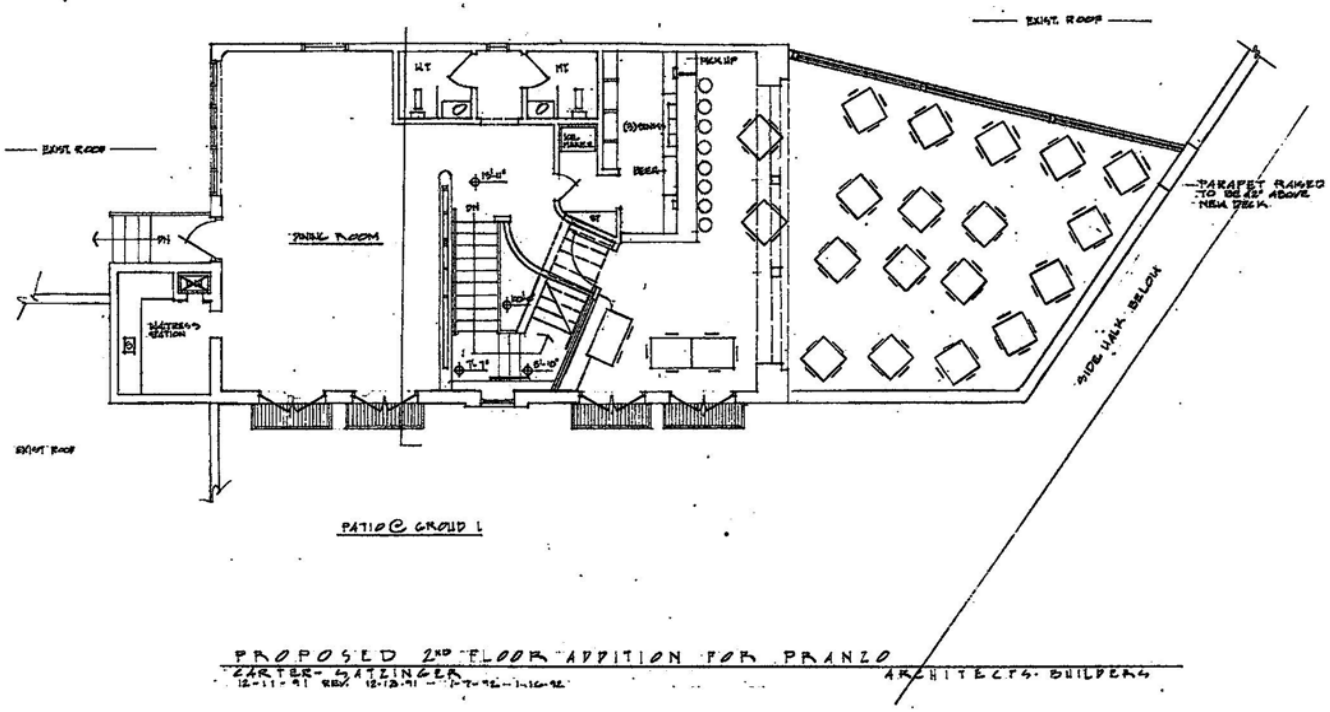
NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

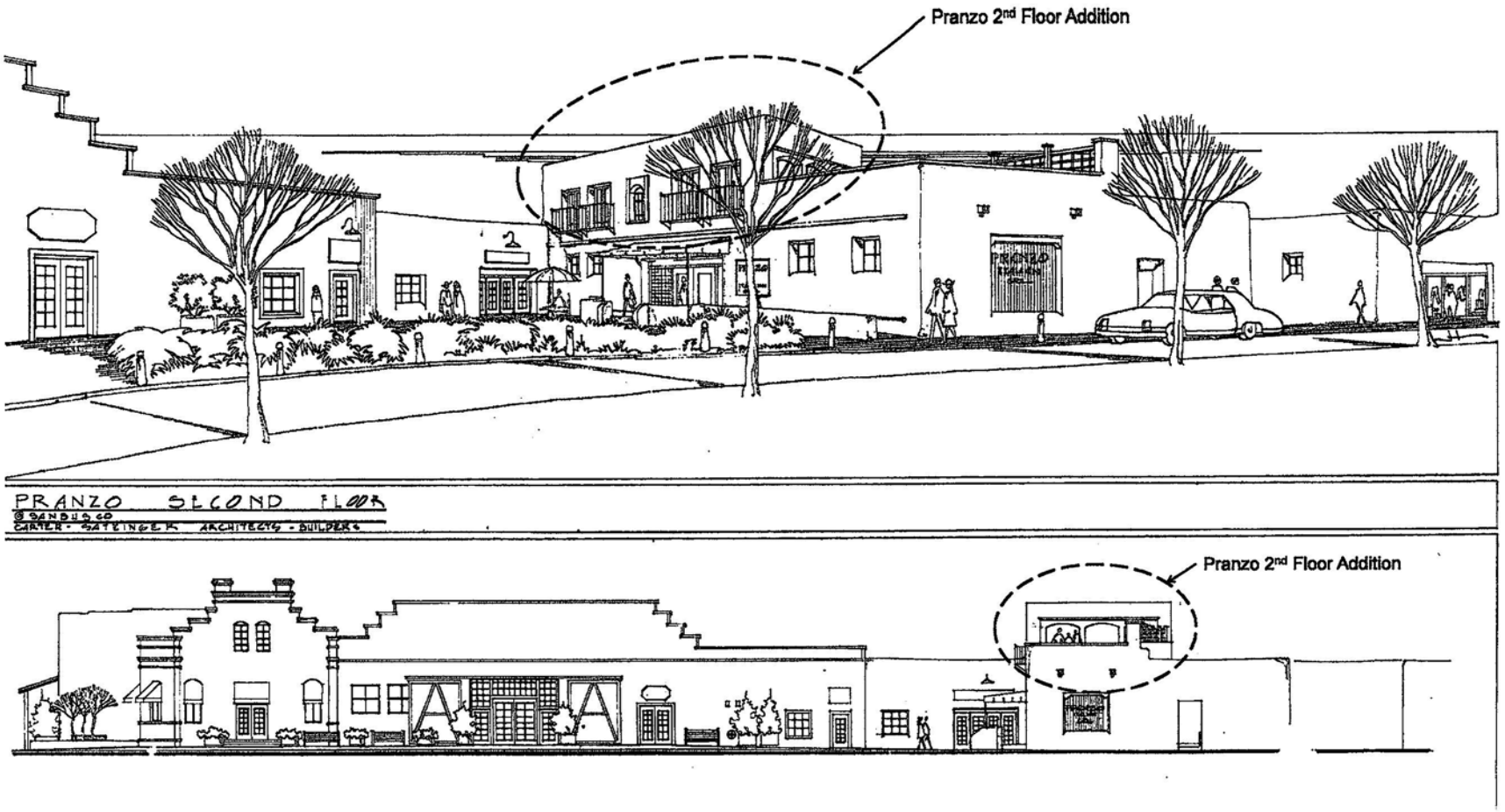
Sanbusco Renovation at North Suite 116, 2011

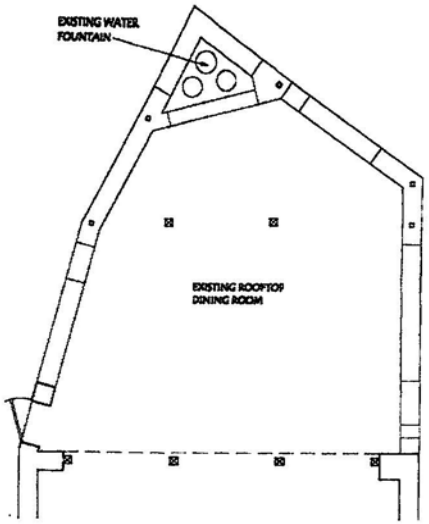
LAKE | FLATO

PRANZO RENOVATIONS


DOOR SCHEDULE
EXIST. KITCHEN
EXIST. PRINC. RM.
EXIST. RAMP DN
NORTH
1 DEMOLITION PLAN 1ST FL ENTRY
2 PARTIAL FIRST FLOOR PLAN SHOWING NEW WORK
SECOND FLOOR ADDITION FOR PRANZO RESTAURANT
SANDUSKO MARKET PLACE, SANTA FE, NEW MEXICO
PFEIFER/SATZINGER BUILDERS


EXIST. ROOF
EXIST. ROOF
PANEL ROOM
PARAPET RAISED TO BE 42" ABOVE NEW DECK
SIDE WALK BELOW
EXIST. ROOF
PATIO @ GROUND L
PROPOSED 2ND FLOOR ADDITION FOR PRANZO
CARTER-SATZINGER
ARCHITECTS-BUILDERS

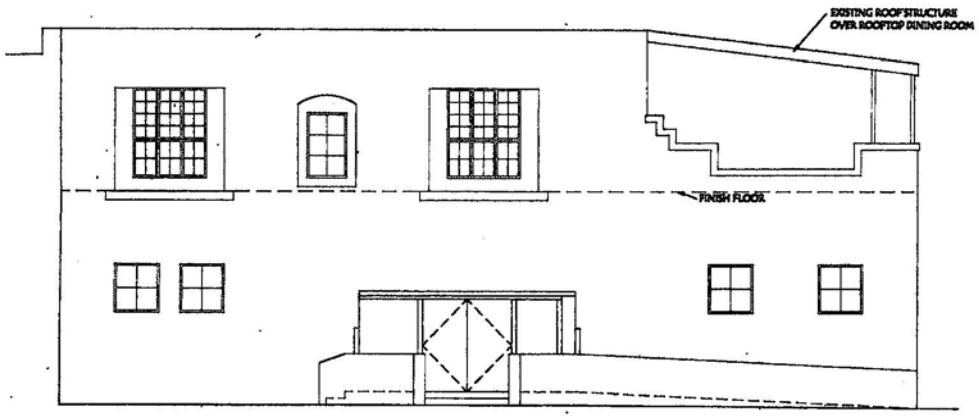

Pranzo 2nd Floor Addition
PRANZO SECOND FLOOR
SANDIA CO
CARTER - GATTINGER ARCHITECTS - BUILDERS
Pranzo 2nd Floor Addition



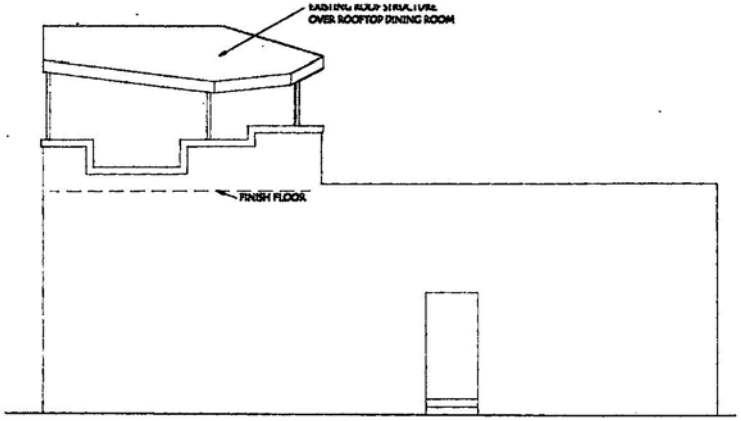
Existing Floor Plan
Scale: 1/4" = 1'-0"

Permit Set - December 27,2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Sheet A1



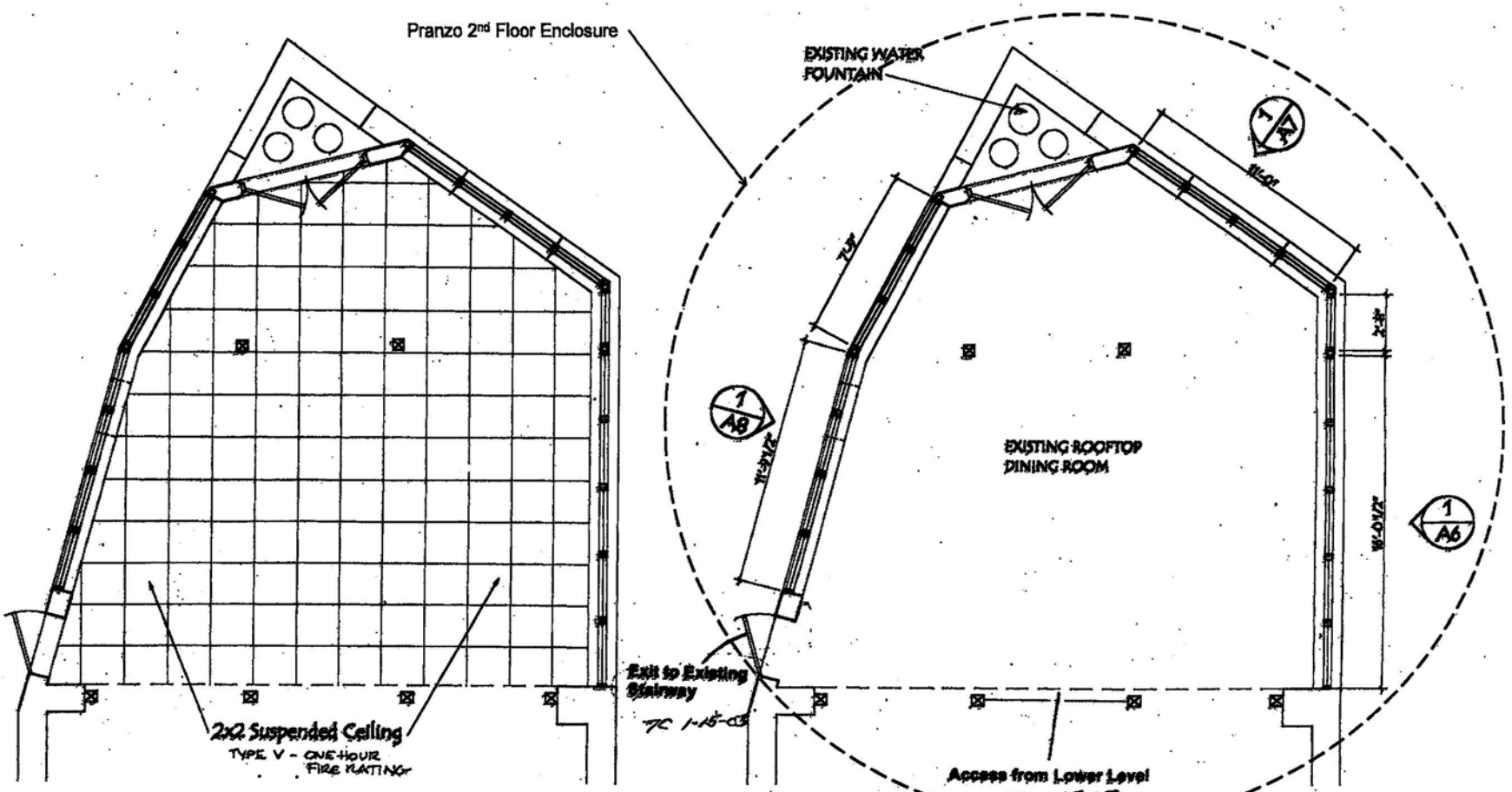
Existing South Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation
Scale: 1/4" = 1'-0"

Permit Set - December 27,2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Sheet A2

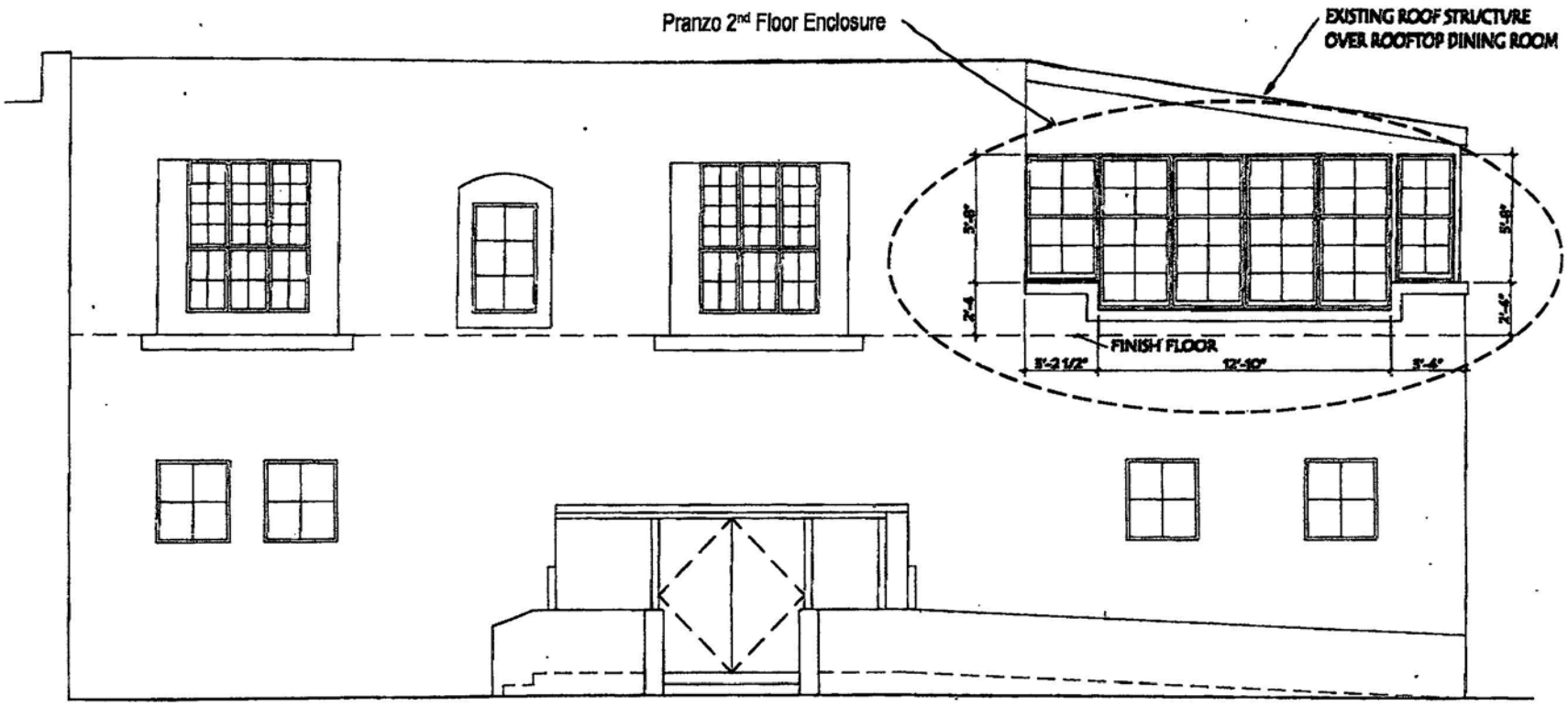


Reflected Ceiling Plan
Scale: 1/4" = 1'-0"

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

Permit Set - December 27, 2002

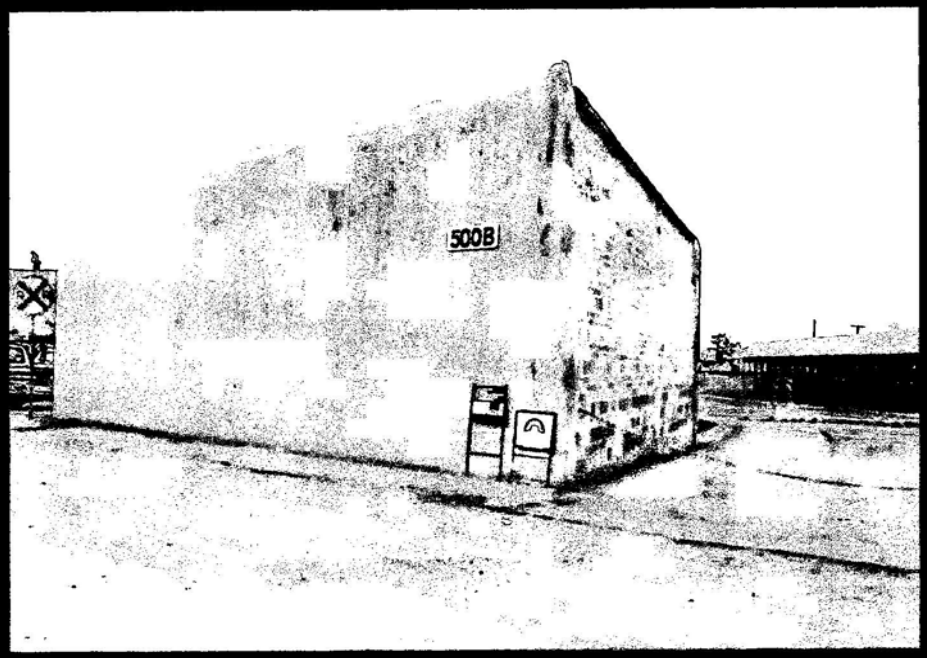
Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Sheet A5



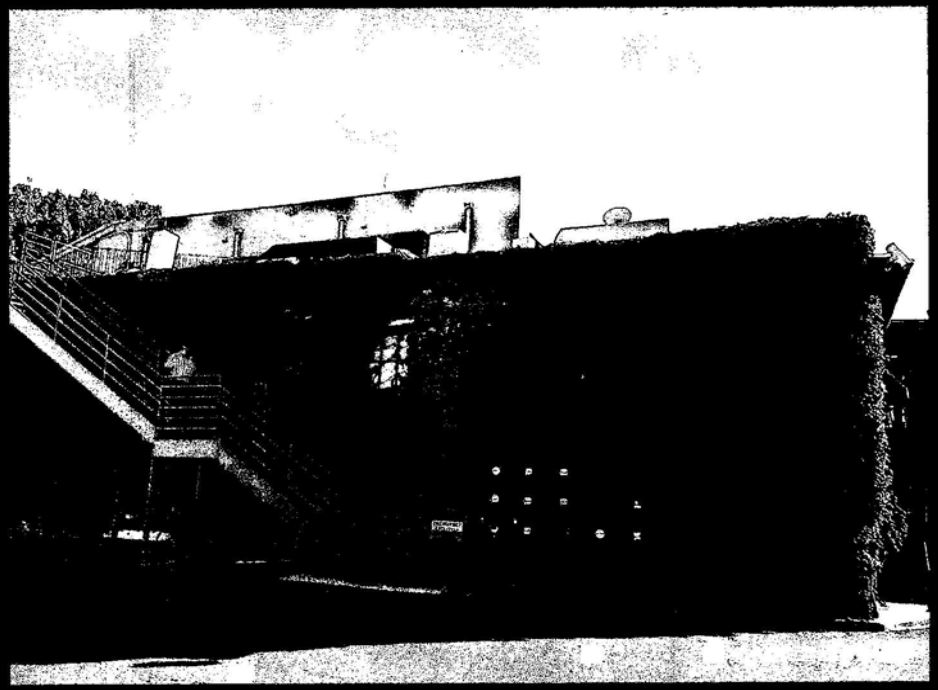
1 Proposed South Elevation
Scale: 1/4" = 1'-0"

Permit Set - December 27,2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Sheet A6



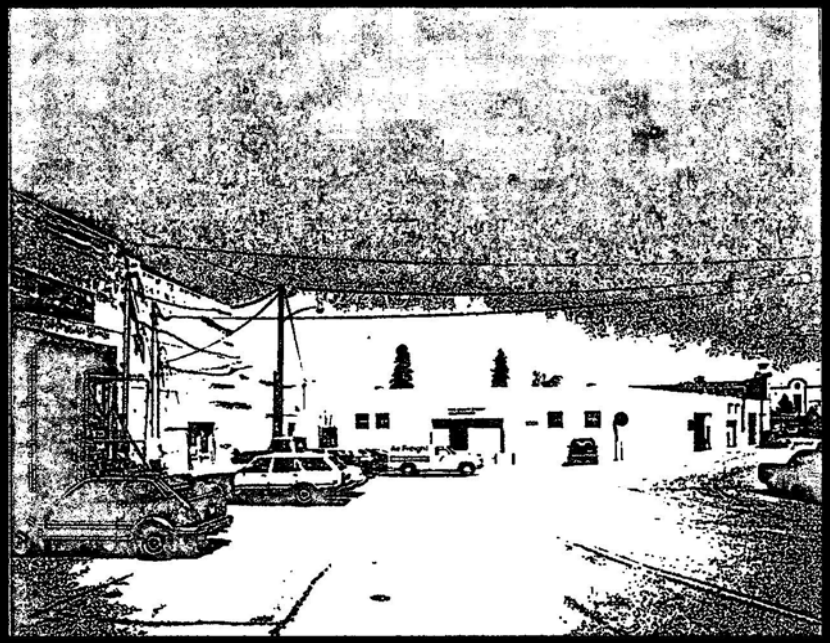
Pranzo East Elevation, Circa 1985



Pranzo North Elevation with 2nd Level addition, 2016

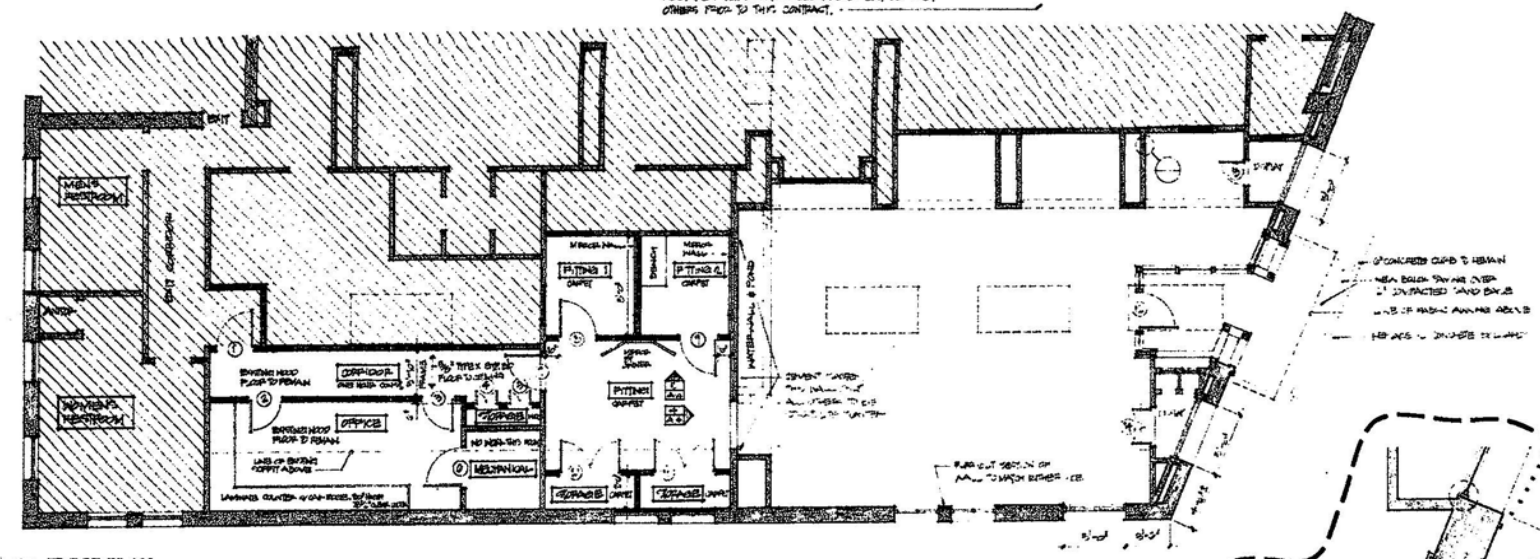


Pranzo Southeast Elevation with 2nd Level addition and Enclosure, 2016



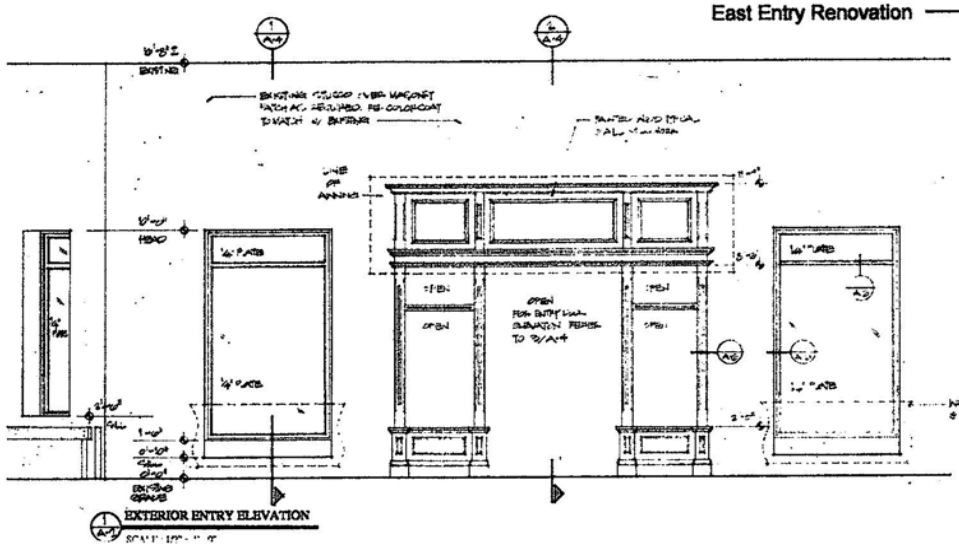
Pranzo South Elevation, Circa 1980, Prior to 2nd Floor Addition

WORD MARKET RENOVATIONS

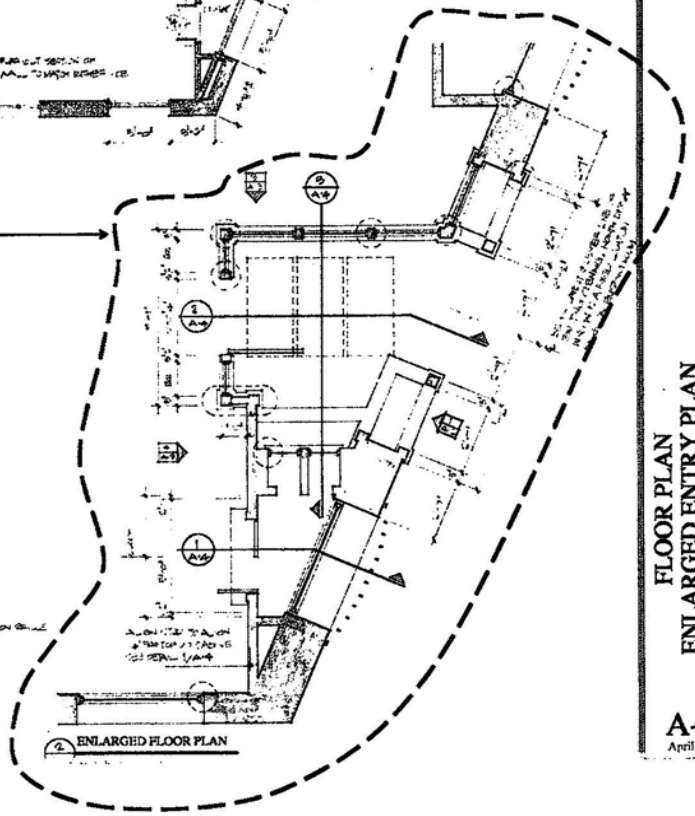


FLOOR PLAN
SCALE: 1/4" = 1'-0"

East Entry Renovation



EXTERIOR ENTRY ELEVATION

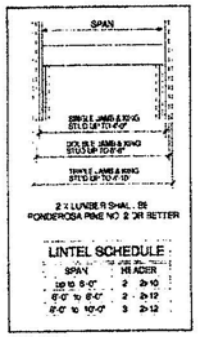


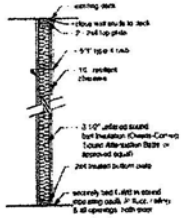
ENLARGED FLOOR PLAN

A Tenant Improvement for
TRIO
Sambusco Center
900 Montezuma, Santa Fe, N.M.

FLOOR PLAN
ENLARGED ENTRY PLAN
EXTERIOR ENTRY ELEVATION

A-2
April 1993

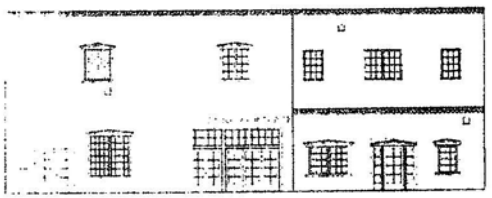




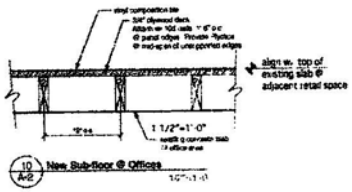
6 A-2 Acoustical Partition Wall - Section



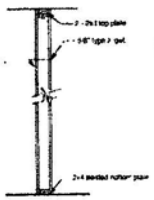
1 Existing East Elevation



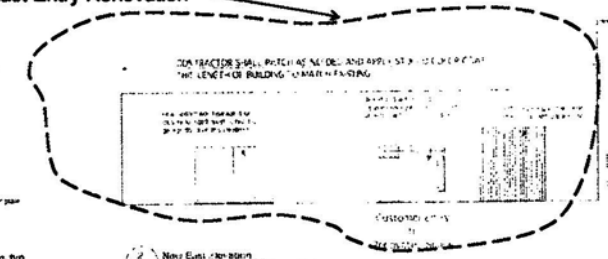
East Entry Renovation



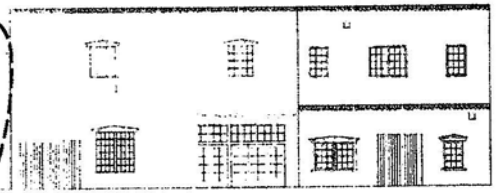
10 A-2 New Sub-floor @ Offices



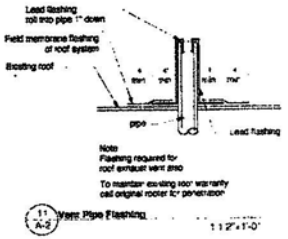
7 A-2 Partition Wall - Section, typ



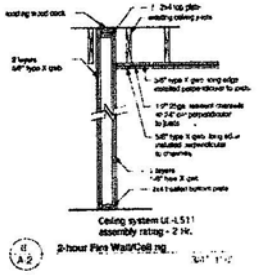
2 A-2 New East Elevation



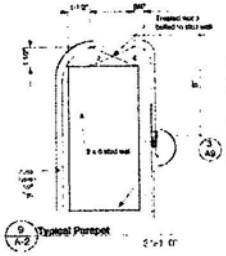
Note: Existing Garage Doors remain intact to close off an existing opening in the elevation



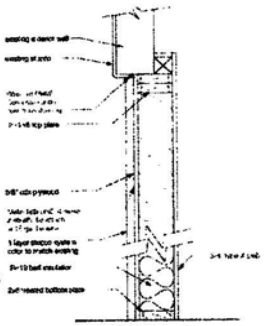
11 A-2 Vent Pipe Flashing 1 1/2"=1'-0"



8 A-2 2-hour Fire Wall/Ceiling



9 A-2 Typical Parapet



3 A-2 Exterior Infill Wall - Section



Existing West Elevation





e b

Interior Renovations at 558 Montezuma Sanbusco Market Center Santa Fe, NM

Elevations & Wall Sections

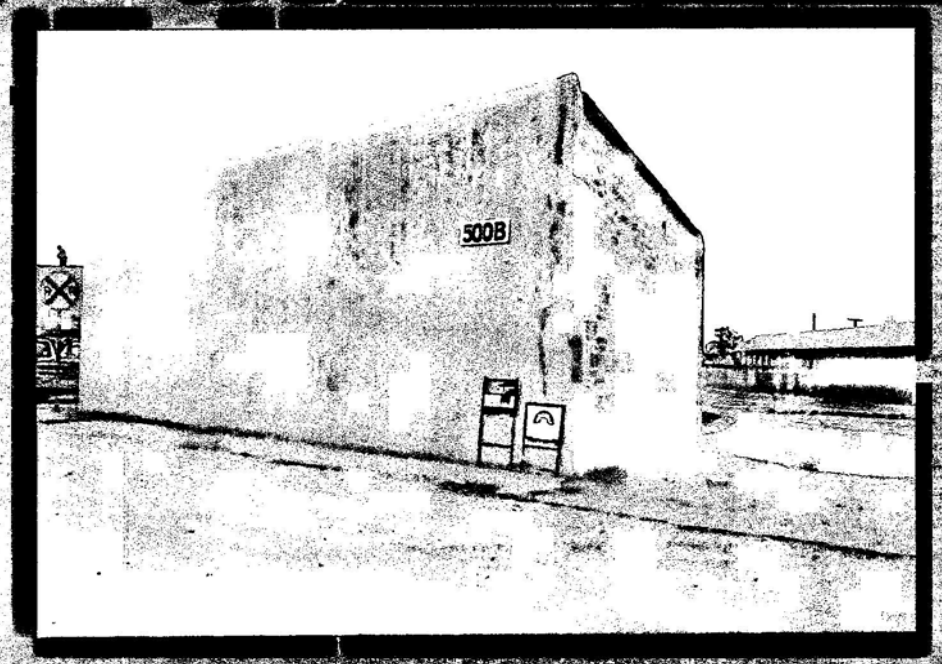
Permit Set 03/13/00

A-2




WORLD MARKET

NORTH PARKING STRUCTURE

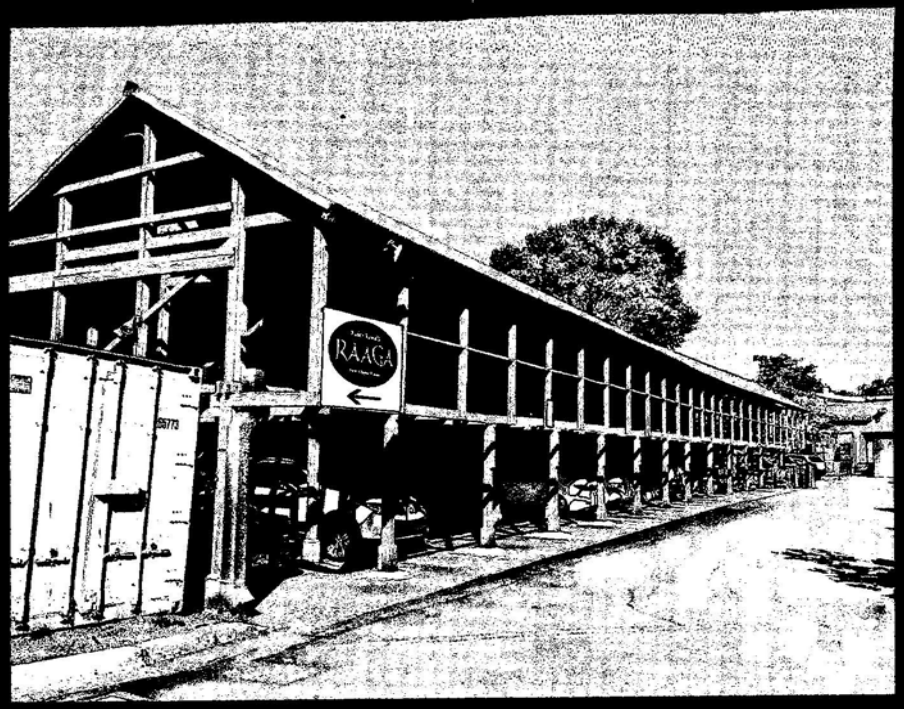


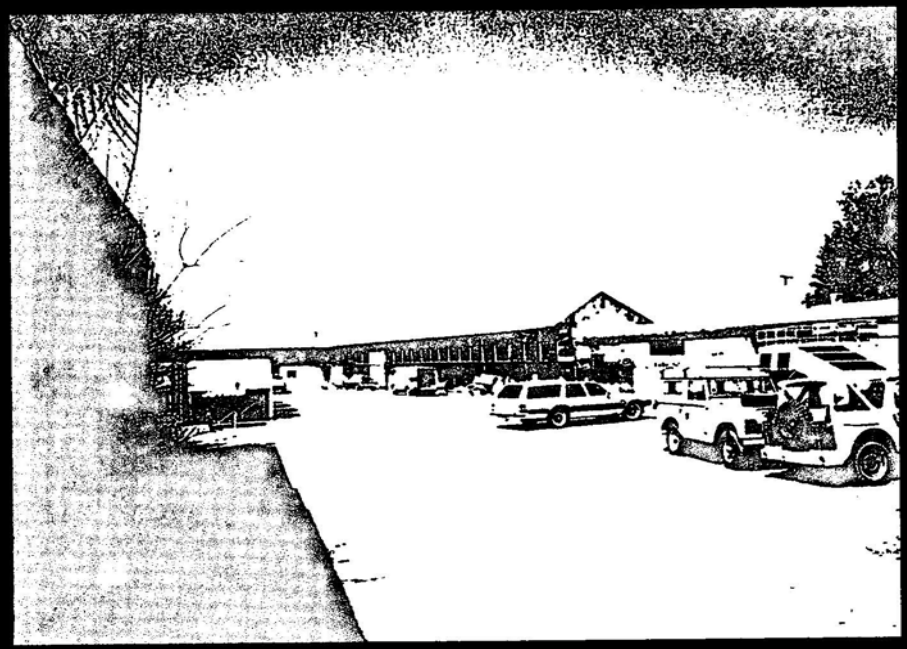


NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

North Parking Structure, Circa 1930's

LAKE | FLATO





NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

North Parking Structure, Circa 1930's

LAKE|FLATO SW

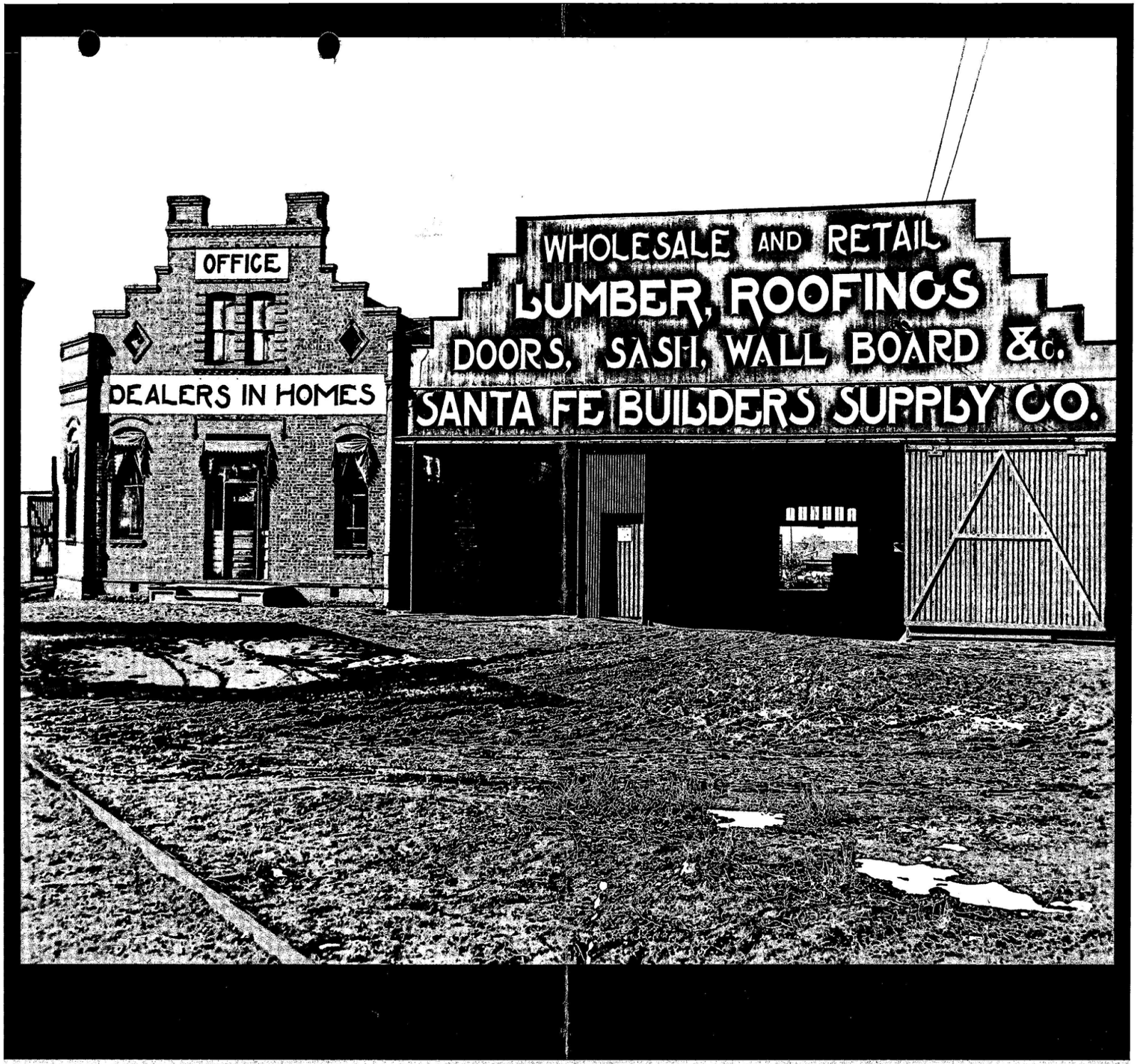
City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1925 Sanbusco East Entry

LAKE | FLATO



2 PARTIAL SOUTH ELEVATION - EXISTI

NO SCALE

DEMOLITION NOTES:

1. REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE.
2. ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT ENTRY ELEVATION.
3. CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
4. BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
5. PLACE WIRE SCREEN
6. REMOVE REMAINING STUCCO
7. REFURBISH FACIA AS REQUIRED
8. REFURBISH WINDOWS AS REQ.

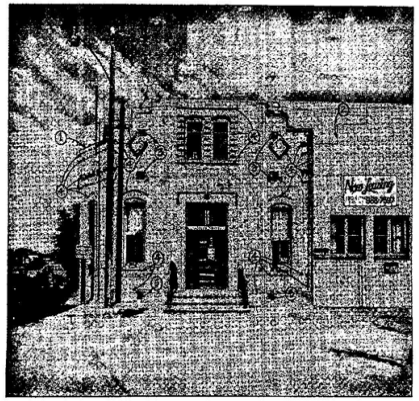


1 PARTIAL EAST ELEVATION - EXIST

NO SCALE

DEMOLITION NOTES:

1. REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE.
2. ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT ENTRY ELEVATION.
3. CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
4. BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
5. PLACE WIRE SCREEN
6. REMOVE REMAINING STUCCO
7. REPLACE FASCIA AS REQUIRED
8. REPLACE WINDOWS AS REQ.



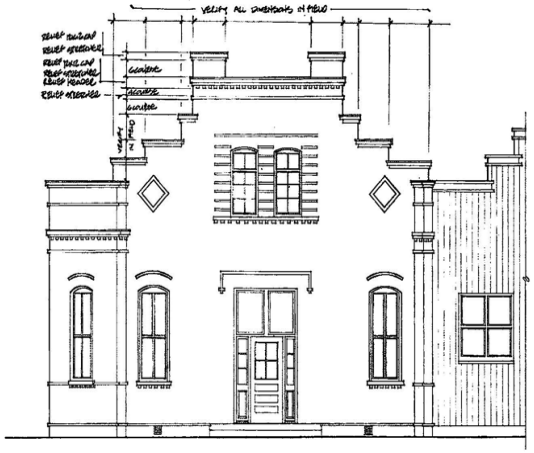
1 PARTIAL EAST ELEVATION - EXISTING
NO SCALE



2 PARTIAL SOUTH ELEVATION - EXISTING
NO SCALE

DEMOLITION NOTES:

1. REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE.
2. ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT ENTRY ELEVATION.
3. CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
4. BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
5. PLACE WIRE SCREEN
6. REMOVE REMAINING STUCCO
7. REFURBISH FACIA AS REQUIRED
8. REFURBISH WINDOWS AS REQ.



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

GENERAL NOTES
1) 4-PLY ROOF TO SOUTH SHALL BE REROOFED W/ METAL TO MATCH NORTH PORTAL - REPLACE
2)

ARCHITECT

ENGINEER

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541

"STREETSCAPE"
SANBUSCO BUILDING
SCHEPPS - NEW MEXICO DEVELOPMENT CORP.
SANTA FE — NEW MEXICO

DATE SEPT. 28 - 1985

DATE	DESCRIPTION

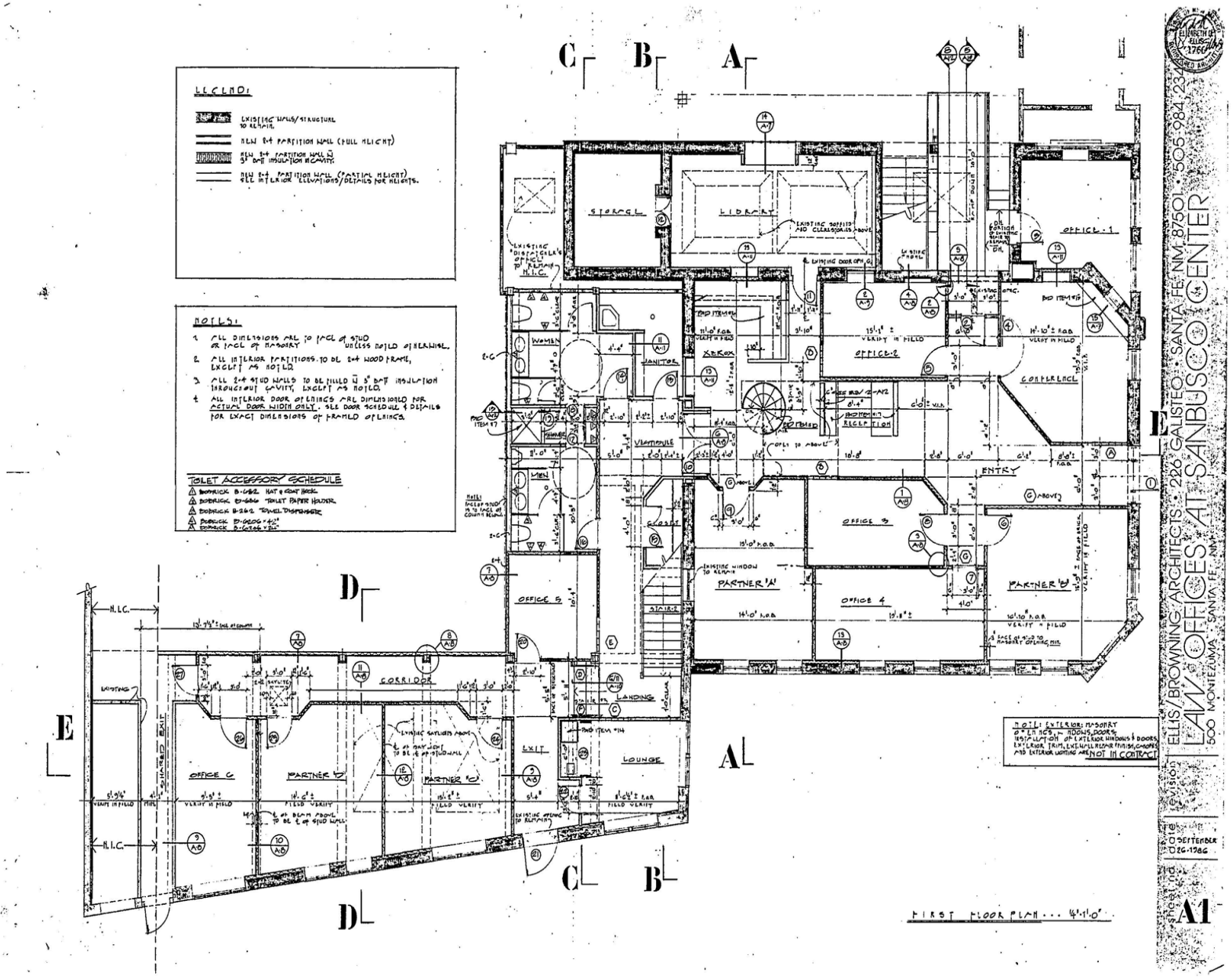
SHEET
A-1
OF

SHEET TITLE
FRONT ELEV.: NEW & EXIST. DEMO. NOTES.

DRAWN BY PILAR M. BROWN

APP'D BY

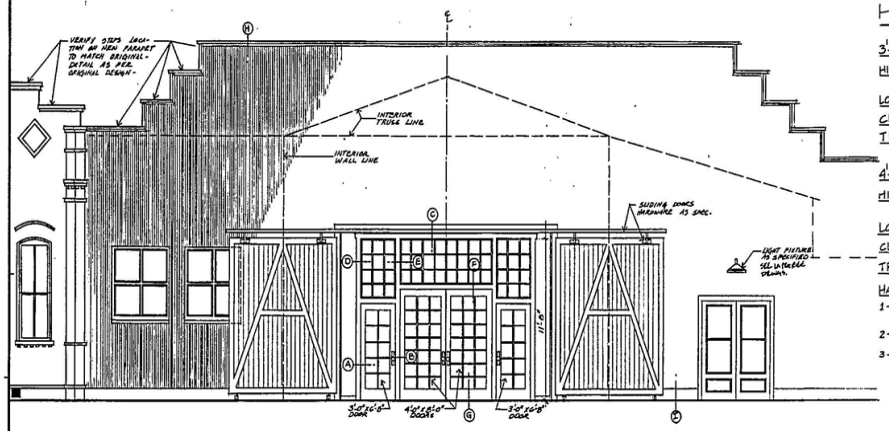
JOB NO. 8511



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation, 1986

LAKE|FLATO



1 PARTIAL EAST ELEVATION (FRONT ENTRANCE)
SCALE: 1/4" = 1'-0"

HARDWARE SCHEDULE

3'-0" x 6'-8" DOORS : EXTERIOR

HINGE: "STANLEY" HINGE # FBB 179, 1½ PAIR EACH LEAF 4½" x 4½"
LOCK: "VON DUPRIN" # 88K (RIM DEVICE)
CLOSER: "NORTON" # 78B/DAA.
TRIM: NOT APPLICABLE.

3'-0" x 6'-8" DOORS : INTERIOR

HINGE: "STANLEY" HINGE # FBB 179, 1½ PAIR EACH LEAF 4½" x 4½"
LOCK: NOT APPLICABLE
CLOSER: "NORTON" # 78B/DAA
TRIM: "MASTER" # MG03 x 8" PULL & # MG06 PUSH.

4'-0" x 8'-0" DOORS : EXTERIOR

HINGE: "STANLEY" HINGE # FBB 179, 2 PAIR EACH LEAF 4½" x 4½"
LOCK: "VON DUPRIN" # 8827K (4'-0" DOOR)
CLOSER: "NORTON" # 78B/DAA
TRIM: NOT APPLICABLE

4'-0" x 8'-0" DOORS : INTERIOR

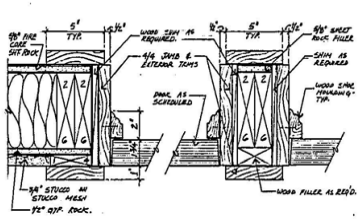
HINGE: "STANLEY" HINGE # FBB 179, 2 PAIR EACH LEAF 4½" x 4½"
LOCK: NOT APPLICABLE
CLOSER: "NORTON" # 78B/DAA
TRIM: NOT APPLICABLE.

HARDWARE NOTES:

1- ALL HARDWARE TO BE IN U.S. 26D, SATIN CHROME FINISH
2- ALL DOORS TO BE 1¾" THICK
3- VERIFY ALL DOOR FINISHES W/ ARCHITECT.

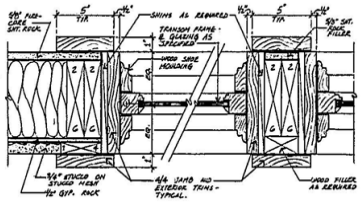
SLIDING DOORS : EXTERIOR

- 1x6 VERTICAL SHIPLAP CEDAR ON A 2x6 FRAME
- PROVIDE SLIDER HARDWARE AND TOE STOPS AS REQUIRED.



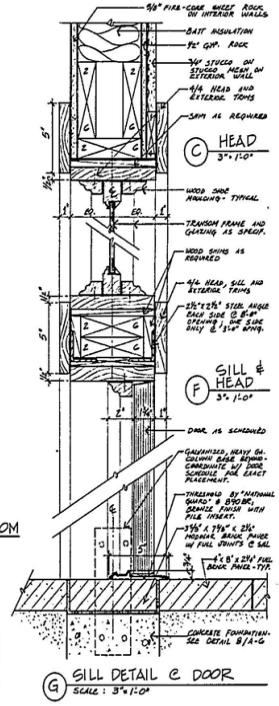
A SIDE JAMB @ DOOR
3" = 1'-0"

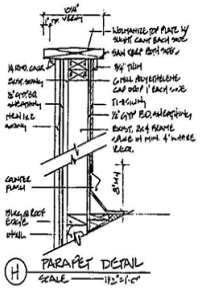
B CENTER JAMB @ DOOR
3" = 1'-0"



D SIDE JAMB @ TRANSOM
3" = 1'-0"

E CENTER JAMB @ TRANSOM
3" = 1'-0"





— OPEN UP & LET'S SEE WHAT WE HAVE

I FOUNDATION DETAIL

GENERAL NOTES:

1- ALL DOOR & TRANSOM GLAZING TO BE SINGLE GLAZE - DOORS SHALL HAVE TEMPERED GLASS (TYPICAL) & TRANSOM GLASS SHALL BE DOUBLE STRENGTH.
2- PROVIDE "NATIONAL GUARD # 1169" ASTRAGAL ON LEFT HAND SIDE OF DOUBLE DOOR - THIS IS A "LEFT-IN" TYPE ON EDGE OF DOOR.
3- WEATHER STRIP DOORS AS REQUIRED ON INTERIOR AS WELL AS EXTERIOR DOORS - PROVIDE SAMPLES
4- VERIFY TRANSOM DIMENSIONS ON FIELD.

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541

"STREETSCAPE"
SANBUSCO BUILDING
SCHEPPS - NEW MEXICO DEVELOP. CORP.
SANTA FE — NEW MEXICO

REVISIONS

NO.	DESCRIPTION	DATE
1	PARAPET DETAIL CORRECTION	11/15

SHEET A-9
OF

SHEET TITLE: FRONT ENTRANCE ELEVATION & DETAILS.

