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. October 11, 2022

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005878-HDRB. 905 Camino Ranchitos

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 2022-005791-HDRB. 504 E. Palace Ave. Elisabeth Wagner, agent for

Blair Naylor, owner, requests a primary facade designation for a contributing building in the Downtown and Eastside Historic District. (Heather Lamboy, hllamboy@santafenm.gov)

2. 2022-005595-HDRB. 504 E. Palace Ave. Downtown and Eastside Historic District. Elisabeth Wagner, agent for Blair Naylor, owner, proposes to add a 36 sq. ft. elevator to a contributing building, requesting an exception to 14-5.2(D)(2) for an addition within 10' of a primary facade. (Heather Lamboy)

H. NEW BUSINESS

1. 2022-005970-HDRB. 645 E. Palace Unit 1. Downtown and Eastside Historic District. Christoper Purvis, agent for Richard Reynaldo, owner, proposes alterations to Case H-17-023 that include a 100 sq. ft. addition; window, door and portal alterations on a non-contributing building. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov)

2. 2022-005471-HDRB. 110 Calle la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, proposes three portal additions totaling 543 sq. ft., window and door alterations, raise parapet height (14'); rebuild and extend courtyard portal; re-stucco on a contributing building. Exception are requested to 14-5.2(E)(1)(a) for doors that are not of Old Santa Fe Style. (Carly Piccarello, cpiccarello@santafenm.gov)

3. 2022-005973-HDRB. 624 Agua Fria St. Geraldine Chavez, agent and owner, requests to remodel a contributing residence in Downtown and Eastside Historic District. An exception 14-5.2(D)(5) to replace historic windows not in-kind. (Carly Piccarello)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, November 8, 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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OCTOBER 11, 2022

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
OCTOBER 11, 2022 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Anthony Guida, Acting Chair, on the above date at approximately 5:30 p.m. at a meeting held at the Santa Fe Community Convention Center Lamy Room, 201 Marcy Street, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

MEMBERS ABSENT
Ms. Cecilia Rios, Chairwoman (Excused)

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Ms. Carly Piccarello, Historic Preservation Division Manager (on Zoom)
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 Bienvenu 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. September 27, 2022

Member Berkley noted on page 16, "But I do want to *see*, despite the comments…" should be, "I do want to <u>say</u>, despite the comments"….

MOTION: Member Larson moved, seconded by Member Aguilar Medrano to approve the minutes of September 27, 2022, as amended.

VOTE: The motion passed by (4-0-1) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid, and Larson voting in favor, none voting against and Member Bienvenu abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-005688-HDRB. Camino de las Animas
2. 2022-005830-HDRB. 1030 W. Houghton & 1030 ½ W. Houghton.
3. 2022-005868-HDRB. 815 E. Palace Ave. # 5

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 (4-0-1) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid and Larson voting in favor, none voting against and Member Bienvenu abstaining.

E. MATTERS FROM THE PUBLIC

Ryan Marshall said he owns the property at 345 West Manhattan Avenue, which is currently rented to Cowboys retail store. A mural has been proposed on the south end to the west side of his property. He requested an image and to discuss his concerns but hasn't received any information. He was led to believe the Board would vote on that tonight.

Ms. Lamboy explained the case had been postponed to the meeting in two weeks. She suggested Mr. Marshall contact staff and they will coordinate a meeting.

Larry Reinbach, owner of Unit 7 at 624 Galisteo Street in the Las Brisas de Santa Fe Compound said the compound is composed of 30 condominiums grouped around a

private courtyard. He and his wife have owned Unit 7, one of four cojoined units built in 1991, since May of last year. They need to replace four casement windows and he submitted an application on September 1 but hasn't heard anything. He asked how long the process will take.

Chair Guida asked staff to respond.

Ms. Lamboy said if the case were to proceed to the Board it would be considered ex parte communication. She offered to follow up with him tomorrow on whether his case would be administrative or need to appear before the HDRB.

Ms. Piccarello suggested Mr. Marshall check his spam in his Emails.

Stefanie Beninato said she understands the Findings of Fact and Conclusions for the Luchese sign has not been adopted. Also, the DeVargas Street Upper Crust still has advertising signs on Old Santa Fe Trail and the Oldest House also has a small informational sign. She said she isn't sure why it takes so long for action.

Attorney Ruybalid responded on the Luchese store sign. His records reflect the Findings of Fact and Conclusions were approved by the Board September 13, 2022. Also, Ms. Beninato had filed an appeal that was received on September 6, 2022 and they have her appeal petition. He said often people look for the Findings of Fact and Conclusions to be registered and signed by the City Clerk. That is not a requirement. Once the Board approves the Findings it begins a 15-day appeal deadline. He understood that Ms. Beninato's petition was under review by the Land Use Director to determine conformance with the requirements of the appeal.

Ms. Beninato said that did not answer her question. She received emails from Mr. Kluck that the petitions had not been adopted.

Attorney Ruybalid replied that his records show the Findings and Conclusions were approved by the Board.

F. STAFF COMMUNICATIONS

1. Division Updates: Senior Planner Interviews Upcoming

Ms. Piccarello said there are three senior planner positions. Ms. Bordegaray is one and Ramon Sarason is the other. They will be interviewing for the other senior planner position this week and next week.

2. 2023 Calendar Forthcoming

The calendar will be introduced soon to the Board. They were asking the Board's feedback tonight on several administrative matters. This is staff's third administrative matters meeting this year.

3. HDRB Chair and Vice Chair Elections will happen as soon as full HDRB is in attendance.

Ms. Piccarello said the Board needs to hold elections for Chair and Vice Chair positions within the next two meetings.

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Guida explained the appeal process.

1. **2022-005878-HDRB. 905 Camino Ranchitos.** Downtown and Eastside Historic District. Christopher Purvis, agent for Del Hayunga, Owner, proposes to add 142.5 sq. ft. to a 1,145 sq. ft. guesthouse and a 400 sq. ft. free-standing carport at a non-contributing property. (Angela Schackel Bordegaray)

STAFF REPORT

905 Camino Ranchitos consists of a 2,575 square foot Spanish-Pueblo Revival Stye home and 1,14square foot guest house. Both structures are Spanish-Pueblo Revival Style with flat roofs, parapets, and wood vigas and corbels. The main house features a long portal that extends across the front elevation. It is believed to have been built after 1966 and shows up in the city directory in 1973. Alterations to the main house include a second story addition and window replacement sometime before 1980. Per the 1991 HCPI, the guesthouse was a chicken coop that was converted at an unknown date. The applicant states that the guesthouse was doubled in size in the 1990s. The main residence is contributing; the guesthouse is non-contributing. The subject of this case is the guesthouse; no changes are proposed to the main residence.

The applicant proposes the following exterior alterations:

1. Add 25 square foot to the east elevation of the guesthouse. Height will match existing. The new windows will be dark bronze aluminum clad with true divided lites. Roof style will match existing.

2. Add 116 square foot to the northeast corner of the guesthouse. The height will match existing and new windows will be dark bronze aluminum clad with divided lites. Roof style will match existing.
3. Both additions will match the Spanish-Pueblo Revival Style of the existing guesthouse.
4. Construct a 400 square foot carport to the south of the guesthouse. The carport will be flat-roofed and constructed of heavy timber stained dark brown with pueblo revival corbels and a tan roof.

Stucco will be cementitious buckskin.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn. He added that the remodel was done by Steve Robinson and they have those drawings. This is the son of the man who lives next door, and he needs more room since he has a child. They were limited by many things and there is not a lot of room. The addition is small and does not impact the house or the house next door.

Chair Guida asked about the visibility of the carport.

Mr. Purvis described a coyote fence with one side of the carport sitting on the wall. One side appears unencumbered but the other is as close as possible to the property line to make it less visible. This is downhill, facing north and they lose their cars in the winter and why they requested a carport.

Chair Guida asked to clarify on the site plan that the wall along the property line is full height.

Mr. Purvis said he was referring to the wall drawn with stones and a coyote fence on top of it. They were able to bury the carport in that side and it would have been visible if on the other side.

Chair Guida asked to confirm they mostly will see two freestanding columns and the rest of the materials will be wood construction.

Mr. Purvis said he is trying to make it look like a ramada and they will see heavy timber.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said it was hard for her to hear Chair Guida and Mr. Purvis. She was concerned about the visibility of the carport and how much it interferes with the view of the house. Her question is how visible the carport is and if it has to be 400 square feet.

BOARD DISCUSSION

Member Aguilar Medrano thought it strange the beam cuts through the windows. She said a way around that could be to make the carport taller but is not a favorable outcome. She asked if looking at the south elevation she is seeing the front door on the right.

Mr. Purvis said the front door is the door in the middle of the red box.

Member Aguilar Medrano asked what the door is on right hand side.

Mr. Purvis said it is a utility closet.

Member Aguilar Medrano said she wondered why the corbels were switched rather than matching the existing.

Mr. Purvis said they want a different look. There is an eight-foot coyote fence at the back of the carport, and you cannot see the house from the cul de sac.

Ms. Lamboy clarified the mass with the smaller window with the addition facing the Ranchitos Cul de Sac is visible, however, a coyote fence intervenes and they cannot see the wooden door because of the gate and fence.

Chair Guida further confirmed that the main house is a contributing structure, and the guest house is not.

Ms. Bordegaray said the actual front door appears to be under the portal.

Mr. Purvis said given it is a guest house, access is under the carport, up a set of steps past the coyote fence to the door with the squares. The south elevation is deceptive because the right hand side is further back and at an angle with the door.

Ms. Lamboy apologized for technical issues with the slides.

Member Bienvenu clarified that the guest house is not contributing, and the main house is contributing. He asked if Mr. Purvis agreed the view of the guest house is obstructed by the carport but there is no obstruction of view to the main house.

Mr. Purvis agreed the carport is off to the side and behind the main house.

Member Bienvenu said, to Ms. Beninato's point, he would feel differently if the guesthouse was contributing and blocked the view. That is not the case, and he finds this a sensitive addition in making the house more livable. Properties without carports are extremely difficult in the wintertime. People are forced to either build a carport or a garage or live with vehicles constantly covered with ice and snow.

MOTION: In 2022-005878-HDRB, 905 Camino Ranchitos, Member Bienvenu moved to adopt the reasoning of staff in finding this project should be approved with all the appropriate findings entered into the record that support a motion for approval as submitted. The motion was seconded by Member Larson.

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

I. DISCUSSION ITEMS

1. **Stucco Guidelines.** Staff is requesting HDRB final review of and adoption of guidance document for stucco color, texture, materials and where acceptable in the Historic Districts. (Carly Piccarello)

The Guidelines are attached as Exhibit 1.

Ms. Piccarello said staff wanted to get final approval. Often members of the public are looking for basic information on changing or preserving the stucco. Staff added lines regarding historic and different textures. They also narrowed to three columns the color suggestions the Board will approve. The document should be considered a guidance document and the changes made were discussed.

Chair Guida clarified for the public and new Board members, this resulted from the City's desire to clarify what should be administratively approved and what should come before the Board.

Ms. Piccarello said this is from two previous hearings and provides a guide for questions from architects and a shortcut for the public. This will help staff be able to respond to more request quickly.

Chair Guida agreed not having to hire an architect or attorney for someone who wants to change their stucco color is a positive.

Member Berkley thanked staff. She said as a former homeowner, she was hopelessly lost on the process and appreciates the work. It will be a great service to the public.

Ms. Lamboy said these are an interim approach to the Zoning Code update which will be digital and have more pictures and accessible graphics. She said the Board could consider reference points like this in the Code and provide feedback on what could be improved.

Chair Guida confirmed Ms. Lamboy viewed this as a guidance document and supplement to the current Code. He said the Board is not adopting colors, etc. tonight. They are providing an ancillary document. He asked if she imagined things like this would become code in the rewrite of the Code.

Ms. Lamboy agreed no zoning code change would be adopted and this is a way for the Board to consider how they would like to see that happen. Guidance documents are nimbler in making changes and allows updates with the future Historic Districts ordinance.

Ms. Piccarello said reference to the guidance document and the language on how it is framed in the Code update will be important. She said the Board should weigh in on the language and that "they *shall* be followed or *must come* before the Board." That will help staff understand how to update the guidance documents in the future.

Chair Guida said that would be helpful. They have talked about past Boards who were not in favor and that certain colors may be in fashion now. As the public and the Board consensus evolves, the document is "nimble." This is a way to provide guidance without codifying it into law.

Member Aguilar Medrano asked how the colors of denim and gray came to be. She said we call out *earth* tones, but then show blue and gray. She said from the public's perspective, why show a blue and not show a green. She thought the two colors were confusing, even though both would require the HDRB approval.

Ms. Piccarello referred to the Chart. She explained the issue is staff looks at this for all districts. The denim is a matter of the color chart and could possibly be masked out since it is not part of the document.

Attorney Ruybalid said they are looking at the color charts with respect to stucco. He said possibly these should be incorporated into Subsection D with a headline, "*For all Historic Districts*". Then have specific design standards in the following subsections for

the five historic districts. He thought D was confusing under the heading of General Design Standards for All Historic Districts. It mentions specific things like structures such as landmark, contributing and significant houses. Later it mentions things that apply to *all* houses in the historic district. That brings up questions whether that is supposed to only apply to protected status such as landmark, etc. He said the source is confusing because under Subsection C it reads that *all* development has to come before the HDRB, and historic standards have to apply. He said he hopes that is cleared up in the revision of the Code. He continued that beyond Subsection D, the color schemes in each historic district differ from one to another. His question is if the color schemes belong in Subsection D or should they be categorized per the subsections for each historic district.

Member Bienvenu confirmed Attorney Ruybalid's reference is to a *potential* revision of Code, not what was before them.

Attorney Ruybalid agreed. He said this is good guidance, but it should not be incorporated in Code under Subsection D.

Member Bienvenu said some of his points are relative to the guidance document, specifically with respect to the asterisk; the three colors called out as not in harmony in the Downtown and Eastside District. Language for all three districts says, "local earth tones". He suggested if including the asterisks as not in harmony, not to just call out the Eastside District. They should also include the Transition and Review District that have the same color requirements in the Ordinance.

He added another suggestion for clarity, is the second column wording under Portals should be changed to *"additional colors allowed under portals only"*. As currently written, it might imply only the lighter colors are allowed under a portal. He noted a minor typo under the color paragraph: "*required* approval" should be changed to require approval. Also under the color swatches, the language appears to have been taken from the manufacturer's site. He suggested deleting the three paragraphs as they are not relevant.

Member Biedscheid referred to the color columns. She said that an architect had suggested deleting the third column with a note added that says other colors require HDRB approval. That will provide more flexibility for Board review if the color is not on the list of administratively approved colors.

Ms. Piccarello said if the Board was in favor, it is a reasonable change.

Member Biedscheid asked if they should clarify there is no restriction on using multiple colors. She was thinking about contributing buildings in the Downtown/Eastside design standards where Code specifies a single color. She noted the Board has suggested a difference in color to distinguish a new addition from the old.

Member Biedscheid said on the cement stucco, under Material, the sentence reads "cement stucco shall be used on contributing, significant and landmark". She asked if a significant structure with synthetic stucco would be required to return to cementitious stucco.

Ms. Piccarello said that is a nuance situation staff would research. She explained when an administrative approval request, staff does not just approve synthetic on contributing buildings. She said the guidance document will not capture everything. That would be a unique situation and staff would discuss that with the owners. She presented an example. She said making that a blanket rule would be problematic.

Member Biedscheid agreed it was preferable as written.

Chair Guida added they are not looking for anything in the document to amend the Code, but just to provide guidance.

Member Biedscheid said that made sense.

Chair Guida said he would take public comments and come back to the Board.

PUBLIC COMMENTS

Stefanie Beninato said she appreciated that these are guidelines opposed to changes to Code and appreciated the visual examples. She was concerned about administrative approval and that major changes be considered by the Board.

Chair Guida closed public comment and asked if the Board wanted to make a motion with amendments, or recommend changes and see the document again.

Member Larson said she was ready to accept the guidance document. She said the more generalized the guidance the more it will demystify the Code. This is a mechanism for making the Code accessible to the public and more understood. She agreed visual tools are a benefit in Santa Fe especially where they have more regionally distinctive materials. She suggested the principles embedded in code continue to be conveyed in a more accessible way. She said she was ready to make a motion, but asked clarification if it should just cite the 22-1007 Stucco Guidance, or Stucco Guidance, Styles Materials, etc.

s. Piccarello said there is no case number, but she could cite the version, as an amended version of the Stucco Guidelines from October 2022.

MOTION: Member Larson moved to approve the October 2022 Stucco Styles, Materials and Color Guidance in the Historic Districts document with the condition that the proposed edits discussed tonight be implemented into the document and accepting the edits and revisions to the color guide.

Chair Guida asked if the edits should be clarified.

Member Larson said the edits proposed by Member Bienvenu were read into the record, and the motion includes the edits proposed by Members Aguilar Medrano and Biedscheid into the final document.

The motion was seconded by Member Biedscheid.

Member Biedscheid noted that she and Member Bienvenu differed on their guidance and there should be discussion.

Chair Guida said he mentioned additional districts for the sake of consistency with Code. Member Bienvenu's point that the additional districts for which these are not considered harmonious, is worthwhile. He suggested if they left these colors in and said, "*and any other colors*", it would be clear these colors the Board most typically see and may approve, but there are other colors that may be accepted. That is embedded in the text but is not as clear in the table diagram.

Member Biedscheid agreed. She suggested removing the asterisks with the goal to be more general and provide leeway for approval.

Member Biedscheid suggested a friendly amendment with respect to the colors listed in the third column labeled Colors Requiring HDRB Approval. The asterisk should be removed and the language from Desert Rose, Cottonwood, and Dove Gray, and at the end add "*all other colors"* and incorporate Member Bienvenu's suggestion that the second column heading say, *Additional colors allowed under portals*.

Member Larson accepted the amendments as friendly.

Member Bienvenu said he assumed this was originally set up with the colors called out within the column requiring HDRB approval, and amongst those, having a secondary comment that some of the colors were determined to be non-harmonious and rarely accepted came from staff because staff thought it helpful that be in writing for clarification of what is likely and not likely to be permitted. He thought that acceptable for staff efficiency and convenience and helpful in interactions with the public. He asked staff if that was the case.

Ms. Piccarello said looking at the colors altogether, any would fall into the realm of not coming into the streetscape. She thought the asterisk unnecessary and too specific and could just be an extra statement referring to the harmony within the streetscape standards. That could be general enough to give staff and the Board that platform.

Member Bienvenu asked Ms. Piccarello if she thought the category of colors requiring HDRB approval is identical with a category which requires exceptions because they are not appropriate earth tones, or because it includes both borderline and colors that would require an exception and Board approval.

Ms. Piccarello said in putting language around the streetscape staff captures the rest of the districts without saying these can be appropriate for other districts. She suggested "may require an exception", otherwise it could be too specific and challenging. She said she looks at this from this being the most common administrative approval request.

Member Bienvenu said the first and second column are extremely helpful, but the third column is problematic.

Chair Guida asked if the first and second motion should be updated.

Member Bienvenu said he thought Ms. Piccarello was suggesting a revision to the language "*and may require exceptions*" if the asterisk and a revision to the third column heading remains.

Member Biedscheid amended her statement to retain the third column, deleting the asterisk and adding "all other colors" to the end of the list.

She requested another amendment to apply the asterisk to the heading, Colors Requiring HDRB Approval to say, "*to determine harmony with the streetscape and application that may require exceptions.*" She said she would leave the exact language to staff.

Member Larson accepted the amendment as friendly.

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

Member Guida said he appreciated the thoughtfulness and the comments.

2. **Window Repair and Replacement Guidelines.** Staff is requesting HDRB initial review of and comment on a guidance document for windows in the Historic Districts. The goal of this document is to inform the public of the historic district's code, Historic Preservation Division's procedures, and the benefits of preservation of historic windows in one document to simplify the process for members of the public. (Carly Piccarello)

The Guidelines are attached as Exhibit 2.

Ms. Piccarello said this document is the result of discussion in January.

Member Aguilar Medrano said she wondered if photographs of different windows, muntins, etc. would be helpful for the public. She referred to Page 2 on requesting replacement talking about whether the building is contributing or not. She thought it helpful to tell the public where to find the current status of their house. Not everyone may know that is on the GIS website. She also didn't believe the website states the last review date. Guidance should be provided for the applicant to alleviate questions for staff in the future. And, in the paragraph on contributing structures in the last sentence referring to the window assessor list; a link to the City website would be helpful.

Member Larson said she appreciated the document as well. She wasn't sure that a photograph would be beneficial. She recommended a reference to the McAlester Field Guide to American Houses. Also, under the brief history section in the second paragraph for non-historic windows, she wasn't sure they should say *non-historic windows*. She suggested differentiating to say modernist or post World War II windows and add contemporary windows as a section under brief history. The sentence on metal or vinyl clad could be moved to be clearer. She said sometimes saying something is non-historic implies it is not important.

Member Biedscheid said on the second page, Approval of Windows, Item #2 requires the same parenthetical as #4; requesting a code exception for historic window replacement on primary façades. And the last page, first paragraph, under District Standards, should clarify that 30 inches is a <u>maximum</u> glazing rather say *less than*.

Member Bienvenu said this is a great document. He thought under Brief History, the word *historic* is ambiguous. He suggested removing the two headings: *historic windows and non-historic windows*. He said the statements regarding the R Values and sustainability issues are important and useful for him and the public, when addressing replacement. On the Window Repair and Replacement Approval Process he wanted to ensure language is consistent with language previously adopted in the policy governing the matters that can be administratively approved and what requires Board approval. He suggested adding an additional sentence to Paragraph 2, on Window Replacement on Non-Primary Façades of Contributing Buildings. Other policy documents language

includes that staff is to use discretion when reviewing requests to replace historic materials on nonprimary façades and should defer to the HDRB when needed. Also, he suggested adding to that the language found in 14-5.2(D)(1)(a), "*The removal of historic materials that embody a structure's status shall be prohibited*." He would say something like *"keeping in mind the prohibition of 14-5.2(D)(1)(a) on the removal of historic materials… etc., shall be prohibited."* He said that is separate from the primary façade designation and staff may still want to present the issue to the Board.

Member Bienvenu said Member Biedscheid pointed out under HDRB Approval of Windows in paragraph 2, also requires a Code exception. He wondered if paragraph 3 does as well. He asked staff to confirm that. He said all of 2, 3, and 4 paragraphs should have the same language as 4 currently has, (*requesting a Code exception is required*). All the section, Requesting Replacement Windows, applies to significant as well as contributing buildings and possibly landmark as well. He suggested starting the paragraph with *if the building is significant, contributing or noncontributing*. The next heading would then be Significant and Contributing structures. He wondered if "*must be at least 30% degraded*" is historical practice, or where it comes from.

Ms. Piccarello said that has been a procedural interpretation of reparable versus non-reparable windows.

Member Bienvenu confirmed that is what has been applied and what the window assessors determined as reparable or not. He thought the citation to 14-5.2(C)(3)(b) is not accurate and might need to be struck.

Ms. Piccarello said the definition of *beyond repair* versus the *30% degrade* should be two separate sentences.

Member Bienvenu asked staff to check the citation because he wasn't sure it related to the issue. In the next paragraph he thought it more accurate to change the language to "*if the windows are proven to be beyond repair and replacement, in kind is approved by the HDRB*, *then, the windows shall be duplicated in the size/style*." That will clarify for the public the HDRB has to approve replacement in kind. He would include the same language again in the section on nonprimary façades from 14-5.2(D)(1)(a) *"the removal of historic materials that embody the status shall be prohibited"*. He said as he reads that it could apply to historic windows even on non-primary façades. He thought in the next section, last sentence, *non-arresting colors and considerate of streetscape* seems garbled and should be reworded. He would combine for clarity under District Standards, the two sentences on Old Santa Fe style and Recent Santa Fe style. He would say, "On Old Santa *Fe style buildings and publicly visible façades of Recent Santa Fe style buildings" and* continue with "30 inch glazing is required." He would strike the second sentence. He would also strike the language "*and divided lights are required*" since it doesn't have to be a divided lite if no greater than 30 inches. The result is beyond that size, a single pane

has to be divided lights. He also thought it may be useful to have language regarding divided lights in that section.

Member Bienvenu suggested for clarification the next sentence in the Historic Transition District, *a general harmony is maintained*, should be the exact language of the Ordinance. Also do the same in the Historic Review District section.

Chair Guida reminded everyone regarding scrutinizing the document, that the general task is that this is nimble. He said the Board can recommend changes to the document any time in the future. They should keep in mind getting it perfect and balancing the concerns of being easily readable in its reference to the Code.

PUBLIC COMMENT

Stefanie Beninato said she appreciated the layout of the document and it making sense. She hoped this will help speed up the process.

Attorney Ruybalid said he had a number of comments regarding response to comments on the document from Members. He wondered if the guideline will be circulated to applicants, and if applicants will see this as a reference and simplification to the Code. He thought some things were missing. One is the reference regarding the replacement of windows. He said “subsection of D-5 refers to facades of significant, landmark structures,… and that *historic windows shall be repaired or restored when possible, and those that cannot shall be duplicated in style, size and material of the original*." He continued reading on provisions regarding openings. He said that has to be read in the context of the exceptions found in subsection C(5) of 14-5.2. Another concern was that the guideline did not indicate that subsection D(5) does not apply, or that the Board can find an exception to that. He said there are specific sections of the Code for which exceptions can be sought. That is spelled out in Subsection D(5), Design Standards and Signage. He continued reading that the Board may find exceptions to Subsection D, 1-8 and 10-11. The only thing missing is Signs, which they may hear more about in the future. He went on to say the applicant could seek an exception in D(5) if they can demonstrate a departure from the items listed. He thought that considering the Board has granted exceptions to replacement of historic windows on primary façades is important. He was concerned if applicants were not told they can seek an exception they could end up with inconsistent enforcement. He cited an example of replacement of historic windows on a highly visible primary façade where guidelines do not tell the public. It makes it appear windows can be repaired and if not more than 30% deteriorated, cannot be replaced. That is not accurate per Code. Another concern is some application materials were circulated to applicants with specific descriptions of the exceptions, but the current website has no discussion of exceptions. He said we cannot just change the Code by adopting new guidelines or procedural materials.

Chair Guida said he did not think that was the intent. He said a very important point is the City's Code is a very difficult to understand and access. That creates tremendous inequality in who is able to live and change their residence or buildings in the Eastside Historic District. He said the intent of the documents is clear it does not supplant the Code. The stucco document is meant to be an illustration. He continued that what is in this document, the endeavor should be as high level and accessible as possible. He added every instance will not be addressed. The Code is for that. He cautioned against burdening this type of document with every detail of Code and additionally confusing language. It should be clear the document is guidance and refers to recommendations and general guidance and points to the Code as the definitive document.

Ms. Piccarello said this is not the place to outline the exception process. The exceptions will be referenced in the final draft. If the Board does not see a windows case that is part of a remodel, it is because it is compliant and administratively approved. Staff works with the applicant to propose a compliant project. That is part of the preservation. The guidelines are not hiding the exceptions process.

Attorney Ruybalid said he also had concerns on the contributing section of the guidelines. He read a sentence on window assessment requiring showing that each piece of the window is 30% degraded per C(3)v, that is not accurate.

Chair Guida said that was already covered.

Attorney Ruybalid said he knows Member Bienvenu asked that question, but he did not see a problem referencing the exception criteria in the guidelines, the way they were referenced in the old procedural manual. He said he could not understand why that was removed. Exceptions are part of the Code as much as section D(5).

Ms. Lamboy said the reference to exceptions is not encouraged because first they want people to consider what they can do within the Code. If an applicant asked if they can pursue something staff would say yes. Primarily staff tries to identify solutions that match the applicant's program and that follows the intent and Code requirements first.

Chair Guida asked to confirm that an aspect of Code that allows for removal of historic materials on contributing/significant buildings is out of step with conventional preservation practices.

Ms. Piccarello said that is the reason for an exceptions process. In certain portions of the Code they say "are not allowed." You don't see the exceptions process until the section describing the process.

Chair Guida suggested the Board decide whether to approve the document with amendments or request staff propose an updated draft.

Ms. Piccarello said she would like to use the minutes to update the document and will work with Legal on their concerns. She will email a draft to the Board on their comments prior to request for approval.

Chair Guida thought that made sense. He said this is an important endeavor and he appreciates a document that explains the decision chain to applicants dealing with window replacement per Code.

Ms. Piccarello thanked the Board for their input.

J. MATTERS FROM THE BOARD

Member Bienvenu requested staff provide an answer on the property at 1489 Canyon Road that underwent renovation, that now has a 10-12 foot solid, steel gate. He said it did not come before the Board and wondered if it was administratively approved. He was concerned because the Board denied a similar gate not far down the road which was appealed to the City Council. He asked clarification on the history and what could be done if the gate was not approved.

Ms. Piccarello offered to look into that.

K. NEXT MEETING: Tuesday, October 25, 2022

L. ADJOURNMENT

MOTION: Member Larson moved, seconded by Member Biedscheid to adjourn at 7:40 pm.

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

Ms. Lamboy announced that Midtown is going to Planning Commission on October 20, 2022 and offered to send information to the Board.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

Exhibit 1
10/11/22
HDRB Meeting

Stucco Styles, Material, and Color Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

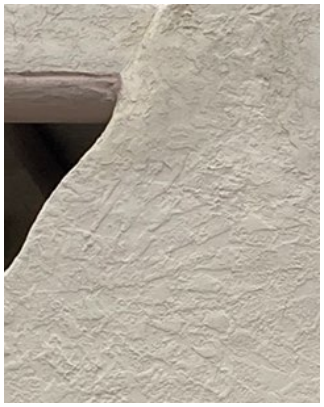
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:
The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.

Fan Texture near Delgado St.

Fan/Palate Texture; Gomez Rd


Heavy Sponge near Don Gaspar

Pebble-dashed Texture on Santa Fe Depot

Light Sand Texture on Greer Mansion

Light Sand Texture near Delgado St.

Smooth Finish Mud Plaster on El Zagan

Light Brushed Texture on on El Zagan

Smooth Finish on El Zagan

Material:
The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

Color:
Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned, meaning of the earth or soil, with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts, and can be approved administratively. These are color swatches for which to give a basis of reference. If pantone colors are used, this guidance may help provide a range to help guide color selections. Other stucco color requests required approval by the HDRB. If an applicant feels a proposed color, not included in this document, is right for a project it should be evaluated by the Board. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors. El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Exterior Stucco Colors Allowed THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Allowed Under Portals** THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash
Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

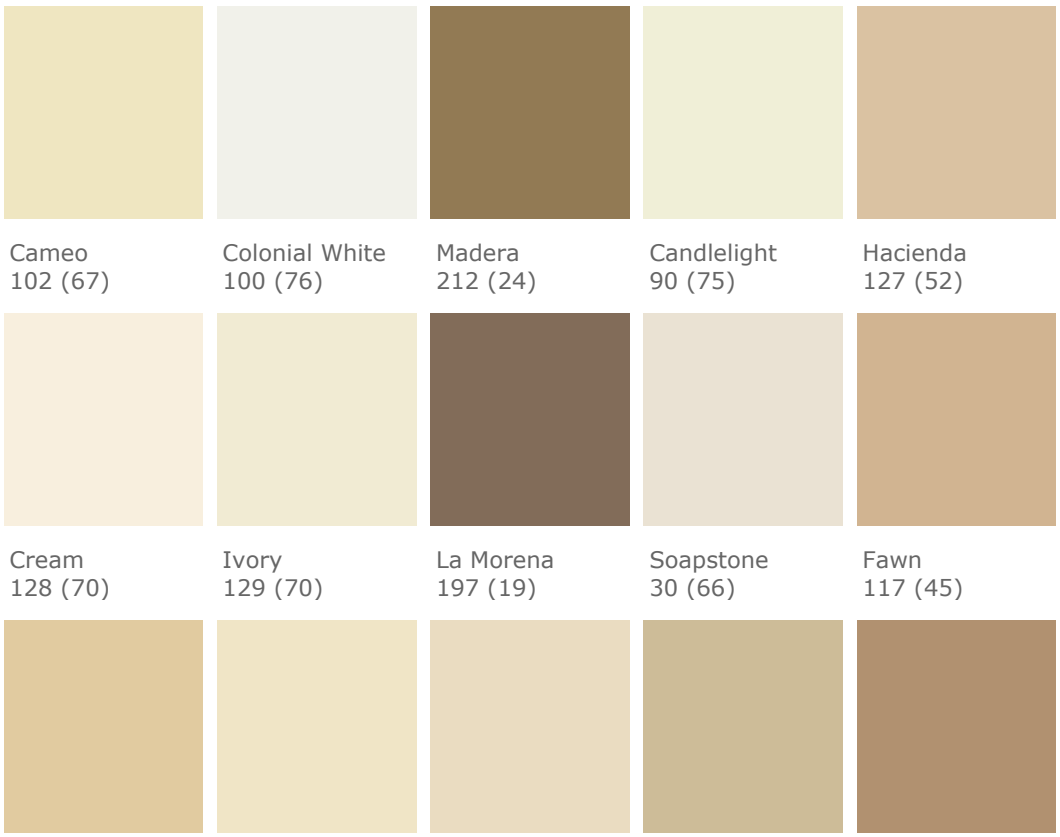
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

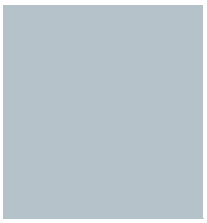
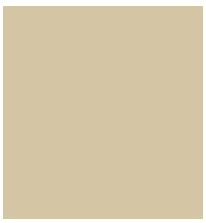
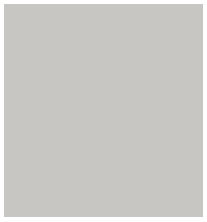
HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors



Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
				
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
				
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
				
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

Exhibit 2
10/11/22
HDRB Meeting

Window Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the historic window and window styles in the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

In Santa Fe, windows are noted on the revival style buildings built from the late nineteenth century to the mid-twentieth century. Historic windows are character-defining features that give an indication of the time period, craftsmanship, and technology. Windows may be double hung (slide up and down), casements (opening like doors), transom (above a door or another window), or fixed picture windows to name a few types.

Brief History:
Historic Windows: Wood casement were the first operable glass windows, appearing prior to 1880. Around that time, double hung wood windows became popular. Steel casement became popular after WWI.

Non-historic Windows: With the depletion of old growth forests, vinyl and fiberglass were invented in the 1950s. Metal or vinyl clad wood windows were introduced post 1960.

Sustainability and Longevity:
Wood windows in historic properties have been proven to last 100 to 200+ years with maintenance. Replacement window companies generally estimate their products to last 15-25 years before needing to be replaced. Replacing old windows starts a cycle of waste that sends non-recyclable materials to the landfill, sometimes multiple times in a single homeowner's tenure.

Single pane wood windows generally have an R-value of R1. Double and triple pane windows R-value are R-2 or R-3. Much energy loss and air infiltration occur at the gaps and edges. Without providing proper sealing, weather stripping, and glazing putty, adding more glazing can have minimal impact. Exterior or interior storm windows can reduce energy loss if a non-destructive attachment is used to attach to the historic window.

Window Repair and Replacement Approval Process:
Administrative Approval of Windows - The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at public hearings. Administrative approval is provided for:

1. maintenance and repair issues,
2. window replacements on non-primary facades of contributing buildings that fall within the district standards and maintain the historic style of the building, and

3. window replacements on non-contributing buildings

HDRB Approval of Windows - HDRB approval of windows is required when:

1. as part of an application for remodel or new construction that requires Board approval,
2. when window replacement is requested on primary facades for historic windows,
3. when replacement of historic windows is requested on significant buildings, or
4. when a change is requested for the size of opening of the window on a primary façade (requesting a code exception required).

No Approval Required- No administrative or HDRB approval is required for basic maintenance and cleaning of windows where a permit is not required.

Requesting Replacement Windows:

Is your building contributing or non-contributing? Consider that it may require a status review if 50 years old or older. Once you find this out, the information below applies. Please consider that District Standards (listed below) apply as well.

Contributing Structures:

Primary Facades: Due to requirements in SFCC 14-5.2(D)(5) for historic windows to be repaired or restored wherever possible, a historic window must be proven to be beyond repair. Therefore, a window assessment is required to show that each piece of the window is at least 30% degraded beyond repair per 14-5.2(C)(3)(b). A window assessor can be chosen from the City of Santa Fe's Approved List for Window Evaluators.

Once the windows are proven to be beyond repair, the window shall be duplicated in the size, style, and material of the original.

Non-Primary Facades: District standards outlined in SFCC 14-5.2 must be followed. The style of the building should be maintained through window replacement. According to SFCC 14-5.2 (D)(2)(a) additions must have similar architectural treatments and styles of that of the contributing building.

Non-Contributing Structures: District standards outlined in SFCC 14-5.2 must be followed.

All: Thermal glass may be used for individual panels but the replacement of rolled glass or historic rippled glass is discouraged. Exterior or interior storm windows are encouraged to reduce energy loss if a non-destructive attachment is used to attach to the historic window. Window screens are generally acceptable. Snap-in muntins are discouraged and should not be used. Muntins, or the visible lites divisions, should be seen from the exterior of the window. Non-arresting colors and considerate of streetscape harmony per SFCC 14-5.2(A)(1)(c) may be chosen.

District standards:

In the Downtown and Eastside Historic District, on Old Santa Fe Style buildings, 30” glazing in any dimension and divided lites are required. On Recent Santa Fe Style buildings, non-divided lights are allowed on non-publicly visible facades.

In the Historic Transition District, a general harmony is maintained. Architecture is wall-dominated. Santa Fe Style is to be emulated. Large undivided light is allowed on south facing walls for solar collection.

In the Historic Review District, Santa Fe Style is to be emulated. Large undivided light is allowed under portals and on south facing walls for solar collection.

In the Don Gaspar Historic District, a general harmony is maintained. The use of large glazed areas on south facing walls is allowed for solar collection.

In the Westside-Guadalupe Historic District, a general harmony is maintained. The use of large glazed areas on south facing walls is allowed for solar collection.

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

Case # 2022-5878-HDRB
Address – 905 Camino Ranchitos
Agent's Name – Christopher Purvis, AIA
Owner/Applicant's Name – Dale Hayunga

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 11, 2022.

BACKGROUND

905 Camino Ranchitos consists of a 2,575-square-foot Spanish-Pueblo Revival Style home and 1,145-square-foot guest house. Both structures are Spanish-Pueblo Revival Style with flat roofs, parapets, and wood vigas and corbels. The main house features a long portal that extends across the front elevation. It is believed to have been built after 1966 and shows up in the city directory in 1973. Alterations to the main house include a second story addition and window replacement sometime before 1980. Per the 1991 HCPI, the guesthouse was a chicken coop that was converted at an unknown date. The applicant states that the guesthouse was doubled in size in the 1990s. The main residence is contributing; the guesthouse is non-contributing. The subject of this case is the guesthouse; no changes are proposed to the main residence. The applicant proposed the following exterior alterations:

1. A 25-square-foot addition to the east elevation of the guesthouse. Height will match the existing. The new windows will be dark bronze, aluminum-clad with true divided lites. The roof style will match the existing.

2. A 116-square-foot addition to the northeast corner of the guesthouse. The height will match the existing height and new windows will be dark bronze aluminum clad with divided lites. The roof style will match the existing.

3. Both additions will match the Spanish-Pueblo Revival Style of the existing guesthouse.

4. Build a 400-square-foot carport to the south of the guesthouse. The carport will be flat-roofed and constructed of heavy timber, stained dark brown, with Pueblo Revival corbels and a tan roof.

5. Stucco will be cementitious buckskin.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Items # 1-5 set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of October, 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: October 25, 2022

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, AICP, Assistant Director, Land Use Department

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Case # 2022-005791-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Draft 1999 Staff Report (99-094)

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Updated Historic Inventory Form

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. Staff also recommends that the north elevation (façade 2) as well as the east (façade 1) and west elevations (façade 3) (excluding the additions at the rear of the home) be designated as primary.

BACKGROUND & SUMMARY:

At the August 23, 2022 the HDRB postponed consideration of this case and requested an updated HCPI in order to be able to make the most informed decision possible. The applicant then worked with John Murphy to complete a Historic Cultural Properties Inventory (HCPI) form. It is attached hereto and provides the historical context and evolution of the property.

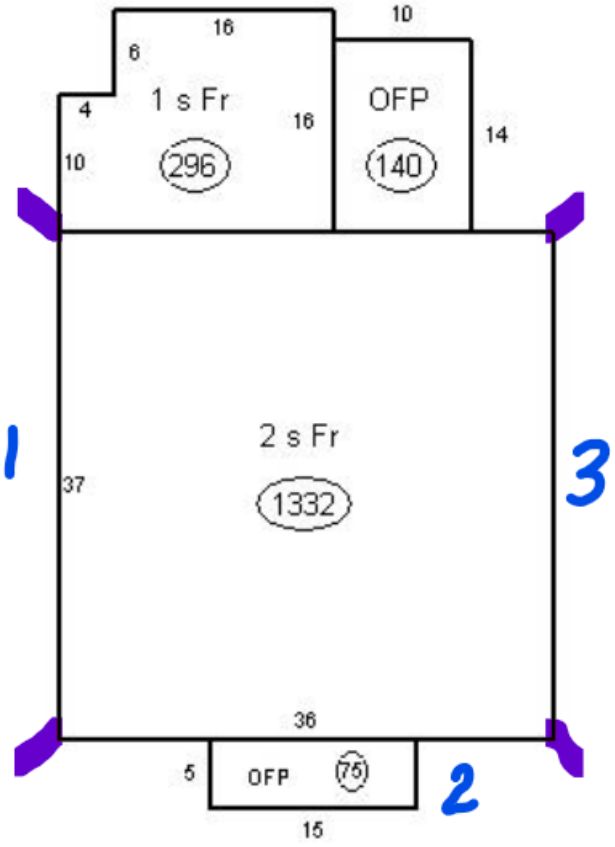
Based on the building Historic Building Inventory form that was completed in 1985, the property is listed as contributing to the Downtown and Eastside Historic District. The square building was constructed by David Gonzales as a single-story duplex building in 1892, and then a second-story addition was added after to 1910. The second-story addition is reflected in the 1930 Sanborn Map. The Gonzales family owned the home until 1999. While the first floor is constructed of adobe, the second floor consists of brick construction. Historically the first-floor exterior walls were red smooth troweled plaster with mortar lines painted on the surface.

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

There is evidence of two additions on the south elevation. The first was constructed prior to 1930 and had a flat roof. In 1999 the addition was remodeled and a pitch was added to the roof as well as a portal on the west elevation of the addition.

PRIMARY FACADES

Staff recommends, based historic integrity and presence of the building, that the facades of the north, east and west of the original footprint be designated as primary (illustrated as elevations 1, 2, and 3 below). Due to the changes over time on the south elevation, staff recommends that it not be designated as primary. Furthermore, all facades of the south elevation addition should not be considered as primary.



NORTH

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.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H2888

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612274
field map SFHD #5	number 2274	UTM reference zone 12 13	easting northing

location description: 504 E PALACE AVE.

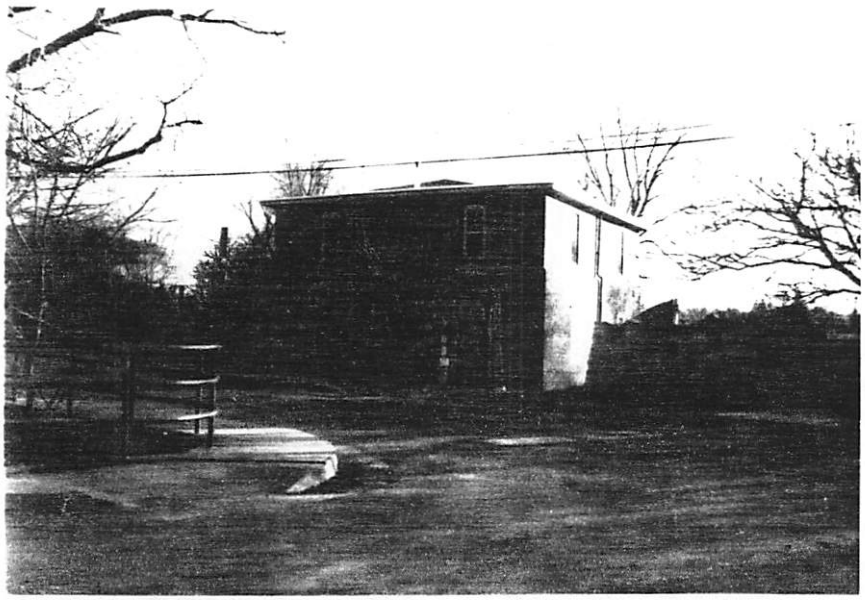
city/town: SANTA FE

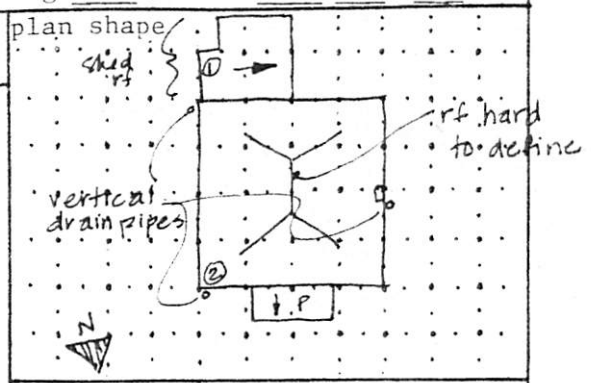
land grant/reservation: ~~land grant/reservation~~

building name: Gonzales House

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 41	negative nos. 32	loc. of neg. HPB





date of construction: ___ estimate ___ actual

source: owner started 1892; 2nd level ~prd 1910

use
present: ✓residential
other: ___
historic: ✓residential
other: ___

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: 1 story addition to rear

surroundings: residential/commercial

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓!of interest ___none

if eligible, why? contrib

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___ yes

roof: Hip'd Box

wall material/surface: conc?. brick, adobe/stucco on 1st level only (upper) (lower)

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

comments

owner: Alfonso Gonzales 988-1960

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:

Gonzales House

2. Location:

504 East Palace Avenue
Downtown and Eastside Historic District
Santa Fe

3. Local Reference Number:
Santa Fe ID #: H- 051.I2214 (old ID)

4. County: Santa Fe
Parcel # 10928000

5. Property Type:
_x_Buildings: 1
_x_Structures: 1, wall
__ Site __ Object

6. Date of Survey:
September 18, 2022

7. Previous Survey Date(s):
_x_Yes: March 1985
__ No:

8. Name of Project:
HDRB Review

9. Lat/Long:
35.6855571,-105.9305816

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south (front) elevation, facing north.

11. Brief Description of the Property:

Claimed to have been constructed in 1892, the Gonzales House is a peculiar home made of half adobe and half brick. The house sits at the southeast corner of Delgado Street and East Palace Avenue. Before the Arroyo Sais bridge was constructed, around the time of statehood, this area was prone to flooding and not an ideal place to build a home (Figures 1 & 2).

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1892
_x _Known __ Estimated Source: private plaque; by 1912, King's map

14. Setting:
__ Suburban __ Rural __ 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
parcel lines are not accurate

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

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

For: Elisabeth Wagner

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

Current owner: Cudd Family Limited Partnership

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing _x_ No Status: front wall
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- 051.I2214 (old ID)
Gonzales House	504 East Palace Avenue Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 18, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe _x_Brick __ Composition __ Concrete: Block

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

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

Stone:
__ 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

_x_ Wood: Tongue and Groove __ Other:

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

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

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

10. Window Types

Operation	Material	Glazing	Number
Single Hung	Wood	2/2	14
Sliding	Wood	Various	2
Awning	Wood	1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Double Arch & Panel	Wood	3

12. Chimneys __ N/A

2, short brick stacks off roof

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1930; first rear addition; per Sanborn map
#2 Date: c.1980-1985; removal of faux-brick painting; per newspaper account
#3 Date: 1999; addition of rear portal; per aerials and HDRB case
#4 Date: c.1999; stuccoing of Front Wall and addition of new stucco wall and coyote fence sections; per aerials and HDRB case

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

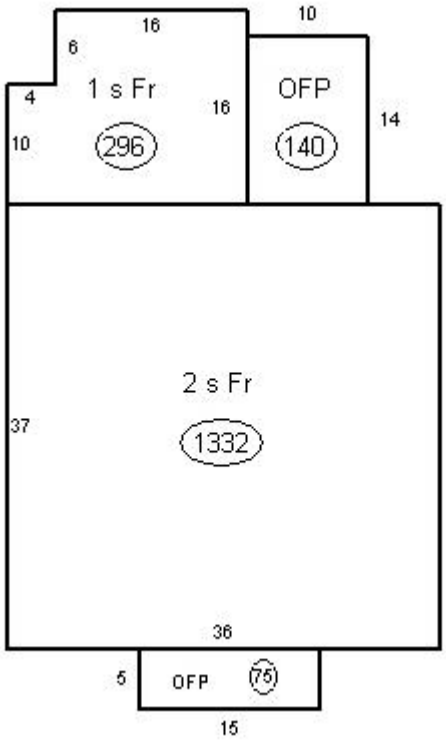
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties
Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

The square-plan, two-story dwelling sits back approximately 30' back from the street (Photo 1). In front of it is an undulating wall cut with a hole holding a simple wooden gate. The house is approached by vehicle from its west side, over a gravel drive leading to a gravel parking court (Photo 2). The approximately 0.18-acre lot is minimally landscaped. A few mature Siberian elms provide strategic shade.

The original portion of the house is roughly 37' x 37' square. The home's square shape and interior arrangement of rooms likely signal that it did not follow a traditional Hispanic plan. Based on a Sanborn Fire Insurance map covering the area, the ground floor is made of adobe, likely in a double wythe thickness (Figure 4). It is plastered with several coatings of stucco, the most recent a cementitious finish in a buckskin tone. This finish carries up to the floor line of the upper level, giving the building a disjointed appearance.

According to a past owner, a second story made of brick was added some time after 1910. The 1930 Sanborn map confirms this arrangement, showing the bottom made of adobe and the top made of brick. Adding brick on top of adobe walls was not common. During the territorial period, in Santa Fe and elsewhere, an upper floor might be added, but typically of frame construction, which give one the ability to create larger rooms and a second-story veranda.

The façade presents a strong sense of symmetry and clues to the building's past use. It has a balanced arrangement of openings holding typical Territorial-era fenestration (Photos 1 & 3). The ground floor has two entries, each flanked by a window (Photo 4). The doors, set back approximately 9¾" from the stuccoed exterior, are wood double-arched glass and panel units, which may be reproductions. These doors were common nationally during the Italianate period (1840-1885) and had a delayed introduction into New Mexico. They therefore became part of the Territorial vocabulary.

The doors' dual placement signifies that the house once worked as a duplex, which is reinforced by the Sanborn map and, historically, by its double addresses (502 and 504 Palace Avenue). The doors are topped with restrained pediments, bumping out oddly from the stucco, indicating the cladding thickness is not original. More on this in the history section of the form.

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Adjacent to the doors are single 29 ¼" x 66 ¾" openings holding Italianate-type sash windows — a typical window type of the Santa Fe Territorial style (Photo 5). The 2/2 windows are set deep in the wall, framed by simple wood block casings, and topped with a pedimented header. The glazing is 11¾" x 29½" panes with a 2-centimeter wide straight muntin with no molding. The inside lock is of 20th-century vintage.

A roughly 75-square-foot rectangular wood porch protects the entries. Spindly round wood columns, topped with undersized Ionic capitals, support the structure. Its decking is made of tongue and groove, painted green; the floor is of wide flagstone. Its beams are boxed and trimmed with a molded frieze.

The second floor is mostly a windowless wall. It is faced with red-to-purple-colored bricks, laid in a common bond (Photo 1). Windows, confined to almost the corners, are tall, 2/2 wood sash terminated with wood sills. A segmental arch of rowlock bricks crowns the openings. The same windows at the same placement are found on the other elevations (Photos 6 & 7). A wide, projecting overhang with a molded fascia and boxed soffit traces the building's roofline. Above is a hipped roof.

The rear (south) side of the building shows two additions. This elevation backs into a fence and is not publicly visible (and therefore is hard to photograph)(Photo 8). Based on the Sanborn maps, the accretions began before 1930 with a one-story brick appendage at the southeast. This roughly 296-square-foot volume is faced with stucco and has a variety of windows. The flat-roof box addition held through the 1960s. At some point it seems to have gained a shed roof. (Photo 8).

To this was added a small portal built in c.1999 and approved under HDRB Case H-99-94 (Photo 9). The porch, facing west, has a Territorial feel, with square wood supports topped with Colonial capitals. The flagstone floored area leads to a back entry holding an Italianate door very similar to those on the façade. Adjacent to the entrance is a sliding wood window surmounted with a pediment. These changes, along with a significant reworking of the interior, were made to put the house on the market at the end of this year.

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Front Wall

A stuccoed wall runs approximately 38’ in front of the house (Photos 2 & 10). Its thickness ranges between 5½” to 13”, with a height moving between 54” and 88”. The origin of the structure is unclear. Various aerials show a wall at this location, but it seems lower in height (Figures 5-8). The wording of the 1999 HDRB case suggested a rock wall was sitting in this location and allowed to be stuccoed. The image of the house from the 1985 survey form is too dark to comprehend. When lightened, it does reveal the west end of the wall, which appears at roughly the same height as it is presently (Figure 10).

Historical Overview

Area Context

Dating back to Spanish colonial time, Palace Avenue emerged during the late Territorial period as Santa Fe’s fashionable district — a street lined with large homes (many of them brick), sheltering the wealthy.

From maps and early descriptions of Santa Fe, the avenue historically terminated just east of the Plaza. Near where the Drury Plaza Hotel stands now, a cienega (marsh), more suitable for growing hay than houses, halted movement eastward. Beyond the swamp, an informal path — similar in alignment to current Palace Avenue — followed the base of a hillside, giving access to acequia-fed fields.

Santa Fe began expanding beyond the cienega in the 1860s. In 1871, Palace Avenue grew again, terminating at Arroyo Saiz, a shallow streambed originating in the foothills of the San de Cristo Mountains that for years retarded further growth eastward. Starting in the 1880s, the avenue became the place where the well-to-do planted their homes. Fashionable homes included the Willi Spiegelberg House (1880) and the Second Empire-style Abraham Staab House (1882), and manses built for other prominent citizens including W. A. McKenzie, William Breeden, R. J. Palen, and Doña Francisca Hinojosa.

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The avenue was the canvas where the merchant and professional class showed off their fortunes. In this way it joined (as much as could be expected for a far West town) the likes of Chicago's Drexel Boulevard, Cleveland's Euclid Avenue, and St. Paul's Summit Avenue, with their handsome brick houses, set back from the street, surrounded by ample, landscaped grounds.

But Arroyo Saiz continued to hamper further development eastward. Historically called Arroyo de los Sais after an old-line family who owned much of the land in the area, the arroyo starts in the foothills of the San de Cristo Mountains near Hyde Park Road and works its way down in a southwesterly direction. For most of the year, it is dry, but historically when it roared after a summer's violent monsoon, it flooded its banks before flowing into the Santa River.

In the early 1900s, a modest wood bridge spanned it. In c.1910-12 during Mayor Arthur Seligman's administration, the bridge was replaced with a more significant concrete structure — an accomplishment the mayor, who lived on the street, took pride in. Afterward, development progressed eastward, signaled by the construction of attorney A. B. Renehan's "The Willows" near the present-day La Vereda Compound. Further improvements to the arroyo occurred during the Great Depression when a Works Progress Administration project corrected its course and lined its channel with neatly packed stones.

It was within this context that the Gonzales House took form.

Gonzales Family Home

A small oval plaque on the west side of the left entrance claims the house was erected in 1892. This information was probably gathered from a former owner, a member of the Gonzales family, who owned the property for several generations. Susan Lopez, the first person to survey the house, wrote the same on a 1985 HBI form, citing the then-owner, Manuel Alfonso Gonzales, as the source of information.

The 1912 King's map is the first to show a house in this location. The house is depicted as a simple square on land owned by David Gonzales.

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While a common name, the 1900 census recorded a David Gonzales in the "Upper Santa Fe" area, with no street names.[1] At that time David, 29, is married to Guadalupe Lovato Gonzales, 28. The household included their three young children: Zenaida, 8, Elvira, 2, and David O. (sometimes David Jr.), 11 months old. The couple was married in 1896 and likely grew up in the neighborhood. Both had surnames associated with families descending from area land grants.

The picture becomes clearer with the following census, which places David and Guadalupe living on Palace Avenue in a home with the address of 302.[2] The number of people in the household remained the same. The census documented that David owned the house free of mortgage and that he worked as a guard at the state penitentiary. By the next census, the family had grown to more members, with Otila (sometimes Otilia), 12, and Frank, 5. By this time, David owned his own taxi service.[3]

It is unclear what happened to David and Guadalupe. While Guadalupe would remain at the Palace Avenue home, David, according to public records, moved to Closson Street, where he lived and operated his tax service, with his son, David Jr., who worked as a driver. He later served as a policeman during the late 1930s. David senior died in 1953, at 82.[4]

The 1940 census finds Guadalupe owning the home, then valued at $500.[5] (A sewer assessment from 1919, shows Guadalupe owning the property, suggesting the house was aways under her ownership).[6] The census lays out the duplex aspect of the home, recording two households at the 504 address. Guadalupe headed the primary residence, which included two grandsons, Roman and Isaac Jaramillo. Six years earlier, another grandson, José Teodoro Jaramillo, died at the house.[7] The second household, headed by

[1] U.S. Census Bureau, Year: 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 10; Enumeration District: 0119; FHL microfilm: 1241002.
[2] Ibid., Year: 1910; Census Place: Santa Fe Ward 4, Santa Fe, New Mexico; Roll: T624_918; Page: 8A; Enumeration District: 0226; FHL microfilm: 1374931.
[3] Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 7B; Enumeration District: 131.
[4] "Ex City Policeman Dies at Hospital," *Santa Fe New Mexican,* April 29, 1953, 3.
[5] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 8B; Enumeration District: 25-20A.
[6] "Notice to Property Owners," *Santa Fe New Mexican*, September 3, 1919, 5.
[7] Obituary, *Santa Fe New Mexican*, October 1, 1934, 3.

