City of Santa Fe

# AGENDA

**HISTORIC DISTRICTS REVIEW BOARD**
**JANUARY 10, 2023**
**5:30 PM**
**CITY COUNCIL CHAMBERS**
**CITY HALL**
**200 LINCOLN AVENUE**

## PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

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

**Join on Zoom:** https://santafenm-gov.zoom.us/j/81633973427

**By Phone: 301 715 8592**

**Webinar ID: 816 3397 3427**

**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.

All cases under 'new business' may be visited during the field trip between noon and 2pm on the day of the hearing.

**A. ROLL CALL**

**B. APPROVAL OF AGENDA**

**C. APPROVAL OF MINUTES:**

**1.** December 13, 2022

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

**1.** 2022-006108-HDRB 462 Arroyo Tenorio.

**2.** 2022-006146-HDRB. 50 Mt. Carmel Rd.

**3.** 2022-006115-HDRB. 50 Mt. Carmel Rd.

**4.** 2022-006142-HDRB. 346 Hillside Ave.

**5.** 2022-005634-HDRB. 212 Lorenzo Ln., a/k/a 212-A Gonzales Rd.

**6.** 2022-005471-HDRB. 110 Calle la Pena.

**7.** 2022-005859-HDRB. 500 Montezuma Ave.

**8.** 2022-006060-HDRB. 1160 Camino de Cruz Blanca.

**E. MATTERS FROM THE PUBLIC**

**F. STAFF COMMUNICATIONS**

**G. OLD BUSINESS**

1. 2022-006059-HDRB. 513 Canyon Rd. Downtown and Eastside Historic District. Gayla Bechtol, agent for Morning Star Gallery, owner, proposes to construct an addition on west and north elevations. The north elevation is a primary facade on a contributing building and requests an exception to 14-5.2(D)(2)(d). (Heather Lamboy)

## H. NEW BUSINESS

1. 2022-006106-HDRB. 805 Apodaca Hill. Downtown and Eastside Historic District. Non-contributing. Vahid Mojarrab, agent for Kenneth and Miriam Levin, owners, proposes to add a 680 sq.ft. 13' 0" tall addition to an existing 1,363 sq.ft. two-story residence, add two portals totaling 190 sq.ft., and window replacements. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov )

2. 2022-006211-HDRB. 239 Johnson St. Downtown and Eastside Historic District. Contributing. Christopher Purvis, agent for Kevin Abrahms, owner, requests historic status review and primary facade designation as applicable. (Angela Schackel Bordegaray)

3. 2022-006213-HDRB. 793 Camino del Poniente. Downtown and Eastside. Will McDonald, agent for Catherine Clemens, owner, requests addition of a 445 sq. ft. bathroom and a 666 sq. ft. attached garage on a contributing property. An exception is requested to exceed 50% of the existing dimension of the primary facades per 14-5.2(D)(2)(d). (Ramón J. Sarason, rjsarason@santafenm.gov)

4. 2022-006214-HDRB. 608 ½ Camino de La Luz. Downtown and Eastside. Antoine El-Khoury, agent for Shelly Gill, owner, requests to replace portals,increase parapet height and replace windows on a non-contributing property. (Ramón J. Sarason)

5. 2022-006237-HDRB. 346 Hillside Ave. Downtown & Eastside Historic District. Richard Martinez, agent for Martha Davis, proposes additions on the south elevations of the main house and the studio and the construction of an attached deck on the main house. (Heather Lamboy)

**6.** 2022-006110-HDRB. 50 Mt. Carmel Rd. Santa Maria Building. Historic Review District. Lisa Gavioli, JenkinsGavin Design, agent for the Modern Elder Academy, proposes to remodel the Santa Maria building including non-historic window replacement, window restoration, restore the historic portal on the south elevation, re-stucco, construct a 4' high yard wall and wrought-iron fence. (Heather Lamboy)

**7.** 2022-006111-HDRB. 50 Mt. Carmel Rd. San Miguel Building. Lisa Gavioli, JenkinsGavin Design, agent for the Modern Elder Academy, proposes to remodel the San Miguel Building to include window restoration, door replacement, re-stucco, installation of HVAC and associated renovation treatments. (Heather Lamboy)

**8.** 2022-006112-HDRB. 50 Mt. Carmel Rd. San Juan Building. Lisa Gavioli, JenkinsGavin Design, agent for the Modern Elder Academy, proposes to remodel the San Juan Building to include door replacement, non-historic window replacement on the west façade and reintroduction of missing window grille, construct 6' masonry wall, re-stucco and associated renovation treatments. (Heather Lamboy)

## I. DISCUSSION ITEMS

## J. MATTERS FROM THE BOARD

## K. NEXT MEETING: Tuesday, January 24, 2023

## 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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**HISTORIC DISTRICTS REVIEW BOARD**
**DECEMBER 13, 2022**


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| Approval of Minutes November 22, 2022 | Approved, as amended | 4 |
| Approval of Findings & Conclusions | Approved, as amended | 4-5 |
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| Old Business<br>2022-005463-HDRB.<br>220 Rodriguez St. | Postponed | 6-16 |
| 2022-006059-HDRB.<br>513 Canyon Rd. | Postponed | 16-18 |
| New Business<br>2022-006108-HDRB.<br>462 Arroyo Tenorio | Approved | 18-22 |
| 2022-006146-HDRB.<br>50 Mt. Carmel Rd. | Approved | 22-23 |
| 2022-006115-HDRB.<br>50 Mt. Carmel Rd. | Approved with conditions | 23-27 |
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**MINUTES OF THE CITY OF SANTA FE**
**HISTORIC DISTRICTS REVIEW BOARD**
**DECEMBER 13, 2022 – 5:30 PM**

## CALL TO ORDER

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

## A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**
Ms. Cecilia Rios, Chairwoman
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida

**MEMBERS ABSENT (EXCUSED)**
Ms. Flynn G. Larson

**OTHERS PRESENT:**
Ms. Heather Lamboy, Assistant Land Use Director
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 Guida moved, seconded by Member Aguilar Medrano to approve the agenda.

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

## C. APPROVAL OF MINUTES:

1. November 22, 2022

Member Guida noted on page 13 that the correct spelling is Italian *Ate*.

Member Biedscheid said on page 18, fifth paragraph third sentence, "The Board's role is to … Should be changed to: *"The Board's role is to consider this state project while balancing that."*

Member Aguilar Medrano said page 12 paragraph 7 should also reflect the *Italian Ate* building; and "She thought the setback change was needed…." The sentence before should read: "in pattern and proportion of the windows *are not in harmony with the streetscape"* and at the end of the paragraph add*: "or a preference"* after "is a requirement".

Member Bienvenu said on page 17, last paragraph third sentence, remove the words "and country" at the end of the sentence. First paragraph on page 18, first full sentence should read: "*The building was a beautiful building but said by the Governing Body to be noncontributing."*

**MOTION:** Member Guida moved, seconded by Member Bienvenu to approve the minutes of November 22, 2022, as amended.

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

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

1. 2022-005877-HDRB. 127 & 127 ½ E. DeVargas St.
2. 2022-005346-HDRB. 1204 Canyon Rd.
3. 2022-005859-HDRB. 500 Montezuma Ave.
4. 2022-005471-HDRB. 110 Calle la Pena
5. 2022-005995-HDRB. 855 Camino Ranchitos.
6. 2022-006064-HDRB. 224 Montoya Cir.
7. 2022-006061-HDRB. 638 Gomez Rd.

Member Guida asked in finding #4, 005471, 110 Calle la Pena, number 15 B on the phrase on the doors to delete "*are not uncharacteristic of the Spanish Pueblo style"*. Board discussion had indicated the doors were not traditional Spanish-style but were similar to the existing windows, which was the reason for the approval.

Member Guida said under subparagraph C, for the same reasons, on "The new windows are divided light, characteristic of the Spanish Pueblo style," delete *"characteristic of the Spanish Pueblo style."*

Member Biedscheid asked why there were no Findings of Fact and Conclusions of Law for the St. John's College. She was told they had not been finished by the attorney due to illness and will be at reviewed at the next meeting.

Member Bienvenu said case #3, 2022-5859 on Montezuma Avenue, in Conclusion of Law #2, asked to delete *"and"* after the semicolon in subparagraph B, and delete the period at the end of subparagraph C; add a semicolon and "*and*" and then add a "Subparagraph D that states "*that the vertical windows not go all the way to the parapet as consistent with the Findings of Fact"*.

**MOTION:** Member Bienvenu moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusion of Law, as amended.

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

## E. MATTERS FROM THE PUBLIC

Stefanie Beninato wanted to make the Board aware that the staircases and elevators inside buildings on the case on Palace; the inner elevator would only take out some of the ceiling rather than remove historic wall material and the exterior window and wall. She thought the Board was outside their purview when preserving significant institutions. That is not in the law. This alternative would have impacted little historic material, and no exterior. She was distressed to learn that the assistant land use director said she and the attorney are working around having due process. She said City Council hears all the recommendations from the Planning Commission and the hearing officers as de novo hearings and are quasi-judicial. The exceptions this Board grants will have an individual hearing with the entire case presented again. She thought the Board is not looking at due process but thought of the Board as a quasi-judicial decision making, recommending body.

Ms. Lamboy responded to Ms. Beninato's concern on the research. Staff spoke with Attorney Ruybalid and Ms. McSherry, City Attorney and determined there are rules

in a de novo case of what is allowed on the consent agenda. They have a definitive answer now that it will be heard de novo by City Council in all exceptions other than height.

## F. STAFF COMMUNICATIONS

Ms. Lamboy said staff responded to the recent exceptions and have submitted a legislative request. She and Ms. Piccarello and Ms. Thomas have prepared a draft she will present in January. She will ask for Board feedback to ensure it is what they want as an amendment to Chapter 14 regarding granting exceptions.

## G. OLD BUSINESS

1. **2022-005463-HDRB. 220 Rodriguez St.** Brian Sarrazin and Stephanie Sandston, designers and owners, requests to remodel a contributing residence in Downtown and Eastside Historic District. Exceptions are requested to sections 14-5.2(D)(2)(d) to construct an addition onto primary facades, 14-5.2(C)(1)(d) for additions/alterations that impact original form and integrity, 14-5.2(E)(1)(a) for additions in a style that is not of Old Santa Fe Style and 14-5.2(D)(5) to replace historic windows not in-kind. (Heather Lamboy)

**STAFF REPORT**

220 Rodriguez is a single-family residential structure with contributing status to the Downtown and Eastside Historic District, constructed in a vernacular/Spanish Pueblo Style. It has remanent vigas and post ends, thick battered adobe walls and is a relatively simple rectangular form.

It was constructed in four different building phases, the oldest of which is likely from 1890, but certainly by 1912. Portions on the eastern end were attached but then removed after 1966.

The existing structure was in existence by 1975, making even the latest addition historic. The roof has a fiberglass coating over earth. It has a low slope with parapets on the south and west sides.

Façade 1(a), pre-1912, and façade 1(b), pre-1935 (both south-facing façades), have four windows and two door openings of varying sizes. The shutters are false shutters added around 1985. While these are prominent on the façade, their date of origin obscures the historic integrity of the façade. Façade 1(a) has exposed, historic viga-ends that are character-defining.

The west façade (façade 2) is a featureless wall with one door opening. It contains a stone buttress at the northwest corner.

The east façade (façade 5) has no openings. The roof is stepped, with fiberglass visible on the parapet.

The north façade contains façade 3 on its westernmost side (constructed before 1954) and façade 4 on its easternmost side (constructed before 1935). Façade 3 contains two non-historic aluminum slider windows and has vigas with exposed ends. Façade 4 also contains vigas with exposed ends, a shed roof and two windows, one of which is only visible from inside the structure, with a character-defining deep opening. The other has been boarded over.

On April 26th, 2022, the Board designated the following elevations of the structure as the primary façades: 1(a), 1(b) and 2. The non-historic, false window shutters on the south elevation (façades 1(a) and 1(b)), and the non-historic door on the west elevation (façade 2), were excluded from the designation of the primary façades.

Now, the applicant proposes the following exterior alterations:

1) Replacement of all doors and windows. Wood windows are proposed to be replaced with aluminum clad windows in a brown color, which are not in-kind in material or color.
2) Remodel the north façade to remove historic protruding vigas and add doors and windows and a flat awning with windows above. The metal flat awning and window arrangement are not within Old Santa Fe Style.
3) Raise the east end of north façade parapet by 5'-4" within the maximum allowable height and is a significant change to the massing.
4) Create an addition to the south and primary façade. The proposal is for a passageway with corrugated metal shed roof. The passageway would connect to an addition that equals roughly ¼ of the existing house.
5) Create a kitchen addition, connected to the passageway, at a height of 16'-6" which is the maximum height allowable. The addition will be stucco, color to match, with a flat roof. This addition would obscure the south and primary façade. Staff believes that this would threaten the historic status of the building with the passageway connection.
6) The proposal includes a steel arbor entry/yardwall connected to a coyote fence (shown in site plan).

**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 in regard to its compliance with 14-5.2(D) General Design Standards

for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District because it the amount of exceptions requested would likely result in a status downgrade.

Member Guida asked the visibility of the south primary façade.

Ms. Lamboy said it is a prominent piece of the experience going up the street that will be lost.

Member Guida asked if the shutters were historic material.

Ms. Lamboy said they are a more recent addition.

Chair Rios confirmed the south was the only primary façade.

Ms. Lamboy believed that to be correct but offered to check.

Member Bienvenu said he thought the west façade was also primary.

**APPLICANT PRESENTATION**

Karl Sommer, PO Box 2476, Santa Fe, was sworn. He introduced the owners of the property, the Sarrazins. He said the property is vernacular style. Over time it has been torn down and rebuilt room by room, added to, and subtracted from which impacted the structural integrity. There were serious water leaks into the adobe that is destroying a lot of the walls. The northern wall is falling down and cannot be saved and as a result is how property like this, falls into disrepair. Houses like this become obsolete in demands of the market, lifestyles and people no longer invest and preserve them. This house is in danger of being lost and his clients want to revive and restore the property. They have found the historic openings inside, uncovered the structural deficiencies to see if they can be repaired/preserved. They found severe structural deterioration which is partly why they want to make this function with today's needs. The owners intend to live and work there for the remainder of their lives and the four rooms do not meet that function. It is not unreasonable to add to a property.

He said the challenge is with the south and west facing façade being primary. The building is tucked against the property to the north. The only way to add to this is on the south side. The photograph shown was taken from someone standing on a wall and it is not accurate. That façade is not visible because of fences. The owners have worked to present the drawings and can speak to the design.

Mr. Sommer said the most important exception requested is the attachment to the south side of the property. The intent is to affect the south side as little as possible. The staff report suggested that this addition could be moved further east and connect

to the south facing façade. That would require an attachment that makes more of an impact on the south than this would. There would be one attachment where the doorway is currently that is designed to be removed without affecting the integrity of the façade. The owners want to uncover and restore the deterioration of the south façade with minimal removal of historic material. The hardship is created because there is no other way to do this addition on the south façade.

Mr. Sommer continued that staff said the style of the addition is more modern resulting in the need for an exception for the design. The design is in keeping with Code in the style, proportions, height, and window openings. The applicant requested the exception because staff has said it is noncompliant. But the applicants believe it does comply. They are willing to make this less modern or contemporary in appearance.

Mr. Sommer asked Stephanie Sandston to describe the intent of her design.

Chair Rios asked if the property was vacant for a while.

Mr. Sommer said he knew it was for a while and had not been kept up.

Stephanie Sandston, 220 Rodriquez, was sworn. She said they are happy to be rehabilitating the building but found two things that need to be done. They need to repair the structural issues, replace the electrical, plumbing and update. The shop in the back was never lived in and is not heated and has a dirt floor. An engineer looked at the shop and told them new footings are needed. They want to put the adobe back and the windows back in. There is some repair needed to the adobe on the west and the south west primary façade is where they hope to attach to the door. The door and window have been damaged by the roof. They want to bring the original four rooms to Code. The kitchen and bath in the addition and the studio loft, is important and they will keep them modest but want them to still fulfill their needs. They do not consider the addition modern; it is only two feet taller than the original building.

Chair Rios asked the current square footage and the amount that will be added.

Ms. Sandston said 2,000 square feet currently and they will add about 500 feet. She gave the dimensions of the facades noting they intend to keep like-minded proportions and stick to the vernacular and scale.

Chair Rios asked Ms. Lamboy if a city engineer had looked at the deficiencies in the structure.

Ms. Lamboy said city engineers typically do not look at remodels, but she could request that if the Board wanted. She added there are no statements by the City as to whether they agree with the statements made by the applicant.

Ms. Sandston noted she has letters from two different engineers who assessed the building, but she was also happy to have the City's engineer assess as well.

Member Berkley acknowledged the owners for their appreciation for the findings and bringing out the original details. She said she liked the page with all the treasures they found.

Chair Rios asked to see the elevation of the kitchen.

Ms. Sandston noted that the view from the top of the coyote fence was 12 feet. She said from a car you would not have that view. She confirmed that the kitchen and bathroom is not publicly visible at a height of 16 feet on the southern point and 14 feet closest to the historic building and down a hillside. She wanted to keep it modest but would be happy to add more windows. She noted the building is narrow and is 14 feet on the inside after the adobe.

James Stodgel, 3858 Quail View Lane, was sworn. He said the reason for the design to put lofts into the footprint is to have more square feet without impacting the landscape as much. The roof and massing add another 5 feet on the northeast corner which allows room for a floor and an overlook balcony. The building on the south addition will be sunk into the ground.

Member Guida said the project is more provocative than usually seen in the Downtown and Eastside Historic District. He thought with the number of exceptions and possible impact to the original structure, that the applicant was asking for a lot. He said looking closer he sees a solid design concept and the rear north addition is defensible. It is more than 10 feet and requires structural repair anyway, under the maximum height requirement. The massing doesn't diminish what the Board recognizes as contributing to the building's status, particularly on the south and west façades.

He said from certain views, the south addition does block the public visibility of the primary façade. It is pulled away from the primary structure. The attempt to attach with the minimal and reversible breezeway seemed the lightest touch for that. He said the attempts to minimize the height by pushing into the hillside is a good move. It amounts to a building only a few feet taller than the original structure.

Member Guida said the two additions being pushed away was fine in the diagram. He said the new additions were not different enough in the renderings to distinguish themselves and retain the historic appearance of the building. He said that staff noted that the shutters were not historic material, and the applicant is asking for window replacements that are not in kind. He said a stronger case could be made for retaining the historic material on the south and west façades. That keeps the

appearance closer to the photograph and articulates both the south and north addition clearly as separate and non-historic. He thought that would go a long way to show that the existing building is being respected and the additions were sensitive.

Ms. Sandston noted the arbor will distract when the vines grow, and you will not see the passageway and entry courtyard at the same time. The south addition is angled to follow the road like the original building. She wants to use adobe and thinks being only two feet taller is appropriate. She said she is open to recommendations.

Member Guida said his point in terms of the Board discussion, is that this feels there is more new stuff in that space than in the design proposal. He sensed it would be lighter and the buildings are barely touching, and he liked the concept. He did not agree with the exception for the removal of historic material. At least not the replacement of wood windows in kind on the primary facades. He said he supported that the other exceptions have been met.

Ms. Sandston asked on the west and south primary façades, if the windows were wood windows in the same casement, could they use aluminum clad on the new addition. She said the recommendation was that broken pane had to be used, even on the new addition.

Member Guida agreed that is the District's rule. He said that would not require an exception, with an assessment on the windows, is replacement in kind. They could not be clad windows.

Chair Rios agreed with the reference to the non-retention of the historic windows on the south and west. She said that would present a negative impact and would not retain the vernacular architecture the Board tries to preserve.

Mr. Sommer said he failed to point out earlier some details of the historic materials and character. He thought the window issue could be fixed by compliance and the exception could be removed. The shop area has viga posts which staff advised be covered up. He noted that Ms. Sandston is using the same material that exists and would be happy to reestablish the vigas as visible. He said that was a character item staff had talked about regarding impact.

Chair Rios asked if the original window color was known. Staff responded they did not know.

Ms. Sandston said she has the original chips. They were raw wood and went to white, then green, and are now turquoise. She said she was happy to do raw wood on the primaries and use the dark bronze clad where appropriate.

Member Aguilar Medrano said there was a lot about the building that has been changed and covered up. If the proposed changes happened, the historic integrity would be weakened. She also struggled with the owners acquiring a property that doesn't fit their work and home life needs and then claim that as a hardship. Also, she was struggling with an addition on the primary façade, in general. She said the building would be better off without an addition on that side. She also had concerns about the changes to the massing which to her minimized the historic building. And she echoed other member's concerns about the amount of historic material being removed, like the exposed viga ends.

Ms. Sandston clarified that the viga ends were only removed on the north façade. She said the windows were assessed as unrepairable with more than 70% damage.

Member Aguilar Medrano pointed out staff was concerned that the windows were not being replaced in kind. She also had concerns about the general proportion of the windows in contrast to the historic building. She said the breezeway was an example on the east façade. And the hallway appears to be almost 100% glazing on the doors and on the windows. Some doors appear closer than three feet from the corner of the building.

Ms. Sandston clarified that the doors are not closer than three feet. She said the windows on the east are more pronounced to catch the light, but the yard is completely private. On the east side there is even a private driveway, not a street.

Member Aguilar Medrano said it could be the drawing, but the south elevation window is at 4 ½ feet. The distance from the door to the corner is much less than that.

Ms. Sandston said it is on the new addition.

Member Aguilar Medrano said with those details and their concern about the steel arbor, which is visible from the street, that the constructive comments might be helpful if the Board decides to see this project again.

Member Bienvenu said this is a remarkable remnant and a survivor of the changes on the Eastside in Santa Fe. He didn't feel you could look at the project and not see this as removing what is unique about the property. He said there was nothing wrong with what was proposed in terms of aesthetics. But it is no longer the building that was designated as contributing. Nor do the primary façades any longer contribute to the streetscape and that there are so many exceptions requested.

Ms. Sandston said she would love to understand the style exception better.

Member Bienvenu said he understands the style exception refers mainly to the loft addition on the non-primary, more than the kitchen. There are four groupings of exceptions, and this is a very dramatic change. At least for this district and this building in the way it demonstrates the vernacular homemade, modest scale, which is disappearing. He said if these changes are made it will disappear. He wasn't sure the property suited with what the owners needed with the spaces they wanted. He understood the limitations of the lot in addition to the historic status. He thought the entire project is subject to rethinking.

Ms. Sandston said the historic is important, but the house has multiple needs. It is a vernacular building that needs to be updated and rehabilitated while they try to rescue the soul of the building and make it work for them. She understands a separate studio space would be more amenable, but they are trying to respect this and also take it into the next generation. She said they are trying to find a balance.

Member Bienvenu said there is a difference in our review of changes that are based on the need to take care of deterioration and those intended to add more space for their purposes. There would not be a dispute on all of the interior changes needed. The Board is focused on them trying to create a lot of additional square feet and a loft.

Ms. Sandston noted they are not adding square feet. The northeast addition has a drainage issue and requires them to change the flow of water from the roof. The roof is changing direction, the northeast wall is falling down, and they have to rebuild the north wall. The two main things happening is changing the draining of the roof that requires changing the height by 5 feet, and a modest addition less than 200 square feet and an 80 square foot loft. They are trying to work with the bones of the building.

Member Biedscheid said their willingness to change the windows on the primary façade and reinstate the vigas was appreciated. She liked the connection of the addition with minimal connection to the primary façade and distinguishing the two buildings. She said the addition on the south is only two feet taller but is taller than the existing house. A shorter addition would be preferable.

Ms. Sandston said a larger footprint would be more expensive and significant buildings require a step down. She said contributing buildings can be up to four feet taller and two feet seems modest.

Member Biedscheid said the impact from that angle seems overwhelming. Also, she suggested they consider the original color of the windows. The bronze finish is a modern take on window color and the painted color on this house seemed to have been there for quite a while. She also thought the stucco color was old style, opposed to the muted more contemporary brown color.

Ms. Sandston said the brown color was matched to the actual mud. She has photos showing there was no stucco on these buildings until the sixties. They were trying to get close to the actual mud color and hard trowel usually preferred.

Member Biedscheid said the Board would prefer they look at what the colors were historically and apply those.

**PUBLIC HEARING**

Stephanie Beninato, PO Box 1601, Santa Fe was sworn in. She agreed that the addition to the south should be considered regardless of whether you can see it. She said there is an opportunity to add on to the east side that could satisfy some of their needs. The historic materials should be replaced in kind, and she didn't agree there was a hardship. The applicant knew what the building was and the lot restrictions and that numerous exceptions would be required. They bought the building and now claim a hardship. On the stucco, something that is more than 50 years old it *is* historic, and the historic color should be used if restuccoed. She wondered if the shutters had been replaced and have been on the building long enough to require in kind.

**BOARD DISCUSSION**

Chair Rios said when someone acquires an old property, there are many challenges they have to meet. The Board has an obligation to keep a building that is contributing, as contributing. Some portions of this building are over 100 years old. The Board has the obligation to keep that resemblance of the original building as much as possible.

Chair Rios said to the applicant, it appears the Board will postpone the case, but they do want to work with you. They offered suggestions she thought were good and there have been buildings that were renovated very successfully. That takes a bit of study to understand the vernacular architecture. She said she appreciated that the applicants are designers but from the Board's comments she thought the challenges had not been met. She said there is a big gap to keep the building vernacular when you look at what was presented and if needed the applicant could return with a better presentation to the Board. She suggested keeping the building in true vernacular as much as possible.

Member Bienvenu asked if an exception would be required if there is no breezeway. This would be a freestanding guest house and more than 10 feet away from the primary façade.

Ms. Lamboy said there would still be a regulation regarding the adjacent construction impact, integrity, and historic status of the existing building and review for the design standards being met in this district.

**MOTION:** In 2022-005463-HDRB, 220 Rodriguez St., Member Guida moved to postpone for the applicant to return with a revised design that addresses the Board discussion as follows: A reduction in the number of exceptions sought, such as the replacement of the deteriorated historic windows on the primary façades in kind, thereby eliminating the need for an exception. Potentially the number of exceptions sought could be further reduced with regard to the style of the building, and potential connection to the primary façade. The presentation regarding the design, should clearly show the historic features of the building, particularly the primary facades and potential features of the non-primary façades such as restoration of the protruding end of the vigas on the north façade, and minimizing the appearance of the changes or differentiating those from the historic building would be advantageous through a change of material, or style, or fenestration. Minimizing the impression of large masses added to the building through design can be achieved through a revised design. The motion was seconded by Member Biedscheid.

Member Biedscheid asked the applicants to consider the original stucco color.

Member Bienvenu asked a friendly amendment to clarify the motion is not giving approval or a denial with these conditions. It is requesting that the applicant, if they desire, return with a revised application that considers the Board's comments with the understanding there is no particular outcome at the next hearing.

Member Guida said his hope was that the motion provided clear direction and the applicant is able to work with qualified City staff on the design.

Ms. Lamboy said as a redesign, a date certain is not necessary. She asked if the motion wanted the chief building official to look at the question.

Member Guida did not see that as necessary.

Chair Rios said she had a different view. She said they should look at it for clarification purposes.

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

2. **2022-006059-HDRB. 513 Canyon Rd.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Morning Star Gallery, owner, proposes to create an addition to a primary facade on a contributing building and requests exception to 14-5.2(D)(2)(d). (Heather Lamboy)

Ramon Sarason presented the staff report.

**STAFF REPORT**

513 Canyon Road is a 3,843 square foot commercial gallery, which was once a single-story residence. It is listed as contributing to the Downtown and Eastside Historic District. The property includes rock and stucco yard walls and a L-shaped building with zero lot lines on the north and east sides. The east elevation is attached to the house on the adjacent property. The house is Spanish Pueblo Revival Style and mostly single story with a small second story addition in the northeast corner. The east wing includes stepped massing, chimney detail, a west-facing portal with protruding vigas, carved corbels, an enclosed portal with protruding vigas and divided light windows.

The older portions of the house were built prior to 1928. The King's Map shows the far southeast portion in 1912 near Canyon Road. The house grew to the north and then later, in the 1950s, to the west, following the L-shape. The second story was added in the 1950s and has steel casement windows. The chimney and mechanical room in the corner where the two wings meet appears after 1978. On the west wing, the windows appear to be a later infill to what might have been a garage. These have snap in muntins and look to be from the 1980s or 1990s. The vigas on the west wings do not protrude into the house. In 1984, the house was remodeled to support the gallery. This included the chimney and mechanical room, the changes to the west wing, and the courtyard wall.

At the hearing on September 13th, 2022 in case 2022-005795-HDRB, the HDRB maintained the contributing status of the building and designated the four river rock which include the wall at the street as a contributing structures. The Board designated the following elevation(s) of the building as the primary façade(s): south elevation of the east wing and the west elevation of the east wing, excluding the mechanical room and chimney.

Now, the applicant proposes the following exterior alterations:

1) Create a three-part 1075 square foot addition to a height of 16'-1¼" onto the south and non-contributing façade which be a series stepped massings. The

additions will attach to the mechanical room which is excluded from the primary façade, but attaches 7'-10" from it. Staff requests an exception.

2) Construct a 435 square foot portal onto the south façade addition. The portal will have protruding vigas and posts, stained dark brown, and sculptural corner detail similar to the primary façade.
3) Remove non-historic windows and replace with true divided light, aluminum clad, white windows and carved wood doors. Sills and jambs will be bullnose stucco. Entry doors will be a stained dark brown.
4) The new structure will be the same color as existing, a light tan stucco, El Rey Adobe. The stucco under the portal will be El Rey Navajo White.
5) Install exterior light fixtures with weathered patina punched tin with tops to shield from the sky. They are 14" tall x 8" wide.

**STAFF RECOMMENDATION**

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

**APPLICANT PRESENTATION**

Gayla Bechtol, 1813 Hano Road, was sworn in. She explained that her clients wanted to make one gallery into two. They felt another entrance is needed that is visible from Canyon Road. They left the oldest part of the project and concentrated on what they believe is a garage studio built from the 50s to the 80s. They added another portal, and more height to the building behind for step massing and a Spanish Pueblo Revival style. She showed the two portals and described the wall that was removed to make both entrances distinguishable. The yard wall was removed so once the Matteucci Gallery moves there, there will be some of their sculptures.

Ms. Bechtol showed the facades, noting their visibility. She said the strongest character of the buildings, especially the older, is the vigas. Most were replaced over the years but are in the same locations.

Member Bienvenu said the addition is beautiful and the portal is attractive, but it is almost a duplicate of the historic portal. Code requires that alterations be distinguishable from the original structure. This obscures an historic façade there for 50-70 years and creates an odd relationship between the sides of the L. He said the contrast to the two façades is important and how the existing portal stands out. He preferred creating a doorway with a more modest entry to satisfy the need to delineate it as a second entrance, or distinct entrance, for a different business.

Member Berkley said she had the same reaction. It is beautiful but looks the same as the old one. She asked how the applicant could address that.

Ms. Bechtol said she did not disagree. She said the scale could be less, but the gallery owners wanted a monumental façade for the Matteucci Gallery. She was amenable to using elements of the Spanish Pueblo style for the portal and bring it in from the corners of the old garage. She said the building has been there since the 70s but the windows date in the 90s. She offered to adjust the massing in the plan and style.

Member Guida thought that a great suggestion by the Board if the clients were amenable. He asked about the asymmetry in the south elevation and how it stepped down could be reconsidered or worked into the design.

Ms. Bechtol said ironically staff had asked her to raise the parapet behind the portal, but she could work with that. They are trying to make two structures out of one and don't want to take from or overwhelm the older one. She said it might be helpful to make the portal a different proportion to create a different reading, but the question is if she needed to add the height to the building behind it. She offered to look at that.

**PUBLIC HEARING**

Stefanie Beninato, previously sworn, agreed with the Board members. She wondered the height of the streetscape in the second [building]. It is a significant change, but not overwhelming when you first come in.

**BOARD DISCUSSION**

**MOTION:** In 2022-006059-HDRB, 513 Canyon Rd., Member Bienvenu moved to postpone for redesign consistent with the Board's comments and representations of the applicant to make the portal less monumental in appearance, differentiated from the historic portal, pulled in further from the corner, and smaller and potentially adjusting the massing as suggested. The motion was seconded by Member Biedscheid.

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

## H. NEW BUSINESS

1. **2022-006108-HDRB. 462 Arroyo Tenorio**. Downtown and Eastside Historic District. Contributing. Estevan Trujillo, agent for Janet DesForges,

owner, proposes to remodel a contributing structure and requests an exception to Section 14-5.2(D)(5)(a) for replacement of historic windows on a primary facade. (Angela Schackel Bordegaray)

**STAFF REPORT**

The Ortega-Blea house at 462 Arroyo Tenorio is an approximately 1,300 square-foot residence listed as contributing to the Downtown and Eastside Historic District. Its style is both Spanish-Pueblo Revival and Territorial Revival. Territorial elements include a shed sloping metal roof and brick chimneys. It is mainly constructed of adobe.
The following is excerpted and adapted from the HCPI from the previous case:

The north (front) façade has been altered over the years. The basic composition is a flat façade, punctuated with a lower roofed bump-out at the northwest corner. Windows are non-historic, and the porch has changed since 1966.

The west elevation faces onto a private drive. It reveals the three building phases of the structure. The north section is a rectangular volume and the bump-out mentioned above. It holds grouped, six-over-six wood windows of unknown age. Abutting to this, at a taller height, is another rectangular volume topped with a single-pitch, south-sloping shed roof. This volume is believed to be the oldest portion of the house. It, too, is fenestrated with paired six-over-six, double-hung wood windows. The sloped roof, with its exaggerated angle, was reconstructed in the 2010s and raised 3 inches. The third volume, containing the living room, is set back approximately 9' from the middle section. The roughly 482-square-foot addition was erected in c.1979-80 and worked as an apartment. The windows are non-historic double-hung units with a six-over-six inserted grid. Ray Patterson estimated that the door and windows date to the 1980s.

This north elevation shows mostly the non-historic addition. According to a previous owner, the east elevation, which looks onto a neighboring property, was altered with a change of rough opening dimensions. A series of non-historic, single-light casements and double-hung, six-over-six windows penetrate the wall. They date from the 1980s or 1990s.

The property includes two walls that may predate 1973, although they have been altered. A third non-historic wall creates a trash can enclosure at the northwest corner. The board reaffirmed its contributing status in Case 2021-003911-HDRB and designated facades 1 and 3 on the west elevation as primary.

Now, the applicant proposes the following exterior alterations:

1. **West elevation (primary façade)**
   Replace a pair of double-hung, six-over-six true divided lite wood windows on the north end of the west elevation. According to the applicant's window

assessment, the origin and age of these windows is unclear. Per the same report, the wood sashes appear to be older, but are fitted within more recent metal tracks. The applicant proposes to replace the existing windows with clad wood windows in the color and glazing pattern that will match the Kolbe “Camel” clad color of existing windows, which is a tan/brown color.

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**2. East elevation**
Remove a non-historic window on a non-primary façade and fill it in.

**3. Stucco work**
Re-stucco with cementitious El Rey’s Adobe color to match existing stucco. The applicant requests an exception to Section 14-5.2(D)(5) to replace historic windows on a primary façade.

**STAFF RECOMMENDATION**

Staff does not find that all the exception criteria for the replacement of historic windows on a primary façade have been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Member Biedscheid asked if the window assessment is included in the packet.

Ms. Bordegaray said it is and is integrated at the back of the plans. The applicant sent it as part of the document.

Chair Rios asked if the assessment indicated the windows were in disrepair. She said the applicant was indicating he has the report.

Ms. Bordegaray said it is in the application and she would let the applicant address the question.

**APPLICANT PRESENTATION**

Estevan Trujillo, 133 W. Houghton Street, was sworn in. He said the project is to replace the windows for more energy efficiency. Currently the house does not have insulated walls or floor and has poor roof insulation. The house is currently cold and one of the main reasons for replacing the windows. The other windows were administratively approved and replaced and these two are the only ones left. They will be replaced identically in the existing style and color. The HCPI assessment through Daniel, said the house has vernacular DNA, but was changed so much that the original is hard to decipher. He said that is the nature of this house outside and in. The records

of permits etc. are not available. The assessment was by Ray Patterson who states he believes the windows are from Furrows Hardware store and are not historic.

Ms. Bordegaray noted pages 13 and 14 of the packet include the window assessments and cost.

Chair Rios asked if the replacements would have the same light pattern in size as the existing.

Mr. Trujillo said everything would be identical.

Janet DesForges, 462 Arroyo Tenorio, was sworn. She said she has lived on the property for about two and half years. At the last hearing in 2021, the designation of the house wasn't clear. She said we requested it be noncontributing because of the amalgamation of different styles over the years. But the Board felt despite the different styles it formed a uniform massing which is part of the character of the neighborhood. She said she agrees. The Board also said because of the mishmash, they would be open to exceptions on the primary façade. That is why she returned to suggest the window replacement.

Ms. DesForges said in September 2020 there were two assessments, the second was basically an update. She read quotes from Mr. Patterson's report that Window E in the dining room in the older section of the house, dates from 1929-1933. Mr. Patterson wasn't sure in September that the window could be salvaged but thought it was probably not part of the original house. In August he expanded on his statement, saying the window jamb and sill were badly rotted and only the sashes could be used. He said the whole window would have to be removed to fix the adobe wall which will destroy the jamb, and the window would have to be remade. Mr. Patterson said on Window F in the bedroom, built in the 60s, the window should be removed to repair the adobe wall. The window had rotted extensively, and again, the window jamb would probably be destroyed. Mr. Patterson said his professional opinion overall in September 2020 was the windows were not of the original house and should be replaced in the same openings size of that era. In August 2021, Mr. Patterson said all windows should be replaced identically, due to the era and age of the windows and the extensive rot.

Member Guida asked to confirm the exception is for Windows E and F, and the other window replacement had already occurred.

Ms. Bordegaray said yes, they were replaced. These are the last two.

**PUBLIC HEARING**

None

**BOARD DISCUSSION**

**MOTION:** In 2022-006108-HDRB, 462 Arroyo Tenorio, Member Biedscheid moved to approve the application as submitted, noting that the exception criteria have been met because it was determined that the windows cannot be repaired or restored, and that the applicant will replace Windows E and F in kind, in materials, light pattern, and size. The motion was seconded by Member Guida. He clarified that the motion is to replace the windows with *wood* windows in kind, not to match the other replacements.

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

3. **2022-006146-HDRB. 50 Mt. Carmel Rd.** Historic Review District. Non-Contributing. JenkinsGavin, agent for the Modern Elder Academy, owner, proposes to demolish a 3-bay carport, located south of the existing San Miguel building on the Mt. Carmel campus. (Heather Lamboy)

Member Aguilar Medrano recused herself from the two cases for 50 Mt. Carmel Rd.

**STAFF REPORT**

On July 26, 2022, the HDRB reviewed the historic status of all the structures on the Mt. Carmel campus, with the exception of the buildings that are still occupied by the Carmelite nuns on the southwest side of the campus. At that hearing, the carport was designated as non-contributing due to the changes that have occurred over time.

In addition to the religious, administration, and education buildings on the campus, functional buildings were constructed, including a carport which was built in 1962. Drawings are provided that illustrate that the carport structure has had some modifications over time. The 1962 plan illustrates board and batten construction with both open and enclosed storage.

The purpose of the demolition is to provide an emergency access and service drive and to permit sufficient space for emergency services and deliveries.

Staff recommends approval of the proposed demolition due to changes over time and the noncontributing status, it is not an essential part of the streetscape, and the purpose of providing sufficient area for emergency access for adjacent buildings.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed demolition and finds that the application complies with Section 14-3.14(B) Demolition Standards for all Historic Districts.

**APPLICANT PRESENTATION**

Lisa Gavioli, 130 Grant Ave., was sworn in. She agreed with staff's recommendation but wanted to add to the need for the demolition. She introduced Eric Enfield with Architectural Alliance and noted other members who were listed on screen.

She showed both the existing and proposed site plan, reminding the Board they had reviewed all structures and found the carport noncontributing. She showed the fire protection plan which was the primary reason for the demolition proposed. The Fire Marshall has required emergency access along the east and south side of the property and the dimensions of the hammerhead are specified by the Fire Code. The existing carport has to be removed to meet the required access. She showed the existing photographs noting the narrow location.

**PUBLIC HEARING**

Adam Johnson, 121 Arroyo Hondo Trail, was sworn in. He said he toured the site, and the carport is an eyesore. This will do a lot of circulation and removing the structure will not detract from the significance of the campus or harmony of the buildings.

**BOARD DISCUSSION**

**MOTION:** In 2022-006146-HDRB, 50 Mt. Carmel Rd., Member Guida moved to approve the application to demolish the carport structure. The motion was seconded by Member Berkley.

Member Biedscheid asked for a friendly amendment to note that approval criteria for the demolition have been met.

Members Guida and Berkley accepted the amendment as friendly.

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

3. **2022-006115-HDRB. 50 Mt. Carmel Rd.** Historic Review District. JenkinsGavin, agent for the Modern Elder Academy, owner, proposes a one-story 11,696 sq. ft. classroom and dormitory building. The proposed height is 19'2", below the maximum permitted height of 22'1". (Heather Lamboy)

**STAFF REPORT**

A single-story 9,477 square-foot building is proposed to be located on the northeastern portion of the campus, adjacent to Camino de Cruz Blanca. The purpose of the building is to house guest rooms, a lounge area, and a classroom for visitors to the Modern Elder Academy. The Modern Elder Academy is an education retreat center dedicated to continuing education opportunities for people mid-career and mid-life.

The Recent Santa Fe style building will have a height of 19'2", which is lower than the maximum allowable height of 22'1". In the 1961 Master Plan for the Sunmount Campus, a building was planned on the site. When the Sunmount Sanitarium was operating, the site had tennis courts for sanitorium residents' use. Consistent with Historic Review District guidelines, the building is wall-dominated and will have varying masses, recessed portals, and divided light windows and doors. The exterior finish will be an El Rey "Buckskin" cementitious stucco. The divided-light windows will be wood with white aluminum cladding, which is consistent with the window muntin and accent colors of the other buildings on the campus. The building will front the main promenade of the campus but will have four-sided design so as to have an attractive street presence along Camino de Cruz Blanca.

Related to the Modern Elder Academy campus, all buildings were given a historic designation of either contributing or non-contributing. The proposed building will not have an impact on the historic status of the existing buildings adjacent to the site.

**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(F) Historic Review Design Standards. Furthermore, the proposed building will not have a negative impact on adjacent contributing and significant structures.

**APPLICANT PRESENTATION**

Ms. Gavioli with JenkinsGavin, previously sworn, introduced other members of the team.

She showed the site plan noting a future dormitory building was envisioned by the original team. The floor plan with guestrooms and gathering space in the southeast corner and the elevations and renderings of the new building were shown. She said they feel this completes the building relationships to create a more pedestrian use campus.

Member Guida said the application overall was commendable for providing a new building sympathetic in style of the buildings and courtyard organization and details

seen elsewhere on the campus. He said in light of the conversation earlier on distinguishing new from old and merging and blending the historic context, he felt this a lost opportunity. The building is a background building and doesn't break the parapet profile line. He asked about the possibility of a design feature that would make it more than just being a low background building. He preferred a new building in the historic district, not just be compliant but contribute to the campus.

Eric Enfield, 612 Old Santa Fe Trail, was sworn in. He said they want to downplay the north elevation and play up the pedestrian walkway created inside. He said the elements like courtyards and lounges and public spaces will be open to everyone. Each building is a self-contained unit with places to gather. This is the main classroom and they wanted to provide the same experience as the other buildings. He said the detail on the south, facing the courtyard and the proposed landscaping will keep this reading as a new building. The building is small, no higher than a piñon tree and they want to keep the integrity when driving down Cruz Blanca. People are used to that as open space and that has been left as open space. He said he thought the building added in 1962 was also one-story. They plan to return with a bigger proposal in remodeling. They want this building to collaborate with the set of historic buildings without complicating appearance. The building style was used earlier, and they have established view lines in and out of the building. The windows have high transoms that reflect a height different than the building ends that project toward the street. He said he thought anyone would know this is a new building. They worked with St. John's and Santa Fe Prep and the neighbors to be sure they were comfortable with the replacement and design.

Member Guida said he agreed with all of that but thought there was a missing element in the courtyard. He noted that other buildings have a towering element, denoting the entry. He said something should break up the almost consistent height looking at the building from the south.

Mr. Enfield said the idea is to provide shade in the courtyards like in the others, and a quiet restive place. This building is functional, not an advertisement for the campus. The courtyard will have more development like sculptures or water. Also, the outdoor portal was turned into a room with an open, outdoor fireplace, living room and gathering space. He thought that met Member Guida's mention of providing different spaces and feelings. The outdoor room will be distinguished from the other buildings. He said the courtyard side will be about the function of the Academy and the main classroom for the whole Academy.

Member Guida asked if he was looking on the west façade, where there is a monitor with clerestory in the fireplace.

Mr. Enfield said that was to show there is no visibility. That is seen because it is on the inside.

Member Bienvenu asked the architect about two issues. He said one is harmony with the campus, primarily the view from the south. Then harmony with the streetscape on Cruz Blanca. He thought they addressed both of those nicely, especially the low-slung nature and modesty and sensitivity in situating it and the design. He asked if the massing would look similar to the massing of the campus buildings, and confirm the radius of the corner, and on the battering of the parapet if you could see the deep recesses of the windows.

Mr. Enfield said they used a 10 inch adobe model for the walls and plan to show that the windows are offset to the interior. It will probably be at least 45 inches of recess all the way around with more at the end of the two halls. There is about a 20 inch recess in those windows. On the batter, they used the parapet profiles seen on site. He said they don't yet have a number or the radius of the stucco but propose cemented stucco with rounded corners.

Member Bienvenu asked if the parapets were battered at all.

Mr. Enfield said they have a slight slope around. He said the buildings have very little parapets and not a lot of variation except for the bell towers, etc.

Member Biedscheid said it occurred to her that the courtyard may be the only one that faces the mountain. That is important to the entire complex. There don't appear to be windows on that façade.

Ms. Gavioli said the guest room windows primarily face north and east, maximizing the view of the Sangres. The courtyard common areas and the classroom have windows facing Sun Mountain.

**PUBLIC HEARING**

Mr. Johnson, previously sworn, said the Old Santa Fe Association (OSFA) commended the Modern Elder Academy and JenkinsGavin on the sensitive planning for the restoration of the property. He said the Board has a lot to look forward to. OSFA is pleased with the designs for the new building, which is unobtrusive. The majority of the historic buildings are visible from Cruz Blanca, and the new structure is appropriately set back and aligned with the styles on the campus. The proposed plan fits with the historical plan. He said OSFA looks forward to seeing the good work of the Academy and applauds their sensitivity and communication in the design.

Ms. Beninato, previously sworn, said she likes the application as it is. This building is low and not very visible from Cruz Blanca which will be appreciated by those used to that as open space. The building does not make a statement as a back building. The historic buildings on campus stand out as they should. The design is sensitive and takes advantage of the natural location and other buildings and serves the purpose of the Elder Academy. She said this campus has several historic buildings and she wanted the Board not to contemplate a status change unless the proposed designs require that.

Chair Rios said she felt the building was in harmony with the streetscape and campus. The windows will be recessed, and the corners rounded are elements that will complement the building, and the building complements the streetscape and the campus.

**BOARD DISCUSSION**

**MOTION:** In 2022-006115-HDRB, 50 Mt. Carmel Rd., Member Bienvenu moved to approve the application as submitted with the condition that the corners are rounded, and the windows have deep reveals, consistent with the representations of the applicant at the hearing. The motion was seconded by Member Berkley.

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

Member Aguilar Medrano returned to the meeting.

4. **2022-006142-HDRB. 346 Hillside Ave.** Downtown and Eastside Historic District. Martinez Architecture Studio, PC., agent for Martha Davis, owner, requests primary facade designation. (Heather Lamboy)

**STAFF REPORT**

The single-family detached residence located at 346 Hillside is listed as contributing to the Downtown and Eastside Historic District. The home was constructed around 1920 in a simplified Craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (please see case 04-35, attached). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door “floats” and it is likely that there were concrete stairs like the ones further east on the south elevation that led to the

backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

The residence retains much of the historic integrity of the original building. The kitchen addition on the east elevation exemplifies how buildings change over time.

Relative to determining the status of a contributing structure, it meets the criteria that the building is reflective of its place in time and has only had minor changes. The kitchen addition has acquired its own historic significance, has distinctive features associated with the Craftsman style. Additions to the north elevation and south elevation have been removed and as such the integrity of the house has been maintained. Staff recommends that the contributing status be maintained, and that the north and east facades be designated as primary. With reference to the garage that has been converted into a studio, staff recommends that structure be noncontributing due to the large number of non-historic changes to the building.

**STAFF RECOMMENDATION**

Staff recommends the historic status of the main house be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. The north and east elevations are recommended as primary elevations. Staff recommends that the garage be designated as noncontributing.

Chair Rios asked if there was a garage on the property.

Ms. Lamboy said currently it is a studio that is detached from the main building and has been modified over time. She noted staff recommends the garage doors in the front detached wall portion not be contributing.

Member Guida said staff had proposed that the north front façade #2 and #3 be primary, but why was #3 proposed primary.

Ms. Lamboy explained that #3 shows the evolution of the house. It is a simple façade with an entry way. On the south side changes were made and the east is simplistic in character with no relationship to the rest of the building.

Member Guida asked about the period of the addition and was told it was by 1958. He confirmed on the primary façade the square window and elevated entry door of the 1958 addition were both historic.

**APPLICANT PRESENTATION**

Richard Martinez, PO Box 925, Santa Fe was sworn in. He said he didn't exactly agree with staff's evaluation but does agree the north and east elevation of the main

house should be primary façades. The kitchen addition is proposed as contributing. The HCPI report shows a portal on that façade through 1973 or later. Historian John Murphy states in his recommendations "*to maintain contributing status for the house, with the north elevation recommended as a primary façade as it represents the best preserved and most architecturally significant aspects of the building, communicating its original design and period of association*." He recommended noncontributing status for the studio reflecting its late construction, modest architecture, and alteration.

Mr. Martinez said the addition proposed as a primary façade has a very small kitchen they hope to add on to. A primary façade designation would make that more difficult. They don't want to do anything major that would show at the front of the house. But that has been modified over time and not part of the original building, even with an historic presence. The staff report states that the residence retains much of its historic integrity in the original building. The kitchen addition on the east elevation exemplifies how buildings change over time and the proposed status would freeze that façade.

Chair Rios asked to confirm that Mr. Martinez agreed with staff on the north elevation as primary but did not agree with the east elevation.

Mr. Martinez clarified he agrees with the north elevation of the main house and the east elevation of the main house, as primary. He does not agree with the north elevation of the kitchen addition.

Member Bienvenu said on the site visit he found the windows striking, including those on the west side. To protect those that needs to be a primary façade. In addition to the north façade, it is called out by the report as the most well preserved part of the original building. He said he proposed that façade be designated primary which will make three facades. He did not think that would affect what the owner planned because there is a small opportunity to do anything there anyway.

Mr. Martinez agreed. He said unfortunately most of the land is in the front of the building. Three façades as primary make it very difficult to add to that side of the building and puts more pressure on the rear of the building.

Member Bienvenu said it is the logical place to add on anyway to preserve the nature of the building. He said he wanted that designated as primary to protect the windows. The ordinance makes it difficult to protect windows on a contributing structure, but not on a primary façade.

Member Guida said the Board in the past has noted the contributing elements to the status of the building and elements that don't necessarily exist on a primary façade that contribute to the overall status. He asked if the Board could just note that the windows on the west side are original and contribute to the overall status of the house.

There will be future situations where land is more developable to the west and the Board could add the details without taking the whole façade with it.

Member Bienvenu said another solution could be to designate a feature of the non-primary façade as contributing. The ordinance is unclear. The safest approach is as primary, but it presents complications as outlined.

Ms. Lamboy noted on preserving the historic windows, that there has to be at least two parking spaces. There is limited space in that area of what can be added. She said in regard to the historic windows as a character defining feature, the Board can amend the status. The HCPI includes that information and language if the Board chooses to approve.

Member Guida said the designation of primary façades has been more of the practice, rule, and culture of the Board. In many cases the Board has endeavored to include more of the important features and massing. He encouraged being thoughtful on their approach.

Member Aguilar Medrano asked staff if an exception would be required if the Board did not designate primary but noted the windows as significant and someone in the future wanted to replace the windows.

Ms. Lamboy said because it is not a primary façade an exception would not be required. However, evidence would have to be shown through a report etc., that the windows were degraded and not operational.

Attorney Frank Ruybalid said he had been participating via Zoom. He said the definition of primary façade is *one or more principal faces, or elevation features that define the buildings' architecture*. He thought it a conundrum to say there are features defining the character of the architecture but that is not a primary façade. By definition, features such as the windows or doors that are architectural elements that define the character *is* a primary façade. Saying that the windows are important or contributing but not a primary façade, is inconsistent and hard to enforce later.

Member Guida said in a recent case before the Board twice, staff brought the case to the Board. Their concern was that changes to the windows on the non-primary façade would threaten the overall status of the house. That house had a limited number of façades designated and many of the windows and details that would be changed, threatened the overall status. He said it isn't as cut and dry to say it is an important detail of the façade.

Member Biedscheid said there have been several cases, including tonight, the Board has little ability to protect windows on a non-primary façade. They cannot require the windows to be replaced in kind, which is common.

Chair Rios said she agreed with Attorney Ruybalid and Member Biedscheid. She said it is more difficult to protect something even if a feature is prominent and historic and defines a particular element on a façade when the façade is not made primary. She said many of the cases that come before the Board, come with exceptions and owners have that option even if a primary façade.

**PUBLIC HEARING**

Ms. Beninato, previously sworn, said the house is beautiful and should be preserved. There is opportunity on the back of the house to meet the owner's needs. There is little opportunity to expand on the west side because of access to the studio and parking. She urged the Board to continue the contributing status and make the east and west primary.

**BOARD DISCUSSION**

**MOTION:** In 2022-006142-HDRB, 346 Hillside Ave., Member Bienvenu moved to maintain the contributing status of the main house, designate the garage as noncontributing, designate the north and west elevations as primary, and the east elevation, other than the kitchen addition. The motion was seconded by Member Biedscheid.

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

## I. DISCUSSION ITEMS

None

## J. MATTERS FROM THE BOARD

Chair Rios said she applauded the Board for thoroughly studying every case before them and providing in depth reasons for their decisions.

**K. NEXT MEETING:** Tuesday, January 10, 2023

## L. ADJOURNMENT

**MOTION:** Member Bienvenu moved, seconded by Member Guida to adjourn the meeting at approximately 9:12 pm.

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

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

**Case # 2022-6108-HDRB**
**Address** – 462 Arroyo Tenorio
**Agent's Name** – Estevan Trujillo
**Owner/Applicant's Name** – Janet Desforges

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

## BACKGROUND

The Ortega-Blea house at 462 Arroyo Tenorio is an approximately 1,300-square-foot residence listed as contributing to the Downtown and Eastside Historic District. Its style is both Spanish-Pueblo Revival and Territorial Revival. Territorial elements include a shed sloping metal roof and brick chimneys. It is mainly constructed of adobe. The north (front) façade has been altered over the years. The basic composition is a flat façade, punctuated with a lower, roofed bump-out at the northwest corner. Windows are non-historic, and the porch has changed since 1966. The west elevation reveals the three building phases of the structure. The north section is a rectangular volume and the bump-out mentioned above. It holds grouped, six-over-six wood windows of unknown age.

Abutting to this, at a taller height, is another rectangular volume topped with a single-pitch, south-sloping shed roof. This volume is believed to be the oldest portion of the house. It, too, is fenestrated with paired six-over-six, double-hung wood windows. The sloped roof, with its exaggerated angle, was reconstructed in the 2010s and raised 3 inches. The third volume, containing the living room, is set back approximately 9' from the middle section. The roughly 482-square-foot addition was erected in c.1979-80 and worked as an apartment. The windows are non-historic, double-hung with a six-over-six inserted grid. Ra Patterson estimated the door and windows date to the 1980s.

According to a previous owner, the east elevation was altered with a change of rough opening dimensions. A series of non-historic, single-light casements and double-hung, six-over-six windows penetrate the wall. They date from the 1980s or 1990s.

On July 27, 2021, the Board reaffirmed its contributing status in Case # 2021-3911-HDRB and designated façades 1 and 3 on the west elevation as primary. The Applicant now proposes the following exterior alterations:

**1. West elevation (primary façade)**

Replace double-hung, six-over-six true-divided-lite wood windows (windows E and F) on the west elevation. According to the Applicant's window assessment, the origin and age of these windows is unclear. Per the same report, the wood sashes appear to be older, but are fitted within more recent metal tracks. The Applicant proposes to replace the existing windows with

clad wood windows in the color and glazing pattern that will match the Kolbe "Camel" clad color of existing windows, which is a tan/brown color.

**2. East elevation**

Remove a non-historic window (window G) on a non-primary, east façade and fill it in.

**3. Stucco work**

Re-stucco with cementitious El Rey's Adobe color to match existing stucco.

The Applicant requests an exception to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary façade.

## 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 did not find that all the exception criteria for the replacement of historic windows on a primary façade have been met, but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f),14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on all façades of significant or landmark structures, or on primary façades of contributing structures, shall be repaired or restored wherever possible.
9. The Applicant proposes to replace two windows on the west-facing primary façade.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of the Application, and the Applicant requested an exception.

11. To obtain an exception, the Applicant was required to conclusively demonstrate the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b).
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: The replacement windows will be in-kind to the existing windows, and will maintain the same appearance.
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: There is insufficient evidence the windows to be replaced are historic, and there is evidence they are substantially deteriorated and cannot effectively be repaired or restored; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
13. The Board finds that replacing these windows on the primary, west façade will not cause the structure to lose its contributing status.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. Subject to Governing Body approval of exception recommendations, per SFCC Section 14-5.2(C)(5)(b), the Board approves project Items # 1-3, as set forth in the Application.
3. The Board recommends to the Governing Body of the City of Santa Fe that it approve the exception requested in the Application.

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-6146-HDRB**
**Address** – 50 Mt. Carmel Road
**Agent's Name** – Lisa Gavioli, JenkinsGavin, Inc.
**Owner/Applicant's Name** – Modern Elder Academy

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

## BACKGROUND

The Applicant requests demolition of a carport on the southern portion of the Modern Elder Academy campus. On July 26, 2022, the HDRB reviewed the historic status of all the structures on the Mt. Carmel campus, with the exception of the buildings that are still occupied by the Carmelite nuns on the southwest side of the campus. At that hearing, the carport was designated as non-contributing due to the changes that have occurred over time. See Case # 2022-5477-HDRB.

In addition to the religious, administration, and education buildings on the campus, functional buildings were constructed, including a carport which was built in 1962. Drawings are provided that illustrate that the carport structure has had some modifications over time. The 1962 plan illustrates board-and-batten construction with both open and enclosed storage.

The purpose of the demolition is to provide an emergency access and service drive, and to permit sufficient space for emergency services and deliveries. Staff recommended approval of the proposed demolition due to changes over time, its non-contributing status, it is not an essential part of the streetscape, and for the purpose of providing sufficient area for emergency access for adjacent buildings.

## FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed demolition and finds that the application complies with SFCC Section 14-3.14(G), Demolition Standards for Historic Districts.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

4. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F), Historic Review District.
5. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
6. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
8. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historical importance.
9. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front.
10. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds, based on the Chief Building Official's report, that the structure under consideration is in fair condition.
11. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
12. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that the demolition criteria have been met.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application to demolish.

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-6115-HDRB**
**Address** – 50 Mt. Carmel Rd.
**Agent's Name** – Lisa Gavioli, JenkinsGavin
**Owner/Applicant's Name** – Modern Elder Academy

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

## BACKGROUND

The applicant proposes a single-story 9,477-square-foot building to be located on the northeastern portion of the campus, adjacent to Camino de Cruz Blanca. The purpose of the building is to house guest rooms, a lounge area, and a classroom for visitors to the Modern Elder Academy. The Modern Elder Academy is an education retreat center dedicated to continuing education opportunities for people mid-career and mid-life.

The Recent Santa Fe style building will have a height of 19'2", which is lower than the maximum allowable height of 22'1". In the 1961 Master Plan for the Sunmount Campus, a building was planned on the site. When the Sunmount Sanitarium was operating, the site had tennis courts for sanitarium residents' use.

Consistent with Historic Review District guidelines, the building is wall-dominated and will have varying masses, recessed portals, and divided-lite windows and doors. The exterior finish will be an El Rey "Buckskin" cementitious stucco. The divided-lite windows will be wood with white aluminum cladding, which is consistent with the window muntin and accent colors of the other buildings on the campus. The building will front the main promenade of the campus but will have four-sided design so as to have an attractive street presence along Camino de Cruz Blanca.

Related to the Modern Elder Academy campus, all buildings were given a historic designation of either contributing or non-contributing. The proposed building will not have an impact on the historic status of the existing buildings adjacent to the site.

## 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 Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(F), Historic Review District Standards. Furthermore, the Staff recommends a finding that the proposed building will not have a negative impact on adjacent contributing and significant structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F), Historic Review District Standards.
6. The Applicant proposes to construct a single-story, 9,477-square-foot classroom and dorm building on an undeveloped space on the campus of the Modern Elder Academy, in close proximity to buildings which have been designated contributing and significant.
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The proposed building will not have a negative impact on adjacent contributing and significant structures.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met, subject to the conditions imposed by the HDRB, as described below.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the new building in the project application, Item # 2022-6115, as set forth in the Application and as recommended by Staff, with the conditions, consistently with the representations of the Applicant at the hearing, that:
    a. The corners of the building be rounded; and
    b. The windows have deep reveals.

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-6142-HDRB**
**Address** – 346 Hillside Ave.
**Agent's Name** – Richard Martinez, Martinez Architecture Studio, PC
**Owner/Applicant's Name** – Martha Davis

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

## BACKGROUND

The single-family detached residence located at 346 Hillside is listed as contributing to the Downtown and Eastside Historic District. The home was constructed around 1920 in a simplified Craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is hipped with asphalt shingles. The kitchen addition on the east elevation, built between 1948 and 1958, has a flat roof. The residence retains much of the historic integrity of the original building. The kitchen addition on the east elevation exemplifies how buildings change over time.

A sunroom on the south elevation was removed in 2004, but an addition approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door "floats" and it is likely that there were concrete stairs like the ones farther east on the south elevation that led to the backyard. A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

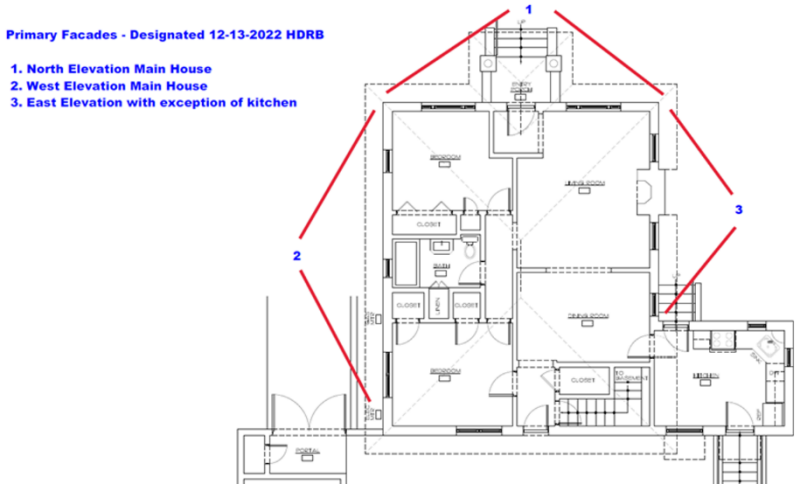
Relative to determining the status of a contributing structure, it meets the criteria that the building is reflective of its place in time and has only had minor changes. The kitchen addition has acquired its own historic significance, has distinctive features associated with the Craftsman style. Additions to the north elevation and south elevation have been removed and as such the integrity of the house has been maintained. Staff recommends that the contributing status be maintained, and that the north and east facades be designated as primary. With reference to the garage that has been converted into a studio, staff recommends that structure be non-contributing due to the large number of non-historic changes to the building.

## FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

2. Historic Preservation Division Staff Recommendation: Staff recommends the historic status of the main house be maintained as contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures. The north and east elevations are recommended as primary elevations. Staff recommends that the garage be designated as non-contributing.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown & Eastside District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
10. The Board finds that the north and south façades, and a portion of the east façade excluding a kitchen addition on the southeast corner, are the primary elevations of the structure with the features that define the character of the structure's architecture. See the graphic below.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.



## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the main house's contributing status.
4. The Board designates the garage/studio as a non-contributing structure.
5. The Board designates the following elevations of the main house as the primary façades: north elevation, west elevation, and the northernmost portion of the east elevation excluding the kitchen addition at the southeast corner (with flat roof).

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5634-HDRB**
**Address** – 212 Lorenzo Lane (formerly 212-A Gonzales Road)
**Owner/Applicant's Name** – Rajah Bose and Tarang Gala

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

## BACKGROUND

212-A Gonzales Rd. is a 1,465-square-foot single-story building designated contributing to the Downtown and Eastside Historic District. The residence is believed to have started as an adobe rectangle between 1945, when the lot was purchased, and 1951, based on its first appearance on a 1951 aerial photograph. It is Santa Fe Style, vernacular construction, consisting of five flat-roofed stuccoed masses, a traditional portal at its southeast entry, blended with a variety of mid-century steel casement windows and a metal overhang corner porch with a white metal curlicue post on its east elevation. The house features rounded edges and corners and a south portal with wood lintels, typical of Santa Fe Style. The portal has unique curved stucco supporting columns, conveying a buttressed effect.

The residence's steel casement windows include a southwest corner double 4-over-3 lite pattern (four small square panes over three larger panes, the center being the largest with a fixed pane). The rest of the house has 3-over-3 and 3-over-2 steel casements on its south, east, and west elevations, some of which are deep-set. The south elevation includes a recent sliding glass door. Per the City's GIS map, it is designated contributing to the Downtown and Eastside Historic District. In a hearing on June 28, 2022, the Board maintained the house's contributing status, and designated façades # 2 and 3 as primary (Case # 2022-5348-HDRB).

The Applicant now proposes the following exterior alterations:

1. A 250-square-foot addition on the inside northwest corner. The addition will have a flat roof and parapets matching the existing house in height.
2. A 120-square-foot addition on the south end of the west elevation. The addition will have a flat roof and parapets also matching the existing in height.
3. On the south (primary) elevation the applicant proposes to replace two existing historic windows and one non-historic sliding glass door.
    a. The applicant proposes to replace the corner window on the south façade, façade # 1, facing south and east. Existing window is a steel casement double 4-over-3 lite pattern (4 small square panes over three larger panes, the center being the largest with a fixed pane); proposed is a 4-over-3 lite pattern without a center fixed pane. The new window will be metal clad wood frame; color: matte dark bronze. Other windows are a mixture of casement and fixed panes, all divided-lite style with 7/8" muntins.
    b. Replace the non-divided-lite sliding glass door with a divided-lite glass door. The new door will be metal-clad wood frame, also matte dark bronze.

c. On the south-facing primary façade # 3, replace existing historic steel casement 3-over-3 steel casement window with a metal-clad wood 3/3 divided-lite window. The new window (window # 4) will also be matte dark bronze.

d. On the non-primary east elevation replace three steel casement windows and remove one casement window.

## 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 did not recommend a finding that all the exception criteria have been met, but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Staff determined that for project element 3(c) (replacement of historic window on primary façade), an exception to SFCC Sections 14-5.2(D)(1) and (D)(5)(a)(i) for removal of historic material and replacement of a historic window on a primary façade would be required for approval, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), in the unique circumstances of this particular structure, the Board finds that granting the exception would not damage the character of the district because the new window has the same configuration

of panes (3 over 3) as the existing window, the house will maintain the appearance of its primary façade, and the new window is partly obstructed by a portal;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: The existing window does not open and close properly, has a low thermal value and a poor sound-insulation quality; replacement will allow for higher energy efficiency and outside noise reduction;

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: The replacement window allows the residents to live more sustainably, and because a non-functioning window will be replaced with one fully functional, it allows for better ventilation.

11. The Board finds that although the corner window (windows # 1 and 2), where non-primary façade # 1 steps back, is non-conforming per SFCC Section 14-5.2(A)(6), it has architectural and historic interest with respect to this specific structure, and can be replaced in kind with similarly configured windows.
12. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application for the change of a window on a primary façade (project element 3(c)).
3. The Board approves Items # 1 – 3(a-d) as set forth in the Application, as recommended by Staff, with the following additional conditions:
    - the Applicant update the drawings for staff reflecting the proposed fenestration patterns discussed at the hearing that are more closely aligned with the existing window divided-lite patterns; and
    - the applicant shall submit material sheets for the new windows.

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____

Cecilia Rios Date

Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5471-HDRB**
**Address** – 110 Calle la Pena
**Agent's Name** – Peter Wilson
**Owner/Applicant's Name** – Kevin Scott

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2022.

## BACKGROUND

110 Calle la Pena 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; and glass block. Its north elevation contains a large plate-glass window believed to have been designed for an artist's studio, per the 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 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 construction history includes its various construction methods and materials.

On June 28, 2022, in Case # 2022-5345-HDRB, the HDRB maintained the structure's status as contributing. The Board designated the east elevation of the main house the primary façade (façade 1), including the north-facing and east-facing walls of a second-story setback at the northeast corner (façades 1(a) and 1(b)). On October 25, 2022, the HDRB postponed this case for redesign. In that hearing, the HDRB stated:

> "The main recommendations are that the Applicant address the Board's desire to retain a greater degree of the eclectic in the current design, especially regarding the proposed doors and door replacements. As much as possible the Applicant should retain the existing wood carved doors where possible, and at least include door # 6, and may include others and the existing front door.

Regarding the metal door product recommended for replacement, generally speaking the metal casement window is favorable but with a different handle set than shown on the product sheet, and where the light pattern becomes horizontal, should add a vertical division in the light pattern on most of the doors with the exception of what is currently proposed on the primary façade. Lastly, the large studio window on the east façade is significantly character-defining and should either be retained, or if replaced, its existing light pattern should be reproduced.

And on the recommendation in lieu of the proposed wrought-iron guardrail on top of the garage, that the Applicant investigate raising the stucco parapet and not have a railing which would eliminate the need to pursue an exception. The color sample shown in the packet is darker than what appears on the current house and existing, and the Board would like color samples in a lighter tone more accurately reflecting the existing. Also, that the applicant change the color of the proposed wood trim on the non-primary façades to match the existing Iron Ore color proposed on the primary façade."

The Applicant now returns to the HDRB and proposes the following exterior alterations:

**East Façade (Primary)**

1. Replace existing wood Door # 11 on second floor with a new aluminum-clad wood door with glazing in the existing opening.
2. Remove cable railing on second floor and raise the height of the parapet by 1'9" to 12'9". This modification wraps around to the south and west façades of the main house. An exception is requested for creating an addition to a primary (east) façade.
3. Add a carved wood pedestrian gate to the curved courtyard wall and extend wall, which is non-contributing. Add masonry pillars to form an archway over the gate.

**North Façade**

4. Replace existing multi-light (4x5) steel window, window A, with a pair of aluminum-clad doors (new door # 2).
5. Add an 18" deep corbel and latilla overhang at this door.
6. Replace aluminum storefront window B with a new aluminum-clad wood, divided-lite window. The existing opening and lintel will be preserved.
7. 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".
8. Replace wood fence with a 6'0" masonry and stucco yard wall with carved wood gate.
9. Replace windows on this façade (C, D, and G) except for the second-story window (T).
10. Replace existing wood and glass door # 3 with a new clad wood door matching the size and pattern of the existing, shifting the door 18" to the east.

**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.

14. Replace existing window F with two 1-over-3-lite windows.

15. Replace existing window H with two new clad wood 3-over-1-lite windows (H1, H2).

**South Façade**

16. Remove exterior non-historic, wood staircase.

17. Raise the parapet and floor level of the studio south façade, as noted for the west façade (see project item # 12).

18. Replace window J with new aluminum-clad, wood window in the same location, but larger than the original.

19. Replace glass block window R with a new, clad-wood window in the existing opening.

20. Replace window S with new aluminum-clad, wood window in the same location, modified for IFC egress requirements.

21. Remove cable railing on second floor and raise and raise the height of the parapet by 1'9" to 12'9" (see project item # 2).

**East Courtyard Façade**

22. Construct an approximate 700-square-foot Spanish-Pueblo Revival Style portal which wraps the courtyard east, south and west sides. The proposed height of the new portal is 11'6".

23. Raise the parapet and floor level of the studio on its east façade, as previously noted for the west and south façades (see project items # 12 and 17).

24. Replace existing steel windows K and L with new clad wood windows matching the size, pattern and location of the existing windows.

25. Replace existing glass block windows M1 and M2 with one clad wood window.

**West Courtyard Façade**

26. Remove cable railing on second floor and raise the height of the parapet by 1'9" to 12'9" (see project items # 2 and 21).

27. 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" (see project item # 22).

28. Add two clad wood and glass windows N and Q in existing walls.

29. Replace glass block window P with new clad wood and glass door (new door # 10).

30. Extend roof, enclose breezeway opening and install clad wood and glass door with sidelites (new door # 9).

**South Courtyard Façade**

31. Remove enclosed portal and windows U, V, W & X and wood and glass door #15.

32. Add two aluminum-clad wood and glass double doors, # 7 and # 8.

33. This façade will be included in the 700-square-foot portal wrapping the east, south and west sides of the courtyard; proposed height 11'6" (see project items # 22 and 27).

**All Facades**

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

35. Trim to be refinished in Sherwin Williams "Iron Ore" color to match new door and window color, Kolbe Vistaluxe Steel Gray.

**No Changes**

No changes are proposed to any windows on the primary, east elevation (façades # 1 and 1(b)), or to the second-story window on the primary, north-facing façade (façade # 1(a)).

No changes are proposed to door # 1 (main entrance on primary east elevation), or to doors # 5 (studio north façade) and # 6 (studio south façade).

## FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria were not met for SFCC Section 14-5.2(E)(1)(a), for new doors uncharacteristic of Old Santa Fe Style, but the Board may find that they have with further testimony. Otherwise, staff recommends approval of the application for its compliance with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District, with the conditions the door replacements should add a vertical division in the lite pattern. The Staff recommends a finding that the large studio window on the north façade is significantly character-defining and should either be retained, or, if replaced, its existing light pattern reproduced.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
9. The Applicant proposes to raise the parapet height on the primary, east façade by 1'9" in conjunction with removal of the cable railing on the second floor. See project element # 2. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.

10. Under SFCC Section 14-5.2(E)(1)(a), doors characteristic of Old Santa Fe Style are wooden with carved features.
11. The Applicant proposes to replace windows A (north façade), E (west), P (west courtyard façade), U and V (south), with doors or double doors, # 2, 4, 10 and 7, respectively; replace doors # 3 (north façade), 11 (east primary façade, second floor), and 12 (west, second floor), with new doors or double doors; replace the door/window combination W (south courtyard) with new double door, # 8; add new double doors, # 9, to new breezeway enclosure; replace the storefront window B on north façade with a mix of plate-glass and divided lites; and replace old windows C, D and G (north façade), F and H (west), J, R and S (south), and K, L, M1 and M2 (east courtyard), with new windows. See project elements # 1, 4, 6, 9-10, 13-15, 18-20, 24-25, 29-30 and 32. The new doors will be clad wood or custom steel with horizontal lites; the windows will be similar in appearance to existing windows, with some changes in size. Staff determined that an exception to SFCC Section 14-5.2(E)(1)(a) would be required for approval of the Application, and the Applicant requested an exception.
12. To obtain exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met for each exception requested.
13. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to project element # 2.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: Parapets are characteristic of the Spanish-Pueblo style, other façades of this house have parapets, and the increased height would not exceed the height limitation for this streetscape;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: To raise the parapets on three sides of the garage (project elements # 2, 21 and 26) would allow the applicant to retain a rooftop balcony while removing an uncharacteristic, modern cable railing; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
14. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project element # 2.
15. The Board finds that, with respect to project items # 1, 4, 6, 9-10, 13-15, 18-20, 24-25, 29-30 and 32, exceptions to SFCC Section 14-5.2(E)(1)(a) are not required:
    a. Except for door # 11, on the east, primary façade, the doors to be replaced are on non-primary façades and are not historic, according to a qualified window and door assessment the Applicant has provided;
    b. The new doors are similar in appearance to existing doors, and their color will match that of the existing trim;

c. The new windows are divided-lite and (except for those proposed to replace the storefront window on the north façade, window B) are similar in appearance to the existing windows;
d. The windows to be replaced are on non-primary façades;
e. The replacement of non-historic doors and the replacement of steel casement windows, which are subject to condensation and are causing damage to the surrounding stucco, will not cause the building to lose its contributing status; and
f. The large north-façade storefront window is non-historic, not characteristic of Spanish-Pueblo or Old Santa Fe Styles, and the Applicant does not propose to change the opening, but plans a divided-lite assembly of window panes, which is more consistent with the style of the house and Historic District standards.

16. For replacement of door # 11, on the primary, east façade second story, no exception to SFCC Section 14-5.2(D)(5)(a)(i) is required because the door is non-historic.
17. 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.
18. The information contained in the Staff Report, 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 recommend the Application.
2. The Board approves project items 1, and 3 through 35, as set forth in the Background section, above.
3. The Board recommends to the Governing Body the exception requested in the Application with respect to project item # 2.

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5859-HDRB**
**Address** – 500 Montezuma Ave.
**Agent's Name** – JenkinsGavin
**Owner/Applicant's Name** – New Mexico School for the Arts

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2022.

## BACKGROUND

500 Montezuma Ave. was a commercial property which now houses the New Mexico School for the Arts, a statewide, public high school. The Applicants seek to build a residential dormitory, a State Capital Outlay Project, on the campus. The campus is a collection of three structures that are listed as non-contributing to the Westside-Guadalupe Historic District. It is surrounded by a Territorial Style and Spanish-Pueblo Revival Style stucco buildings with deco details (brick coping and other architectural features) as well as a contemporary version of Spanish Mission Revival Style. The Sanbusco Market building dates to 1880 with the arrival of the railroad and includes the iconic Italianate building on the southeast corner.

The once Sanbusco Market Center and the Parking Shed are listed as non-contributing following an appeal to Governing Body of the status in 2016 (Appeal # 2016-32; HDRB # H-16-051A). A more detailed background of the buildings is listed below.

### New Mexico School for the Arts (former Sanbusco Market Center)

The Sanbusco Center served the Railyard District as a boutique mall for approximately 30 years prior to the 2016 remodel for the New Mexico School for the Arts. The Sanbusco buildings are the original Italianate style building, which housed the offices of the Charles C. Dudrow Coal, and the Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western-style wood facade was placed on the front of the building, adjacent to the original office constructed by Dudrow.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepps in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

### Parking Shed

The Parking Shed, found in the north parking lot of the property, mimics the design and overall construction material that would have characterized the Parking Shed in former years.