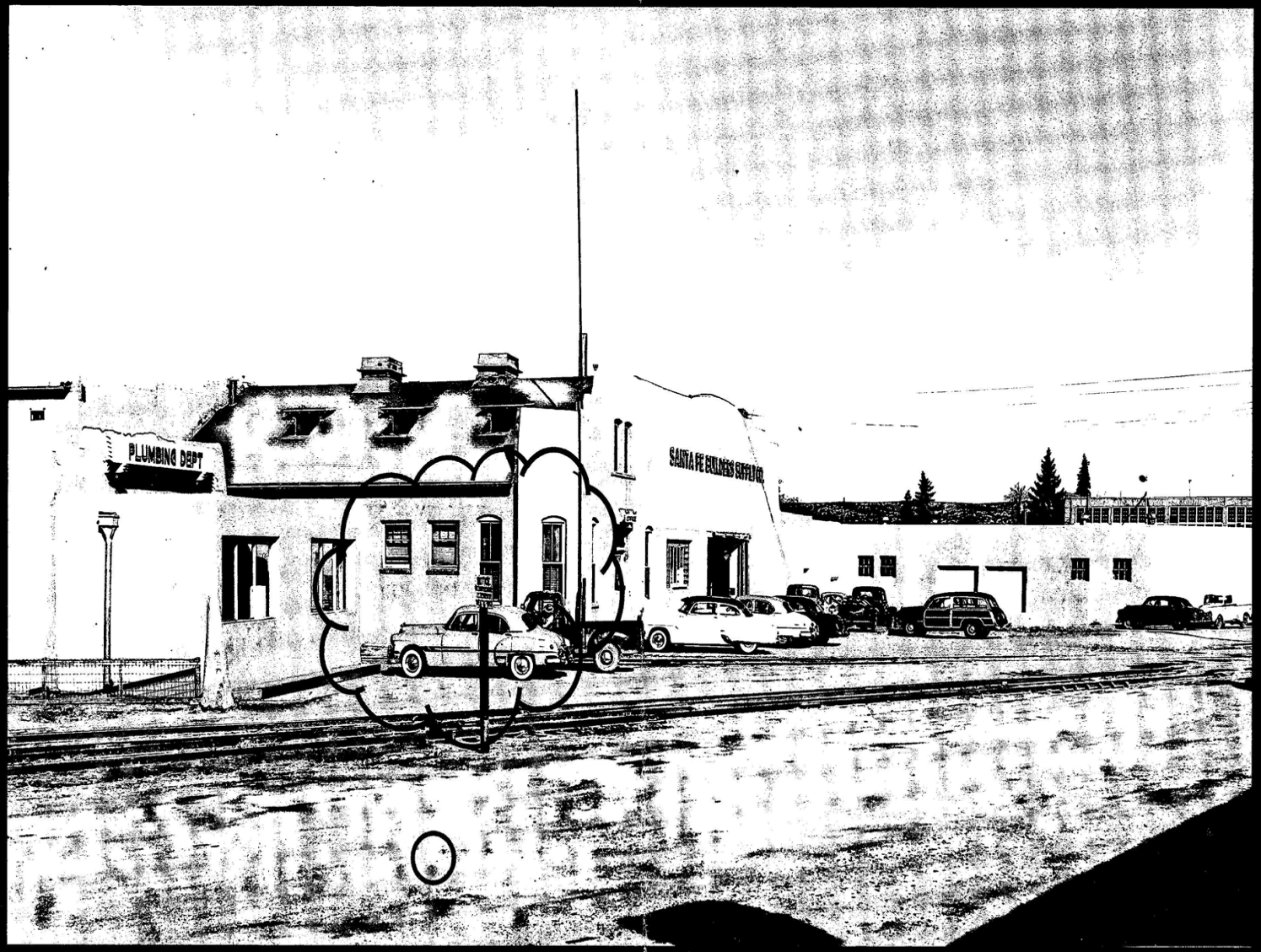
DRAWN BY: FRANK H. DEWINDT
APP'D BY:
JOB NO. 8511
DATE SEPT. 10 - 1985



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1950's Sanbusco East Entry

LAKE|FLATO

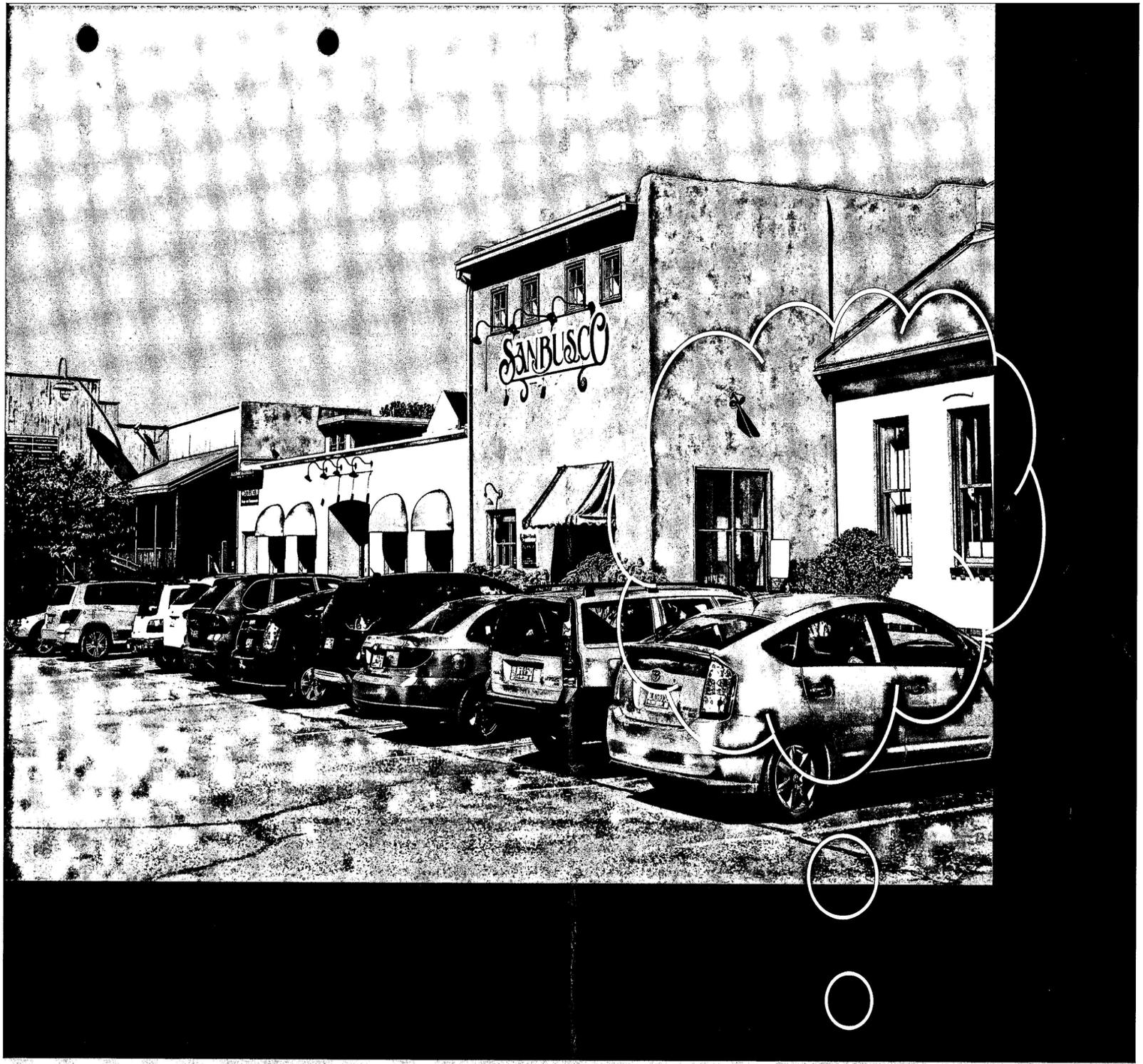


NEW MEXICO SCHOOL FOR THE ARTS

JUNE 01, 2016

South Elevation Prior to Window Additions / Modifications in 1986

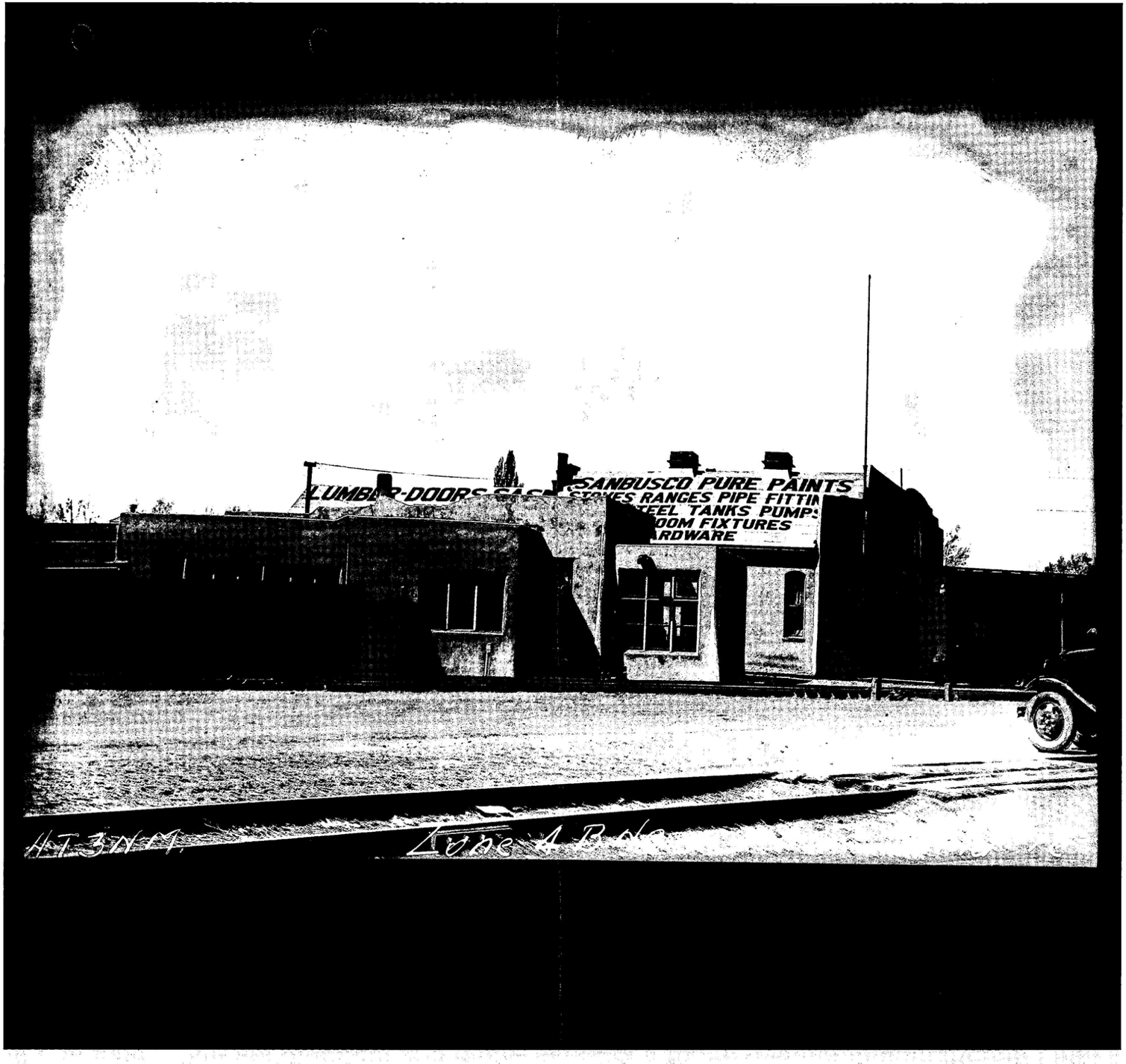
LAKE | FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Portion of Sanbusco South Elevation, Removed circa1986

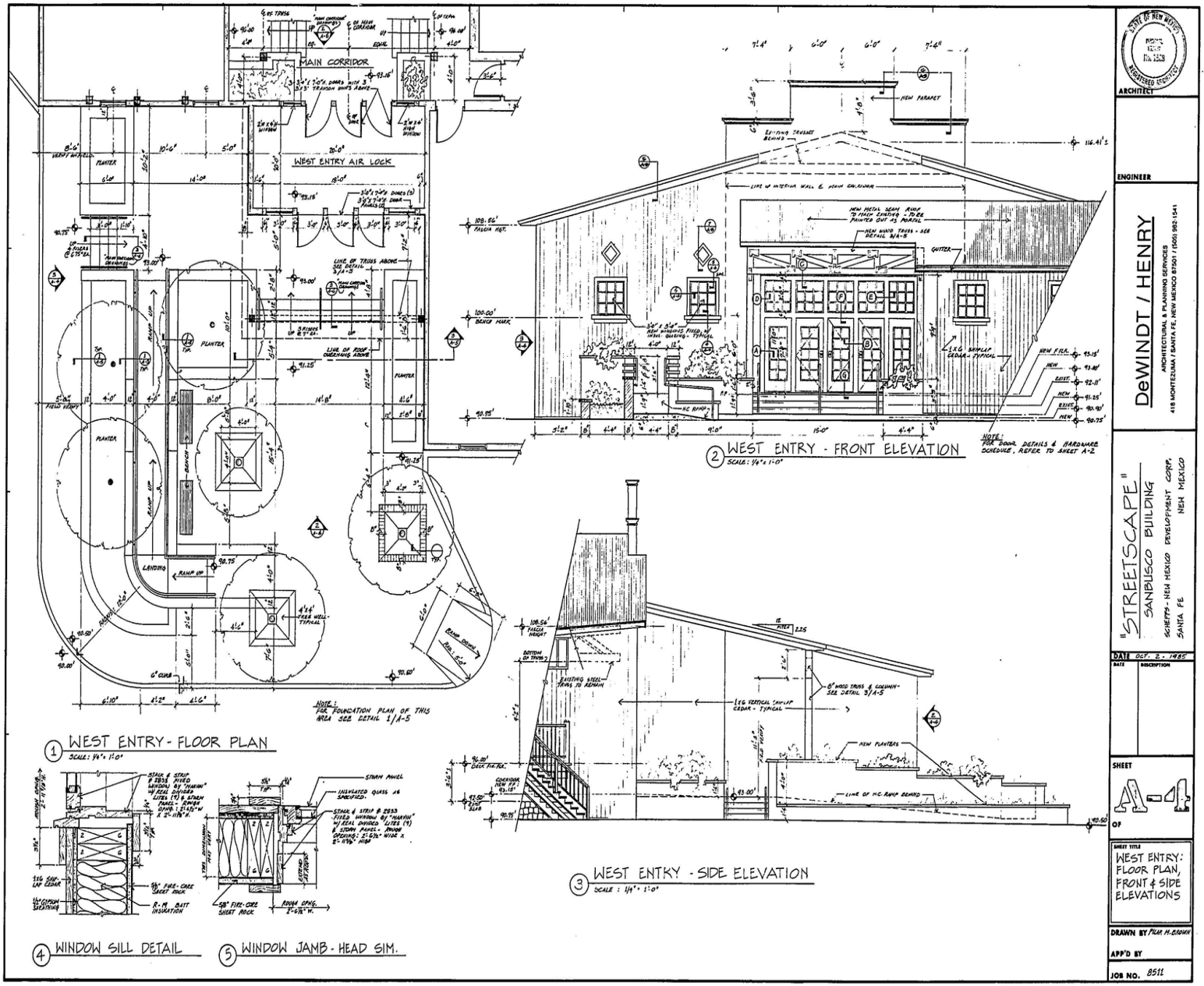
LAKE | FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1928 Sanbusco Southeast Corner

LAKE | FLATO SW



1 WEST ENTRY - FLOOR PLAN
SCALE: ¼" = 1'-0"

2 WEST ENTRY - FRONT ELEVATION
SCALE: ¼" = 1'-0"

3 WEST ENTRY - SIDE ELEVATION
SCALE : ¼" = 1'-0"

4 WINDOW SILL DETAIL

5 WINDOW JAMB - HEAD SIM.

STATE OF NEW MEXICO — REGISTERED ARCHITECT

ARCHITECT

ENGINEER

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541

"STREETSCAPE"
SANBUSCO BUILDING
SCHEFFS - NEW MEXICO DEVELOPMENT CORP.
SANTA FE, NEW MEXICO

DATE OCT. 2, 1985

DATE	DESCRIPTION

SHEET A-4

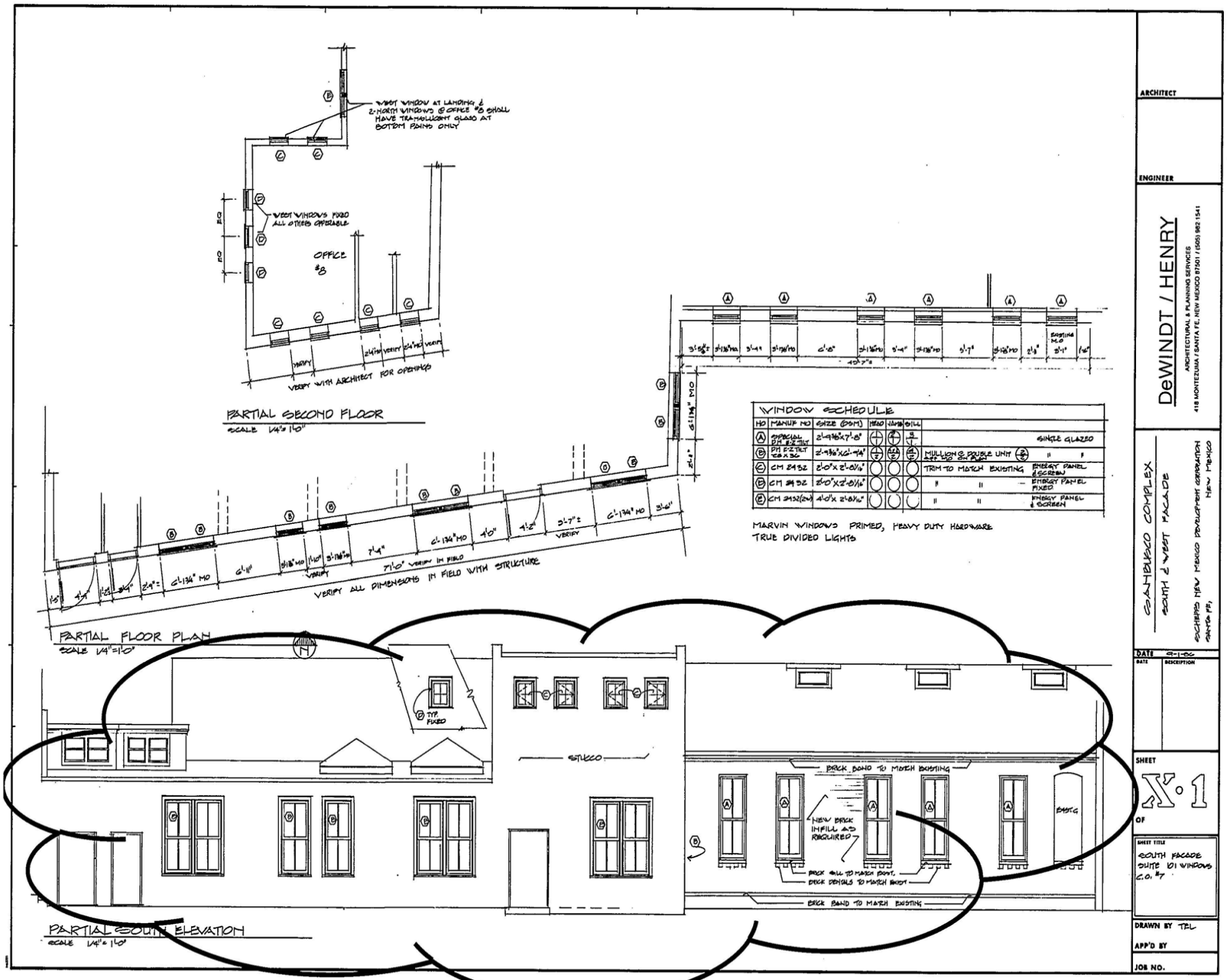
OF

SHEET TITLE
WEST ENTRY: FLOOR PLAN, FRONT & SIDE ELEVATIONS

DRAWN BY PEAR H. BROWN

APP'D BY

JOB NO. 8511



WINDOW SCHEDULE

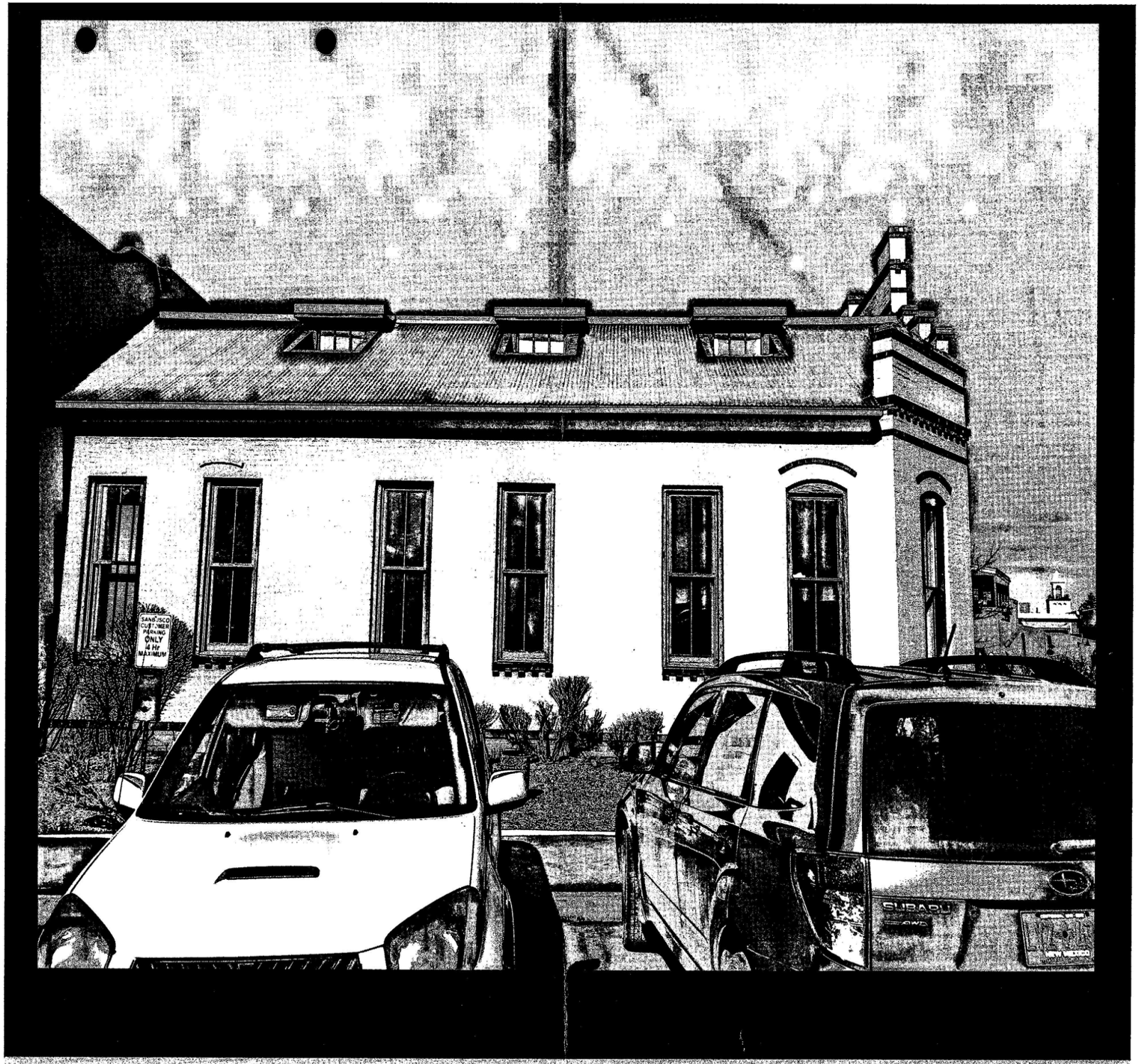
NO	MANUF NO	SIZE (DSM)	HEAD	JAMB	SILL		
A	SPECIAL DH E-Z TILT	2'-9 3/8"x7'-8"	1/1	2/1	3/1		SINGLE GLAZED
B	DH E-Z TILT CS x 36	2'-9 3/8"x6'-9 1/4"	1/2	A&A 2/2	4/2	MULLION & DOUBLE UNIT 2/3	" "
C	CM 2432	2'-0"x 2'-8 1/16"				TRIM TO MATCH EXISTING	ENERGY PANEL & SCREEN
D	CM 2432	2'-0"x 2'-8 1/16"				" "	ENERGY PANEL FIXED
E	CM 2432(2W)	4'-0"x 2'-8 1/16"				" "	ENERGY PANEL & SCREEN

MARVIN WINDOWS PRIMED, HEAVY DUTY HARDWARE
TRUE DIVIDED LIGHTS

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Window Additions / Modifications at South Elevation, 1986

LAKE | FLATO

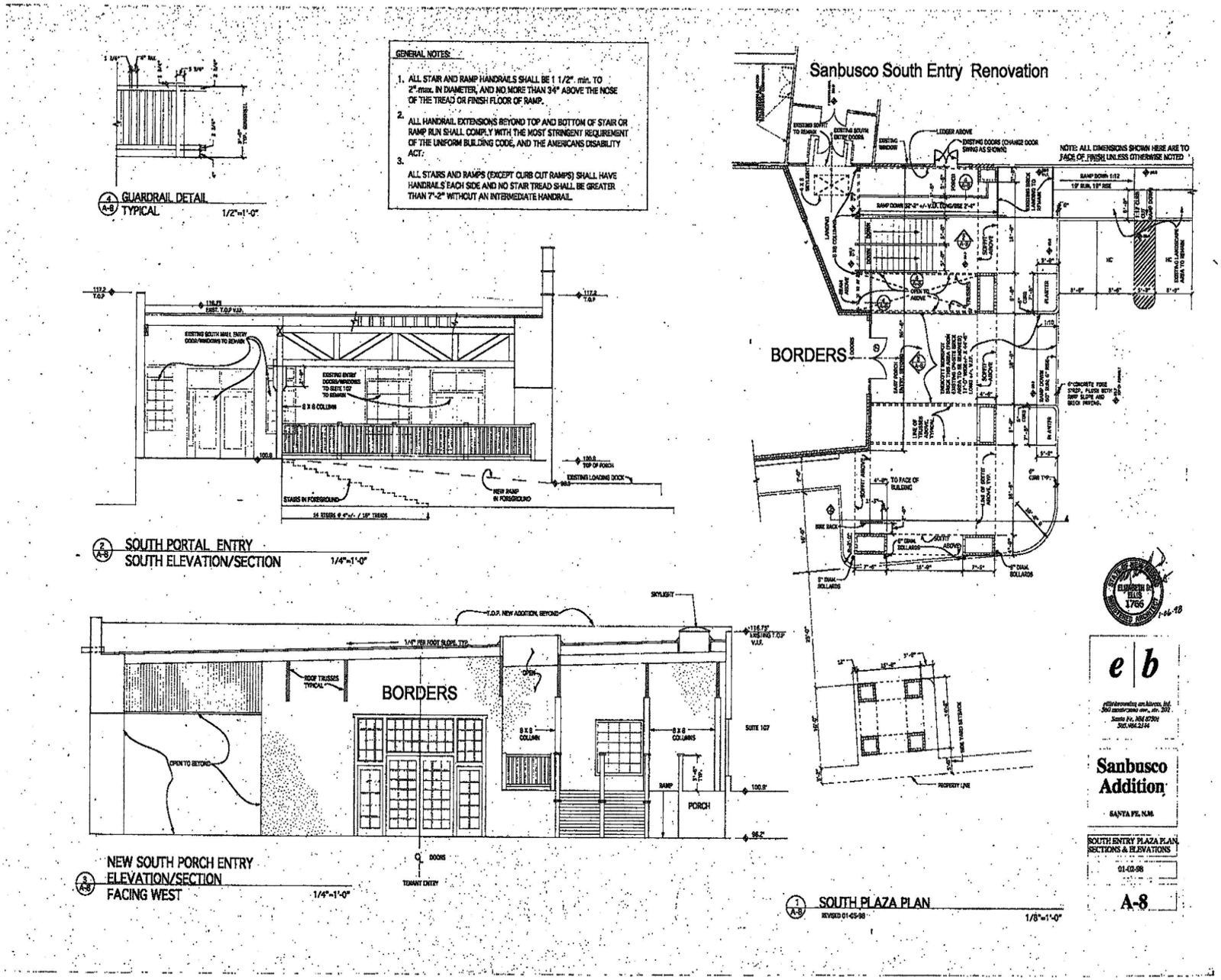


NEW MEXICO SCHOOL FOR THE ARTS

JUNE 01, 2016

South Elevation After to Window Additions / Modifications, 1986

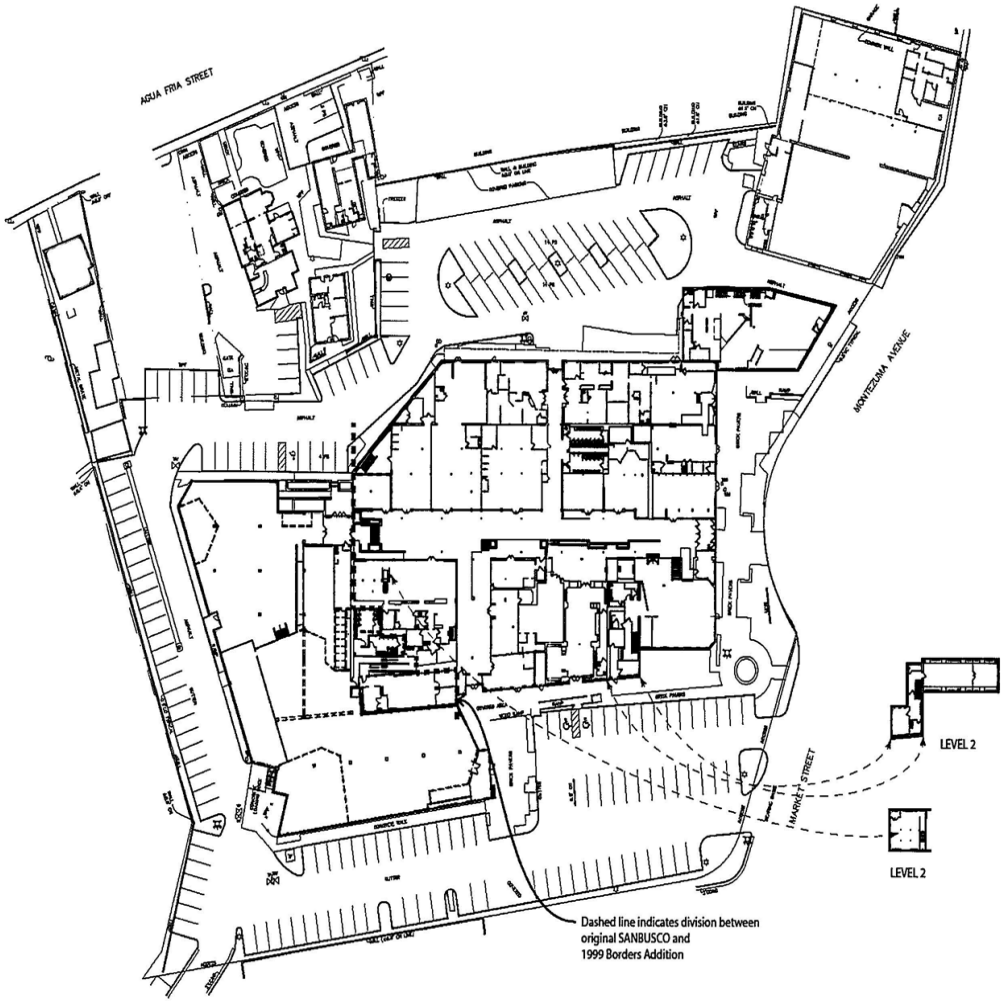
LAKE | FLATO


Sanbusco South Entry Renovation
GENERAL NOTES:
1. ALL STAIR AND RAMP HANDRAILS SHALL BE 1 1/2". min. TO 2" max. IN DIAMETER, AND NO MORE THAN 34" ABOVE THE NOSE OF THE TREAD OR FINISH FLOOR OF RAMP.
2. ALL HANDRAIL EXTENSIONS BEYOND TOP AND BOTTOM OF STAIR OR RAMP RUN SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENT OF THE UNIFORM BUILDING CODE, AND THE AMERICANS DISABILITY ACT.
3. ALL STAIRS AND RAMPS (EXCEPT CURB CUT RAMPS) SHALL HAVE HANDRAILS EACH SIDE AND NO STAIR TREAD SHALL BE GREATER THAN 7'-2" WITHOUT AN INTERMEDIATE HANDRAIL.
NOTE: ALL DIMENSIONS SHOWN HERE ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
BORDERS
4 A-8 GUARDRAIL DETAIL TYPICAL 1/2"=1'-0"
2 A-8 SOUTH PORTAL ENTRY SOUTH ELEVATION/SECTION 1/4"=1'-0"
3 A-8 NEW SOUTH PORCH ENTRY ELEVATION/SECTION FACING WEST 1/4"=1'-0"
1 A-8 SOUTH PLAZA PLAN REVISED 01-05-98 1/8"=1'-0"
e | b
Sanbusco Addition
SANTA FE, N.M.
SOUTH ENTRY PLAZA PLAN, SECTIONS & ELEVATIONS
01-02-98
A-8





BORDERS ADDITION AT SANBUSCO, 1999



LEGEND

- CONTRIBUTING
- NON-CONTRIBUTING
- SIGNIFICANT
- NOT RESURVEYED

1 SITE PLAN 1" = 30'

0 30' 60'

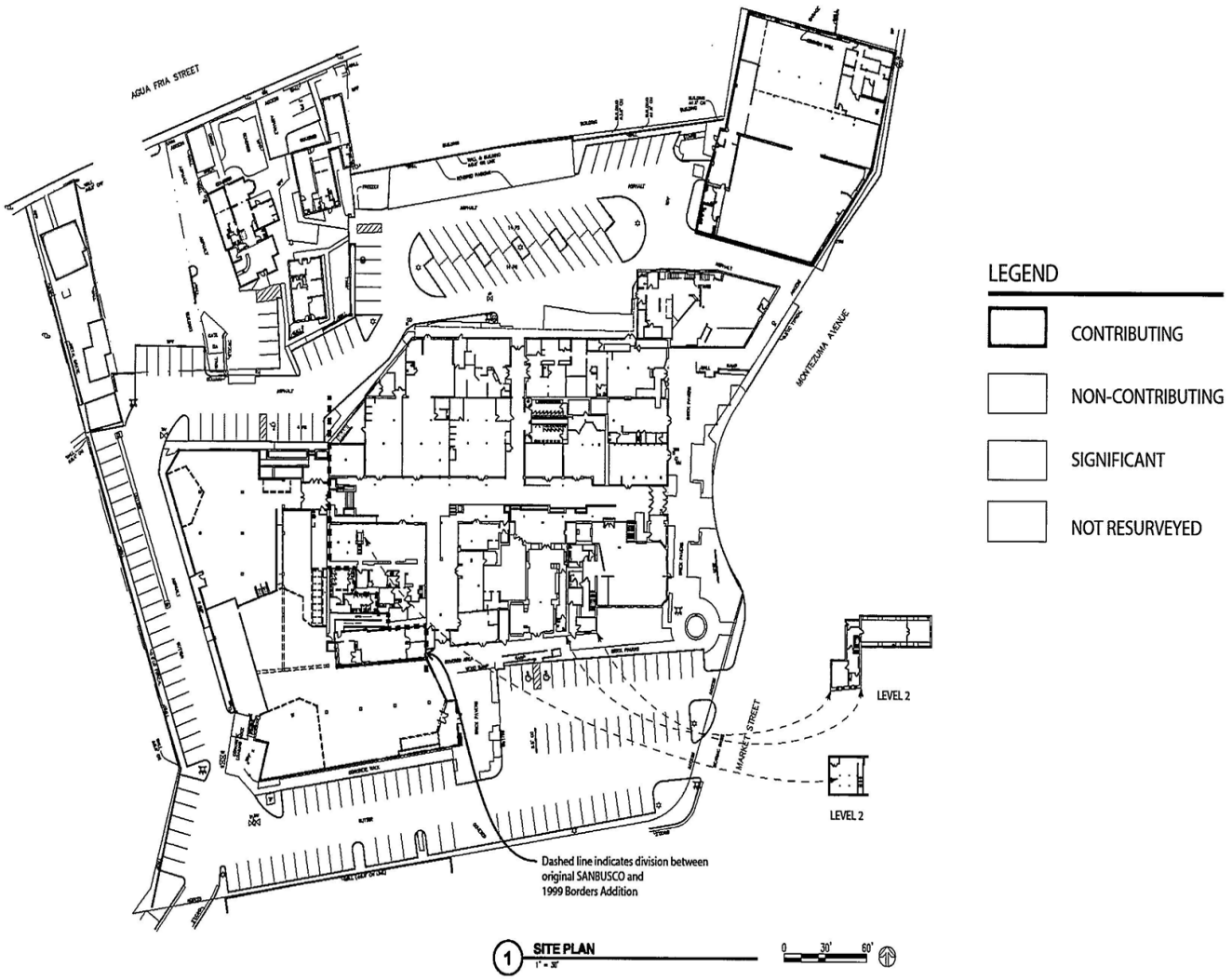
Santa Fe Historic Status Map for 500 - 550 Montezuma

1605 v.2 04-15-2016

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Current Historic Status

LAKE FLATO



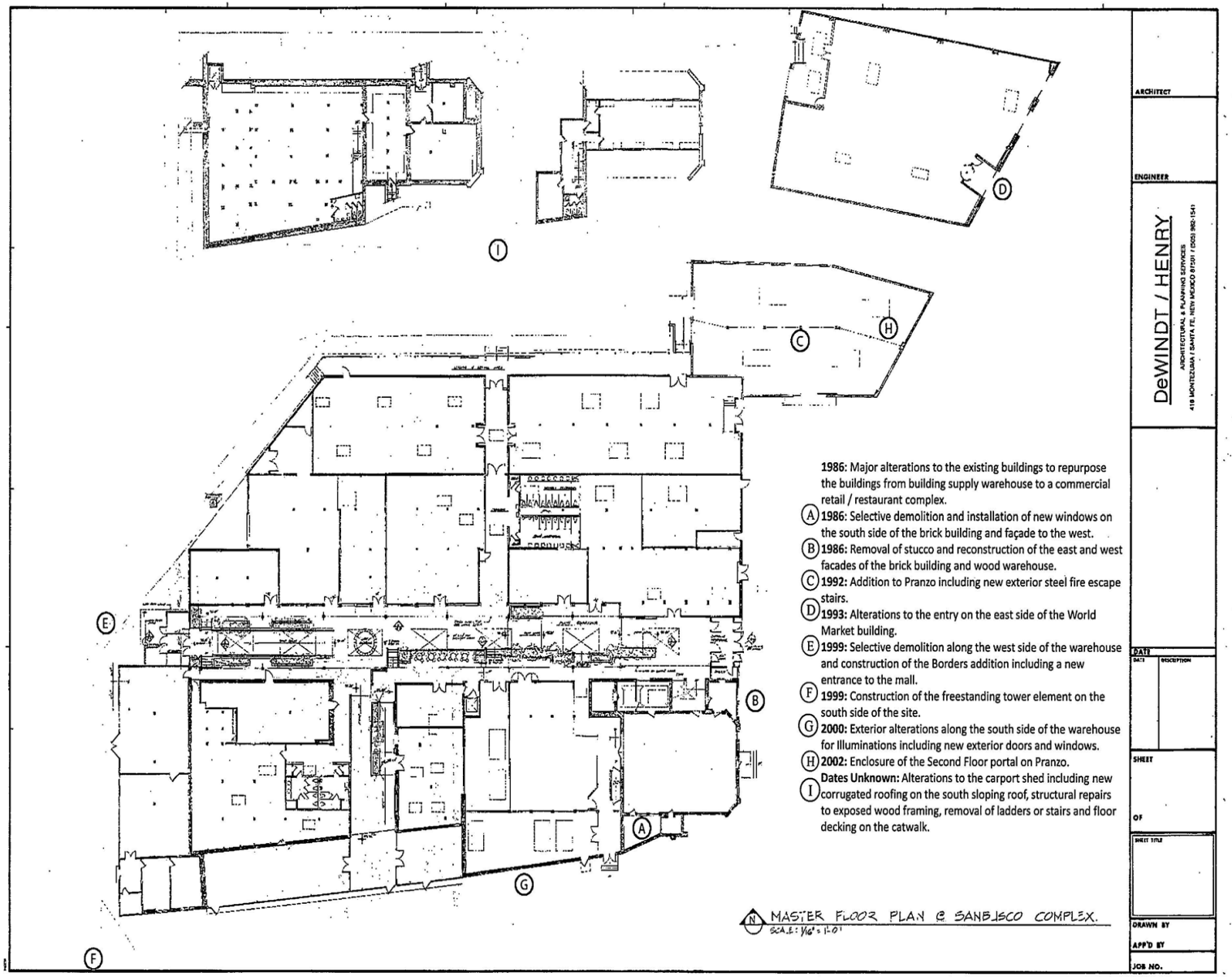
1605 v.1 05-16-2016

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Proposed Historic Status

LAKE | FLATO

SANBUSCO RENOVATIONS
1986 - Present



1986: Major alterations to the existing buildings to repurpose the buildings from building supply warehouse to a commercial retail / restaurant complex.

(A) **1986:** Selective demolition and installation of new windows on the south side of the brick building and façade to the west.

(B) **1986:** Removal of stucco and reconstruction of the east and west facades of the brick building and wood warehouse.

(C) **1992:** Addition to Pranzo including new exterior steel fire escape stairs.

(D) **1993:** Alterations to the entry on the east side of the World Market building.

(E) **1999:** Selective demolition along the west side of the warehouse and construction of the Borders addition including a new entrance to the mall.

(F) **1999:** Construction of the freestanding tower element on the south side of the site.

(G) **2000:** Exterior alterations along the south side of the warehouse for Illuminations including new exterior doors and windows.

(H) **2002:** Enclosure of the Second Floor portal on Pranzo.

(I) **Dates Unknown:** Alterations to the carport shed including new corrugated roofing on the south sloping roof, structural repairs to exposed wood framing, removal of ladders or stairs and floor decking on the catwalk.

N MASTER FLOOR PLAN @ SANBISCO COMPLEX.
SCALE: 1/16" = 1'-0"

ARCHITECT

ENGINEER

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA | SANTA FE, NEW MEXICO 87501 | (505) 982-1541

DATE
DATE | DESCRIPTION

SHEET

OF

SHEET TITLE

DRAWN BY

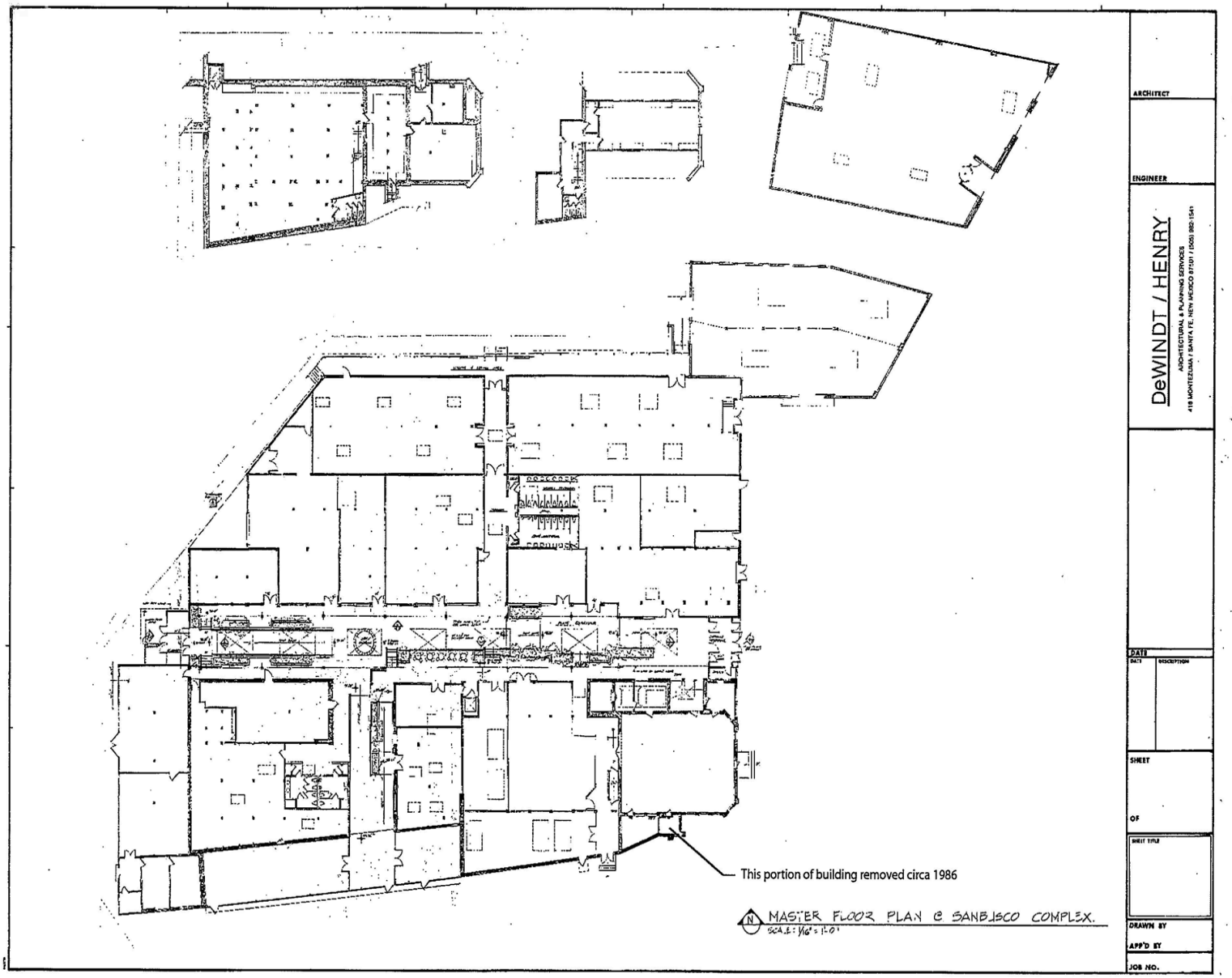
APP'D BY

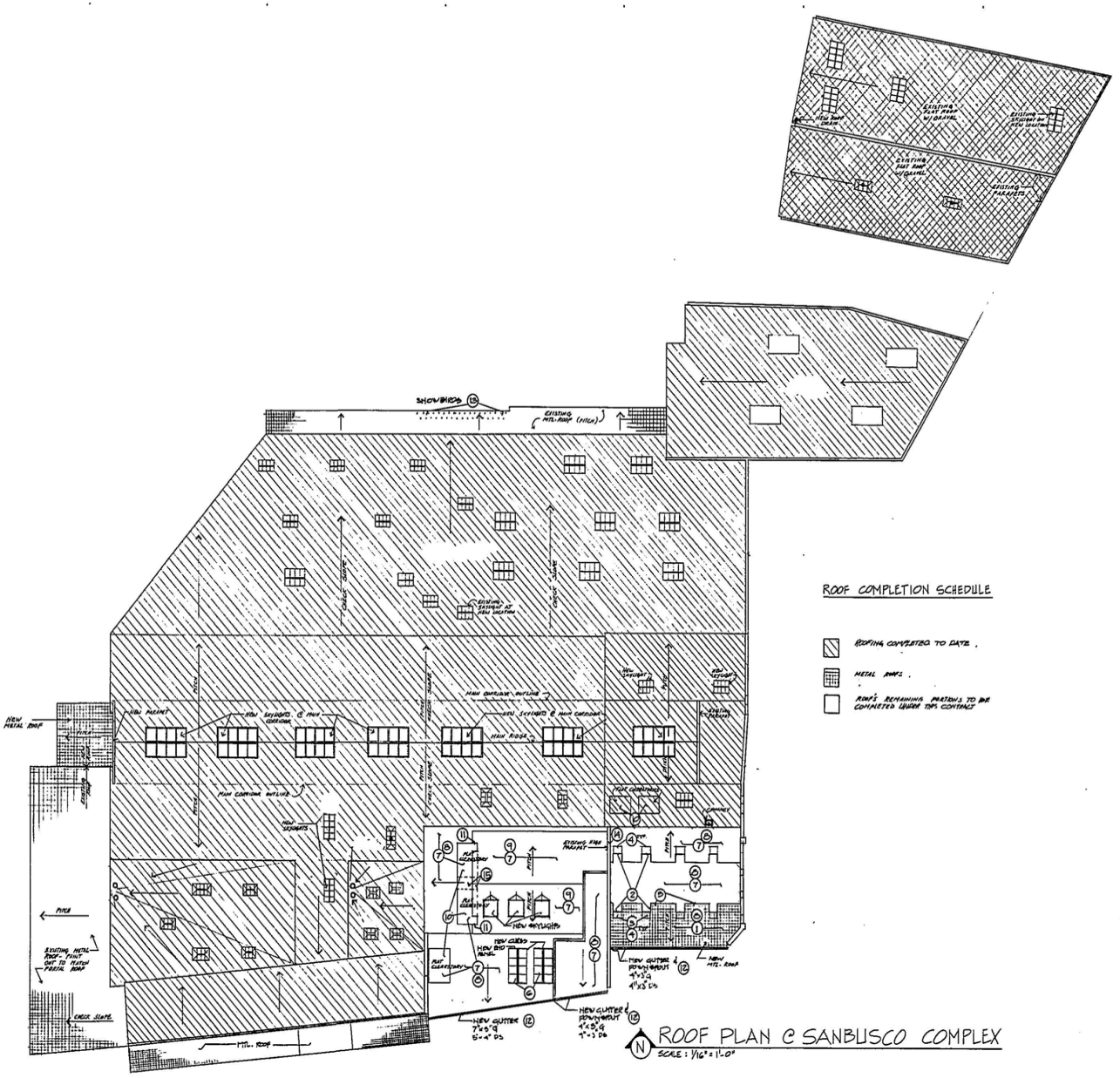
JOB NO.

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Floor Plan, 1986

LAKE | FLATO


This portion of building removed circa 1986
MASTER FLOOR PLAN @ SANBUSCO COMPLEX.
SCALE: 1/16" = 1'-0"
ARCHITECT
ENGINEER
DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541
DATE
DESCRIPTION
SHEET
OF
SHEET TITLE
DRAWN BY
APP'D BY
JOB NO.



STATE OF NEW MEXICO
MICHAEL HENRY
No. 1508
REGISTERED ARCHITECT

ARCHITECT

ENGINEER

DeWINDT / HENRY
ARCHITECTURAL & PLANNING SERVICES
418 MONTEZUMA / SANTA FE, NEW MEXICO 87501 / (505) 982-1541

"SANBUSCO COMPLEX"
GENERAL ROOF PLAN
SCHEPPS - NEW MEXICO DEVELOPMENT CORP.
SANTA FE — NEW MEXICO

DATE

DATE	DESCRIPTION
11-20-86	SER ROOF

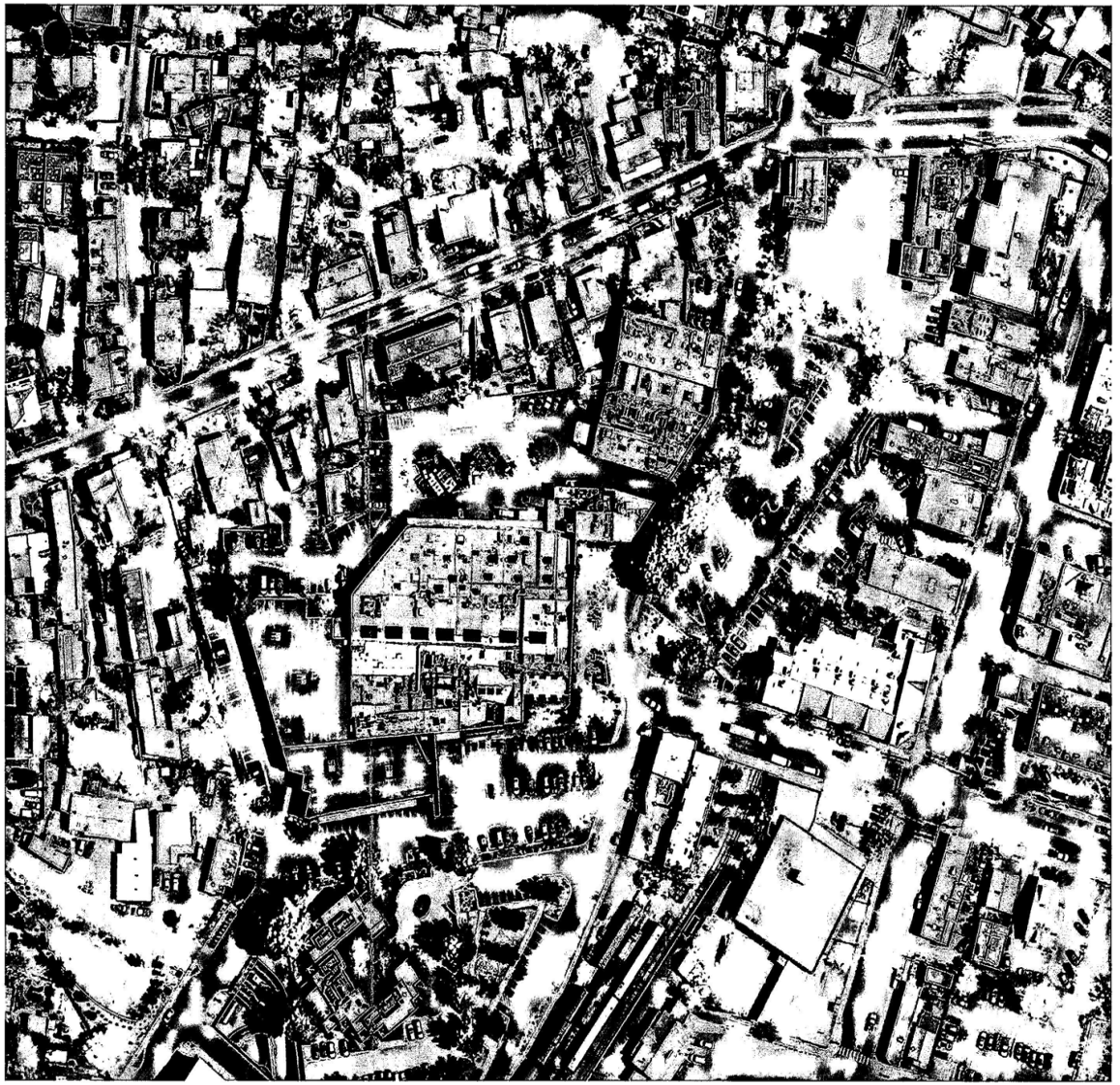
SHEET
R-1
OF

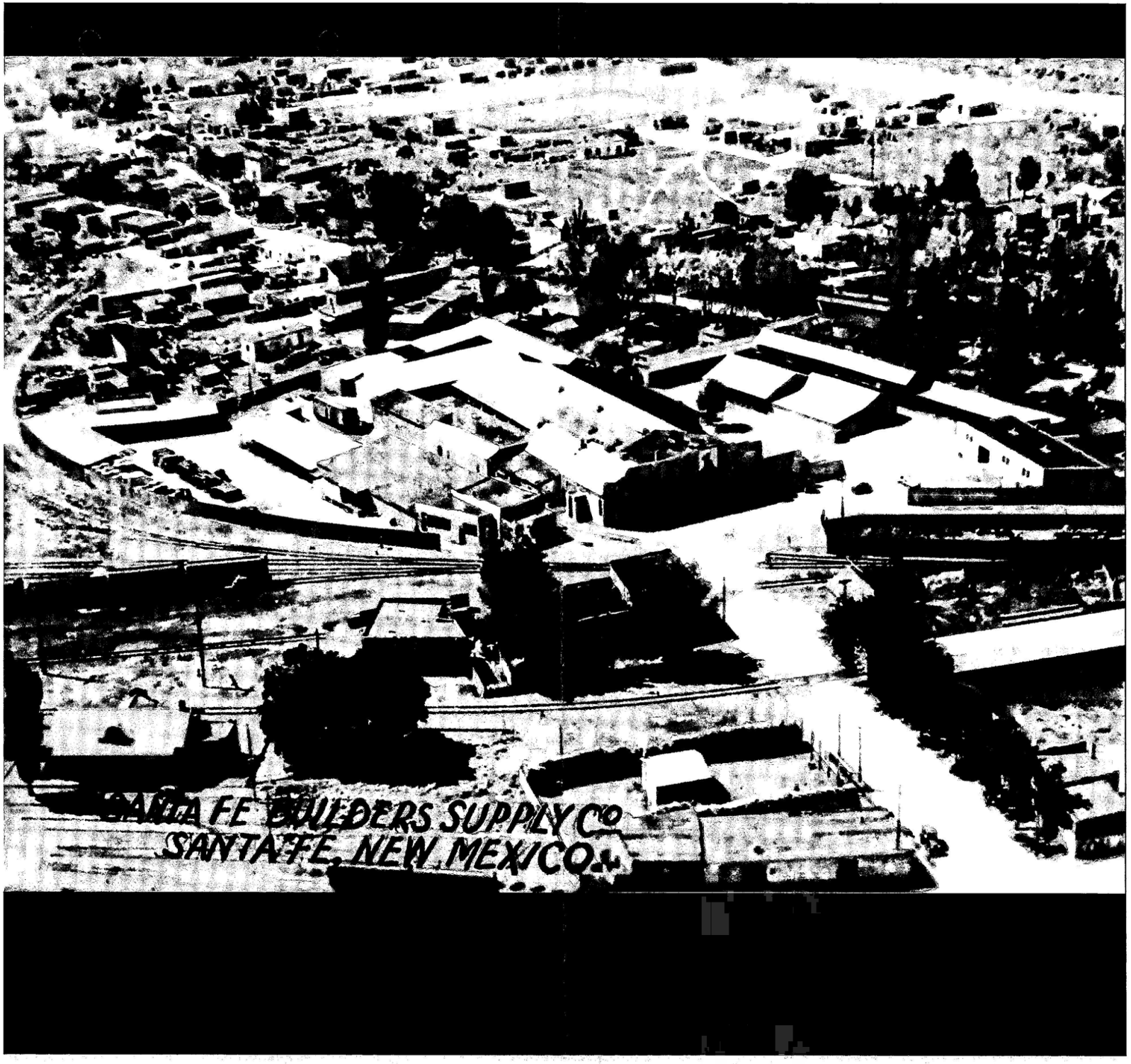
SHEET TITLE
ROOF PLAN @ SANBUSCO.

DRAWN BY FILAR H. BROWN TAL
APP'D BY
JOB NO. 8511

HISTORY

Built in the 1880's by C.W. Dudrow, Santa Fe Builders Supply Company was one of the first businesses built along the A,T, & SF railroad line, accommodating freight transfer and commerce into Santa Fe. Nicknamed Sanbusco, the center thrived for many years and by the 1930's had a drive through lumber supply pick-up. By 1942 the site had grown to a cluster of warehouses and sheds totaling five plus acres. Eventually, the changes in railroad use left most of the structures abandoned and nearly condemned by the time they were purchased by New Mexico developer Joe Schepps in 1984. The warehouse aesthetic has always been the dominant construction type with original structures being built of wood frame, tile and brick manufactured at the state penitentiary, stucco, and exposed corrugated steel panels (roof and walls). with exposed tin panels (roof and walls). The majority of the structures were constructed out of need for storage. Today, Sanbusco Market Center stands as a shopping mall with multiple additional modifications since its establishment in 1986. The late 1990's and 2000's saw the addition of the Borders building and several other modifications to other structures.

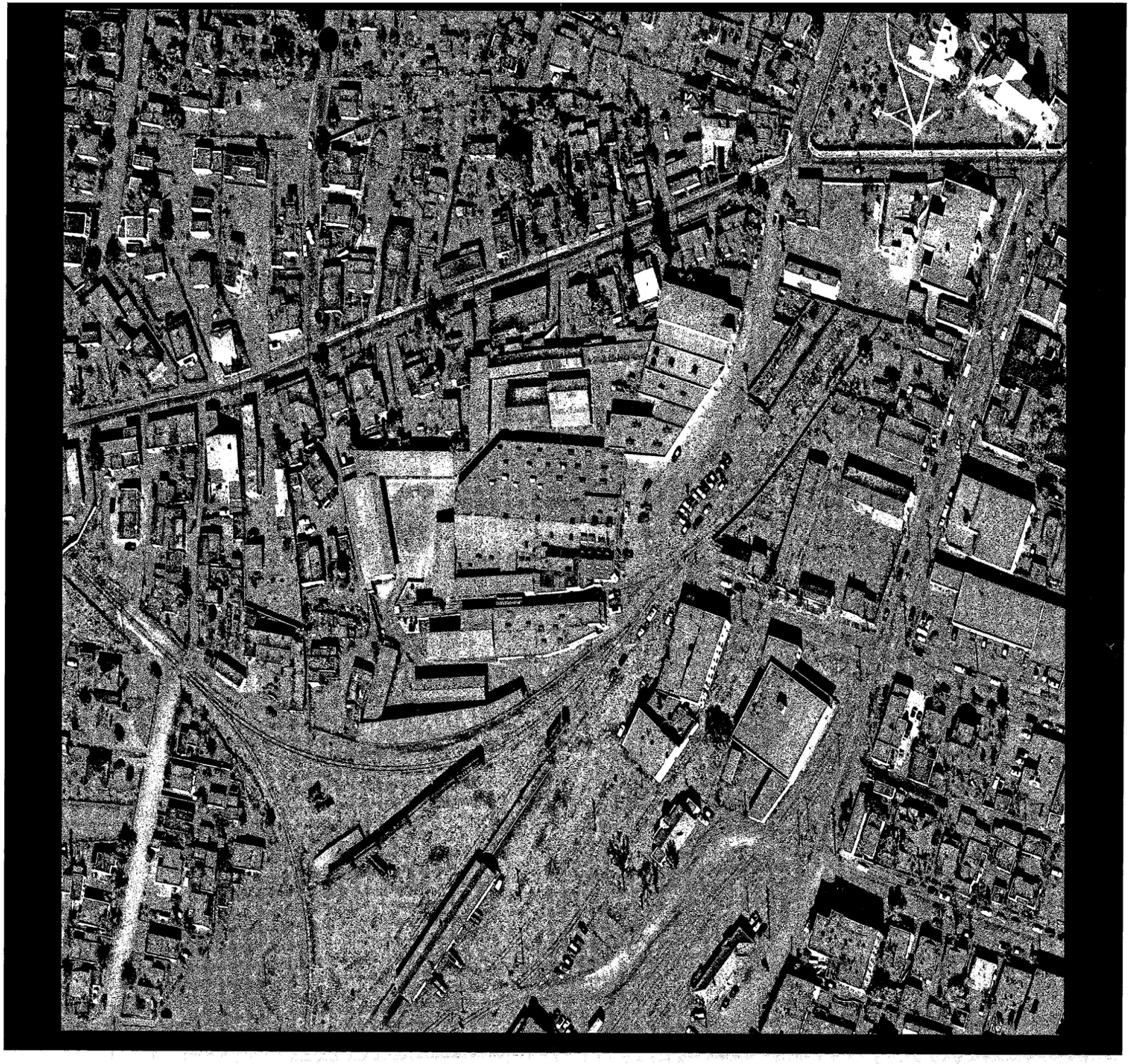




NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1930's Aerial of Sanbusco East Entry

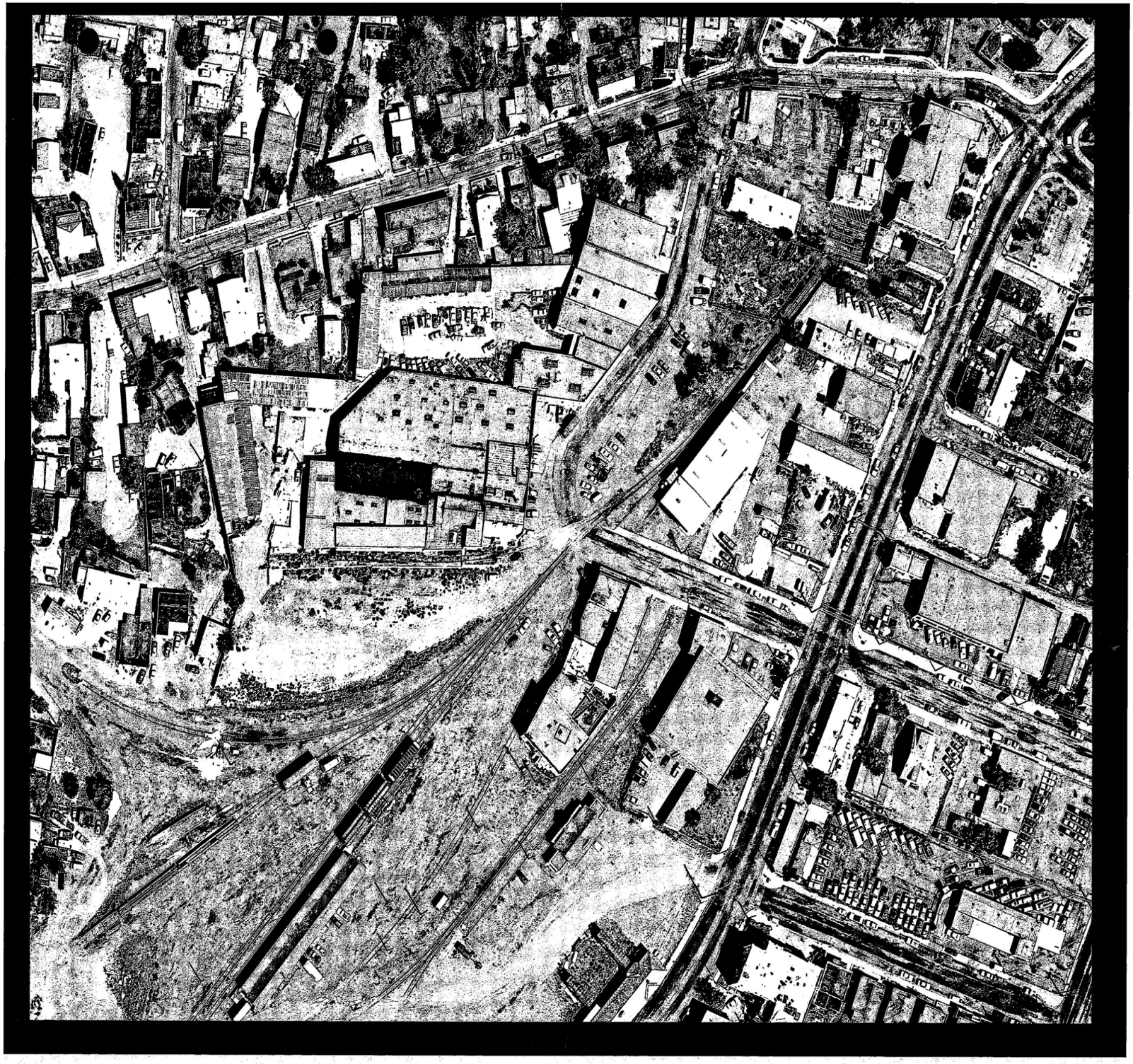
LAKE | FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1958 Aerial

LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1978 Aerial

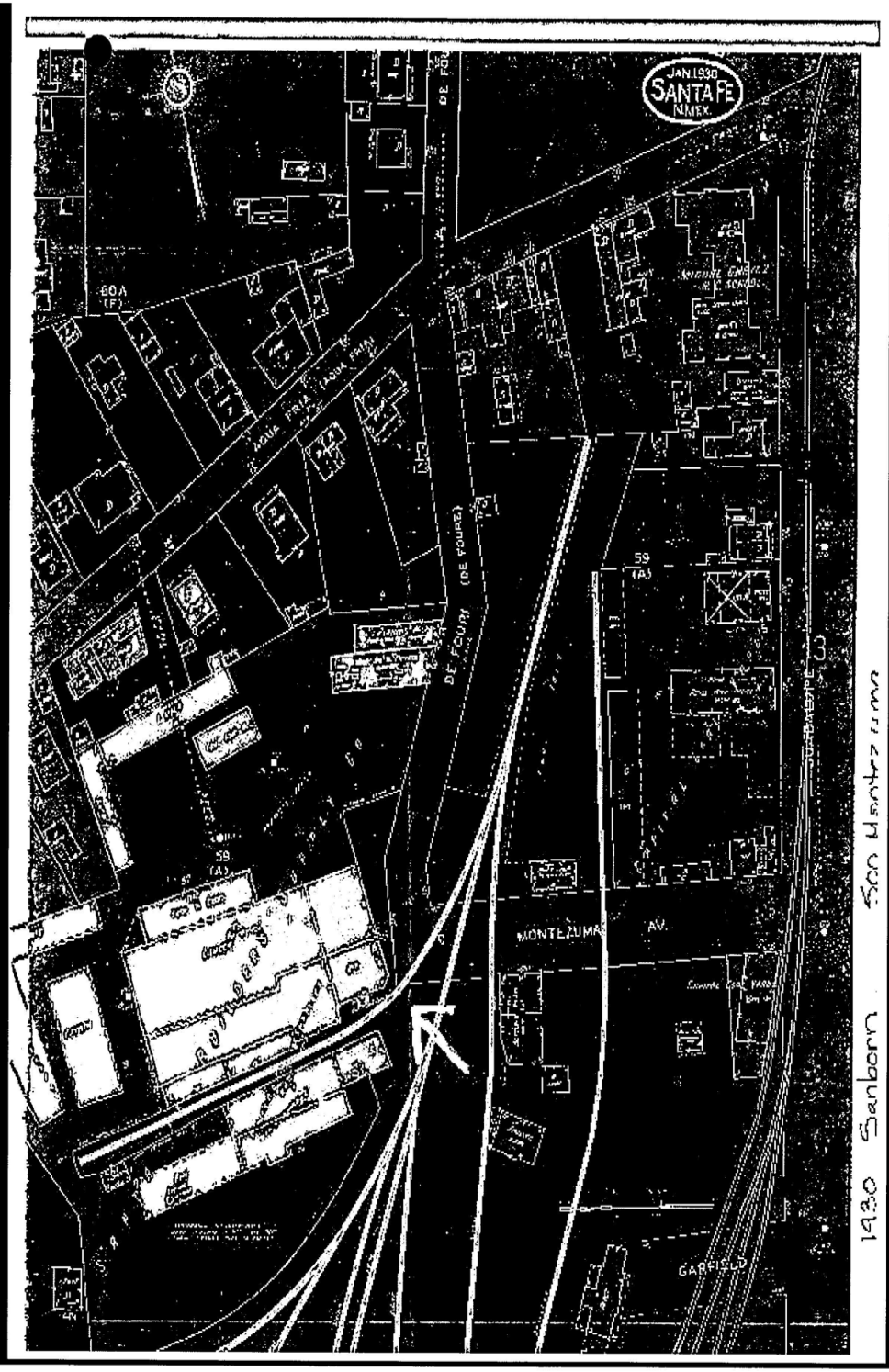
LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1908 Sanborn Map

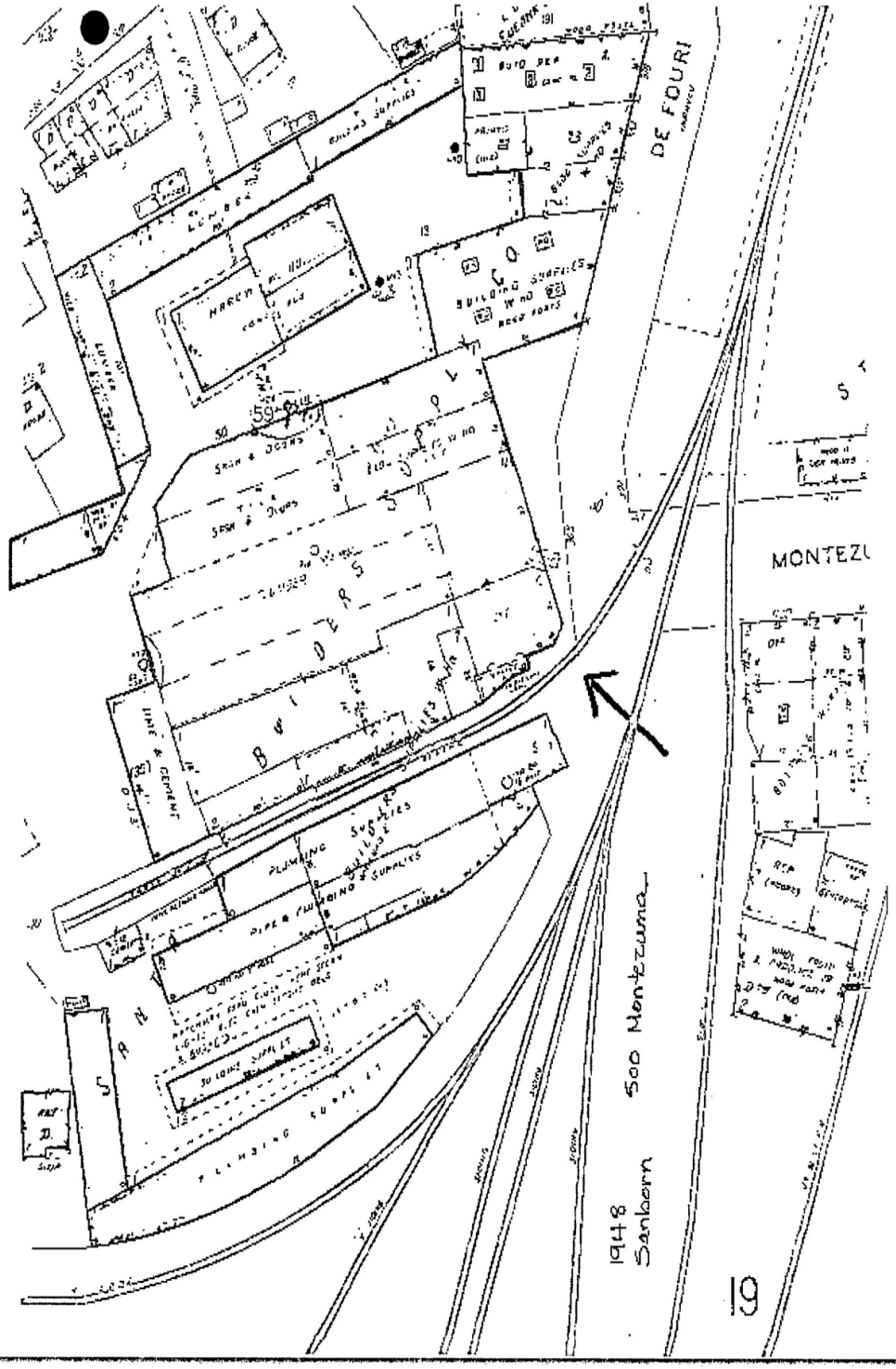
LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1930 Sanborn Map

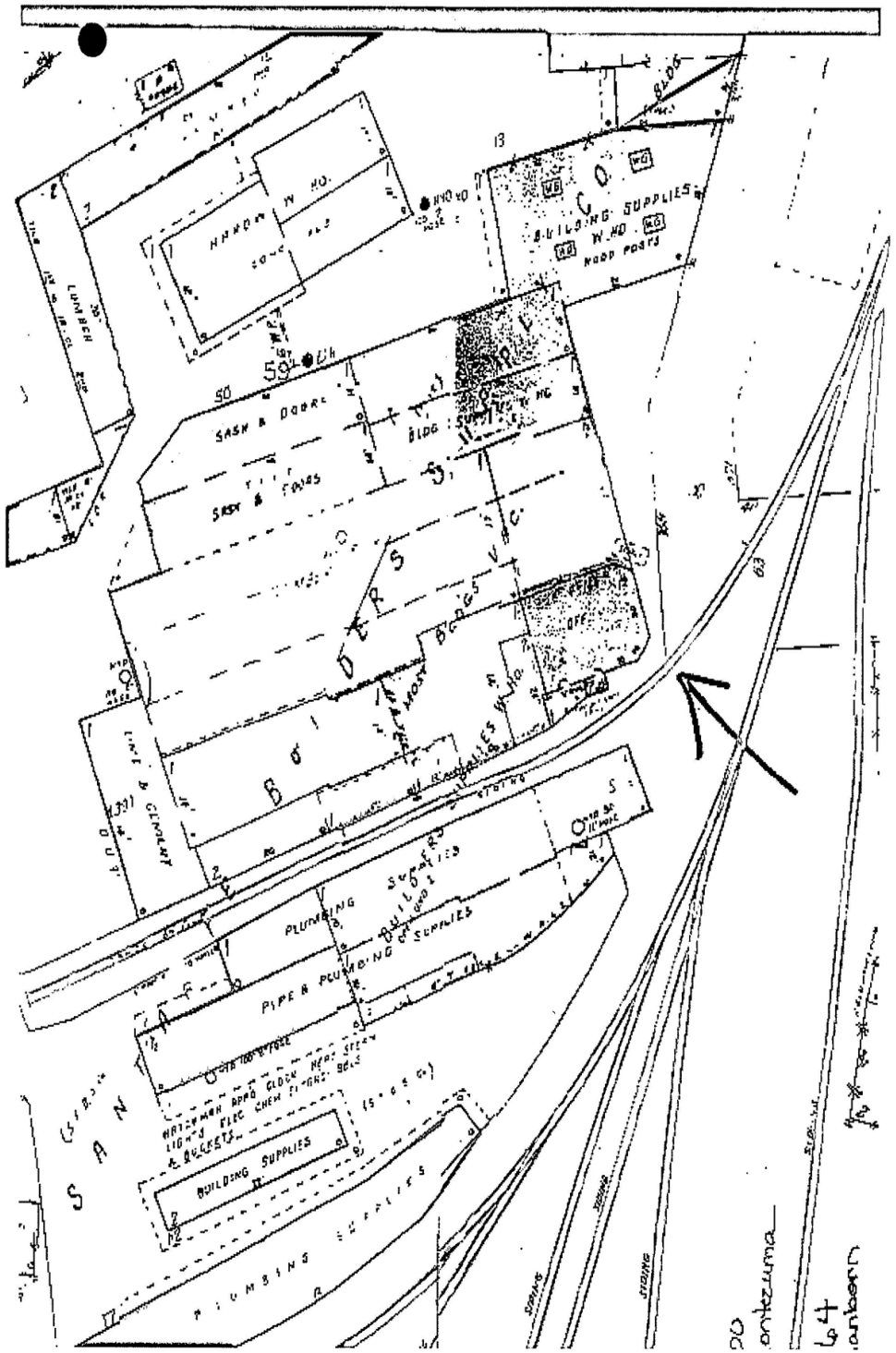
LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1948 Sanborn Map

LAKE | FLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1964 Sanborn Map

LAKE | FLATO

Regulatory Data

ZONING: BCD Redevelopment Subdistrict

Minor Project: Section 14-26.155F requires staff review height and other requirements set by Sandoval/Montezuma District

Uniform Building Code:

Occupancy: Group B Division 2

Construction Type:
Existing mall building construction: Type VN
New retail tenant construction: Type II N

Area Separation UBC 505(f) 2 hr. fire resistive construction in Type II 1 hr., Type II N, or Type V buildings with protected openings of 1-1/2 hr. fire rating.