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Tomas Gonzales, included Guadalupe's daughter, Otila (who was Tomas's wife), and their three children.

This arrangement would evolve in the 1950s, with Guadalupe continuing to live in one unit with her grandson, Isaac Jamarillo. Continuing forward, the house returned to a single residence headed by David O. Gonzales.[8] David, who would work over the years for the state highway department and as a janitor for the Museum of New Mexico, died in 1971.

The same year, the family tried to rezone the property from multiple family residential to commercial office use.[9] When this was not successful, Manuel Alfonso Gonzales, the grandson of David and Guadalupe, took over the home, representing the third generation.

At some point between 1980 and 1985, when it was first surveyed, the house experienced a cosmetic but significant alteration, affecting its appearance and historical association. Until that point, as noted by an article in the *Santa Fe New Mexican*, the lower adobe portion had a faux-brick finish (Figure 9).[10] As applied in the Territorial period, faux-brick painting was meant to give an adobe home a more refined appearance. This would have been appropriate for the home's Palace Avenue setting. Only the Pickney R. Tully House on Griffin Street has retained this (though restored) red plaster and white paint treatment.

The house went up for sale in 1997 and apparently didn't sell. Manuel and his brothers Juan B. and David R. Gonzales, with house flippers Scott and Annie Anderson, approached the Board in 1999 with a project to upgrade the residence.[11] Work involved building the aforementioned south portal, re-stuccoing the façade, making various small renovations, erecting a new stucco wall, and covering an existing front stone wall with stucco.

[8] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1958* (El Paso: Hudspeth Directory Company, 1958), 236.
[9] Zoning Case No. ZA 1971-34.
[10] Rosanna Hall, "Bricks Stack up in SF History," *Santa Fe New Mexican*, August 14, 1980, D-1.
[11] HDRB Case# 99-94.

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Refreshed and updated, the house returned to the market in late 1999. It was marketed in all capital letters as an "Exquisitely Remodeled Traditional East Side Home," updated with granite counters and a Viking range.[12] It sold the following year to the current owner.

Evaluation of Historical Status

Given the additions across the south elevation and the early 1980s removal of the important period faux-brick finish, leaving the house at a Contributing status is appropriate for its altered condition.

Though altered, the Front Wall appears of vintage age and visually contributes to the home's setting and context. Recommend Contributing.

[12] Real estate listing, *Santa Fe New Mexican*, November 14, 1999, I-18.

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Illustrations

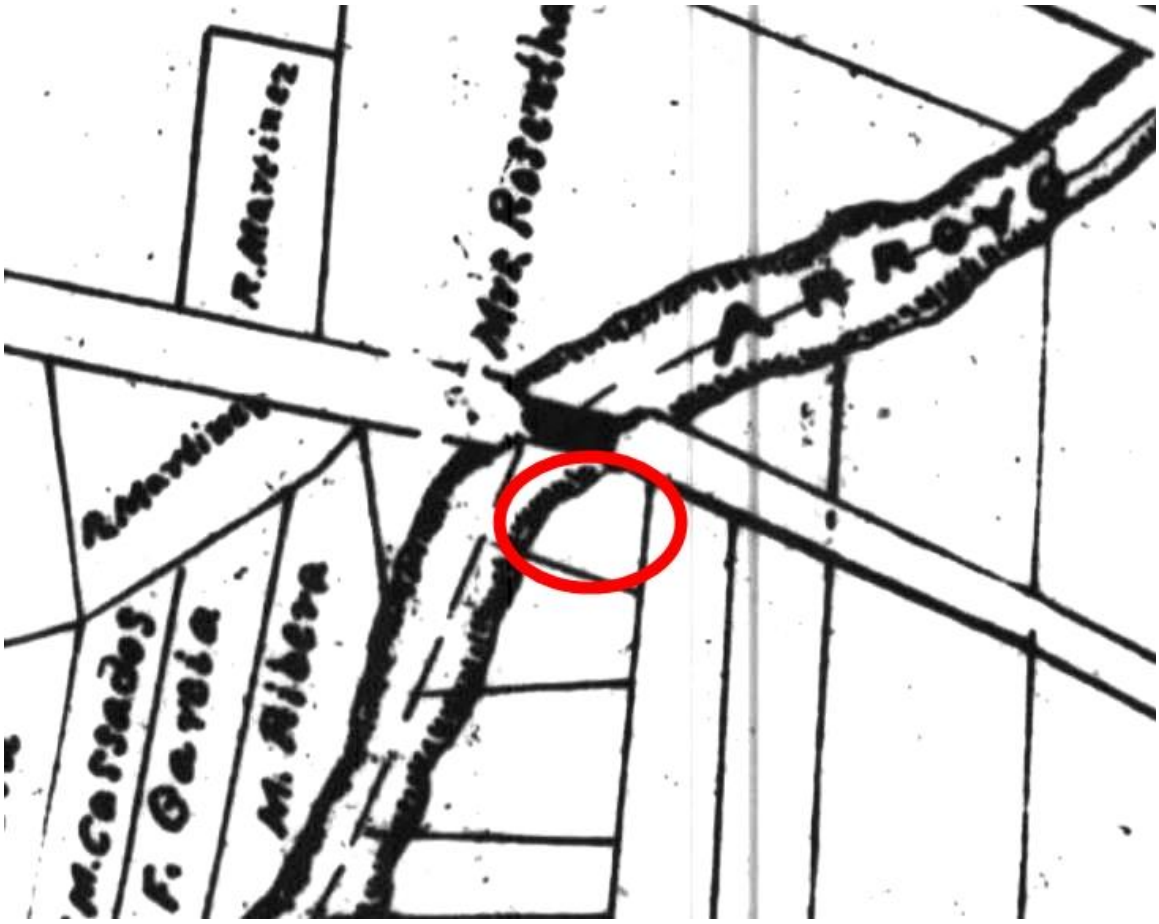

Figure 1: P. C. Gaynor, "Map of Santa Fe, New Mexico," 1892.

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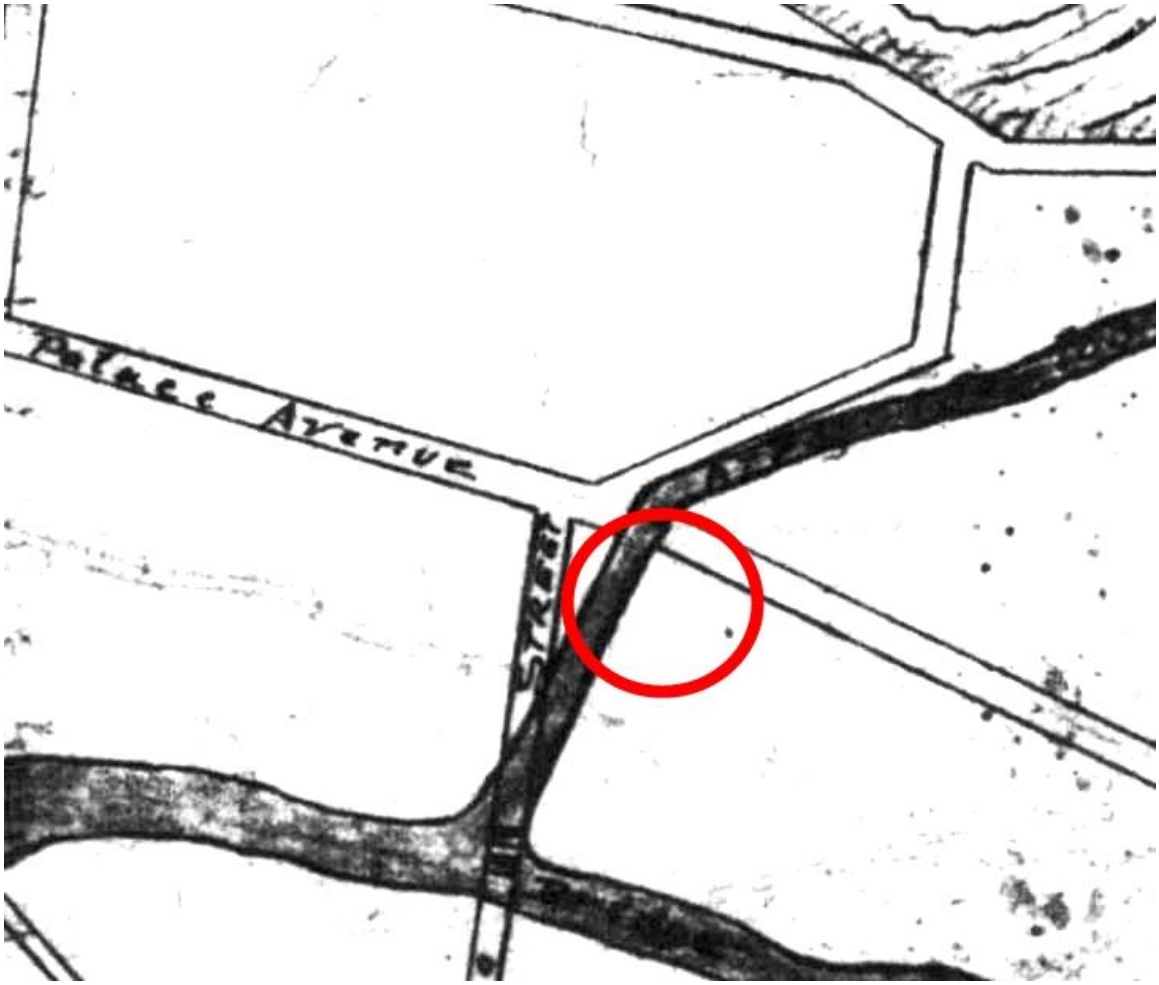

Figure 2: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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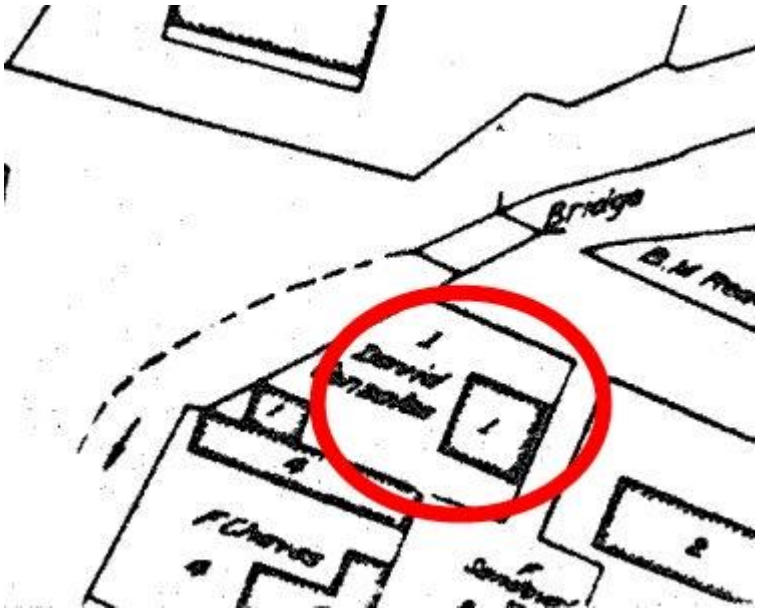

Figure 3: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912. Note property under David Gonzales ownership.

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: **Gonzales House**	**2. Location:** **504 East Palace Avenue** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H- 051.I2214 (old ID)**
		4. County: Santa Fe
		5. Date of Survey: September 18, 2022

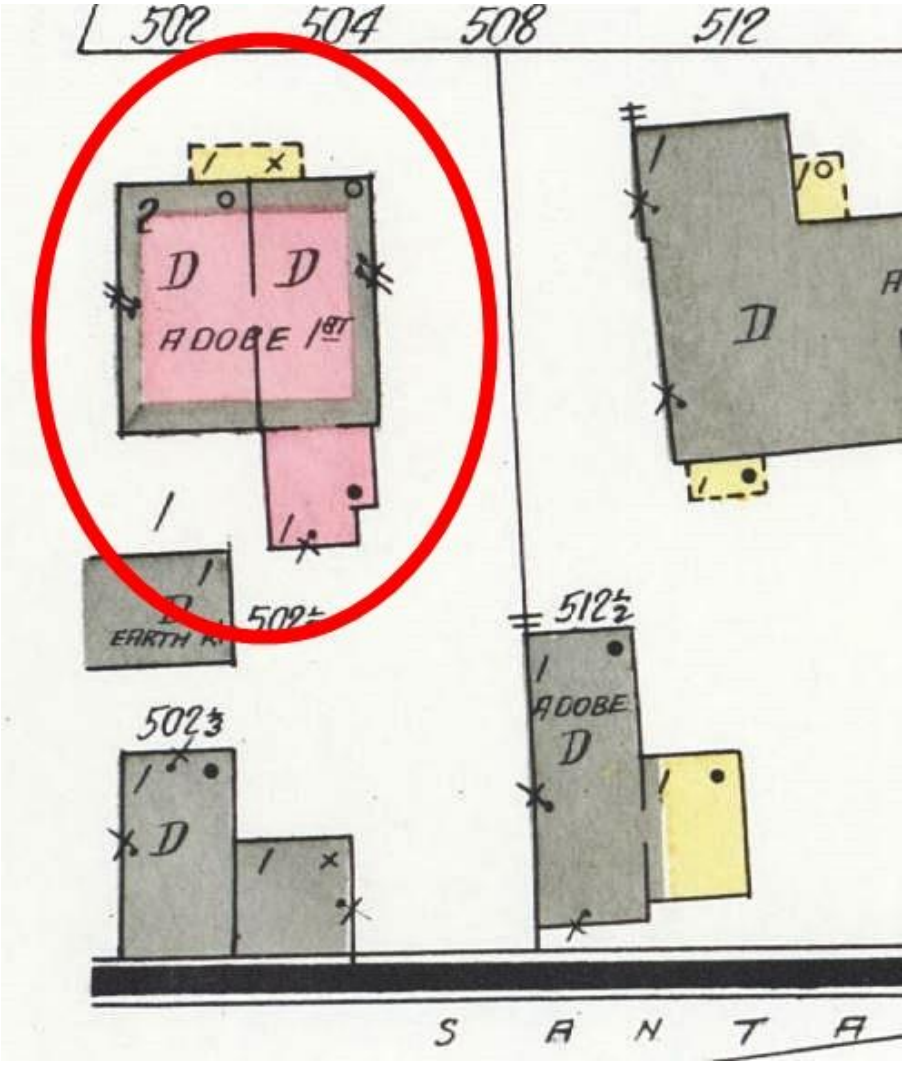

Figure 4: 1930 Sanborn Fire Insurance Map, Sheet 10.
Note secondary 502 addressed structures. Based on previous research, these units included homes for servants working at houses on Palace Avenue. They are now associated with Delgado Street properties.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: November 10, 1958, aerial photograph.
Tree blocks addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: May 2, 1966, aerial photograph.
Addition shown.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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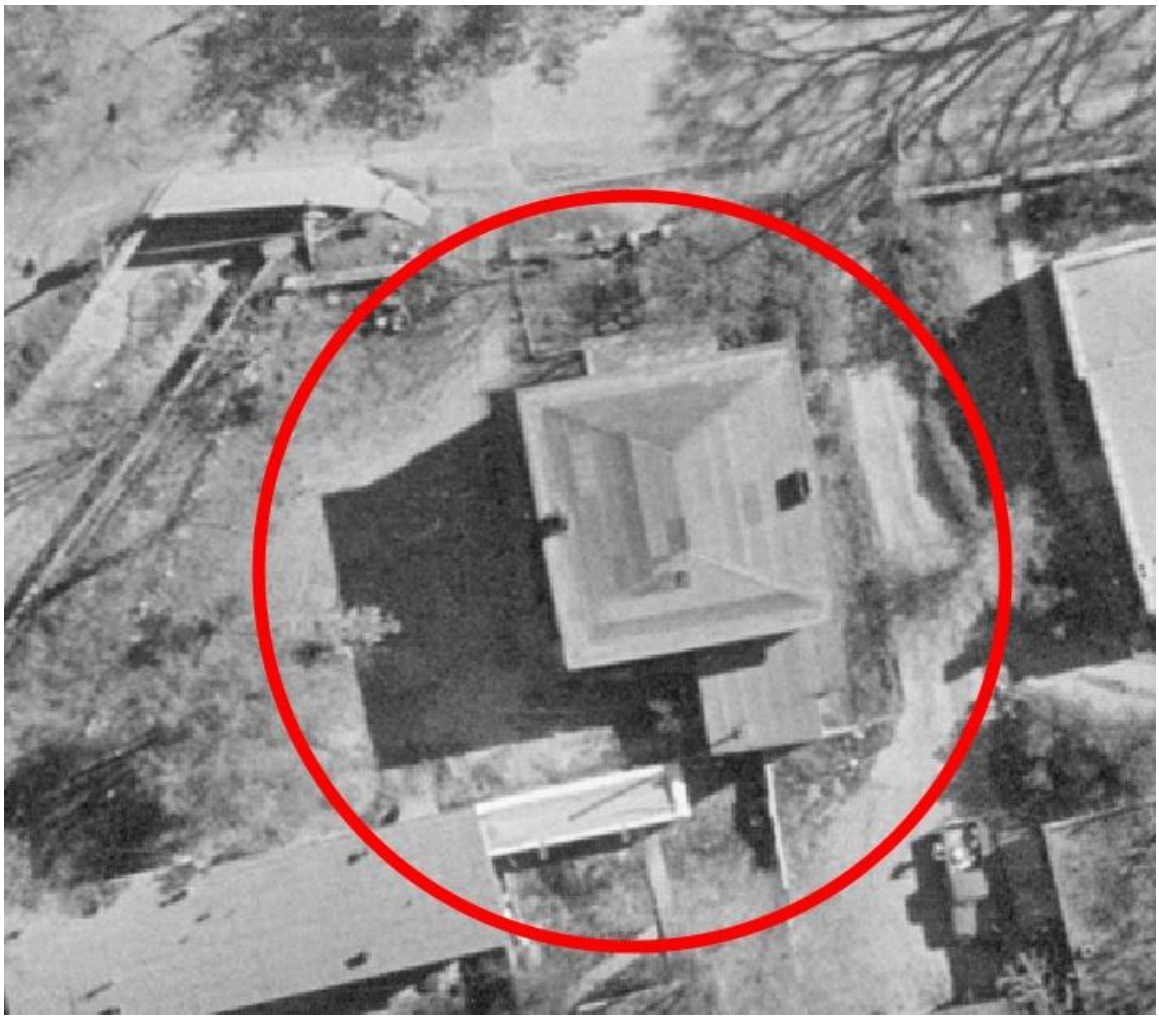

Figure 7: May 11, 1973, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Figure 8: September 11, 1978, aerial photograph,
Shed roof element of addition apparent.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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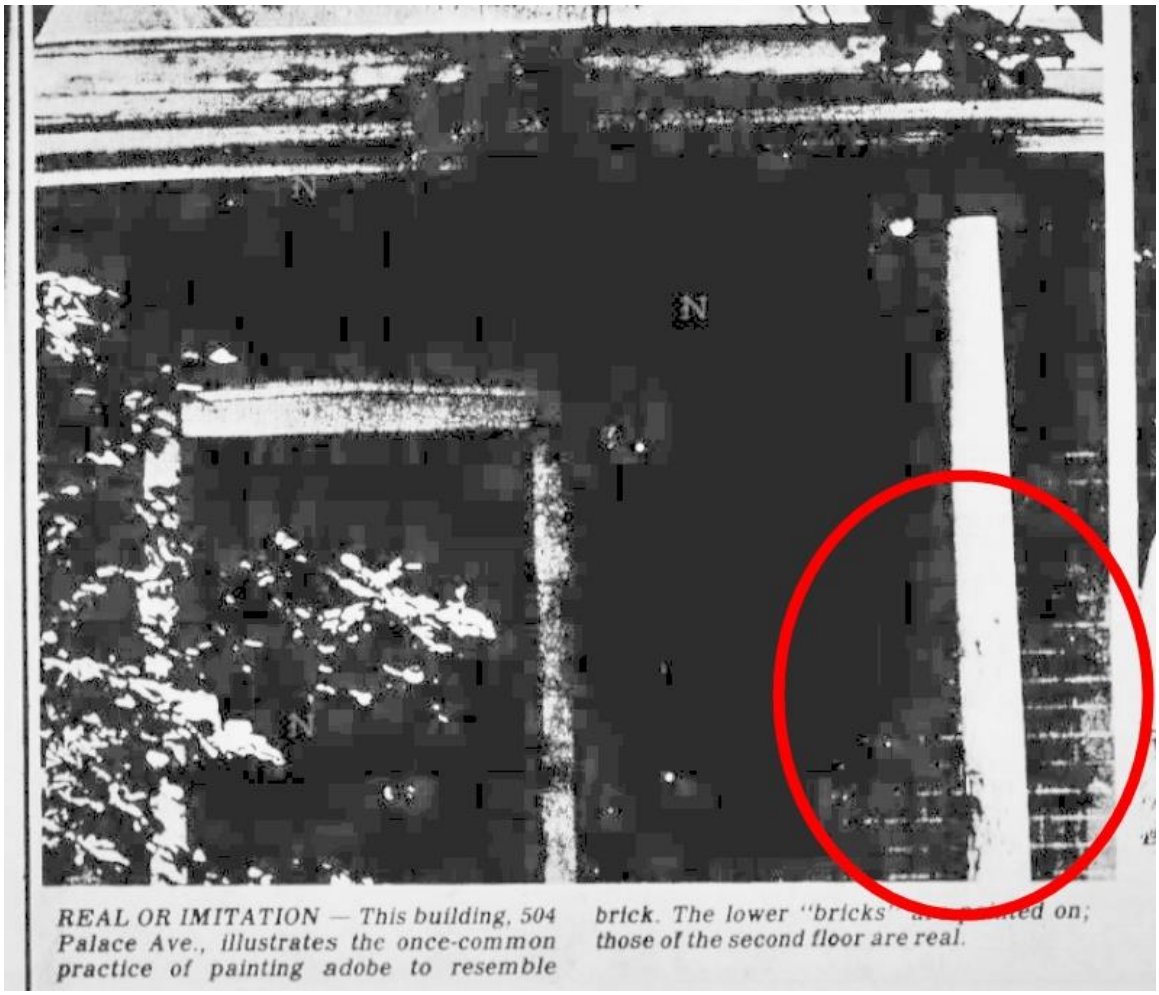

REAL OR IMITATION — This building, 504 Palace Ave., illustrates the once-common practice of painting adobe to resemble brick. The lower "bricks" are painted on; those of the second floor are real.

Figure 9: Image accompanying August 14, 1980, Santa Fe New Mexican article showing faux-brick painting at the ground level.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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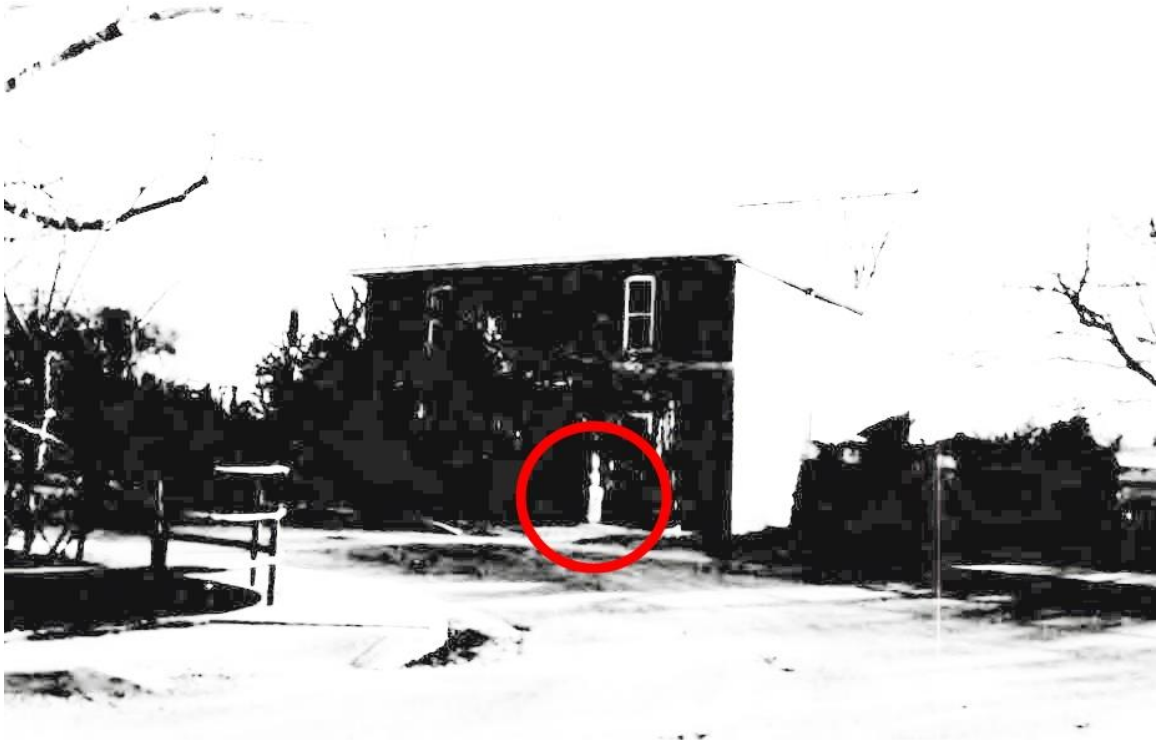

Figure 10: Copy of March 1985 Historic Building Inventory form photograph. Wall is visible.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

(All images taken by Giulia Caporuscio, unless otherwise noted)

Photo 2: Front wall and driveway.
Camera facing southeast.

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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	
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Photo 3: North façade.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: Porch and front doors.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: Front window.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: West elevation.
Camera facing east.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: East elevation.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation showing addition.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: Southwest corner showing addition and 1999 porch.
Camera facing northeast.

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

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Photo 10: Front wall.
Camera facing southeast.

DATE: 8 June 99

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Department Director
Mary Ragins, Historic Preservation Planner

FROM: Angela Schackel, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H-99-94

ADDRESS 504 E. Palace
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ Case Synopsis

_x_ District Standards

_x_ State Historical Survey Sheet

_x_ Other Staff yard wall survey

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other

STAFF RECOMMENDATION:

Pending confirmation that the existing rock wall is non-historic, staff acknowledges that standards for design and historic preservation have been met for the Downtown and Eastside District and recommends approval.

BACKGROUND & SUMMARY:

The applicant proposes to construct a small portal over the back kitchen door and window along the west side of the rear (southwest) elevation. The slope of the roof continues the pitch of the kitchen's existing shed roof. The style is territorial to match the house's first story window trim.

The applicant also wishes to add a chimney on the right front (northwest) corner of the house. The chimney is be stuccoed to match the existing stucco on the house and have a brick cap also to match the house's existing style.

Proposed remodel work includes re-stucco a light tan to mach existing.

Additionally, the applicant wishes to replace the existing wood-slat fence along the northeast perimeter with a coyote fence and pilasters not to exceed the streetscape allowable height of 4'8". Although the applicant originally preferred to replace the fence with a fence of the same height (6'5"), staff worked with the applicant to adjust the proposal to meet the average height of yard walls and fences in this streetscape.

As stated in the proposal letter, the applicant would like to stucco over the existing rock wall on the north (front) elevation to match the house's stucco. If found, documentation will be provided at the meeting that demonstrates that the rock wall has been built in the last fifty years. Staff appreciates the efforts of the applicant to maintain this historic home and willingness to work with staff to meet the ordinance with respect to the yard walls and fences.

11-99-94

elisabeth wagner aia

June 1, 2022

Historic Design Review Board
City of Santa Fe

Re: 504 East Palace Avenue

Members of the Board:

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

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

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

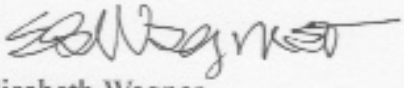
"The Gonzales House was built in 1892 by David J. Gonzales, an engineer for the Fischer Company. It has stayed in his family up until June of 1999 when Scot and Annie Anderson bought the house. The first floor was built of adobe in 1892 and the second floor was added later, sometime between 1900 and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

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

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

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

Cordially,



Elisabeth Wagner

August 27, 2022

Historic Design Review Board
City of Santa Fe

Re: 504 East Palace Avenue
EXCEPTION TO 14-5.2(D)(2)(c&d)

Member of the Board:

We request an exception for alterations within the historic district at 504 East Palace. (see complete HDRB application Case 2022-005595-HDRB) We propose to install an elevator to be located at the rear of the building on the interior of the first floor addition (circa 1979) and exposed as a shaft on the exterior of the second floor. The shaft would be approximately 6'x6' set back 12" from the east elevation. It will not exceed the height of the existing building.

We intend to prove such exception complies with all the criteria.

504 East Palace is a contributing structure. Our proposed alteration/addition will not cause this structure to lose its status.

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

EXCEPTION CRITERIA AND RESPONSES FOLLOWS:

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c&d) Staff request an exception to "additions are not permitted to primary facades" and " additions must be set back 10 feet from primary facade".

(i) Do not damage the characterizer of the district.

(i) The status of this structure will be retained and therefore will not damage the character of this historic district. The proposed elevator shaft at the rear of the building is visible only to the neighbor at the rear and not publicly visible. Therefore the character of the district is not exposed to the risk of being lost.

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

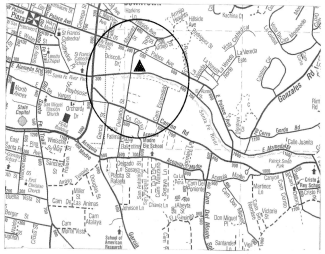
(ii) The Naylor family purchased 504 East Palace in 2000. The parents are now in their 80's and it is becoming more and more difficult to reach their bedroom suite on the second floor. The stairs are very steep and quite dangerous due to unequal riser to tread dimensions. Because the stairway is also very narrow a stair lift is not possible. The family would like to add a small elevator to the rear in a 1979 addition in a very logical spot in an unused pantry. This location does not impact the original and historical footprint of the building. The family loves their home and is extremely aware of its historical significance. They are good stewards of the property maintaining the structural integrity of the building and the gardens. It would truly be a hardship if the family cannot use the home as they have for 20 years. They fully intend to stay put.

(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

(iii) The Naylor Family has focussed meticulously on the maintenance and repair of the historic materials of their home both on the exterior, the preservation of the interior, and the gardens. Allowing the logical design solution of a small elevator at the rear would ensure that the family can continue to reside in their home and enjoy the historical significance of their home and its place in the neighborhood. Such stewards would strengthen the unique character of Santa Fe.

stewardship

Cordially,



VICINITY MAP

SCOPE OF WORK

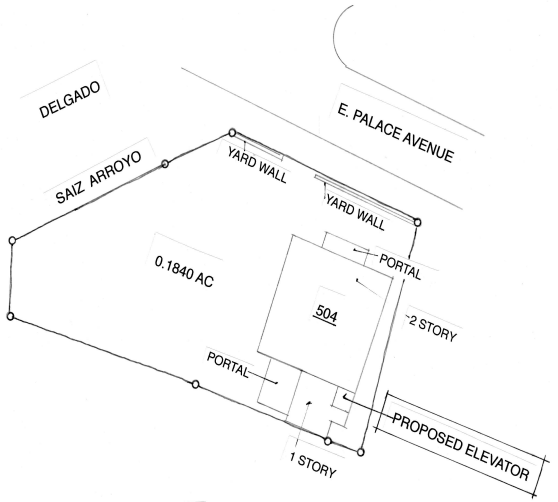
INSTALL AN ELEVATOR AT THE SOUTH EAST CORNER (REAR) OF RESIDENCE-EXPOSED AT EXTERIOR OF SECOND STORY. NO CONSTRUCTION OUTSIDE OF FOOTPRINT.

ZONING SETBACKS

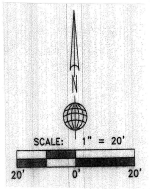
FRONT (STREET)	7'
SIDE	5' OR 10'
REAR	15'

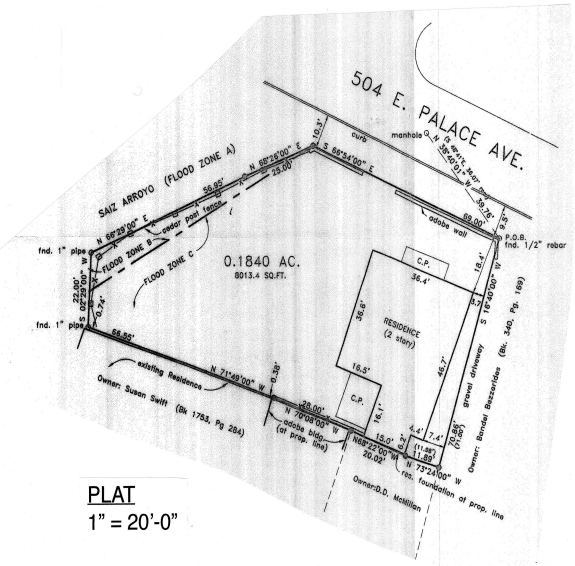
PROJECT DATA

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



SITE PLAN
1" = 20'-0"



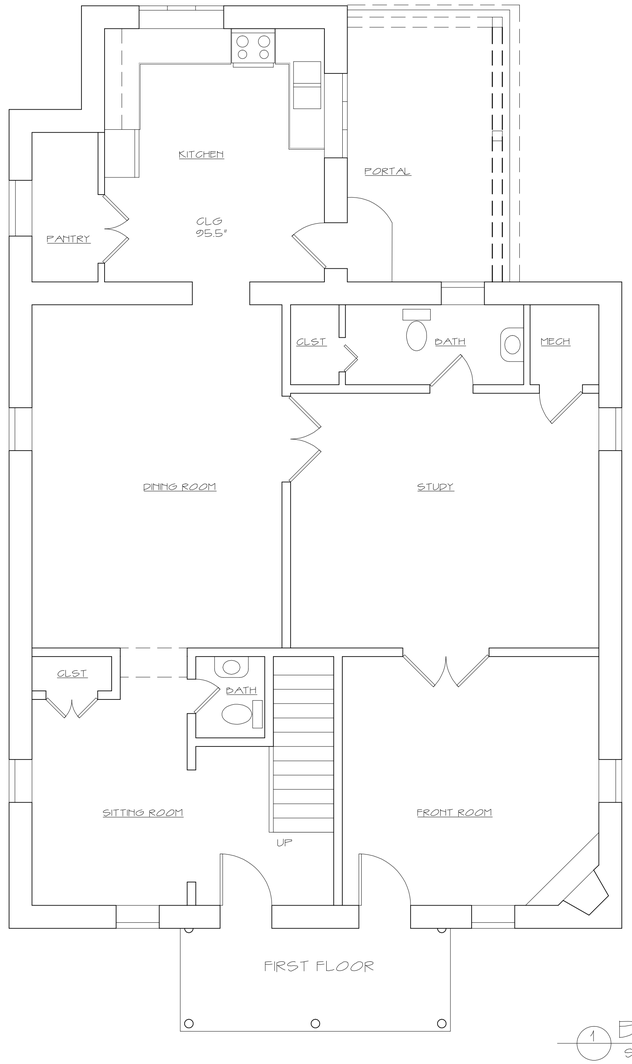


PLAT
1" = 20'-0"

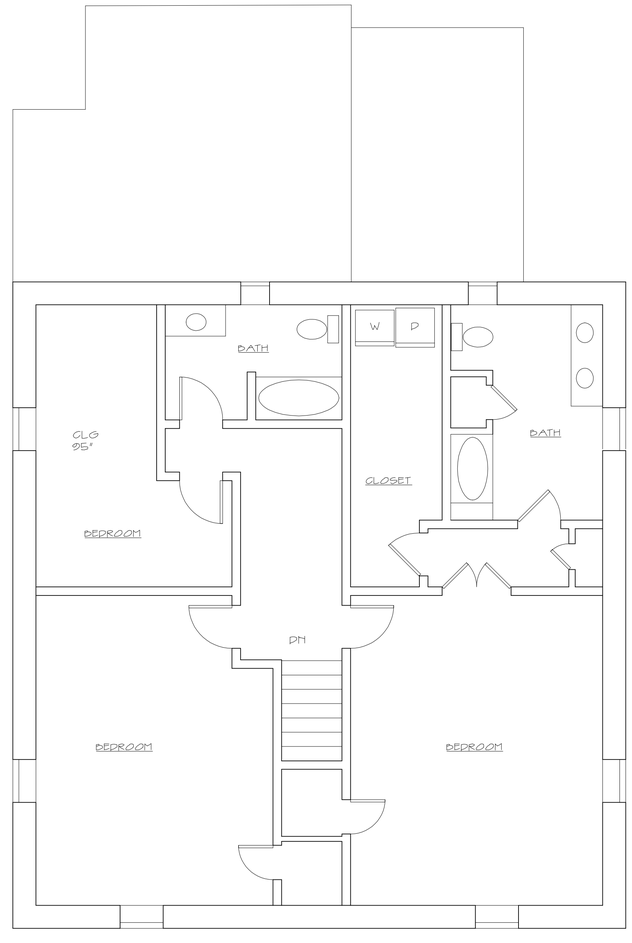
THE NAYLOR RESIDENCE
504 E. PALACE AVENUE

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

A1



FIRST FLOOR



SECOND FLOOR

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

NORTH

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

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

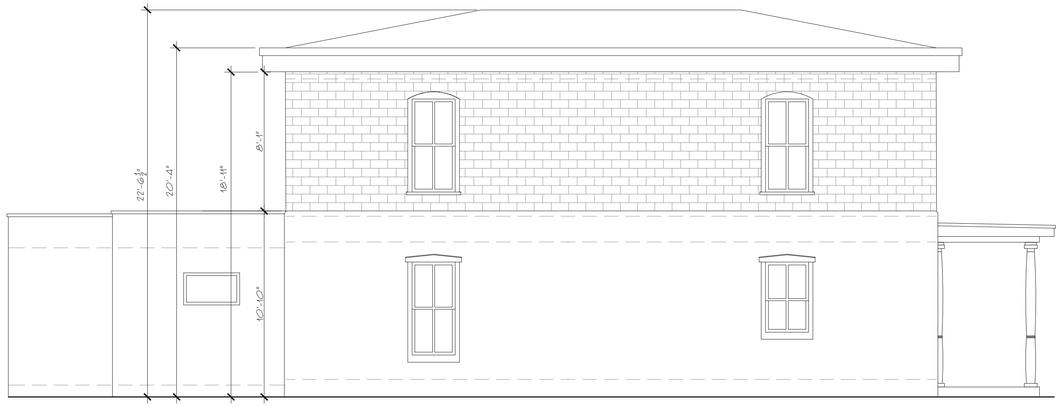
HAYLOR RESIDENCE
504 EAST PALACE
SANTA FE, NEW MEXICO, 87501

06/15/22
07/08/22

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

EXISTING
FLOOR PLANS

A2



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

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

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

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

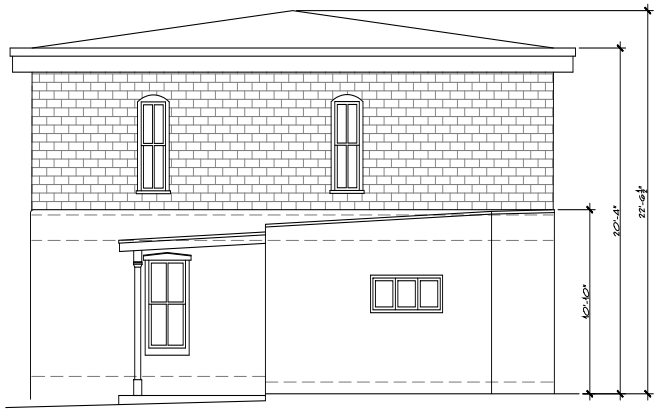
HAYLOR RESIDENCE
504 EAST PALACE
SANTA FE, NEW MEXICO, 87501

06/15/22
07/08/22

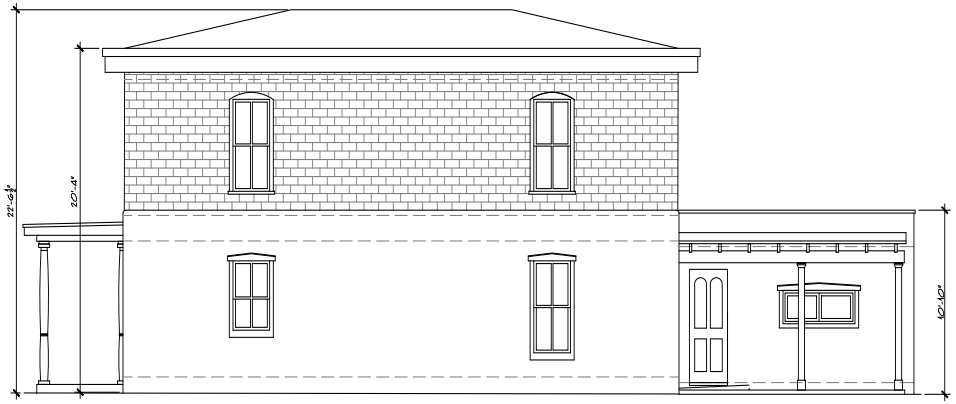
SCALE:
1/4" = 1'-0"

EXISTING & PROPOSED ELEVATIONS

A4



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



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

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

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

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

06/15/22
07/08/22

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

EXISTING & PROPOSED ELEVATIONS

A5

City of Santa Fe, New Mexico

memo

DATE: October 25, 2022

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, AICP, Assistant Director, Land Use Department

---

Case # 2022-005595-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

_x_ **Other**: Draft 1999 Staff Report (99-094)

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** Updated Historic Inventory Form

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may find that they require further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

Based on the building Historic Building Inventory form that was completed in 1985, the property is listed as contributing to the Downtown and Eastside Historic District. The square building was constructed by David Gonzales as a single-story duplex building in 1892, and then a second-story addition was added after to 1910. The second-story addition is reflected in the 1930 Sanborn Map. The Gonzales family owned the home until 1999. While the first floor is constructed of adobe, the second floor consists of brick construction. Historically the first-floor exterior walls were red smooth troweled plaster with mortar lines painted on the surface.

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

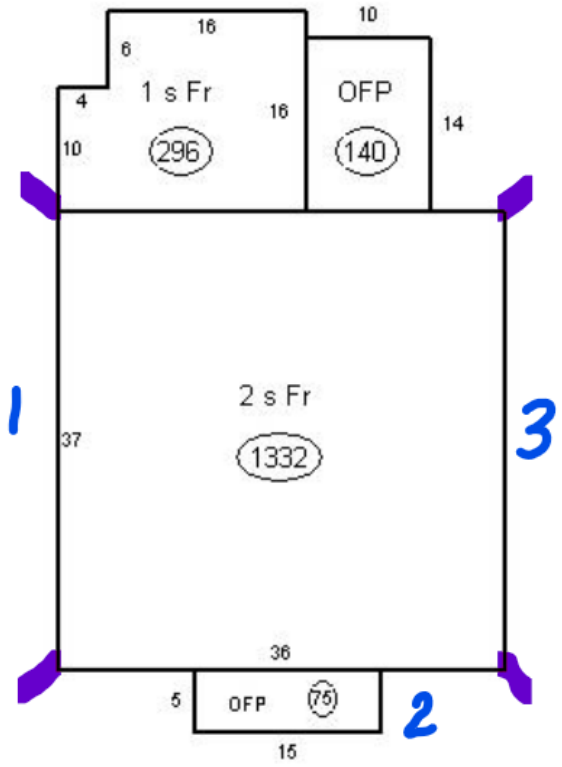
There is evidence of two additions on the south elevation. The first was constructed prior to 1930 and had a flat roof. In 1999 the addition was remodeled and a pitch was added to the roof as well as a portal on the west elevation of the addition.

At the August 23, 2022 the HDRB postponed consideration of this case and requested an updated HCPI in order to be able to make the most informed decision possible. The applicant then worked with John Murphy to complete a Historic Cultural Properties Inventory (HCPI) form.

Now, the applicant proposes the following exterior alterations:

1. Construct a 36 square foot, second-story addition on the south façade of the building to accommodate an elevator. The applicant states that the elevator is needed for elderly family members to be able to access the second floor. The 36 square-foot elevator will be incorporated into the existing one-story kitchen addition that was constructed on the south elevation in 1979. The kitchen addition is not publicly visible from E Palace Ave. The existing kitchen first-floor roof is 10'10" above finished grade. The elevator shaft will be visible above the first-floor roof to the top of the eaves on the second floor which are 20'4" above finished grade. The elevator addition will be set back from the east façade by 6".

2. The addition's stucco will be El Rey cementitious stucco "Sand" to match the existing stucco on the kitchen addition. The addition will have similar trim to the original building but will have different detailing to distinguish it from the original.



EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(2)(d): Staff request an exception for an addition within 10'-0" of a primary facade.

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

Applicant Response:

The status of this structure will be retained and therefore will not damage the character of this historic district. This proposed elevator shaft at the rear of the building is visible only to the neighbor at the rear and not publicly visible. Therefore, the character of the district is not exposed to the risk of being lost.

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

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

Applicant Response:

The Naylor family purchased 504 E. Palace in 2000. The parents are now in their 80's and it is becoming more and more difficult to reach their bedroom suite on the second floor. The stairs are very steep and quite dangerous due to unequal riser to tread dimensions. Because stairway is also very narrow a stair lift is not possible. The family would like to add a small

elevator to the rear in a 1979 addition in a very logical sport in an unused pantry. This location does not impact the original and historical footprint of the building. The family loves their home and is extremely aware of its historical significance. They are good stewards of the property maintaining the structural integrity of the building and the gardens. It would truly be a hardship if the family cannot use the home as they have for 20 years. They fully intend to stay put.

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

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

Applicant Response:

The Naylor Family bas focused meticulously on the maintenance and repair of the historic materials of their home both on the exterior, the preservation of the interior, and the gardens. Allowing the logical design solution of a small elevator at the rear would ensure that the family can continue to reside in their home and enjoy the historical significance of their home and its place in the neighborhood. Such stewards would strengthen the unique character of Santa Fe.

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

RELEVANT CODE CITATIONS:

Proximity of Addition to Primary Façade:

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

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

(1) Purpose and Intent

It is intended that:

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

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

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Primary Façade:

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H2888

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612274
field map SFHD #5	number 2274	UTM reference zone 12 13	easting northing

location description: 504 E PALACE AVE.

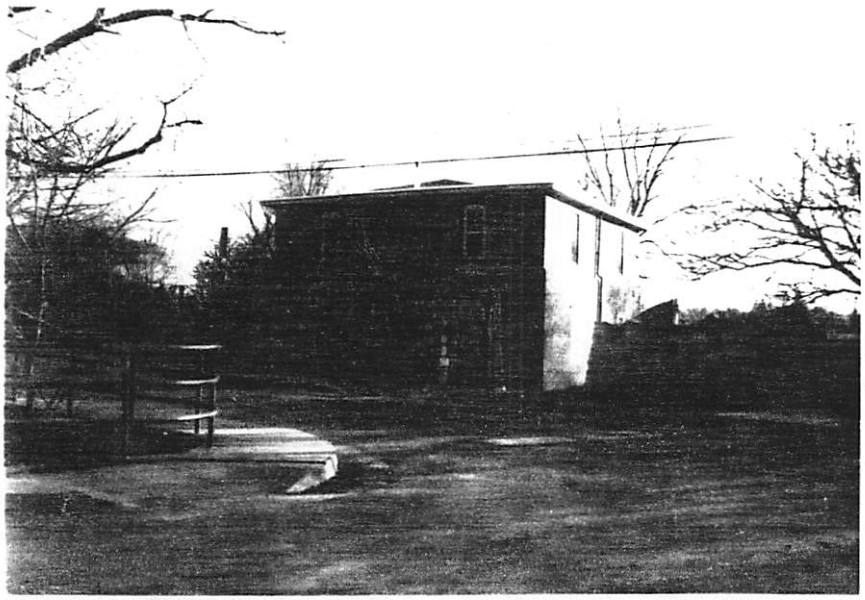
city/town: SANTA FE

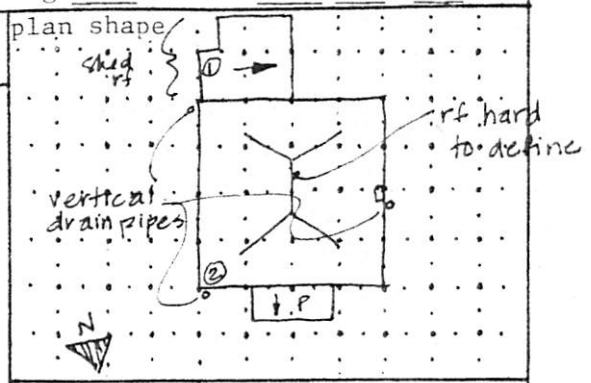
land grant/reservation: ~~land grant/reservation~~

building name: Gonzales House

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 41	negative nos. 32	loc. of neg. HPB





date of construction: ___ estimate ___ actual

source: owner started 1892; 2nd level ~prd 1910

use
present: ✓residential
other: ___
historic: ✓residential
other: ___

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: 1 story addition to rear

surroundings: residential/commercial

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓!of interest ___none

if eligible, why? contrib

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___ yes

roof: Hip'd Box

wall material/surface: conc?. brick, adobe/stucco on 1st level only (upper) (lower)

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

comments

owner: Alfonso Gonzales 988-1960

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:

Gonzales House

2. Location:

504 East Palace Avenue
Downtown and Eastside Historic District
Santa Fe

3. Local Reference Number:
Santa Fe ID #: H- 051.I2214 (old ID)

4. County: Santa Fe
Parcel # 10928000

5. Property Type:
_x_Buildings: 1
_x_Structures: 1, wall
__ Site __ Object

6. Date of Survey:
September 18, 2022

7. Previous Survey Date(s):
_x_Yes: March 1985
__ No:

8. Name of Project:
HDRB Review

9. Lat/Long:
35.6855571,-105.9305816

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south (front) elevation, facing north.

11. Brief Description of the Property:

Claimed to have been constructed in 1892, the Gonzales House is a peculiar home made of half adobe and half brick. The house sits at the southeast corner of Delgado Street and East Palace Avenue. Before the Arroyo Sais bridge was constructed, around the time of statehood, this area was prone to flooding and not an ideal place to build a home (Figures 1 & 2).

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1892
_x _Known __ Estimated Source: private plaque; by 1912, King's map

14. Setting:
__ Suburban __ Rural __ 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
parcel lines are not accurate

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

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

For: Elisabeth Wagner

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

Current owner: Cudd Family Limited Partnership

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing _x_ No Status: front wall
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- 051.I2214 (old ID)
Gonzales House	504 East Palace Avenue Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 18, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe _x_Brick __ Composition __ Concrete: Block

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

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

Stone:
__ 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

_x_ Wood: Tongue and Groove __ Other:

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

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

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

10. Window Types

Operation	Material	Glazing	Number
Single Hung	Wood	2/2	14
Sliding	Wood	Various	2
Awning	Wood	1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Double Arch & Panel	Wood	3

12. Chimneys __ N/A

2, short brick stacks off roof

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1930; first rear addition; per Sanborn map
#2 Date: c.1980-1985; removal of faux-brick painting; per newspaper account
#3 Date: 1999; addition of rear portal; per aerials and HDRB case
#4 Date: c.1999; stuccoing of Front Wall and addition of new stucco wall and coyote fence sections; per aerials and HDRB case

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

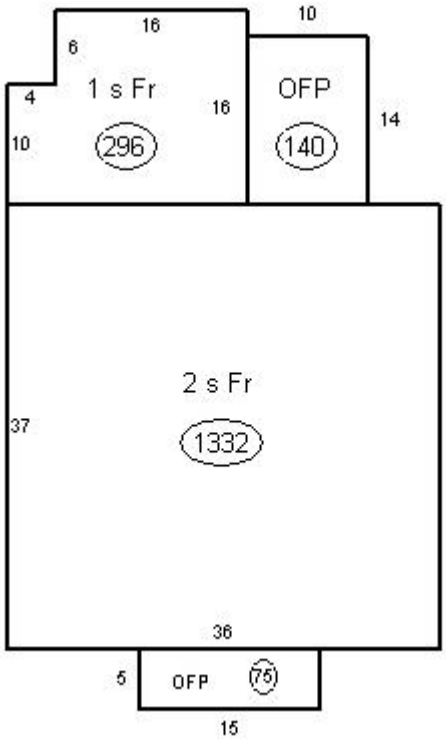
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties
Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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: **Gonzales House**	**2. Location:** **504 East Palace Avenue** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H- 051.I2214 (old ID)** **4. County: Santa Fe** **5. Date of Survey: September 18, 2022**

Architectural Description Continued

The square-plan, two-story dwelling sits back approximately 30' back from the street (Photo 1). In front of it is an undulating wall cut with a hole holding a simple wooden gate. The house is approached by vehicle from its west side, over a gravel drive leading to a gravel parking court (Photo 2). The approximately 0.18-acre lot is minimally landscaped. A few mature Siberian elms provide strategic shade.

The original portion of the house is roughly 37' x 37' square. The home's square shape and interior arrangement of rooms likely signal that it did not follow a traditional Hispanic plan. Based on a Sanborn Fire Insurance map covering the area, the ground floor is made of adobe, likely in a double wythe thickness (Figure 4). It is plastered with several coatings of stucco, the most recent a cementitious finish in a buckskin tone. This finish carries up to the floor line of the upper level, giving the building a disjointed appearance.

According to a past owner, a second story made of brick was added some time after 1910. The 1930 Sanborn map confirms this arrangement, showing the bottom made of adobe and the top made of brick. Adding brick on top of adobe walls was not common. During the territorial period, in Santa Fe and elsewhere, an upper floor might be added, but typically of frame construction, which give one the ability to create larger rooms and a second-story veranda.

The façade presents a strong sense of symmetry and clues to the building's past use. It has a balanced arrangement of openings holding typical Territorial-era fenestration (Photos 1 & 3). The ground floor has two entries, each flanked by a window (Photo 4). The doors, set back approximately 9¾" from the stuccoed exterior, are wood double-arched glass and panel units, which may be reproductions. These doors were common nationally during the Italianate period (1840-1885) and had a delayed introduction into New Mexico. They therefore became part of the Territorial vocabulary.

The doors' dual placement signifies that the house once worked as a duplex, which is reinforced by the Sanborn map and, historically, by its double addresses (502 and 504 Palace Avenue). The doors are topped with restrained pediments, bumping out oddly from the stucco, indicating the cladding thickness is not original. More on this in the history section of the form.

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

Adjacent to the doors are single 29 ¼" x 66 ¾" openings holding Italianate-type sash windows — a typical window type of the Santa Fe Territorial style (Photo 5). The 2/2 windows are set deep in the wall, framed by simple wood block casings, and topped with a pedimented header. The glazing is 11¾" x 29½" panes with a 2-centimeter wide straight muntin with no molding. The inside lock is of 20th-century vintage.

A roughly 75-square-foot rectangular wood porch protects the entries. Spindly round wood columns, topped with undersized Ionic capitals, support the structure. Its decking is made of tongue and groove, painted green; the floor is of wide flagstone. Its beams are boxed and trimmed with a molded frieze.

The second floor is mostly a windowless wall. It is faced with red-to-purple-colored bricks, laid in a common bond (Photo 1). Windows, confined to almost the corners, are tall, 2/2 wood sash terminated with wood sills. A segmental arch of rowlock bricks crowns the openings. The same windows at the same placement are found on the other elevations (Photos 6 & 7). A wide, projecting overhang with a molded fascia and boxed soffit traces the building's roofline. Above is a hipped roof.

The rear (south) side of the building shows two additions. This elevation backs into a fence and is not publicly visible (and therefore is hard to photograph)(Photo 8). Based on the Sanborn maps, the accretions began before 1930 with a one-story brick appendage at the southeast. This roughly 296-square-foot volume is faced with stucco and has a variety of windows. The flat-roof box addition held through the 1960s. At some point it seems to have gained a shed roof. (Photo 8).

To this was added a small portal built in c.1999 and approved under HDRB Case H-99-94 (Photo 9). The porch, facing west, has a Territorial feel, with square wood supports topped with Colonial capitals. The flagstone floored area leads to a back entry holding an Italianate door very similar to those on the façade. Adjacent to the entrance is a sliding wood window surmounted with a pediment. These changes, along with a significant reworking of the interior, were made to put the house on the market at the end of this year.