However, the recent Historic Architectural Survey estimates that 75-80 percent of the material for the Parking Shed is modern and is non-contributing.

**New Student Dormitory**

At the September 27, 2022, hearing the Applicant presented proposed designs for a new student dormitory that included the following:

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

At the same hearing, the HDRB gave comments, and opened the floor to public comment. Staff delivered the minutes and a summary of the comments to the HDRB. The HDRB reviewed them, and provided the comments and minutes to the Applicant. The Applicant worked to update their designs in an effort to resolve issues raised by the HDRB. They also met separately with the Old Santa Fe Association regarding its comments, which were supplied to the HDRB.

The Applicant returned to the HDRB November 22, 2022, with a revised design for the new construction of the detached student dormitory building in order to resolve design issues by making the following adjustments:

1) Change the footprint, shifting the east façade away from the property line by 6'0";
2) Reduction of the material palette from two colors of stucco and metal sliding to metal sliding and umber steel panels, eliminating the brown and light stucco;
3) Changes to the massing, parapet heights throughout the building and specifically on the south façade;

4) Redesign the east façade by adding a change of planes, vertically aligning windows, changing materials to unify with the rest of the New Mexico School for the Arts complex, and modulating the height and parapet.

## 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 requested a determination from the HDRB on whether issues raised by the HDRB during the September 27, 2022, hearing were resolved for the proposed project regarding the application's compliance with Section 14-5.2(M), State Capital Outlay Projects.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(M)(3), Design Standards for State Capital Outlay Projects.
5. The property is located in the Westside-Guadalupe Historic District, but is subject to the district design standards set forth in SFCC Section 14-5.2(M) due to its state funding.
6. Under SFCC Sections 14-2.6(B) and (C), 14-5.2(M)(2), and NMSA Sections 3-22-6(E) and (F), the Board has authority to conduct a public meeting to receive input, and to communicate recommendations and comments to the State, on the Applicant's proposed design to assure overall compliance with applicable design standards for State Capital Outlay Projects.
7. Under SFCC Section 14-5.2(M)(2)(c), within 60 days after the public meeting required by SFCC Section 14-5.2(M)(2)(b) and NMSA Section 3-22-6(E), the City may notify the state that design issues remain unresolved and shall be finally determined by a State-Local Government Historic Review Board as set forth in NMSA Section 3-22-6(G).
8. The information contained in the Staff Report, exhibits, and the testimony and evidence submitted at the hearing November 22, 2022, establishes that all applicable requirements for Board review as herein described have been met, and that there are no unresolved design issues.

## CONCLUSIONS

Under the circumstances and given the evidence and testimony submitted during hearings on September 27, 2022, and November 22, 2022, the Board acted upon the Application as follows:

1. The Board has the authority to conduct public hearings and to make recommendations and comments on the Application, and to consider whether design issues raised at the public hearings remain unresolved.

2. The Board finds that no unresolved design issues remain, in consideration that the Applicant has agreed to the following additional conditions, and will submit to the Staff revisions to its drafts consistent with them:

a. The project must comply with all applicable provisions found elsewhere in SFCC Chapter 14 – Land Development;
b. All signage conforms to the standards found in SFCC Section 14-8.10(H) that apply to signs in the Historic Districts;
c. At least two additional windows are added, as architecturally appropriate, to the east façade; and
d. The vertical windows on the east façade shall not go all the way to the parapet, as depicted in the architectural drafts presented November 22, 2022.

**IT IS SO ORDERED ON THIS 10th DAY of JANUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-6060-HDRB**
**Address** – 1160 Camino de Cruz Blanca (St. John's College)
**Agent's Name** – AOS Architects/Mass Design Group
**Owner/Applicant's Name** – Shaun Evans

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2022. A preliminary design presentation and informal review for an earlier version of this proposal took place before the Board on September 13, 2022.

## BACKGROUND

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

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

The Applicant is proposing additions on the north, south and east elevations as well as improvements to improve ADA accessibility. In addition to the enclosure of the east elevation portal, the southern portion of the east elevation was impacted by the grade changes in association with the construction of Levan Hall, and a stairway providing egress from the second floor to the ground was removed. The Applicant is seeking to reintroduce the stair as part of the addition proposed on the east elevation.

The existing portal on the east elevation was enclosed after the construction of the Peterson Center and represents a non-historic change to the façade. The proposed addition on the east elevation helps to reestablish a portal on that façade as historically designed, adds a stair that was originally part of the façade, and provides for additional enclosed space on the second floor. In the opinion of staff, the proposed changes to the east elevation are consistent with the character of the building while not replicating the historic design. Staff has no objection to the east-elevation addition.

A single-story addition on the south elevation is proposed in the place of the existing space known as the Schepps Garden. The addition will be constructed in a manner that it can be removed in the future to restore the historic elevation and is designed to avoid impact to the existing windows on the east and west courtyard elevations. Staff has no objection to the proposed addition on the south elevation.

With reference to the proposed addition on the northeastern corner of the Peterson Center to accommodate for a bookstore expansion, staff has concerns. While there are considerations regarding the preservation of historic murals and design elements on the interior of the building, this portion of the façade represents a major impact to the appearance of the gateway to the St. John's campus. The north elevation has defining features of the building, which includes a building stepback, concrete columns and unique fenestration that was contemplated with the original design.

Per SFCC Section 14-5.2(C)(5), the Staff shall determine whether an exception to this section is required. The Staff determines that the following exceptions are required for the approval of this project:

Exception to Section 14- 5.2(D)(1)(a), to remove historic materials or to alter architectural features and spaces that embody a structure's contributing status.

Exception to Section 14-5.2(D)(2)(c), to construct additions on primary façades or principal faces or elevations of a building with features that define the character of the building's architecture.

Exception to Section 14-5.2(D)(5)(a)(i), to replace historic windows on a contributing structure that are not duplicated in size, style and material of the original.

Staff recommended approval of these exceptions for the proposed additions and associated landscaping treatments on the east and south elevations. The Staff did not recommend approval of the proposed bookstore addition because it does not comply with Section 14-5.2(C)(1)(d), requiring that new additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

## 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 for the proposed additions and associated landscaping treatments on the east, and south elevations but did not recommend approval of the proposed bookstore addition because it does not comply with Section 14-5.2(C)(1)(d). Staff found that exception criteria were met for the proposed additions on the east and south sides as well as ramp, landscape, and entry door improvements in order to comply with the Americans with Disabilities Act (ADA). Staff did not find that all the exception criteria have been met for the bookstore addition but found that the Board may find that they have upon further testimony. Otherwise, staff recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(F), Historic Review District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Historic Review District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(F).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(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.
9. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
10. Under SFCC Section 14-5.2(D)(5)(a)(i), on all façades of significant and landmark structures, 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, and no opening shall be widened or narrowed.
11. Under SFCC Section 14-5.2(C)(1)(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.
12. The Applicant proposes to construct an addition on the north-, east-, and south-facing façades on a significant building. These façades are the principal faces or elevations of a building with features that define the character of the building's architecture.
13. Staff determined that exceptions to SFCC Sections 14-5.2(D)(1)(a), 14-5.2(D)(2)(c) and 14-5.2(D)(5)(a)(i) would be required for approval of the Application, and the Applicant requested these exceptions.
14. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.

15. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exceptions would not damage the character of the district because: the continued viability of St. John's College, a significant asset to the community, will be facilitated in part by the expanded use of the Peterson Student Center; the reconstruction of an exterior stairway to the second-floor balcony of the Student Center is a re-creation of an architectural feature that was part of the original design but later removed;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exceptions are required to prevent a hardship to the Applicant or an injury to the public welfare because: egress from the Peterson Center is not fully ADA complaint, the Fire Code limits the use of an upstairs reception area in the absence of an exterior stairway from the second-floor balcony, and the proposed additions will remediate these issues; the additional space created by this project will eliminate the need to use existing interior spaces to expand the bookstore and restroom facilities, which would compromise historic elements by renowned interior designer Alexander Girard; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure the continued use of buildings in the historic districts: this project permits students to have a central location for college-related activities while retaining important, historic elements of the building; options to locate these new features elsewhere have been exhausted or considered and ruled out.
16. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
17. The Board finds that these proposed alterations will not cause this structure to lose its significant status, and does not involve the removal of historic materials or alteration of architectural features and spaces that embody its significant status. The Board notes that the building has maintained its significant status despite multiple prior additions and/or alterations, and that this project includes the reconstruction of an original architectural element (exterior stairway to the second-floor balcony) that had been removed.
18. The Board finds that the bookstore expansion on the northeast corner of the building is not prohibited by SFCC Section 14-5.2(C)(1)(d), which requires that new additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired. The Board finds there is no realistic likelihood that this new addition will be removed during the lifetime of the building.
19. The exterior project elements described as "Landscape Modifications" in the Applicants' proposal letter, dated October 7, 2022, are not controlled by Historic District design standards, need not be reviewed and/or approved by the Board, and may be approved administratively.

20. 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.
21. 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. Subject to Governing Body approval of exception recommendations, per SFCC Section 14-5.2(C)(5)(b), the Board approves project application # 2022-006060 as set forth in the Application, including:
    a. Bookstore Addition of 913 square feet, height of 13'8", on northeast corner, with additional 465 square feet of covered portal;
    b. East Entry Addition of 468 square feet, two-story, height of 23'6", with additional 687 square feet of covered exterior portal and 1,305 square feet of uncovered exterior improvements (stairway, ramp and planters); and
    c. South Court Addition of 990 square feet, height of 11'11", with additional 198 square feet of covered exterior portal.
3. The Board recommends to the Governing Body of the City of Santa Fe that it approve the exceptions requested in the Application.

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

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Heather Lamboy, Assistant Director, Planning & Land Use

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**Case # 2022-006059-HDRB**

**Address: 513 Canyon Road**
**Historic Status: Contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: 12/13/2022 Minutes

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Updated Elevations 12-30-2022

**STAFF RECOMMENDATION:**

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

Staff finds that the proposed changes to the project align with the comments made at the November HDRB meeting; however, the Board will determine the sufficiency of the redesign

**BACKGROUND & SUMMARY:**

The commercial building at 513 Canyon Road is a 3,843 square foot commercial gallery, which was once a single-story residence. It is listed as contributing to the Downtown and Eastside Historic District. The property includes rock and stucco yard walls and a L-shaped building with zero lot lines on the north and east sides. The east elevation is attached to the house on the adjacent property. The house is Spanish Pueblo Revival Style and mostly single story with a small second story addition in the northeast corner. The east wing includes stepped massing, chimney detail, a west-facing portal with protruding vigas, carved corbels, an enclosed portal with protruding vigas and divided light windows.

The older portions of the house were built prior to 1928. The King's Map shows the far southeast portion in 1912 near Canyon Road. The house grew to the north and then later, in the 1950s, to the west, following the L-shape. The second story was added in the 1950s and has steel casement windows. The chimney and mechanical room in the corner where the two wings meet appears after 1978. On the west wing, the windows appear to be a later infill to what might have been a garage. These have snap in muntins and look to be from the 1980s or 1990s. The vigas on the west wings do not protrude into the house. In 1984, the house was remodeled to support the gallery. This included the chimney and mechanical room, the changes to the west wing, and the courtyard wall.

At the hearing on December 13, 2022 the Board provided comments to the applicant regarding both providing for preservation of character as well as a clear expression of architectural evolution with the proposed additions. Proposed windows will be white aluminum clad divided light windows similar to the existing windows found on the second story addition at the northeast corner of the existing building.

Now, the applicant proposes the following exterior alterations:

1) Construct a three-part 1075 square foot addition to a height of 16'-0" west elevation and non-contributing façade which will have stepped massing. The additions will attach to the mechanical room which is excluded from the primary façade, but attaches 7'-10" from it. Staff requests an exception.
2) Construct a 435 square foot portal onto the south façade addition that was originally constructed as a carport. The portal will have protruding vigas and posts, stained dark brown.
3) Remove non-historic windows and replace with true divided light, aluminum clad, white windows and carved wood doors. Sills and jambs will be bullnose stucco. Entry doors will be a stained dark brown.
4) The new structure will be the same color as existing, a light tan stucco, El Rey Adobe. The stucco under the portal will be El Rey Navajo White.
5) Install exterior light fixtures with weathered patina punched tin with tops to shield from the sky. They are 14" tall x 8" wide.

**EXCEPTION CRITERIA AND RESPONSES:**

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

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

Applicant Response: This renovation will not damage the character of the Downtown/Eastside Historic District. The renovation will follow the existing Spanish Pueblo Revival Style. The gallery/office is necessary for the function of the space as an alcove/semi-private space and is nearly 6' from the primary facade and further separated from the facade by the 4' massing of the existing mechanical room, cumulatively 10', and will have little impact on the primary facade. The relocated door on the mechanical room is similar to the stained wood doors.

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

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

Applicant Response: The hardship relieved by adding to the building closer than 10' to the primary facade is preventing a "dead" space in the "L". If the entrances of the two galleries were in this corner it might have been more desirable to leave more open space in the "L", but because the main entrance on the existing is a deep and long welcoming portal we felt having another entryway framed by an equally welcoming portal facing Canyon Road is more advantageous and solves both the identification of the separate entries from the outside, and also solves interior functional issues of having two separate but related galleries in the same building. I see no injury to the public welfare, health and safety by adding this office/gallery.

Staff Response: Staff recommends that the exception criteria 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: Delineating the two galleries with two separate entrances and adjacent spaces such as the office/gallery leaves the option open for more residents because the spaces are more functional and well-organized. The new portal allows both sides of the "L" to be independently functional, whether for residential or commercial purposes.

Staff Response: Staff recommends that the exception criteria 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.

14-5.2(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 tability of the structure.

H1016 *

| building threatened? yes | surveyed date 29-10-84 by mb | county Santa Fe | ID no. 051611273 |
|---|---|---|---|
| field map SFHD - 61273 | number | UTM reference zone 12 13 | easting northing |

location description: 513 Canyon

city/town: SANTA FE

land grant/reservation:

building name: Morningstar Gallery

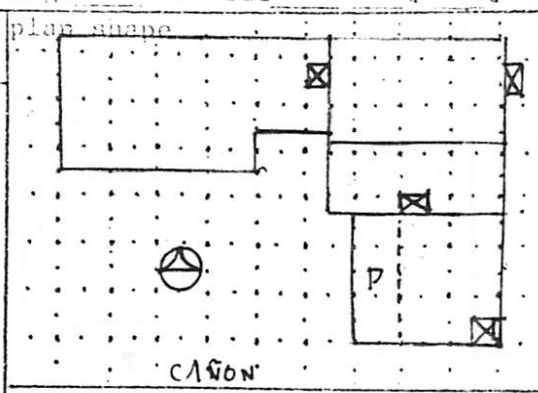
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by mb no. 11

negative nos. 11, 12

loc. of neg. HPB

plan shape






date of construction: Pre 1928 estimate ___ actual

source: Bus/Direc

use: present Comm residential; other ___

historic residential; other ___

condition: X excellent ___ good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe: Roof Skylights

surroundings: Res/Comm

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

Pueblo Revival

NV

wall material/surface: Adobe ? Stucco

architectural features

Roof - Complex massing, flat w low parapets, mtl lined wd canales, 4 large msry chimneys, 4 skylights vis

Windows - 1/1, 2/2, 16 lite fixed, white surrounds, no lintels wd tug sills. 4 lite steel csmts, mtl grills

Door - 1 vis. t&g plank w single lite & wood grill

Portal - msry piers, wd posts & zapatas

Vigas painted brn.

comments

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

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

**Addendum – August 12, 2022**

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Sears Residence/**<br>**Morning Star Gallery** | **2. Location:**<br><br>**513 Canyon Road**<br>**Santa Fe:**<br>***Downtown and Eastside Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: H_1016**<br>**4. County: Santa Fe**<br>**5. Date of Survey: N/A** |

## Introduction

The subject building was recorded in 1984 with a one-page Historic Buildings Inventory form. The form, as was the case at the time, provided no background on its history or occupants. The following text works as an amendment to the original form, furnishing biographies of the former home's owners and occupants from roughly 1926 to the present.

## The Original Buildings

Sitting just east of Delgado Street, on a flattened slope below Canyon Road, the Morning Star Gallery, with its long, gracious portal, looks like a Mexican-era home. But that image is deceptive. Though probably incorporating older structures, this building took shape in the 1920s as the home and investment of a New England blueblood attorney and his Kentucky-born wife.

The setting, of course, is historic. It sits along riverbank land near the vast swath of land owned by the Delgado family, of which the adjacent street is named. The current parcel is not defined on early maps and appears to have come into form only in the 20th century.

The 1912 King's map identifies several lots (9, 10, and 11), which may have been partially incorporated into the current parcel (Figure 1). Lot 9, which had two small buildings at the time, was owned by "Mrs. Thompkin." No information could be found on this individual. The spelling is unusual and could be a mistake and a truncation of Thompkins. Still, no information was found for a Thompkins linked to this property. The adjacent, narrow Lot 10 has two slender buildings. No owner is identified for the lot, though it could relate to Lot 11, owned by Miguel Gorman.

The 1900 federal census recorded Miguel Gorman, a carpenter, his wife Juanita, and his four children, living at a house on De Vargas Street, the original name of Canyon Road.[1] The

[1] U.S. Census Bureau, 1900, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: 1002; Page: 2; Enumeration District: 0126; FHL microfilm: 1241002.

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next census places Miguel at 511 Canon Road, an address that could be associated with the subject property.[2] Still, by its placement, it is more likely part of a separate parcel to the east, now addressed as 519 Canyon Road.

Some of these components may have worked their way into the present gallery. But whatever the case, it is clear that the current building had yet to be formed.

**Herman and Clara Sears**

The building likely came into shape with the aforementioned New Englander: Herman Dingwell Sears. Herman and his wife Clara would live in the home for roughly 20 years.

While not a descendant of the Mayflower, Sears could trace his family back to 1637, when they came from England and settled in Cape Cod.[3] His great-great-grandfather, Richard Sears, fought in the Continental Army during the Revolution. Herman himself was born on May 2, 1873, in Ashfield, Massachusetts, a place 140 miles distant from Cape Cod. He was born to parents Edwin and Laura Sears, the second youngest of nine children. His father farmed in Ashfield, a town settled in 1743 and occupied by several generations of Sears. His father died in 1883, with the family relocated to Northampton.

Herman attended Phillips Academy in Andover, entering Yale University in 1892, where he played left end for the freshman football team. He left abruptly in 1895, to teach public school in Daviess County, Kentucky, where likely met his future wife. He then returned to New England, engaging in Springfield, Massachusetts.

He went back to college, attending Middlebury College in Vermont, and later Columbia Law School, where he graduated in 1902, passing the New York Bar the same year. From there,

[2] Ibid., 1910, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 9B; Enumeration District: 0223; FHL microfilm: 1374931.
[3] The following biographical appears in Clarence S. Day, Jr., compiler, *Decennial Record of the Class of 1896, Yale College* (New York: De Vinne Press, 1907), 698.

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Herman moved to New York City, practicing as an attorney in an office in the Atlantic Mutual Building at 49 Wall Street. He married Clara Taylor Hawes four years later at her home, "Evenland," in Daviess County, Kentucky.

It is unclear why, perhaps the familiar story of tuberculosis, the couple moved from Manhattan to Santa Fe. They lived in various locations in their early years in Santa Fe, renting homes on Santa Fe Avenue and Cerro Gordo Road. Herman would take a position as counsel for the New Mexico Central Railway and later, as many Santa Fe attorneys would do, got involved in other pursuits, including mining and real estate. Laura quickly found herself in the New Mexican's "Social Affairs" column and appeared to be a master of bridge.

By 1925, they had invested on Canyon Road, at first a house at 304, which had been divided into apartments. Laura managed the rentals. In 1926, St. Louis resident Sol Gross, whose millionaire father helped seed the local Gross, Kelly & Company spent his summer in one of the rentals.[4] The same summer, an Oxford University student stayed in another. It is unclear which property is being described from the breezy newspaper accounts. The same year, a separate newspaper account identifies the 513 address being rented by Miss C. Lewis, a "dashing equestrienne" from New York.[5] In other reports, the *New Mexican* identifies the various rentals as "Sears' houses on Canyon Road."[6]

In 1928, with the first city directory, the 513 address was shown to be occupied by Beatrice Moulton, a likely bridge partner of Laura's and the wife of attorney Harry D. Moulton, renting it.[7] The following year, a rental advertisement described the property as a five-room house with a bath and a sleeping porch.[8]

[4] "People," *Santa Fe New Mexican*, July 23, 1926, 6.
[5] "People," *Santa Fe New Mexican*, May 17, 1926, 6.
[6] "People," *Santa Fe New Mexican*, April 25, 1926, 8.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 193.
[8] "For Rent," *Santa Fe New Mexican*, February 7, 1929, 7.

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| **1. Name of property:**<br><br>**Sears Residence/**<br>**Morning Star Gallery** | **2. Location:**<br><br>**513 Canyon Road**<br>**Santa Fe:**<br>***Downtown and Eastside Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: H_1016**<br>**4. County: Santa Fe**<br>**5. Date of Survey: N/A** |

The 1930 federal census is the first to record the home and its occupants. Census takers found Herman, then 56, living there with Clara, 52.[9] They are the only occupants and are designated as the owners. The house was valued at $6,000, about 60% higher than its neighbors, except for the adjacent Francisco Delgado House (503 Canyon), at $8,000.

Successive city directory entries establish that Herman and Clara continued to live at 513 (though on and off) through the 1930s. At times, it shown to be occupied by a renter. The 1940 census confusingly identifies their home as 505 Canyon Road. Still, it appears to be the same household, with the addition of a lodger, Florence Gridley, a single woman from Massachusetts, working as a companion, perhaps tending to one of the Sears.[10]

Herman Dingwell Sears died three years later, on August 14, 1943, at age 70.[11] Clara left Santa Fe and would live another ten years. Both are buried in Clara's family cemetery in Yelvington, Daviess County, Kentucky.

## An Artist and a Teacher

Soon after Herman's death, Joe D. Reed, an artist and educator acquired the property. Born in Kansas, around the same time the Sears arrived in Santa Fe, Reed had graduated from the University of New Mexico with an A.B. and later attended the University of Chicago, studying medicine.[12] Before moving to Santa Fe, he had taught anthropology at the University of Colorado, Boulder, where he also directed the university's museum. His wife, Margaret Ann, a native of Larned, Kansas, graduated from Kansas State University. She would raise three children in the home and divorced Reed in 1959.[13]

---

[9] U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 1A; Enumeration District: 0003; FHL microfilm: 2341134.
[10] Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 2A; Enumeration District: 25-5A.
[11] "Herman D. Sears Dies at Age 70," *Santa Fe New Mexican*, August 14, 1943, 1.
[12] Brian Boru Dunne, "New Artist," *Santa Fe New Mexican*, October 6, 1943, 5.
[13] "Divorces," *Santa Fe New Mexican*, January 22, 1959, 2.

| 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:**<br><br>**Sears Residence/**<br>**Morning Star Gallery** | **2. Location:**<br><br>**513 Canyon Road**<br>**Santa Fe:**<br>***Downtown and Eastside Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: H_1016**<br>**4. County: Santa Fe**<br>**5. Date of Survey: N/A** |

But before this event, the *New Mexican* predicted with the purchase of the house in October 1943, the Reeds would "fit into Santa Fe; they like houses vigas and dirt roads," describing the Canyon Road scene at the time.[14] Reed would advertise in the city directory as an artist. But following practicality and a path made before him by earlier, and more noteworthy painter Josef Bakos, he turned to teach art in the Santa Fe school system.

Joe D. Reed died in 1963, at 48. Years later, a retrospective of his work would be displayed in a small gallery on Marcy Street.

Based on an aerial photograph taken a year before the divorce, the house had gained its current footprint by this period (Figure 2).

**Keepers of the Luminaria**

Margaret Ann remained at the Canyon home. With three children, she took a full-time job at Santa Fe National Bank. She often placed in the Old Santa Fe Association's annual traditional Christmas Eve lighting contest. At the time, the competition was not confined to Canyon Road but covered all parts of the Eastside.

In 1967, she remarried.[15] Her husband, Thomas H. Jameson, was born in Connecticut and had graduated from Harvard and later Yale, where he received his doctorate. After a career teaching at New York University, he wended his way to Santa Fe in 1965, where he worked as a tutor at St. John's College. He had the same affinity for farolitos as his wife, serving as chair of the contest in the early 1970s.
Jameson died in November 1982, with the Canyon Road house going for sale the same month. A real estate ad called it "a real Old Santa Fe residence… with gallery potential and generous parking."[16] Priced at $395,000, which may have seemed outrageous, it sold the

[14] Dunne, "New Artist."
[15] "Ann Reed, Mr. Jameson Repeat Vows," *Santa Fe New Mexican*, January 11, 1967, 8.
[16] "Homes for Sale," *Santa Fe New Mexican*, November 7, 1982, C-4.

| 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:**<br><br>**Sears Residence/**<br>**Morning Star Gallery** | **2. Location:**<br><br>**513 Canyon Road**<br>**Santa Fe:**<br>***Downtown and Eastside Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: H_1016**<br>**4. County: Santa Fe**<br>**5. Date of Survey: N/A** |

following year. It joined a list of homes along the old road which had been converted into galleries.

**Morning Star Gallery**

In 1984, the former home was remodeled into a gallery. Malcolm Glimmer, a former collector, turned art dealer, opened the gallery in May 1984 with a show featuring pre-1900s Plains Indians' artifacts. In a review of the show, the *New Mexican* commented on the novel, almost museum-like display of the artifact in the "spacious and beautifully renovated house."[17] Nedra Matteucci, an art dealer, acquired the gallery in 2002.

Matteucci, who grew up in the farming town of Dexter in Chaves County and attended Albuquerque's Highland High School, had started early as a collector. Working part-time in the Fenn Galleries, she studied art auction records and gained enough experience to go out on her own, opening Matteucci Fine Art on Garcia Street in 1986. The art dealer once had three separate galleries under her ownership, including the former Fenn Galleries on Paseo de Peralta.

Matteucci has continued Glimmer's focus on Native American art and artifacts.

###

John W. Murphey, Architectural History Services, August 11, 2022.

[17] Deborah Phillips, "Visual Arts," *Santa Fe New Mexican*, May 18, 1984, Pasatiempo, 20.

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

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

**Addendum – August 12, 2022**

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Sears Residence/**<br>**Morning Star Gallery** | **2. Location:**<br><br>**513 Canyon Road**<br>**Santa Fe:**<br>***Downtown and Eastside Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: H_1016**<br>**4. County: Santa Fe**<br>**5. Date of Survey: N/A** |

## Figures

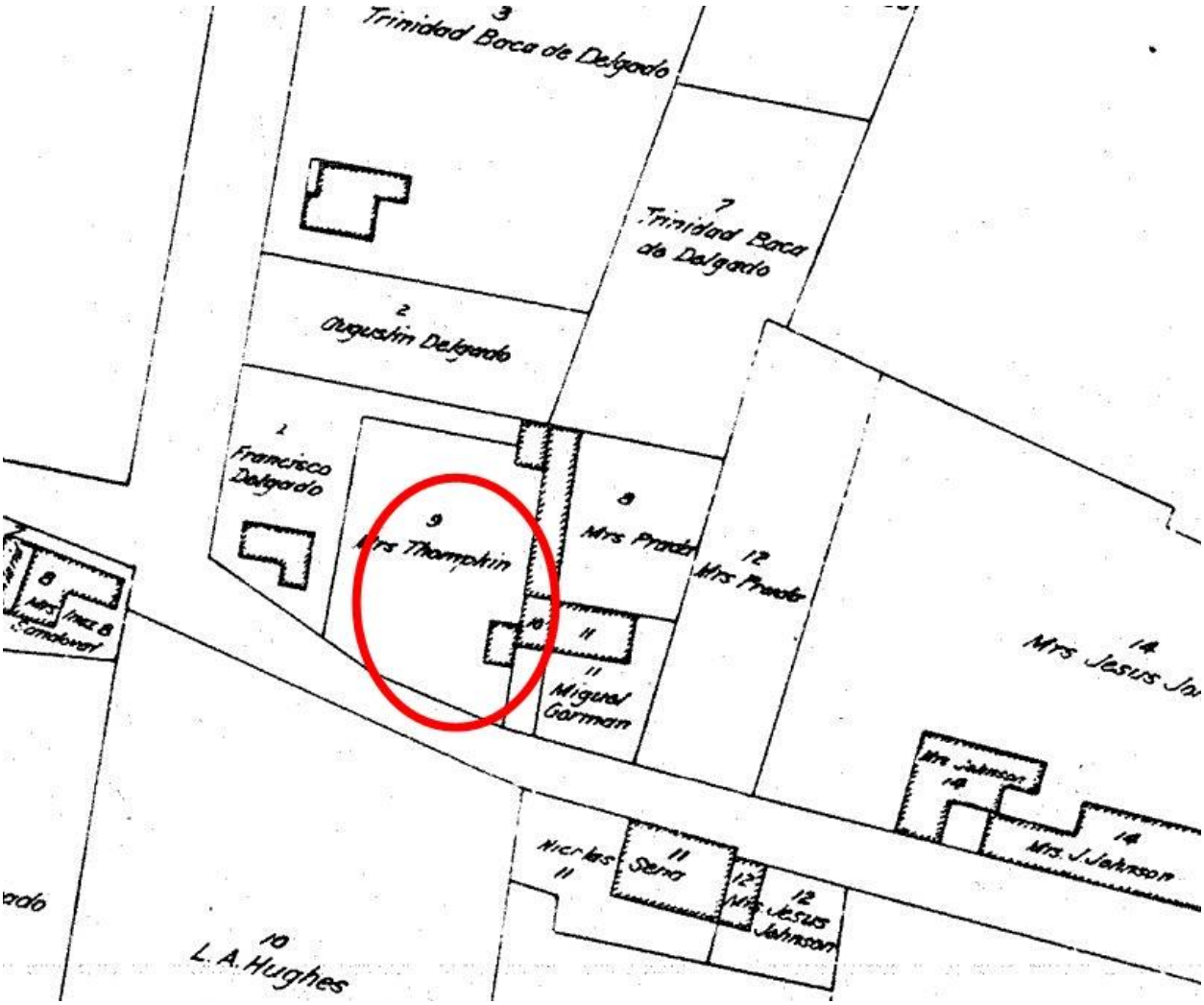


**Figure 1: 1912 King's Map showing location of future gallery.**

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**Addendum – August 12, 2022**

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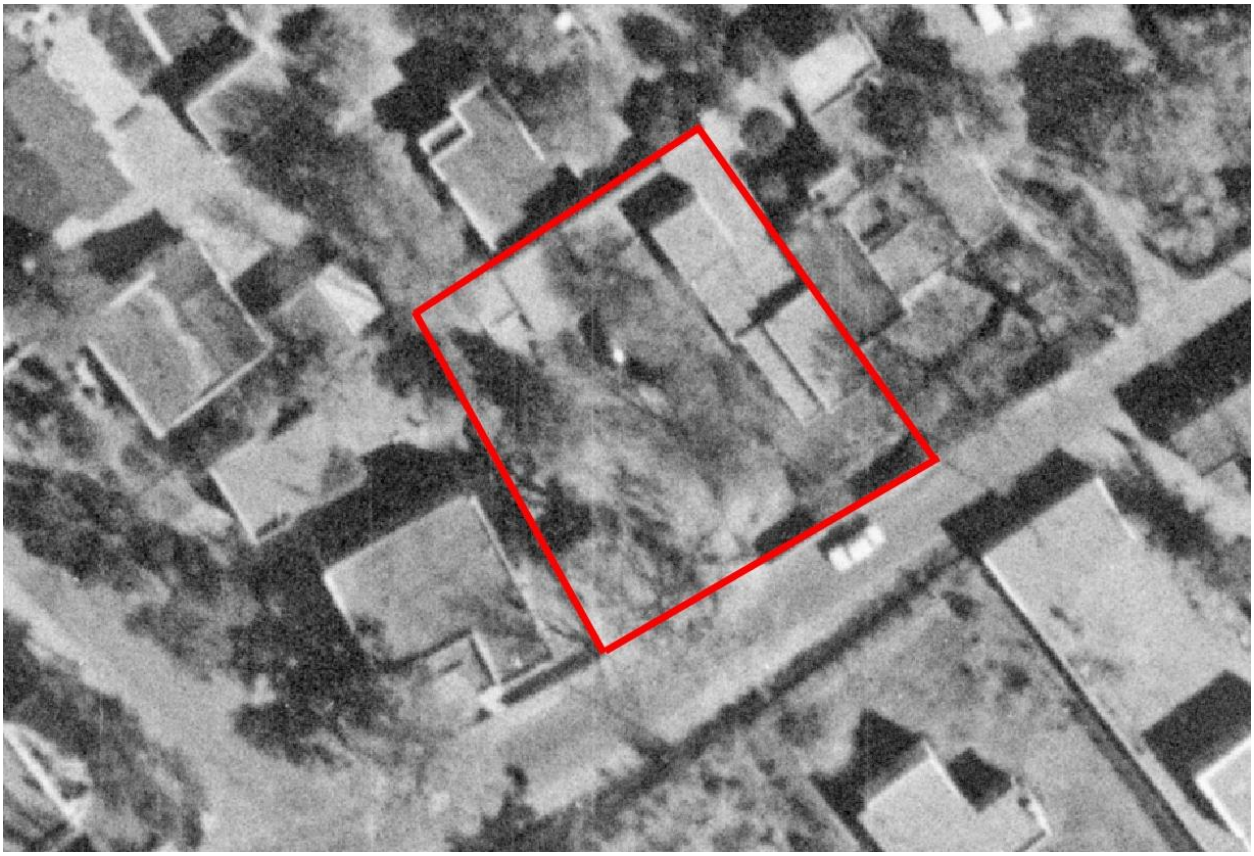
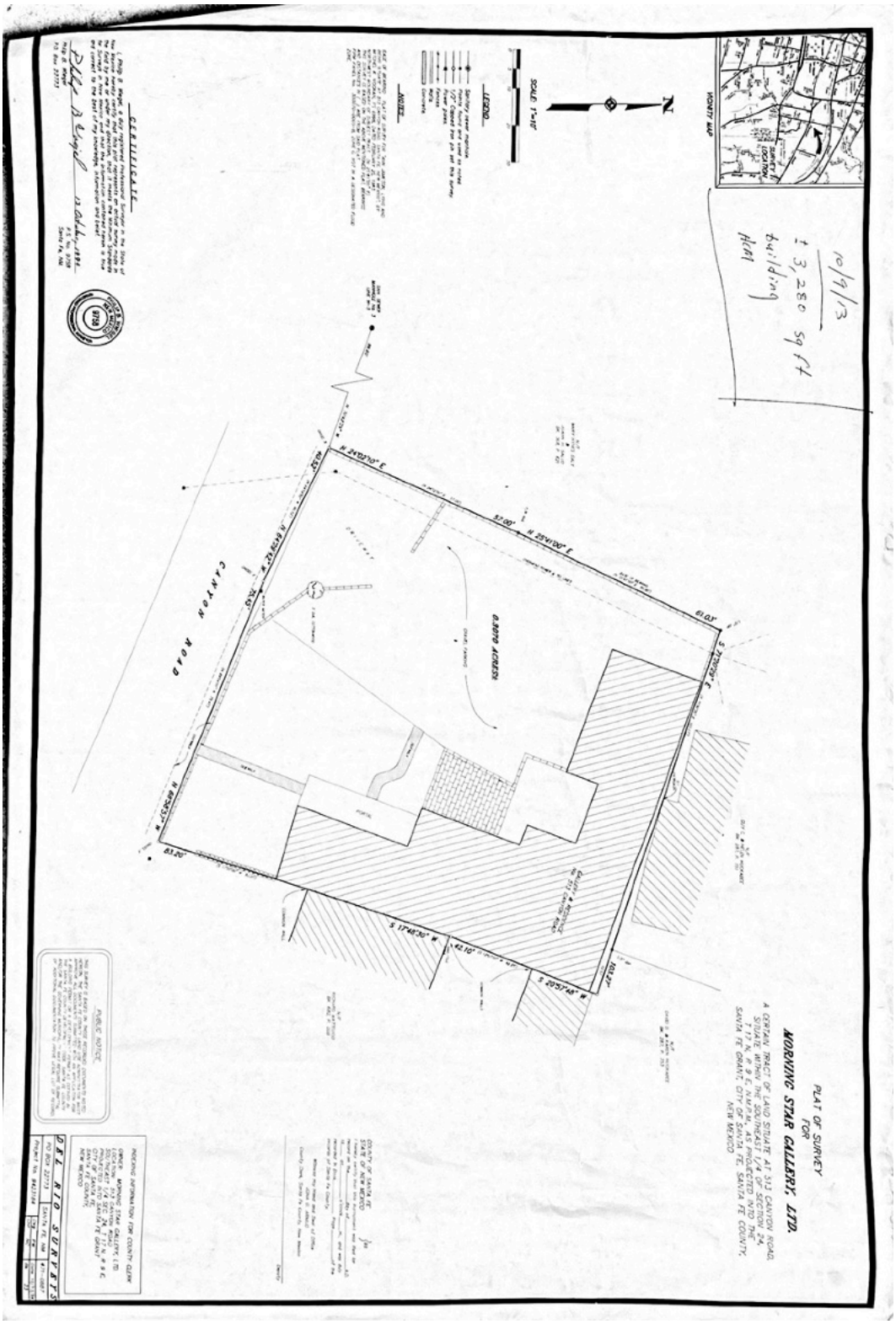


**Figure 2: November 10, 1958, aerial photograph.**



1978 Aerial Photograph, Notice absence of fireplace at northeast corner


PLAT OF SURVEY
FOR
MORNING STAR GALLERY, LTD.
A CERTAIN TRACT OF LAND SITUATE AT 313 CANYON ROAD, SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 24, T 17 N, R 9 E, N.M.P.M., AS PROJECTED INTO THE SANTA FE GRANT, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO
CANYON ROAD
0.3070 ACRES
VICINITY MAP
SCALE: 1"=10'
LEGEND
NOTES
CERTIFICATE
PUBLIC NOTICE
DEL RIO SURVEYS
10/9/13
± 3,280 sq ft
building
HCM

Plat

OWNER: Canyon Kodak

**BUILDING INFORMATION**

Story Hgt. 2 | Yr. Built 1967 | Remodeled 1984

| Total Rooms | | | | | Bed Rooms | | | | | Bath Rooms | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B | 1 | 2 | 3 | 4 | B | 1 | 2 | 3 | 4 | B | 1 | 2 | 3 | 4 |
| | 7 | 1 | | | | 2 | 1 | | | | 1 | 1 | | |

**TYPE AND USE**

1 Family Dwelling ✓
2 Family Dwelling
Multi-Family Apts.
Other

**1. FOUNDATION:** GRADE 3

Concrete Blk. — Conc. ✓
Conc. Slab — Piers
Stone — Brick Wall

**2. EXT. WALLS:** GRADE 3

Frame with: Siding on sheathing; Shingle, wood, comp.; Single siding; Stucco on frame 2nd ✓
Conc. block: Stuccoed; Not stuccoed
Brick: Solid; Veneer; Face; Common
Adobe: Stuccoed ✓; Not stuccoed; On edge
Stone: Solid; Veneer
Other:

**3. ROOF:** GRADE 3

Type: Flat ✓ Gable
Hip; Gambrel; Mansard
Roofing: Prepared Roll; Built-up Asphalt or T&G ✓; Wood or Comp. Shingle; Metal; Slate or Tile; Insulation

**4. FLOORS:** GRADE 4

| Stories | 1 | 2nd | 3 |
|---|---|---|---|
| Softwood | ✓ | | |
| Hardwood | | | |
| Concrete | ✓ | | |
| Comp. Tile | | | |
| Carpeted | | | |

Cer. Tile, Baths; Kitch

**5. INTERIOR FIN.:** GRADE 4

Wallboard; Plaster
Sheetrock; Paneling
Unfin.; Other

**6. BUILT-INS:** GRADE 3

Dishwasher; Disposal; Oven
Range; Dryer; Bookshelves
Cupboard Space: Adequate ✓; Inadequate
Closets: Adequate; Inadequate ✓

**7. HEATING:** GRADE 3

No heat or stove heat — Portable ✓
Hot air; Pipeless — Floor ✓
Piped heat (Gravity)
Forced Circulation
Steam or Hot Water ✓
Radiant, Concealed
Electric, all types
Central Air Conditioned

**8. PLUMBING:** GRADE 4

None; Water Only
No. Baths, (3 Fixture) 2 ✓
No. Toilet Rms., 2 Fix.
No. Single Fixtures
Septic Tank
City Water & Sewer ✓

**9. ELECTRICITY:** GRADE 4

Electricity: Yes ✓ No
Adequate outlets ✓
Inadequate outlets

**10. DESIGN:** GRADE 4

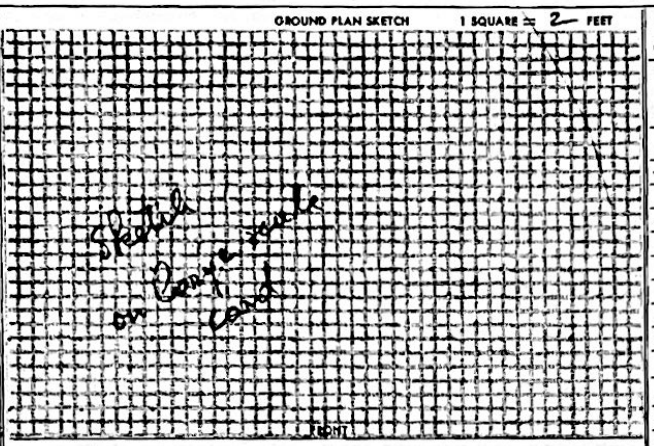
Utility ✓ Speculative
Custom Bit.
Architectural Design

| Fixtures | Utility | Av. | Exc. Qual |
|---|---|---|---|
| Elect. | ✓ | | |
| Plumbing | ✓ | | |

TOTAL GRADES 35
TOTAL + 10 = Av. Grade 35

BASEMENT: None ✓ Full
¼; ½ Finished Rec.
Fireplace: Single Flue 2nd Stories 2
Double Flue Stories

**GROUND PLAN SKETCH** 1 SQUARE = 2 FEET




NOTES

MORNING TIME BALLOON
Remodel
Added living area + wall in front, CP
3-21-95

C.V. 1/25/88 ASSESS AS COMMERCIAL
3/3/88 BB AREA A① IS ART GALLERY
SEE NEW COMMERCIAL CARD

CV 4/11/91 NFC

4/12/04 NC JH
12/20/01 N/C PE

**OBSERVED PHYSICAL CONDITION, EFFECTIVE AGE**

Good ___ Normal ✓ Fair ___ Poor ___ Age 17 Years

**BUILDING COMPUTATIONS**

**GROUND AREA — SQUARE FEET**

| | WIDTH | LENGTH | AREA |
|---|---|---|---|
| A | 18 | 34 | 612 |
| B | 29 | 22 | 638 |
| C | 18 | 20 | 360 |
| D | 11 | 20 | 220 |
| E | 29 | 14 | 406 |
| F | 23 | 14 | 322 |
| G | 40 | 23 | 920 |
| H | 4 | 10 | 40 |

2906 SF TOTAL GROUND AREA 3518

| Year | 19 | 1981 | 1986 |
|---|---|---|---|
| Grade | 35 | 3.5 | 35 |
| Base | 19510 | 30,246 | 7788 |
| Grade Diff | 21950 | 34,178 | 8150 |
| Story Diff | 23,710 | 38,963 | 9528 |
| Porches | 930 | 1913 | 1913 |
| Fireplace | 1000 | 1400 | 1400 |
| Plumbing | 740 | 800 | 800 |
| Heating | -320 | -1512 | |
| Roof | -710 | -907 | |
| Garage | 1900 | 3225 | 3225 |
| Total | 27,650 | 43,143 | 10186 |

**DEPRECIATION AND OBSOLESCENCE**

| | | | |
|---|---|---|---|
| A-Deprec | 19.5 % | % | 14 % |
| B-Functional | % | % | % |
| C-Economic | % | % | % |
| 100%-(A+B+C) | 80.5 % | 80.5 % | 86 % |
| 100% VALUE | 22260 | 34730 | 8760 |

**SUMMARY OF APPRAISED VALUES**

| | | | |
|---|---|---|---|
| Principal Bldg. Appraisal | $ 22260 | 34730 | 8760 |
| Other Principal Bldg. Appraisal | $ — | | |
| Accessory Bldgs. Appraisal | $ — | | |
| Total Bldg. Appraisal | $ 22260 | 34730 | 8760 |
| Total Land Appraisal | $ 7770 | 7770 | 3330 |
| TOTAL APPR. VALUE | $ 30000 | 42,500 | 12090 |

**DESCRIPTION, REPLACEMENT COST AND APPRAISAL OF FARM BARNS AND ACCESSORY BUILDINGS**

| Bldg. Ident. | Class No. | DIMENSIONS Width | Depth | Height | Foundation | Floor | Roof | Walls | Missing Wall | Heat | Light | Plbg. | Age Area | Unit Cost | Adds and Deducts | Net Cond. % | Net Appraisal |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

Measured by a-6-2 8 Date 4/27 67 Classified by 20 Date 5/10/7 Extended by 0714 Date 11-20-07 Checked by ___ Date ___

BUILDING DESCRIPTION AND VALUE CALCULATION

# COMMERCIAL AND INDUSTRIAL PROPERTY RECORD CARD

**PRINCIPAL BUILDING DESCRIPTION** BUILT LATE 1960S EST

**BUILDING CLASS** | **OBSERVED PHYSICAL CONDITION** Good ___ Normal ✓ Fair ___ Poor ___ | **EFFECTIVE AGE** Date 88 Years 8

**TYPE AND USE**
Combination Stores and Apt ___ Offices ___ Loft ___
Hotel ___ Store ___
Office ___ Bank ___
Theatre ___ Garage ___
Gas Sta. ___ Indust. ___
Warehouse ___ Greenhouse ___
Hospital ___
Other GALLERY ✓

**STRUCTURAL FRAME**

| | Wood | Steel | Conc |
|---|---|---|---|
| Columns | | | |
| Main Beams | ✓ | | |
| Joists | | | |
| Trusses | | | |
| Girder | | | |

Height in Stories 1

**1) FOUNDATION**
Masonry ✓
Wood or Block Piers ___

**2) EXT. WALL CONSTR.**

| | Frt. | Side | Rear |
|---|---|---|---|
| Wood: Lined | STUCCO | ADOBE | |
| Unlined | | | |
| Brick | | | |
| Concrete Block | | | |
| Stone | | | |
| Concrete | | | |
| Curr. Iron | | | |
| Other | | | |

Store Fronts: (Lin. feet) Wood or Low Cost metal set NONE
Ave. grade metal set ___
Good grade metal set ___

**3) ROOF**
Roof Construction: Wood ✓ Steel Deck ___ Reinforced Concrete ___
Roofing: Prepared Roll ___ Shingle ___ Built-up ✓ Corr. Metal ___ Other ___

**4) FLOORS**

| Floor Construction: | Floors |
|---|---|
| Wood | |
| Concrete on Grade | |
| Reinforced Concrete | |

| Finish Flooring: | 1st | 2nd | Above |
|---|---|---|---|
| Wood or Equiv | ✓ | | |
| Other | | | |

**5) INTERIOR FINISH**
Developed Area: (sq. ft.)
Apt. Area No. Units ___ No. Rms. ___
Office Area ___ Type ___
Other Area ___

| Partitions: | Type | Hgt. |
|---|---|---|
| Wood stud | STUCCO | |
| Plas. ___ side | | |
| Masonry | | |
| Plas. ___ side | | |

Firewalls: Lin. ft. ___ Hgt. ___

**6) PLUMBING**
Utility Connections: Sewer ___ Water ✓
Fixtures: Single ___
2 Fix'ts ___
3 Fix'ts ___

**7) ELECTRIC WIRING**
Conduit ✓ Power Wiring ___

**8) HEATING**
None ___ Stove ___
Hot Air: Pipeless ___ Grav. ___ Forced ___
Fan Units ___
Steam or Hot Water ___
Stoker ___ No Boiler ___

**9) BASEMENT**
None ✓ Full ___ Height ___
Partial: ___ Sq. Ft.
Finished ___ Sq. Ft.
Floor: Dirt ___ Wd. ___ Conc. ___

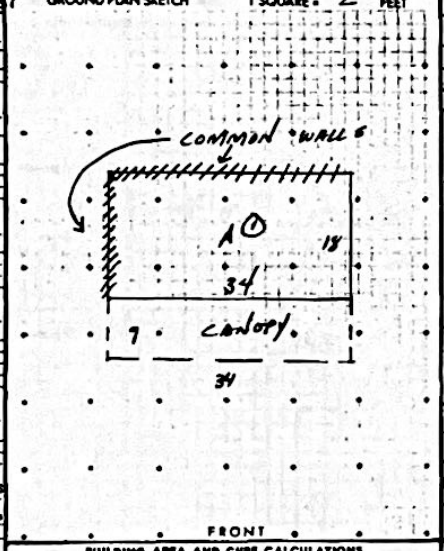
**10) AIR CONDITIONING**
Washed NONE
Refrigerated ___
Full floor area ___
No. of floors ___
Partial: Floor area ___

**11) FIRE PROTECTION**
Sprinkler (Flr. area) NONE
Fire Hose Stat.: No ___ Size ___
Fire Pumps ___

**12) BUILDING ELEVATORS**

| Type | Number | Cap. | Floors |
|---|---|---|---|
| Passenger | NONE | | |
| Freight | | | |

**GROUND PLAN SKETCH** 1 SQUARE = 2 FEET




**BUILDING VALUE CALCULATION** (92)

| ITEM NO. | AREA OR QUAN | UNIT COST | TOTAL | TOTAL | TOTAL |
|---|---|---|---|---|---|
| Base | 612 | 22.27 | 13629 | | |
| **ADDITIONS AND DEDUCTIONS** | | | | | |
| 13c | 306 | 6.00 | +1836 | | |
| 10a | 612 | 1.98 | -1211 | | |
| TOTAL REPLACEMENT COST | | | $14254 | $ | $14680 |
| Cost Conversion Factor | | | | | |
| Replacement Cost | | | | | |

**WALL RATIO CALCULATION**
Ground Area 612 ✓ | Perimeter 78 | Wall Ratio 7.8

**DEPRECIATION AND OBSOLESCENCE** 1.10

| | | | |
|---|---|---|---|
| **DEPRECIATION** | | | |
| a. Effective Age Depreciation | ___% | ___% | ___% |
| b. Observed Physical Condition | ___% | ___% | ___% |
| c. Total Depreciation (a+b) | ___% | ___% | ___% |
| d. Net Condition (100 - c) | ___% | ___% | ___% |
| **OBSOLESCENCE** | | | |
| e. Overimprovement | ___% | ___% | ___% |
| f. Underimprovement | ___% | ___% | ___% |
| g. Other | ___% | ___% | ___% |
| h. Net Condition (100-e+f+g) | ___% | ___% | ___% |
| i. FINAL NET CONDITION (dxh) | ___% | ___% | ___% |

**SUMMARY OF APPRAISED VALUE** 1.03

| | | | |
|---|---|---|---|
| Principal Building Appraisal | 14254 | 14680 | 16148 |
| Other Principal Buildings Appraisal | | | |
| Accessory Buildings Appraisal | | | |
| Total Building Appraisal | 14254 | 14680 | |
| Total Land Appraisal | | | |
| TOTAL APPRAISED VALUE $ | | | |

**OTHER ITEMS AND NOTES:** 3/3/88 AB

GALLERY CLOSED EST.
MAJORITY OF BLDG IS RESIDENTIAL
EST SIZE OF GALLERY 18X34 612 ✓
BUILDING REMODELED 1984 (EST)
4/2/01 mc mw
11/K91

**BUILDING AREA AND CUBE CALCULATIONS**
GROUND AREA — SQUARE FEET

| Floor or Part | Width | Length | Area | Height | Cubic Feet |
|---|---|---|---|---|---|
| A① | 18 | 34 | 612 | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 1988 23.29 ✓ | | Total Area | 612 ✓ | Total Cube | |

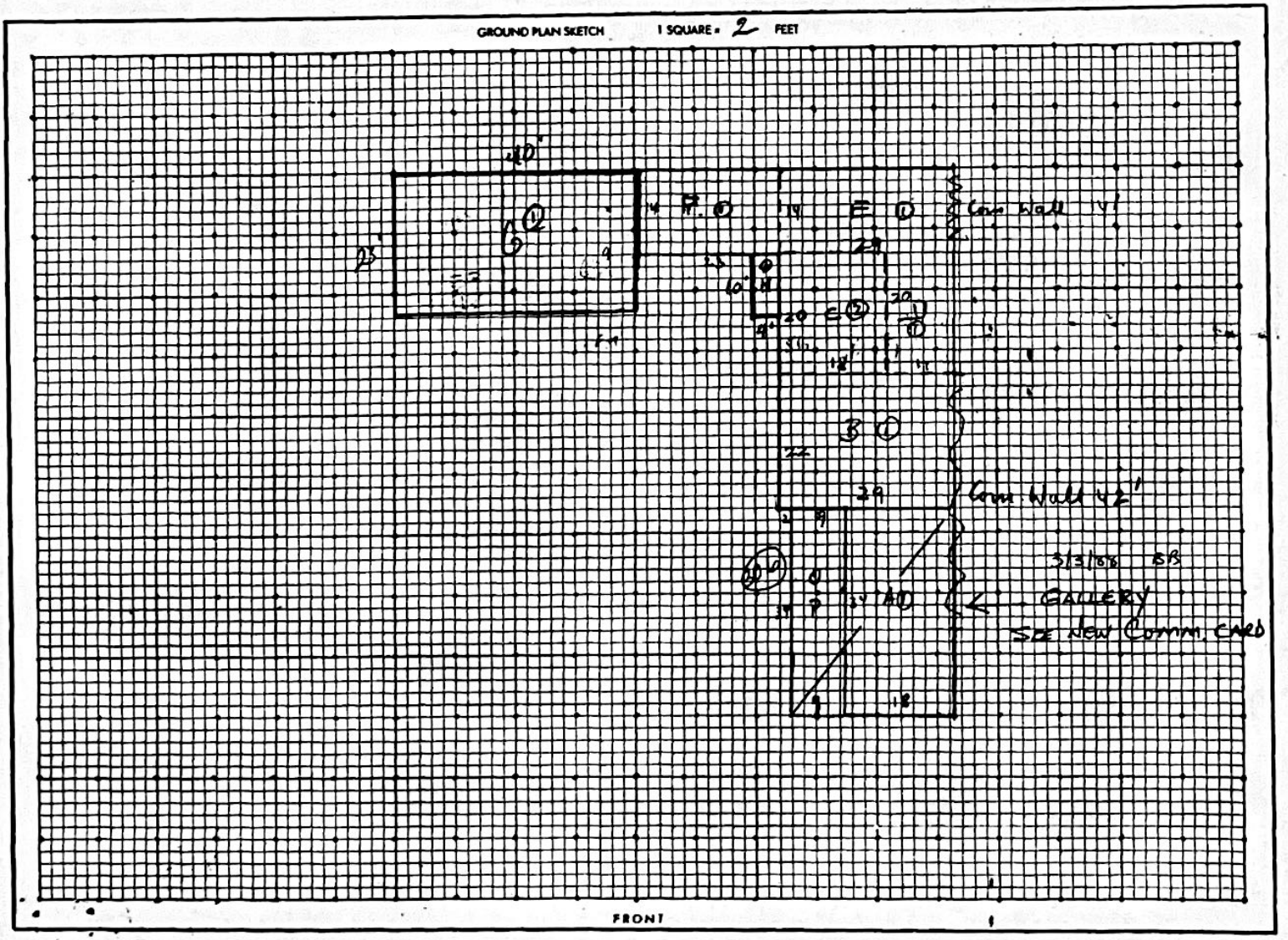
**DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS**

| Bldg. Ident. | Class No. | Dimensions Width | Depth | Height | Foundation | Floor | Roof | Walls | Missing Wall | Heat | Light | Plbg. | Age | Area | Unit Cost | Adds and Deducts | Replacement Cost | Net Cond. % | Net Appraisal |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

Measured by ___ Date ___ Classified by ___ Date ___ Extended by ___ Date ___ Checked by ___ Date ___

PARCEL NUMBER _ _ _ _ _ _ _ _ _ _ CARD..... OF.....

GROUND PLAN SKETCH 1 SQUARE = 2 FEET



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

2. **2022-006059-HDRB. 513 Canyon Rd.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Morning Star Gallery, owner, proposes to create an addition to a primary facade on a contributing building and requests exception to 14-5.2(D)(2)(d). (Heather Lamboy)

Ramon Sarason presented the staff report.

**STAFF REPORT**

513 Canyon Road is a 3,843 square foot commercial gallery, which was once a single-story residence. It is listed as contributing to the Downtown and Eastside Historic District. The property includes rock and stucco yard walls and a L-shaped building with zero lot lines on the north and east sides. The east elevation is attached to the house on the adjacent property. The house is Spanish Pueblo Revival Style and mostly single story with a small second story addition in the northeast corner. The east wing includes stepped massing, chimney detail, a west-facing portal with protruding vigas, carved corbels, an enclosed portal with protruding vigas and divided light windows.

The older portions of the house were built prior to 1928. The King's Map shows the far southeast portion in 1912 near Canyon Road. The house grew to the north and then later, in the 1950s, to the west, following the L-shape. The second story was added in the 1950s and has steel casement windows. The chimney and mechanical room in the corner where the two wings meet appears after 1978. On the west wing, the windows appear to be a later infill to what might have been a garage. These have snap in muntins and look to be from the 1980s or 1990s. The vigas on the west wings do not protrude into the house. In 1984, the house was remodeled to support the gallery. This included the chimney and mechanical room, the changes to the west wing, and the courtyard wall.

At the hearing on September 13th, 2022 in case 2022-005795-HDRB, the HDRB maintained the contributing status of the building and designated the four river rock which include the wall at the street as a contributing structures. The Board designated the following elevation(s) of the building as the primary façade(s): south elevation of the east wing and the west elevation of the east wing, excluding the mechanical room and chimney.

Now, the applicant proposes the following exterior alterations:

1) Create a three-part 1075 square foot addition to a height of 16'-1¼" onto the south and non-contributing façade which be a series stepped massings. The

additions will attach to the mechanical room which is excluded from the primary façade, but attaches 7'-10" from it. Staff requests an exception.

2) Construct a 435 square foot portal onto the south façade addition. The portal will have protruding vigas and posts, stained dark brown, and sculptural corner detail similar to the primary façade.
3) Remove non-historic windows and replace with true divided light, aluminum clad, white windows and carved wood doors. Sills and jambs will be bullnose stucco. Entry doors will be a stained dark brown.
4) The new structure will be the same color as existing, a light tan stucco, El Rey Adobe. The stucco under the portal will be El Rey Navajo White.
5) Install exterior light fixtures with weathered patina punched tin with tops to shield from the sky. They are 14" tall x 8" wide.

**STAFF RECOMMENDATION**

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

**APPLICANT PRESENTATION**

Gayla Bechtol, 1813 Hano Road, was sworn in. She explained that her clients wanted to make one gallery into two. They felt another entrance is needed that is visible from Canyon Road. They left the oldest part of the project and concentrated on what they believe is a garage studio built from the 50s to the 80s. They added another portal, and more height to the building behind for step massing and a Spanish Pueblo Revival style. She showed the two portals and described the wall that was removed to make both entrances distinguishable. The yard wall was removed so once the Matteucci Gallery moves there, there will be some of their sculptures.

Ms. Bechtol showed the facades, noting their visibility. She said the strongest character of the buildings, especially the older, is the vigas. Most were replaced over the years but are in the same locations.

Member Bienvenu said the addition is beautiful and the portal is attractive, but it is almost a duplicate of the historic portal. Code requires that alterations be distinguishable from the original structure. This obscures an historic façade there for 50-70 years and creates an odd relationship between the sides of the L. He said the contrast to the two façades is important and how the existing portal stands out. He preferred creating a doorway with a more modest entry to satisfy the need to delineate it as a second entrance, or distinct entrance, for a different business.

Member Berkley said she had the same reaction. It is beautiful but looks the same as the old one. She asked how the applicant could address that.

Ms. Bechtol said she did not disagree. She said the scale could be less, but the gallery owners wanted a monumental façade for the Matteucci Gallery. She was amenable to using elements of the Spanish Pueblo style for the portal and bring it in from the corners of the old garage. She said the building has been there since the 70s but the windows date in the 90s. She offered to adjust the massing in the plan and style.

Member Guida thought that a great suggestion by the Board if the clients were amenable. He asked about the asymmetry in the south elevation and how it stepped down could be reconsidered or worked into the design.

Ms. Bechtol said ironically staff had asked her to raise the parapet behind the portal, but she could work with that. They are trying to make two structures out of one and don't want to take from or overwhelm the older one. She said it might be helpful to make the portal a different proportion to create a different reading, but the question is if she needed to add the height to the building behind it. She offered to look at that.

**PUBLIC HEARING**

Stefanie Beninato, previously sworn, agreed with the Board members. She wondered the height of the streetscape in the second [building]. It is a significant change, but not overwhelming when you first come in.

**BOARD DISCUSSION**

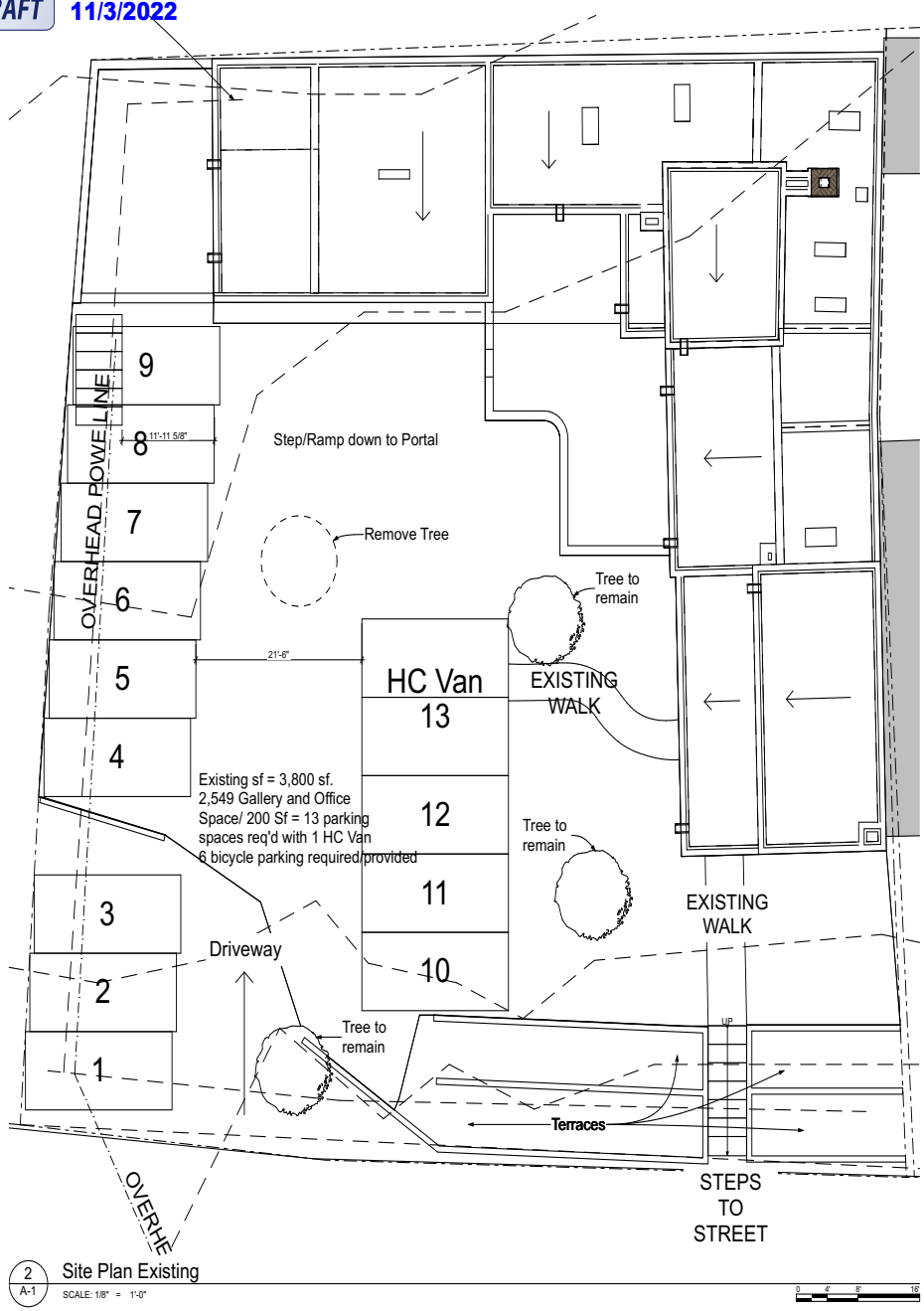
**MOTION:** In 2022-006059-HDRB, 513 Canyon Rd., Member Bienvenu moved to postpone for redesign consistent with the Board's comments and representations of the applicant to make the portal less monumental in appearance, differentiated from the historic portal, pulled in further from the corner, and smaller and potentially adjusting the massing as suggested. The motion was seconded by Member Biedscheid.

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

## H. NEW BUSINESS

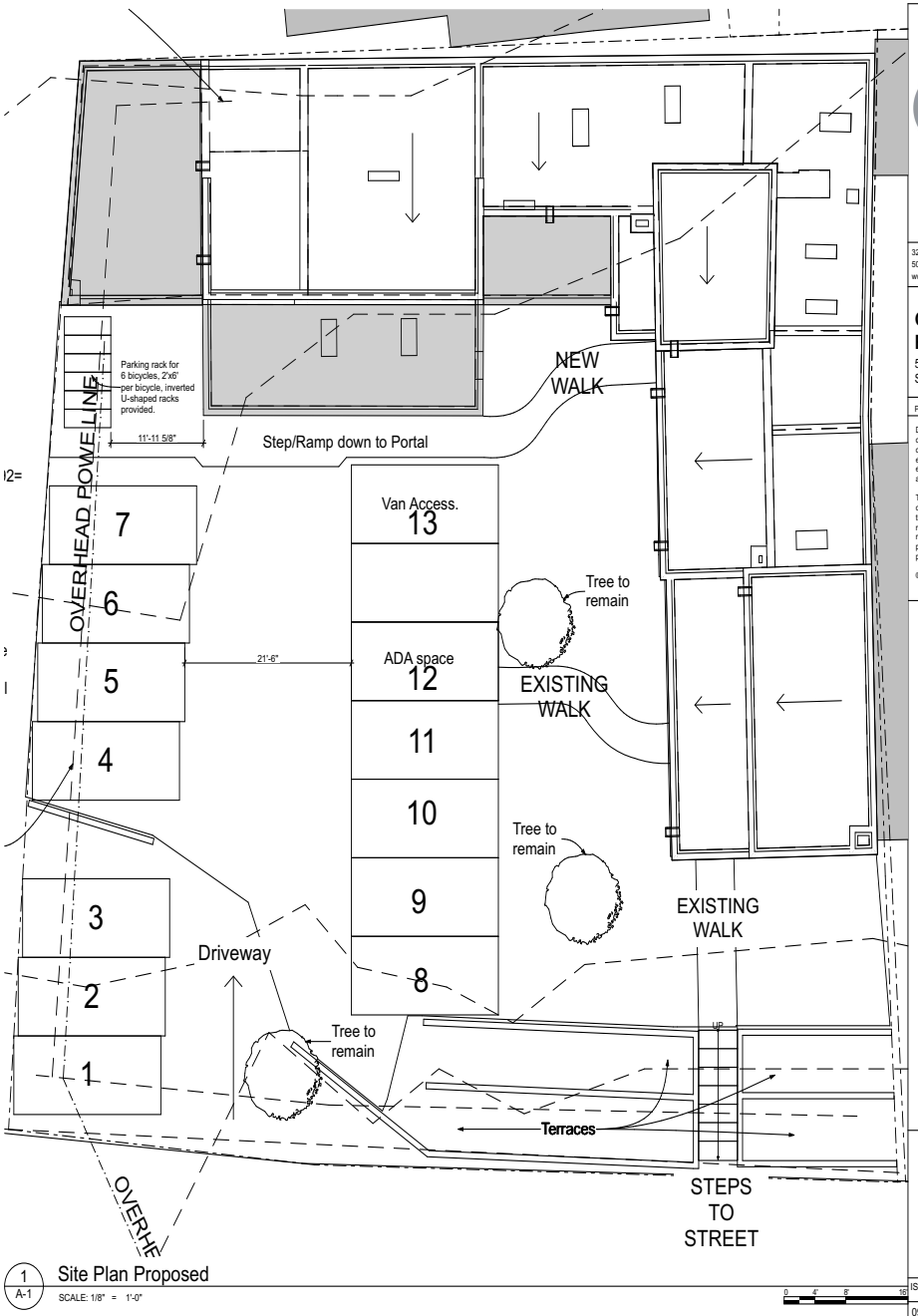
1. **2022-006108-HDRB. 462 Arroyo Tenorio**. Downtown and Eastside Historic District. Contributing. Estevan Trujillo, agent for Janet DesForges,

DRAFT 11/3/2022




2 A-1 Site Plan Existing

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




1 A-1 Site Plan Proposed

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

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505-660-6301
www.gbasantafe.com

**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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**Nedra Matteucci and Morning Star Gallery Renovation - Phase 2**

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

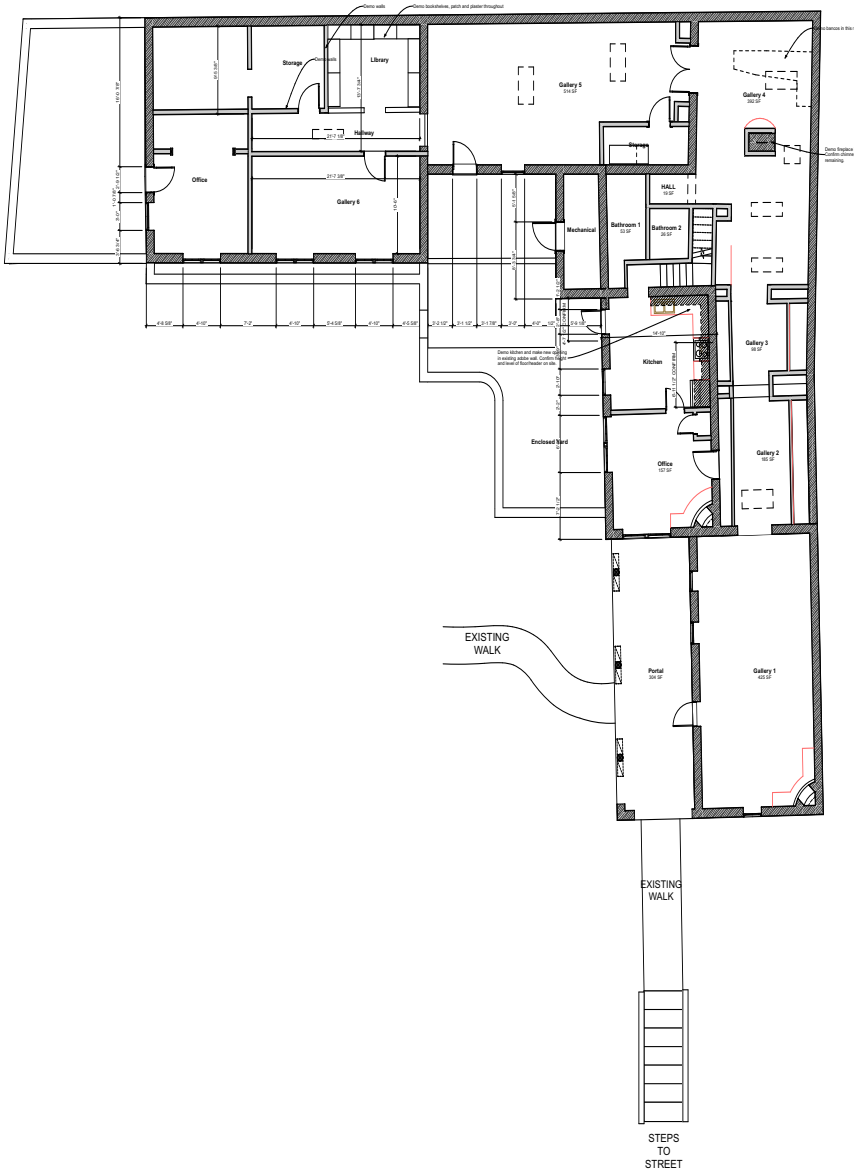
ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

Cover Sheet and Site Plan

**A-1**

Printed: 11/3/22

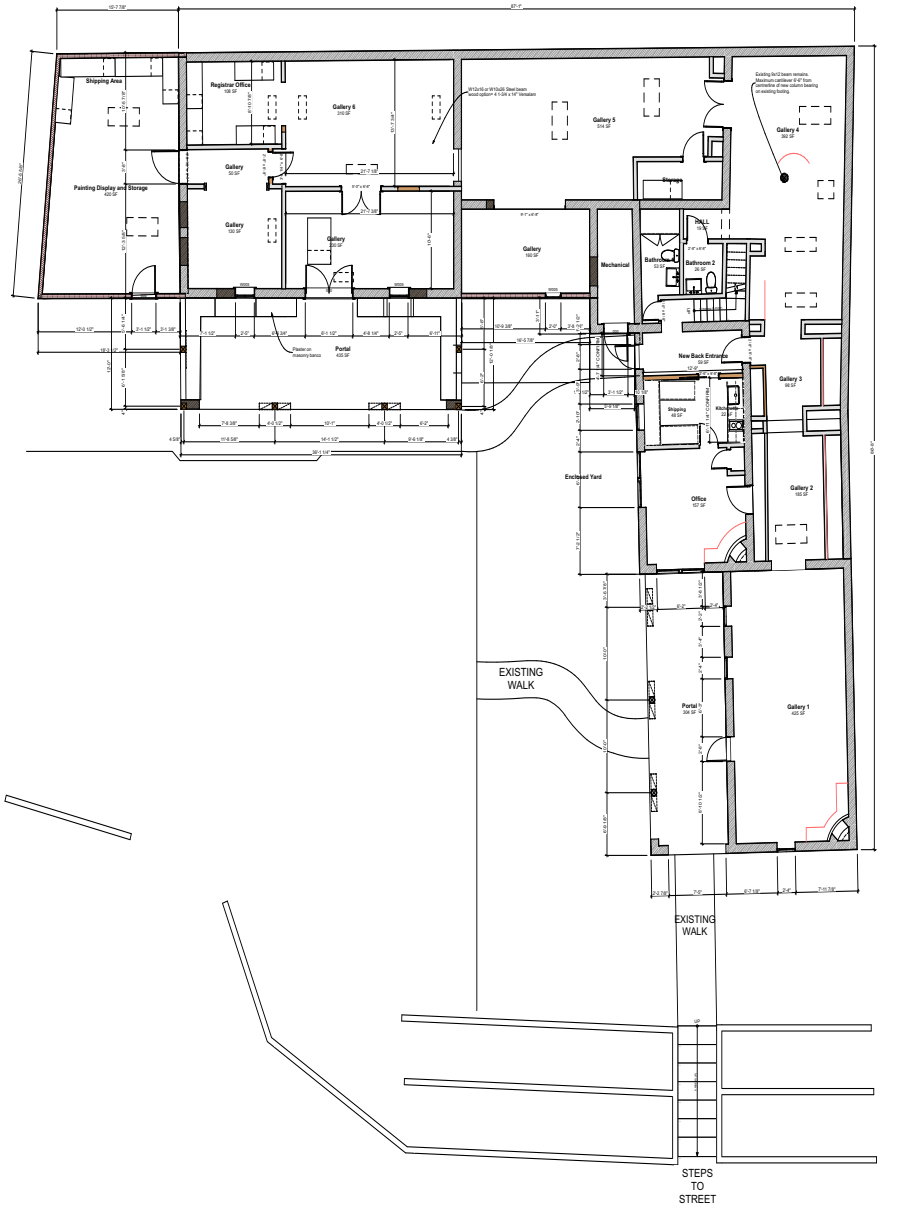
DRAFT 11/3/2022




2 A-2 Ground Floor - Existing

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

0 4" 8" 16"




1 A-2 Groound Floor - Proposed

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

0 4" 8" 16"

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**Gallery Renovation**
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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

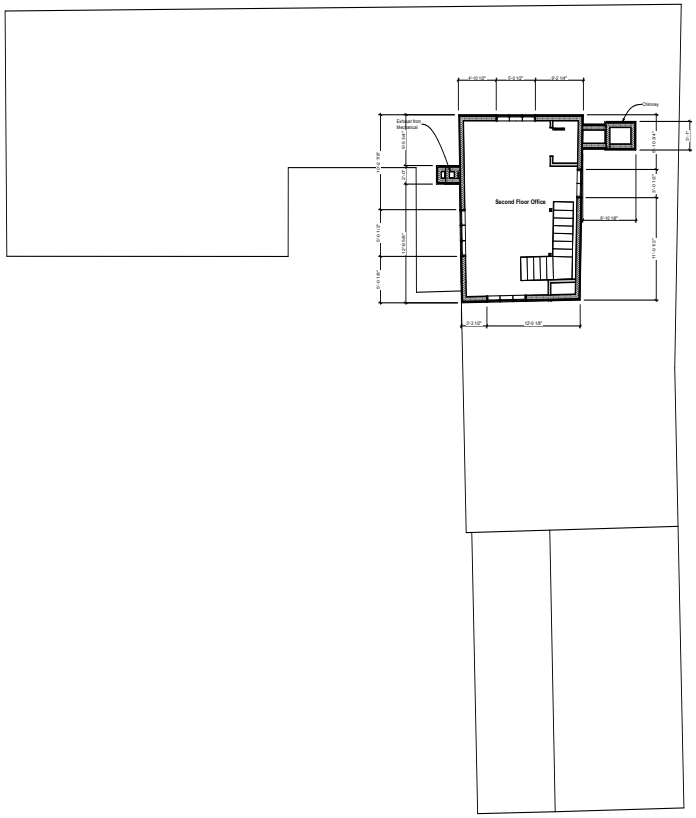
Ground Floor Plans

**A-2**

Printed: 11/3/22

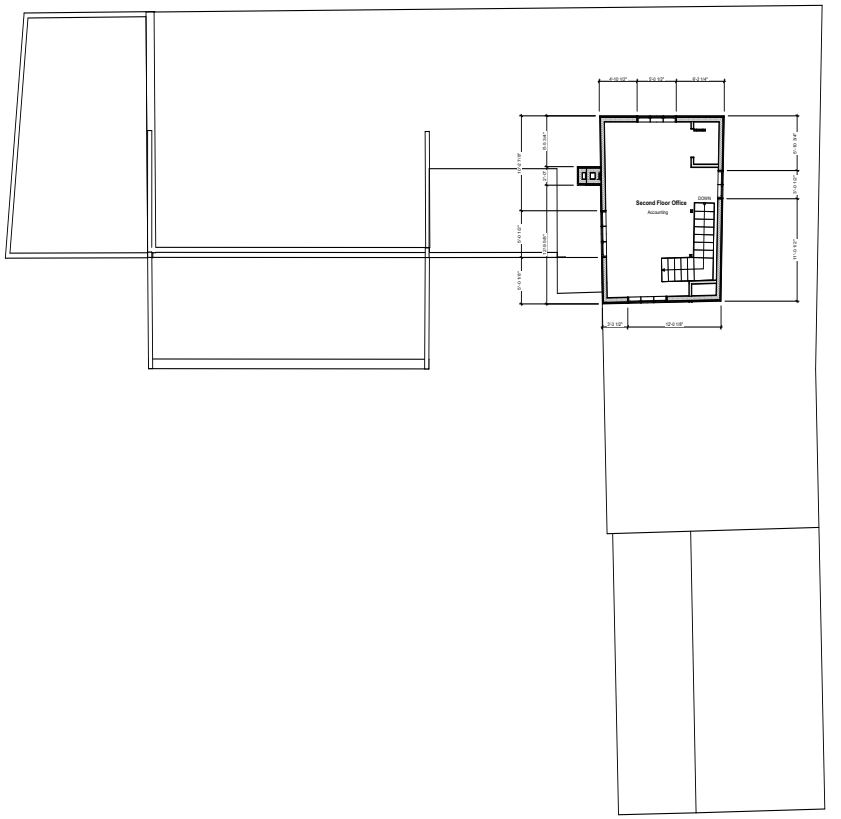
DRAFT

11/3/2022




1 A-3 Upper Level - Existing

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




2 A-3 Upper Level - Proposed

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



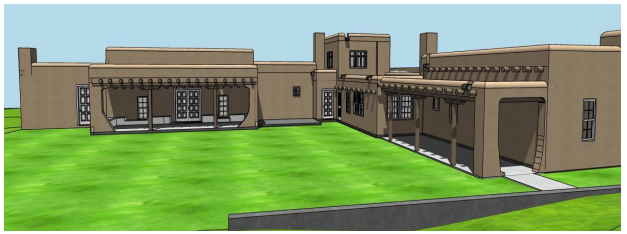
View to Northeast - Existing



View to North - Existing



View to Northeast - Proposed



View to North - Proposed

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**Gallery Renovation**

513 Canyon Rd
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Project Number: 2022

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REGISTERED ARCHITECT

ISSUED:

09/25/2022 - Phase 1

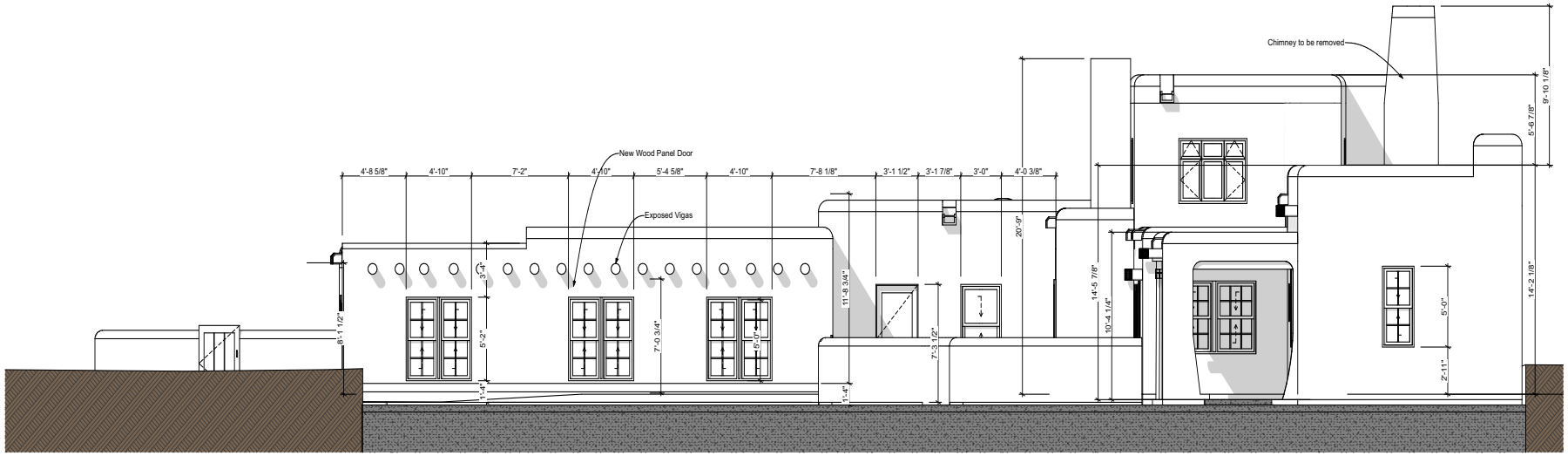
10/18/2022 - Phase 2

Roof Plan

**A-3**

Printed: 11/3/22

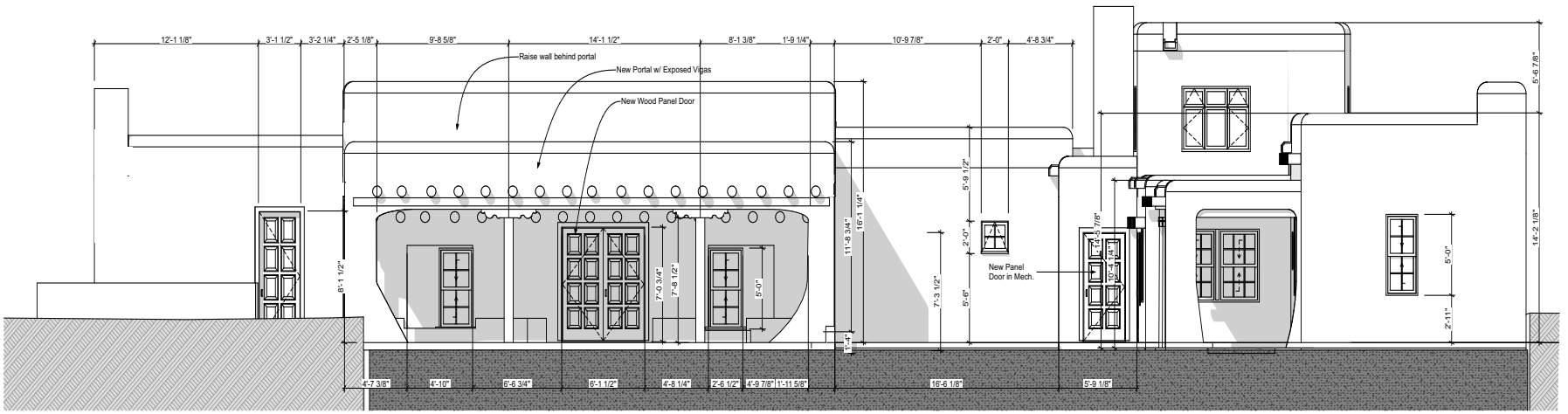
DRAFT 11/3/2022




2 A-4 South Elevation - Existing

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

0 2' 4' 8'




1 A-4 South Elevation Proposed

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

0 2' 4' 8'

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**Nedra Matteucci and Morning Star Gallery Renovation - Phase 2**

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

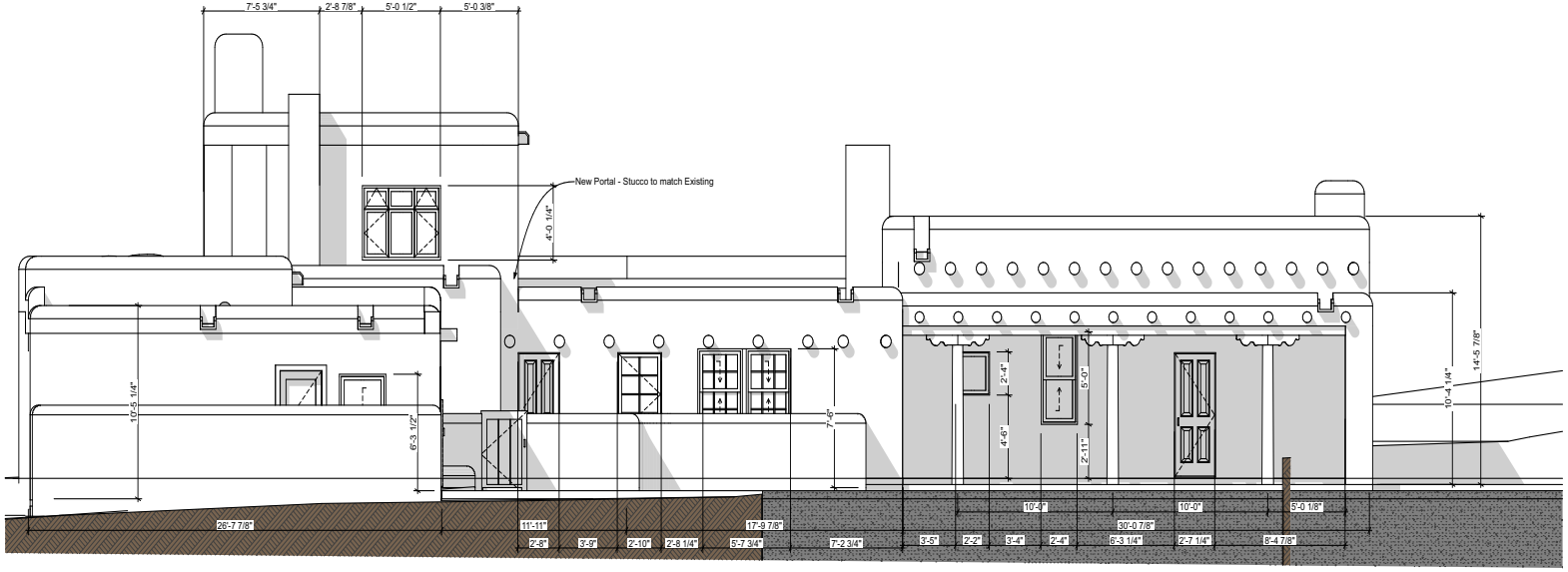
ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

South Elevations

**A-4**

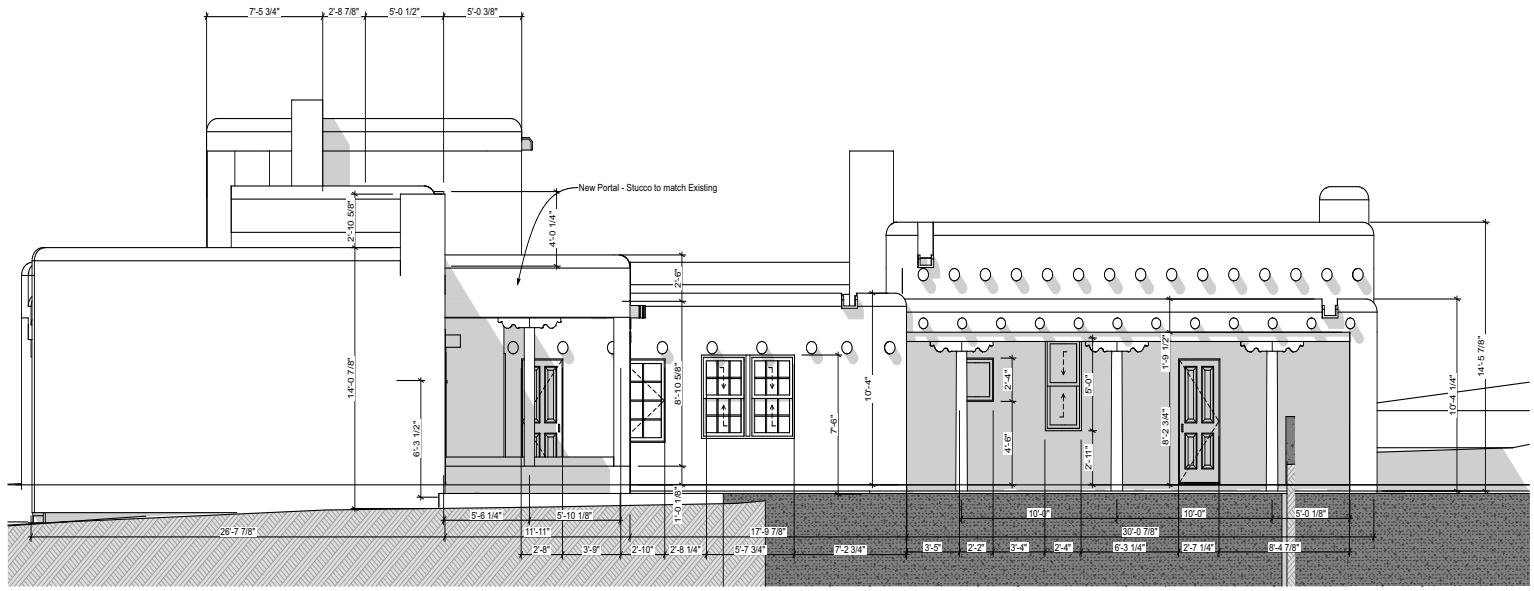
Printed: 11/3/22

DRAFT 11/3/2022




2 A-5 West Elevation - Existing

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




1 A-5 West Elevation Proposed

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

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**Nedra Matteucci and Morning Star Gallery Renovation - Phase 2**

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Gayla D. Bechtol
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REGISTERED ARCHITECT

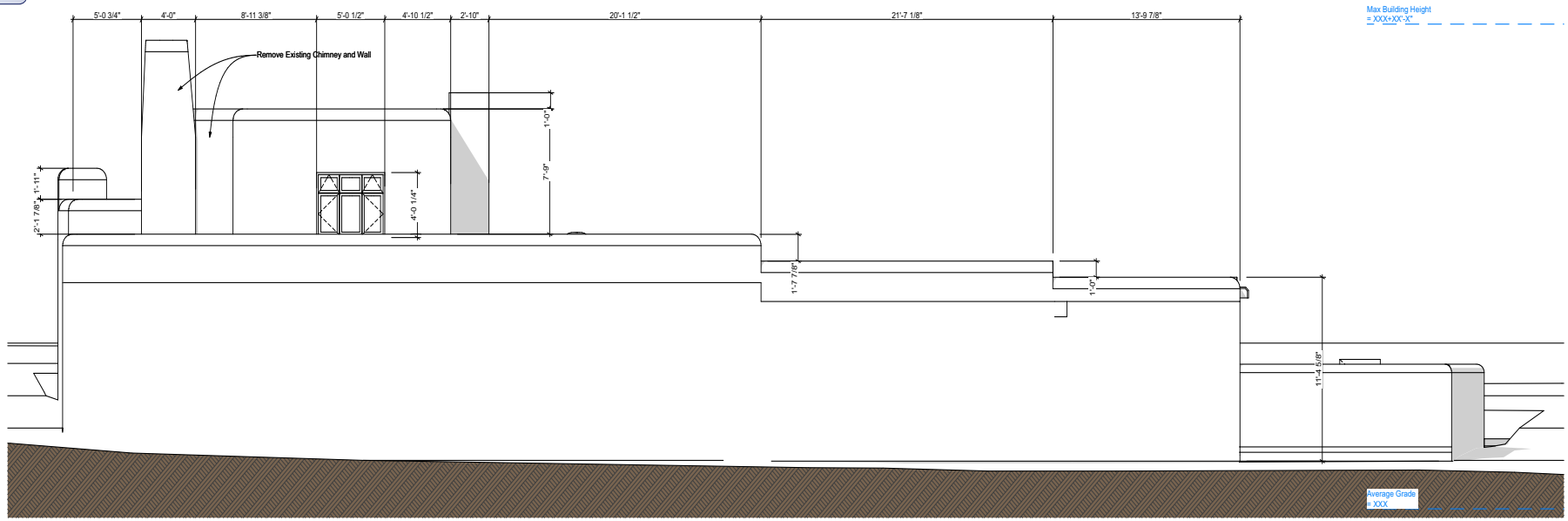
ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

West Elevations

**A-5**

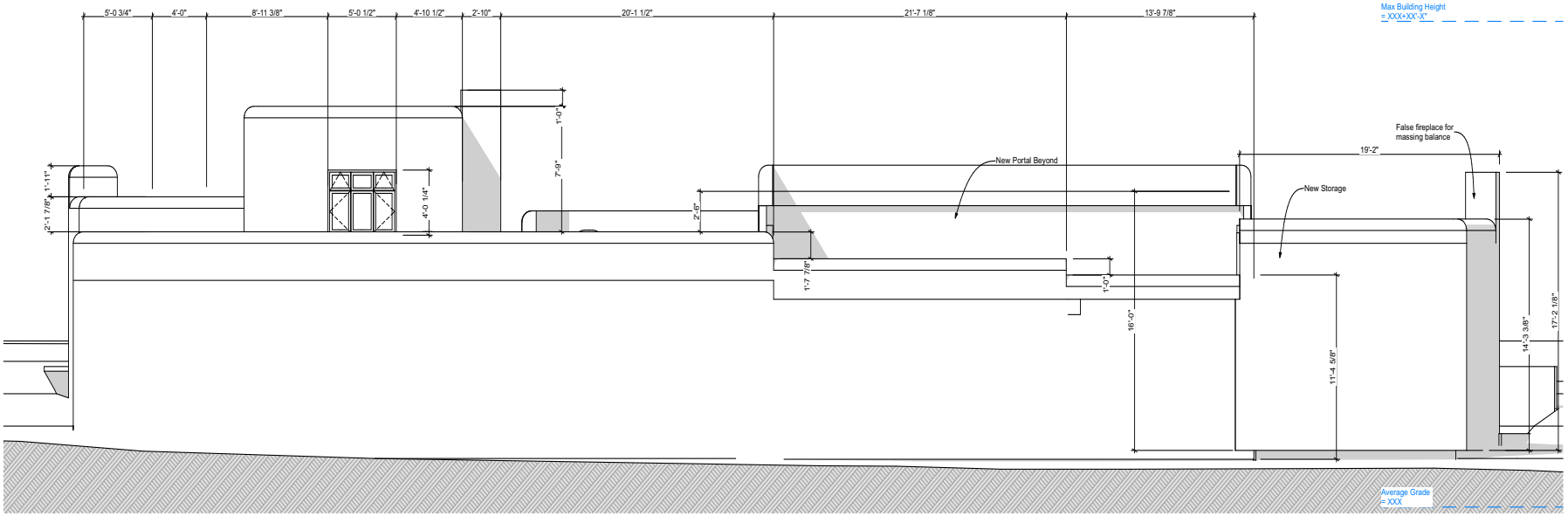
Printed: 11/3/22

DRAFT 11/3/2022




2 A-6 North Elevation - Existing

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




1 A-6 North Elevation - Proposed

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

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

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Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

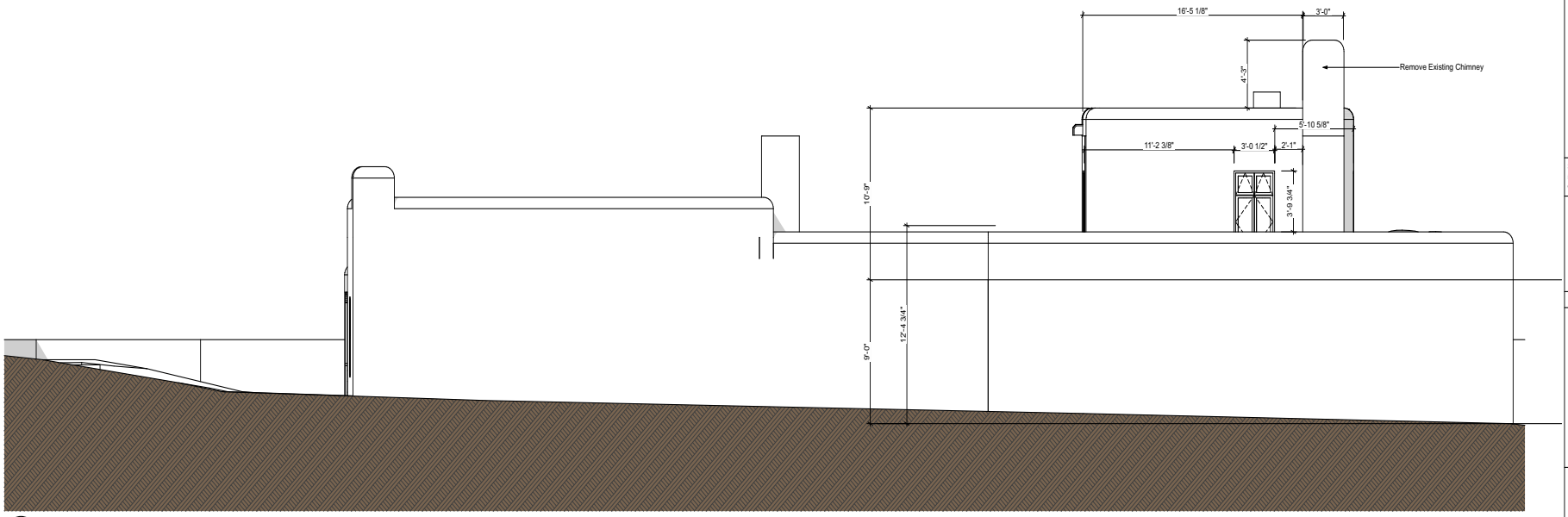
ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

North Elevation

**A-6**

Printed: 11/3/22

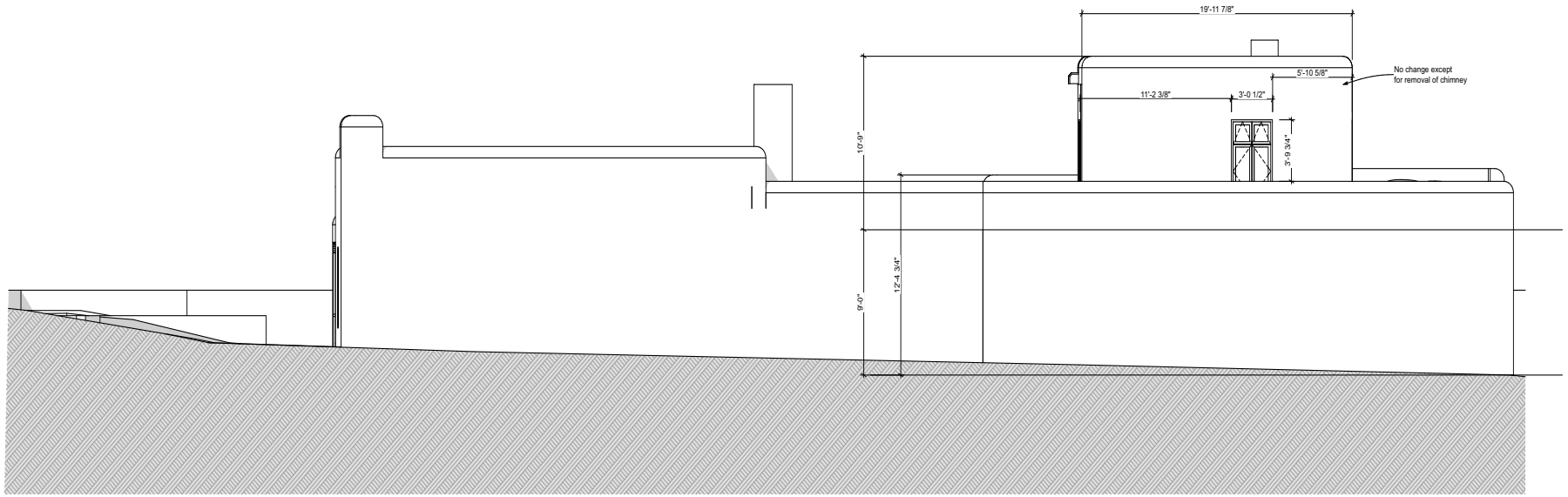
DRAFT 11/3/2022




1 A-7 East Elevation - Existing

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

0 2' 4' 8'




2 A-7 East Elevation - Proposed

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

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

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**Gallery Renovation**
513 Canyon Rd
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**Nedra Matteucci and Morning Star Gallery Renovation - Phase 2**

STATE OF NEW MEXICO
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No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

East Elevation

**A-7**

Printed: 11/3/22

GAYLA BECHTOL
ARCHITECT

December 30, 2022

Heather Lamboy, AICP
Assistant Director, Planning and Land Use Department Planning Branch
City of Santa Fe

via email: hllamboy@santafenm.gov

RE: Historic Approval of an addition to Morning Star Gallery creating a new entrance for a second gallery, more storage and display space

Dear Ms. Lamboy,

We propose to add a storage room, an office, and a portal for a new gallery with an entrance facing Canyon Road. The existing building is 3843 SF, including a 304 SF portal. The additions are 1076 SF including 435 SF Portal. The portal has bancos, vigas and sculptural corners similar to the original building in Old Santa Fe Style. The massing shall step at the new rooms and portal. The small gallery is attached between the gallery and the mechanical room, adjacent but 7'-10" away from the primary facade. An exception is requested if required. The new storage is in the northwest corner of the property at the lot line. the new portal faces Canyon Road. The existing Siberian Elm tree shall be removed. The second floor chimney and ground floor fireplace shall be demolished. The maximum height shall be 16'-0" above grade.

At the request of the Board at the December 13th hearing we have changed the massing, height and width, of both the portal and the gallery behind it, and changed the style of the new portal to a more massive/rustic expression in contrast to the more refined style of the existing. We will ask the Board of Adjustment for a variance to the side yard and rear yard setbacks in order to avoid an island of space between buildings at the property lines before proceeding.

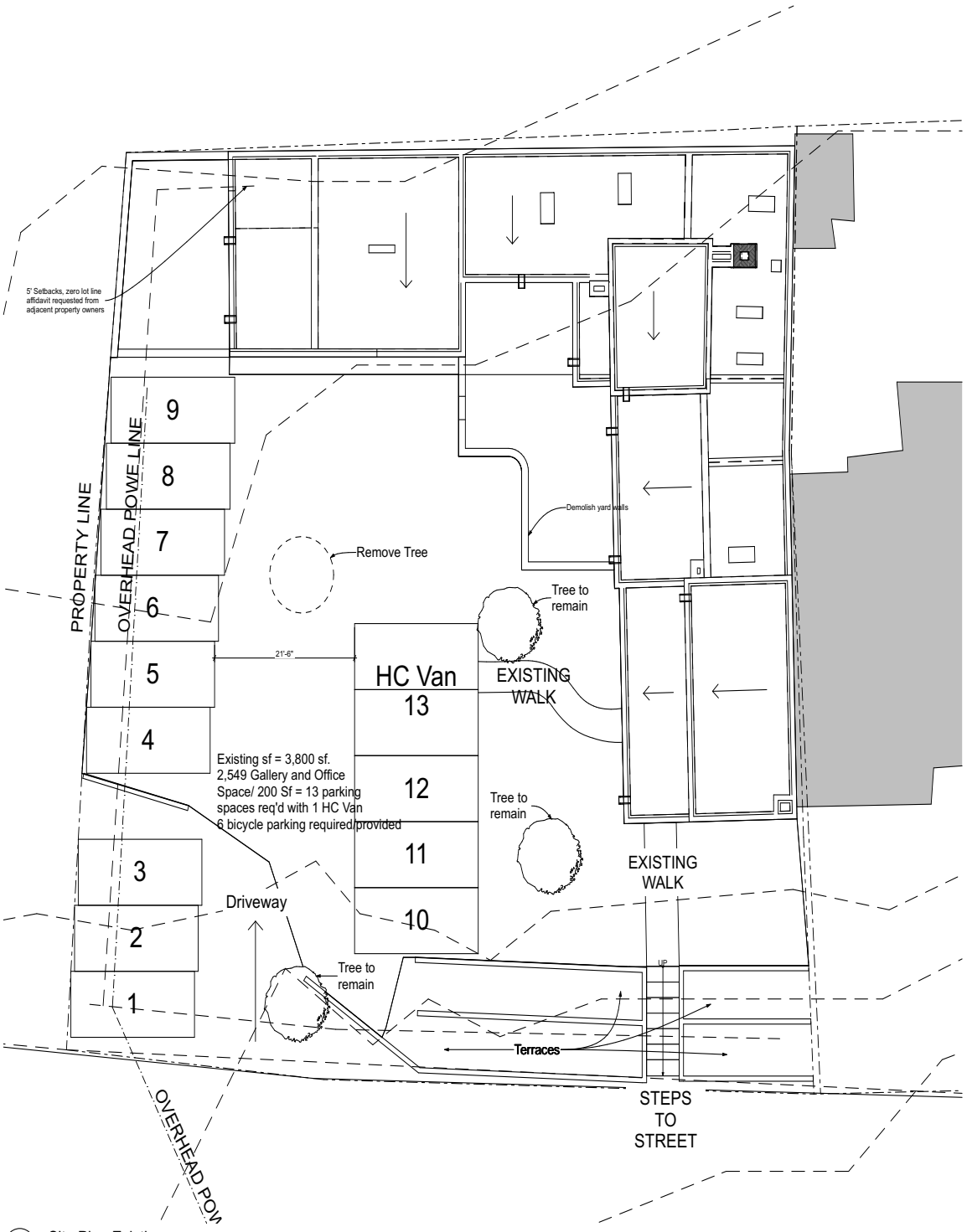
The new structure will be the same color as existing, a light tan stucco, El Rey Adobe.
The stucco under the portal will be El Rey Navajo White. The windows will be similar to the existing, aluminum clad, simulated divided lites, color white. Exposed wood headers will be stained dark brown. Sills and jambs will be bullnose stucco. The exterior entry doors will be a stained dark wood panels. The exterior light fixtures will be weathered patina punched tin with tops to shield from the sky. They are 14" tall x 8" wide and 5" in depth. Please let me know your questions. Thank you for your continued service to our community.

Sincerely,



Gayla Bechtol, AIA

www.gbasantafe.com 320 Aztec Street Santa Fe, New Mexico 87501




1 / A-1 Site Plan Existing

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

0 4' 8' 16'

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

Existing Site Plan

**A-1**

Printed: 12/30/22



View to Northeast - Existing



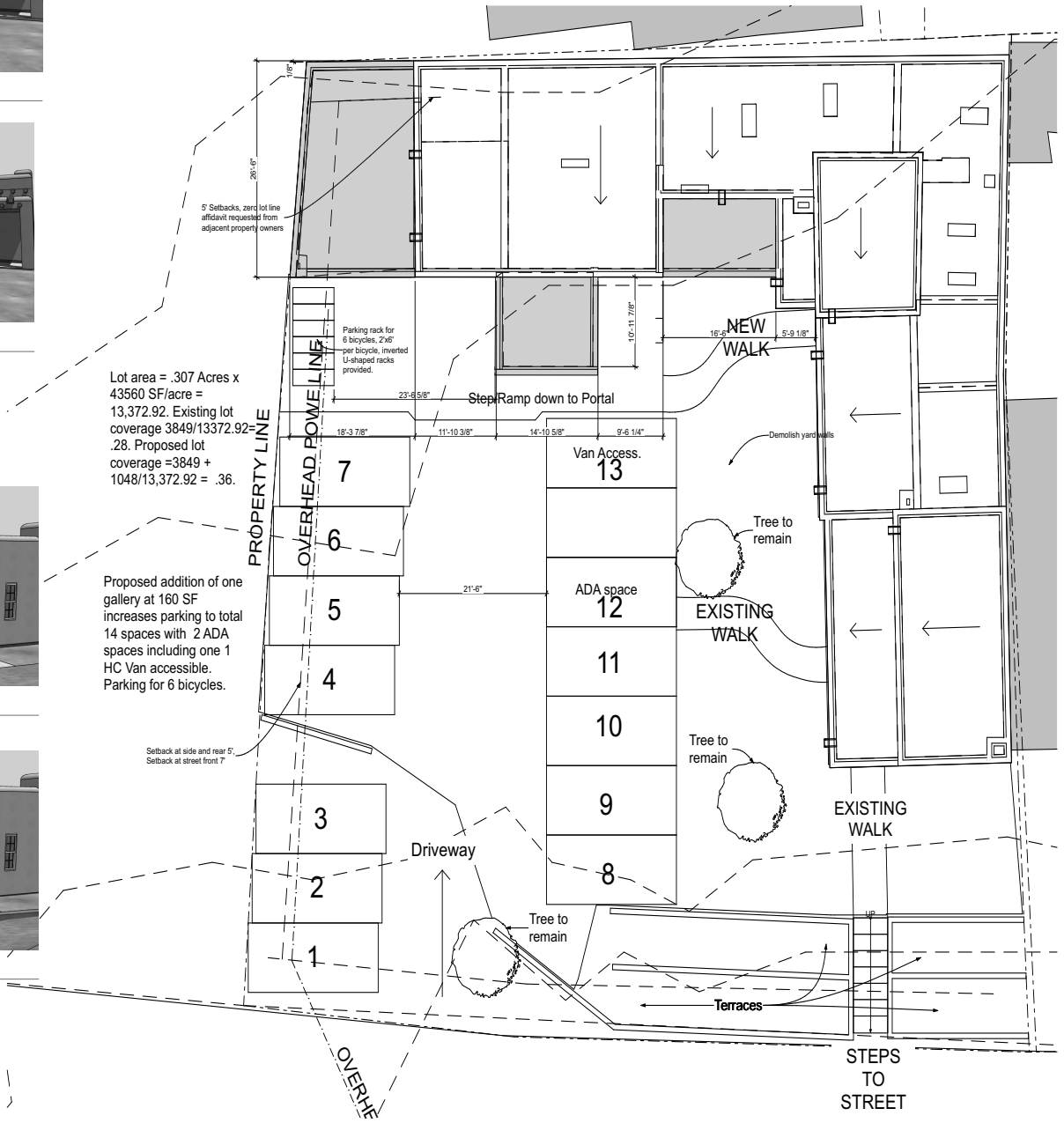
View to Northeast - Proposed



View to North - Existing



View to North - Proposed




1 / A-2 Site Plan Proposed

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

0 4' 8' 16'

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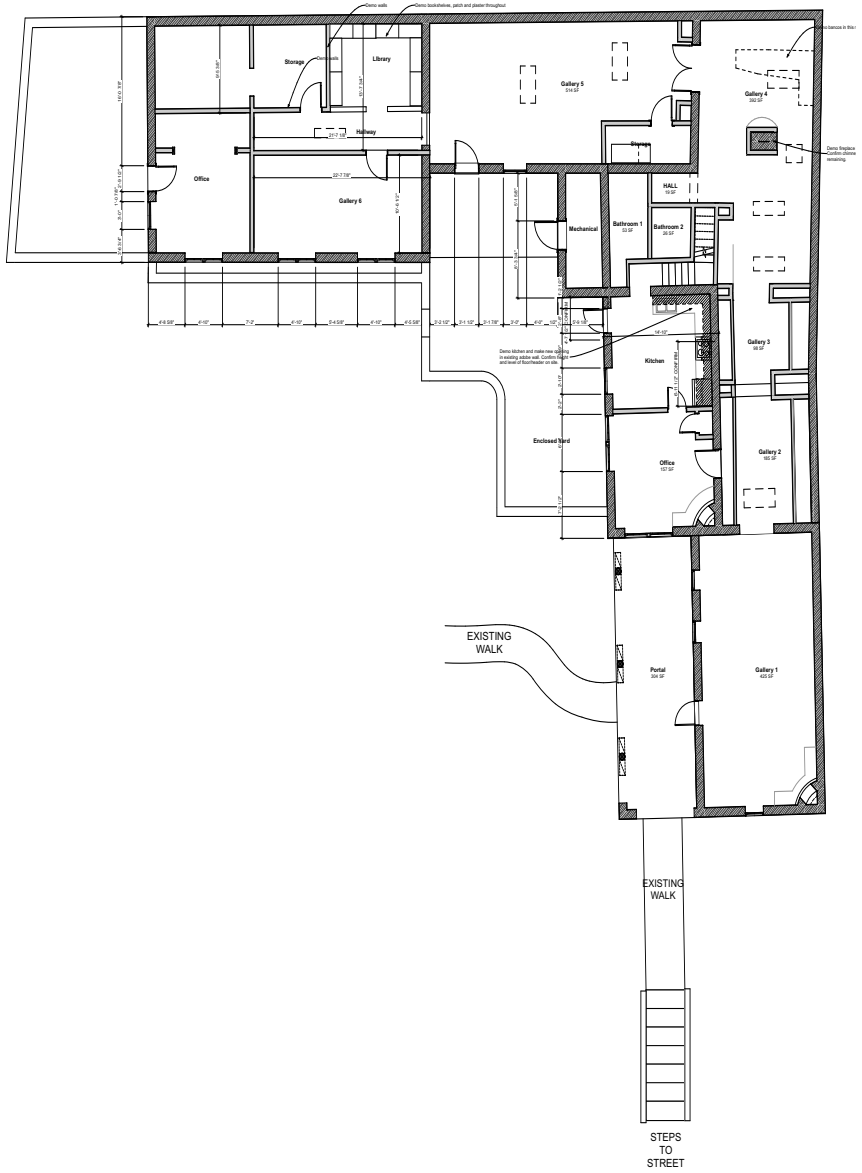
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

Cover Sheet and Site Plan

**A-2**

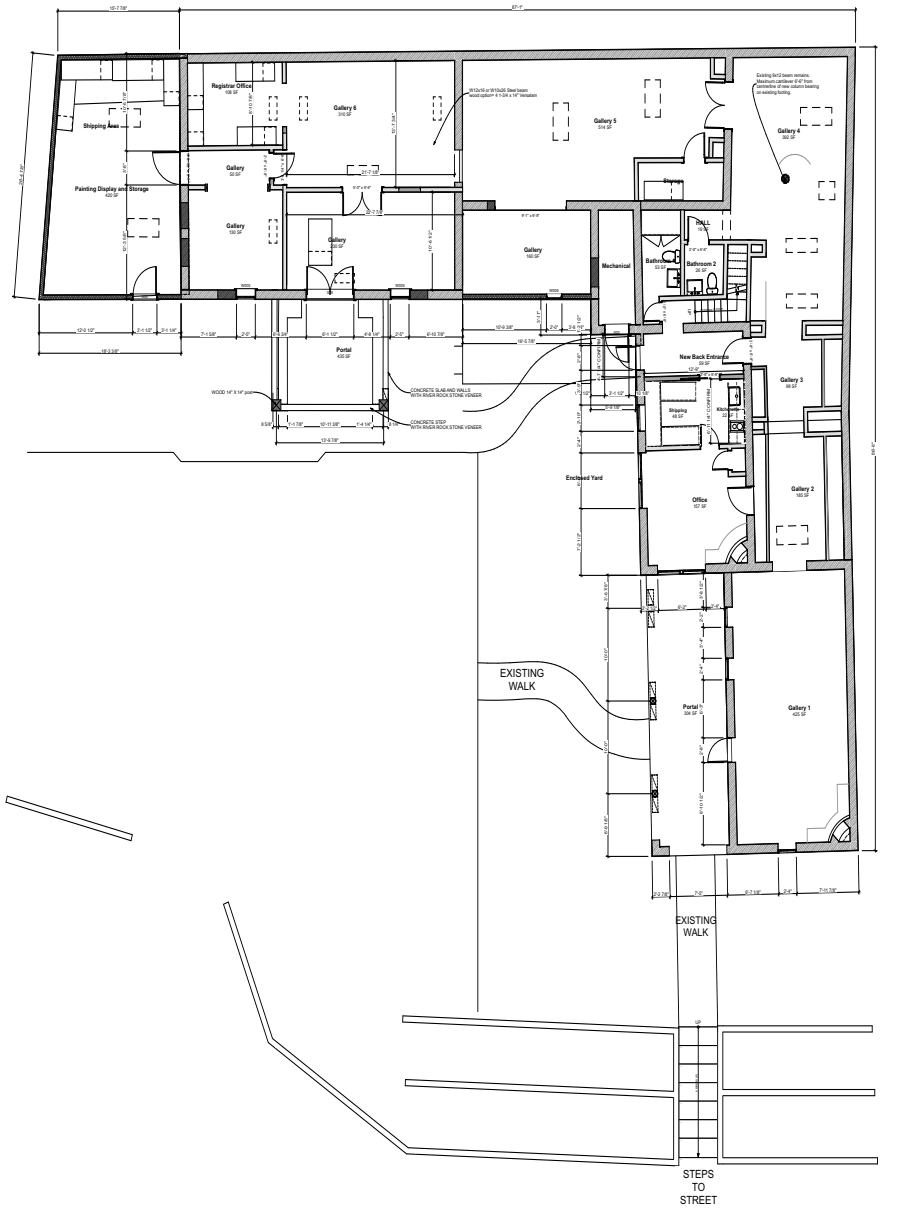
Printed: 12/30/22




2 A-3 Ground Floor - Existing

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

0 4" 8" 16"




1 A-3 Groound Floor - Proposed

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

0 4" 8" 16"

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No. 2824
REGISTERED ARCHITECT

ISSUED:

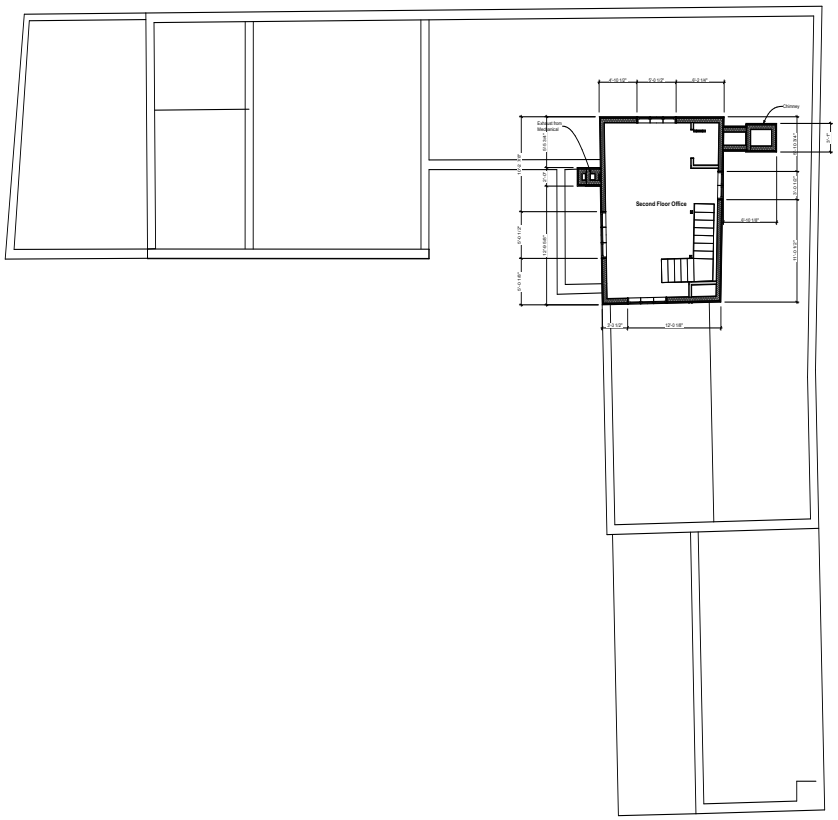
09/25/2022 - Phase 1

10/18/2022 - Phase 2

Ground Floor Plans

**A-3**

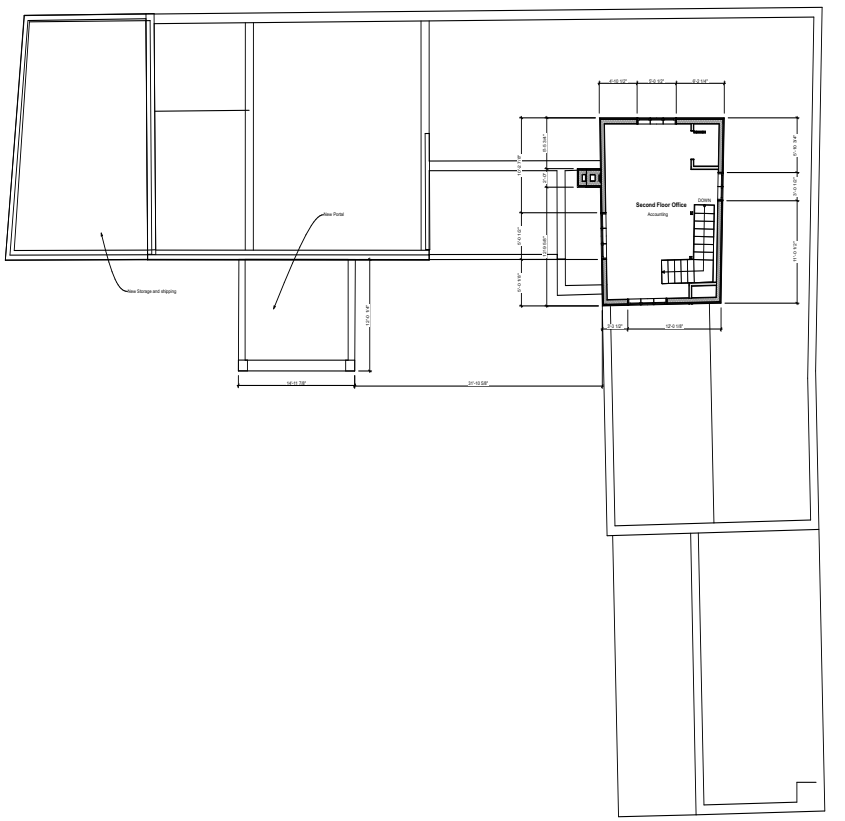
Printed: 12/30/22




1 A-4 Upper Level - Existing

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

0 4' 8' 16'




2 A-4 Upper Level - Proposed

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

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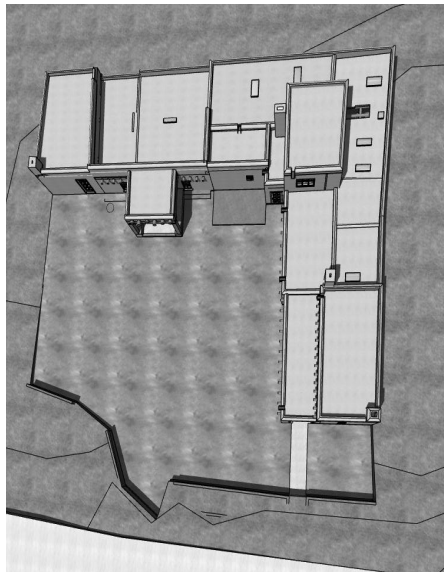

GBA
GAYLA BECHTOL ARCHITECT

320 Aztec Street Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

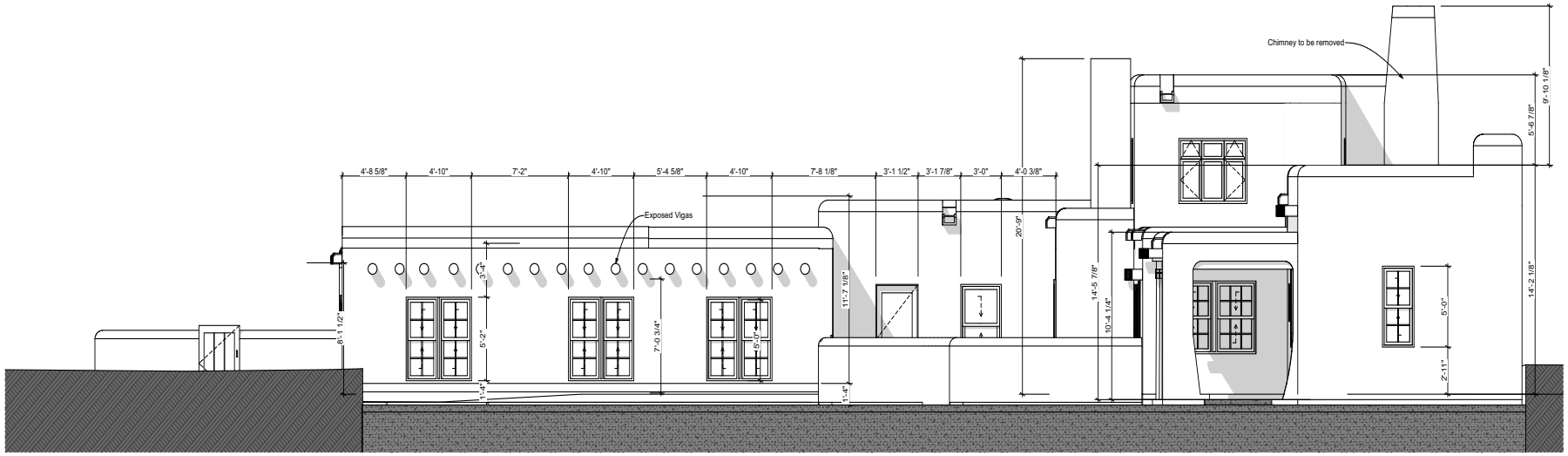
09/25/2022 - Phase 1

10/18/2022 - Phase 2

Roof Plan

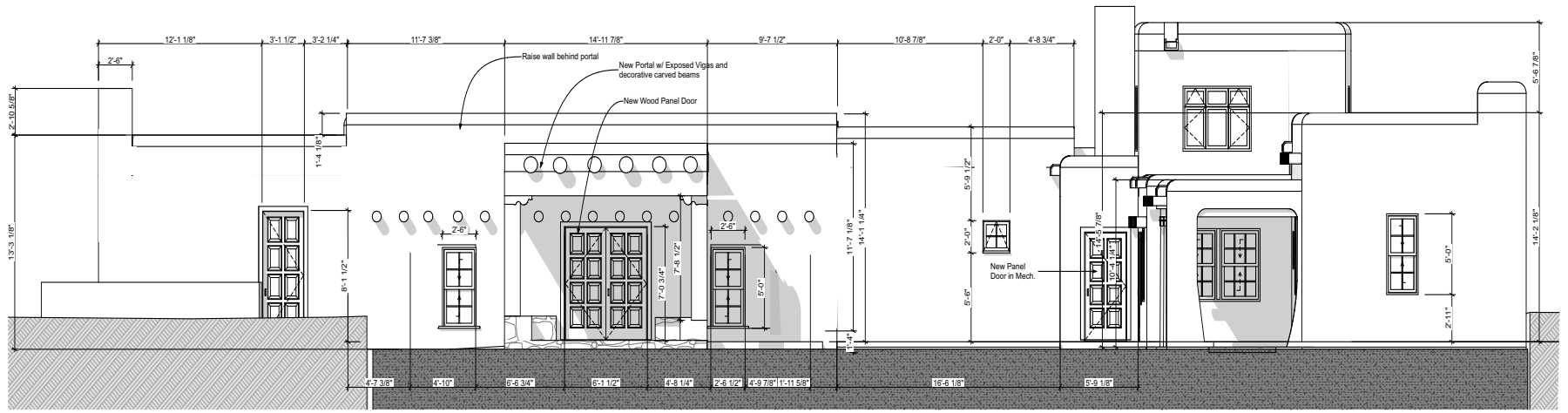
**A-4**

Printed: 12/30/22




2 A-5 South Elevation - Existing

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




1 A-5 South Elevation Proposed

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

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**Gallery Renovation**
513 Canyon Rd
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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

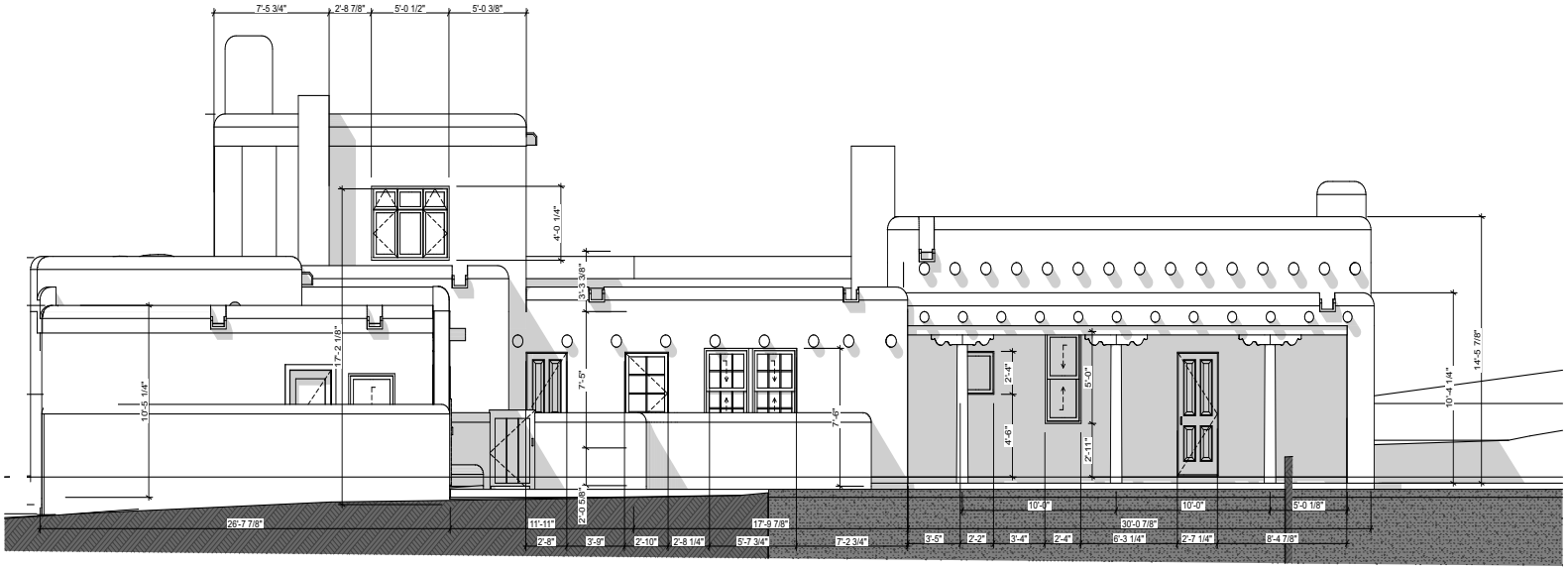
09/25/2022 - Phase 1

10/18/2022 - Phase 2

South Elevations

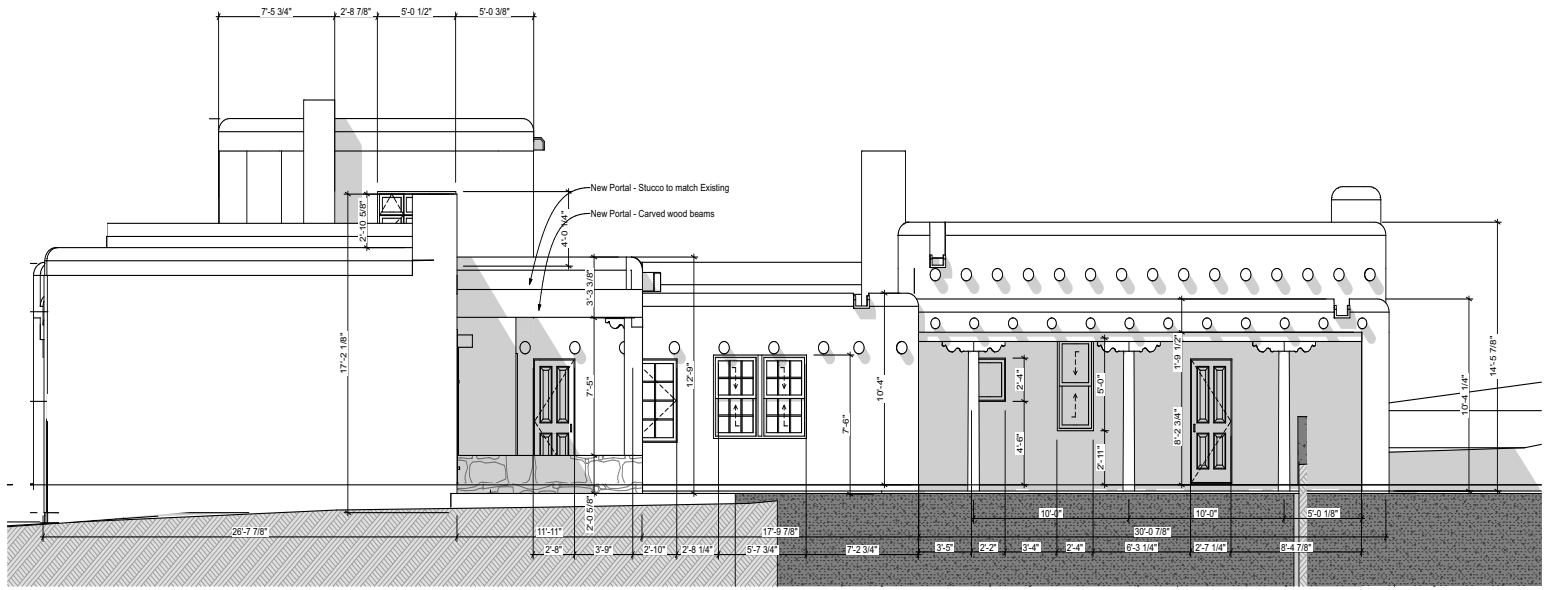
**A-5**

Printed: 12/30/22




2 A-6 West Elevation - Existing

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




1 A-6 West Elevation Proposed

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

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STATE OF NEW MEXICO
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ISSUED:
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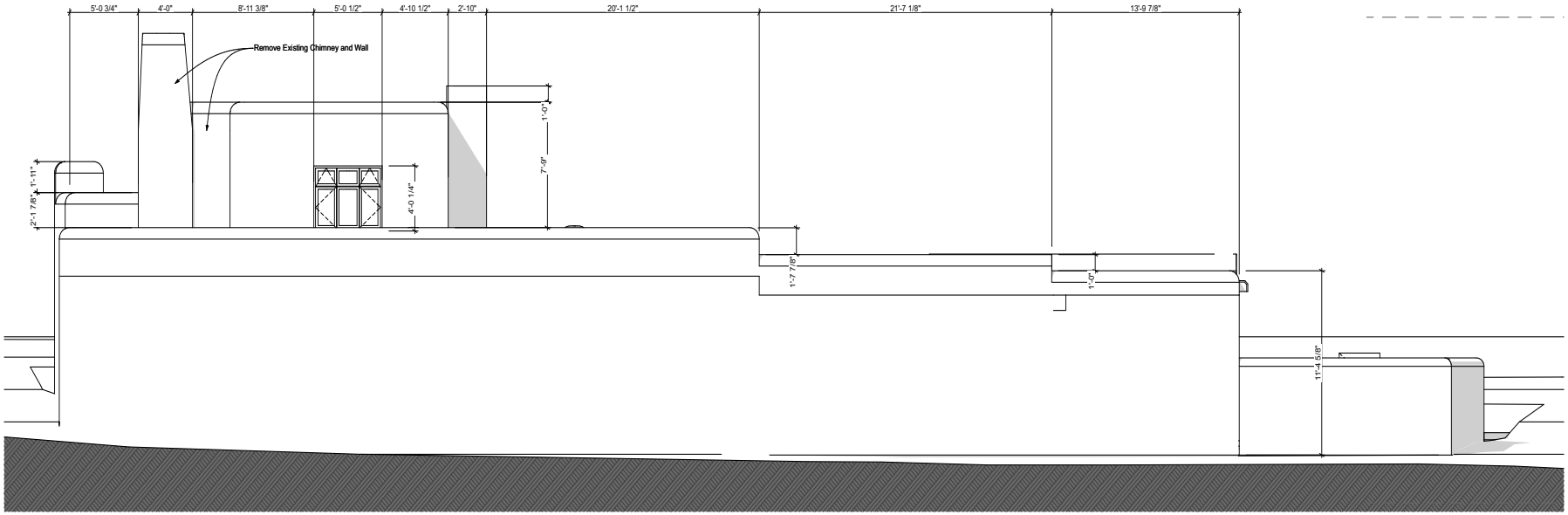
West Elevations

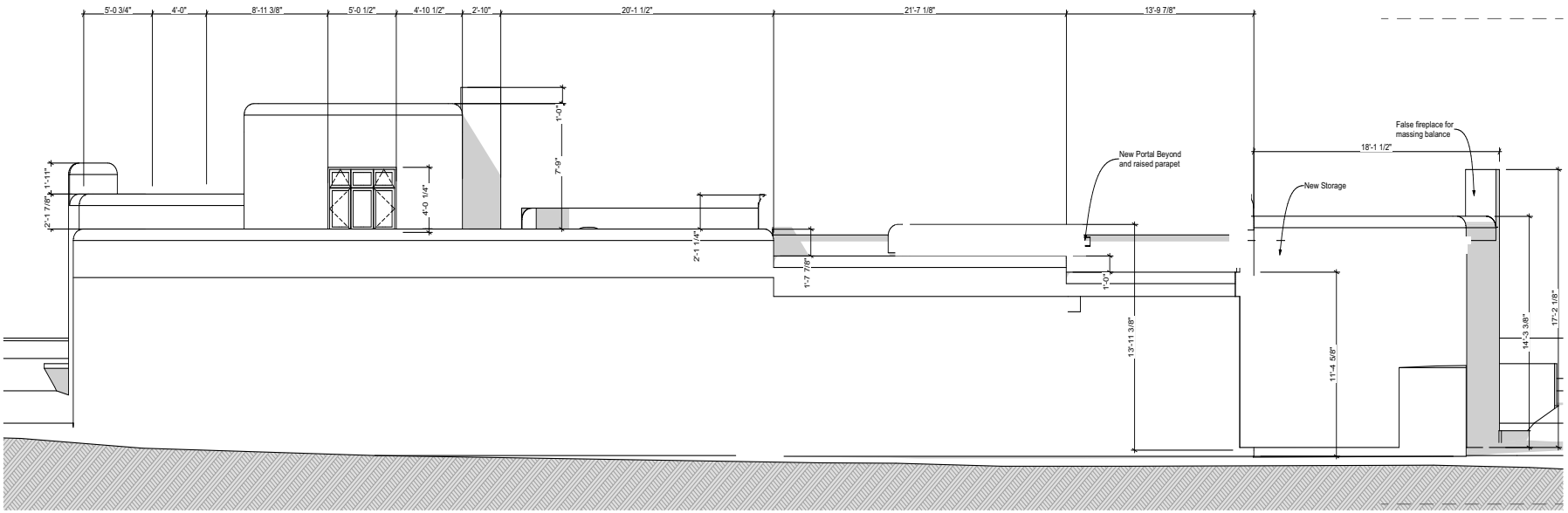
**A-6**

Printed: 12/30/22




2 A-7 North Elevation - Existing

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




1 A-7 North Elevation - Proposed

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

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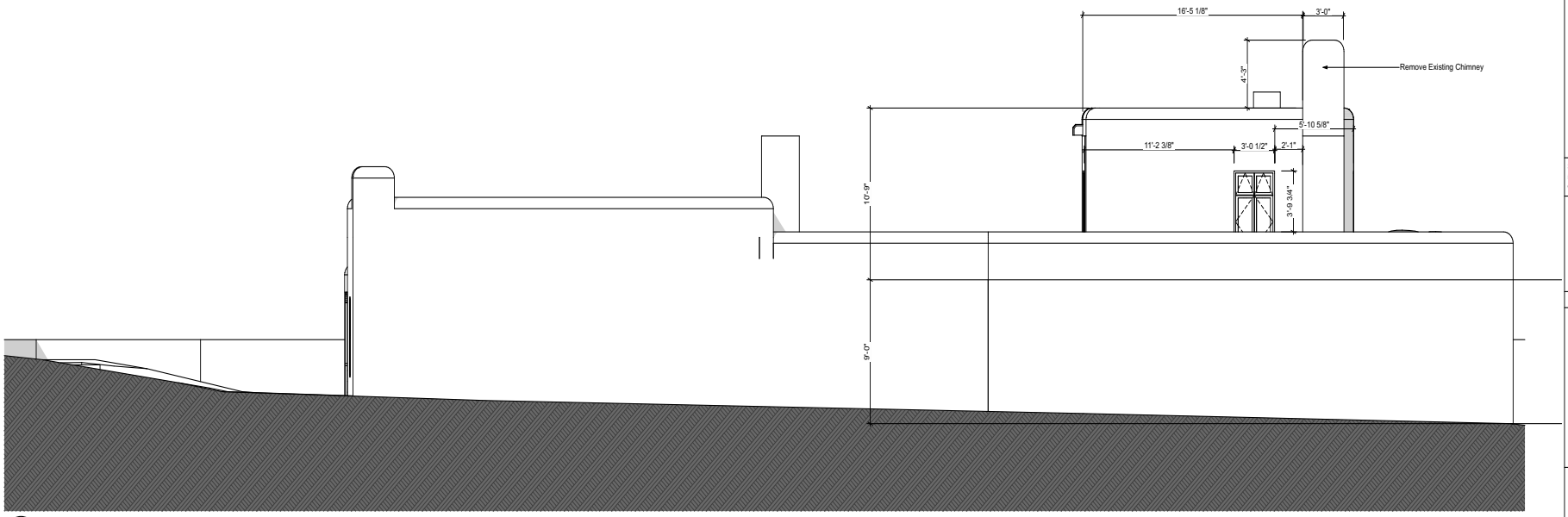
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

North Elevation

**A-7**

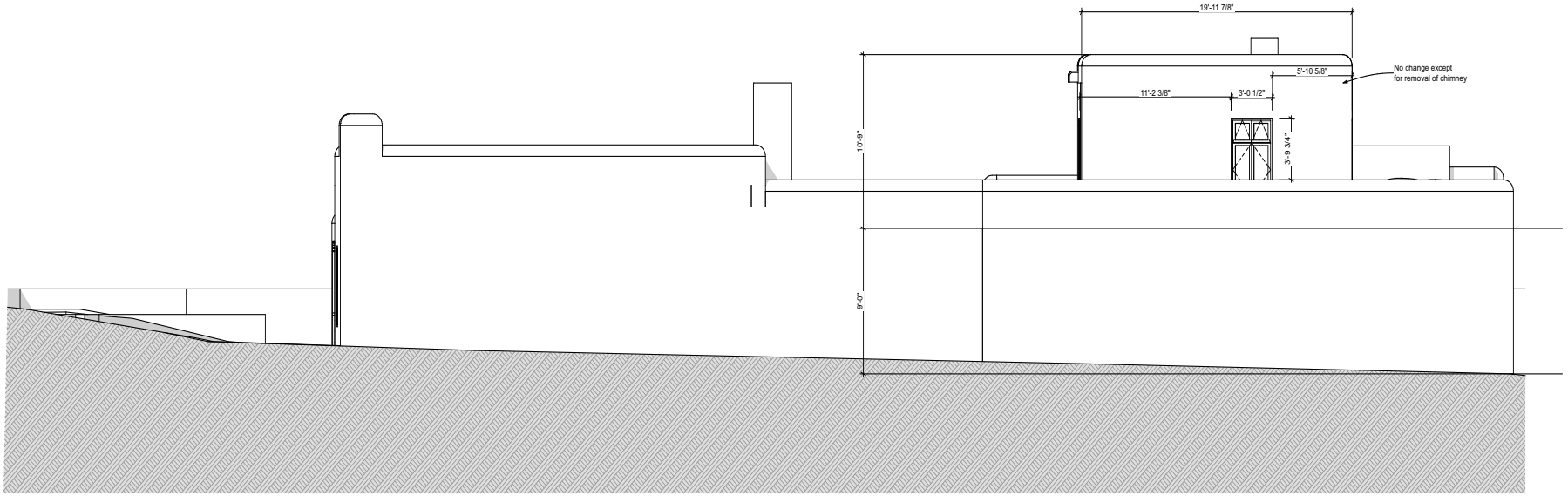
Printed: 12/30/22




1 A-8 East Elevation - Existing

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

0 2' 4' 8'




2 A-8 East Elevation - Proposed

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

0 2' 4' 8'

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**Nedra Matteucci and Morning Star Gallery Renovation - Phase 2**

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

09/25/2022 - Phase 1

10/18/2022 - Phase 2

East Elevation

**A-8**

Printed: 12/30/22

# 513 Canyon Road Existing Photographs 15 August 2022




South Façade facing Canyon Road, the oldest part of the structure

# 513 Canyon Road Existing Photographs 15 August 2022



Southwest view from Canyon Road

# 513 Canyon Road Existing Photographs 15 August 2022



West facing portal

# 513 Canyon Road Existing Photographs 15 August 2022



West façade at kitchen and office. Vigas are continuous with interior.

# 513 Canyon Road Existing Photographs 15 August 2022



1984 Courtyard with entrance to gallery, former studio. To the left appears to have been the garage.

513 Canyon Road Existing Photographs 15 August 2022



Second floor addtion and mechanical room at Courtyard, likely added in 1984.

# 513 Canyon Road Existing Photographs 15 August 2022



View from west of the office, former garage to the left.

# 513 Canyon Road Existing Photographs 15 August 2022



Roof top view looking east showing the roof line of the gallery, former studio, and the second floor.

# 513 Canyon Road Existing Photographs 15 August 2022



Roof top view looking south

# 513 Canyon Road Existing Photographs 15 August 2022



Roof top at second floor. Notice attached chimney of kiva below. Steel casement windows at second floor.

# 513 Canyon Road Existing Photographs 15 August 2022



Rooftop view of oldest gallery with vigas. All other massing is lower.

# 513 Canyon Road Existing Photographs 15 August 2022




View from Canyon Road. This wall appears in the 1978 Aerial photos. The structure is 3-4' below Canyon Road.

# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2022-006106--HDRB

**Project Description:** Remodel; addns; window and door alterations; fence/wall

**Project Location(s):** 805 APODACA HILL
Santa Fe, NM 87505

**Contacts:**

| | | |
|---|---|---|
| Applicant: | Vahid Mojarrab<br>147 Gonzales Road. #12 | vahid@wamostudio.com |
| Property Owner: | Kenneth & Miriam H Levin | mbuskil@gmail.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:** No

**Publicly Visible Facade-North:** Yes

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:**

**Year of Construction:** 1960s

**Project Type:** Remodel

**Historic Building Name:** N/A

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

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

---

**Case # 2022-006106-HDRB**

**Address: 805 Apodaca Hill**
**Historic Status: Non-contributing**
**Historic District: Downtown & Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

**APPLICANT SUBMITTALS**

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** Stucco and paint colors

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project with the conditions that the guesthouse addition's corners be softened further to comply with the Downtown and Eastside Design standards and that the addition's proposed entry yard wall at the south end of the west elevation be shortened to resemble a yard wall. With these conditions, staff 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:**

805 Apodaca Hill is a 1,363 square foot two-story residence built in the mid-1960s. The building is listed as non-contributing to the Downtown & Eastside Historic District although there is no HCPI for this address in the city's historic preservation files. It was built in the Pueblo-Spanish Revival Style with a flat roof and parapets. In 2015 the board approved the following alterations to bring the house into compliance with the Downtown and Eastside Design standards (Case H-014-095):

- Second floor windows were moved to comply with the 3' to corner rule;
- Publicly visible non-divided lite windows were replaced with simulated divided lite windows;
- And an east elevation (rear) stained glass window was removed and infilled with stucco wall.

Based on photographs in the 2015 case, the existing house has undergone additional renovations.

Now, the applicant proposes the following exterior alterations:

Guest House

1. Connect a new 680 square foot one-story guesthouse addition to the main house's south elevation. The proposed addition will be split-level, as the site climbs from west to east. The tallest proposed height is 13'- 4" inches at its northeast corner. The heights of the remaining corners vary between 8'-4" at the southwest corner to 11' at the northwest corner. The proposed heights comply with the height standards as they are under the existing second story height at 19' – 8." The proposed addition features multiple stepping masses. Staff worked with the applicant to soften the corners to comply with the Downtown and Eastside Design standards, "Recent Santa Fe Style." The applicant proposes black divided lite aluminum clad doors and windows. The stucco proposed is "Suede." The existing house stucco color is "Desert Rose." They are close in color.

Main House

2. Add a 418 square foot portal to the east (rear) elevation. The proposed rear portal is constructed with black steel columns and rafters with a rusted patina. The roof is 2/3 enclosed and 1/3 semi-enclosed with latilla members.
3. Add a 72 square foot portal at the front door on the northern end of west elevation. The proposed portal will have a stucco column and a metal shed roof and rafters with a rusted finish patina.
4. Replace windows on the second story. New windows will be "Flagstone" in color.
5. Add a stucco wall to screen the existing roof-mounted heating and cooling unit ("mini-splits"). The proposed stucco wall be 3 feet below the adjacent top of parapet wall and will match the existing house stucco color.
6. Provide 6-foot interior yard wall with wood gate on the west elevation.

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 9/19/2022

**Property Owner of Record:** Kenneth & Miriam Levin

**Applicant/Agent Name:** Vahid Mojarrab

**Contact Person Phone Number:** (505) 412-1242

**Site Address:** 805 Arboca Hill, Santa Fe

**Proposed Construction Description:** Addition Guest Wing

**TOTAL ROOF AREA:**

**Zoning District:** R1 – Historic Downtown

**Overlay:**
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☑ Other: Historic – Downtown

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

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

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

**Use of Structure:** ☑ Residential
☐ Commercial Type of Use: _____

**Terrain:** ☑ 30% slopes Shown on Site Plan

**Lot Coverage :** 16.4 %
☐ Open Space Required: _____

**Setbacks:**
Proposed Front: 59' Minimum: 7.5'
2nd Front? _____
Proposed Rear: 22' Minimum: 15'
Proposed Sides: L 16' R 5' Minimum: 5'

**Height:** Proposed 14'-6"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed _____ Accessible _____
Minimum: 2

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

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

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

Vahid Mojarrab [☐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.**

V. Mojarrab 9/19/2022
**SIGNATURE** **DATE**

**To Be Completed By City Staff:**

2022-005963-PAR

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

**Zoning Approval:**
☐ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**
Comments/Conditions: ADU and portal additions. Legal lot of record shall be established prior to permit. 16.4% lot coverage.

**REVIEWER:** Lani J McCulley **DATE:** 10/14/2022

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

Revised 20 November 2020

Date: October 16th, 2022

Subject: Santa Fe Historic District Review Board
200 Lincoln Ave
Santa Fe, NM 87501

Regarding: 805 Apodaca Hill Renovation and Addition

Dear HDRB,

We're proposing a remodel and addition to the residence located at 805 Apodaca Hill. This is a two-story home and it currently has a non-contributing designation in the 'Historic Downtown & East Side' Overlay District. This designation was emphasized by David Rasch in the last historic request modification to this building in 2015. It is surrounded south and north by two-story buildings, with open space on the east and a mix of one and two-story buildings on the west. I believe the house was originally built as a guesthouse for 807 Apodaca Hill and the land was subdivided and the building altered at a later date. There is significant slope across this property: 12 feet of elevation change from north to south and 17 feet from east to west. The proposed addition setback from Apodaca Hill (the only public road to this site) more than 86 feet.

## PROPOSED REMODEL TO THE EXISTING HOUSE

There are a mix of new and old windows installed on the existing house. We are proposing to remove the old wood windows and replace them with a composite window to match the existing, newer windows in both color and style with the rest of the house. All the new proposed windows will conform to the historic district rules and regulations. This proposal consists of (please see Sheet A3):

1. Replacing existing windows:
    - West Elevation
        - Replacing window 'G' in bed 2 with same size window 24"X24" Awning / divided light – UPVC and Flagstone color to match existing.
        - Replace and relocating window 'H' in the bathroom as it is non-conforming. The new window will be 15" X 30" Awning / divided light – UPVC and Flagstone color to match existing.
        - Replace window 'I' in the kitchen. Use the same sized new window 40" X 40" Double Casement / divided light - UPVC and Flagstone color to match existing.
    - North Elevation
        - Replace window 'J' in the kitchen. Use the same sized new window 24" X 40" Casement / divided light - UPVC and Flagstone color to match existing.
        - Replace windows 'A' 'B' 'A' in the living area. The new window will be smaller than existing opening. The existing opening is 98" X 54", the new window will be 84" X 52" in Casement, Fix and Casement configuration / divided light - UPVC and Flagstone color to match existing.
    - East Elevation
        - Replace windows 'L' 'C' 'L' in the living area with a sliding door. The existing window opening is 98" X 54". The new French Door will be 96" X 96" in double doors and fix sidelight configuration / divided light - UPVC and Flagstone color to match existing.
        - Replace doors #2 in the living area with the same size doors, 60" X 96" French Doors / divided light – Wood Clad and Flagstone color to match existing.
    - South Elevation

- Replace window 'F' in bedroom 1. Use the same sized new window 48" X 48" Double Casement / divided light - UPVC and Flagstone color to match existing.
- Delete window 'G' in bedroom 2. Provide a new window on the east elevation that conforms with egress dimensions. 31" X 48" Casement / divided light - UPVC and Flagstone color to match existing.
- Replace door #3 with same size doors 60" X 84" French Doors / divided light – Wood Clad and Flagstone color to match existing.

- All second story windows to remain as is (no changes)

2. Providing a stucco wall screen for the mechanical rooftop unit: The stucco wall shall be six inches above the highest point of the mechanical unit height and match the color of the existing house (please see elevation 1 & 4, sheet A7)
3. Providing a new entry portal, about 72 square feet, 7' X 10', (please see elevation 1, sheet A7 and elevation A, sheet A12). This proposed portal has a stone column and a metal roof and rafters with a rusted finish patina.
4. Providing a new rear portal, about 418 square feet, 23' X 18'. This portal will not be visible from the public view and faces east towards the existing open portal space. The roof is elevated so it would not interrupt the existing roof drainage and the existing door header (please see elevation 4 & 5 sheet A7 and Elevation B & C sheet A12). The proposed rear portal is constructed with a steel column and steel rafters with a rusted patina. The roof is 2/3 enclosed and 1/3 semi-enclosed with latilla members.

## PROPOSED NEW ADDITION

We're proposing a new, attached, one-story guest wing to the existing residence. This proposed addition area is less than half of the existing home's floor area (existing house floor area is 1,363 square feet and proposed addition floor area is 680 square feet). The proposed addition is located on the south side of the existing building and on the high point of the property as there is an existing, large, flat area for a new build. The proposed addition has a split-level floor plan as the site climbs from west to east. The parapet also is low on the east (entry, public view) and higher on the west. The entry floor to this addition is 3 foot 6 inches above the entry level of the existing house and the bedroom & bath finish floor are 4 foot 9 inches above the existing entry level of the existing house. The proposed new addition parapet height corresponds to the rising topography and creates a harmonious composition as one often sees on a hillside residence. The highest point of the new addition is one foot below the highest point of the existing house. The parapet heights on the corner of the proposed addition and adjacent to the finish grades are (please see roof plan, sheet A6):

A. Northwest corner - 11 foot 6 inches from top of parapet to finish grade
B. Northeast corner - 13 foot from top of parapet to finish grade
C. Northeast corner - 12 foot 3 inches from top of parapet to finish grade
D. Southeast corner - 8 foot 3 inches from top of parapet to finish grade
E. Southwest corner - 8 foot 3 inches from top of parapet to finish grade

This project is also eligible for height variation based on the site slope - 14-5.2 (D) General Design for All H District (9) C Height iif. *The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable.*
The proposed building foundation natural grade varies 7 feet from east to west and 4 feet from north to south

The proposed addition has different stucco and windows colors to break down the building mass and project itself as a smaller building adjacent to the existing structure. The windows and doors are UPVC in black with divided lights. The proposed stucco color is Suade.