Allowable Area:
UBC Table 5C allows 12,000 sf in Type II N and B2 occupancy. Allowable area increase for automatic sprinkler system allows 3 x 12,000 = 36,000 sf

Existing Mall building: Chapter 56, 5602(b) Covered Mall buildings may be of unlimited area, provided the covered mall building... are adjoined by public ways, streets or yards not less than 60 ft. in width along all exterior walls.

Project Consultants

Architect: Ellis Browning Architects, Ltd.
Project Architect: Lisette Ellis, AIA
560 Montezuma Ave., suite 202
Santa Fe, NM 87501
984-2344

Structural Engineer: Red Mountain Engineers
Project Engineer: Mark Rogers
1216 Parkway Dr., suite A
Santa Fe, NM 87501
473-7373 fax 473-4865

Mechanical and Electrical Engineer: M & E Engineering
Project Manager: Don Gorman
1210 Luisa St., suite 12
Santa Fe, NM 87505
983-2389 fax 989-8776

Civil Engineer: Walker Engineering
Project Engineer: Brad Dixon
915 Mercer St.
Santa Fe, NM 87501
820-7990 fax 989-7313

Landscape Architect: Design Workshop
901 W. San Mateo, suite L
Santa Fe, NM 87505
982-8399 fax 986-1396

List of Drawings

T-1 Title Sheet

C-1 Site Plan
C-2 Site Grading Plan
C-3 Site Drainage Plan
C-4 Site Details

L-1 Landscape Irrigation Plan
L-2 Landscape Plan
L-3 Landscape Details

S-0 Structural Notes
S-01 Structural Details
S-02 Structural Details
S-1 Foundation Plan
S-2 Roof Framing Plan
S-3 Sections and Details
S-4 Sections and Details
S-5 Sections and Details

D-1 Demolition Plan

A-1 Floor Plan
A-2 Exterior Elevations
A-3 Building Sections
A-4 Wall Sections
A-5 Loading Dock Plans & Details
A-6 Clerestory Sections
A-7 North Entry Plaza Plan
A-8 South Entry Plaza Plan
A-9 Roof Plan
A-10 Doors and Windows
A-11 Paving & Railings
A-12 Architectural Details
A-13 Tower Details

SU-1 Site Utilities Plan

FP-1 Fire Protection Floor Plan
FP-2 Fire Protection Equip. Schedule
P-1 Plumbing Floor Plan

MPE-1 Mechanical, Plumbing, Electrical Plan
MPE-2 Mechanical, Plumbing, Electrical Equip. Schedules

SE-1 Site Lighting Plan
E-1 Electrical Floor Plan
E-2 Electrical Schedule, notes and details

Sanbusco Addition

500 Montezuma Avenue, Santa Fe, New Mexico





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Sanbusco Addition

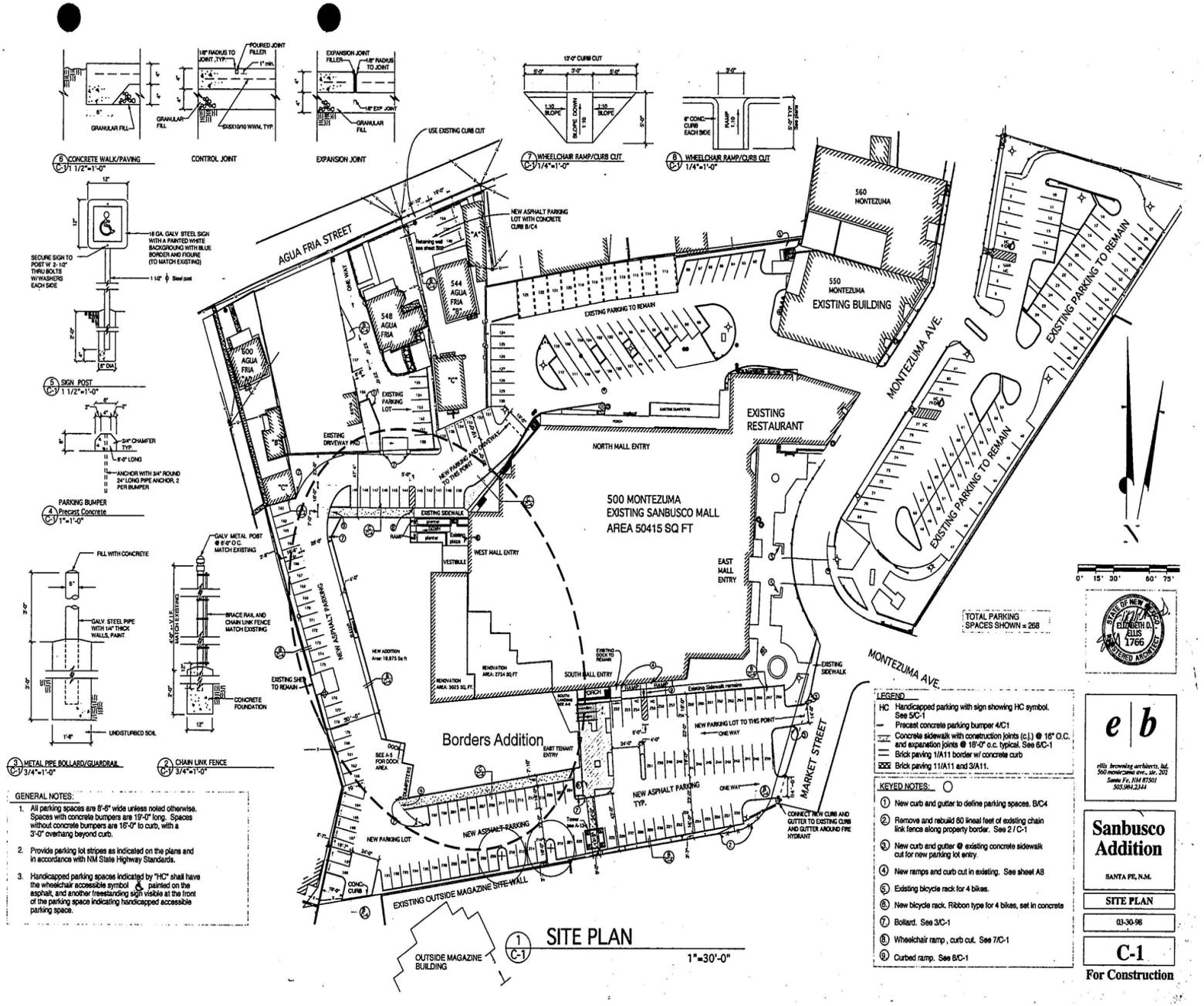
SANTA FE, N.M.

TITLE SHEET

03-30-98

T-1

For Construction



GENERAL NOTES:

1. All parking spaces are 8'-6" wide unless noted otherwise. Spaces with concrete bumpers are 19'-0" long. Spaces without concrete bumpers are 16'-0" to curb, with a 3'-0" overhang beyond curb.
2. Provide parking lot stripes as indicated on the plans and in accordance with NM State Highway Standards.
3. Handicapped parking spaces indicated by "HC" shall have the wheelchair accessible symbol painted on the asphalt, and another freestanding sign visible at the front of the parking space indicating handicapped accessible parking space.

1 C-1 SITE PLAN 1"=30'-0"

LEGEND

- HC Handicapped parking with sign showing HC symbol. See 5/C-1
- Precast concrete parking bumper 4/C1
- Concrete sidewalk with construction joints (c.j.) @ 16" O.C. and expansion joints @ 18'-0" o.c. typical. See 6/C-1
- Brick paving 1/A11 border w/ concrete curb
- Brick paving 11/A11 and 3/A11.

KEYED NOTES:

1. New curb and gutter to define parking spaces. B/C4
2. Remove and rebuild 60 lineal feet of existing chain link fence along property border. See 2 / C-1
3. New curb and gutter @ existing concrete sidewalk cut for new parking lot entry.
4. New ramps and curb cut in existing. See sheet A8
5. Existing bicycle rack for 4 bikes.
6. New bicycle rack. Ribbon type for 4 bikes, set in concrete
7. Bollard. See 3/C-1
8. Wheelchair ramp, curb cut. See 7/C-1
9. Curbed ramp. See 8/C-1

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Sanbusco Addition

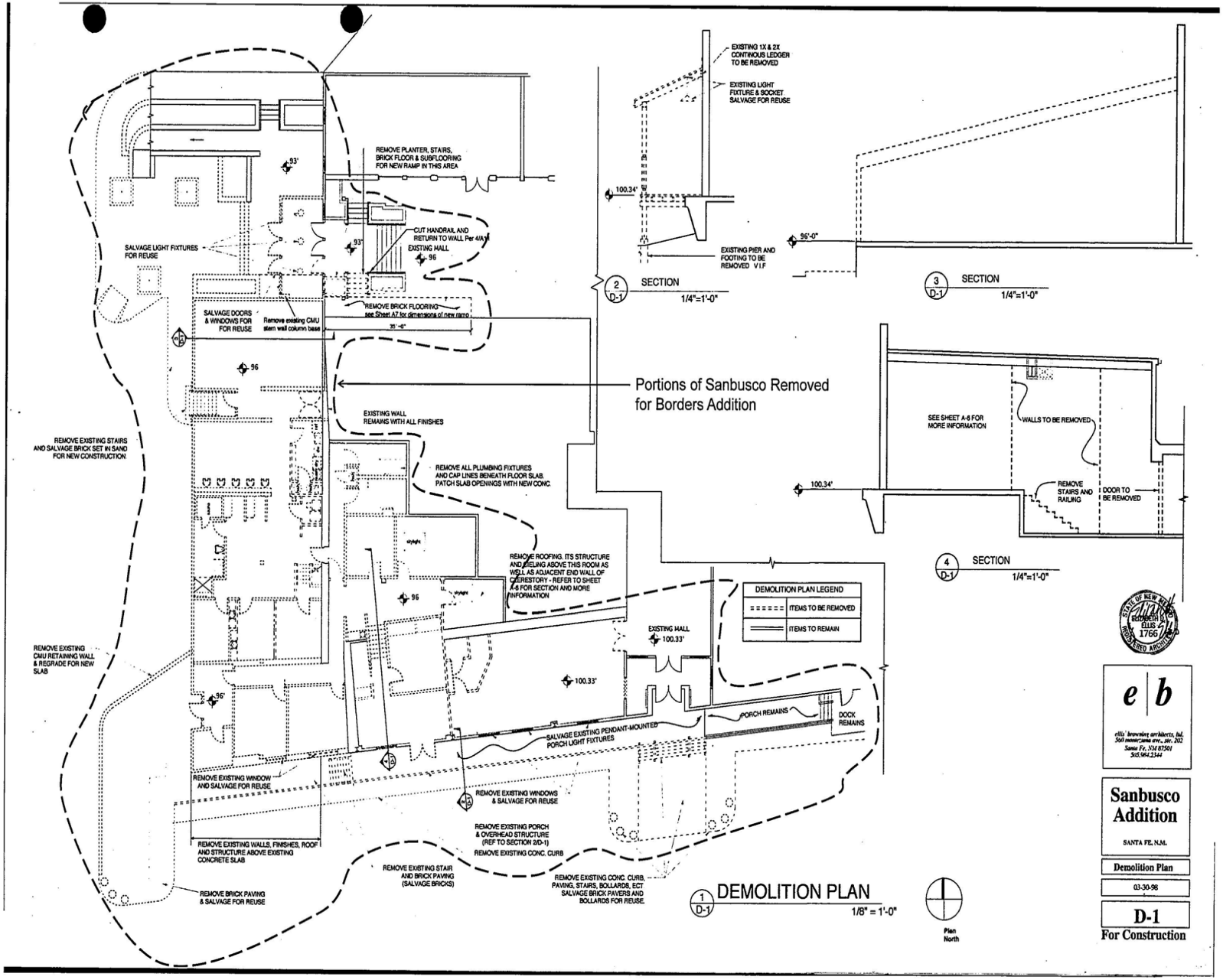
SANTA FE, N.M.

SITE PLAN

03-30-98

C-1

For Construction


REMOVE PLANTER, STAIRS, BRICK FLOOR & SUBFLOORING FOR NEW RAMP IN THIS AREA
SALVAGE LIGHT FIXTURES FOR REUSE
CUT HANDRAIL AND RETURN TO WALL Per 4/A7
EXISTING MALL
SALVAGE DOORS & WINDOWS FOR FOR REUSE
Remove existing CMU stem wall column base
REMOVE BRICK FLOORING see Sheet A7 for dimensions of new ramp
35'-6"
Portions of Sanbusco Removed for Borders Addition
EXISTING WALL REMAINS WITH ALL FINISHES
REMOVE EXISTING STAIRS AND SALVAGE BRICK SET IN SAND FOR NEW CONSTRUCTION
REMOVE ALL PLUMBING FIXTURES AND CAP LINES BENEATH FLOOR SLAB. PATCH SLAB OPENINGS WITH NEW CONC.
REMOVE ROOFING, ITS STRUCTURE AND CEILING ABOVE THIS ROOM AS WELL AS ADJACENT END WALL OF CLERESTORY - REFER TO SHEET A-6 FOR SECTION AND MORE INFORMATION
REMOVE EXISTING CMU RETAINING WALL & REGRADE FOR NEW SLAB
EXISTING MALL 100.33'
DEMOLITION PLAN LEGEND
ITEMS TO BE REMOVED
ITEMS TO REMAIN
SALVAGE EXISTING PENDANT-MOUNTED PORCH LIGHT FIXTURES
PORCH REMAINS
DOCK REMAINS
REMOVE EXISTING WINDOW AND SALVAGE FOR REUSE
REMOVE EXISTING WINDOWS & SALVAGE FOR REUSE
REMOVE EXISTING PORCH & OVERHEAD STRUCTURE (REF TO SECTION 2/D-1)
REMOVE EXISTING CONC. CURB
REMOVE EXISTING WALLS, FINISHES, ROOF AND STRUCTURE ABOVE EXISTING CONCRETE SLAB
REMOVE EXISTING STAIR AND BRICK PAVING (SALVAGE BRICKS)
REMOVE EXISTING CONC. CURB, PAVING, STAIRS, BOLLARDS, ECT SALVAGE BRICK PAVERS AND BOLLARDS FOR REUSE.
REMOVE BRICK PAVING & SALVAGE FOR REUSE
1 D-1 DEMOLITION PLAN 1/8" = 1'-0"
EXISTING 1X & 2X CONTINOUS LEDGER TO BE REMOVED
EXISTING LIGHT FIXTURE & SOCKET SALVAGE FOR REUSE
100.34'
EXISTING PIER AND FOOTING TO BE REMOVED V.I.F
2 D-1 SECTION 1/4"=1'-0"
96'-0"
3 D-1 SECTION 1/4"=1'-0"
SEE SHEET A-6 FOR MORE INFORMATION
WALLS TO BE REMOVED
REMOVE STAIRS AND RAILING
DOOR TO BE REMOVED
4 D-1 SECTION 1/4"=1'-0"
Plan North
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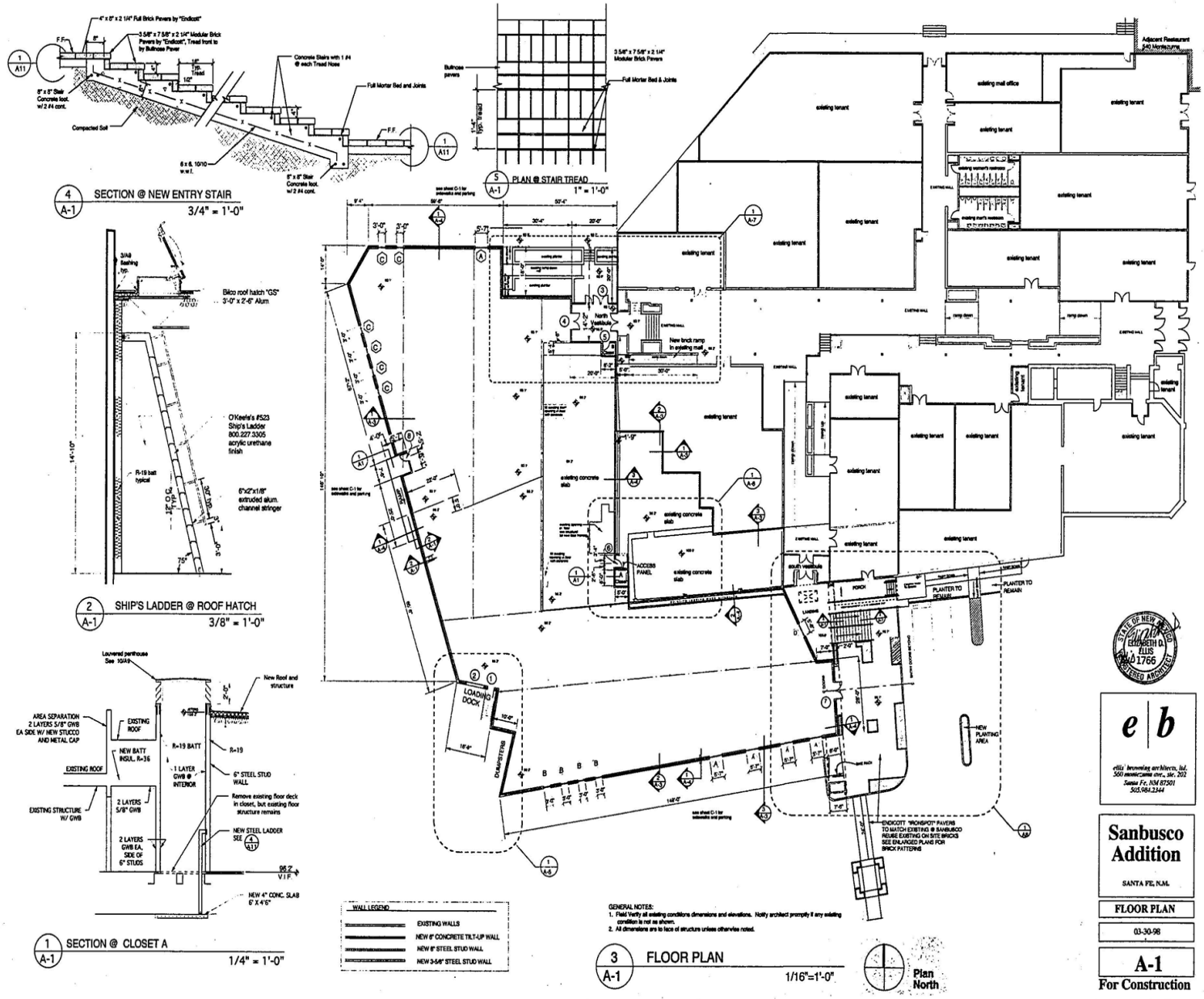
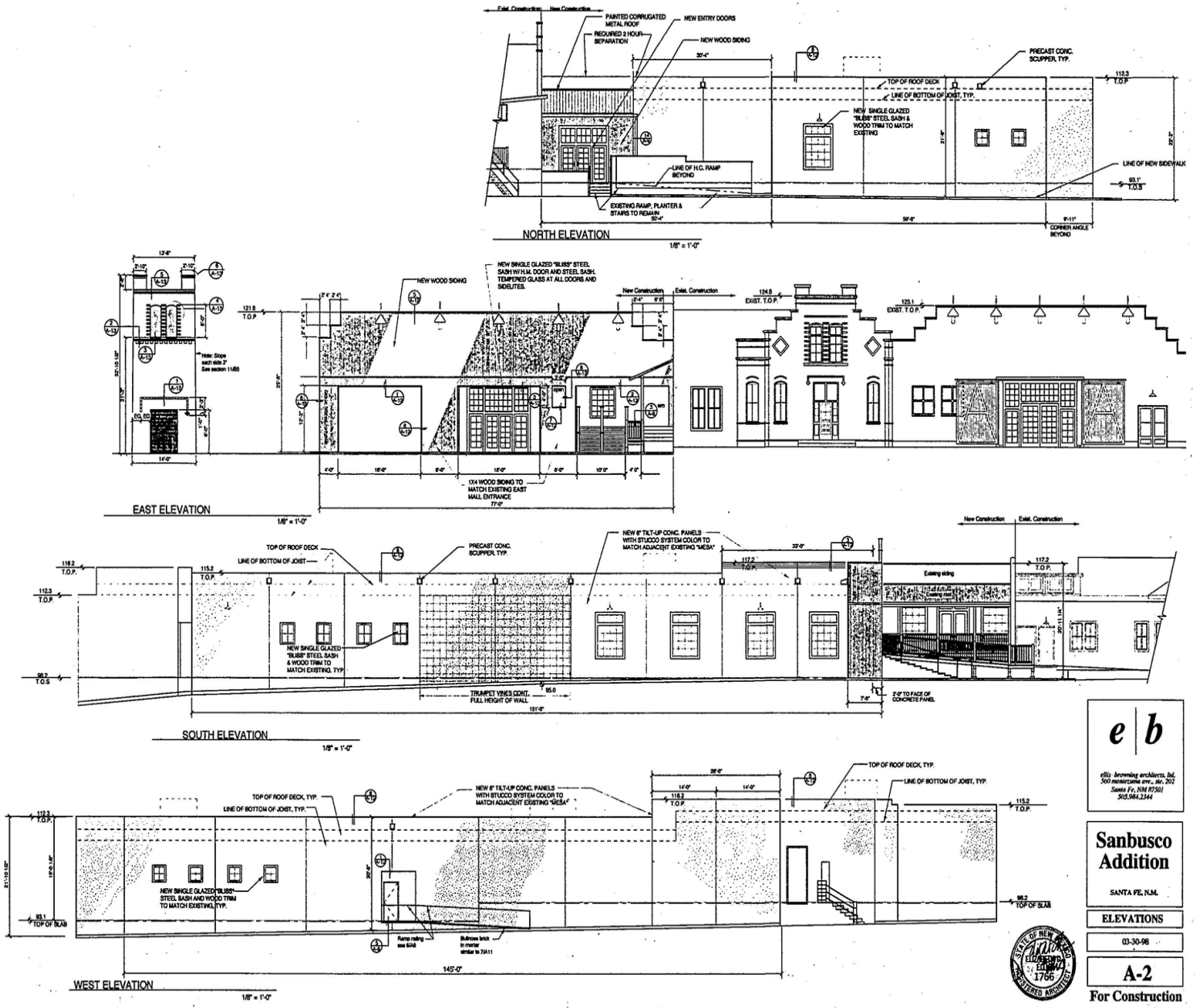
Sanbusco Addition
SANTA FE, N.M.
Demolition Plan
03-30-98
D-1
For Construction



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Borders Addition, 1999

LAKE | FLATO



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Sanbusco Addition

SANTA FE, N.M.

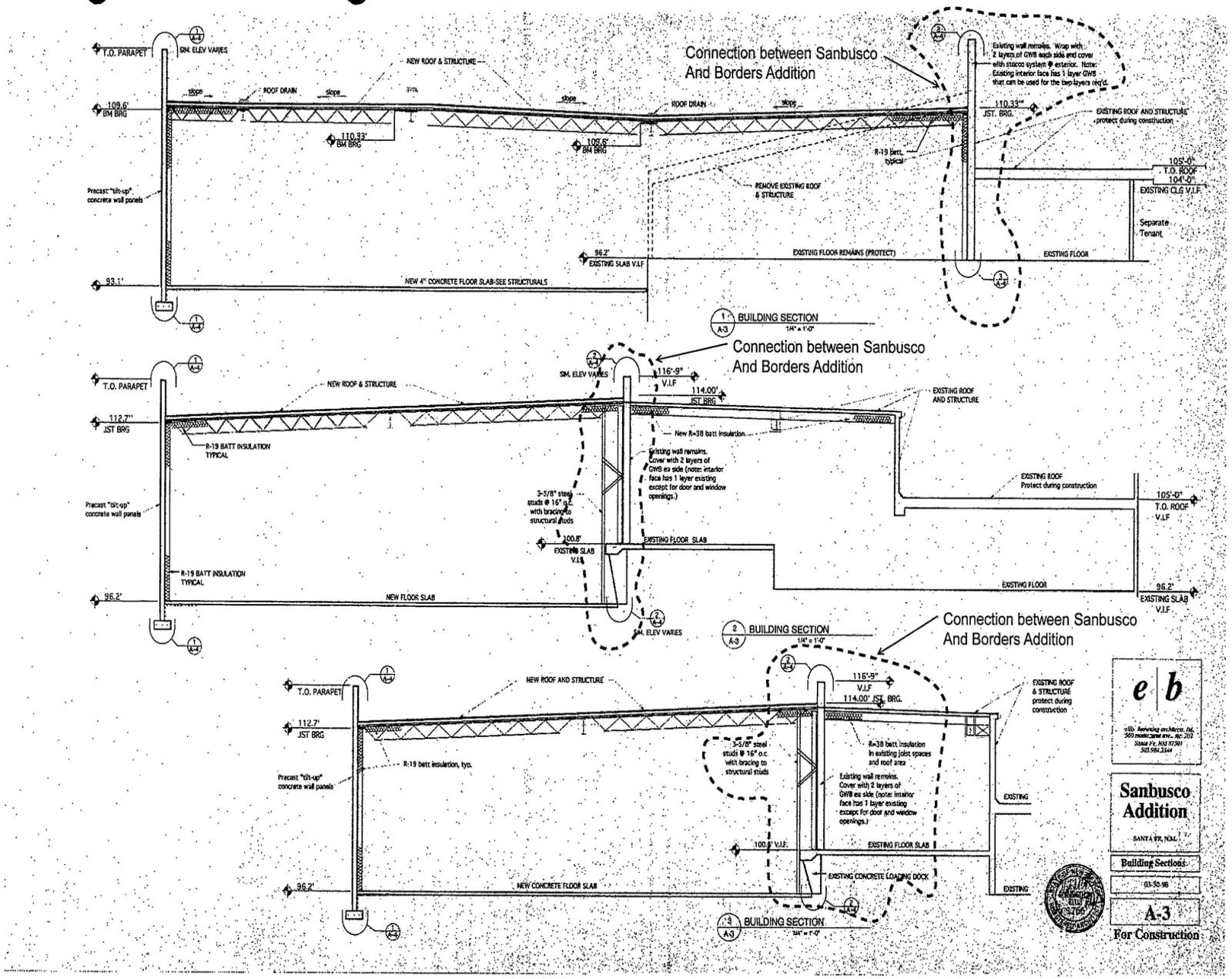
ELEVATIONS

03-30-98

A-2

For Construction

STATE OF NEW MEXICO
REGISTERED ARCHITECT
1766

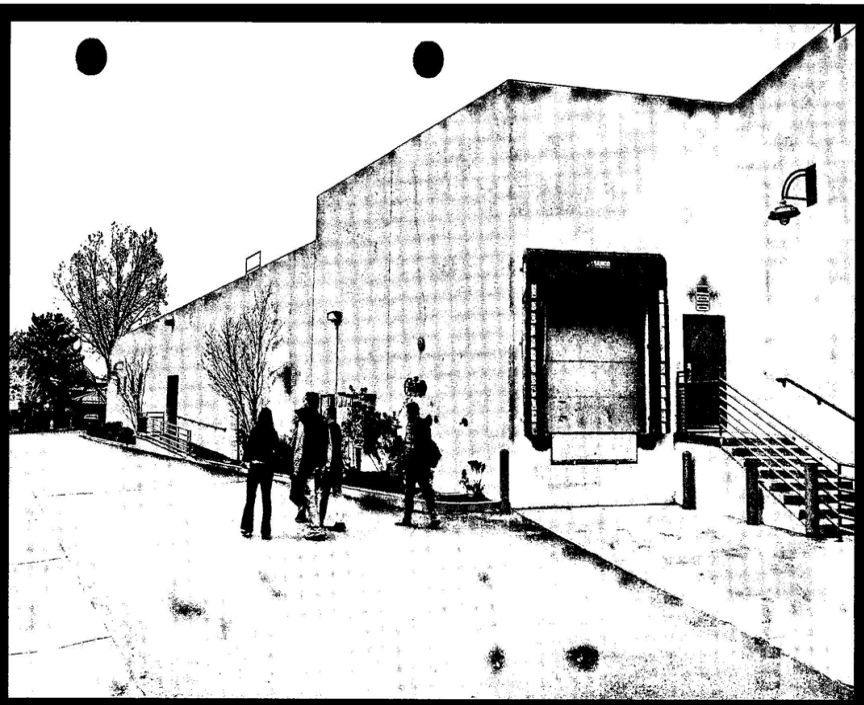

Connection between Sanbusco And Borders Addition
T.O. PARAPET
SIM. ELEV VARIES
NEW ROOF & STRUCTURE
ROOF DRAIN
slope
109.6' BM BRG
110.33' BM BRG
105.6' BM BRG
Precast "tilt-up" concrete wall panels
93.1'
NEW 4" CONCRETE FLOOR SLAB-SEE STRUCTURALS
96.2' EXISTING SLAB V.I.F
REMOVE EXISTING ROOF & STRUCTURE
R-19 batt, typical
EXISTING FLOOR REMAINS (PROTECT)
Existing wall remains. Wrap with 2 layers of GWB each side and cover with stucco system @ exterior. Note: Existing interior face has 1 layer GWB that can be used for the two layers req'd.
110.33" JST. BRG.
EXISTING ROOF AND STRUCTURE protect during construction
105'-0" T.O. ROOF 104'-0"
EXISTING CLG V.I.F.
Separate Tenant
EXISTING FLOOR
1 A-3 BUILDING SECTION 1/4" = 1'-0"
Connection between Sanbusco And Borders Addition
T.O. PARAPET
112.7" JST BRG
NEW ROOF & STRUCTURE
SIM. ELEV VARIES
116'-9" V.I.F
114.00' JST BRG
R-19 BATT INSULATION TYPICAL
Precast "tilt-up" concrete wall panels
3-5/8" steel studs @ 16" o.c. with bracing to structural studs
New R=38 batt insulation
Existing wall remains. Cover with 2 layers of GWB ea side (note: interior face has 1 layer existing except for door and window openings.)
EXISTING ROOF AND STRUCTURE
EXISTING ROOF Protect during construction
105'-0" T.O. ROOF V.I.F
100.8' EXISTING SLAB V.I.F.
EXISTING FLOOR SLAB
EXISTING FLOOR
96.2' EXISTING SLAB V.I.F
NEW FLOOR SLAB
2 A-3 BUILDING SECTION 1/4" = 1'-0"
Connection between Sanbusco And Borders Addition
T.O. PARAPET
112.7' JST BRG
NEW ROOF AND STRUCTURE
116'-9" V.I.F
114.00' JST. BRG.
EXISTING ROOF & STRUCTURE protect during construction
R-19 batt insulation, typ.
Precast "tilt-up" concrete wall panels
3-5/8" steel studs @ 16" o.c. with bracing to structural studs
R=38 batt insulation in existing joist spaces and roof area
Existing wall remains. Cover with 2 layers of GWB ea side (note: interior face has 1 layer existing except for door and window openings.)
EXISTING
100.8' V.I.F.
EXISTING FLOOR SLAB
EXISTING CONCRETE LOADING DOCK
96.2'
NEW CONCRETE FLOOR SLAB
3 A-3 BUILDING SECTION 1/4" = 1'-0"
e b
Sanbusco Addition
SANTA FE, N.M.
Building Sections
03-30-98
A-3
For Construction



Tower Element added with Borders Addition, 1999



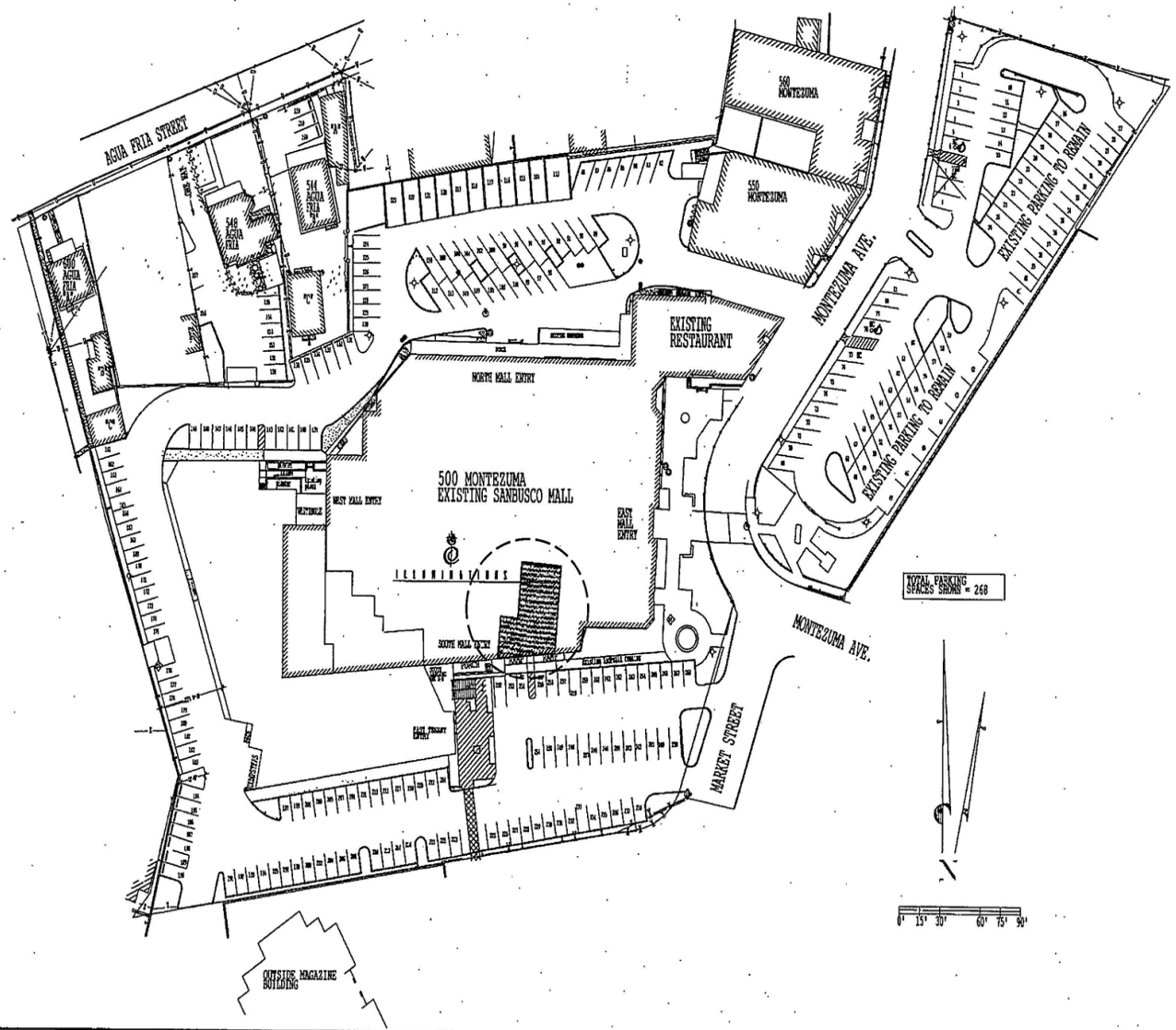
Southeast Elevation



West Elevation



North Elevation



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ILLUMINATIONS
San Busco Center Store #167
500 Montezuma Avenue
Santa Fe, NM 87501

Project No.: 20098
Drawn By:
Checked By:
Issued Date: July 14, 2002; Permit/Bid
Revision No. Date

Sheet Title :

Site Plan

Scale: 1"=30'

Sheet No:

A0.1

Of Sheets

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation at South Suite 102, 2000

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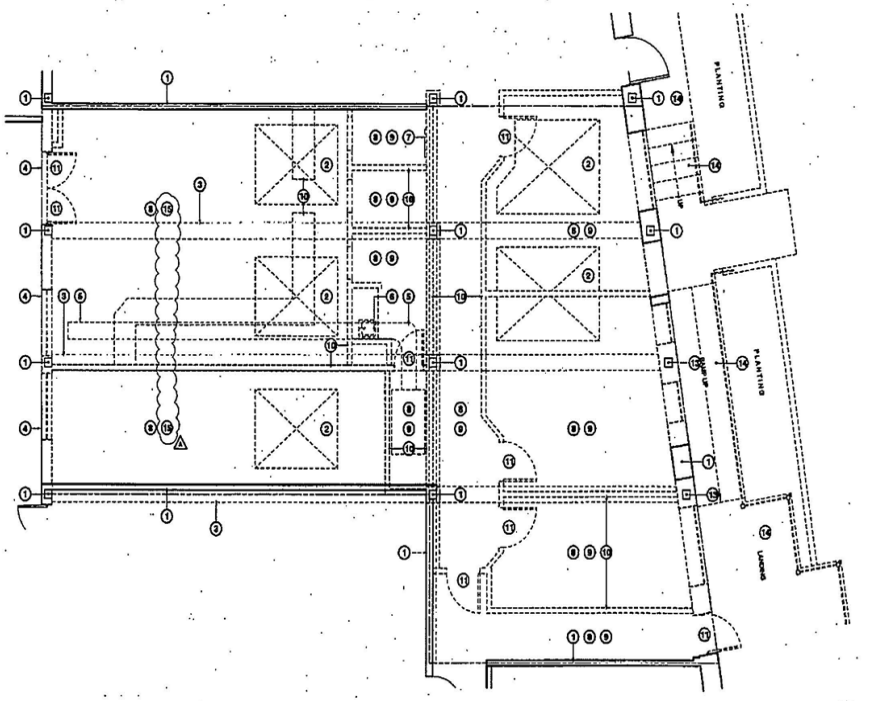

Demolition Plan

As Built General Notes

1 CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.

2 PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.

3 CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

4 ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND SHUT OFF, NOTIFY THE AFFECTED UTILITY COMPANY AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.

5 PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

6 EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.

7 DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW OR EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS. PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.

8 PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION

9 PROTECT ALL (E) FINISHES AND ITEMS TO REMAIN. WHERE CONDITIONS TO REMAIN ARE AFFECTED BY DEMOLITION, RELOCATION, NEW CONSTRUCTION, ETC., THE CONTRACTOR SHALL REPAIR, PATCH, REFINISH, OR REPLACE SAID ITEMS AS REQUIRED TO MATCH EXISTING AT NO CHARGE TO THE OWNER.

Demolition Key Notes

1. MAINTAIN ALL BUILDING STRUCTURAL COLUMNS, BRACING AND DEMISING WALL FRAMING (U.O.N.) PATCH & REPAIR AS REQ'D TO ACCEPT NEW FINISHES.
2. MAINTAIN (E) SKYLIGHTS
3. MAINTAIN (E) TRUSSES
4. REMOVE ALL ELEMENTS OF EXISTING STOREFRONT TO UNDERSIDE OF MALL BULKHEAD.
5. (E) MECHANICAL EQUIPMENT TO BE REMOVED
6. (E) PLUMBING FIXTURES TO BE REMOVED.
7. (E) ELECTRICAL EQUIPMENT TO BE REMOVED.
8. REMOVE (E) FINISH FLOOR MATERIAL TO SUBFLOOR. FLOOR SURFACE TO BE SMOOTH, LEVEL, AND ABLE TO ACCEPT NEW FINISH.
9. REMOVE (E) CEILING AND ALL RELATED NON-STRUCTURAL ELEMENTS (LIGHT FIXTURES, DUCTS, ETC.)
10. REMOVE (E) PARTITION WALL. DISPLAY WALL SHOWN DASHED
11. EXISTING DOOR TO BE REMOVED.
12. (E) EXIT LIGHTS, EMERGENCY LIGHTS, FIRE ALARM, ETC. TO BE RELOCATED WHERE POSSIBLE
13. RELOCATE (E) COLUMNS TO ACCOMODATE (N) STOREFRONT. SEE STRUCTURAL DRAWINGS.
14. REMOVE (E) RAMP, SCARS AND SIDEWALK. THE EXTENT OF DEMOLITION TO BE VERIFIED IN FIELD.
15. REMOVE (E) LIGHT FIXTURES, DUCTS, ETC.

Demolition Legend

(E) WALL, DOOR OR PICTURE TO BE REMOVED

(E) WALL, DOOR OR WINDOW TO REMAIN

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ILLUMINATIONS
San Buseo Center Store #167
500 Montezuma Avenue
Santa Fe, NM 87501

Project No.:	2008
Drawn By:	
Checked By:	
Issued Date:	July 14 2009; Bid / Permit
Revision	No. Date
Client Revision	1 July 20, 2009

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Demolition Plan

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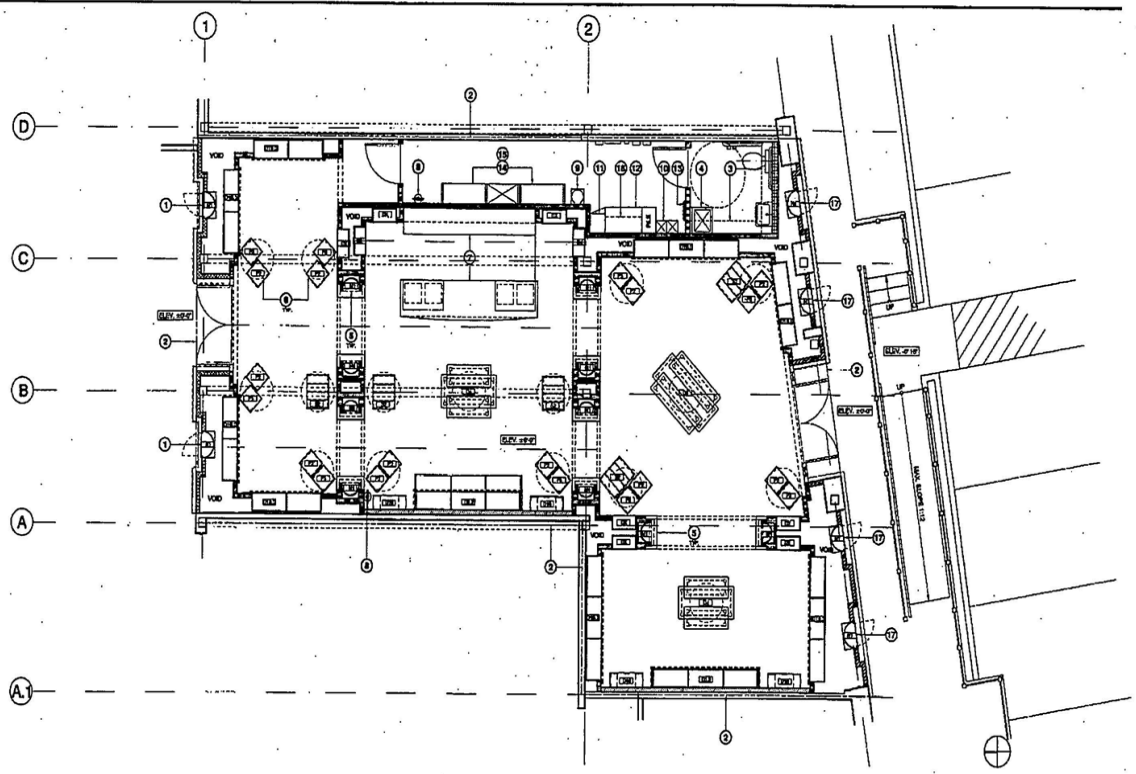

Fixture Plan

Fixture Schedule

QTY	TYPE	DESCRIPTION	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER	INSTALLED BY G.C.	REMARKS
0	CR1	6'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PKG. W/ 6 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2
0	CR2	6'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PKG. W/ 6 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2
2	CR3	3'-0" X 4 LIGHT 2'-0"H - WALL DISPLAY PKG. W/ 3 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2
0	CR3A	3'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PKG. W/ 4 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2 (SHELVES)
0	CR3B	6'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PKG. W/ 12 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2 (SHELVES)
0	CR3C	6'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PACKAGE W/ 6 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2 (SHELVES)
0	CR4	3'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PACKAGE W/ 4 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2 (SHELVES)
5	CR5	3'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PACKAGE W/ 6 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2 (SHELVES)
3	CR6	6'-0"W x 1'-4"D x 8'-0"H - WALL DISPLAY PKG. W/ 6 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.2 (SHELVES)
0	CR7	10'-10"W x 1'-4"D x 8'-0"H - BUILT-IN DISPLAY FIXTURE W/ 4 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.3 (SHELVES)
0	CR7A	5'-10"W x 1'-4"D x 8'-0"H - BUILT-IN DISPLAY FIXTURE W/ 4 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.3 (SHELVES)
0	CR7B	5'-0"W x 1'-4"D x 8'-0"H - BUILT-IN DISPLAY FIXTURE W/ 3 SHFS @ 30" WIDE	•		•		SEE DET. 1/A4.3 (SHELVES)
1	CR8	10'-0"W x 2'-0"D x 7'-10"H - CASHIER DESK & 30"W x 1'-4"D x 3'-10"H - SHOWCASE	•		•		SEE DET. 4/A4.1
9	CR9	3'-4"W x 1'-4" to 0'-7"H - BUILT-IN DISPLAY FIXTURE W/ 5 SHFS @ 12" O.F.F.	•		•		SEE DET. 3/A4.2
0	CR10	3'-4"W x 1'-4"D x 3'-6"H - SHELVING FIXTURE	•		•		SEE DET. 1/A4.3
4	CR11	3'-0"W x 1'-4"D x 8'-0"H - SHELVING FIXTURE	•		•		SEE DET. 1/A4.3

QTY	TYPE	DESCRIPTION	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER	INSTALLED BY G.C.	REMARKS
2	CR12	3'-0"W x 1'-4"D x 8'-0"H - 6 SHELVES W/ 3 SHFS @ 30" WIDE FIXTURE UNDER	•		•		
1	CR13	3'-0"W x 1'-4"D x 8'-0"H - 6 SHELVES W/ 3 SHFS @ 30" WIDE FIXTURE UNDER	•		•		
1	CR14	9'-0 1/2"W x 1'-4"D x 2'-6"H - DISPLAY FIXTURE	•		•		
0	CR15	3'-0"W x 2'-4 1/2"D x 8'-0"H - 6"H STEP DISPLAY	•		•		
4	CR16	3'-0"W x 2'-4"D x 3'-0"H - 6"H STEP DISPLAY	•		•		
0	CR17	7'-0"W x 2'-4"D x 2'-6"H - FUR. PEDESTAL DISPLAY	•		•		
10	CR18	3'-0"W x 2'-4"D x 2'-6"H - FUR. PEDESTAL DISPLAY	•		•		
10	CR19	3'-0"W x 2'-4"D x 2'-6"H - FUR. PEDESTAL DISPLAY	•		•		
6	CR20	FREE-MOUNTED STOREFRONT DISPLAY NICHE		•		•	SEE DET. 5/A4.1
10	CR21	BUILT-IN INTERIOR DISPLAY NICHE		•		•	SEE DET. 5/A4.1
0	CR22	DISPLAY SHELF- 9'-0" x 18" CONC. TOP	•		•		TBD

QTY	TYPE	DESCRIPTION	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER	INSTALLED BY G.C.	REMARKS
1		3'-0"W x 1'-4"D x 8'-0" (OU) - STOCKROOM SHELVING		•		•	
2		4'-0"W x 1'-4"D x 8'-0" (OU) - STOCKROOM SHELVING		•		•	
2	6	FIRE EXTINGUISHER		•		•	
1	8	WATER COOLER	•		•		
2	10	EMPLOYEE LOCKERS	•			•	
1	11	SAFE	•			•	BOLTED TO FLR.
1	12	MANAGER'S DESK	•			•	
1	13	CONF. RACK		•		•	
V.I.F.	3, 15	18" HOT SHELVING OR SIMILAR		•		•	
1	4	FREESTANDING BONUS BIN	•			•	

Fixture Plan Reference Notes

1. FREE-STANDING DISPLAY NICHE WITH HAMMERED COPPER PANEL BACK, BRONZE SILL (SEE DETAIL 5/A4.1)
2. LOUVER LINE
3. SHELF @ +6'-0" A.F.F. (SEE DETAIL 1/A4.2)
4. FREESTANDING BONUS BIN
5. OPEN DISPLAY NICHE WITH HAMMERED COPPER BACK, BACK AND STONE SILL (SEE DETAIL 5/A4.1)
6. LOCATION OF CHAMBLIN SUPPORTED FROM CEILING.
7. CASHIER'S SHOWCASE (SEE DETAILS 4/A4.1)
8. CHEMICAL TYPE FIRE EXTINGUISHER
9. WATER COOLER
10. EMPLOYEE LOCKERS
11. SAFE BOLTED TO THE FLOOR
12. MANAGER'S DESK
13. CONF. RACK
14. VENEER BUFFERED STOCK SHELVING. O.C. TO HE LINES FREE WALLS AS NEEDED
15. 4 SHELVING UNITS TO BE PROVIDED W/O ADDITIONAL SHELVES PER UNIT
16. 12" HOT SHELVING ABOVE MANAGERS DESK (SEE ELEVATION 4/A2.2)
17. FREE-MOUNTED DISPLAY NICHE WITH HAMMERED COPPER BACK, BACK AND SHELF RAILS.

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ILLUMINATIONS

San Busco Center Store #167
500 Montezuma Avenue
Santa Fe, NM 87501

Project No.: 00208
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Fixture Plan

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

Sheet No:

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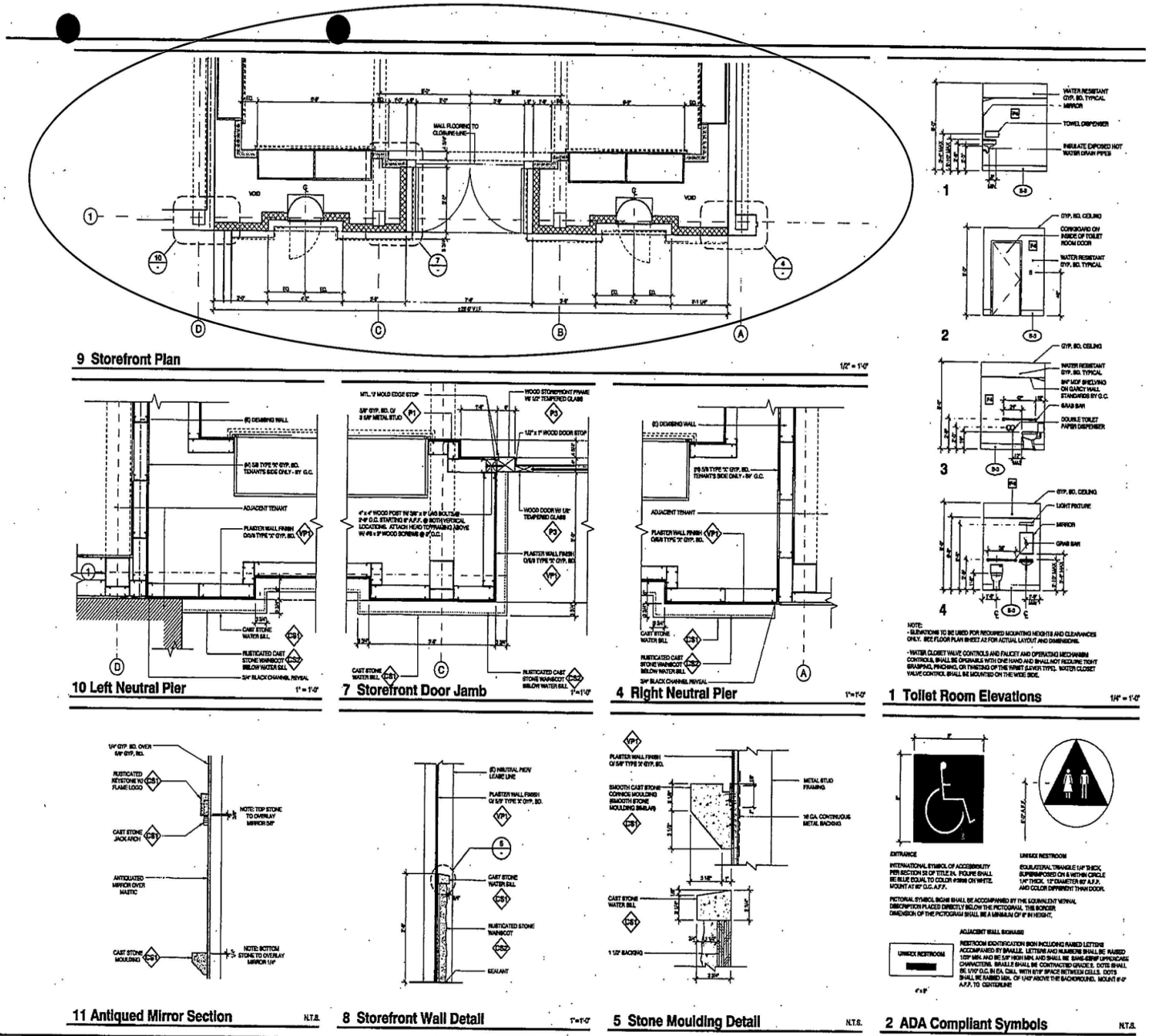

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Sheet Title :
Interior Det

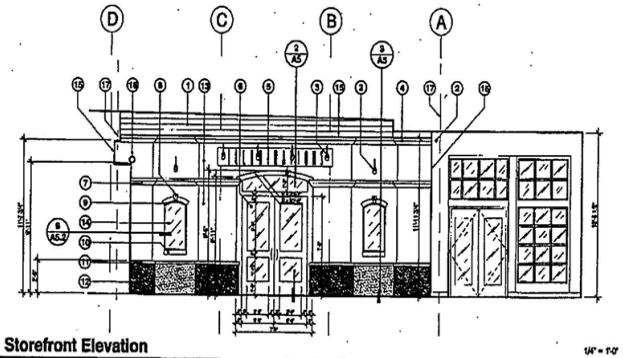
Scale:

Sheet No:
A5.2
Of Sheets

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation at South Suite 102, 2000

LAKE | FLATO



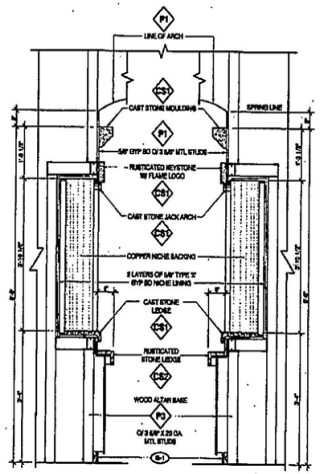
1 Storefront Elevation 1/4" = 1'-0"

Exterior Elevation Key Notes

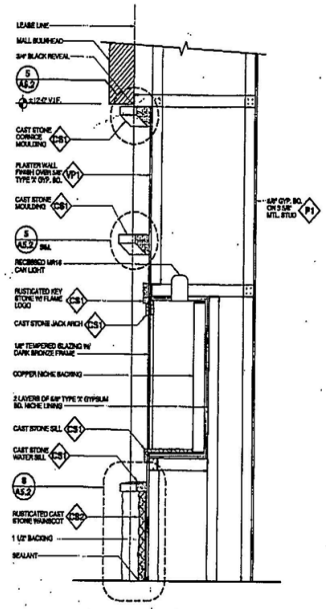
1. MALL BULKHEAD TO REMAIN
2. MALL NEUTRAL PIER TO REMAIN
3. GOOSENECK LIGHT FIXTURE
4. CAST STONE CORNICE MOULDING - CS1
5. DARK BRONZE INDIVIDUAL LETTERS
6. #6 WOOD/GLASS DOORS, SIDELIGHTS & TRANSOM W/ 1/4" TEMPERED GLAZING - P3
7. CAST STONE MOULDING - CS1
8. SAND BLASTED ILLUMINATIONS FLAME LOGO ON RUSTICATED CAST STONE KEYSTONE - CS1
9. CAST STONE JACK ARCH - CS1
10. CAST STONE SILL CS1
11. CAST STONE WATERBILL CS1
12. RUSTICATED STONE WAINSCOT - CS2
13. PLASTER WALL FINISH - VP1
14. TEMPERED LOCKING GLASS DISPLAY NICHE DOOR W/ DARK BRONZE FRAME AND HAMMERED COPPER INSIDE BACK WALL
15. 3/4" REVEAL (BLACK) @ STOREFRONT PERIMETER
16. (E) FIRE SPRINKLER MAIN
17. LEASE LINE

RUSSELL DAVIS ARCHITECTS

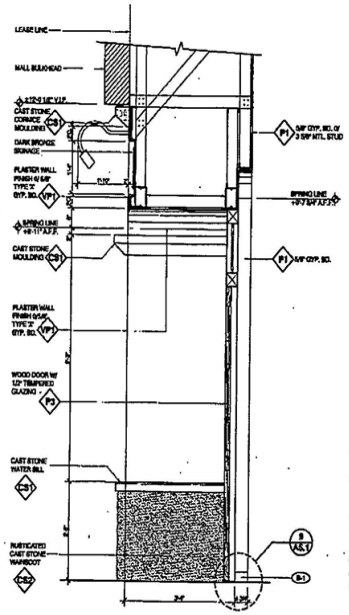
736 "A" Street , Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax



4 Altar Column Section 3/4" = 1'-0"



3 Storefront Section 3/4" = 1'-0"



2 Entry Section 3/4" = 1'-0"

ILLUMINATIONS

San Busco Center Store #167
500 Montezuma Avenue
Santa Fe, NM 87501

Project No.: 20006
Drawn By:
Checked By:
Issued Date: July 14, 2000, BidPermit

Revision	No.	Date

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Sheet Title :

Details

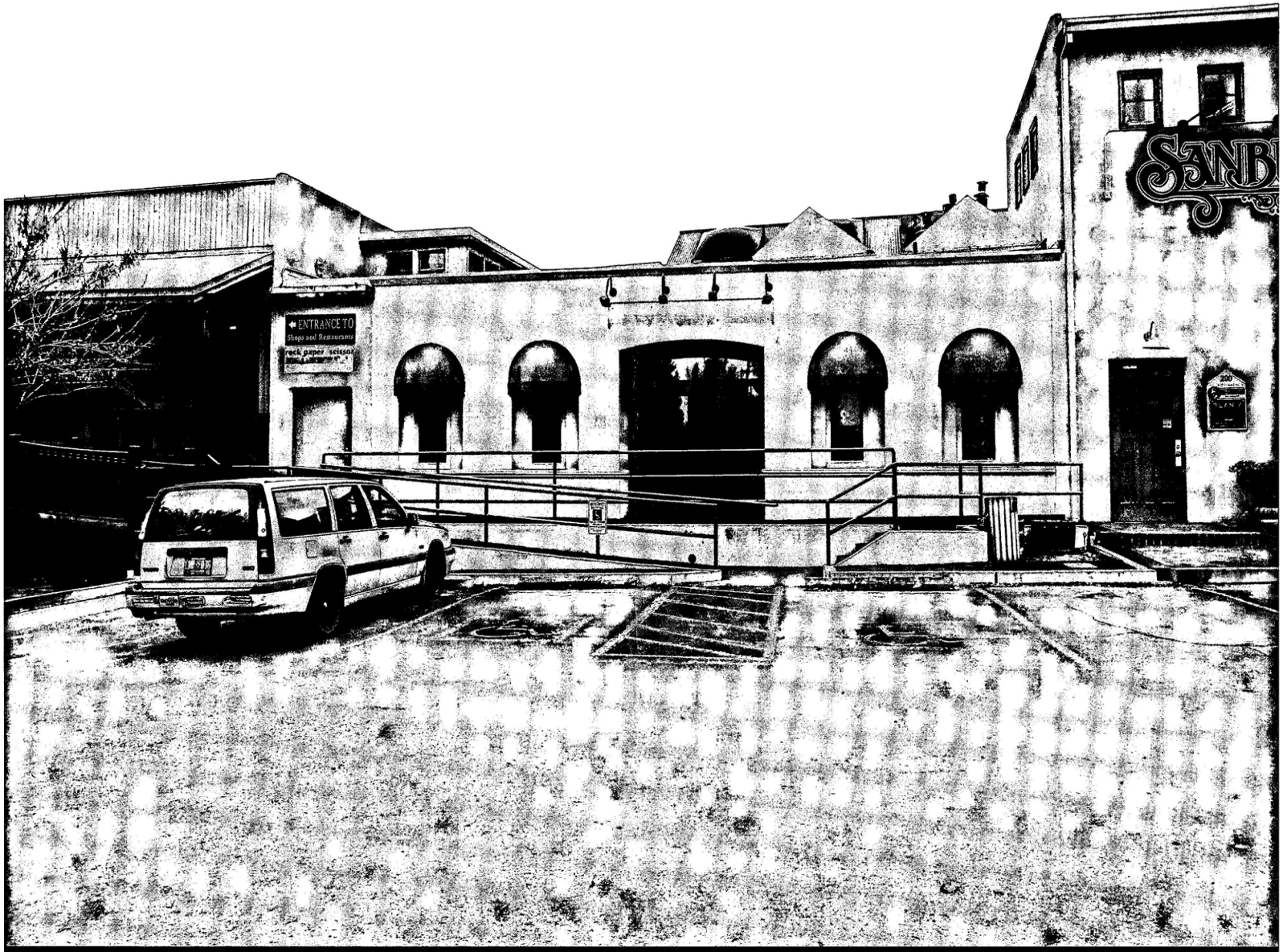
Scale: Varies

Sheet No:

A5

Of Sheets

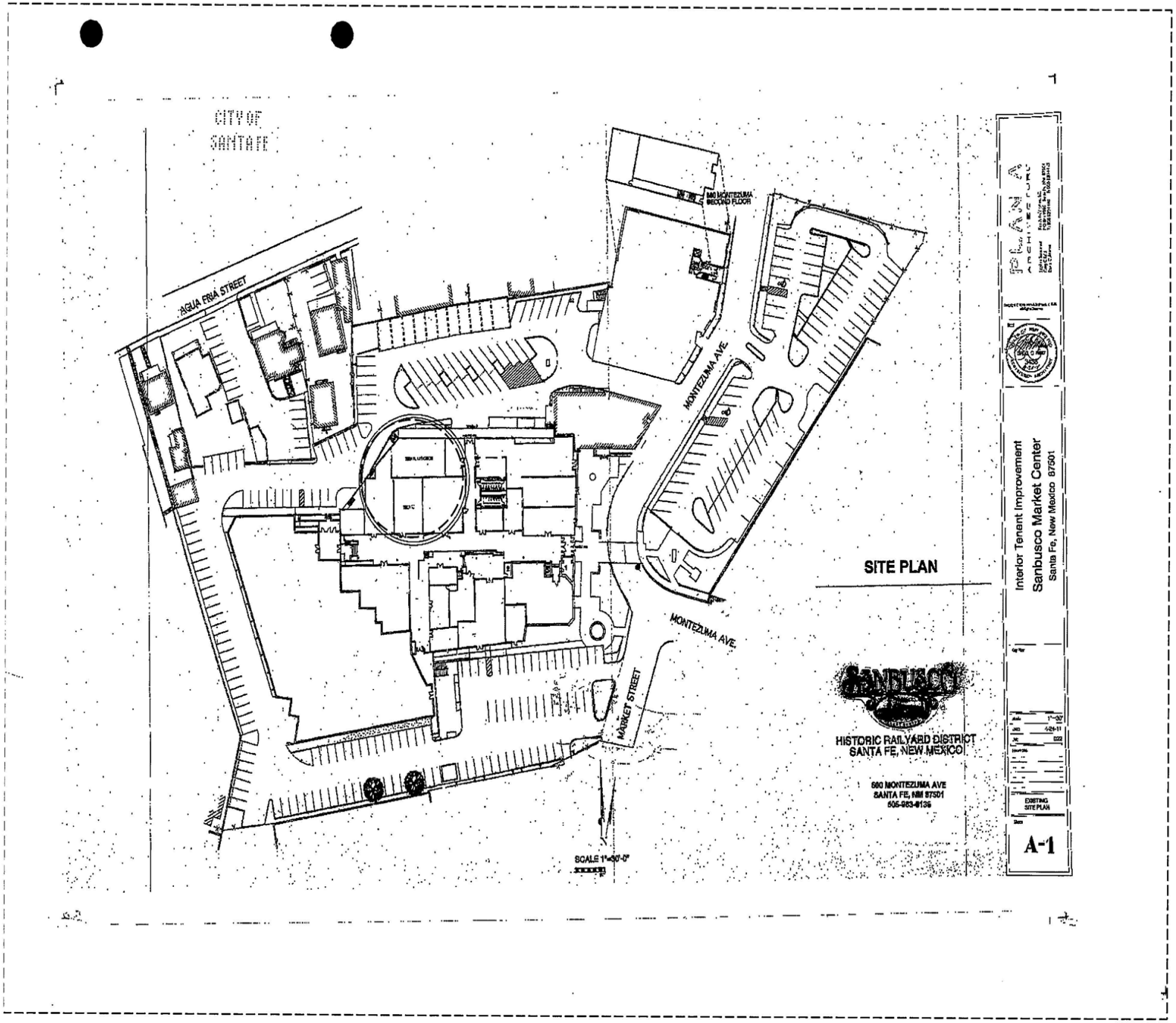
C:\02_JTimer\acm\101_ArchitecturalProjects\101_Sam—San_Busco\San_Busco_Plans\San_Busco_A5.dwg Wed Jul 19 12:31:25 2000 Russell Davis Architects



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation at South Suite 102, 2000

LAKE | FLATO SW


CITY OF
SANTA FE
AGUA FRIA STREET
660 MONTEZUMA
SECOND FLOOR
MONTEZUMA AVE.
MONTEZUMA AVE.
MARKET STREET
SCALE 1"=30'-0"
SITE PLAN
SANBUSCO
HISTORIC RAILYARD DISTRICT
SANTA FE, NEW MEXICO
660 MONTEZUMA AVE
SANTA FE, NM 87501
505-983-8136
PLANA
ARCHITECTURE
Interior Tenant Improvement
Sanbusco Market Center
Santa Fe, New Mexico 87501
EXISTING
SITE PLAN
A-1

CITY OF SANTA FE

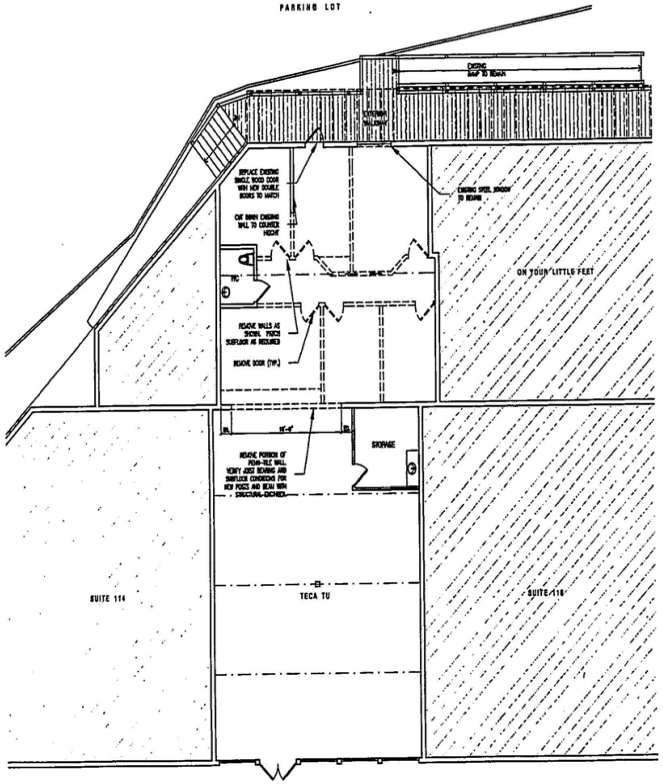
LEGEND

EXISTING WALL TO REMAIN

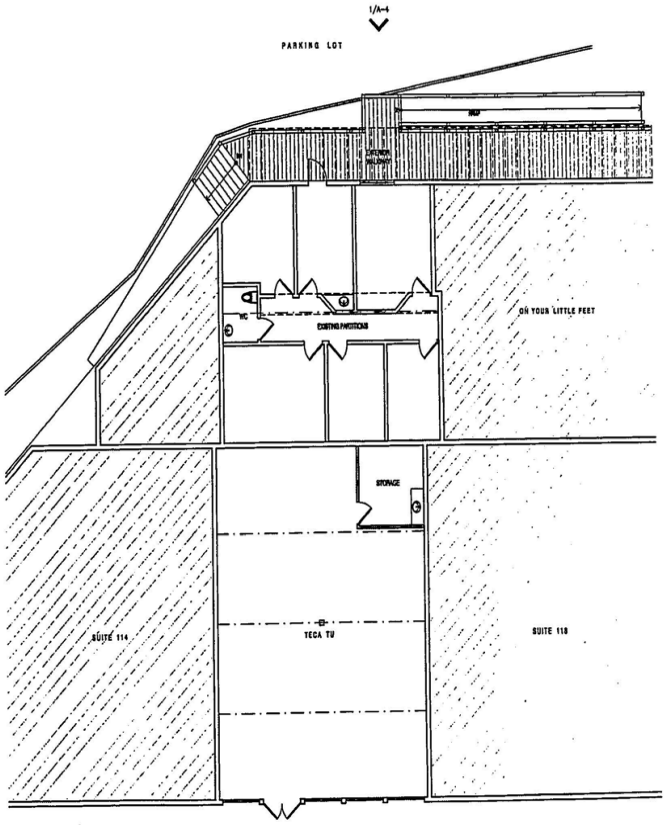
EXISTING WALL TO BE DEMOLISHED

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED



DEMOLITION PLAN
1/8" = 1'-0"



EXISTING FLOOR PLAN
1/8" = 1'-0"

PLAN A ARCHITECTURE

Plan A Architecture, LLC
PO Box 2787 Santa Fe, NM 87504
T: 505.820.1440 F: 505.820.1415
Stephen Swanson
David Abel
Dana Coleman

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Seal

STATE OF NEW MEXICO
DAVID C. YEO
24195
REGISTERED ARCHITECT

Interior Tenent Improvement
Sanbusco Market Center
Santa Fe, New Mexico 87501

Key Plan

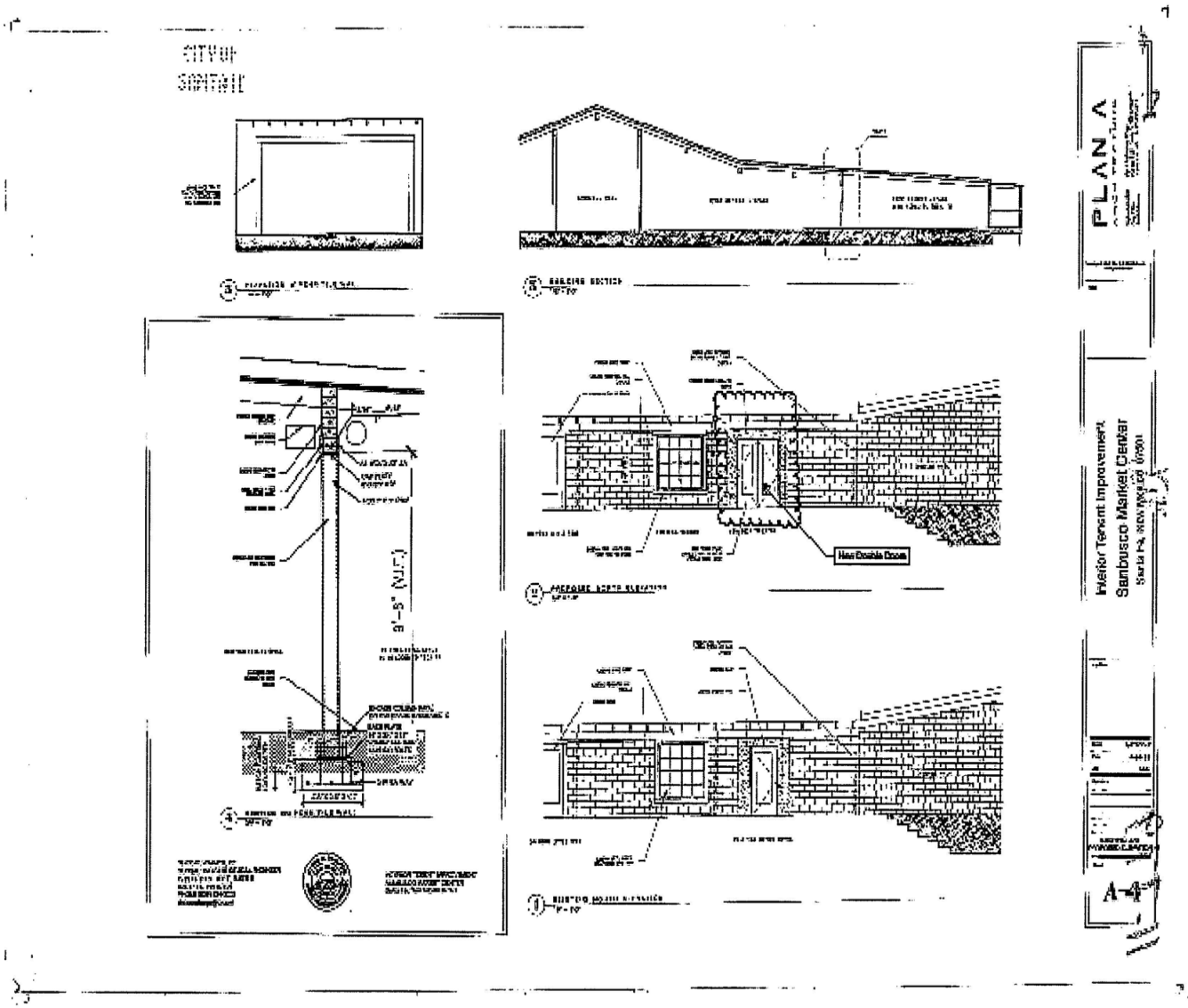
Scale	1/8"=1'-0"
Date	4-24-11
Job	022

Revisions

EXISTING PLAN
DEMO PLAN

Sheet

A-2


PLAN
Interior Tenant Improvement
Sanbusco Market Center
New Double Doors
A-4



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

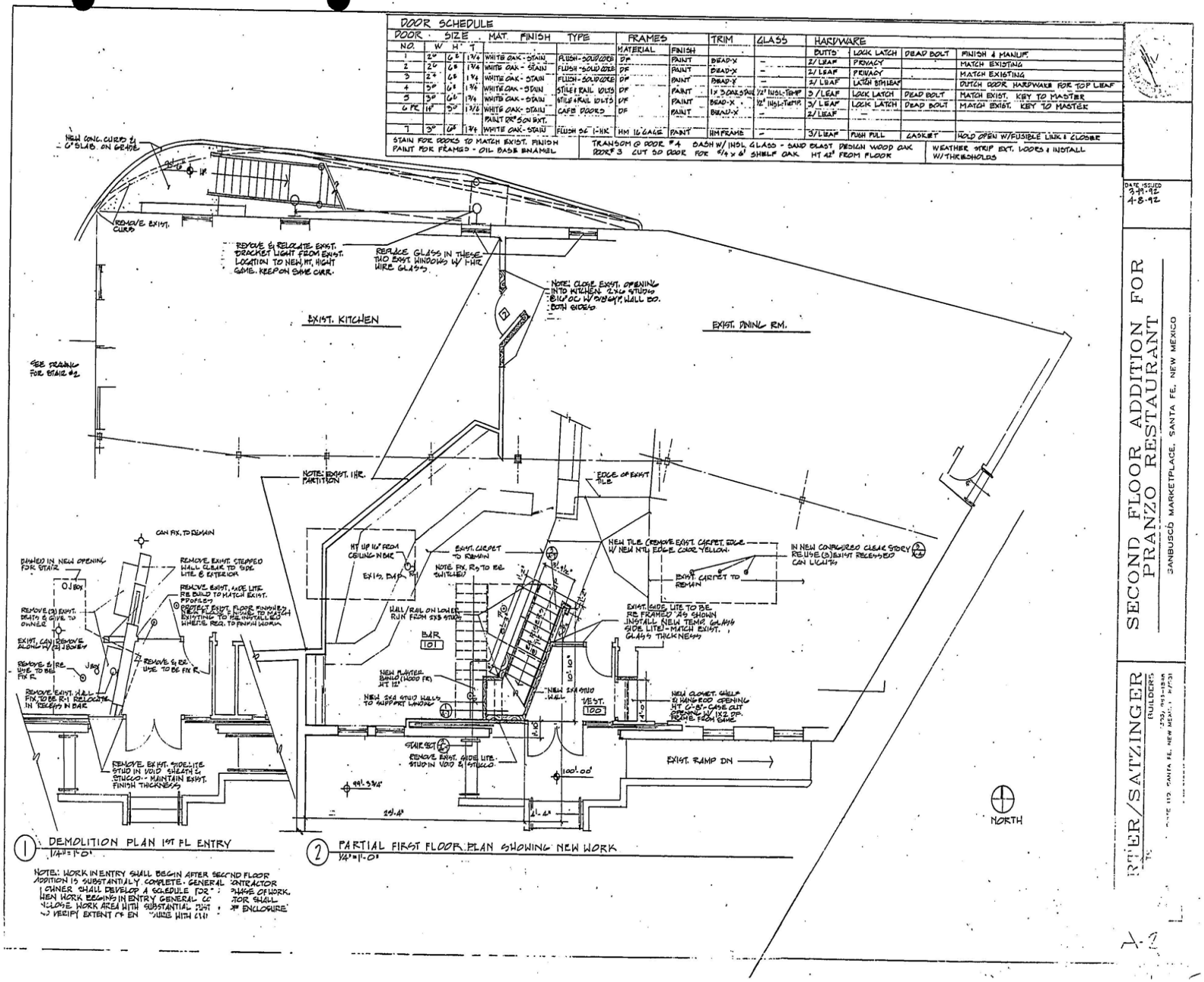
Sanbusco Renovation at North Suite 116, 2011

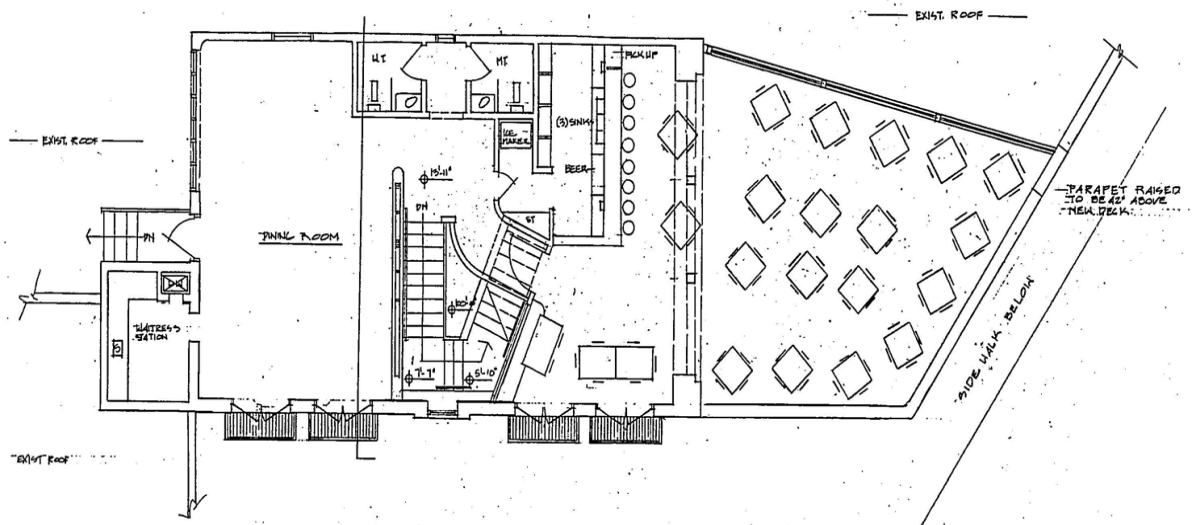
LAKE | FLATO

PRANZO RENOVATIONS

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

LAKE | FLATO

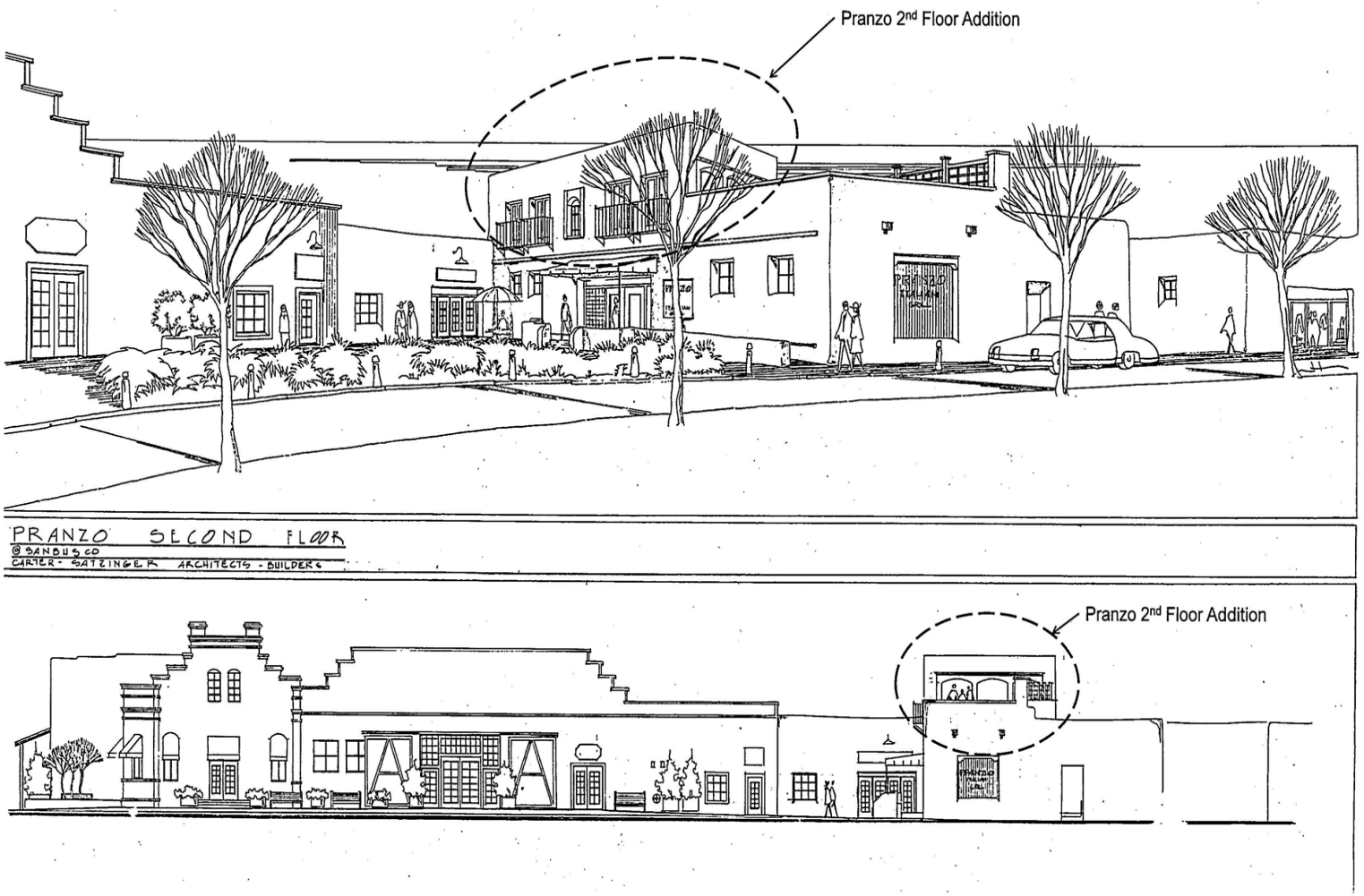

DOOR SCHEDULE
DOOR NO. | SIZE W | SIZE H | T | MAT. FINISH | TYPE | FRAMES MATERIAL | FRAMES FINISH | TRIM | GLASS | HARDWARE BUTTS | LOCK LATCH | DEAD BOLT | FINISH & MANUF.
1 | 2'0" | 6'8" | 1 3/4 | WHITE OAK - STAIN | FLUSH - SOLID CORE | DF | PAINT | BEAD-X | – | 2/ LEAF | PRIVACY | | MATCH EXISTING
2 | 2'0" | 6'8" | 1 3/4 | WHITE OAK - STAIN | FLUSH - SOLID CORE | DF | PAINT | BEAD-X | – | 2/ LEAF | PRIVACY | | MATCH EXISTING
3 | 2'4" | 6'8" | 1 3/4 | WHITE OAK - STAIN | FLUSH - SOLID CORE | DF | PAINT | BEAD-X | – | 2/ LEAF | LATCH BIT/LEAF | | DUTCH DOOR HARDWARE FOR TOP LEAF
4 | 3'0" | 6'8" | 1 3/4 | WHITE OAK - STAIN | STILE & RAIL JOINTS | DF | PAINT | 1" 3 PANEL RAIL | 1/4" INSUL-TEMP | 3/ LEAF | LOCK LATCH | DEAD BOLT | MATCH EXIST. KEY TO MASTER
5 | 3'0" | 6'8" | 1 3/4 | WHITE OAK - STAIN | STILE & RAIL JOINTS | DF | PAINT | BEAD-X | 1/2" INSUL-TEMP | 3/ LEAF | LOCK LATCH | DEAD BOLT | MATCH EXIST. KEY TO MASTER
6 PR. | 1'8" | 5'0" | 1 3/8 | WHITE OAK - STAIN | CAFE DOORS | DF | PAINT | BEAD-X | – | 2/ LEAF | – | – | –
– | – | – | – | PAINT OR STAIN EXT. | – | – | – | – | – | – | – | – | –
7 | 3'0" | 6'8" | 1 3/4 | WHITE OAK - STAIN | FLUSH SC 1-HR | HM 16 GAGE | PAINT | HM FRAME | – | 3/ LEAF | PUSH PULL | GASKET | HOLD OPEN W/FUSIBLE LINK & CLOSER
STAIN FOR DOORS TO MATCH EXIST. FINISH PAINT FOR FRAMES - OIL BASE ENAMEL
TRANSOM @ DOOR #4 DOOR #3 CUT SO DOOR FOR 6'4" x 6' SHELF OAK
DASH W/ INSL GLASS - SAND BLAST DESIGN WOOD OAK HT 42" FROM FLOOR
WEATHER STRIP EXT. DOORS & INSTALL W/ THRESHOLDS
NEW CONC. CURB & SLAB ON GRADE
REMOVE EXIST. CURB
REMOVE & RELOCATE EXIST. BRACKET LIGHT FROM EXIST. LOCATION TO NEW HT. HIGHT SAME. KEEP ON SAME CIRC.
REPLACE GLASS IN THESE TWO EXIST. WINDOWS W/ 1-HR WIRE GLASS.
NOTE: CLOSE EXIST. OPENING INTO KITCHEN 2"x6" STUDS @16/OC W/ 5/8" GYP. WALL BD. BOTH SIDES
EXIST. KITCHEN
EXIST. DINING RM.
SEE DRAWING FOR STAIR #2
NOTE: EXIST. 1HR. PARTITION
EDGE OF EXIST TILE
CAN FIX. TO REMAIN
DIMMER IN NEW OPENING FOR STAIR
J BOX
REMOVE EXIST. STEPPED WALL CLEAR TO SIDE LITE & EXTERIOR
REMOVE EXIST. SIDE LITE. RE BUILD TO MATCH EXIST. PROFILES
REMOVE (2) EXIST. SEATS & GIVE TO OWNER
REMOVE EXIST. FLOOR MOUNTED RECESSED EXIST. FLOOR MOUNTED RECEPTACLE TO MATCH EXISTING TO REMAIN. STILL WHERE REQ. TO FINISH WORK
EXIST. CAN REMOVE ALONG W/ (2) HONEY
REMOVE & RE USE TO BE FIX R.
REMOVE & RE USE TO BE FIX R.
REMOVE EXIST. WALL FIX. TO BE R-1 RELOCATE IN CEILING IN BAR
REMOVE EXIST. SIDE LITE STUD IN VOID SHEATH & STUCCO. - MAINTAIN EXIST. FINISH THICKNESS
HT UP 16" FROM CEILING IN BAR
EXIST. CIRCUIT TO REMAIN
EXIST. DIM. PK
NOTE: FIX. R3 TO BE SWITCHED
WALL/RAIL ON LOWER RUN FROM 2X8 STUDS
BAR 101
NEW FLOATER BAND (1000 FR) HT 12"
NEW 2X6 STUD WALL TO SUPPORT LANDING
NEW 2X4 STUD WALL
VEST. 100
NEW TILE. REMOVE EXIST. CARPET, EDGE W/ NEW MTL EDGE. COLOR YELLOW.
EXIST. CARPET TO REMAIN
IN NEW CONFIGURED CLERK STORY RE-USE (3) EXIST RECESSED CAN LIGHTS
EXIST. SIDE LITE TO BE RE FRAMED AS SHOWN INSTALL NEW TEMP. GLASS SIDE LITE - MATCH EXIST. GLASS THICKNESS
NEW CLOSET SHELF & HANGROD OPENING HT 6'-8" CASE CUT OPENING W/ 1/2 SP. BOARD FROM SAME.
STAIR SECT
REMOVE EXIST. SIDE LITE STUD IN VOID & STUCCO.
EXIST. RAMP DN
99.33'
100'.00
NORTH
1 DEMOLITION PLAN 1ST FL ENTRY
1/4"=1'-0"
2 PARTIAL FIRST FLOOR PLAN SHOWING NEW WORK
1/4"=1'-0"
NOTE: WORK IN ENTRY SHALL BEGIN AFTER SECOND FLOOR ADDITION IS SUBSTANTIALLY COMPLETE - GENERAL CONTRACTOR / OWNER SHALL DEVELOP A SCHEDULE FOR ... WORK. WHEN WORK BEGINS IN ENTRY GENERAL CO... TOR SHALL ENCLOSE WORK AREA WITH SUBSTANTIAL ... ENCLOSURE. PROVIDE EXTENT OF EN... WITH EXIT...
DATE ISSUED
3-31-92
4-8-92
SECOND FLOOR ADDITION FOR PRANZO RESTAURANT
SANBUSCO MARKETPLACE, SANTA FE, NEW MEXICO
RTER/SATZINGER
BUILDERS
A-1



PROPOSED 2ND FLOOR ADDITION FOR PRANZO

CARTER-GATZINGER ARCHITECTS-BUILDERS

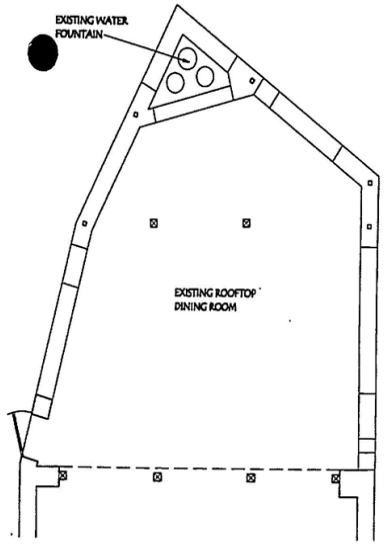
12-11-91 REV. 12-13-91 - 1-7-92 - 1-16-92



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Pranzo Renovation / Addition Perspective, 1992

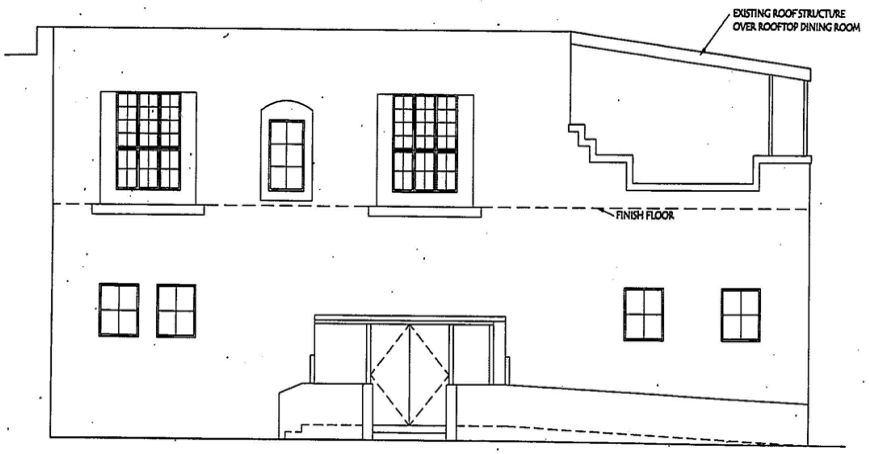
LAKE | FLATO



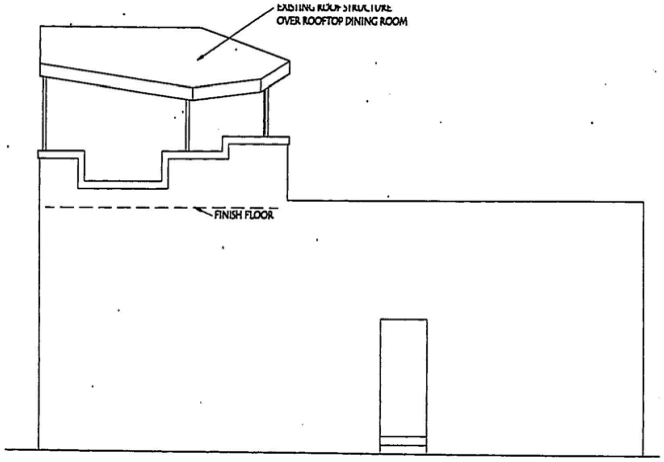
Existing Floor Plan
Scale: 1/4" = 1'-0"

Permit Set - December 27,2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	10/25/2002 Sheet A1



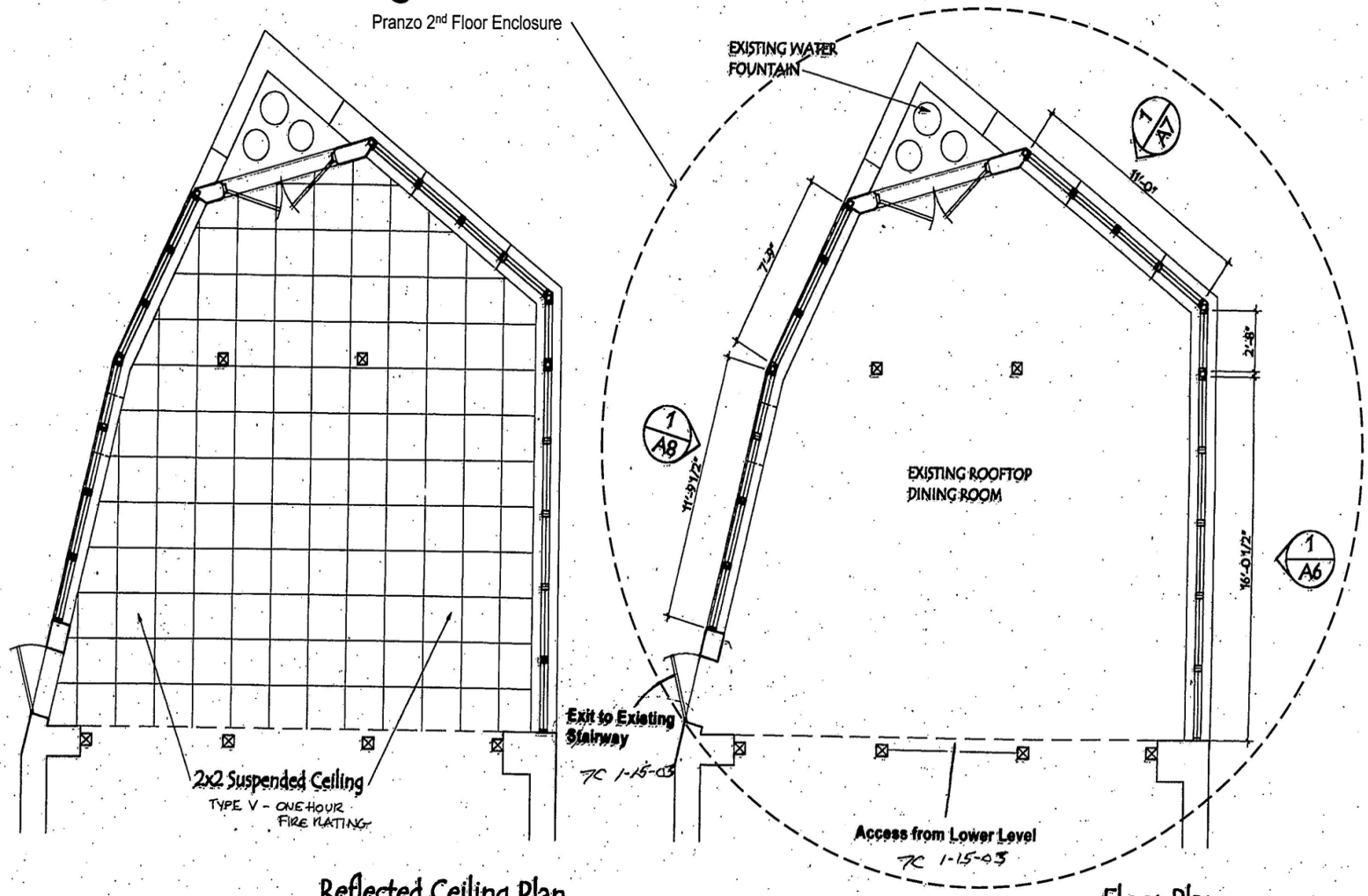
Existing South Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation
Scale: 1/4" = 1'-0"

Permit Set - December 27,2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	10/25/2002 Sheet A2



Reflected Ceiling Plan

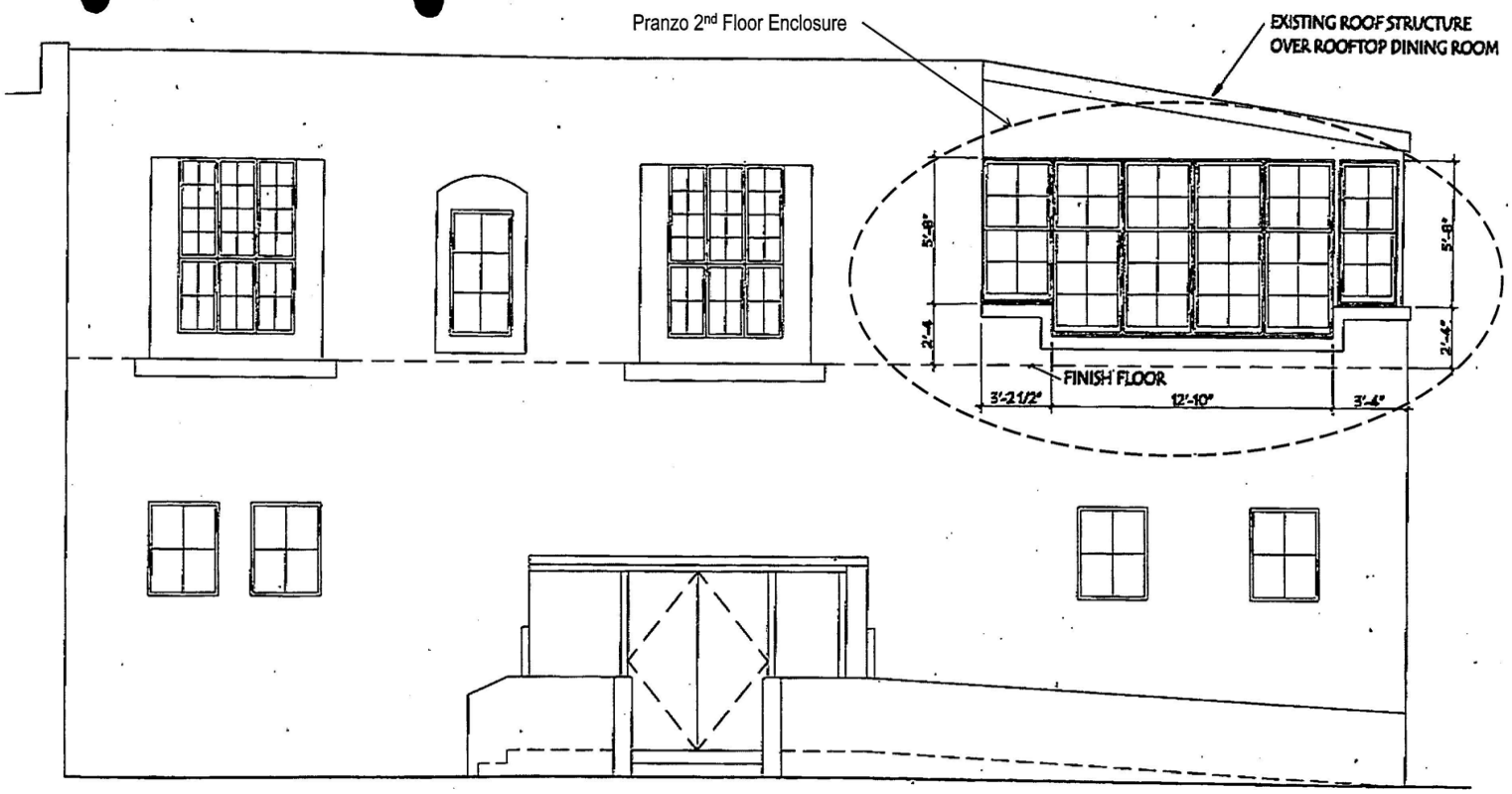
Scale: 1/4" = 1'-0"

Floor Plan

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

Permit Set - December 27, 2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Sheet A5

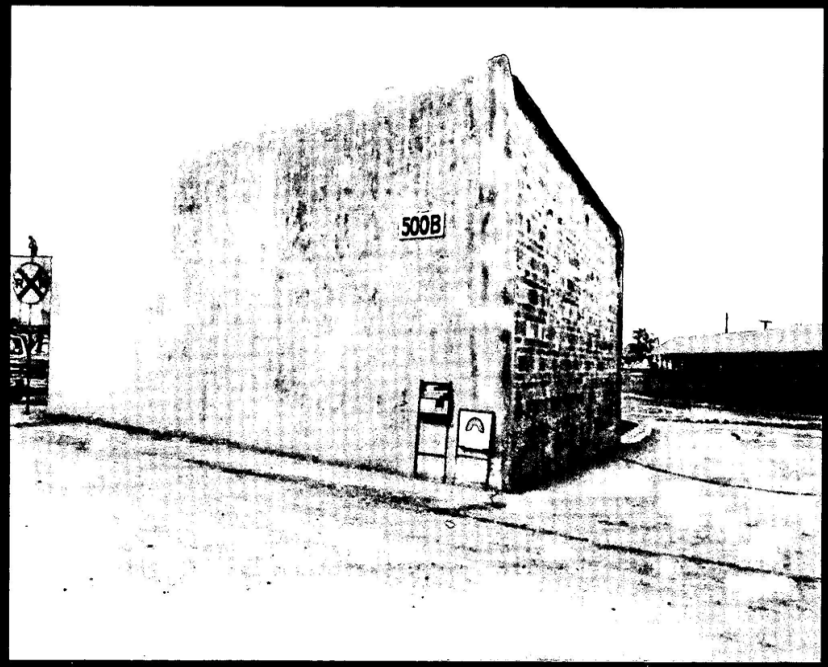


1 Proposed South Elevation

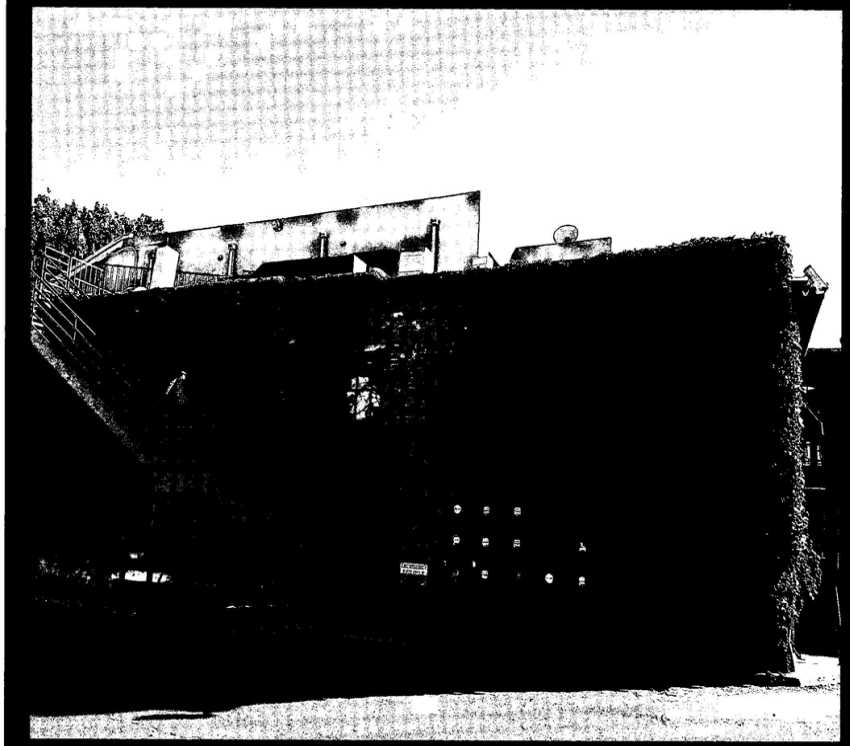
Scale: 1/4" = 1'-0"

Permit Set - December 27,2002

Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Sheet A6



Pranzo East Elevation, Circa 1985



Pranzo North Elevation with 2nd Level addition, 2016



Pranzo Southeast Elevation with 2nd Level addition and Enclosure, 2016

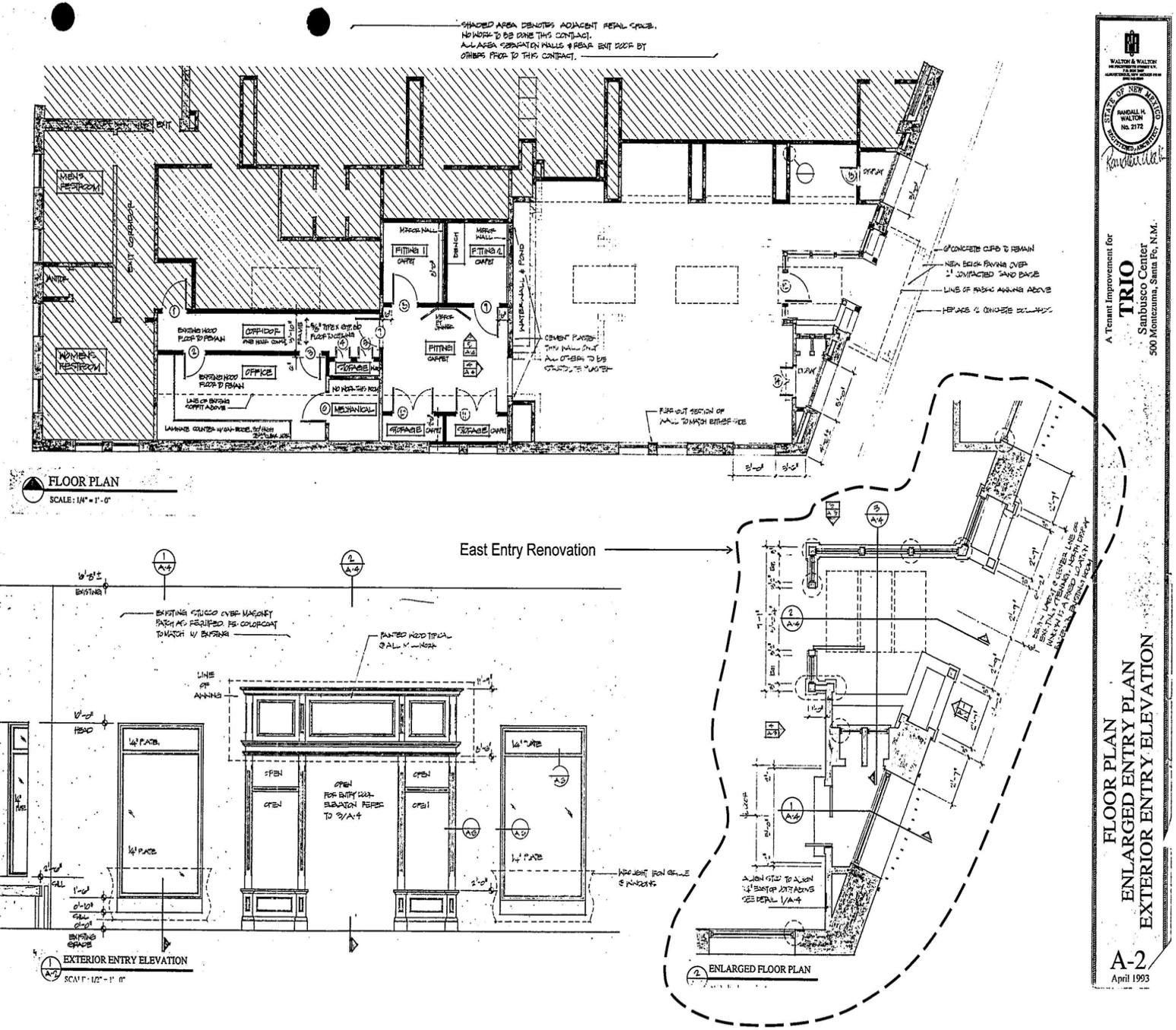


Pranzo South Elevation, Circa 1980, Prior to 2nd Floor Addition

WORD MARKET RENOVATIONS

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

LAKE | FLATO



WALTON & WALTON

STATE OF NEW MEXICO
RANDALL H. WALTON
No. 2172
REGISTERED ARCHITECT

A Tenant Improvement for
TRIO
Sanbusco Center
500 Montezuma, Santa Fe, N.M.

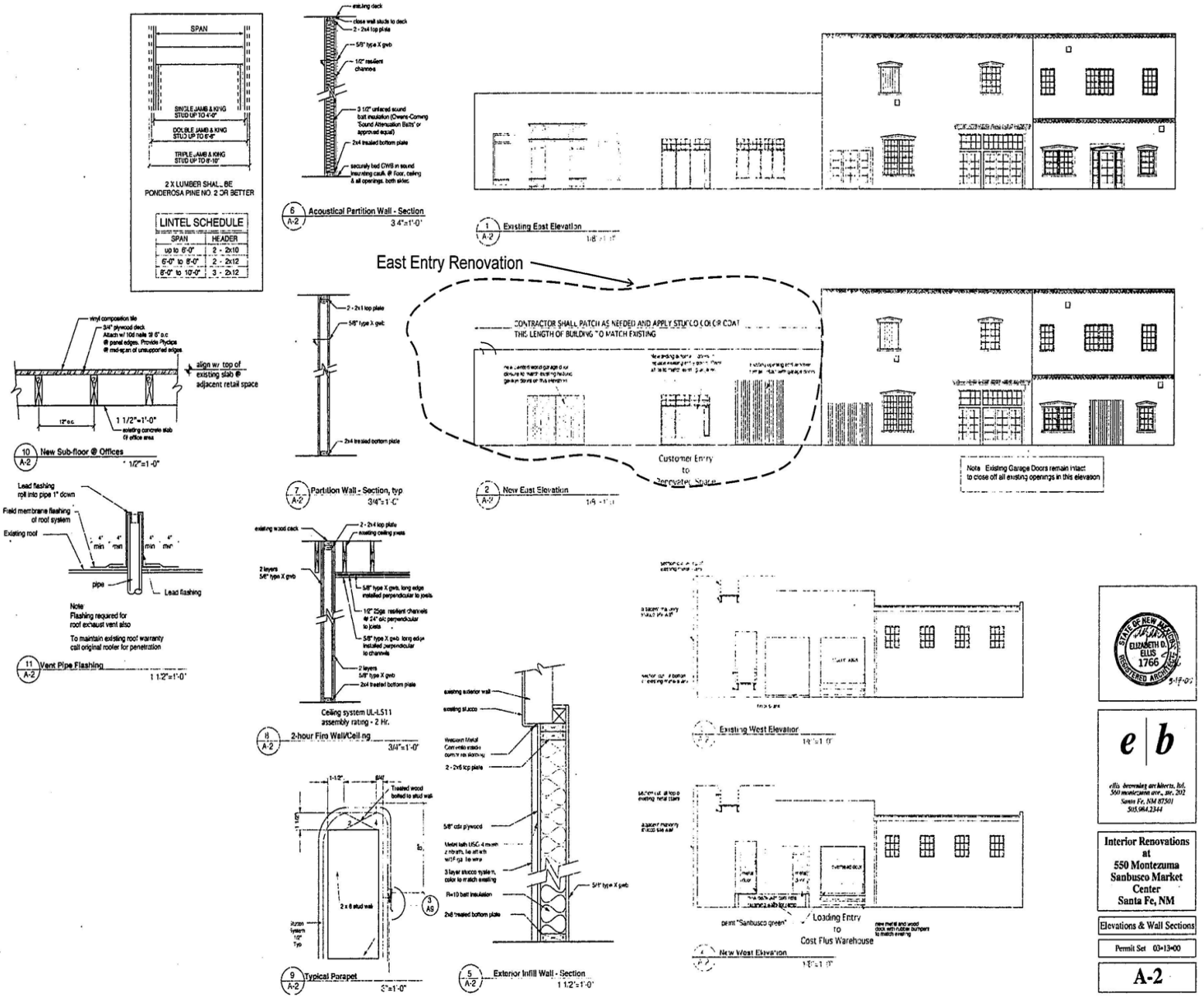
FLOOR PLAN
ENLARGED ENTRY PLAN
EXTERIOR ENTRY ELEVATION

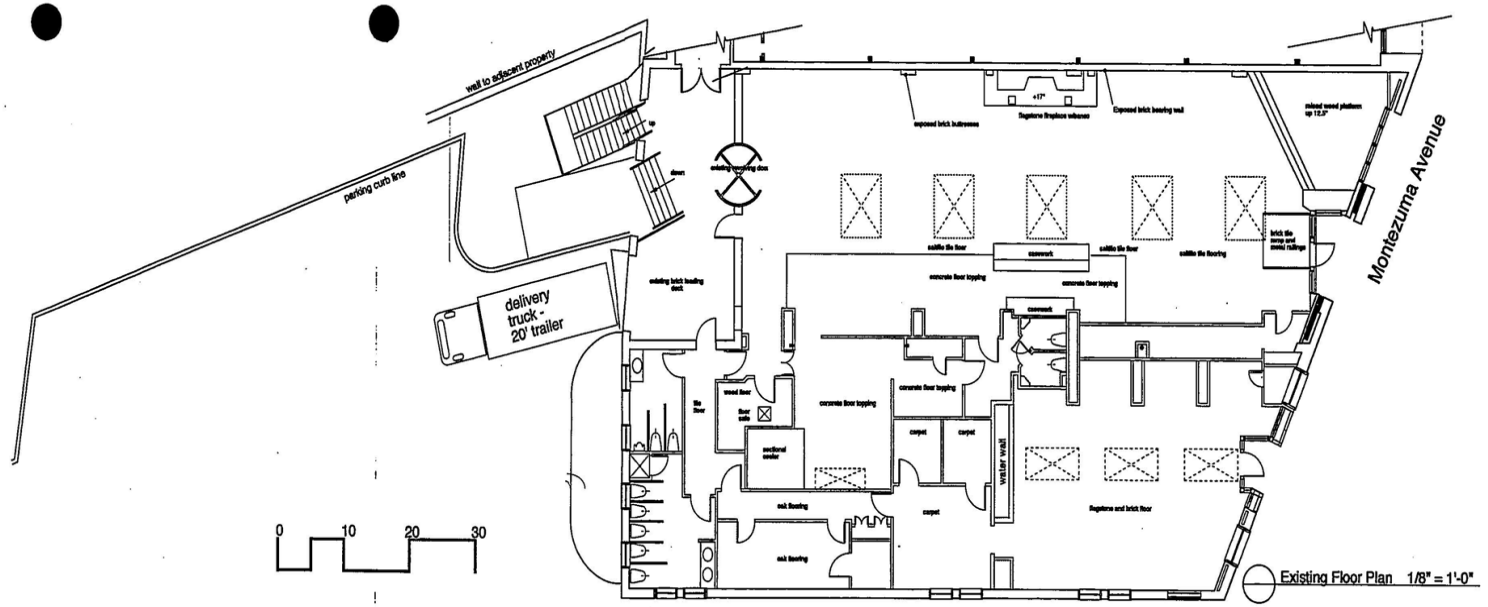
A-2
April 1993

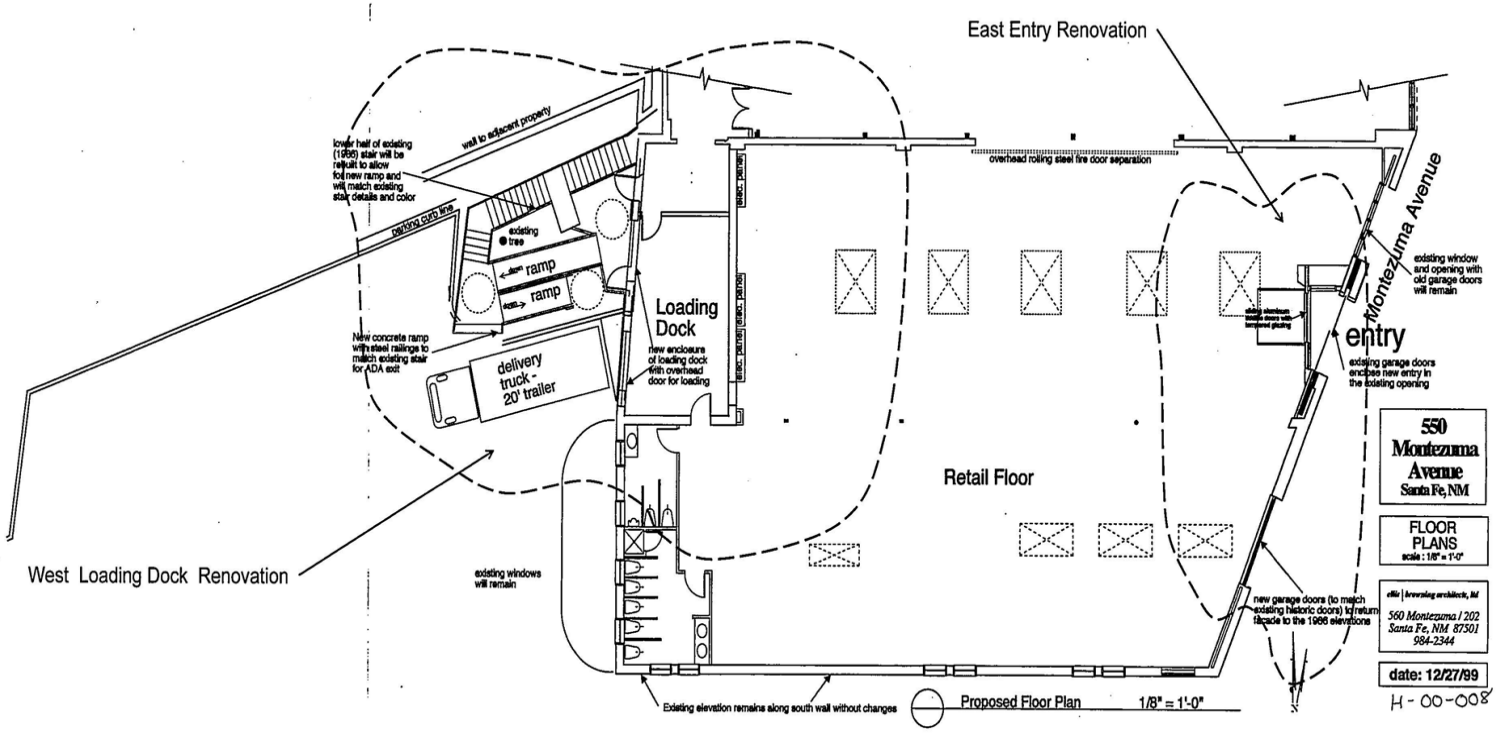
NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

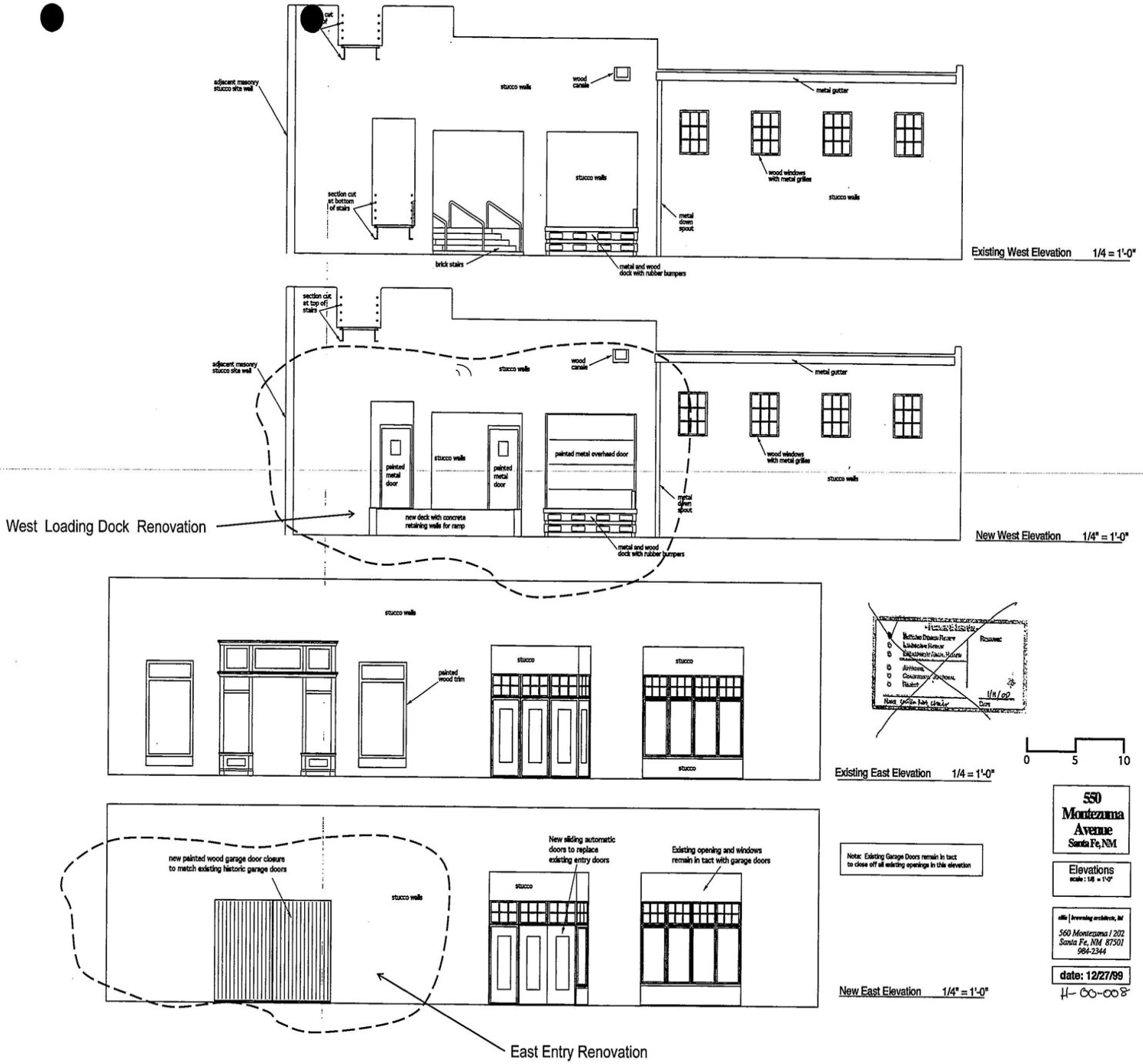
World Market Renovation, 1993

LAKE | FLATO


SPAN
SINGLE JAMB & KING STUD UP TO 4'-0"
DOUBLE JAMB & KING STUD UP TO 6'-6"
TRIPLE JAMB & KING STUD UP TO 8'-10"
2 X LUMBER SHALL BE PONDEROSA PINE NO. 2 OR BETTER
LINTEL SCHEDULE
SPAN | HEADER
up to 6'-0" | 2 - 2x10
6'-0" to 8'-0" | 2 - 2x12
8'-0" to 10'-0" | 3 - 2x12
6 A-2 Acoustical Partition Wall - Section
3/4"=1'-0"
1 A-2 Existing East Elevation
East Entry Renovation
CONTRACTOR SHALL PATCH AS NEEDED AND APPLY STUCCO COLOR COAT THE LENGTH OF BUILDING TO MATCH EXISTING
Customer Entry to Renovated Space
2 A-2 New East Elevation
Note Existing Garage Doors remain intact to close off all existing openings in this elevation
10 A-2 New Sub-floor @ Offices
1/2"=1'-0"
align w/ top of existing slab @ adjacent retail space
7 A-2 Partition Wall - Section, typ
3/4"=1'-0"
11 A-2 Vent Pipe Flashing
1 1/2"=1'-0"
Lead flashing roll into pipe 1" down
Field membrane flashing of roof system
Existing roof
pipe
Lead flashing
Note
Flashing required for roof exhaust vent also
To maintain existing roof warranty call original roofer for penetration
Ceiling system UL-L511 assembly rating - 2 Hr.
8 A-2 2-hour Fire Wall/Ceiling
3/4"=1'-0"
Existing West Elevation
Loading Entry to Cost Plus Warehouse
New West Elevation
9 A-2 Typical Parapet
3"=1'-0"
5 A-2 Exterior Infill Wall - Section
1 1/2"=1'-0"
STATE OF NEW MEXICO
ELIZABETH D. ELLIS
1766
REGISTERED ARCHITECT
e b
ellis browning architects, ltd.
560 montezuma ave., ste. 202
Santa Fe, NM 87501
505.984.2344
Interior Renovations at 550 Montezuma Sanbusco Market Center Santa Fe, NM
Elevations & Wall Sections
Permit Set 03-13-00
A-2


wall to adjacent property
parking curb line
delivery truck - 20' trailer
Montezuma Avenue
0
10
20
30
Existing Floor Plan 1/8" = 1'-0"

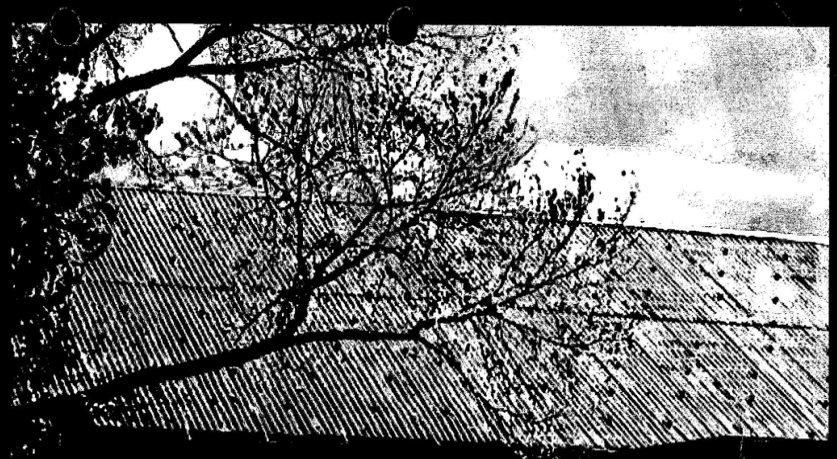

East Entry Renovation
lower half of existing (1988) stair will be rebuilt to allow for new ramp and will match existing stair details and color
wall to adjacent property
parking curb line
existing tree
ramp
ramp
New concrete ramp with steel railings to match existing stair for ADA exit
delivery truck - 20' trailer
Loading Dock
new enclosure of loading dock with overhead door for loading
overhead rolling steel fire door separation
Montezuma Avenue
existing window and opening with old garage doors will remain
entry
existing garage doors and new entry in the existing opening
Retail Floor
West Loading Dock Renovation
existing windows will remain
new garage doors (to match existing historic doors) to return façade to the 1988 elevations
Existing elevation remains along south wall without changes
Proposed Floor Plan 1/8" = 1'-0"
550 Montezuma Avenue Santa Fe, NM
FLOOR PLANS
scale : 1/8" = 1'-0"
560 Montezuma / 202
Santa Fe, NM 87501
984-2344
date: 12/27/99
H - 00-008


adjacent masonry stucco site wall
stucco walls
wood canale
metal gutter
wood windows with metal grilles
stucco walls
section cut at bottom of stairs
metal down spout
brick stairs
metal and wood dock with rubber bumpers
Existing West Elevation 1/4 = 1'-0"
section cut at top of stairs
adjacent masonry stucco site wall
stucco walls
wood canale
metal gutter
painted metal door
stucco walls
painted metal door
painted metal overhead door
wood windows with metal grilles
stucco walls
metal down spout
West Loading Dock Renovation
new deck with concrete retaining walls for ramp
metal and wood dock with rubber bumpers
New West Elevation 1/4" = 1'-0"
stucco walls
painted wood trim
stucco
stucco
Existing East Elevation 1/4 = 1'-0"
0 5 10
new painted wood garage door closure to match existing historic garage doors
stucco walls
New sliding automatic doors to replace existing entry doors
stucco
Existing opening and windows remain in tact with garage doors
Note: Existing Garage Doors remain in tact to close off all existing openings in this elevation
New East Elevation 1/4" = 1'-0"
East Entry Renovation
550 Montezuma Avenue Santa Fe, NM
Elevations
scale : 1/8 = 1'-0"
560 Montezuma / 202
Santa Fe, NM 87501
984-2344
date: 12/27/99




WORLD MARKET

NORTH PARKING STRUCTURE

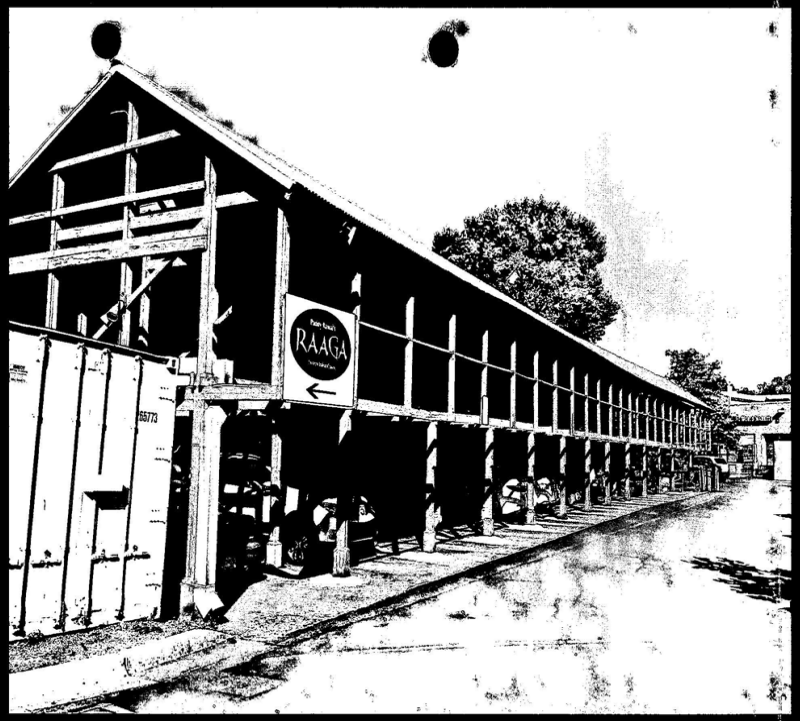




NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

North Parking Structure, Current

LAKE | FLATO SW





NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

North Parking Structure, Current & Early 1980's

LAKE | FLATO

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

June 3, 2016

Re: Review of Historic Status Designation

Dear Property Owner / Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic districts property for a potential change in designation from contributing to non-contributing status.