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Front Wall

A stuccoed wall runs approximately 38’ in front of the house (Photos 2 & 10). Its thickness ranges between 5½” to 13”, with a height moving between 54” and 88”. The origin of the structure is unclear. Various aerials show a wall at this location, but it seems lower in height (Figures 5-8). The wording of the 1999 HDRB case suggested a rock wall was sitting in this location and allowed to be stuccoed. The image of the house from the 1985 survey form is too dark to comprehend. When lightened, it does reveal the west end of the wall, which appears at roughly the same height as it is presently (Figure 10).

Historical Overview

Area Context

Dating back to Spanish colonial time, Palace Avenue emerged during the late Territorial period as Santa Fe’s fashionable district — a street lined with large homes (many of them brick), sheltering the wealthy.

From maps and early descriptions of Santa Fe, the avenue historically terminated just east of the Plaza. Near where the Drury Plaza Hotel stands now, a cienega (marsh), more suitable for growing hay than houses, halted movement eastward. Beyond the swamp, an informal path — similar in alignment to current Palace Avenue — followed the base of a hillside, giving access to acequia-fed fields.

Santa Fe began expanding beyond the cienega in the 1860s. In 1871, Palace Avenue grew again, terminating at Arroyo Saiz, a shallow streambed originating in the foothills of the San de Cristo Mountains that for years retarded further growth eastward. Starting in the 1880s, the avenue became the place where the well-to-do planted their homes. Fashionable homes included the Willi Spiegelberg House (1880) and the Second Empire-style Abraham Staab House (1882), and manses built for other prominent citizens including W. A. McKenzie, William Breeden, R. J. Palen, and Doña Francisca Hinojosa.

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The avenue was the canvas where the merchant and professional class showed off their fortunes. In this way it joined (as much as could be expected for a far West town) the likes of Chicago's Drexel Boulevard, Cleveland's Euclid Avenue, and St. Paul's Summit Avenue, with their handsome brick houses, set back from the street, surrounded by ample, landscaped grounds.

But Arroyo Saiz continued to hamper further development eastward. Historically called Arroyo de los Sais after an old-line family who owned much of the land in the area, the arroyo starts in the foothills of the San de Cristo Mountains near Hyde Park Road and works its way down in a southwesterly direction. For most of the year, it is dry, but historically when it roared after a summer's violent monsoon, it flooded its banks before flowing into the Santa River.

In the early 1900s, a modest wood bridge spanned it. In c.1910-12 during Mayor Arthur Seligman's administration, the bridge was replaced with a more significant concrete structure — an accomplishment the mayor, who lived on the street, took pride in. Afterward, development progressed eastward, signaled by the construction of attorney A. B. Renehan's "The Willows" near the present-day La Vereda Compound. Further improvements to the arroyo occurred during the Great Depression when a Works Progress Administration project corrected its course and lined its channel with neatly packed stones.

It was within this context that the Gonzales House took form.

Gonzales Family Home

A small oval plaque on the west side of the left entrance claims the house was erected in 1892. This information was probably gathered from a former owner, a member of the Gonzales family, who owned the property for several generations. Susan Lopez, the first person to survey the house, wrote the same on a 1985 HBI form, citing the then-owner, Manuel Alfonso Gonzales, as the source of information.

The 1912 King's map is the first to show a house in this location. The house is depicted as a simple square on land owned by David Gonzales.

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While a common name, the 1900 census recorded a David Gonzales in the "Upper Santa Fe" area, with no street names.[1] At that time David, 29, is married to Guadalupe Lovato Gonzales, 28. The household included their three young children: Zenaida, 8, Elvira, 2, and David O. (sometimes David Jr.), 11 months old. The couple was married in 1896 and likely grew up in the neighborhood. Both had surnames associated with families descending from area land grants.

The picture becomes clearer with the following census, which places David and Guadalupe living on Palace Avenue in a home with the address of 302.[2] The number of people in the household remained the same. The census documented that David owned the house free of mortgage and that he worked as a guard at the state penitentiary. By the next census, the family had grown to more members, with Otila (sometimes Otilia), 12, and Frank, 5. By this time, David owned his own taxi service.[3]

It is unclear what happened to David and Guadalupe. While Guadalupe would remain at the Palace Avenue home, David, according to public records, moved to Closson Street, where he lived and operated his tax service, with his son, David Jr., who worked as a driver. He later served as a policeman during the late 1930s. David senior died in 1953, at 82.[4]

The 1940 census finds Guadalupe owning the home, then valued at $500.[5] (A sewer assessment from 1919, shows Guadalupe owning the property, suggesting the house was aways under her ownership).[6] The census lays out the duplex aspect of the home, recording two households at the 504 address. Guadalupe headed the primary residence, which included two grandsons, Roman and Isaac Jaramillo. Six years earlier, another grandson, José Teodoro Jaramillo, died at the house.[7] The second household, headed by

[1] U.S. Census Bureau, Year: 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 10; Enumeration District: 0119; FHL microfilm: 1241002.
[2] Ibid., Year: 1910; Census Place: Santa Fe Ward 4, Santa Fe, New Mexico; Roll: T624_918; Page: 8A; Enumeration District: 0226; FHL microfilm: 1374931.
[3] Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 7B; Enumeration District: 131.
[4] "Ex City Policeman Dies at Hospital," *Santa Fe New Mexican,* April 29, 1953, 3.
[5] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 8B; Enumeration District: 25-20A.
[6] "Notice to Property Owners," *Santa Fe New Mexican*, September 3, 1919, 5.
[7] Obituary, *Santa Fe New Mexican*, October 1, 1934, 3.

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Tomas Gonzales, included Guadalupe's daughter, Otila (who was Tomas's wife), and their three children.

This arrangement would evolve in the 1950s, with Guadalupe continuing to live in one unit with her grandson, Isaac Jamarillo. Continuing forward, the house returned to a single residence headed by David O. Gonzales.[8] David, who would work over the years for the state highway department and as a janitor for the Museum of New Mexico, died in 1971.

The same year, the family tried to rezone the property from multiple family residential to commercial office use.[9] When this was not successful, Manuel Alfonso Gonzales, the grandson of David and Guadalupe, took over the home, representing the third generation.

At some point between 1980 and 1985, when it was first surveyed, the house experienced a cosmetic but significant alteration, affecting its appearance and historical association. Until that point, as noted by an article in the *Santa Fe New Mexican*, the lower adobe portion had a faux-brick finish (Figure 9).[10] As applied in the Territorial period, faux-brick painting was meant to give an adobe home a more refined appearance. This would have been appropriate for the home's Palace Avenue setting. Only the Pickney R. Tully House on Griffin Street has retained this (though restored) red plaster and white paint treatment.

The house went up for sale in 1997 and apparently didn't sell. Manuel and his brothers Juan B. and David R. Gonzales, with house flippers Scott and Annie Anderson, approached the Board in 1999 with a project to upgrade the residence.[11] Work involved building the aforementioned south portal, re-stuccoing the façade, making various small renovations, erecting a new stucco wall, and covering an existing front stone wall with stucco.

[8] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1958* (El Paso: Hudspeth Directory Company, 1958), 236.
[9] Zoning Case No. ZA 1971-34.
[10] Rosanna Hall, "Bricks Stack up in SF History," *Santa Fe New Mexican*, August 14, 1980, D-1.
[11] HDRB Case# 99-94.

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Refreshed and updated, the house returned to the market in late 1999. It was marketed in all capital letters as an "Exquisitely Remodeled Traditional East Side Home," updated with granite counters and a Viking range.[12] It sold the following year to the current owner.

Evaluation of Historical Status

Given the additions across the south elevation and the early 1980s removal of the important period faux-brick finish, leaving the house at a Contributing status is appropriate for its altered condition.

Though altered, the Front Wall appears of vintage age and visually contributes to the home's setting and context. Recommend Contributing.

[12] Real estate listing, *Santa Fe New Mexican*, November 14, 1999, I-18.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

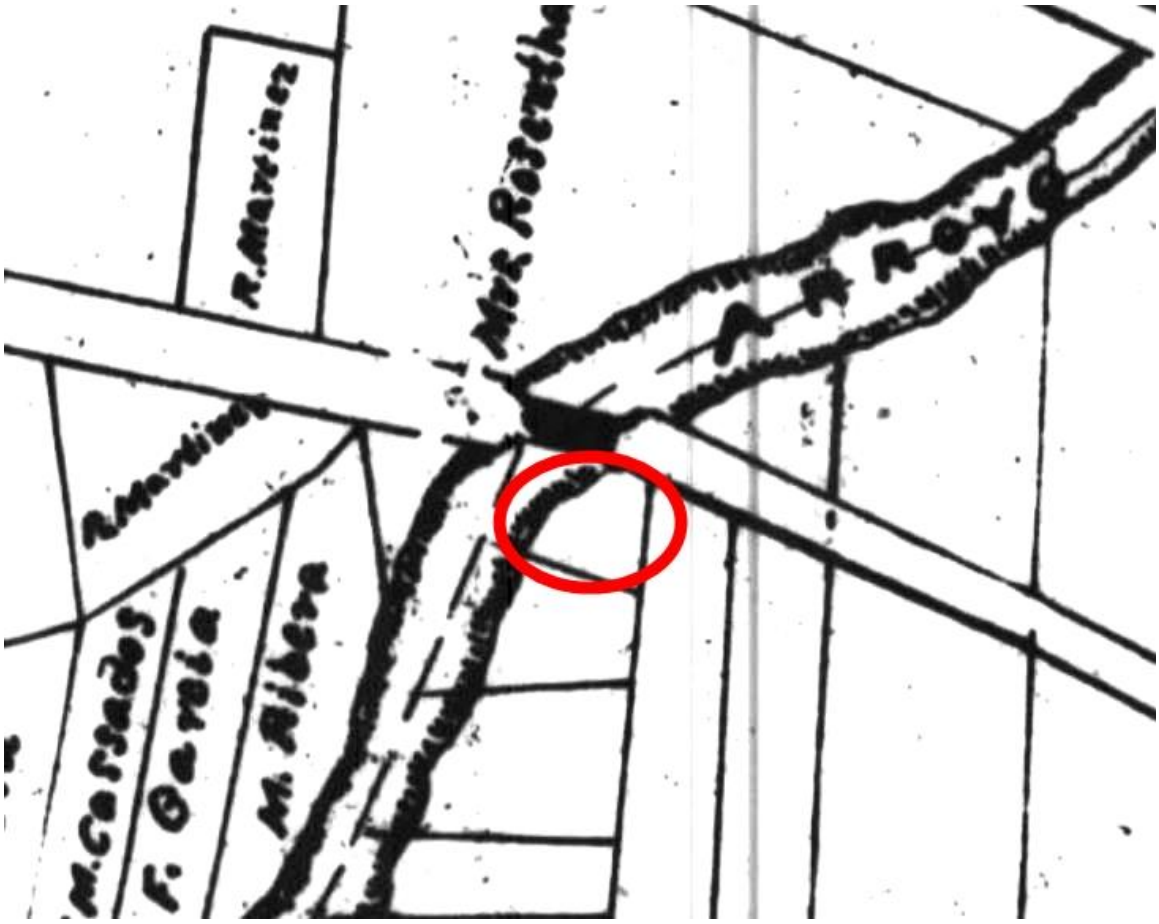

Figure 1: P. C. Gaynor, "Map of Santa Fe, New Mexico," 1892.

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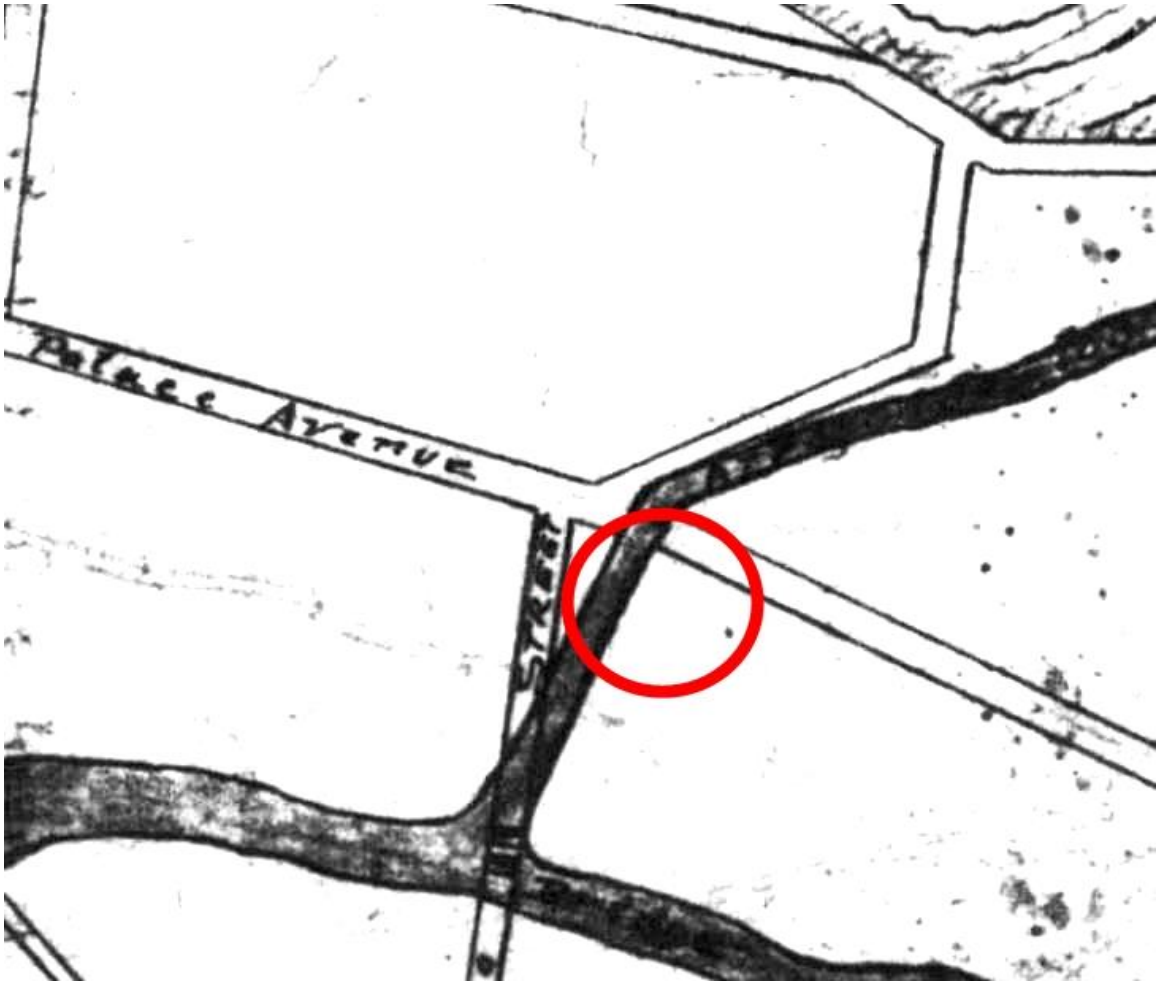

Figure 2: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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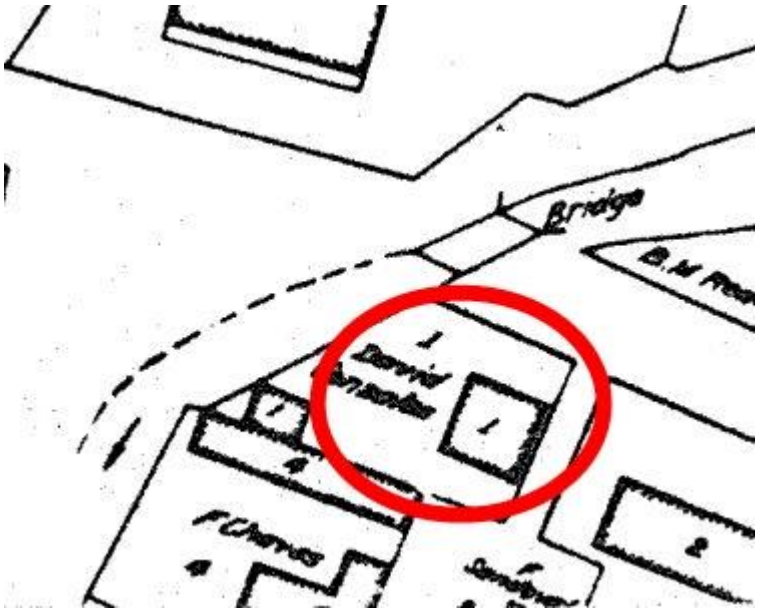

Figure 3: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912. Note property under David Gonzales ownership.

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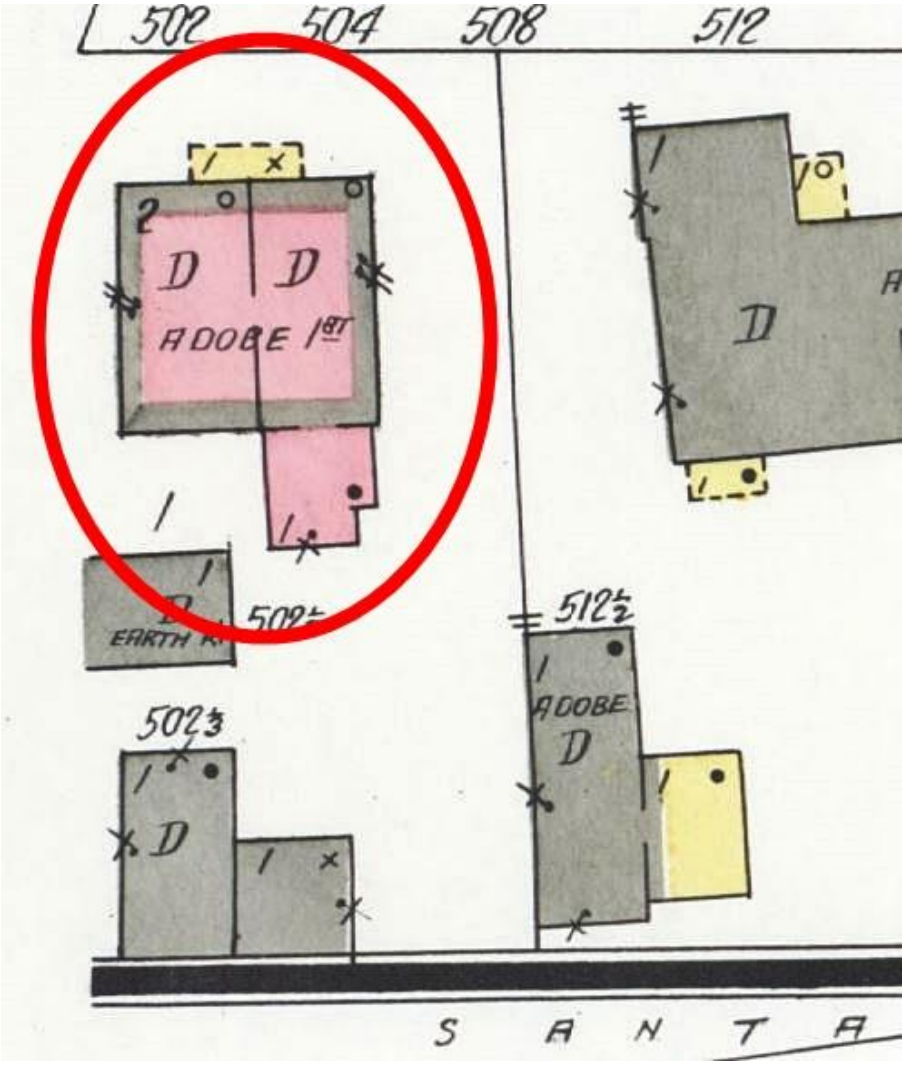

Figure 4: 1930 Sanborn Fire Insurance Map, Sheet 10.
Note secondary 502 addressed structures. Based on previous research, these units included homes for servants working at houses on Palace Avenue. They are now associated with Delgado Street properties.

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Figure 5: November 10, 1958, aerial photograph.
Tree blocks addition.

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Figure 6: May 2, 1966, aerial photograph.
Addition shown.

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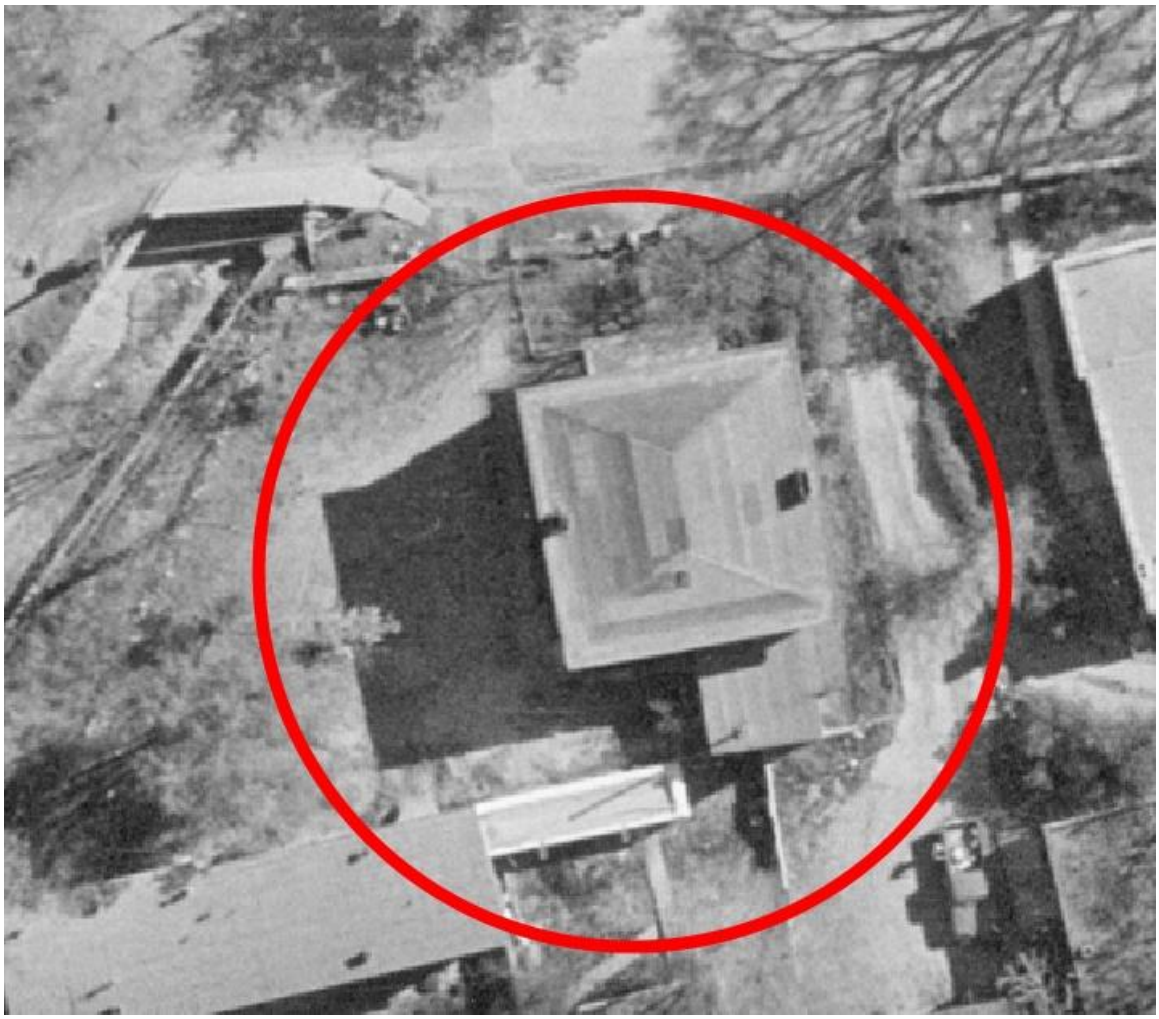

Figure 7: May 11, 1973, aerial photograph.

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Figure 8: September 11, 1978, aerial photograph,
Shed roof element of addition apparent.

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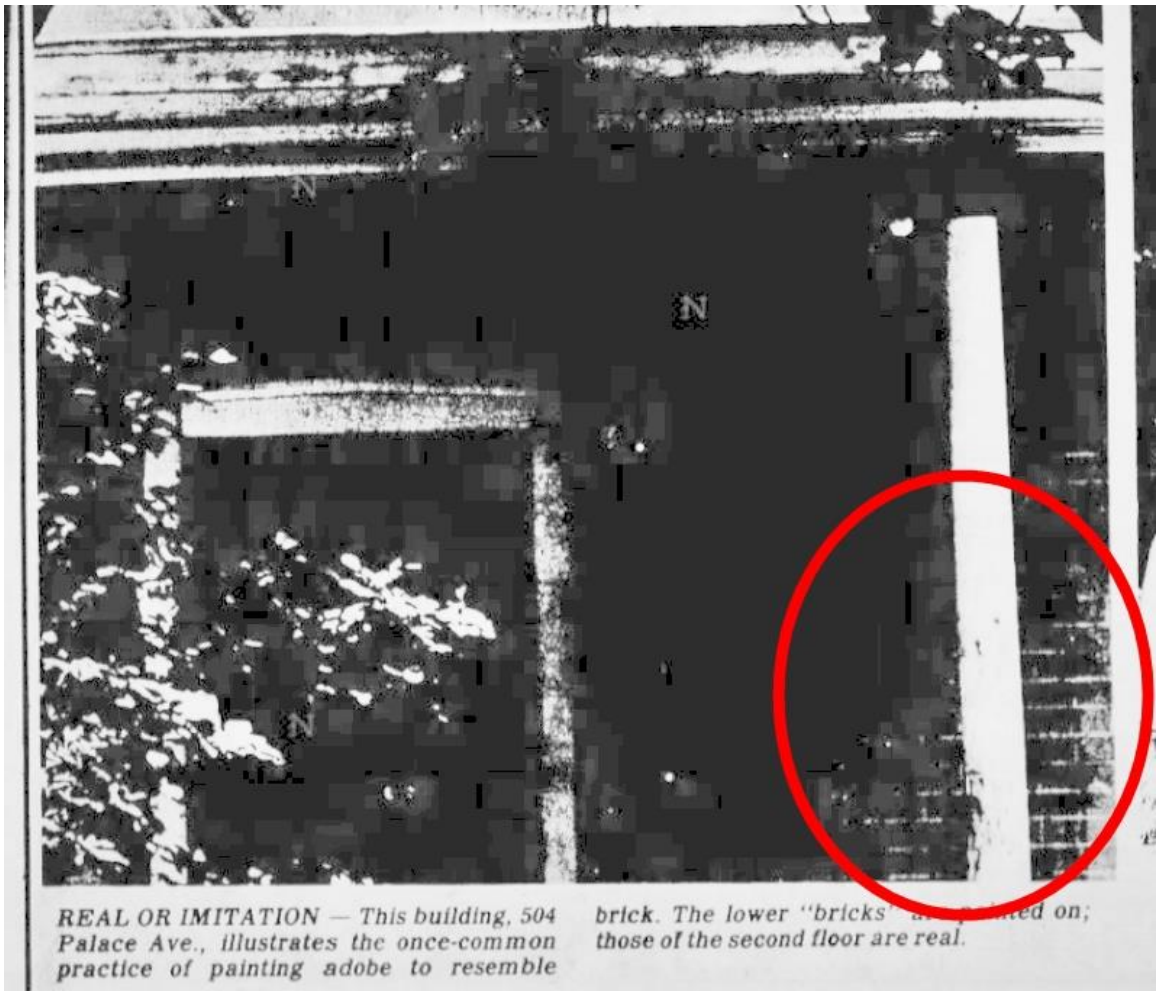

REAL OR IMITATION — This building, 504 Palace Ave., illustrates the once-common practice of painting adobe to resemble brick. The lower "bricks" are painted on; those of the second floor are real.

Figure 9: Image accompanying August 14, 1980, Santa Fe New Mexican article showing faux-brick painting at the ground level.

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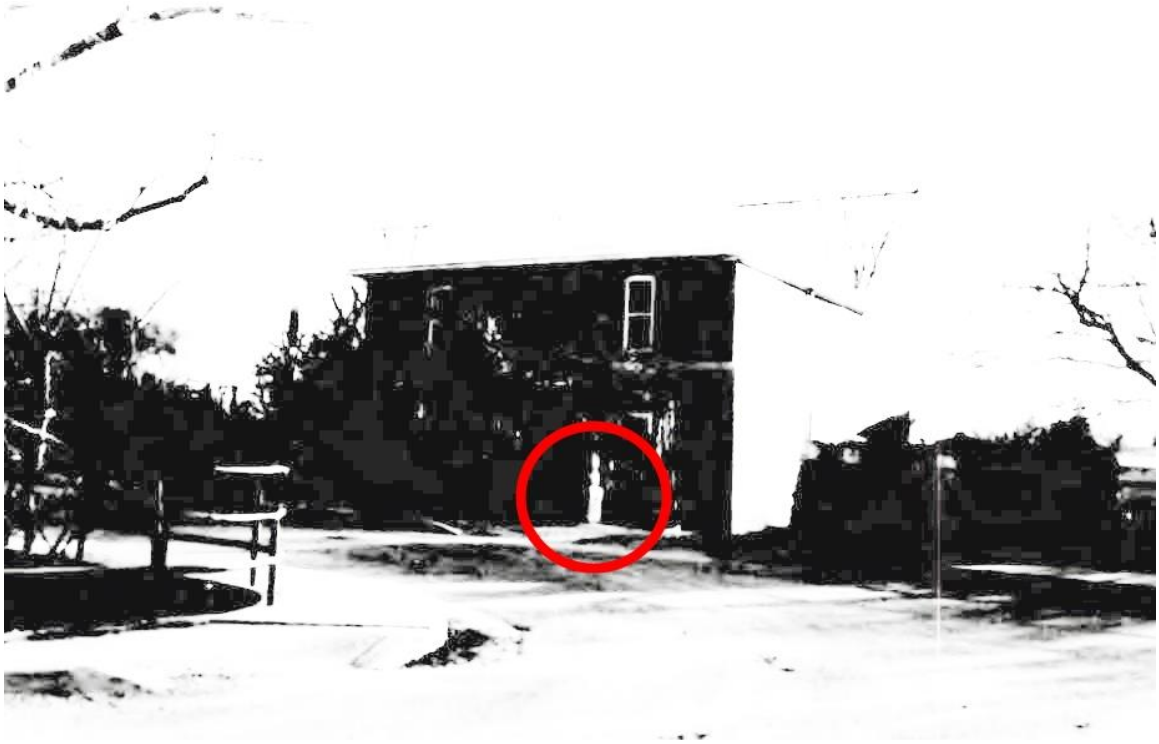

Figure 10: Copy of March 1985 Historic Building Inventory form photograph. Wall is visible.

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Survey Photographs

(All images taken by Giulia Caporuscio, unless otherwise noted)

Photo 2: Front wall and driveway.
Camera facing southeast.

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Photo 3: North façade.
Camera facing south.

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Photo 4: Porch and front doors.
Camera facing south.

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Photo 5: Front window.
Camera facing south.

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Photo 6: West elevation.
Camera facing east.

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Photo 7: East elevation.
Camera facing west.

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Photo 8: South elevation showing addition.
Camera facing north.

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Photo 9: Southwest corner showing addition and 1999 porch.
Camera facing northeast.

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Photo 10: Front wall.
Camera facing southeast.

DATE: 8 June 99

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Department Director
Mary Ragins, Historic Preservation Planner

FROM: Angela Schackel, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H-99-94

ADDRESS 504 E. Palace
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ Case Synopsis

_x_ District Standards

_x_ State Historical Survey Sheet

_x_ Other Staff yard wall survey

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other

STAFF RECOMMENDATION:

Pending confirmation that the existing rock wall is non-historic, staff acknowledges that standards for design and historic preservation have been met for the Downtown and Eastside District and recommends approval.

BACKGROUND & SUMMARY:

The applicant proposes to construct a small portal over the back kitchen door and window along the west side of the rear (southwest) elevation. The slope of the roof continues the pitch of the kitchen's existing shed roof. The style is territorial to match the house's first story window trim.

The applicant also wishes to add a chimney on the right front (northwest) corner of the house. The chimney is be stuccoed to match the existing stucco on the house and have a brick cap also to match the house's existing style.

Proposed remodel work includes re-stucco a light tan to mach existing.

Additionally, the applicant wishes to replace the existing wood-slat fence along the northeast perimeter with a coyote fence and pilasters not to exceed the streetscape allowable height of 4'8". Although the applicant originally preferred to replace the fence with a fence of the same height (6'5"), staff worked with the applicant to adjust the proposal to meet the average height of yard walls and fences in this streetscape.

As stated in the proposal letter, the applicant would like to stucco over the existing rock wall on the north (front) elevation to match the house's stucco. If found, documentation will be provided at the meeting that demonstrates that the rock wall has been built in the last fifty years. Staff appreciates the efforts of the applicant to maintain this historic home and willingness to work with staff to meet the ordinance with respect to the yard walls and fences.

11-99-94

elisabeth wagner aia

June 1, 2022

Historic Design Review Board
City of Santa Fe

Re: 504 East Palace Avenue

Members of the Board:

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

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

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

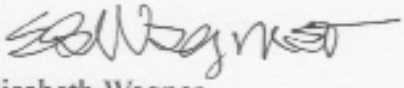
"The Gonzales House was built in 1892 by David J. Gonzales, an engineer for the Fischer Company. It has stayed in his family up until June of 1999 when Scot and Annie Anderson bought the house. The first floor was built of adobe in 1892 and the second floor was added later, sometime between 1900 and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

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

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

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

Cordially,



Elisabeth Wagner

August 27, 2022

Historic Design Review Board
City of Santa Fe

Re: 504 East Palace Avenue
EXCEPTION TO 14-5.2(D)(2)(c&d)

Member of the Board:

We request an exception for alterations within the historic district at 504 East Palace. (see complete HDRB application Case 2022-005595-HDRB) We propose to install an elevator to be located at the rear of the building on the interior of the first floor addition (circa 1979) and exposed as a shaft on the exterior of the second floor. The shaft would be approximately 6'x6' set back 12" from the east elevation. It will not exceed the height of the existing building.

We intend to prove such exception complies with all the criteria.

504 East Palace is a contributing structure. Our proposed alteration/addition will not cause this structure to lose its status.

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

EXCEPTION CRITERIA AND RESPONSES FOLLOWS:

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c&d) Staff request an exception to "additions are not permitted to primary facades" and " additions must be set back 10 feet from primary facade".

(i) Do not damage the characterizer of the district.

(i) The status of this structure will be retained and therefore will not damage the character of this historic district. The proposed elevator shaft at the rear of the building is visible only to the neighbor at the rear and not publicly visible. Therefore the character of the district is not exposed to the risk of being lost.

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

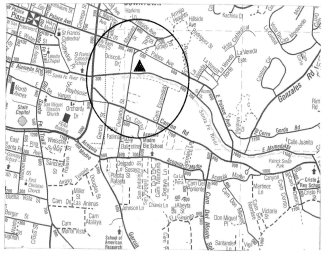
(ii) The Naylor family purchased 504 East Palace in 2000. The parents are now in their 80's and it is becoming more and more difficult to reach their bedroom suite on the second floor. The stairs are very steep and quite dangerous due to unequal riser to tread dimensions. Because the stairway is also very narrow a stair lift is not possible. The family would like to add a small elevator to the rear in a 1979 addition in a very logical spot in an unused pantry. This location does not impact the original and historical footprint of the building. The family loves their home and is extremely aware of its historical significance. They are good stewards of the property maintaining the structural integrity of the building and the gardens. It would truly be a hardship if the family cannot use the home as they have for 20 years. They fully intend to stay put.

(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

(iii) The Naylor Family has focussed meticulously on the maintenance and repair of the historic materials of their home both on the exterior, the preservation of the interior, and the gardens. Allowing the logical design solution of a small elevator at the rear would ensure that the family can continue to reside in their home and enjoy the historical significance of their home and its place in the neighborhood. Such stewards would strengthen the unique character of Santa Fe.

stewardship

Cordially,



VICINITY MAP

SCOPE OF WORK

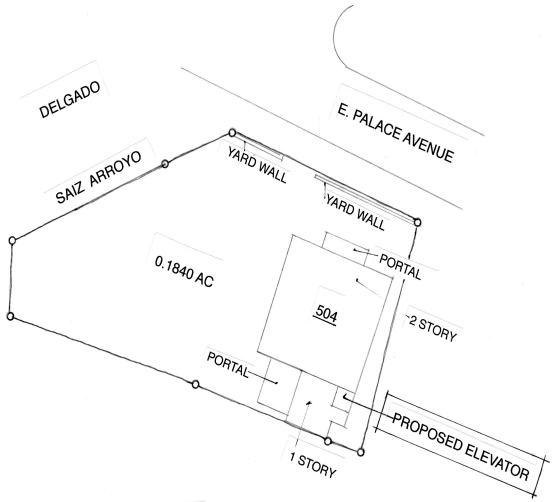
INSTALL AN ELEVATOR AT THE SOUTH EAST CORNER (REAR) OF RESIDENCE-EXPOSED AT EXTERIOR OF SECOND STORY. NO CONSTRUCTION OUTSIDE OF FOOTPRINT.

ZONING SETBACKS

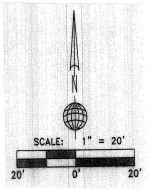
FRONT (STREET)	7'
SIDE	5' OR 10'
REAR	15'

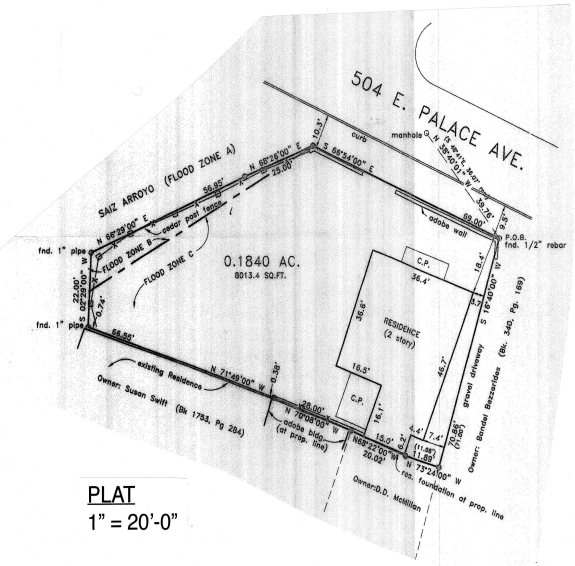
PROJECT DATA

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



SITE PLAN
1" = 20'-0"



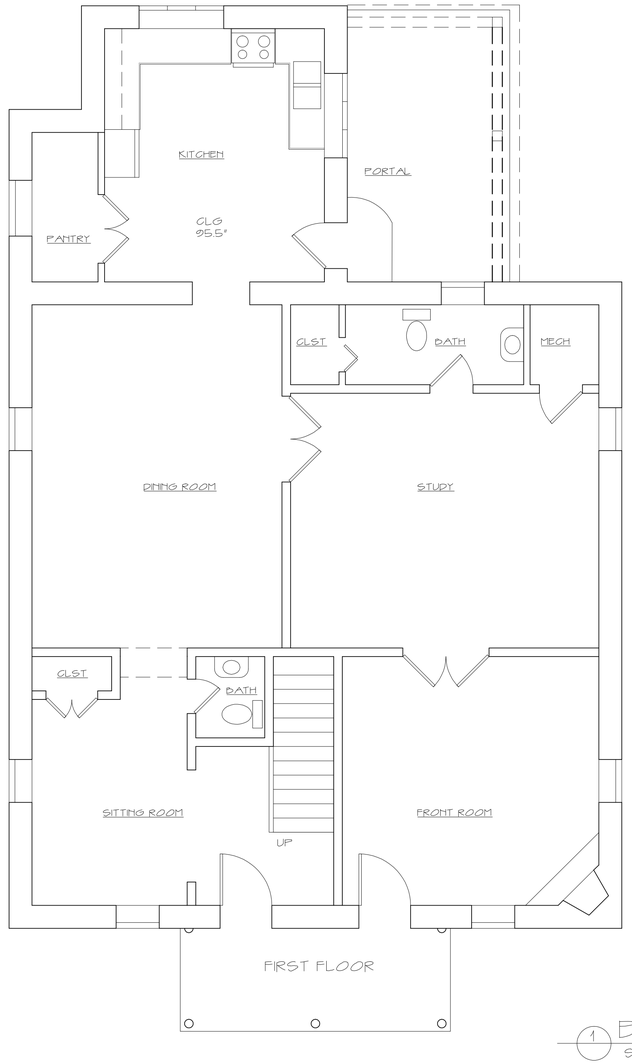


PLAT
1" = 20'-0"

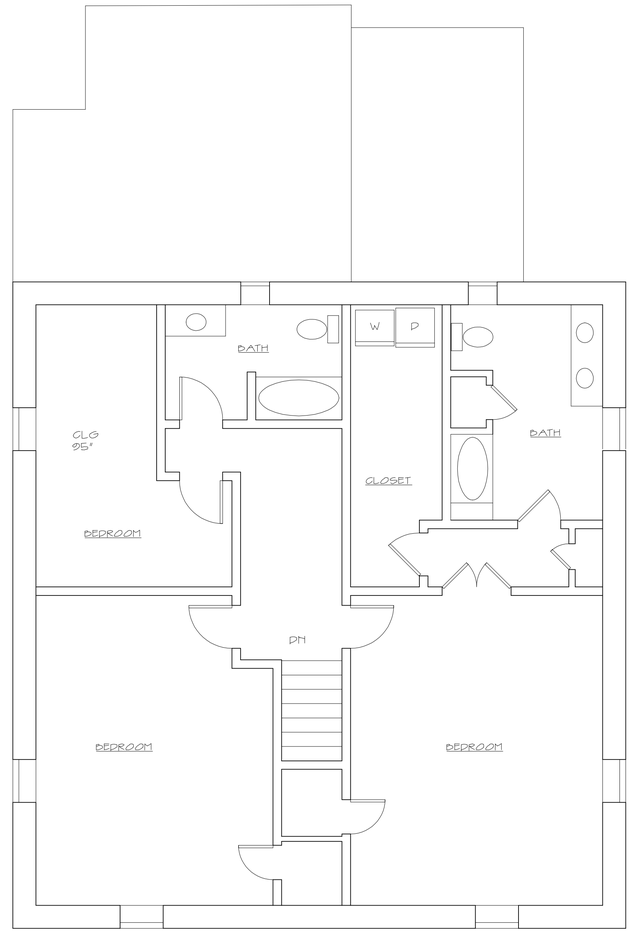
THE NAYLOR RESIDENCE
504 E. PALACE AVENUE

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

A1



FIRST FLOOR



SECOND FLOOR

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

NORTH

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

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

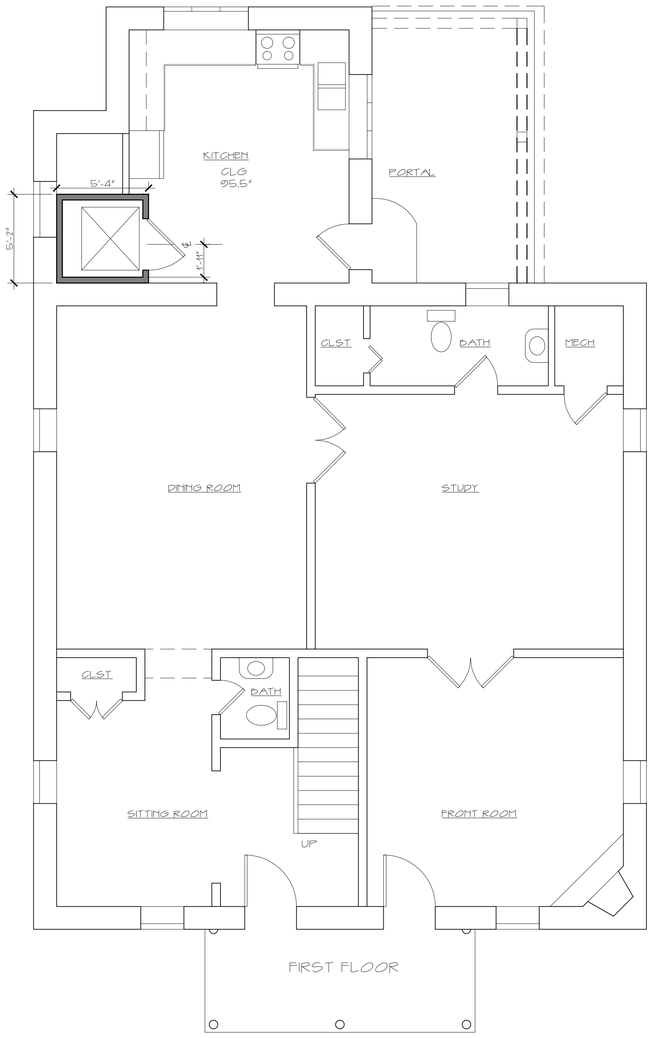
HAYLOR RESIDENCE
504 EAST PALACE
SANTA FE, NEW MEXICO, 87501

06/15/22
07/08/22

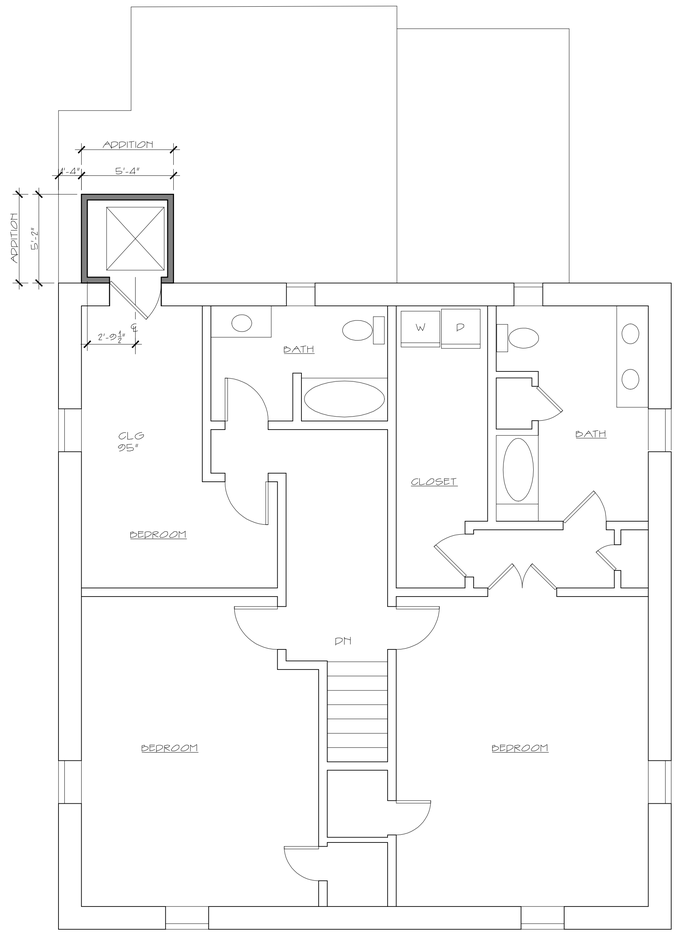
SCALE:
1/4" = 1'-0"

EXISTING
FLOOR PLANS

A2



FIRST FLOOR



SECOND FLOOR

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

NORTH

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

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

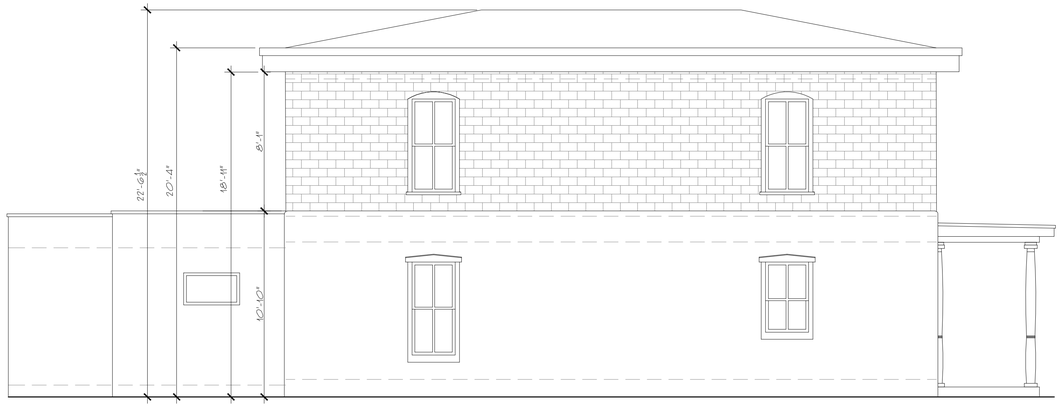
HAYLOR RESIDENCE
504 EAST PALACE
SANTA FE, NEW MEXICO, 87501

06/15/22
07/08/22

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

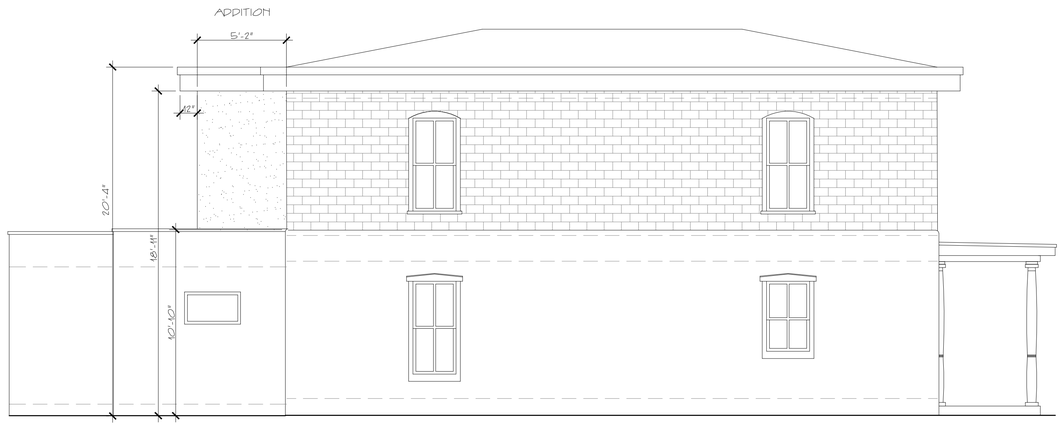
PROPOSED
FLOOR PLANS

A3



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

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



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

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

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

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

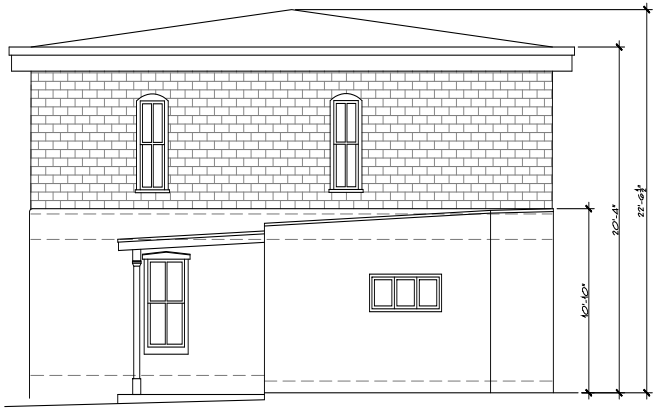
HAYLOR RESIDENCE
504 EAST PALACE
SANTA FE, NEW MEXICO, 87501

06/15/22
07/08/22

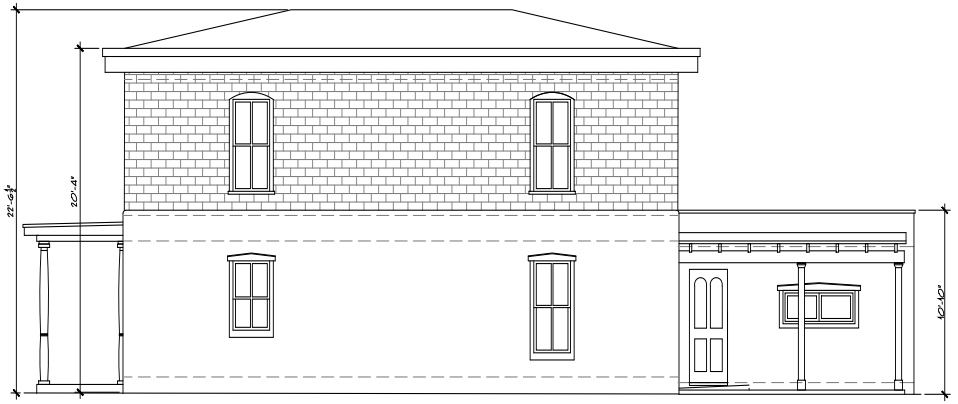
SCALE:
1/4" = 1'-0"

EXISTING & PROPOSED ELEVATIONS

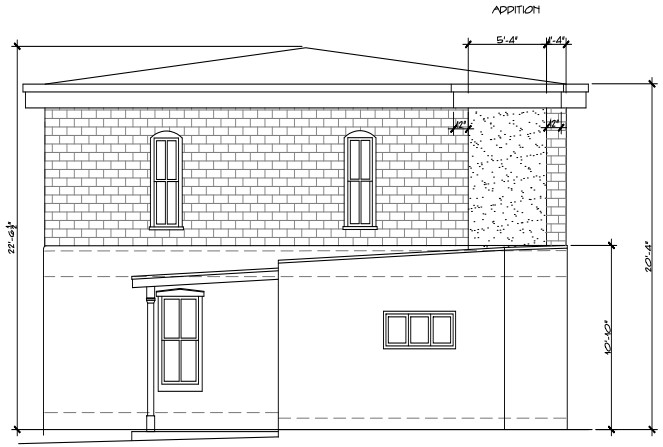
A4



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



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



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

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

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

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

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

06/15/22
07/08/22

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

EXISTING & PROPOSED ELEVATIONS

A5

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005970--HDRB

Project Description: Alterations to Case H-17-023

Project Location(s): 645 E PALACE AVE 1
Santa Fe, NM 87501

Contacts:

Property Owner: Richard Renaldo
P.O. Box 69 Tesuque,
NM 87574
tesuque@yahoo.com

Applicant: CHRISTOPHER PURVIS
222 E MARCY ST 19
SANTA FE , NM 87501
ARCHITECT@ACP-AIA.COM

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: N/A

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number:

Year of Construction: 1950s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: October 25, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005970-HDRB

Address: 645 E. Palace Avenue #1
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__X__ **Other**: Case H-17-023 and meeting minutes; Administrative approvals 5/24/17 and 3/8/18

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

645 East Palace Avenue Unit 1 is a 1,745 square foot single-family residence and a 425 square foot free-standing garage constructed in the mid-to late 1950s in a vernacular manner with Territorial surrounds. The structures are listed as non-contributing to the Downtown and Eastside Historic District. The board approved an extensive remodel at its March 28, 2017, board meeting (Case H-17-023). All items were approved. The proposal included:

1. Adding a 265 square foot addition on the southwest elevation.
2. Addmg a 530 square foot addition to the north and east elevations.
3. Adding a 100 square foot portal on the southeast elevation.
4. Raise parapets to 14' – 11."
5. Reconfigure windows on the southwest elevation. Add true divided lite white-clad French doors and true divided lite double-hung windows.
6. Restucco main house with cementitious El Rey's "Buckskin."
7. Relocate fireplace.
8. Replace and reconfigure the existing windows on the northeast side of the main house with new white clad insulated TDL double hung.
9. Add a 5' coyote fence.
10. Construct a low stuccoed masonry retaining wall.
11. Restucco shed to match main house.

The buildings are under construction to meet the board's approval. The applicant returns to the board with alterations to its previously approved project. The current proposal reduces the originally proposed additions by 175 square feet at the northwest corner of the house and at the east portal. Proposed changes are listed below.