The proposed new addition has a rounded corner detail (see detail 3, sheet A9) and a rounded parapet (See wall sections on sheet A9 & A10).

All doors and windows conform to the Historic Downtown & Eastside requirements. They are simulated divided windows with mullions on the inside and outside, finished in black. The windows on the entry side (West elevation) are more than 8 inches recessed from the building's face. Everywhere else, the openings are recessed approximately 5 inches from the building face.

REQUEST FOR EXAMPTION

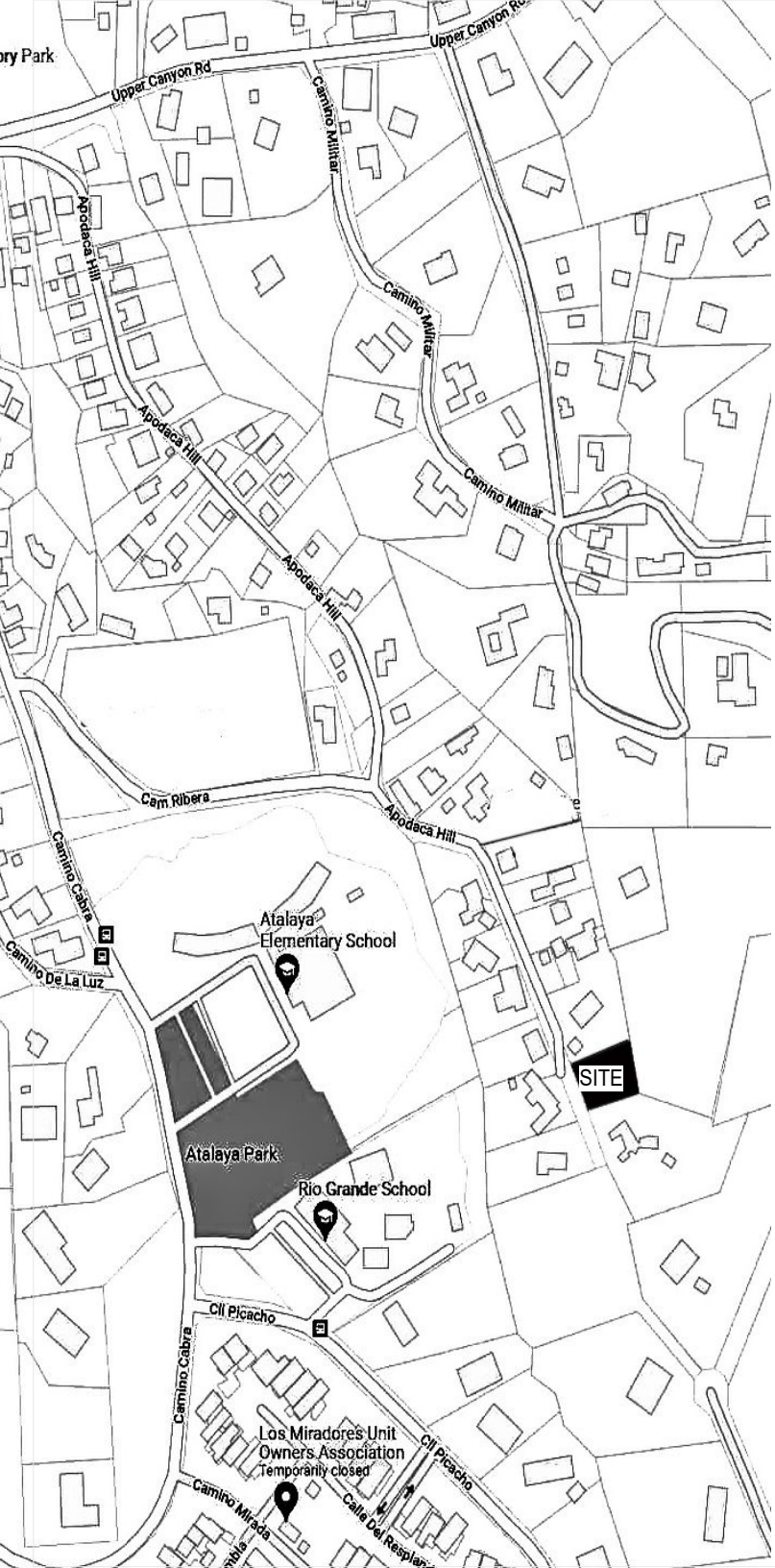
We're requesting an exemption to section 15-5.2, ( E ) Downtown & Eastside Design Standards (1)(b)
*All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived 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;*

We like to propose a different color for addition portion of this proposal to break up the massing of the building and make it appear as two smaller structure.

Also, please note There are no rooftop mechanical equipment or skylights proposed in this addition.

Sincerely,

Vahid Mojarrab A.I.A.




**PROJECT DESCRIPTION**

- ONE BEDROOM / ONE BATH GUEST-WING ADDITION TO THE EXISTING HOUSE
- ENTRY PORTAL & REAR PORTAL ADDITION TO THE EXISTING HOUSE
- REPLACING SELECTED WINDOWS ON THE EXISTING HOUSE
- RE-MODELING THE EXISTING BATHROOM
- RE-LOCATING W/D IN THE EXISTING HOUSE

**PROJECT INFORMATION**

| | |
|---|---|
| LEGAL ADDRESS: | 805 APODACA HILL |
| PARCEL NUMBER: | 18701221 |
| SITE ZONING: | R1 |
| OVERLAY DISTRICT: | HISTORIC - DOWNTOWN & EASTSIDE |
| SITE AREA: | 0.3445 (15,006 Square Feet) |
| BUILDING SETBACK: | |
| FRONT | 7' FEET (20' FOR GARAGE DOOR FACING THE STREET) |
| SIDES | 5 FEET FOR SINGLE STORY (UP TO 14' ABOVE FINISH GRADE)<br>10 FEET FOR STRUCTURE ABOVE 14' UP TO 24' FINISH GRADE |
| REAR | 15 FEET |
| NUMBER OF BUILDINGS: | 1 |
| OCCUPANCY TYPE: | R3 |
| OCCUPANCY LOAD: | ASHRAE 62.1 (1/BEDROOM) 4 |
| CONSTRUCTION TYPE: | - |
| FIRE PROTECTION: | NON-SPRINKLER |

FLOOR AREA:

| | |
|---|---|
| EXISTING HOUSE (HEATED) | |
| FIRST FLOOR | 1161 SQ FT |
| SECOND FLOOR | 202 SQ FT |
| PROPOSED REAR PORTAL | 418 SQ FT |
| PROPOSED ENTRY PORTAL | 72 SQ FT |
| PROPOSED ADDITION (HEATED) | 680 SQ FT |
| PROPOSED ADD ENTRY PORTALS | 36 SQ FT |
| PROPOSED REAR PORTAL | 91 SQ FT |
| TOTAL ROOF AREA: | 2,458 SQ FT (16.4% LOT COVERAGE) |
| ALLOWABLE BUILDING HEIGHT: | 24' ABOVE FINISH GRADE |
| NO. OF STORIES: | 2 |
| CLIMATE ZONE: | 5B DRY |
| LANDSCAPE ZONE: | 6 |

| DESIGN ITEM | CRITERIA | CODE REFERENCE |
|---|---|---|
| CLIMATE ZONE | 5B | TABLE 301.2 14.7.6 |
| 301.2 14.7.6 NMAC | | |
| GROUND SNOW LOAD | 35PSF NON-REDUCIBLE | FIGURE 1608.2 |
| BASIC WIND SPEED | 115 MPH (3-SECOND GUST) | FIGURE 1609 |
| WIND EXPOSURE | C | ASCE 7, Sect 6.5.6 |
| WIND BORNE DEBRIS REGION | NO | ASCE 7, Sect. 6.5.9 |
| MAPPED SEISMIC HAZARD | NONE | |
| SEISMIC SITE CLASS | D (firm soil assumed)<br>(Fa = 1.445; Fv = 2.268) | ASCE 7-10<br>Sect 11.4.1&11.4.2 |
| SEISMIC DESIGN SPECTRAL ACCELERATION PARAMETERS | SDS = 0.444 SD1 = 0.133 | |
| SEISMIC DESIGN CATEGORY | 'D' | TABLE 11.6.1 |
| LIVE LOADS | TABLE 1607.1 | |
| FLOORS & DECKS | 40 PSF | |
| ROOF | 20 PSF - SEE NOTE 2 | |
| DEAD LOADS | | |
| ROOF | 25 PSF (roof/ceiling dead load is 25 psf to account for solar panels and non-standard framing. | |
| WALL | 20 PSF | |
| FROST DEPTH | 24 INCHES | |
| AIR-FREEZING INDEX | 20 DEG. F-DAYS (1.1 YEAR PROBABILITY)<br>171 DEG. F-DAYS (50 YEAR PROBABILITY) | |
| SOIL BEARING VALUE (ASD) | 2,000 PSF — SEE NOTE 3 | |
| LATERAL SOIL LOAD | 60 PCF | |
| CONVENTIONAL LIGHT-FRAME | | |

NOTES:

1. GROUND SNOW LOAD SHALL BE USED FOR DESIGN OF ROOF FRAMING AND WHEN CHECKING D+S LOAD COMBINATION

2. ROOF LIVE LOADS SHALL BE USED FOR THE DESIGN OF ROOF ELEMENTS ONLY THESE LOADS ARE INTENDED TO ADDRESS MAINTENANCE, ACCESS, AND TEMPORARY CONSTRUCTION LOADS AND ARE NOT INTENDED FOR USE IN COMBINATION WITH OTHER LOAD EFFECTS.

3. MINIMUM 2000 PSF SOIL BEARING VALUE REQUIRED FOR CONTINUOUS FOUNDATION WALLS.

4. PLANS COMPLY WITH IRC 2015

5. PLANS COMPLY WITH IFC 2015 AND 2020 CHAPTER 12-2 CITY OF SANTA FE IFC AMENDMENTS

6. PLANS COMPLY WITH 2018 IECC

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

| | CLIMATE ZONE | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | FENESTRATION SHGC | CEILING R - VALUE | WOOD FRAME WALL R - VALUE | SLAB R - VALUE & DEPTH |
|---|---|---|---|---|---|---|---|
| REQUIRED | 5 | 0.30 | 0.55 | NR | 49 | 20 OR 13+5 | 10 \| 2 FT |
| PROVIDED | | 0.25 | NA | 0.32 | 82 | 36 | 22 \| 2 FT |

## Sheets

| Sheet No | Sheet Name |
|---|---|
| A0 | PROJECT INFORMATION |
| A1 | TOPOGRAPHIC AND SLOPE ANALYSIS |
| A2 | SITE PLAN |
| A3 | EXISTING FLOOR PLAN |
| A4 | EXISTING PLAN AND IMAGES |
| A5 | PROPOSED FLOOR PLAN |
| A6 | BUILDING ELEVATION |
| A7 | BUILDING ELEVATION |
| A8 | BUILDING ELEVATION |
| A9 | BUILDING ELEVATION |
| A10 | ROOF PLAN |
| A11 | BUILDING SECTIONS |
| A12 | WALL SECTIONS |
| A13 | WALL SECTIONS |
| A14 | SCHEDUALES & DETAILS |
| A15 | EXISTING HOUSE |
| A16 | ADDITION |
| A17 | ADDITION |
| A18 | AERIAL VIEW |

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# the 805 APODACA HILL

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Project No. 2021-070

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PROJECT INFORMATION

A0

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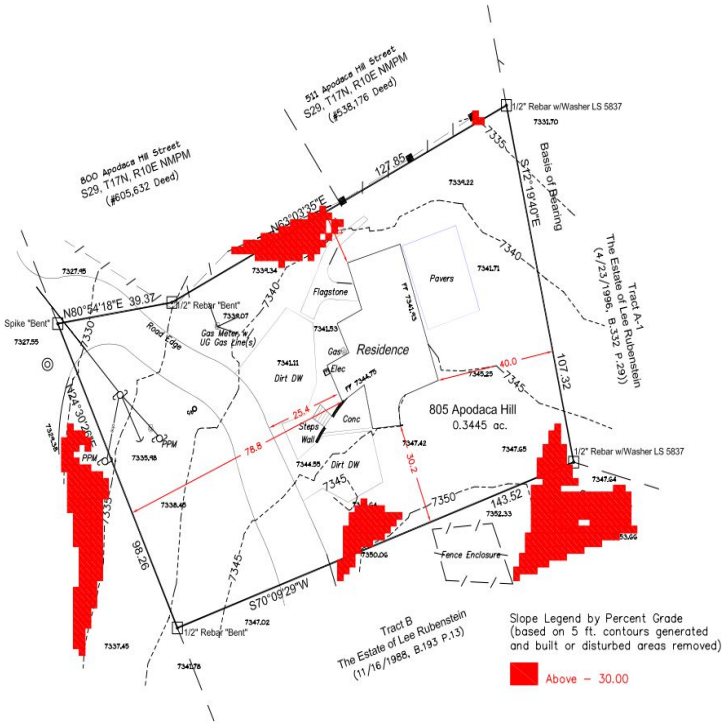
**THIS IS NOT A BOUNDARY SURVEY OR RIGHT-OF-WAY SURVEY**

APPARENT PROPERTY CORNERS, RIGHT-OF-WAY OR PROPERTY LINES ARE SHOWN AND DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.




Legend

- FND PROPERTY CORNER (AS NOTED)
- GAS METER
- UNDERGROUND GAS LINE
- UTILITY/POWER POLE WITH METERS
- UTILITY/POWER POLE ⟶ w/ANCHOR
- OVERHEAD UTILITY LINE
- ELECTRIC CONNECTION
- FENCE
- WALL (AS NOTED)
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- FLAGSTONE
- CONCRETE
- PAVERS
- Attribute key note

TOPOGRAPHIC & SLOPE MAP

# A Deeded Parcel of Land within Sec 29. T.17N., R10E., NMPM aka 805 Apodaca Hill

City of Santa Fe
Santa Fe County, New Mexico
September 2021

**LEGAL DESCRIPTION**

A TRACT OF LAND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO,(AKA KNOWN AS 805 APODACA HILL), SITUATE WITHIN SECTION 29, T.17N., R.10E., N.M.P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT, FROM WHENCE THE SANITARY SEWER MANHOLE NO. WSH-13 IN APODACA HILL STREET BEARS S63°03'35"W, A DISTANCE OF 173.91 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S12D19'40"E, A DISTANCE OF 107.32 FEET TO THE SOUTHWEST CORNER;

THENCE, S70°09'29"W A DISTANCE OF 145.52 FEET TO THE SOUTHWEST CORNER;

THENCE, N24°30'26"E, A DISTANCE OF 98.26 FEET TO THE NORTHWEST CORNER;

THENCE, N80°54'18"E, A DISTANCE OF 39.37 FEET TO AN ANGLE POINT;

THENCE, N63°03'35"E, A DISTANCE OF 127.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.3445 AC MORE OR LESS.

**NOTES:**

1. BEARINGS BASED ON EASTERLY LOT LINE OF SAID PARCEL AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83. RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS. DISTANCES ARE GROUND DISTANCES.
2. DOCUMENTS USED:
   a. VACATION & ABANDONMENT OF EASEMENTS, 5/10/1990, B.680, P.190-192, Doc 705,974;
   b. WARRANTY DEED, 12/14/2018, Doc 1874986;
   c. IMPROVEMENT LOCATION REPORT PREPARED BY PARAMOUNT SURVEYS INC, (505) 820-2340, DATED 6/5/2014, SIGNED BY PAUL A. RODRIGUEZ NMPLS 13839 (NOT FILED);
   h. RESERVATION & EASEMENT AGREEMENT, 10/14/1980M B.407, P.403, DOC 466,049;
   i. WARRANTY DEED FOR TRACT B ESTATE OF LEE RUBENSTEIN, 8/16/1996, B.1297, P.828, Doc 955,992 – *ADJOINER*;
   j. WARRANTY DEED FOR MORA COMPOUND, ESTATE OF LEE RUBENSTEIN, 3/3/1988, B.605, P.632, DOC 1988605632 – *ADJOINER*;
   k. PLAT OF SURVEY, TRACT A-1, ESTATE OF LEE RUBENSTEIN, 4/23/1996, B.332 P.029, DOC 922,781 – *ADJOINER*;
   l. LOT LINE ADJUSTMENT PLAT FOR ESTATE OF LEE RUBENSTEIN, 11/16/1988, B.193, P.13, DOC 664,288 – *ADJOINER*;
   m. WARRANTY DEED FOR LOT 9A, OCASO DEL SOL / TRACT A-1, ESTATE OF LEE RUBENSTEIN, 6/27/2013, DOC 1710382 – *ADJOINER*;

**SURVEYOR'S CERTIFICATION**

THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY, MEETS THE MINIMUM STANDARDS FOR A TOPOGRAPHICAL SURVEY IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS IS NOT A BOUNDARY SURVEY NOR A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

THOMAS W. PATRICK NEW MEXICO 12651 REGISTERED PROFESSIONAL SURVEYOR

THOMAS W. PATRICK — DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

**INDEXING INFO FOR COUNTY CLERK**

| | |
|---|---|
| OWNER: | Kenneth H. & Miriam B. Levin |
| Parcel No: | 18701221 |
| UPC: | 1056098066174000000 |
| Address: | 805 Apodaca Hill Street, Santa Fe, NM, |
| Location: | S.29, T17N., R10E., N.M.P.M. |

**TOPOGRAPHIC & SLOPE MAP**
805 Apodaca Hill, A Deeded Parcel Within Sec 29, T17N., R10E, N.M.P.M.

DWG PATH: C:\Users\compmod\Desktop\LRG-Commit Levin\LV2021-083 BTopo CAS 102221.dwg
DPS: PRIMO
DATE: 9/30/21
SCALE: 1"=20'
CHKR: LRC/MJM
DRAWN: DKS
JOB NO: N2021-LEVIT

Community Sciences Corporation
Land Surveying
(505) 897.0000

1 of 1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carmitl0@gmail.com


Project No. 2021-070

Revisions

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1. note number

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Scale

**TOPOGRAPHIC AND SLOPE ANALYSIS**

A1

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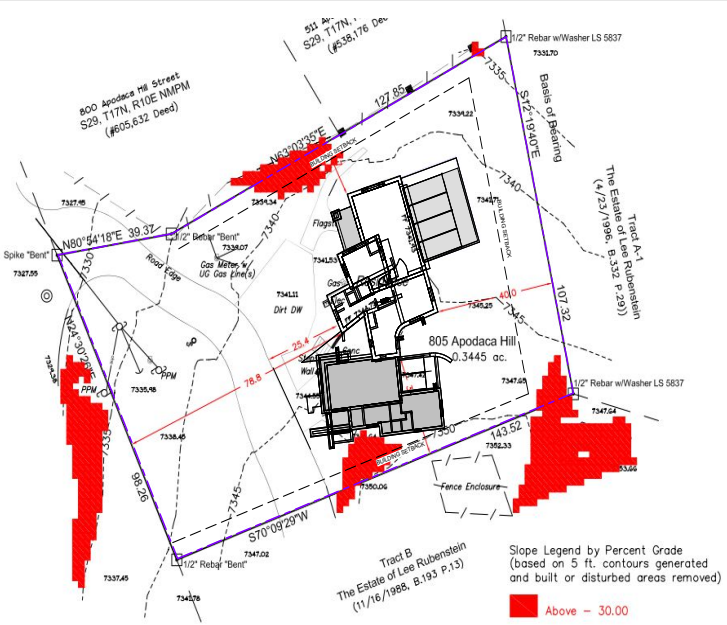
1 SITE PLAN
1" = 10'-0"




2 SITE PLAN - 30% SLOPE ANYLYSIS
1" = 20'-0"

**PROJECT INFORMATION**

| | |
|---|---|
| LEGAL ADDRESS: | 805 APODACA HILL |
| PARCEL NUMBER: | 18701221 |
| SITE ZONING: | R1 |
| OVERLAY DISTRICT: | HISTORIC - DOWNTOWN & EASTSIDE |
| SITE AREA: | 0.3445 (15,006 Square Feet) |
| BUILDING SETBACK: | |
| FRONT | 7' FEET (20' FOR GARAGE DOOR FACING THE STREET) |
| SIDES | 5 FEET FOR SINGLE STORY (UP TO 14' ABOVE FINISH GRADE)<br>10 FEET FOR STRUCTURE ABOVE 14' UP TO 24' FINISH GRADE |
| REAR | 15 FEET |
| NUMBER OF BUILDINGS: | 1 |
| OCCUPANCY TYPE: | R3 |
| OCCUPANCY LOAD: | ASHRAE 62.1 (1/BEDROOM) 4 |
| CONSTRUCTION TYPE: | - |
| FIRE PROTECTION: | NON-SPRINKLER |

FLOOR AREA:

| | |
|---|---|
| EXISTING HOUSE (HEATED) | |
| FIRST FLOOR | 1161 SQ FT |
| SECOND FLOOR | 202 SQ FT |
| PROPOSED REAR PORTAL | 418 SQ FT |
| PROPOSED ENTRY PORTAL | 72 SQ FT |
| PROPOSED ADDITION (HEATED) | 680 SQ FT |
| PROPOSED ADD ENTRY PORTALS | 36 SQ FT |
| PROPOSED REAR PORTAL | 91 SQ FT |
| TOTAL ROOF AREA: | 2,458 SQ FT (16.4% LOT COVERAGE) |
| ALLOWABLE BUILDING HEIGHT: | 24' ABOVE FINISH GRADE |
| NO. OF STORIES: | 2 |
| CLIMATE ZONE: | 5B DRY |
| LANDSCAPE ZONE: | 6 |

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SITE PLAN

A2

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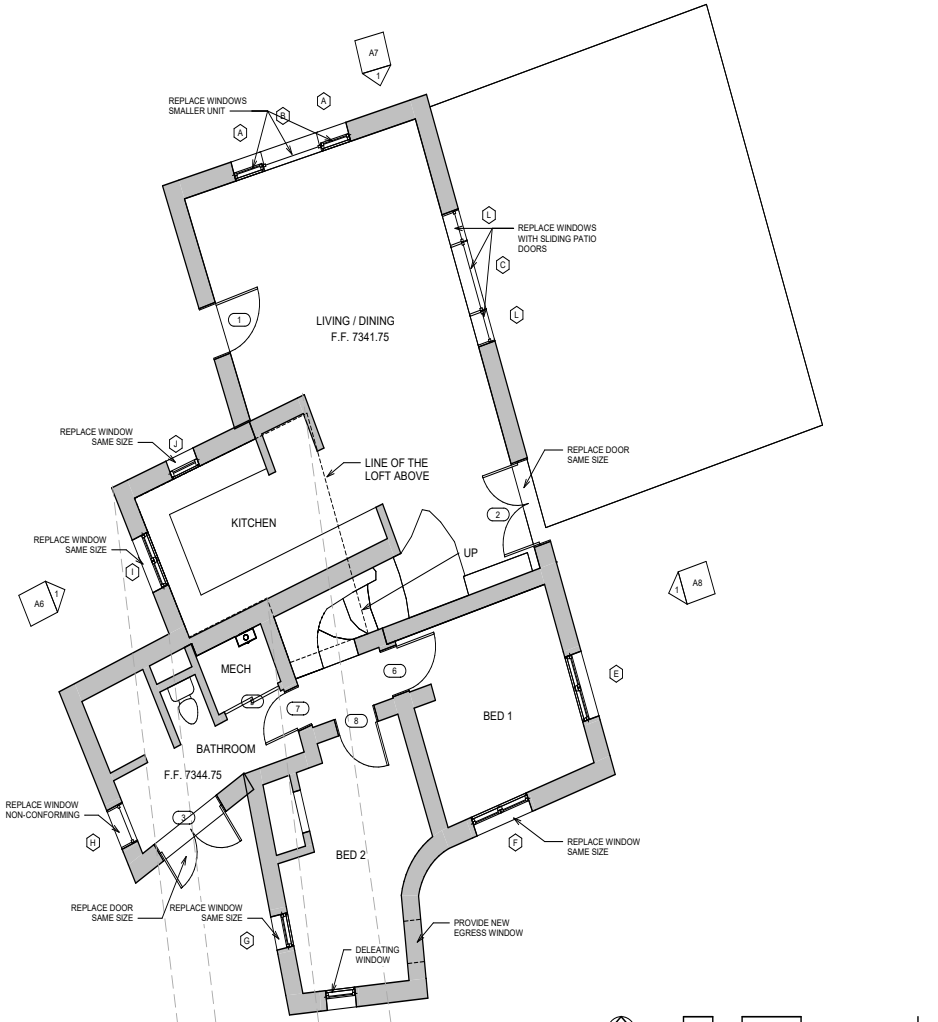
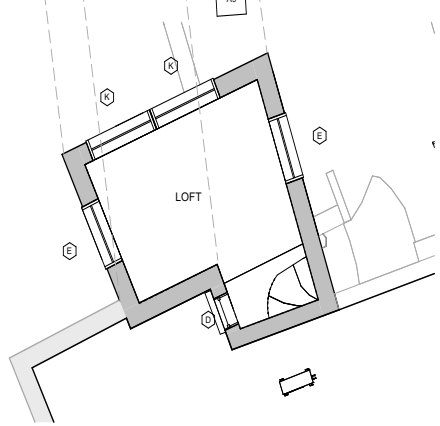



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'




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

A3

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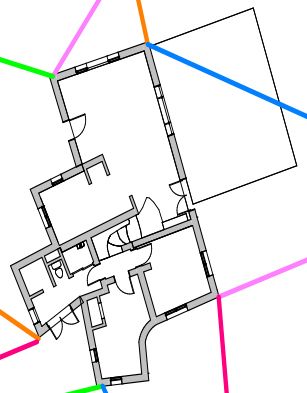





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Scale 3/32" = 1'-0"

EXISTING PLAN AND IMAGES

A4

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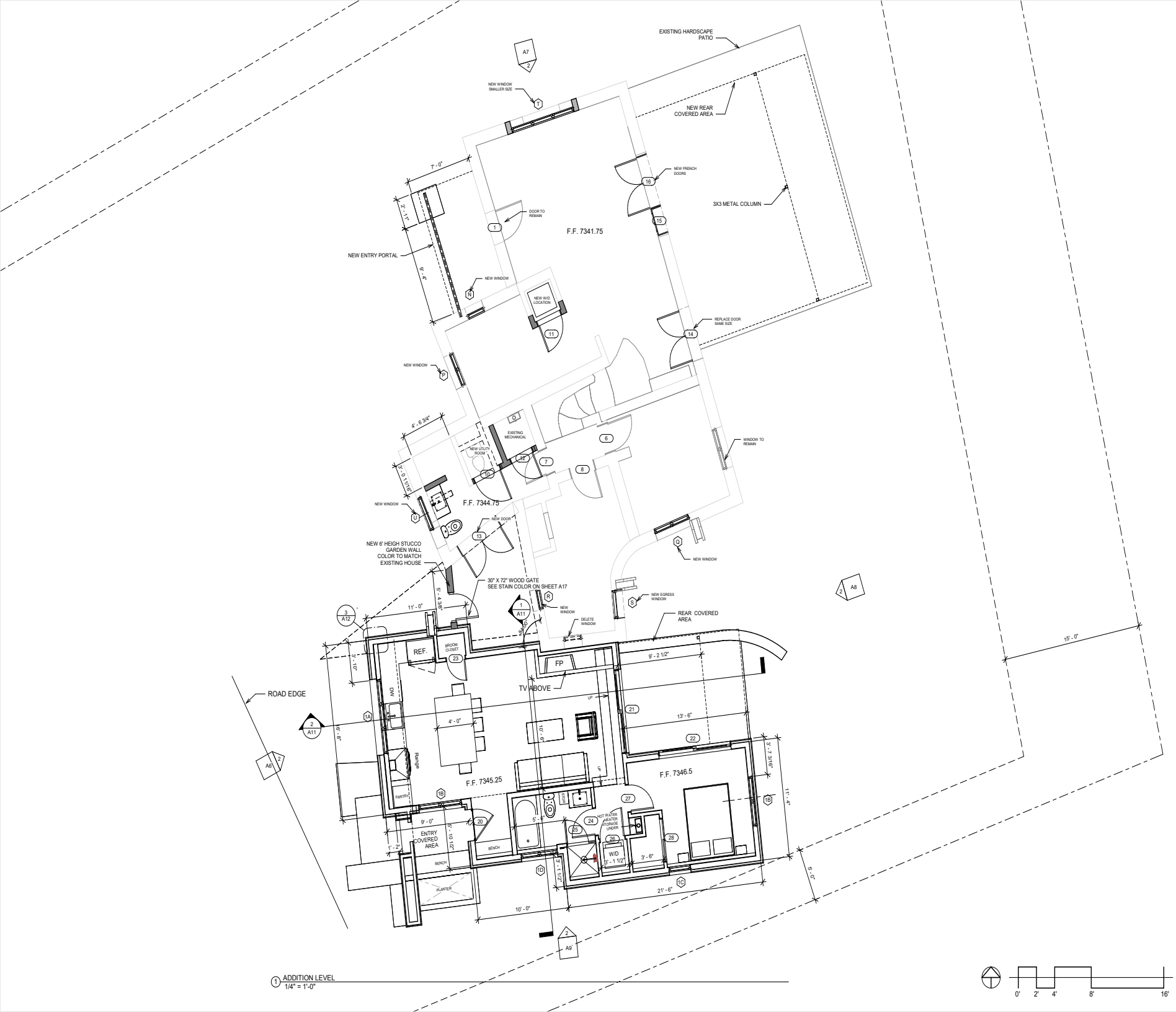


1 ADDITION LEVEL
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

PROPOSED FLOOR PLAN

A5

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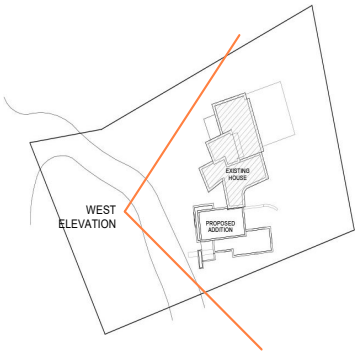
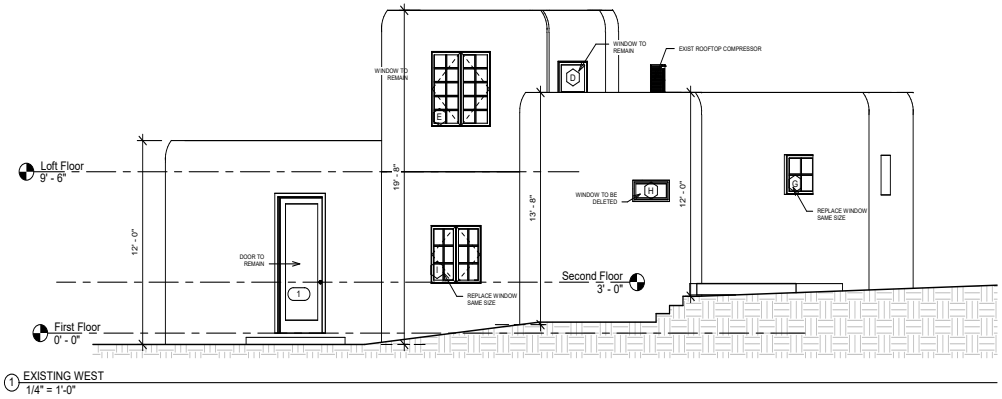
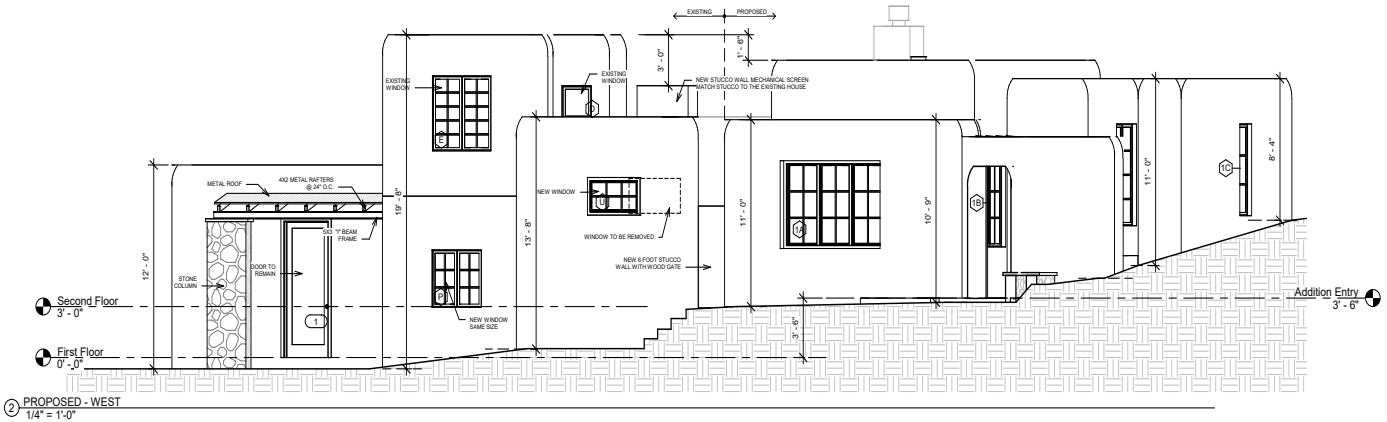



1 EXISTING WEST
1/4" = 1'-0"




2 PROPOSED - WEST
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

BUILDING ELEVATION

A6

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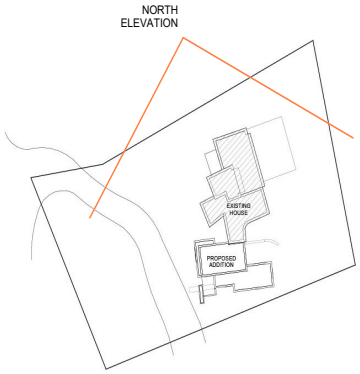


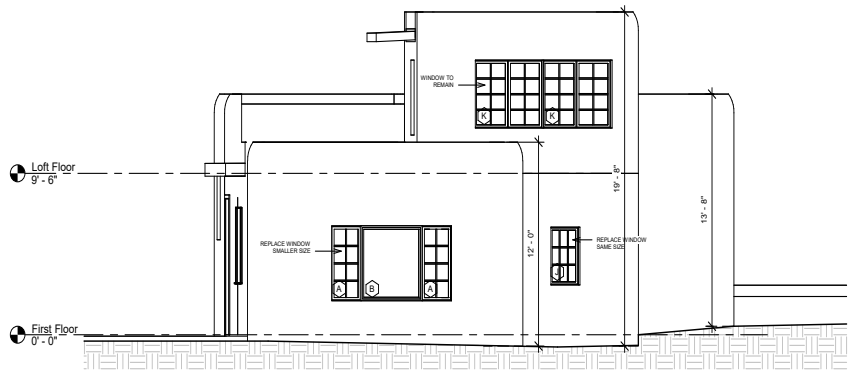


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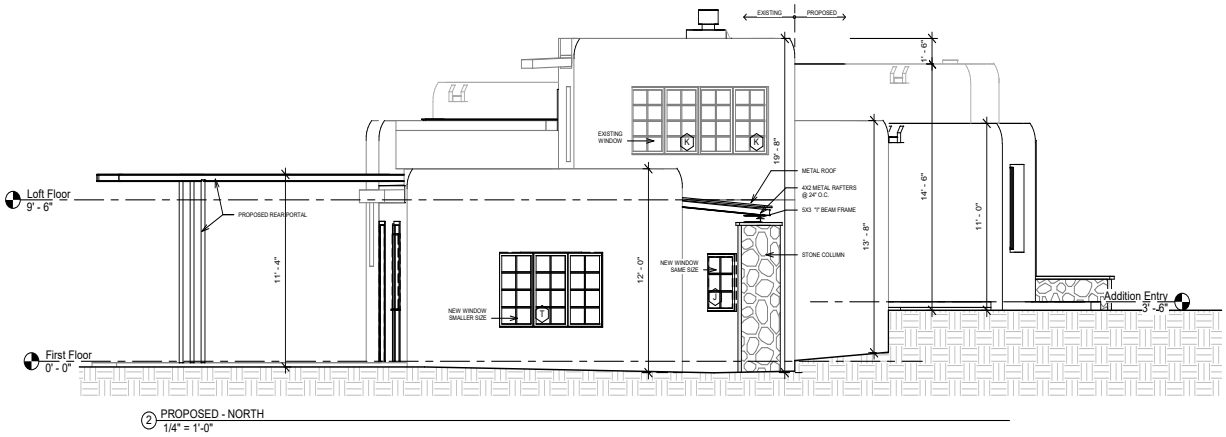


2 PROPOSED - NORTH
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

BUILDING ELEVATION

A7

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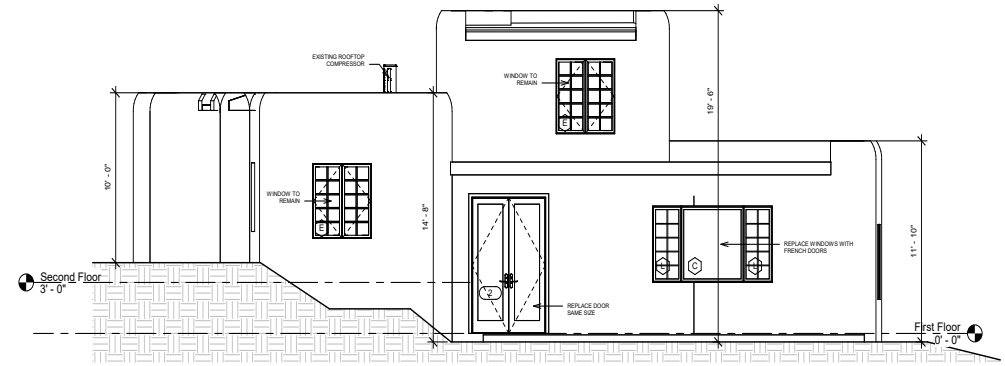


1 EXISTING EAST
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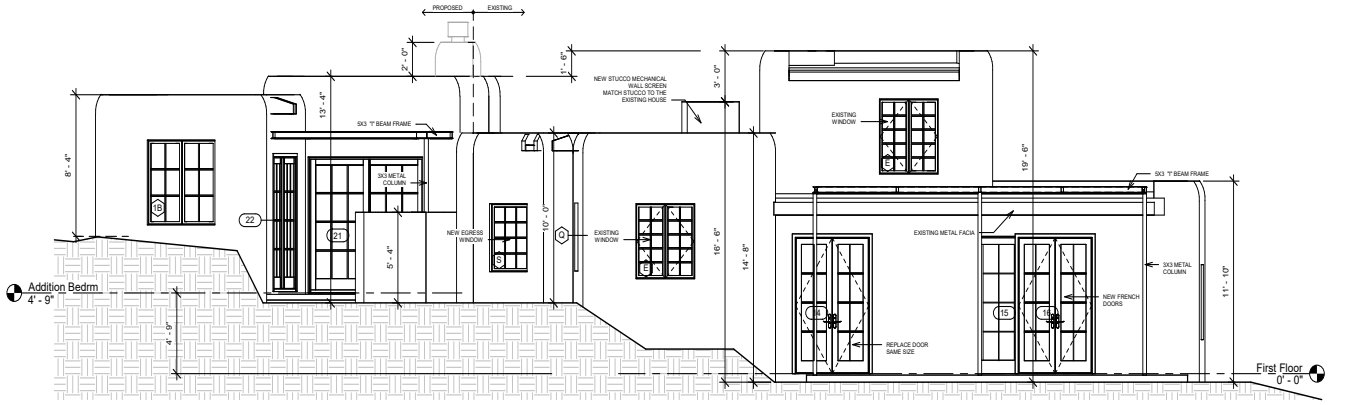


2 PROPOSED - EAST
1/4" = 1'-0"

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Notes

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Scale 1/4" = 1'-0"

BUILDING ELEVATION

A8

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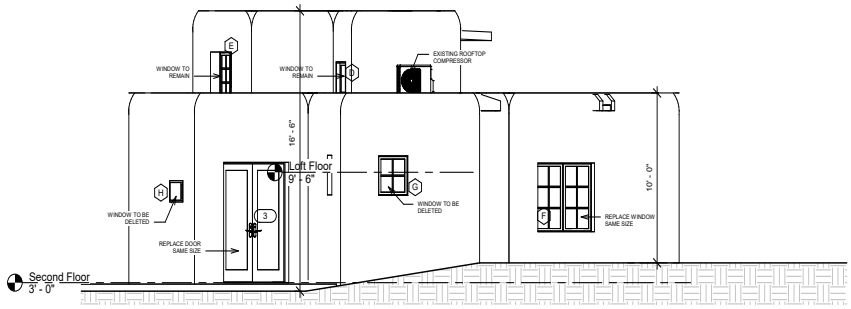
SOUTH ELEVATION

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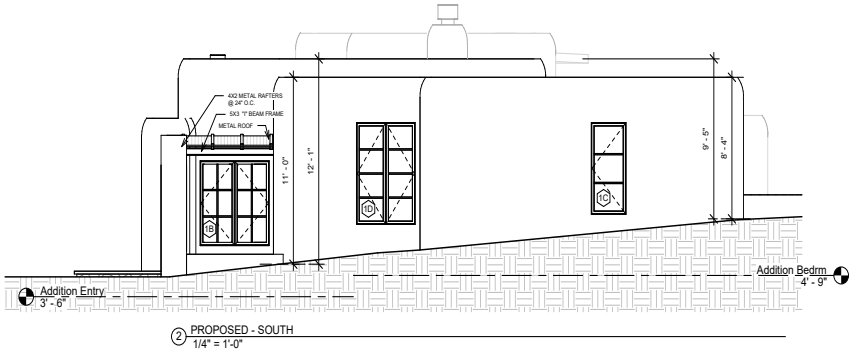


2 PROPOSED - SOUTH
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

BUILDING ELEVATION

A9

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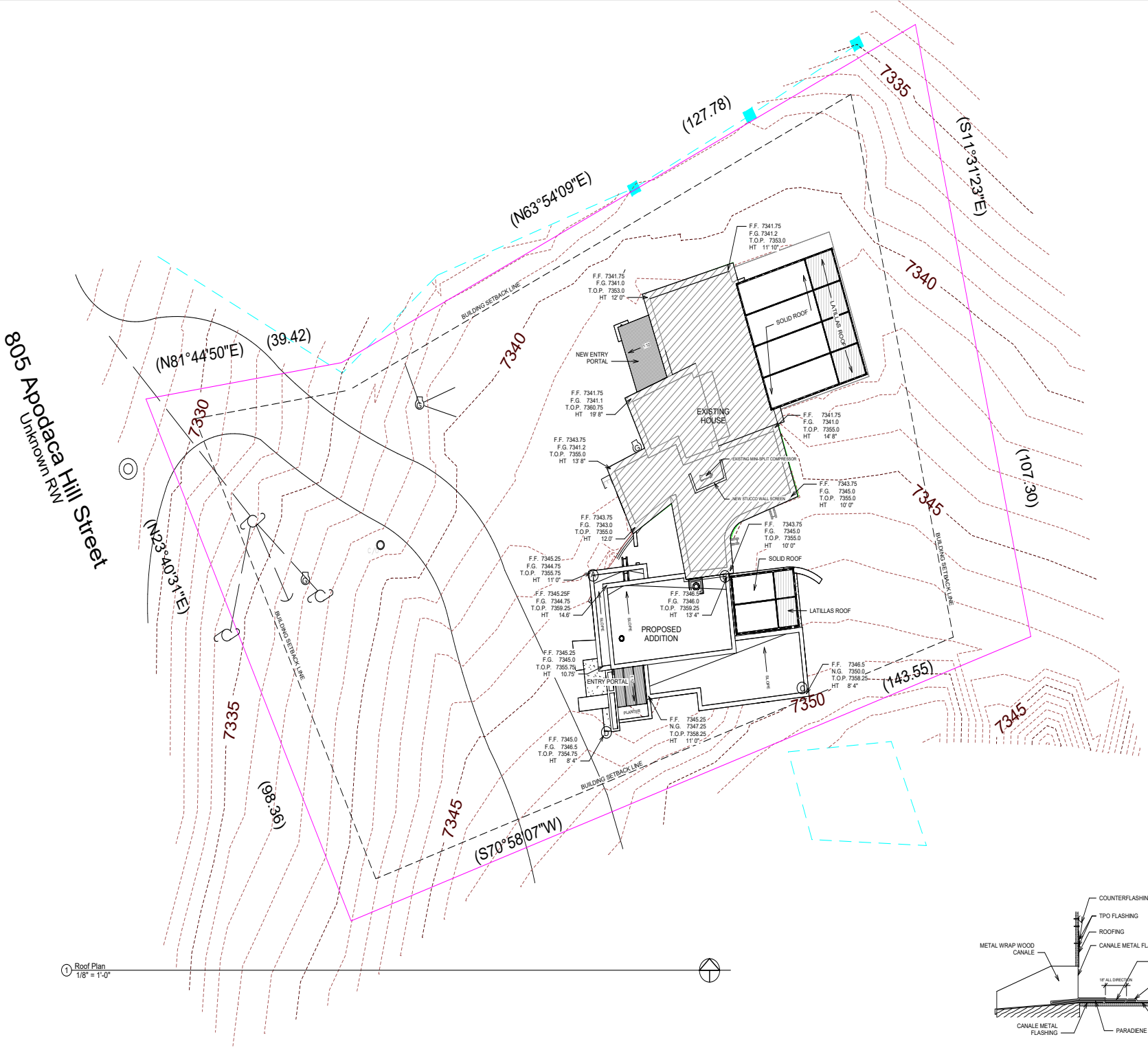


1 Roof Plan
1/8" = 1'-0"




2 CANNALE DETAIL
1 1/2" = 1'-0"

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ROOF PLAN

A10

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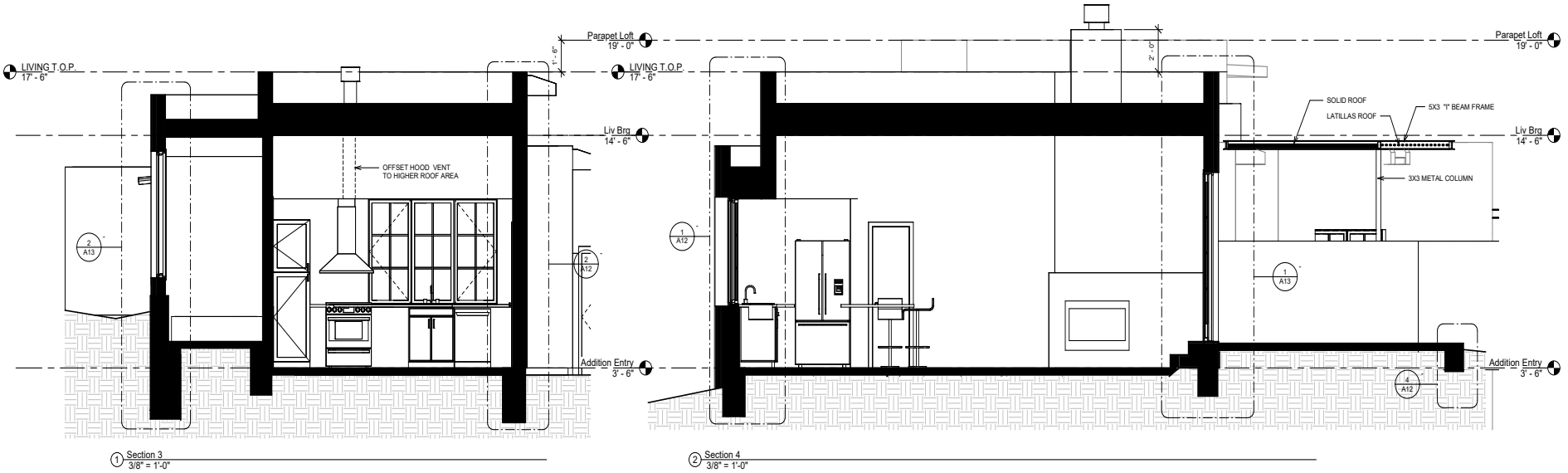


1 Section 3
3/8" = 1'-0"

2 Section 4
3/8" = 1'-0"


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# the 805 APODACA HILL


OWNER:
CARMIT LEVIN
17502 WOODFERN LANE
HUNTINGTON BEACH, CA 92649
carmit80@gmail.com


Project No. 2021-070

Revisions

NOT FOR CONSTRUCTION

Notes

1. note number

DATE 02/16/22

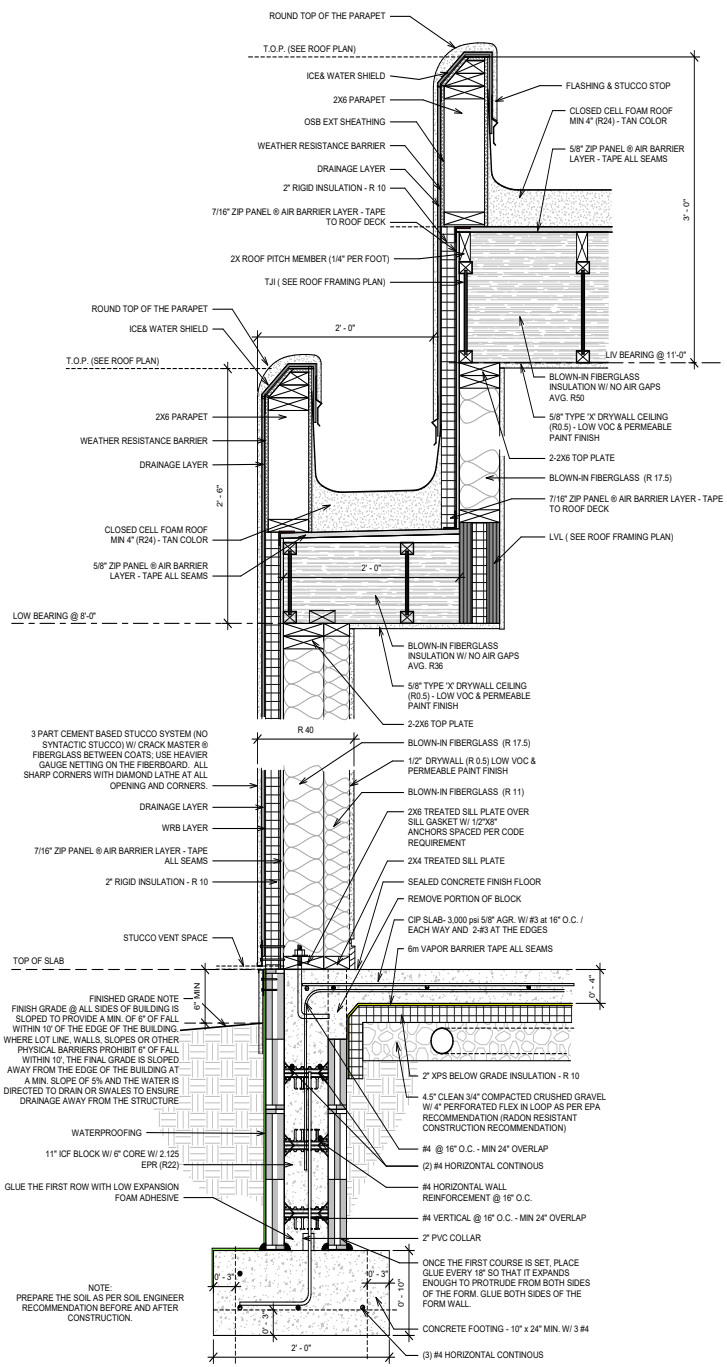
Scale 3/8" = 1'-0"

BUILDING SECTIONS

A11

12/12/2022 6:30:13 PM

Sheet No. WAMO ©2022




1 WALL SECTION - WEST WALL
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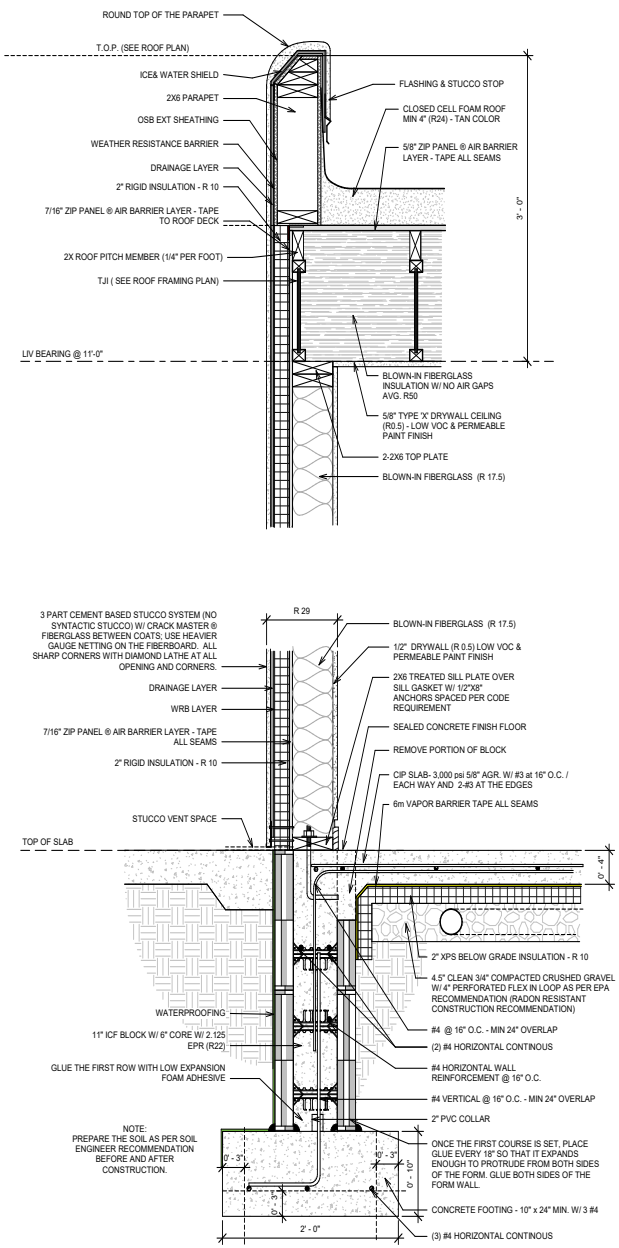


2 WALL SECTION - NORTH WALL
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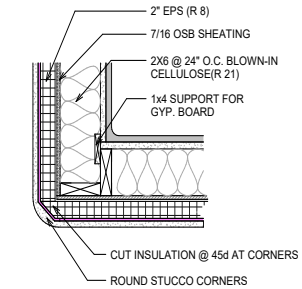
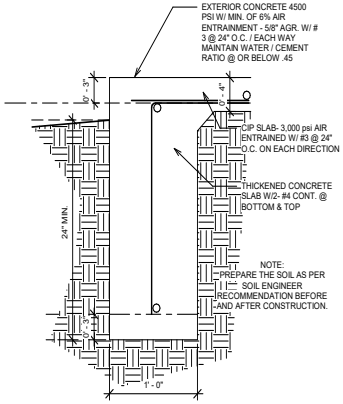
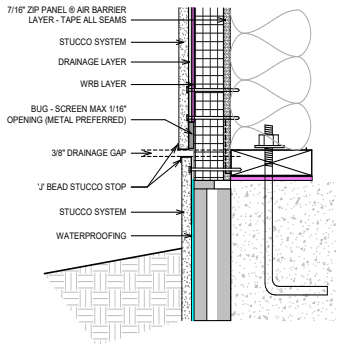



3 OUTSIDE CORNER
1 1/2" = 1'-0"




4 PATIO EDGE
1 1/2" = 1'-0"




5 STUCCO @ GRADE
3" = 1'-0"

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Scale As indicated

**WALL SECTIONS**

A12

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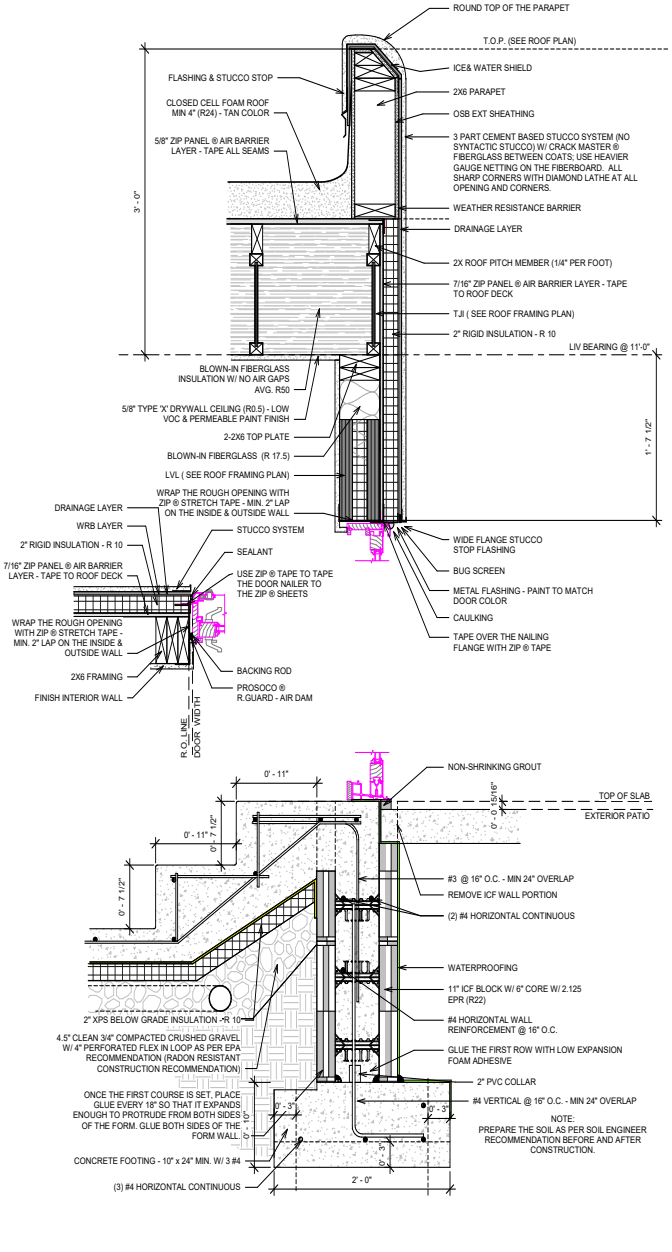
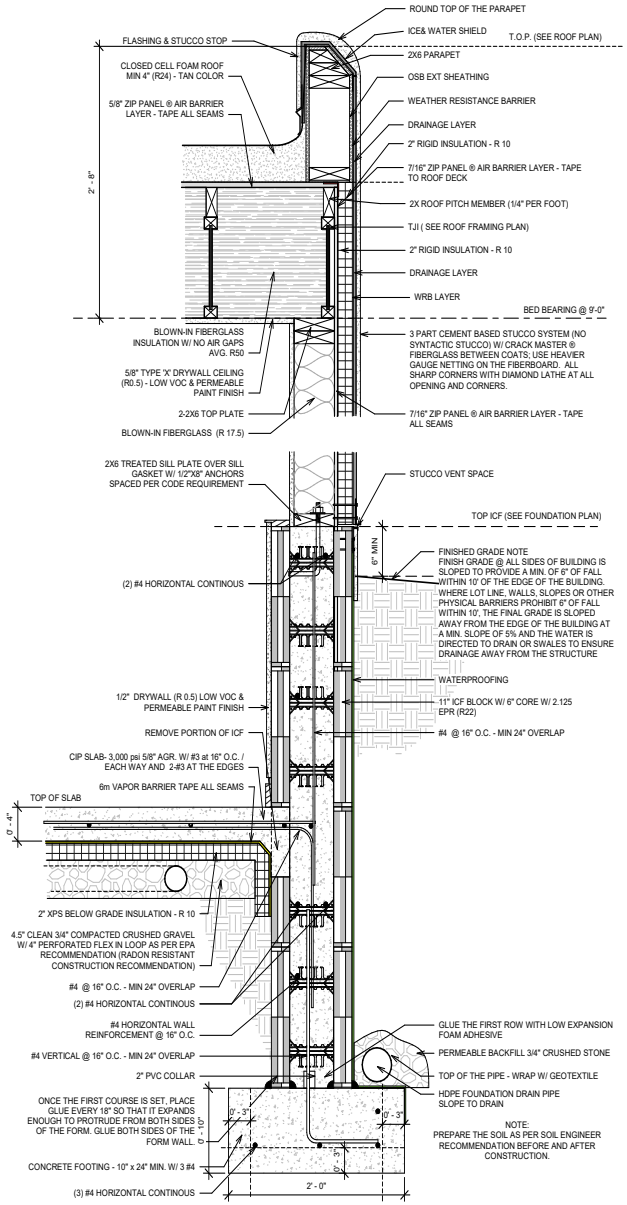



WALL SECTION - EAST AT SLIDING DOOR
1 1/2" = 1'-0"




WALL SECTION - SOUTH WALL
1 1/2" = 1'-0"

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Scale 1 1/2" = 1'-0"

WALL SECTIONS

A13

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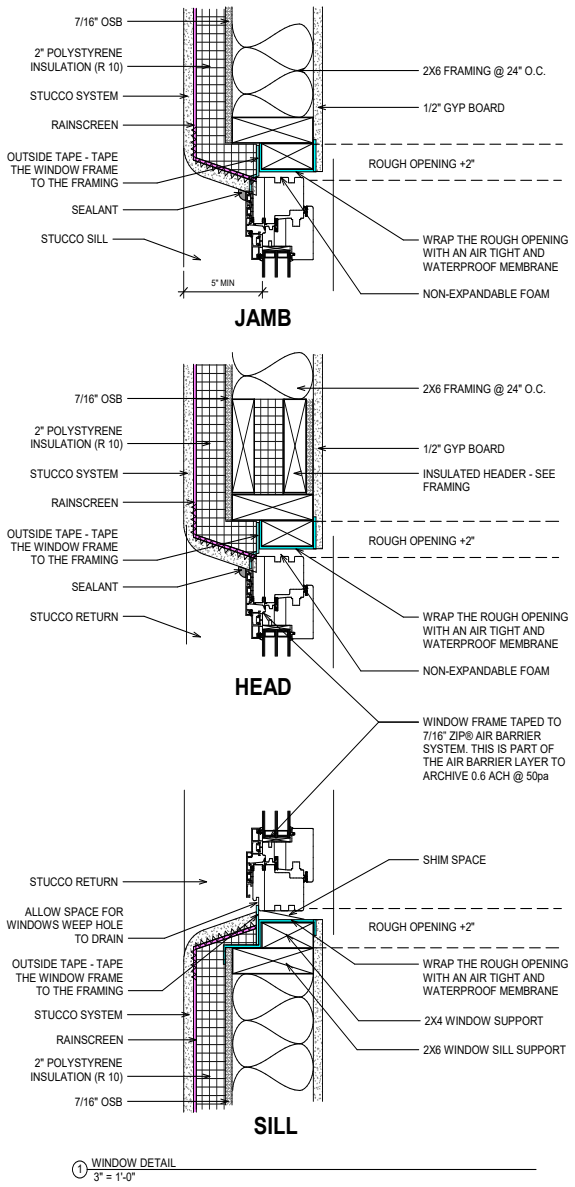
Sheet No. WAMO ©2022

| Door Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| NO | Door Size | Fire Rating | Description | Finish Door | Phase Created | Phase Demolished | Finish Comments |
| 1 | 36" x 96" | | | Wood | Existing | None | |
| 2 | 60" x 96" | | | | Existing | New Construction | |
| 3 | 60" x 84" | | | | Existing | None | |
| 6 | 32" x 84" | | | | Existing | None | |
| 7 | 28" x 84" | | | | Existing | None | |
| 8 | 32" x 84" | | | | Existing | None | |
| 9 | 48" x 80" | | | | Existing | New Construction | |
| 10 | 36" x 80" | | | | New Construction | None | |
| 11 | 32" x 80" | | | | New Construction | None | |
| 12 | 30" x 80" | | | | New Construction | None | |
| 13 | 60" x 84" | | | Sand | New Construction | None | |
| 14 | 60" x 96" | | | Sand | New Construction | None | |
| 15 | 30" x96" | | | Sand | New Construction | None | |
| 16 | 60" x 96" | | | Sand | New Construction | None | |
| 17 | 30" x 72" | | | | New Construction | None | |
| 20 | Single In-Swing | | Vent Door | Black | New Construction | None | |
| 21 | 7' 11-3/4" x 8' 0" | | Aluminum-clad wood Gliding Door | Black | New Construction | None | |
| 22 | 7' 11-3/4" x 8' 0" | | Aluminum-clad wood Gliding Door | Black | New Construction | None | |
| 23 | 24" x 80" | | | | New Construction | None | |
| 24 | 30" x 80" | | | | New Construction | None | |
| 25 | FRAMELESS GLASS | | | | New Construction | None | |
| 26 | 32" x 80" | | | | New Construction | None | |
| 27 | 30" x 80" | | | | New Construction | None | |
| 28 | 48" x 80" | | | | New Construction | None | |

| Window Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Mark | Count | Width | Height | Type | Material | Head Height | Phase Created | Phase Demolished | Comments |
| 1A | 1 | 7' - 0 5/8" | 4' - 11 7/8" | Window-Casement-Andersen-400_Series_Triple | | 8' - 0" | New Construction | None | |
| 1B | 2 | 4' - 8 1/2" | 4' - 11 7/8" | Window-Casement-Andersen-400_Series_Twin | | <varies> | New Construction | None | |
| 1C | 1 | 2' - 4 3/8" | 5' - 4 7/8" | Window-Casement-Andersen-400_Series_Single | | 9' - 0" | New Construction | None | |
| 1D | 1 | 4' - 0" | 5' - 11 7/8" | Window-Casement-Andersen-400_Series_Twin | | 9' - 0" | New Construction | None | |
| A | 2 | 2' - 0 1/8" | 4' - 5" | Window-Casement-Andersen-400_Series_Single | | 6' - 5" | Existing | New Construction | |
| B | 1 | 4' - 2" | 4' - 5" | Instance - Fixed | | 6' - 5" | Existing | New Construction | |
| C | 1 | 4' - 4" | 4' - 6" | Instance - Fixed | | 7' - 6" | Existing | New Construction | |
| D | 1 | 2' - 0" | 2' - 0" | Instance - Fixed | | 6' - 6" | Existing | None | |
| E | 3 | 4' - 0" | 4' - 5" | Window-Casement-Andersen-400_Series_Twin | | <varies> | Existing | None | |
| F | 1 | 4' - 0 1/2" | 4' - 0 1/2" | Window-Casement-Andersen-400_Series_Twin | | 7' - 0 1/2" | Existing | New Construction | |
| G | 2 | 2' - 0" | 2' - 4" | Window-Casement-Andersen-400_Series_Single | | <varies> | Existing | New Construction | |
| H | 1 | 2' - 6" | 1' - 3" | Instance - Fixed | | 6' - 0" | Existing | New Construction | |
| I | 1 | 3' - 4 3/4" | 3' - 4 7/8" | Window-Casement-Andersen-400_Series_Twin | | 6' - 4" | Existing | New Construction | |
| J | 1 | 2' - 0" | 3' - 4 7/8" | Window-Picture-Andersen-400_Series_Single | | 6' - 4" | Existing | New Construction | |
| K | 2 | 4' - 8 1/2" | 4' - 0" | Window-Casement-Andersen-400_Series_Twin | | 6' - 8" | Existing | None | |
| L | 2 | 2' - 0" | 4' - 6" | Instance - Fixed | | 7' - 6" | Existing | New Construction | |
| N | 1 | 2' - 0 1/8" | 3' - 4 7/8" | Window-Casement-Andersen-400_Series_Single | | 6' - 4" | New Construction | None | |
| P | 1 | 3' - 4 1/2" | 3' - 4 1/2" | Window-Casement-Andersen-400_Series_Twin | | 6' - 4" | New Construction | None | |
| Q | 1 | 4' - 0" | 4' - 0" | Window-Casement-Andersen-400_Series_Twin | | 7' - 0 1/2" | New Construction | None | |
| R | 1 | 2' - 0" | 2' - 4" | Window-Casement-Andersen-400_Series_Single | | 7' - 6" | New Construction | None | |
| S | 1 | 2' - 7 1/2" | 4' - 0" | Window-Casement-Andersen-400_Series_Single | | 7' - 0" | New Construction | None | |
| T | 1 | 7' - 0 5/8" | 4' - 5" | Window-Casement-Andersen-400_Series_Triple | | 6' - 5" | New Construction | None | |
| U | 1 | 3' - 4 7/8" | 2' - 0 1/8" | Window-Awning-Andersen-400_Series_Single | | 7' - 6" | New Construction | None | |




1 WINDOW DETAIL
3" = 1'-0"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DATE 10/09/22

Scale 3" = 1'-0"

SCHEDULES & DETAILS

A14

12/12/2022 6:30:15 PM


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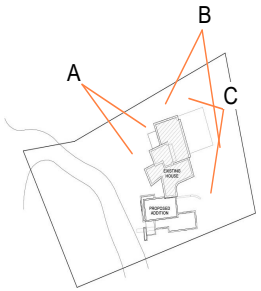
A - EXISTING HOME ENTRY



C - EXISTING HOME TEAR PORTAL LOOKING AT ADDITION



B - EXISTING HOME REAR PORTAL

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Scale

EXISTING HOUSE

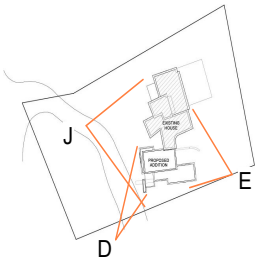
A15

12/12/2022 6:30:15 PM

Sheet No. WAMO ©2022



D - PROPOSED ADDITION ENTRY






J - EXISTING & PROPOSED ADDITION STREET ELEVATION



E - PROPOSED ADDITION REAR PORTAL

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DATE 02/24/22

Scale

ADDITION

A16

12/12/2022 6:30:15 PM

Sheet No. WAMO ©2022

FINISHES



Desert Rose
114 (39)

EXISTING HOUSE
STUCCO COLOR




PROPOSED ADDITION
STUCCO COLOR



EXTERIOR STEEL
COLOR - BLACK



DIVIDED LIGHT DOOR AND WINDOWS



Flagstone

EXISTING HOUSE
DOOR/WINDOW
COLOR



Black

NEW ADDITION
DOOR/WINDOW
COLOR



NEW EXTERIOR WALL
SCONES



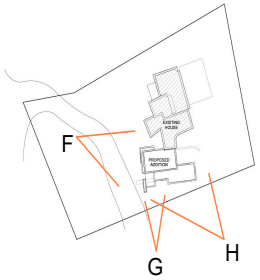
NEW EXTERIOR WALL
STEP LIGHT



Antique Walnut 1188



H - PROPOSED ADDITION SOUTH ELEVATION






F - PROPOSED ADDITION ENTRY



G - PROPOSED ADDITION ENTRY

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ADDITION

A17

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PROJECT AERIAL VIEW

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Scale

AERIAL VIEW

A18

12/12/2022 6:30:15 PM

Sheet No. WAMO ©2022

| HDRB Cases | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Case # | Street # | Street Direction | Street Name | Street Suffix | Unit | Hearing Date | Notes | Board Action | Secondary Action | Appeal | Appeal Decision | Appeal Date | Applicant | Planner | Owner |
| H-15-095 | 805 | | Apodaca Hill | | | 10/13/2015 | | Approved with Conditions | | | | | | David Rasch | |

**7. Case #H-15-095. 805 Apodaca Hill. Downtown & Eastside Historic District. D. Maahs Construction, agent for Lori Robinson, owner, proposes to remove non-compliant windows and replace them with compliant windows on a non-contributing residential structure. (David Rasch).**

**7. Case #H-15-095. 805 Apodaca Hill. Downtown & Eastside Historic District. D. Maahs Construction, agent for Lori Robinson, owner, proposes to remove non-compliant windows and replace them with compliant windows on a non-contributing residential structure. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

**BACKGROUND & SUMMARY:**

805 Apodaca Hill is a single-family residence that was constructed at an unknown date in the mid-1960s in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District. A Historic Cultural Property Inventory was not found for this structure.

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

1. The publicly-visible second floor window openings that are less than 36" from comers will be brought into compliance with stuccoed mass.

2. Non-compliant windows on the second floor north, east, and west elevations will be removed and replaced with simulated divided-lite windows. The elevations show single-lite windows, but the window specification sheet shows 30" compliant windows.

3. A stained glass window on the east elevation will be removed and the opening infilled with stuccoed wall.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2{0){9) General Design Standards, Height Pitch Scale and Massing and {E) Downtown & Eastside Historic District with the condition that both the 3-foot corner standard and the 30-inch divided lite standard shall be met where these features are publicly-visible.

**Questions to Staff**

There were no questions to Staff.

**Applicant's Presentation**

Present and sworn was Mr. Douglas Maahs, 708 Tecolote, who said he was in agreement with Staff conditions. He explained that the reason for the remodel was that the property was in such a state of disrepair that was actually causing damage to the first floor with leaking water.

**Questions to the Applicant**

Member Katz noted in the elevations it doesn't show that the replacement windows would be divided lites and asked if they would be.

Mr. Maahs agreed and referred to the schedule included in the packet. The size of change in order to meet the 36" requirement for the corners - the windows will be the same as that schedule.

Mr. Rasch said it was page 20 in the packet.

## Public Comment

Ms. Beninato (previously sworn) wanted to thank the applicant for actually making it compliant with the historic standards rather than claiming it as pre-existing and should be allowed to continue with work that isn't in harmony with that layout.

There were no other speakers from the public regarding this case.

## Action of the Board

**Member Katz moved in Case #H-15-095 at 805 Apodaca Hill to accept the Staff recommendation as complying with the General Design Standards and approve the application with the condition that both the three-foot corner standard and 30" divided lite standard shall be met. Member Roybal seconded the motion and it passed by unanimous voice vote.**

8. **Case #H-15-096. 1005 East Alameda Street Unit B. Downtown & Eastside Historic District. Eric Enfield, agent for James and Jean Wickstead, owners, proposes to construct 2,883 sq. ft. of additions to a height of 13' where the maximum allowable is 16' on a non-contributing residential structure. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

## BACKGROUND & SUMMARY:

1005 East Alameda Street Unit G is a single-family residence in the Spanish-Pueblo Revival style that was constructed at an unknown date in the 20th century. Many exterior alterations have occurred and William Lumpkins performed the latest alterations in 1970. The building is listed as non-contributing to the Downtown & Eastside Historic District. No Historic Cultural Property Inventory was found.

The applicant proposes to extensively remodel the property, including two large additions totaling 2,883 square feet wilt a total overall height of 13' 8" where the maximum allowable height is 16'. The west addition includes a master suite, living room, library, and main entry. The northeast addition includes a three-car garage, studio, and mechanical room. In addition, the existing main entry will be removed and infilled with stuccoed wall, a paired window will be removed, French doors installed, and a portal constructed on the east elevation, reconfiguring the main entry steps and walkway with construction of an entry portal on the south elevation, installation of more skylights, and construction of a low stone retaining wall at the northwest corner.

Finishes will match existing conditions including exposed headers and iron window grilles. The entry door and garage vehicle door will have decorative wood in chevron patterns. Exterior light fixtures appear to be lantern sconces.

# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2022-006211--HDRB

**Project Description:** Historic status review and Primary Facade designation as applicable

**Project Location(s):** 239 JOHNSON ST
Santa Fe, NM 87501

**Contacts:**

| | | |
|---|---|---|
| Applicant: | Christopher Purvis<br>222 E MARCY ST 19<br>Santa Fe, NM 87501 | architect@ACP-AIA.com |
| Property Owner: | Kevin Abrams | kevin.abrams@conroadassociat |

**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:** Yes

**Historic District Inventory Number:** 2022

**Year of Construction:** 1880, 1902, 1912, 1948

**Project Type:** Remodel

**Historic Building Name:** Gardner Apartments/Ruby's Nursing Home/Sunstone Press Building

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

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

---

**Case # 2022-006211-HDRB**

**Address: 239 Johnson Street**
**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**: Previous case H-96-101; Sanborn maps

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures and that the west (Façade #1) and the south elevation (Facades #2, 3 and 4) be designated as primary facades. because both elevations convey its historic integrity as a "unified" vernacular and Pueblo-Spanish Revival styles and have retained original windows and other historic materials.

**BACKGROUND & SUMMARY:**

239 Johnson Street is a one-story 5,590 square foot multi-use commercial building at the southwest corner of Johnson and Chappelle Streets. It is designated contributing to the Downtown and Eastside Historic District. Per the applicant's commissioned historic building survey form, (HCPI) its earliest portion dates to the 1880s and is a conglomeration of historical additions based on Sanborn maps from 1902, 1930, 1948, and 1958. It was built in the typical accretive Northern New Mexico vernacular manner that evolved and appears today as Pueblo-Spanish Revival Style. The early front portions are brick, which match other Territorial brick structures on Johnson Street. Historic rear additions are constructed of adobe. It features a flat roof and metal-lined canales and a mix of original 2-over-2 double hung wood windows with bull-nosed lintel detail and 4' by 3' metal casement windows with a fixed center pane. In recent years, metal bars were added to all windows.

The building currently houses offices and, at one time, a nursing home and restaurant. It has head-in parking at the south end of the west façade. A bookstore inhabits the south portion of the building. In a 1996 board case, the Georgia O'Keeffe Museum to demolish the building for parking for the museum, but the case was later withdrawn as other arrangements were sought.

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

Façade Diagram

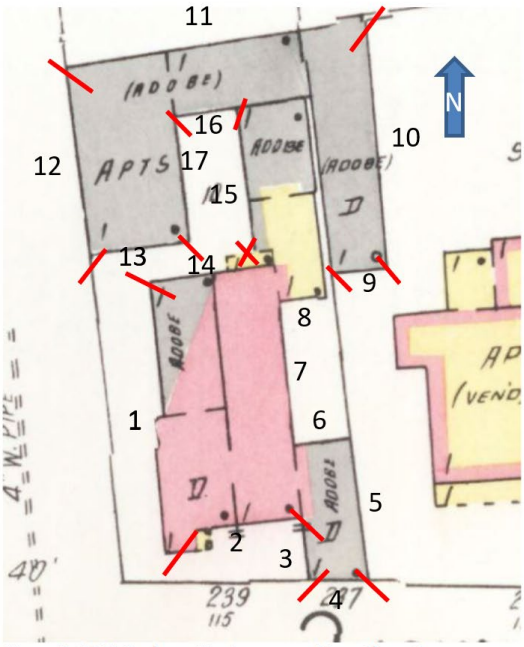



**Figure 7: 1948 Sanborn Fire Insurance Map, Sheet 6.**
**Represents current footprint minus portal and breezeway.**

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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.