The designation of a historic status category, including "significant" "contributing" and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered.

The Official Historic Status Map for all structures that are located within in the City of Santa Fe's historic districts may be found in the Historic Preservation Division on the second floor of City Hall at 200 Lincoln Avenue.

Please be advised that the commercial buildings located at 500-550 Montezuma Avenue will be reviewed by the Historic Districts Review Board at a public hearing on June 28, 2016 starting at 5:30pm in the City Council Chambers at City Hall.

If you have concerns about the historic status of this property, please attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to Governing Body.

Any questions regarding this issue should be directed to Lani McCulley at (505) 955-6605 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

David Rasch
Historic Preservation Division

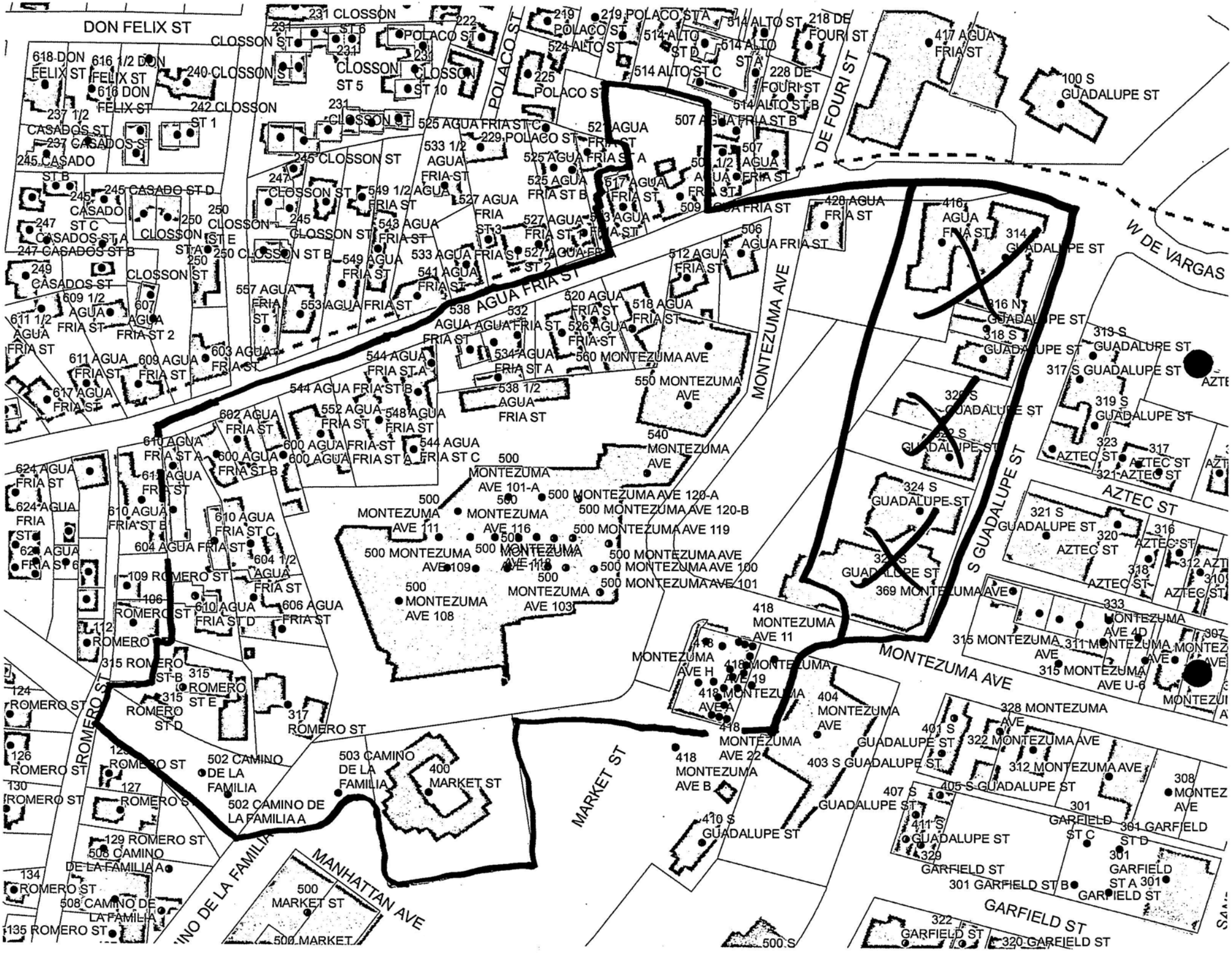
Procedure for Historic Status Mailings

Using the map provided by HPD staff for all properties within 100 feet irrespective of roads compile the legal address of the property owners from the County tax assessors office.

For legal owners who are not listed at the local street address near your property in question send the letter by certified receipt returned mail with my name and address as the return receipt and send the letter by regular mail to "resident" at the local address.

For legal owners who are listed at the local street address near your property in question send certified mail with my name and address as the return receipt.

David Rasch
Historic Preservation Division
Land Use Department
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909


DON FELIX ST
231 CLOSSON ST
231 CLOSSON ST 6
222 POLACO ST
CLOSSON ST
231 CLOSSON ST 5
231 CLOSSON ST 10
219 POLACO ST
219 POLACO ST A
514 ALTO ST
218 DE FOURI ST
524 ALTO ST
514 ALTO ST D
514 ALTO ST A
514 ALTO ST C
228 DE FOURI ST
514 ALTO ST B
417 AGUA FRIA ST
100 S GUADALUPE ST
618 DON FELIX ST
616 1/2 DON FELIX ST
616 DON FELIX ST
240 CLOSSON ST
242 CLOSSON ST 1
237 1/2 CASADOS ST
237 CASADOS ST
245 CASADO ST B
245 CASADO ST D
245 CASADO ST C
247 CASADOS ST A
247 CASADOS ST B
249 CASADOS ST
CLOSSON ST
609 1/2 AGUA FRIA ST
607 AGUA FRIA ST 2
611 1/2 AGUA FRIA ST
611 AGUA FRIA ST
609 AGUA FRIA ST
603 AGUA FRIA ST
617 AGUA FRIA ST
624 AGUA FRIA ST
624 AGUA FRIA ST
624 AGUA FRIA ST 6
610 AGUA FRIA ST A
610 AGUA FRIA ST B
610 AGUA FRIA ST C
610 AGUA FRIA ST E
604 AGUA FRIA ST
604 1/2 AGUA FRIA ST
109 ROMERO ST
106 ROMERO ST
610 AGUA FRIA ST D
606 AGUA FRIA ST
112 ROMERO
315 ROMERO ST B
315 ROMERO ST E
315 ROMERO ST D
317 ROMERO ST
124 ROMERO ST
126 ROMERO ST
130 ROMERO ST
129 ROMERO ST
134 ROMERO ST
135 ROMERO ST
ROMERO ST
502 CAMINO DE LA FAMILIA
502 CAMINO DE LA FAMILIA A
503 CAMINO DE LA FAMILIA
508 CAMINO DE LA FAMILIA A
508 CAMINO DE LA FAMILIA
400 MARKET ST
500 MARKET ST
500 MARKET
MANHATTAN AVE
MARKET ST
POLACO ST
DE FOURI ST
W DE VARGAS
AGUA FRIA ST
525 AGUA FRIA ST C
229 POLACO ST
533 1/2 AGUA FRIA ST
525 AGUA FRIA ST A
525 AGUA FRIA ST B
521 AGUA FRIA ST
507 AGUA FRIA ST B
507 1/2 AGUA FRIA ST
517 AGUA FRIA ST
509 AGUA FRIA ST
428 AGUA FRIA ST
416 AGUA FRIA ST
314 GUADALUPE ST
506 AGUA FRIA ST
512 AGUA FRIA ST
549 1/2 AGUA FRIA ST
527 AGUA FRIA ST 3
543 AGUA FRIA ST
527 AGUA FRIA ST 1
533 AGUA FRIA ST
527 AGUA FRIA ST 2
549 AGUA FRIA ST
541 AGUA FRIA ST
557 AGUA FRIA ST 1
553 AGUA FRIA ST
538 AGUA FRIA ST
532 AGUA FRIA ST
520 AGUA FRIA ST
518 AGUA FRIA ST
526 AGUA FRIA ST
544 AGUA FRIA ST A
534 AGUA FRIA ST A
560 MONTEZUMA AVE
544 AGUA FRIA ST B
538 1/2 AGUA FRIA ST
550 MONTEZUMA AVE
552 AGUA FRIA ST
548 AGUA FRIA ST
602 AGUA FRIA ST
600 AGUA FRIA ST
600 AGUA FRIA ST A
544 AGUA FRIA ST C
600 AGUA FRIA ST B
540 MONTEZUMA AVE
MONTEZUMA AVE
500 MONTEZUMA AVE 101-A
500 MONTEZUMA AVE 120-A
500 MONTEZUMA AVE 120-B
500 MONTEZUMA AVE 111
500 MONTEZUMA AVE 116
500 MONTEZUMA AVE 119
500 MONTEZUMA AVE 109
500 MONTEZUMA AVE 118
500 MONTEZUMA AVE 100
500 MONTEZUMA AVE 101
500 MONTEZUMA AVE 108
500 MONTEZUMA AVE 103
418 MONTEZUMA AVE 11
418 MONTEZUMA AVE H
418 MONTEZUMA AVE 19
418 MONTEZUMA AVE A
418 MONTEZUMA AVE 22
418 MONTEZUMA AVE B
404 MONTEZUMA AVE
410 S GUADALUPE ST
403 S GUADALUPE ST
407 S GUADALUPE ST
411 S GUADALUPE ST
329 GARFIELD ST
301 GARFIELD ST B
301 GARFIELD ST A
301 GARFIELD ST C
301 GARFIELD ST D
GARFIELD ST
322 GARFIELD ST
320 GARFIELD ST
500 S
401 S GUADALUPE ST
405 S GUADALUPE ST
S GUADALUPE ST
316 N GUADALUPE ST
318 S GUADALUPE ST
313 S GUADALUPE ST
317 S GUADALUPE ST
319 S GUADALUPE ST
320 S GUADALUPE ST
322 S GUADALUPE ST
324 S GUADALUPE ST
321 S GUADALUPE ST
323 AZTEC ST
317 AZTEC ST
321 AZTEC ST
AZTEC ST
320 AZTEC ST
316 AZTEC ST
318 AZTEC ST
312 AZTEC ST
310 AZTEC ST
369 MONTEZUMA AVE
333 MONTEZUMA AVE 4D
315 MONTEZUMA AVE
311 MONTEZUMA AVE
315 MONTEZUMA AVE U-6
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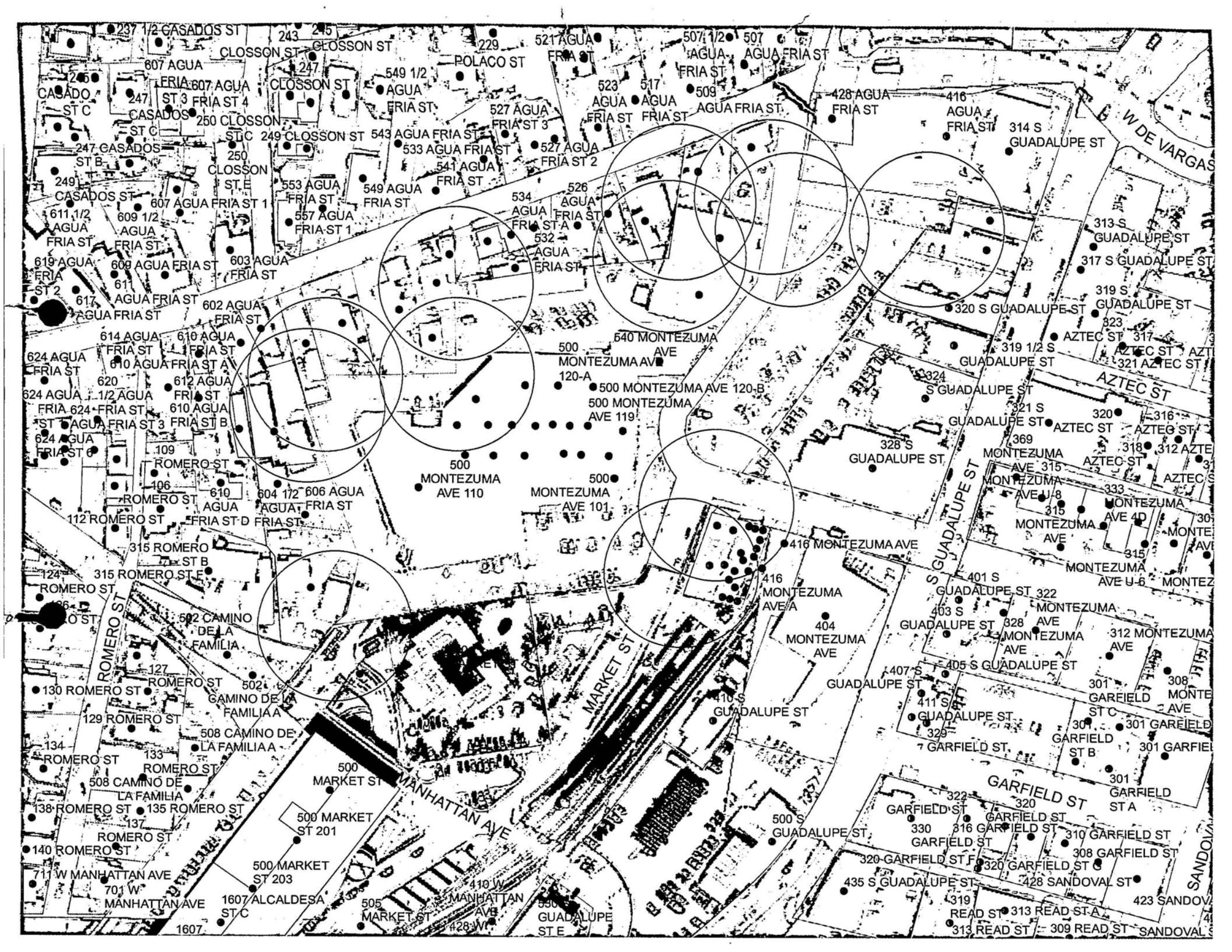
AZTE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243
245 CLOSSON ST
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607 AGUA FRIA ST 3
607 AGUA FRIA ST 4
247 CLOSSON ST
549 1/2 AGUA FRIA ST
523 AGUA FRIA ST
517 AGUA FRIA ST
509 AGUA FRIA ST
428 AGUA FRIA ST
416 AGUA FRIA ST
314 S GUADALUPE ST
W DE VARGAS
245 CASADOS ST C
247 CASADOS ST C
250 CLOSSON ST C
249 CLOSSON ST
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543 AGUA FRIA ST
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532 AGUA FRIA ST
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609 AGUA FRIA ST
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317 S GUADALUPE ST
617 AGUA FRIA ST
611 AGUA FRIA ST
319 S GUADALUPE ST
602 AGUA FRIA ST
320 S GUADALUPE ST
614 AGUA FRIA ST
610 AGUA FRIA ST
640 MONTEZUMA AVE
323 AZTEC ST
317 AZTEC ST
624 AGUA FRIA ST
610 AGUA FRIA ST A
500 MONTEZUMA AVE 120-A
319 1/2 S GUADALUPE ST
321 AZTEC ST
620
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500 MONTEZUMA AVE 120-B
324 S GUADALUPE ST
624 AGUA FRIA ST 1/2 AGUA FRIA ST 624
610 AGUA FRIA ST B
500 MONTEZUMA AVE 119
321 S GUADALUPE ST
320
316
AZTEC ST
624 AGUA FRIA ST 3
624 AGUA FRIA ST 6
109 ROMERO ST
328 S GUADALUPE ST
369 MONTEZUMA AVE
318
312 AZTEC
500 MONTEZUMA AVE 110
500 MONTEZUMA AVE 101
315 MONTEZUMA AVE
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604 1/2 AGUA FRIA ST
606 AGUA FRIA ST
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112 ROMERO ST
315 MONTEZUMA AVE U-8
315 MONTEZUMA AVE U-6
315 ROMERO ST B
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124 ROMERO ST
315 ROMERO ST E
416 MONTEZUMA AVE A
401 S GUADALUPE ST
322 MONTEZUMA AVE
403 S GUADALUPE ST
328 MONTEZUMA AVE
312 MONTEZUMA AVE
502 CAMINO DE LA FAMILIA
404 MONTEZUMA AVE
405 S GUADALUPE ST
ROMERO ST
127 ROMERO ST
502 CAMINO DE LA FAMILIA A
407 S GUADALUPE ST
301 GARFIELD ST C
308 MONTE AVE
130 ROMERO ST
410 S GUADALUPE ST
411 S GUADALUPE ST
129 ROMERO ST
508 CAMINO DE LA FAMILIA A
329 GARFIELD ST
301 GARFIELD ST B
301 GARFIEL
134 ROMERO ST
133 ROMERO ST
500 MARKET ST
MANHATTAN AVE
MARKET ST
301 GARFIELD ST A
508 CAMINO DE LA FAMILIA
GARFIELD ST
322 GARFIELD ST
320 GARFIELD ST
138 ROMERO ST
135 ROMERO ST
500 MARKET ST 201
500 S GUADALUPE ST
330 GARFIELD ST
316 GARFIELD ST
310 GARFIELD ST
137 ROMERO ST
140 ROMERO ST
320 GARFIELD ST F
320 GARFIELD ST C
308 GARFIELD ST
500 MARKET ST 203
711 W MANHATTAN AVE
435 S GUADALUPE ST
428 SANDOVAL ST
701 W MANHATTAN AVE
1607 ALCALDESA ST C
410 W MANHATTAN AVE
319 READ ST
313 READ ST A
423 SANDOVA
505 MARKET ST
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309 READ ST
SANDOVAL S
1607

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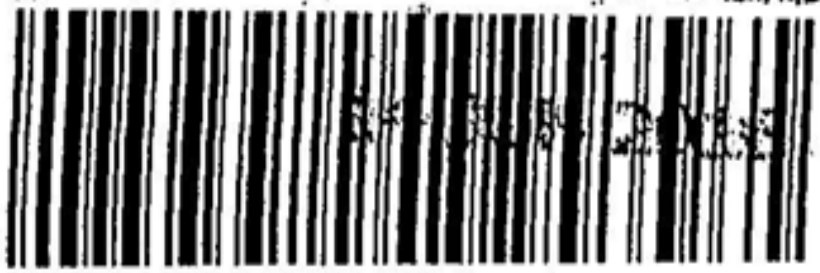

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LUBBOCK TX 79

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USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

MCCLENDON REAL ESTATE
INVESTMENTS LLC
PO BOX 65207
LUBBOCK TX 79464

9590 9402 1680 6053 8272 79

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6090

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Sydney Watson

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

USPS SINGER STATION LUBBOCK TX
JUN 13 2016
79408

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CREAVEN, ANGELA & SHYAMAA
C/O ANGELA CREAVEN
1609 BATH ST
SANTA BARBARA CA 93101

9590 9402 1680 6053 8274 46

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6151

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X S Warnock ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING#

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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

:7504090909

UNITED STATES POSTAL SERVICE

14 JUN 2101

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Permit No. G-10

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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

400 MARKET STREET LLC
400 MARKET ST
SANTA FE NM 87501

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cynthia Thornton ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Cynthia Thornton

C. Date of Delivery 6/13/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

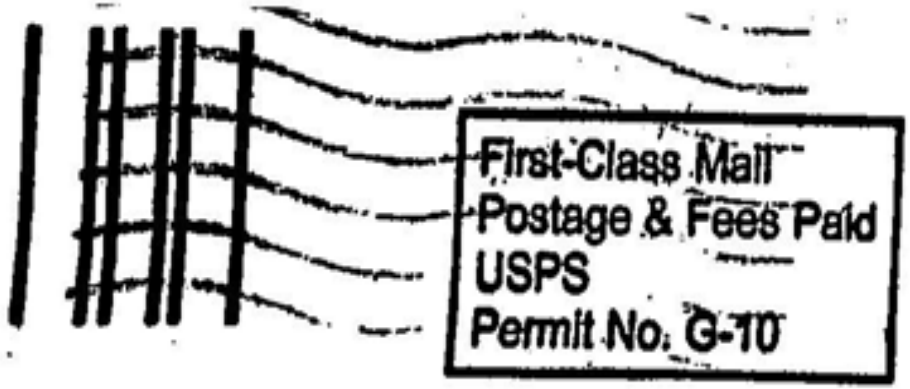
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7016 0340 0000 2134 6212

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540





United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

S[illegible]ECTION

- Com[illegible]ns 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SANTA FE RAILYARD COMMUNITY
CO
332 READ ST
SANTA FE NM 87501

9590 9402 1680 6053 8273 30

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6038

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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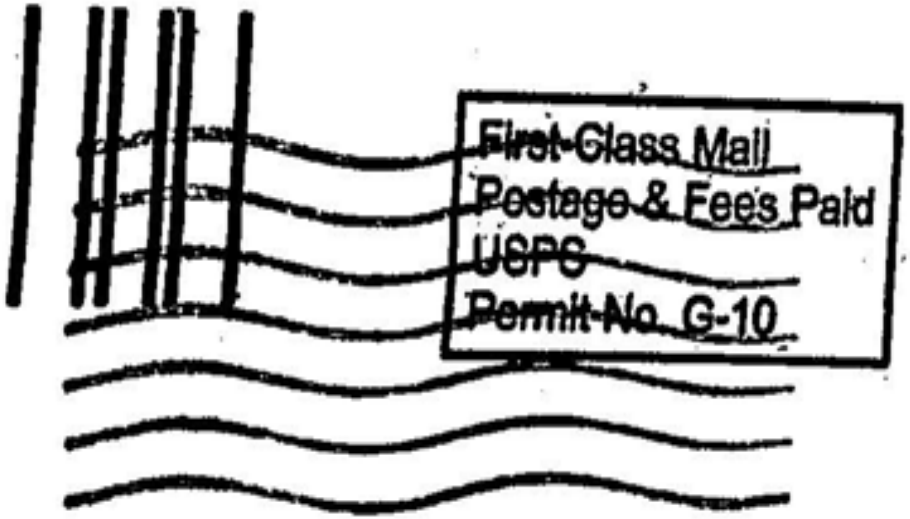

United States Postal Service

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DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JARAMILLO COX, MARGARET
1001 OPPENHEIMER DR APT 216
LOS ALAMOS NM 87544-2286

9590 9402 1680 6053 8272 86

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6113

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Margaret Jaramillo Cox ☑ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-13-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

LOS ALAMOS NM 87544 JUN 13 2016

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING#



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United States Postal Service

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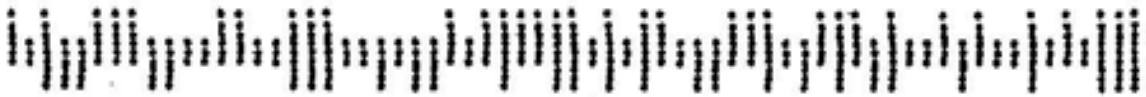
DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

-08909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SANBUSCO 2015 LLC
311 MONTEZUMA AVE
SANTA FE NM 87501

9590 9402 1680 6053 8273 47

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6045

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 6/13/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 1680 6053 8273 92



First-Class Mail
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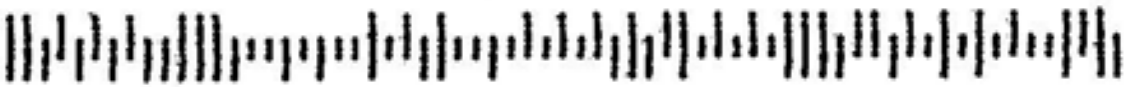
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WISNER, CATHERINE L
6800 LAVEROCK CT
BETHESDA MD 20817-4912

9590 9402 1680 6053 8273 92

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6526

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:

WESTLAKE POST OFFICE
JUN 17 2016
BETHESDA, MARYLAND 20817

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 1680 6053 8272 93



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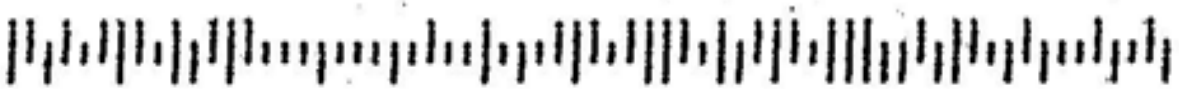
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RAILYARD APARTMENTS LLC
16800 WESTGROVE DR STE 100
ADDISON TX 75001-5189

9590 9402 1680 6053 8272 93

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6076

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-14-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 1680 6053 8273 23

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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
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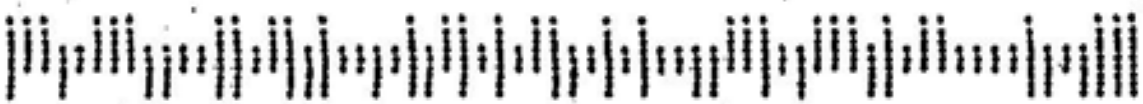
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RELIANCE DYEING & FINISHING
16F CALLE VENTOSO W
SANTA FE NM 87506-7731

9590 9402 1680 6053 8273 23

2. Article Number *(Transfer from service label)*

6909 4E72 0000 04E0 9702

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING#



9590 9402 1680 6053 8273 61



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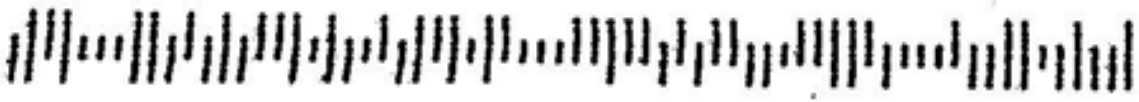
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TUCKER, DONALD E (TRUSTEE)
6800 LAVEROCK CT
BETHESDA MD 20817-4912

9590 9402 1680 6053 8273 61

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6007

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

WEST LAKE ... JUN 17 2016 ... BETHESDA MARYLAND 20817

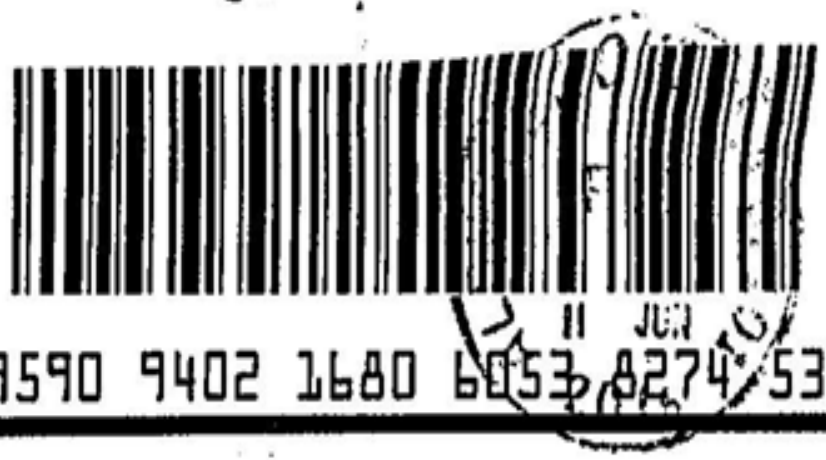
3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING#



9590 9402 1680 6053 8274 53

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CONCEPCION S QUINTANA
REVOCABLE TRUST
604 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8274 53

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6168

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING #



9590 9402 1680 6053 8274 22



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USPS
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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

VAC

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Current Resident or Owner
606 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8274 22

2. Article Number *(Transfer from service label)*
7016 0340 0000 2134 6144

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 1680 6053 8272 55



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USPS
Permit No. G-10

United States Postal Service

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HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIAMOND, MITCHELL & ANNE
381 MISSOURI ST
SAN FRANCISCO CA 94107

9590 9402 1680 6053 8272 55

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6137

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* M. Diamond

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 1680 6053 8273 54



First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SANTA FE RAPTOR LLC
1810 CALLE DE SEBASTIAN STE D-3
SANTA FE NM 87505

9590 9402 1680 6053 8273 54

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6021

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* ORIANA ROTMAN

C. Date of Delivery 10 Jan 16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING#

9590 9402 1680 6053 8273 78

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SOBA HOLDINGS LLC
552 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8273 78

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6014

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Janelle Anderson

C. Date of Delivery 6·13·16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 1680 6053 8274 60



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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHAPMAN, ELIZABETH P
1323 ALTHEA DR
HOUSTON TX 77018

9590 9402 1680 6053 8274 60

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6175

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 1680 6053 8274 15

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YATES, MARY BETH (TRUSTEE)
532 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8274 15

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6514

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MARY BETH YATES

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SANTA FE NM 87501
JUN 14 2015
SANTA FE
MAIN POST OFFICE

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING# [illegible]



9590 9402 1680 6053 8273 09



First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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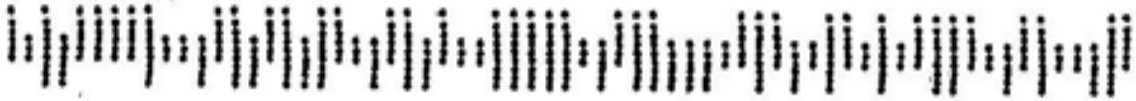
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

QUINTANA, HENRIETTA & PETE &
DOLORES, Q MYERS
604 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8273 09

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6083

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



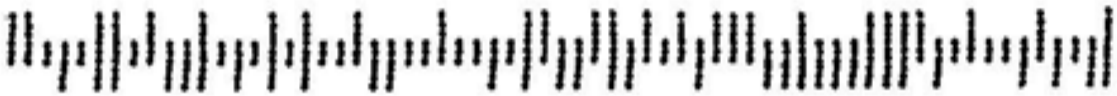


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

DAVID RASCH
CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VIEIRA, FRANCES Q TRUSTEE OF
THE FRANCIS Q LIVING TRUST
4644 ROYAL RIDGE LN
LAS VEGAS NV 89103

9590 9402 1680 6053 8274 08

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6533

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Frances Q Vieira ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

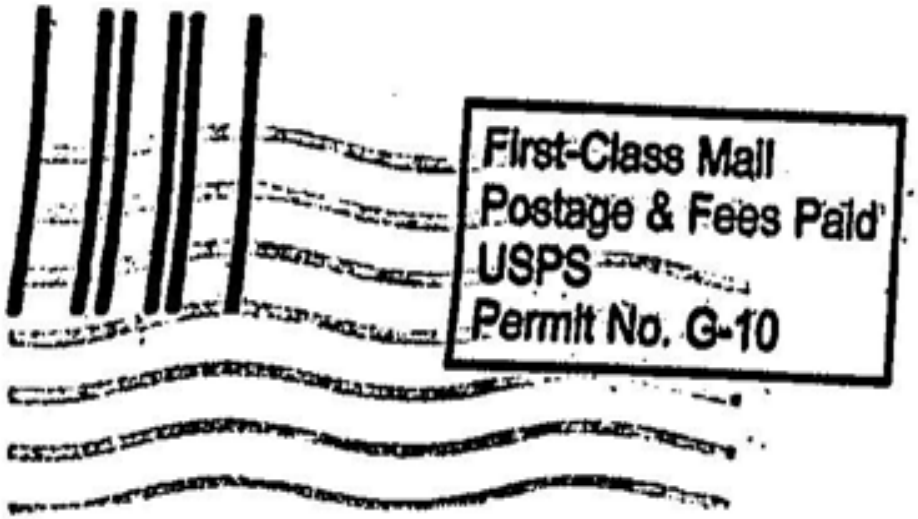
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery





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CITY OF SANTA FE LAND USE DEPT
HISTORIC PRESERVATION DIV
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SANTA FE NM 87504-0909

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1. Article Addressed to:

URIOSTE, MANUEL & ETAL
315 ROMERO ST
SANTA FE NM 87501

9590 9402 1680 6053 8273 85

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Aaron Martinez C. Date of Delivery 6/11/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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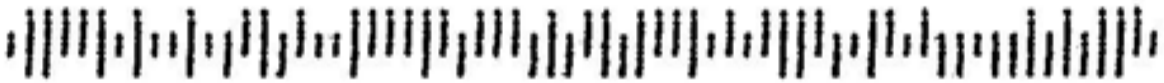

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

SAIZ, WILLIE
317 ROMERO ST
SANTA FE NM 87501

9590 9402 1680 6053 8273 16

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6052

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Aaron Martinez

C. Date of Delivery 6/11/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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PO BOX 909
SANTA FE NM 87504-0909



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1. Article Addressed to:

FACELESS MAN LLC
102 SALVADOR LN
SANTA FE NM 87501

9590 9402 1680 6053 8274 39

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6120

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A. Signature

X Parris McBoddaher

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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2101 Mountain Road NW • Albuquerque, NM 87104

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87501119702

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

June 3, 2016

Re: Review of Historic Status Designation

Dear Property Owner / Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic districts property for a potential change in designation from contributing to non-contributing status.

The designation of a historic status category, including "significant" "contributing" and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered.

The Official Historic Status Map for all structures that are located within in the City of Santa Fe's historic districts may be found in the Historic Preservation Division on the second floor of City Hall at 200 Lincoln Avenue.

Please be advised that the commercial buildings located at 500-550 Montezuma Avenue will be reviewed by the Historic Districts Review Board at a public hearing on June 28, 2016 starting at 5:30pm in the City Council Chambers at City Hall.

If you have concerns about the historic status of this property, please attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to Governing Body.

Any questions regarding this issue should be directed to Lani McCulley at (505) 955-6605 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

David Rasch
Historic Preservation Division

Studio Southwest Architects Inc.
2101 Mountain Road NW • Albuquerque, NM 87104

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NM 870
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Current Resident or Owner
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SANTA FE NM 87501

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BC: 87104143599 *0768-03362-09-36

87501-119702 87104@1435

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
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Sincerely,

David Rasch
Historic Preservation Division

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
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1. Article Addressed to:

KMS LMT LIABILITY CO
610 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8272 62

2. Article Number *(Transfer from service label)*

7016 0340 0000 2134 6106

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A. Signature

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☐ Addressee

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HISTORIC PRESERVATION DIV
PO BOX 909
SANTA FE NM 87504-0909

Studio Southwest Architects Inc.
2101 Mountain Road NW • Albuquerque, NM 87104

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MAILED FROM ZIP CODE 87104

KMS LMT LIABILITY CO
610 AGUA FRIA ST
SANTA FE NM 87501

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NIXIE 871 5E 1 0006/14/16

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BC: 87104143599 *0668-04773-09-36

87104@1435
87501-251099

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

June 3, 2016

Re: Review of Historic Status Designation

Dear Property Owner / Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic districts property for a potential change in designation from contributing to non-contributing status.

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If you have concerns about the historic status of this property, please attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to Governing Body.

Any questions regarding this issue should be directed to Lani McCulley at (505) 955-6605 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

David Rasch
Historic Preservation Division

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Natalie Bo Lum
1159 Camino San Acacio
Santa Fe NM 87505

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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4. Restricted Delivery? *(Extra Fee)* ☐ Yes

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Santa Fe, NM 87504



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87501
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$6.47
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Natalie Bokum
1159 Camino San Acacio
Santa Fe, NM 87505

NIXIE 871 4E 1 2207/16/16

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582 87505-595659

City of Santa Fe, New Mexico

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www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

May 23, 2016

Re: Review of Historic Designation Status

Dear Property Owner / Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic districts property for a potential change in designation from to contributing to non-contributing status.

The designation of a historic status category, including "significant" "contributing" and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered.

The Official Historic Status Map for all structures that are located within in the City of Santa Fe's historic districts may be found in the Historic Preservation Division on the second floor of City Hall at 200 Lincoln Avenue.

Please be advised that the residential building located at 1208½ Canyon Road will be reviewed by the Historic Districts Review Board at a public hearing on June 14, 2016 starting at 5:30pm in the City Council Chambers at City Hall.

If you have concerns about the historic status of this property, please attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to Governing Body.

Any questions regarding this issue should be directed to Lani McCulley at (505) 955-6605 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

David Rasch
Historic Preservation Division

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BOYD, RODGER J & ANNA MARIE
ARGILAGOS
610 AGUA FRIA ST UNIT C
SANTA FE NM 87501

9590 9402 1680 6053 8274 77

2. Article Number *(Transfer from service label)*

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3. Service Type

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BOYD, RODGER J & ANNA MARIE
ARGILAGOS
610 AGUA FRIA ST UNIT C
SANTA FE NM 87501

NSN

NIXIE 871 5E 1 0006/14/16

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BC: 87104143599 *0768-02291-09-36

87587104143599

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

June 3, 2016

Re: Review of Historic Status Designation

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Sincerely,

David Rasch
Historic Preservation Division

e) **Bill No. 2016-41.** An Ordinance Relating to the Land Development Code, Chapter 14 SFCC 1987, Creating a New Subsection 14-5.5(D) Entitled The "Midtown Local Innovation Corridor Overlay District" (Midtown LINC Overlay District) and Establishing Permitted Uses, Definitions, Standards, and Incentives for Qualifying Projects within the District; Amending the Following Articles to Add Provisions for Qualifying Projects Within the District: 14-3.8(B) Development Plan Approvals, Table 14-6.1-1 Special Use Permits, 14-6.2(A)(7) Dwelling Units Within C-2 and SC Districts, 14-8.6(B)(4) Reduction of Required Parking Spaces, Table 14-8.7-2 Architectural Design Standards and Point Allocations, 14-8.13(E) Development Water Budget Criteria, 14-8.14(D) Impact Fees; Relating to the Building and Housing Code, Chapter 7 SFCC 1987, Amending Subsection 7-1.10 Application of the International Existing Building Code; Relating to the Sewer Code, Chapter 22 SFCC 1987, Amending Subsection, 22-6.6 Exhibit A Section 7 Wastewater Utility Expansion Charge; Relating to the Water Code, Chapter 25 SFCC 1987, 25-4.2 Exhibit B Rate Schedule 8 Utility Expansion Charge; and Making Such Other Changes that are Necessary to Carry Out the Purpose of This Ordinance. (Mayor Gonzales and Councilor Ives) (Matthew O'Reilly)

12. MATTERS FROM THE CITY MANAGER

13. MATTERS FROM THE CITY ATTORNEY

Executive Session

In Accordance with the New Mexico Open Meetings Act, NMSA 1978, Section 10-15-1(H)(7)(8), Discussion Regarding Threatened or Pending Litigation in Which the City of Santa Fe Is or May Become a Participant, Including, Without Limitation, RLD Alcohol and Gaming Division's Decision In the Matter of Liquor License 4022; Mediation Under the Dispute Resolution Provisions of the Water Resources Agreement Between the City of Santa Fe and Santa Fe County. (Kelley Brennan)

14. Possible Action Regarding RLD Alcohol and Gaming Division's Decision In the Matter of Liquor License 4022. (Kelley Brennan)

15. Possible Action Regarding Mediation Under the Dispute Resolution Provisions of the Water Resources Agreement between the City of Santa Fe and Santa Fe County. (Kelley Brennan)

16. MATTERS FROM THE CITY CLERK

17. COMMUNICATIONS FROM THE GOVERNING BODY

Pursuant to the Governing Body Procedural Rules, in the event any agenda items have not been addressed, the meeting should be reconvened at 7:00 p.m., the following day and shall be adjourned not later than 12:00 a.m. Agenda items, not considered prior to 11:30 p.m., shall be considered when the meeting is reconvened or tabled for a subsequent meeting.

NOTE: New Mexico law requires the following administrative procedures be followed when conducting "quasi-judicial" hearings. In a "quasi-judicial" hearing all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross-examination. Witnesses have the right to have an attorney present at the hearing.

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

SUMMARY INDEX
SANTA FE CITY COUNCIL MEETING
Wednesday, September 14, 2016

ITEM	ACTION	PAGE
AFTERNOON SESSION		
CALL TO ORDER AND ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved [amended]	2
APPROVAL OF CONSENT CALENDAR	Approved [amended]	2
CONSENT CALENDAR LISTING		3-4
APPROVAL OF MINUTES: REGULAR MEETING – AUGUST 31, 2016	Approved	4-5
PRESENTATIONS	None	5
CONSENT CALENDAR DISCUSSION		
UPDATE ON CERRILLOS ROAD CONSTRUCTION PROJECT	Informational Only	5-6
**********		
END OF CONSENT CALENDAR DISCUSSION		
**********		
REQUEST TO PUBLISH NOTICE OF PUBLIC HEARING ON OCTOBER 13, 2016:		
BILL NO. 2016-37	Approved	6-7
BILL NO. 2016-38	Approved/postponed to 10/26/16	7
BILL NO. 2016-39	Approved	7-8
BILL NO. 2016-40	Postponed to 10/13/16	8
BILL NO. 2016-41	Approved/postponed to 10/26/16	8-9
MATTERS FROM THE CITY MANAGER	Information/discussion	9-12
MATTERS FROM THE CITY CLERK	None	12
COMMUNICATIONS FROM THE GOVERNING BODY	Information/discussion	12-15

ITEM	ACTION	PAGE
MATTERS FROM THE CITY ATTORNEY		
EXECUTIVE SESSION	Approved	15-16
MOTION TO COME OUT OF EXECUTIVE SESSION	Approved	16
POSSIBLE ACTION REGARDING RLD ALCOHOL AND GAMING DIVISION'S DECISION IN THE MATTER OF LIQUOR LICENSE 4022	No action	16
POSSIBLE REGARDING MEDIATION UNDER THE DISPUTE RESOLUTION PROVISIONS OF THE WATER RESOURCES AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANTA FE COUNTY	Approved	17
EVENING SESSION		
CALL TO ORDER AND ROLL CALL	Quorum	18
PETITIONS FROM THE FLOOR		18-19
APPOINTMENTS		
Ethics and Campaign Review Board	Approved	20-21
PUBLIC HEARINGS		
REQUEST FROM WILDEARTH GUARDIANS FOR A WAIVER OF THE 300 FOOT LOCATION RESTRICTION AND APPROVAL TO ALLOW THE DISPENSING/ CONSUMPTION OF ALCOHOL AT THE SANTA FE FARMERS MARKET PAVILION, 1607 PASEO DE PERALTA, WHICH IS WITHIN 300 FEET OF THE HOPE UNLIMITED CHURCH OF SANTA FE, 1614 PASEO DE PERALTA (WAREHOUSE 21). THE REQUEST IS FOR WILDEARTH GUARDIANS' ANNUAL FUNDRAISING EVENT ON SEPTEMBER 23, 2016, WITH ALCOHOL SERVICE FROM 6:30 P.M. TO 9:30 P.M.	Approved	21-22
CONSIDERATION OF BILL NO. 2016-35, ADOPTION OF ORDINANCE NO. 2016-36. AN ORDINANCE AMENDING SUBSECTION 9-3.4 SFCC 1987 TO MODIFY THE DEPOSIT INTO THE PUBLIC CAMPAIGN FINANCE FUND FOR FISCAL YEAR 2017	Approved	22

ITEM	ACTION	PAGE
CASE #2016-91. THE NEW MEXICO SCHOOL FOR THE ARTS ART INSTITUTE (A/K/A "SANBUSCO 2015, LLC") APPEAL OF THE JUNE 28,2016 DECISION OF THE HISTORIC DISTRICTS REVIEW BOARD IN CASE #H-16-051A TO MAINTAIN THE CONTRIBUTING HISTORIC STATUS OF THE MAIN SANBUSCO BUILDING AND UPGRADE THE HISTORIC STATUS OF THE PARKING SHED TO CONTRIBUTING. LOCATED AT 500-560 MONTEZUMA AVENUE IN THE WESTSIDE-GUADALUPE HISTORIC DISTRICT	Appeal granted	22-38
ADJOURN		38

MOTION: Councilor Trujillo moved, seconded by Councilor Villarreal, to grant the waiver of the 300 foot location restriction and allow the dispensing/consumption of alcohol at the Santa Fe Farmers Market Pavilion, 1607 Paseo de Peralta, for the WildEarth Guardians' annual fund raising event on September 23, 2016, with alcohol service from 6:30 p.m. to 9:30 p.m., with all conditions of approval as recommended by staff.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

2) **CONSIDERATION OF BILL NO. 2016-35, ADOPTION OF ORDINANCE NO. 2016-36 (COUNCILOR DOMINGUEZ). AN ORDINANCE AMENDING SUBSECTION 9-3.4 SFCC 1987 TO MODIFY THE DEPOSIT INTO THE PUBLIC CAMPAIGN FINANCE FUND FOR FISCAL YEAR 2017. (YOLANDA Y. VIGIL AND ADAM JOHNSON)**

Public Hearing

There was no one speaking to this request.

The Public Hearing was closed

MOTION: Councilor Dominguez moved, seconded by Councilor Rivera, to adopt Ordinance No. 2016-36, as presented.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

3) **CASE #2016-91. THE NEW MEXICO SCHOOL FOR THE ARTS ART INSTITUTE (A/K/A "SANBUSCO 2015, LLC") APPEAL OF THE JUNE 28,2016 DECISION OF THE HISTORIC DISTRICTS REVIEW BOARD IN CASE #H-16-051A TO MAINTAIN THE CONTRIBUTING HISTORIC STATUS OF THE MAIN SANBUSCO BUILDING AND UPGRADE THE HISTORIC STATUS OF THE PARKING SHED TO CONTRIBUTING. LOCATED AT 500-560 MONTEZUMA AVENUE IN THE WESTSIDE-GUADALUPE HISTORIC DISTRICT. (THERESA GHEEN AND DAVID RASCH)**

A Memorandum dated September 7, 2016, for the September 14, 2016 meeting of the Governing Body, with attachments, to the Members of the Governing Body, from Theresa Gheen, Assistant City Attorney, is incorporated herewith to these minutes as Exhibit "4."

A photograph of the plaque on the Sanbusco building, entered for the record by Nicoletta Munroe, is incorporated herewith to these minutes as Exhibit "5."

Copies of *Staff's Recommendation on Status*, *Existing Conditions Floor Plan*, *Existing Conditions Birds Eye View from Southeast and Circa 1925 Sanbusco East Entry*, submitted for the record by the Appellant, are incorporated collectively herewith to these minutes as Exhibit "6."

A copy of a Statement for the Record by Nicoletta Munroe, 701 Dunlap Street, submitted for the record by Nicoletta Munroe, is incorporated herewith to these minutes as Exhibit "7."

Disclosure by Councilor Trujillo: Councilor Trujillo said, "Just for the record, to disclose, my daughter Krystianna Trujillo, does attends the New Mexico School for the Arts, but I know I will be fair and impartial in my decision, as always, so I will not recuse myself."

Public Hearing

Presentation by the Assistant City Attorney

Theresa Gheen, Assistant City Attorney, highlighted information from her Memorandum of September 7, 2016. Please see Exhibit "4" for specifics of this presentation.

Ms. Gheen noted a typo on packet page 6, paragraph 1, line 10, under B. Shed, correct as follows: "....Applying this interpretation, only 20-25% of the physical materials of the Shed structure are ~~less than~~ at least 50 years old and thus non-historic."

Ms. Gheen said since writing the legal memo, staff now understands that in 1998/1999, HDRB did not have authority to designate historic status, but that it recommended non-Contributing status for the Borders Addition and Contributing status for the Sanbusco Market Center according to its different street address. And then the City Council concurred and passed the Ordinances in 1999, which included the buildings in the Westside-Guadalupe Historic District and made the designations of the buildings. The HDRB and Council minutes discussing the proposed Ordinances are in the Council packet for this meeting.

Ms. Gheen said, "I have some recommended motions at the end of the Legal Memo on packet page 7."

Presentation by the Appellant

David Ater, 769 Calle Del Resplendor, Santa Fe, New Mexico, Owner's Representative, Board Member of New Mexico School for the Arts, Arts Institute, was sworn. Mr. Ater said other members of the team are in attendance to answer questions. Mr. Ater presented information via the overhead, using Exhibit "6." He said, "The New Mexico School for the Arts is a public high school, chartered by the State. We are a Title 1 School, and over 40% of the students are eligible for free and reduced food. We are fortunate to have in Santa Fe, in my opinion, contributing to our community in many

students, students from 37 communities. Because we're here and because we haven't been able to expand our residential program as much, 157 students out of our class of 222, 4 classes this year, are Santa Fe students from all Districts."

Mr. Ater continued, "As you know, the Arts Institute Program has gotten terrific compliments not just in the State, but a lot of national recognition. We are now recruited by more than 90 colleges and universities, and these New Mexico talents are going on to fabulous careers, so we are proud of that. We were before the Council, when the Council confirmed our special use for a campus some 6 months ago or so, so I think you are familiar with that. At the time, the Economic Development Study which had been requested by the City, we have completed updates on the school information and the Economic Development Study in you packet for information only. They're really not germane to why we're here tonight, but I wanted you to have them. Critical as a non-profit, we made a leap of calculated faith and bought Sanbusco a year ago, and we've been working toward where are now, which is seeing if we can make that a great campus and an addition to downtown."

Mr. Ater continued, "I want to move right on into the heart of the matter here. We ask you to focus on the facts that are presented in the full packet. And we obviously are here to uphold the appeal that we filed. We respect your time, so I will try to move quickly."

Mr. Ater continued, "We are reluctantly here, but necessarily here. We are not asking for special treatment, and we accept in its entirety, the staff report, which was done by the H-Board for the H-Board. We believe it's clear *[inaudible]* researched and respects the Ordinance as well as the intent of the Ordinance. The Board decision, unfortunately, rejected the Staff Report and the Historian's findings. We requested, as part of our submittal to the H-Board, to put a private Historian on to do extensive research on the property. She is well respected and was the City's recommended Historian, and is here to answer questions if you have them later in the hearing."

Mr. Ater said, "We also accept and agree with the analysis by the City Attorney which she has just presented to you, and which you certainly have a chance to review in writing. So, this Council, we have to look at the information submitted independently, and without deference to any prior decisions. We have a slide which I would like to put up, because I think it just helps focus where we are [Exhibit "6"]. That is the campus as we are now calling it. The darker shaded area is the Butler-Foley building which is where Cost Plus One Market was and that is not a subject tonight. That is a historically contributing structure. The sheds are up in the top corner in the major block which is the Market Center, Border's, et al, is the shaded area, that is the Staff Report Map Recommendation, which is that larger shaded area which is the Market Center. It is multiple add-ons and changes in the Border's addition, being non-contributing which is their opinion per the Code."

Mr. Ader said, "The Board made a decision. It's not based on these clear findings and the facts from professional research which shows actually what was and what now is. The Board's recent decision, in no small part compares a past error which may be understandable, but it's not correct, and it is not supported by precedent or the City's expert on historical designations, David Rasch, senior staff. And there is an existing interpretation of the Land Use Director that at least 70% of the building's exterior must be at least 50 years old."

Mr. Ater continued, "So we're asking the Governing Body to overturn what was an incorrect decision of the Board. We respect the citizens members on the Historic Review Board and all other volunteers who work for all of us who live around the City. Mistakes do get made, and sometimes not by intent. At this point, the Ordinance clearly requires the Board to act on present time, updated information, like the Historian's report and the Staff Report, and instructs you not to rely on past decisions. The mandate is what makes the most sense now, given the presently known factors, regardless of what decisions may have been made, right or wrong in the past. That is your *de novo* choice tonight too."

Mr. Ater continued, "Further, the general rule for ordinance advise that additions downgrade historic significance, not add to it. Adding to a building with some historical component does not bring historic status to the addition. In fact, it generally works the other way around. Add-ons generally reduce or downgrade or remove status. The Code, Chapter 14-12, is very specific about that and *[inaudible]* and the changes in time to a contributing structures to minor alterations which do not affect the building's integrity. That's straight from the Code, and that is in your packet."

Mr. Ater continued, "In addition to the staff recommendation, the Historian's report and the Memo from the Assistant Attorney, you have the letter from Joe Schepps which the City Attorney referenced, and I think that was covered adequately, so I won't repeat it. But there is a line of alteration, change and demolition. The appeal packet, we believe, is complete. We do have...again the slide we are showing you here, we have a couple of additional things. [Can the slides go up at the same time. Okay]."

Mr. Ater continued, "This is an analysis, and again our Historian can speak to this, of the multiple changes that have occurred over the course of the properties, the beginning conversions in 1984, when the collection of industrial buildings and various uses to what because the *[inaudible]* and expanding Sanbusco mall. So we are seeking what we think is the proper classification of the status of these properties, as shown in the first slide. I want to make it clear, again, we're not asking for exceptions. This is to establish status. We will go back through every City process, including back to the Historic Review Board, numerous times as we come forward with plans, and we are under the West Side Guadalupe Guidelines, which now apply to the property, and will continue to apply after the Council makes its decision tonight."

Mr. Ater continued, "So we aren't asking to bypass any normal, expected, required review, and in fact, we welcome it. Again, the Board's *[inaudible]* because they would have the facts in favor of opinion. As the system does not work as intended, it is now very important and essential to challenge it. Whether it's us, NMSA and the Arts Institute, or any property owner we think it is important that all parties be entrusted with the Ordinance, both specifically and as to intent, and that includes the City as well as the applicant. It does work both ways."

Mr. Ater continued, "We will go forth with designs which respect the truly historic parts of the property and the essential façades along the east. In fact, given all the hodge-podge adding on over the years, as the exhibits and studies show, we really believe we will bring the property forward and a strong emphasis on the past and its accurate historic roots. Beyond the nostalgia of this property, also keeping the Butler-Foley building and the Market Building as a recognizable contributing structure, keeping the brick building, the façade on the southeast corner of the center which was part of the discussion earlier

tonight, revising the connecting façades to reflect the actual, more historic past of Builders Supply, not the four *[inaudible]* elements that were added in the 1980's. So we're not talking about a nod to history, we're talking about respectfully capturing the historic essence of the property. And we will *[inaudible]* on that point. Our architectural lead is Studio Southwest, Santa Fe/Albuquerque architects that have presented many sorts of submittals in the City under the evidence. They are residents and professionals and respectful of the process, and the *[inaudible]*. Our consensus in working Studio Southwest is extensive experience in historic property and smooth specific conversions, Studio Southwest has *[inaudible]* 5 Heritage Preservation Awards from the H-Board, so they are not unknown commodities."

Mr. Ater continued, "So we see this as bringing forward a campus that would be a credit to the past and real economic factor and as an anchor for the west end of the Railyard and the Guadalupe Historic Area. You need to keep in mind that we are a public school, so in addition to the City Code and safety requirements of federal laws, we have to do a structure that meets all the State Public Education Department requirements as well as other State agencies and State Building Codes. Our permanent planning requires some exterior changes, entrance, exits, school security requirements, which are particularly critical now, windows and natural lighting to make the building more efficient, including the placement of big box bike wells, particularly on the *[inaudible]* section of the building and not the façade."

Mr. Ater continued, "And really its contributing status on the entire property adds major costs and school use compliance complications and *[inaudible]* which are by themselves costly. One of the basic questions on the CPO application for any of the buildings you see in Santa Fe, is those would be causing hardship in the answer in the CPO, yes it does. Incorrect classification... in fact the *[inaudible]* is not in the *[inaudible]* interest. The City has already spent significant additional time with Historic staff in returning resources on the research and appeal process. If the status is not fully clarified, we will all find ourselves back here on necessarily procedural excepts and that will burden us, the staff, the Board and perhaps the Governing Body, from time to time, and run up expenses which already are challenged in a school environment and non-profit school environment in particular on the Arts side. That would be a *[inaudible]* and we think, further compounding a past error, based on assumptions and wishes rather than on analysis and facts."

Mr. Ater continued, "Working through all of this data myself, I am reminded that my wife, Peggy, who some of you know, and I have been here for 47 years, so only 3 years shy of historically contributing status."

Mayor Pro-Tem Lindell said, "Could I ask you sir, how much longer your presentation will be."

Mr. Ater said, "I've got about 20 seconds, I'm going to summarize. In summary, the extensive documentation demonstrates that the exterior of the Center is not at least 50 years old, and does not exhibit sufficient historic integrity to establish and maintain the character of the H-District, and by definition it is non-contributing. Secondly, it does not meet the Land Use Director's interpretative requirement that at least 70% of the exterior's physical material be at least 50 years old. The City Attorney and the Staff Report both refer to that. The City's Attorney concurred that the only architectural element which is supported by the requirements of the historical structure is the Board's Finding of Fact No. 14, and that is the easternmost window on the brick building. And Mr. Schepps' letter also talked to that."

Mr. Ater continued, "There is no evidence to support the upgrade of the covered parking structure of the sheds, and the following material, stylistics and *[inaudible]* there, but it was not maintenance or repair as the Board concluded, and the staff is offering an explanation for the inconsistencies in previous H-Board designations of the Center. The conclusion the Council should reach is that the past methods for determining whether a structure is contributing or not, are irrelevant. The analysis in 2016 is based on today's Code and the interpretations by the current designated authorities. So we appeal for you to the right thing, uphold the appeal, accept the Staff Report analysis of the current Code and the requirements of the interpretative statements of the Land Use Director, and declare that the Center and the sheds are non-contributing. Thank you very much for your time."

Speaking to the Request

All those speaking were sworn en masse

John Eddy, 227 E. Palace Avenue, Suite D, was sworn. Mr. Eddy said he is not a lawyer so he can't speak the way many in this room can. He said, "I would like to speak to 2 things. The spirit and intent, and the history of this building, and materials. I think Joe Schepps should be heartily commended for his restoration of the eastern façade of this building back to its Italianate architectural base. And in the packet, you have a photograph from 1925, I believe, of that Italianate façade. If you compare that façade to what we look at today, in current times, it's very similar. It's very close. Many people say that it's all new material, he took away a lot of the brick, etc. But the nature of construction and remodeling sometimes does require rather *[inaudible]* approaches sometime. And I know that during the H-Board deliberation of this issue, a point was made by one of the Board members that there are temples in Japan that are hundreds of years old. And if you look at these temples, and you go back and get an inventory, virtually none of the wood in these temples is less than 50 years old. It's a process of constantly going back and renewing, sometimes we use new materials in order to achieve historic preservation. I did a lot of work on San Miguel Chapel in the past two years. And if you look at the façade of that building, and the surfaces of that building, I remind you that all of that material is less than 50 years. All of that mud is within 5 years of age. All of the plaster is within 5 years of age."

Mr. Eddy continued, "So I'm just trying to get people to open up their minds about this, because I think it is important. This is a special property. My understanding is that it is on both the Federal and State Registers, and that can be borne out by further questions. But as such, it is a very important property. So I would urge the Council to use all means to protect the eastern façade of that building, and I'll leave it at that. Thank you very much."

Nicoletta Munroe, 701 Dunlap Street, was sworn. Ms. Munroe said, "Today there has been some dispute about facts, and people are complaining that the building isn't old enough for status, and some people believe that it doesn't even have a designation on the State or the National Register. So I took the time to photograph the plaque on the main building, the State plaque and the National plaque. So I'm going to distribute that [Exhibit "5"]."

Ms. Munroe continued, reading from her prepared statement [Exhibit "7"], "Council, Mayor, City Attorney, the Sanbusco Center was built in 1881. It is an historic site that is listed on the National Register of Historic Places. It is a landmark. It is also an antiquity."

Ms. Munroe continued, "I recommend that the City Council affirm the June 28, 2016 decision of the Historic Districts Review Board, Case #H-16-051A, vote for Option 3, that the Market Center and the Shed are both Contributing."

Ms. Monroe continued, "The Sanbusco Center is protected by the Federal Antiquities Act of 1906, the New Mexico State Cultural Properties Act, the National Historic Preservation Act, and City of Santa Fe Codes in Chapter 14."