Northwest elevation:

1. Reduce the number and size of windows.
2. Move the proposed fireplace further to the west end.

Southeast elevation:

3. Reduce the portal size and add French doors.

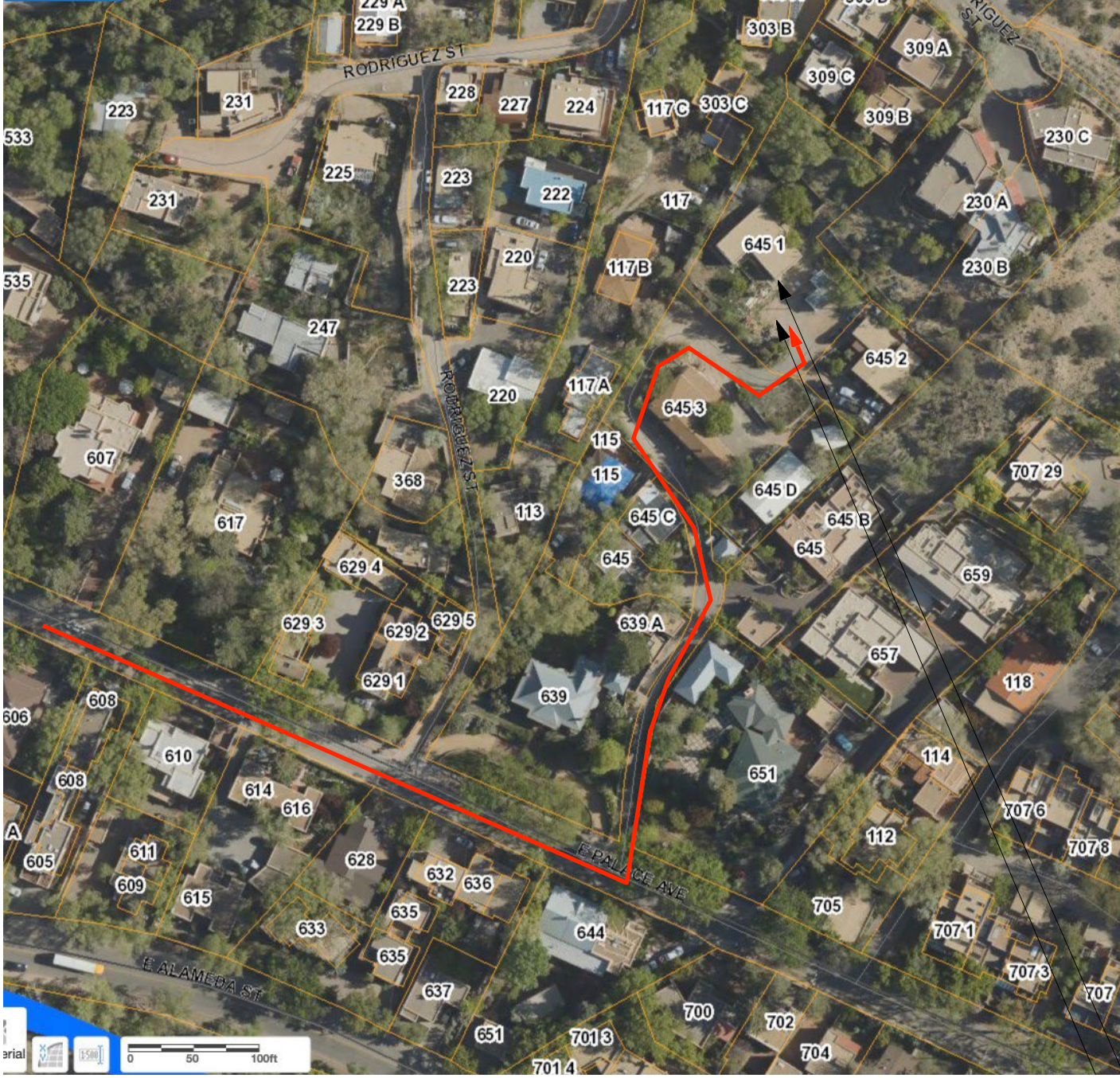
Northeast elevation:

4. Remove proposed portal.
5. Change proposed windows to French doors.

Southwest elevation:

1. Add 195 square foot portal.
2. Construct a 265 square foot addition.
3. Add window to approved double set of windows.

Stucco color will be El Rey buckskin to match existing house. All new windows shall be white-clad insulated true divided lite double-hung windows. Portal will be rough sawn pine stained natural.



645 East Palace #1

VICINITY MAP

H2943

NEW MEXICO HISTORIC BUILDING INVENTOR. FORM

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612139
field map SFHD #2	number 2139	UTM reference zone 12 13 easting	northing

location description: 645 E. Palace (#1 SL)

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 40 | negative nos. 22 | loc. of neg. HPB

plan shape

date of construction: 1957 estimate ___ actual

source

use
present: residential
other:
historic: residential
other:

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

wall material/surface

architectural features

surroundings: res.

relationship to surroundings
✓ similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ✓ none
if eligible, why? age

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

comments

see back? ___yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

H 2942

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

1. Name of property:	2. Location:	3. Local Reference Number:
Meliton and Yolanda Vigil House and Garage 645 East Palace Avenue	645 East Palace Avenue Santa Fe: Downtown and Eastside Historic District	Santa Fe ID #: 051612139 (1985 #) 4. County: Santa Fe

5. Property Type:
x Buildings: (3)
x Structures: (2)
__ Site __ Object

6. Date of Survey:
July 24, 2015

7. Previous Survey Date(s):
_x_Yes: March 1985
___No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.685769, -105.926327, house
35.685650, -105.926165, garage

10. Photo Information Negative: FirstLight View of: Relative west and south elevations, facing northwest.
Roll #: Digital

11. Brief Description of the Property:

Located at the end of a winding gravel driveway, approximately 650' north of Palace Avenue, the house is a one-story, two-bedroom, single-family residence constructed in the 1950s. Sitting on a south-facing terrace, it is essentially an L-plan, flat-roof structure composed of several additions. The entire house was constructed of adobe by its owner Meliton Vigil Jr. The walls are fenestrated with a variety of windows, including wood double-hung, aluminum sliding and picture windows. The windows are covered with a modest Territorial Revival-type wood screens. The house was finished with a traditional three-coat plaster, which was later painted white and is now peeling. Sheets of roofing asphalt carry over the parapets. According to one of Vigil's children, the house was built during several phases, and attempted to be modern in design. This included adding a sunken den in the late 1950s and an open kitchen with dropped lighting panels later. While its footprint has not been altered in 50 years, the house does not represent an identifiable style.

12. Who uses the property? Vacant

13. Construction Date:
Date: c.1955-1957
__Known _x_ Estimated Source: previous HCPI survey; oral informant; concrete inscription.

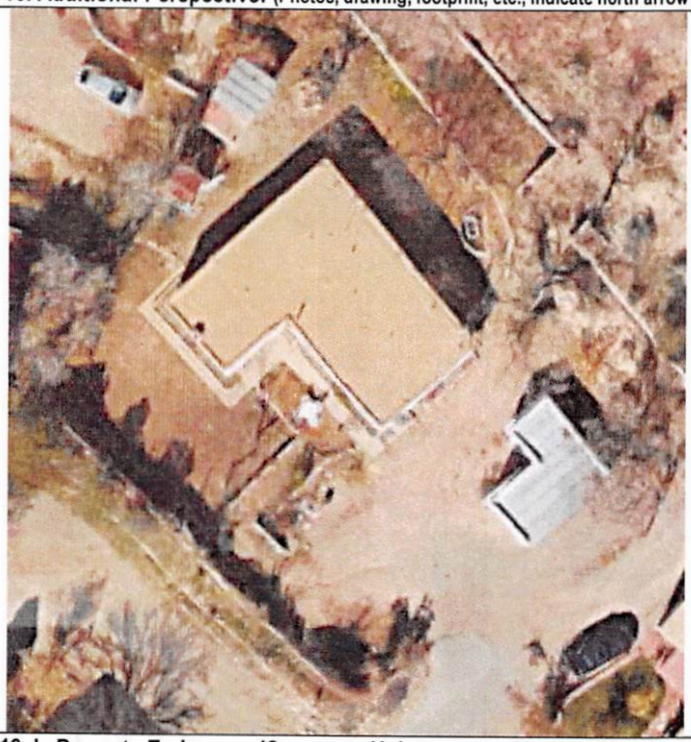
14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: quasi Ranch House style

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

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



North

Source: Google Imagery, 2015

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

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

For: Joshua Maes.

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

Louella Dove, daughter of Meliton and Yolanda Vigil.

Mike Sandoval, 30-year resident of neighboring house to the southeast.

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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 Analysis of Historical Status

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing house and garage __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, August 10, 2015

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
Meliton and Yolanda Vigil House and Garage 645 East Palace Avenue	645 East Palace Avenue Santa Fe: Downtown and Eastside Historic District	N/A 4. County: Santa Fe 5. Date of Survey: May 5, 2015

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ 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:

Known Material:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __2
__21/2 Other:_____

8. Foundation: __ N/A
__Not visible __ None
__ At Grade _x_ Raised – at locations
Materials: _x_ Concrete __ Stone
Other: _____
Notes: Known Material: Concrete at addition

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
House			
Double-Hung	Wood	1/1	6
Double-Hung	Wood	3/1	6 (grouped)
Casement	Wood	3-3	1
Fixed-Picture	Wood	2	1
Hopper	Wood	1	2
Sliding	Aluminum	1-1	1
Fixed	Glass Block	16	1
Garage			
Sliding	Wood	Missing	1

11. Doors __ N/A

Type	Style	Material	Number
House			
Single-Leaf	¾-Glass	Aluminum	1
Single-Leaf	½ -Glass	Wood	1
Single-Leaf	Full -Glass	Wood	1
Garage			
Single-Leaf	Solid	Wood Plank	1
Vehicular	Retract	Wood	1

12. Chimneys N/A
(describe whether interior or exterior and material) One short, stuccoed wall chimney, west elevation of den.

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: Unknown; addition of boxed fascia and gutter along north elevation of house; aerial photographs and visual evidence.
#2 Date: Unknown; alteration of south elevation of den; memory of daughter, Louella Dove and visual evidence.

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

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival (garage)
__ 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 interpretation of Ranch Style - House

17. Documents Available and Their Locations

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

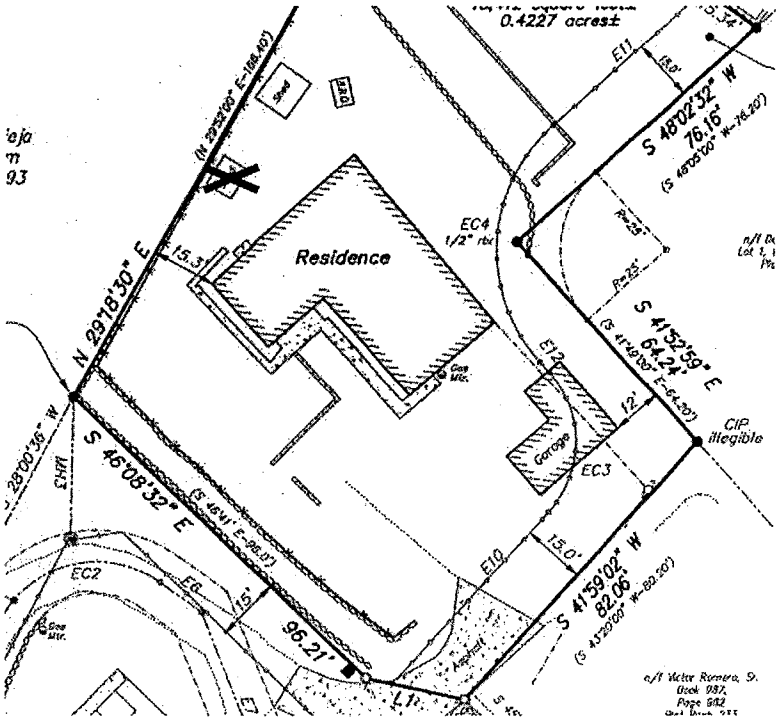
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties Yes, see individual descriptions.

Are associated properties eligible for listing? No

19.Site Plan:



North

Source: Partial plat, courtesy Sierra Surveying Inc., no date.

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: Meliton and Yolanda Vigil House and Garage 645 East Palace Avenue	2. Location: 645 East Palace Avenue Santa Fe: Downtown and Eastside Historic District	3. Local Reference Number N/A
		4. County: Santa Fe
		5. Date of Survey: July 24, 2015

Brief Description of the Property, Cont'd.

Garage

Southeast of the house is a small one-bay garage and workshop. Built of adobe and forming an L-plan, the garage was constructed after the main house, but its current footprint is evident on a 1958 aerial photograph. It is fenestrated with a standard retractable wood garage door. A wood plank-and-glass door gives entry to the small workshop. Differing from the house, the garage reveals modest elements of the Spanish-Pueblo Revival style, with its basic form and rounded parapets.

Shed

Situated north of the house is a small, 82 sq. ft., stucco-on-block storage shed (Figure 13). Constructed of concrete masonry units (CMU), it is fenestrated with one door (missing) and covered with an asphalt roof. A structure with a similar footprint appears on the 1958 aerial photograph.

Barbecue

Adjacent to the shed is a masonry outdoor fireplace (Figure 14). Measuring approximately 25 sq. ft., the structure is made of colored split-face manufactured blocks. A structure with a similar footprint appears on the 1958 aerial photograph.

Retaining Wall

Forming the first terrace behind the house is a masonry retaining wall (Figure 15). Made of blocks of broken concrete, most likely salvaged sidewalk and arroyo rocks, it maintains an average height of 68". The wall does not appear on the 1958 aerial photograph (Figures 2 &3). It was most likely constructed in the mid-1960s, after Meliton Jr. retired from Los Alamos Laboratory.

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: ' **Meliton and Yolanda Vigil House and Garage** **645 East Palace Avenue**	**2. Location:** **645 East Palace Avenue** **Santa Fe:** **Downtown and Eastside Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 24, 2015**

Historical Overview

The origin of the subject house is the result of a long family tenure of a tract of historic Eastside property. According to one family member, the original parcel, stretching from East Palace Avenue to Armijo Heights, dates to 1857.[i] Over the years, members of the family and interrelated families – Vigil, Rael and Romero – built dwellings along the informal lane.

The original Vigil hearth, the Meliton Sr. and Guadalupita Vigil House (645 #3), just to the south, was erected in c.1902 as a typical Hispanic linear plan home.[ii] Adobe rooms were added as the family grew, with a shed-roof block addition constructed later as apartments.

Meliton Vigil Jr.

It was in this Contributing building that Meliton Jr. (1885-2001) was raised. After he married Yolanda Ortiz, a native of Nambe, in 1940, the couple lived in his mother's house with their first children through the late 1940s.[iii]

Vigil, a mechanic trained at the General Motors institute in Detroit, originally worked as a partsman for the Closson and Closson Garage on Don Gaspar Avenue.[iv] He was later hired as an employee of the Atomic Energy Commission. At the Los Alamos lab, he worked his way up from a tool crib man to a master tool-and-die machinist. It was the mid- to late 1950s that he built the first part of the subject house, moving his family from his mother's residence below.

In c.1960, the couple bought the old Palace Grocery at 855 Palace Avenue from the Saiz family, who were related to the Vigils.[v] Yolanda worked at the original location, managing the store. In c.1964, Meliton took an early RIF-enforced retirement from the laboratory. At home, he spent time improving the house, constructing structures and erecting retain walls.[vi] In 1965, with the return of his son Meliton III from Vietnam, the father and son constructed the new Palace Grocery store building.

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: **Meliton and Yolanda Vigil House and Garage** **645 East Palace Avenue**	**2. Location:** **645 East Palace Avenue** **Santa Fe:** **Downtown and Eastside Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 24, 2015**

Evolution of House

A confusing, and almost constantly changing, array of street addresses does not provide much help in regard to identifying the first construction phase of the house. However, a distinct change in addressing in 1955, as well as a concrete inscription found on a step, backed up by family memories, suggests the earliest section dates to 1955 (Figure 10). (The multiple phases of construction are suggested by visual changes across the exterior walls and the foundation on the north side, which reveals three distinct heights).

By that time, the house included two bedrooms and a combined living room/dining room space. In its interior design of wide, open rooms, it reflects much more of the open planning of the Ranch house style, than the traditional Hispanic form of narrow rooms connected by a single axis plan.[vii]

After that a kitchen extension and mudroom were added, and finally the cube-like den addition at the northwest corner.[viii] This particular addition is modern in all senses, with horizontal aluminum sliding windows, a step-down floor and a massive Roman brick fireplace. Meilton Jr.'s daughter recalls that he built the den, because "everyone wanted a sunken room at the time."[ix] The original south façade contained a large divided picture window, mirroring the one across the west elevation of the living room/dining room (Figure 5).

As captured in the first available aerial photograph from 1958, the house was complete in regard to additions to the footprint. Aside from the reworking of the den's south façade and a boxed eave built across the north elevation, there have been no major changes made to the house's exterior.

Analysis of Historical Status

While the house's footprint is over 50 years old, the composite structure does not represent qualities that would make it eligible as a Contributing structure to the Downtown and Eastside Historic District.

In its totality, it does not represent an indefinable style and includes features, such as the picture window, which do not conform to the ordinance.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: July 24, 2015

The house is not equally representative of traditional Hispanic vernacular construction, but is instead one man's idiosyncratic attempt to design a modern house – in this case a Ranch House-influenced dwelling – with traditional materials.

In this regard, the recommendation is to maintain the house's Noncontributing status.

The other structures, while 50 years old, do not have qualities that contribute to the district. They are each recommended Noncontributing.

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: July 24, 2015

Illustrations

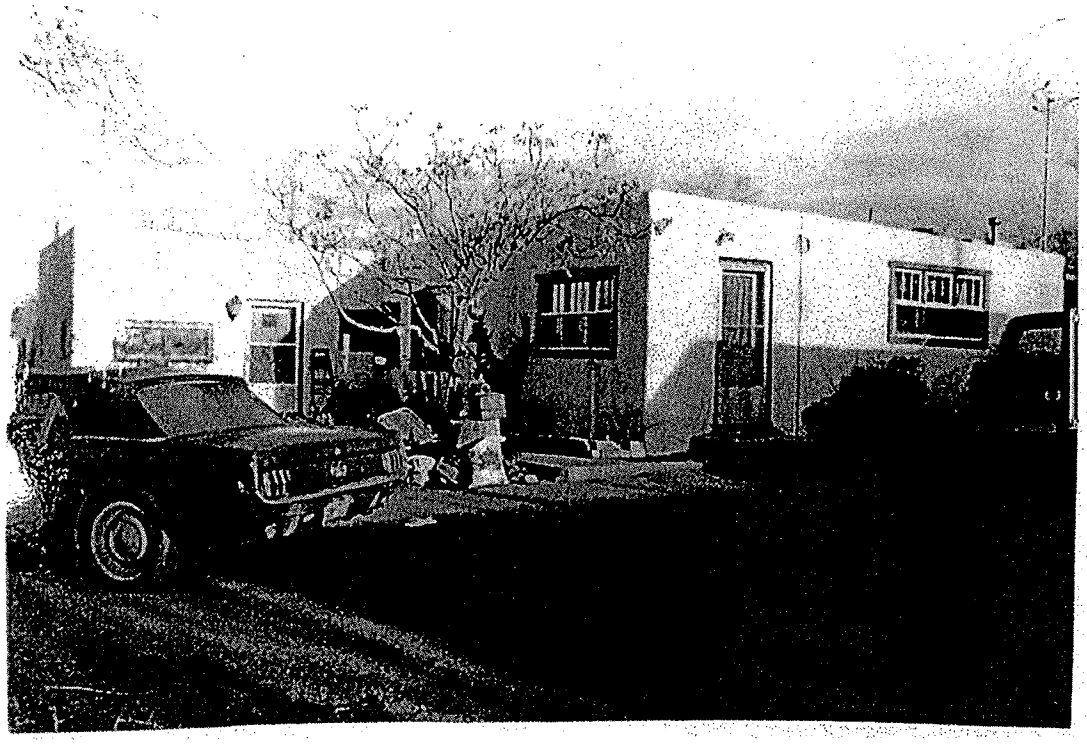

Figure 1: Photograph from original 1985 Historic Building Inventory form.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Meliton and Yolanda Vigil House and Garage 645 East Palace Avenue	2. Location: 645 East Palace Avenue Santa Fe: Downtown and Eastside Historic District	3. Local Reference Number N/A
		4. County: Santa Fe
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Aerial Photographs

Figure 2: 1958 aerial photograph. The solid arrow indicates the house; the dashed line indicates the garage. Neither structure has been altered in foot print.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 3: 1966 aerial photograph. Arrows indicate presence of concrete and stone masonry wall.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Survey Photographs

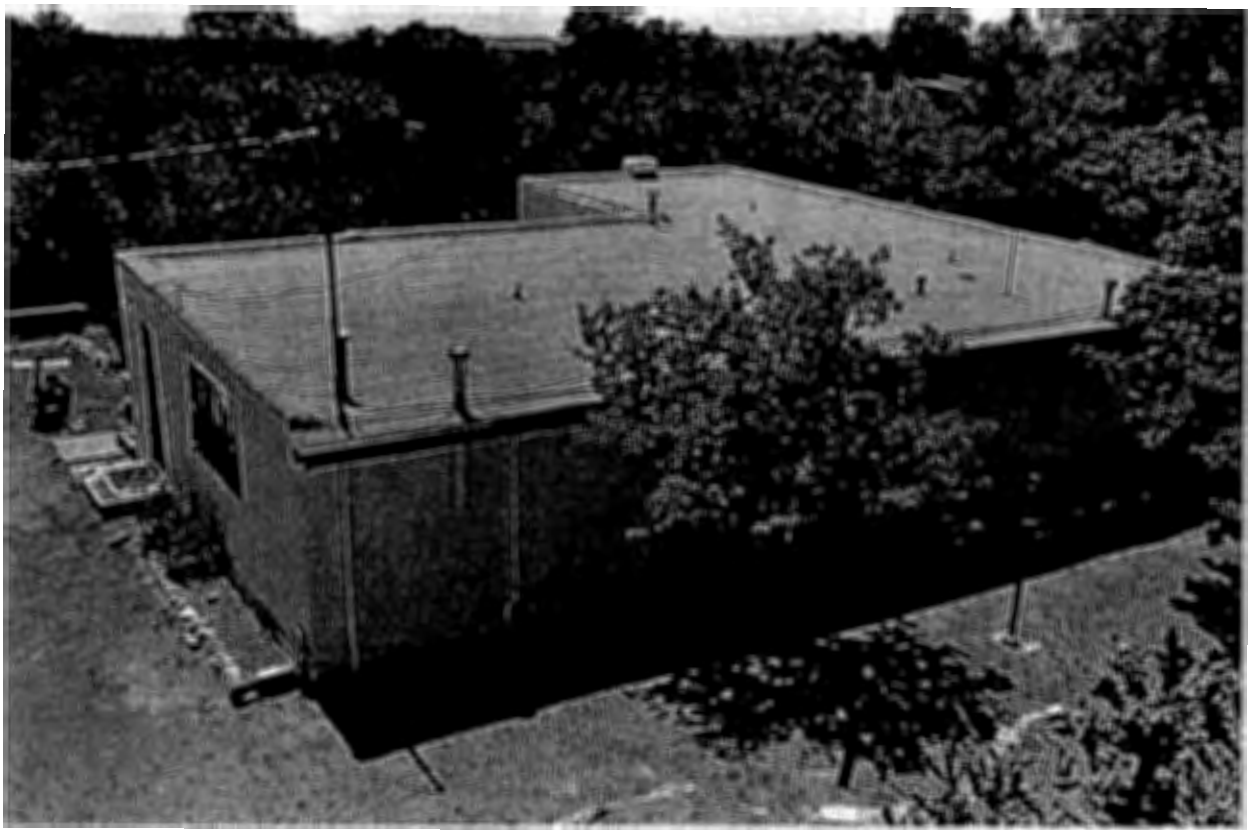

Figure 4: Roof, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: July 24, 2015

Survey Photographs

Figure 5: Relative west and south elevations. Box represents post-1950s alteration of Den façade, as per memory of Louella Dove.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ NRHP __ SRCP __ Criteria __A __B __C __D		
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		4. County: Santa Fe
		5. Date of Survey: July 24, 2015

Figure 6: Grouped 3/1 Double-Hung Windows, relative west elevation.

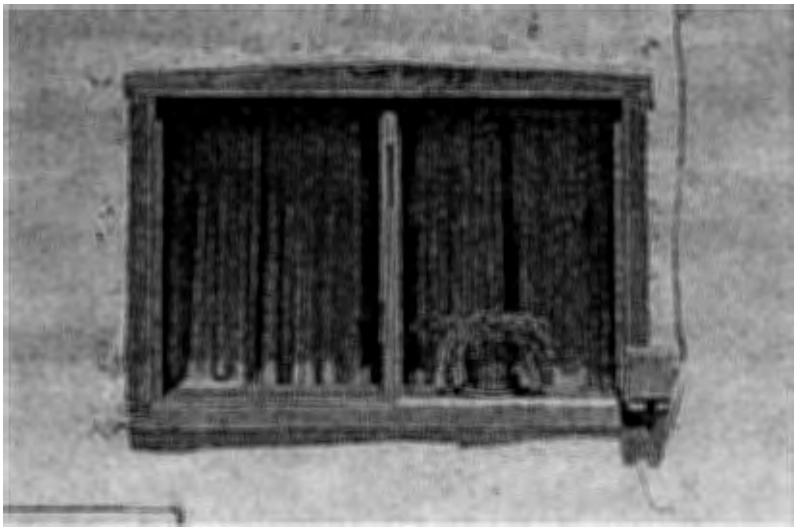

Figure 7: Divided picture window, relative west elevation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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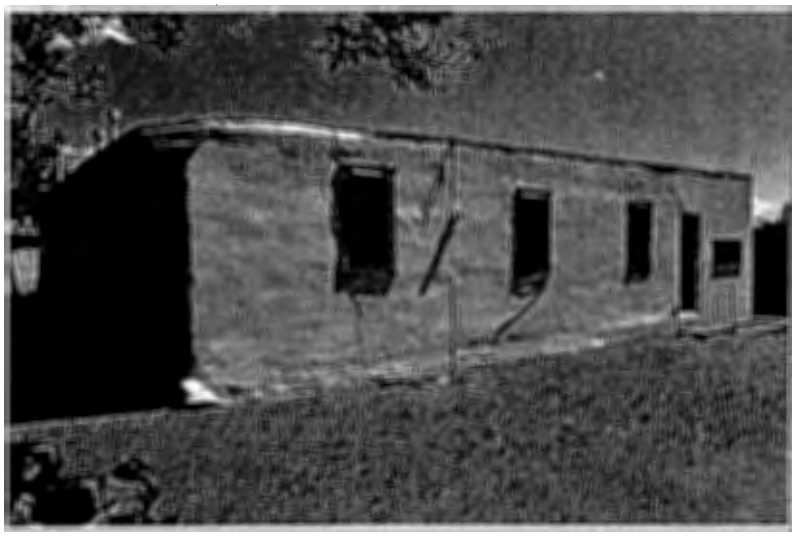

Figure 8: Relative north elevation, facing southeast.

Figure 9: Relative south elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Figure 10: Inscription in concrete step "J. BOY 1955".

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 11: Garage, relative north and west elevations, facing southeast.

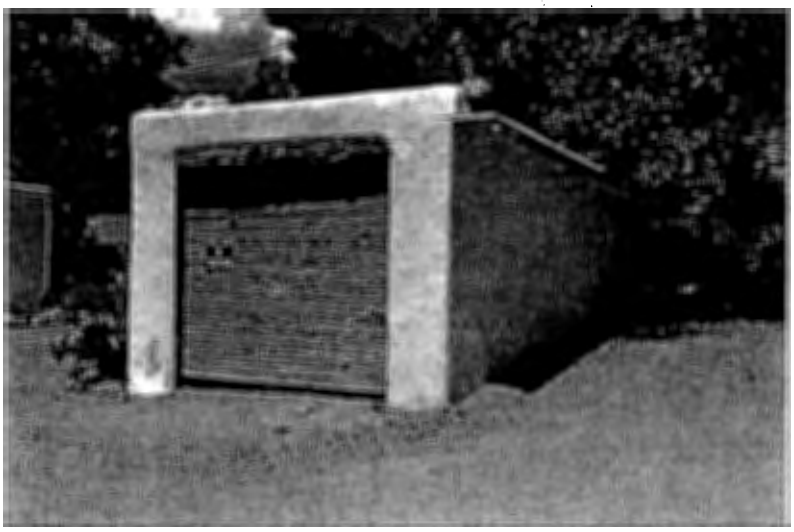

Figure 12: Garage, relative west and south elevations, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 13: Shed, relative west and south elevations, facing northwest.

Figure 14: Barbecue, relative west and south elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 15: Post-1958, pre-1966- Masonry Retaining Wall, relative west elevation, facing north.

---

[i] Louella Dove, telephone conversation with John Murphey, August 1, 2015.
[ii] "645 East Palace Avenue, #3," Historic Buildings Inventory form, March 1985.
[iii] Louella Dove, 2015.
[iv] Hudspeth Directory Co., *New Mexico Hudspeth's Santa Fe Directory*, various editions, 1947-1959.
[v] Louella Dove, 2015; John W. Murphey," 855 East Palace Avenue," Historic Cultural Properties Inventory form, April 2013.
[vi] Louella Dove, 2015.
[vii] Bainbridge Bunting and John P. Conron, "The Architecture of Northern New Mexico," 1966; [vii] Bainbridge Bunting, *Architecture in New Mexico*, 1976.
[viii] Louella Dove, 2015.
[ix] Ibid.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Christopher Purvis, agent for Richard Ronaldo, owner, proposes to remodel a non-contributing residential structure by adding 1,190 sq. ft. of additions and increasing the height to 14'11" where the maximum allowable height is 13'11" on a sloping site.

Case number: **H-17-023**
Project Type: HDRB

PROJECT LOCATION (S): **645 East Palace Avenue Unit 1**

PROJECT NAMES:

OW – Richard Ronaldo P.O. Box 69 Tesuque, NM 87574

AP –Christopher Purvis 200 West Marcy Street Unit 147 Santa Fe, NM 87501 505-982-5461

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☑ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☑ Contributing ☐ Significant ☐ Landmark ☐

PRIMARY ELEVATIONS: NA North ☐ South ☐ West ☐ East ☐ Not Assigned ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☑

HISTORIC DISTRICT INVENTORY NUMBER H 2942

YEAR OF CONSTRUCTION 1950s

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☑ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSE Residential ☑ Non-Residential ☐ Vacant ☐

HISTORIC BUILDING NAME NA

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 2/24/17	645 PALACE # 1
Property Owner of Record: RICHARD RONALDO	Proposed Construction Description:
Applicant/Agent Name:	RAMADA & ADDITIONS
Contact Person Phone Number: ( ) -	TOTAL ROOF AREA:

Zoning District: R-21

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 : 21 %
☐ Open Space Required:

Setbacks:
Proposed Front: 37' Minimum: 7'
2nd Front?
Proposed Rear: 60' Minimum: 15'
Proposed Sides: L 12' R 12 Minimum: 5'

Height: Proposed 14'-11"
Maximum Height: or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible
Minimum:

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

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

CHRISTOPHER PURVIS [☐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 2/24/17 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☒ Escarpment Approval by SA Date: 02/27/17
☐ Flood Plain Approval by Date: ___/___/___
☐ Traffic Engineering Approval by Date: ___/___/___
Notes:

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

REVIEWER: Joseph Burk **DATE:** 2/27/17

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

City of Santa Fe, New Mexico

memo

DATE: March 28, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-17-023

ADDRESS: 645 East Palace Avenue Unit 1
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg. ht. calc.	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

645 East Palace Avenue Unit 1 is a single-family residence and a free-standing garage that were constructed in the mid to late 1950s in a vernacular manner with Territorial surrounds. The structures are listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following ten items.

1. An approximately 530 square foot addition will be constructed on the rear northeast corner of the structure with an approximately 100 square foot portal on its east side. The addition will be 13' high and features paired and single 2-over-2 windows on the north and 8-lite paired French doors with 8-lite sidelites under the portal featuring exposed wooden elements including viga posts, carved corbels, and exposed header with a stuccoed parapet.

2. An approximately 265 square foot addition will be constructed on the southeast corner of the structure with an approximately 195 square foot portal on its east side. The addition will be 12' 7" high and features one 4-lite window on the south, triple 2-over-2 windows on the west, and what appears to be paired windows on the north, but this elevation was not provided. The portal design is the same as the portal at the master suite.

3. The southwestern room of the existing building will be reconstructed due to structural problems.

4. Existing windows will be replaced, along with windows in the proposed additions, will be 30" compliant and clad in white.

5. An approximately 200 square foot portal will be constructed between the reconstructed room and the southeast addition in the same design as the others.

6. The building height will be increased to 14' 11" high where the maximum allowable height is 13' 10" on a sloping site, shown with topographic information on the site plan. The Board may increase height above the maximum allowable height up to four feet due to more than two feet of slope without a height exception.

7. An exterior fireplace and chimney will be constructed on the west side of the structure.

8. A 5' high coyote fence will be constructed at the rear of the property. A two-leaf pedestrian gate is shown on the site plan, but there is no description of it in the proposal letter and there is no scaled elevation of it.

9. A 2.4' high "L"-shaped stuccoed yardwall will be constructed near the front side of the residence.

10. The small shed at the rear of the property and all other structures will be stuccoed with El Rey cementitious "Buckskin".

645
E Palace Ave.
11.86
25 296.7
13' 10"
ARMIJO ST
RODRIGUEZ ST
E PALACE AVE
LA VEREDA

A. CHRISTOPHER PURVIS ARCHITECTS

MAR - 1, 2017

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Monday, February 27, 2017

RE: 645 Palace Ave. #1
Enclosed (1) 24"x36" and (1) 11"x17" copies

A-1 Site Plans Existing and Proposed	2/27/17,
A-2 Floor Plans Existing and Proposed	2/27/17
A-3 Elevations Existing and Proposed	2/27/17

In addition the following supporting materials
Application
Site Vicinity map
Zoning worksheet
Photographs, North South East and West of Main House & Garage

Dear David Rasch and
Members of the Historic Districts Review Board

We hereby request your review and approval of the Renovation and Additions proposed at 645 Palace #1.

The existing non contributing Pueblo revival adobe building on this lot was built in the last century. It was then added on to and changed over the next decades including some non historic additions. The existing house consists of a 1745 square foot footprint main house with 425 sq. ft. garage . The existing House is 12 feet high the allowable height is 13'11" high. We are proposing a maximum height of 14feet 11" based on 2 feet of cross site slope

We propose to make the following changes to the main house:

1. To add a 265 sqft addition that is 12'7" high on to the existing kitchen on the southwest side of the house
2. To add a12' 7" high 530 sqft master suite addition on the rear north and east side of the house with a10'6" high 100 sqft portal facing southeast
3. To raise the parapets to 14'-11" and reconfigure the windows on the Southwest of the house with white clad true divided light french doors and TDL double hung and add a12' high 200 sqft portal Stuccoed parapet with wood (light brown natural sealed.
4. To add a 11' high 195 sqft portal, off the southeast side of the house Stuccoed parapet with wood (light brown natural sealed.)
5. To remodel the interior as indicated on the plans.including the relocation of a fireplace.
6. To re-stucco the main house with cementitious stucco as manufactured by El Rey. color will be El Rey buckskin.

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

7. To replace and reconfigure the existing windows on the northeast side of the main house with new white clad insulated TDL double hung.

In addition there are other proposed changes to the property as follows:

1. A: Above the main house (east) we propose a 5 foot high coyote fence

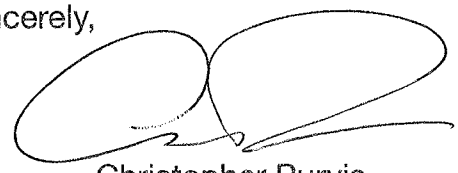
B: on the west side of the house we propose a low Stuccoed CMU retaining wall to even out the grade

C: Restucco the flat roofed cementitious stuccoed (el rey buckskin) shed at the rear of the property for garden tools

D: The existing electrical connection and entrance is proposed to be relocated

Please call if you have any questions on the project 982-5461

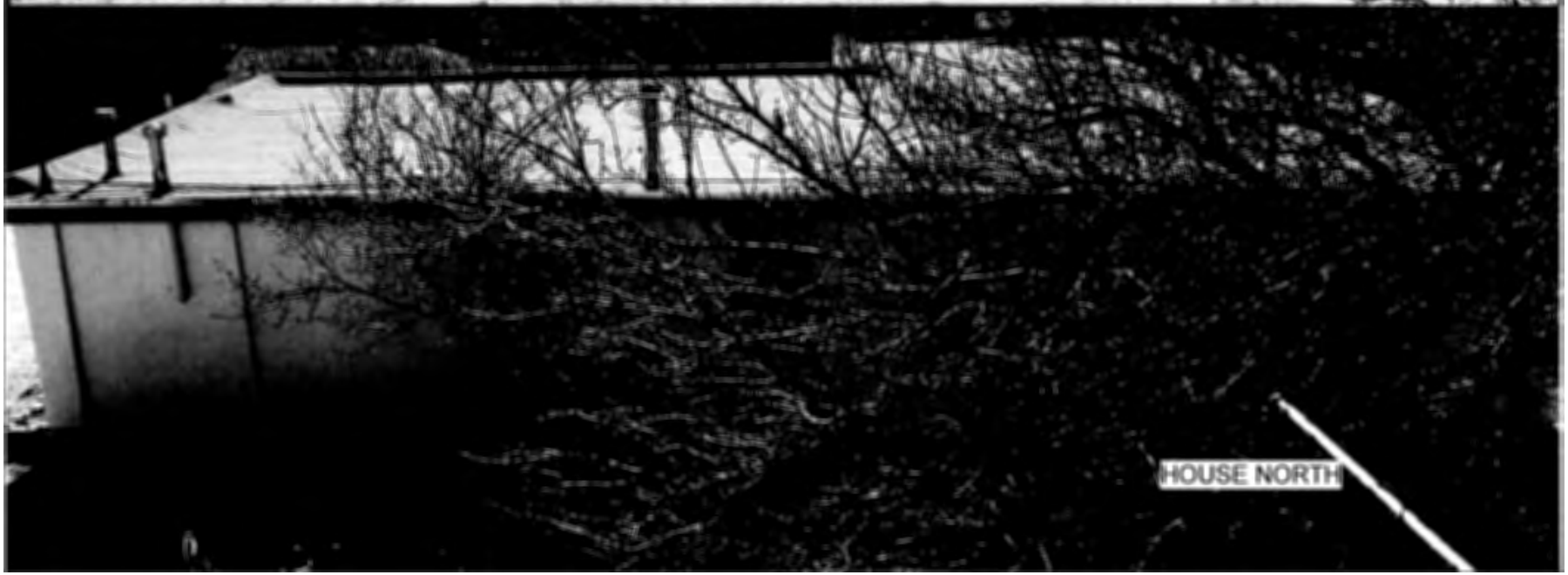
Sincerely,



Christopher Purvis.

200 West Marcy #147 Santa Fe New Mexico 87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

HOUSE EAST


HOUSE NORTH

HOUSE WEST

HOUSE NORTH

GARAGE WEST AND SOUTH

GARAGE EAST

A. CHRISTOPHER PURVIS
ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

MAR – 1 2017
Revised

EXISTING SITE/ROOF PLAN

PROPOSED SITE/ROOF PLAN

MAIN HOUSE HEATED	1745 SQFT
GARAGE	425 SQFT
MAIN ADD HEATED	925 SQFT
PORTALS	500 SQFT
TOTAL ROOFED	3595 SQFT
LOT AREA	18411SQFT
LOT COVERAGE	20 %

90 FEET OF PERIMETER MASTER
90 FEET OF PERIMETER PORTALS & KITCHEN

DIVIDED BY 15 = 12 REQUIRED TREES 25% CONIFEROUS
EXISTING TREES 4 PINON 1 APRICOT
NEW TREES 1 PINON 4 CHERRY 3 APPLE

RENALDO REMODEL
645 PALACE AVE. #1
SANTA FE , NEW MEXICO

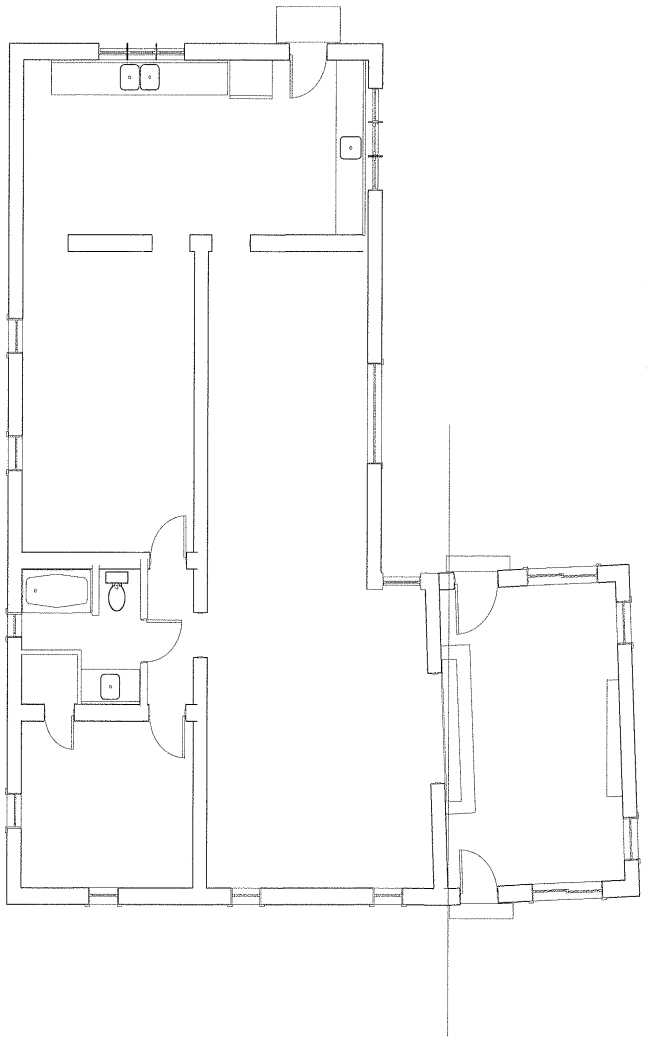
2/27/17

SITE ROOF PLANS

SCALE 3/32" =1'-0"

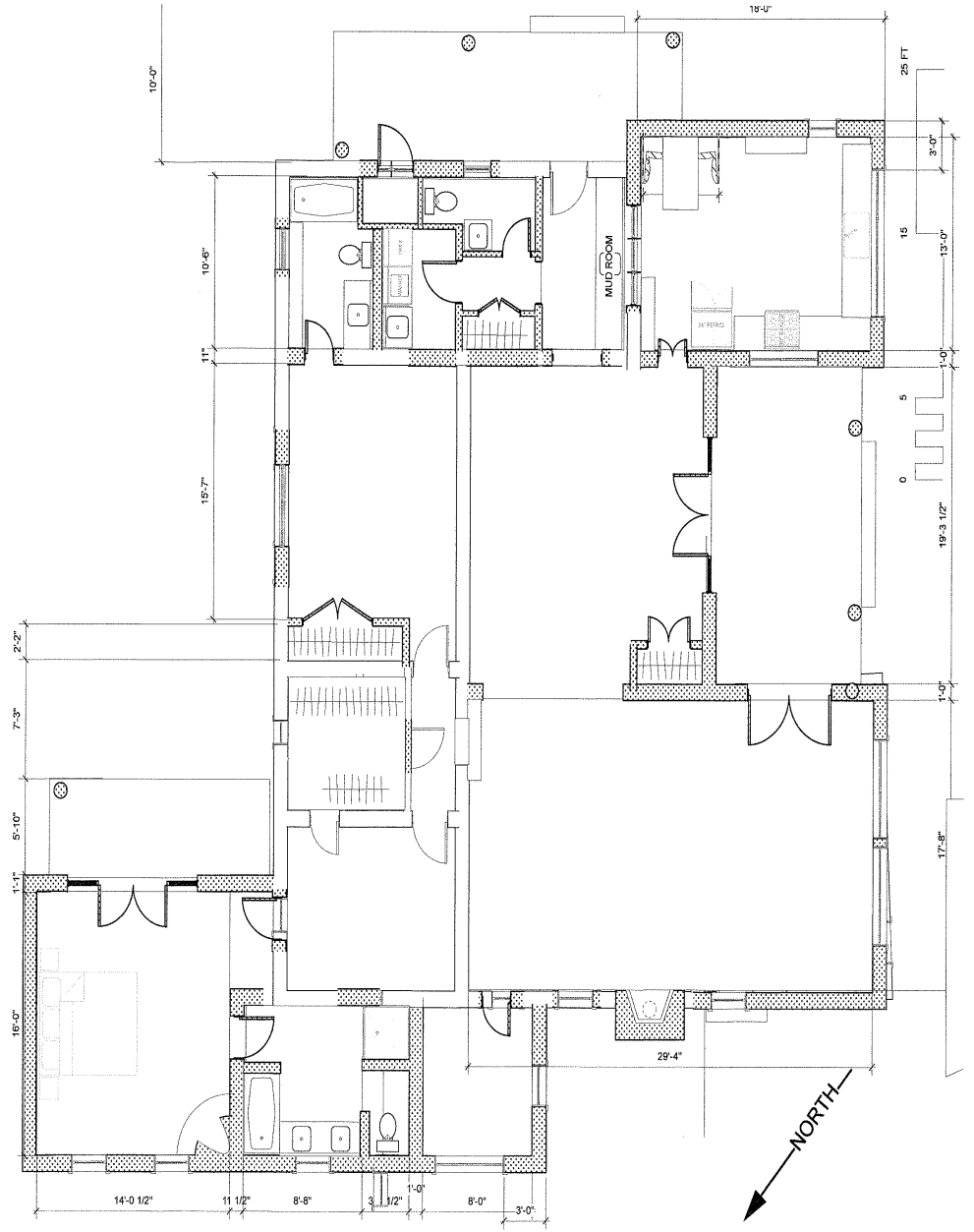
A-1

JOB NO. 3702



EXISTING FLOOR PLAN

SCALE 1/4" =1'-0"



PROPOSED FLOOR PLAN

SCALE 1/4" =1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #137
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

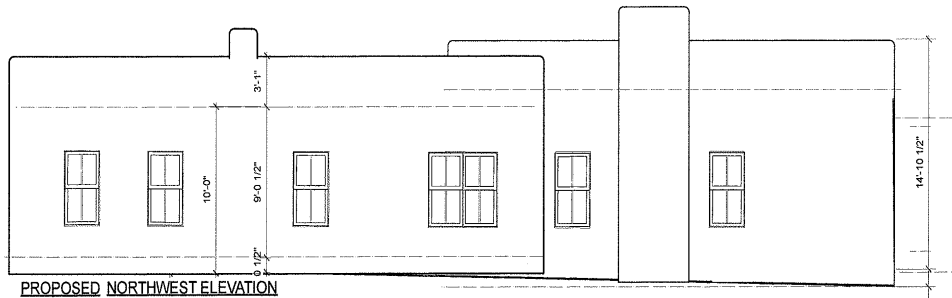
MAR 6 2017
Revised 2

RENALDO REMODEL
645 PALACE AVE. #1
SANTA FE , NEW MEXICO

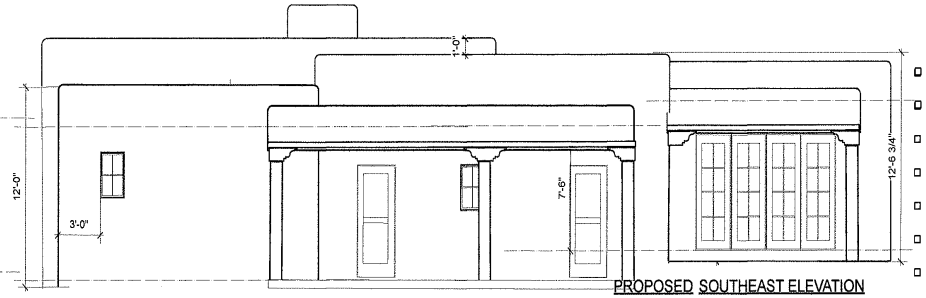
2/27/17

A-2

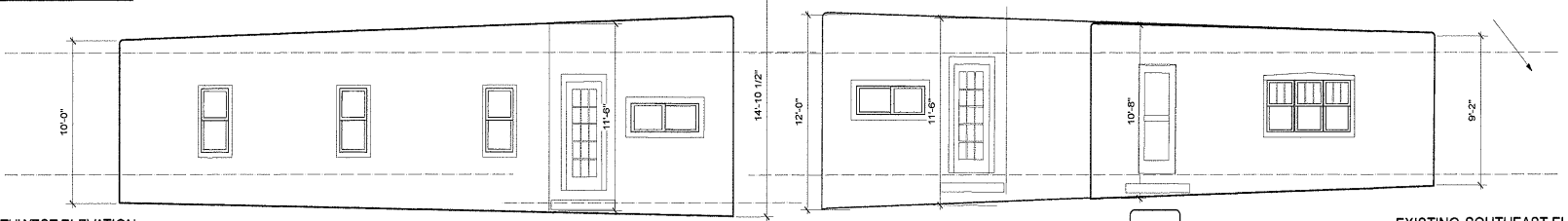
JOB NO. 37023



PROPOSED NORTHWEST ELEVATION

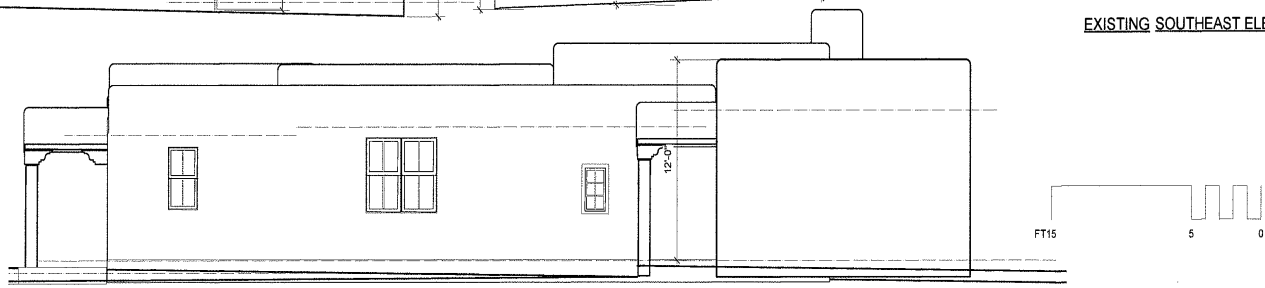


PROPOSED SOUTHEAST ELEVATION

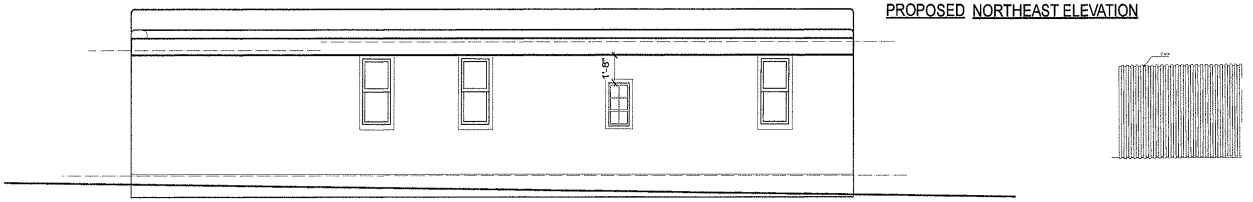


EXISTING NORTHWEST ELEVATION

EXISTING SOUTHEAST ELEVATION



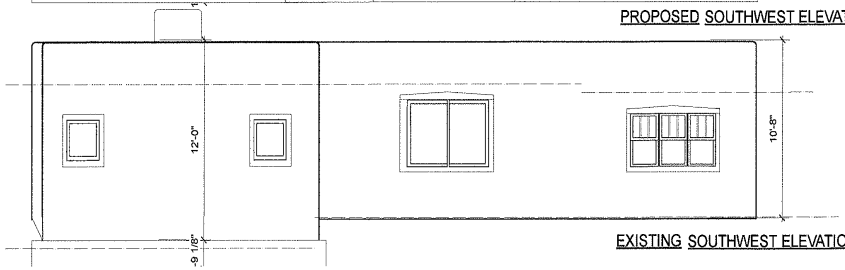
PROPOSED NORTHEAST ELEVATION



EXISTING NORTHEAST ELEVATION

5 FT HIGH COYOTE FENCE

PROPOSED SOUTHWEST ELEVATION



EXISTING SOUTHWEST ELEVATION

ELEVATION FINISHES

CEMENTITIOUS 3 COAT STUCCO SYSTEM FINISH
COLOR EL REY BUCKSKIN
PORTALS SHALL BE BUILT FROM ROUGH SAWN
STAINED NATURAL
NEW WINDOWS AND DOORS SHALL BE WHITE
CLAD TO MATCH EXISTING
ROOF BRAI TAN
ALL NEW WINDOW GLASS TINTED LOW E GLASS
TOP VT OF .7

EXTERIOR ELEVATIONS

SCALE 1/4" =1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

Revised 8-4-17

RENALDO REMODEL
645 PALACE AVE. #1
SANTA FE , NEW MEXICO

2/27/17

A-3

JOB NO. 3734

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 24 May 2017

To: **BUILDING PERMIT DIVISION**

From: **David Rasch, HPD Planner Supervisor:** DART
STAFF INITIALS

Lani McCulley, HPD Planner Technician Senior
STAFF INITIALS

Date Submitted: 19 May 2017

Contact Name: Christopher Purvis

Phone Number: 982-5461

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 645 East Palace Avenue Unit 1

Description of Proposed Work:

Alterations to previous approval H-17-023 including reduce the entry portal, reduce the dining portal as well as the proposed footprint extension to the dining room, reduce the pair of windows at the north kitchen area to one 2/6 3/6 double hung, expand the French doors on the north side of the kitchen, change the east facing window in the kitchen, and move the chimney and windows in the living room to the south as submitted.

☐ **I agree to the conditions of approval above.**

Print Name	Signature	Date

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes ☐ No	PERMIT or PERMIT REVISION REQUIRED	
☑ Yes ☐ No	ROUTE TO HISTORIC DIVISION	
☑ Yes ☐ No	INTERIM HISTORIC INSPECTION	
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 3.8.18

To: **BUILDING PERMIT DIVISION**

From: **David Rasch, HPD Planner Supervisor:** DR (STAFF INITIALS)

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Date Submitted: 3.2.18

Contact Name: Christopher Purvis

Phone Number: 982-5461

Project Address: 645 Palace Avenue #1

Description of Proposed Work:

changes to HDRB approval H-17-023
- reduce size of NW addition
- change bifeat door to single door w elev. kitchen
- increase dining room door width
- other window changes/alterations
- install skylights which shall not be visible above parapet

☑ I agree to the conditions of approval above.

CHRISTOPHER PURVIS — Print Name

Signature

3/9/18 — Date

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes ☐ No	PERMIT or PERMIT REVISION REQUIRED	DR
☑ Yes ☐ No	ROUTE TO HISTORIC DIVISION	DR
☑ Yes ☐ No	INTERIM HISTORIC INSPECTION	DR
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	DR

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Saturday, June 11, 2022

RE: 645 Palace Ave. #1 CASE H-17-023
Enclosed (1) 24"x36" and (1) 11"x17" copies

A-1 Site Plans Approved and Proposed	6/12/22
A-2 Floor Plans approved and Proposed	10/5/22
A-3 Elevations Approved and Proposed	6/12/22

Dear Carly Piccarello and
Members of the Historic Districts Review Board

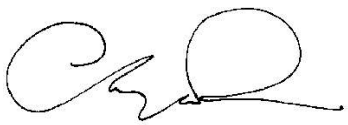
We hereby request minor changes to the HDRB approval at The March 28th 2017 meeting of the Renovation and Additions proposed at 645 Palace #1.
We are proposing to reduce the footprint of the house by approximately 175 sqft in the master bedroom area at the north west corner of the house and a portion of the eastern portal in addition we propose the following minor changes:

1) Reduce the Bi parting doors#2 kitchen to south portal
2) Increase door wider dining room portal to 36" from 30"
3) Add 30" x 60" 2 over 2 light double hung to east side of living
4) Replaced small rear window in bathroom #2
5) Replace window in master bath
6) Replace window on north side of the master bedroom with French doors
7) Replace window in bedroom 2 with french doors
8) Relocate the living room fireplace to the south west corner of the room
9) Reduce the size of the living room south window , increase the sizes of the east and west windows in the living room
10) Add 100 square feet to the east side under approved eastern portal

Overall we are proposing reducing the reduced area from the original approved 3595 square feet to 3150 square feet as stated in the previous submittal stucco will be cementitious stucco as manufactured by El Rey. color will be El Rey buckskin. and all new windows shall be white clad insulated TDL double hung. portal woodwork shall be rough sawn pine stained natural.