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

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

December 11, 2022

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

| | | |
|---|---|---|
| **1. Name of property:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID #: H-2486**<br>**4. County: Santa Fe**<br>**Parcel # 12026640** |

**5. Property Type:**
**_x_Buildings: 2 (connected)**
**__ Structures:**
**__ Site __ Object**

**6. Date of Survey:**
**November 15, 2022**

**7. Previous Survey Date(s):**
**_x Yes: October 1, 1984**
**__ No:**

**8. Name of Project:**
**Status review**

**9. Lat/Long:**
**35.6893213,-105.9424239**




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

**11. Brief Description of the Property:**

With its earliest portion dating to the 1880s, 239 Johnson Street is a conglomeration of disparate additions that served as a boardinghouse and later a nursing home for many years. The roughly 5,590-square-foot, one-story building sits low to the ground at the intersection of Johnson and Chapelle streets in the shadow of the El Dorado Hotel and Spa. Its low-profile fits within the immediate streetscape, once a rooming house district.

***Continued on Page 5.***

**12. Who uses the property? Commercial**

**13. Construction Date:**
**Date: 1880s, with multiple additions, taking on current form before 1948**
**_ _Known _x_ Estimated** **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories, property records

**14. Setting:**
**__ Suburban __ Rural __ Village __ Urban If Urban: _x_ 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: Conroad Associates LLP

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

Current owner: Conroad Associates LLP

**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 __ 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 # Santa Fe ID #: H-2486 |
|---|---|---|
| Gardner Apartments/<br>Ruby's Nursing Home/<br>Sunstone Press Building | 239 Johnson Street<br>Downtown and Eastside Historic District<br>Santa Fe | 4. County: Santa Fe<br>5. Date of Survey: November 15, 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

__ Wood: Tongue and Groove _x_ Other: Frame

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

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

**9. Roof:** __ N/A

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

**10. Window Types**

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Single-Hung | Wood | 1/1 | 5 |
| Single-Hung | Wood | 2/2 | 5 |
| Single-Hung | Wood | 4/4 | 23 |
| Casements | Wood | 4 | 3 |

Note: Based on visibility and access during survey

**11. Door Types**

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Decorate Panel | Wood | 4 |
| Single-Leaf | 1/2-Glass | Wood | 1 |
| Double | Panel w/Vision | Wood | 1 |
| Double | 1-light | Wood | 2 |

Note: Based on visibility and access during survey

**12. Chimneys __ N/A**

One, at southeast corner of courtyard; stucco-clad brick

**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-1948; multiple additions to original brick house; Sanborn maps.
#2 Date: Post-1958; introduction of portal and breezeway; possible enclosure of south façade portal; aerial photographs

**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:** _x_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

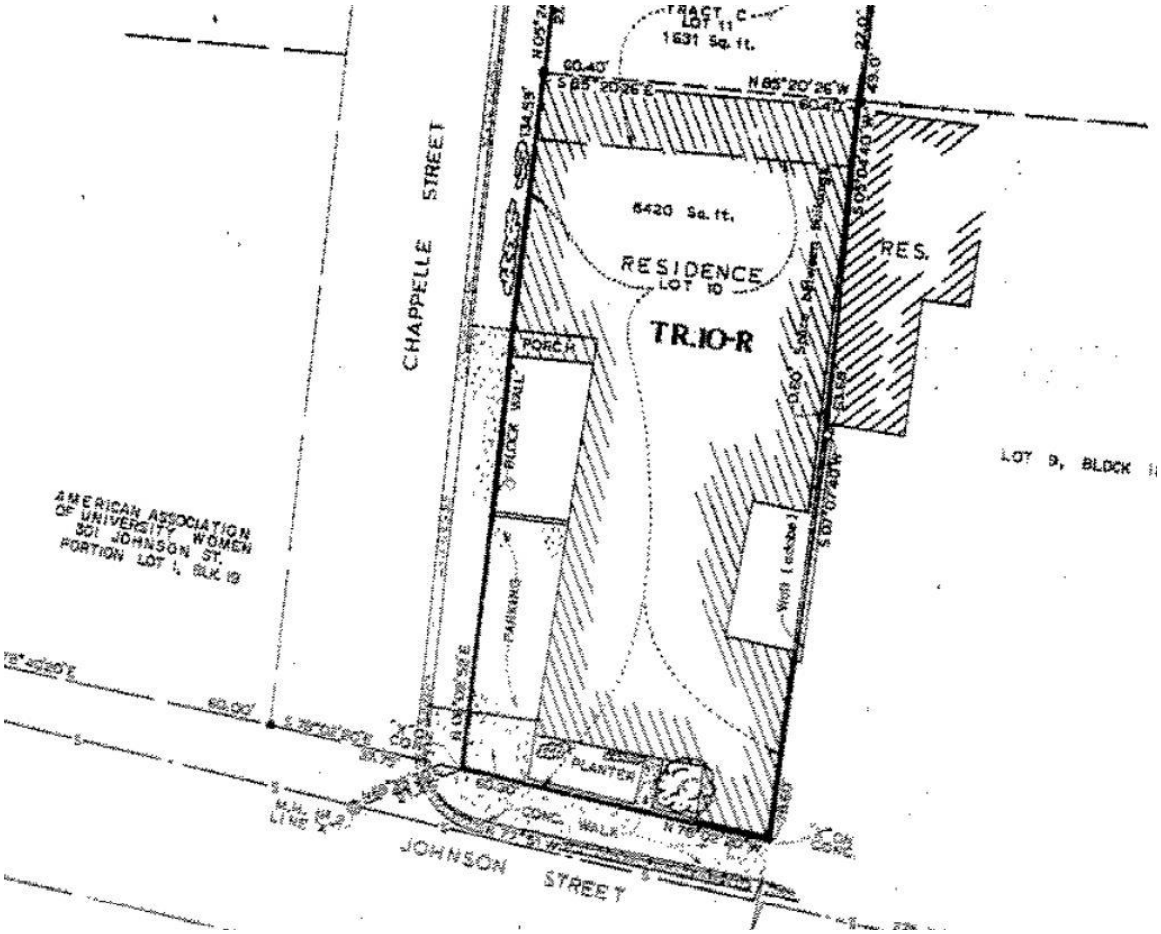
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

**S I T E:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing**: No

**19.Site Plan: Portion of 1973 replat map. Courtesy Wallace Luchetti.**



| 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:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br>**4. County: Santa Fe**<br>**5. Date of Survey: November 15, 2022** |

## Architectural Description Continued

In plan, the building looks like a magnifying glass: a north-south handle, topped with a square lens holding a courtyard. The oldest piece of the building is the east side of the "handle." According to early maps, this brick section dates to at least the 1880s. To this were added several accretions to its west façade facing Chapelle Street. These volumes, made of brick and adobe, completely covered the original building, removing its era-defining bay window. The lens portion of the magnifying glass came about in the mid-1930s, as the property converted into a rooming house. This courtyard space is made of adobe and originally held apartments. From its 1880s origin, at least seven volumes have accreted to the original building. Based on Sanborn maps, most of these were made before 1948 (Figure 7).

**South Elevation**

The short Johnson Street elevation has the most articulation. At the center, darkened by a tree, lurks the original brick building behind what appears to be an enclosed *portal* filled with grilled glazing (Photos 1 & 2). A decorative wood panel door gives entry to this space, which once held the offices of Sunstone Press. A cube-like, Pueblo-treated addition stands to the west. From Sanborn maps, it was constructed before 1921 (Figure 5). A rectangular adobe shoebox was added to the east between 1930 and 1948 (Figures 6 & 7). The composite façade gives the sense of a unified Pueblo Revival building, with its different roof heights, rounded parapets, and soft corners.

**West Elevation**

The longest elevation forms along Chapelle Street (Photo 3). It consists entirely of additions — but all made before 1948. The lower half is a flat wall penetrated with an even distribution of stock windows (Photo 4). Grouped in twos, they are mass-produced wood sash arranged in 1/1, 2/2, and 4/4 light patterns, protected with wrought iron grilles. They fit within bull-nosed openings, terminated with stuccoed sills.

A Pueblo Revival-style portal stands near the center of the elevation. It leads to a narrow breezeway opening to a courtyard (Photo 4). This feature post-dates 1958.

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The remaining west elevation is an adobe building erected in 1935 as apartments (Photo 5). The elevation is marked by three identical openings holding paired 2/2 wood sash. At the northwest is a decorative wood panel door with an adjacent window. A shallow overhang, held up by wood rafters, runs along the building.

**North Elevation**

Fronting a gravel parking lot, the north side shows the 1935 apartment addition (Photo 6). It has a pattern of openings at what once were furnished rooms. The openings hold grouped 2/2 wood sash units and smaller windows, at what was likely a bathroom. A replacement wood panel door stands at the northeast corner. A parapet tops the elevation, with stuccoed vent piping rising along the wall.

**East Elevation**

A fragment of the east elevation is visible from a parking lot off Johnson Street (Photo 7). The windowless wall represents mainly the 1935 addition. It originally attached to a slender adobe building on the adjacent lot, now demolished. Of interest are the vigas positioned along the top of the wall.

**Courtyard**

The breezeway (Photo 8) leads to a concrete-floored courtyard, where several parts of the composite building come together (Photos 9-11). This is evident by the various window and door types and disparate parapet heights. Of most interest is a bulbous stuccoed chimney rising from the southeast corner (Photo 10).

A second courtyard, framed by additions and a building on the adjacent property, fronts the east elevation of the building. This space was not accessible during the survey, and is not part of the proposal under consideration.

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

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## Historical Overview

### Introduction

In early October 1935, workers digging a basement for an addition to a brick boardinghouse on Johnson Street struck human remains.[1] The boardinghouse operators, Nellie Gardner and her daughter Josephine, stopped the excavation and notified the authorities. Archaeologists visiting the property identified the remains as those of Pueblo Indians, dating back to 1400 AD. They found pottery shards nearby and speculated the area may have been a burial ground. It is unclear what happened to the remains, but the addition now forms the north half of the subject building.

### Home of a Rough Rider

The first established building owner is William Eugene Griffin.[2] Griffin's father, William W. Griffin, was born in New Mexico in 1867. A Virginia native, he arrived in New Mexico before the Civil War, and worked as a government surveyor. Griffin, an attorney later became the president of First National Bank, served as chairman of the territorial Republican party, and was appointed the District Deputy Grand Master of the Masonic order of New Mexico. The *Daily New Mexican* noted in his obituary that he was a man of "such sterling character in business, in politics and in social circles that no heavier loss could have been sustained by Santa Fe or the territory than his unexpected death."[3]

The son followed in his father's footsteps, but with less glory. He became a cashier for the short-lived U.S. Trust & Bank Company and entered local politics as an alderman. He rose through the Masonic degrees, reaching the Royal Arch Degree (13°), and served as the secretary of the Montezuma Lodge No. 1.

William E. Griffin was one of the pioneers of the north side of Johnson Street, a short east-west road branching off from Washington Avenue. The 1886 Hartmann map shows his home standing parallel to Jackson Street, currently Chapelle Street[4] (Figure1). The

[1] "Indian Skeletons Found Date Back to A.D. 1400," *Santa Fe New Mexican*, October 11, 1935, 1.

[2] It may be that his father, William W. Griffin, originally owned the property.

[3] "A Sterling Citizen," *Daily New Mexican*, December 9, 1889, 2.

[4] Both Jackson and Johnson streets were named after presidents. Jackson was renamed in the late 19th century to honor Archbishop Placide Louis Chapelle.

tracts to the north and east were undeveloped but owned by Anglos, including attorney and real estate developer William M. Berger. The street had an African American enclave supporting its own church that would disappear in the 1920s.[5]

In 1892, Griffin married Anna Walker of Raton. The couple lived on Griffin Street, a road teeing off Washington Avenue and probably named after his father. Six years later, William went on an adventure — like many Western Republicans of some stature, he joined the Rough Riders.[6] As a lieutenant in Troop E, he fought at the Battle of Kettle Hill. He was back in Santa Fe a month later, complaining about the stench of the streets of Havana.[7] Two years later, as captured in the 1900 census, he was living in the Johnson Street house, which he owned outright.[8] The household included William (33), who worked as a bookkeeper; Anna (30); a daughter, Dorothy (6); a son, Eugene (3), and William's brother, Arthur Griffin (30).

The 1912 King's map shows essentially the same footprint depicted by Hartmann 26 years earlier (Figure 4). The house, a long, narrow volume, spanned the lot on a north-south axis. By now, it included a bay across its west façade and an ell making up its northeast corner. Added to the property was a small barn, likely for a horse and buggy. We know from a 1902 Sanborn map — the first to cover the area — the home was made of brick, and the bay and ell were made of frame (Figure 2).

By the 1920 census, Griffin was the chief clerk for the New Mexico State Land Office, following again in his father's path.[9] The household had grown with two additional children (Ruth and Walker) and two lodgers, one being Irma Alexander, a German-born stenographer who worked for the land office. Griffin would live for another nine years, dying in 1929 in Long Beach, California, where he had gone to recuperate from illness. He was 61. He, his parents, his wife, four siblings, and one son are buried in a family plot at Fairview Cemetery.

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[5] John W. Murphey, "The African American Prescence in the Santa Fe Historic District: Initial Identification of Resources," (Research paper, Draft, May 18, 2021).
[6] "The Famous 'Rough Riders,' *Daily New Mexican*, September 1, 1898, 3; "W. E. Griffin Dies on Coast," *Santa Fe New Mexican*, June 27, 1929, 7.
[7] "Lieut. W. E. Griffin," *Daily New Mexican*, October 6, 1898, 2.
[8] U.S. Census Bureau, 1900, Census Place: Santa Fe Ward 3, Santa Fe, New Mexico; Roll: 1002; Page: 27; Enumeration District: 0127; FHL microfilm: 1241002.
[9] U.S. Census Bureau, Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 5B; Enumeration District: 130

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**A Room with a Widow**

The discovery of human remains in 1935 was prompted by a desire to grow the former Rough Rider's house with apartments. The Gardners icked up the property after Griffin's death and turned it into a boarding house. Nellie Gardner, a New Mexico native, owned and managed it, along with her daughter Josephine Gardner, a fashion student. Boardinghouses by this time had declined significantly, given the cost and coordination to prepare meals, and that many sectors that once produced clients (mining, for example) were in decline.

After about ten years, the Gardners got out of the boardinghouse business. Following a trajectory of many former boardinghouses, they transformed it into a rooming house.

Rooming houses emerged nationally (and in Santa Fe) as a necessary form of affordable shelter. Under a loose agreement, roomers or lodgers rented a furnished room, taking care of their own meals and sharing a toilet.[10] This type of informal housing proved critical for many who were of modest means — especially women with few resources.

Reflecting this pattern, the 1949 city directory shows that the rooms of what was called the Gardner Apartments were rented exclusively to women.[11] Many were rented to women with a "Mrs." at the front of their name, suggesting they were widows. The few that worked were employed in low-paying jobs: a waitress, a maid, and a hosiery mender.

The following year's census provides even more details. The average age of its 15 tenants, including the manager, was 63.[12] Of these, eight were widows, three were divorced, and four were recorded as single, never having been married. All were of Anglo-European descent and were born outside of New Mexico. Beyond the manager,

[10] Path Groth, *Living Downtown: The History of Residential Hotels in the United States* (Berkeley: University of California Press, 1994), 92-101.
[11] Various entries in Hudspeth Directory Company, *Hudspeth Directory Company Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949).
[12] United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3579; Sheet Number: 12; Enumeration District: 26-39.

only three were recorded to have jobs. Virginia Henning, 64, a widow and Missouri native, gave her work as a babysitter. The youngest, Mary Glover, 34, from South Carolina, worked as a typist. Nelda Hogan, 44, born in West Virginia, was a nurse for the city schools. It would be a nurse who would convert the house into its next use.

**Ruby's Nursing Home**

In the early 1950s, Ruby Pemberton, a registered practical nurse, took over the property and transformed it into a nursing home — one of only three at the time in Santa Fe. Born in the village of Peñasco in 1907 as Ruby Sanchez, she moved to Santa Fe as a child with her parents.[13] In the 1940s, she started her first care facility, Pemberton Nursing Home, near College and East De Vargas streets. More of a convalescent home, her business, from newspaper accounts, catered to Anglos who were recovering from hospital visits or suffering an extended illness. This included a noted psychologist and author, Winnifred Vanderbilt Richmond, who died in 1945 at age 68.[14] Socialite Ashley Pond and writer Ina Sizer Cassidy both spent time at the convalescent home, recovering from pneumonia.

With her shift to Johnson Street and change of business name, Pemberton took on a different type of patient. Based on obituaries, these were much older individuals with Spanish surnames who were characterized by the newspaper as welfare recipients.

Beginning in the New Deal, with the Social Security Act of 1935 and its Old Age Assistance program, there was a sustained effort by the federal government to take care of the elderly poor, to remove the stigma of the almshouses.[15] The next major piece of legislation, the Hill-Burton Act of 1946, provided (among other things) public money to build new, hospital-type nursing homes. New Mexico used these federal-aid grants to improve healthcare throughout the state. This included building nursing homes which were managed by the New Mexico State Welfare Department.

[13] "Ruby S. Ortiz," *Santa Fe, New Mexican,* January 30, 1996, B-2.
[14] "Outstanding Psychologist Succumbs Here," *Santa Fe New Mexican*, July 6, 1945, 1.
[15] Larry C. Mullins, Mary F. Mushel, and Odette Hermanns, "Nursing Homes in the United States: An Historical View and Contemporary Description of Facilities and Residents," *Journal of Health and Human Services Administration* (Fall, 1994, Vol. 17, No. 2), 137.

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The most significant boost came with the passage of the Older Americans Act of 1965 and an amendment to the Social Security Act during the same year. Better known as Medicare and Medicaid, the acts provided monthly payments through a reimbursement process for disadvantaged patients living in private nursing homes, such as Ruby Pemberton's.[16]

While Medicare and Medicaid led to increased funding and better care, the requirements were stringent, putting many mom-and-pop operations out of business as a new proprietary nursing home industry took shape.[17] From 1960 to 1976, the number of nursing homes expanded by 140%, with revenue to the new industry shooting up 2,000%.[18]

Pemberton was challenged by these requirements, which in her case required hiring a part-time druggist and introducing new patient services.[19] However, using the funds, she could provide care for 20 out of her 27 patients.[20] The reimbursements paid $300 a month for each disadvantaged patient, and helped support a full-time staff of 15, including administrators, registered nurses, aides, and a cook.

A painful reduction in Medicaid in 1969 affected her and other Santa Fe nursing homes. Pemberton had to cut her staff nearly in half, and contemplated moving 14 patients who were no longer be fully covered by Medicaid. She told the *New Mexican* that she debated relocating the patients — something another Santa Fe nursing home already had done — but concluded "the only Christian thing I could do was to keep them – moving would actually kill them."[21] None had a home return to. Pemberton hung on for another four years, closing Ruby's Nursing Home in 1973. She remarried, taking on the name Ortiz, and died in 1996.

[16] Ibid., 138.
[17] John W. Murphey, "520 Galland Street, Petaluma, California, The Cherry Hill Sanitarium – A Brief Property History," April 20, 2016, 4.
[18] Foundation Aiding the Elderly, "The History of Nursing Homes," https://www.4fate.org/history.pdf, accessed December 8, 2022.
[19] Jim Schellhammer, "Medicare Facing Big Test," *Santa Fe New Mexican*, June 15, 1966, 14.
[20] Bob Knight, "Nursing Homes Feel the Pinch," *Santa Fe New Mexican*, May 7, 1969, 1-2. This represents the nursing home's operations before the 1969 Medicaid cut, as Pemberton told the paper.
[21] Ibid., 2.

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**Recent Uses**

After over 40 years of sheltering the poor, 239 Johnson Street shifted purpose, becoming a mixed-use commercial venture. The former nursing home was reworked to hold various types of businesses, including a restaurant, El Dorado (later El Conquistador), and offices. In 1975, Sunstone Press took over most of the building.[22]

Founded in 1971 by painter Jody Ellis and her business partner and later spouse, artist Marcia Muth, Sunstone was part of a small renaissance of independent printers in Santa Fe in the 1970s.[23] Sunstone first used the building to expand its printing operations and, in late 1975, opened a showroom and gallery in the Johnson Street portion. Called the Sunstone Press Building, it worked as a community gathering space, hosting readings and other events. The Sunstone Corporation later took over the publishing operation. Crushed by debt, it filed for bankruptcy in 2014.[24] By this time, the gallery and bookstore were no longer part of its operations. The publishing arm lives on.

More recently, Gunstock Hill Books, a rare and antiquarian books dealer, used the old Sunstone storefront that was once the home of a Rough Rider.

## Evaluation of Historical Status

As architecture, the building has no significance, being a conglomeration of different-era additions unified only by the uniform stucco color. The only design interest resides on the Johnson Street elevation, where there was an intent to give it a Pueblo Revival appearance. The remaining elevations are purely functional. Still, the building meets the minimum contributing threshold of being 50 years of age. Following this reasoning, the recommendation is to maintain Contributing status and designate the south elevation as the primary façade.

Outside the ordinance definition of contributing status, the building likely holds significance as an LGBTQ heritage resource. It additionally has strong associations with women-owned and operated businesses.

[22] "Printing Concerns Press for Growth," *Santa Fe New Mexican*, November 19, 1975, D-6.
[23] "Jody Ellis, 1925-2018," *Santa Fe New Mexican,* February 19, 2018, A-8.
[24] Phaedra Haywood, "Sunstone Files for Chapter 11," *Santa Fe New Mexican*, June 6, 2014, B-3.

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## Illustrations

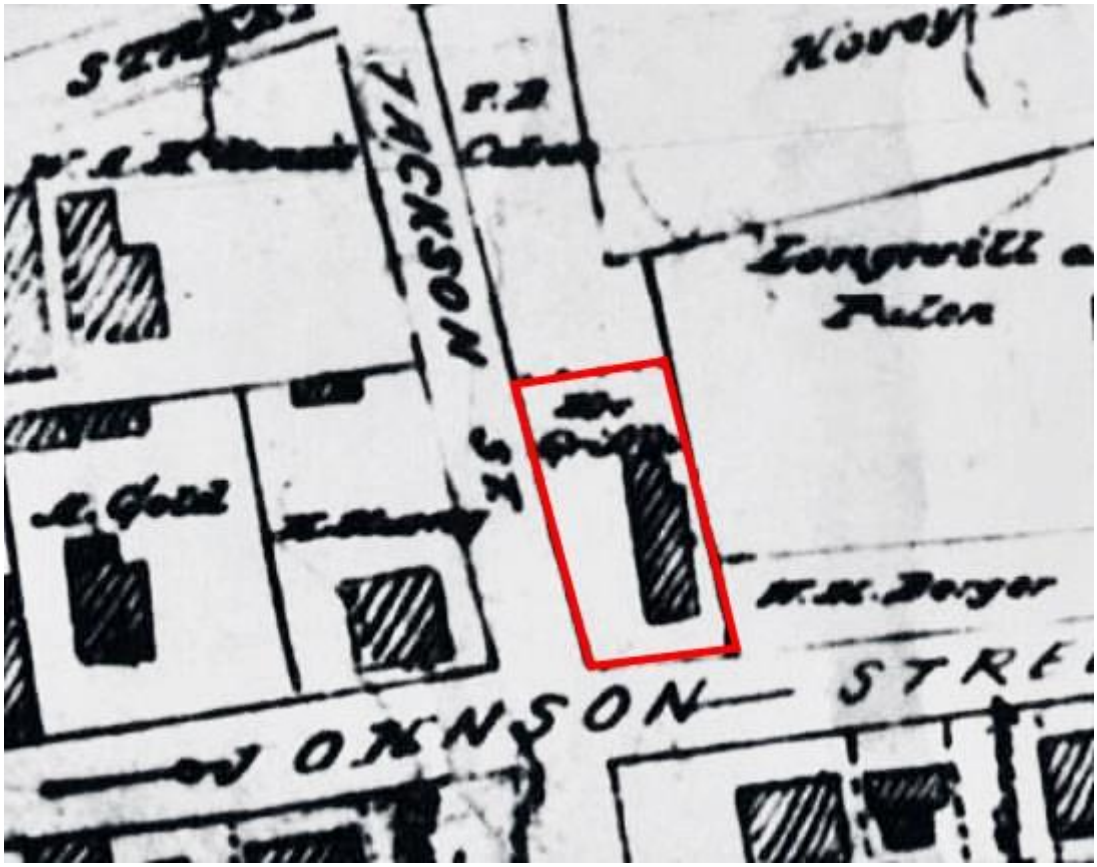


**Figure 1: H. H. Hartmann, "Map of the City of Santa Fe, N.M.," c.1885-86. Property of "Mr. Griffin" highlighted.**

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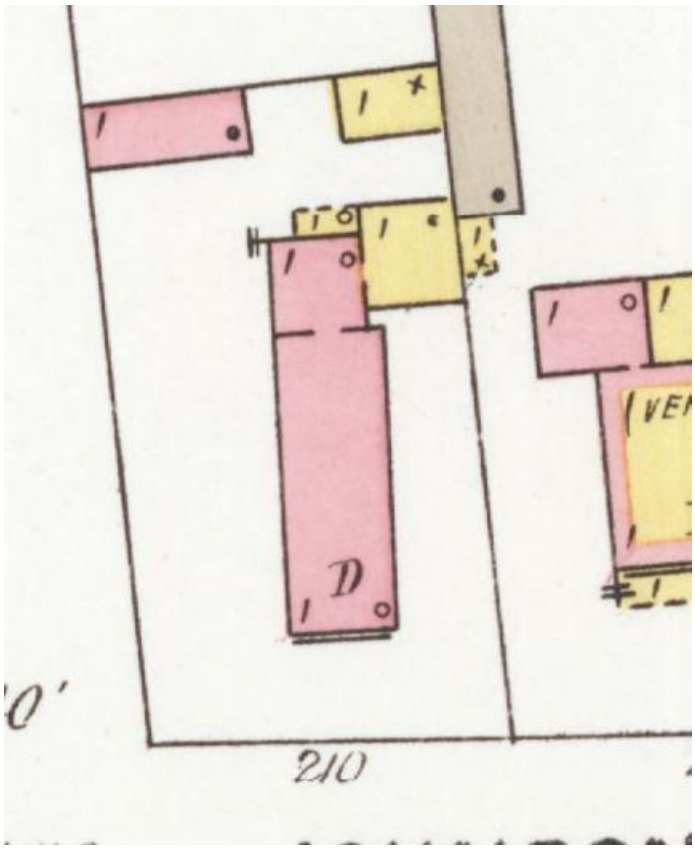


**Figure 2: 1902 Sanborn Fire Insurance Map, Sheet 7.**

# 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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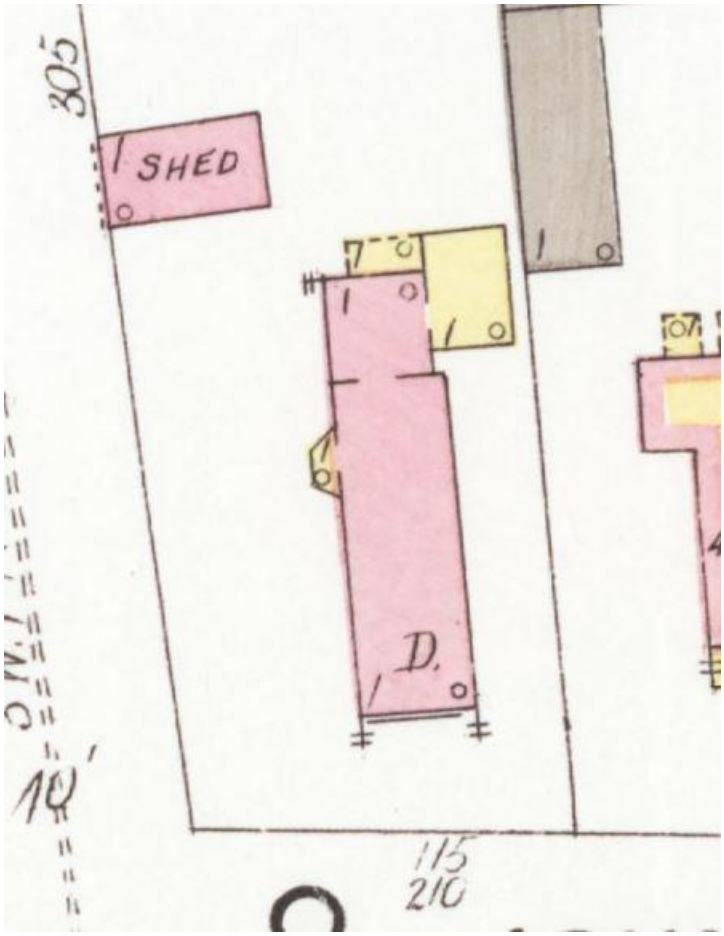


**Figure 3: 1908 Sanborn Fire Insurance Map, Sheet 7.**

# 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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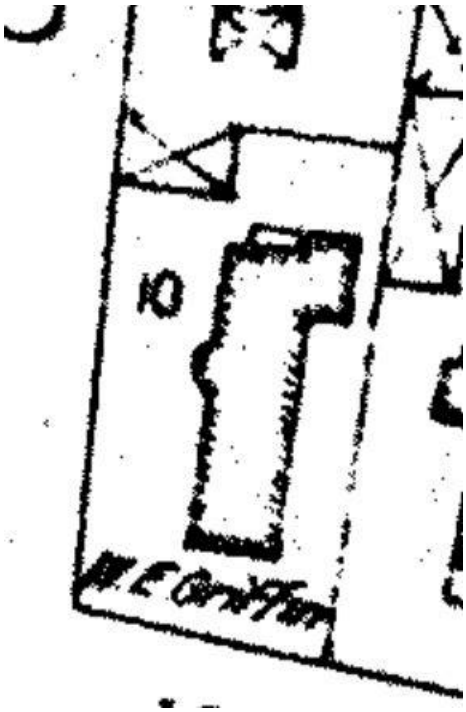

**Figure 4: N. L. King, "Map of the City of Santa Fe, Showing Street, Park and River, Improvements Proposed by the City Planning Board," 1912.**

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

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

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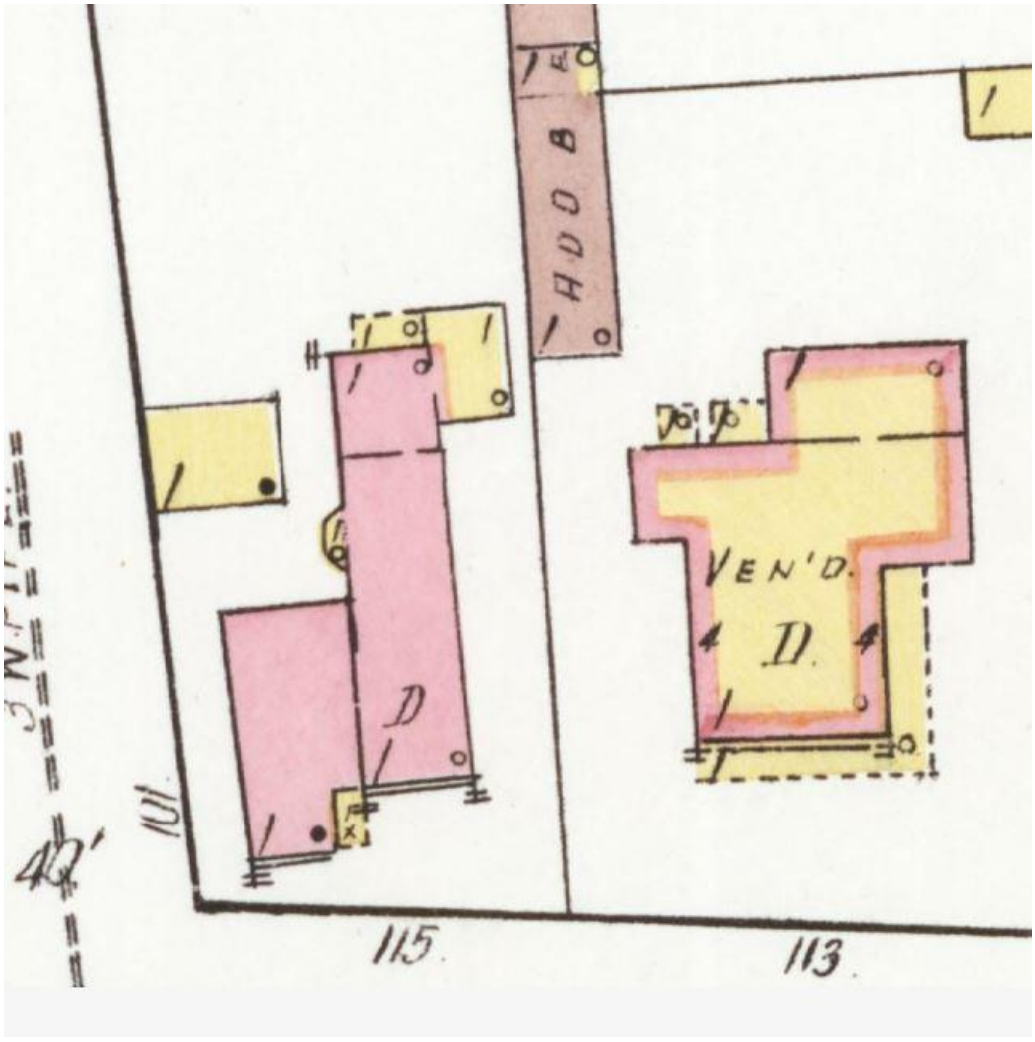


**Figure 5: 1921 Sanborn Fire Insurance Map, Sheet 2.**
**Note southwest addition in place.**

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

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

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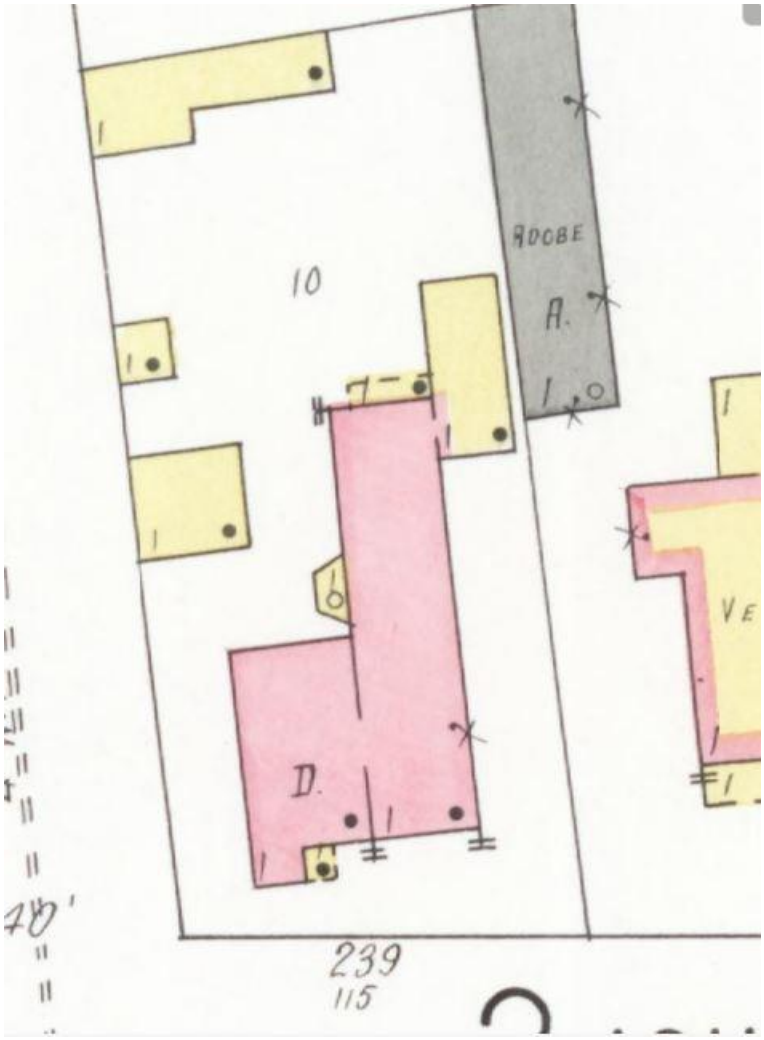


**Figure 6: 1930 Sanborn Fire Insurance Map, Sheet 6.**

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

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

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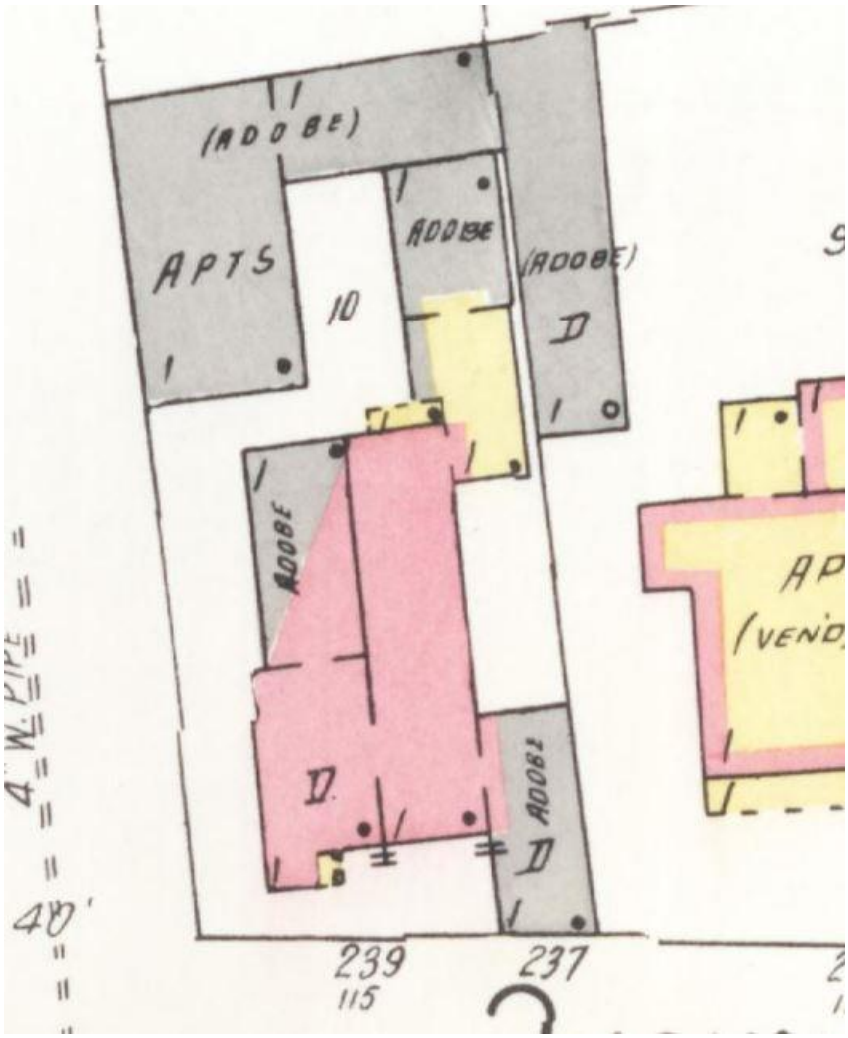


**Figure 7: 1948 Sanborn Fire Insurance Map, Sheet 6.**
**Represents current footprint minus portal and breezeway.**

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

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

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**Figure 8: November 10, 1958, Aerial Photograph, Image 4.**
**Note portal and breezeway are not present.**

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

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

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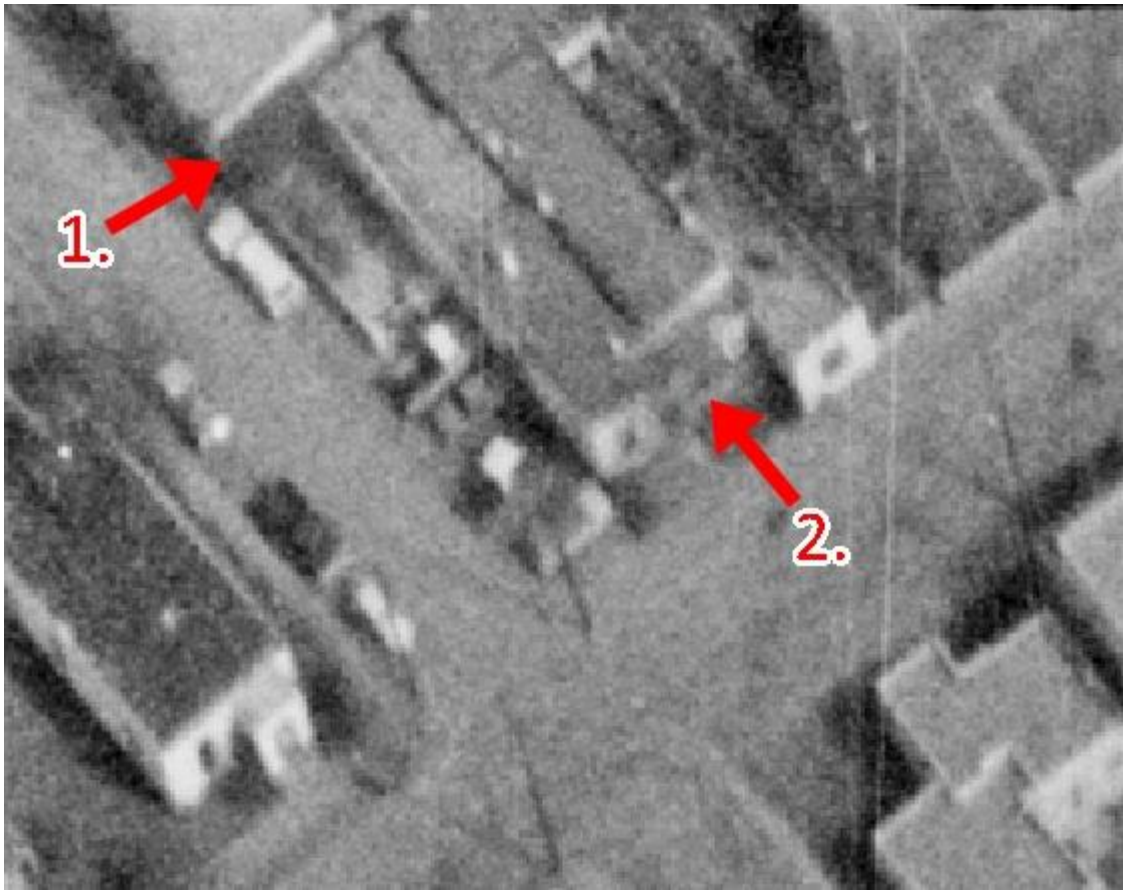


**Figure 9: February 23, 1968, Aerial Photograph, Image 23.**
**1: Portal and breezeway established; 2: may indicate enclosed portal.**

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

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

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**Figure 10: September 11, 1973, Aerial Photograph, Image 6.**

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

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

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## Survey Photographs

(All images taken by Giulia Caporuscio, November 15, 2022, unless otherwise noted)




**Photo 2: Front (south) façade. Camera facing northeast. Johnson Street view.**

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

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**Photo 3: West elevation, composite view. Camera facing east. Chapelle Street view.**



**Photo 4: West elevation, south half. Camera facing east. Chapelle Street view.**

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

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

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**Photo 5: West elevation, north half. Camera facing east. Chapelle Street view.**

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Larry A. Delgado, Dist. 1
Patti J. Bushee, Dist. 1
Cristopher D. Moore, Dist.2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4

Project description . : YARD WALL AND LANDSCAPING PLAN
Project number . . . : 96- 10100103
Case Number . . . . . : H-96-101
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 08/07/96

**PROJECT LOCATION(S) : 239 Johnson Street**

**PROJECT NAMES:**

OW- Smith, James Sunstone Corporation P.O. Box 2424
Santa Fe, NM 87504 (505) 9884418

AP- The Georgia O'Keeffe Museum 313 Read Street
Santa Fe, NM 87501 (505) 9950785

**ACTION**

This is to certify that on behalf of The Georgia O'Keeffe Museum, in a letter dated September 25, 1996, Jill Z. Cooper notified city staff to withdraw this case from further HDRB review.

Thank you for your notification.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

JILL Z. COOPER
ATTORNEY AT LAW

September 25, 1996

Heather Pierson, Planner II
Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

RE: 239 JOHNSON STREET

Dear Heather:

On behalf of The Georgia O'Keeffe Museum ("Museum"), I am writing to withdraw our application in Case #H-96-100 and Case #H-96-101 relating to the demolition of the existing structure at 239 Johnson Street and construction of a landscaped parking area.

As we've discussed, it was always the Museum's goal to find a solution to the City's parking requirements which had the least negative impact on the historic district. To that end, the Museum has been able to lease an existing parking lot on Chapelle Street which contains at least 24 parking spaces and is within 600 feet of the Museum property. The Museum's lease of this parking lot will obviate its need for acquiring the property at 239 Johnson Street. We are delighted to have been able to resolve this problem without affecting any historic structures.

Thank you for your patience and consideration.

Sincerely,

Jill Z. Cooper

cc: Peter Hassrick, The Georgia O'Keeffe Museum

# City of Santa Fe, New Mexico

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David Coss, City Manager

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Amy Manning, Dist. 4
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Project description . : YARD WALL AND LANDSCAPING PLAN
Project number . . . : 96- 10100103
Case Number . . . . . : H-96-101
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 08/07/96

AMENDED

**PROJECT LOCATION(S) : 239 Johnson Street**

**PROJECT NAMES:**

OW- Smith, James Sunstone Corporation P.O. Box 2424
Santa Fe, NM 87504 (505) 9884418

AP- The Georgia O'Keeffe Museum 313 Read Street
Santa Fe, NM 87501 (505) 9950785

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on August 27, 1996, acted on the above referenced case. The decision of the Board was to table this case at the request of the applicant. Deadlines for resubmittal are as follows: noon, 08/30/96 for the 09/10/96 HDRB; and noon, 09/13/96 for the 09/24/96 HDRB.

If there is no resubmittal within four consecutive meetings of the HDRB, this case will be administratively withdrawn as per the HDRB policy adopted March 8, 1993.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

City of Santa Fe, New Mexico
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For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

# City of Santa Fe, New Mexico

# memo

DATE: 27 August 1996

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

---

CASE #H- 96-101 ADDRESS 239 Johnson Street

REFERENCE ATTACHMENTS (Sequentially):

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| ___ Case Synopsis | _x_ Proposal Letter |
| _x_ District Standards | _x_ Vicinity Map |
| ___ State Historical Survey Sheet | _x_ Site Plan/Floor Plan |
| ___ Minutes of _____ | _x_ Elevations |
| _x_ Other Letter 7/18/96 | _x_ Photographs |
| | _x_ Other Historic Photograph |

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for the construction of a parking lot. The proposed lot will be screened by the use of a yard wall and heavy landscaping. The applicant states that, in her opinion, the historic streetscape included a four foot wide green border and sidewalk. The applicant has provided a historic photograph (1890) in an attempt to substantiate this assertion. In the applicant's opinion, the landscaping and yard wall will aid to reestablish the historic streetscape.

Staff acknowledges the architectural standards for new construction design in the Downtown and Eastside Historic District have been met. Business Capital District (McKenzie Street Subdistrict) zoning standards do not allow yard walls to exceed four feet in height. Given the requirement of Section 14-70.13 SFCC 1987 regarding the need to reestablish a streetscape on which a demolition is proposed, Staff cannot recommend approval as the proposal herein does not, in the opinion of Staff, reestablish the streetscape.

b:sr\hp\96101.hrb

## 14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

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

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

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

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

# City of Santa Fe, New Mexico

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David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
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Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4


18 July 1996

Provided for HDRB's info regarding reference in applicant's introduction. See **

Ms. Ann Marion
Georgia O'Keeffe Museum
313 Read Street
Santa Fe, NM 87501

Having studied carefully the issues of the two brick buildings at 223 and 225 Johnson Street, it is the opinion of Staff that the designation of these buildings as significant is important to the city of Santa Fe for educational, historical, and aesthetic reasons. The structures at 223 and 225 Johnson Street are affiliated with historic Fort Marcy and were constructed during the late 19th Century. They served as officers quarters. These buildings are distinctive in that they are two of the few masonry Territorial Style structures left in the city. Many masonry buildings have received stucco treatments so as to conform with the Santa Fe Style. These buildings are listed on the National Register of Historic Places and the State Register of Cultural Properties, as well as being designated as significant structures in Santa Fe's Downtown and Eastside Historic District. I urge the Museum continue to carefully consider and identify options for reusing the structures.

You will find attached a report of the on-site inspection conducted by Mr. Phil Santistevan which identified structural deficiencies of the buildings. We request that the Museum provide an engineering/architectural estimate as to correcting the structural problems for continued reuse prior to presenting the proposed project to the Historic Design Review Board (HDRB). It would be best that the Museum solicit more than one estimate. Mr. Santistevan has recommended that the estimates include the cost for minimum restoration as well as the costs for a full-scale restoration. These estimates will aid the HDRB in the consideration of proposed demolition, should the Museum decide to proceed in that direction.

** To provide some context regarding city actions in the past relative to the review of proposed demolition of designated structures in the historic districts, the courts have found that while the owner may suffer some economic injury, the rejection of demolition does not violate the property owner's constitutional rights. Long term benefits of locating businesses in the historic areas have shown to outweigh any economic injury felt by a property owner. The city has chosen to emphasize the cultural and educational benefits to the public, rather than economic benefits to developers. (see William C. Kueffer, et al., vs. City of Santa Fe SF 84-1147(c)). Again, I recommend the reuse of the existing significant structures on the site.

Finally, if approval of demolition occurs, it could only do so by way of an exception to the Historic Districts Ordinance. Because the buildings have exceptional historic importance (Section 14-70.13C1 SFCC 1987) and are part of a unique street section (Section 14-70.13C2 SFCC 1987), the HDRB can only recommend an exception to the Historic Districts Ordinance to the City Council. If the HDRB were to recommend the exception to allow demolition, the case would then have to be presented for final action to the City Council as required under the Ordinance (Section 14-70.22 SFCC 1987). The City Council is the only body authorized to grant an exception to demolition standards in the Historic Districts Ordinance.

Also attached to this memo is the height calculation for your particular streetscape. This calculation was prepared in accordance with Section 14-70.20 SFCC 1987. The appropriate height for the subject area is 23.3 feet. In our meeting on June 27, 1996, you indicated that the Museum's current site needs to include approximately 30,000 square feet of space. In order to accommodate this space it is clear that you intend to construct a structure that exceeds one story. If such as structure could not be accommodated within the afore referenced appropriate height, an exception to Section 14-70.20 SFCC 1987 will also be required. The HDRB does have the authority to grant an exception to the height standards of the Historic Districts Ordinance if all criteria listed in Section 14-70.22C SFCC 1987 are met.

I look forward to working with you on this project. The issues identified in this letter are ones which I consider to be the most difficult with which to deal. It is my hope we can find a solution that will fit your needs and also continue to preserve the historic character of Santa Fe's downtown.

Sincerely,

Mary Grzeskowiak
for Heather L. Pierson

Attachments

XC: Peter Hassrick, Director, Georgia O'Keeffe Museum
John Wolf, Wolf Corporation
Mary J. Grzeskowiak, Planner III
Anne M. Condon, Planning Division Team Leader

b\corr2\hlp\marion.mem

## INTRODUCTION

This document has been prepared in support of a request by The Georgia O'Keeffe Museum ("Museum") to change the historic significance of 239 Johnson Street from "contributing" to "noncontributing." The "contributing" status was established in a historic survey dated October 1,1984 ("1984 Survey") and has apparently not been reviewed since then. A copy of the 1984 Survey is attached at TAB A.

The Museum needs to acquire the site at 239 Johnson Street to provide the parking required by the City's zoning ordinance. *See* 14-26.10. In a letter dated ** July 18, 1996, to the Museum's Anne Marion, the City noted that it "has chosen to emphasize the cultural and educational benefits to the public, rather than economic benefits to developers." The cultural and educational benefits to the public will undoubtedly be advanced by the Museum. As the *New Mexican* stated in an editorial published January 2, 1996, "[c]reation of an O'Keeffe museum promises to be a tremendously important episode in the artistic history of a community renowned as a center of arts and culture." A copy of the editorial is attached at TAB B. Preservation of the existing structure will benefit only the site's developer. By the City's own criteria, the public interest is better served by facilitating the opening of the Museum. The editorial concludes:

> The alacrity with which this project is coming together is breathtaking -- and serves to show once again what Santa Feans can accomplish when we set our minds to the greater good.

The City's cooperation in changing the status of 239 Johnson Street is needed now to accomplish the "greater good."

## I. THE 1984 SURVEY

The Museum believes that the determination made in the 1984 Survey is incorrect; that it is not supported by the documentation; and that in its present condition 239 Johnson Street does not meet the standard for "contributing" status.

A "contributing structure" is defined in the H-District Ordinance at 14-70-4 as

> ...a structure approximately fifty (50) years old or older that helps to establish and maintain the character of a historic district, although it is not unique in itself and may have had minor alterations, the demolition of or inappropriate alterations to which would be a loss to the historic fabric, quality and character of Santa Fe, and which has been declared to be contributing in a historic structure survey... [emphasis added].

At this time, the City is apparently bound by the fact that the 1984 Survey classified the structure as "contributing." A prior declaration of "contributing" is, however, only part of the definition. If the other criteria in the definition have not been met, the classification may be changed. It is the Museum's understanding that changing a determination of the historic significance of a building is within the discretion of the City staff. *See, e.g.,* 14-70.13 (D) (1).

**A. The "contributing" designation in the 1984 Survey is not supported by the documentation.**

1. The degree of remodeling box on the 1984 Survey is checked "moderate" but the notes state that there have been "extensive additions." This is internally inconsistent. With extensive additions, the degree of remodeling should have been "major." Moreover, with "extensive additions," it cannot be reasonably maintained that the building has had only "minor alterations" as required by 14-70.4.

2. The significance box is checked "of interest," not "eligible." It appears from the survey form, however, that a designation of "contributing" is appropriate only if the structure were first found to be "eligible."

3. The surveyor's comments explaining his conclusion, i.e., the

> ... structure warrants contib. status as it communicates a basic characteristic of Santa Fe bldg. history: long evolution thru addition, construction of separately owned parts & eventual unification in S.F. revivalism

are wholly inconsistent with the applicable standard. The definition suggests that the structure must retain some of its historic quality and that it not have incurred extensive, inappropriate modifications. The surveyor based his determination on factors which demonstrate instead that the structure has been variously, haphazardly and substantially altered. No weight can be given to the reference to Santa Fe "revivalism" which is not a recognized style of architecture under the H District Ordinance. *See* 14-70.9 (defining "old Santa Fe style" and "recent Santa Fe style"); *see also Gamble-Skogmo v. City of Santa Fe,* 73 N.M. 410, 418 (1964) (purpose of the H District Ordinance is to preserve old Santa Fe style of architecture which is described in great detail).

4. Whatever value the building might once have had as a pre-1902 structure has been completely obliterated by the extensive alterations. *Compare* TAB C (1909 and 1930 Sanborn maps) and TAB D (current drawing); *see also* TAB A (pre-1902 labeling is incorrect). No part of the pre-1902 structure, if indeed any of it remains, is visible or otherwise recognizable.

5. Even if the condition of the structure had been "good" in 1984, it has obviously deteriorated since then and must be given a lower rating.

**B. The building does not satisfy the criteria for a contributing structure.**

Under the definition of "contributing structure," the essential criteria is that the building retain some of its historic quality and that alterations be minor and not inappropriate. The dominant characteristic of this structure is that it retains none of its original historic integrity and, as correctly noted by the 1984 surveyor, it has been extensively and continuously altered.

## II. THE PROPOSED USE

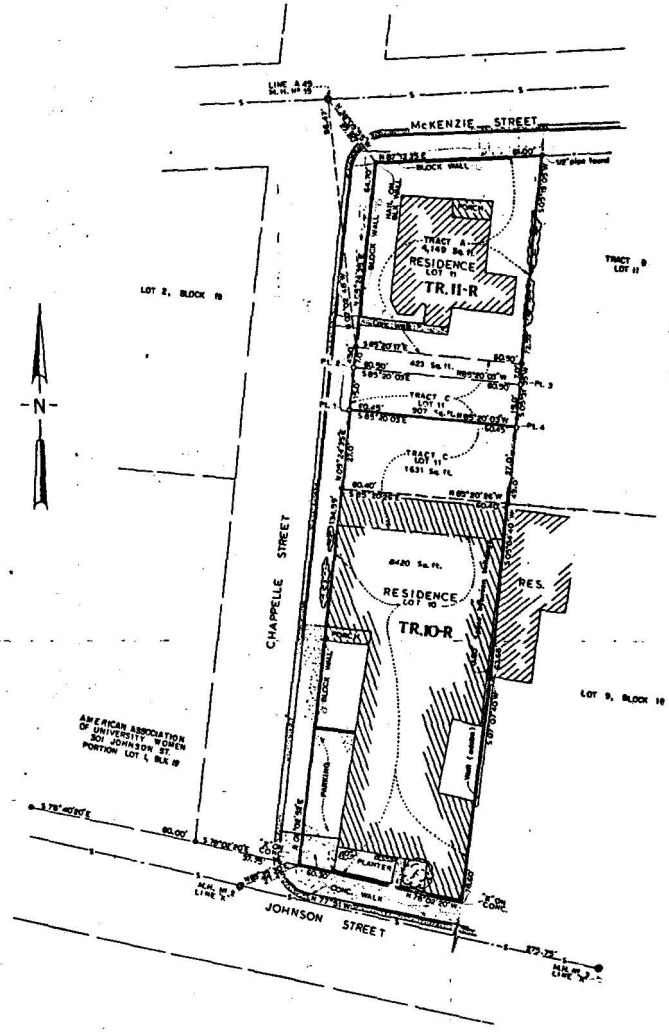
The proposed landscaping of the site by the Museum is more consistent with the character of the historic district than the present use.

The H-District Ordinance defines "streetscape" to include "the visual character of a street or section of a street as defined by topography, the pattern of structures and open space, building and wall setbacks,...." The proposed use of the site will enhance the "streetscape."

The historic "streetscape" of Johnson Street featured a four foot wide green border and sidewalk. *See* TAB E (photo of historic "streetscape"). Unfortunately that "streetscape" disappears as Johnson Street approaches the corner of Chappelle. *See* TAB F (photos of corner). The quality of the neighborhood deteriorates and the historic character of Johnson Street is lost. The Museum proposes to restore the "streetscape" of Johnson Street to its former character and create a more accurate context for the remaining historic structures. *See* TAB G (drawing illustrating the proposed use).

Changing the classification of 239 Johnson Street from "contributing" to "noncontributing" will accomplish the stated purposes of the H District by allowing the Museum to restore Johnson Street to "a harmonious outward appearance" consistent with its history while promoting "the economic, cultural and general welfare of the people of the city." *See* 14-70.1.

# REPLAT OF LOT 10 BLOCK 18 AND LOT 11 BLOCK 18 KING'S AND 1924 OFFICIAL MAPS SANTA FE, NEW MEXICO




## DEDICATION

KNOW ALL YE MEN BY THESE PRESENTS:
THAT THE REPLAT OF LOT 10 BLOCK 18 AND LOT 11 BLOCK 18 KING'S AND 1924 OFFICIAL MAPS, PRECINCT 17 SANTA FE COUNTY, SANTA FE, NEW MEXICO APPEARING ON THIS REPLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON.

Ruby Sanchez Payne Pemberton
RUBY SANCHEZ PAYNE PEMBERTON

Russellen Payne Yount
RUSSELLEN PAYNE YOUNT

William C. Pemberton
WILLIAM C. PEMBERTON

DATED THIS 11th DAY OF Jan. 1973

STATE OF NEW MEXICO ) SS
COUNTY OF SANTA FE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Jan. 1973

MY COMMISSION EXPIRES 8/3/76

Notary Public

## PLANNING AFFIDAVIT

THIS SUBDIVISION REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Ruby Sanchez Payne Pemberton
RUBY SANCHEZ PAYNE PEMBERTON

Russellen Payne Yount
RUSSELLEN PAYNE YOUNT

William C. Pemberton
WILLIAM C. PEMBERTON

STATE OF NEW MEXICO ) SS
COUNTY OF SANTA FE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Jan. 1973

MY COMMISSION EXPIRES 8/3/76

Notary Public

EXISTING

## NOTES

1. THE COMBINING OF A PORTION OF TRACT "C" LOT 11, BLOCK 18 TO LOT 10, BLOCK 18 KING'S AND 1924 OFFICIAL MAPS, PRECINCT 17 SANTA FE COUNTY, SANTA FE, NEW MEXICO.
2. MERIDIAN IS BASED ON LINE "X" MANHOLE NO. 2 AND NO. 3 BEARING N 77° 51' W SANITARY SEWER ON JOHNSON STREET.
3. ⊕ DESIGNATES POINT FOUND AND USED BY THIS SURVEY.
4. ○ DESIGNATES 3/4" PIPE WITH COPPER SLEEVE MARKED PI

## CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, DURING THE MONTH OF JANUARY 1973 AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Wallace Lucketti
WALLACE LUCKETTI
N.M.L.S. NO. 5040

PLANNING AUTHORITY SUMMARY PROCEDURE ENDORSEMENT, CITY OF SANTA FE, NEW MEXICO

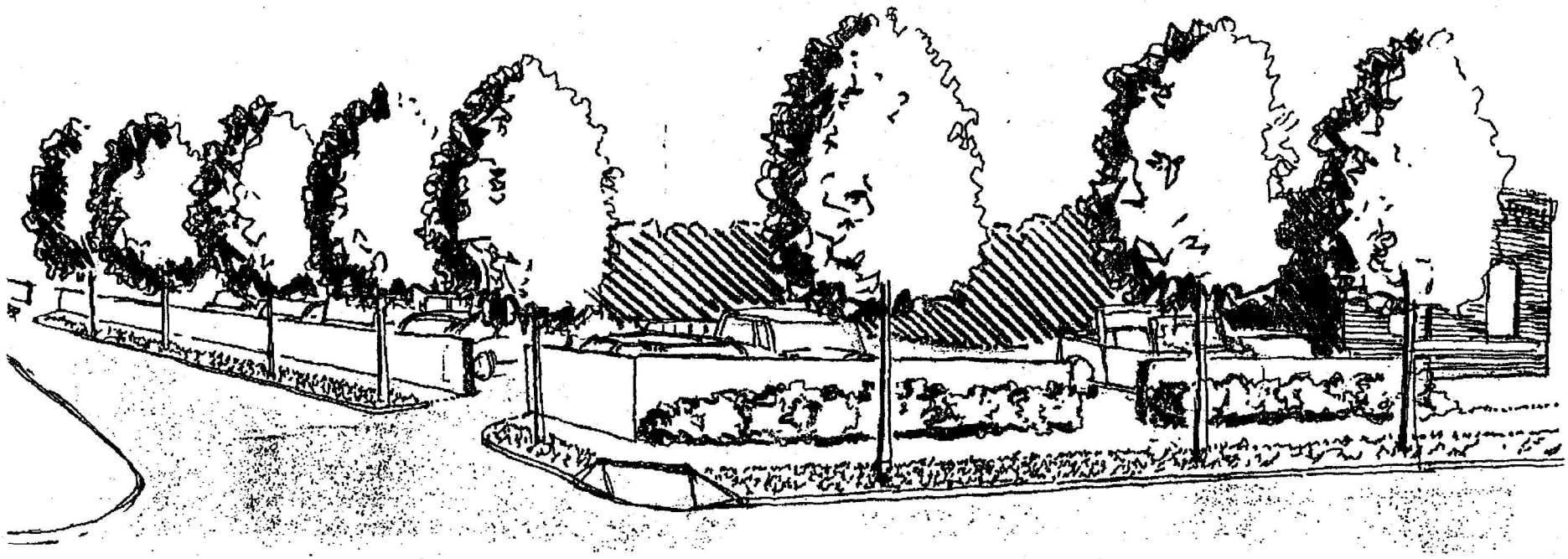
APPROVED ON THE 26 DAY OF Jan. 1973
CITY ENGINEER

APPROVED ON THE 26th DAY OF January 1973
CITY PLANNER

REPLAT FOR
RUBY SANCHEZ PAYNE PEMBERTON

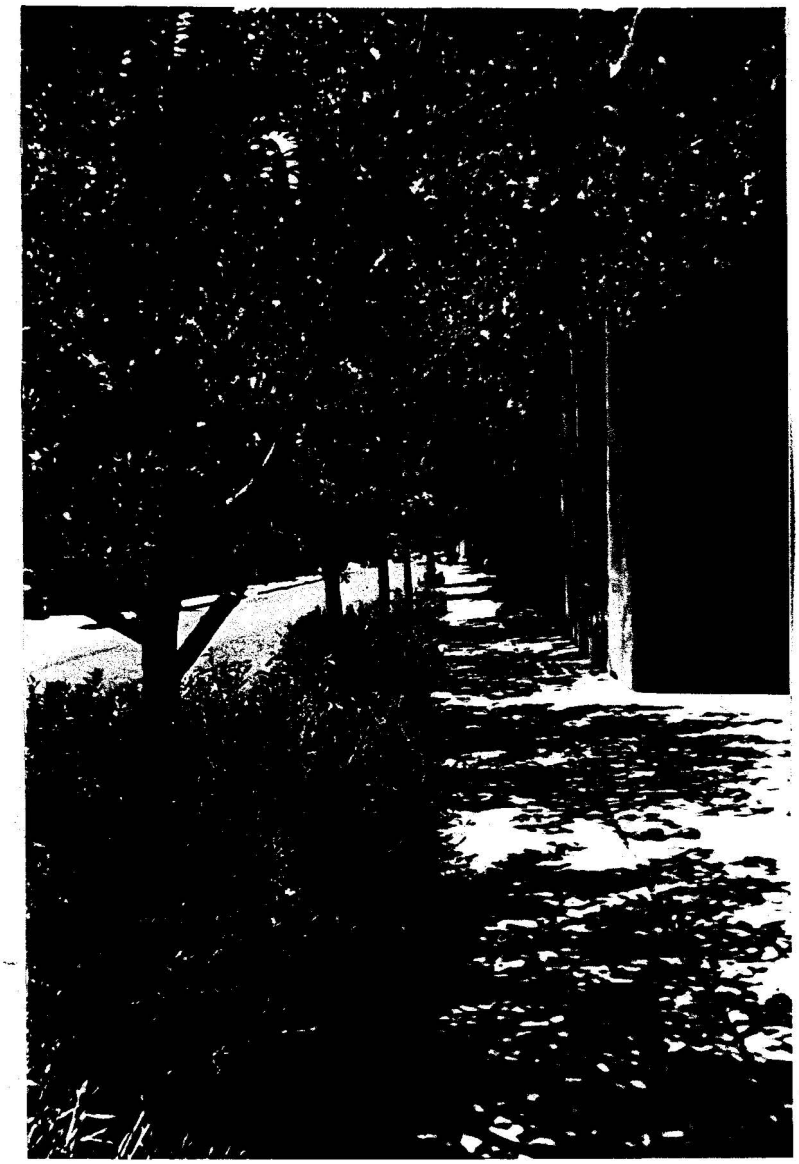
| DRAWN BY | CHECKED BY | PROJ NO. | SCALE | DATE | DRAWING NO |
|---|---|---|---|---|---|
| | | | 1" = 20' | January 1973 | 01-LS-1057 |

TOTAL P.02

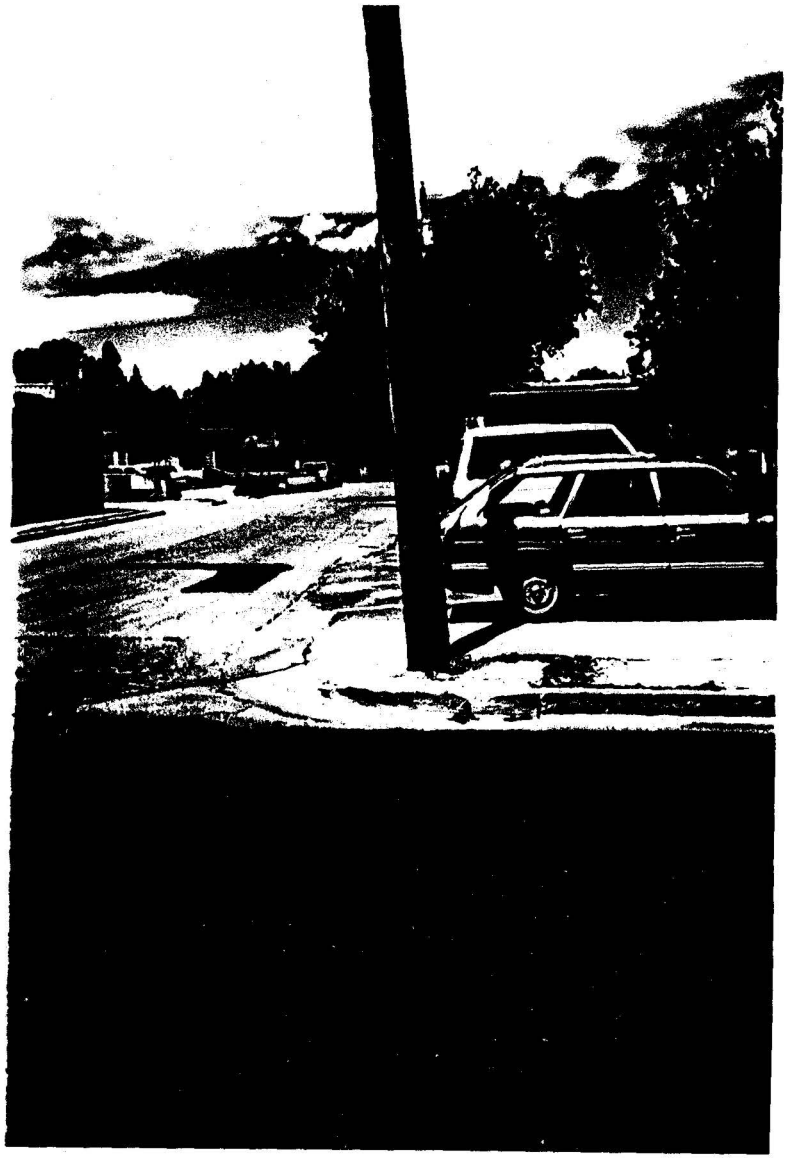


GEORGIA O'KEEFFE
2 AUGUST 1996

⊕ PERSPECTIVE: PROPOSED PARKING
ROAD







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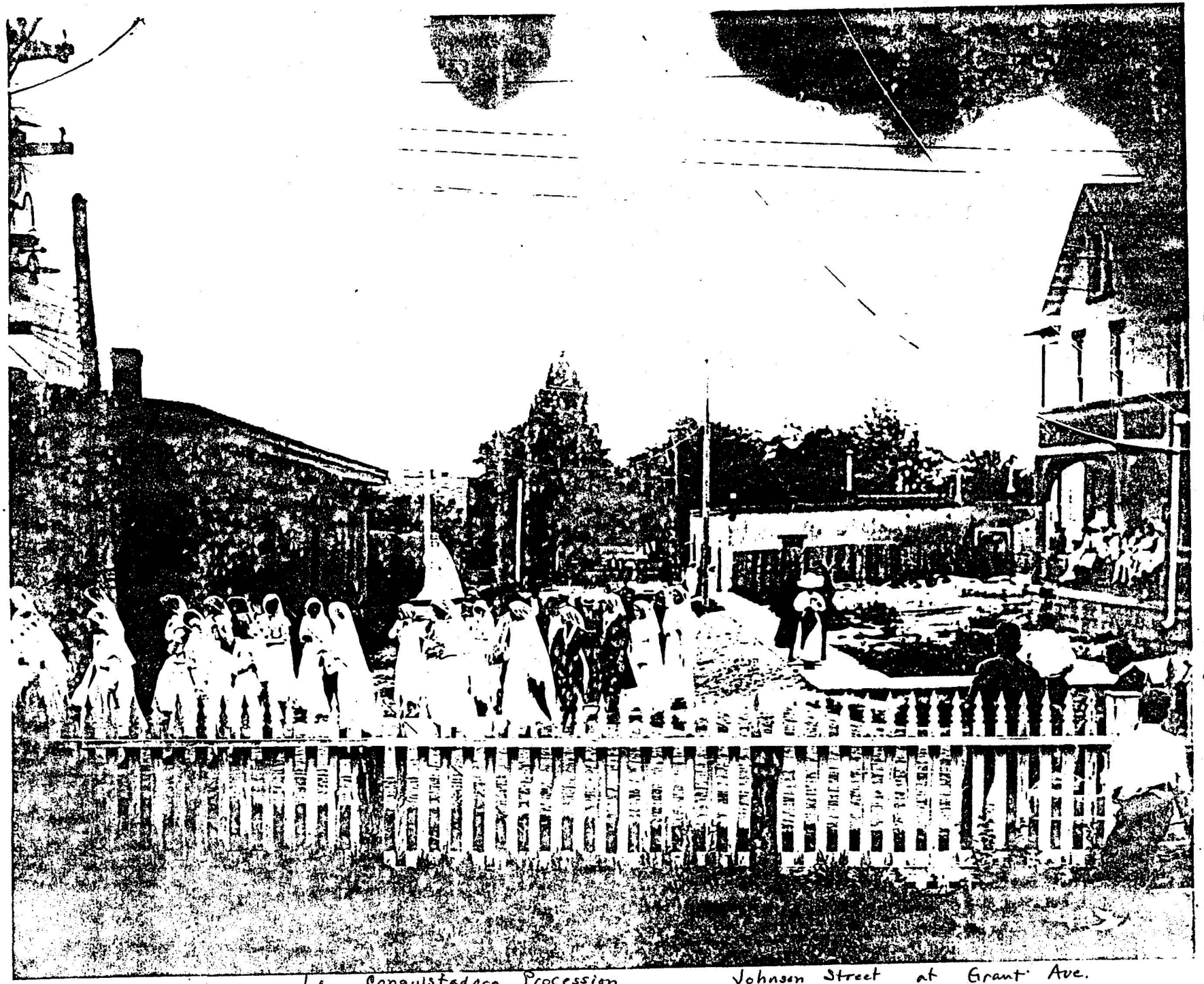


La Conquistadora Procession Johnson Street at Grant Ave.
Santa Fe, New Mexia
en 1890

JILL Z. COOPER, ESQ.

121 SANDOVAL SUITE 300 SANTA FE, NM 87501 PHONE (505)983-9277 FAX (505)986-9663

August 7, 1996

Heather Pierson, Planner II
Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Dear Heather:

In accordance with our discussion yesterday and with reference to the notebook we prepared for you to support our request for changing the status of 239 Johnson Street from "contributing" to "noncontributing," I am attaching the following to complete The Georgia O'Keeffe Museum's application to the Historic Design Review Board for its August meeting:

1. Application form.
2. A scale copy and two copies of a replat (site plan) showing the relationship of the structure to the street.
3. A copy of a 1890 photo looking down Johnson Street from Grant Street showing trees at the end of the block.

I assume if you need additional information, we will be so informed on or before August 16. In the meantime, thank you again for your consideration and your assistance in this project.