Ms. Monroe continued, "The New Mexico Cultural Properties Act 18-6-2, Purpose, states: *'The Legislature hereby declares that the historic and cultural heritage of the state is one of the state's most valued and important assets; that the public has an interest in the preservation of all antiquities, historic and prehistoric ruins, sites, structures, objects and similar places and things for their scientific and historical information and value; that the neglect, desecration and destruction of historical and cultural sites, structures, places and objects results in an irreplaceable loss to the public; and that therefore it is the purpose of the Cultural Properties Act to provide for the preservation, protection and enhancement of structures, sites and objects of historical significance within the state, in a manner conforming with, yet not limited by, the provisions of the National Historic Preservation Act (P.L. 89-665).'*

Ms. Monroe continued, "In New Mexico, places on the National Register, with the Sanbusco Center are the historic Santa Fe Plaza, San Miguel Church, the New Mexico Supreme Court building, the Palace of the Governors, the Taos Pueblo, the Santa Fe Historic District, and the Bandelier National Monument."

Ms. Monroe continued, "The Council has the responsibility to enforce, uphold and recognize laws, *[inaudible]* state laws and national federal legislation. Thank you."

Stephanie Beninato was sworn. Ms. Beninato said, "I can't really say exactly how long I am going to be, but I have more than 4 minutes."

Mayor Pro-Tem Lindell said, "How long did you say Stephanie."

Ms. Beninato said, "I hope not more than 4, it might be 5, but hopefully not more than that."

Mayor Pro-Tem Lindell said, "I would ask you to keep it to 4 minutes."

Ms. Beninato said, "I will try my best. One, the letter from Joe Schepps is hearsay. Joe Schepps did not appear at any meeting to testify. We don't even know that that is his letter. I don't believe it is a certified or notarized letter saying it is actually from him, so therefore it is hearsay. Hearsay is not allowed in administrative hearings and has absolutely no value as evidence. So you will need to delete or reject or

disregard that letter, which I believe the appellant and *[inaudible]* are relying on to show you all the changes that occurred. As has been mentioned before, when you do a renovation, you often have to remove material that is degraded. The Historic Design Ordinance allows, even on a primary façade, to take away the historic material, if it is replaced in kind. You do not lose your status or that designation as a primary façade simply because you replaced material."

Ms. Beninato continued, "And as for the staff, you know being better in your recommendations than the Board, which is what I feel this Board is trying to say. Last night, the staff recommended, on a contributing building, that all the historic material be removed, that openings be closed up and that nothing be replaced in kind, in violation of the Ordinance. So staff often will get things wrong. Administrative law requires that you look at the Board's decision, not the Staff's decision. That's why we have a Board. The Staff is supposed to be supporting the Board, not opposing the Board. And I keep telling the Board it is a mistake for them to ask for staff recommendations, because ultimately it is the expertise of the Board that is supposed to prevail."

Ms. Beninato continued, "Hardship. The School has come forward and said it's a hardship, that they have to get exceptions, and it's going to cost more money. Well people do buy historic structures, and they should know when they are buying, that that will be part of the process. So if the hardship is created by your own actions, then you can't really use it as a justification to do something else."

Ms. Beninato continued, "You also have a problem, because you do have these decisions that have been made before and you.... and by the way, it's a hearsay in the letter coming in. I have asked the City if you have a regulation, ordinance, resolution or any kind of document that would allow in that kind of hearsay, brought in by yet another person. And I was told there is nothing that allows that kind of testimony, so Joe Schepps letter then should be taken out."

Ms. Beninato continued, "You have the document of what is called *[inaudible]*, I bet I'm pronouncing it incorrectly, but it has been decided. So you really have to have a very very good reason to undo the status of the building. And I don't think that you vote on *[inaudible]*, because it's not just about the building itself. It's about what happened at that building. It's about the people involved in the building. This is our part of the determination of contributing status."

Ms. Beninato continued, "And you can add onto a contributing building, without removing the contributing status, if you add on to a non-primary façade, or you come in and get an exception from the Board. In 1999, Sanbusco, when Border's was built, that did occur. I was actually a part of the research, Joe Schepps and others and myself, were part of the research team for the Border's project. It has been historically used over time for many many uses. It has been a focal point, and it has been a focal point for the Railyard area."

Ms. Beninato continued, "And I also want to point out to you, your Ordinance on non-conforming structures. A non-conforming structure can have 50% of its material removed and remain a non-conforming structure. You can take off an entire roof of a non-conforming structure and repair it, that's called a repair, a maintenance, and you don't lose your non-conforming status. The same thing, in essence, should be and usually is true of an historic building. Just like Mr. Eddy pointed out, we have new

stucco and new mud and new adobe bricks in San Miguel Mission, quite a few of them in fact, but nobody is going to come in and say San Miguel Mission is no longer historic because they renovated it in the past 5 years."

Ms. Beninato continued, "I would again ask that Sanbusco be given the same kind of treatment that any other historic building in this town would be given. I really think that, you know, it should be remanded to the Board, as suggested by Mr. Katz, but if you're unwilling to do that, then what I would ask is that you perhaps rethink the designation of the builder's part of the structure and perhaps say that is non-conforming, but that the original asset point that has been known for quite a long time be kept as contributing. Because again, just because it's a school doesn't mean it's special, just because it's going to cost them some more money, that is something that they should have anticipated. We shouldn't be changing a known historic building because the school decided to buy it and now wants to do something totally different with it, which it should have anticipated when they first looked at it. Thank you."

Shannon Papen, 806 Don Cubero Avenue, was sworn. Ms. Papen said I'm going to quickly address some of Stephanie's comments. I, along with Mr. Sears, actually conducted the oral interview with Mr. Schepps, and that is actually a notarized letter. We did follow the procedure. We *[inaudible]* before he left town, and so that is actually a notarized letter. She did say the building is listed on Federal and State Register as is the Butler-Foley building, when she passed around the plaques. Unfortunately, that is just an honorary designation. All buildings on the National Register and State Register, cannot use State or federal monies to tear down the building. If you are going to do any construction work to the building with State or federal money, you go through what is referred to as a Section 106 Review. I do Section 106 Reviews fairly often, so this building is as is back in the 70's. As far as just the building material, I don't know anything in terms of numbers really. So it's been kind of interesting to have all the legal perspectives on this. But, from a *[inaudible]* kind of perspective that Theresa did, and it is my professional opinion that I would say about 25-40% of the material is original. The one corner building, the brick corner building and then along the north elevation there are a number of historic brick and historic pen tile. The front façade, the majority of it is not even under construction, and it's not in the history, it's a close, you know and that's really it. Unfortunately, when you add something in addition, like Border's, that's about 40% of the building footprint right there, and that is all obviously under construction."

The Public Hearing was closed

Councilor Maestas said on packet page 3, in the Memo under analysis you restate the definition of a contributing structure, but there is no mention of whether or not the structure to be considered contributing has to have 70% or more of historic materials. He asked if there is an interpretation embedded in that, that he isn't reading in the definition of a contributing structure, before we get into the LUD interpretation of that.

David Rasch said Councilor Maestas is correct, the definition does not really provide that guidance. It basically says we need historic integrity, so we have to apply administrative gloss to what historic integrity means. He said there is one issue in the Code that supports this he heard from the last speaker, that the bonus addition is 40% of the footprint. He said, "As a matter of fact, you can add up to

50% of the footprint of the historic building and still retain its status, so we do have that. But when it comes to replacing materials, we needed to provide an administrative gloss. So my predecessor, about 12 years ago, that taught me how to do this job, and we came up with this 30% rule. And that is, if you have a wood window that is one over one double hung window, you have 8 pieces of wood making up the double window. Each of the 8 pieces of wood have to be more than 30% beyond repair to replace that window without an exception. So we apply administrative gloss to give us a standard to use about how much material replacement can occur for it to retain its status."

Councilor Maestas asked what controls. If he has a contributing structure and he makes alterations and he uses new materials, but he is impeccable at replication of the façades. He asked, what controls, replication or percentage of historic materials.

Mr. Rasch said that is the hard question before you tonight. He said, "As the previous speaker spoke, it's hard to talk about numbers, but from my point of view, it's much easier for me to be quantitative than qualitative. You are asking a qualitative question. In my opinion, the Market Center with the Border's addition is a rather large mass, but it is placed to the rear and it could be considered a sensitive addition. But beyond that, the Pranzo filled in its second floor deck. We have a lot of alterations. So, I think it's true that the parking shed probably, obviously not mostly historic. For the Sanbusco Center, the Market Center, it's really a qualitative judgment before you, not necessarily a quantitative one. Did that Border's addition overwhelm the historic integrity. Did the Pranzo second floor infill do the same. Was Joe Schepps' reproduction of the historic material sensitive, or is it accurate. It may not be historic material, but we are before you, we are asking you, do you believe it still retains its integrity, that historic character."

Councilor Maestas said on page 6 of the Memo, there is a citation of an interpretation by the Land Use Department, that quantifies that there should be at least 70% of physical materials to be 50 years old, and goes on to mention certain components of the structure that are historic and implying that the rest is not. But later in the Memo, it quantifies a range, 20-25%, which he guesses is a Land Use Department estimate of the percentage of materials that are historic. He said, "My point being we're citing the Land Use Department's interpretation of the Code, and their interpretation is a quantification of the percentage of historic materials. But yet it says their determination has not been memorialized. And so why is that. Is it typical for LUD to provide a Memo to support that interpretation as a part of all materials. Because there seems to be a lot of speculation and missing information surrounding this case, and I hate to see staff adding to that. So why didn't LUD memoralize their interpretation of the Code."

Mr. Rasch said, "That is correct. Myself and my predecessor decided on the 30% rule, that means it's that 70% rule. We haven't codified it, because we were going to bring it forward with the H-Code regulation rewrite. But, we have that standard practice in place, so it's a standard practice we have used consistently for more than a decade. But you are correct, we don't have it memorialized in writing. But I just started my 14th year in the Historic Preservation Division, and I've stood firm on that issue."

Councilor Maestas said, in terms of missing information, he read the minutes of the Board meeting when they deliberated on this case, and the subject was very prominent in the discussion about there is no record of that Board decision between the 1986 remodel and the 1999 Border's addition. And apparently, the Board either upheld or designated these structures as contributing, at least the Market Center one, but there doesn't seem to be any record, and asked the reason.

Mr. Rasch said, "The City's retention schedule required destruction of records after 10 years, so we've lost a lot of our records due to that. But originally, that structure was not in the West Side Guadalupe Historic District. An amendment came forward in 1999, to designate more of the West Side Guadalupe area into the Historic District. And as Theresa said, the following Ordinance brought that building into the Historic District and assigned its status."

Councilor Maestas said there was an indication in the Staff Memo that there was a prior practice by the Board in the designation process that it was based on street address. He asked, "Was that the case during that time, in the 1990's that we think the Board met to designate the status of at least the Market Center."

Mr. Rasch said, "Yes, I do believe so."

Councilor Rivera said, "We heard tonight that there potentially may have been more information here tonight than there was at the Historic Design Review Board meeting. Can you verify if that is true or not."

Ms. Gheen said, "I think that the major new piece of information would be the letter from Joe Schepps, the notarized letter, and also the understanding that actually in 1999, the Ordinances 1999-29 and 1999-30, in your packet, those Ordinances expanded the West Side Guadalupe Historic District to include the Market Center. Before that it was not in the Historic District. It also, in the second Ordinance, that that was actually a City Council Decision in which the Market Center without the Border's Building was designated contributing, and the Border's Building was non-contributing. I think before, even at the point where I wrote the legal memo actually, the understanding was actually that the Board had some help, actually made the decision prior to the attorneys, and I think that actually is not the case. In 1999, via the Ordinance the City Council passed that expanded the District to include the Market Center and that made those designations. Those are the major additional information here."

Councilor Rivera asked, "Do you think there was substantial information missing from the HDRB packet that could have influenced their decision."

Ms. Gheen said, "That's a difficult question for me to say, I'm not in the Board's position. I can't really speak for them. I don't really know if it would have made a big change or not. I think that maybe also that point that was discussed to some degree at the hearing. It seems to have been flushed out that the Land Use Department had the authority to interpret the Code, and that that interpretation would have to be followed by the Board. The Board does not have the authority to interpret the Code to determine what the interpretation is of historic integrity. And I think that has since been clarified for the Board."

Councilor Rivera asked if it is common practice for additional information to be presented to the Council that wasn't presented to the HDRB, or is this unique.

Ms. Gheen said, "I have limited experience with that."

Councilor River said, "Kelley."

Ms. Brennan said, "I don't know that it's common, but I would say that on many appeals that you hear there is additional information, not always new information, but information that has been more fleshed out, sometimes new. This is the reason these are *de novo* appeals. You are allowed to consider any of that information. If you feel their information rises to the level that it should go back to the Board and you want them to hear this new information, because you think it would be material, that would probably be a proper place to remand, as opposed to decide it truly on a *de novo* basis. But you have the authority to do either."

Councilor Villarreal said, "You had alluded to some of the changes that needed to be made to be in compliance with some PED Codes, but can somebody speak to what specific changes you think might occur on the Market Center and the Shed as well."

Jeff Sears, P.O. Box 9308, Santa Fe, previously sworn, said we are working currently on the preliminary design, of course repurposing the Sanbusco Market Center into a School. And there a number of very technical and very specific changes that need to occur to meet current and more restrictive ADA requirements for the School as well as significant safety issues in terms of how access and egress are maintained in the School."

Councilor Villarreal asked, "Can you elaborate what that means, the ADA, what exactly would you need to modify."

Mr. Sears said, "Probably, more specifically our ramps into the space. And as you know, I'm sure you've been in there, and there are a number of level changes. And that's probably the biggest challenge for us in terms of those level changes and how to make those accessible."

Councilor Villarreal asked, "Are you saying primarily entrances."

Mr. Sears said, "Yes, all around the building, we really need new entrances, new exits to accommodate the school as well as security issues, and meet the ADA requirements for this."

Councilor Villarreal said, "That section, the Italianate section, the southeast corner, do you have plans for that area of the building."

Mr. Sears said, "We really like that corner of the property. We think that it is very important in terms of, again, what we see as maintaining a really historic and sensitive historic restoration and repurposing of this building. That's preeminent in our design to maintain that pretty much as is."

Councilor Villarreal asked, "I have a question for staff, I guess for David maybe. But adding a building with partial historic status, what is the interpretation of destroying it's historic integrity – if a part of the building was designated as contributing, but the rest was not."

Mr. Rasch said, "Once a status is determined, for example, contributing in this case, and the H-Board did do this.I believe they recognize that the Border's addition is non-historic, even though it is on a contributing historic footprint. So non-historic materials can be replaced, removed, no exception needed. The difference between non-contributing status and contributing status is significant. On a non-contributing structure, one must only follow the design guidelines for the Historic District. But once you apply contributing or significant status, not only the design guidelines apply, but that's where preservation guidelines apply. And those preservation guidelines are on primary elevations, the historic materials of windows and doors must be preserved. But on non-primary elevations, doors and windows that are historic can be replaced. But the more restrictive standard, other architectural features besides windows and doors anywhere on the structure shall be preserved. So it's a much more restrictive standard to apply status to the structure."

Councilor Villarreal asked, "Could this particular status, part of it be non-contributing and part of it, at least in the southeast corner, be contributing."

Mr. Rasch said, "That's the way the Board used to function. And now what we do is we apply a status to the footprint, but recognize historic sections. And that is certainly the way I see this building at this point in time. It is a historic contributing structure, but the Border's addition is non-historic, so no preservation standards apply to that second."

Councilor Villarreal asked, "When these modifications are made, in theory, they would have to go back to the Historic Board every single time there is an adjustment, even to non-contributing structures."

Mr. Rasch said, "Maintenance repair is done by staff. So as long as they're not changing the character of the building with a project such as re-stuccoing, re-roofing, repainting windows, replacing material that is not repairable, that is often done by staff. Any time there is character change, or additional square footage, that by law goes for a public hearing before the H-Board."

Councilor Dominguez said, "Two of my questions were asked and that had to do with the 70%, David. And that basically is something, for the record, that has been consistent, although it has not been codified."

Mr. Rasch said, "Yes. I can confirm in my 13 years, I have done it that way all the time."

Councilor Dominguez said, "And the other question was with regard to the street address. But I guess the third question I have, and I'm not sure, Theresa if you want to answer this, if I heard you correctly, you said that the.... and it's not something that's uncommon, I don't think the Appellant hired a private Historian. Did I hear you say that."

Mr. Rasch said, "We don't have the funding in the Historic Preservation Division to hire consultants to do inventories that informs the Board on how to provide a status to a structure. So what we do, is we use the State Certified List of Historians, and the property owner consults with those people. Unfortunately, we don't have that kind of budget to allow for us to pay for consultants every time someone needs a status."

Responding to Councilor Dominguez, Mr. Rasch said, "The owner pays. Correct."

Councilor Dominguez said, "And it's from a list that is certified and non-partisan and all that other staff."

Mr. Rasch said, "Correct."

Councilor Dominguez asked how often we do that, commenting he has seen it in the past, but he is unsure how common it is.

Mr. Rasch said, "We meet twice a month each month of the year, and we have between 5 and 15 cases on each agenda. And I know there are probably status reviews on each agenda, so we do a number of them there."

Councilor Dominguez asked, "From the public sector."

Mr. Rash responded, "Yes, either confirming existing status and *[inaudible]* status or downgrading status."

Councilor Harris said, "So I find myself focusing on the Appendix, and this really gets to the Findings, particularly Findings from the H-Board #26 through #28. And Ms. Gheen, this probably is a series of questions for you. The Appendix starts on packet page 15, and it seems to be making the case that quite frankly, the H-Board was arbitrary and capricious, based on the presumption that they were making about contributing status. Is that correct."

Ms. Gheen said, "That is a part of their argument, although it's interesting that the Governing Body actually does hear this case *de novo*, and so you can independently decide, regardless of how the H-Board decided on this case."

Ms. Brennan said, "Essentially, that is a standard on appeal when you are not taking new information into account. So then you have new information. You're really not deciding whether they are arbitrary and capricious, although you could. That's a different standard that you do not have to meet, if that's helpful."

Councilor Harris said, "Not exactly. So we have new information, is what I heard. And so, will you repeat kind of just what you just said Ms. Brennan."

Mr. Brennan said, "You have new information you allowed in a *de novo* proceeding, to consider the new information, even though the Board didn't and make a different decision based upon that new information."

Councilor Harris said, "So whether or not I agree with the analysis of being arbitrary and capricious, it doesn't have to weigh into my decision."

Ms. Brennan said, "No."

Councilor Harris said all the questions he would have he thinks have been asked and answered.

Mayor Pro-Tem Lindell said, "I have a couple of comments I would like to make. These are our decisions. The people that serve on the Historic Review Board do that as volunteers. They take a tremendous seriousness in this, and many of the cases that we see are determined on what would to some seem like very small issues. And I think those kinds of issues do go both ways in looking at the definitions. Certainly, Mr. Rasch has given some information on that. But I also think that, to the Applicant, it's very very important that you understand that this is a beloved building in this City. There is a façade on this building that is iconic. We're all familiar with it, we all care for it, and I don't think anyone wants to see it go away. And that's the entire southeast corner of that building, whether it's new material, whether it was the original material, I think we've put our trust in you in supporting your purchase of this School. That it's important to the City that that be maintained. Those are really the comments that I have on this. You've been entrusted with a project that is important to the City on many many different levels. It's a School, it's a building that was determined at one point in time to be historic. Different things have happened to it, but it's still a building with a history that is worth honoring. So those are my comments on this case. Councilor Maestas did you have more comments.

Councilor Maestas said, "Just a quick request for clarification. When did the Board begin, and you probably mentioned it earlier, when did they begin the designation of a singular structure. When did that occur. What year."

Mr. Rasch said, "It was my predecessor, James Hewitt. He hired me in 2003, and he was with the City for 5 years. He left in 2005, so early 2,000's is when we started looking at how we were placing designations on structures."

Councilor Maestas asked, "So, did the Land Use Department's Code interpretation of the quantity of historic materials, did that pre-date that change in classification of the contributing status."

Mr. Rasch said, "No. It was with my same predecessor James Hewitt. He brought those two pieces forward."

Councilor Maestas said, "And that has become kind of our standard practice."

Mr. Rasch said, "Correct."

Councilor Maestas said, "Because I'm puzzled by Finding of Fact #27, *'The large addition in the rear of the building for Borders in 199, was approved under the rules that would not have permitted approval if the addition could impair the contributing status.'* I have difficulties with that. I used to frequent the Borders part of the structure, and it didn't feel historic to me at all. So, if we are to apply those rules and consider the Land Use Department's interpretation of the required minimum quantities of historic materials, that could be challenged, right."

Mr. Rasch said, "As was stated by the Appellant, the Border's addition is only a 40% footprint. So, under Code, it is allowed to retain the historic contributing status of the building, because it's under 50% of the footprint. But then that's quantitative. And qualitative, how much does that addition disturb the character of the original building. That is the difficult qualitative question."

Councilor Maestas said, "Because I keep going back to the word integrity, swe can talk quantification all we want, but it's the issue of integrity. And that's what I'm having difficulty with, given the addition of the Border's portion of the structure, given all the alterations that have been made to the rest of the structure. So, I agree, this is not an easy decision. I would have much preferred for there to be some documentation and insight of what occurred in the 1990's that led to the designation of that structure, but we don't have that. But we do have an established standard of practice that pertains to the quantification of historic materials to make that determination that that structure has historic integrity. And I guess that's the primary basis, right. You can't take it to the next level in terms of whether that structure maintains the integrity of the overall District if it doesn't have historic integrity itself. And I think that is kind of the whole premise of this Memo, is that it doesn't have historic integrity."

Councilor Maestas continued, "So I tend to agree with the staff recommendations and I just think it was unfortunate that we didn't have the record from the 1990's. But, today is today, and I support the staff recommendations. I realize it's very difficult. I know that the new owner wants to begin anew, with a new mission for the building. And I think we were all were very excited when we heard news of the School for the Arts and their intent to move into the building. And unfortunately, this is kind of the regulatory side of making that happen, but I think our job is to really look at the facts, and look at the information. And I feel comfortable enough to support the staff's recommendation on this. That's all I had Madam Chair. Actually, I'm prepared to make a motion if that's okay."

Mayor Pro-Tem Lindell said, "Please proceed."

MOTION: Councilor Maestas moved, seconded by Councilor Harris, that the Governing Body concludes that the Market Center and the Shed meet the definition of non-contributing, and that the Governing Body grants the appeal, vacates the decision of the Historic Districts Review Board, designates the Market Center and the Shed as Non-Contributing and directs staff to draft Findings of Fact and Conclusions of Law reflecting the decision of the Governing Body.

Councilor Maestas noted the motion is Option 1 on packet page 7.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Trujillo and Councilor Villarreal.

Against: Councilor Trujillo.*

Explaining her vote: Councilor Villarreal said, "I need clarification now. Are we saying we are upholding the appeal, or granting the appeal. **Ms. Brennan** said, "Granting the appeal and essentially reversing the decision of the Board. **Councilor Villarreal** said, "Reversing the decision of the Historic Board. Yes."

Request for restatement of the motion: Councilor Trujillo said, "Can you really state what was... I want to hear again, what Joseph said. I can't find it, I want to hear it. **Councilor Villarreal** said, "Page 7." **Mayor Pro-Tem Lindell** said, "It's on page 7 of the packet." **Ms. Vigil** read the suggested motion from Ms. Gheen's Memo, "If the Governing Body concludes that the Market Center and the Shed meet the definition of a Non-Contributing, the Governing Body should grant the appeal, vacate the Board's Decision, designate the Market Center and the Shed as Non-Contributing, and direct staff to draft findings of fact and conclusions of law reflecting its decision. **Mayor Pro-Tem Lindell** said, "Councilor Trujillo." **Councilor Trujillo** said, "Yes. I didn't hear the motion." **Ms. Vigil** said, yes now, okay. **Councilor Rivera** said, "I'm still a no." **Mayor Pro-Tem Lindell** asked, "Councilor Rivera are you clear with your vote. **Councilor Rivera** said yes. **Mayor Pro-Tem Lindell** said, "And your vote is.." **Councilor Rivera** said "No."

* Councilor Rivera Trujillo voted against the motion, but later during the Roll Call vote changed his vote for the motion.

Mayor Pro-Tem said, "And please take note of the remarks that I made to you."

I. ADJOURN

There was no further business to come before the Governing Body, and upon completion of the Agenda, the meeting was adjourned at approximately 8:45 p.m.

Approved by:

Mayor Javier M. Gonzales

ATTESTED TO:

Yolanda Y. Vigil, City Clerk

Respectfully submitted:

Melessia Helberg, Council Stenographer

H. NEW BUSINESS

1. 2022-005859-HDRB. 500 Montezuma Ave. Westside-Guadalupe Historic District. JenkinsGavin, agent for New Mexico School for the Arts, owners, proposes construction of a dormitory building and 8'-0" fences adjacent to a contributing structure. The case is being reviewed for comment under 14-5.2(N) due to state funding. (Carly Piccarello, cpiccarello@santafenm.gov)

Name	**Comment - 09/12/2022 11:16 AM : (No Vote)**
Stefanie Beninato	I am opposed to an 8 ft high fence because schools are not commercial properties. . This school has gotten enough exceptions and destroyed all but a small portion of the primary facade—it even covered over an original sign that could easily have been preserved. No more kid glove treatment for these kids.

H. NEW BUSINESS

4. 2022-005867-HDRB. 530 Camino Militar. Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., contemporary southwest style guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9)(c)(iii) for an additional 4'-0" of height. (Carly Piccarello)

Name	Comment - 09/12/2022 11:16 AM : (No Vote)
Stefanie Beninato	Already sounds like the style will not conform to either old or new Santa Fe style and just because their family owns the Lensic does not mean they should get special treatment. No to height exception.

H. NEW BUSINESS

4. 2022-005867-HDRB. 530 Camino Militar. Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., contemporary southwest style guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9)(c)(iii) for an additional 4'-0" of height. (Carly Piccarello)

Name	**Comment - 09/22/2022 06:57 PM : (No Vote)**
Robert Kelly	We are neighbors up the hill from this property. We are concerned about the structure's height and whether it will impede our view across the Jemez Mountains to the east. Without knowing more about where the structure will be placed, we cannot say we are for or against it. If the structure is down in the arroyo there should not be an issue. If the building is up near Camino Militar, we will want to know more about sight lines. Robert Kelly & Ana Coghlan 704 Camino Militar

H. NEW BUSINESS

4. 2022-005867-HDRB. 530 Camino Militar. Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., contemporary southwest style guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9)(c)(iii) for an additional 4'-0" of height. (Carly Piccarello)

Name	**Comment - 09/22/2022 07:02 PM : (No Vote)**
Robert Kelly	Sorry, the view is to the west, not the east. Robert Kelly

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005830--HDRB

Project Description: Remodel

Project Location(s): 1030 W HOUGHTON ST
Santa Fe, NM 87505

Contacts:

Applicant:	JEFFREY SERES 122 LORENZO RD Santa Fe, NM 87501	jeffreyseres@gmail.com
Property Owner:	Francesca Banci	francesca.m.banci@amph.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H2049, H24091

Year of Construction: 1930s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: September 27, 2022

TO: Historic Districts Review Board Members

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

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Case # 2022-005830-HDRB

Address: 1030 and 1030 ½ West Houghton
Historic Status: Contributing/Non-contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Case H-18-015A 2/13/18 Meeting Minutes

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposal for the residence at 1030 West Houghton Street and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and for 14-5.2(H) Don Gaspar Area Historic District. With respect to the proposal to demolish a portion of the storage shed at 1030 ½ W. Houghton, without evidence that the building is non-contributing, staff cannot recommend approval.

BACKGROUND & SUMMARY:

1030 West Houghton is a 1,352 square foot (SF) residence listed as contributing to the Don Gaspar Area Historic District. Built in 1933, the main house is mainly Spanish-Pueblo Vernacular Revival Style with Territorial Revival Style brick coping. Its front portal is stuccoed with beams and corbels. It features true divided lite three-over-one wood windows and mult-lite wood casements. Behind the house to the west sits a casita at the end of the driveway that runs along the south side of the property. To the north of the casita is a storage building built in the same timeframe as the casita but without a definitive date.

The casita, built sometime between 1932-37, features multi-colored, pointed stucco that appears like stone facing under its front porch as wainscot and surrounding the window. It also has a wrought iron balustrade. To the north of the casita on the 1030 ½ property sits a 328 square foot detached concrete block building used for storage. It consists of two masses with a connecting room at the same height. It contains three wood doors and extended exposed wood lintels on its front, south elevation. It has two-by-three lite steel casements and a single fixed true divided lite wood window. The storage building mimics the casita's multi-colored, pointed, stucco on its front south elevation's west end. The casita's rear storage building is shown appears in plan on both the 1985 and the 1995 Historic Cultural Properties Inventory surveys for the two addresses. Approximately one-third of the storage building is located on the 1030 W. Houghton property crossing the property line.

A low stuccoed yard wall, 3'-6" to 4,' spans the east/front elevation of the property, with openings at the main entry front door and at the driveway. There are no gates. The yard wall is designated contributing along with the main house.

On February 13th, 2018, the board designated the east and north facades of the 1030 W. Houghton main house as primary facades in case H-18-015A. The meeting minutes do not refer to the 1030 ½ W. Houghton property or address the free-standing storage shed at this meeting. There are no known previous case records for the casita or the shed buildings.

Now, the owner of both properties proposes the following to the main house:

1. Add 45 square feet to the southwest corner of the south and west facades. Its height, at 11', will match the existing height at the west end of the house. New windows will be three-over-one lite true divided lite aluminum clad wood double hung to match existing historic windows on the rest of the house. The south façade door will be aluminum clad wood, half glass, true divided six lite.
2. Replace a window with a double set of wood French doors on the existing west elevation. The windows and doors will be true divided lite painted Cascade Blue to match existing.
3. Add two wood pedestrian gates, 3'-0" wide and 3'-6" high at the driveway and on the east elevation north end to be exposed wood vertical slats and wood frame, cedar color (clear sealed).

4. Add 4’ tall vehicle gates at the driveway east side. The proposed vehicle gates will be exposed wood vertical slats, color cedar, clear sealed, rusted steel frame, and have stucco piers. It will be set back at least 20’ from the property line.
5. Partially demolish a portion of the 328 SF storage building located north of the casita and approximately 10 feet west (rear) of the main house. This building sits on the property line between 1030 & 1030 ½ W. Houghton Street. The applicant proposes to stucco the shed’s exposed east wall after demolition and restucco with El Rey #114, Desert Rose to match existing main house.
6. No changes are proposed to the casita at this hearing.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Yard Wall Height:

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

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

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

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 1030 W. Houghton

ID NUMBER: 0516 00 523

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2409.0

TNSP 17 (N) S RANGE 9 (E) W SEC 26 NE 1/4 SE 1/4

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

DATE OF CONSTRUCTION:
owner
1920 ESTIMATE by 1933 (manuel st.) ACTUAL
SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE:
S-P Rev. / Terr. Rev.

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? Apartment & storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516 00 523.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: rear additions but they are about 50 yrs. old.

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

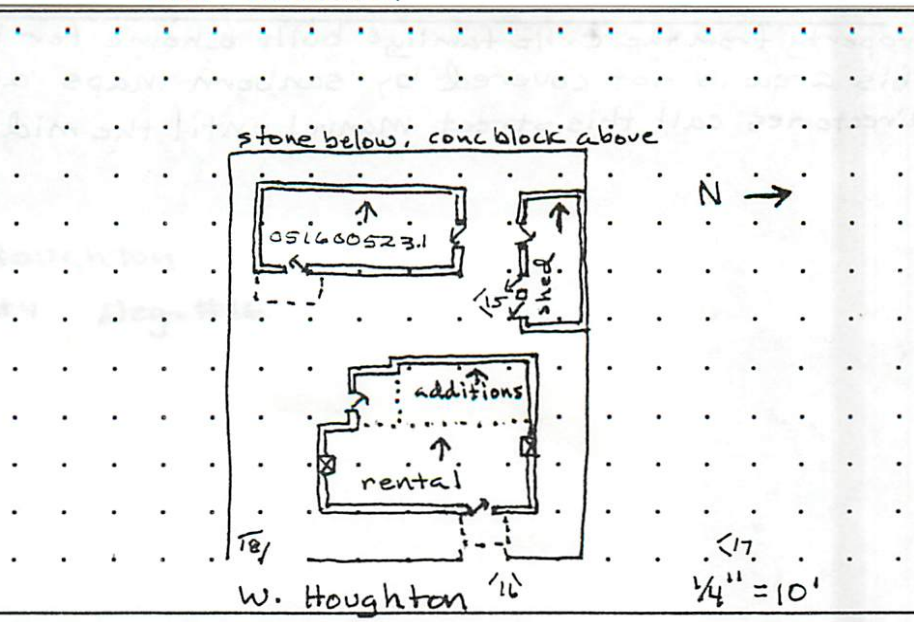
___ YES X NO

PHOTO



#17 East Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE * More than 50 yrs old. Maintains integrity.

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ___ NO X ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 6/95 BY MJH

NEGATIVES WITH NMHPD ROLL # MJH4 NEG # 15 TO 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat & shed w/ wood & metal canales also, Alum. gutters & downspouts
BUILDING WALLS	adobe with light brown stucco
FOUNDATIONS	not visible
DOORS	wood  wood with 3 vert. lites 
WINDOWS	 Wood d.h.w., single & paired  wood casement  wood casement paired Some wood screens
PORCHES OR PORTALES	Front: stucco pilasters, 6x6 beams, corbels, 4x4 rafters 1x8 decking
BALCONIES	
COURTYARDS	
FENCES/WALLS	N. side: picket fence & conc. blockwall. E side stucco on conc. block. S. side: conc. block w/stucco, w/ wide board insert. W. side Conc. block above stone
ARCH. DETAILS	Brick coping, virgin of Guadalupe tile insert under front porch
OTHER	S.W corner has pointed, multi-color stucco wainscot which resembles stone facing.
COMMENTS	The owner, Willy Romero lives in the rear apartment which he built in 1932. The main house was his family's home. He purchased the rear apt. property from the Ortiz family & built a home for himself behind his parents. This area is not covered by sanborn maps and it seems that city directories call this street Manuel until the mid 1940s.

ADDITIONAL PHOTOGRAPHS



#16 East Elevation of Porch

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

IDENTIFICATION

ADDRESS

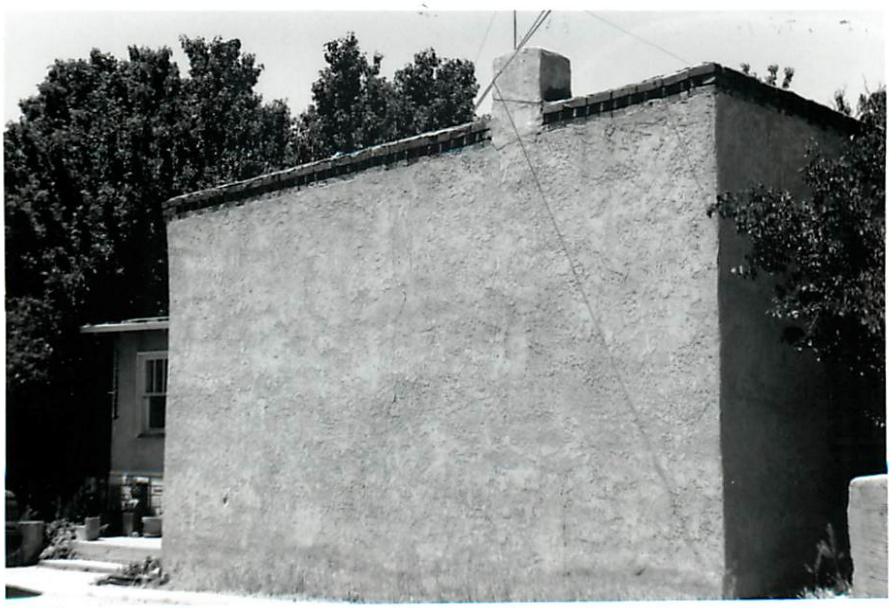
1030 W. Houghton

ID NUMBER: 0516 00523

SANTA FE ID NUMBER: H 2409.0

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#18 South Elevation



#15 West Elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2409

building threatened? yes	surveyed date 8-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 523	UTM reference zone 12 (13)	easting 414310 northing 3148[illegible]

location description: 1030 W Houghton

city/town: Santa Fe

land grant/reservation:

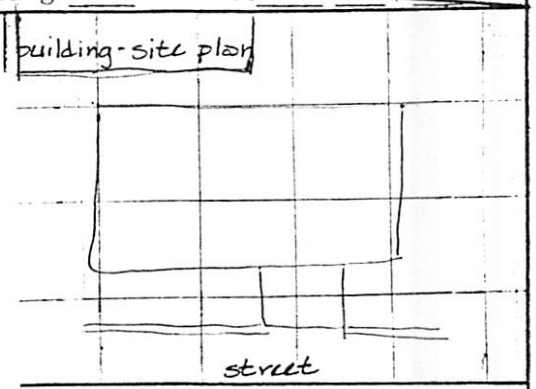
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 17 | negative nos. 17 17 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1930 estimate ___ actual
source:

use
present (residential) other ___
historic (residential) other ___

condition
___ excellent ___ good
X fair ___ deteriorating

style: —

foundation material: n/v

wall material/surface: stucco

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
brick coping
porch corbels
wd d/h 3-1

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing date?
X supporting ___ intrusive

comments
2' stucco wall crumbling

associated buildings? X yes
what type? 1030 1/2 apt
if inventoried, list ID nos.

~~18 - 453 rear addn~~

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 1030½ W. Houghton

ID NUMBER: 0516 00 523.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2409.1

TNSP 17 (N) S RANGE 9 (E) W SEC 26 NE 1/4 SE 1/4

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

BUILDING DATA

DATE OF CONSTRUCTION:
Owner
1932 ESTIMATE by 1937 (Manuel St.) ACTUAL
SOURCE(S) City Directory

ARCHITECTURAL STYLE:
S-P Rev / vernacular

USE:

HISTORIC: (residential)
OTHER _____

PRESENT: (residential)
OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? House & storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516 00 523

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: Decorative stucco wainscot, wrought iron balustrade windows replaced.

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

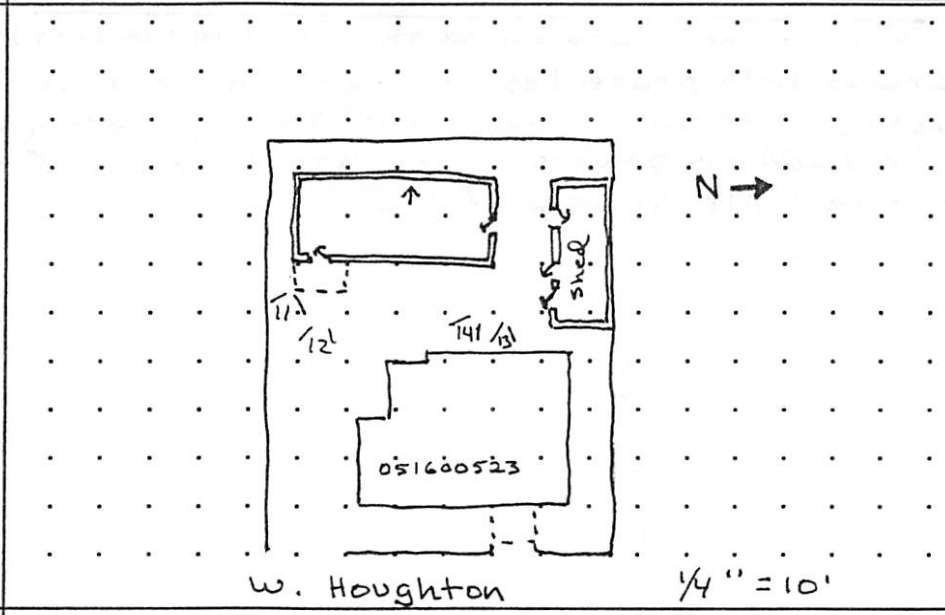
____ YES X NO

PHOTO



#12 East Elevation

SITE PLAN



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: Don Gaspar HISTORIC DISTRICT

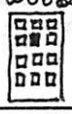
____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 6/95 BY MJH

NEGATIVES WITH NMHPD ROLL # MJH4 NEG # 11 TO 13

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat w/ parapet, metal canales
BUILDING WALLS	adobe w/ Lt. brown stucco
FOUNDATIONS	stone & concrete
DOORS	wood  wood 
WINDOWS	metal casement
PORCHES OR PORTALES	wrought iron posts & balustrade, wood corbels & beam
BALCONIES	
COURTYARDS	
FENCES/WALLS	N: picket & conc. block E: stucco on block S: vertical planks over stucco on block W: stone below, conc. block above
ARCH. DETAILS	multicolor, pointed, stucco (looks like stone facing) under porch as wainscot & surrounding window
OTHER	Concrete block shed: with decorative stucco

COMMENTS Willy Romero built this house in 1932. It originally faced Don Cubero but he had no easement for access from that street. He got an easement from his father (who owned the house to the east) to W. Houghton. Now he owns both properties, renting out his parents home. Two of his brothers live across the street. The city directory does not indicate a Don Cubero address previous to the 1937 Manuel st address but the owner is sure he built the house in 1932.

ADDITIONAL PHOTOGRAPHS



#11 South Elevation

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

IDENTIFICATION

ADDRESS

1030½ W. Houghton

ID NUMBER: 0516 00 523.1

SANTA FE ID NUMBER: H 2409.1

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#13 North Elevation



#14 S. Elevation of shed

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8-9-2022

Property Owner of Record: FRANCESCA BANCI

Applicant/Agent Name: JEFFREY SERES, A.I.A.

Contact Person Phone Number: (505) 982-7191, 239-8577

Site Address: 1030 W. HOUGHTON ST.

Proposed Construction Description: DINING RM ADDITION AT REAR NEW VEHICLE & PEDESTRIAN GATES

TOTAL ROOF AREA: 1397 S.F.

Zoning District: R-5

Overlay: □ Escarpment N/A
□ Flood Zone*
□ Other: _____

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

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

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

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

Terrain: □ 30% slopes N/A

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

Lot Coverage : 40 %
□Open Space Required: N/A

Setbacks:
Proposed Front: 21'-6" Minimum: 7'
2nd Front? N/A
Proposed Rear: 11'-0" Minimum: 10'-0"
Proposed Sides: L 22'-9", R N/A Minimum: 5'-0"

Height: Proposed 11'-0"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

Bicycle Parking:** N/A
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.

JEFFREY SERES, A.I.A. [□OWNER ☒APPLICANT □AGENT]
PRINT NAME

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

SIGNATURE _____ **DATE** 8-9-2022

To Be Completed By City Staff:

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

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

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

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

Revised 20 November 2020

9. Case #H-18-015A. 1030 W. Houghton St. Don Gaspar Historic District. Bernie Romero, agent for Mary Romero, Trustee, requests a historic status review with primary elevation(s), if applicable, for a contributing residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1030 West Houghton Street is a single-family residential structure that was constructed in a mixed Territorial Revival and Spanish-Pueblo Revival style in approximately 1918. An addition on the southwest corner was constructed in approximately 1950. The front yardwall is attached to and mimics the rounded massing of the front porch. Character defining elements include brick coping on the parapets (some of which has been stuccoed over), a shed roof on the west elevation between stuccoed parapets, carved corbels on the front porch, historic wood windows and doors, and a Nuestra Señora de Guadalupe tile wall mural under the porch. The building is listed as contributing to the Don Gaspar Area Historic District. The yardwall has no assigned historic status.

The applicant requests historic status review with primary elevation(s) designation, if necessary.

STAFF RECOMMENDATION:

Staff recommends maintaining the contributing historic status for the principal residence with elevations 1 and 2 out of 5 designated as primary including the porch and designating the yardwall as contributing with the east façade as primary.

Questions to Staff

Member Powell asked why elevation #5 would not be primary.

Mr. Rasch saw no additional character there. The window is historic. There is no coping there.

Member Powell asked if it is visible from the street.

Mr. Rasch agreed.

Member Boniface said, on the field trip, we noticed that elevation appeared to have been damaged and reconstructed.

Mr. Rasch said the whole building needs to be maintained. Much of the coping has cracks. All of it needs repair. The roof is being replaced now. On the north is one wood casement window. It does have a brocade finish. If the board decides to retain contributing status, the board might want to determine if that brocade texture was a defining character feature or not.

Applicant's Presentation

Mr. Bernie Romero,11 Caminito Santero, was sworn.

Questions to the Applicant

Chair Rios asked if he agreed with Staff recommendations.

Mr. Romero said elevation number 5 is hard to see. The house needs maintenance and we are going to reroof and restucco but not change anything else.

Member Katz was not sure about #2 – the south elevation. It just looks like a blank wall and he would want to put windows in there. The brick coping would have to stay but if not primary, that would be more flexible He thought exchanging 2 for 5 would be better.

Mr. Romero said he was not the owner, but they are not going to do additions and just maintain it with new roof, stucco, and parapets. It covers all the building except a new addition. There are different kinds of brick. We will try for administrative approval to rework all the brick coping. It would be nice to eliminate the south as primary, in case they want to do additions.

Mr. Rasch said if #2 is not primary, they could put in a window they are without an exception, keep the parapets and the chimney which are contributing. And the Board could then determine if the brocade texture is also character defining.

Member Boniface said the floor plan shows no fireplace, but it has a chimney. He asked what is going on.

Mr. Romero said the fireplace was demolished.

Chair Rios asked if the chimney still needs to be kept.

Member Powell thought there was probably a window behind the stucco.

Mr. Romero said the bedroom has a window on the east.

Member Biedscheid asked if the mural is historic.

Mr. Rasch said it is historic and character defining.

Public Comment

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

Action of the Board

Member Boniface moved in Case #H-18-015A at 1030 W. Houghton St., to maintain contributing status as this building is historic, and designate façade #5 and #1 and primary, and that would also mean that the brick coping would need to be retained (could be fixed with staff approval), that the brocade finish on the stucco is character defining and needs to be retained and the mural, as well. He found that the yardwall is contributing with the east façade as primary. The east façade includes the porch. Member Roybal seconded the motion and it passed by majority voice vote with all but Member Biedscheid voting in favor.

I. MATTERS FROM THE BOARD

Mr. Rasch announced that Mr. Carlos Demora will be presenting cases before the Board. He introduced Carlos to the Board.

J. ADJOURNMENT

Upon motion by Member Boniface and second by Member Biedscheid, the meeting was adjourned at 7:15 pm.

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

_____
Carl Boaz for Carl G. Boaz, Inc.

September 21, 2022
Second REVISED Letter

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

RE: 1030 W. Houghton St.- Santa Fe –Remodeling and Additions

Dear Board Members,

On behalf of property owner, Francesca Banci, we are pleased to submit the attached application for remodeling of an existing 1,352 square foot (SF) residence and the addition of 45 SF of new living area (Dining Room), new vehicle gates and pedestrian gate at the driveway on the south side, new pedestrian gate and coyote fence on the north side, new windows on the south side, and new doors on the west side.
The remodeling includes the Kitchen, Bathroom, Living Room and Laundry Room within the existing residence and includes removing the existing windows on the west rear side and replacing with a pair of French doors, and on the south side adding 4 new windows in the existing bedroom. The existing Laundry Room on the south west corner of the existing residence is proposed to be demolished and reconstructed to add 45 square feet for a new Dining Room to a height of 11'-0" at the top of parapet..

Also, a portion of the existing 328 SF Storage Building in the rear is proposed to be demolished in order to make larger outdoor space in the rear yard. This building straddles the property line between 1030 & 1030 ½ W. Houghton St.. Francesca Banci is the owner of both properties. Proposed demolition of 85.5 SF is on the east side of the building. This will remove the portion of the building on the 1030 property. No other changes are proposed to the remaining building on 1030 ½ . The exposed wall after demolition will be restuccoed with El Rey #114, Desert Rose.

The doors to the Living Room will be aluminum clad wood, 10 true divided lites (full glass), pair of 2'-6" W X 6'-8" H, Cascade Blue in color to match the existing. The door to the Dining Room will be aluminum clad wood, 6 true divided lites (half glass), 3'-0" W X 6'-8" H, Cascade Blue in color to match the existing.
New windows on the addition and in the existing bedroom will be aluminum clad wood double hung and casements in order to match the historic residence. The windows on the Dining Room will be, 3 true divided lites over 1 lite, 6'-0"W x 4'-6" H, double hung Cascade Blue in color and the casements in the Bedroom, single lites, 5'-6" W x 1'-9" H, Cascade blue in color.

The proposed vehicle gates will be 4'-3" H with exposed wood vertical slats cedar color (clear sealed), rusted steel frame, and stucco piers.

Two wood pedestrian gates, one at the driveway, and one on the north side 3’-0”W x 3’-6” H are proposed to be exposed wood vertical slats and wood frame, cedar color (clear sealed).

New proposed stucco to be El Rey #114, Desert Rose to match the existing

Proposed Coyote fence to be 4’-0” H left natural in color.

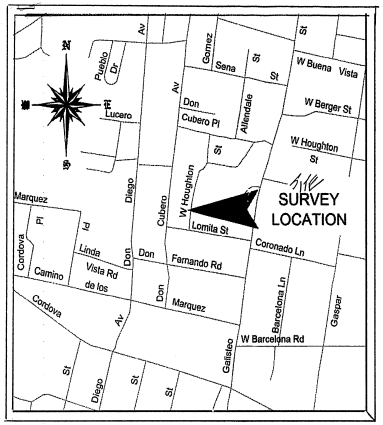
The existing residence was constructed 1918 in a mixed Territorial Revival and Spanish – Pueblo Revival style. The existing Laundry room on the SW corner was constructed in approximately 1950. In 2018 the Contributing status of the existing residence was retained and the East and North facades and the East front wall of the existing residence were designated as primary by the HDRB. A new roof was added in 2018. The current owner purchased the residence in 2021 and there have been no changes made to the exterior of the existing residence or yard wall.

We look forward to hearing your recommendations with respect to the proposed remodeling and addition
Thank you for your consideration of this application.

Sincerely,



Jeffrey J. Seres, A.I.A
Seres Architecture-Santa Fe



VICINITY MAP

NORTH

LEGEND

- Sanitary Sewer Manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Fences.
- Walls.
- Concrete.

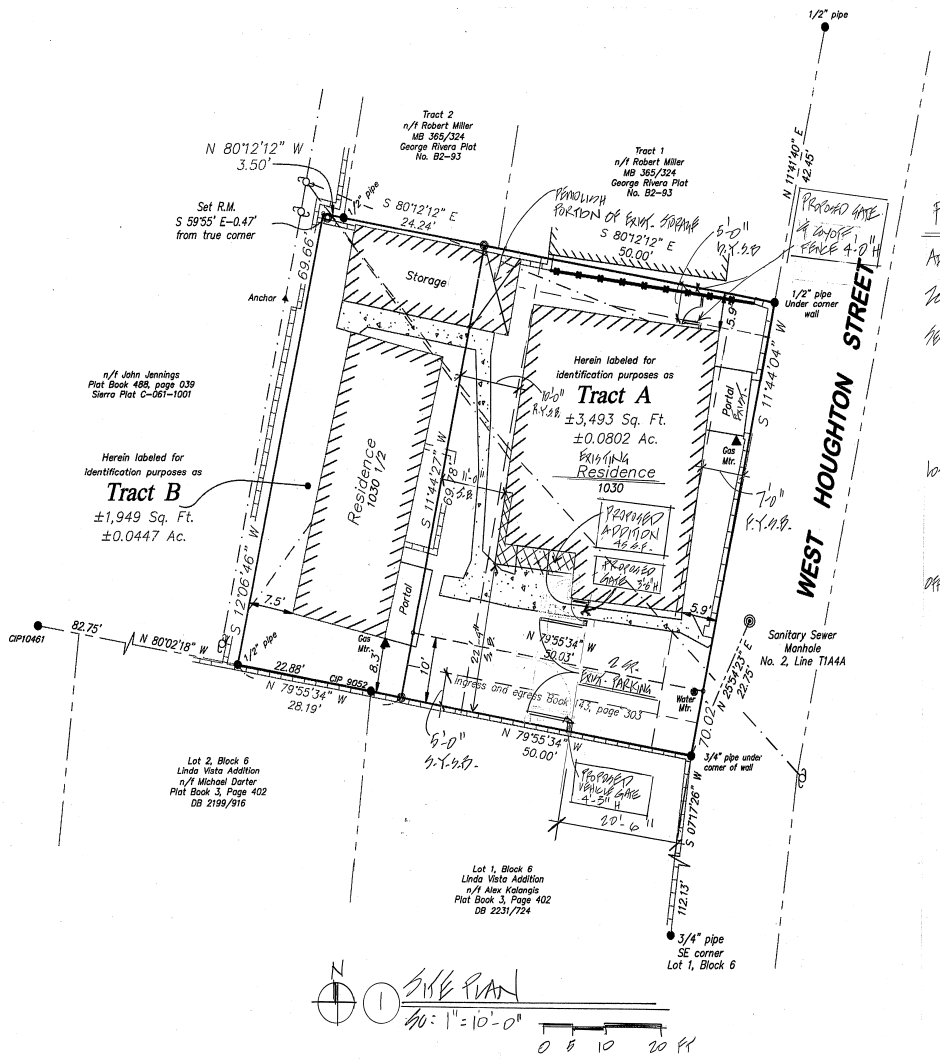
NOTES

1.) Basis of bearing for this survey was taken from GPS observations as referenced along the south boundary line of subject property.

2.) For Tract A, refer to Deeds recorded in:
Book 69, page 273, dated March 19, 1953
Book 277, page 472, dated December 21, 1970

For Tract B, refer to Deeds recorded in:
Book 143, page 303, dated April 17, 1958
Book 151, page 90, dated December 30, 1958.

2.) F.I.R.M. Map Number: 35049C0412E, Zone "X". Effective of January 1, 2013.



1 SITE PLAN
SCALE: 1" = 10'-0"
0 5 10 20 FT

PROJECT DATA

ADDRESS: 1030 W. HOUGHTON ST.

ZONE: R-5

SETBACKS: SIDE = 5'-0"
FRONT = 7'-0"
REAR = 20% AVG. LOT DEPTH
AVG. = 50 FT x .20 = 10'-0"

LOT COVERAGE: 40% ALLOW.
EXIST = 1952 S.F. = 38.9%
PROPOSED = 1997 SF = 40%
ADD 45 S.F.

OFF STREET PARKING: 2 SP. PER.
2 SP. PROVIDED

SERES
architecture llc

122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
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jeffreyseres@gmail.com

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CONSULTANTS

Architect Engineer

BANCI RESIDENCE

1030
WEST HOUGHTON STREET
SANTA FE, NEW MEXICO 87501

Key Plan
NTS

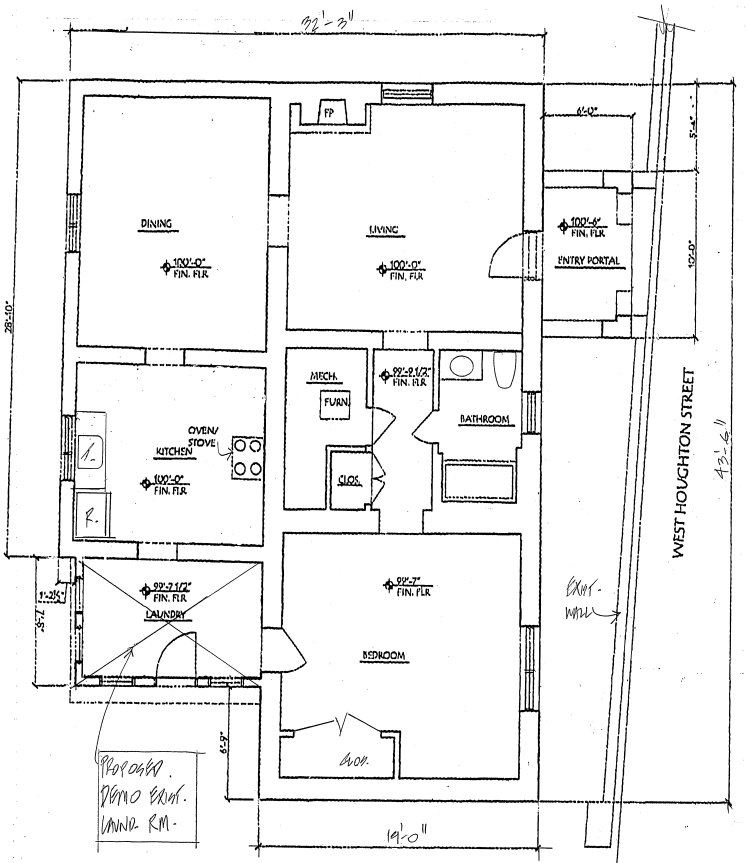
No	Date	Description

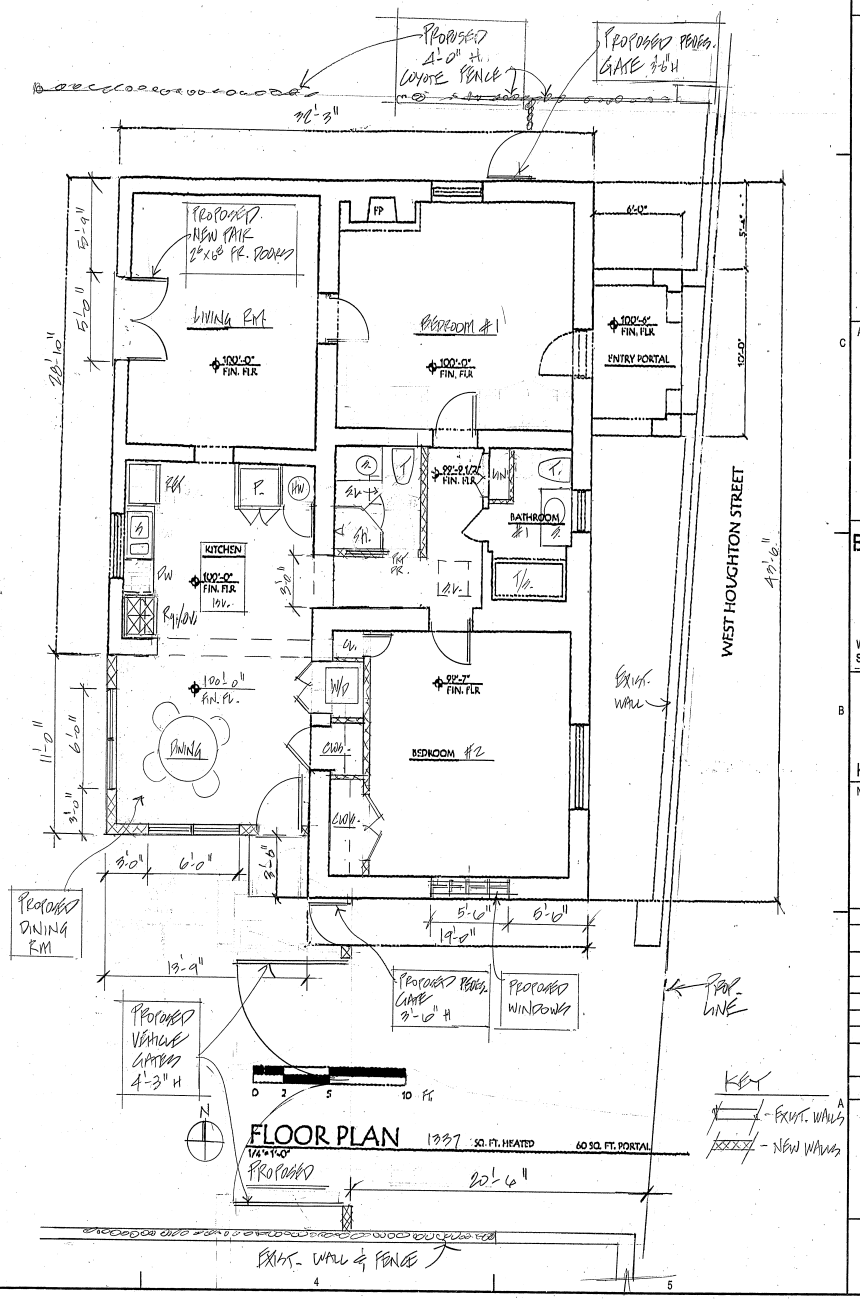
Revision Schedule

ISSUE: HPRB.
PROJECT NUMBER: SA 2102
FILE: 2021-095 Banci Residence Site Plan.dwg
DRAWN BY: kwp
CHECKED BY: JJS
DATE: December 1, 2021 (REV) AUG. 4, 2022 (REV) SEP. 21, 2022
SHEET TITLE: SITE PLAN

A2-101

12/1/2021 11:17:47 AM
C:\Users\kwpatterson\Documents\My Projects\2021-095 Banci Residence - Seres\2021-095 Banci Residence Site Plan.dwg





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CONSULTANTS

Architect Engineer

BANCI RESIDENCE

1090
WEST HOUGHTON STREET
SANTA FE, NEW MEXICO 87501

Key Plan
NTS

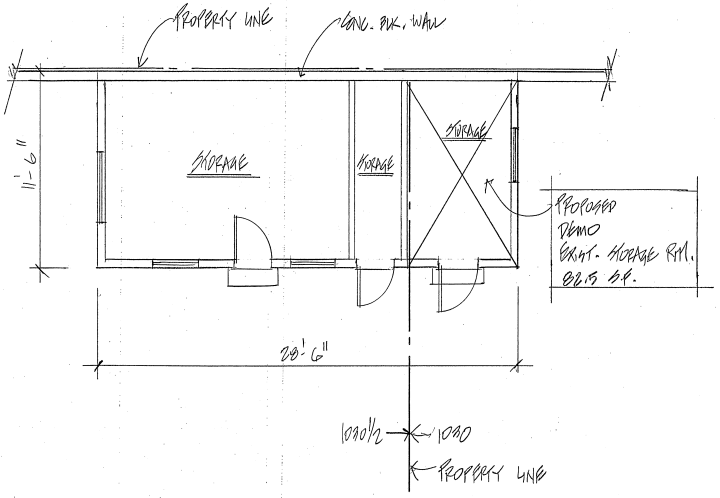
No	Date	Description

Revision Schedule

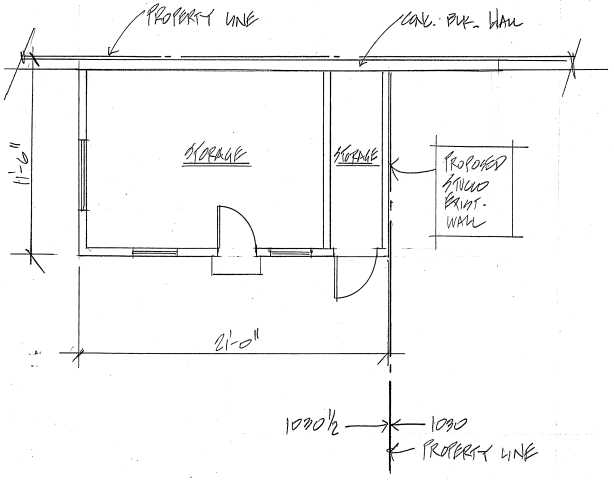
ISSUE: HPRB
PROJECT NUMBER: SA 2102
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: AUG. 4, 2022
(REV) SEP. 21, 2022

SHEET TITLE
FLOOR PLANS

A-101



STORAGE BLDG.
FLOOR PLAN - EXISTING
328 S.F.
SCALE: 1/4" = 1'-0"
0 2 4 8 FT.



STORAGE BLDG.
FLOOR PLAN - PROPOSED
245.5 S.F.
SCALE: 1/4" = 1'-0"
0 2 4 8 FT.

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CONSULTANTS

Architect | Engineer

BANCI RESIDENCE

1030 & 1032 1/2
WEST HOUGHTON ST.
SANTA FE, NEW MEXICO 87501

Key Plan

NTS

No	Date	Description

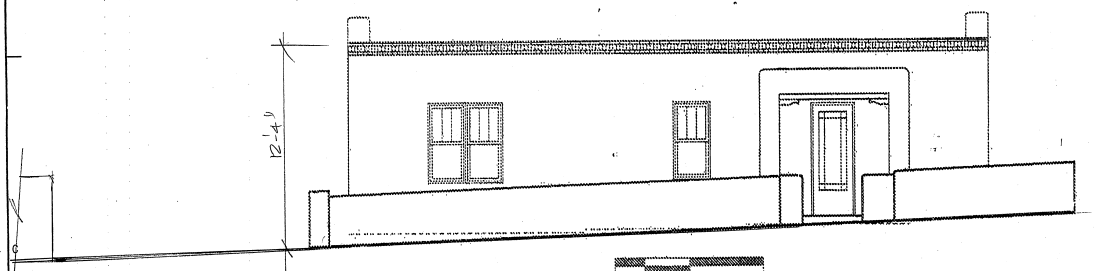
Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: SA 2102
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: SEP. 8, 2022

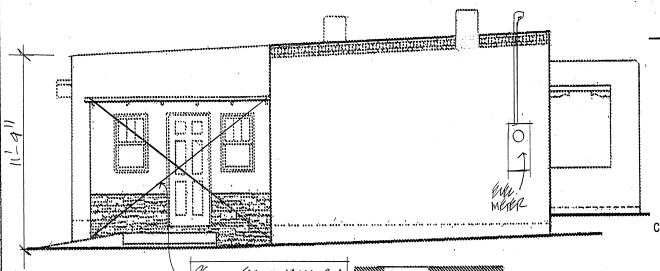
SHEET TITLE

FLOOR PLANS
STORAGE BLDG.