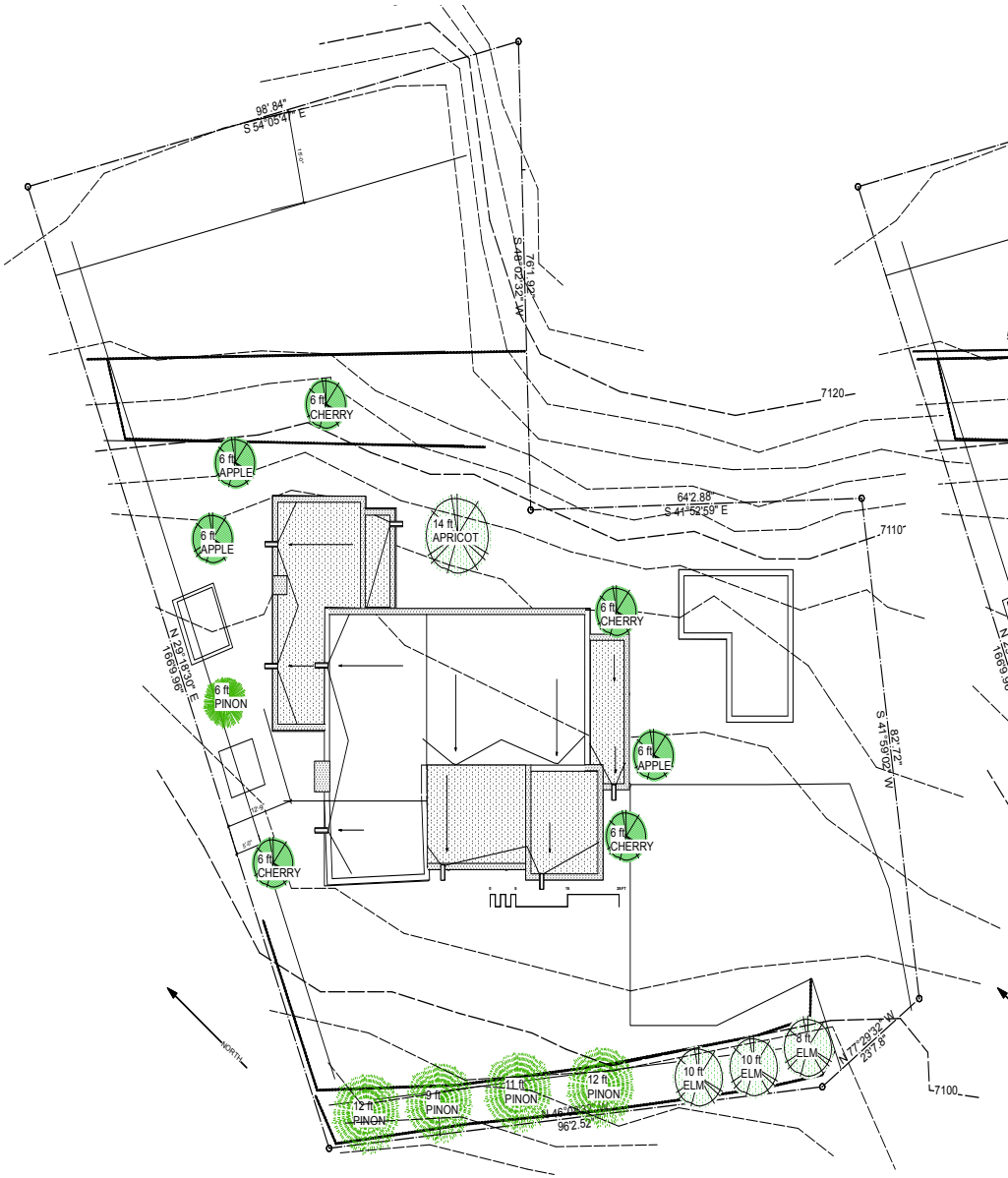
Please call if you have any questions on the project 982-5461

Sincerely,

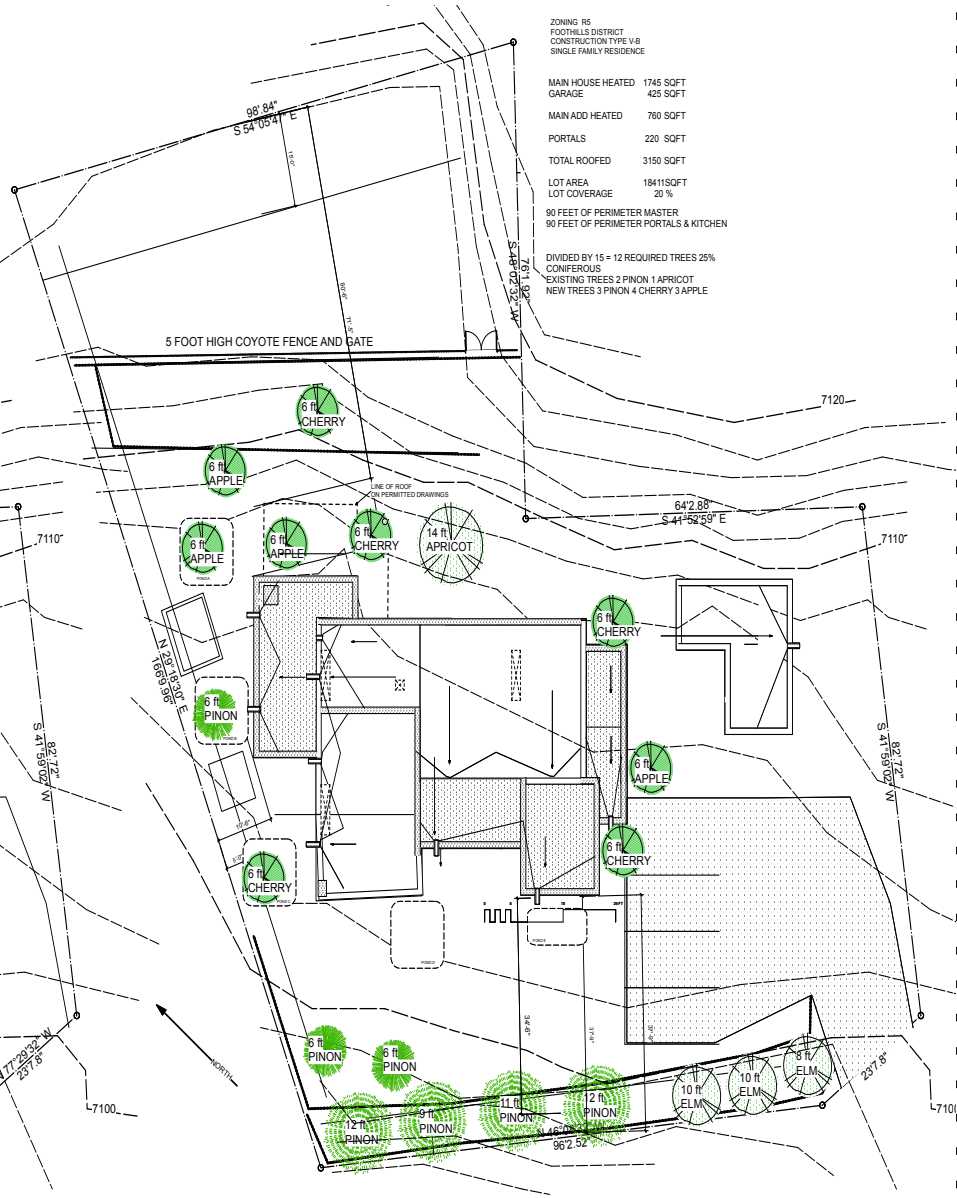


Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe NM
87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com



APPROVED SITE/ROOF PLAN



PROPOSED SITE/ROOF PLAN

SITE ROOF PLANS

SCALE 3/32" =1'-0"

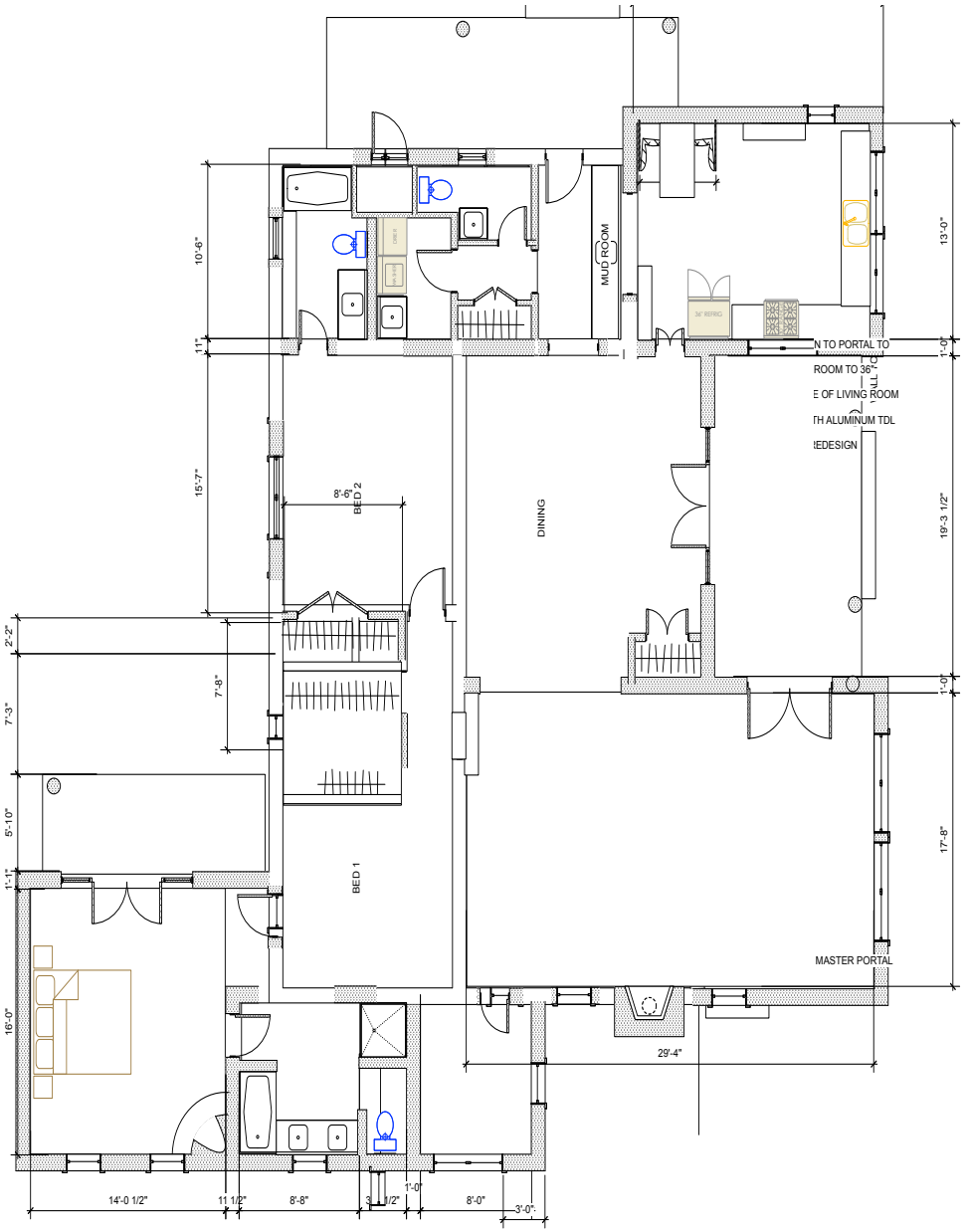
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe Trail St 1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

RENALDO REMODEL
645 PALACE AVE. #1
SANTA FE , NEW MEXICO

6/12/22

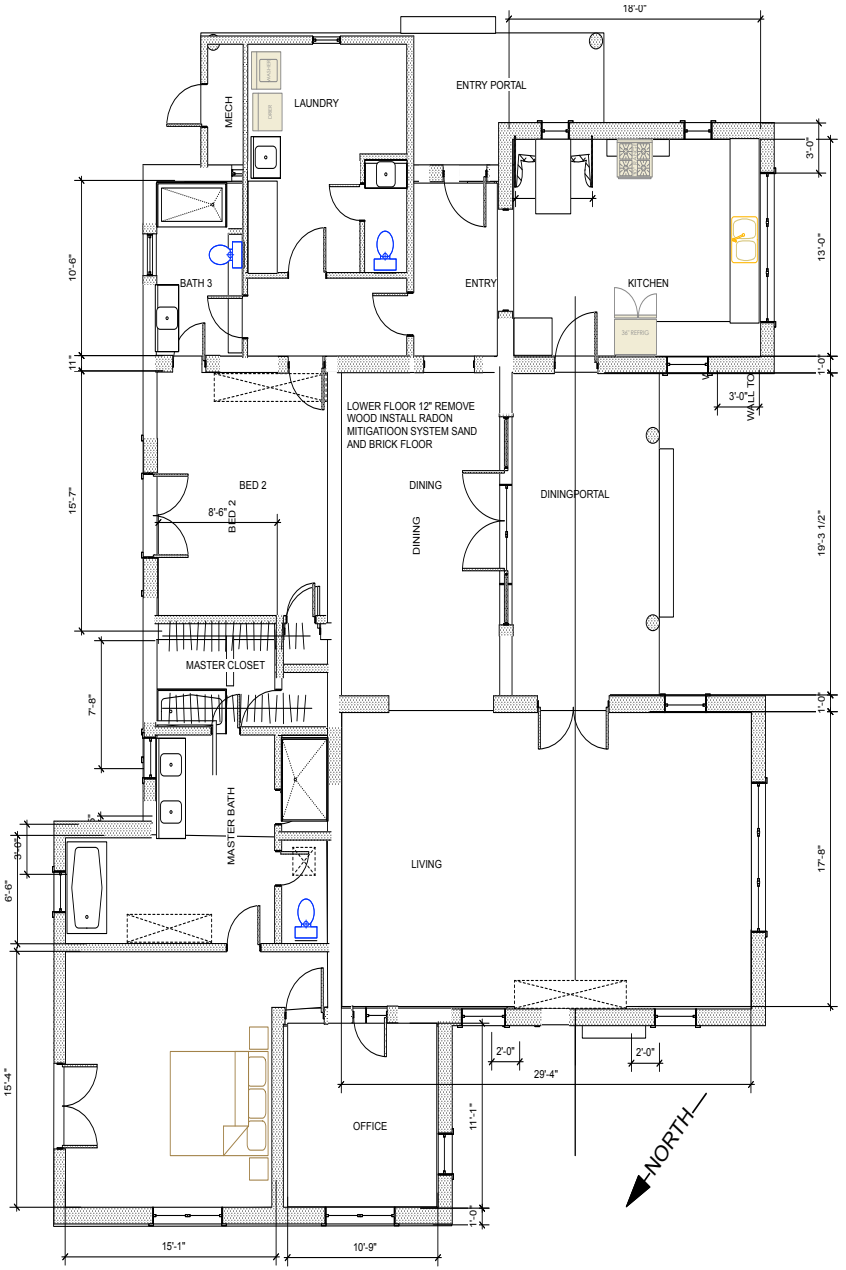
A-1

JOB NO. 3702



EXISTING FLOOR PLAN

SCALE 1/4" =1'-0"



PROPOSED FLOOR PLAN

SCALE 1/4" =1'-0"

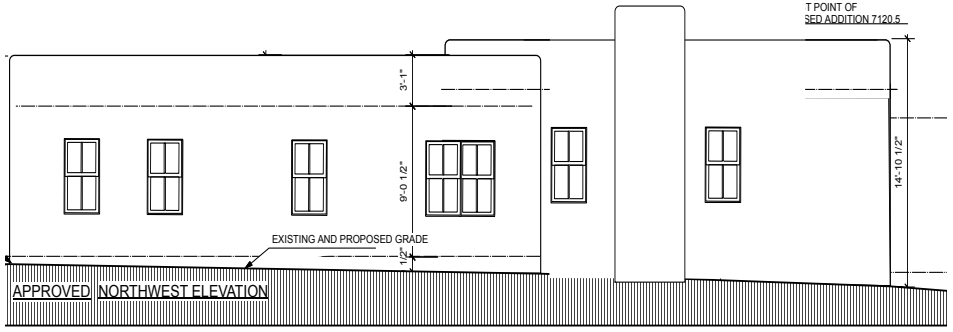
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe Trail St 1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

RENALDO REMODEL
645 PALACE AVE. #1
SANTA FE , NEW MEXICO

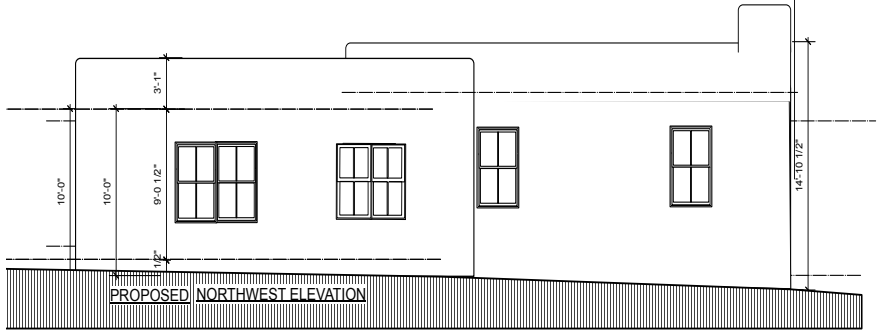
10/5/22

A-2

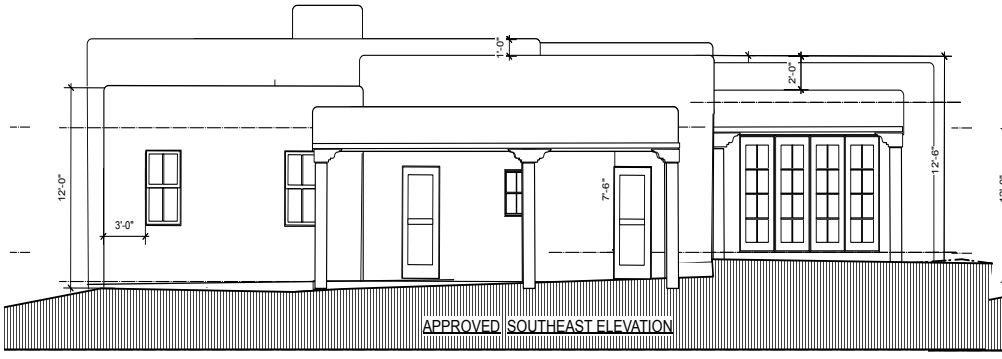
JOB NO. 3702



APPROVED NORTHWEST ELEVATION

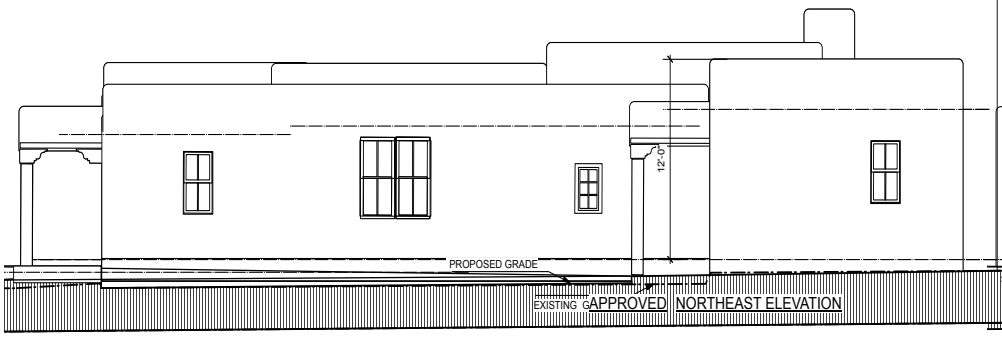


PROPOSED NORTHWEST ELEVATION



APPROVED SOUTHEAST ELEVATION

PROPOSED SOUTHEAST ELEVATION



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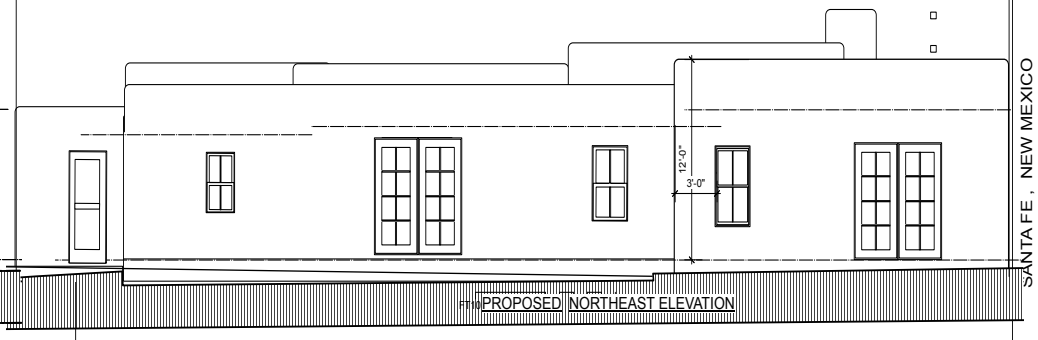
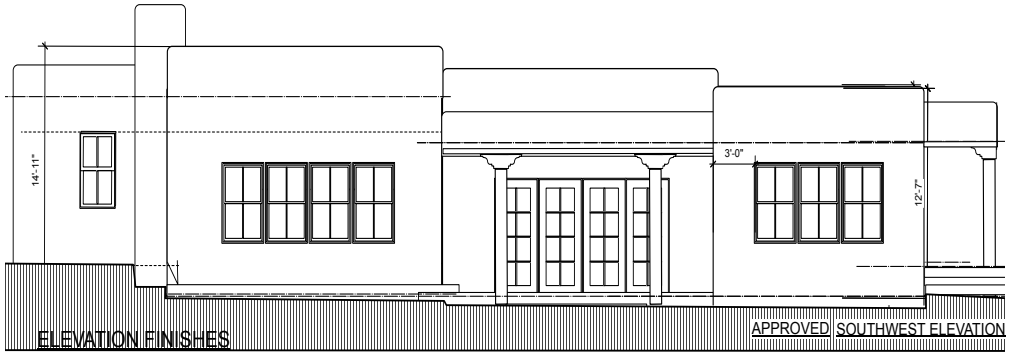
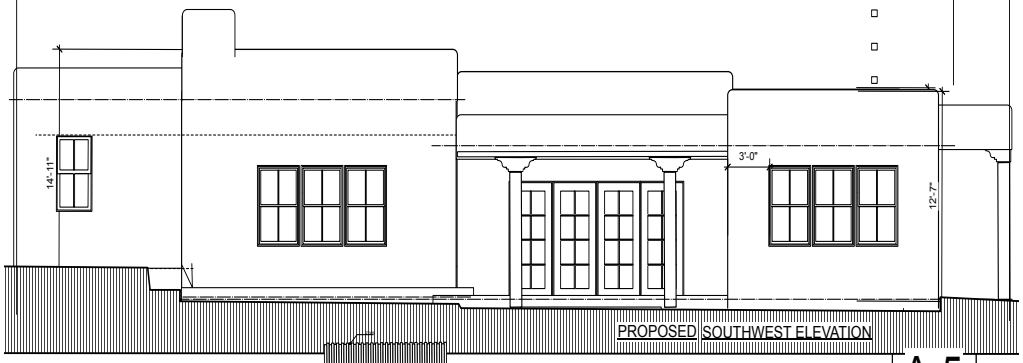


FTPROPOSED NORTHEAST ELEVATION



APPROVED SOUTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION

ELEVATION FINISHES

CEMENTITIOUS 3 COAT STUCCO SYSTEM FINISH COLOR EL REY BUCKSKIN
PORTALS SHALL BE BUILT FROM ROUGH SAWN STAINED NATURAL
NEW WINDOWS AND DOORS SHALL BE WHITE CLAD TO MATCH EXISTING
ROOF BRAI TAN
ALL NEW WINDOW GLASS TINTED LOW E GLASS TOP VT OF .7

5 FT HIGH COYOTE FENCE

EXTERIOR ELEVATIONS

SCALE 1/4" =1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
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Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

SANTA FE , NEW MEXICO

A-5

JOB NO. 3702

645 PALACE AVE STUCCO COLOR

645 PALACE AVE WINDOW CLAD COLOR

645 PALACE AVE PORTAL PINE STAINED NATURAL

City of Santa Fe, New Mexico

memo

DATE: October 25th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005471-HDRB

Address: 110 Calle la Pena
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

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

Due to the substantial changes to the doors and character defining windows as proposed, staff believes that this may also impact the contributing status of the building. The alteration of windows to doors also removes historic materials.

BACKGROUND & SUMMARY:

110 Calle la Peña is a 2,807-square-foot two-story residence with attached casita, listed as contributing to the Downtown and Eastside Historic District. Constructed in the late 1940s, the Spanish-Pueblo Revival Style U-shaped structure began as a simple one-story adobe rectangle with its entrance on the south elevation. A two-story addition was constructed on its east elevation and a rear casita was connected on its west elevation in the 1950s. The two-story portion is the house's front today. A rear courtyard casita was added and the south entry portal was infilled. The building consists of three separate apartments currently.

Its defining features include its eastern elevation with its shallow inset balcony, carved wood railing, and steel windows of varied sizes and lite patterns. Windows are single-pane fixed, double-pane divided lite, steel-frame casement windows and glass block. Its north elevation contains a large plate-glass window believed to have been designed for an artist's studio, per the applicant-provided 2022 Historical Cultural Property Inventory. The aluminum window is 11'2" x 8'8". The windows have exposed wood lintels that extend beyond the window and door widths. The 6' stucco east yard wall and gate arches were added since 1990.

Both the 1991 and 2022 Historic Cultural Property Inventory forms describe the multiple historic alterations between its original construction in 1948 and subsequent five decades. The applicant also included a history of the property's original developers and builders and the construction history of the main building and casita. According to the applicant's history, the developer of the subdivision that is now Calle la Peña was H.H. Dorman (Harry Howard) "who recognized Santa Fe's unique buildings and urban form and was an early advocate of historic preservation in Santa Fe." The applicant's background research states that many of Dorman's proposals for preservation became part of the 1957 City ordinance that formed the basis of today's Historic Preservation Code. Of note, the recent (2022) HCPI states that the "Calle la Peña covenants allowed for only Pueblo or Spanish Colonial Style."

The historic building with its multiple historic accretions contributes to the Downtown and Eastside Historic District as the original house in an uncommon cul-de-sac layout and built originally of adobe in the Spanish-Pueblo Style architecture. Its additions, including its second story and rear casita, are historical alterations that maintain its historic character. Its historic construction "story" includes its various construction methods and materials.

On July 12th, 2022, in case 2022-005345-HDRB, the HDRB maintained the structure's status as contributing. The Board designates the east elevation of the main house the primary façade, facade 1 (including 1(a) and 1(b)).

Now, the applicant proposes the following exterior alterations:

East Façade (Primary)

1. Retain the existing wood Door #1 contrary to the scope letter.
2. Replace existing wood Door #11 on second floor with a new aluminum clad front door without sidelights, contrary to the scope letter, in the existing opening.
3. Replace cable railing on second floor with wrought iron railing in the same location and matching the existing height.
4. Add a carved wood pedestrian gate to the curved courtyard wall and extend wall, which is non-contributing.
5. Add masonry pillars to form a roof over the gate.

North Façade

6. Construct a 139 sq.ft. Spanish Pueblo Revival style portal on the existing yard walls with timber beams, columns and corbels and a stucco parapet at 11'-0".
7. Replace existing steel windows with aluminum clad wood windows.
8. Add an 18" deep corbel and latilla overhang at this door.
9. Replace aluminum storefront window 'B' with a new aluminum clad wood divided light window. The existing opening and lintel will be preserved.
10. Replace the wood fence with a 6'-0" masonry and stucco yard wall with carved wood gate.

West Façade

11. Construct an 80 sq.ft. timber and latilla Spanish Pueblo Revival style portal.
12. Raise the studio's parapet height by 2'-9", raise the floor level 8" to address site drainage. The existing non-historic ceiling beams are 7'-7" high. The overall proposed height of the Studio parapet from lowest natural grade is 12'-3".
13. Replace existing window E with a new aluminum clad wood and glass door 4 using the existing window opening.

South Façade

14. Remove exterior non-historic, wood stair.
15. Raise the parapet and floor level of the studio as noted above.
16. Replace window J with a new aluminum clad wood window in the same location but larger than the original.

Courtyard Façades

17. Remove enclosed portal and windows U, V, W & X and wood and glass door #15.
18. Construct an approximate 700 square foot Spanish Pueblo Revival style portal which wraps the east, south and west sides of the courtyard. The proposed height of the new portal is 11'-6".
19. Add two aluminum clad wood and glass double doors #7 and #8.

20. Raise the parapet and floor level of the Studio as previously noted.
21. Replace existing steel Window K with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
22. Replace existing wood Door #6 with a new clad wood and glass door matching the size of the existing door.
23. The new door's location is the same as the existing door.
24. Replace existing steel Window L with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
25. Replace existing glass block windows with an aluminum clad wood window.
26. The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

All Façades except the east and primary

27. Replace all windows on the north, west and south facades with double glazed thermally broken metal clad Marvin Signature Ultimate Narrow Frame casement clad wood windows in Ebony with 5/8" square divided light muntins
28. Replace all doors on the north, west and south facades with except for Doors #1 and #9 with Marvin Ultimate Swinging Narrow Profile Door aluminum clad wood in Ebony with 5/8" square divided light muntins. Replacement Doors #1 and #9 are custom steel doors in ebony.

All Facades

29. Re-stucco in El Rey buckskin color cementitious stucco with fine aggregate.

West Courtyard Facade

Extend roof cover and add clad wood and glass Door and Sidelights #9 in existing breezway opening.
Add clad wood and glass Window N in existing wall Replace existing glass block Window P with a new clad wood and glass Door #10. The new door uses existing window opening.
Add clad wood and glass Window Q in existing wall

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (E)(1)(a): Staff request an exception for windows that do not fit within the style of the building, Old Santa Fe Style.

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

Applicant Response:

The Regulation states "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." The existing contributing house reflects none of these styles. The HCPI describes the original 1942 house as a small and simple adobe structure, which "grew in accretions, achieving its compound U-plan by 1958." The additions were primarily concrete block and the house reflects a post-World War II style that does not fit any of the styles within the Old Santa Fe Style. The original adobe portion of the house is in the back of the house, not visible from public view and the designated primary façade, fronting Calle la Pena on the east reflects post WWII style and materials.

The substance of the Old Santa Fe style section does not address or regulate the orientation of door window glazing. The only mention of glass panes is a requirement in subsection (c) that single panes of glass larger than 30" in any dimension are not allowed except in specified situations, which does not apply here. Likewise, the General Design standards for all H Districts does not address or regulate the style of doors, let alone non-historic doors. In sum, the Applicant's understanding is that no exception should be required to replace non-historic doors with doors having horizontally oriented glazing.

Given that the exception is being required, the absence of Code regulations regarding the door glazing orientation is evidence that a horizontal orientation would not damage the character of the District. Had the City decided to regulate door glazing orientation, it would have included regulatory language, which the Code does not contain.

The Applicant's design of the remodel is intended to achieve consistency and a coherent nomenclature between the historical horizontally-oriented style of the 14 windows on the house and the doors, thereby enhancing the character of the house and in turn the District. The Historic Overlay Code expressly intends that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved. Section 14.5.2(C)(1)(c) The public-facing portions of the house were built soon after the end of WWII and the 14 existing windows have had the same horizontal window pattern since that time, which contributes to the character of the structure. As stated in Code section 14-5.2.C.1.b, "changes to structures that have acquired historic significant in their own right shall be retained and preserved, recognizing that most structures change over time. The Application retains the historic orientation of the windows and provides a matching style for the doors.

In contrast, the existing doors are all non-historic and feature a variety of styles. The

HCPI and Applicant's research did not uncover any photos of the original doors. Given the lack of Code regulation of door glazing orientation and the creation of style coherence between the doors and windows, the request will enhance rather than damage the character of the District.

Staff Response: Staff recommends that the exception criterion has not been met. Additions and alterations must be within the style of the building as stated throughout 14-5.2(D). The architectural style of the building is Old Santa Fe Style. Doors of this kind, aluminum clad with horizontal panes do not appear until later years. During the building eras for this structure, door in the Santa Fe Style were carved wood.

Due to the substantial changes to the doors and character defining windows as proposed, staff believes that this may also impact the contributing status of the building.

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

Applicant Response:

The Applicant desires to carry out a substantial renovation of the existing contributing house that will perpetuate its historic style while extending the building's useful life. The design intends to achieve coherence and unity in style for a house that started in 1942 as a much smaller, simple adobe dwelling. Per the HCPI, the house "grew in accretions, achieving its compound U-plan by 1958" and the additions are primarily concrete block. The original steel windows were installed prior to 1958 and are horizontal divided lite, which have characterized the house since that time. As the door and window schedule shows, the existing doors have varying window glazing styles.

Requiring vertical glazing for the 9 doors would harm the Applicant due to disunity between the windows and doors and inconsistency with the historic horizontally oriented window lites. Such a result would also harm the public welfare, as the renovated house would reflect a non-harmonious relationship between the windows and the doors.

Staff Response: Staff recommends that the exception criterion has not been met. Vertical glazing is not required, nor is glazing, but a door that is compatible with the style of the house is required, which is not a hardship.

(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:

This exception request is very specific: whether the door glazing is oriented horizontally or vertically. As addressed above, the Applicant considered and rejected vertically-oriented glazing so that the 9 doors will match the 14 horizontally-oriented windows. The Applicant believes that creating a consistent door and window light style

on the house is appropriate and consistent with the longstanding post WWII style of the house.

Staff Response: Staff recommends that the exception criterion has not been met. The only design option presented was this door. Alternatives were not presented to staff leaving no room for discussion of most historically and stylistically appropriate options.

RELEVANT CODE CITATIONS:

Windows & Doors:

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

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

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

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

(iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

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.

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

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

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

Date: 7-11-2022 Location of Project: 110 Calle La Pena

Applicant

Name: Peter Wilson

Phone: 505-670-3995 Email: wilson@wilsonconstructionllc.com

Property Owner

Name: Kevin Scott

Phone: 512-608-8887 Email: avpetro69@gmail.com

Proposed Work:

See attached Letter. Proposed new windows and doors, new pedestrian entry gate, move N. side yard wall, add small portal on the N. side, raise floor level and parapet height in studio space at the rear, rebuild and extend existing courtyard portal, insulate and restucco exterior.

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: 7/11/2022

Desired Hearing Date: 8/9/2022

Project Type: Residential remodel with portal additions

Status	Primary Elevation Designation
☒ Contributing	☒ East
New Construction	**Remodel**
☒ New portals	☒
Sq. Ft. of project: 475 sq.ft. new portals	Sq. Ft. of project: 3,401 sq.ft. ex. roofed

Construction Cost: $250,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name Kevin Scott

Signature Kevin Scott

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 1-4-2022

Property Owner of Record: Kevin Scott

Applicant/Agent Name: Peter Wilson

Contact Person Phone Number: (505) 670-3995

Site Address: 110 Calle La Pena

Proposed Construction Description: Renovation and Portal Additions

TOTAL ROOF AREA: Existing = 3,401 sq.ft. Proposed = 3,875 sq.ft.

Zoning District: RC8

Overlay:
- ☐ Escarpment No
- ☐ Flood Zone* No
- ☒ Other: Downtown/ Eastside Historic District

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

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

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

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

Terrain: ☐ 30% slopes No

* Requires an additional review conducted by Technical Review Division.

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

Lot Coverage : Ex. 30.2% Prop. 34.4%

☐Open Space Required: N/A

Setbacks:

Proposed Front: 24'-5" Minimum: 7'-0"

2nd Front? _____

Proposed Rear: 5'-0" Minimum: 15'(5')

Proposed Sides: L 15'-9" R 12'-11" Minimum: 5'-0"

Height: Proposed 19'-10"

Maximum Height: 24'-0" or

☐ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible _____

Minimum: 2

Bicycle Parking:**

Proposed: _____ Minimum: n/a

** Commercial Requirement

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

Peter Wilson (Wilson Design & Construction LLC) [☐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 1-4-2022 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: ___/___/___

☐ Flood Plain Approval by _____ Date: ___/___/___

☐ Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

☐Preliminary Approval ☐with conditions ☐ Rejected

Comments/Conditions: _____

_____

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

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

Revised 1-14-13

WILSON DESIGN & CONSTRUCTION LLC
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

Request for Historic Review of Proposed Renovation and Addition to 110 Calle La Pena
7/11/2022

Mr. Scott proposes to renovate the existing house and add covered outdoor area.

Primary East Street Facade

The proposed changes on the Primary East Street Facade are a new pedestrian gate into the existing courtyard with curved walls into masonry pillars that form a roof over the gate. The finish of the pillars is stucco to match the existing house, the gate #13 in the plan is carved wood. The existing yard wall is a new construction with a building permit dated 2009.
Replace existing wood Door #1 with a new steel front door and sidelights in the existing opening. This door will match the existing style of the historic windows in the facade.
On the second floor, replace existing wood and glass Door #11 with a new clad wood door and in the existing opening. The new door uses and preserves the existing opening and lintel.
On the second floor deck that wraps the south and west sides, replace the existing non-historic cable railing with a new wrought iron railing. The new railing will match the existing in location and height.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.
Please confirm our assessment that none of these changes require an exception.

North Facades

The proposed changes to the North Facade are to replace existing steel Window A with a clad wood and glass door. The new door matches uses the existing opening. There is an 18" deep corbel and latilla protective overhang proposed at the door.
There is an existing 6' wood fence on the north side. We propose to remove the wood fence and a 250 sq.ft. section of impervious concrete driveway. A new 6' masonry and stucco yard wall and carved wood gate closer to the street is proposed.
Replace existing aluminum storefront Window B with a new clad wood window divided to harmonize with the scale and pattern of the historic windows of the building. The new window uses and preserves the existing opening and lintel.
Construct a 139 sq.ft. pueblo style portal roof on the existing yard walls off the the kitchen with solid timber beams, columns and corbels and a stucco parapet. The proposed overall height of the new portal from lowest natural grade is 11'-0".
Replace existing steel Window C with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening and lintel.
Replace existing wood and glass Door 3 with a new clad wood door matching the size and pattern of the existing door. The new door maintains the size of the original and moves 18" to the east.
Replace existing steel Window D with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening and lintel.
Replace existing steel Window G with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening.
Replace existing wood Door 5 with a new clad wood and glass door. The new door uses and preserves the existing opening
On the 2nd Floor, Replace existing steel Window T with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening and lintel.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

WILSON DESIGN & CONSTRUCTION LLC
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

West Facade

The proposed changes to the West Facade are to construct an 80 sq.ft. timber and latilla pueblo style portal off of the Master Bedroom.
Replace existing steel Window E with a new clad wood and glass door 4 using the existing window opening. The new door uses and preserves the existing opening and lintel.
Replace existing steel Window F with two new clad wood windows matching the pattern of the existing window. The new windows use the existing opening and lintel.
Raise the parapet height of the existing Studio 2'-9", raise the floor level 8". Drainage on the site is restricted and the current Studio floor is 8" below the courtyard level and flooding inside is recently documented during heavy rains. The existing non-historic ceiling beams are 7'-7" high, leaving no room to raise the floor without changing the ceiling. The overall proposed height of the Studio parapet from lowest natural grade is 12'-3".
Replace existing wood Window H with five new clad wood windows (H1-H5).
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

South Facade

The proposed changes to the South Facade are:
The existing exterior wooden stair is non-compliant with IRC Section R311.7 and non-historic and is proposed to be removed.
Replace existing glass block Window R with a new clad wood window. The new window uses the existing opening.
Raise the parapet and floor level of the Studio as noted above.
Replace existing steel Window J with a new clad wood window matching the pattern of the existing window. The new window is in the same location but 85% larger than the original.
On the 2nd Floor, Replace existing steel Window S with a new clad wood window matching the size and pattern of the existing window with some modification for egress. The existing window is in a bedroom and does not meet the 2015 IRC Section R310.1 and 2015 IFC Section 1030 egress requirements. The new window uses and preserves the existing opening and lintel.
On the second floor deck that wraps the south and west sides, there is a new wrought iron railing replacing an existing non-historic cable railing. The new railing will match the existing in location and height.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

South Courtyard Facade

The proposed changes to the South Courtyard Facade are to remove the existing enclosed portal and the existing windows U, V, W & X and wood and glass door #15. The wood windows and door of the portal being non-historic according to the historic assessment by RPA & Associates.
A new timber and stucco pueblo style portal is proposed with two new clad wood and glass double doors #7 and #8 added in the wall. The new portal wraps the east, south and west sides of the courtyard, for a total of 707 sq.ft. roofed area. The proposed overall height of the new portal from lowest natural grade is 11'-6"
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

East Courtyard Facade

The proposed changes to the East Courtyard Facade are to remove the existing portal and raise the parapet and floor level of the Studio as noted above. A new timber and stucco pueblo style portal is proposed as noted above. The new portal wraps the east, south and west sides of the courtyard, for a total of 707 sq.ft. roofed area. The proposed overall height of the new portal from lowest natural grade is 11'-6"
Raise the parapet height of the existing Studio 2'-9", raise the floor level 8".

WILSON DESIGN & CONSTRUCTION LLC
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

Replace existing steel Window K with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
Replace existing wood Door #6 with a new clad wood and glass door matching the size of the existing door. The new door's location is the same as the existing door.
Replace existing steel Window L with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
Replace existing glass block Windows M1 & M2 with a new clad wood window.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

West Courtyard Facade
The proposed changes to the West Courtyard Facade are to add a new timber and stucco pueblo style portal. The new portal wraps the east, south and west sides of the courtyard, for a total of 707 sq.ft. roofed area. The proposed overall height of the new portal from lowest natural grade is 11'-6”
Extend roof cover and add clad wood and glass Door and Sidelights #9 in existing breezway opening.
Add clad wood and glass Window N in existing wall
Replace existing glass block Window P with a new clad wood and glass Door #10. The new door uses existing window opening.
Add clad wood and glass Window Q in existing wall
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

New double glazed thermally broken metal clad windows that are close to the existing historic steel windows in style, proportion and configuration are proposed. The replacement windows proposed are Marvin Signature Ultimate Narrow Frame casement clad wood windows in Ebony with 5/8” square divided light muntins. This product was chosen because it's minimal sightlines are closest in proportion to the existing steel windows.

The replacement doors proposed except for Doors #1 and #9 are Marvin Ultimate Swinging Narrow Profile Door clad wood in Ebony with 5/8” square divided light muntins. This product was chosen because it's minimal sightlines and proportions are in harmony with the existing historic steel windows.
Replacement Doors #1 and #9 are custom steel doors in ebony. This product was chosen, despite it's expense, for it's similarity in material, proportion and style to the existing historic windows.

All exterior stucco will receive new El Rey buckskin color cementitious stucco with fine aggregate.

On the Primary Facade, the exterior wood surfaces will be painted to match the existing Charcoal Grey Color identified as Sherwin Williams “Iron Ore” #7069.
On all other Facades, the exterior wood surfaces will be painted Sherwin Williams Tricorn Black SW6258

Thank you for your review,
-Peter Wilson
505-670-3995
wilson@wilsonconstructionllc.

110 Calle la Pena

Applicant's Response to Exception Criteria
Replacement of Non-Historic Doors

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion as they relate to the request to replace 9 non-historic doors with new doors with horizontal glazing to match the 16 existing windows with horizontal divided lights, which will be replaced with windows with the same orientation.

Staff has determined that the horizontal glazing requires an exception to section 14.5.2(E)(1)(a): Old Santa Fe style (the "Regulation").

(1) Do not damage the character of the district.

Response: The Regulation states "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." The existing contributing house reflects none of these styles. The HCPI describes the original 1942 house as a small and simple adobe structure, which "grew in accretions, achieving its compound U-plan by 1958." The additions were primarily concrete block and the house reflects a post-World War II style that does not fit any of the styles within the Old Santa Fe Style. The original adobe portion of the house is in the back of the house, not visible from public view and the designated primary façade, fronting Calle la Pena on the east reflects post WWII style and materials.

The substance of the Old Santa Fe style section does not address or regulate the orientation of door window glazing. The only mention of glass panes is a requirement in subsection (c) that single panes of glass larger than 30" in any dimension are not allowed except in specified situations, which does not apply here. Likewise, the General Design standards for all H Districts does not address or regulate the style of doors, let alone non-historic doors. In sum, the Applicant's understanding is that no exception should be required to replace non-historic doors with doors having horizontally-oriented glazing.

Given that the exception is being required, the absence of Code regulations regarding the door glazing orientation is evidence that a horizontal orientation would not damage the character of the District. Had the City decided to regulate door glazing orientation, it would have included regulatory language, which the Code does not contain.

The Applicant's design of the remodel is intended to achieve consistency and a coherent nomenclature between the historical horizontally-oriented style of the 14 windows on the house and the doors, thereby enhancing the character of the house and in turn the District. The Historic Overlay Code expressly intends that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure

be preserved. Section 14.5.2(C)(1)(c) The public-facing portions of the house were built soon after the end of WWII and the 14 existing windows have had the same horizontal window pattern since that time, which contributes to the character of the structure. As stated in Code section 14-5.2.C.1.b, "changes to structures that have acquired historic significant in their own right shall be retained and preserved, recognizing that most structures change over time. The Application retains the historic orientation of the windows and provides a matching style for the doors.

In contrast, the existing doors are all non-historic and feature a variety of styles. The HCPI and Applicant's research did not uncover any photos of the original doors. Given the lack of Code regulation of door glazing orientation and the creation of style coherence between the doors and windows, the request will enhance rather than damage the character of the District.

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

Response: The Applicant desires to carry out a substantial renovation of the existing contributing house that will perpetuate its historic style while extending the building's useful life. The design intends to achieve coherence and unity in style for a house that started in 1942 as a much smaller, simple adobe dwelling. Per the HCPI, the house "grew in accretions, achieving its compound U-plan by 1958" and the additions are primarily concrete block. The original steel windows were installed prior to 1958 and are horizontal divided lite, which have characterized the house since that time. As the door and window schedule shows, the existing doors have varying window glazing styles.

Requiring vertical glazing for the 9 doors would harm the Applicant due to disunity between the windows and doors and inconsistency with the historic horizontally-oriented window lites. Such a result would also harm the public welfare, as the renovated house would reflect a non-harmonious relationship between the windows and the doors.

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

Response: This exception request is very specific: whether the door glazing is oriented horizontally or vertically. As addressed above, the Applicant considered and rejected vertically-oriented glazing so that the 9 doors will match the 14 horizontally-oriented windows. The Applicant believes that creating a consistent door and window light style on the house is appropriate and consistent with the longstanding post WWII style of the house.

City of Santa Fe

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

PROJECT DESC: 2022-005345-HDRB. 110 Calle de la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, requests primary facade designation on a contributing building.

CASE NUMBER: 2022-005345--HDRB

PROJECT TYPE: Primary Elevation Designation

LOCATION: 110 CALLE LA PENA A
Santa Fe, NM 87505

CONTACTS:	Property Owner	Kevin Scott	533 AGUA FRIA SANTA FE, NM
	Applicant	PETER WILSON	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 28, 2022. The decision of the Board was to confirm the historic status as historically contributing and designated the east elevation (facades #1, including #1a, and #1b, as its primary facade.

For further information please call 505-955-6605.

Sincerely,

Angela S. Bordegaray

Angela Bordegaray

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

110 Calle La Pena

NORTHWEST STREET ELEVATION

110 Calle La Pena
NORTHEAST STREET ELEVATION

110 Calle La Pena
NORTH ELEVATION

110 Calle La Pena
NORTHWEST ELEVATION

110 Calle La Pena
SOUTHEAST ELEVATION

110 Calle La Pena
SOUTH COURTYARD ELEVATION

110 Calle La Pena
WEST COURTYARD ELEVATION

WINDOW AND DOOR COMPARISON
KOLBE VISTALUXE WD WINDOWS AND DOORS

Window, Door Comparison: Existing Roll Form Steel vs Replacement*

	Existing Steel Window.	Replacement Window.	Replacement Door.
Type	Outswing Casement	Outswing Casement	n/a
Exterior Material.	Metal	Metal Extrusion	Metal Extrusion
Exterior Finish	Dark Grey	Steel Grey	Steel Grey
Lights (per unit)	3	3	4
Light Orientation	horizontal	horizontal	horizontal
Proportional Ratio (HxW)	3/4	3/4	3/4
Vertical Muntins	0	0	0
Horizontal Muntins.	2	2	3
Munton Profile (exterior)	7/8” Putty	7/8” Putty	7/8” Putty
Munton Profile (interior).	7/8” Square Flat	7/8” Square Flat	7/8” Square Flat
Casement Frame	1.25”	1.56”	1.56”

*Kolbe Vistalux WD Swing-Out Casement Windows and Doors.

KOLBE VISTALUXE WD WINDOW PICTURED

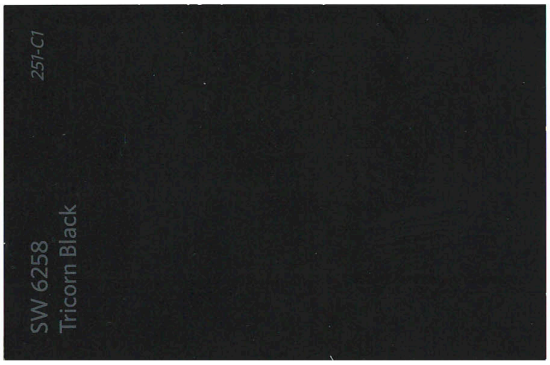
KOLBE
WINDOWS & DOORS

Ashley Norton H

110 Calle La Pena -
Beam, Trim and Fenestration Colors

Sherwin Williams
Iron Ore
#SW7069

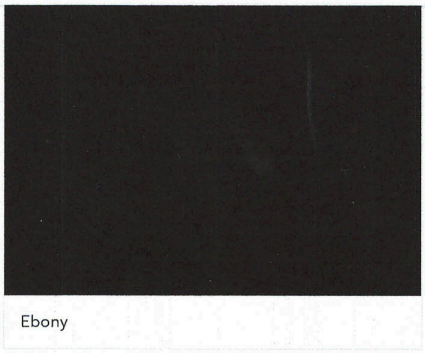
Primary Facade Painted Wood Color



Sherwin Williams
Tricorn Black
#SW6258

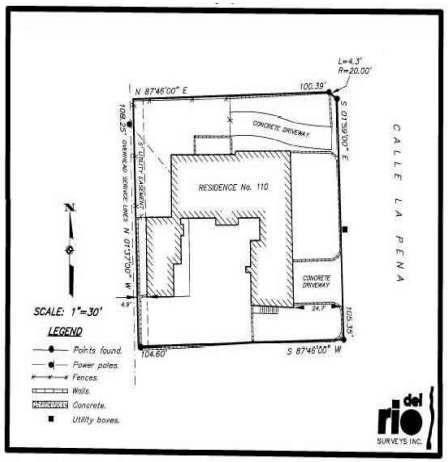
All Other Facades Painted Wood Color

MARVIN



Marvin Window & Door
Ebony

New Window and Door Color



PROJECT INFORMATION

APPLICANT:
Kevin Scott
10 Calle La Pena
Santa Fe, NM

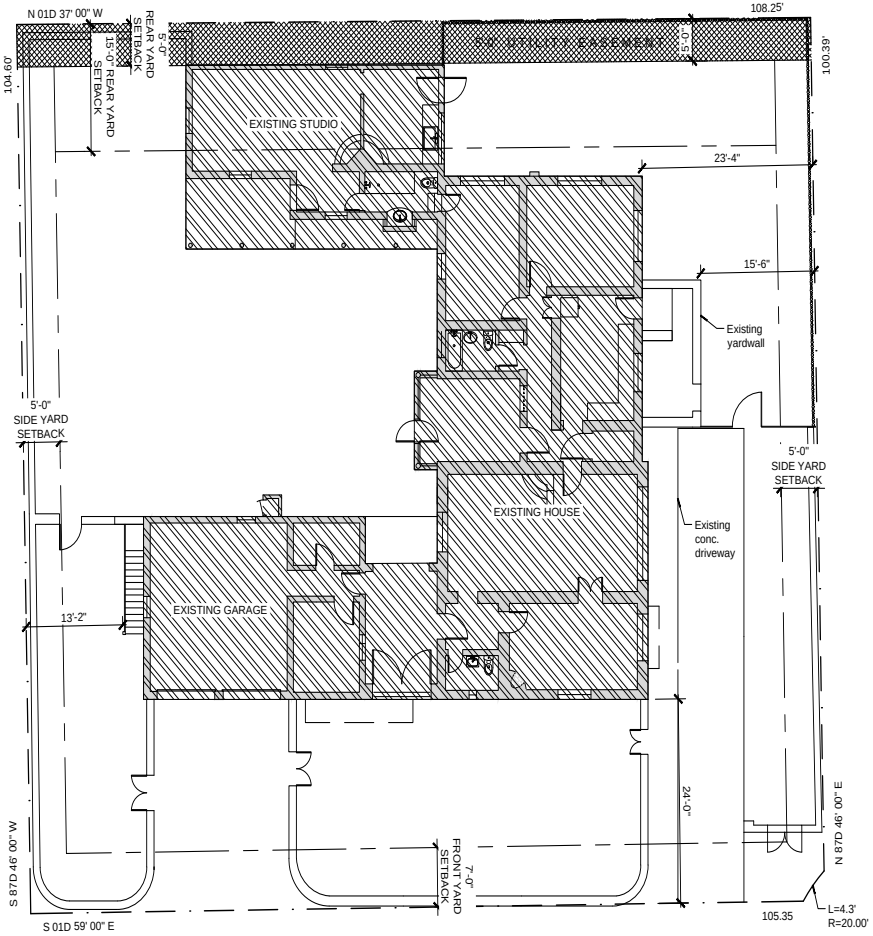
ARCHITECT:
Peter Wilson
Wilson Design & Construction
369 Montezuma Ave #165
Santa Fe, NM 87501

ENGINEER:
James Hands
Santa Fe, NM

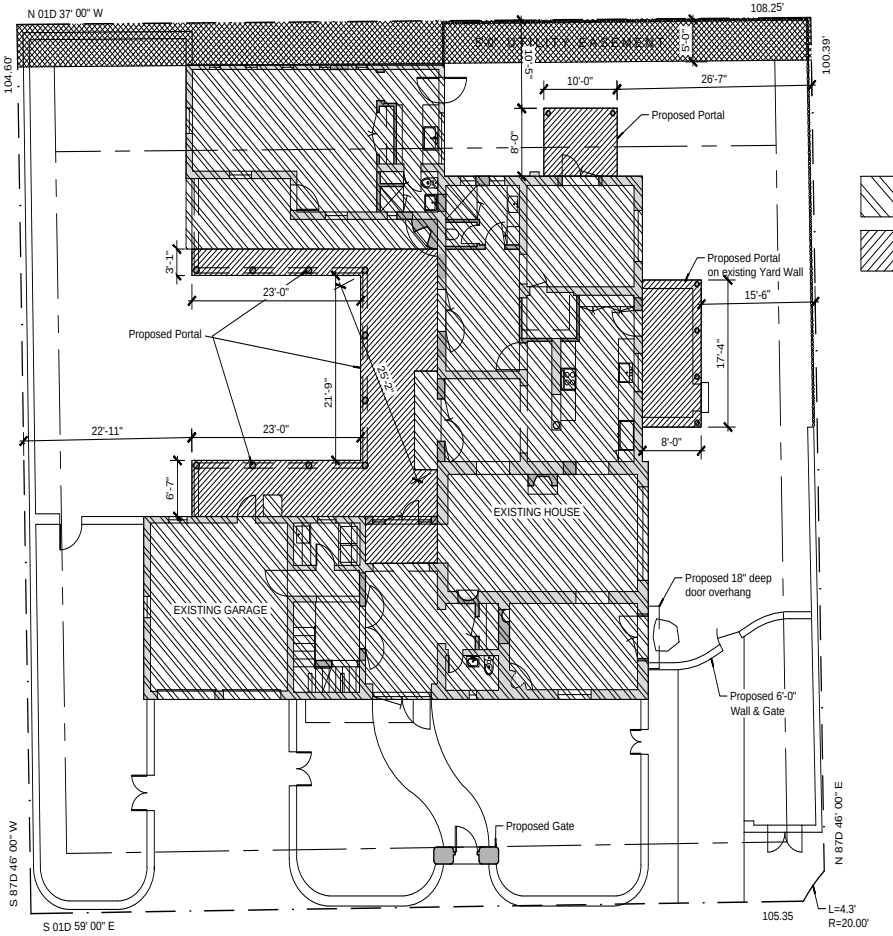
PROJECT ADDRESS: 110 Calle La Pena Santa Fe, NM
LOT AREA: 0.259 Acre/ 11,279 sq.ft.
PROJECT DESCRIPTION: New Windows and Doors, Portal Additions and raising the ceiling height in the rear volume.
ZONING: RC8
OCCUPANCY: R
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 2
SETBACKS: Front - 24'-5" Proposed, 7'-0" Min.
Side - 14'-9" Proposed Left,
12'-11" Proposed Right, 5'-0" Min.
Rear - 5'-0" Existing, 15'-0" Min. (5' Allowed)
HEIGHT: 19'-10" Existing & Proposed
HISTORIC DISTRICT: Eastside
HISTORIC DESIGNATION: Contributing

AREA OF BUILDING:
3,401 sq.ft. - Existing Roofed Area (30.2% Lot Coverage)
3,875 sq.ft. - Proposed Roofed Area (34.4% Lot Coverage)

APPLICABLE BUILDING CODES:
2015 International Building Code
2015 International Residential Code
2018 International Energy Conservation Code
2015 New Mexico Administrative Code



2 EXISTING SITE PLAN
SCALE : 1/8" = 1' - 0"



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

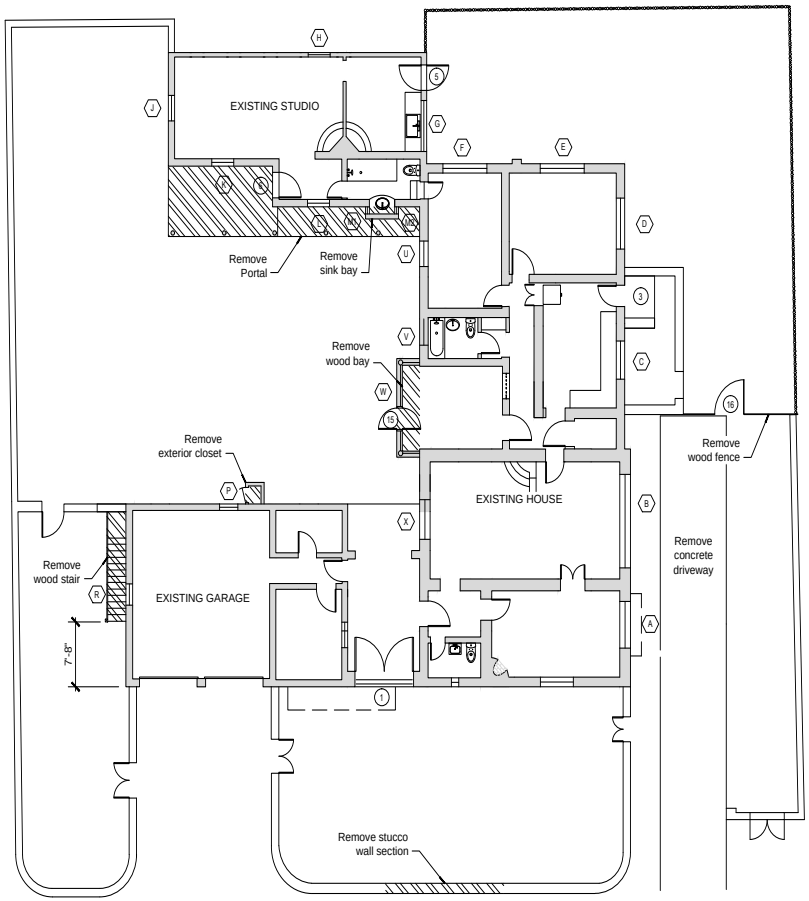
WDC WILSON DESIGN & CONSTRUCTION LLC

SITE PLAN EXIST./ PROP.