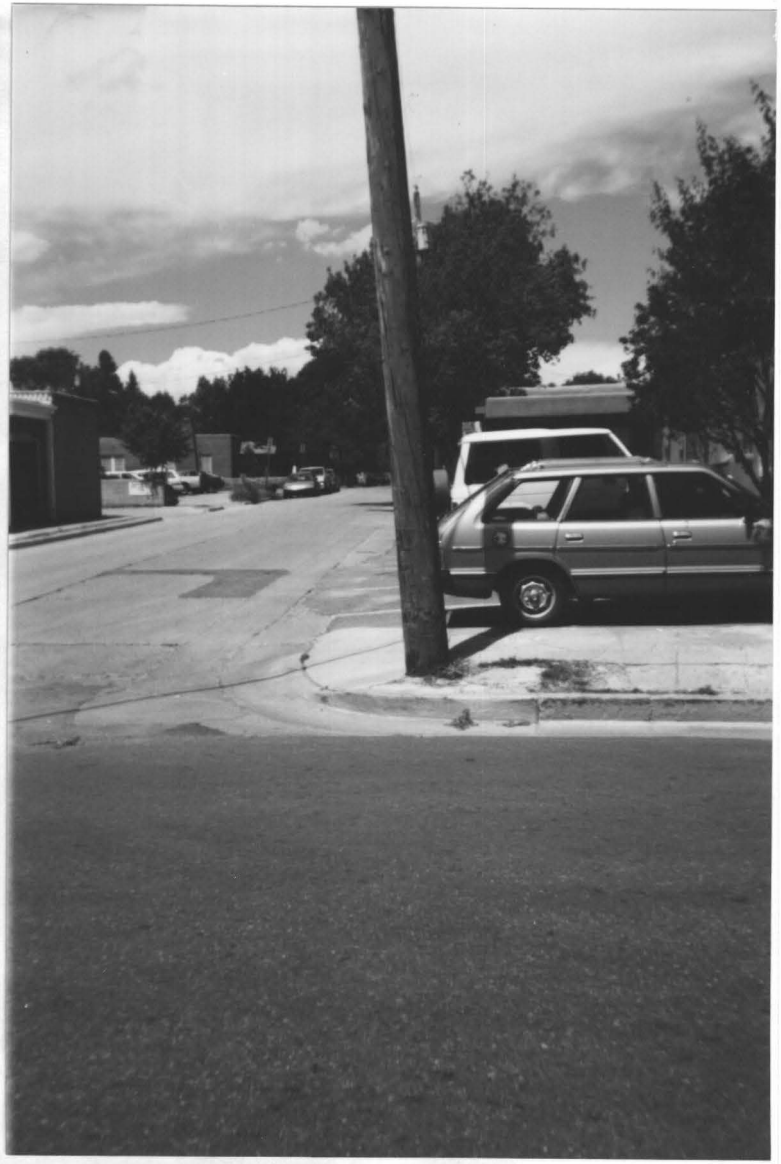
Sincerely,

Jill Z. Cooper

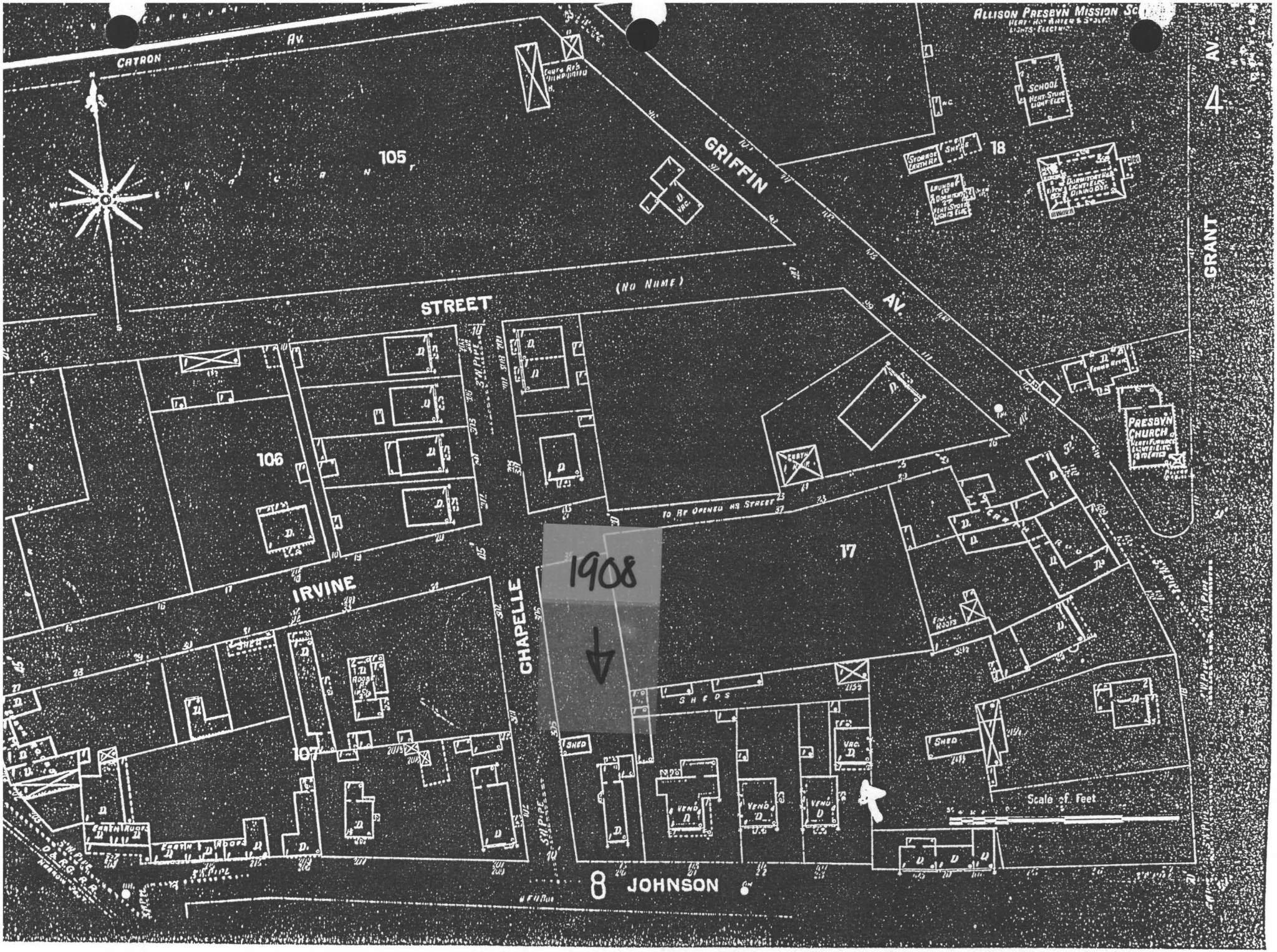
enclosure

cc: The Georgia O'Keeffe Museum

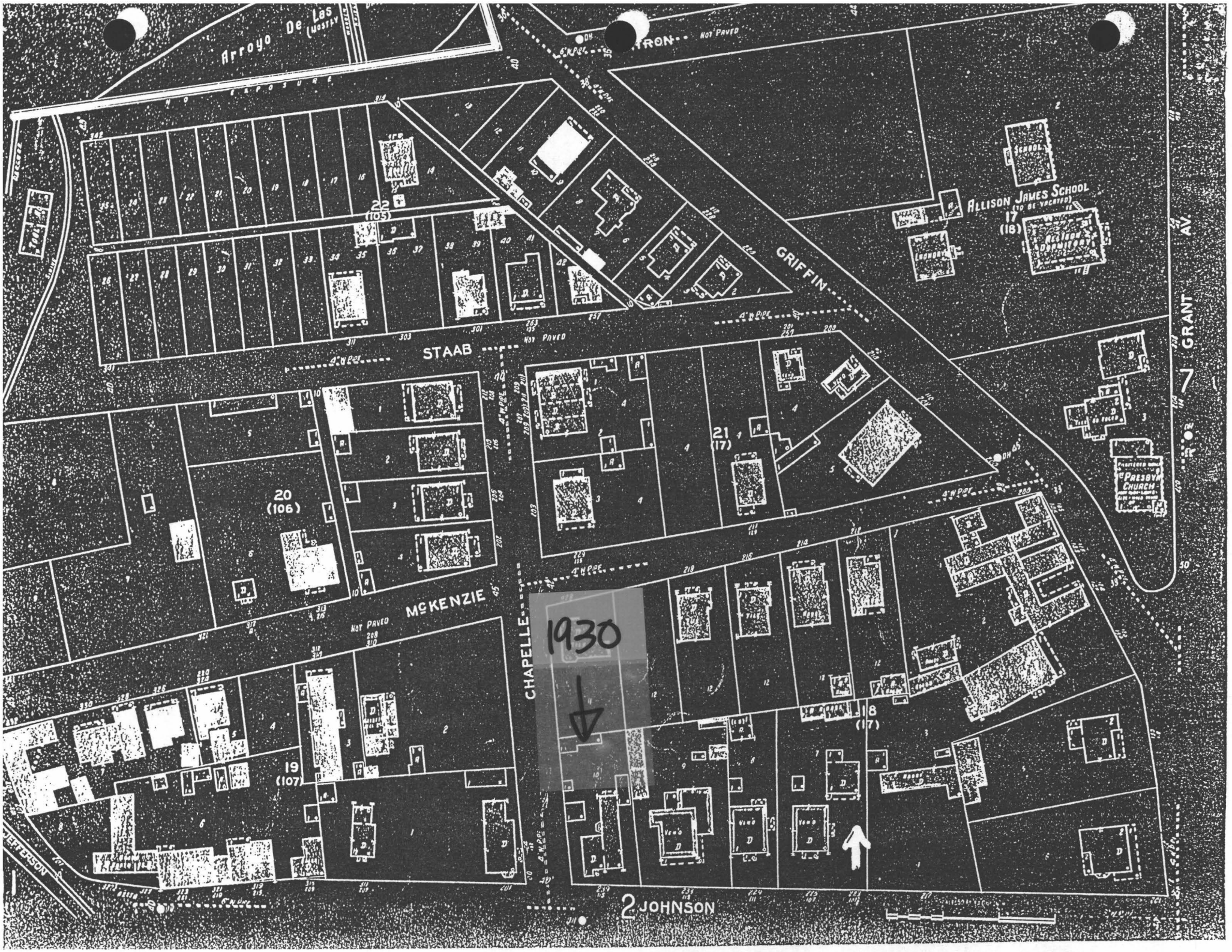









1908 Sanborn 223 Johnson



Arroyo De Las
NO EXPOSURE
NOT PAVED
STAAB
GRIFFIN
ALLISON JAMES SCHOOL
(TO BE VACATED)
SCHOOL
LAUNDRY
ALLISON DORMITORY
PRESBYN CHURCH
GRANT AV.
McKENZIE
CHAPELLE
JOHNSON
22 (105)
20 (106)
21 (17)
19 (107)
18 (17)
17 (18)
1930

August 24, 1996
Journal North

# O'Keeffe Museum Parking Plan Opposed

■ *An attorney for the corporation that plans to open the museum says the group also is pursuing other options*

By Tom Sharpe
*Journal Staff Writer*

Historic preservationists and Santa Fe city planners oppose The Georgia O'Keeffe Museum's proposal to tear down a building and create a parking lot at the corner of Johnson and Chapelle streets.

Jill Z. Cooper, an attorney for the nonprofit corporation that plans to open the private museum next year, said the demolition of the Sunstone Building at 239 Johnson St. is only the first of several options to solve parking problems for the proposed museum at 217 Johnson St.

"This is not a bullying thing," Cooper said Friday. "This is a gentle request for consideration. ... We are trying to pursue other avenues."

City planners have recommended the city Historic Design Review Board reject the museum's request at its meeting Tuesday because the building contributes to the historic nature of downtown Santa Fe.

According to city planning documents, the building existed before 1902, but has had several additions during this century. Cooper said much of the building is only about 50 years old.

Santa Fe County Assessor records say the property at 239 Johnson is owned by James Clois Smith Jr. and is valued at $641,550. It houses Sunstone Press and offices for the Spanish Colonial Arts Society and the Santa Fe Chamber Music Festival.

Smith said Friday that he doesn't consider the building historical and would consider selling it to the museum to demolish for a parking lot.

Lois Snyderman, executive director of the Historic Santa Fe Foundation, and Walter Drew, board president of the Old Santa Fe Association, say their groups oppose the proposed demolition.

"The museum itself is certainly a worthwhile enterprise," Snyderman said Friday. "But they bought in downtown

*See* **O'KEEFFE** *on* **PAGE 3**

# O'Keeffe Museum Parking Plan Opposed

*from* **PAGE 1**

Santa Fe where they knew parking would be a problem. It would be a terrible loss to lose this historic structure. We've lost so many others."

Drew said his association also opposes the museum's request for a parking variance, which goes to the city Board of Adjustment next month. Drew said his association wants the City Council to pass an ordinance reducing parking requirements for nonprofit groups like the O'Keeffe museum, rather than have the Board of Adjustment grant individual exceptions.

Cooper described the disagreement as one of "competing cultural interests" between art lovers and historic preservationists. She said the museum is looking for other ways to provide parking for visitors. She said she believes city codes require the museum to have at least 15 parking spaces, and it has only six.

She said tearing down the property at 239 Johnson St. would make room for 35 to 40 new parking spaces, plus trees and a "greenbelt" that would make the corner lot more like it appeared in photographs from the late 1800s.

John and Anne Marion, who live in Fort Worth and Santa Fe, announced last year that they planned to spearhead a drive to develop the museum dedicated to the life and works of O'Keeffe, who died in 1986.

John Marion is the retired president of Sotheby's auction house in New York. His wife is the daughter of Anne Burnett of a well-known Texas ranching family and Charles Tandy of Tandy Leathers and Radio Shack.

The Burnett-Tandy Foundation has purchased the 7,500-square-foot Allene Lapides Gallery at 217 Johnson St. plus two adjacent brick buildings used by the gallery at 225 and 223 Johnson St. for the O'Keeffe museum. Cooper said the museum corporation will use the property at 211 Johnson St. for museum offices, shops and restrooms.

**EXHIBIT (C)**

RECEIVED
AUG 7 1996
2.31

**HISTORIC DESIGN REVIEW BOARD APPLICATION FORM**

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 239 JOHNSON STREET SANTA FE

Owner: JAMES SMITH (SUNSTONE CORP.) Phone: 988-4418

Address: PO BOX 2424 City, State, Zip Code: SANTA FE NM 87504

Applicant: THE GEORGIA O'KEEFFE MUSEUM Phone: 995 0185

Address: 313 READ STREET City, State, Zip Code: SANTA FE NM 87501

Project Proposal: LANDSCAPE - PARKING

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition (X) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence (X) Antenna ( )

---

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ( ) No ( )

If yes, who? H. PIERSON Date? 8/6/96

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (X)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No (X)

If yes, who? _____ Date? _____

**If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.**

---

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

_____ 8/7/96
Signature of Applicant or Owner Date

FOR THE GEORGIA O'KEEFFE MUSEUM




3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 EAST ELEVATION
Scale: 3/32" = 1'-0"



1 WEST ELEVATION
Scale: 1:100



# 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:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br><br>**4. County: Santa Fe**<br><br>**5. Date of Survey: November 15, 2022** |



**Photo 6: North elevation. Camera facing south.**
**Parking lot view.**

# 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:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br>**4. County: Santa Fe**<br>**5. Date of Survey: November 15, 2022** |



**Photo 7: East elevation (center wall). Camera facing northeast.**
**Parking lot view.**
**November 17, 2022.**

# 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:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br>**4. County: Santa Fe**<br>**5. Date of Survey: November 15, 2022** |



**Photo 8: Breezeway.**
**Camera facing east.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br><br>**4. County: Santa Fe**<br><br>**5. Date of Survey: November 15, 2022** |



**Photo 9: Courtyard, south elevation. Camera facing north.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
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| **1. Name of property:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br>**4. County: Santa Fe**<br>**5. Date of Survey: November 15, 2022** |



**Photo 10: Courtyard, north elevation. Camera facing southeast.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Gardner Apartments/**<br>**Ruby's Nursing Home/**<br>**Sunstone Press Building** | **2. Location:**<br><br>**239 Johnson Street**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference #**<br>**Santa Fe ID #: H-2486**<br>**4. County: Santa Fe**<br>**5. Date of Survey: November 15, 2022** |



**Photo 11: Courtyard, east elevation. Camera facing west.**

# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2022-006213--HDRB

**Project Description:** Garage and Bathroom Addition

**Project Location(s):** 793 CAMINO DEL PONIENTE
Santa Fe, NM 87505

**Contacts:**

Property Owner: CATHERINE CLEMENS catherine@clemenssf.com
793 CAMINO DEL PONIENTE

Applicant: WILL MCDONALD will.wfd@gmail.com
488 ARROYO TENORIO ST C
SANTA FE , NM 87505

**Historic District:** HD: Downtown And Eastside

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** No

**Publicly Visible Facade-North:** No

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:** H770

**Year of Construction:** 1938

**Project Type:** Remodel

**Historic Building Name:** Residence

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Ramón J. Sarason, Senior Planner, Historic Preservation Division

---

**Case # 2022-006213-HDRB**

**Address: 793 Camino del Poniente**
**Historic Status: Contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Primary Façade Diagram and Site Design Alternatives

**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 for items 1 and 2. However staff does not find that all the exception criteria have been met for item 3 of the proposed project.
The Board may find that the exception to 14-5.2(D)(2)(d) has been met upon further testimony from the applicant.

**BACKGROUND & SUMMARY:**

793 Camino del Poniente is a single-family residence that was constructed in 1938 in the Spanish Pueblo Revival style. A free-standing historic garage was replaced with an attached

garage at an unknown date, and this garage has since been converted into living space. The adjacent guest house was constructed after 1969 in the Spanish Pueblo Revival style and was remodeled with HDRB approval in 2014 (Case H-14-015). The main residence is listed as contributing and the guesthouse as non-contributing to the Downtown and Eastside Historic District. The existing heated area of the residence is 3354 square feet with 211 square feet of portal. The ADU is 1131 square feet heated.
The applicant proposes the following exterior alterations to the main residence:

1) Removal of the 96 square foot storage shed in the northwest section of the property. This shed is not historic.
2) 455 square foot bathroom/closet/storage addition on the north side of the residence with a maximum height of 12'-11" above existing grade.
3) 663 square foot garage addition on the northwest corner of the residence with a maximum height of 11'-7" above existing grade. An exception to 14-5.2(D)(2)(d) is requested. See below.

EXCEPTION TO to 14-5.2(D)(2)(d)
An exception is being requested to exceed fifty percent of the existing primary facades of the main house. The existing structure currently exceeds this and the current proposal exaggerates this requirement to maintain prominent primary elevations on a property. As such, an exception is requested per 14-5.2(D)(2)(d). The applicant and staff responses are provided below.

RELEVANT CODE CITATION
<u>14-5.2(D)(2)(d)</u>
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.
4)

**<u>EXCEPTION CRITERIA AND RESPONSES: For the Garage Addition</u>**

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

<u>Applicant Response</u>: The garage addition will be harmonious in style with the existing house as well as the streetscape and district. It's placement at the greatest distance possible from the primary façades helps preserve the historic and aesthetic qualities this residence contributes to the district.

<u>Staff Response</u>: Staff agrees with this response. The garage is placed at the front (south) and west side of the property and is away from the designated primary facades.

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

Applicant Response: The applicants have the reasonable desire to have a garage and we believe the location chosen is optimal both aesthetically and functionally. Other configurations or locations for the garage would be less harmonious and functional. it would be a hardship for the applicants not to be permitted to build a garage and the approval of this exception request would allow that garage to be built in the appropriate location.

Staff Response: Staff does not agree with this response. The applicant states that the request is reasonable but does not state how there is a current hardship to the applicant that would be remedied by an attached garage. The applicant is claiming a future hardship that would result if the proposed design is not approved; not an existing 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: Numerous design options for the garage were considered by the applicants with 3 of the alternates shown in sheet 7 of this submittal. The garage as a separate building (Option 1) with a walkway connection might technically obviate a need for an exception. But it comes at a cost to function and the 13" separation from existing building means that the garage in that design would have a nearly identical public visual appearance as the proposed design as an attached building. Building the garage in the side yard of the west elevation (Option 2) would obscure that part of the house and would be near the primary façade of the south portal area. Besides the detrimental visual impact, this design has no easy connection to the existing house. A one car garage to the north of the existing house (Option 3) would not need the exception staff identified for the proposed two car attached garage. But this design would be much less functional without providing significant benefit to the quality of the district or furthering the stated purposes of the Historic Districts code. Approving this exception would not be detrimental to the city or streetscape and would benefit the applicants respecting that they highly value living in this historic district.

Staff Response: Staff agrees with this response. The applicant has considered other design options.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

Proximity of Addition to Primary Façade:

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight

slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible

façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

H770

# NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

## IDENTIFICATION

ADDRESS: 793 Camino del Poniente

ID NUMBER: 0516 00097

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 1938 ACTUAL

SOURCE(S) city directory

## BUILDING DATA

ARCHITECTURAL STYLE:
Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? studio

IF INVENTORIED, LIST ID NUMBER(S)

0516 00097

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: new windows; replaced detached garage with attached garage

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

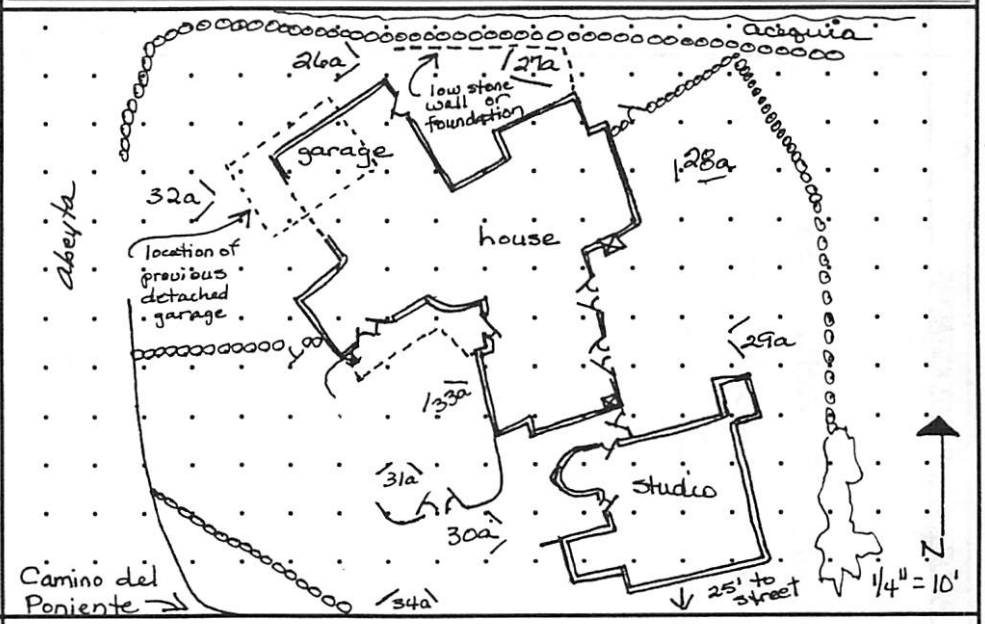
___ YES X NO

## PHOTO



#31a house and courtyard from west

## SITE PLAN




1983 footprint inaccurate

## SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO X ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO X ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7/91 BY DB

NEGATIVES WITH NMHPD ROLL # 5 NEG # 26a TO 36a

ARCHITECTURAL AND LANDSCAPE FEATURES

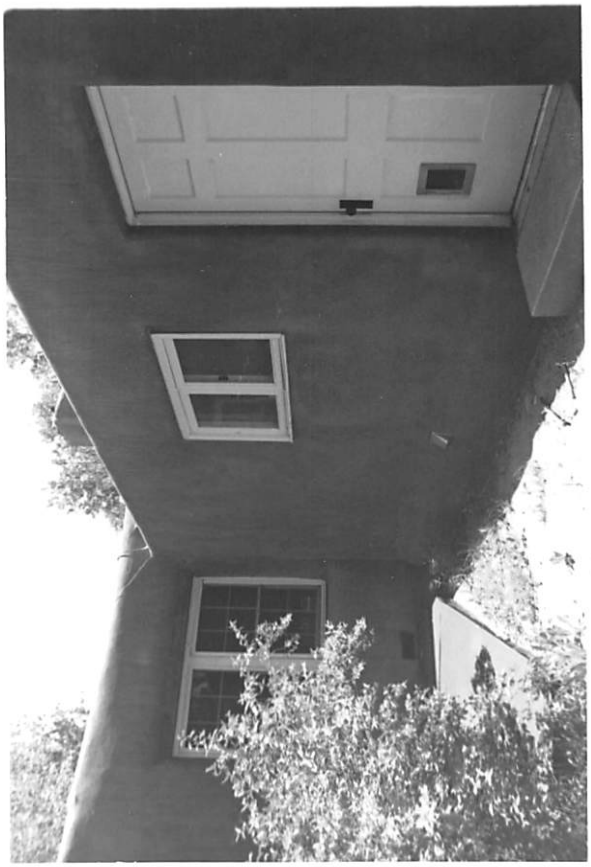
| FEATURE | MATERIALS/TYPE - house | ~~CONDITION AND ALTERATIONS~~ studio |
|---|---|---|
| BUILDING WALLS | stucco, some battered walls | stucco, some battered walls |
| FOUNDATIONS | not visible | not visible |
| DOORS | carved solid wood, with sidelights, also french w/ 5 large horizontal lights | front studio door carved, others wood panel w/ exposed lintel and louvered |
| WINDOWS | new 8-light casements with fake muntins, paired with exposed lintels | unpainted wd casements on studio, also fixed pane and one stained glass |
| PORTALES | hewn log posts & beams, no corbels, exposed vigas along parapet | |
| CANALES | wood/metal | wood/metal |
| PORCHES | patio on east | |
| BALCONIES | | |
| ROOFS | flat with simple parapets, slightly battered at top | flat, slightly battered at parapet, taller than single story on north |
| COURTYARDS | surrounded by stucco wall | small entry courtyard |
| FENCES/WALLS | coyote fence and stucco privacy wall with | double-leaf wood door – privacy wall along Abeyta has stone foundation |
| ARCH. DETAILS | wall remnant or foundation, north, unknown function | |
| OTHER | attached garage on NW replaces previous detached one | chimney of studio is a small tower |

COMMENTS fireplace under portal

ADDITIONAL PHOTOGRAPHS



#33a ported from south



#27a north, rear of garage

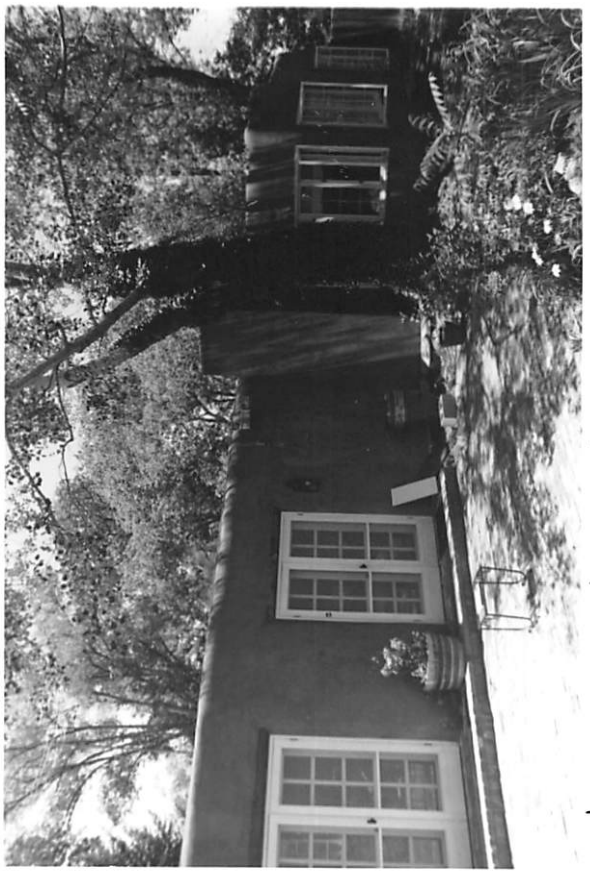
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS 793 Camino del Poniente

ID NUMBER 051600097

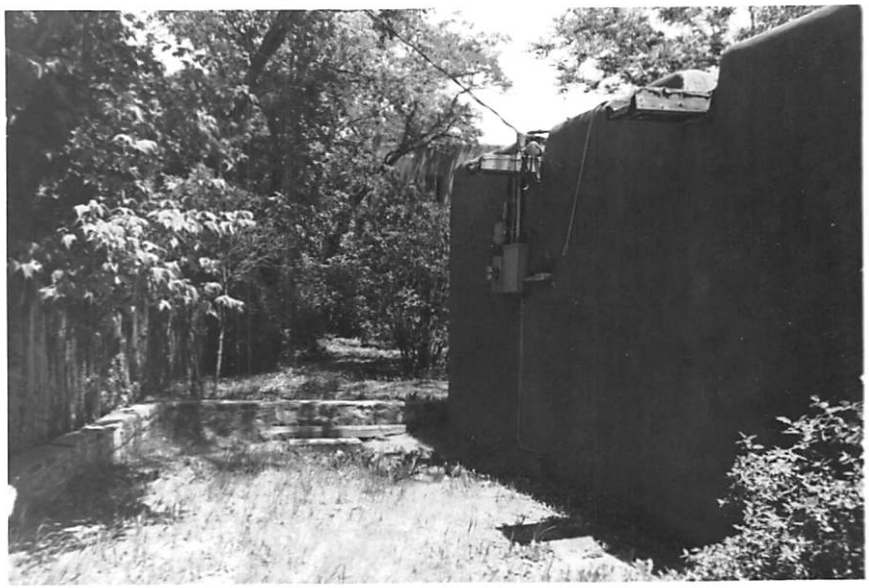
SURVEYED/RESEARCHED
DATE 7/91 BY DB



#29a east elevation



#28a from northeast, studio and house



#26a wall remnant, north

(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 793 Camino del Poniente

ID NUMBER 051600097

SURVEYED/RESEARCHED

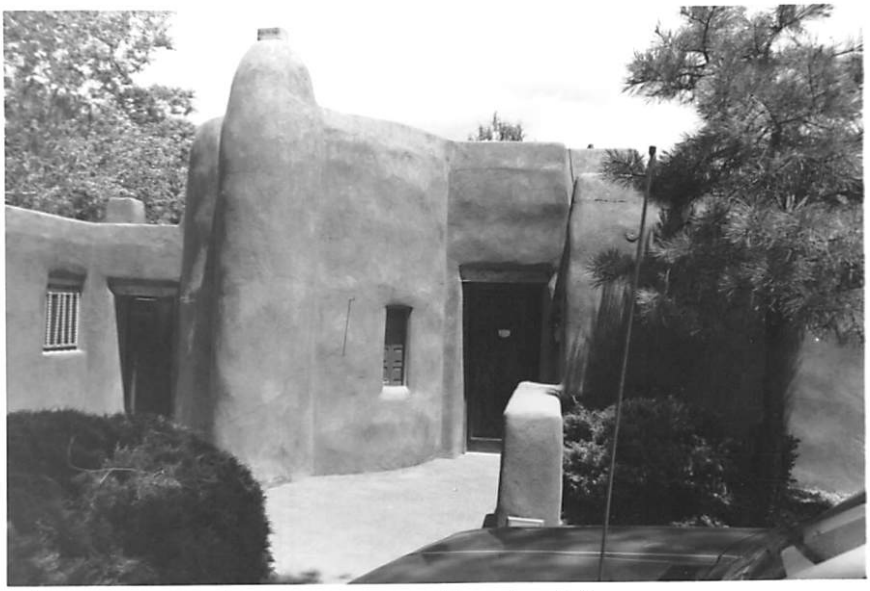
DATE 7/91 BY DB



#34a south elevation



#35a studio from south



#30a west facade of studio

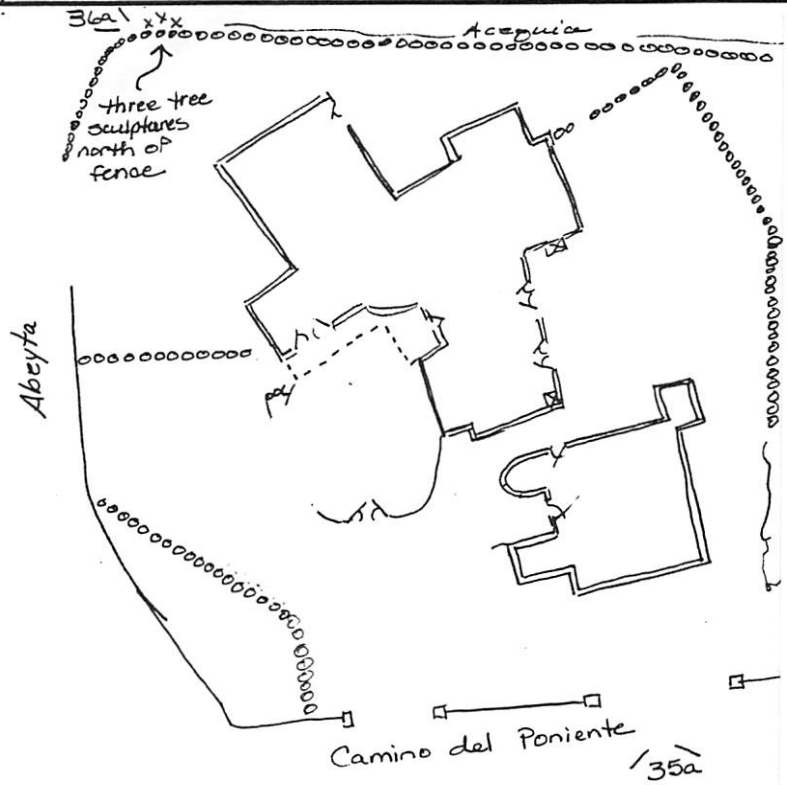
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

IDENTIFICATION

ADDRESS 793 Camino del Poniente

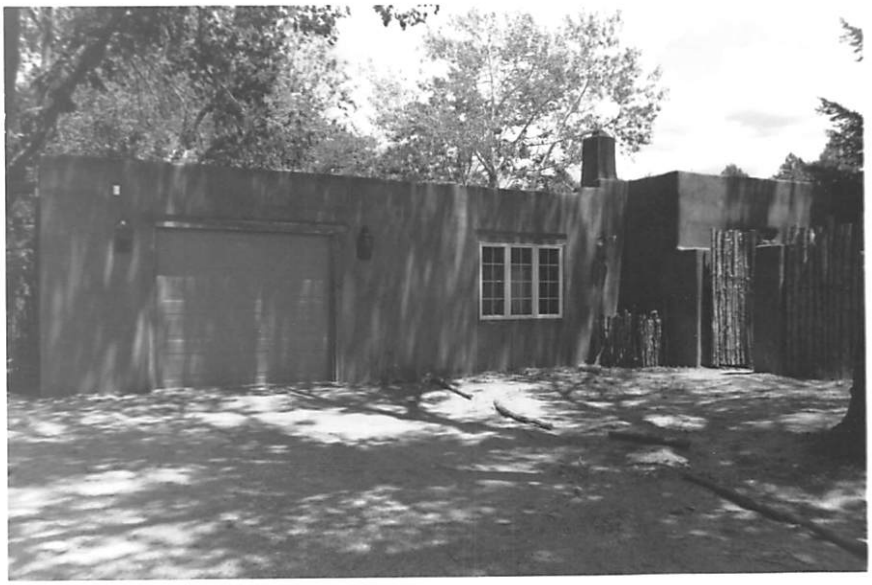
ID NUMBER 0516000097

SURVEYED/RESEARCHED
DATE 7/91 BY DB






#36a tree sculpture on acequia, north



#32a garage, west

Current owners, Fred and Shirley Steiner, made change to garage. They state that artist Augustus Kaiser built the studio. City directory shows that in 1938, Alfred Morang, artist, lived in the house.

Attachment B

# NEW MEXICO HISTORIC BUILDING INVENTORY FORM

| building threatened? yes | surveyed date 9-6-83 by mb | county Santa Fe | ID no. 051600097 |
|---|---|---|---|
| field map Santa Fe, New Mexico | number 1 | UTM reference zone 12 13 | easting northing |

location description: 793. Ponienta

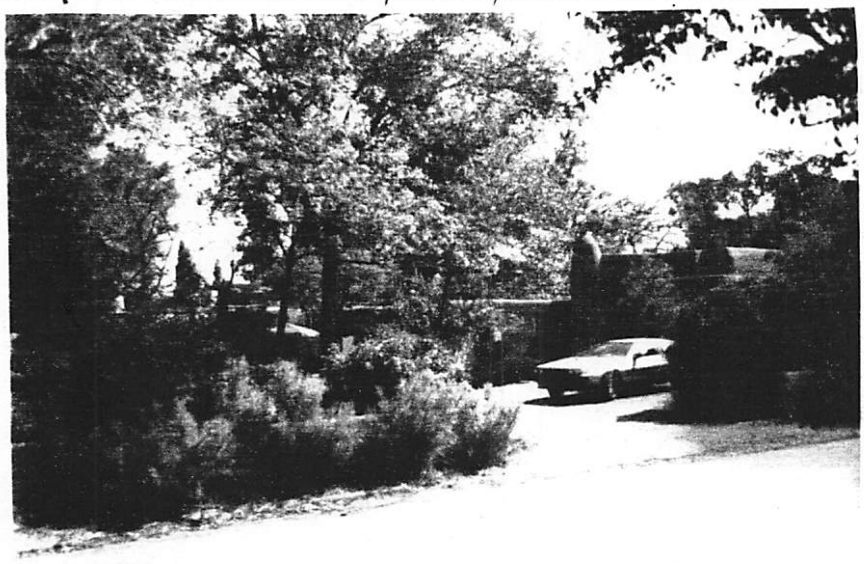
city/town: Santa Fe

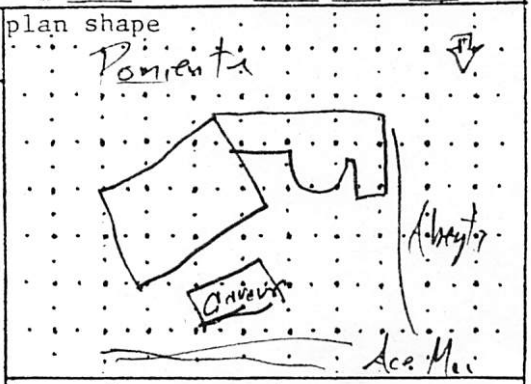
land grant/reservation: ~~X~~

building name:

legal description: tnsp 17 N S range 10 E W sec 30 NW ¼ NW ¼

| film roll by mb no. 5,6 | negative nos. *35, 1,2 | loc. of neg. (HPB) |
|---|---|---|






date of construction: Pre 1944 estimate ____ actual

source: City Directory

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe: Vinyl on S side

style: Pueblo Revival

foundation material: Not Vis

wall material/surface: Stucco

architectural features
Garage - vigas & canes exposed
House - vigas proj. only slightly, wood canales
Windows - steel casement - 4 light - transoms - wood grilles - turquoise trim
Chimneys (4) masonry
Buttresses - N side

surroundings: Residential

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

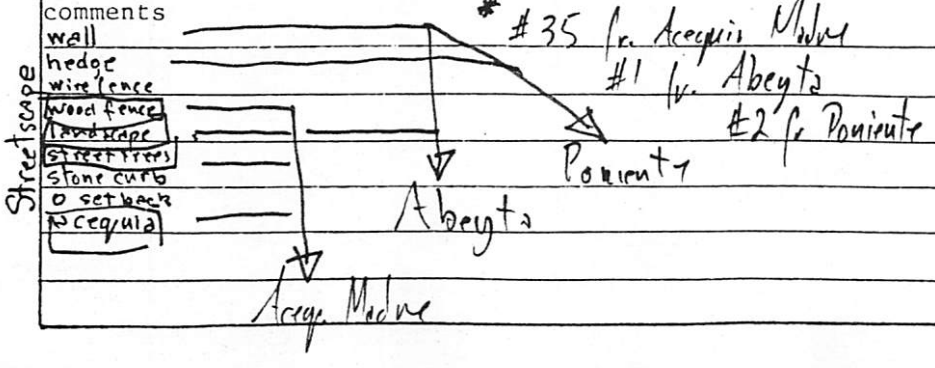
if eligible, why?

associated buildings? ___ yes
what type?
Garage
if inventoried, list ID nos.

see back? ___ yes

comments

Streetscape
wall
hedge
wire fence
wood fence
landscape
streetlights
stone curb
0 setback
Ø cequia



Case # H-87-203
793 Camino del Poniente



H-88-79
793 Camino del Poniente



GARAGE TO BE DEMOLISHED

1-88-??

193 Camino del Bariento

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 12/7/22

**Property Owner of Record:** Catherine Clemens

**Applicant/Agent Name:** Will McDonald

**Contact Person Phone Number:** (505-930-1149

**Site Address:** 793 Camino del Poniente

**Proposed Construction Description:** Bathroom, Garage Addition

**TOTAL ROOF AREA:** 5814 sf

**Zoning District:** R-5

**Overlay:** ☐ Escarpment ☐ Flood Zone* ☒ Other: Historic

**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 :** 30.3 %
☐ Open Space Required: _____

**Setbacks:**
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L 5 R 5 Minimum: _____

**Height:** Proposed 12'-11"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed 5 Accessible _____
Minimum: 2

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

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

Will McDonald [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

**SIGNATURE** _____ **DATE** 12/7/22

**To Be Completed By City Staff:** 2022-006199-PAR

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

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

**REVIEWER:** Stephanie Price **DATE:** 12/12/22

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

*Revised 1-14-13*

December 12, 2022

Ramón Sarason
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 793 Camino del Poniente

walking fish DESIGN
505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

Dear Ramón,

Thank you for your site visit to this property on November 10 when we looked at the existing conditions and discussed the proposed additions. At this time we are submitting the attached documents for review by the Historic Districts Review Board (HDRB) at their meeting of January 10, 2023.

The single family residential structure at 793 Camino del Poniente is in the Pueblo Revival style with a status of Contributing in the Downtown and Eastside Historic District. At the HDRB meeting of 4/14/15 the façades of the residence facing the entry courtyard were designated primary. Exterior alterations were approved at that time as listed in the Board Action Letter which is attached.

We assume the residence was constructed in the late 1950's or early 1960's. The attached Department of Transportation aerial photo from 1969 shows much of the residence existed at that time. An accessory dwelling unit (ADU)was added to the south of residence probably in the late 1970's.

The existing heated area of the residence is 3354 square feet with 211 square feet of portal. The ADU is 1131 square feet heated.

We propose the following:

- Removal of the 96 square foot storage shed in the northwest section of the property. This shed is not historic
- 455 square foot bathroom/closet/storage addition on the north side of the residence with a maximum height of 12'-11" above existing grade.
- 663 square foot garage addition on the northwest corner of the residence with a maximum height of 11'-7" above existing grade.

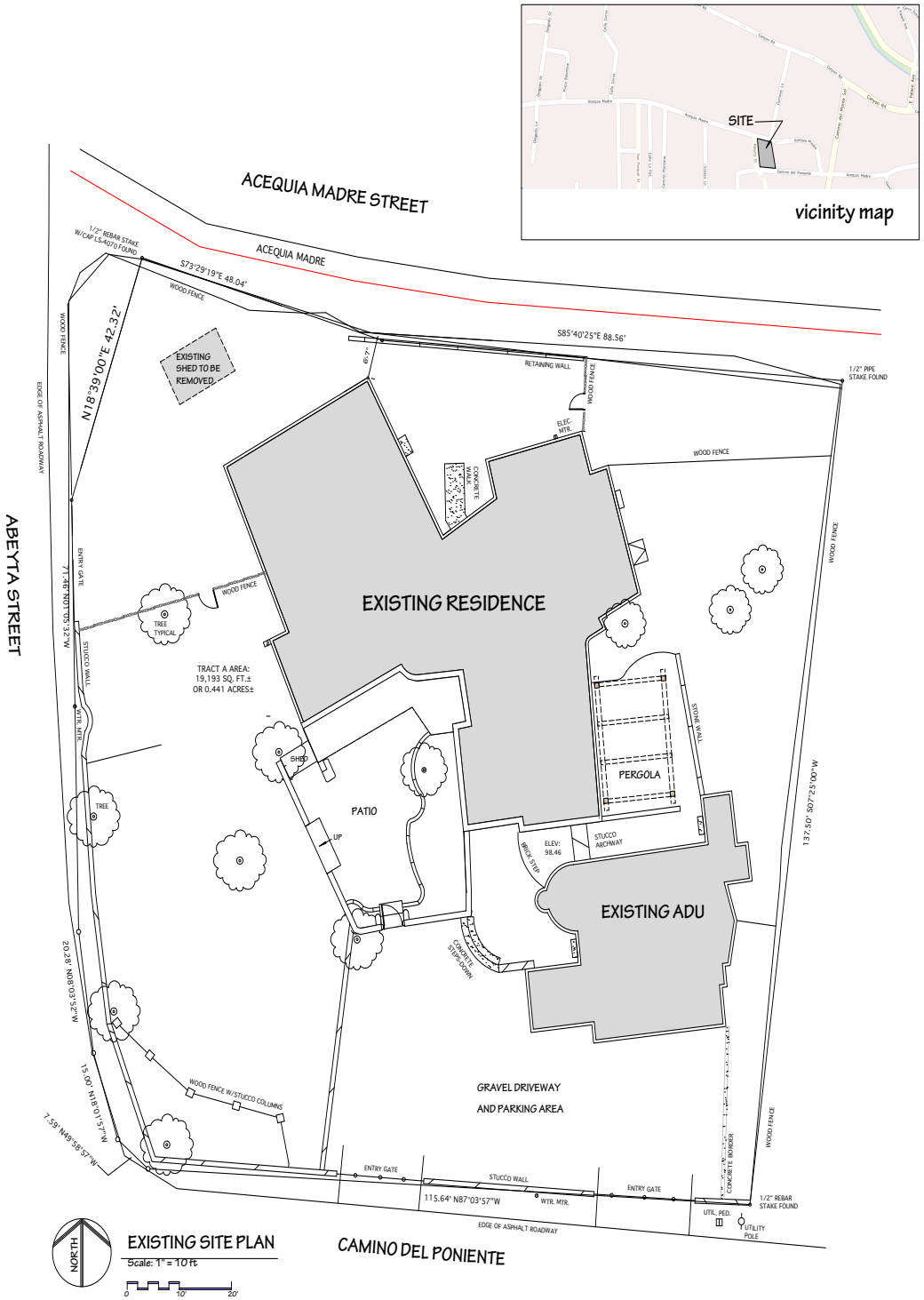
Please refer to the attached drawings for a more complete understanding of the proposed work.

The stucco for the additions will be El Rey cement stucco, color: "Adobe". The window cladding will be white. The garage door and other exposed wood will be stained with Cabot Semi-solid stain, color: "Chestnut Brown".

Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,

Will McDonald




# EXISTING SITE PLAN


(505)930-1149
wil.wilding@wilcom
4980 Arroyo Tenorio
Santa Fe New Mexico 87505


walking fish DESIGN

## CLEMENS/PETERSON RESIDENCE

ADDITIONS

793 CAMINO DEL PONIENTE

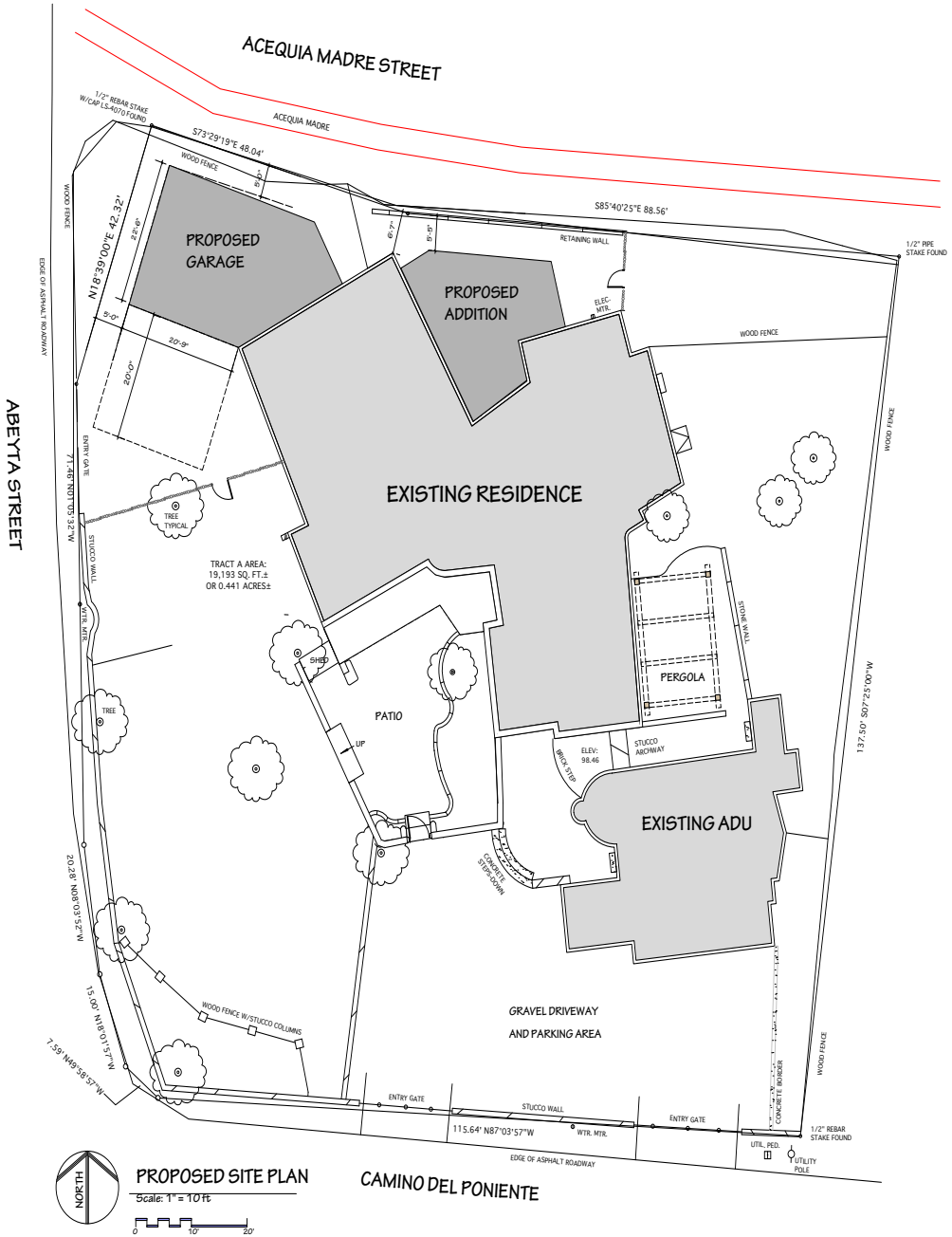
SANTA FE NEW MEXICO

DATE: **12/7/22**

SHEET:

1

| GROSS AREA CALCULATIONS | AREA IN SQUARE FEET | | |
|---|---|---|---|
| | EXISTING | NEW | TOTAL |
| MAIN HOUSE HEATED AREA | 3354 | 455 | 3809 |
| ADU HEATED AREA | 1131 | 0 | 1131 |
| PORTAL | 211 | 0 | 211 |
| GARAGE | 0 | 663 | 663 |
| TOTAL ROOFED | 4696 | 1118 | 5814 |
| | | | |
| TOTAL ROOFED AREA WITH ADDITION | | | 5814 |
| LOT AREA | | | 19,193 |
| LOT COVERAGE, roofed area percentage | | | 30.3% |




PROPOSED SITE PLAN


(505)930-1149
wil.whitlig@gmail.com
460 Cerro Alto Loop
Santa Fe, New Mexico 87505


walking fish DESIGN

CLEMENS/PETERSON RESIDENCE
ADDITIONS
793 CAMINO DEL PONIENTE
SANTA FE NEW MEXICO

DATE: **12/7/22**

SHEET:

**2**




EXISTING FLOOR PLAN

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

# EXISTING FLOOR PLAN

(505)930-1149
wil.wfd@gmail.com
498 C Arroyo Tenorio
Santa Fe New Mexico 87505

walking fish DESIGN

## CLEMENS/PETERSON RESIDENCE

ADDITIONS

793 CAMINO DEL PONIENTE

SANTA FE NEW MEXICO

DATE: **12/7/22**

SHEET:

**3**




PROPOSED FLOOR PLAN

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

# PROPOSED FLOOR PLAN

(505)930-1149
wil.wilding@wil.com
4881C Arroyo Tenorio
Santa Fe New Mexico 87505

walking fish DESIGN

## CLEMENS/PETERSON RESIDENCE

ADDITIONS

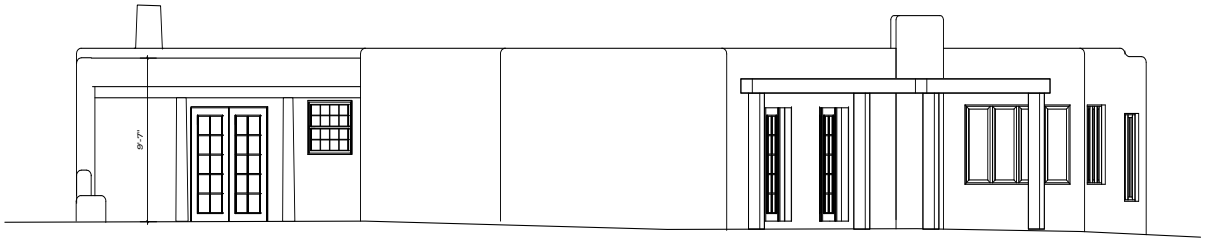
793 CAMINO DEL PONIENTE

SANTA FE NEW MEXICO

DATE: **12/7/22**

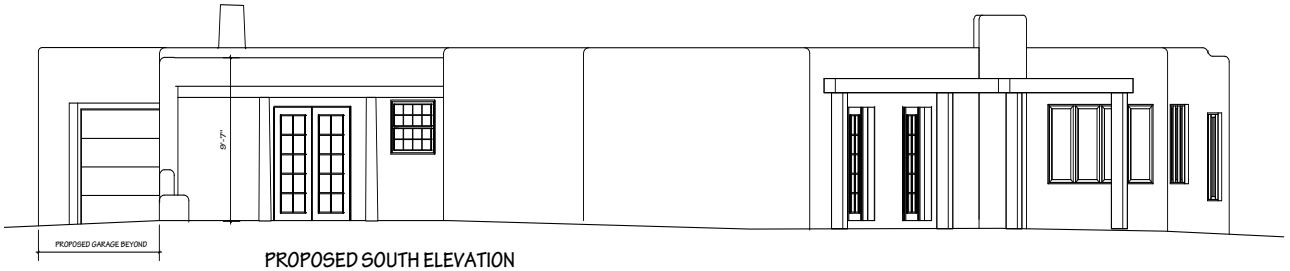
SHEET:

4



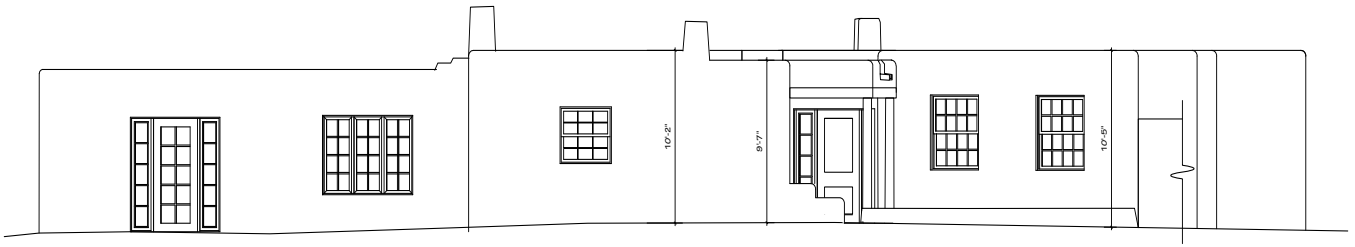

EXISTING SOUTH ELEVATION

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




PROPOSED SOUTH ELEVATION

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




EXISTING WEST ELEVATION

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




PROPOSED WEST ELEVATION

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

# SOUTH & WEST ELEVATIONS

(505)930-1149
wil.wfdlingmail.com
488 C Arroyo Tenorio
Santa Fe New Mexico 87505

walking fish DESIGN

## CLEMENS/PETERSON RESIDENCE

ADDITIONS

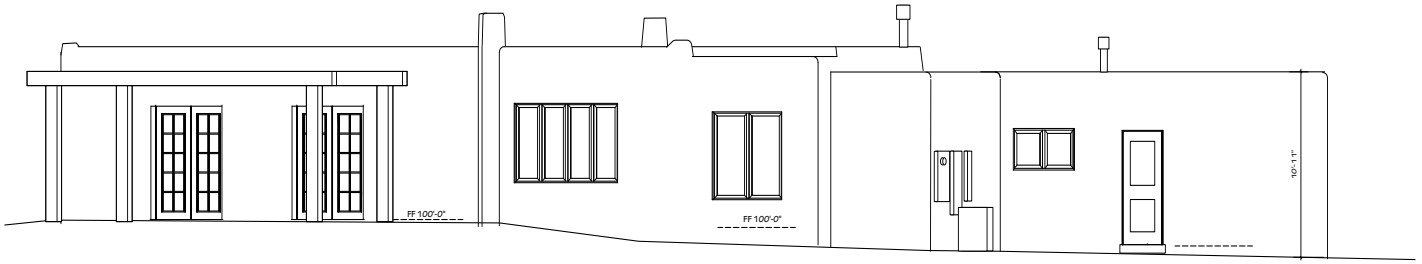
793 CAMINO DEL PONIENTE

SANTA FE NEW MEXICO

DATE: **12/7/22**

SHEET:

5



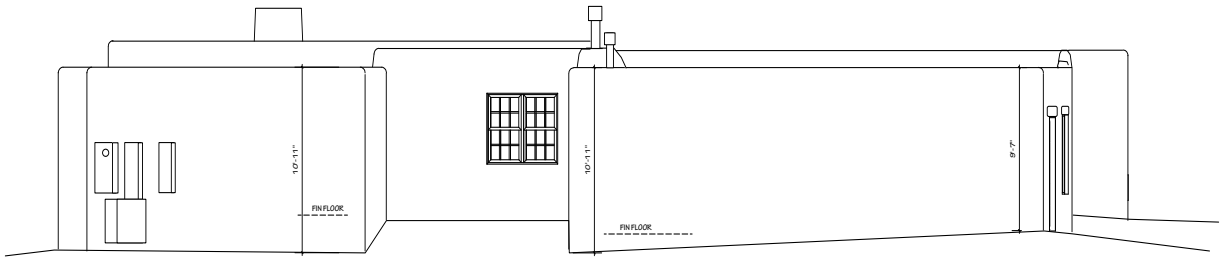

EXISTING EAST ELEVATION

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



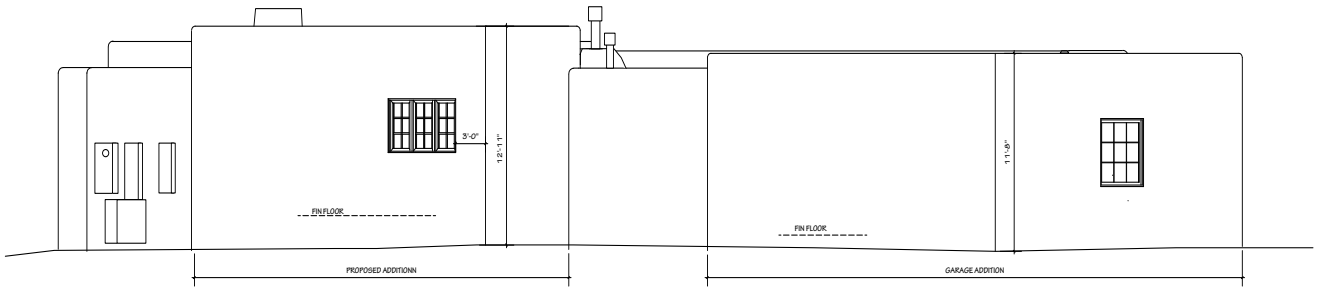

PRPOSED EAST ELEVATION

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




EXISTING NORTH ELEVATION

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




PROPOSED NORTH ELEVATION

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

# EAST & NORTH ELEVATION

(505)930-1149
wil.wfdingmail.com
4880 C Arroyo Tenorio
Santa Fe New Mexico 87505

walking fish DESIGN

## CLEMENS/PETERSON RESIDENCE

ADDITIONS

793 CAMINO DEL PONIENTE

SANTA FE NEW MEXICO

DATE: **12/7/22**

SHEET:

6



*793 Camino del Poniente*

*Entry Portal at Southwest corner*



*793 Camino del Poniente*

*South of West Elevation*
*Primary Façade*



*793 Camino del Poniente*

*South Elevation of Portal*
*Primary Façade*



*793 Camino del Poniente*

*North portion of West Elevation*



*793 Camino del Poniente*

*North end of West Elevation*




*793 Camino del Poniente*

*Shed at Northwest Corner*
*to be removed*




*793 Camino del Poniente*

*West End of North Elevation 793*



*793 Camino del Poniente*

*North Elevation*
*Location of proposed addition*



*793 Camino del Poniente*

*North portion of East Elevation*
*Location of proposed addition*



*793 Camino del Poniente*

*portion of East Elevation*



*793 Camino del Poniente*

*Portion of South Elevation*



*793 Camino del Poniente*

*South portion of East Elevation*




*793 Camino del Poniente*

*Street view of Northwest of Property location of proposed garage*



*793 Camino del Poniente*

*View of Northwest Corner from*
*Corner of Acequia Madre and Abet Street*




*793 Camino del Poniente*

*Streetscape looking east on Acequia Madre*




*793 Camino del Poniente*

*View of location of proposed addition from Acequia Madre*

# EXTERIOR FINISHES
# 793 Camino del Poniente

**STUCCO**
EL REY CEMENT STUCCO
COLOR: ADOBE



**DOOR COLOR &**
**WINDOW CLADDING**
WHITE



**EXPOSED WOOD**
CABOT
SEMI-SOLID STAIN
COLOR: CHESTNUT BROWN



# City of Santa Fe, New Mexico

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

*Javier M. Gonzales, Mayor*

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


Project description: Will McDonald, agent for Catherine Clemens, owner, requests designation of primary elevation(s) and proposes to remodel a contributing residential structure by removing vigas, replacing portions of a portal, raising the height of portal parapets, replacing windows, doors, and entry gate, along with other minor repairs. An exception is requested for removal and replacement of architectural features on a contributing building (Section 14-5.2(D)(1)(a) and Section14-5.2(D)(5)(b)).

Case number: H-15-039
Project Type: HDRB

**PROJECT LOCATION (S):** **793 Camino del Poniente**

**PROJECT NAMES:**

OW – Catherine Clemens
Santa Fe, NM 87505

793 Camino del Poniente
505-699-5034

AP – Will McDonald
Santa Fe, NM 87505

488 Arroyo Tenorio
505-820-3535

**BOARD ACTION**

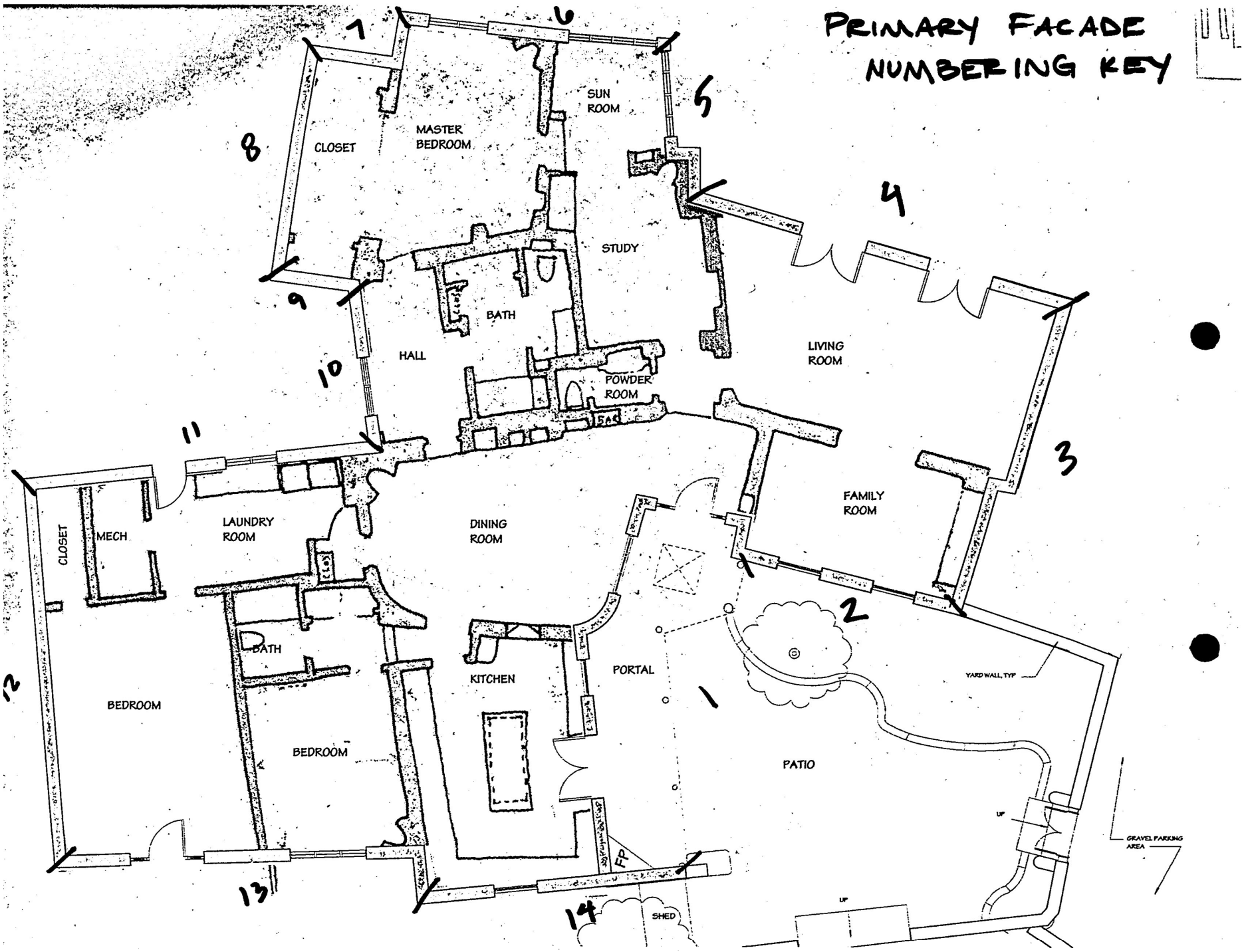
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on April 14, 2015. The decision of the Board was to assign façades 1 and 2 as primary and to approve the request, having found that the criteria for an exception have been met to remove viga tails and to replace structural elements on the south portal but not to stucco over the exposed headers at the south portal. For further information please call 955-6605.

Sincerely,

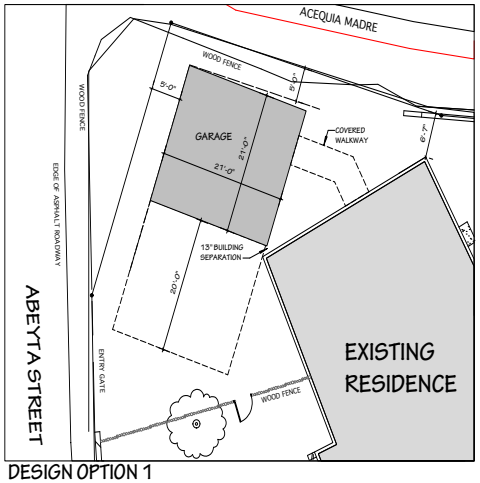
Lisa Roach

Lisa Roach
Senior Planner, Historic Preservation Division

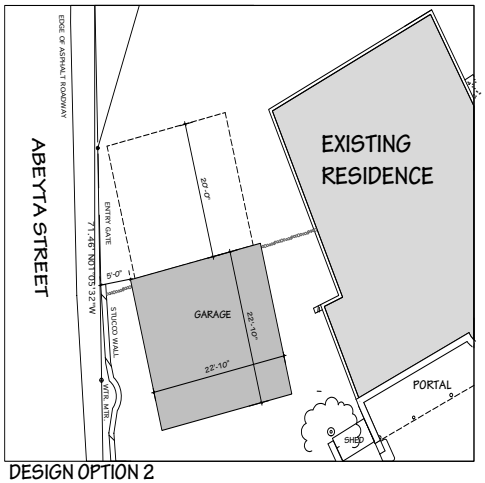
**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes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


PRIMARY FACADE
NUMBERING KEY
1
2
3
4
5
6
7
8
9
10
11
12
13
14
CLOSET
MASTER BEDROOM
SUN ROOM
STUDY
BATH
HALL
POWDER ROOM
LIVING ROOM
FAMILY ROOM
DINING ROOM
LAUNDRY ROOM
MECH
CLOSET
BATH
BEDROOM
BEDROOM
KITCHEN
PORTAL
PATIO
YARD WALL, TYP
GRAVEL PARKING AREA
SHED
FP
UP
UP

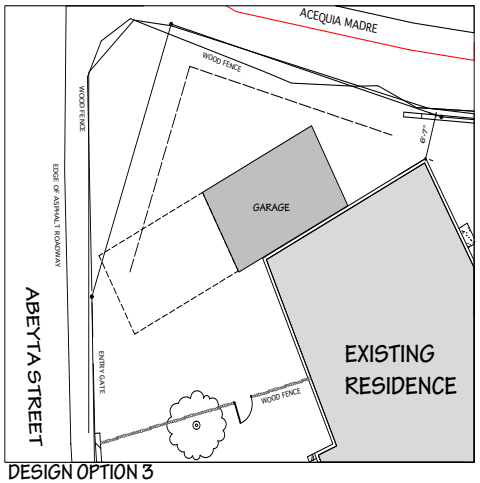
NOTE: THESE DESIGN OPTIONS FAILED IN VARIOUS WAYS TO MEET THE OWNERS NEEDS AND DESIGN GOALS.



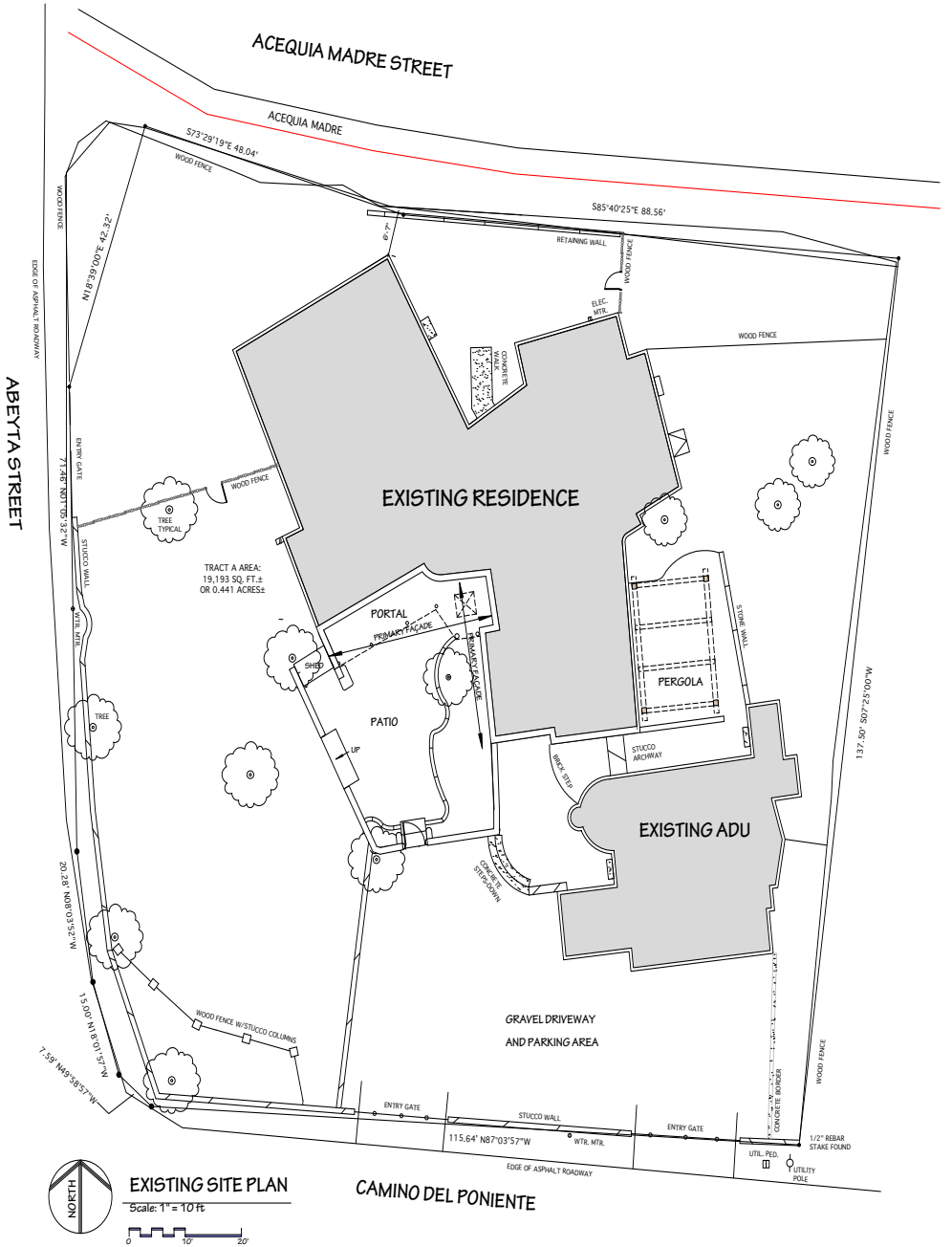

DESIGN OPTION 1




DESIGN OPTION 2




DESIGN OPTION 3




# SITE PLAN
WITH ALTERNATE DESIGN OPTIONS

(505)930-1149
wil.whitlig@gmail.com
460 Cerro Alto Loop
Santa Fe, New Mexico 87505
walking fish DESIGN

## CLEMENS/PETERSON RESIDENCE
ADDITIONS
793 CAMINO DEL PONIENTE
SANTA FE NEW MEXICO

DATE: **12/7/22**

SHEET:
**7**

# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2022-006214--HDRB

**Project Description:** Remodel

**Project Location(s):** 608 CAMINO DE LA LUZ 1/2
Santa Fe, NM 87505

**Contacts:**

| | | |
|---|---|---|
| Property Owner: | Shelley Gill | miss.shelley.gill@gmail.com |
| Applicant: | Antoine El- Khoury | antoniekhoury@comcast.net |

**Historic District:**

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** No

**Publicly Visible Facade-North:** No

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** No

**Historic District Inventory Number:** 608.5 Camino de La Luz

**Year of Construction:** 1955

**Project Type:** Remodel

**Historic Building Name:** Residence

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Ramón J. Sarason, Senior Planner, Historic Preservation Division

---

**Case # 2022-006214-HDRB**

**Address: 608 ½ Camino de La Luz**
**Historic Status: Non-Contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **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:**

608 ½ Camino de La Luz is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The house consists of an original casita in the Territorial style (date unknown) and a two-story Spanish-Pueblo revival addition with two-story porch in the 1980's.

The applicant proposes the following exterior modifications:

1) Replace all existing windows and exterior doors. New windows and doors to be aluminum clad exterior in Bronze with true divided lights.
2) Spray insulating foam on entire structure exterior walls, and apply new exterior stucco, in Pueblo #42 elastomeric stucco
3) New BRAI roof in the color “Tan”.
4) Add parapets as dimensioned on proposed south elevation H3.1. No height exception required as height does not increase.
5) Add (6) canales as indicated on proposed west elevation H3.3.
6) Add round wood posts and cross beams to existing lower level and upper level South portal. Wood stain color will be: “Old Masters, Natural Walnut”.
7) New iron railing on south upper portal and on the north deck, simple black hammered iron railing caps, 1/2" square balusters, and vertical posts.
8) Remove existing portal on the south of the casita and replace with new portal which will have round wood posts and a cross beam to match the main house south portal. The wood will be stained with “Old Masters, Natural Walnut”.
9) Reconstruct existing yard walls on South side of main house entry area.
10) New gate & coyote yard wall outside of at the south property line in front of the casita.
11) New exterior steps leading from parking area outside of casita to entry yard area of the main house.

# 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:**
None

**2. Location:**
608 Camino de la Luz
Santa Fe, NM 87505

**3. Local Reference Number:**

**4. County**
Santa Fe County, NM

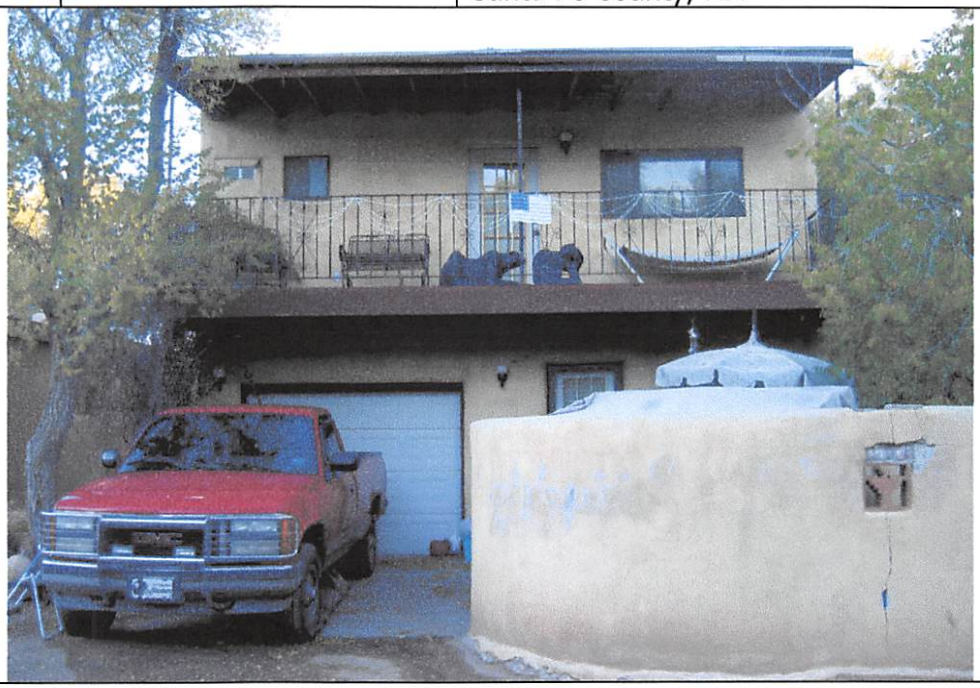
**5. Property Type:**
X_ Building __ Structure
__ Site __ Object

**6. Date of Survey:**
9/15/2005

**7. Previous Survey Date(s):**
____/ ____/ _____
X_ No previous survey

**8. Name of Project:**

**9. UTM** (NAD83)
Zone: 13
Easting:1368251
Northing:12954097



**10. Photo Information** **Disk Location:** **View of:** Front Facade (south)

Digital Photography held by City of Santa Fe, 202 Lincoln Ave, Santa Fe, NM 87501

**11. Brief Description of the Property:**
Freestanding single-family house in the Spanish-Pueblo Revival style.

**12. Who uses the property?**
Private residence.

**13. Construction Date:**

Date: 1955 X__Known ___ Estimated Source: David Dean

**14. Setting:**

__ Suburban __ Rural __ Village X_ Urban If Urban: __ Commercial __ Industrial X_ Residential __Public

**15. Relationship to Surroundings:** X_ Similar __ Dissimilar

Comments:

## HCPI Base Form (FORM 1)

*(Continued from other side)*

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



Original structure, south elevation.

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

Roy Wroth, Urbanist
P.O. Box 1514
Santa Fe, NM 87504

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

Ruby Dean, owner

David and Avelino Dean, uncles and neighbors.

**19. Is Property Endangered?** __ Unknown X_ No __ Yes How?

**20. Significance to Current Community:** __ Unknown __ None X_ Low __ Moderate __ High

**Describe:**

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

**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? Property lacks distinctive features, consists of multiple additions, and has lost original features.

**23. National or State Historic District:**

Is this property in a historic district? __ Unknown X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

**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: |
|---|---|---|
| None | 608 Camino de la Luz<br>Santa Fe, NM 87505 | 4. County<br>Santa Fe County, NM |
| | | 5. Date of Survey: 9/15/2005 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material:**

__ 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

__ 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
X_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

**9. Roof:** __ N/A
Shape: X_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave X_ Parapet
Materials: __ 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 |
|---|---|---|---|
| Wood true divided lite casements: 2 bay, 6 lite; 4 bay 8 lite. | | | |
| Aluminum sliders. | | | |
| Aluminum Chicago. | | | |

Notes:

**11. Doors** __ N/A

| Type | Style | Material | Number |
|---|---|---|---|
| Wood entry door, half glazed, screen door. | | | |
| Hollow metal entry door, 4 lite half glazed. | | | |

Notes:

**12. Chimneys**
(describe whether interior or exterior and material)
None.

**13. Porches** __ N/A

Type: X_ Entry __ Partial-Width
X_ Full-Width __ Wrap

**14. Other Significant Features**
Original structure has territorial parapet detailing, wood windows, and portal with corbels, probably not original.

**15. Modifications:** __ No known modifications

A two-story addition with a two-story porch has been built to the side of the original structure in the 1980's (est.). The addition does not continue the design elements of the original.