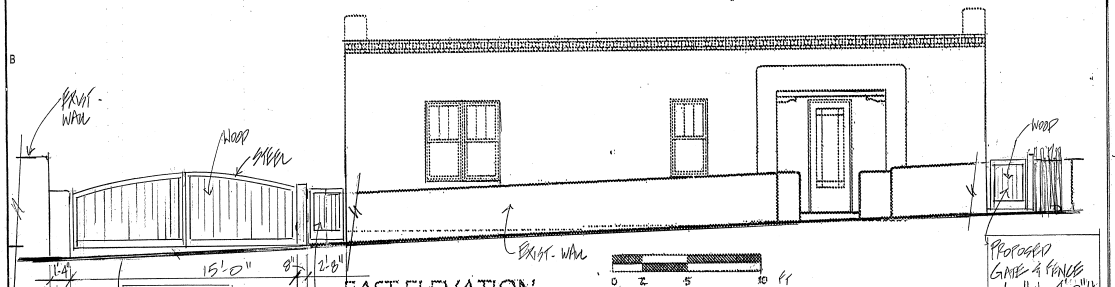
A-102



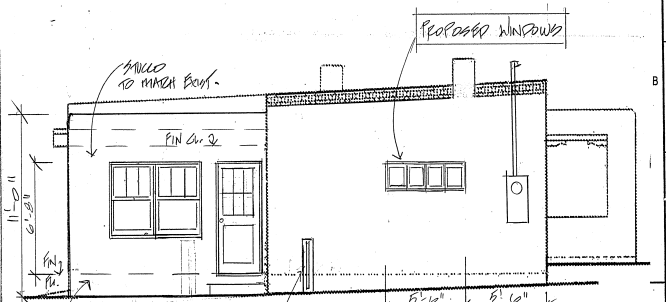
EAST ELEVATION
1/4"=1'-0"
EXISTING



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



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



SOUTH ELEVATION
1/4"=1'-0"
PROPOSED

SERES
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Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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CONSULTANTS

Architect | Engineer

BANCI RESIDENCE

1030
WEST HOUGHTON STREET
SANTA FE, NEW MEXICO 87501

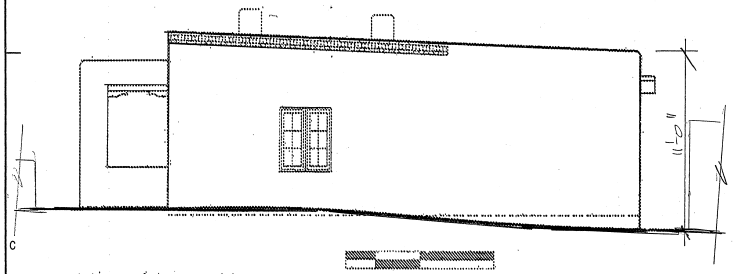
Key Plan
NTS

No	Date	Description
		Revision Sche Jule

ISSUE: HDRB
PROJECT NUMBER: SA 2102
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: AUG. 4, 2022

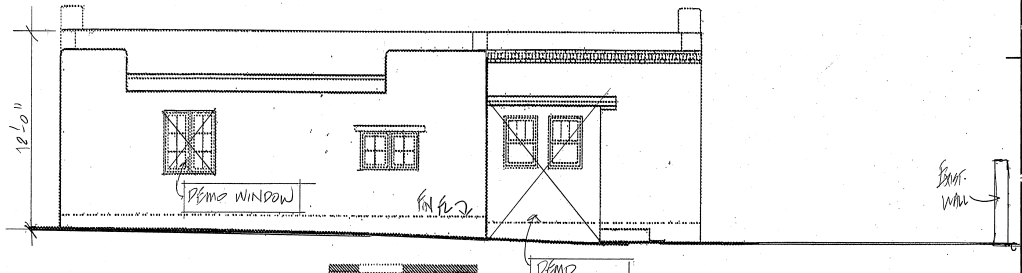
SHEET TITLE
ELEVATIONS EAST & SOUTH

A-201



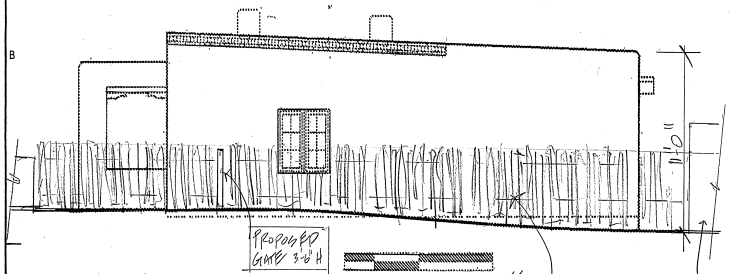
NORTH ELEVATION
1/4"=1'-0"

EXISTING



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

EXISTING



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

PROPOSED



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

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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BANCI RESIDENCE

1030
WEST HOUGHTON STREET
SANTA FE, NEW MEXICO 87501

Key Plan
NTS

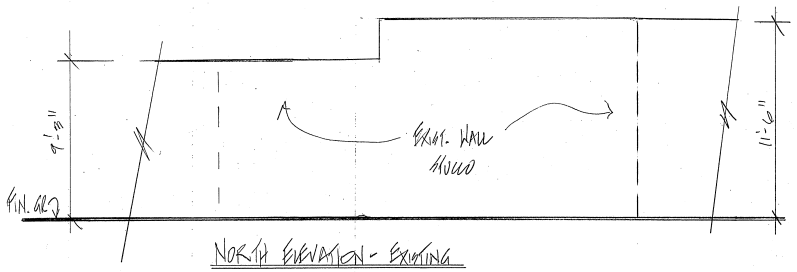
No	Date	Description
Revision Schedule		

ISSUE: HDRB
PROJECT NUMBER: SA 2102
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: AUG. 4, 2022

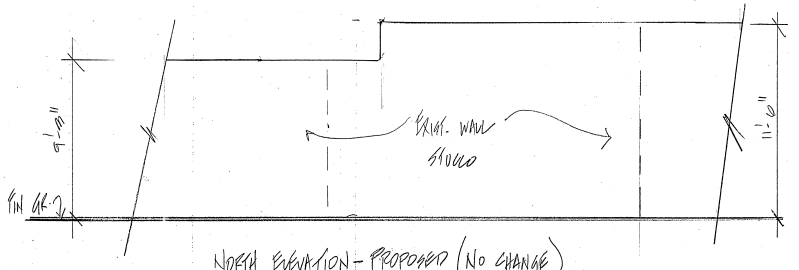
SHEET TITLE

ELEVATIONS
NORTH & WEST

A-202



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



NORTH ELEVATION - PROPOSED (NO CHANGE)
SCALE: 1/4" = 1'-0"

0 2 4 8 FT



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

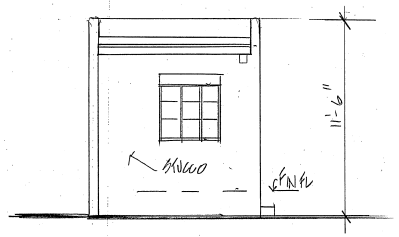
7'-6"

PROPOSED DEMOLITION PORTION OF BLDG.



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

0 2 4 8 FT.

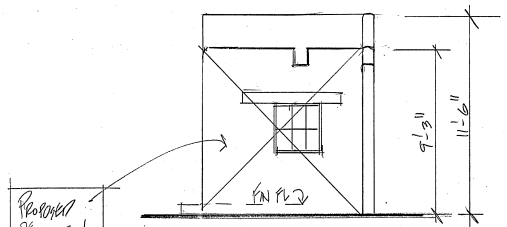


WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

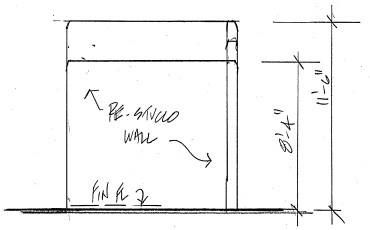


WEST ELEVATION - PROPOSED (NO CHANGE)
SCALE: 1/4" = 1'-0"

0 2 4 8 FT.



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



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

0 2 4 8 FT

SERES
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CONSULTANTS

Architect | Engineer

BIANCI RESIDENCE

1020 & 1030 1/2 WEST HOUGHTON ST.
SANTA FE, NEW MEXICO 87501

Key Plan
NTS

No	Date	Description

Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: JA-2102
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: SEP. 8, 2022

SHEET TITLE

ELEVATIONS
STORAGE BUILDING

A-203

1030 W. Houghton St. Banci Residence 9-8-2022



East Side – Front Elevation



North Side Elevation

1030 W. Houghton St. Banci Residence 9-8-2022



West Side - Rear Elevation



South Side Elevation

1030 W. Houghton St. Banci Residence 9-8-2022



W. Houghton St. – Looking North



W. Houghton St. – Looking South

1030 W. Houghton St. **Banci Residence** **9-8-2022**



Storage Building – South Side Elevation



Storage Building – East Side Elevation

1030 W. Houghton St. **Banci Residence** **9-8-2022**

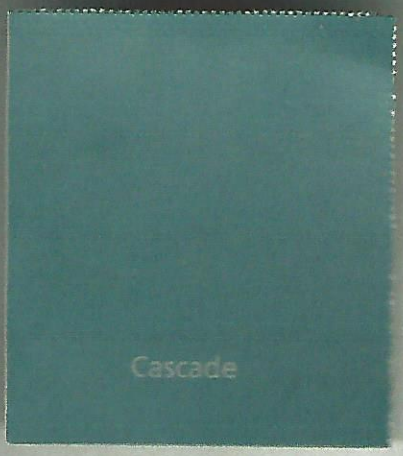


Storage Building – West Side Elevation

1030 W. HOUGHTON ST. - BANLI RESIDENCE
8-15-2022



- EL REY #114 DESERT ROSE STUCCO



- DOOR & WINDOW CLADDING CASCADE BLUE

City of Santa Fe, New Mexico

memo

DATE: September 27th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005868-HDRB

Address: 815 E. Palace Avenue #5
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**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Historic maps and photographs

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and the south elevation be designated as primary excluding the elevation west of the bay window. Staff also recommends the set of double doors on the west elevation be recognized as a character defining feature, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

815 E. Palace Avenue #5, also known as the Edward Safford Residence, is a single-family residence listed as contributing to the Downtown and Eastside Historic District. It is the oldest of the many structures in the llano compound, situated near the corner of East Palace Avenue and La Vereda Norte. It faces East Palace Avenue and sits behind a tall stucco variable height wall, approximately eight feet tall.

The double adobe walled house dates to before 1900, likely 1880 according to staff records. By 1921 the footprint of the house was very similar to today. By 1948, small additions were made to the northwest corner and the northeast corner. By 1978, another small addition filled in the southeast corner. Between 1975 and the 1990s, the central portal on the front façade of the house was infilled with two windows and French doors and stucco wall. This covered and/or replaced carved wooden beams and six viga columns. Despite the infill, this area of the façade still read as once having a portal.

This presents a potential conflict with 14-5.2(C)(1)(d) which states that '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.' This elevation still retains the original roof line and massing, protruding viga alignment. Windows have been replaced on this façade as well including the western most window's change from a window to door. The form of this façade still retains the 'features that define the character of the building's architecture' with the elevated massings that once flanked the portal. The protruding vigas are still evident. Staff also considered whether a portal could be restored to this façade.

The north elevation retains its original form and architectural features but does not appear to be the most character defining facade. The west elevation includes a deep set of double doors with transom windows.

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.

H2917

building threatened? yes	surveyed date by SL	county SANTA FE	ID no. 051612365
field map SFHD #5	number 2365	UTM reference zone 12 13	easting northing

location description

815 E. Palace

(Complex includes past addresses 815, -19, -21, -23 Palace)

(815 - N of property → Safford Residence?)

city/town SANTA FE

~~land grant/reservation~~

building name

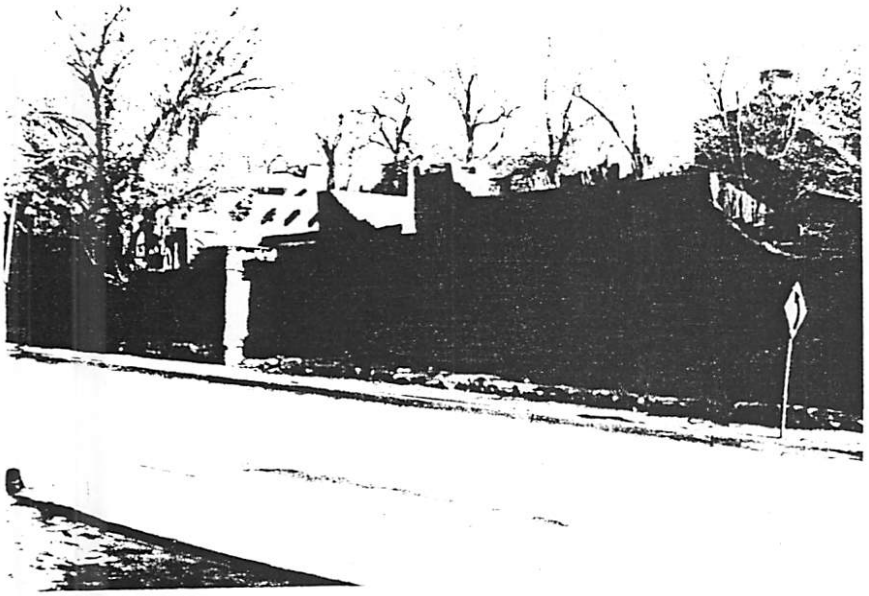
legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD # 41 34 → 17, 7

~~negative~~ nos.

loc. of neg. HPB

plan shape



815 Compound

date of construction

Condo's / '20's remodeled + P'45 estimate ___ actual

source Safford residence Pre 1900

use

present ✓ residential

other ___

historic ✓ residential

other ___

condition

___ excellent ___ good

✓ fair ___ deteriorating

style SPR

foundation material conc. & ?

wall material/surface adobe & ? / stucco

degree of remodeling

___ minor ___ moderate ✓ major

describe: added massing + remodel

architectural features

Series of flat parapeted rfs w/ canales, extend'd vigas, projecting chimneys

"Santa Fe Style" remodel job

surroundings res.

relationship to surroundings

✓ similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible ✓ of interest ___ none

if eligible, why? house contrib, condo not.

comments

Safford residence N of property

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ✓ yes photo



Portion of Safford Residence

OFFICIAL HISTORIC DISTRICT MAP

BUILDING STATUS QUERY

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

I. Property Owner Information

Name: WILLIAM B. & SHARON R STINE

Mailing Address: 1230 GRACE DR

PASADENA CA 91105

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

II. Historic Property Address (if different than above)

Street Address: 815 E PALACE #3

Map Number _____ Structure Number from Map ?

PHONE (SF) 982-8370

III. Query

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

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

first shows as numbered apts. in 1979 city dir. query

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

DEAR PROPERTY OWNER:

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

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

WHAT DOES THE NEW ORDINANCE MEAN TO YOU?

1. It means that your property has historic value and is an important part of the City's historic district.

2. It means that when you remodel, renovate, or add on to your building, the enclosed standards should be followed in order to maintain the building's historic status.

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

1. Fill out the enclosed form and return it to Mary Grzeskowiak by 5:00 p.m. on July 24, 1992. Mary's office is in the Zoning Division in the west wing of City Hall. When you return the form, you should schedule an appointment with Mary to discuss and, if necessary, view your building.

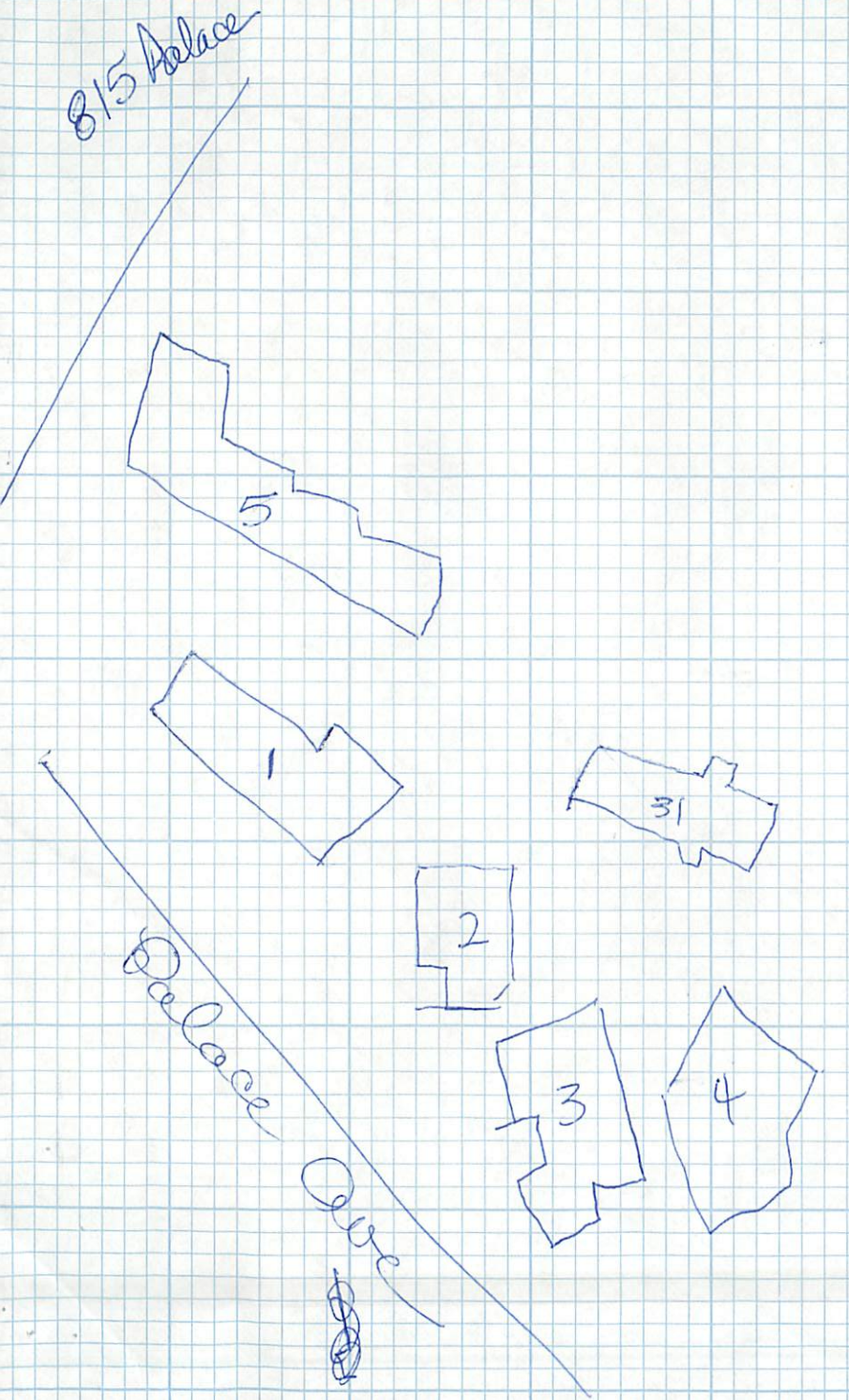
2. You are invited to attend the Historic Design Review Board public hearing for your area on August 17th at 7:00 p.m., in the City Council Chambers. This hearing is to discuss historic designation of structures, not the Preservation Ordinance, which has already been adopted.

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

Linda Tigges, Lead Planner

Mary Grzeskowiak, Urban Design Review Specialist

/cmo
d92-3/LEHISPO


815 Palace
5
1
31
2
Palace Ave
3
4

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

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Debbie Jaramillo, Dist. 1
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Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

August 12, 1992

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

Re: 815 East Palace Avenue

Dear Mr. Bonaguidi:

Thank you for the valuable information about your building. This type of historic detail is very useful in understanding the city's historic architecture and frequently directly tied to making preservation-related decisions regarding historic buildings.

We will include your letter in the file in our office that includes the historic building inventory form. We will also forward a copy of your letter to the State Historic Preservation Office for inclusion in their files.

Thank you for your interest and support.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

xc: Dr. Mary Ann Anders
NM Office of Cultural Affairs - Historic Preservation Division

City of Santa Fe, New Mexico

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

August 11, 1992

William B. and Sharon R. Stine
1230 Grace Drive
Pasadena, CA 91105

Re: 815 E. Palace #3

Dear William and Sharon Stine,

We have received your query regarding the property at 815 E. Palace #3. Review of the historic building inventory form for the property verifies that the Safford house, building #5 of the compound, is a contributing building in Santa Fe's Downtown and Eastside Historic District, but that the condominiums are non-contributing. No other action is required on your part. It will be recommended that the building at 815 E. Palace #3 be considered non-contributing. In a future phase of the ongoing resurvey of this historic district, the map will be updated to show the actual configurations and statuses of the individual buildings in the compound.

Thank you for your interest in this matter.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

LAWRENCE BONAGUIDI, P. C. & ASSOCIATES
ATTORNEYS AT LAW
6 EAST 43RD STREET
NEW YORK, N. Y. 10017

LAWRENCE P. J. BONAGUIDI

OF COUNSEL
MESSRS. BONAGUIDI & CORCORAN

TELEPHONE (212) 972-0500
TELECOPIER (212) 949-0639

July 27, 1992



The City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504
City Zoning Office 1st Floor
Attn: Mary Crzeskowiak

Re: 815 East Palace Avenue

Dear Ms. Crzeskowiak:

I write as the owner of 815 East Palace Avenue, #5, Santa Fe, New Mexico.

Thank you for your letter designating 815 East Palace Avenue as having historic value.

The map attached to your notice correctly outlines our house which is the former Edward Safford house. Although the property is now the Llano Condominium Compound the original house is Unit #5, a double walled adobe built in the 1880's.

For your information and your files you may be interested to know that Edward Safford was at one time County Clerk and later mayor of Santa Fe. The property remained in his family until purchased by Synopco (the Bass family) in 1972.

There is some evidence that the home was leased for a few months to Governor Lew Wallace in the 1890's. There is also in the New Mexico State Archives an undated photo (presumably the 1920's) of Mayor Safford, Governor Clyde Tingley and Charles Lindbergh standing in the front portico of the house. Apparently Lindbergh made a cross country trip by air after his famous transatlantic crossing and stopped in Santa Fe en route to California.

I hope this information is of assistance.

Sincerely,

Lawrence Bonaguidi

LAWRENCE BONAGUIDI

City of Santa Fe, New Mexico

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

Sam Pick, Mayor
Isaac J. Pino, City Manager

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Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

August 12, 1992

Dr. Mary Ann Anders
Historic Preservation Office
La Villa Rivera Building
228 E. Palace
Santa Fe, New Mexico 87501

Re: 815 E. Palace Avenue

Dear Mary Ann:

We received this letter in response to the mailing for the special hearings of the Historic Design Review Board. It contains excellent information regarding the building at 815 East Palace Avenue #5, formerly the Safford residence. I thought you would be interested and might want to include the information in your files.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

GAYLA BECHTOL ARCHITECT
ARCHITECTURE + URBAN DESIGN

Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

12 September 2022

Re: Primary Facade Designation of 815 E. Palace Avenue

Dear Ms. Piccarello,

Please see the attached documents showing photographs, maps, drawings and aerial photography.

In 2001 “non-historic” windows were replaced with wood divide-lite windows and doors on the south facades. During the change the openings flanking the door into the portal changed size. The windows and doors were repaired on the north.

It is my opinion due to the filling-in of the portal and the changed openings of windows and doors on the south side then the north facade which has had fewer changes should be designated as the primary facade because it has more historic integrity.

Thank you!

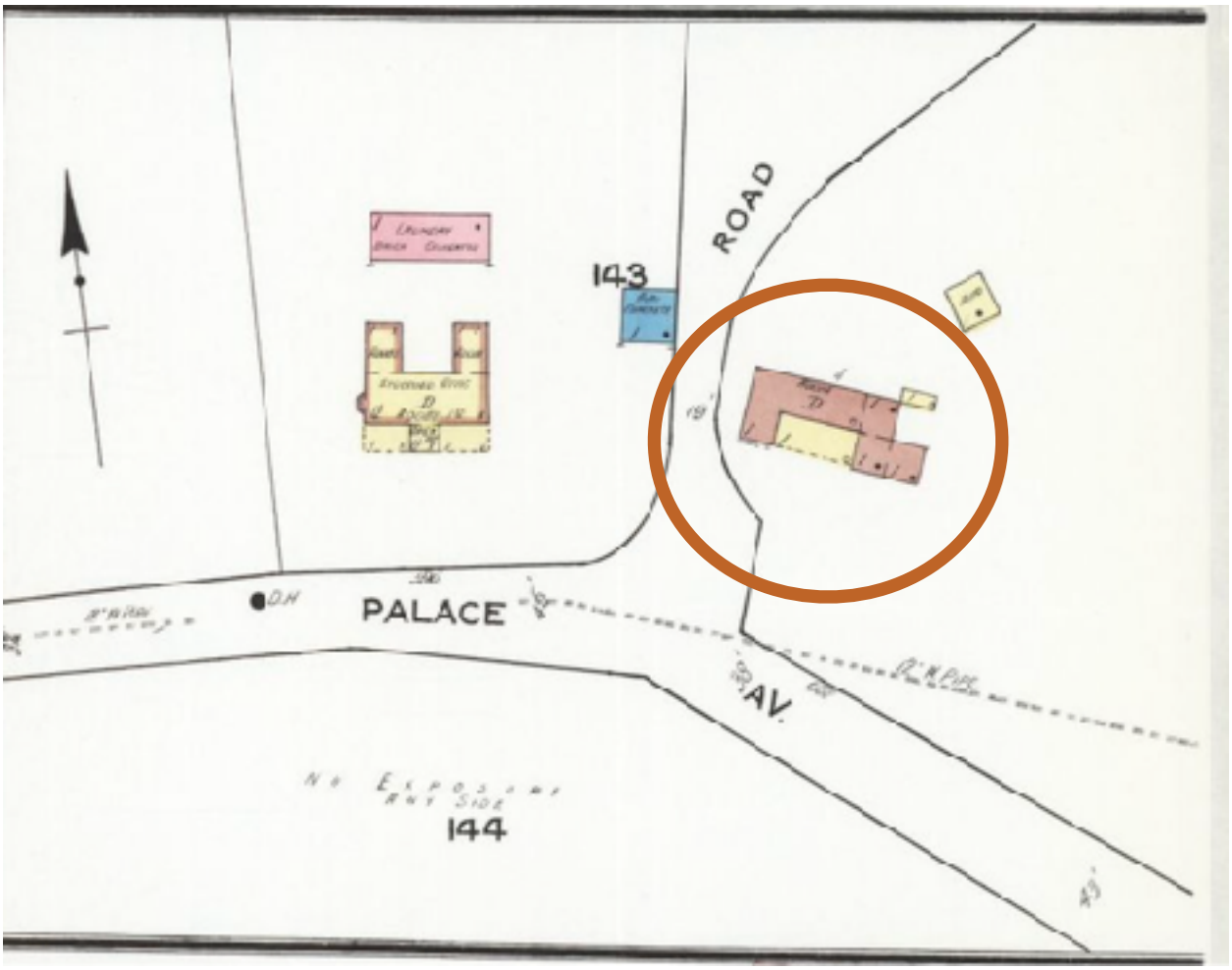
Sincerely,



Gayla Bechtol, AIA

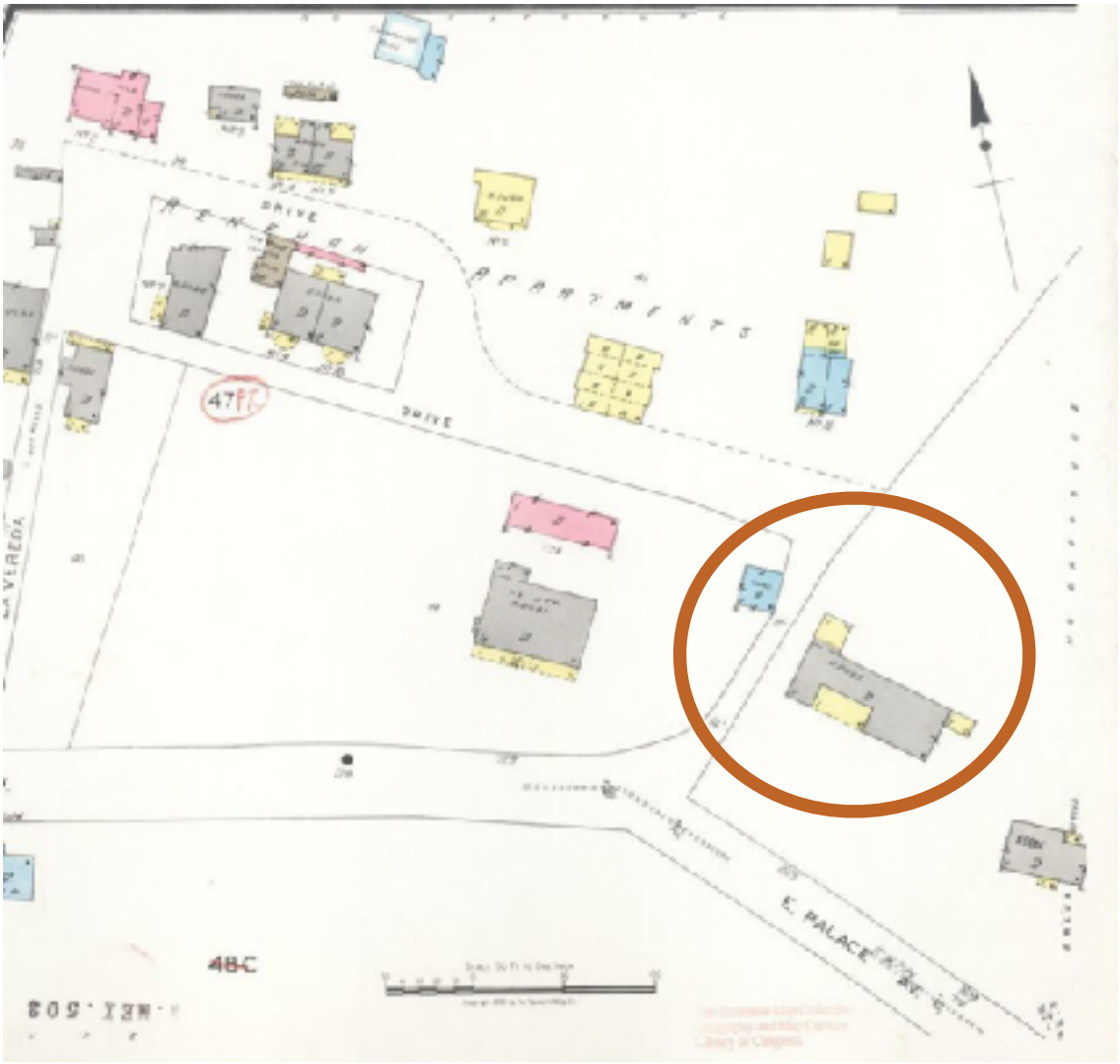
320 AZTEC STREET, SUITE C, SANTA FE, NM www.gbasantafe.com

815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



1921 Sanborn Insurance Map

815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



1948
Sanborn Insurance Map

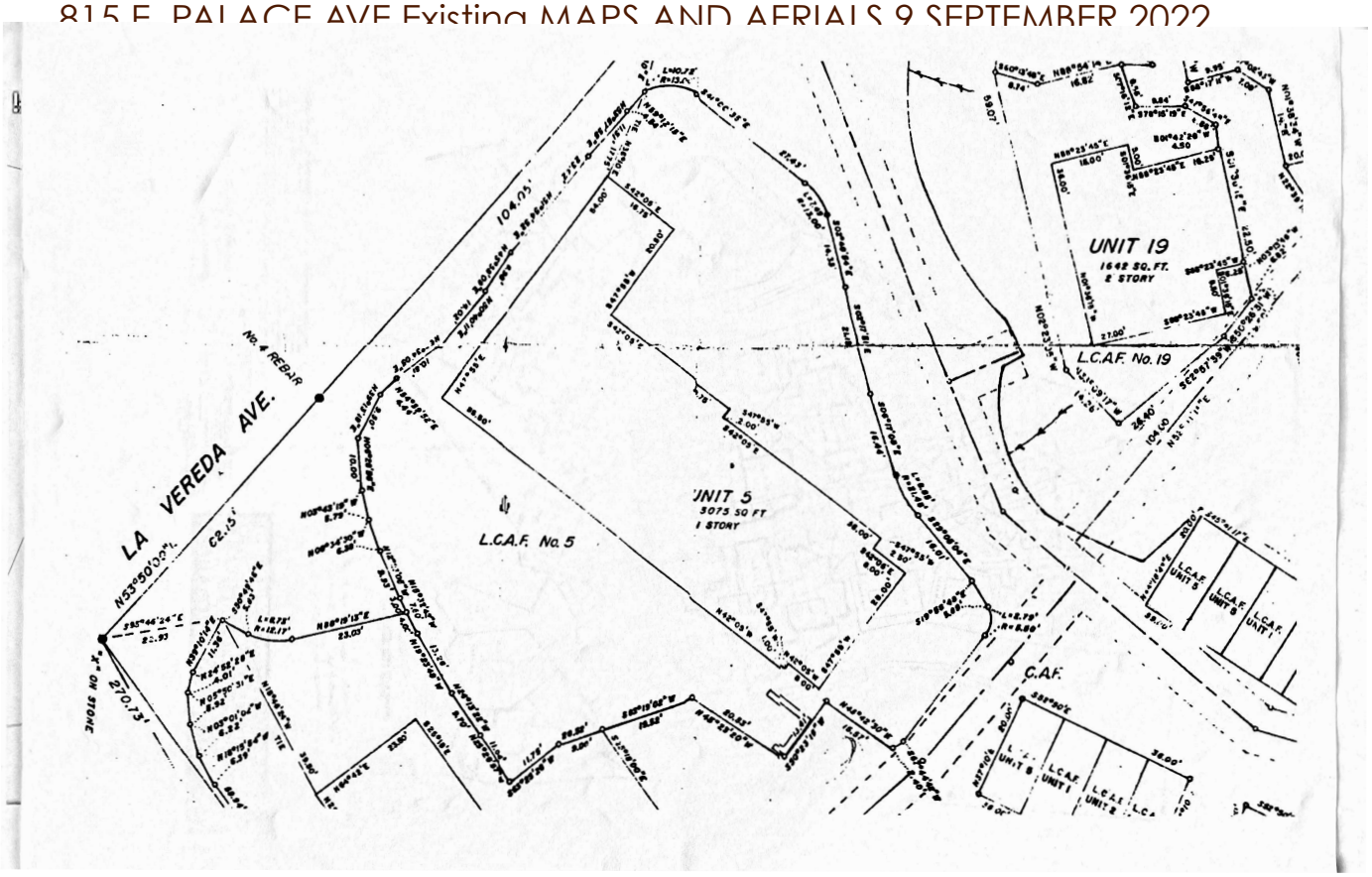
815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



1978 Aerial Photography

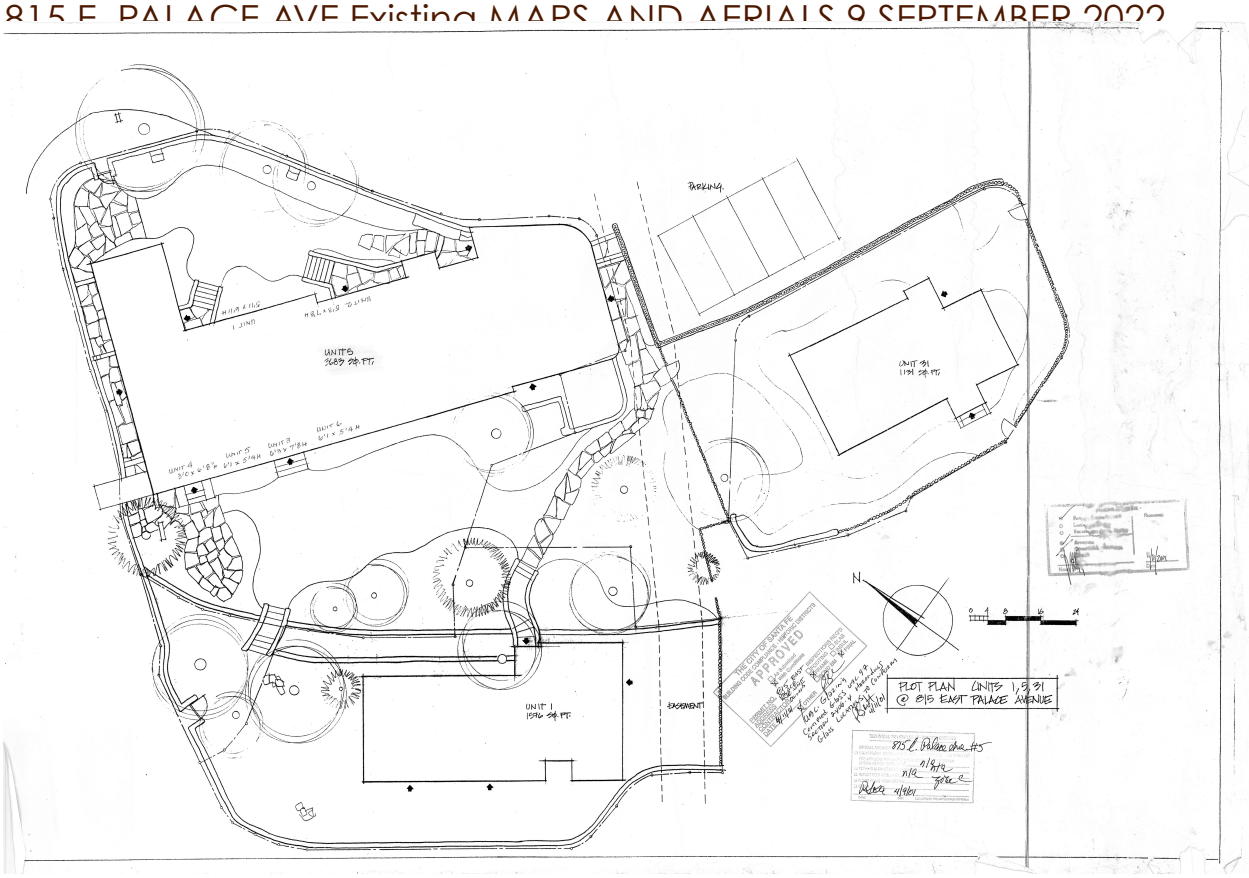
NORTH

815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



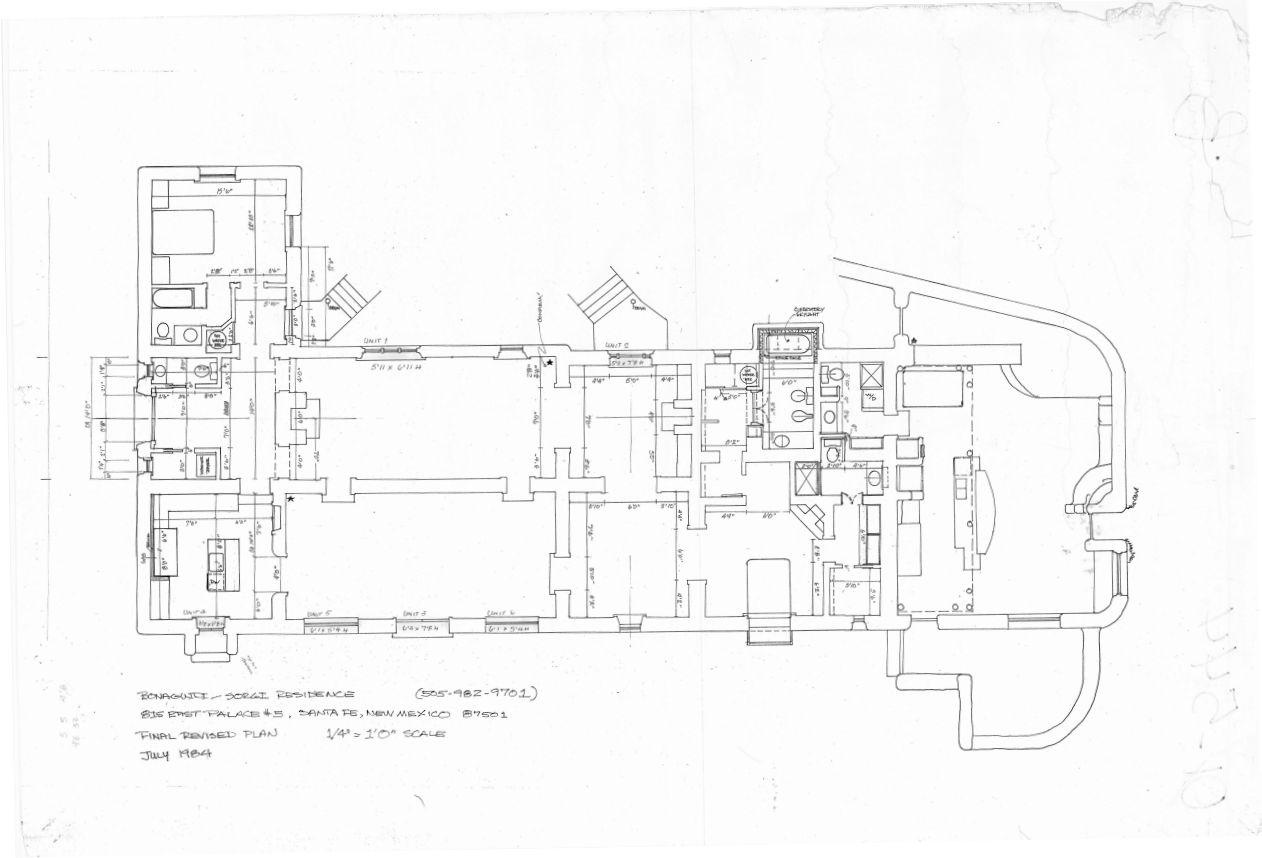
FROM 1979 PLAT FOR LLANO ADOBE COMPOUNDS

815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



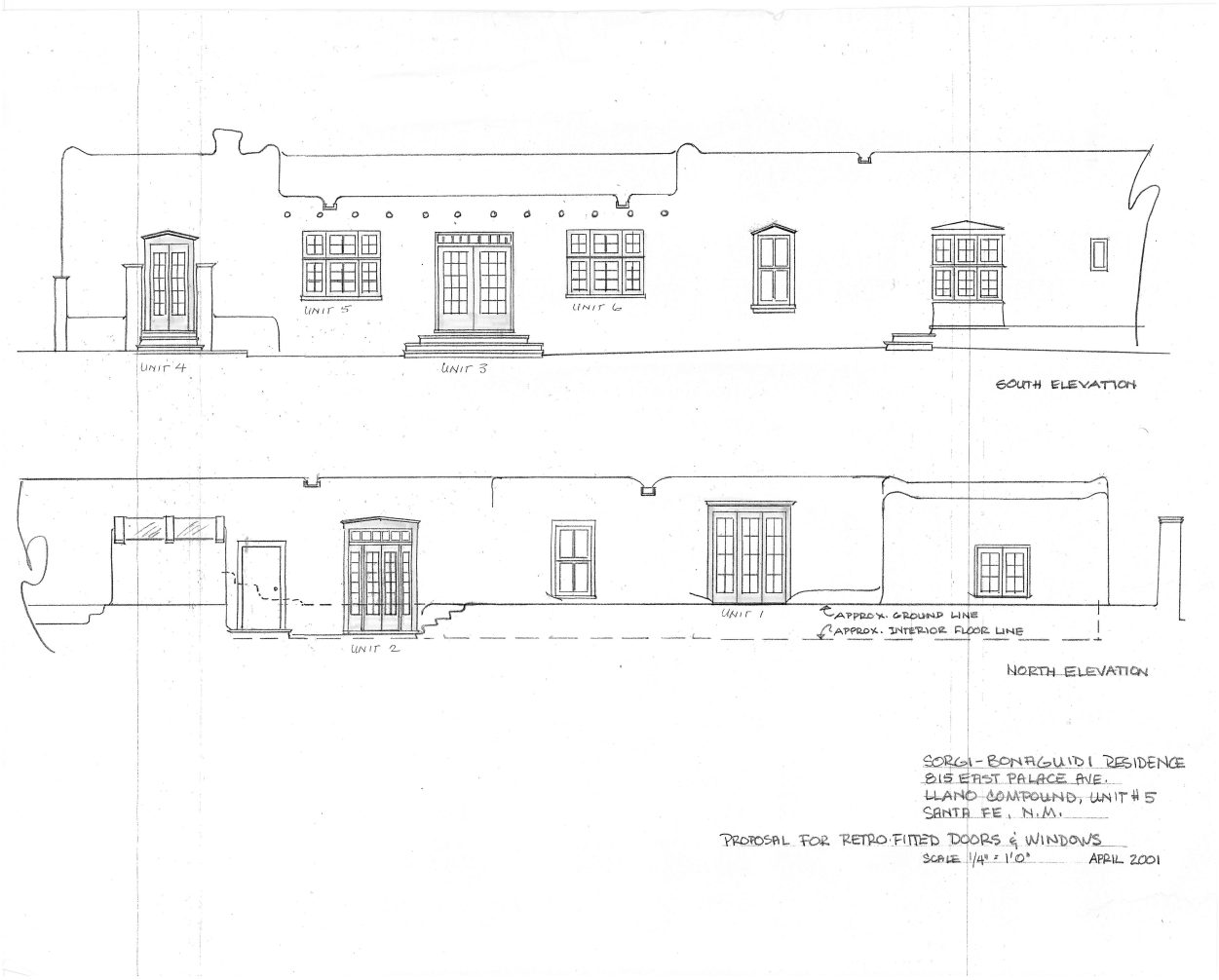
APPROVED PLOT PLAN 2001

815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



FLOOR PLAN 1984

815 E. PALACE AVE Existing MAPS AND AERIALS 9 SEPTEMBER 2022



SOUTH AND NORTH ELEVATIONS

815 E. PALACE AVE Existing and Historic Photographs





North Façade

815 E. PALACE AVE Existing and Historic Photographs
9 SEPTEMBER 2022



West Facing Entry



South Facade, 2022 Above, Photograph below, likely 1975 when wall construction began



Safford home beyond the 'Great Wall of China' on Palace Avenue
(photo reprinted with permission of Biospheric Design, Inc.)



South facade Extensions



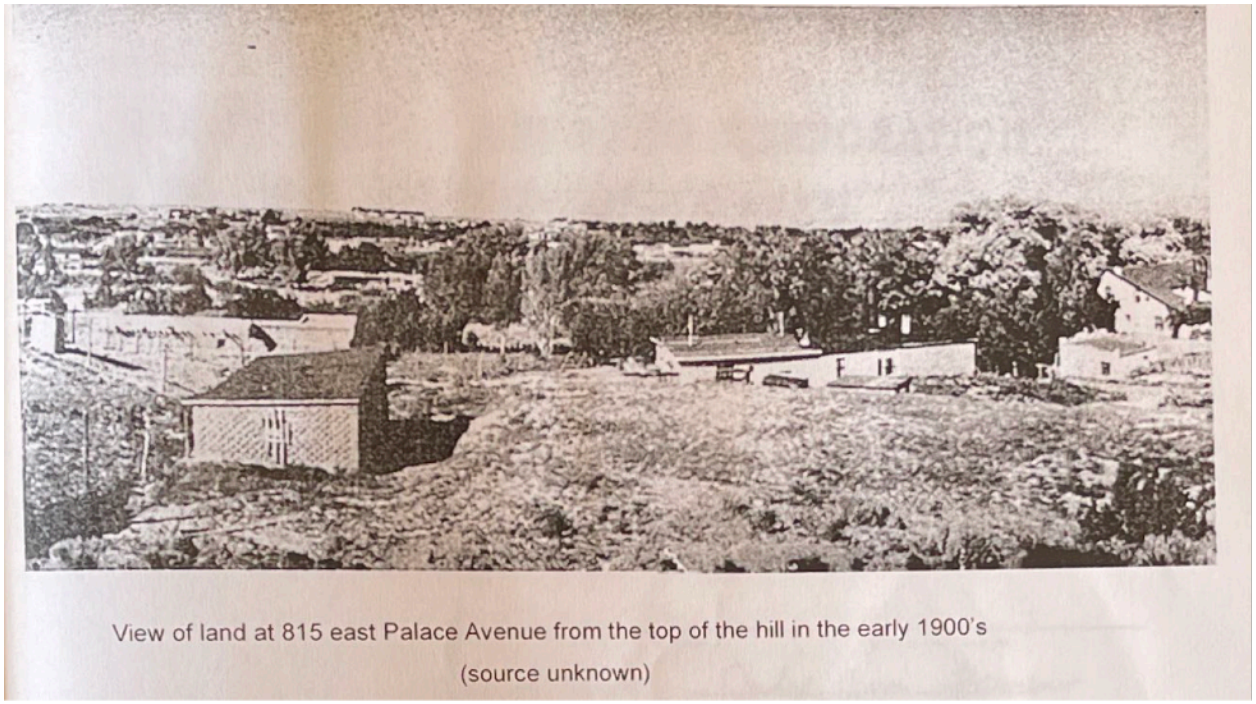
Southwest Corner from East Palace Avenue



Nearby buildings built during the Llano Adobe Compound era circa 70-80's.







View of land at 815 east Palace Avenue from the top of the hill in the early 1900's
(source unknown)

Photos from Llano Compound History , Top from 70-80's, below, undated from early 1900's



WEST FACACDE - VIEW FROM LA VEREDA



WEST FACACDE - VIEW FROM LA VEREDA


No Parking
Private Driveway
Do Not Block
24 hr. Access Required


5
5
Leave packages
inside gate
thank you













City of Santa Fe, New Mexico

memo

DATE: September 27th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005867-HDRB

Address: 530 Camino Militar
Historic Status: Non-contributing
Historic District: Historic Review

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

BACKGROUND & SUMMARY:

530 Camino Militar is a property with a single-family residence, which is listed as non-contributing to the Historic Review District. The two-story house sits on the downslope slide of Camino Militar near the boundary of the Downtown and Eastside Historic District. The house is a Recent Santa Fe Style building (Spanish Pueblo Revival Style) with a flat roof and raised parapet, portal with wood viga posts, stepped massings, and non-divided light windows. It sits behind a stucco yardwall with some coyote fence portions. In a 1995 HDRB case, this house was identified as a non-contributing guest house. It came forward for an addition at that time.

Now, the applicant proposes to construct a 2-story guesthouse:

1) Construct a two-story, 1,500 square foot building that is staggered along the slope.
    a. The style of the building is proposed to be contemporary southwestern style.
    b. The roof will be flat without parapets.
    c. The proposed height is 18'-3" at it maximum, 4' above the maximum allowable height of 14'-3". The height is reaches its maximum as it grows to the west downslope in the middle massing at 18'-3". The dimension can be seen on the north elevation drawing.
    d. The building will be finished in El Rey '116' Stucco, a medium brown.
    e. The east elevation will have an entry portal that is rectangular and centered. This portion of the building is the most visible from public view and lowest in height.
    f. The west elevation includes a portal for the upper and lower floors. The portal on the lower level wraps around the south elevation of the structure. The interior of each portal will be finished in El Rey 'Colonial White' stucco.
    g. Windows are non-divided lights and mostly wide in length and narrow in height.
    h. One window, on the east elevation, is circular.
    i. All windows will be aluminum framed with cladding color 'Pantone 7682c,' which is a light-medium blue.
    j. Low profile, flat skylights are proposed.
    k. Roof edges are proposed to have facias and drip edges with a dark gray color, Dunn Edwards 'DE6385.' A gutter from the portal roofing at the roof deck will be the same color.
    l. The lower level on South and West façade will have a retaining wall against natural grade. The retaining wall will have stucco finish with a wall height of 36" above finish grade. The entire walkway is covered with a portal.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(9)(c)(iii): Staff request that the applicant apply for an exception for an additional 4'-0" of height.

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

Applicant Response:

The ADU location as proposed with an increased height would be less disturbing to the existing streetscape than a building next the street that complies with the allowable height.

Staff Response: Staff recommends that the criterium has not been met due to the proximity to the Downtown and Eastside Historic District boundary. It is staff's perspective that the design should take into consideration the how appropriate the style and height is within the streetscape and location it is in the district.

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

Applicant Response:

The building site is proposed to be on a slope that spans eight feet along the structure's foundation. The streetscape facade is stepped horizontally and vertically in three massing.

a. The first massing closest to the edge of the existing driveway measures 15'-2" at midpoint of the façade from (the more restrictive) finish grade with a roof elevation at 7271.5'.

b. The second massing measures 18'-0"at midpoint of the façade from (the more restrictive) finish grade with a roof elevation at 7273'.

c. The third massing measures 17'-3" at midpoint of the façade from (the more restrictive) finish grade with a roof elevation at 7270.75'

Staff Response: Staff recommends that the criterium has not been met. It is a sloping site, although some of that slope could be avoided in how the building is sited. That stated, the site still presents a sloped condition.

(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:

An alternative building site was explored along Camino Militar with the allowable 14'-3" height restriction. The location would have much more impact on the neighboring property at 526 Camino Militar and from public view.

The ADU location as proposed with an increased height would be less disturbing to the existing streetscape than a building next the street that complies with the allowable height.

Staff Response: Staff recommends that the criterium has not been met. Few design alternatives were discussed. An alternative to step the massings could have been explored.

(iv*)* Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

Applicant Response:
We believe that we qualify for an additional height increase as set forth in 14-5.2(D)(9)(c)(ii)(F), because the proposed streetscape façade is stepped back 98' from the street and situated at a much lower elevation than existing buildings along the street. The existing driveway edge would hide the lower portion of the proposed building making it appear shorter in height.

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

(v*) Are due to special conditions and circumstances which are not a result of the actions of the* applicant*; and*

Applicant Response:
The current grade at the bottom of the existing driveway next to the existing main residence is built up to a parking pad of about 5% grade in slope (see existing survey). The edge of the existing driveway screens the view to the slope where we are proposing the ADU to be situated. As referred at the proposed building height, the visible portion of the façade is less than the allowable height of 14'-3" viewed from Camino Militar.

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

(vi*) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response:
Viewed from Camino Militar, the lower portion of the proposed streetscape façade would be screened by the edge of the driveway and would make the total height of the building appear less than the allowable height of 14'-3".

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

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Sloping Sites:

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

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

14-12 Noncontributing Structure:

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

14-5.2(F)

Historic Review District

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of buildings and other structures subject to public view from any public street , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and

(ii) The color of stuccoed buildings shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use

of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

(b) It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related streetscape , as viewed when standing in the public street in front of the site. The height of the roof above the wall shall be no greater than the height of the walls . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a wall or vegetation;

(vi) In wall collectors or greenhouses , by enclosing by end or other walls ;

(vii) Other means that screen the collector or integrate it into the overall structure . Non-glare materials shall be used in solar collectors.

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure . Solid wall space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in Subsection (F)(2)(c) of this section and under portales. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over twenty thousand 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller " building blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

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

Date: 09-07-2022 Location of Project: 530 Camino Militar

Applicant

Name: Sibylle Mueller Architect, AIA

Phone: 505-570-7261 Email: sibylle@MuellerArchitectLLC.com

Property Owner

Name: Markor Investment, Inc Alexis and Marshall Girard

Phone: 505-670-9048 Email: alexis@greerenterprises.com

Proposed Work:

New Construction for Guesthouse. 2-story building with lower level partially below grade.

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

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☐

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

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

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

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

Application Submittal Date: August 15th 2022

Desired Hearing Date: September 27th 2022

Project Type:

Status	Primary Elevation Designation
☒ not surveilled	☐ north elevation
New Construction	**Remodel**
☒	☐
Sq. Ft. of project: 1,200 sf roofed area ~~1,500 sf heated area~~ 888 sf unheated area	Sq. Ft. of project: _____

Construction Cost: 300,000

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name Alexis Girard

Signature _____

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: August 10, 2022

Property Owner of Record: Markor Investment, inc

Applicant/Agent Name: Sibylle Mueller Architect AIA

Contact Person Phone Number: (505) 570-7261

Site Address: 530 Camino Militar, Santa Fe, NM 8750

Proposed Construction Description: New Accessory Dwelling Unit

TOTAL ROOF AREA: 1,220 sf

Zoning District: R1

Overlay: □ Escarpment ____
□ Flood Zone*
□ Other: ____

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

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

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

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

Terrain: □ 30% slopes____

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

Lot Coverage : 8.4 %
☒ Open Space Required: 60

Setbacks:
Proposed Front: 98' Minimum: 7'
2nd Front? ____
Proposed Rear: 78' Minimum: 15'
Proposed Sides: L156' R20' Minimum: 5'/10'

Height: Proposed 18'-3"
Maximum Height: 24' or 14'-3"
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible 0
Minimum: 3

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

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

Sibylle Mueller [□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 08-10-22 DATE

To Be Completed By City Staff: 2022-005728-PAR

Additional Agency Review if Applicable:
☒ Escarpment Approval by ____ Date: 8/25/22
□ Flood Plain Approval by ____ Date: ___/___/___
□ Traffic Engineering Approval by ____ Date: ___/___/___
Notes: Natural 30% slopes cannot be disturbed. No more than 50% of the proposed struture can exist in slopes 20-30%.

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

REVIEWER: Lani J McCulley DATE: 08/25/2022

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

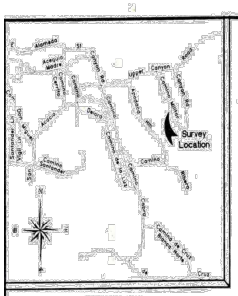
Revised 20 November 2020

Lot Line Adjustment Plat
for
Joseph & Julya Sembrat
and
Markor Investments, Inc.

Tract G and Tract H-1 of the William Braid Tracts
projected Section 29, Township 17 North, Range 10 East, N.M.P.M.,
Santa Fe, Santa Fe County, New Mexico
526 and 530 Camino Militar

750005

PURPOSE STATEMENT: TO ADJUST THE LOT LINE BETWEEN LOT G AND LOT H-1



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 60°31'55" W	38.30'
L2	N 10°35'14" W	21.60'
L3	S 82°02'55" E	16.45'
L4	N 56°14'47" E	17.02'
L5	N 29°59'28" E	22.16'

SCALE: 1" = 20'
FEET: 0 20 40
SCALE:

NORTH

LEGEND

- Sanitary sewer manhole.
- City of Santa Fe Control Monument SFC-1038
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Utility Boxes.
- Fences.
- Walls.
- Concrete.

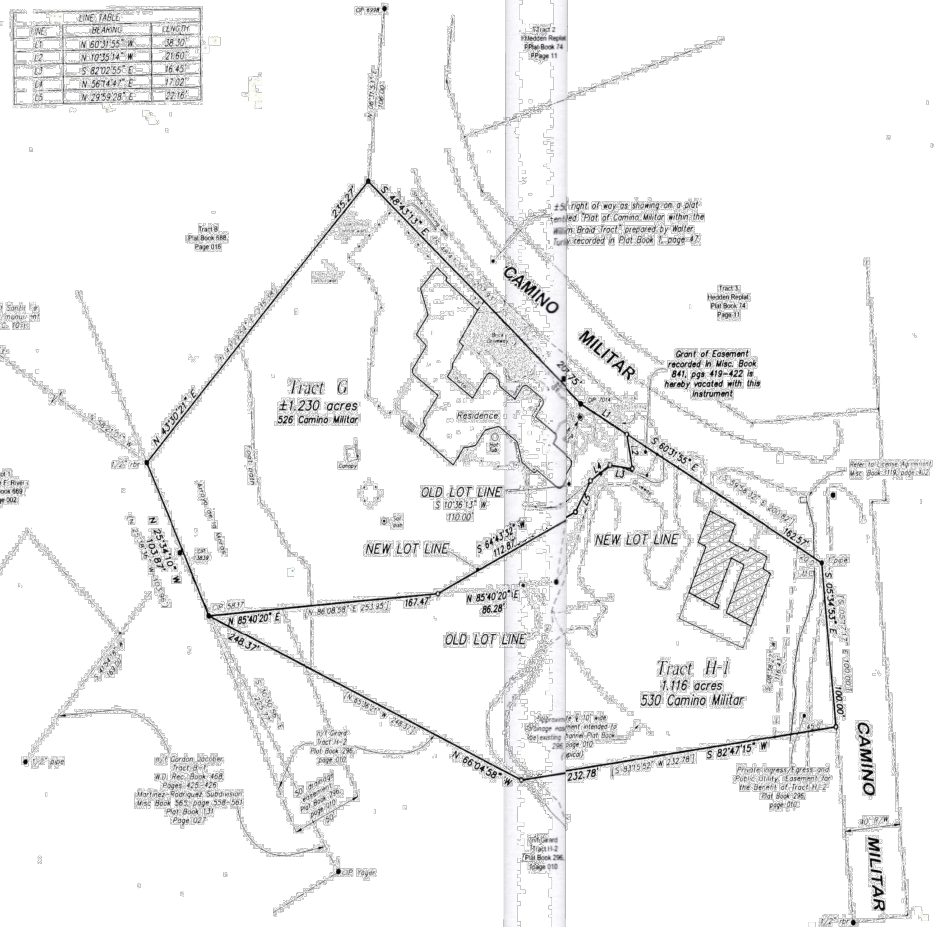
NOTES

1) Basis of bearing and basis for this Survey was taken from GPS observations as referenced along the northwesterly boundary line of Tract G as shown on "Boundary Survey, prepared for Joseph Sembrat & Julya Sembrat..." recorded in Plat Book 701, Page 32. Bearings and distances in ( ) were taken from said Plat. Reference plats: Lot division of Tract H recorded in Plat Book 296, page 010. Bearings and distance in [ ] are from said plat. "Plat of Camino Militar within the William Braid Tract" prepared by Walter Turley recorded in Plat Book 1, page 47.

2) Bearing are Grid NAD-83, New Mexico Central Zone. Distance are ground.

3) Subject to Terms and conditions contained in Grant of Easement, recorded in Book 841, Page 419. Easements and rights incident thereto recorded in Plat Book 701, Page 32.

4) The February 18, 2011 Preliminary FIRM Panel No. 35049C0416E shows the property outside a designated flood plain.


CAMINO MILITAR
Tract G
±1.230 acres
526 Camino Militar
Tract H-1
1.116 acres
530 Camino Militar
OLD LOT LINE
S 10°35'13" W
110.00'
NEW LOT LINE
S 84°43'32" W
112.87'
NEW LOT LINE
OLD LOT LINE
N 85°40'20" E
86.28'
N 85°40'20" E
167.47'
N 85°40'20" E
248.37'
N 25°54'10" W
103.87'
N 43°50'22" E
215.27'
S 48°45'13" E
S 68°31'55" E
S 82°47'15" W
232.78'
N 66°04'39" W
Residence
Grant of Easement recorded in Misc. Book 841, pgs 419-422 is hereby vacated with this instrument
Private Ingress/Egress and Public Utility Easement for the Benefit of Tract H-2 Plat Book 296, page 010
Approximate 9'-10" wide drainage easement intended to be contained within Plat Book 296, page 010 (typical)
Tract B Plat Book 588, Page 016
Tract 3 Hedden Replat Plat Book 74 Page 11
Lot 1 Tract F River's Plat Book 569 Page 302
City of Santa Fe Control Monument S.F.C. 1038
Mr. Gordon Jacober Tract G-1 Misc. Book 468, Pages 425-426
Martinez-Rodriguez Subdivision Misc. Book 565, page 558-561 Plat Book 131 Page 027
Mr. Girard Tract H-2 Plat Book 296, page 010
Mr. Girard Tract H-2 Plat Book 296, page 010
Mr. Girard Tract H-2 Plat Book 296, page 010
Refer to Lease Agreement Misc. Book 319, page 412
Tract 1 Hedden Replat Plat Book 74 Page 11
Tract 2 Hedden Replat Plat Book 74 Page 11
±5' right of way as shown on a plat entitled "Plat of Camino Militar within the William Braid Tract" prepared by Walter Turley recorded in Plat Book 1, page 47
1/2" pipe
1/2" pipe
1/2" pipe

Mueller Architect, LLC
COMMERCIAL + RESIDENTIAL ARCHITECTURE

Ms. Carly Piccarello, Historic Preservation Division
City of Santa Fe
PO Box 909
200 Lincoln Ave.
Santa Fe, NM 87504-0909

September 15, 2022

H I S T O R I C D I V I S I O N – E X C E P T I O N C R I T E R I A

Dear Ms. Piccarello, HDRB Chair and Members:

We are asking for an exception to the building height for a proposed new guesthouse in the Historic Review District. The height limitations were calculated to be 14'-3". The proposed maximum height for the new guesthouse is 18' at the mid-point on the street-facing façade. The proposed façade heights out of public view are 21'-4" at south and west façades, and 18' at east facade.

SECTION 14.5.2.(C)(5) (C) EXCEPTIONS COMPLY WITH ALL THE CRITERIA LISTED AS FOLLOWS:

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

The Proposed Structure complies with (i) based on following reasons:

1. The character of the streetscape at Camino Militar is not compromised. There are fourteen buildings within the designated area of the height calculation according to the case planner. From the (14) buildings only (6) buildings are less than 16 feet in height. This means that (8) buildings do not comply with the height restrictions. The character of Camino Militar includes many non-conforming buildings especially on lots south of Camino Militar.
2. The street facade of the proposed guesthouse will be set back 108 feet from the edge of the street and the roof elevation will be (7) feet below the street elevation. This makes the proposed building appear much shorter and inconspicuous compared to existing buildings along Camino Militar.
3. A large portion of the proposed height is screened from public view by the off-site parking area.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The Proposed Structure complies with (ii) based on following reasons:

1. The property slopes downhill with the driveway west of the main residence. The edge of the existing parking area is about 100 feet from the edge of the street. The parking area is built on fill with a slope less than 5%. The edge of the parking area obstructs the view of the proposed structure, so that the full height cannot be seen from Camino Militar.
2. For the public view and neighboring properties, a denser structure setback from the road will have a significantly lesser impact on the existing streetscape. A new building with a smaller footprint that complies with height and setback restrictions closer to Camino Militar would be more conspicuous. It would also greatly affect the neighbor at 526 Camino Militar and alter the appearance along the street compared to the proposed design.
3. Alternative locations for a new proposed guesthouse where the height does not exceed 14'-3" are limited. The property is sloped, so that a guesthouse with the proposed area cannot be placed without taking in a much larger footprint and significantly alter the mature vegetation and drainage pattern.