110 CALLE LA PENA

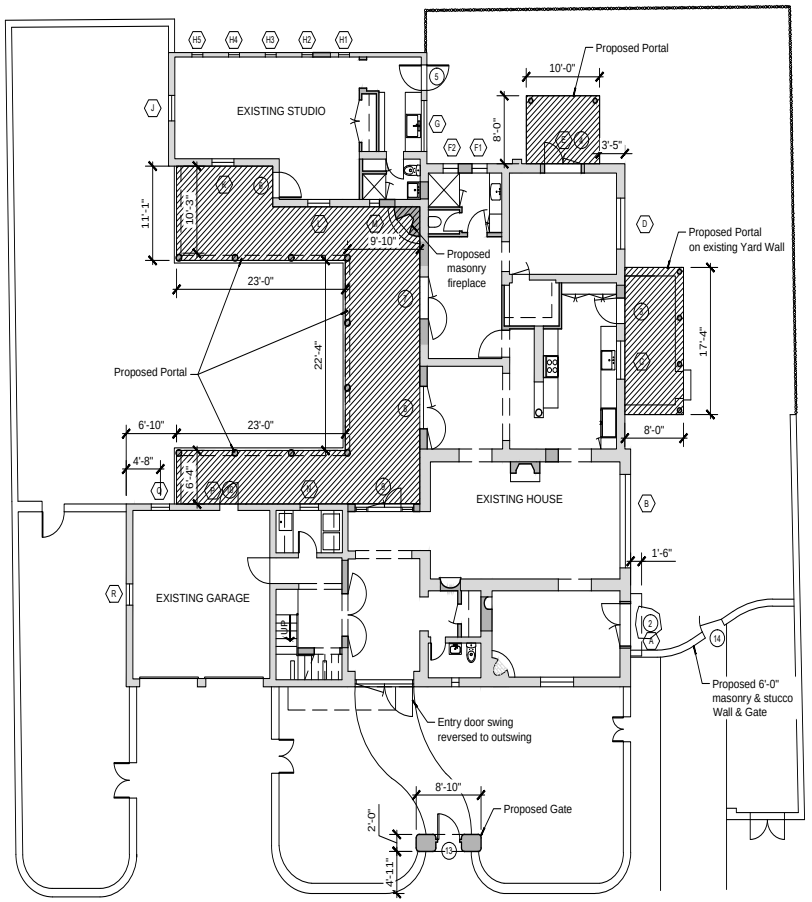
9-12-2022

A1.0



4 EXISTING FLOOR PLAN

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

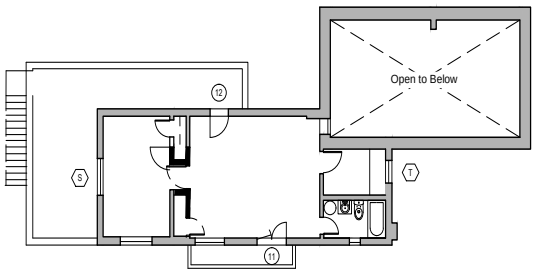


3 PROPOSED FLOOR PLAN

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

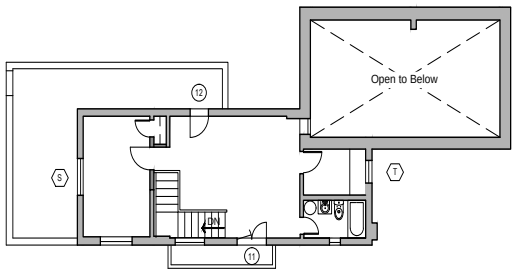
Existing Roofed Area To Be Removed

Proposed Roofed Area



2 EXISTING 2nd FLOOR PLAN

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



1 PROPOSED 2nd FLOOR PLAN

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

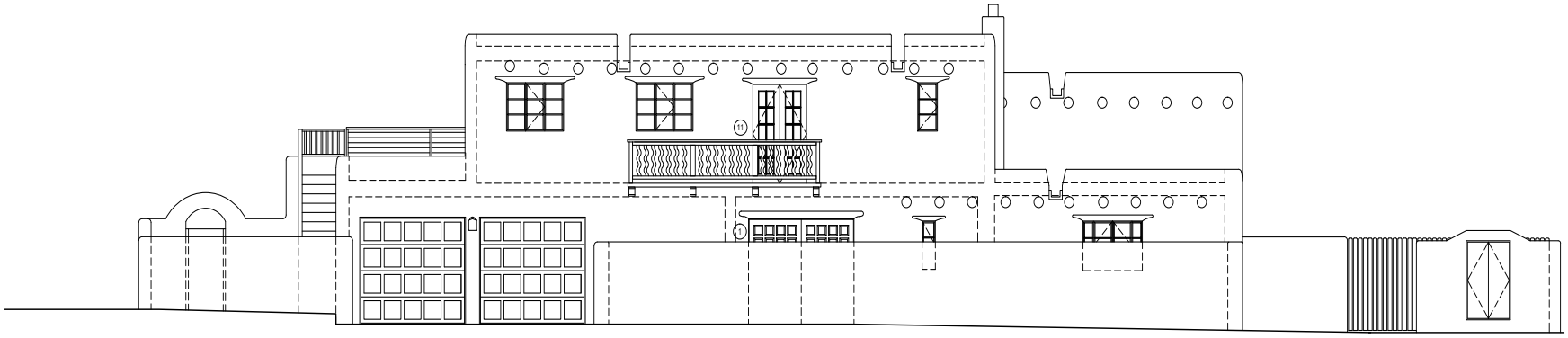
WDC
WILSON DESIGN & CONSTRUCTION LLC

FLOOR PLANS EXIST. & PROP.

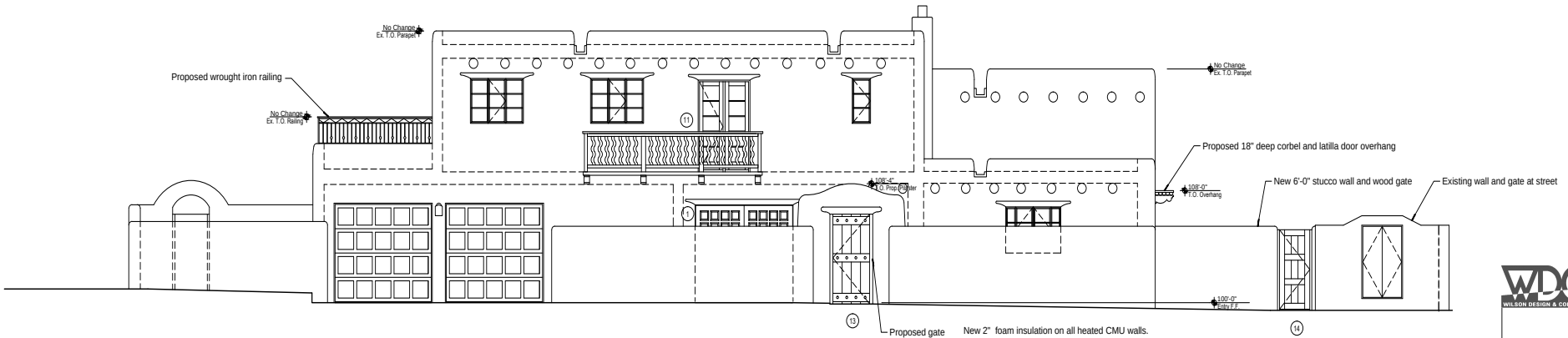
110 CALLE LA PENA

9-12-2022

A2.0



1 EXISTING EAST STREET ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



2 PROPOSED EAST STREET ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

New 2" foam insulation on all heated CMU walls.
No insulation proposed on adobe walls
New El Rey 'Buckskin' cementitious
fine aggregate stucco on all stucco surfaces.

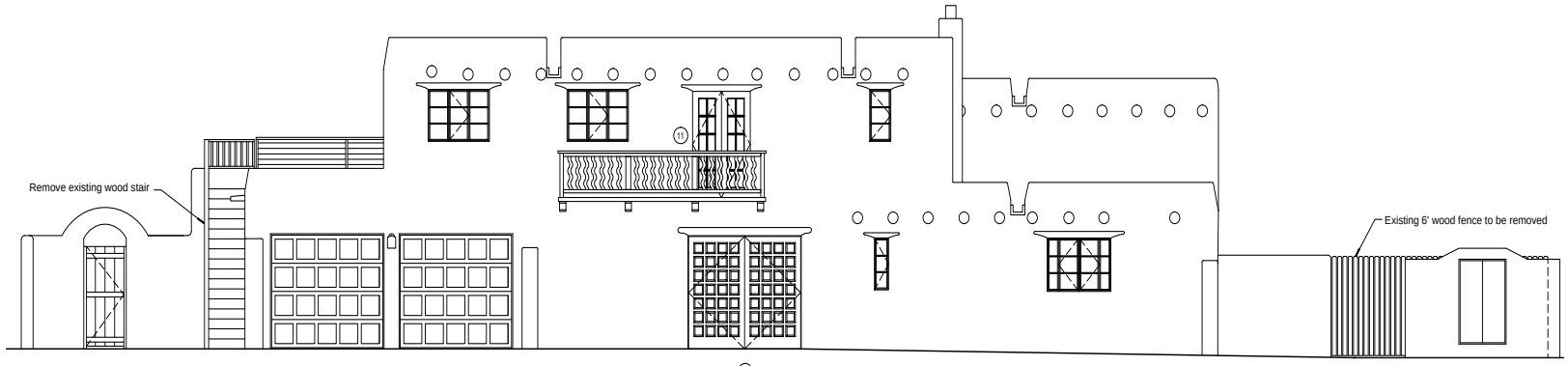
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP.
ELEVATIONS

110 CALLE
LA PENA

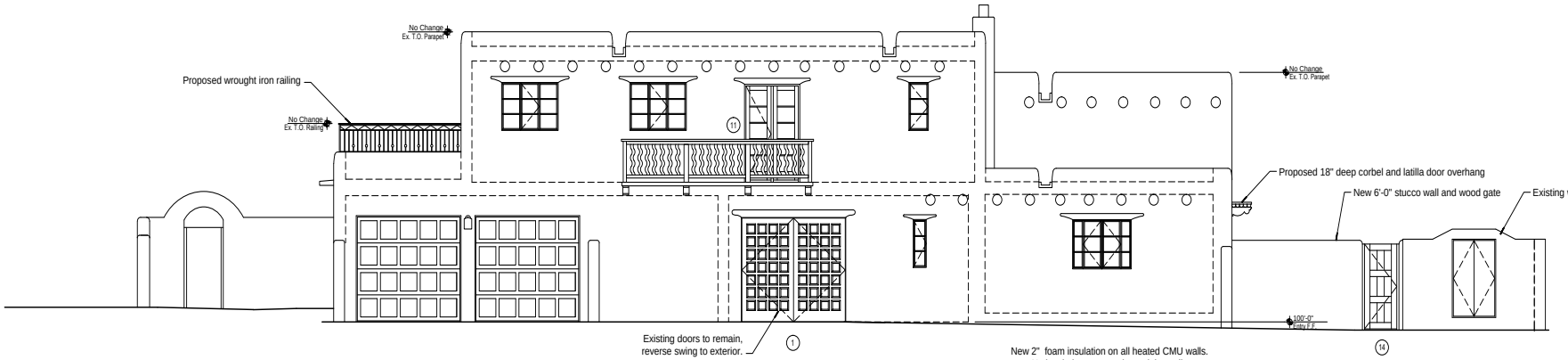
9-12-2022

A3.0



1 EXISTING EAST ELEVATION - Primary Facade

SCALE : 1/4" = 1'- 0" 0 5' 10' 20'



2 PROPOSED EAST ELEVATION - Primary Facade

SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

New 2" foam insulation on all heated CMU walls.
No insulation proposed on adobe walls
New El Rey 'Buckskin' cementitious
fine aggregate stucco on all stucco surfaces.

WDC
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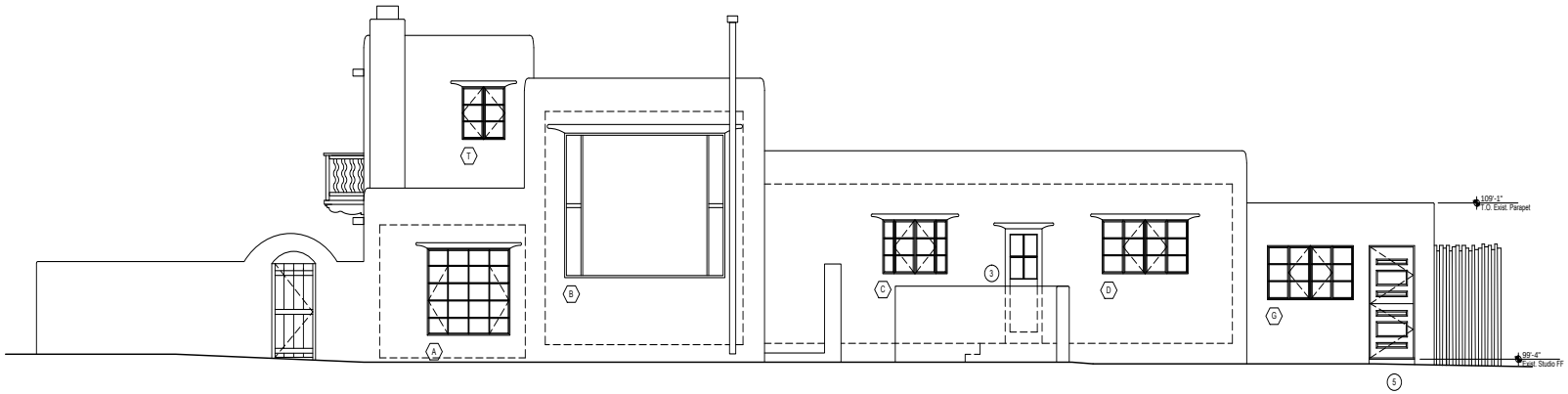
EXIST. & PROP. ELEVATIONS

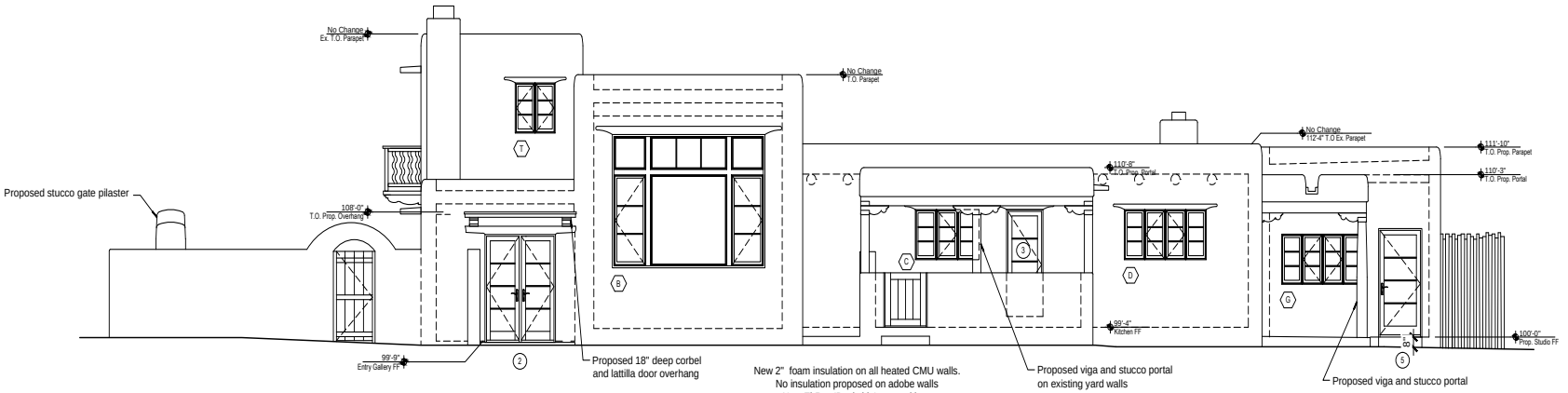
110 CALLE LA PENA

9-12-2022

A3.1



1 EXISTING NORTH ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



2 PROPOSED NORTH ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

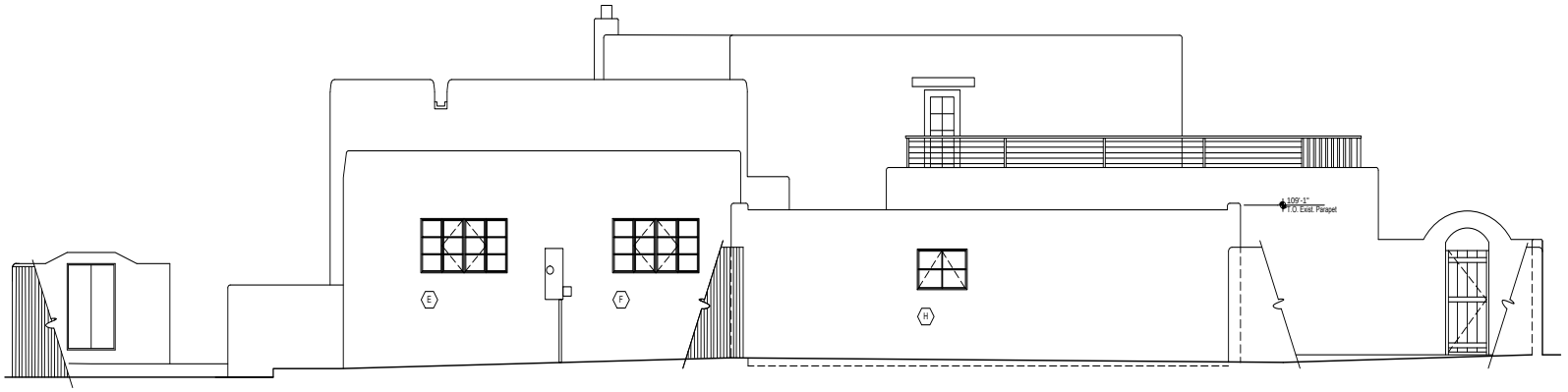
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

9-12-2022

A3.2



1 EXISTING WEST ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

New 2" foam insulation on all heated CMU walls.
No insulation proposed on adobe walls
New El Rey 'Buckskin' cementitious
fine aggregate stucco on all stucco surfaces.

2 PROPOSED WEST ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

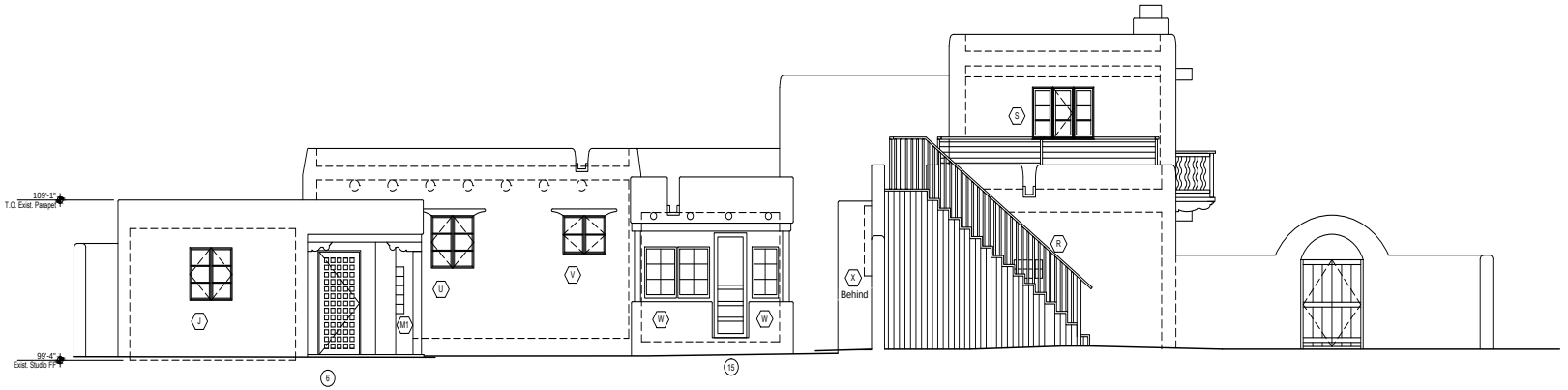
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. ELEVATIONS

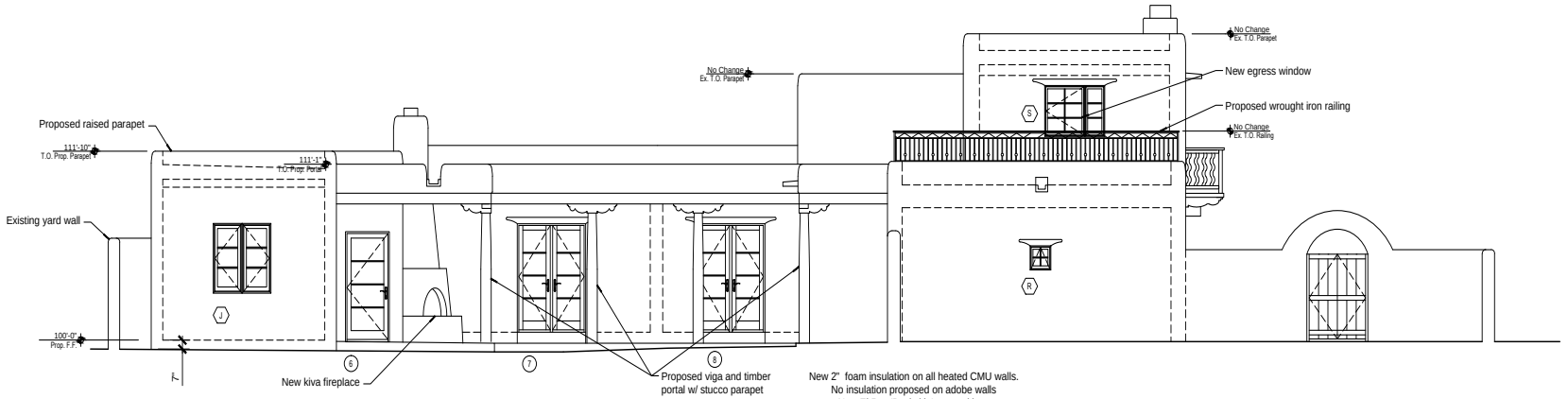
110 CALLE LA PENA

9-12-2022

A3.3



1 EXISTING SOUTH ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



New 2" foam insulation on all heated CMU walls.
No insulation proposed on adobe walls
New El Rey 'Buckskin' cementitious
fine aggregate stucco on all stucco surfaces.

2 PROPOSED SOUTH ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

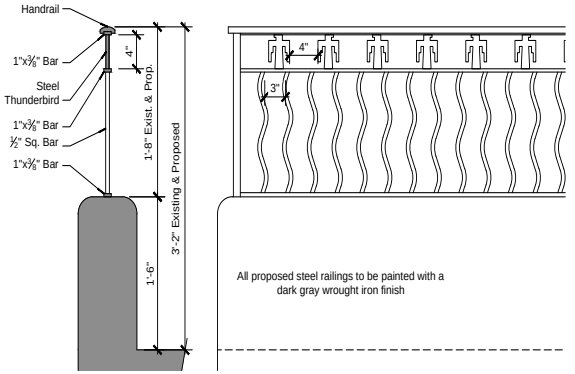
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. ELEVATIONS

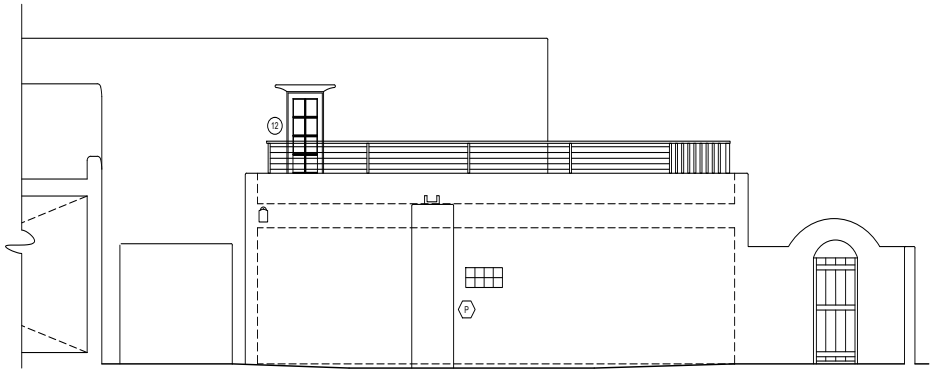
110 CALLE LA PENA

9-12-2022

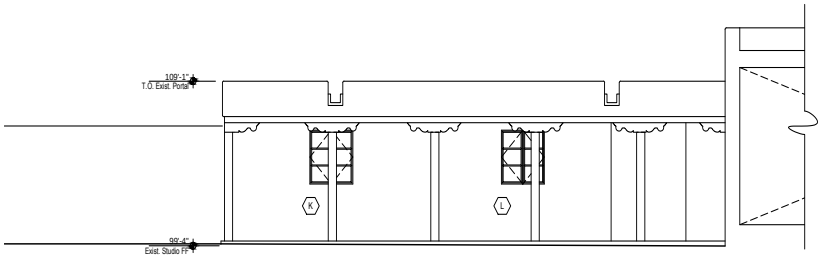
A3.4



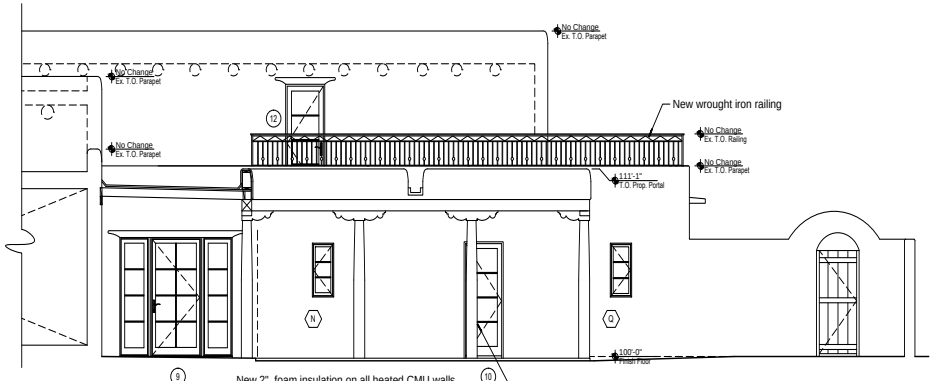
5 PROPOSED GUARD RAIL DETAIL
SCALE : 1-1/2" = 1' - 0"



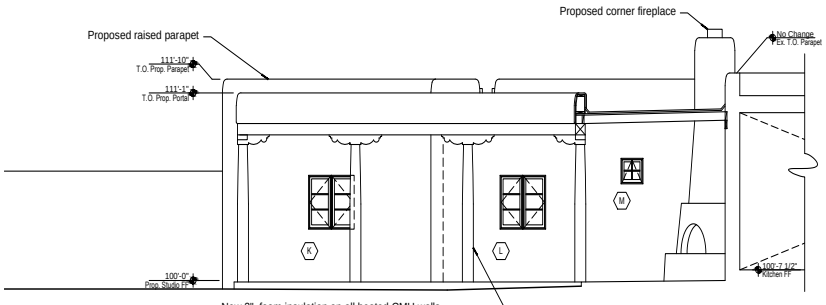
1 EXISTING COURTYARD ELEVATION - WEST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



3 EXISTING COURTYARD ELEVATION - EAST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



2 PROPOSED COURTYARD ELEVATION - WEST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



4 PROPOSED COURTYARD ELEVATION - EAST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

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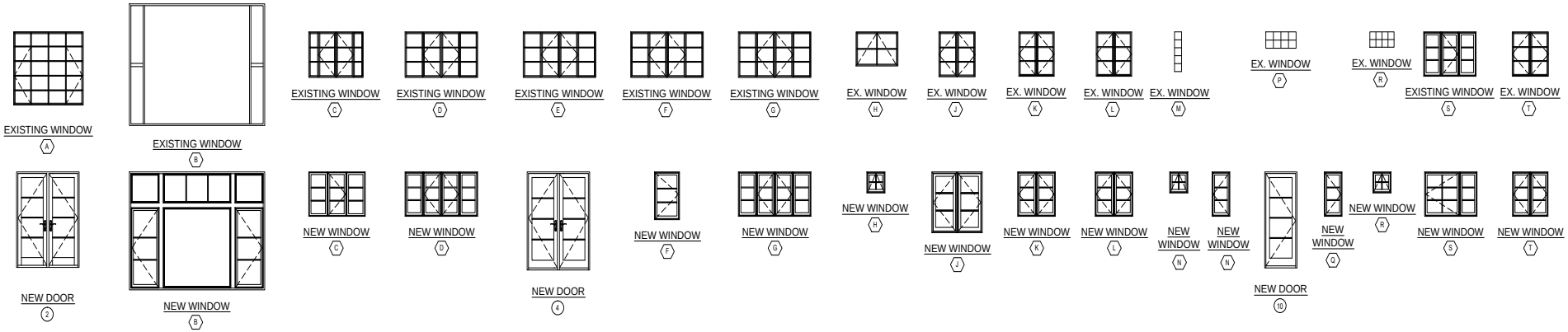
EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

9-12-2022

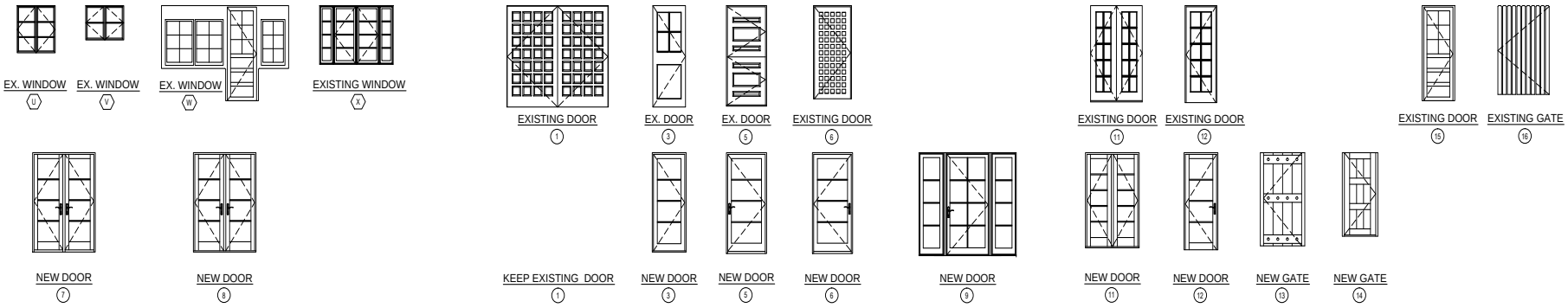
A3.5



EXISTING AND PROPOSED WINDOWS AND DOORS - Existing window/ doors aligned over proposed

SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

ALL PROPOSED DOORS AND WINDOWS ARE
"KOLBE VISTALUXE WD"



EXISTING AND PROPOSED WINDOWS AND DOORS - Existing window/ doors aligned over proposed

SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

WINDOW SCHEDULE - 110 Calle La Pena

EXISTING				NEW - PROPOSED				
Mark	W x H	Operation	Material	Mark	W x H	Operation	Material	Manf./ Model
A	5'-9" x 5'-2"	Casement/ Fixed	Steel	A	Replaced by Door #2	-	-	-
B	11'-2" x 8'-8"	Fixed	Aluminum Storefront	B	11'-2" x 8'-8"	Casement/ Fixed	Clad Wood/ Glass	Kolbe Vistaluxe WD
C	4'-6" x 3'-3"	Casement/ Fixed	Steel	C	4'-6" x 3'-3"	Casement/ Fixed	Clad Wood/ Glass	Kolbe Vistaluxe WD
D	6'-0" x 3'-3"	Casement/ Fixed	Steel	D	6'-0" x 3'-3"	Casement/ Fixed	Clad Wood/ Glass	Kolbe Vistaluxe WD
E	6'-0" x 3'-3"	Casement/ Fixed	Steel	E	Replaced by Door #4	-	-	-
F	6'-0" x 3'-3"	Casement/ Fixed	Steel	F	2'-0" x 3'-3"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
G	6'-0" x 3'-3"	Casement/ Fixed	Steel	G	6'-0" x 3'-3"	Casement/ Fixed	Clad Wood/ Glass	Kolbe Vistaluxe WD
H	3'-6" x 2'-6"	Awning	Wood	H	1'-6" x 1'-6"	Fixed	Clad Wood/ Glass	Kolbe Vistaluxe WD
J	3'-0" x 3'-3"	Casement	Steel	J	4'-4" x 4'-4"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
K	3'-0" x 3'-3"	Casement	Steel	K	3'-0" x 3'-3"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
L	3'-0" x 3'-3"	Casement	Steel	L	3'-0" x 3'-3"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
M	0'-8" x 2'-8"	Fixed	Glass Block	M	1'-6" x 1'-6"	Awning	Clad Wood/ Glass	Kolbe Vistaluxe WD
N	-	-	-	N	2'-0" x 3'-3"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
P	2'-8" x 1'-4"	Fixed	Glass Block	P	Replaced by Door #10	-	-	-
Q	-	-	-	Q	2'-0" x 3'-3"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
R	2'-8" x 1'-4"	Fixed	Glass Block	R	1'-6" x 1'-6"	Awning	Clad Wood/ Glass	Kolbe Vistaluxe WD
S	4'-6" x 3'-3"	Casement/ Fixed	Steel	S	4'-6" x 3'-3"	Casement/ Fixed	Clad Wood/ Glass	Kolbe Vistaluxe WD
T	3'-0" x 3'-3"	Casement	Steel	T	3'-0" x 3'-3"	Casement	Clad Wood/ Glass	Kolbe Vistaluxe WD
U	3'-0" x 3'-3"	Casement	Steel	U	Replaced by Door #7	-		
V	3'-0" x 2'-4"	Casement	Steel	V	-	-		
W	2'-4" x 3'-3" (x3)	Casement	Wood	W	Replaced by Door #8	-		
X	5'-10" x 4'-0"	Casement/ Fixed	Steel	X	-	-		

NOTE: All Windows shimmed, fastened and flashed to drainage plane as per mfg. spec.
All glazing Min. U Factor = 0.25
See Manufacturers Installation and Flashing Instructions

DOOR SCHEDULE - 110 Calle La Pena

EXISTING					NEW - PROPOSED				
Mark	Location	W x H	Operation	Material	Mark	W x H	Operation	Material	Manf./ Model
1	Front Entry	8'-0" x 7'-0"	Swinging Double	Wood	1	Keep Existing Door			
2	North Facade	-	-	-	2	5'-0" x 6'-8"	Swinging Double	Clad Wood/ Glass	Kolbe Vistaluxe WD
3	N. Facade Kitchen	2'-8" x 6'-8"	Swinging	Wood/ Glass	3	2'-8" x 6'-8"	Swinging	Clad Wood/ Glass	Kolbe Vistaluxe WD
4	W. Facade M. Bed.	-	-	-	4	5'-0" x 7'-0"	Swinging Double	Clad Wood/ Glass	Kolbe Vistaluxe WD
5	N. Facade Studio	3'-0" x 6'-8"	Double Dutch	Wood	5	3'-0" x 6'-8"	Swinging	Clad Wood/ Glass	Kolbe Vistaluxe WD
6	S. Facade Studio	3'-0" x 6'-4"	Swinging	Wood	6	3'-0" x 6'-4"	Swinging	Clad Wood/ Glass	Kolbe Vistaluxe WD
7	S. Courtyard Facade	-	-	-	7	5'-0" x 6'-8"	Swinging Double	Clad Wood/ Glass	Kolbe Vistaluxe WD
8	S. Courtyard Facade	-	-	-	8	5'-0" x 6'-8"	Swinging Double	Clad Wood/ Glass	Kolbe Vistaluxe WD
9	W. Crtyd. Facade	-	-	-	9	7'-8" x 7'-0"	Single w/ Sidelights	Clad Wood/ Glass	Kolbe Vistaluxe WD
10	W. Crtyd. Facade	-	-	-	10	2'-8" x 6'-8"	Swinging	Clad Wood/ Glass	Kolbe Vistaluxe WD
11	East Facade 2nd Flr.	4'-0" x 6'-8"	Swinging Double	Wood/ Glass	11	4'-0" x 6'-8"	Swinging Double	Clad Wood/ Glass	Kolbe Vistaluxe WD
12	West Facade 2nd Flr.	2'-6" x 6'-8"	Swinging	-	12	2'-6" x 6'-8"	Swinging	Clad Wood/ Glass	Kolbe Vistaluxe WD
13	E. Yard Wall Gate	-	-	-	13	3'-0" x 6'-4"	Swinging	Wood	Custom
14	N. Yard Wall Gate	-	-	-	14	3'-0" x 6'-0"	Swinging	Wood	Custom
15	N. Yard Wall Gate	3'-6" x 6'-0"	Swinging	Wood Slats	15	-	-	-	-

NOTE: All Exterior Doors shimmed, fastened and flashed to drainage plane as per mfg. spec.
All glazing Min. U Factor = 0.25

WDC WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. WINDOW/ DOOR

110 CALLE LA PENA

9-12-2022

A3.6

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005345--HDRB

Project Description: 2022-005345-HDRB. 110 Calle de la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, requests primary facade designation on a contributing building.

Project Location(s): 110 CALLE LA PENA A
Santa Fe, NM 87505

Contacts:

Property Owner:	Kevin Scott 533 AGUA FRIA SANTA FE, NM	AVPETRO69@gmail.com
Applicant:	PETER WILSON	wilson@wilsonconstructionllc.

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1940

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: June 28, 2022

TO: Historic Districts Review Board Members

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

---

Case # 2022-005345-HDRB

Address: 110 Calle de la Pena
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form**

__N/A__ **Zoning Review Sheet**

__X__ **Other**: Façade diagrams

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** New HCPI; Applicant's Background research

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. Staff also recommends that the main house east façade #1 and north façade #2 be designated primary and that the casita's east façades 1a and 1c be designated primary per Section 14-12.

BACKGROUND & SUMMARY:

110 Calle de la Pena is a 2,807 square feet two-story residence with attached casita, listed as contributing to the Downtown and Eastside Historic District. Constructed in the late 1940s, the Spanish-Pueblo Revival Style U-shaped structure began as a simple one-story adobe rectangle with its entrance on the south elevation. A two-story addition was constructed on its east elevation, and a rear casita was connected to its southwest corner in the 1950s enclosing it in a U-shaped courtyard. The two-story portion is the house's front today. The original south entry portal was infilled around the same time. According to the applicant-provided Historical Cultural Property Inventory (HCPI), the building currently consists of three separate apartments.

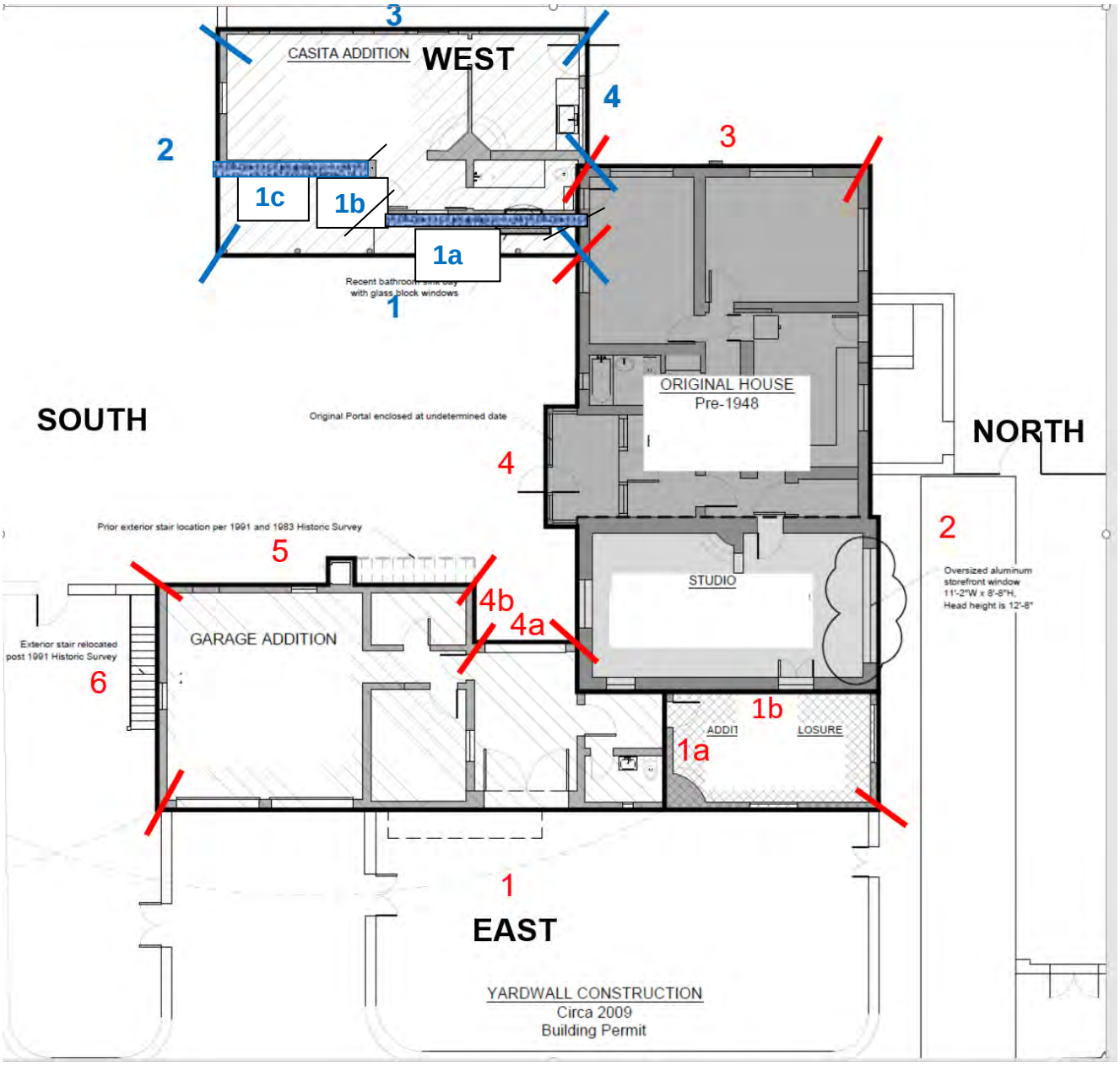
Its defining features include its east-facing shallow balcony made of a carved wood railing in front of steel casement windows of varied sizes and lite patterns. Windows are a variety of single pane fixed, double pane divided lite, steel frame casement windows and glass block. Its north elevation contains a large plate glass steel window believed to have been designed for an artist's studio, per the recent HCPI. The aluminum window is 11'-2" x 8'-8." The windows have exposed wood lintels that extend beyond the window and door widths. The 6' stucco east yard wall and gate arches were added since 1990.

The recent HCPI describes the multiple historic alterations between its original construction in 1948 and the subsequent five decades. The applicant also included a history of the property's original developers and builders and the construction history of the main building and casita. The developer of the subdivision now known as Calle de la Pena was H.H. Dorman who recognized Santa Fe's unique buildings and urban form and was an early advocate of historic preservation in Santa Fe. Per the applicant's background research, many of Dorman's proposals for preservation became part of the 1957 City statute that formed the basis of today's Historic Preservation Code. Notably, the Calle de la Pena covenants allowed for only Pueblo or Spanish Colonial Style.

The historic building with its multiple historic alterations contributes to the Downtown and Eastside Historic District as the original house in an uncommon cul-de-sac layout development pattern and built originally of adobe in the Spanish-Pueblo Style architecture. Its additions, including its second story and rear casita are historical alterations that maintain its historic character and material and represent the accretive development pattern that characterizes owner-built homes in the historic districts that grew and changed to reflect residents' needs. Its historic "story" includes its various construction methods and materials.

Staff recommends that the entire east elevation, façade #1, be designated primary. All on one plane, it shows the historic alterations undertaken over a fifty-year timespan and retains all original historic steel casement windows, its unusual shallow balcony, and large Zaguan carved wooden door. Staff also recommends the entire north elevation, façade #2, be designated primary. This north elevation features the unique and large fixed single plate glass aluminum window that is rare in the Downtown and Eastside Historic District. Façade #1 also contains two

identical steel casement windows with elongated exposed windows at the west end of the house. With respect to the casita, staff recommends facades #1a and #1c be designated primary because they continue the casita's Spanish-Pueblo Revival Style as a historic addition.



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 H654

IDENTIFICATION

ADDRESS: 110 Calle La Peña
Camino del Monte Sol National Register Historic District

ID NUMBER: 05160010 3

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N RANGE 10 E SEC 30 NW 1/4 NW 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE c. 1942 ACTUAL

SOURCE(S) 1942 City Directory

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER ____

PRESENT: residential partial rental

OTHER ____

SURROUNDINGS:
Residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES ✓ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

____ MINOR ✓ MODERATE

____ MAJOR

EXPLAIN: 2nd story studio w/ plate glass window (N)

OVERALL CONDITION:

✓ EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

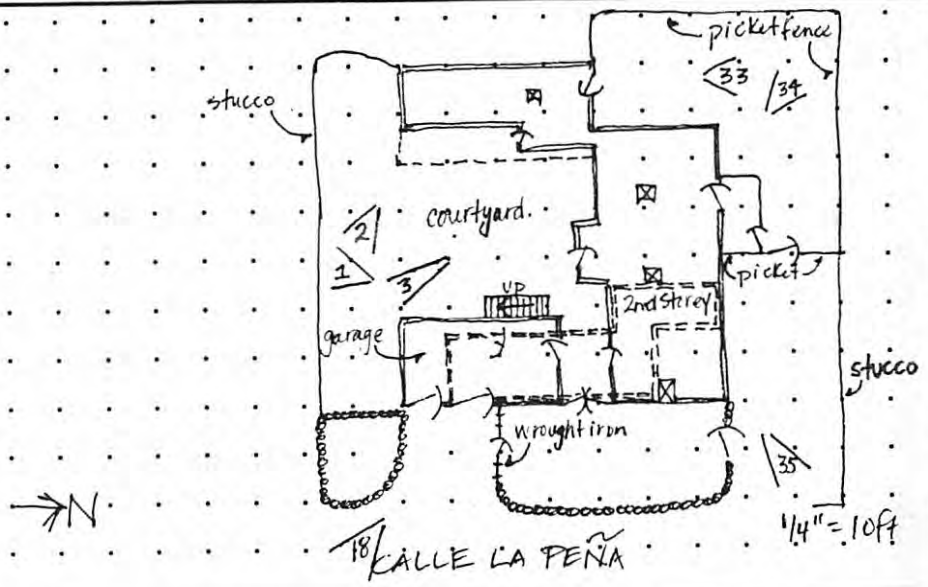
BUILDING THREATENED?

____ YES ✓ NO

PHOTO

#18 E. elevation

SITE PLAN



1983 FOOTPRINT INACCURATE

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

✓ YES ____ NO ____ ELIGIBLE

✓ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

✓ YES ____ NO ____ ELIGIBLE contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ✓ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 7-31-91 BY mg

NEGATIVES WITH NMHPD ROLL # 3 (4, 7) NEG # 33 (1, 18) TO 35 (3)

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	overall, bldg very well maintained
FOUNDATIONS	not visible	
DOORS	solid (double) panel into courtyard; french into balcony; solid panel off ctyd.	all good cond; with
WINDOWS	multi-lite casements; mostly 3 lite steel casements; some 2 lite	large plate glass window on N. elevation
PORTALES	on W side of inner courtyard double corbelled posts.	
CANALES	deep set in parapet wood/flashing	
PORCHES	N/A	
BALCONIES	on E side - machine cut wood	appears sound
ROOFS	not visible behind parapet	
COURTYARDS	large central courtyard accessed	through gate on E (front) elevation
FENCES/WALLS	coyote, picket, adobe on all sides	
ARCH. DETAILS	projecting vegas; recessed lintels	
OTHER	upper story access by stairs in inner courtyard; bldg is "U" shaped	upper story is "2" shaped and covers walkway into ctyd.

COMMENTS according to neighbor (Walter Wright, 107 Calle La Peña), house was built by Colonel Williams, owner of the San Pedro Mine; 1933 Dorman Plat lot #3.

ADDITIONAL PHOTOGRAPHS

#35 N. elevation

#34 N. elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS

110 Calle la Peña

ID NUMBER 051600103

SURVEYED/RESEARCHED

DATE 7-31-91 BY ug

#33 NW facade

#3 N facade of courtyard

#2 W. facade of courtyard

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS

110 Calle la Peña

ID NUMBER 051600103

SURVEYED/RESEARCHED

DATE 7-31-91 BY lg

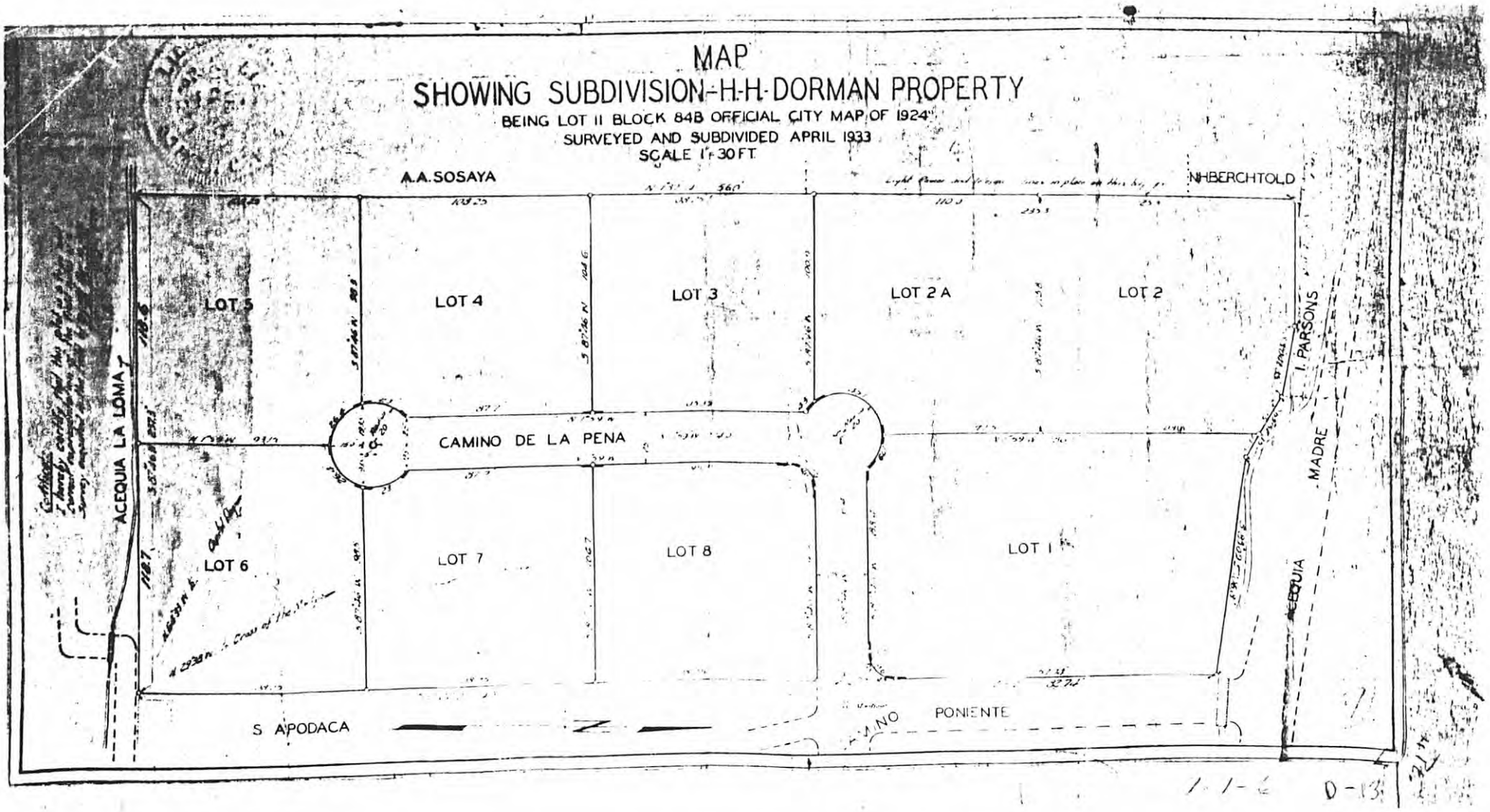
#1 E. facade of courtyard

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

MAP

SHOWING SUBDIVISION-H.H.DORMAN PROPERTY

BEING LOT 11 BLOCK 84B OFFICIAL CITY MAP OF 1924
SURVEYED AND SUBDIVIDED APRIL 1933
SCALE 1"=30FT



1-1-6 D-13

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 051600103
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description
~~[illegible]~~ Peña
110

city/town
Santa Fe

land grant/reservation
~~[illegible]~~

building name

legal description
tnsp 17 N ☒ range 10 E ☐ sec 30 NW¼ NW¼

film roll by mb no. 6

negative nos. 12, 13, 14

loc. of neg. HPB

plan/shape
~~[illegible]~~ Cottage
2nd Stg
Peña

date of construction
1930's estimate ____ actual
source

use
present residential
other ____
historic residential
other ____

condition
___ excellent X good
___ fair ___ deteriorating

style
Pueblo Revival

foundation material
~~[illegible]~~ Not vis

wall material/surface
Stucco

degree of remodeling
___ minor X moderate ___ major
describe:
Now triplex apts

architectural features
Vigas – some rotting
Canales – wood w metal lining
Windows – Steel casement – 3 lite – one very large fixed to N
Lintels slightly inset. Ground floor wood grille
Balcony w wood
① interior chimney – ③ vis. metal flues

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why?

comments
wall
hedge
wire fence
~~wood fence~~
landscape
street trees
stone curb
0 setback
2 cegula

Streetscape

associated buildings? ☒ yes
what type?
~~Cottage Pueblo~~
if inventoried, list ID nos.

see back? ___ yes

WILSON DESIGN & CONSTRUCTION LLC
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

Request for Historic Status Review and Primary Facade Designation
4/26/2022

On behalf of my client, Kevin Scott, I submit a request for the board to review the historic status of 110 Calle La Pena and if the building remains a contributing building, a request for the board to define the primary facade.