# 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 | X_ Territorial |
| __ Colonial Revival | __ Italianate | __ Northern NM | __ Ranch | __ Territorial Revival |
| __ Folk Victorian | __ Mediterranean | __ Prairie | __ Spanish-Colonial | __ Tudor Revival |

Notes:

Other:_____

17. Documents Available and Their Locations

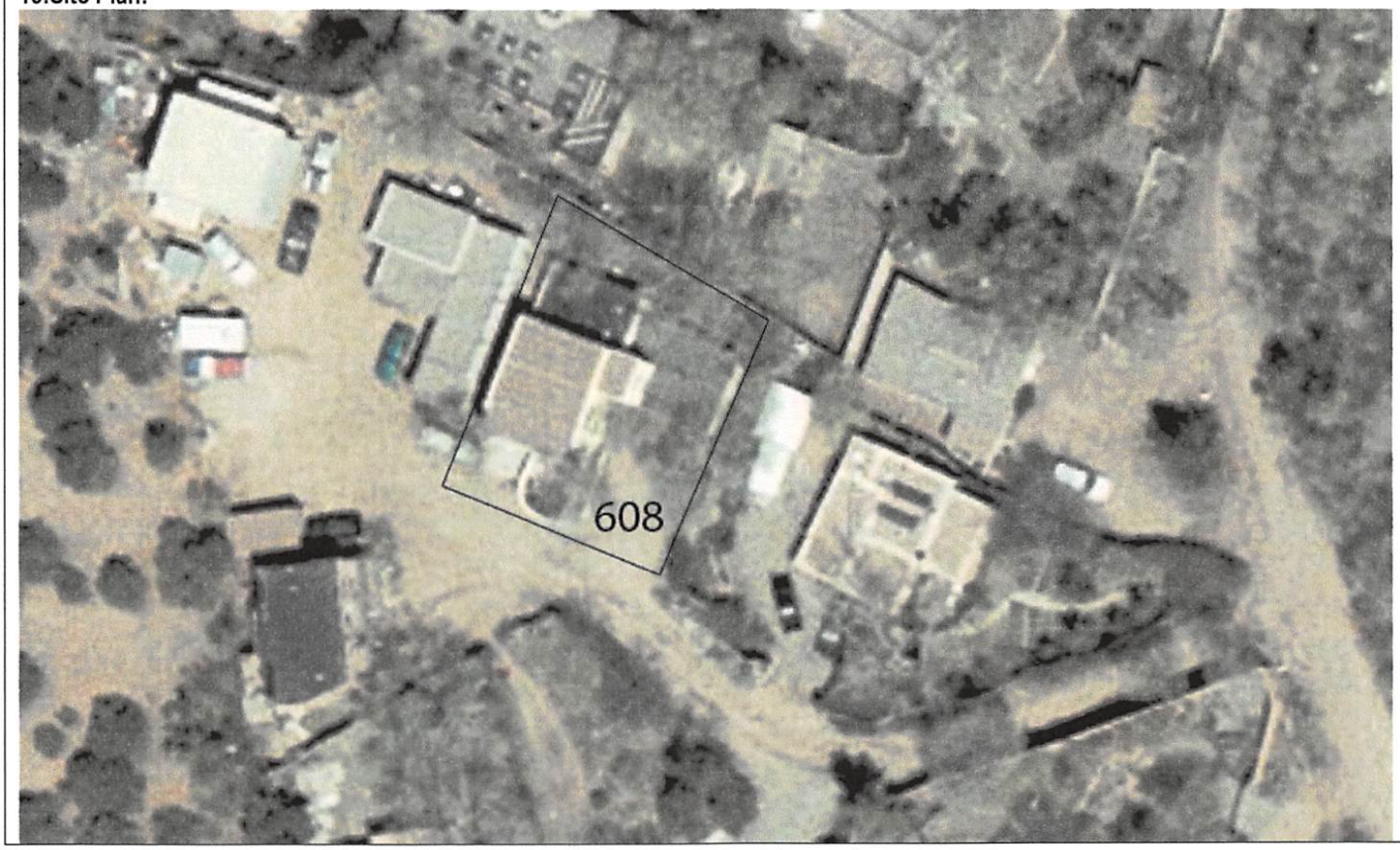
SITE:

18. Attached or Associated Properties

This structure is part of a family compound. The structure is not visible from any public way.

Are associated properties eligible for listing? No.

19.Site Plan:



**Regarding :** Historic Review Board
January 24th , 2023

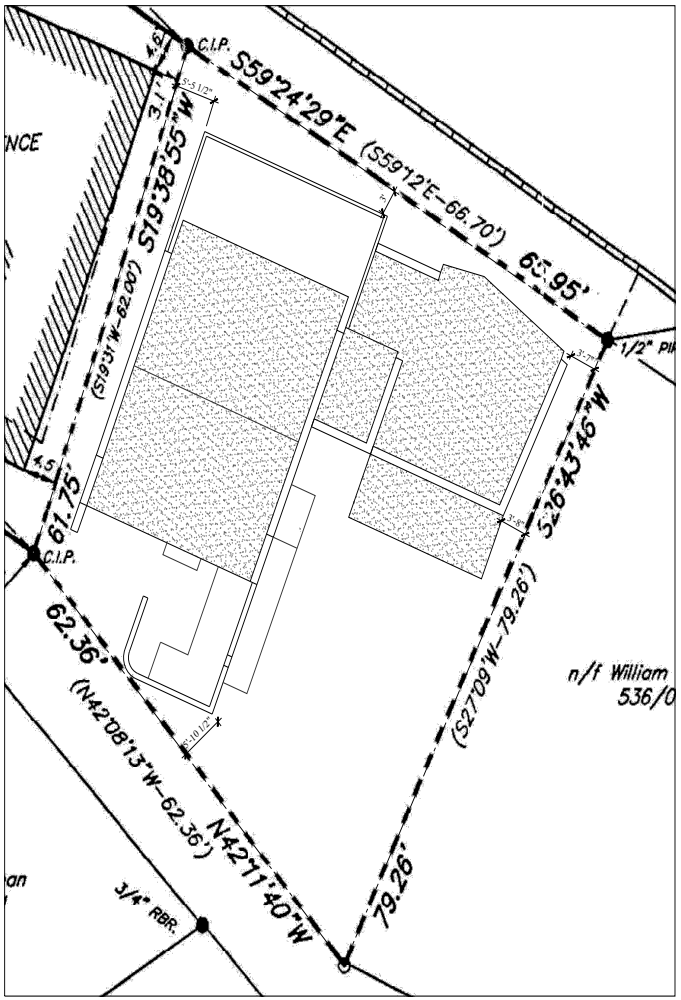
**Submittal Date:** December 12, 2022

**Project :** 608 ½ Camino De La Luz Renovation

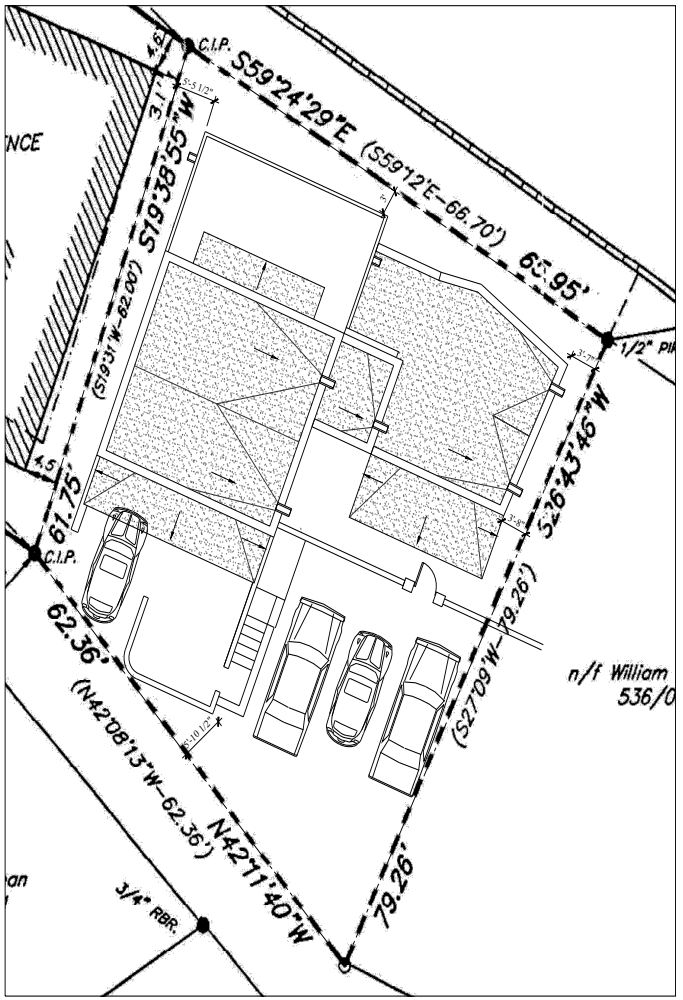
**Location:** 608 ½ Camino De La Luz
City of Santa Fe , NM 87501

**<u>The scope of proposed work</u> (Main House and Casita) :**

- Interior renovation ( see floor plan)
- Replace all existing windows and exterior doors. New windows and doors to be aluminum clad exterior ( color : Bronze) with true divided lights.
- Spray insulating foam on entire structure exterior walls , and apply new exterior stucco , color : Pueblo #42
- New roof , Type : BRAI, Color: Tan
- Add parapets and Canales where needed ( see elevations)
- Add round wood posts and cross beams to existing lower level & upper level South portal. Wood stain color : Old Masters , Color : Natural Walnut.
- New Iron railing on South upper portal and on North deck.
- Remove existing South portal in Casita and replace with new portal , round wood posts and cross beam , match Main House south portal. Old Masters , Color : Natural Walnut.
- Reconstruct existing yard walls on South side of Main House entry area, rebuild to match existing layout.
- New Gate & Coyote yard wall outside of Casita , on South Side.
- New exterior steps leading from parking area outside of Casita to entry yard area of Main House




Proposed Site Plan
Scale $\frac{1}{8}$" = 1'0"



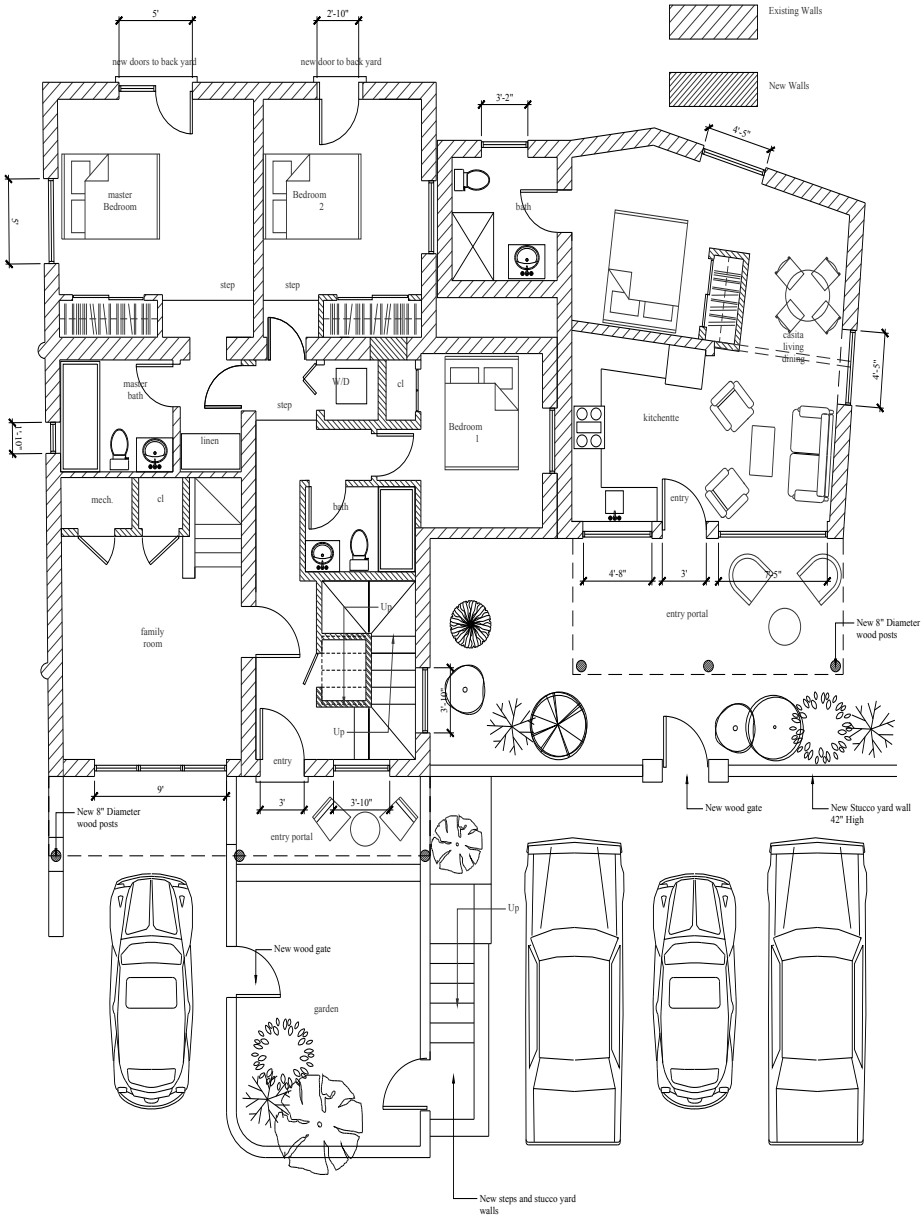

Existing Site Plan
Scale $\frac{1}{8}$" = 1'0"

North

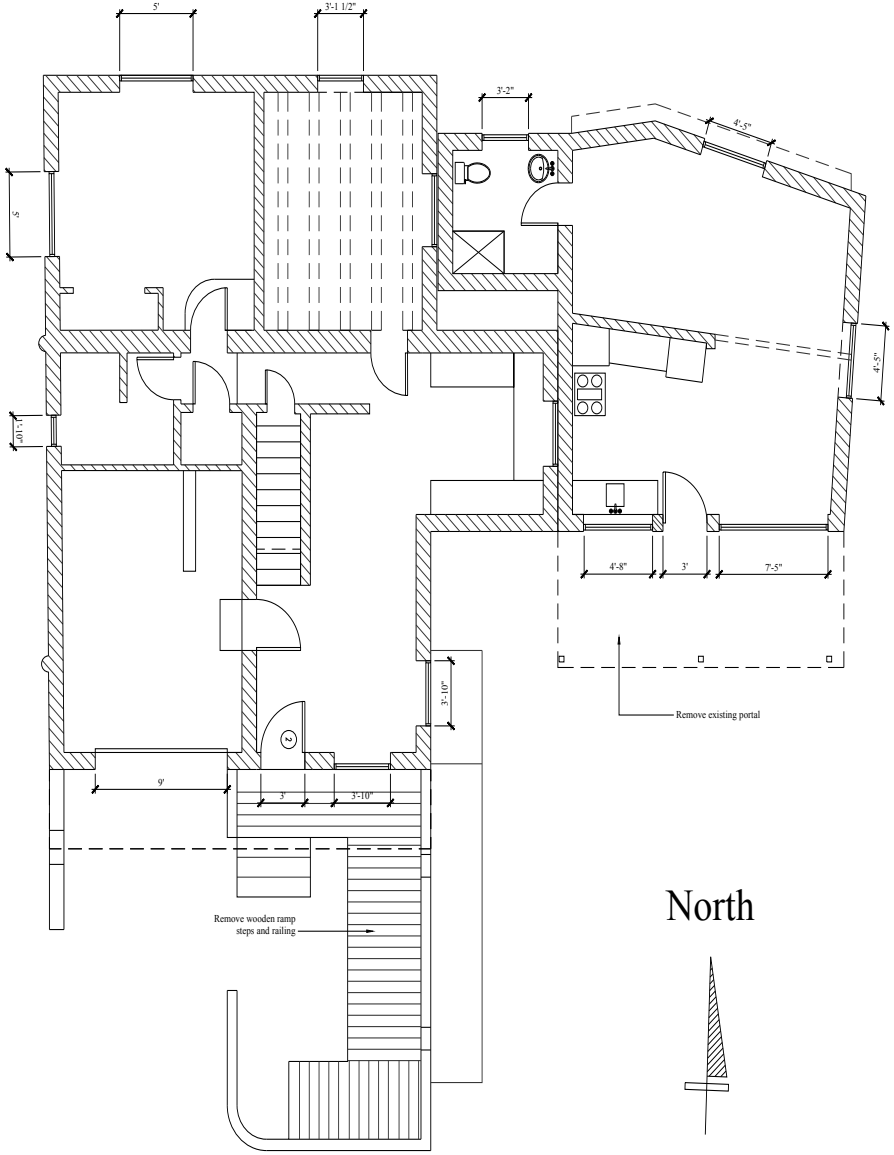
0' 10'
5' 25' 50'

Gill Residence Proposed Renovation - 608 $\frac{1}{2}$ Camino de la Luz - City of Santa Fe New Mexico
Scale 1/8"= 1'0" - December 12, 2022

**site plan H-1.1**




Proposed Lower Level Plan
Scale 1/4" = 1'0"

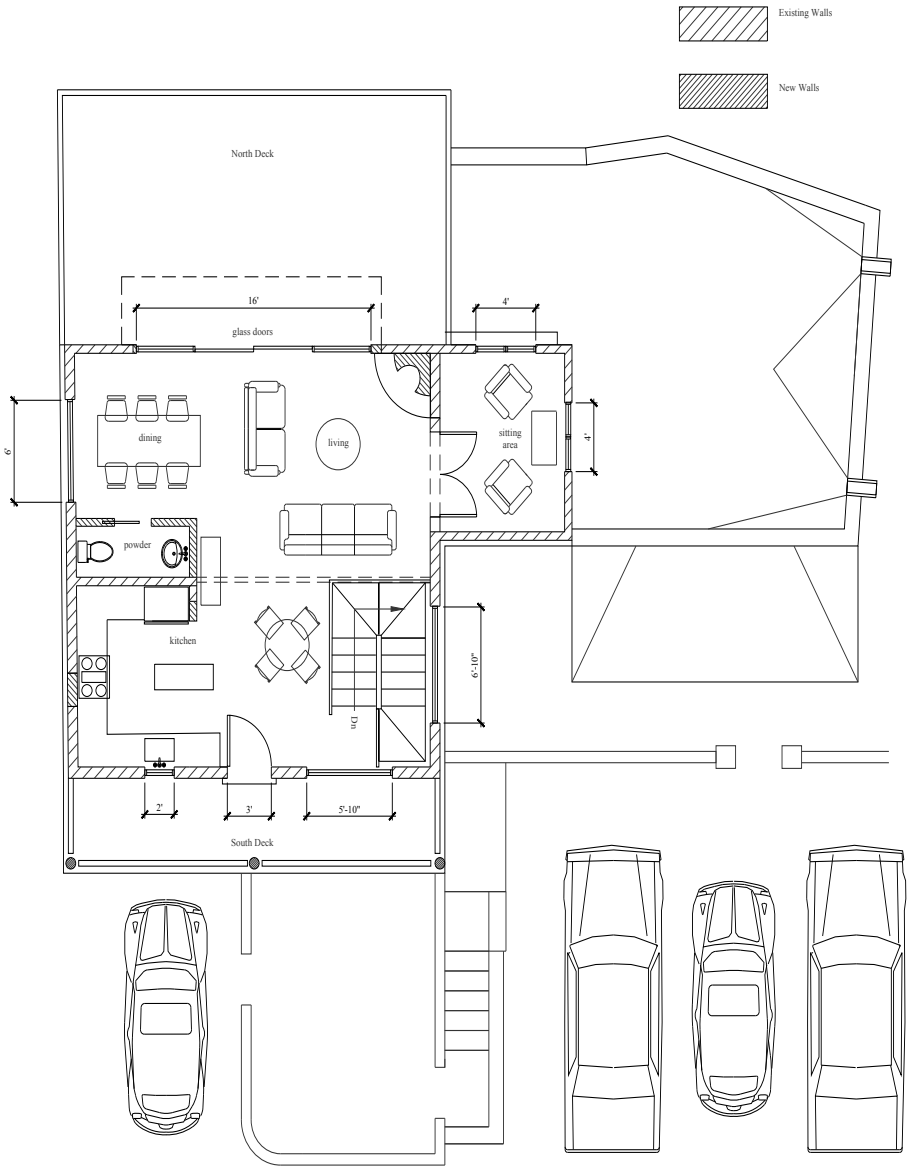



Existing Lower Level Plan
Scale 1/4" = 1'0"

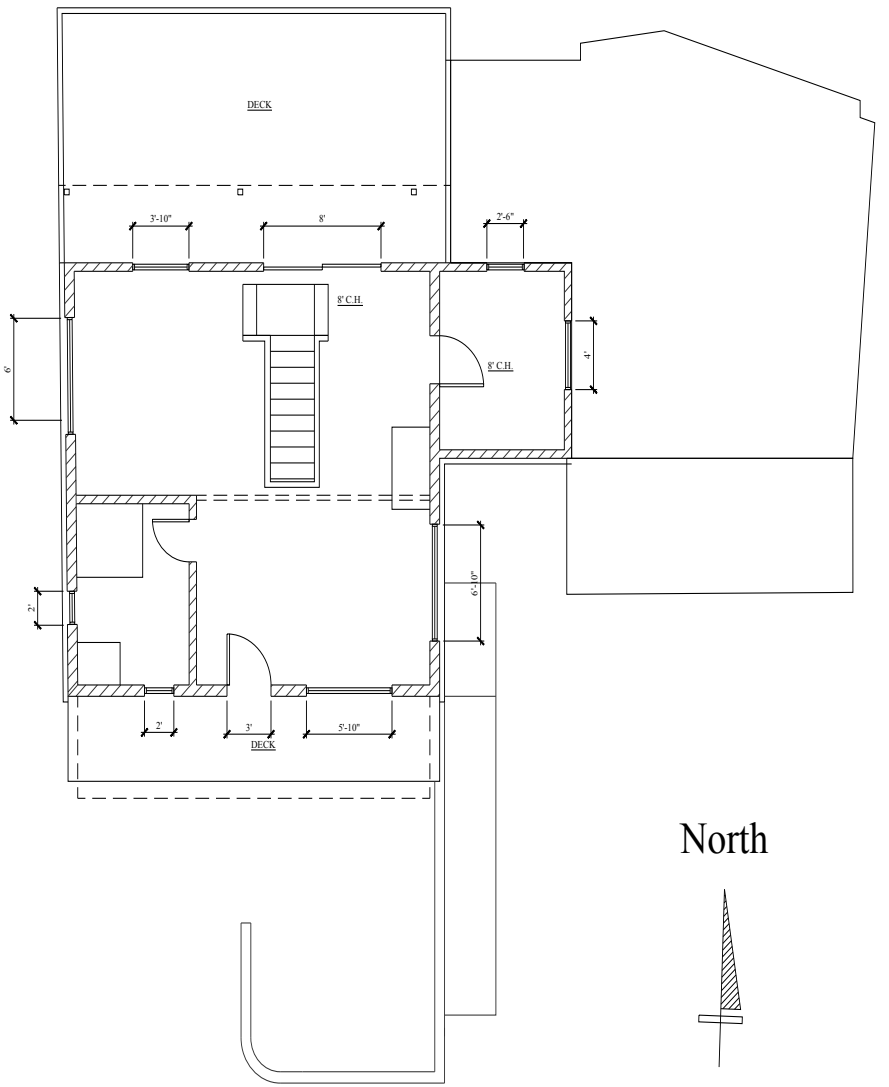
0' 10'
5' 25' 50'

Gill Residence Proposed Renovation - 608 ½ Camino de la Luz - City of Santa Fe New Mexico
Scale 1/8"= 1'0" - December 12, 2022

# floor plans H-2.1




Proposed Upper Level Plan
Scale 1/4" = 1'0"




North

Existing Upper Level Plan
Scale 1/4" = 1'0"

0' 10'
5' 25' 50'

Gill Residence Proposed Renovation - 608 $\frac{1}{2}$ Camino de la Luz - City of Santa Fe New Mexico
Scale 1/8"= 1'0" - December 12, 2022

# floor plans H-2.2



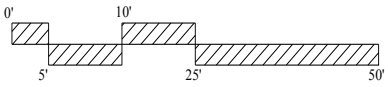

Existing South Elevation (Front)
Scale 1/4" = 1'0"




Proposed South Elevation (Front - Yard walls shown)
Scale 1/4" = 1'0"




Proposed South Elevation (Front - Yard walls not shown)
Scale 1/4" = 1'0"

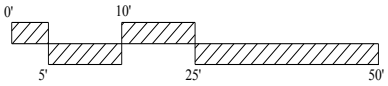





Existing West Elevation (Side)
Scale 1/4" = 1'0"




Proposed Wet Elevation (Side)
Scale 1/4" = 1'0"

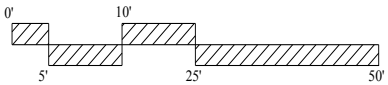


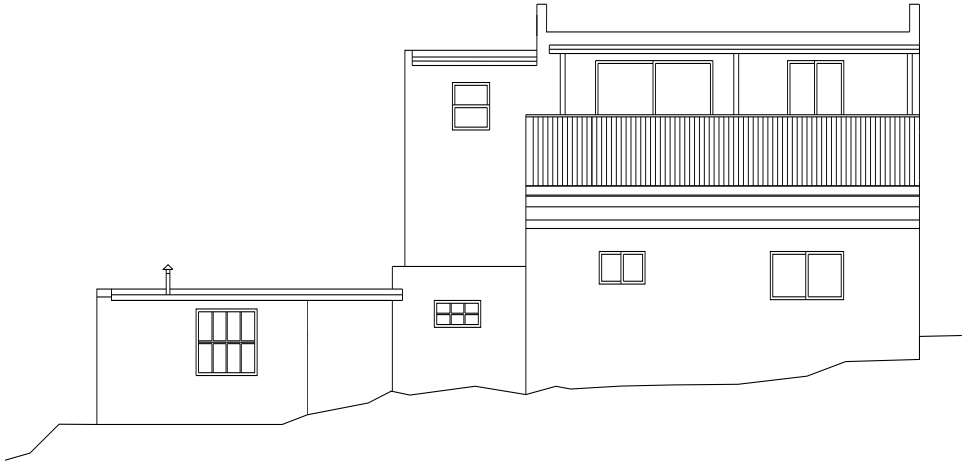


Existing East Elevation (Side)
Scale 1/4" = 1'0"



Proposed East Elevation (Side)
Scale 1/4" = 1'0"

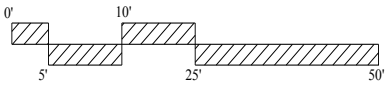




Existing North Elevation (Back)
Scale 1/4" = 1'0"




Proposed North Elevation (Back)
Scale 1/4" = 1'0"










CITY OF SANTA FE

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Heather Lamboy, Assistant Director, Planning & Land Use

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**Case # 2022-006237-HDRB**

**Address: 346 Hillside Ave**
**Historic Status: Contributing**
**Historic District: Downtown & Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** Renderings

**STAFF RECOMMENDATION:**

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

Staff does not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.

**BACKGROUND & SUMMARY:**

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (please see case 04-35, attached). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door "floats" and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

Now, the applicant proposes the following exterior alterations to the main residence:

1) An expansion of the kitchen on the east elevation by 182 square feet;
2) A bathroom addition on the south elevation of 101 square feet;
3) A 494 square-foot portal addition on the south elevation; and,
4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

1) Removal of the existing 78-square foot freestanding portal south of the studio;
2) A 230 square-foot addition on the south elevation; and,
3) A portal on the south elevation attached to the new addition.

The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architectural vocabulary is very modern in nature and is not of "Old Santa Fe Style" or "Recent Santa Fe Style." The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

**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.

Additions, Section 14-5.2(D)(2):

(a)Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure , but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure .

(b)Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c)Additions are not permitted to primary façades.

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

Windows & Doors:

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

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

approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the

walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

# 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:**

**Whitwell/Fegan House**

**2. Location:**

**346 Hillside Avenue**
**Downtown and Eastside Historic District**
**Santa Fe**

**3. Local Reference Number:**
**Santa Fe ID #: H-2319**

**4. County: Santa Fe**
**Parcel # 10191360**

**5. Property Type:**
**_x_Buildings: 2**
**__ Structures:**
**__ Site __ Object**

**6. Date of Survey: October 17, 2022**
**Form: November 11, 2022**

**7. Previous Survey Date(s):**
**_x_Yes: Sept. 19, 1984**
**__ No:**

**8. Name of Project:**

**HDRB Status Review**

**9. Lat/Long:**

**35.6872826,-105.9322813**



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

**11. Brief Description of the Property:**

Mostly obscured by a tall coyote fence, a small hipped-roof cottage erected in the early 1920s stands back from the street. It is surrounded by larger homes, primarily constructed in the 1910s and '20s when the 300-block of Hillside took form. These include the Cockins House (317), built for California health seeker Anna Lee Cockins; the Seligman House (321), a sprawling home with a manicured front lawn, commissioned by James L. Seligman; and — directly across the street — the Dunn House, a sizeable Pueblo-style home built for banker Carlos P. Dunn.

***Continued on Page 5.***

**12. Who uses the property?** Residence

**13. Construction Date:**
**Date: c.1921**
**_ _Known _x_ Estimated Source:** Sanborn Fire Insurance Maps, newspaper accounts, 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**
***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: Current owner: 346 Hillside LLC/Martinez Architecture Studio PC

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

Current owner: 346 Hillside LLC

**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: House __ Non-contributing _x_ No Status ? – Studio**
**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<br>Santa Fe ID #: H-2319 |
|---|---|---|
| Whitwell/Fegan House | 346 Hillside Avenue<br>Downtown and Eastside Historic District<br>Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: October 17, 2022 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material:**

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

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

__ Wood: Tongue and Groove __ Other:

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

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

**9. Roof:** __ N/A

Shape: _x_Flat __Gabled
_x_ 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. Window Types**
House and Studio

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Single-Hung | Wood | 3/1 | 10 |
| Double-Hung | Clad | 1/1 paired | 2 |
| Fixed | Wood | 1 | 1 |
| Casements | Wood | 1 | 3 |

Note: Based on visibility and access during survey

**11. Door Types**
House and Studio

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | T&G | Wood | 1 |
| Single-Leaf | 10-light | Wood | 1 |
| Single-Leaf | 2-Light | Wood | 1 |
| Single-Leaf | Full-Glass | Wood | 1 |

Note: Based on visibility and access during survey

**12. Chimneys __ one, exterior, stone, east elevation**

**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:1948-1958; addition to southeast corner; Sanborn maps and aerial photographs**
**#2 Date: Unclear; alteration to south elevation; visual observation**
**#3 Date: late 1960s; alteration of garage and construction of Studio; aerial photographs**

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

**16. Primary Architectural Style** __ Not Applicable

| | | | | |
|---|---|---|---|---|
| __ Art Deco/Streamline Moderne | __ Gothic Revival | __ Mission Revival | __ Pueblo | _x_ Spanish-Pueblo Revival |
| _x_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:** _x_ 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

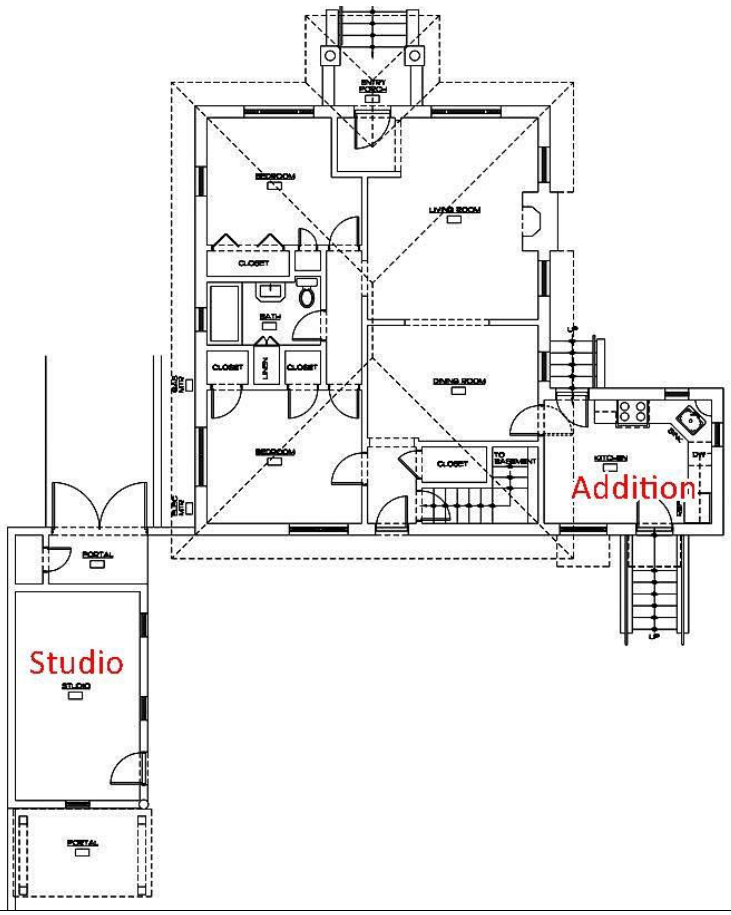
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

**S I T E:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing**: No

**19.Site Plan: Existing floor pan, Courtesy Martinez Architecture Studio PC, November 9, 2022.**



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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Whitwell/Fegan House** | **2. Location:**<br><br>**346 Hillside Avenue**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference**<br>**Santa Fe ID #: H-2319** |
| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: October 17, 2022** |

## Architectural Description Continued

### House

With a roughly 1,830-square-foot footprint[1], the house is a one-story, tile-constructed dwelling with an addition at the southeast corner (Field 19, Photo 2). It rests on a raised stone foundation enclosing a partial basement. A hipped roof with a pronounced overhang caps the original section; the addition is flat-roofed. Lightly textured stucco, painted in the mocha tone, covers its walls. The building is a cottage with a modest Craftsman influence confined to its basic form and front windows.

### North – Façade

Its façade is divided symmetrically, with a central door flanked by large windows (Photos 1 & 3). Three concrete steps lead from the front walk to the entry. The bull-nosed opening holds a narrow tongue-and-groove door that appears original (Photo 4). The flanking windows are large openings — roughly 62” x 66” — containing a 3/1 wood sash bracketed by small three-light fixed units (Photo 5). While larger than usual, the combination window’s configuration resembles windows found on Craftsman bungalows.

A 60-square-foot porch shelters the entry. Large round posts with Colonial Revival-like capitals hold up the hipped roof structure. Supporting the posts is a low stone wall capped with concrete coping. The decking is older and made of tongue-and-groove siding (Photo 6).

### West

Aside from the front façade, the west elevation shows the least change (Photos 7 & 8). This functional side of the building is plain and penetrated with rectangular openings fitted with 3/1 wood sash. They are positioned high along the wall, a few inches below the top plate.

[1] Measurements represent Santa Fe County Assessor field sketch calculations, and may not be accurate.

| 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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**South**

Opening onto the backyard, the south side of the home shows alteration (Photo 9). It begins with the removal of a wood deck. While this feature was not original, the position of the back door, situated awkwardly several feet above grade, suggests stairs once existed below. Aerial photographs, starting with the clearest in 1968, show a short run of enclosed stairs leading to the back door (Figure 8). To the west is a set of newer sashes looking onto a bedroom. Overall, the south elevation's fenestration seems altered. The limestone foundation runs roughly 41" to 45" above grade along this side.

**Addition**

Attaching at the southeast is the aforementioned addition. The 180-square-foot space holding the kitchen was erected at some point in the 1950s (Figures 4 & 5). It rises above the eaves of the hipped section and is crowned with a rounded parapet. The addition is entered from the yard by concrete steps leading to a glass door (Photo 10). A picture window is west of the door; below it is an exterior entrance to the basement.

The addition continues along the east elevation as a short façade with one wood sash window. It wraps to the north with another 3/1 wood window and a door painted with a scene featuring a century plant (Photo 11). Aerial photographs and a previous survey indicate this side of the building had a roof covering a patio (Figures 7-9).

**East**

North of the addition, the east elevation returns to its original presentation. Most striking about the façade is a rustic stone chimney cutting through the overhang (Photo 13). Unworked fieldstones, consisting of pink gneissoid granite, schist, quartzite, and other native material, are arranged in irregular courses. The rest of the façade is flat, containing three 3/1 wood sash windows.

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|---|---|---|
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**Interior**

While not subject to HDRB review, the interior shows a mix of original and altered finishes. As is sometimes the case for this period in Santa Fe, the windows are reversed, with their casings and trim facing inward. Doors are standard wood panel units of the time. Passages between larger spaces are crowned with segmental arches.

**Studio**

The Studio, a small, box-like building, stands along the west property wall (Photos 15-17). The structure, enclosing roughly 312 square feet, appears to incorporate an older, and possibly partially disassembled garage (Photo 14).

The building is simple in its block and frame construction and has two windows and a door facing east onto the yard (Photo 16). All of these are modern, undivided-light units. Another window looks south onto a patio. A non-historic porch shelters this area (Photo 17).

A building of this size and shape appears on the 1968 aerial photograph (Figure 8).

## Historical Overview

Second only to Palace, Hillside Avenue — with a name suggesting a broad, tree-lined street — is where Santa Fe's wealthy and middle class clustered, starting around statehood. The straighter part of Hillside, between Paseo de Peralta and Harkins Lane, is populated by homes (some designed by architects) sitting on large lots. By the 1920s, the 300-block was solidly middle class, with all homes along the block owned by their occupants.

Here lived Charles Proebestel, manager of the Santa Fe Building & Supply Company; T. Harmon Parkhurst, the town photographer; Robert C. Ten Eyck, supervisor of the Denver & Colorado Railroad; James L. Seligman, retired merchant and antique dealer; Manuel B. Salazar, a justice of the peace; Anna L. Cockins, a Santa Monica health seeker, and others of a similar demographic.

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In some instances, live-in servants and renters were tucked into the larger household. Seligman's household in 1920 included James and his wife Ruth, daughter Beatrice, and two servants: Reita Gonzales, 16, a cook, and Frances Martinez, 17, a maid. Both were Native American.[2]

**Whitwell Home**

Into this milieu arrived Fidella May Powers-Whitwell, the first known owner of the subject house. Born in Ohio in 1859, Fidella May Powers married Pleasant A. Whitwell, a Missouri native, in 1881.[3] They took up residence in Jasper, Missouri, but divorced around 1920. Fidella, who used her former husband's name, came to Santa Fe in the early 1920s. It is unknown what brought her to Santa Fe, but her daughter, De Etta, joined her, both taking up residence at 346 Hillside.

This originally five-room house was likely erected around 1920 over land historically owned by the Martinez family and, according to the King's map, undeveloped until that time (Figure 1).

Like their neighbors, the Ten Eycks, mother and daughter became members of the Presbyterian Church on Grant Avenue.[4] Fidella stayed home while De Etta worked at the city library, becoming the assistant librarian. She likely made waves in 1923 when she presented Sinclair Lewis' then-controversial novel, *Babbitt* (1922), to the Santa Fe Women's Club (Figure 2).[5] Two years later, De Etta married Frank P. Woods, a rancher, at the Hillside home.[6] De Etta would move out, leaving her mother alone.

From a newspaper advertisement, Fidella attempted to sell the house in May 1940.[7] A month before, federal census takers found her at home, and recorded her information.

[2] U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12B; Enumeration District: 0014; FHL microfilm: 2341134.
[3] Background information on Whitwell was gathered from various sources, including census enumerations, newspaper accounts, and public records.
[4] "Presbyterians Plan to Spend $17,500 on Church," *Santa Fe New Mexican*, April 7, 1921, 3.
[5] "Miss Whitwell Will Review Lewis Book," *Santa Fe New Mexican*, March 12, 1923, 8.
[6] "Miss De Etta Whitwell Weds Frank P. Woods," *Santa Fe New Mexican*, October 20, 1925, 2.
[7] "Sale," *Santa Fe New Mexican*, May 20, 1940, 6.

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She lived alone at 80 and did her own housework.[8] She owned the home outright, and it was valued at $4,000.

Fidella lived in the house for another five years and, after deteriorating health, moved in with her daughter on Agua Fria Street. Fidella May Powers-Whitwell died on the evening of April 4, 1948, at age 87.[9]

**The Fegans**

The house was sold to Oscar and Margaret Fegan, who would be the second-longest owners of the property. Born in 1897 in Durango, Mexico, Oscar George Fegan was a trained engineer who arrived in Santa Fe after the war. He graduated from the College of Mines and Metallurgy in El Paso and had served 30 years in the army, rising to the rank of colonel.[10] He entered the Quartermaster's Corps in World War I and became a commanding officer in the following war, overseeing ordnance depots in Arizona and Illinois.[11]

After retiring as a full colonel and moving to Santa Fe, he worked as an appraiser in the State Highway Department's right-of-way division. Margaret, 20 years younger, had grown up in Illinois, where the two met when Oscar was stationed at the Rock Island Arsenal.[12]

The 1950 census recorded the family soon after moving into the Hillside home. The household included Oscar, 52, Margaret, 32, and two sons, Frank, 16, and George, 14.[13] The Fegans lived in the home for nearly 20 years. Newspaper notices from the period

[8] U.S. Census Bureau, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61A; Enumeration District: 25-20A.
[9] "Whitwell, Mrs., Fidella, 87" *Santa Fe New Mexican*, April 5, 1948, 3.
[10] Background information on Fegan was gathered from various sources, including census enumerations, newspaper accounts, and public records.
[11] "Col. Fegan Dies Here," *Santa Fe New Mexican*, July 17, 1969, 2.
[12] "Margaret Tippel. Col. Oscar Fegan, United in Marriage," *Quad-City Times*, May 2, 1946, 5.
[13] United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 12; Enumeration District: 26-14.

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show Margaret involved in various charity work. This included hosting events at the home tied to her work with the St. Mary's Guild and the St. Nicolas Bazaar organizations of the Episcopal Church (Figure 6).[14]

Oscar retired from the highway department in 1966 and died three years later at age 71. Margaret moved to Hawaii, later remarrying, and the Hillside house appears to have turned into a rental. The names of individuals tied to the house during this period are obscure. They include George Gallatin Gordon, who died in the home of an apparent suicide by drug overdose on July 8, 1974.[15]

Around 1995, Joel and Lisa Kantor purchased the property, and used it for 25 years as a second home.[16] It was again on the market in 2021, with the current owner acquiring it.

## Evaluation of Historical Status

The recommendation is to maintain Contributing status for the House, with the north elevation recommended as the primary façade, as it represents the best-preserved and most architecturally significant aspect of the building, communicating its original design and period of association. Recommend Noncontributing status for the Studio, reflecting its late construction, modest architecture, and alteration.

[14] "St. Mary's Guild to Meet at Fegan Home," *Santa Fe New Mexican*, February 9, 1958, 17; "Zozobra Cookies are Newest Feature for Fiesta Decoration or For Munching," *Santa Fe New Mexican*, August 18, 1963, 19.
[15] "Man Found Dead at Hillside Home," *Santa Fe New Mexican*, July 9, 1974, A-2.
[16] Cathy Griffith, Telephone conversation with John Murphey, November 7, 2022.

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

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

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## Illustrations

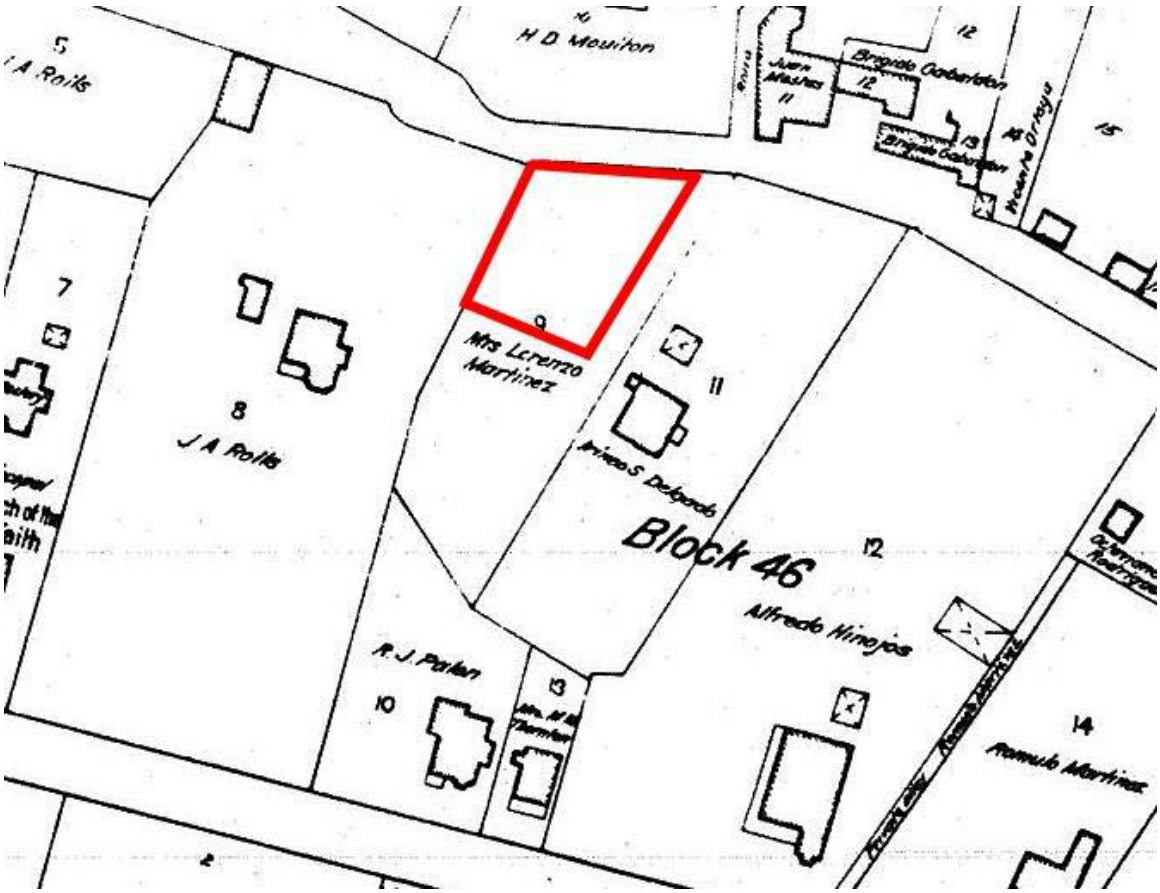


**Figure 1: 1912 King's map. Red outline indicates roughly the parcel lines for the current property.**

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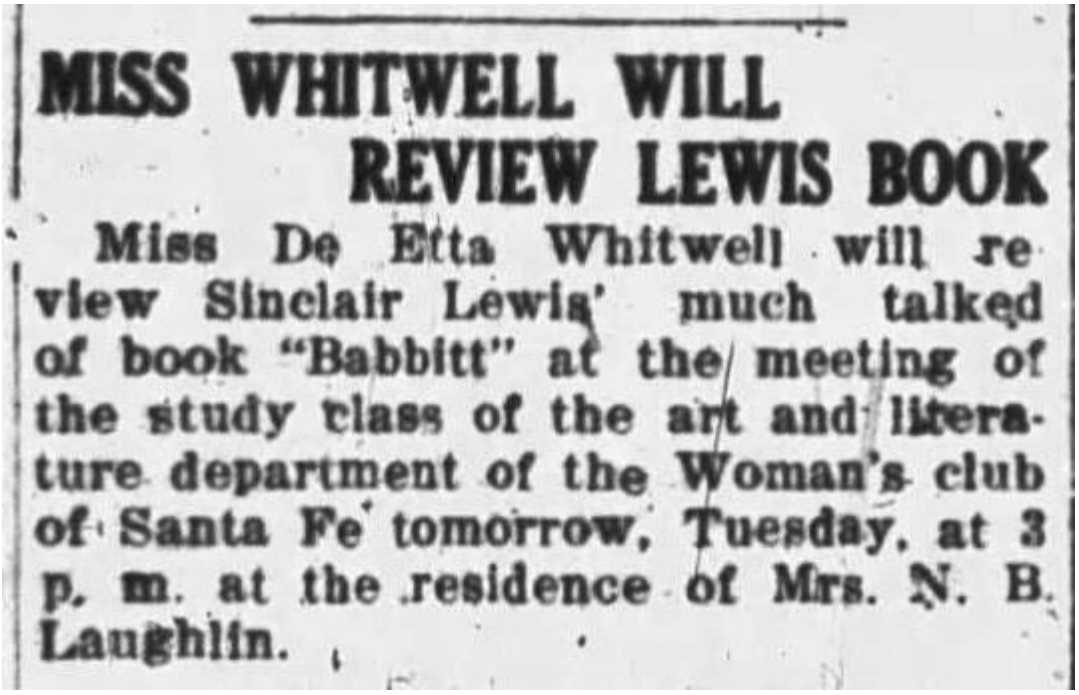

MISS WHITWELL WILL
REVIEW LEWIS BOOK

Miss De Etta Whitwell will review Sinclair Lewis' much talked of book "Babbitt" at the meeting of the study class of the art and literature department of the Woman's club of Santa Fe tomorrow, Tuesday, at 3 p. m. at the residence of Mrs. N. B. Laughlin.

**Figure 2: 1923 announcement of De Etta Whitwell's reading of *Babbitt*. Courtesy Santa Fe New Mexican.**

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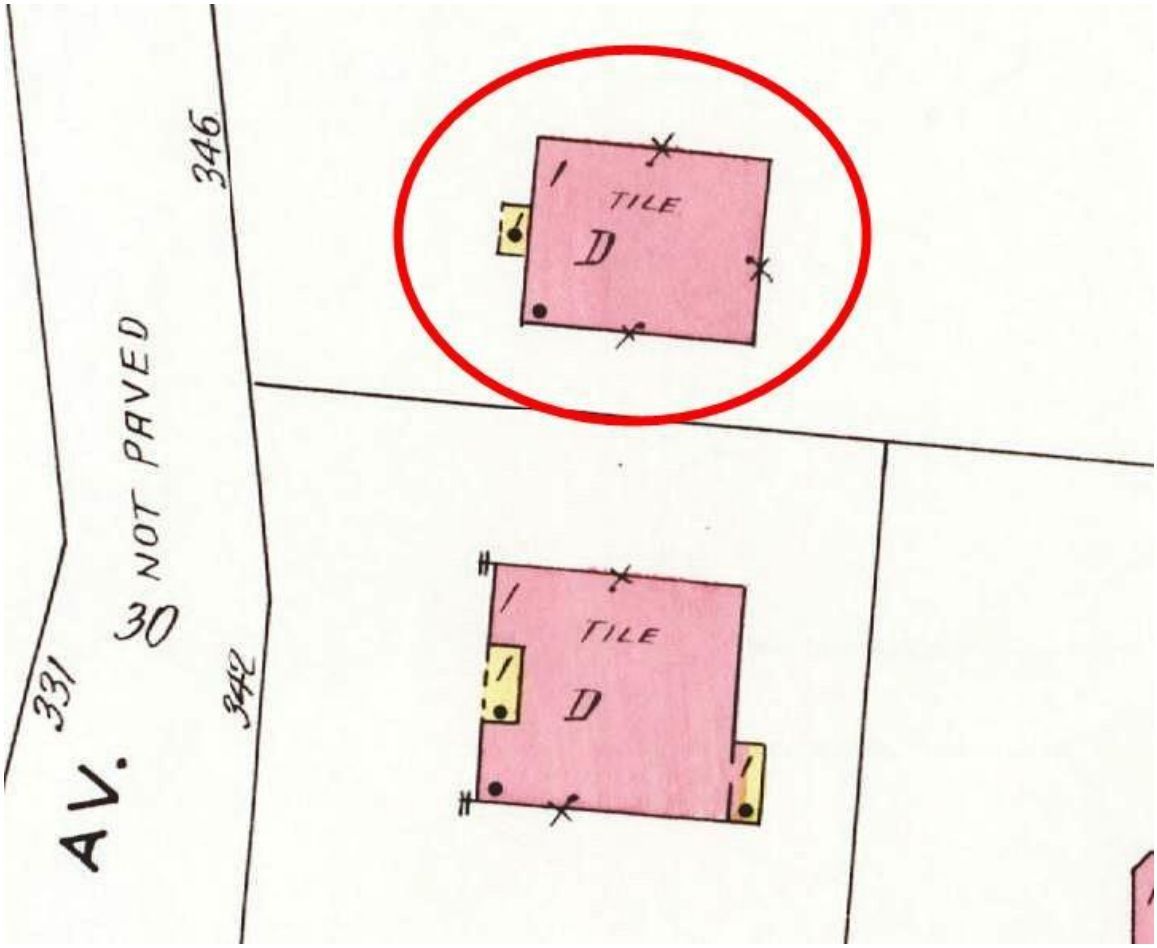


**Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 9.**

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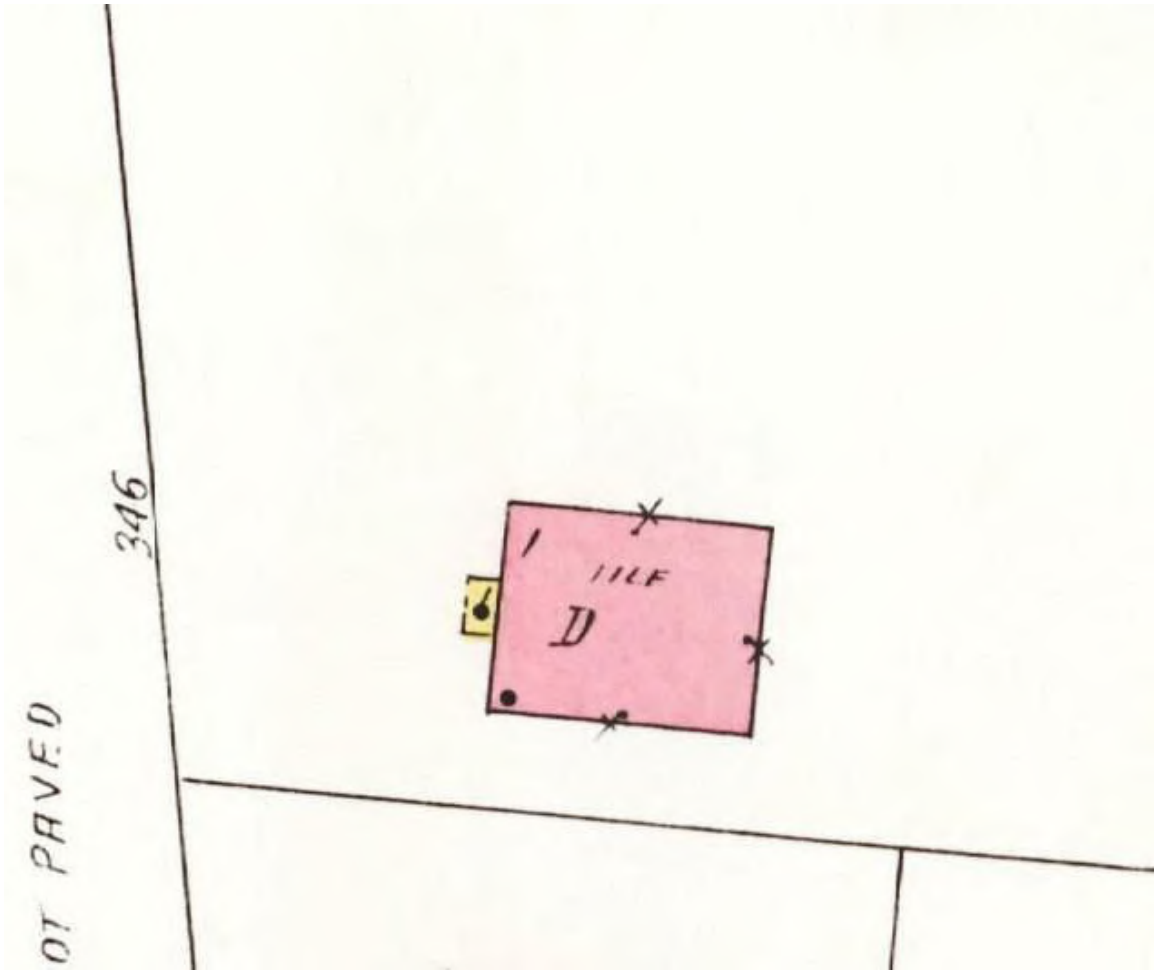


**Figure 4: 1930/1948 Sanborn Fire Insurance Map, Sheet 9.**
**Note no presence of garage or addition.**

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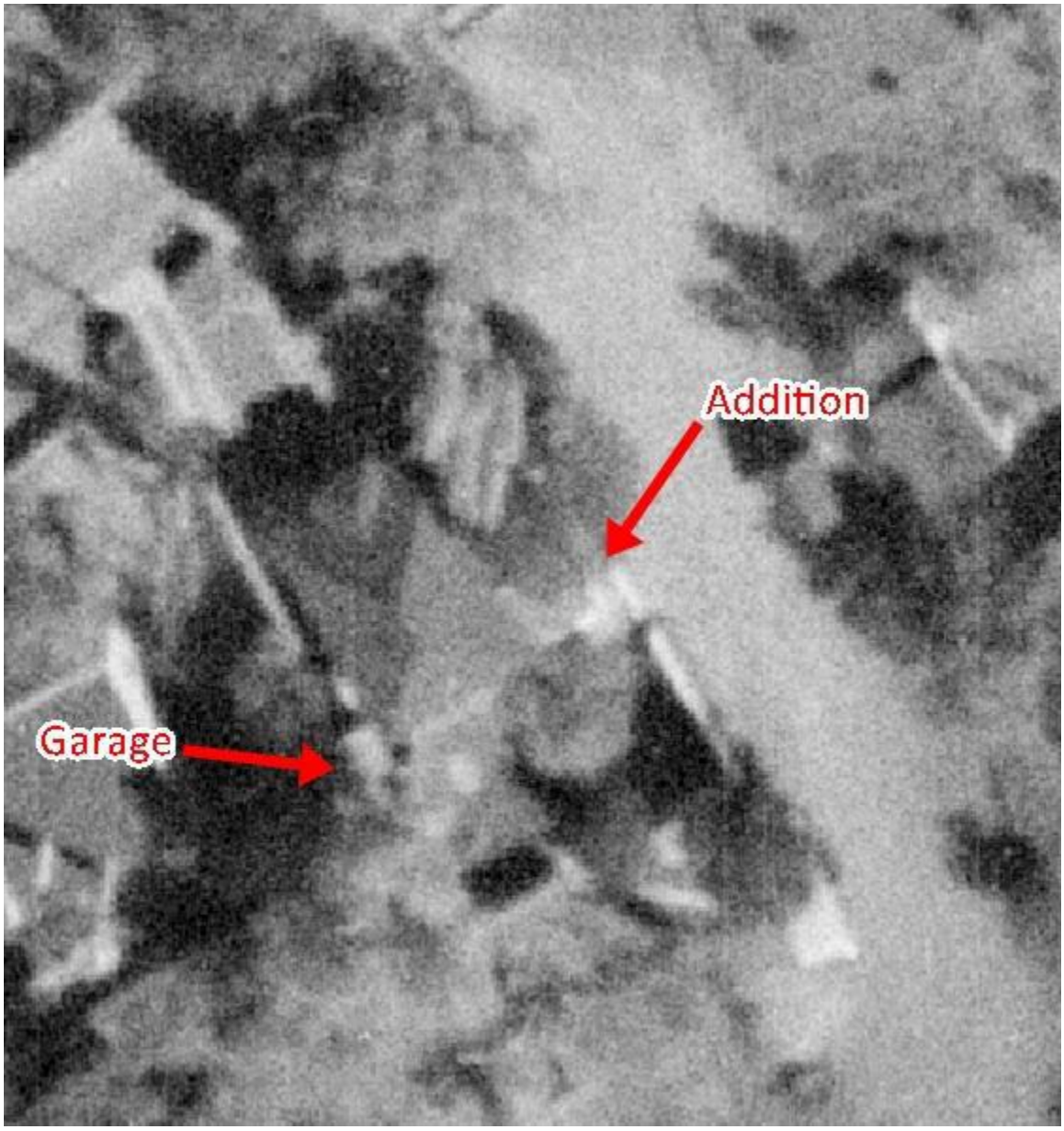


**Figure 5: November 10, 1958, Aerial Photograph, Image 1.**

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**Figure 6: 1963, Margaret T. Fegan preparing Zozobra cookies. Courtesy Santa Fe New Mexican.**

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**Figure 7: May 2, 1966, Aerial Photograph, Image 16.**

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**Figure 8: February 2, 1968, Aerial Photograph, Image 2.**

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**Figure 9: May 11, 1973, Aerial Photograph, Image 6.**

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## Survey Photographs

**(All images taken by Giulia Caporuscio, October 17, 2022, unless otherwise noted)**



**Photo 1: Front (north) façade. Camera facing south.**

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**Photo 2: Partial north façade with addition at rear. Camera facing south.**

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**Photo 3: North façade entry. Camera facing south.**

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**Photo 4: North façade, detail of front door. Camera facing south.**

.

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**Photo 5: North façade, detail of combination window. Camera facing southeast.**

.

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**Photo 6: North façade, detail of porch decking. Camera facing east.**

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**Photo 7: Northwest corner. Camera facing southeast.**

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**Photo 8: Partial west elevation. Camera facing east.**

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**Photo 9: South elevation. Camera facing northeast.**

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**Photo 10: Addition, south elevation. Camera facing north.**

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**Photo 11: Addition, east elevation. Camera facing west.**

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**Photo 12: Addition, north elevation. Camera facing south.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Whitwell/Fegan House** | **2. Location:**<br><br>**346 Hillside Avenue**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference**<br>**Santa Fe ID #: H-2319** |
| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: October 17, 2022** |



**Photo 13: East elevation. Camera facing southwest.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Whitwell/Fegan House** | **2. Location:**<br><br>**346 Hillside Avenue**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference**<br>**Santa Fe ID #: H-2319**<br>**4. County: Santa Fe**<br>**5. Date of Survey: October 17, 2022** |



**Photo 14: Former garage, north elevation. Camera facing south.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Whitwell/Fegan House** | **2. Location:**<br><br>**346 Hillside Avenue**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference**<br>**Santa Fe ID #: H-2319**<br>**4. County: Santa Fe**<br>**5. Date of Survey: October 17, 2022** |



**Photo 15: House and Studio. Camera facing north.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Whitwell/Fegan House** | **2. Location:**<br><br>**346 Hillside Avenue**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference**<br>**Santa Fe ID #: H-2319**<br>**4. County: Santa Fe**<br>**5. Date of Survey: October 17, 2022** |



**Photo 16: Studio, east elevation. Camera facing west.**

# 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:**<br><br>**Whitwell/Fegan House** | **2. Location:**<br><br>**346 Hillside Avenue**<br>**Downtown and Eastside Historic District**<br>**Santa Fe** | **3. Local Reference**<br>**Santa Fe ID #: H-2319**<br>**4. County: Santa Fe**<br>**5. Date of Survey: October 17, 2022** |



**Photo 17: Studio, south elevation. Camera facing north.**



NORTH



NORTH & EAST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

NORTH & EAST
ELEVATION
NOVEMBER 14, 2022



EAST



EAST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST
ELEVATION
NOVEMBER 14, 2022



SOUTH



SOUTH

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST ELEVATION
NOVEMBER 14, 2022



STUDIO - SOUTH



SOUTH & EAST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

STUDIO
SOUTH & EAST
ELEVATION
NOVEMBER 14, 2022



STUDIO - NORTH



WEST

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

STUDIO
NORTH & MAIN HOUSE
WEST ELEVATION
NOVEMBER 14, 2022



MARTINEZ
ARCHITECTURE
STUDIO PC

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

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

MAIN HOUSE & STUDIO
SOUTH & EAST FACADE
REAL ESTATE PHOTO
NOVEMBER 14, 2022

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 11/9/2022

**Property Owner of Record:** Martha Davis

**Applicant/Agent Name:** Martinez Architecture Studio PC

**Contact Person Phone Number:** (505) 989 - 4958

**Site Address:** 346 Hillside Avenue

**Proposed Construction Description:** Addition & renovation to an existing single family residence

**TOTAL ROOF AREA:** 2,402 SF

**Zoning District:** RC-8

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

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

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

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

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

**Terrain:** □ 30% slopes N/A

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

**Lot Coverage :** 26.9 %
□Open Space Required:_____

**Setbacks:**
Proposed Front: 53.6' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 6.5' R 5' Minimum: 5'

**Height:** Proposed 14'
Maximum Height: 16' existing or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

**Parking Spaces:**
Proposed 3 Accessible_____
Minimum: 3

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

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

Martinez Archtiecture Studio PC _____ **[□OWNER ☒APPLICANT □AGENT]**
PRINT NAME

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

**SIGNATURE** 11/9/2022 **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 20 November 2020

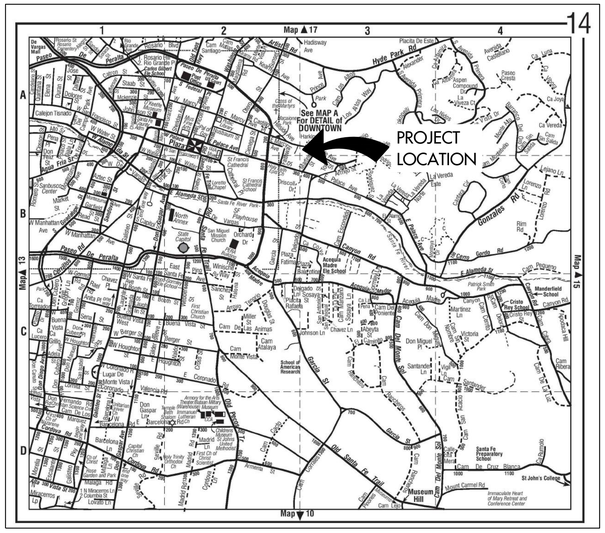
# DAVIS RENOVATION & ADDITION

## 346 HILLSIDE AVENUE
## SANTA FE, NEW MEXICO 87501


## MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA


## VICINITY MAP




DIRECTIONS TO SITE:

HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. CONTINUE ONTO HILLSIDE AVE. DESTINATION WILL BE ON THE RIGHT AT 346 HILLSIDE AVENUE.

## GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTH-EN BUILDINGS CODE, 2015 NM EARTH-EN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

## PROJECT DATA

SCOPE OF WORK: ADDITION & RENOVATION TO A SINGLE FAMILY RESIDENCE & CASITA

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING MAIN HOUSE

| | |
|---|---|
| HEATED - UPPER LEVEL | 1,285 S.F. |
| HEATED - BASEMENT | 205 S.F. |
| PORTALS | 70 S.F. |
| TOTAL ROOFED AREA: | 1,355 S.F. |

NET AREAS: EXISTING STUDIO

| | |
|---|---|
| HEATED | 230 S.F. |
| PORTALS | 138 S.F. |
| TOTAL ROOFED AREA: | 368 S.F. |

NET AREAS: PROPOSED MAIN HOUSE

| | |
|---|---|
| HEATED (KITCHEN & BATH ADDITION) | 283 S.F. |
| PORTALS | 166 S.F. |
| TOTAL ROOFED AREA: | 449 S.F. |

NET AREAS: PROPOSED CASITA

| | |
|---|---|
| HEATED | 230 S.F. |
| PORTALS | 78-78 = 0 S.F. |
| TOTAL ROOFED AREA: | 230 S.F. |

ROOFED AREA EXISTING = 1,723 S.F.
ROOFED AREA PROPOSED = 679 S.F. = 39.4%

LOT AREA: - 8,925.6 S.F.

LOT COVERAGE: - EXISTING = 1,723/8,925.6=19.3%
PROPOSED = 2,402/8,925.6=26.9%

UTILITY DATA:

| | | |
|---|---|---|
| GAS | : | NATURAL GAS |
| ELECTRIC | : | OVER-HEAD |
| SEWER | : | MUNICIPAL SEWER |
| WATER | : | MUNICIPAL WATER |

ZONING: RC8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
HISTORIC STATUS - CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

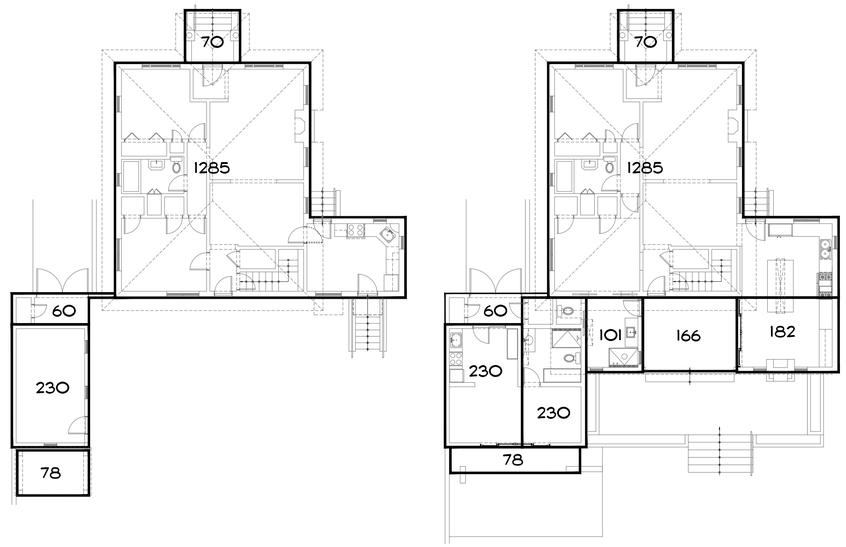
## DESIGN PROFESSIONALS


ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933


## DRAWING INDEX


| | |
|---|---|
| A-0.1 | COVER SHEET & PROJECT DATA |
| A-1.0 | EXISTING & PROPOSED SITE PLAN |
| A-2.0 | EXISTING FLOOR PLAN |
| A-2.1 | PROPOSED FLOOR PLAN |
| A-3.0 | EXISTING & PROPOSED ELEVATIONS |
| A-3.1 | EXISTING & PROPOSED ELEVATIONS |
| A-3.2 | EXISTING & PROPOSED ELEVATIONS |


## AREA DIAGRAM





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505-989-4958 studio@martinezarch.com


DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

COVER SHEET & PROJECT DATA

A 0.1

SET #

2208 - DAVIS


Z:\2208 - Davis Addition\Current Drawings\2208 - Davis_221108.dwg, 11/9/2022 9:49:04 AM, DWG To PDF.pc3

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

# DAVIS RESIDENCE, 346 HILLSIDE AVENUE

November 14, 2022
Downtown/Eastside Historic District, Contributing

## EXISTING CONDITIONS:

An existing house and studio occupy the lot. The main house was constructed in the 1920's and is Contributing. An addition was added to the main house in 1950's. The studio was constructed around the same time as the addition to the main house. A full HCPI produced by John Murphey is attached to this letter.

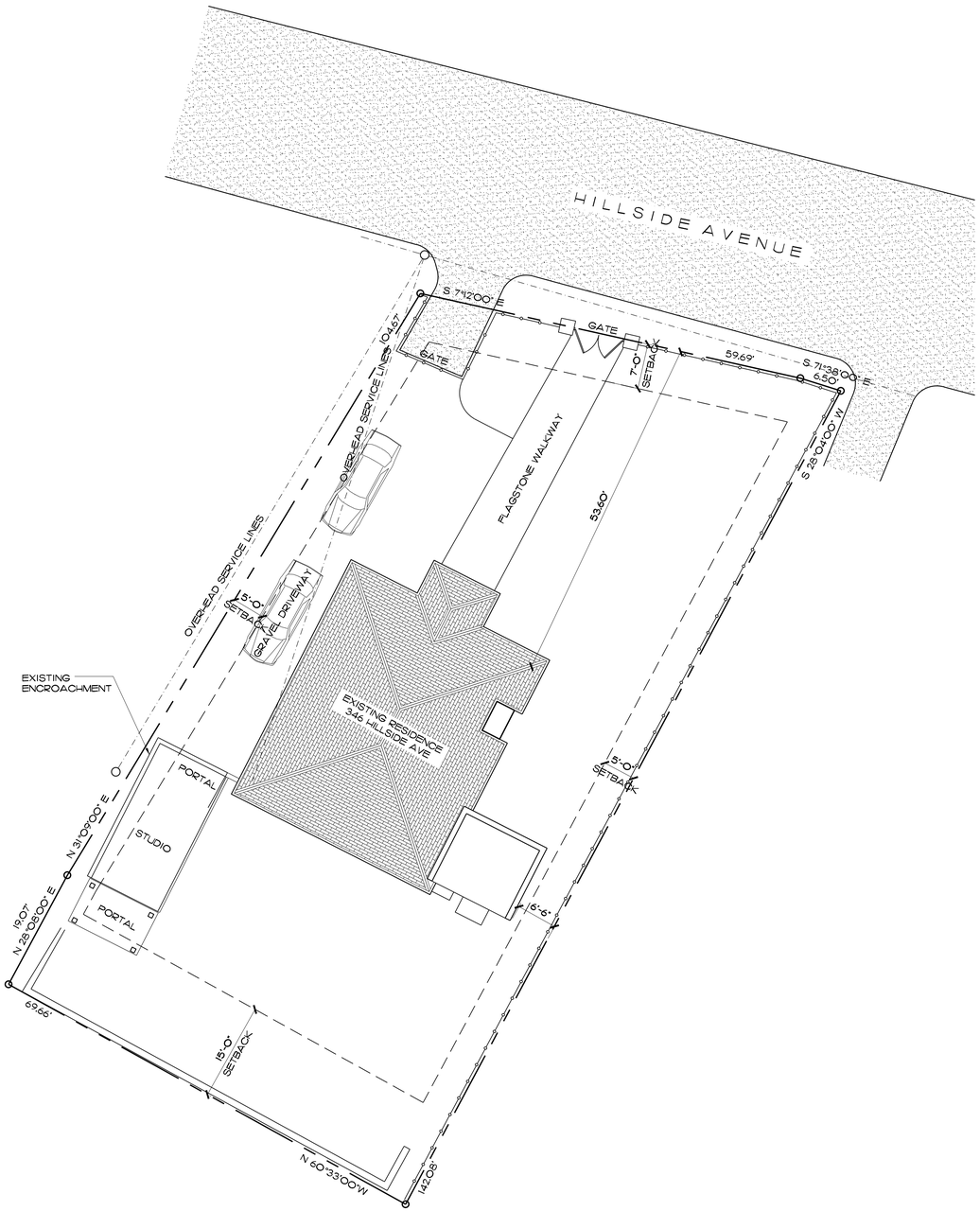
## PROPOSED CONSTRUCTION:

To the main house, we propose a kitchen expansion of 182 heated square feet, a bath addition of 101 square feet and a portal addition of 166 square feet, for a total of 449 square feet roofed. The addition will have no public visibility from the street with the exception of the top of the stone chimney. We also propose a deck and stone planters. To the studio, we proposed to add 230 square feet, including a bathroom and small kitchenette, and converting it into a guest house, again, with no public visibility. We also propose to demolish the existing 78 square foot freestanding portal and add an attached portal in its place.

The main house and guest house addition is a total of 679 square feet, to an existing 1,723 square feet (861 square feet allowed). The addition will have white clad wood windows and doors that will be divided horizontally as shown on the drawings. The exterior stucco of both the main house addition and guest house addition will be 'Buckskin' stucco to match the existing house (see attached exterior finishes). All additions will be well below the existing height of the house.

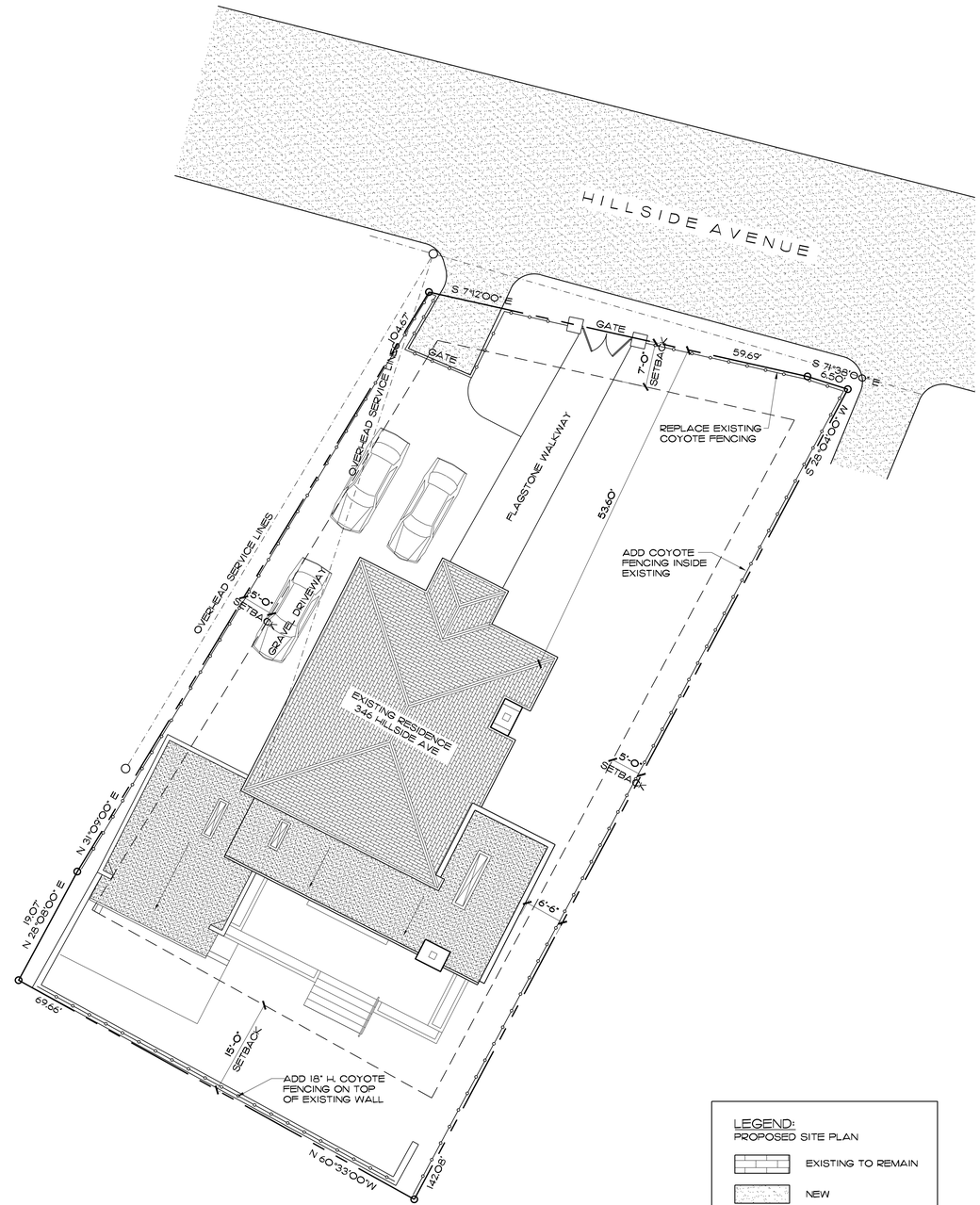
All City of Santa Fe building codes and zoning regulations will be met.