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

The Proposed Structure complies with (iii) based on following reasons:

436 CERRILLOS RD, UNIT B | SANTA FE, NM 87501 | 505.570.7261 | www.MuellerArchitectLLC.com

1. The architectural design for the proposed structure complies with the design objective as set forth in chapter 14.5.2. where the restrictions for *General Design Standards for All H Districts* and *Historic Review District* are met. The exception pertains to the building height only.
2. For the public at Camino Militar and the adjacent neighbor at 526 Camino Militar, the proposed location and design imposes the least impact to the neighborhood and open space.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape ;

The Proposed Structure complies with (iv) based on following reasons:

1. The property slopes to the south of Camino Militar. There are many areas that exceed 30% slope which must remain undeveloped. A new building cannot be place along Camino Militar because the natural grade is over 30% at the available vacant area.
2. The natural drainage pattern and mature vegetation help potential erosion issues. The proposed location for the building has the least impact on vegetation and drainage patterns.
3. All lots at the upper part of Camino Militar are on steep slopes. All buildings on those lots exceed the height limitations most likely because development on the steep slopes is limited.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant ;

The Proposed Structure complies with (v) based on following reasons:

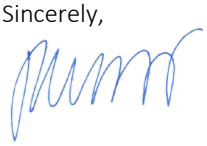
1. The main residence, driveway and off-site parking area limit the available placement for a guesthouse.
2. The southern portion of the lot is not suitable for a building site. A proposed building cannot be more than 150 feet from the street for a fire engine to have access from a street unless a *Fire Apparatus Access Driveway and Turnaround* is provided.
3. The lot is too tight and too steep to fit a *Fire Apparatus Access Driveway and Turnaround*.
4. All developments on lots south of Camino Militar are close to the street. The southern portions of the lots are undeveloped.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

The Proposed Structure complies with (vi) based on following reasons:

1. The proposed location poses the least negative impact to neighboring lots and streetscape because it would be tucked into the hillside and mostly hidden from view.
2. Raising the building height and allowing for a two-story building with the lower level partially set into the hillside would be the best solution. It would preserve mature trees and only slightly alter the existing drainage pattern. A compact building is more energy efficient and would preserve more open space.
3. Residences in adjacent neighborhoods seen from Camino Militar would be more visible that the proposed guesthouse.

Sincerely,



Sibylle Mueller, Architect AIA

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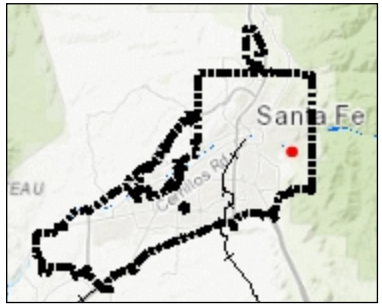
City of Santa Fe
Mapping the City Different

Map Title





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

1: 1,128

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

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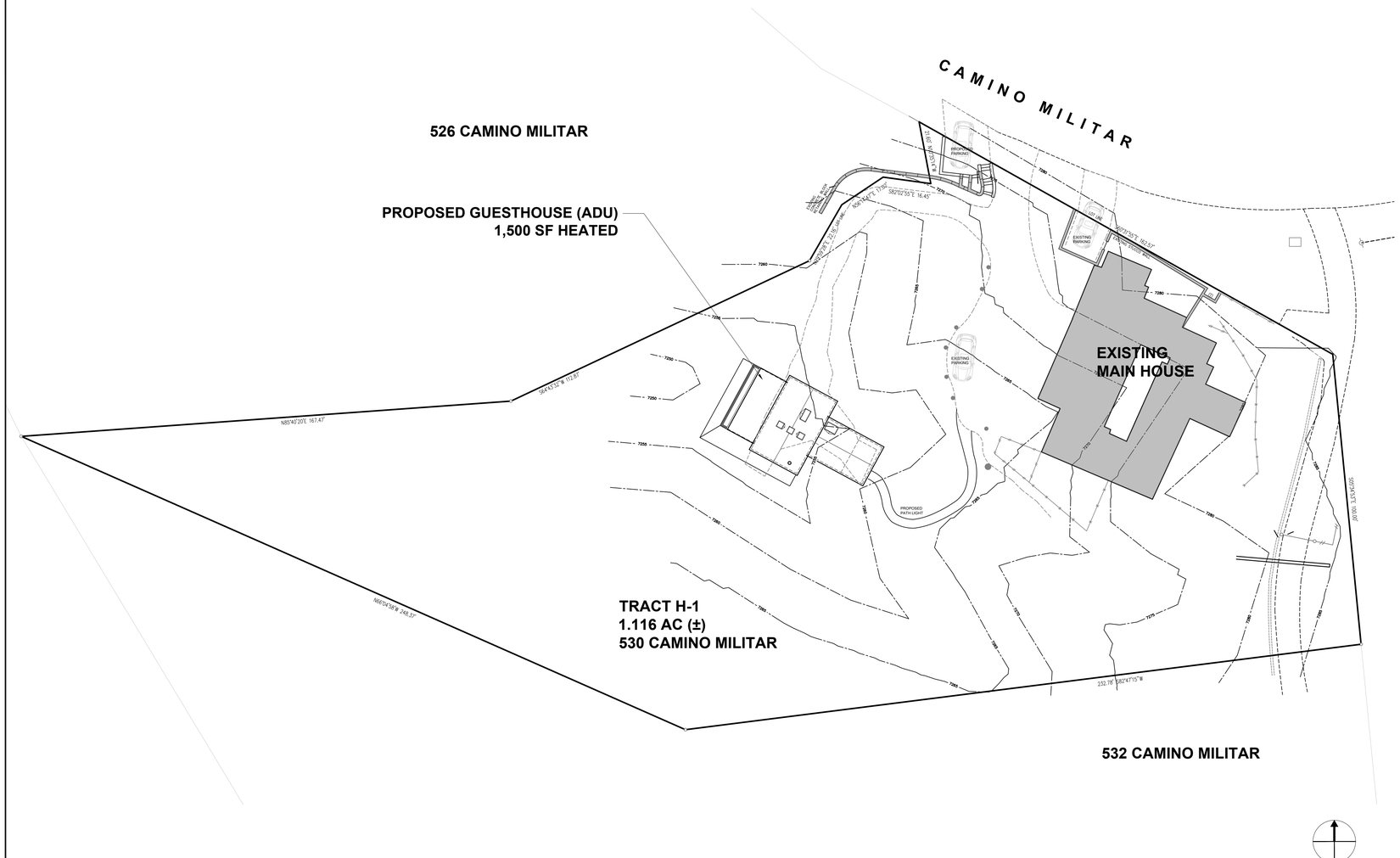
H D R B S U B M I T T A L - 5 3 0 C A M I N O M I L I T A R

N E W P R O P O S E D A C C E S S O R Y D W E L L I N G U N I T



A1 OVERALL ARCHITECTURAL SITE PLAN
1"= 20'-0"

0' 10' 20' 40'

TABLE OF CONTENTS

HG-001	TITLE SHEET WITH OVERALL ARCHITECTURAL SITE PLAN, VICINITY MAP AND GENERAL INFORMATION
HG-002	PROPOSED MODEL
HA-SITE	PROPOSED PARTIAL ARCHITECTURAL SITE PLAN
HA-101	PROPOSED FLOOR PLAN
HA-201	PROPOSED EXTERIOR ELEVATIONS

ZONING REQUIREMENTS

ZONING R1:
SETBACK REQUIREMENTS: FRONT 7', SIDES 5', REAR 15'
HEIGHT REQUIREMENTS: 24'
LOT COVERAGE MAX: 40%

OVERLAY DISTRICT - HISTORIC REVIEW HD:
HEIGHT CALCULATION: 14'-3"
HEIGHT EXCEPTIONS: 4' MAX ADDITIONAL HEIGHT AT STREETSCAPE MEASURED FROM MID-POINT AT FACADE.

PROPOSED:
SETBACK: FRONT 98', RIGHT SIDE 20', LEFT SIDE 156', REAR 78'
HEIGHT: 18'-3" AT MIDPOINT OF FACADE FOR STREETSCAPE; OTHER ELEVATION LESS THAN 24'
LOT COVERAGE: 8.4%

LOT INFORMATION

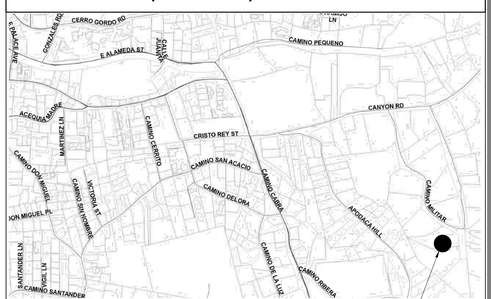
OWNER:	MARKOR INVESTMENT, INC.
OWNER ADDRESS:	532 CAMINO MILITAR
PROPERTY ADDRESS:	530 CAMINO MILITAR
LEGAL DESCRIPTION:	S29,T17N, R10E, NMPM
SUB-DIVISION:	TRACT H-1 OF THE WILLIAM BRAID TRACTS

BUILDING INFORMATION

EXISTING MAIN RESIDENCE:
ROOFED AREA: 3,000 SF

PROPOSED ACCESSORY DWELLING UNIT: (REFER TO HA-101 FOR MORE INFO)
ROOFED AREA: 1,220 SF
HEATED AREA: 1,500 SF
UNHEATED AREA: 888 SF

VICINITY MAP (NO SCALE)



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TITLE SHEET WITH OVERALL ARCHITECTURAL SITE PLAN, VICINITY MAP, AND GENERAL INFORMATION

G I R A R D G U E S T H O U S E
5 3 0 C A M I N O M I L I T A R , S A N T A F E , N M 8 7 5 0 1

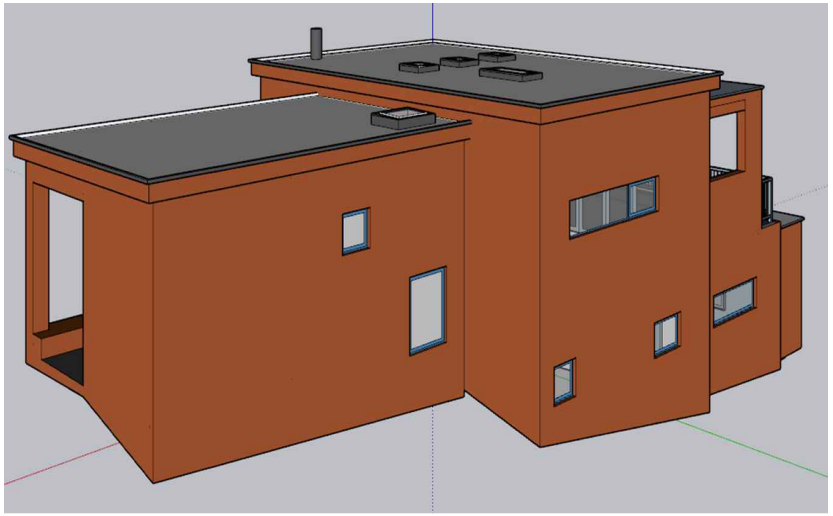
Revisions

No	Date	Description
	08-15-22	HDRB REV
	08-04-22	HDRB

Scale	1" = 20'-0"
Date	08-04-22
Drawn by	
Checked by	

Drawing Number

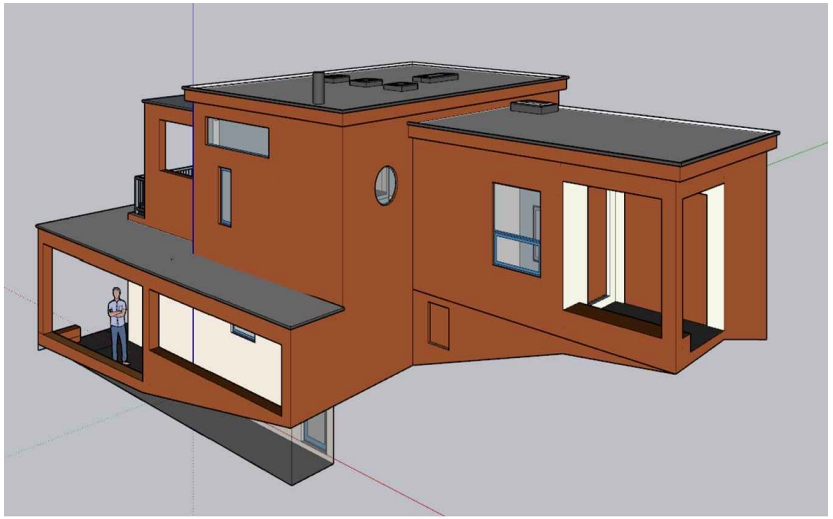
HG-001



C1 NORTH EAST FACADE



C3 NORTH WEST FACADE



A1 SOUTHEAST FACADE



A3 SOUTHWEST FACADE

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PROPOSED MODEL

GIRARD GUESTHOUSE
530 CAMINO MILITAR, SANTA FE, NM 87501

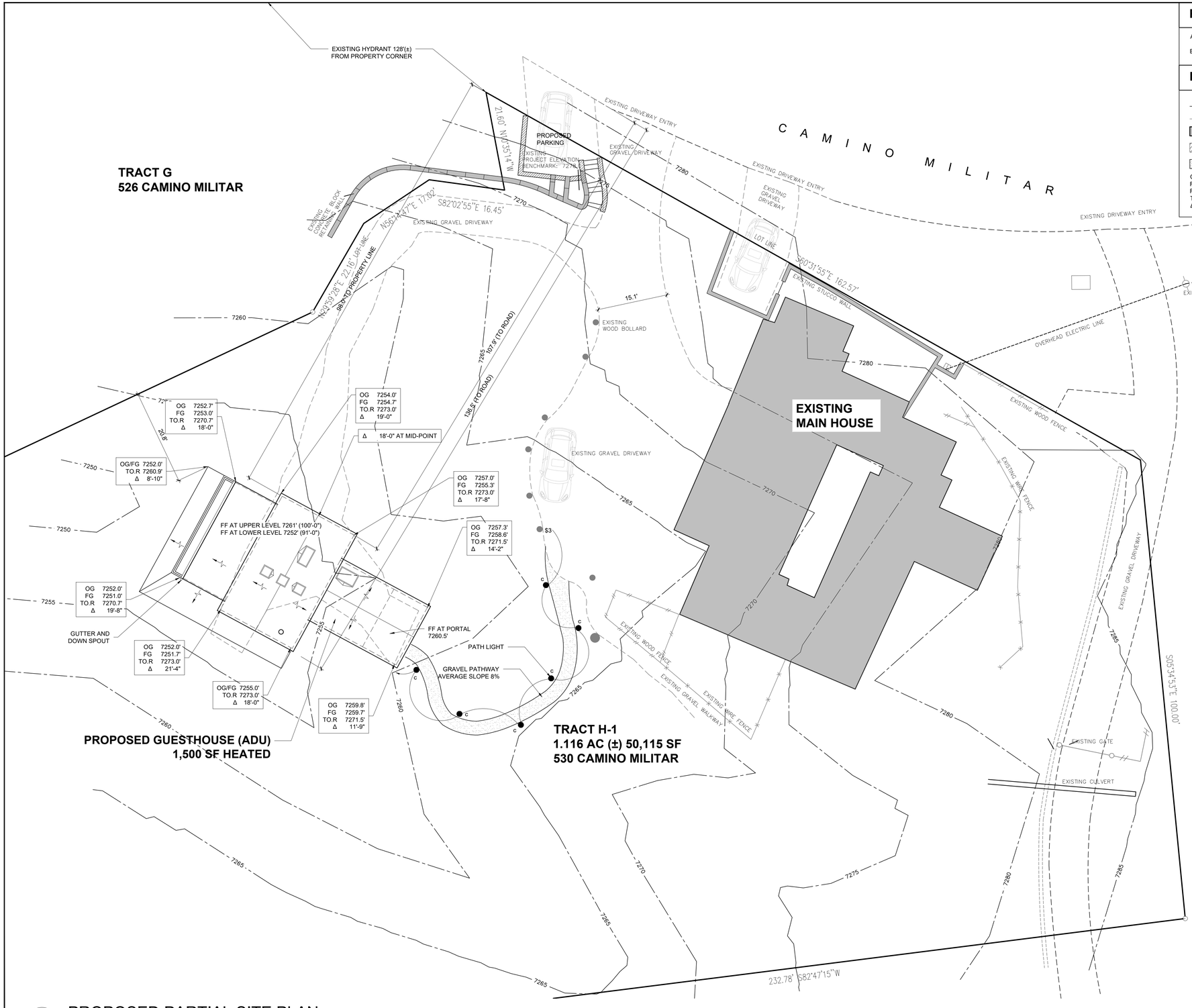
Revisions

No	Date	Description
	08-04-22	HDRB

Scale	NO SCALE
Date	08-02-22
Drawn by	
Checked by	

Drawing Number

HG-002



REFERENCES

A. REFER TO SHEET HG-001 FOR TITLE SHEET W/ OVERALL SITE PLAN, VICINITY MAP AND GENERAL NOTES
B. REFER TO SHEET HA-SITE PROPOSED PARTIAL ARCHITECTURAL SITE PLAN

LEGENDS

- 5' CONTOUR INTERVAL
- EXISTING ROAD AND DRIVEWAYS
- EXISTING BUILDING AND RETAINING WALLS
- PROPOSED YARD WALLS
- PROPOSED PATHWAY

OG	ORIGINAL GRADE
FG	FINISH GRADE
FF	FINISH FLOOR
TO.R	TOP OF ROOF
Δ	DIFFERENCE BETWEEN ROOF AND MOST RESTRICTIVE GRADE

A1 PROPOSED PARTIAL SITE PLAN
1"= 10'-0"

0' 5' 10' 20'

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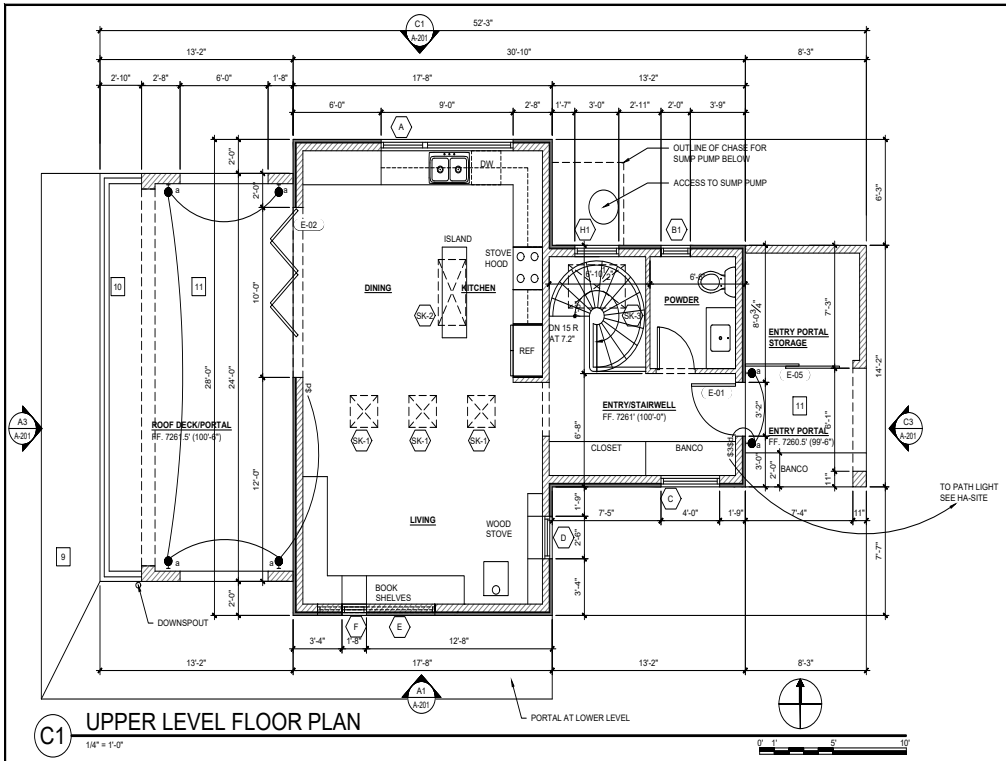
PROPOSED PARTIAL ARCHITECTURAL SITE PLAN

GIRARD GUESTHOUSE
530 CAMINO MILITAR, SANTA FE, NM 87501

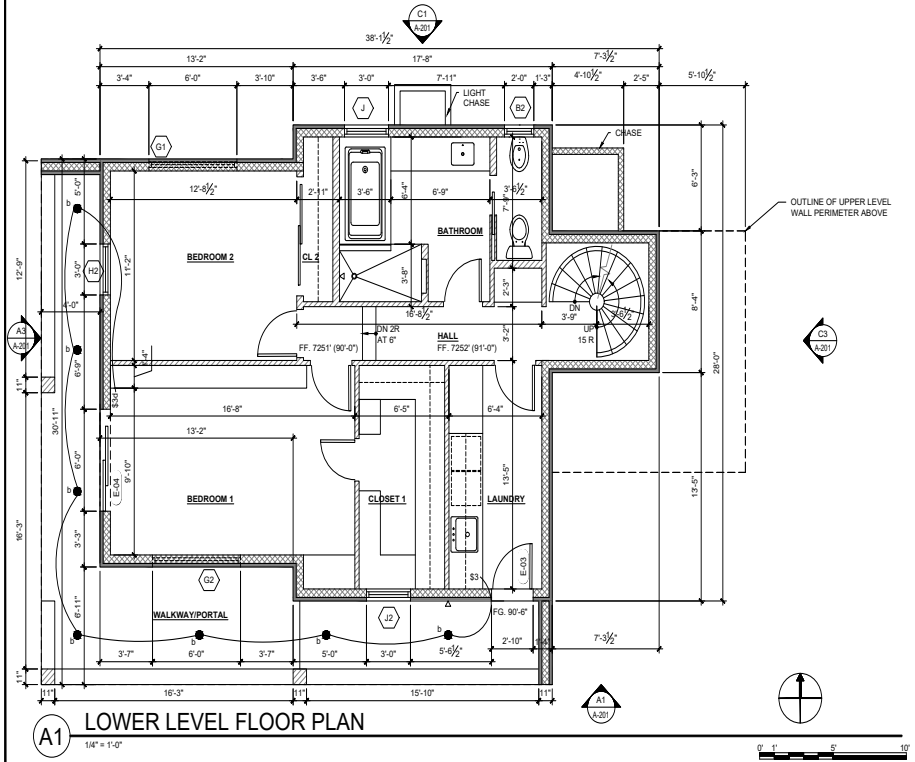
Revisions		
No	Date	Description
	08-15-22	HDRB REV
	08-04-22	HDRB
Scale		1" = 10'-0"
Date		08-02-22
Drawn by		
Checked by		

Drawing Number

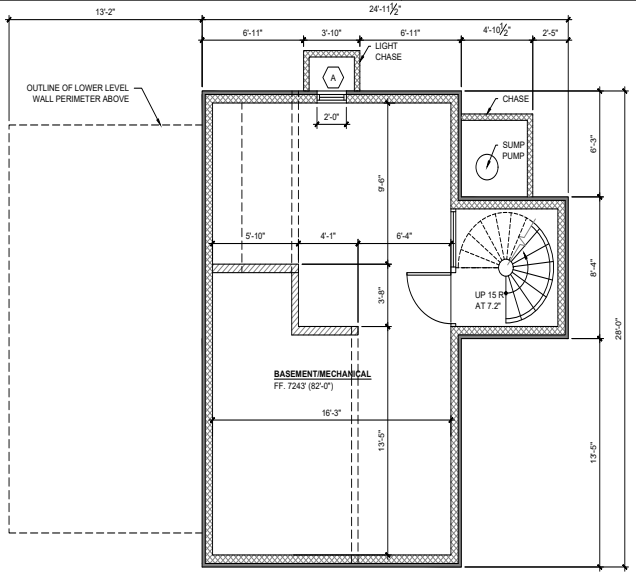
HA-SITE



C1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



A1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



A3 BASEMENT
1/4" = 1'-0"

BUILDING INFORMATION

HEATED AREAS
LOWER LEVEL: 811 SF
UPPER LEVEL: 689 SF
TOTAL HEATED 1,500 SF

UNHEATED AREA
BASEMENT: 555 SF
DECK: 316 SF
ENTRY PORTAL: 117 SF
TOTAL UNHEATED 888 SF

TOTAL ROOFED: 1,220 SF

REFERENCES

A. REFER TO SHEET HG-001 FOR TITLE SHEET W/ OVERALL SITE PLAN, VICINITY MAP AND GENERAL NOTES
B. REFER TO SHEET HG-002 FOR PROPOSED MODEL
C. REFER TO SHEET HA-SITE PROPOSED PARTIAL ARCHITECTURAL SITE PLAN
D. REFER TO SHEET HA-201 PROPOSED EXTERIOR ELEVATIONS FOR WINDOW AND BUILDING HEIGHTS

EXTERIOR DOOR SCHEDULE

NO	TYPE	FRAME SIZE	LOCATION	HARDWARE
E-01	SOLID WOOD DOOR TRANSOM LIGHT	38" X 84" 38" X 24"	ENTRY	KEYED LEVER AND DEADBOLT
E-02	FOLDING PATIO DOOR	120" X 84"	KITCHEN	KEYED
E-03	FRENCH IN-SWING	34" X 84"	LAUNDRY	KEYED LEVER AND DEADBOLT
E-04	SLIDING DOOR	72" X 84"	BEDROOM 1	KEYED
E-05	WOODEN BARN DOOR	88" X 90"	ENTRY PORTAL	KEYED
E-06	WOODEN ACCESS DOOR	96" X 24"	LIVING	KEYED

NOTE:
WOOD/CLAD DOORS; COLOR BLUE - PANTONE 7682C
SOLID WOOD DOORS; STAINED - BROWN

WINDOW SCHEDULE

WEATHER SHIELD WINDOWS, WOOD/CLAD; COLOR BLUE - PANTONE 7682C

NO	TYPE	FRAME SIZE	LOCATION	HEAD HEIGHT
A	AWNING/FIXED	30" X 24"/72" X 24"	KITCHEN	+80" AFF UL
B1	AWNING	24" X 24"	POWDER	+84" AFF UL
B2	AWNING	24" X 24"	BATHROOM (WC)	+84" AFF LL
C	FIXED OVER AWNING	48" X 36" 48" X 24"	ENTRY	+84" AFF UL
D	FIXED	30" CIRCULAR	LIVING	+84" AFF UL
E	FIXED	96" X 24"	LIVING	+120" AFF UL
F	CASEMENT	20" x 48"	LIVING	+80" AFF UL
G1	AWNING	72" X 24"	BEDROOM 2	+84" AFF LL
G2	AWNING	72" X 24"	BEDROOM 1	+84" AFF LL
H1	CASEMENT	36" X 48"	STAIRWELL	+144" AFF LL/36" UL
H2	CASEMENT	36" X 48"	BEDROOM 2	+84" AFF LL
J1	CASEMENT	36" X 24"	BATHROOM	+84" AFF LL
J2	CASEMENT	36" X 24"	CLOSET 1	+84" AFF LL

LEGENDS

EXISTING WALLS
PROPOSED WALLS
ICF STEM WALLS
CONT. EXTERIOR INSULATION

EXTERIOR LIGHTING

a WALL SCONCE MOUNTING HEIGHT 66" ABOVE FINISH FLOOR; NIGHT-SKY COMPATIBLE BELLHOP OUTDOOR SCONCE, WHITE
b RECESSED CEILING DOWNLIGHT, 3"Ø ROUND, WHITE ELCO WITH LENS FOR WET AREA
c PATH LIGHT BY WAC MINI ACCENT LED SINGLE PATH, BRONZE FINISH
$d DIMMER SWITCH

SKYLIGHT SCHEDULE

VELUX CURB MOUNTED, BRONZE FINISH

NO	TYPE	FRAME SIZE	LOCATION	QUANTITY
SK-1	FIXED	24" X 24"	LIVING	3
SK-2	OPERABLE	24" X 48"	KITCHEN	1
SK-3	FIXED	30" X 48"	STAIRWELL	1

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GIRARD GUEST HOUSE
530 CAMINO MILITAR, SANTA FE, NM 87501

PROPOSED FLOOR PLANS

Revisions

No	Date	Description
	08-15-22	HDRB REV
	08-04-22	HDRB

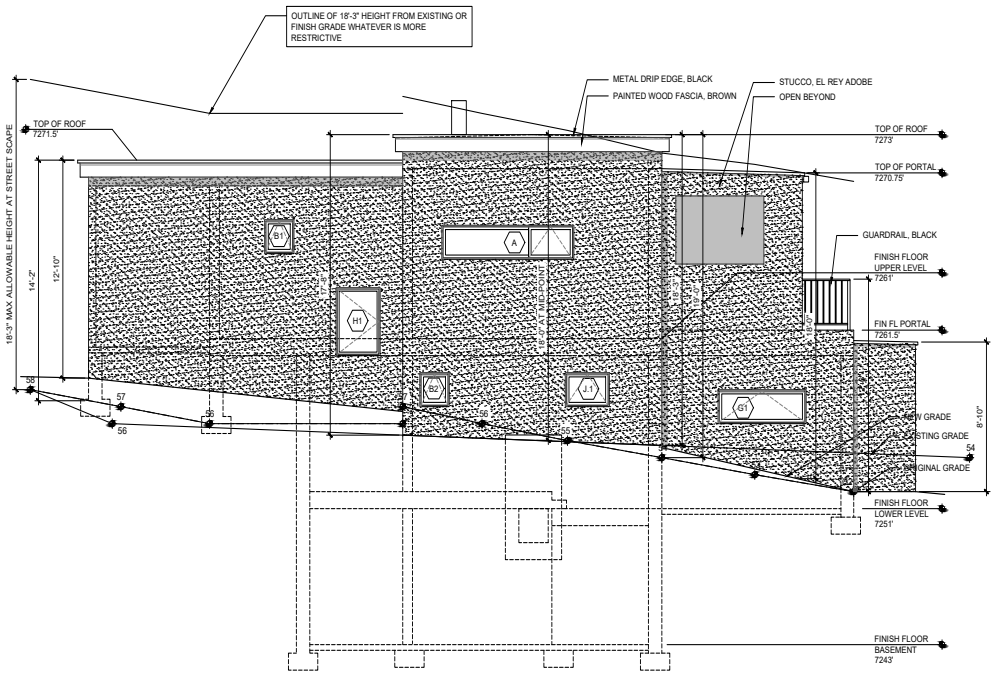
Scale	1/4" = 1'-0"
Date	06-30-22
Drawn by	
Checked by	

Drawing Number

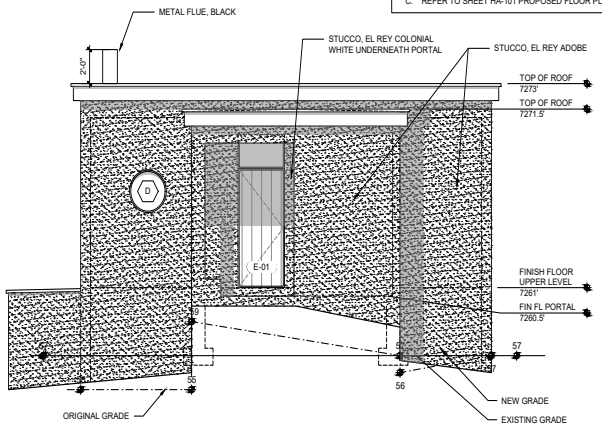
HA-101

REFERENCES

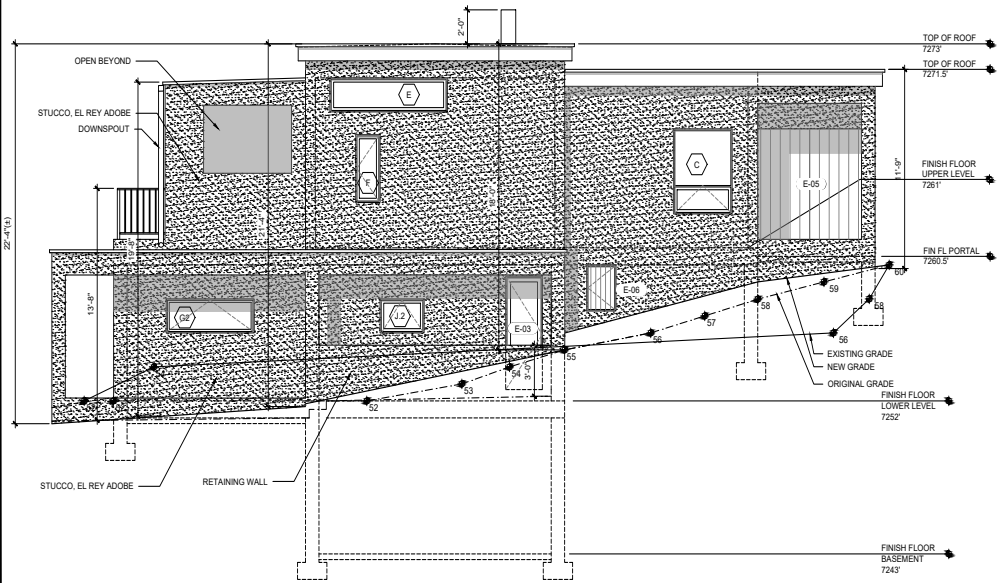
A. REFER TO SHEET HG-001 FOR TITLE SHEET W/ OVERALL SITE PLAN, VICINITY MAP AND GENERAL NOTES
B. REFER TO SHEET HG-002 FOR PROPOSED MODEL
C. REFER TO SHEET HA-101 PROPOSED FLOOR PLANS AND WINDOW /DOOR SCHEDULE



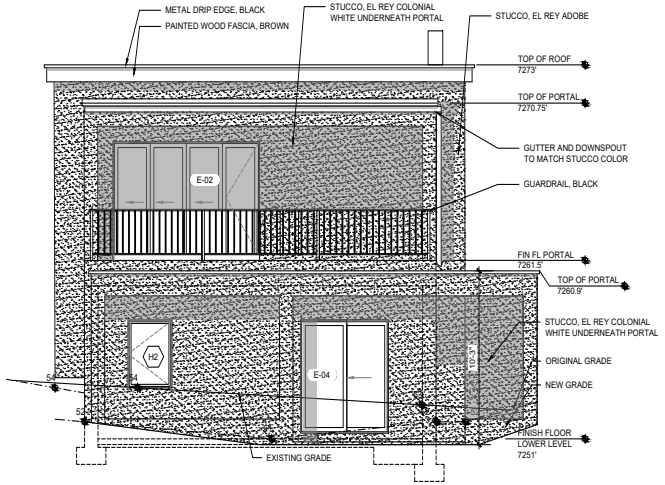
C1 NORTH ELEVATION - STREETSCAPE
1/4" = 1'-0"



C3 EAST ELEVATION
1/4" = 1'-0"



A1 SOUTH ELEVATION
1/4" = 1'-0"



A3 WEST ELEVATION
1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

GIRARD GUEST HOUSE
530 CAMINO MILITAR, SANTA FE, NM 87501

Revisions

No	Date	Description
	08-15-22	HDRB REV
	08-04-22	HDRB
	06-27-22	REVISIONS
	04-26-22	HISTORIC REVIEW

Scale	1/4" = 1'-0"
Date	01-26-22
Drawn by	
Checked by	

Drawing Number

HA-201

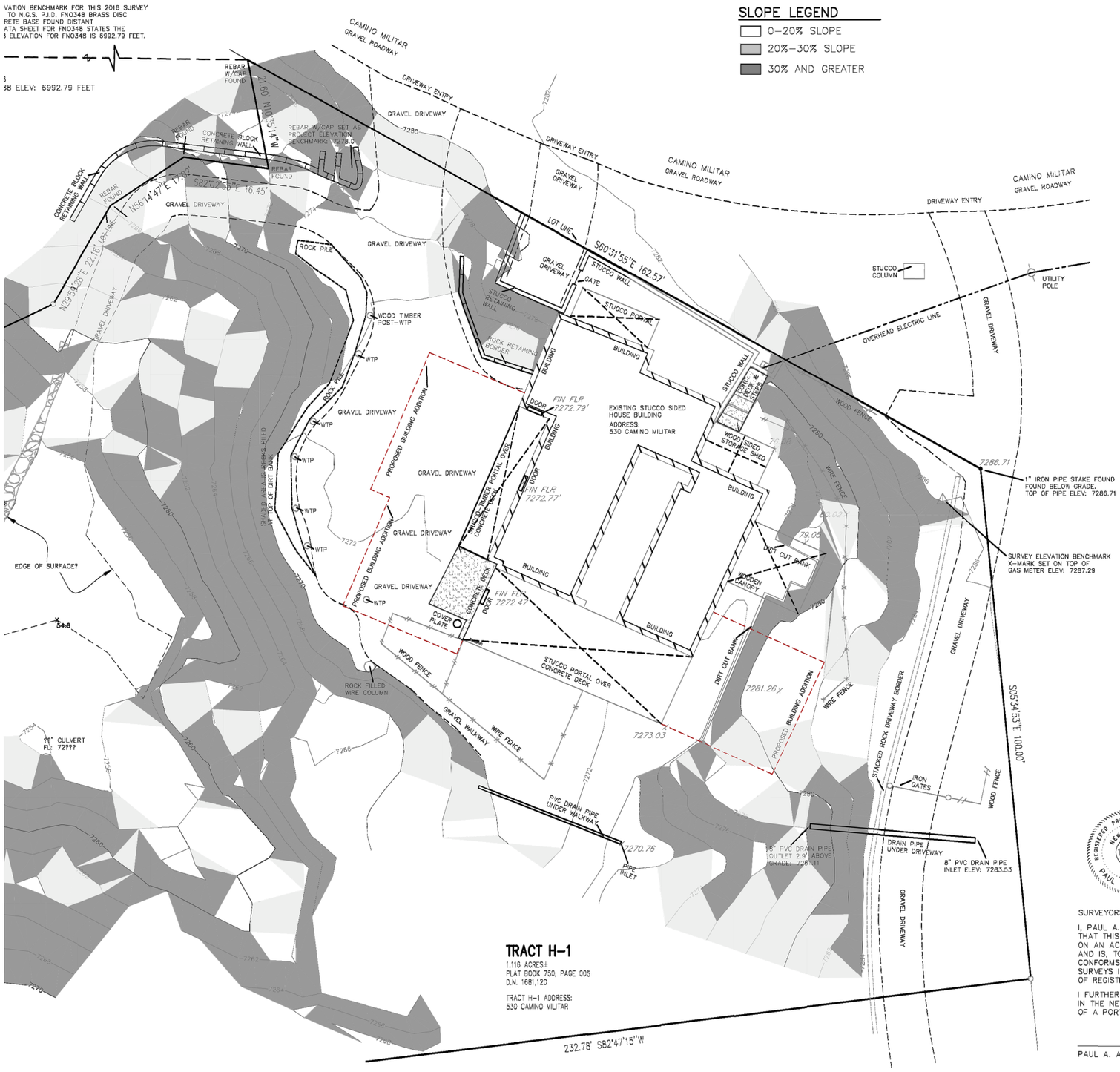
PAUL A. ARMIJO N.M.P.S. NO. 13604
P.O. BOX 24438, SANTA FE NM 87502
PH. (505) 471-1955 FAX. (505) 471-192

TOPOGRAPHIC SURVEY
PREPARED FOR
MARKOR INVESTMENTS, INC.

DRAWN BY: P.A.A. DATE: NOV. 2021
SURVEY NO. 2021 SHEET NO. 1 OF

VATION BENCHMARK FOR THIS 2016 SURVEY
TO N.G.S. P.I.D. FN0348 BRASS DISC
RETE BASE FOUND DISTANT
ATA SHEET FOR FN0348 STATES THE
ELEVATION FOR FN0348 IS 6992.79 FEET.

38 ELEV: 6992.79 FEET



Topographic Survey prepared for Markor Investments, Inc.

TOPOGRAPHIC SURVEY OF A PORTION OF
TRACT H-1, AS LAST SHOWN ON PLAT FILED IN
SFC PLAT BOOK 750, PAGE 005
LOCATED AT 530 CAMINO MILITAR, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

SURVEY NOTES

1. BOUNDARY DATA TAKEN FROM SURVEY ENTITLED "LOT LINE ADJUSTMENT PLAT FOR J. & J. SEMBRAT AND MARKOR INVESTMENTS, INC...", BY D.C. COOPER NMPS NO. 9052, FILED ON SEPTEMBER 11, 2012, IN PLAT BOOK 750, PAGE 005.

2. ELEVATION DATUM IS NAVD 88 BASED ON A TIE TO ELEVATION BENCHMARK N.G.S. P.I.D. FN0348 WHICH HAS A PUBLISHED ELEVATION OF 6992.79 FEET.

MAP NORTH ARROW

MAP CONTOUR INTERVAL = TWO FOOT

MAP HORIZONTAL SCALE: 1"= 10'

10 5 0 10 20

MAP LEGEND

● - INDICATES SURVEY MONUMENT STAKE FOUND AND USED BY THIS SURVEY

7273.25 X - INDICATES SPOT ELEVATION

N29°59'28"E 22.16' - INDICATES RECORD DATA TAKEN FROM RECORD PLAT

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN NOVEMBER 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A TOPOGRAPHIC SURVEY PLAT OF A PORTION OF AN EXISTING TRACT.

PAUL A. ARMIJO, N.M.P.S. NO. 13604

Tip of tallest story pole



View from edge of property



Tip of tallest story pole

View from street

H. NEW BUSINESS

4. 2022-005867-HDRB. 530 Camino Militar. Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., contemporary southwest style guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9)(c)(iii) for an additional 4'-0" of height. (Carly Piccarello)

Name: Stefanie Beninato
Comment - 09/12/2022 11:16 AM: (No Vote)
Already sounds like the style will not conform to either old or new Santa Fe style and just because their family owns the Lensic does not mean they should get special treatment. No to height exception.

Name: Robert Kelly
Comment - 09/22/2022 06:57 PM: (No Vote)
We are neighbors up the hill from this property. We are concerned about the structure's height and whether it will impede our view across the Jemez Mountains to the east. Without knowing more about where the structure will be placed, we cannot say we are for or against it. If the structure is down in the arroyo there should not be an issue. If the building is up near Camino Militar, we will want to know more about sight lines.

Robert Kelly & Ana Coghlan
704 Camino Militar

Name: Robert Kelly
Comment - 09/22/2022 07:02 PM: (No Vote)
Sorry, the view is to the west, not the east.

Robert Kelly

Mueller Architect, LLC
COMMERCIAL + RESIDENTIAL ARCHITECTURE

Ms. Carly Piccarello, Historic Preservation Division
City of Santa Fe
PO Box 909
200 Lincoln Ave.
Santa Fe, NM 87504-0909

August 15, 2022 *rev 8/19/22*

H I S T O R I C D I V I S I O N - P R O P O S A L L E T T E R

RE: REQUEST FOR INCREASE OF THE ALLOWABLE HEIGHT FOR GUESTHOUSE (ADU) AT 530 CAMINO MILITAR

Dear Ms. Piccarello

Mr. Schwab was the previous caseworker on the proposed new 2-story ADU. His average height calculation allowed for a 14'-3" façade height at the mid-point of the façade at streetscape.

The property lays within the Historic Review HD and zoning district R1. The maximum building height for zoning R1 is 24'. Increase for additional façade height at the streetscape per Chapter 14-5.2(D)(9)(c)(ii)(F) may be granted with HDRB's approval.

We are seeking HDRB approval for the maximum allowable increase in height of (4) feet above 14'-3" at streetscape. The maximum façade height at streetscape would be max. 18'-3" measured at the mid-point of the façade. The remaining facades not designated as streetscape would be less than 24' in height per R1 zoning districts. Please refer to paragraph on thrid page for more information.

EXISTING CONDITIONS:

Existing Streetscape:

1. There are many two-story buildings visible from public view and close to the street on Camino Militar. Many buildings exceed 14'-3" because they are two stories in height and were excluded in the HD height calculation.
2. The existing main residence is a two-story building with a maximum height of 24'. The façade facing streetscape is 14' max. *See Fig. 3.*

Existing Topography: *See Fig. 1 and 2*

1. The property slopes downhill from Camino Militar. Some areas exceed 30% slope close to the street and become flatter at about 100' from the street toward the south.

2. Mature trees on 30% grade are screening most of the southern portion of the property from public view.

3. A suitable location for an ADU is about 98' from the property line on Camino Militar measured from the streetscape façade. The structure would be on a slope less than 30% where one-half of the building footprint is on less than 20% slope.

PROPOSED ADU:

Proposed Building Shape and Style:

1. Because the site is steep and only accessible from Camino Militar, we are designing a compact 2-story ADU with the least impact to the natural environment siting the building over semi-disturbed areas. The proposed building is staggered along the slope and has a maximum allowable heated area of 1,500 square feet. *See fig 1 and 2*
2. The building is a contemporary southwestern style with (3) massing that are defined by horizontal and vertical staggered elements.

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   a. Massing 1 - entry and entry portal is the smallest element. It has a rectangular shape that is centered and perpendicular to massing 2. This portion of the building is the most visible from public view and lowest in height.
   b. Massing 2 – kitchen, living and dining room (west of entry) is the largest and highest portion of the proposed ADU. It has 2-stories, where the lower level is below grade to comply with the height regulations.
   c. Massing 3 – lower-level bedrooms with covered deck (west of dining and living room) has a rectangular shape, parallel and centered on living room. This portion is mostly hidden from Camino Militar.
3. Windows are mostly wide in length and narrow in height and are balanced in the facades without being symmetrically arranged.
4. The roofs are flat without a parapet to keep the profile as low as possible similar to other buildings in the historic districts – *see fig.4*
5. Flat panel, curb mounted low profile skylights are proposed over the stairwell at entry, kitchen island and living room.
6. Roof edges are proposed to have facias and drip edges. A gutter from the portal roofing at the roof deck is proposed to drain the water in a downspout onto the covered walkway.
7. The lower level on South and West façade has a walkway with retaining wall against natural grade. The retaining wall will have stucco finish with a max. wall height of 36" above finish grade and walkway surface. The entire walkway is covered with a portal.

Proposed Building Area:

1. The upper level has a heated area of 811 Square feet with an entry portal and a portal over the lower-level floor. The main entrance is on the upper level and accessed through a 36" wide gravel pathway from the bottom edge of the existing driveway about 95' away from Camino Militar.
2. The lower level is staggered to the west following the natural slope with a heated area of 689 square feet. A basement accessed from the lower level is below grade with a light chase to grade level.
3. The total roofed area is 1,220 square feet.

Proposed Finish Material and Colors:

1. Stucco Finish
   a. The facades will have stucco finish throughout with El Rey Acrylic Stucco - Adobe 116 at exposed faces and streetscape – see *fig. 6*, and El Rey Acrylic Stucco – Colonial White 100 underneath portals. *See fig. 7*
   b. The stucco corners will be slightly rounded with a ½" radius.
2. Roof
   a. Flat roof with 6" overhang on all sides with fascia painted to match stucco color – Dunn Edwards DET689 Cowboy Trails– see *fig. 8*
   b. Gutter and downspout from portal at roof deck painted to match stucco color – Dunn Edwards DET689 Cowboy Trails – see *fig. 8*
   c. A continuous 2" drip edge runs along each roof line. Color to be matte black – Dunn Edwards DE6385 Black Bean – see *fig. 9*
   d. Proposed are (5) curb mounted flat panel skylights. The shallow profile of the skylights and the natural screening from the trees will keep the visibility at a minimum. Skylight frame color Neutral Grey Kynar 500 – see *fig. 12*
   e. For the roofing system we are proposing TPO WeatherBond 60 mil. Rock Brown similar to stucco color – see *fig. 13*
3. Windows and Exterior Doors
   a. The proposed windows and exterior glazed doors are clad/wood windows without divided lights.
   b. The window and door frames will have a custom teal color Pantone 7682C – see *fig. 10*

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   c. Entry door not visible to public and neighbors proposed. Cladded frame with transom window color pantone 7682C – see *fig. 10.* Wooden door, stained with semi-solid stain Hawthorne SW 3518SS -see *fig. 11*
   d. Wooden barndoor at entry portal storage, stained with semi-solid stain Hawthorne SW 3518SS -see *fig. 11*
4. Guardrail at upper deck (not visible from public view) will be powder coated black – Dunn Edwards DE6385 Black Bean – see *fig. 9* for color and *fig. 5* for design
5. Exterior Lights
   a. Exterior wall sconces indirectly lit are located underneath portals. Brand name, Bellhop Outdoor Sconce, white 4.9" diameter. Mounting height 66". See *fig. 14*
   b. Recessed Downlights underneath portal at lower level (not visible from public view) Brand name, Elco 3" diameter, white with lens.
   c. Gravel pathway has free standing 7-watts downward facing path lights with a maximum height of 18" above finish grade. Brand name, WAC Mini Accent LED Single Path, Bronze. See *fig. 15*

ARGUMENT FOR INCREASING THE BUILDING HEIGHT:

Proposed Building Heights:

1. North façade (streetscape)
   a. The façade at streetscape for the proposed ADU is setback from the property line at Camino Militar by 98' with elevations between 7257' and 7252' at grade.
   b. The elevation at the driveway at Camino Militar is 7280' and the elevation at the driveway edge (bottom of driveway) is at 7271'. The proposed main entrance is accessible by a proposed foot path from the bottom of the driveway east of the proposed ADU
   c. The proposed main entrance on the upper level has a finish floor height of 7261' and a roof height of 7271.5'.
   d. The highest proposed roof elevation over the kitchen is at 7273'.
2. East façade
   a. The proposed entry at the upper level is one-story in height with a finish floor elevation of 7261'.
3. South façade
   a. The proposed ADU slopes with the natural grade to an approximate max building height of 22'-4".
   b. The south façade is not visible from any public road and neighboring buildings.
   c. Finish floor elevation at lower level bedrooms is at 7251'.
4. West façade
   a. The proposed overall building height from lowest to highest developed area measures approx. 22'-4".
   b. The west façade cannot be seen from Camino Militar.
5. Corners for proposed ADU are staked with story poles. Photos were taken with story poles in place (see Fig. 1 and Fig.2).

Per Chapter 14-5.2(D)(9)(c)(ii)(F)

The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade , whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street .

Conclusion:

We interpret the above code provision to support a 4' maximum height increase for the proposed ADU because of the following reasons:

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1. The current grade at the bottom of the existing driveway next to the existing main residence is built up to a parking pad of about 5% grade in slope (see existing survey). The edge of the existing driveway screens the view to the slope where we are proposing the ADU to be situated. As referred at the proposed building height, the visible portion of the façade is less than the allowable height of 14'-3" viewed from Camino Militar.

2. The building site is proposed to be on a slope that spans eight feet along the structure's foundation. The streetscape facade is stepped horizontally and vertically in three massing.
    a. The first massing closest to the edge of the existing driveway measures 15'-2" at midpoint of the façade from (the more restrictive) finish grade with a roof elevation at 7271.5'.
    b. The second massing measures 18'-0"at midpoint of the façade from (the more restrictive) finish grade with a roof elevation at 7273'.
    c. The third massing measures 17'-3"at midpoint of the façade from (the more restrictive) finish grade with a roof elevation at 7270.75'
3. An alternative building site was explored along Camino Militar with the allowable 14'-3" height restriction. The location would have much more impact on the neighboring property at 526 Camino Militar and from public view.
4. The ADU location as proposed with an increased height would be less disturbing to the existing streetscape than a building next the street that complies with the allowable height.
5. Viewed from Camino Militar, the lower portion of the proposed streetscape façade would be screened by the edge of the driveway and would make the total height of the building appear less than the allowable height of 14'-3".

We believe that we qualify for an additional height increase as set forth in 14-5.2(D)(9)(c)(ii)(F), because the proposed streetscape façade is stepped back 98' from the street and situated at a much lower elevation than existing buildings along the street. The existing driveway edge would hide the lower portion of the proposed building making it appear shorter in height.

Compared to the existing streetscape at Camino Militar where some building facades close to the road are two stories in height, the proposed height increase would not disturb the existing experience of the neighborhood.

Sincerely,

Sibylle Mueller, Architect AIA

Attachments:

- Photos of proposed site location
- Photos proposed roof type and guardrail
- Stucco, paint and stain finish
- Images for skylight and lighting

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Location for Proposed ADU

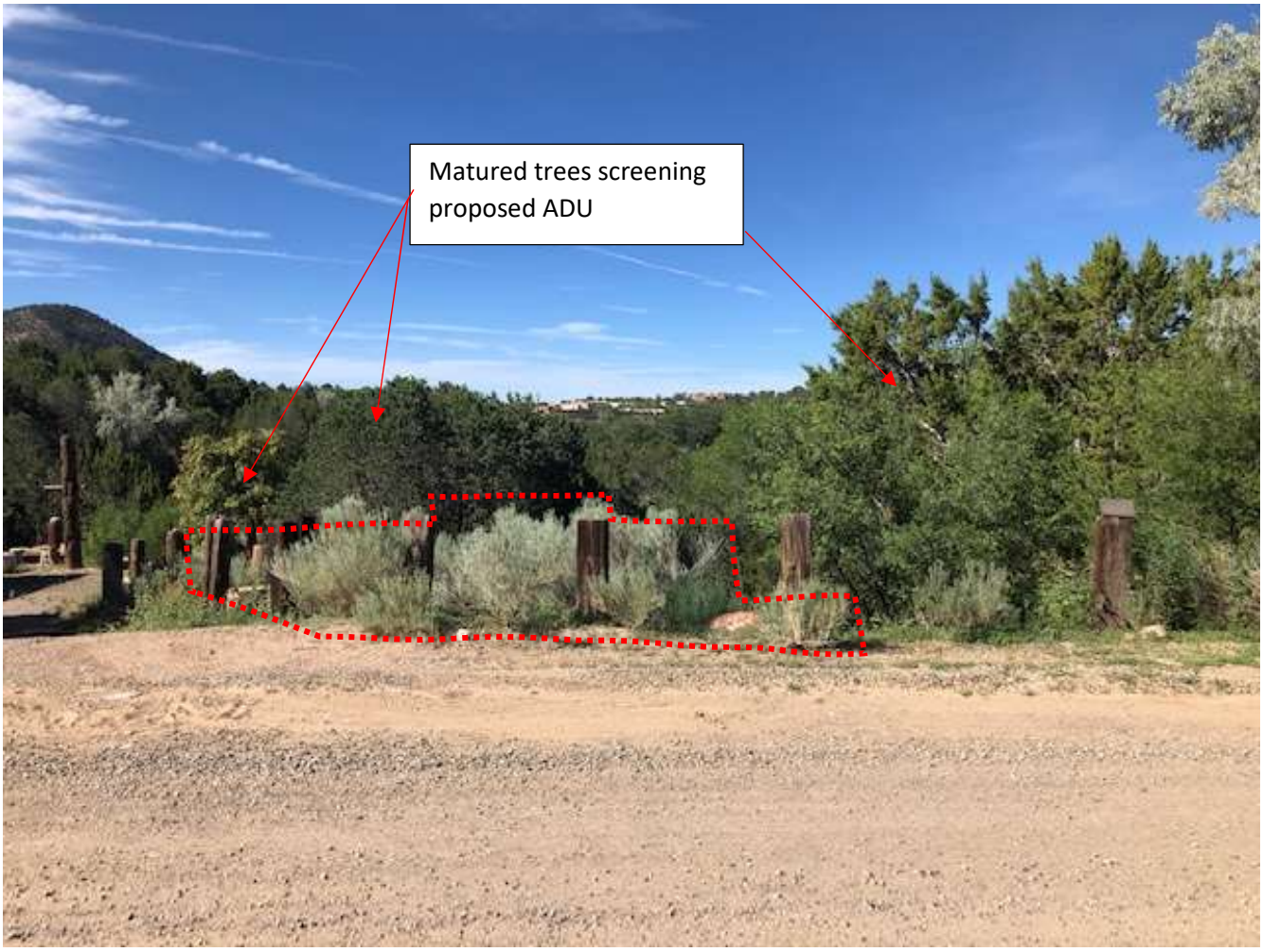

Fig. 1

Photo taken from Camino Militar on top of existing driveway looking South toward the proposed ADU. The red dotted outline is the approximate streetscape view from the road if there would be zero vegetation. With matured trees in the forefront of the building area, the proposed ADU will almost be fully screened. The trees are outside of the buildable area on 30% grade+ and will not be disturbed.

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Location for Proposed ADU

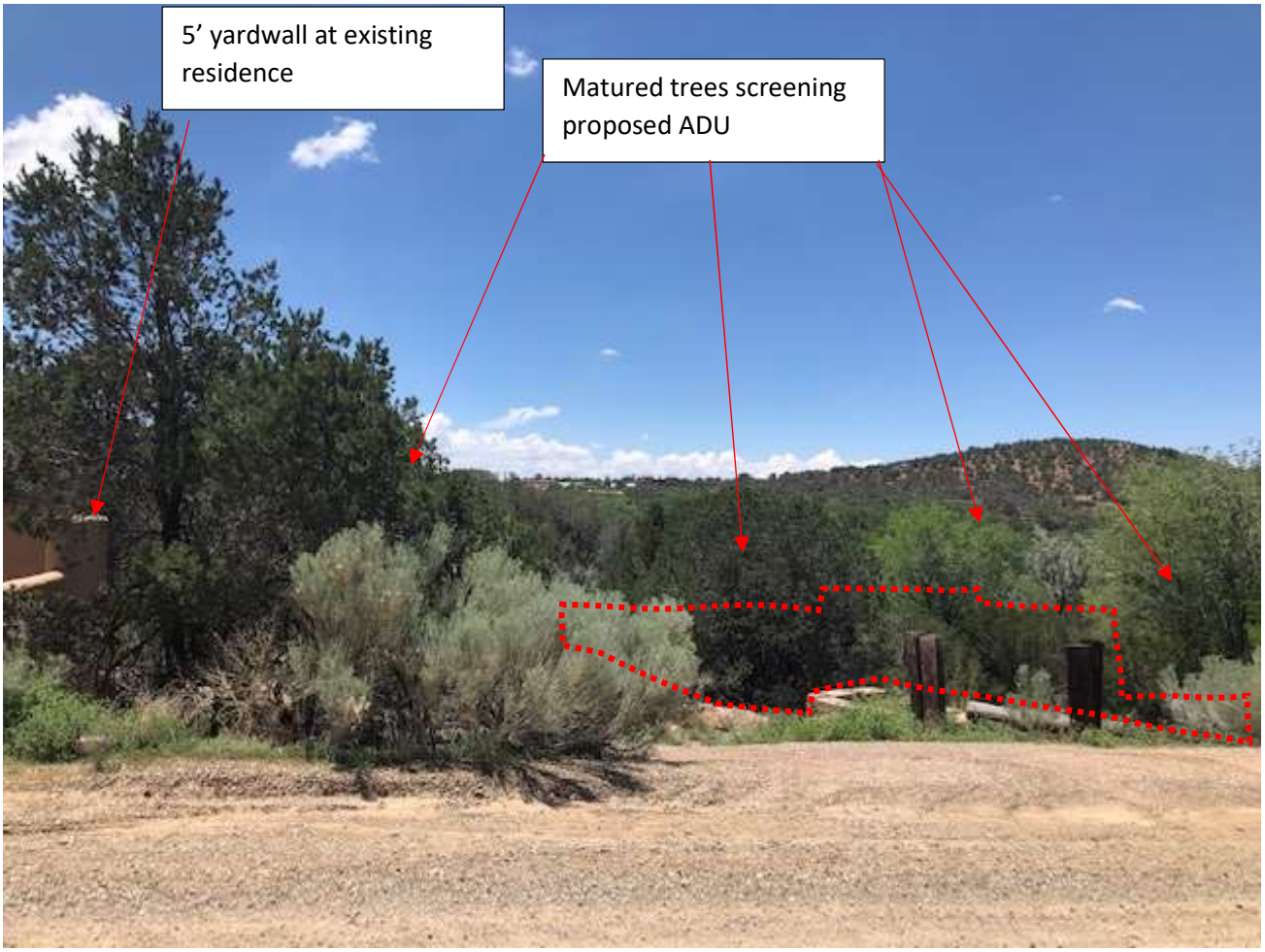

Fig. 2

Photo taken from Camino Militar looking South. The view shows top of existing driveway with the 5’ yardwall of the existing main residence (left) for reference on height appearance.

The finish grade on top of the yardwall is 7286’, top of driveway (center) is 7280’. Top of proposed ADU at kitchen is 7273’.

The red dotted outline is the approximate streetscape view from the road if there would be zero vegetation. With matured trees in the forefront of the building area, the proposed ADU is fully screened from this viewing angle.

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Main House and Parking



Fig. 3

Photo taken from Camino Militar looking South at existing parking of main residence for reference of yardwall shown in *Fig. 2* and height of existing building. The existing building is a 2-story adobe style building where the 2nd story is accessed from Camino Militar. At the streetscape façade the height is approx. 14’. The building height is 24’ from the lower portion of the driveway.

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Example for Roof Type in HD



Fig. 4

Photo of flat roof type without parapet and a roof overhang in the Guadalupe Historic District. The proposed roof will be similar to this example.

Proposed Guardrail

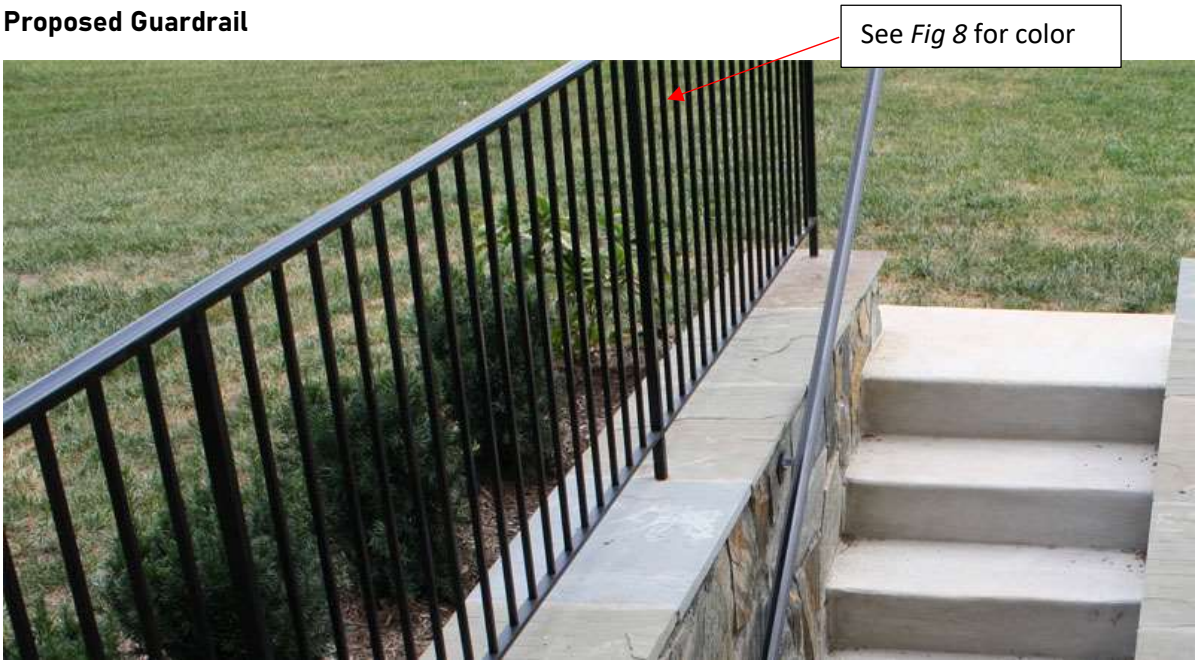

Fig. 5

Power coated metal railing attached to roof deck.

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Proposed Finishes and Colors



Fig. 6 Stucco Color El Rey 116
Primary for Exterior Walls

Fig. 7 Stucco Color El Rey 100 Colonial White
Accent Underneath Portals



Fig. 8 Dunn Edwards DET689 Cowboy Trails
Paint color for Fascia, Gutter and Downspout



Fig. 9 Dunn Edwards DE6385 Black Bean
Paint color for Drip Edges and Guardrail



Fig. 10 Pantone 7682C for Window Clad Color



Fig. 11 Semi-Solid Stain SW 3518SS Hawthorne
for Entry Door and Barn Door

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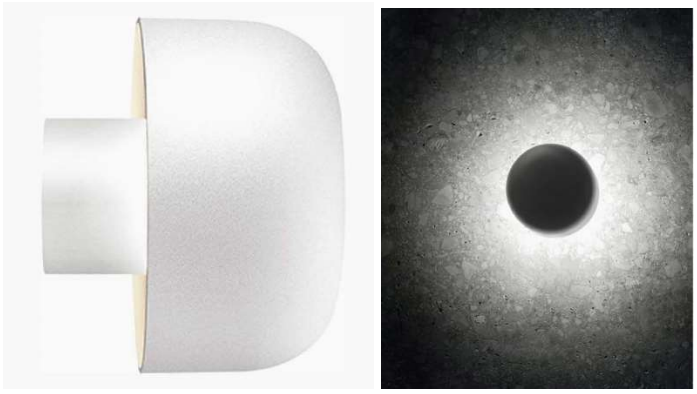
Proposed Finishes and Colors



Fig. 12 Skylight frame color Neutral Grey Kynar 500 Low Profile Curb-Mounted Flat Skylight



Fig. 13 TPO WeatherBond 60 mil. Rock Brown Roofing System



Side View *Front View*

Fig. 14 (Type a) Bellhop Outdoor Sconce, white Sconces Underneath Portals



Fig. 15 (Type c) WAC Mini Accent LED, Bronze Path Light at Gravel Pathway

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