Thank you for your review,
-Peter Wilson
Wilson Design & Construction
505-670-3995
wilson@wilsonconstructionllc.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

April 11, 2022

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: H-654
Charles and Chrystine Williams House	110 Calle la Pena *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 13024384

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

6. Date of Survey: March 31, 2022

7. Previous Survey Date(s):
_x Yes: July 31, 1991
__No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.678803,-105.9279216

10. Photo Information: Sharon Joyce, photographer. View of east elevation, facing west.

11. Brief Description of the Property:

The subject house, one of the nine homes constructed in the Calle la Pena subdivision, sits on the west side of the titular street surrounded by a tall privacy wall. The 2,907-square-foot building is roughly U-shaped in plan and holds three separate apartments. The plan is evidence of its evolution, starting in 1942 as a much smaller, simple adobe dwelling (Figure 6). To this were added concrete block arms, bringing it to its current figuration. The expansion of the footprint involved changing the orientation and entrance to the house. The house is constructed of a mix of adobe, concrete, block, and frame. Its evolution is visible on aerial photographs and noticed on the ground by differences in parapet shapes and window types.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1942, with additions
_x_Known __ Estimated Source: newspaper account, aerial photographs, city directories, property records

14. Setting:
_x_ Suburban __ Rural __ 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: Kevin and Laurie Scott

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

Owner: Kevin and Laurie Scott

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing: House __ No Status:
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-654
Charles and Chrystine Williams House	110 Calle la Pena *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: March 31, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Steel	2-2	1
Casement	Steel	3	2
Casement	Steel	3-3	5
Casement Combination F-C-F	Steel	3-3-3	4
Casement Combination F-C-C-F	Steel	3-3-3-3	6
Casement Combination F-C-C-F	Steel	5-5-5-5	1
Casement	Wood	6	2
Awning	Steel	4	1
Fixed	Glass Block	N/A	2
Fixed	Aluminum	5	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Decorative Panel	Wood	2
Single-Leaf	½-Light and Panel	Wood	1
Single-Leaf	Full Light - 10	Wood	2
Single-Leaf	Dutch - Panel	Wood	1
Double	Decorative Panel	Wood	2
Double	French	Wood	1
Garage	Overhead – Sectional Panel	Wood	2

12. Chimneys
1, partial exterior, stucco-clad

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications
#1 Date:1950s: construction of East Wing and Casita; aerial photographs
#2 Date: Unknown: enclosure of south entry of original 1942 house; physical and visual evidence
#3 Date: Post-1958: infill of northeast corner; aerial photographs
#4 Date: Unknown: construction and/or reconstruction of studio room with extruded aluminum window; physical and visual evidence
#5 Date: Unknown: alteration of west, courtyard elevation of East Wing; physical and visual evidence

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

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_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

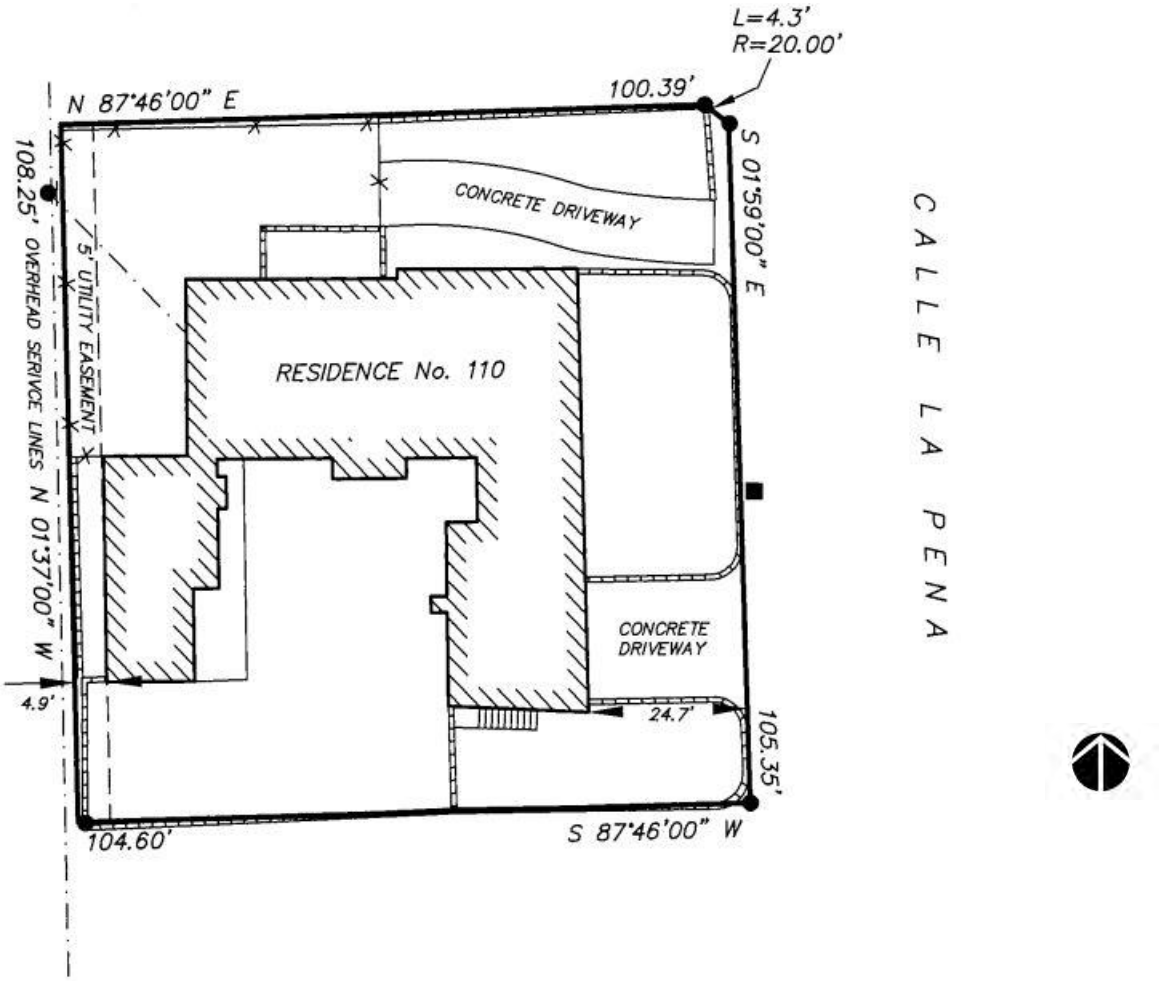
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: 2021, plot plan. Courtesy Del Rio Surveys, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Charles and Chrystine Williams House	2. Location: 110 Calle la Pena *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: H-654
		4. County: Santa Fe
		5. Date of Survey: March 31, 2022

Architectural Description Continued

Exterior Elevations

North Wing

The north wing, historically a main façade, is a composite of older and more recent volumes forming a chronological pastiche (Photo 1). The wing starts at the north with a one-story volume, set back from the wall plane. This is the short side of the Casita, a separate unit constructed in the 1950s that will be more thoroughly discussed below.

The oldest part of the house is the west end of the contiguous wall plane (Photo 2). It holds the original 1942 adobe home. It historically enclosed a combined living room-studio, two bedrooms, a dining room, kitchen, and a bath, sufficient for living in the pre-war era. It sits on a concrete foundation with a subbasement below. It has a raised wood floor and interior vigas resting on adobe walls. The original house can be glimpsed by a centered wood door flanked by combination steel windows (Photo 3).

The south end of this piece has a taller, almost double-height volume, punched with a huge, non-conforming fixed window (Photo 3). Made of extruded aluminum, the 11'-2" x 8'-8" unit, by its location and position, suggests it brought natural light into an artist's studio. In addition, it has thicker adobe walls than the adjacent rooms to the west.[1] The age of this studio space is unknown but seems modern.

Next to the studio room is a lower volume that may have been initially a walled courtyard before 1958 (Figure 4). It is fenestrated with a combination steel window and has the same header treatment as the oldest portion of the building (Photo 4).

East Wing, Front Façade

What is now considered the front of the house is a two-story wing erected in the 1950s (Photos 5 & 6). The rectangular block structure holds a two-car garage and an upstairs bedroom suite. It presents to the street a mostly symmetrical façade riveted with tube-like vigas. Like other sections of the home, it is fenestrated with residential steel windows in a combination of casement patterns. It is constructed of CMU and reinforced concrete beams. It sits on a slab-on-grade foundation.

[1] The walls enclose ductwork (not found elsewhere in the 1942 section), suggesting later alteration.

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Not visible from the street are two entry wood entry doors leading to a *zaguan* (Photo 7). The paneled doors have wavy wood grilles creating the lights. A discrete, undersized wood door gives entry to the wing.

The second story has an offset balcony of unknown vintage (Photo 8). The narrow space is enclosed with a lightning pattern wood railing. A pair of non-historic, insulated glass doors open to the balcony.

The one-story portion holds a two-car garage. The garage is an open-span area accessed through two non-historic overhead doors (Photo 9). The roof over the south end of the garage works as a deck. Non-code-compliant wood steps of recent vintage approach it (Photo 10). The deck continues along the west side of the wing and is outlined with 2000's era cable railing (Photo 11).

Courtyard Elevations

West - Casita

The "U" encloses a flagstone courtyard (Photos 12 & 13). Forming the west side of the courtyard is a one-story block building probably constructed before 1958 (Figure 4). The rectangular volume is CMU construction on a slab-on-grade foundation. A full-length portal dominates its east elevation (Photo 14). The wood components of the portal do not appear original. The decking consists of large dimensional beams topped with boards.

Working as a guesthouse, the volume is fenestrated with period steel windows, all of a casement operation. The windows are set deep within the wall and do not have an exposed header. The rear (west) elevation has a single window covered with a wood shutter, due to an easement agreement (Photo 5). The casita is entered through a wood raised-panel door. Similar to the portal, the interior has a wood beam ceiling. The building appends the original adobe house at a lower height.

North

The original 1942 adobe house makes up most of the north side of the courtyard (Photo 16). Its small portal has been glassed in with older wood windows. An aerial from 1951 suggests this was the formal entry to the house, approached by an axial drive (Figure 3).

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The remainder of the elevation is made of the studio room, which welds awkwardly into the 1950s east wing.

East

The east wing completes the courtyard composition (Photo 18). It starts at the north with the zaguan, which is dwarfed by the bulk of the wing. With its bulbous buttress and glass block window, its courtyard façade appears to be of a later vintage (Photo 18).

Walls

A tall privacy wall shrouds the property. Constructed in 2009, the stucco-on-block structure is 6’ in height and penetrated only at the parking area by an arched gate. The Calle La Pena elevation is a flat, monotonous surface of stucco, interrupted by a popped-in mailbox.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

H. H. Dorman Subdivision: 1933-1949

The subject house sits on Lot 3, near the middle of was historically titled the H. H. Dorman Subdivision (Figure 1). Its developer, Harry Howard Dorman, arrived in Santa Fe on January 1, 1901, with a case of advanced tuberculosis. Born of means in Connecticut in 1872, he grew up in the Upper West Side of Manhattan. His father, Orlando Porter Dorman, could trace his lineage to early New England; an ancestor helped found Boxford, Massachusetts, in the 1640s.[2]

Like many recovered "lungers," Dorman stayed in Santa Fe — attracted to its exoticism, and seeing business opportunity. He appears to have first worked in the dry goods sector, likely still associated with his father's company. He then tried selling life insurance, a pursuit he recalled years later as a "tough business in those days."[3] He next got involved in real estate.

Santa Fe at the time was experiencing a small boom of new subdivisions south of the Santa Fe River.[4] In 1904, Dorman purchased property along College Street and built houses on spec in the Buena Vista Addition.[5] In the 1920s, he joined other builders who acquired Hispanic agricultural land along the Acequia Madre, converting it into small residential tracts.[6] The trend likely began with Agustin A. Sosaya, a small-time home builder who developed an enclave of picturesque adobe houses on San Antonio Street.[7] John Q. Adams followed, platting a former orchard just west of the subject property as the Los Arboles subdivision.[8]

---

[2] Mitchell C. Harrison, compiler, *New York State's Prominent and Progressive: An Encyclopedia of Contemporaneous Biography, Volume II* (New York: New York Tribune, 1900), 110.

[3] Quoted in "Old-Timers Celebrate," *Santa Fe New Mexican*, May 12, 1957, 17.

[4] Ibid.

[5] "Minor City Topics," *Santa Fe New Mexican*, April 15, 1904, 5.

[6] According to the 1912 King's "Map of Santa Fe," Dorman already had the land under possession.

[7] Michael Belshaw, *Camino Del Monte Sol Architectural Historic Surve*y (City of Santa Fe, 1984), 36.

[8] John Murphey, "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2, Prepared for Hoopes + Associates, Architects, Ltd. Co., August 29, 2017, 10.

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Dorman had his land surveyed in 1933, filing a plat seven years later on October 8, 1940 (Figure 1). The north-south-oriented subdivision was divided into roughly seven ¼-acre lots. The development was accessed from the east at Camino del Poniente by an ell-shaped street originally named Camino Tranquilo. On the plat, it terminated as a bulb cul-de-sac.

Reflecting its era, the lots came with deed restrictions, attempting to protect the investment and create a homogenous (white) population. It included a racially-based restrictive covenant: "No person of African or Oriental descent shall be permitted to use or occupy any building erected on this lot."[9] The restriction provided an exception for housing for a domestic servant. Less egregious, it mandated the use of "Spanish Colonial or Pueblo style" architecture.[10]

110 Camino Pena

The first indication of a dwelling on Lot 3 arrived with the announcement of a "NEW Adobe House" in the *Santa Fe New Mexican*. The house was built by Conrad Bell, Jr., who came to Santa Fe in the late 1930s from Massachusetts. Using FHA funding, he became a westside tract builder of economy homes and a spec builder of larger, eastside residences. Bell started the Casa Mañana subdivision off Agua Fria Street (usually attributed to Allen Stamm) but left Santa Fe for New York during the war.

First published in May 1942, the advertisement for 110 Camino Pena, as the street was called then[11], described a large combined studio-living room planned house with two bedrooms, a dining room, kitchen, and bath. It came furnished and rented for $70 per month.[12]

The leasing arrangement didn't last long, with Santa Fe dry good merchant Joseph F. Stampfer and his wife, Margaret, purchasing the property in 1944. Stampfer, who owned the White House, a ready-to-wear women's clothing store on the east side of the Plaza, had closed the businesses in the early 1940s and would soon vacate Santa Fe for Albuquerque.

[9] Deed, Book 2, Page 259. The owner provided the author a PDF of deeds and miscellaneous land records; hereafter, "Deed PDF."
[10] Ibid.
[11] Over the years, the street has been variously referred to as Camino la Pena, Camino de la Peña, Calle de la Pena, and presently, Calle la Pena, complicating research.
[12] "For Rent – Furnished Houses," *Santa Fe New Mexican*, May 6, 1942, 9.

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During this early period, the house, as seen on a 1948 aerial, was a simple east-west oriented box (Figure 2).

Charles and Chrystine Williams House: 1949-1969

The house was acquired in 1949 by Benjamin and Ruth Wolf, who only resided in it for a year before selling the property.[13] The same year, Charles F. and Chrystine Williams bought the house and would own it until 1969.

Born in Mansfield, Ohio, Charles Francis Williams first arrived in New Mexico with his family in 1900 and attended grammar school in Las Vegas.[14] But the family moved back to Ohio, where his father, Charles S. Williams, worked as a salesman. The son returned west to attend the New Mexico State School of Mines in Socorro, where he graduated in 1921 with a B.S. in General Science, after a delay while serving in the war.[15] He later studied at mining schools in Nevada and Texas.

As a mining engineer, he worked for a time in his native state and subsequently as a metallurgical engineer at the Chino Copper Company mine in Hurley, New Mexico. Williams served in both wars. In World War I, he was a combat engineer, and in the second war, an officer in the Chemical Warfare Service, operating in the China-Burma-India Theatre.[16] Between wars, he worked as the district mining supervisor for the U.S. Geological Survey in Miami, Oklahoma.

Born in 1896, and also from Mansfield, Chrystine Jenner Wagner graduated from Smith College in 1917. She married Williams in 1922, and together they would raise four children.

Based on aerial photographs, the house achieved its first addition — the east wing — sometime between 1948 and 1958 (Figures 3 & 4). Living temporarily at La Fonda hotel before purchasing the Camino la Pena property, the Williams searched for a home with

[13] Book 3, Page 68, Deed PDF.
[14] "Colonel Williams Dies at 69 in Santa Fe," *Santa Fe New Mexican*, November 10, 1963, 16.
[15] New Mexico State School of Mines, Annual Register of the New Mexico State School of Mines: 1916-1917 (Socorro, N.Mex.: New Mexico State School of Mines, c.1917), 104.
[16] In 1936, as a Lieutenant Colonel, Williams was placed in command of the 306th Chemical Regiment of the 8th Corps Area; *Mining Journal*, May 30, 1936, no page.

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three bedrooms and a two-car garage.[17] It is assumed that the original 1942 house proved unsatisfactory and that they planned to increase its size. In 1953, the couple took a six-month trip, traveling throughout Asia, Africa, and Australia[18] and it is tempting to think they made this trip, in part, to avoid a prolonged construction project. By at least 1958, they had their desired larger house with the two-car garage.

Charles and Chrystine moved to Santa Fe upon his retirement. However, Charles continued to dabble in mining. In 1955, he and Charles L. Bradbury acquired the San Pedro Mine, an older placer operation in the south of the part of the county.[19] Using a federal loan, they hoped to work it for copper.

From newspaper coverage, the Williams led an active social life. The house is frequently mentioned as the location of events hosted by Chrystine as part of her involvement in the Santa Fe Garden Club and the local chapter of the Daughters of the American Revolution.

Charles Francis Williams died at St. Vincent's Hospital on November 9, 1963, at age 69. Chrystine continued to live at the property and, from newspaper accounts, carried on with her social activities. She died in Santa Fe in 1974.

Nathalie Pyle House: 1969-1985

The property changed ownership in 1969, when it was acquired by Nathalie Pyle.[20] Originally from New Jersey, Pyle graduated from Smith College in the 1930s and though much younger, may have known Chrystine from the college. She came from immense wealth; her grandfather, Levi Holbrook, made his fortune in trading.

It is unclear how much time Nathalie spent at the house. She also had homes in Phoenix and Payson, Arizona — a city in which she provided money to improve a hospital and build a community theater and kindergarten.[21] Pyle is described in one account as being

[17] "Will Buy or Rent," *Santa Fe New Mexican*, November 3, 1949, A-15.
[18] "Paso Por Aqui," *Santa Fe New Mexican*, July 21, 1953, 5. The couple later turned their travel footage into a movie.
[19] "Only Ghosts Hunt San Pedro's Gold Dust," *Santa Fe New Mexican*, May 26, 1957, no page.
[20] Document #269231, Deed PDF.
[21] "Pyle, Nathalie," *Santa Fe New Mexican*, *October 14, 1985*, A-9; "Remembering Nan Pyle," *Payson Roundup*, January 12, 2011, <https://www.paysonroundup.com/remembering-nan-pyle/article_a88bf824-d0ec-548d-a97d-84f21f3ace5e.html> Accessed April 6, 2022.

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a sculptor. It is not hard to imagine, that with this pursuit — and her wealth — she may have had the studio room with large north facing window inserted into the building.

Pyle, who would pass in 1985, sold her Calle la Pena house in 1982 to Attitude and Behavior Research, Inc., a short-lived consumer behavior consulting firm. The property changed hands once more before the current owners acquired it in 2021.

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Evaluation of Historical Status

With its original portion dating to 1942, the house grew in accretions, achieving its compound U-plan by 1958. More recently, other modifications have occurred in what appears to be a major reconstruction of a principal room and its resulting sizeable non-conforming window.

The construction of the 1950s east wing changed the public orientation and entrance to the house, shifting from the south courtyard area to the more public Calle la Pena. The east façade of this wing now functions as the public face of the compound and has the most architectural interest. It is also the façade retaining the most historic integrity, as the others — aside from the Casita — reveal a jumble of construction eras.

Conclusion

For these reasons, the recommendation is to maintain Contributing status to the Downtown and Eastside Historic District, suggesting that the east elevation of the 1950s two-story wing be designated the primary façade.

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Illustrations

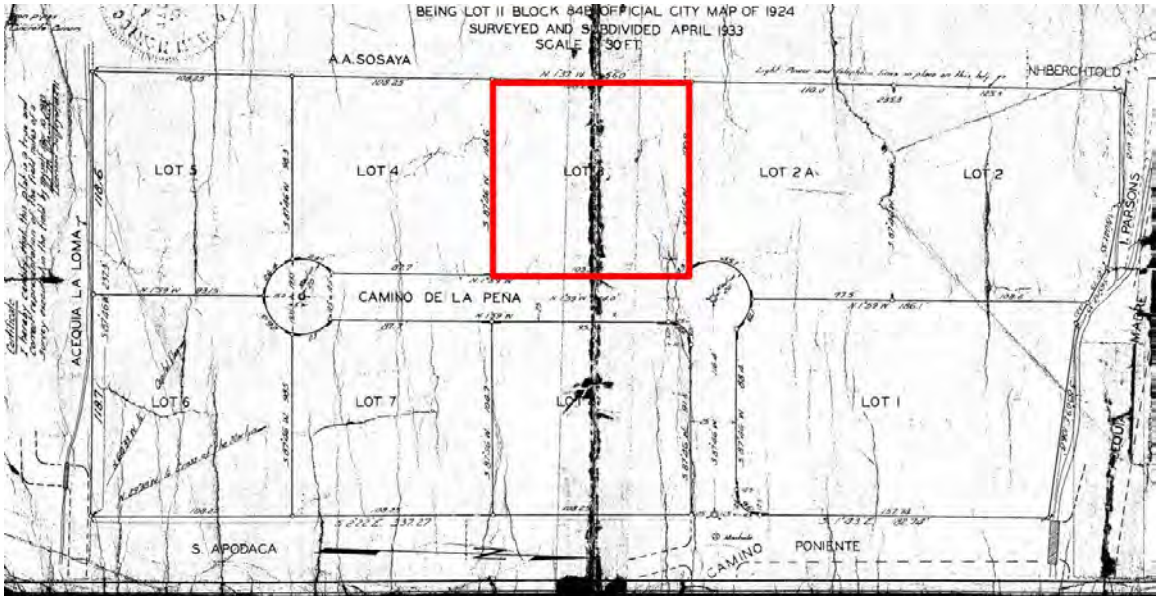

Figure 1: "Showing Subdivision of H. H. Dorman Property," April 1933
Subject lot highlighted.

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Figure 2: October 25, 1948, aerial photograph.

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Figure 3: May 26, 1951 aerial photograph.

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Figure 4: November 10, 1958, aerial photograph.

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Figure 5: September 11, 1978, aerial photograph.

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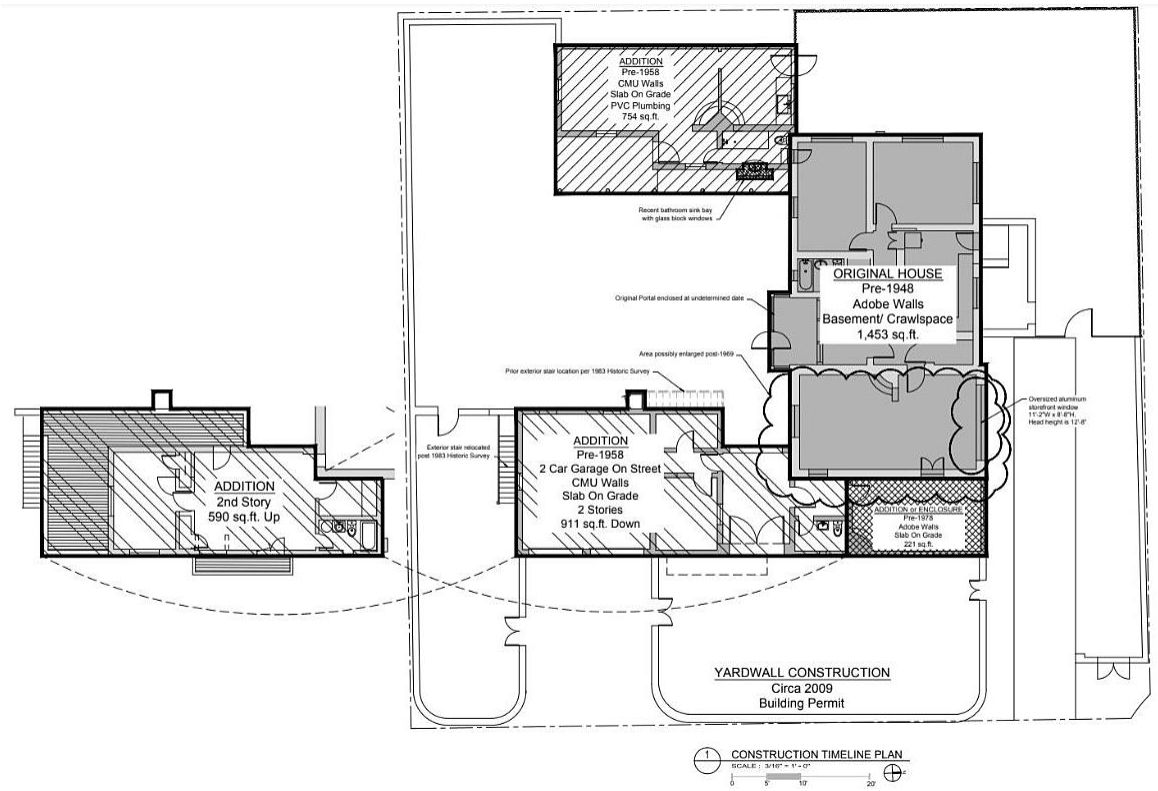

Figure 6: Footprint Evolution Plan.
Prepared by Wilson Design and Construction LLC – April 2022

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Survey Photographs

(All images taken by Sharon Joyce on March 31, 2022, unless otherwise noted)

Photo 1: Casita, north elevation.
Camera facing south.

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Photo 2: North elevation.
1942 house in foreground.
Camera facing southeast.

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Photo 3 North elevation.
1942 section.
Camera facing southwest.

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Photo 4: View of north elevation.
Studio room (right), post-1958 enclosure (left).
Camera facing southwest.

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Photo 5: East Wing, east elevation.
Camera facing southwest.

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Photo 6: East Wing, east elevation.
Courtyard.
Camera facing north.

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Photo 7: East Wing.
Zaguan.
Camera facing east.

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Photo 8: East Wing, east elevation.
Balcony.
Camera facing up.

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Photo 9: East Wing, east elevation.
Garage.
Camera facing west.

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Photo 10: East Wing, south elevation.
Stairs.
Camera facing west.

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Photo 11: East Wing, west elevation.
Balcony.
Camera facing north.

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Photo 12: Courtyard.
1950s Casita (left), original 1942 home (center), 1950s East Wing (right).
Camera facing north.

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Photo 13: Courtyard.
Camera facing southeast.

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Photo 14: Casita, south and east elevations.
Camera facing northeast.

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

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Photo 16: 1942 original house.
Infilled porch.
Camera facing north.

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Photo 17: East Wing, west elevation.
Zaguan.
Camera facing east.

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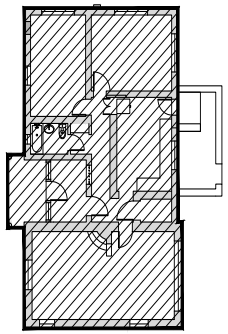
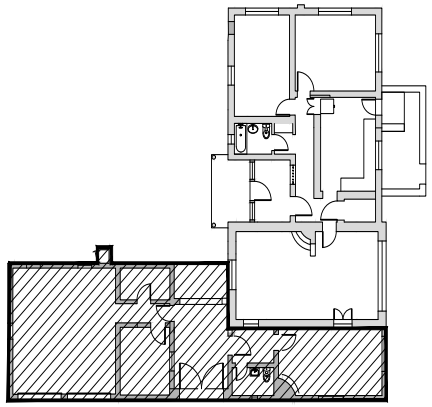
Photo 18: East Wing, west elevation.
Camera facing southeast.



ORIGINAL HOUSE
Circa 1953
Adobe Walls
Basement/ Crawlspace

1 ORIGINAL HOUSE
SCALE : 3/32" = 1' - 0"

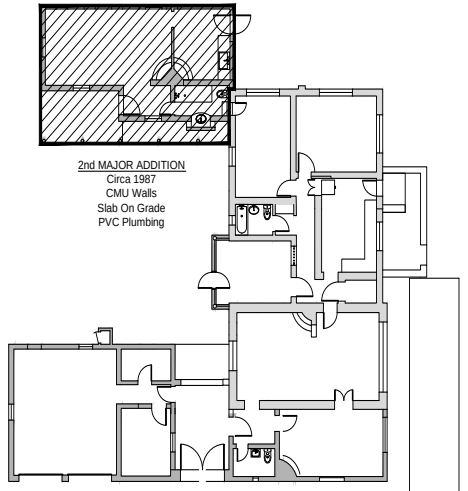
CALLE La PENA



1st MAJOR ADDITION
Circa 1955-1964?
2 Car Garage On Street
CMU Walls
Slab On Grade
2 Stories

2 1st MAJOR ADDITION
SCALE : 3/32" = 1' - 0"

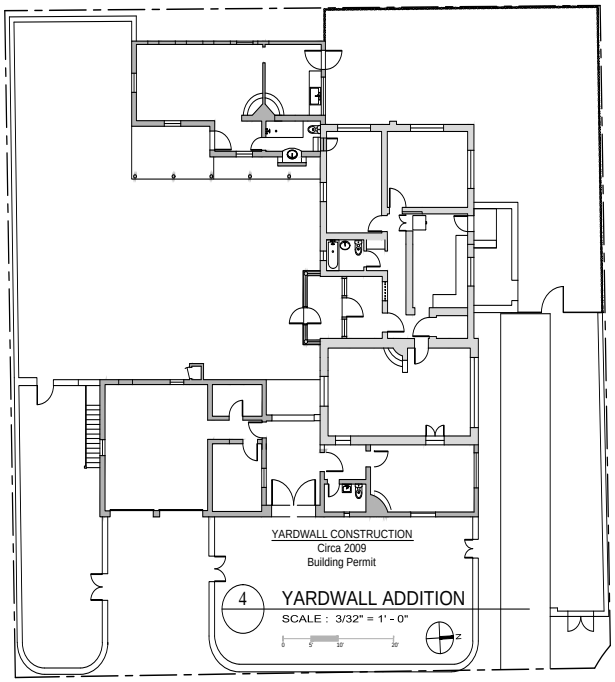
CALLE La PENA



2nd MAJOR ADDITION
Circa 1987
CMU Walls
Slab On Grade
PVC Plumbing

3 2nd MAJOR ADDITION
SCALE : 3/32" = 1' - 0"

CALLE La PENA



YARDWALL CONSTRUCTION
Circa 2009
Building Permit

4 YARDWALL ADDITION
SCALE : 3/32" = 1' - 0"

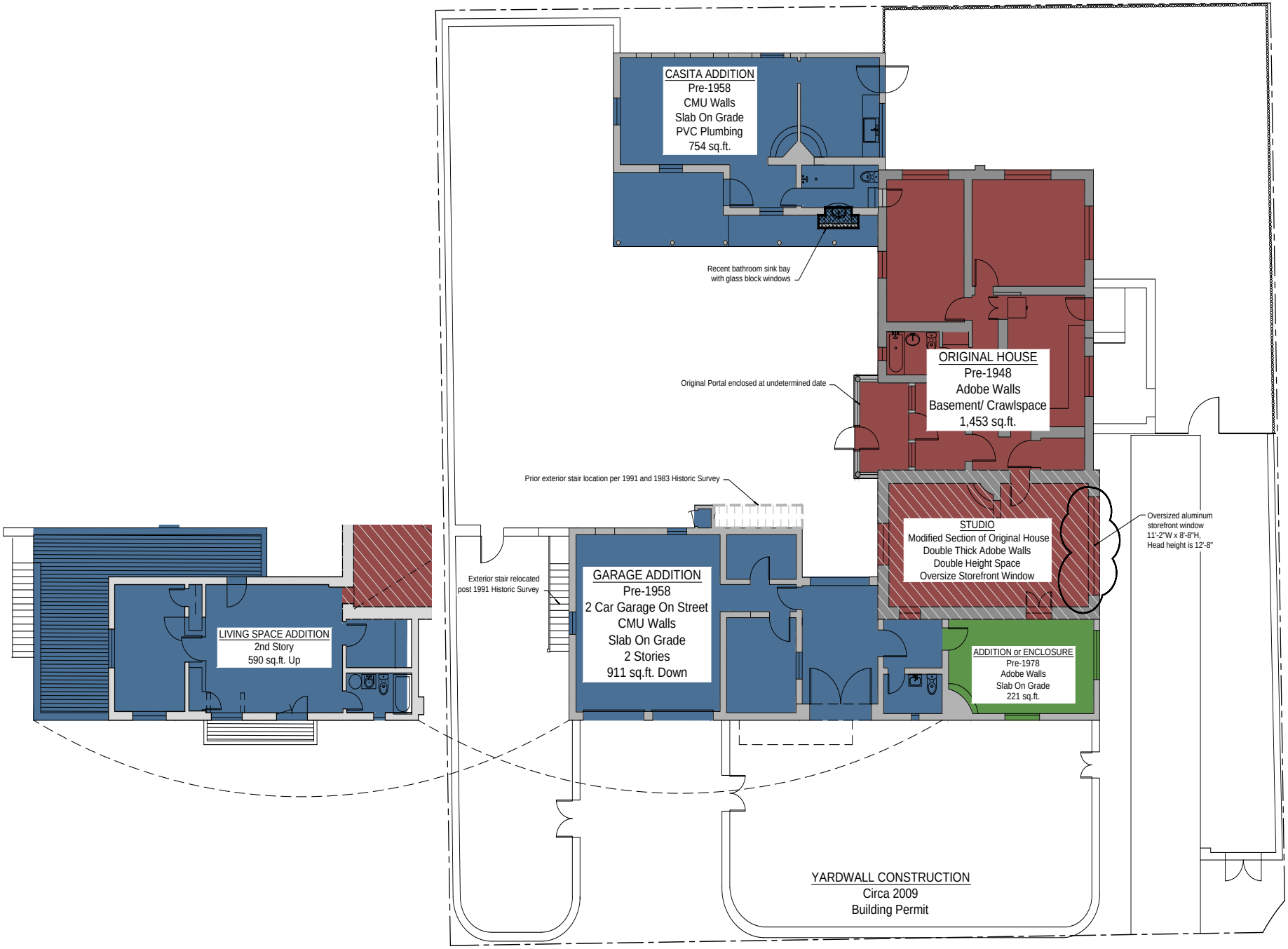
WDC
WILSON DESIGN & CONSTRUCTION LLC

CONSTRUCTION TIMELINE

110 CALLE LA PENA

2-14-2022

H1.0



1 CONSTRUCTION TIMELINE PLAN

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

0 5' 10' 20'

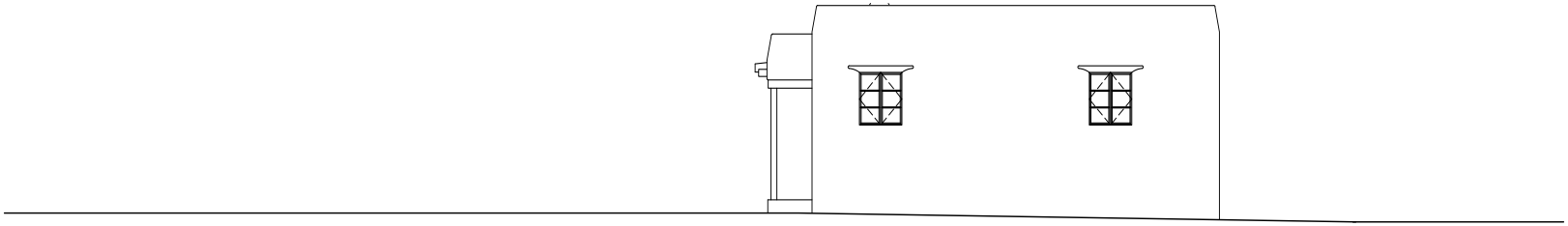
WDC WILSON DESIGN & CONSTRUCTION LLC

CONSTRUCTION TIMELINE

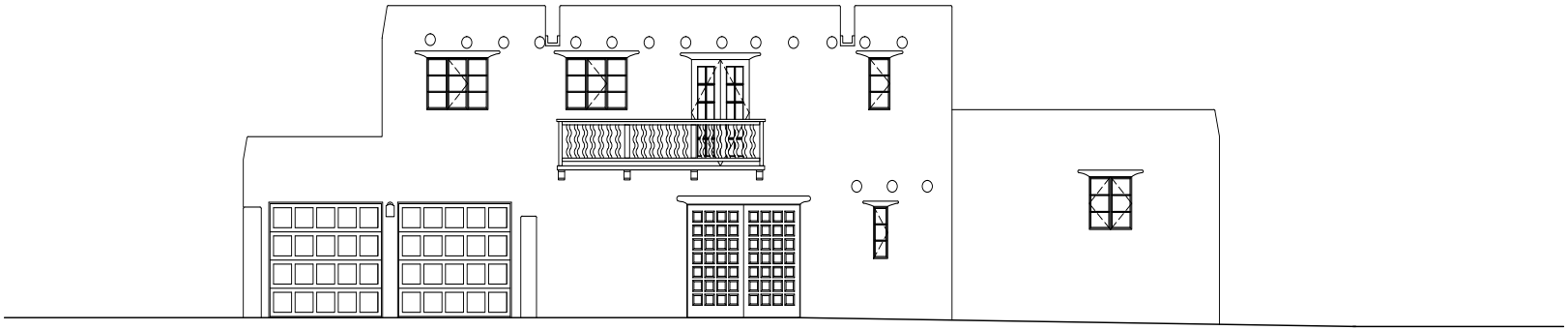
110 CALLE LA PENA

4-11-2022

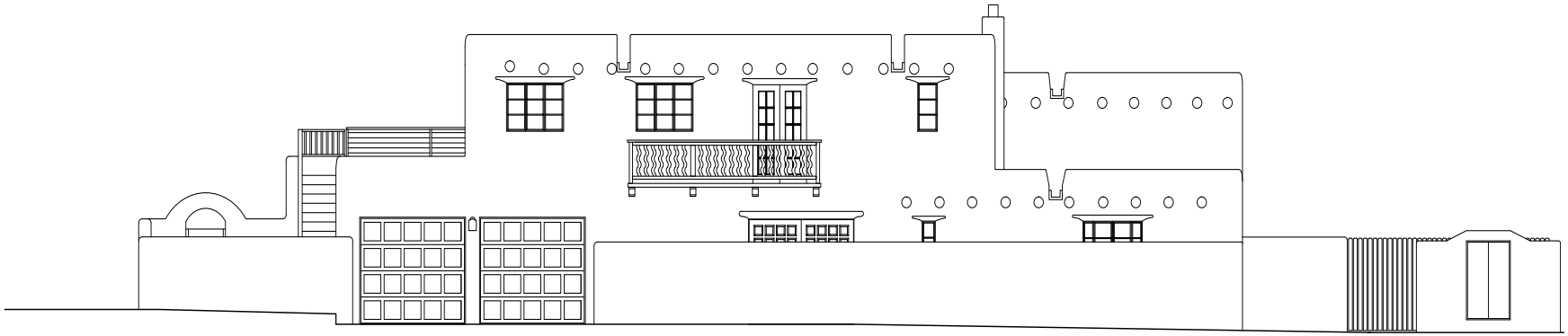
H1.1



1 EAST STREET ELEVATION - ORIGINAL
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



2 EAST STREET ELEVATION - FIRST ADDITION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



3 EAST STREET ELEVATION - EXISTING
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

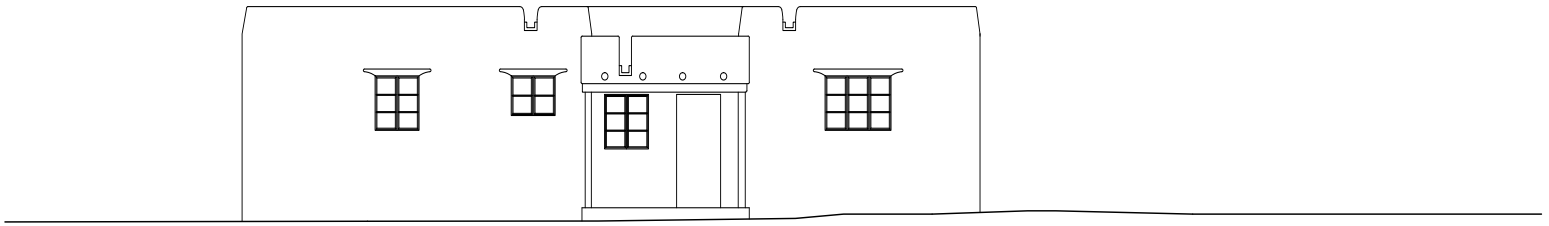
WDC
WILSON DESIGN & CONSTRUCTION LLC

EAST STREET ELEVATIONS

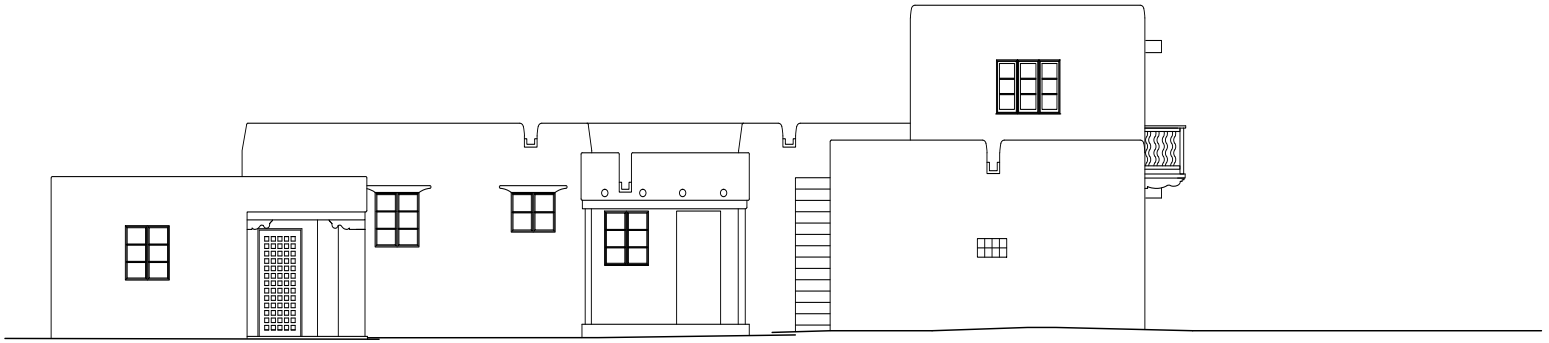
110 CALLE LA PENA

4-11-2022

H2.2



1 SOUTH ELEVATION - ORIGINAL
SCALE : 1/4" = 1'- 0" 0 5' 10' 20'



2 SOUTH ELEVATION - FIRST ADDITION
SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

3 SOUTH ELEVATION - EXISTING
SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

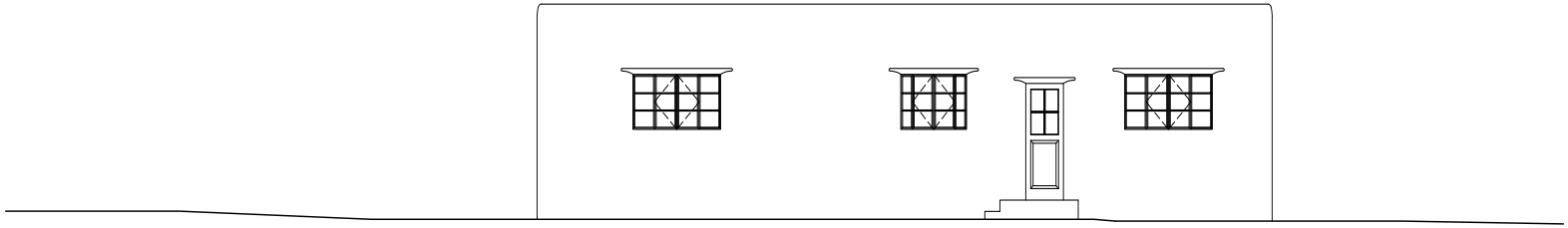
WDC
WILSON DESIGN & CONSTRUCTION LLC

SOUTH ELEVATIONS

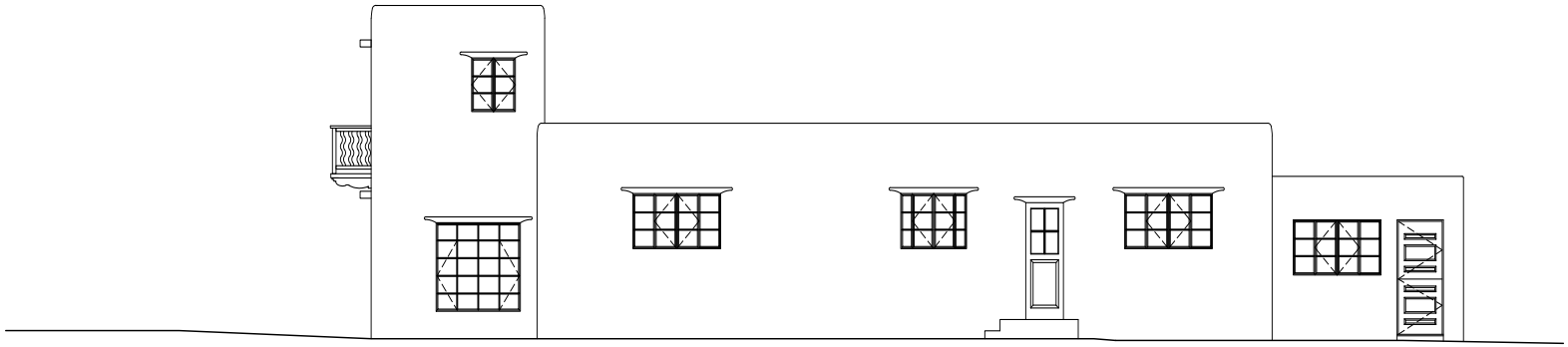
110 CALLE LA PENA

4-11-2022

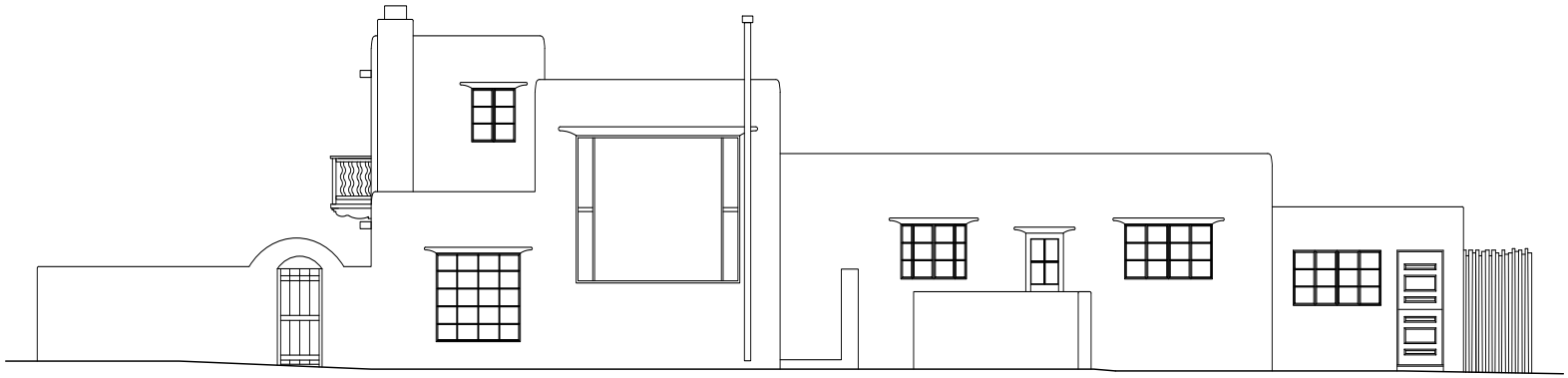
H2.3



1 NORTH ELEVATION - ORIGINAL
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



2 NORTH ELEVATION - FIRST ADDITION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'



3 NORTH ELEVATION - EXISTING
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

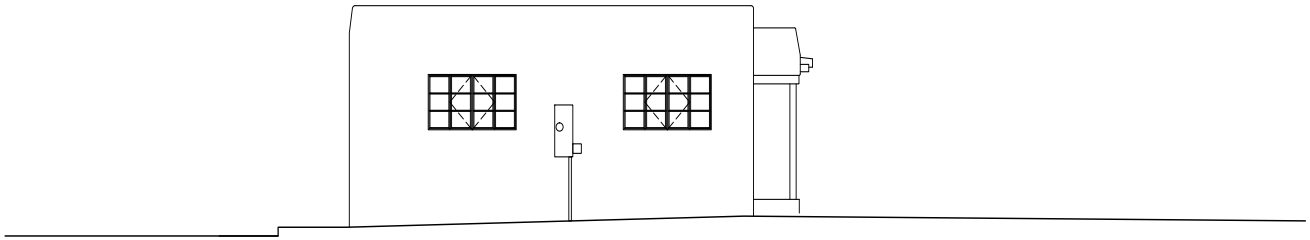
WDC
WILSON DESIGN & CONSTRUCTION LLC

NORTH ELEVATIONS

110 CALLE LA PENA

4-11-2022

H2.4



1 WEST ELEVATION - ORIGINAL
SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

2 WEST ELEVATION - FIRST ADDITION
SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

3 WEST ELEVATION - EXISTING
SCALE : 1/4" = 1'- 0" 0 5' 10' 20'

WILSON DESIGN & CONSTRUCTION LLC

WEST ELEVATIONS

110 CALLE LA PENA

4-11-2022

H2.5

WOOD ENTRY DOOR

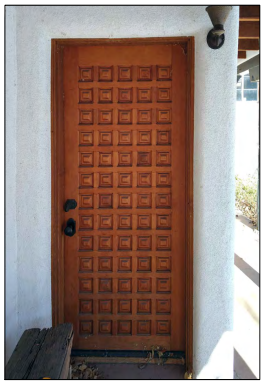
WOOD UPSTAIRS BALCONY DOOR

'DUTCH' WOOD STUDIO DOOR

WOOD COURTYARD DOOR

WOOD UPSTAIRS DOOR

WOOD KITCHEN DOOR



WOOD STUDIO DOOR

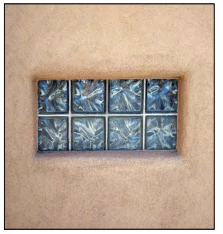
1 EXISTING EXTERIOR DOOR TYPES
SCALE : Not to Scale

STEEL WINDOW WITH LINTEL

STEEL WINDOW NO LINTEL

ALUMINUM STOREFRONT WINDOW

WOOD WINDOW



GLASS BLOCK WINDOW

2 EXISTING EXTERIOR WINDOW TYPES
SCALE : Not to Scale

WDC
WILSON DESIGN & CONSTRUCTION LLC

RENOVATION & ADDITION

110 CALLE LA PENA

1-17-2022

A3.2

RPA & Associates

PRESERVING OUR HISTORY

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

TO Kevin Scott
533 Agua Fria St
Santa fe, NM 87501
512-608-8887
avpetra@sbcglobal.net

JOB	DATE
110 CALLE LA PENA – MAIN HOUSE	06/20/2022

LOCATION	DESCRIPTION
EAST A	54 X 40 1W3H/1W3H/1W3H/1W3H – STEEL
EAST B	12 X 40 R 1W3H - STEEL
SOUTH DR #1	38 X 82 RH DOOR – ALL WOOD PANEL (1990's)
SOUTH C	54 X 52 SLRS 1W4H/1W4H/1W4H/1W4H - STEEL
EAST D	24 X 42 R 2W3H – BARN SASH – ALL WOOD
SOUTH E	24 X 36 2W3H – BARN SASH – ALL WOOD
SOUTH DR #2	30 X 80 RH ½ GLASS/2-PANEL – ALL WOOD (1980's)
SOUTH F	24 X 36-2 FIXED 2W3H/2W3H BARN SASH – ALL WOOD
WEST G	24 X 42 L 2W3H – BARN SASH – ALL WOOD
SOUTH H	36 X 28-2 LR 1W2H - STEEL
SOUTH I	36 X 37-2 LR 1W3H - STEEL
NORTH P	69 X 63 FIXED 4W1H - STEEL
	LSR 1W4H/2W4H/1W4H
NORTH Q	132 X 110 FIXED ALL ALUMINUM STORE FRONT - MILL FINISH STORE FRONT – 1-LITE (1990's)
NORTH R	54 X 40 SLRS 1W3H/1W3H/1W3H/1W3H – STEEL
NORTH DR #5	28 X 80 RH INSWING DOOR 4-LT/3-PANEL - PLYWOOD PANEL SIMPSON (1980's)
NORTH S	72 X 40 SLRS 1W3H/1W3H/1W3H/1W3H - STEEL
WEST T-1	72 X 40 SLRS 1W3H/1W3H/1W3H/1W3H - STEEL
WEST T-2	72 X 40 SLRS 1W3H/1W3H/1W3H/1W3H - STEEL
NORTH U	10 X 24 R 1W2H - STEEL

JOB	DATE
110 CALLE LA PENA – GARAGE/2ND FLOOR	06/20/2022

LOCATION	DESCRIPTION
NORTH V	36 X 38-2 LR 1W3H - STEEL
NORTH W	36 X 38-2 LR 1W3H - STEEL
WEST X	32 X 16 4W2H – GLASS BLOCK (1990's)
SOUTH Y	32 X 16 4W2H – GLASS BLOCK (1990's)
WEST DR #6	32 X 76 RH DOOR INSULATED GLASS 2W5H – ALL WOOD
SOUTH Z	54 X 40 LSR 1W3H/1W3H/1W3H - STEEL
EAST AA	20 X 40 R 1W3H - STEEL
EAST DR #7	48 X 80 (TWIN) LR 2W5H INSULATED GLASS RH DOOR INSWING – ALL WOOD
EAST BB-1	54 X 40 LSR 1W3H/1W3H/1W3H - STEEL
EAST BB-2	54 X 40 LSR 1W3H/1W3H/1W3H - STEEL
NORTH CC	36 X 40-2 LR 1W3H – STEEL

JOB	DATE
110 CALLE LA PENA - GUEST QUARTERS	06/20/2022

LOCATION	DESCRIPTION
NORTH J[1]	8” X 40” 1W4H GLASS BLOCK (1990’s)
SOUTH J[2]	8” X 40” 1W4H GLASS BLOCK (1990’s)
EAST K	36 X 37-2 LR 1W3H - STEEL
SOUTH DR #3	37 X 77 RH INSWING DOOR RAISED PANEL 5W3H – ALL WOOD SIMPSON (1980’s)
EAST L	36 X 37-2 LR 1W3H - STEEL
SOUTH M	36 X 37-2 LR 1W3H - STEEL
WEST N	36 X 24-2 LR 1W3H - STEEL
NORTH DR #4	36 X 80 RH DOOR RAISED PANELS – ALL WOOD – DUTCH DOOR (1980’s)
NORTH O	72 X 40 SLRS 1W3H/1W3H/1W3H/1W3H - STEEL

Upon my assessment, the following is my professional opinion of the historic status of the windows and doors at 110 Calle la Pena.

Main House, Guest Quarters, and Garage/Garage 2nd floor windows:
A, B, C, H, I, P, R, S, T-1, T-2, U, V, W, Z, AA, BB-1, BB-2, CC, K, L, M, N, O
Are all historic original steel windows. As with all historic steel windows they will condensate under certain weather conditions and continue to cause stucco, plaster, and wall damage. The window glazing shelf will not accept insulated glass and with steel casements there is no good way to weatherstrip the sashes and frames. Thus, making these units extremely non-energy efficient. The hinges on almost all the windows are buried in the stucco and the stucco would have to be cut back to make the units operable again.

Windows: D, E, F, G
Are all wood barn sashes from 1980's, installed into frames with a wood quarter round molding of the 1980's and are non-historic.

Windows: $J^{1,}$ J^{2}, X, and Y
Are all 1980's/1990's glass block and are non-historic

Windows: Q
Is an all-aluminum mill finish non-historic store front window with single pane glazing, extremely non-energy efficient.

Doors: 1, 2, 3, 4, 5, 6, 7
Are all newer doors 1980's/1990's and are non-historic.

In closing, all the steel casements are the historic windows, but they are also causing the most amount of wall damage, when they condensate.

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

Assessment prepared by: Ra N. Patterson

City of Santa Fe, New Mexico

memo

DATE: October 25th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005973-HDRB

Address: 624 Agua Fria St.
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**: Stucco Guidance Draft, Window Guidance Draft

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **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 does not recommend approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District due to the use of synthetic stucco on a contributing structure.

BACKGROUND & SUMMARY:

624 Agua Fria Street is a property with two single family structures listed as contributing to the Westside-Guadalupe Historic District. The property fronts Agua Fria Street to the north. The northernmost structure or main house is a very simple Territorial style building which has a rectangular footprint with one room projecting to the north and a flat roof and brick coping. It is constructed of adobe and cement plaster. The windows were historic, and mostly two-over-one double hung wood windows.

The main portion of the house was built prior to 1868 with additions in 1889 and in the 1930s. It belonged to one of the farms along the Camino Real. The farm remained until 1910.

The two structures on the property have had very little change over the years until the summer of 2022, when the windows were replaced without City HPD or HDRB approval on both buildings. This case was the subject of a red tag, or stop work order, after the replacement of all of the windows on the property, including the back structure, and a re-stucco project was begun.

Now, the applicant proposes the following exterior alterations:

1) Retain the replacement clad windows that are multi-light, simulated divided lights in 'Almond.' The muntins are flat and appear behind the glass window surface. An exception is requested for replacement of historic window not in kind.
2) Re-stucco in synthetic Dryvit stucco. Color and texture sample was provided, but color and texture names were not.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(i): Staff request an exception to replace historic windows that shall be repaired or restored wherever possible and for the installation of replacement windows that do are not duplicated in the size, style, and material of the original.

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

Applicant Response:

The façade of our building is not changing. We are not moving a window, a door, an opening, or any other substantive revision to the building. Our building is entirely consistent with the neighborhood, which is predominantly single-story properties, stucco covered, with modest windows. Our windows are entirely consistent with the neighborhood in which windows like ours are seen throughout the area. I believe that having windows inconsistent with the neighborhood would damage the character of the neighborhood, rather than support it, and accordingly, we believe our windows as selected are entirely consistent with the community.

Staff Response: Staff recommends that the exception criterion has not been met. The replacement of historic windows based on surrounding buildings does not take into account the value that these character defining features brought to the district. This was removal of historic windows without proof that they could not be restored. The replacement windows are not of the same material, proportions or style of the historic windows.

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

Applicant Response:

The prior windows were broken, and in a condition that left them inoperable. We believe that the windows were a significant factor in our prior tenants moving out, and may have exposed the tenants to an increased risk of harm. Additionally, the older windows were not fully weatherproof, were not energy efficient, and were of a less safe design. We believe that these factors weigh in our favor.

I should also point out that in our case, we already have all replacement windows on site. Because we were not changing the design, shape, placement, orientation, or any feature of the windows, and since some of the windows are unusual sizes, we custom ordered the windows. While that cost seems marginal, if we were required to custom order a small number of windows now, it would impose a substantial delay on completing the project. We conservatively estimate that we have already lost over $30,000 in rental income during the renovation effort, and we likely would not be able to make these properties available on the market for six to nine months because of supply chain concerns. I know that the adverse impact on property owners is not the most important concern, but I respectfully suggest that it is responsive to this topic.

Staff Response: Staff recommends that the exception criterion have not been met. Conducting deferred or minimum maintenance practices is the responsibility of the owner is not a hardship, but instead a code requirement.

(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:

I am somewhat confused by this item, but in this instance, our project is exceptionally modest. We are not introducing a design element that is new to the City, or the immediate neighborhood. We are not reducing existing housing opportunities. Instead, we are making a commercial property more functional without changing its visual appearance and integration in the community (as a whole). Similarly, we are not withdrawing a residential property from the housing stock in any way.

Staff Response: Staff recommends that the exception criterion have not been met. The applicant may be confused on the applicability of this criterion in that the construction work was proceeded with prior to seeking approval. The reason for prior approval is so that the applicant can explore other appropriate window options that are closely duplicate the size, style, and material of the original windows. The replacement windows were chosen to homogenize with the replacements in the neighborhood instead of to duplicate the originals.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Windows & Doors:

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

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

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

Removal of Historic Material/Demolition:

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 624 Agua Fria

OLD ID NUMBER: 0516 136 15

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1790

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1928 ACTUAL

SOURCE(S) city directory

BUILDING DATA

ARCHITECTURAL STYLE: Territorial Revival

USE:

HISTORIC: (residential)

OTHER apartments

PRESENT: ~~residential~~

OTHER commercial-offices Adobe Corporation

SURROUNDINGS: residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices at 624 rear

IF INVENTORIED, LIST ID NUMBER(S)

H2280

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: replacement doors & windows in historic style, new coping

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

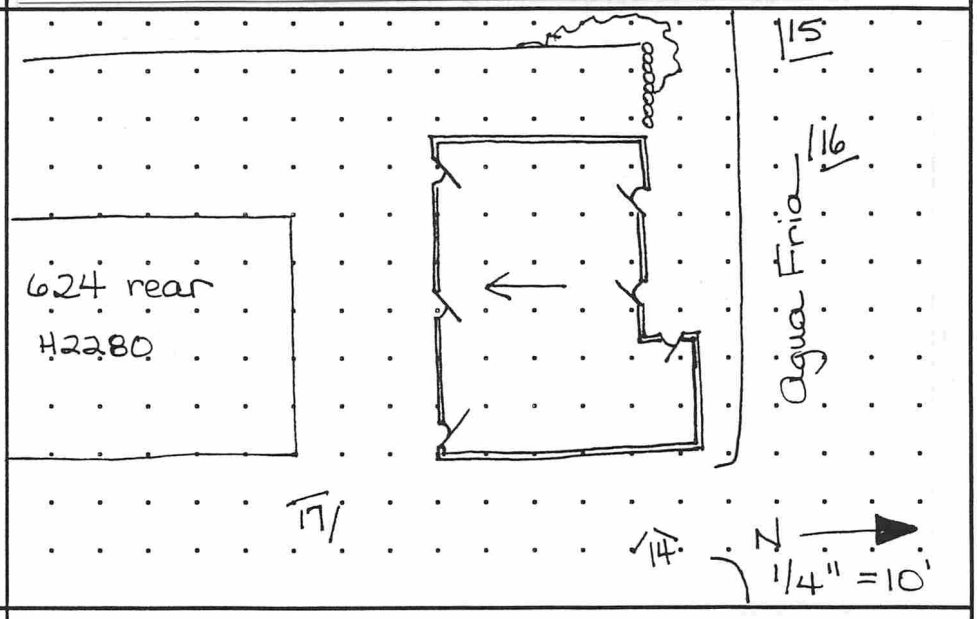
BUILDING THREATENED?

___ YES X NO

PHOTO

#16 north elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 6/96 BY DB

NEGATIVES WITH NMHPD ROLL # DB5 NEG # 14 TO 17

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed with stucco parapet, brick coping on N, wood/metal canales to S	
BUILDING WALLS	adobe with brown stucco (cracked)	
FOUNDATIONS	not visible – reinforced	APPROX. HEIGHT (FT.) 13
DOORS	N - wood panel, painted, wood frames, one at W end recessed with wood reveals; S - wood panel, painted	
WINDOWS	N - 2/2 wood DHWs with new screens & storm windows; E - paired 6 light casements with storm windows, wd frames; S - 6 light casement and large light casements, wood frames	
PORCHES OR PORTALES	new brick steps N, W end; concrete & flagstone steps N center	
ARCHITECTURAL DETAILS	Very simple Territorial detailing.	
FENCES/WALLS		
SITE FEATURES	Building at rear has similar detailing.	

OTHER/ COMMENTS One apartment appears in 1928 city directory. 1938 directory shows apartments A-H. This indicates sequential construction and may account for slight differences in style.

ADDITIONAL PHOTOGRAPHS

#14 east elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION

ADDRESS

624 Agua Fria

ID NUMBER: 0516 13615

SANTA FE ID NUMBER: H1790

SURVEYED/RESEARCHED
DATE 6/96 BY DB

#17 south elevation

#15 northwest

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

H1790

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 051613615
field map SFHD # 7	number 615	UTM reference zone 12 13	easting northing

location description: 624 AGUA FRIA

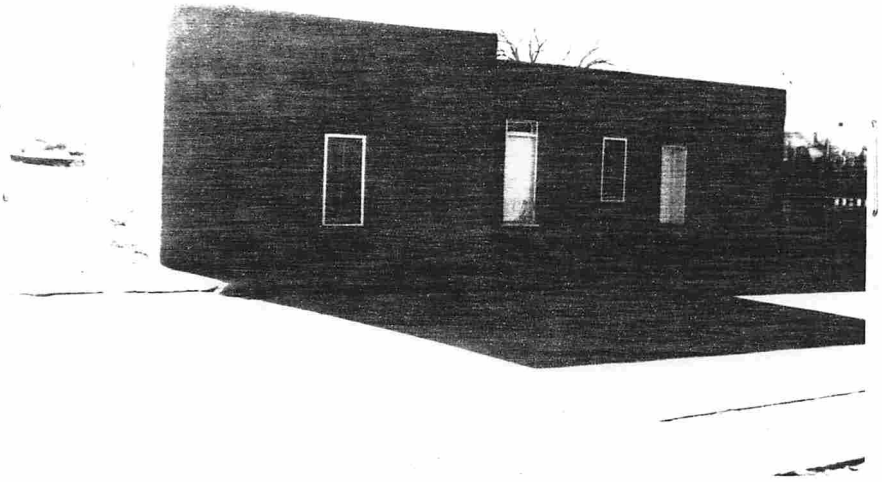
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name: TOMAS ORTIZ 1912

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll by SL no. SFHD # 19	negative nos. 37	loc. of neg. HPB



plan shape

date of construction: PRE 1912 estimate _____ actual

source

use
present: residential
other: _____
historic: residential
other: _____

condition
✓ excellent ___ good
___ fair ___ deteriorating

style: TERR.

foundation material: UNK.

wall material/surface: ADOBE / STUCCO.

degree of remodeling
✓ minor ___ moderate ___ major
describe: DOORS.

architectural features
DENTIL. BRK COPING (PARTIAL)
2/2 D.H. & LIGHT CASMT'S, SCR TRANS TRANS.
ALL NEW SCR OR WD DOORS.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
✓ eligible ___ of interest ___ none
if eligible, why? PRIMARY.

comments
TOMAS ORTIZ ?, ~~E. ROMERO~~ ? 1912 - UNCLEAR
CLEARLY AN OLD HOUSE W/ OLD 2/2 D.H. & EARLY
6 LIGHT CASMT'S. NEWLY REHAB'D TO APTS — NICE
DOORS TAKEOUT, 1 W/ TRANSOM.
ONE OF THE BEST ONE REHAB'S I'VE SEEN - NOT
CUTE, NOT CRISPED UP, SIMPLE, RESTRAINED &
FAITHFUL. PRIMARY STATUS FOR INTEG/FORM, AGE.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

H179

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 05161 3615
field map SFHD # 7	number 615	UTM reference zone 12 13 easting	northing

location description: 624 AGUA FRIA

city/town: SANTA FE

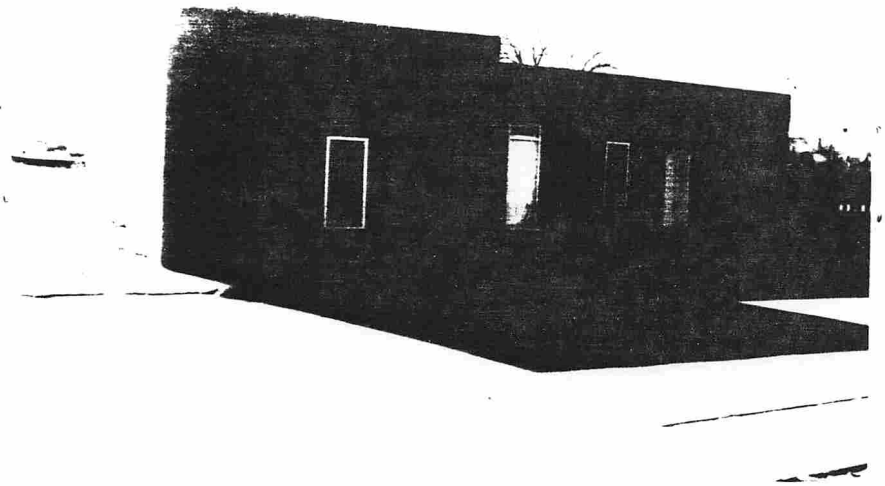
land grant/reservation: ~~land grant/reservation~~

building name: TOMAS ORTIZ 1912

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD # 19	negative nos. 37	loc. of neg. HPB

plan shape



date of construction: PRE 1912 estimate ___ actual ___

source

use
present: residential
other: ___
historic: residential
other: ___

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe: DOORS

style: TERR.

foundation material: UNK.

wall material/surface: ADOBE / STUCCO.

architectural features
DENTIL. BRK COPING (PARTIAL)
2/2 D.H. & LIGHT CASMENTS, SOL TANG TRIM.
ALL NEW SOL OR WD DOORS.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
✓ eligible ___ of interest ___ none
if eligible, why? PRIMARY.

comments
TOMAS ORTIZ ?, ~~E. ROMERO~~ ? 1912 - UNCLEAR
CLEARLY AN OLD HOUSE W/ OLD 2/2 D.H. & EARLY
6 LIGHT CASMENTS. NEWLY REHAB'D TO APTS - NEW
DOORS THROUT, 1 W/ TRANSOM.
ONE OF THE BEST DONE REHAB'S I'VE SEEN - NOT
CUTE, NOT CRISPED UP, SIMPLE, RESTRAINED &
FAITHFUL. PRIMARY STATUS FOR INTEG/FORM, AGE.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

ADDRESS: 624 Agua Fria (front) **HIST. SURVEY #:** 615

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Ortiz, Thomas, House

CITY SURVEY

Area #: 7 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Hist. Pres. Cert. App. Pt. 1.

Bibliography:

Comments: HPD File: plans 1984 rehab; photocopies of photos.
Consider building at rear (HS#616)

ADDRESS: 624 Agua Fria (front) **HIST. SURVEY #:** 615

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Ortiz, Thomas, House

CITY SURVEY

Area #: 7 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Hist. Pres. Cert. App. Pt. 1.

Bibliography:

Comments: HPD File: plans 1984 rehab; photocopies of photos.
Consider building at rear (HS#616)

H-89-405
624 Aqua Fria

ADDRESS: 624 Agua Fria (front) **HIST. SURVEY #:** 615

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Ortiz, Thomas, House

CITY SURVEY

Area #: 7 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Hist. Pres. Cert. App. Pt. 1.

Bibliography:

Comments: HPD File: plans 1984 rehab; photocopies of photos.
Consider building at rear (HS#616)

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 051613616
field map SFHD #7	number 616	UTM reference zone 12 13	easting northing

location description

624 rear ACEQUIA FRIA

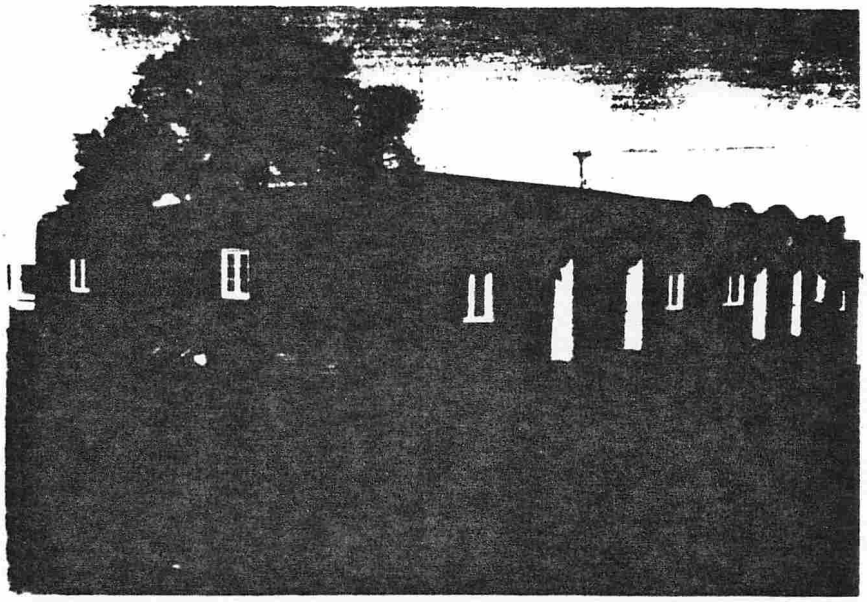
city/town
SANTA FE

land ~~grant~~/reservation

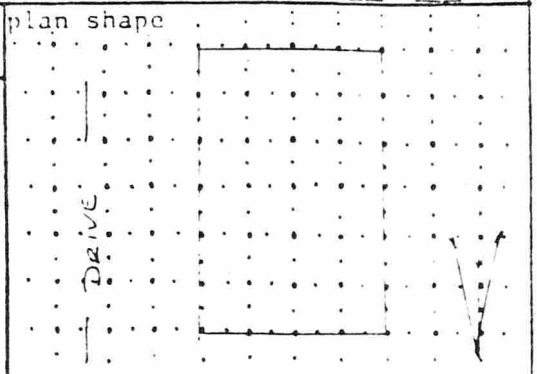
building name

legal description
tnsp ___ N S range ___ E W sec ___

film roll by SL no. SFHD #20	negative nos. 3	loc. of neg. HPB



plan shape



date of construction
1935-39 estimate ___ actual
source
SF DIR.

use
present: residential
other: ___
historic: residential
other: ___

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:
DOORS.

surroundings
RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? contrib.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

style
SW VERN / NMJV

foundation material
UNK. (CONC?)

wall material/surface
ADOBE / STUCCO

architectural features
2 MASSES: S END 1½; STRAIGHT PARAPET, N END 1½
MIXTURE SW VERN PARAPET
6 LIGHT WD CASEMENTS, TRANSOMS
ALL NEW SASH & DOORS.

comments
RECENTLY RESTYLED AS 624 in FRONT
EXC. REGISTERED PERMIT MAINTAINS SAMPLE FORM / FENC.
STRATTON.

10-168
11/81

UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No. 42-R1765

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: *Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.*

PART 1 EVALUATION OF SIGNIFICANCE

1. **Name of property:** _____

Address of property: 624 Agua Fria Street

City Santa Fe County Santa Fe State New Mexico Zip Code 87501

Name of historic district in which property is located: Santa Fe National Historic District

Check here if request is for:
☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. **Description of Physical Appearance:**
(see instructions for map and photograph requirements-use reverse side if necessary)

This is a one-story, flat-roofed, residential building shaped in a rectangle two rooms wide and four rooms long, with one additional room projecting from the north (front) (over

3. **Statement of Significance:**
(use reverse side if necessary)

The main portion of this dwelling is at least 116 years old. Once far from the center of town, this property was one of the farms along the well traveled trade route south from Santa Fe to Chihuahua and Mexico City, known as the Camino Real. It remained (over)

Date of construction (if known): pre-1868 ☒ Original site _____ ☐ Moved ☐ Date of alterations (if known): 1889, early 1930's

4. **Name and Mailing Address of Owner:**

Name Walter Drew

Street 127 Romero Street

City Santa Fe State New Mexico Zip Code 87501

Telephone number (during day): Area Code (505) 983-2300

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Walter M. Drew Date 3/8/84

Social Security Number or Taxpayer Identification Number 038-26-2503

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CRF 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature Kaoneer Brooper DSHPO for T.W. Merlan Date 3-24-84
State Historic Preservation Officer

IF NEEDED, USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

2. Description of Physical Appearance (continued)

side on the eastern end. It is constructed of adobe covered with cement plaster. The earliest portion, built before 1868, consists of four rectilinear rooms, a floor plan typical of Spanish Colonial architecture. To this was added (probably in 1889) one room projecting toward the south on the western end. In the early 1930's, the rectangle was completed with three rooms on the south (back), and one projecting room was added to the north facade. There are also two small, red-painted porches constructed of wood and metal screen projecting from the back of the building.

The earliest four-room section is defined on the exterior by a parapet capped with a brick dentated coping typical of the Territorial style (plastered but visible on the exterior walls, covered with roofing paper on those portions no longer on the exterior). The walls of the Territorial (pre-1912) portion of the building are approximately two and one half feet thick. The ceiling of the oldest section is approximately 12 feet high, that of the added Territorial room is approximately 8 feet high. Although most of the Territorial windows have been changed to smaller aluminum windows (with the exception of one wood-frame double hung window on the north facade and one wooden casement window on the east), the interior Territorial wood window and door frames remain intact. On some window frames, both interior and exterior, remnants of the characteristic blue-painted trim is visible. Vigas topped by planks of varying widths up to about 1' 3" have been found in the Territorial rooms where false ceilings have been removed.

There is an eight-room house to the rear on the same property which is the subject of another application.

3. Statement of Significance (continued)

a farm until the first decade of the twentieth century. Later additions, primarily to the back, have not obscured the character of the original as a farm house of the mid-nineteenth century. Territorial door and window frames with plain lintels remain throughout the interior. This is a fine example of the Territorial style in its simpler form.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 624 Agua Fria (rear)

OLD ID NUMBER: 0516 136 15

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H2280

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1938 ACTUAL

SOURCE(S) city directory

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: ~~residential~~

OTHER commercial-offices

SURROUNDINGS: Commercial/residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices at 624

IF INVENTORIED, LIST ID NUMBER(S)

H1970

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR replacement

EXPLAIN: doors & windows in historic styles

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

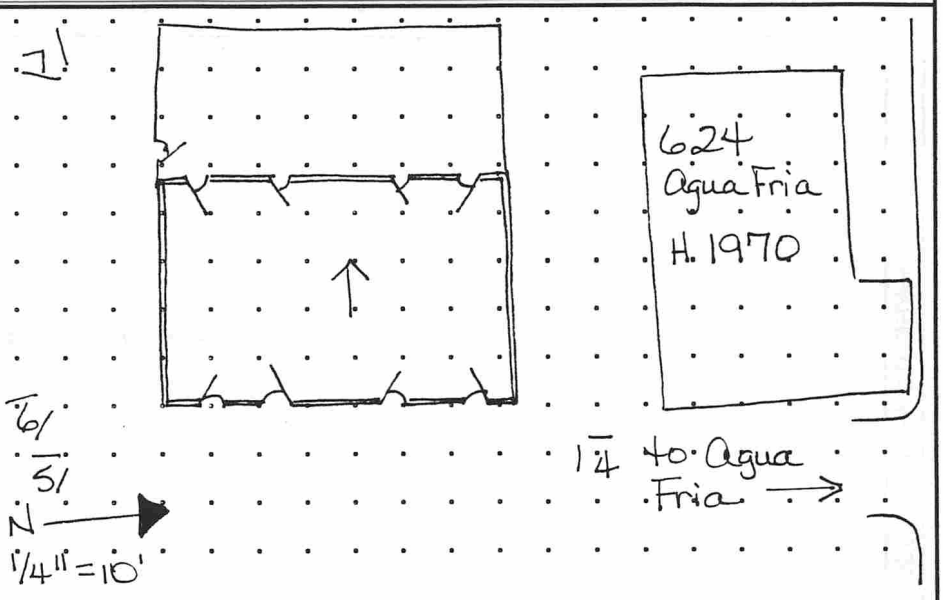
BUILDING THREATENED?

___ YES X NO

PHOTO

#5 southeast

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 6/96 BY DB

NEGATIVES WITH NMHPD ROLL # DB6 NEG # 4 TO 7

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with unusual parapet on NE - elsewhere plain parapet with openings for canales		
BUILDING WALLS	adobe, brown stucco (cracked)		
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 11	(12 at NE corner)
DOORS	wood panel, painted		
WINDOWS	small 6 light wood csmt, paired with wood frames & trio of same		
PORCHES OR PORTALES	E - concrete walk or steps - only in spots		
ARCHITECTURAL DETAILS	NE parapet looks Islamic - patched; details very simple elsewhere		
FENCES/WALLS	chain link, wire, wood fences on West		
SITE FEATURES			
OTHER/ COMMENTS	1980s rehab includes very simple doors & windows. Stucco has not held up (cracked & patched, especially on NE parapet)		

ADDITIONAL PHOTOGRAPHS

#4 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION

ADDRESS

624 Agua Fria (rear)

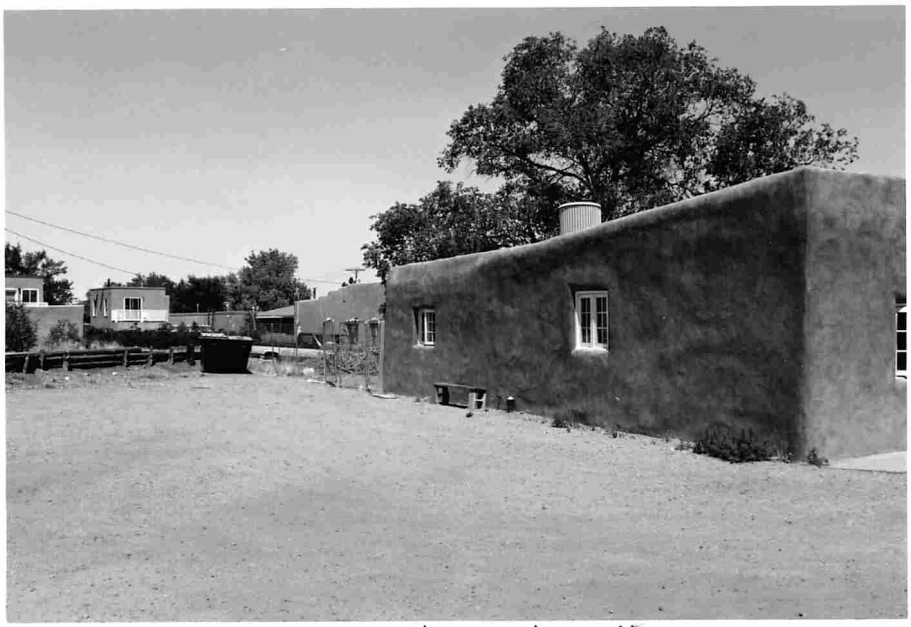
ID NUMBER: 0516 13615

SANTA FE ID NUMBER: H228D

SURVEYED/RESEARCHED

DATE 6/96 BY DB

#7 west elevation



#6 south elevation

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

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 0516|3616 H228
field map SFHD #7	number 616	UTM reference zone 12 13	easting northing

location description: 624 rear Agua Fria

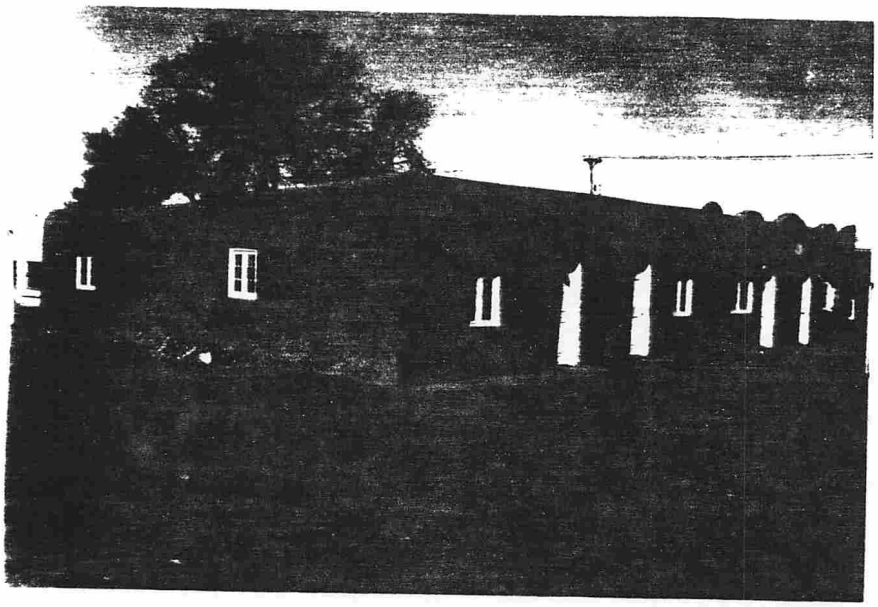
city/town: SANTA FE

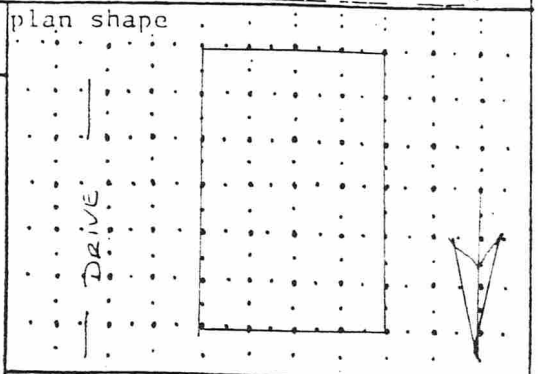
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. SFHD #20 | negative nos. 3 | loc. of neg. HPB





plan shape

date of construction: 1935-39 estimate ___ actual

source: SF DIR.

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe: Doors.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? Contrib.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: SW VERN / NMUV

foundation material: UNK. (CONC?)

wall material/surface: ADOBE / STUCCO

architectural features
2 MASSES: S END HAS STRAIGHT PARAPET, N END HAS MIX-LINEAR SW VERN PARAPET.
6 LIGHT WD CASM'S, TANDEM;
ALL NEW SGL LT WD DOORS.

comments
RECENTLY REHAB'D AT 624 IN FRONT.
EXC. REGISTERED REHABS MAINTAINS SIMPLE FORM/FENC. STRUCTURE.

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 0516|3616
field map SFHD #7	number 616	UTM reference zone 12 13	easting northing

location description: 624 rear AGUA FRIA

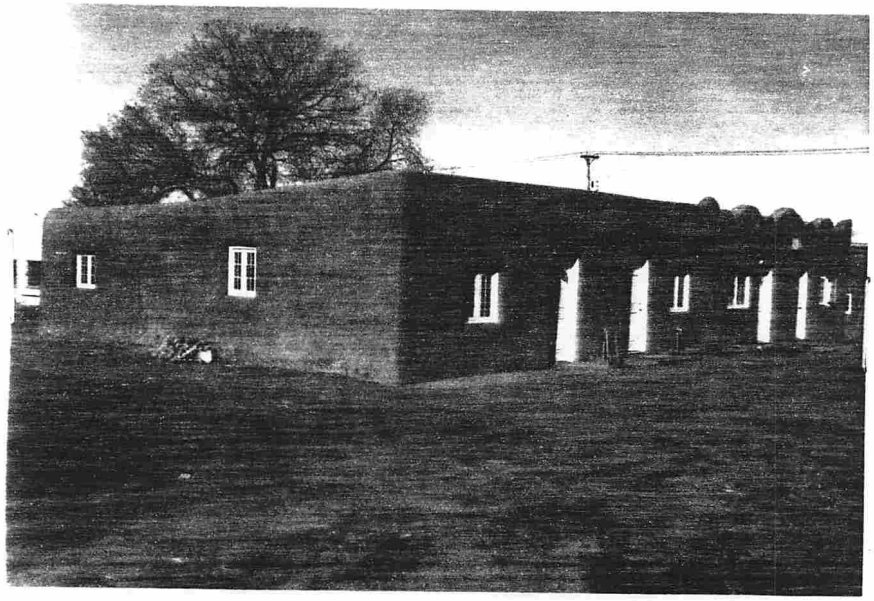
city/town: SANTA FE

land ~~grant~~/reservation

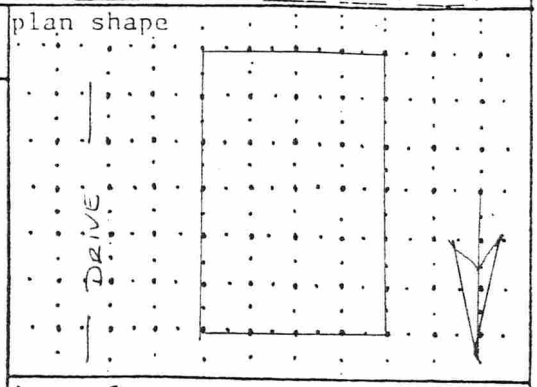
building name

legal description: tnsp___ N S range___ E W sec___ ¼ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD#20	3	HPB



plan shape



date of construction: 1935-39 estimate _____ actual

source: SF DIR.

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present: residential
other: _____
historic: residential
other: _____

condition
✓excellent ___good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: DOORS.

surroundings: RES.

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? Contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

style: SW VERN/NMUV

foundation material: UNK. (CONC?)

wall material/surface: ~~ADOBE~~/STUCCO

architectural features
2 MASSES: S END HAS STRAIGHT PARAPET, N END HAS MIXTILINEAR SW VERN PARAPET.
6 LIGHT WD CASM'TS, TANDEMS,
ALL NEW SOLID WD DOORS.

comments
RECENTLY RENTED AS 624 in FRONT.
EXC. RESTRAINED REHAB MUNTINS SIMPLE FORM/FENC. STATION.

Dear Ms. Picarello –

Thank you for the opportunity to provide additional information to the Historical Preservation Division regarding a very modest project to restore windows at our property at 624 Agua Fria Street. The current work is intended to address dilapidated windows on the property.

The original construction material for the windows was wooden, single pane construction with a multipane presentation. Various panes had broken out during COVID, and on closer inspection, we observed that the wood was no longer presenting a safe window, with substantive weatherproofing. We fully expected that the windows would fail any competent inspection and would lead to additional crime exposure and risk. On the first page of photographs, I enclose one photograph of the front of the property (showing broken windows), and two of the rear of the property. As you can see, the window design is exceptionally dated, insecure, and is inconsistent with a green ethic of building maintenance.

The work envisioned did not involve moving the windows, or expanding them. To our knowledge, the existing window apertures are exactly the same, and we did not anticipate changing that in any way. The multipane presentation is common in the neighborhood, and appears historically common. Because there was damage to stucco from weathering and age, and because of the nature of window installation, we anticipated renovating the stucco on the property after installation was complete.

To be clear, the property is not residential. It is a commercial building, with the interior purposed for small retail shops common in Santa Fe. While we did not know at the time we began work that it was a historical district, we very much wanted to be part of a common fabric of that area of Santa Fe.

To that effect, it is worth emphasizing to you that we looked at neighboring or nearby properties to ensure that we matched similarly, with like style and presence. I enclose a number of photographs for your review. For the sake of readability, I present them on pages of four photographs. The second page of attachments shows you 701 and 701 ½ Dunlap Street, as well as 723 and 730 Dunlap. They show you what we think are vinyl window framing, with multipane presentations. They show you single-story, stucco properties all of which are entirely consistent with our property. Other properties nearby are shown on the third page, 600 and 602 Agua Fria (there are two photos of the second), and then 109 Romero. Other windows on 624 Agua Fria (that were not being replaced) are shown on the fourth page of photographs. The remaining windows simply need to be modernized, harmonized and brought consistent with modern construction.

You also asked for specific types of photographs regarding the property. I enclose two pages (of seven photographs total) showing the property. We believe that concluding the project to ensure that the building has safe, weatherproof windows that are consistent with

the neighborhood maintains the important character of this area of Santa Fe. We believe our building is part of this fabric, and consistent with the fabric of the community.

In addition, you asked that I address three different topics. Please consider this a response to those items that you ask that we address:

1) Does not damage the character of the District.

As I briefly addressed above, the façade of our building is not changing. We are not moving a window, a door, an opening, or any other substantive revision to the building. Our building is entirely consistent with the neighborhood, which is predominantly single-story properties, stucco covered, with modest windows. Our windows are entirely consistent with the neighborhood in which windows like ours are seen throughout the area. I believe that having windows inconsistent with the neighborhood would damage the character of the neighborhood, rather than support it, and accordingly, we believe our windows as selected are entirely consistent with the community.

2) Prevents a hardship to the applicant, or an injury to the public welfare.

The prior windows were broken, and in a condition that left them inoperable. We believe that the windows were a significant factor in our prior tenants moving out, and may have exposed the tenants to an increased risk of harm. Additionally, the older windows were not fully weatherproof, were not energy efficient, and were of a less safe design. We believe that these factors weigh in our favor.

I should also point out that in our case, we already have all replacement windows on site. Because we were not changing the design, shape, placement, orientation, or any feature of the windows, and since some of the windows are unusual sizes, we custom ordered the windows. While that cost seems marginal, if we were required to custom order a small number of windows now, it would impose a substantial delay on completing the project. We conservatively estimate that we have already lost over $30,000 in rental income during the renovation effort, and we likely would not be able to make these properties available on the market for six to nine months because of supply chain concerns. I know that the adverse impact on property owners is not the most important concern, but I respectfully suggest that it is responsive to this topic.

3) Strengthen the unique heterogenous character of the City.

I am somewhat confused by this item, but in this instance, our project is exceptionally modest. We are not introducing a design element that is new to the City, or the immediate neighborhood. We are not reducing existing housing opportunities. Instead, we are making a commercial property more functional without changing its visual appearance and integration in the community (as a whole). Similarly, we are not withdrawing a residential property from the housing stock in any way.

In closing, I want to emphasize that my husband and I are native Santa Feans, and we value the small-store feeling that Agua Fria has. That is in part why we have not ever sought to

change the actual façade of the building (even though several tenants have asked for it over the years). We value the integration with the neighborhood, in part, because we know that for some of the shops that rent these spaces rely on the neighborhood for their business. This is what makes Santa Fe great, truly, and a place where small businesses can thrive. We respectfully suggest that this project is a good one and should advance.

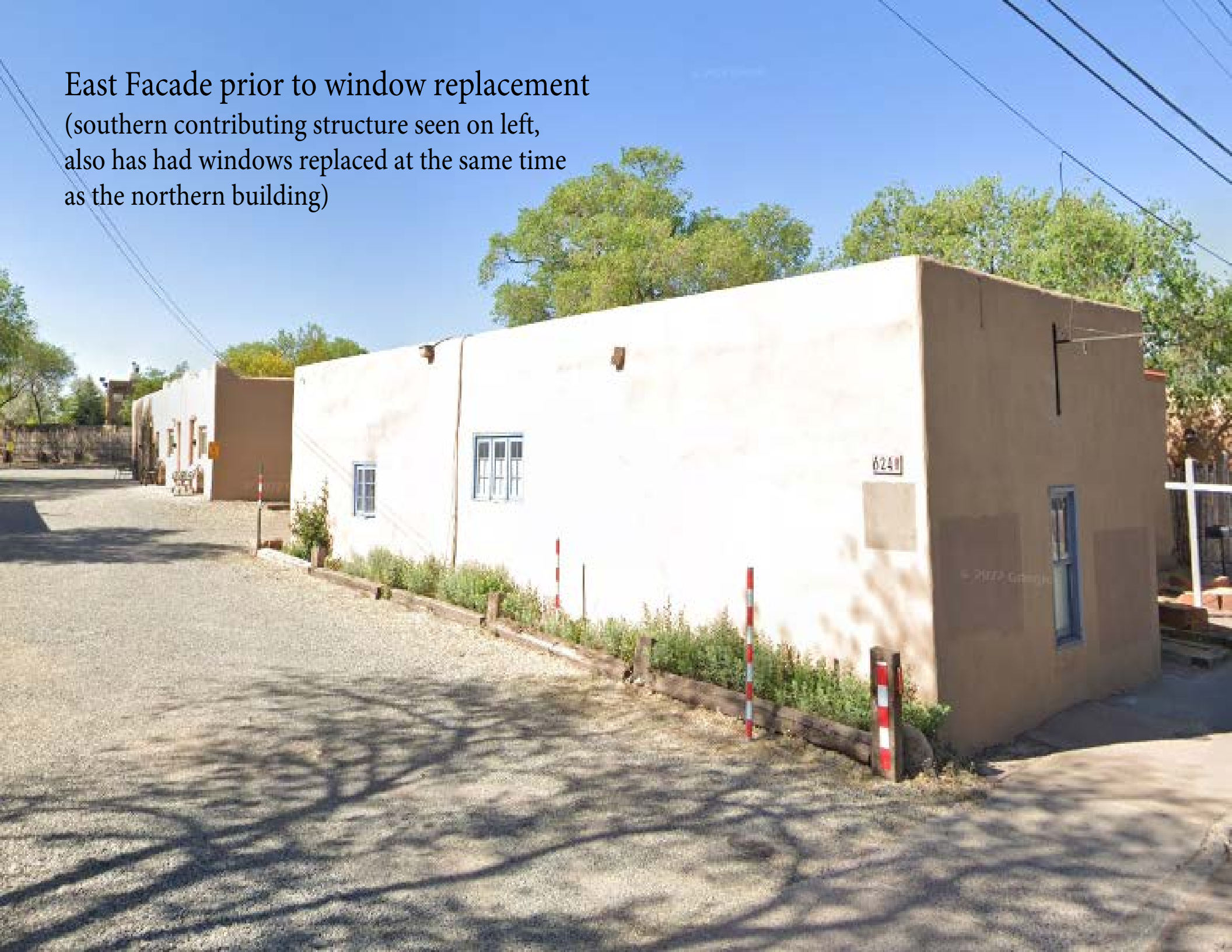
Thank you for your consideration,

Geraldine Chavez

El Paseo de Galisteo, Inc.

North Facade prior to window replacement

North Facade prior to window replacement



East Facade prior to window replacement
(southern contributing structure seen on left,
also has had windows replaced at the same time
as the northern building)

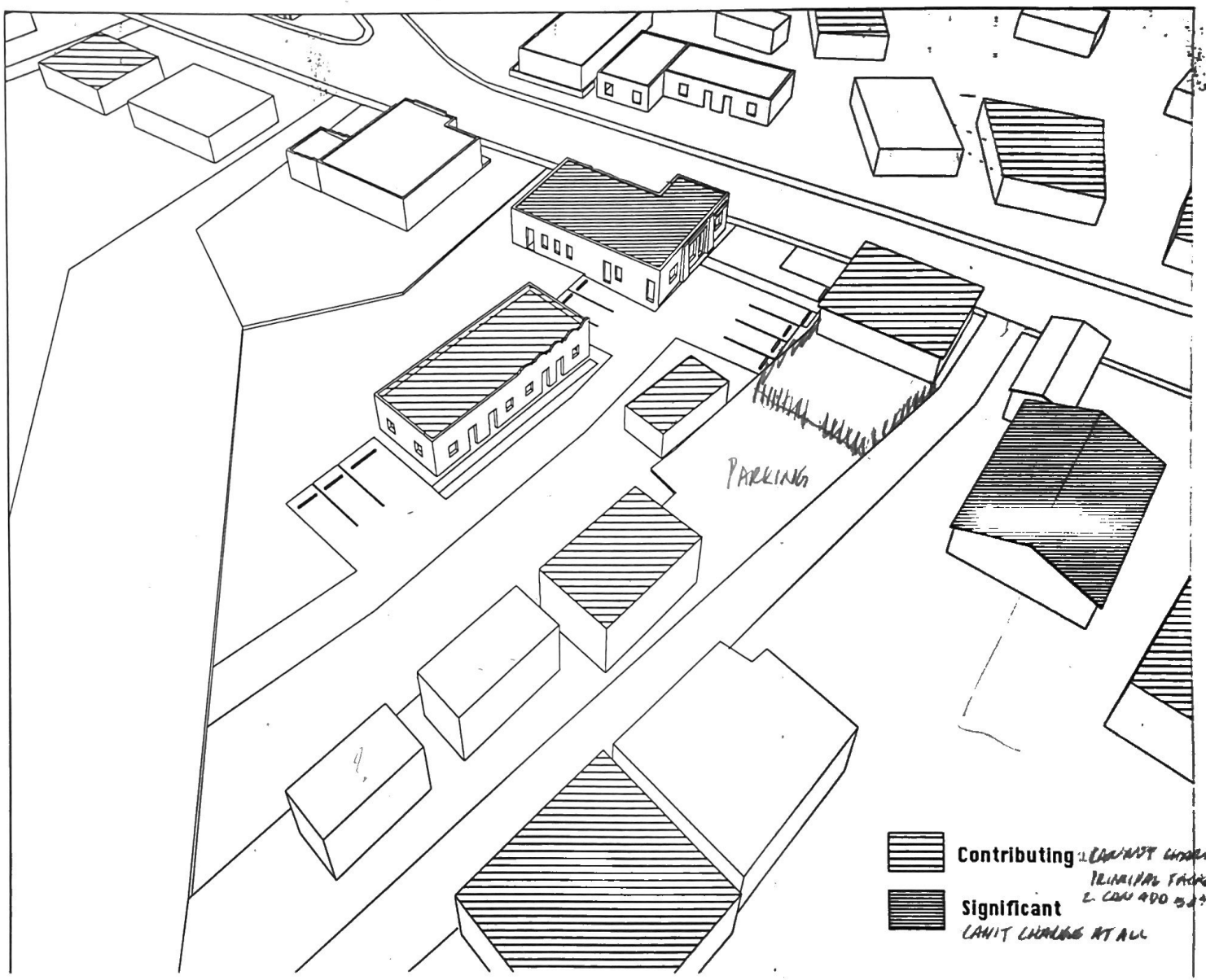
West Facade prior to window replacement

Rear side facing South

East side of Building Driveway

Street side facing North 624 Agua Fria

West side of Building (limited space)
best photo taken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Contributing
Significant

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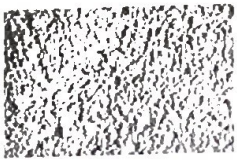
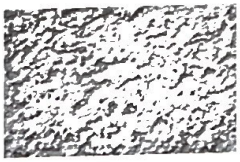
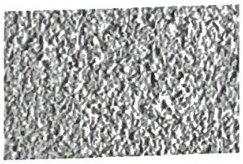
Quarzputz®



Sandblast®



Sandpebble®



Sandpebble Fine®

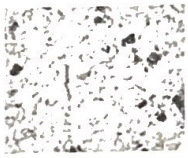
SPECIALTY FINISHES - utilizes this color chart

*Lymestone™

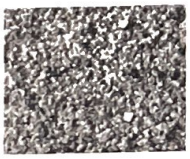
Finesse™

Custom Brick™

SPECIALTY FINISHES - utilizes color charts noted below the product name



TerraNeo®
DS245 for color options



Ameristone®
DS506 for color options

Stone Mist®
DS509 for color options

Reflectit™
DS264 for color options

Tibur Stone™
DS874 for color options

Ferros™
DS884 for color options

*Cost of installation of Freestyle and Lymestone may vary depending on desired appearance.

dryvit

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One Energy Way
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401-822-4100
dryvit.com

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OMIGA CONSTRUCTION LLC

YOUR STUCCO SPECIALIST

505-433-5331

Contract Prepared by: Maria Cabrera, Owner

July 18th, 2022

Prepared For: El Paseo de Galisteo

Property Address: 624 Agua Fría Santa FE NM 87501

- 4"-6" trench where needed

-Power wash at 3500 PSI.

- Lath and apply base coat to any major cracks and 3 exterior doors.

- Waterproof all parapets and flat surfaces.

- Primer

-Synthetic Color Coat (Dryvit brand) with 10 year warranty

- Clean up and removal of all trash and debris.

Project is considered completed when all the items above have been completed and approved by property owner.

Price may change if property owner decides to make any changes to contract or scope of work. Any changes would be subject to a change order contract signed by both property owner and authorized representative of Omiga Construction LLC.

Description	Cost	Tax 8.31%	Total
Synthetic restucco	15082	$1,253	$16,335
Down payment due on first day			$7350
Final balance due upon project completion			$8985

Property Owner/Agent Donald Cabrera

Omiga Construction ~~LLC~~ [signature] 7/18/22 16873500

YOUR STUCCO SPECIALIST
505-433-5331

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Project is considered completed when all the items above have been completed and approved by property owner.

Price may change if property owner decides to make any changes to contract or scope of work. Any changes would be subject to a change order contract signed by both property owner and authorized representative of Omiga Construction LLC.

Synthetic restucco	15082	$1,253	$16,335
Down payment due on first day			$7350
Final balance due upon project completion			$8985

Property Owner/Agent

Omiga Construction ~~LLC~~

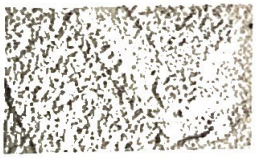
Deal Qty 16,335.00

OUTSULATION® SYSTEMS

DRYVIT OFFERS A WIDE RANGE OF TEXTURES AND COLORS TO MEET YOUR CUSTOMERS' NEEDS. IN ADDITION, WE OFFER:

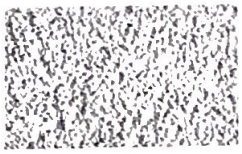
- custom colors
- technical data at dryvit.com
- local distribution for fast delivery

STANDARD TEXTURES



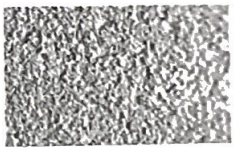
*Freestyle®

Quarzputz®



Sandblast®

Sandpebble®



Sandpebble Fine®

SPECIALTY FINISHES - utilizes this color chart

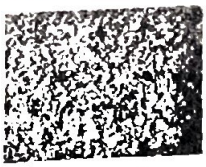
*Lymestone™

Finesse™

Custom Brick™

SPECIALTY FINISHES - utilizes color charts noted below the product name

TerraNeo®
DS245 for color options



Ameristone®
DS506 for color options

Stone Mist®
DS509 for color options

Reflectit™
DS264 for color options

Tibur Stone™
DS874 for color options

Ferros™
DS884 for color options

*Cost of installation of Freestyle and Lymestone may vary depending on desired appearance.

dryvit®

Dryvit Systems, Inc.
One Energy Way
West Warwick, RI 02893
800-556-7752
401-822-4100
dryvit.com

Information contained in this brochure conforms to the standard detail recommendations and specifications for the installation of Dryvit Systems, Inc. products as of the date of publication of this document and is presented in good faith. Dryvit Systems, Inc. assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any product. To ensure that you are using the latest, most complete information, contact Dryvit Systems, Inc.

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Window World

Color options.

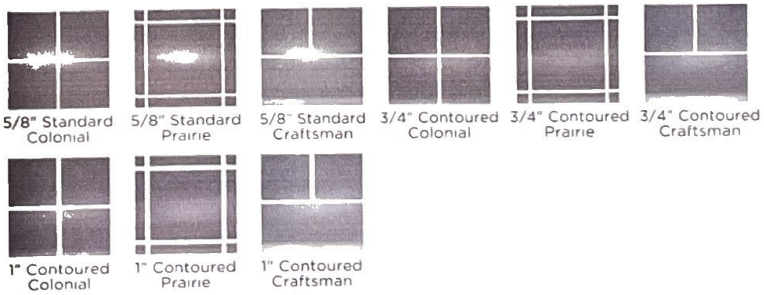
Window World Windows are available in a variety of rich hues that are remarkably strong and fade-resistant. Transform the appearance of your home both inside and out, with elegant architectural colors for a style that truly stands apart.

Exterior Palette

Interior Palette

Grid options.

Add style and dimension to your windows with grids in an elegant pattern. All grids are enclosed within the insulated glass unit for easy cleaning.



Privacy glass.

Optional privacy glass styles offer privacy for bathrooms and other areas of your home without obstructing daylight.

7 Extruded solid color
8 Black, Architectural Bronze and Silver exterior finishes are available with a White or Almond interior only.

1-800 **NEXT**WINDOW | **WindowWorld**.com

LIFETIME LIMITED WARRANTY

MADE IN USA

©2020 Window World, Inc. Specifications subject to change without notice. ENERGY STAR name and symbol are registered U.S. marks and are owned by the U.S. government. †Insulated glass (IG) units that require capillary tubes may experience some argon gas depletion. *Restrictions may apply. For complete details, see the warranty at your nearest Window World Store. For a copy of the written product warranty, please write to: AMI Window Warranty Department, 3773 State Road, Cuyahoga Falls, OH 44223. Colors are reproduced by lithographic process and may vary slightly from colors of actual product. Make final color selections using actual product samples. Printed in USA. AM-WWI-020 06/20 3.5M/SI

tant

ge-free delivery
arting at $0.99 /
a month.
f Instant Ink
P+.

ouches d'encre,
ciage sans tracas
$ CA par mois.
il de 6 mois
t avec HP+.

Color options.

Window World Windows are available in a variety of rich hues that are remarkably strong and fade-resistant. Transform the appearance of your home both inside and out, with elegant architectural colors for a style that truly stands apart.

Exterior Palette

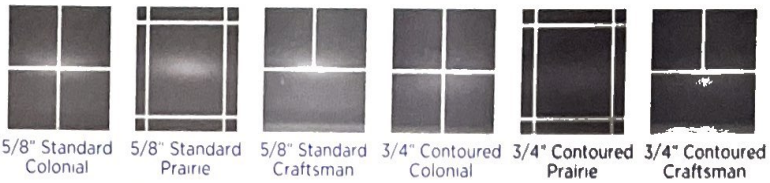
White[7] | Almond[7] | Desert Clay[7] | Black[8] | Architectural Bronze[8] | Silver[8]

Interior Palette

White[7] | Almond[7] | Desert Clay[7]

Grid options.

Add style and dimension to your windows with grids in an elegant pattern. All grids are enclosed within the insulated glass unit for easy cleaning.

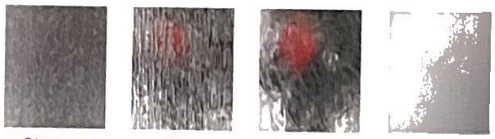


5/8" Standard Colonial | 5/8" Standard Prairie | 5/8" Standard Craftsman | 3/4" Contoured Colonial | 3/4" Contoured Prairie | 3/4" Contoured Craftsman

1" Contoured Colonial | 1" Contoured Prairie | 1" Contoured Craftsman

Privacy glass.

Optional privacy glass styles offer privacy for bathrooms and other areas of your home without obstructing daylight.



Obscure | Rain | Glue Chip | Satin Etched

7 Extruded solid color

8 Black, Architectural Bronze and Silver exterior finishes are available with a White or Almond interior only

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LIFETIME LIMITED WARRANTY* | MADE IN USA

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World

www.WindowWorldAlbuquerque.com

Customer: _____ Phone (h) _____

Install Address: _____ Phone (w) _____

Bill Address: _____ E-mail _____

WINDOW WORLD WINDOWS

Window Color _____

____	Painted Exterior 4000-6000 only (requires purchase of full screens)	$209
____	Almond / Clay / Adobe	$32
2	Narrow Frame Single Slider	$388
____	Series 3000 Single Slider	$388
____	Series 4000 Double Slider	$416
____	Series 5000 Slim Line	$542
____	Series 6000 Double Slider (Woodgrain Interior)	$606
____	Picture Window (Up to 108 UI)	$
____	Picture Window (Over 108 UI) ($4.50 per UI)	$
9	Narrow Frame SH All-Welded	$388
____	Series 3000 SH All-Welded	$388
____	Series 4000 DH All-Welded	$416
____	Series 6000 DH All-Welded Woodgrain Interior	$606
____	3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	$
____	Casement/Awning	$
____	Specialty Window _____	$
____	Specialty Window _____	$

DOORS

____	Standard Vinyl Rolling Patio Door 5 ft.	$1338
____	Standard Vinyl Rolling Patio Door 6 ft.	$1460
____	Standard Vinyl Rolling Patio Door 8 ft.	$1582
____	Specialty Vinyl Rolling Patio Door 5' French/Contemp.	$1947
____	Specialty Vinyl Rolling Patio Door 6' French/Contemp.	$2069
____	Specialty Vinyl Rolling Patio Door 8' French/Contemp.	$2191
____	Almond / Clay / Adobe	$64
____	Painted Exterior or Woodgrain Interior specialty only	$436
____	Specialty Door _____	
____	Specialty Door _____	
____	Stucco Protector/Flush Fin	$80
____	Grids Patio Door (3/4 inch)	$125
____	Speciality Grid	$
____	SolarZone Patio Door Glass (Per Panel)	$99
____	SolarZone Elite Door Glass (Per Panel)	$109

INSTALLATION LABOR

____	Window (Window over 144 UI require two installation charges)	$209
____	Patio Door (Patio Doors over 8' require two installation charges)	$349
____	Entry Door	$575

GLASS OPTIONS

____	SolarZone	$69
____	SolarZone Elite	$89
____	Sunshield	$99
____	SolarZone Therm D Elite W/enhanced cavity foam	$39

Requires Purchase of SolarZone or SolarZone Elite

WINDOW OPTIONS

____	1/2 Screens	$INCLUDED
____	Foam Insulation on Jambs and Head (3000/4000 only)	$INCLUDED
____	Double Strength Glass 1500 Series	$25
____	Double Locks (> 28") 3000/4000/6000	$INCLUDED
____	Full Screens (4000-6000 only)	$42
____	Colonial Flat Grids	$43
____	Contoured Grids 3/4"	$67
____	Speciality Grid	$
4	Tempered Glass (Per Sash) (3000/4000 only)	$45
____	Tempered Glass Other $8 per Sq. Ft.	
____	Obscure Glass (Per Sash)(Standard Dimpled Obscure)	$35
____	Oriel Style	$40

PRE 1978 BUILT HOMES *(Federal Lead Containment Law)*

MY HOME WAS BUILT IN THE YEAR _____ $70 Initial _____

MISCELLANEOUS

1	Permit	$85
____	Custom Exterior Trim	$
____	Mull to Form Multi Unit	$80
____	2nd story	$60
____	Stucco Cut (min charge $40 per window)	$
____	Cut Sheetrock/Plaster	$60
____	Remove Security Bars (Window)	$75
____	Remove Security Bars (Patio Door)	$125
	Does not include modifying bars to fit	
____	Steel or Aluminum Casement Extra Labor	$25
____	Extra Work	$
	Per diem	$

Window World
"Simply the Best for Less"

WINDOW WORLD OF ALBUQUERQUE

Payment Statement

5/12/2021 2:39 PM

REMIT TO :

2029 Candelaria Road Northeast
Albuquerque NM 87107

TEL. :505-884-4889
FAX :505-884-0625
Job # :152-210072
Contract Date :02/09/2021

TO :
CHAVEZ DON
624 AGUA FRIA ST,
SANTA FE, NM 87501

624 AGUA FRIA ST,
SANTA FE, NM 87501

Part Id	Description	Qty On Contract	Installed Qty	Unit Price ($)	Contract Amount ($)	Installed Amount ($)
3000 SS	SERIES 3000 SLIDER	11	0	388.00	4,268.00	0.00
LABOR-WIN	WINDOW INSTALLATION	11	0	209.00	2,299.00	0.00
UP02	SOLARZONE ELITE GLASS PACKAGE	11	0	89.00	979.00	0.00
MILEAGE	Trip Charge for Installer	240	0	1.25	300.00	0.00
LABOR-WIN	WINDOW INSTALLATION (For multi removal)	6	0	209.00	1,254.00	0.00
UP06	ALMOND	11	0	32.00	352.00	0.00
UP03	COLONIAL FLAT GRIDS	11	0	43.00	473.00	0.00
SETUP	SET-UP FEE	1	0	150.00	150.00	0.00
LANDFILL	DISPOSAL FEE	1	0	150.00	150.00	0.00
NMGRT	New Mexico Gross Receipts Tax	1	0	7.88	805.73	0.00

Total Amount : $11,030.70 **$0.00**

Payment Detail

Payment Mode	Payment Type	Finance Company	Payment Date	Amount ($)
Check	PrePayment		02/09/2021	5,500.00

Total Paid ($) : $5,500.00

Total Discount Amount :

Total Due Amount : $5,530.70

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: 8/4/22

Desired Hearing Date: ASAP

Project Type:

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☐	☑
Sq. Ft. of project: 1500	Sq. Ft. of project: 1500

Construction Cost: $43,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name Donald D. Chavez

Signature Donald D Chavez

CHAVEZ, DON

Estimate#: E1611854922172 **Date:**01/28/2021 **Valid Until:**2021-02-27 10:28:42 Approved

Bill Address

DON Chavez
505-379-5302
g@enchantmentcarpet.com
624 Agua Fria St
Santa Fe
NM
87501

Install Address

624 Agua Fria St
Santa Fe
NM
87501

DESCRIPTION	QTY	UNIT PRICE	TOTAL
SERIES 3000 SLIDER	11	388.00	4,268.00
WINDOW INSTALLATION	11	209.00	2,299.00
SOLARZONE ELITE GLASS PACKAGE	11	89.00	979.00
WINDOW INSTALLATION (MULTI REMOVAL)	6	209.00	1,254.00
TRIP CHARGE FOR INSTALLER	240	1.25	300.00
SET-UP FEE	1	150.00	150.00
DISPOSAL FEE	1	150.00	150.00
NEW MEXICO GROSS RECEIPTS TAX	1	7.88	805.73
ALMOND	11	32.00	352.00
COLONIAL FLAT GRIDS	11	43.00	473.00

Customer Comments:

Installer Notes:

Job Notes: Source: tv Apartment complex