Richard Martinez
Martinez Architecture Studio PC




1 A-1.0 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

NORTH




2 A-1.0 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

NORTH

LEGEND:
PROPOSED SITE PLAN
EXISTING TO REMAIN
NEW

GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

2208 - DAVIS

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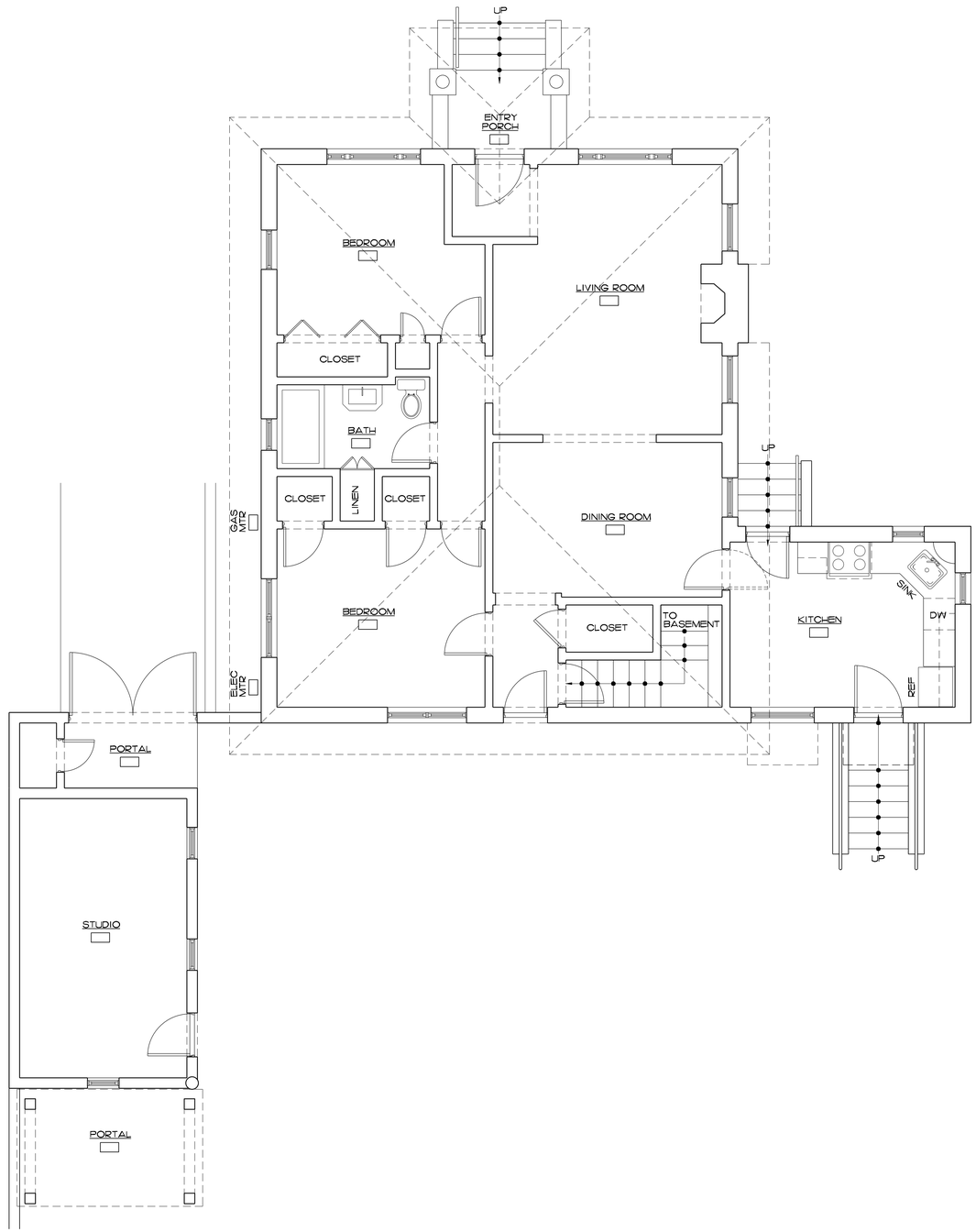


1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"

NORTH

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

0' 2' 4' 8' 12'

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING FLOOR PLAN

A 2.0

SET #

2208 - DAVIS

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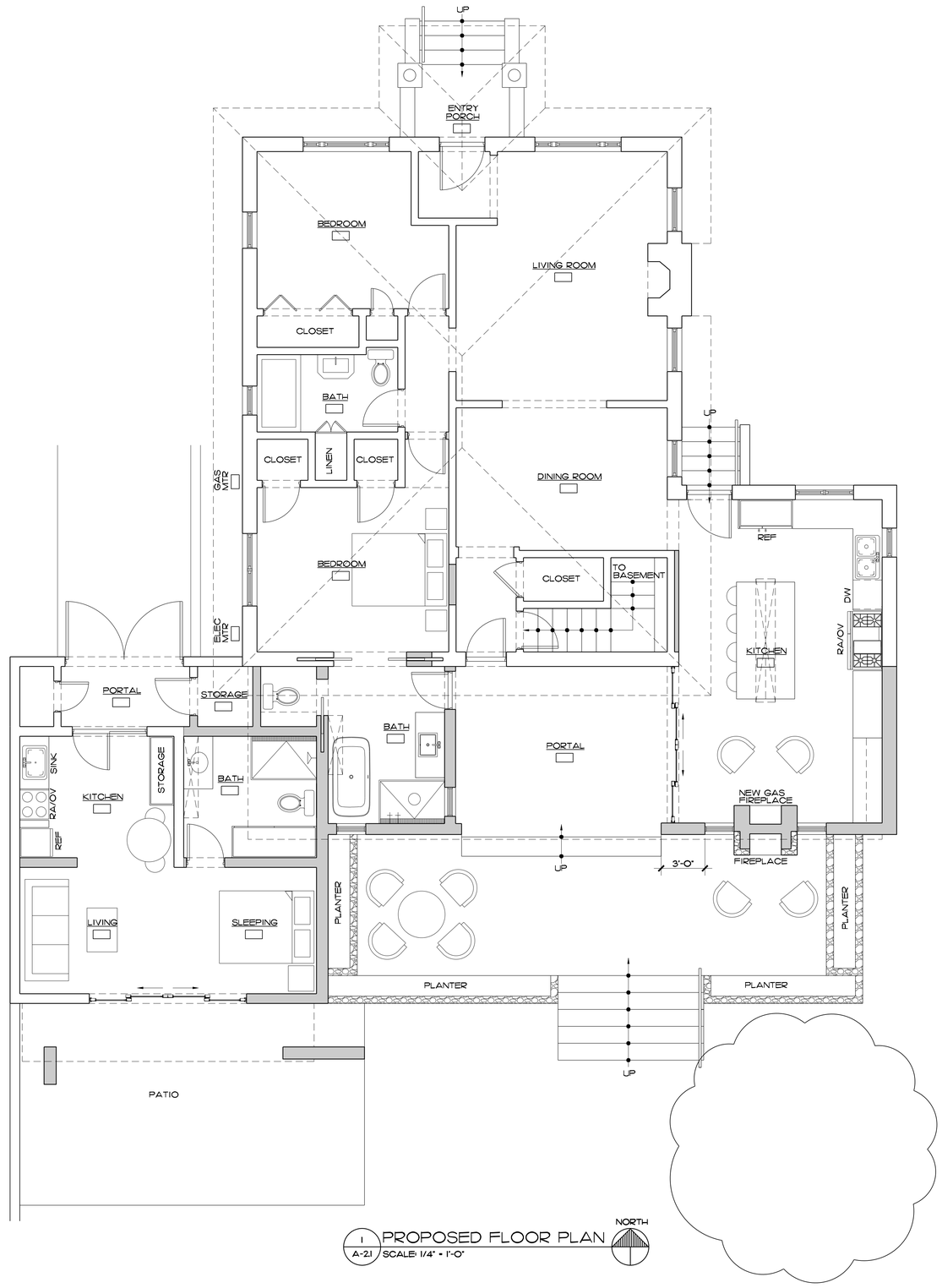


1 A-2.1 PROPOSED FLOOR PLAN — SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS

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

0' 2' 4' 8' 12'

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505-989-4958 studio@martinezarch.com

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

PROPOSED FLOOR PLAN

A 2.1

SET #
2208 - DAVIS

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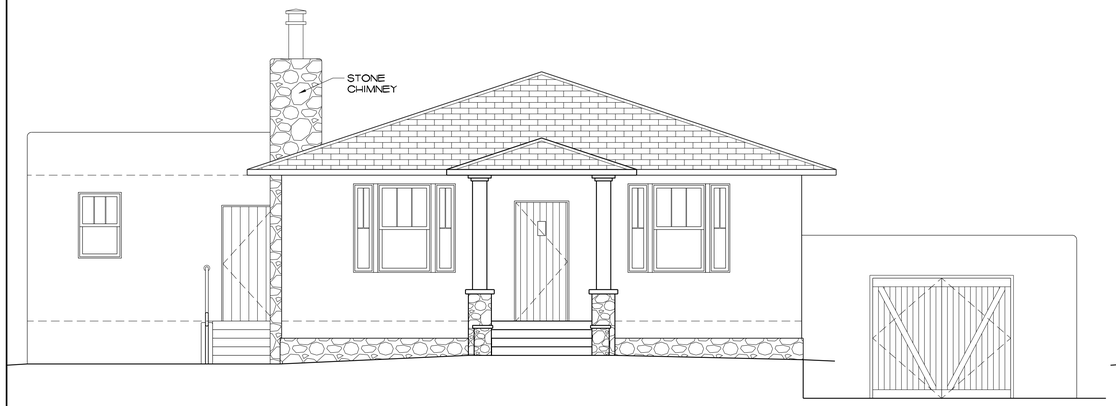



1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

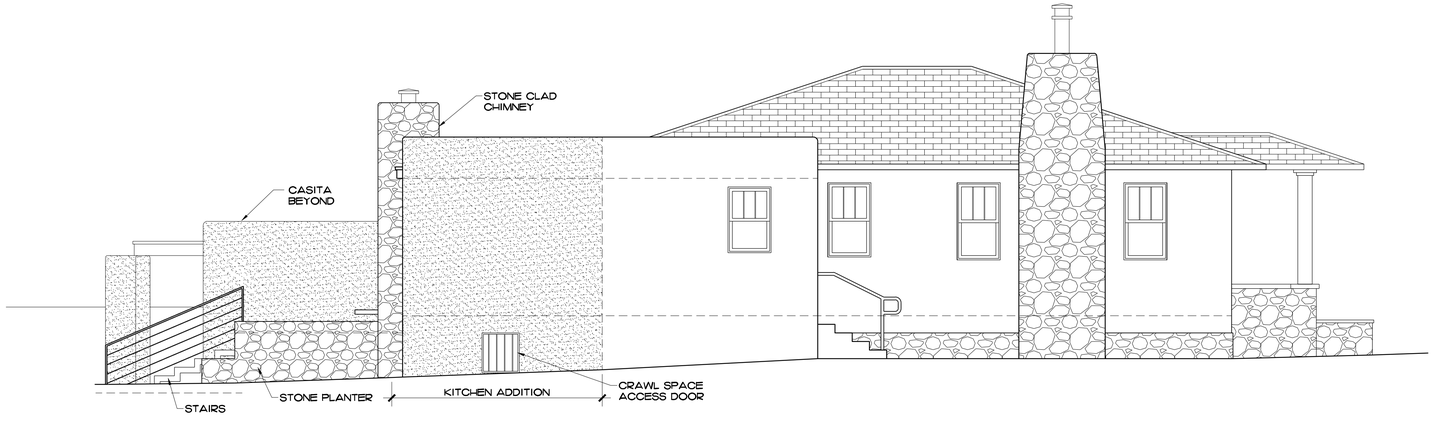
LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW




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




4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.0

SET #

2208 - DAVIS

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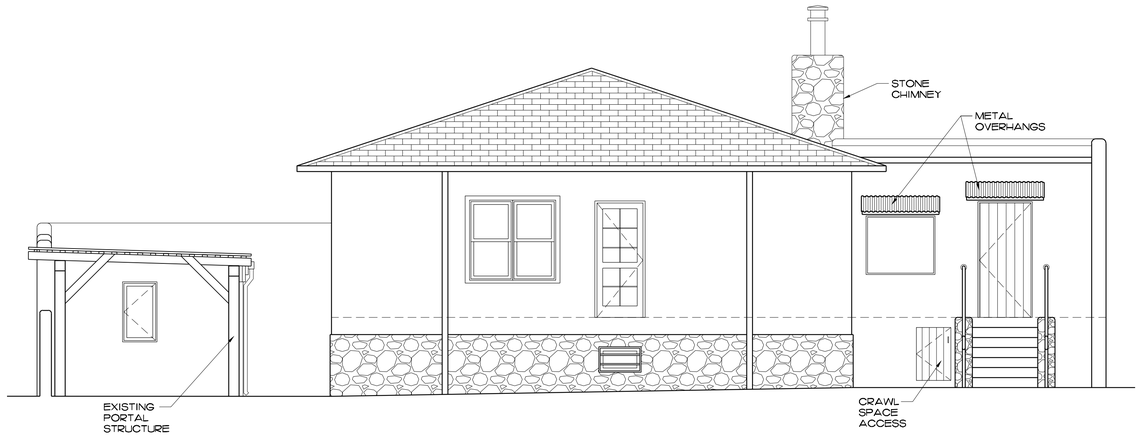


1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A 3.1

SET #

2208 - DAVIS

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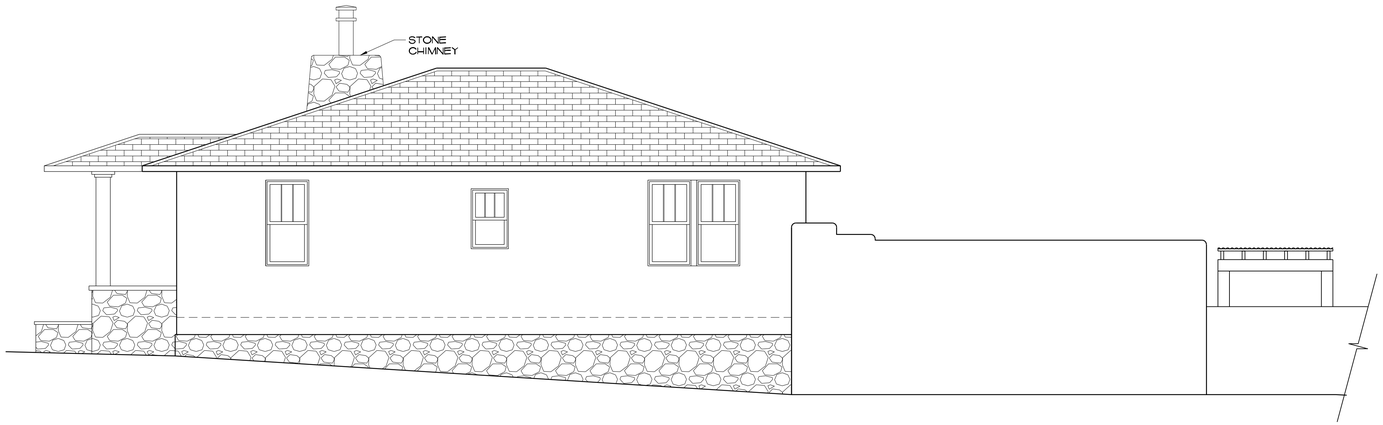
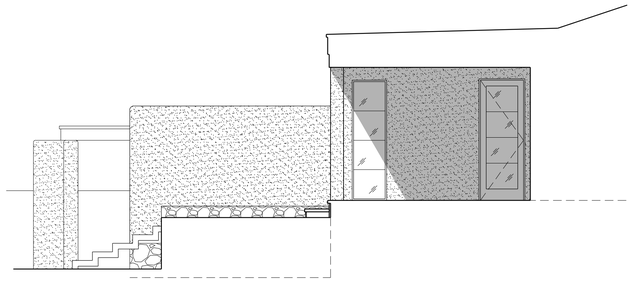
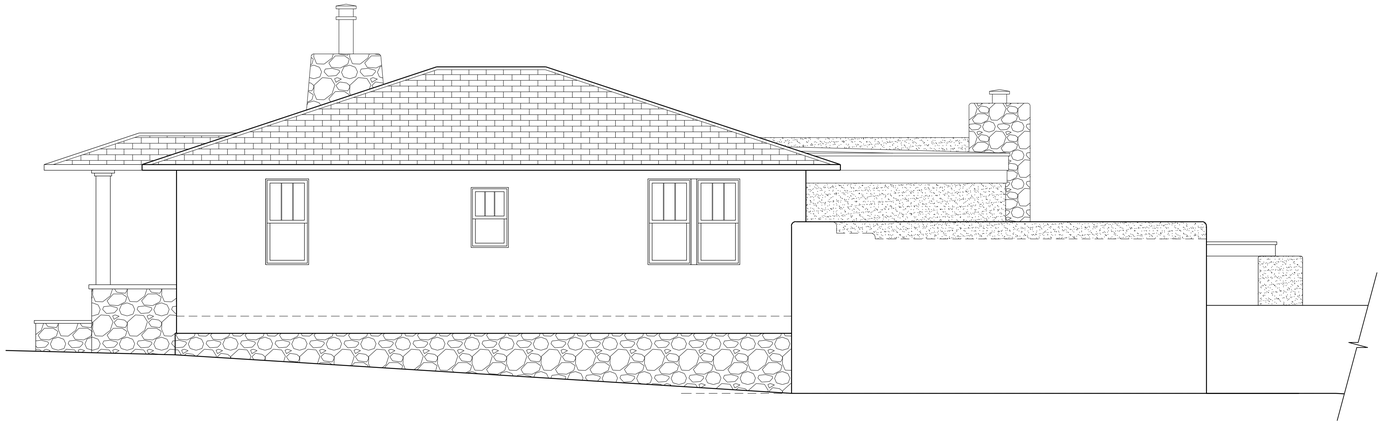


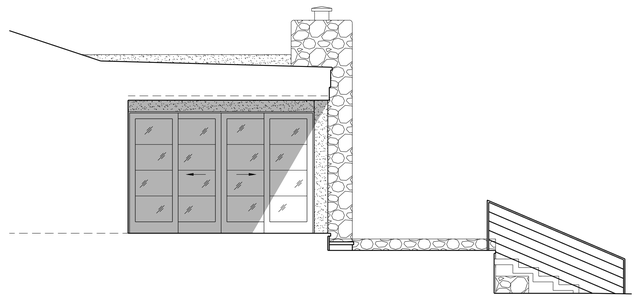

1 A-3.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW

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

0' 2' 4' 8' 12'

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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.2

SET #

2208 - DAVIS

Z:\2208 - Davis Addition\Current Drawings\2208 - Davis_221108.dwg, 11/9/2022 9:47:47 AM, DWG To PDF.pc3

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

# 346 Hillside Avenue
# November 14, 2022

## Exterior Finishes

### Stucco – El Rey "Buckskin"




### Windows, Doors & Trim – "White"

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

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## Stone Planters & Chimney



## Medium Brown Wood Decking



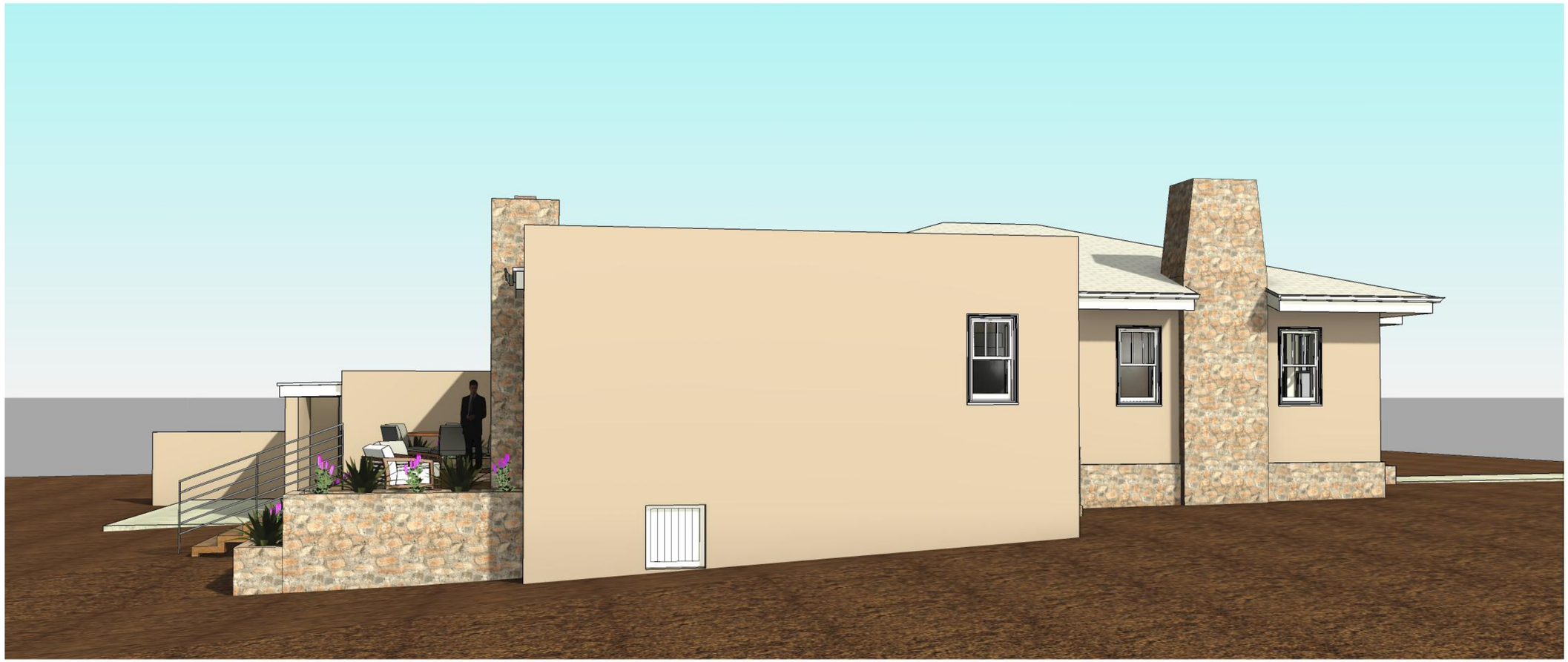


1 North Elevation - Proposed

# Davis Residence

346 Hillside Avenue
Santa Fe, New Mexico

MARTINEZ ARCHITECTURE STUDIO PC
WWW.MARTINEZARCH.COM



1 East Elevation - Proposed

# Davis Residence

346 Hillside Avenue
Santa Fe, New Mexico

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1 South Elevation - Proposed

# Davis Residence

346 Hillside Avenue
Santa Fe, New Mexico

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# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Heather Lamboy, Assistant Director, Planning & Land Use

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**Case # 2022-006110-HDRB**

**Address: 50 Mt. Carmel Road, Santa Maria Builiding**
**Historic Status: Significant**
**Historic District: Historic Review District**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: HCPI Status Designation Minutes, 7/26/2022

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Window Assessment

**STAFF RECOMMENDATION:**

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

The project also complies with Section 14-5.2(D)(5) where historic documentation was been provided illustrating the rationale for the reopening of the south elevation portal and window replacement. The proposed renovation treatments will not negatively impact the building's significant historic status.

**BACKGROUND & SUMMARY:**

The Santa Maria building at the Modern Elder Academy's Mt. Carmel campus was designated as significant at the HDRB's July 26, 2022 meeting. The HDRB found that the Santa Maria building has a high level of historic integrity and is associated with events and persons that are important on a local and national level.

The intent of the proposed renovation treatments is to continue to preserve the integrity of the building while returning the building to more of its original form through the removal of non-historic building features. The applicant proposes to replace the non-historic windows with white metal-clad, simulated divided light wood windows whose design is drawn from historic photographs. Exterior stairs to the south portal will be reconstructed, the removal of a non-historic structure of the west façade stairwell. Window restoration, reconstruction of historic portal on the south elevation, restucco, installation of an ADA-compliant platform lift, and associated renovation treatments are proposed. Finally, a new 4-foot masonry yard wall is proposed between the southeast corner of the Santa Maria building and the southwest corner of the adjacent San Juan building. A 4-foot wrought iron fence will enclose a proposed courtyard area at the southeast corner of the Santa Maria building.

The south elevation portal was enclosed during the 1983 renovation, which also included wholesale window replacement. The applicant is proposing replacement windows that are consistent with the original appearance of the building. The applicant proposes to reopen the south elevation portal, thereby restoring the historic design of that façade.

The proposed 4-foot yard walls are within the permitted height of 4'7".

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally

practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Windows & Doors:

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

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

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

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

(iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Significant Structure:

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

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

**14-5.2(F) Historic Review District**

(1) Applicability

(a) The division shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, residential multi-unit, public structures , and those structures requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of buildings and other structures subject to public view from any public street , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and

(ii) The color of stuccoed buildings shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

(b) It is intended that buildings be designed to be " wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be designed as

"wall dominated" solutions and are allowed. However, gabled, shed and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related streetscape , as viewed when standing in the public street in front of the site. The height of the roof above the wall shall be no greater than the height of the walls . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a wall or vegetation;

(vi) In wall collectors or greenhouses , by enclosing by end or other walls ;

(vii) Other means that screen the collector or integrate it into the overall structure . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the screening problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding walls .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure . Solid wall space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in Subsection (F)(2)(c) of this section and under portales. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over twenty thousand 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller " building blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) Walls and fences visible from the street shall be built of brick, adobe , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain

link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street .

(h) When parking spaces are required for commercial or multi-family residential buildings , they shall be placed to the rear or side of the building . When parking areas are visible from the street , they shall be screened from view by walls , fences, vegetation, planters, earth berms, or other means.

# 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:**
Santa Maria / Main Building
Sunmount Sanatorium / Immaculate Heart of Mary Campus

**2. Location:**
50 Mt Carmel Road
Santa Fe 87505

**3. Local Reference Number:**
16004613 (City of Santa Fe parcel ID number)

**4. County**
Santa Fe

**5. Property Type:**
**_X_ Building __ Structure**
**__ Site __ Object**

**6. Date of Survey:**
_05_/_17_/ 2022_

**7. Previous Survey Date(s):**
____/ ____/ _____
**_X__ No previous survey**

**8. Name of Project:**
Modern Elder Academy – Sunmount Campus 2022 Survey

**9. UTM**
**Zone:** 13S
**Easting:** 416834.67
**Northing:** 3947679.97

**Photo:**



**10. Photo Information** **Negative Location:** DIGITAL FILE **View of:** Northwest Courtyard Elevation

**11. Brief Description of the Property:**

Two-story cruciform plan institutional building constructed of pen-tile with above-ground foundation and partial walk-out basement at the south façade. Light-earth-tone cementitious stuccoed. Overall architectural style is Santa Fe Style, featuring Mission Revival (or, primitive Spanish Pueblo Revival), and modern Santa Fe Style elements. This building is unique in that it features overhanging eaves at the projecting bay windows, which gives it a distinct horizontality and modern feel, though those were original to the 1920 structure. The roof is flat concrete covered with TPO, with a mostly-flat parapet with slight steps at the ends. Canales are wooden half-logs. Five attached chimneys decorate the building. While Rapp's railings were turned and/or carved wood, all have been removed or replaced. The more modern railings are painted iron, with varied decorations. Mission-revival style projecting facades denote major entry points on the north (primary) façade, including the 1938 gated entrance to the courtyard, which features Meem's signature pintle panel-type doors.

*(See Continuation Sheets for Additional Information)*

**12. Who uses the property?**
The Modern Elder Academy will continue to use the property as a retreat center.

**13. Construction Date:**
**Dates:** 1920, 1938 renovations, later renovations infilled patios (1950s and 1960s), added railings (1962), and replaced windows (unknown)
**_X__Known ___ Estimated Source:** Rapp drawings + John Gaw Meem project files at the Center for Southwest Research; Palace of the Governor's Photo Archives; 1883-1948 Sanborns; City Maps of varying ages, NMDOT aerials; construction types

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

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

**15. Relationship to Surroundings:** _X_ **Similar** __ **Dissimilar**
**Comments:** The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, surrounded by single family homes on large plots as well as some attached condo-type units.

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



East Elevation – south side

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704

Contact: Lisa Gavioli
Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

**19. Is Property Endangered?** __ **Unknown** _X_ **No** __ **Yes** **How?**

**20. Significance to Current Community:** __ **Unknown** __ **None** __ **Low** _X_ **Moderate** __ **High**
**Describe:** *See Continuation Sheets, and section 22, below.*

**21. Other Significance or Information of Interest:** **(such as historical, legendary, structural, former ownership, etc.)**
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; Immaculate Heart of Mary Retreat Center. Buildings have been designed by I.H. and W.M. Rapp and Co; I.H. Rapp, W.M. Rapp, and A.C. Hendrickson; John Gaw Meem; Meem & McCormick; Meem, Zehner, Holien and Associates; and McHugh, Hooker, Bradley P. Kidder & Associates.

**22. National or State Register:**
**Is this property individually listed on a historic register?** __ **Unknown** _X_ **No** __**Yes**
**If yes:** __ **State** __ **National**
**If 'no' or unknown, do you think this property is eligible for listing?** __ **No** _X_**Yes**
**Why?** This site is significant for events that have made a significant contribution to the broad patterns of our history; is associated with the lives of significant persons in our past; and embodies the distinctive characteristics of a type, period, or method of construction. It does represent the work of a master, though it does not possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction.
This site was significant in the evolution of early-mid 20th century Santa Fe. While architecturally it has some lovely preservation-worthy architectural features, it is most significant in that it a) was developed architecturally by two of New Mexico's most important architects - Isaac Rapp and John Gaw Meem. (Meem would not have become an architect without coming to Sunmount to heal from TB) and b) it was a place of cultural transformation which would forever change the face of Santa Fe, as well as impacting many other communities in New Mexico, including when a gathering of preservation-minded patients and allies determined to use their time there to restore many New Mexico mission churches and further develop a formalized version of our traditional architecture.

**23. National or State Historic District:**
**Is this property in a historic district?** __ **Unknown** _X_ **No** __ **Yes**
**If yes:** __ **Contributing** __ **Non-contributing** __ **Unknown**
**If 'yes', what is the name of the district?** _____ __ **State** __ **National**

**24. Supplemental Forms:**
__ **None** __ **HCPI Detail Form (FORM 2)** _X_ **Continuation Sheets, # pages:** __8_____

**Historic Cultural Properties Inventory (HCPI) Continuation Sheet**
***Historic Preservation Division, New Mexico Department of Cultural Affairs***

| For HPD Office use only:<br>HCPI No._____ District No._____ | | |
|---|---|---|
| **1. Name of property:**<br><br>Santa Maria / Main Building<br>Sunmount Sanatorium / Immaculate Heart of Mary Campus | **2. Location:**<br><br>50 Mt Carmel Road<br>Santa Fe 87505 | **3. Local Reference Number:**<br>16004613 (City of Santa Fe parcel ID number)<br>**4. County**<br>Santa Fe<br>**5. Date of Survey:**<br>5/17/2022 |

*(Continued from HCPI Form 1, Page 1, Item 11)*

The entrance court provides access to the elevated projecting entrance portale – a 1938 Meem addition, which features a white-painted interior under a flat parapet roof with exposed lintels, French-curve-and-ball style Zapata corbels, round posts, exposed vigas, and a milled wood ceiling; all in keeping with Rapp's original porch designs, except slightly tapering the post tops to suggest entasis and placing the posts on a short concrete base. The irregular projecting vigas and wooden railings were removed at some point after the Santa Fe Inn phase. Rapp's original north-facing entryway was enclosed when the portale was added. Major entry doors are wooden, double-leaf, ganged type, with heavy articulation of the rails and stiles which separate the 5 horizontal divided lites. Wood trim is painted a light latte color. The north central façade features a faux-balcony with turned-wood railings over an entry in the center section. The formerly large, recessed balcony was infilled and replaced, likely by Meem. There is also a small one-story residential-appearing ca 1938 addition with an infilled porch with hand-carved cloud-form zapatas.

Two other recessed patios have been enclosed and painted white to distinguish as infills. Rapp's western façade is of particular note, featuring a mission style bell tower, flowing stairs, buttresses, and an attached slightly-projecting fireplace with an undulating form.

The original building had 4/4 and 6/6 divided lite double-hung and casement windows with integral screens, which have been replaced with clad casement types lacking divided lites (date unknown).

This building features several historic interior spaces, two of which are significant. These include the historic "living room" and "dining room". Details include a projecting fireplace with (newer) benches either side, custom wood doors with and without carved floral motifs, extremely detailed hand-carved square ceiling beams and doors, and historic tin light fixtures. The interior stairs, once traditional wood with carved balusters, were replaced with a more massive adobe stairwell, presumably for noise reduction, likely by Meem.

The dividing garden wall and Mary sculpture separating the courtyard from the convent was added by Meem in 1947. The yard walls on the northeast were added by Kidder et al. in 1962.

*(Continued from HCPI Form 1, Page 1, Item 20)*

The property was formerly the home of Sunmount Sanitorium, which was a transformative place for Santa Fe architecture, culture, and community, especially in the period of 1902 - 1929.

This building was designed by renown architect Isaac Rapp, father of Spanish Pueblo Revival style.

John Gaw Meem became a patient at Sunmount in Spring 1920, as this building is being designed. He would spend 18 months here, and watch it be built. Dr, Frank Mera introduces JGM to Rapp as well as Carlos Vierra, who would become a mentor. JGM learns he has a gift for sketching buildings when he becomes involved in 1921 with the Committee for the Restoration and Preservation of NM Mission Churches. He goes on to become the most important architect in New Mexico. He would also go on to partner with Dr. Mera on the Santa Fe Inn at the end of the Depression, and add the garden zaguan and entrance portale, among other renovations.

In 1923 Dr. Frank Mera designed the New Mexico state flag. His winning entry was sewn by his wife Reba.

In 1927, the Old Santa Fe Association is born at Sunmount, in response to plans by the Texas Chapter of the National Federation of Club Women to buy property around the sanitorium and turn it into a southwest Chautauqua.

It is this historian's recommendation that this building be designated as "Significant" by the City of Santa Fe.

(continued next page)

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




Figure 3. Gated courtyard entry at North Elevation – west side




Figure 4. 1920 Photo - Palace of the Governors Photo Archive

(continued next page)



Figure 5. North Elevation – East side



Figure 6. East Elevation – North Side

(continued next page)



Figure 7. North Elevation – East Side entrance detail of ca 1938 addition



Figure 8. South Elevation – East Side

(continued next page)



Figure 9. South Elevation – West Side



Figure 10. West Elevation - south side (north side = courtyard)

(continued next page)

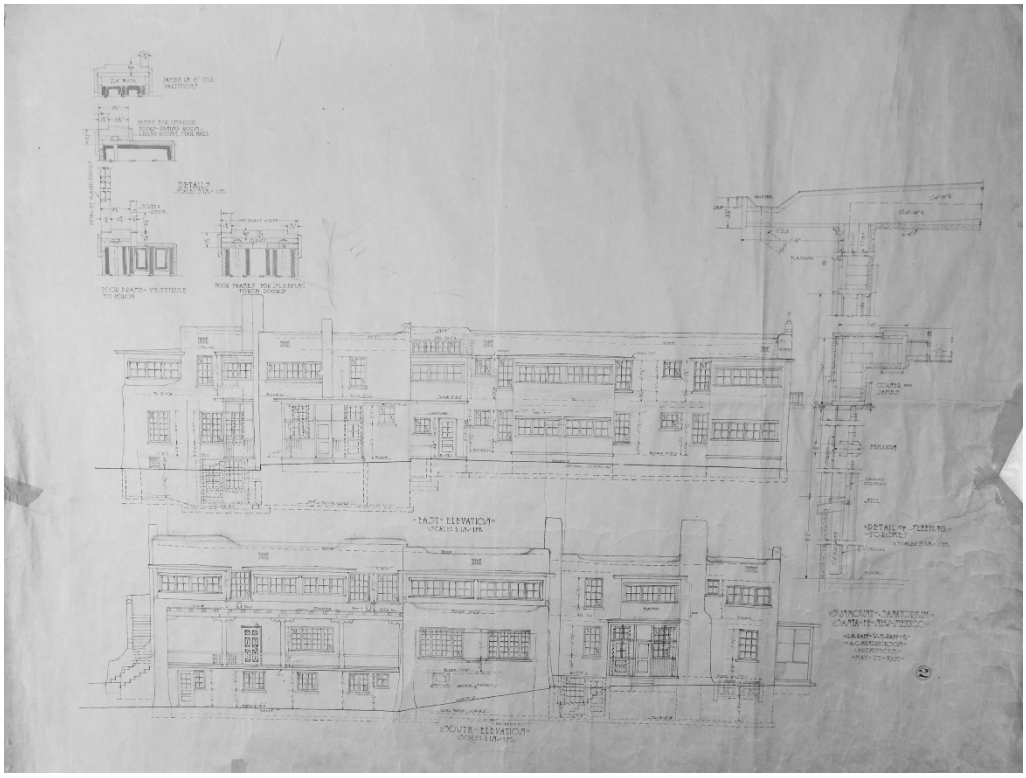


Figure 11. Historic Drawings – East and South Elevations – Rapp, Rapp, and Hendrickson

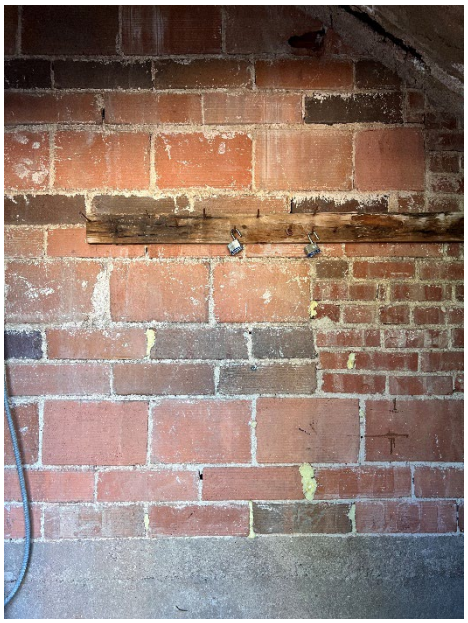


Figure 12. Santa Maria pentile construction detail from exterior closet

(continued next page)



Figure 13. Living Room - Now
Notes: Firebox appears to have been repaired/replaced. (unknown date).
Also, Billiard Room at right is enclosed (completed 1962).



Figure 14. Living Room - Historic, From Metzer book.

(continued next page)



Figure 15. Dining Room



Figure 16. Typical room, with Corner Fireplace with Sidewall

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 14, 2022

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

**RE: Modern Elder Academy, 50 Mt. Carmel Road**
**Proposed Renovations of Existing Buildings and Construction of New Yard Walls**

Dear Carly,

This letter is submitted on behalf of Modern Elder Academy / Santa Fe RC2, LLC ("Applicant") in application to the Historic Districts Review Board ("HDRB") for review of proposed renovations to six existing structures and construction of three new yard walls located at 50 Mt. Carmel Road (the "Property"). In July 2022, the HDRB assigned historic status for all existing structures on the Property, and primary facades were designated. In October 2022, an application was submitted to the Planning Division for Board of Adjustment review of a Special Use Permit for the Property, in order to add one new building to support the continued educational use of the former Immaculate Heart of Mary Retreat Center and its adaptive reuse as the Sunmount Campus of the Modern Elder Academy.

The ±12.41-acre Property is located at the terminus of Mt. Carmel Road in the Historic Review District. On the north, there is street frontage along Camino de Cruz Blanca. Access to the Property is gained via Mt. Carmel Road, which runs east-west from Camino del Monte Sol, terminating in a private drive on the Property. The Property is adjacent to the parcel at 49 Mt. Carmel Road, which remains under the ownership and occupation of the Discalced Carmelite Nuns of Santa Fe.

Historical Summary

The collection of buildings located on the Property are associated with historical use of the site as the Sunmount Sanitorium, the Santa Fe Inn, and the Immaculate Heart of Mary Seminary and Retreat Center. The Property sits on relatively flat land at the base of Sun Mountain. The site slopes gently toward the Arroyo del los Chamisos to the south, which roughly aligns with the southern property line. The existing buildings on the Property were constructed between c. 1900 and 1962. A summary of the Property's history is provided below, and more detail can be found in the attached timeline and HCPI forms.

From the late 19th century until approximately 1940, tuberculosis was the leading cause of death in the United States. Many who suffered from the disease sought out the high desert climate of New Mexico, as it was believed at the time that dry, sunny climates were instrumental in treating

and curing the disease. Established in c.1900, the Sunmount Tent City was founded to care for tubercular patients, or "lungers" as they were called. The Office building was likely constructed at this time as a residence and/or stables (later used as "servants" quarters in the 1930s and renovated and expanded as a library/shop/lounge in the 1950s and 1960s).

By 1906, the tent city went out of business and was purchased by Drs. Frank and Harry Mera, who began the process of replacing the tents with cottages. In 1914, the first sanitorium building was constructed, having been designed by Isaac Rapp. This "Sanitorium West" building is now part of the Carmelite Monastery on the adjoining property. By the end of 1920, the "Sanitorium East" building (now, the Santa Maria) was constructed by Rapp, Rapp and Hendrickson. Notably, then-engineer John Gaw Meem became a patient of Sunmount during that year – one of many creatives and intellectuals who had contracted tuberculosis, came to Sunmount for a cure, and stayed in Santa Fe, shaping the cultural landscape of the City.

In 1937, Sunmount closed. By that time, Meem had become an architect and had made a name for himself popularizing the Santa Fe Style architecture. Meem and Mera worked together to renovate the "Sanitorium East" building and reopen it as the Santa Fe Inn in 1938. The Inn was a short-lived venture, and in January 1944, the property was requisitioned by the United States Army to serve as auxiliary space for the Bruns Army Hospital. After World War II ended in 1946, the Roman Catholic Archdiocese of Santa Fe purchased the property to serve as a six-year seminary and later, as a home for the Santa Fe Order of the Carmelite Sisters.

In 1952, the Fatima building was constructed as a high school, designed by the firm of Meem, Zehner, Holien and Associates. Then in 1961, a Master Plan was developed by the firm of McHugh and Hooker, Bradley P. Kidder and Associates for the construction of new buildings for the Immaculate Heart of Mary Seminary – the San Juan dormitory building, the Chapel, and the San Miguel priests residence – all of which were completed in 1962. At this time, a small casita was also constructed on the site of the former dairy associated with the Sanitorium, and the Santa Maria was remodeled again for use as a residence hall for the Seminary.

In 1993, the Property became the Immaculate Heart of Mary Retreat Center. The site has been the home of the Santa Fe Photographic Workshops – who have housed their offices and classrooms in the Fatima building for a number of years. The Chapel has also been utilized for concerts and other community events, and the New Mexico School for the Arts (NMSA) presently utilizes the San Juan building as temporary housing for boarding students. In 2022, the Modern Elder Academy purchased the Property and intends to renovate and adaptively reuse the structures as an educational retreat center.

<u>Historic Status and Primary Facades</u>

As stated above, the HDRB reviewed historic status and designated primary facades for all existing structures on the property. HCPI forms are attached to this application for reference, and status and primary facades are depicted on an attached exhibit (See Historic Status and Primary Façade Designations). A summary of dates of construction and modification, notable architects involved in design, and historic status assignments is provided below for the six buildings for which renovation is proposed in this application:

| **Building Name** | **Dates of Construction / Modification** | **Designed by** | **Historic Status & Primary Facades** |
|---|---|---|---|
| Santa Maria | • 1920 as "Sanitorium East" building of the Sunmount Sanatorium<br>• renovated in 1938 for use as Santa Fe Inn<br>• renovated again in 1962 for use as Seminary dormitory<br>• 1970s addition at east elevation<br>• windows replaced in 1983 and 2020 | • 1920 original design by Isaac Rapp<br>• 1938 renovation by Meem and Mera<br>• 1961/62 renovation by McHugh and Hooker, Bradley P. Kidder and Associates | Significant<br><br>All facades primary except non-historic addition. |
| San Miguel | • 1962 as priests' residence for IHM Seminary | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates | Contributing<br><br>West & South Primary |
| Chapel | • 1962 as the chapel for the IHM Seminary<br>• 2010 restroom addition on south elevation | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates<br>• 1963 frontispiece mosaic by Dean Holt | Significant<br><br>All facades primary except non-historic addition. |
| San Juan | • 1962 as dormitory for IHM Seminary | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates | Contributing<br><br>West and South (partial) Primary |
| Office | • c. 1900 as residence and/or stables<br>• Additions in 1952 and 1962 to north side | *unknown* | Contributing<br><br>South and East Primary |
| Fatima | • 1952 as high school for IHM Seminary | • 1952 original design by Meem, Zehner, Holien and Associates | Contributing<br><br>South and West (partial) Primary |

Proposed Renovations

As a preservation-focused effort towards adaptive re-use, the proposed renovation program for the existing buildings on the Property consists primarily of maintenance and repair with minimal proposed alterations necessary only for improved functionality and requisite egress and accessibility. That said, where changes are proposed, every effort has been made to draw inspiration from historic architectural drawings and photographs with aesthetic compatibility and restoration of historic character as primary drivers of design decisions. Renovation scopes of

work are outlined below. Where appropriate, supporting documentation is referenced and attached.

**Santa Maria Building**

1) Replace non-historic windows with new white metal clad, simulated divided light wood windows. The proposed light pattern is inspired by historic photos of the building that likely date to the 1960s (See attached historical documentation).
2) Alter the sill height on two windows on the west elevation (SM-W140 and SM-W141). Proposed sill heights based on photographic evidence of windows of similar dimensions and light pattern shown in a photograph from the Santa Fe Inn-era of the building's history (See attached historical documentation).
3) Reconstruct exterior stairs to south portal, and add a new handrail to match the handrail at the proposed portal restoration.
4) Retain and refurbish two non-historic windows on east elevation, one non-historic window on the west elevation, and three non-historic windows on the south elevation.
5) Remove non-historic structure over stairwell at west façade, and replace with flat roofed structure to match existing overhangs.
6) Refurbish and repaint handrail at west portal.
7) Refurbish existing iron handrail at entry stair, or replace handrail to match historic railing at west portal. Replacement will only be performed if the stairs at the entry need to be substantially repaired due to failing concrete.
8) Restore existing exterior doors.
9) Remove non-historic storm doors from main north entry, and relocated the original north entry doors to the exterior front of the entry vestibule.
10) Refurbish existing cross atop bell tower feature, as seen on north elevation.
11) Remove non-historic security door from east elevation.
12) Restore and reconstruct historic portal on south elevation. The original portal design seen in the Rapp, Rapp and Hendrickson elevation drawing from 1920 is utilized as inspiration (See attached historical documentation).
13) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."
14) Repair canales and replace missing downspouts.
15) Replace missing exterior wood trim and refurbish/repaint existing exterior white painted wood trim.
16) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.
17) Install ADA-compliant platform lift at west portal, and raise a portion of the portal floor to be level with the entry, for accessibility.
18) Construct a new 4-ft high stuccoed masonry yard wall between the existing stone masonry wall at the southeast corner of the Santa Maria building and the southwest corner of the San Juan building. The proposed wall will include metal pedestrian gates and will provide screening from the emergency access / delivery drive. The proposed wall will be offset from the exterior walls of both the Santa Maria and San Miguel buildings, such that it will be free-standing.

19) Install 4-ft high wrought iron fencing around a proposed courtyard area near the southeast corner of the Santa Maria building.

**San Miguel Building**

1) Restore existing windows and doors, per window assessment recommendations. (See attached window and door assessment.)
2) Due to extensive deterioration, replace two doors (SMG-D102 and SMG-D103). On the east elevation, one historic door will be replaced in-kind. On the north elevation, one historic door will be replaced to match the historic door on east elevation.
3) Remove non-historic screen door on west elevation (SMG-D100).
4) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."
5) Repair canales and replace missing downspouts.
6) Replace missing exterior wood trim and refurbish/repaint existing exterior white painted wood trim.
7) Replace in-kind missing/broken exterior hand railing components.
8) Repair stair between San Miguel and the Chapel.
9) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.

**Chapel / Library**

1) Repair all historic windows and exterior doors.
2) Re-stucco or patch and color coat with cementitious stucco as required, color similar to El Rey "Buckskin."
3) Repair canales.
4) Refurbish/repaint all exterior white painted wood trim.
5) Refurbish exterior hand railings.
6) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.

**San Juan Building**

1) Replace two doors with windows on the north elevation (SJ-W110 becomes SJ-D105 and SJ-W116 becomes SJ-D106) and one on the east elevation (SJ-W120 becomes SJ-D104), for egress purposes. The width of each opening will remain the same, and the vertical dimension will be enlarged downward only. The door design will match historic doors elsewhere on the building, and no facades where replacements are proposed are primary.
2) Replace non-historic exterior doors at the second floor, north and south elevations (SJ-D200 and SJ-D201). Proposed door design to match historic doors on the building.
3) Repair all other historic doors and windows, per the window and door assessment. (See attached window and door assessment.)
4) Raise the handrail at second floor, east elevation to 42" high for code compliance.
5) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."

6) Repair canales as needed.
7) Refurbish/repaint exterior white painted wood trim as needed.
8) At south elevation, replace two missing wooden posts in-kind in the window grille at the end of the west portal.
9) At west elevation, replace missing window grille at SJ-W100, matching the design shown in the original 1961 construction drawings. (See attached historical documentation.)
10) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.
11) Construct a new 6-ft high stuccoed masonry courtyard wall at north façade.

**Office Building**

1) Repoint stone masonry walls at north courtyard.
2) Repair existing fascia on north elevation.
3) Repair canales as needed.
4) Refurbish/repaint exterior white painted wood trim as needed.
5) Refurbish historic lighting fixtures.
6) Replace security lighting with night-sky compliant lighting.
7) Re-stucco or patch and color coat the entire building and yard walls in cementitious stucco, color similar to El Rey "Buckskin."

**Fatima Building**

1) Replace non-historic gymnasium doors at east elevation. Replacement doors are designed to match those shown on the original 1952 architectural drawings of Fatima Hall, from the firm of Meem, Zehner, Holien and Associates. (See attached historical documentation.)
2) Repair any broken glazing in existing windows.
3) Replace existing non-historic metal window grilles on small window north of the west entry and on westernmost window on the south elevation with a new wooden window grilles to replicate that shown on the 1952 drawings. (See attached historical documentation.)
4) Repair canales as needed.
5) Refurbish/repaint exterior white painted wood trim as needed.
6) Refurbish historic lighting fixtures.
7) Replace security lighting with night-sky compliant lighting.
8) Re-stucco or patch and color coat the entire building and yard walls in cementitious stucco, color similar to El Rey "Buckskin."

<u>Proposed Entry Gate and Wall</u>

A new 5-ft high stuccoed masonry yard wall with pilasters and metal gates is proposed at the east entry into the campus. The purpose of the proposed yard wall and gate will be to provide more privacy between MEA's use of its property and the adjacent Carmelite Monastery and to clearly delineate the pedestrian zone through the heart of the MEA campus. The 20-ft wide gates in a Meem-inspired design will provide emergency access into the central part of the campus as needed but would otherwise remain closed. (See attached historical documentation.) Pedestrian gates are also included in the design to provide ease of access for retreat guests and staff. The

proposed walls will not directly connect to the monastery walls or the Fatima building and will be free-standing.

Please let me know if you have any questions or require any additional information.

Sincerely,

Lisa Gavioli
Senior Project Manager
**JENKINSGAVIN, INC.**

Attachments:

1) Historic Districts Application Form
1a) Authorization Form
2) Vicinity Aerial
3) PZR Form
4) Photos of Existing Buildings
5) Historic Status and Primary Façade Designations
6) Historical Timeline
6a) HCPI Forms
6b) Historical Documentation for Proposed Renovations
7) Santa Maria Window and Door Assessment
8) San Miguel Window and Door Assessment
9) San Juan Window and Door Assessment
10) Santa Maria Drawing Set
11) San Miguel Drawing Set
12) Chapel Drawing Set
13) San Juan Drawing Set
14) Fatima & Office Drawing Set
15) Entry Wall & Gate Drawing Set

IHM Seminary Master Plan, 1961.
McHugh and Hooker, Bradley P. Kidder and Associates.

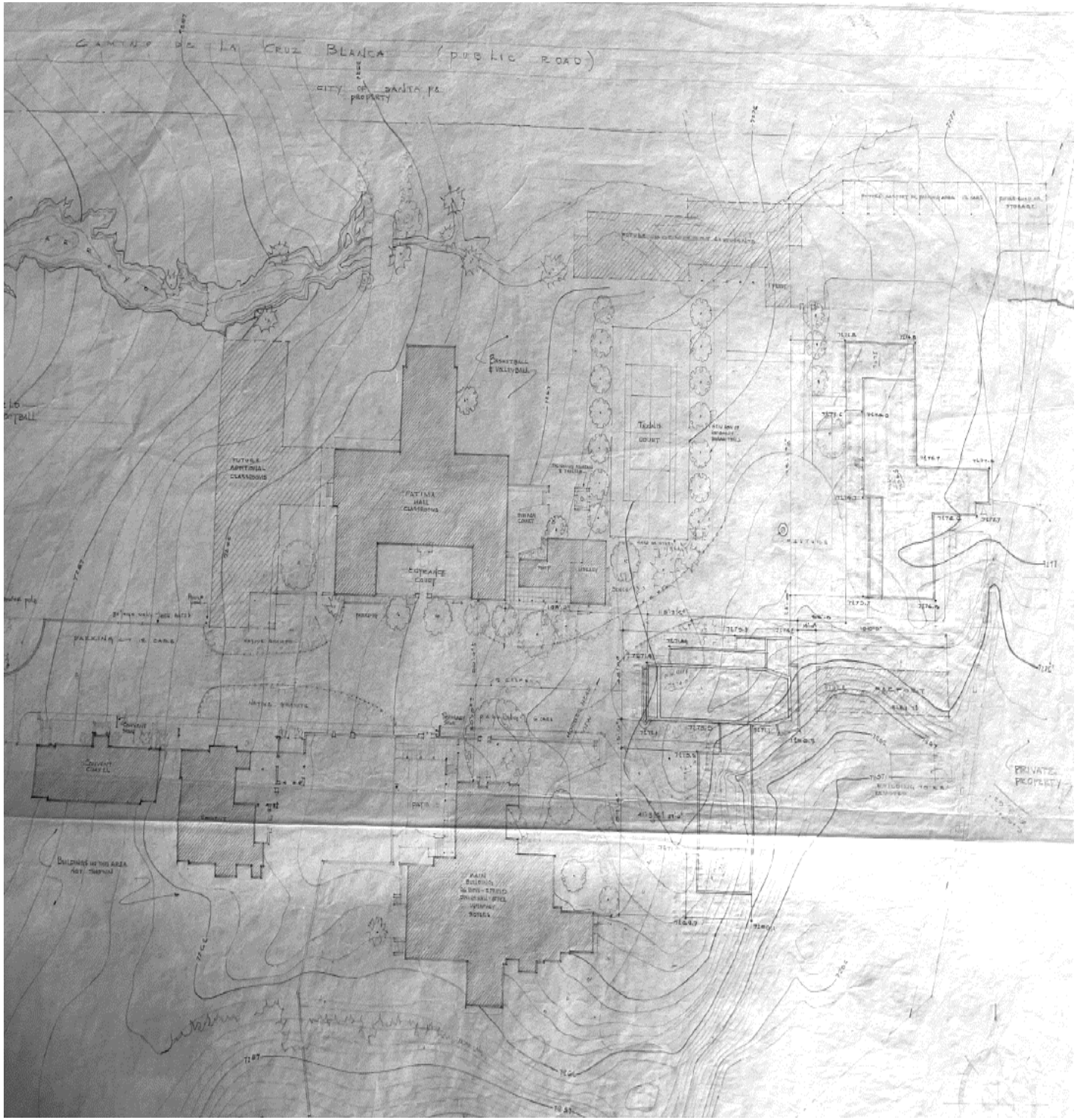


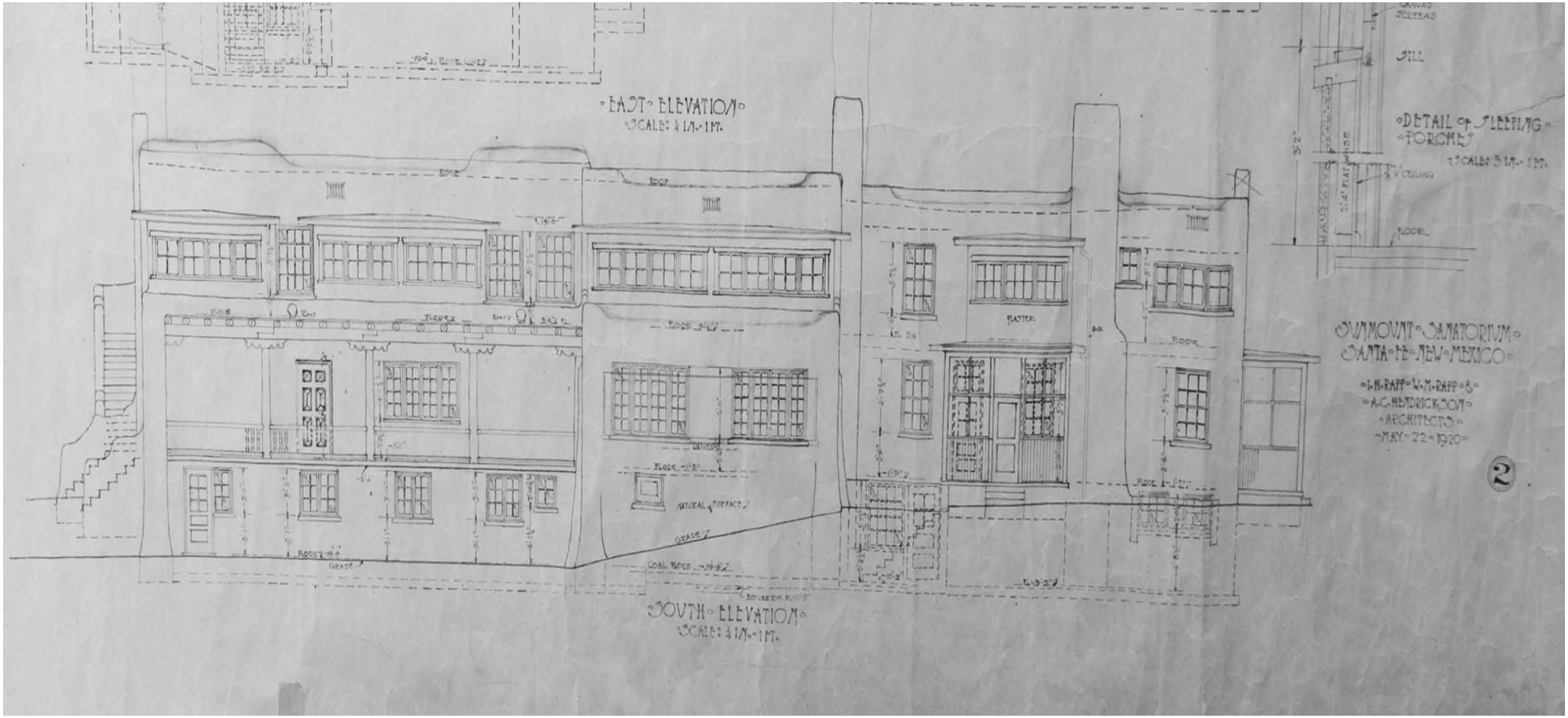
Photo from private collection. 1960s Santa Maria Building, inspiration for proposed window light pattern.



Photo from private collection.
1940s Sunmount Room at Santa Maria Building, showing sill height and light pattern as design inspiration for proposed windows flanking fireplace.

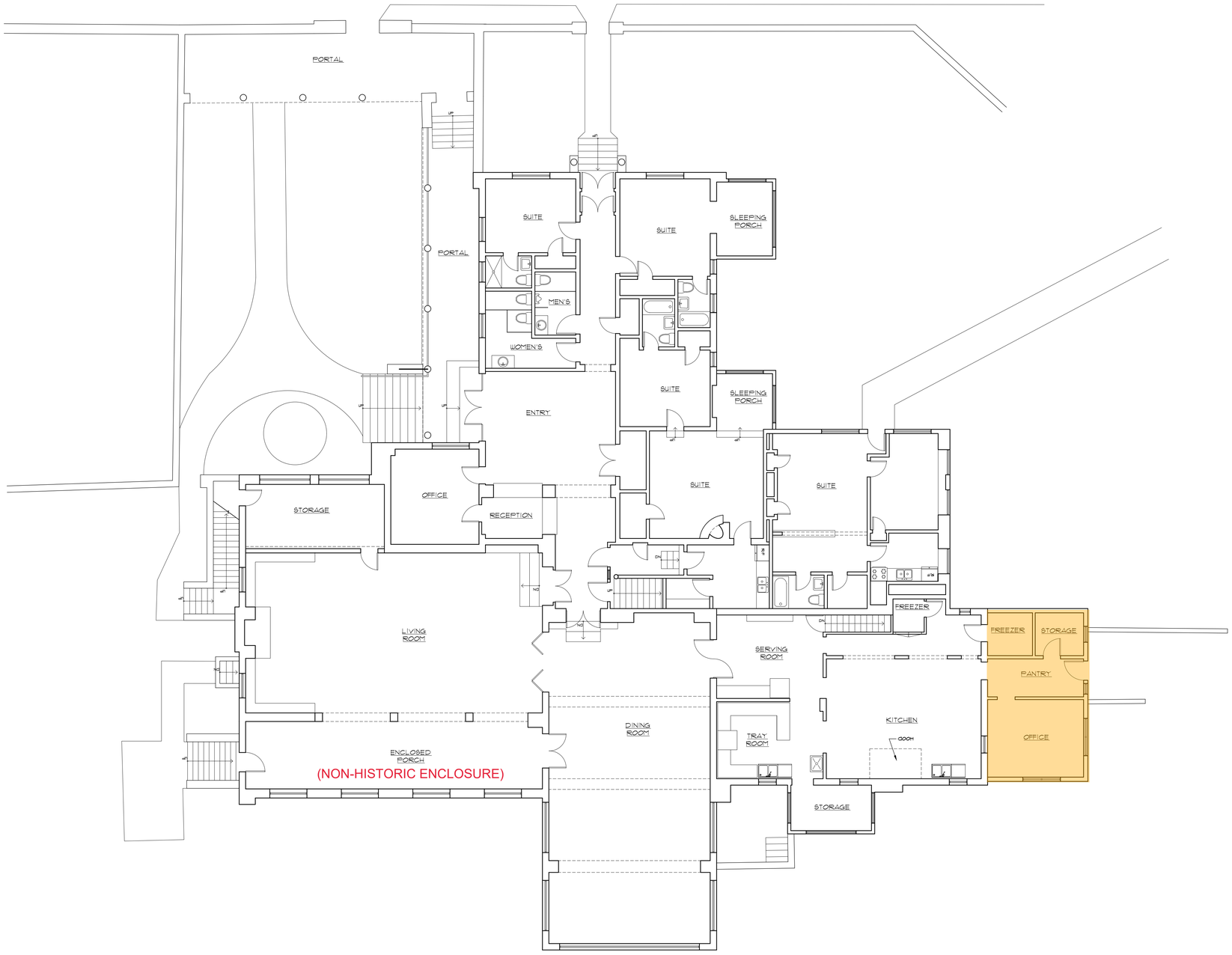


Original drawing of Santa Maria Building, from Rapp, Rapp and Hendrickson (1920).
Shows open portal at south elevation – proposed for restoration.



HISTORIC STATUS = SIGNIFICANT
(ALL HISTORIC FACADES ARE PRIMARY.)

NON-HISTORIC ADDITION




EXISTING GROUND LEVEL FLOOR PLAN

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

NORTH

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

MEA SUNMOUNT

SANTA MARIA BLDG.

49 & 50 Mt. Carmel Road
Santa Fe, NM

| | | | |
|---|---|---|---|
| PROJECT NO. | 22-06 | | |
| CHECKED BY | EE | DATE | 06/10/22 |
| DRAWN BY | HR | DATE | 06/10/22 |

SHEET TITLE

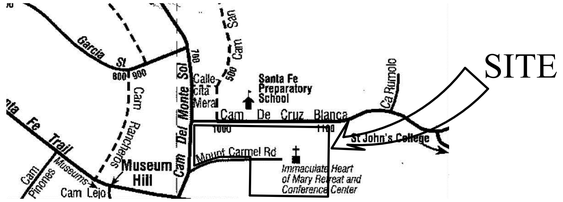
EXISTING GROUND LEVEL FLOOR PLAN

SHEET NO.

A-17

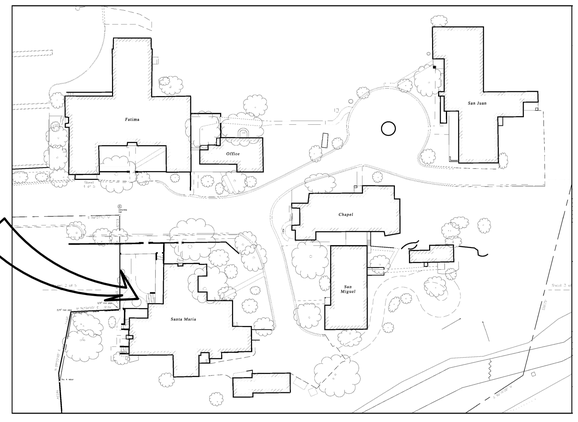
# Santa Maria Building
# MEA - Sunmount

*50 Mt. Carmel Road*
*Santa Fe NM, 87505*




Vicinity Map

NORTH
N.T.S.




Site Plan Reference

NORTH
N.T.S.

## Drawing Index


| | |
|---|---|
| C-O | COVER SHEET |
| C-1 | EXISTING SITE PLAN |
| C-2 | PROPOSED SITE PLAN |
| A-1 | EXISTING BASEMENT FLOOR PLAN |
| A-2 | PROPOSED BASEMENT FLOOR PLAN |
| A-3 | EXISTING GROUND LEVEL FLOOR PLANS |
| A-4 | PROPOSED GROUND LEVEL FLOOR PLANS |
| A-5 | EXISTING 2ND LEVEL FLOOR PLANS |
| A-6 | PROPOSED 2ND LEVEL FLOOR PLANS |
| A-7 | EXISTING AND PROPOSED ELEVATIONS |
| A-8 | EXISTING AND PROPOSED ELEVATIONS |
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| A-10 | EXISTING AND PROPOSED ELEVATIONS |
| A-11 | EXISTING AND PROPOSED ROOF PLAN |
| A-12 | DOOR AND WINDOW SCHEDULES |
| A-13 | DOOR AND WINDOW SCHEDULES |


## Building Square Footages:

| EXISTING SQUARE FOOTAGE: | |
|---|---|
| BASEMENT | 3,904 SF |
| FIRST FLOOR HEATED | 9,086 SF |
| SECOND FLOOR HEATED | 7,377 SF |
| BUILDING HEATED TOTAL | 20,367 SF |
| BUILDING PORTALS | 1,052 SF |
| TOTAL BUILDING ROOFED AREA | 21,419 SF |
| TOTAL BUILDING FOOTPRINT | 10,138 SF |

| PROSPOSED SQUARE FOOTAGE: | |
|---|---|
| BASEMENT | 3,904 SF |
| FIRST FLOOR HEATED | 8,526 SF |
| SECOND FLOOR HEATED | 7,377 SF |
| BUILDING HEATED TOTAL | 19,807 SF |
| BUILDING PORTALS | 1,612 SF |
| TOTAL BUILDING ROOFED AREA | 21,419 SF |
| TOTAL BUILDING FOOTPRINT | 10,138 SF |

HISTORIC DESIGN REVIEW SET
DATED: NOVEMBER 7, 2022
ARCHITECT'S PROJECT #22-06

## Project Team:


**Owner:**
Modern Elder Academy
49 & 50 Mt. Carmel Road
Santa Fe, NM 87505

**Architect:**
Architectural Alliance, LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269

**Landscape Architect:**
Surroundings
1611 Paseo De Peralta
Santa Fe, NM 87501
505-982-3454

**Interior Designer:**
French & French Interiors
224 W. Manhattan Ave.
Santa Fe, NM 87501
505-982-7737

**Contractor:**
Sarcon Construction
2044 Galisteo St. Ste 1
Santa Fe, NM 87505
505-474-4700

**Planner:**
JenkinsGavin
130 Grant Avenue Ste 101
Santa Fe NM 87501
505-820-7444

**Civil Engineer:**
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505-989-3557

**MEP Engineer:**
ABQ Engineering
8102 Menaul Blvd NE, Suite D
Albuquerque, NM 87110
505-255-7802

**Construction Mgmt:**
NV5
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Suite D-360
Denver, CO 80211
651-357-3882

**Surveyor:**
McCloy Land Surveying
150 Central Park Square
Los Alamos, NM 87544
505-321-7404


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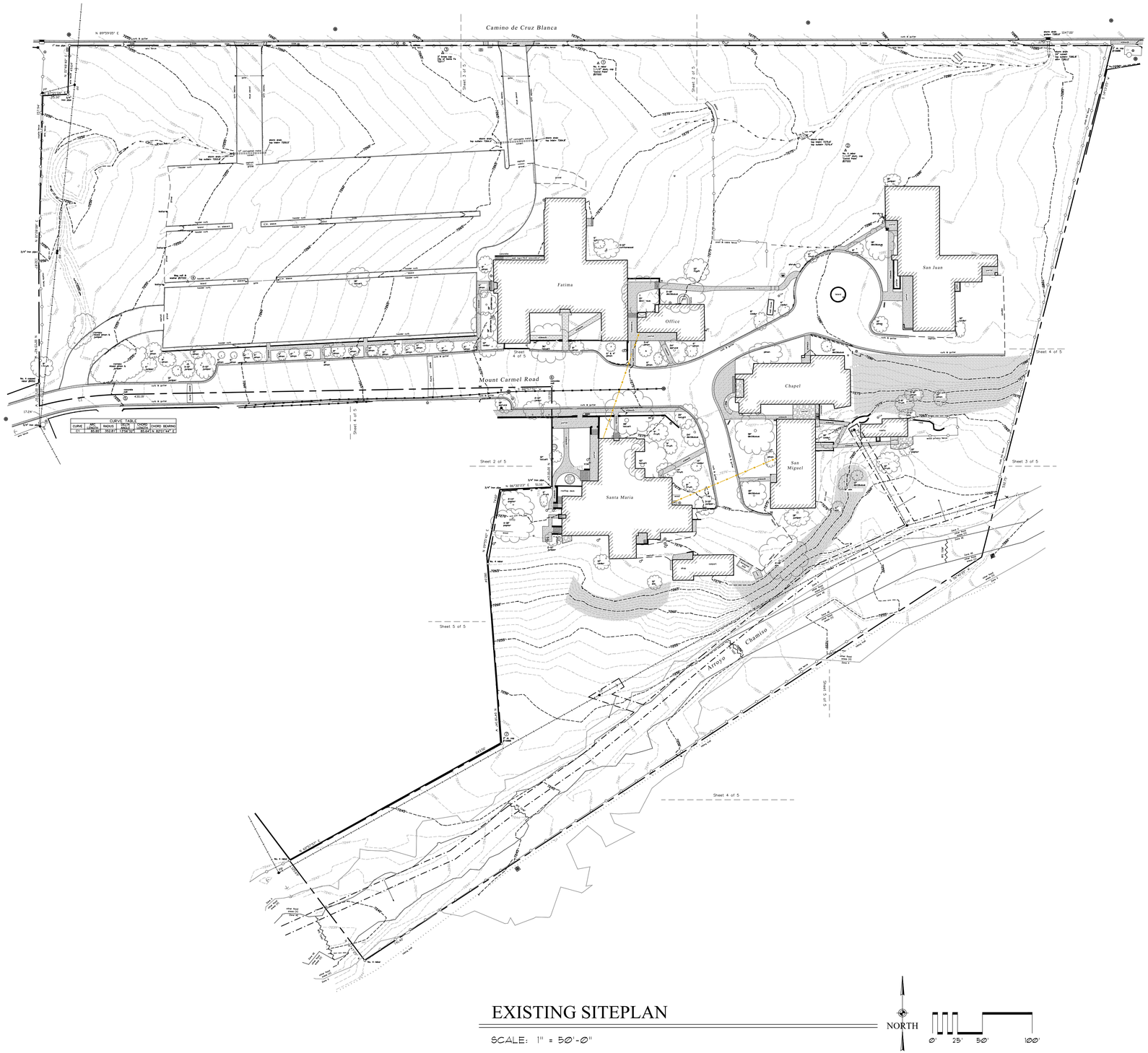
MEA - 50 Mt. Carmel Road - Santa Maria




## EXISTING SITEPLAN

SCALE: 1" = 50'-0"

NORTH

0' 25' 50' 100'

## SYMBOLS

- Boundary
- Index Contour
- Contour
- Base Flood Elevation (BFE)
- Block Wall (unless otherwise noted)
- SS Sewer
- E Electric Line (aerial)
- Survey Marker Found
- Control Point
- SIGN Street Sign
- Sign
- MB Mail Box
- IV Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Water Spigot
- Gas Riser
- Telephone Box
- PP Power Pole
- Pole Anchor
- LP Light Pole
- Electric Box
- Sewer Manhole
- Sewage Pump
- Sewer Clean Out
- Tree (as noted)
- Building
- Concrete
- Brick Pavers
- Flagstone
- Manmade Slope

ARCHITECTURAL ALLIANCE LLC

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

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PROJECT TITLE

M|E|A SUNMOUNT

49 & 50 Mt. Carmel Road
Santa Fe, NM

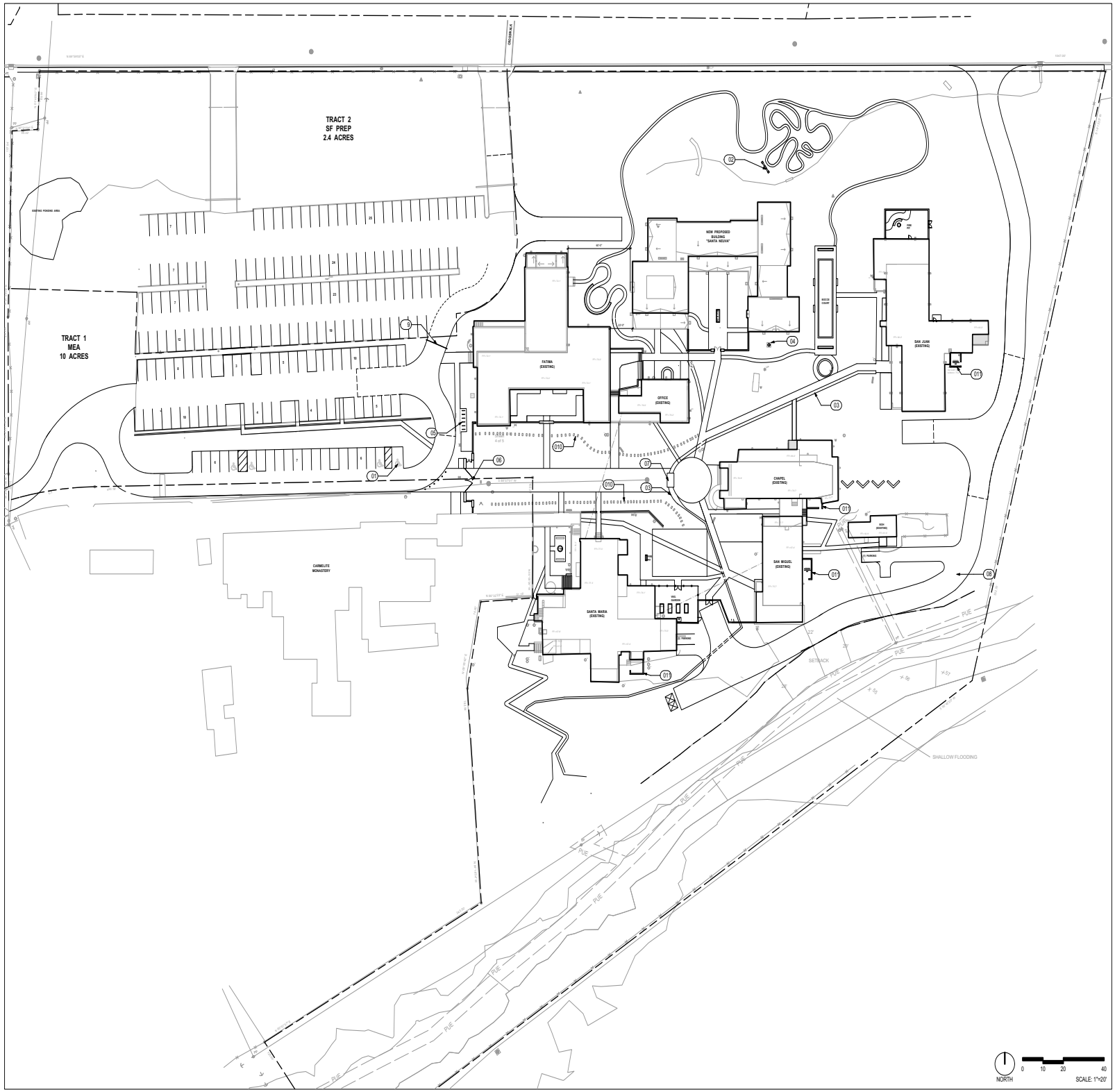
| | | | |
|---|---|---|---|
| PROJECT NO. | 22-06 | | |
| CHECKED BY | EE | DATE | 11/03/22 |
| DRAWN BY | HR | DATE | 11/03/22 |

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1




## MATERIALS NOTES

01 (4) ADA PARKING SPOTS. (1) VAN ACCESSIBLE
02 LARGE SWING PLAY ELEMENT
03 RECYCLED CONCRETE STORMWATER ACEQUIA
04 EXISTING WELL HEAD
05 (6) BIKE RACKS
06 PROPOSED GATE ENTRANCE
07 BRIDGE OVER STORMWATER ACEQUIA
08 REFER TO CIVIL DRAWINGS FOR SERVICE ROAD DESIGN
09 20' GATE WITH LOCK AND SIGNAGE STATING "EMERGENCY ACCESS"
010 STEPPING STONE PATH TO REPRESENT HISTORIC ROAD CURB
011 42" TALL STUCCO WALL TO SCREEN CONDENSER UNIT

## LINE LEGEND:

PROPERTY LINE
SETBACK

## SITE DATA

TRACT 1: 10.00 ACRES
ZONING: R-2 (RESIDENTIAL, 2 DU/ACRE)
OVERLAY: HISTORIC REVIEW DISTRICT (SFCC § 14-5.2)

SPECIAL USE PERMITTED:
"Colleges & Universities, Residential" (SFCC Table 14-6.1-1)

LOT COVERAGE:
Existing Building Footprint Area = 43,477 sq.ft.
Proposed Building Footprint Area = 11,696 sq.ft.
Total Building Footprint Area = 55,173 sq.ft.
Maximum Allowable Lot Coverage = 40% (SFCC Table 14-7.2-1)
Proposed Lot Coverage = 12.7%

BUILDING HEIGHT:
Maximum Allowable = 22 ft-1 in (SFCC § 14-5.2(D)(9))
Proposed Maximum Building Height = 18 ft-2 in

BUILDING SETBACKS: (SFCC Table 14-7.2-1)
Frontage Setback: 7 feet
Side Setback: 5 feet
Rear Setback: 15 feet
Arroyo Setback: 25 feet from top of bank plus depth (SFCC § 14-8.2(D)(4)(e))

PARKING:
Required Parking = 65 spaces, per Parking Demand Analysis
TRACT 1 Provided Parking = 72 spaces (MEA Parking Lot)
TRACT 2 Provided Parking = 124 spaces (SF Prep Parking Lot / MEA Overflow Parking)
TRACT 1 Required Bicycle Parking = 10 spaces
TRACT 1 Provided Bicycle Parking = 12 spaces

OPEN SPACE:
TRACT 1 Required Open Space = 25% of total land area (SFCC § 14-7.5(D)(5))
TRACT 1 Provided Open Space = 6.84 acres (68.4%)

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundingsstudio

HISTORIC DISTRICT REVIEW
**DOCUMENTS**

REVISIONS:

| NO | DATE | NOTE |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

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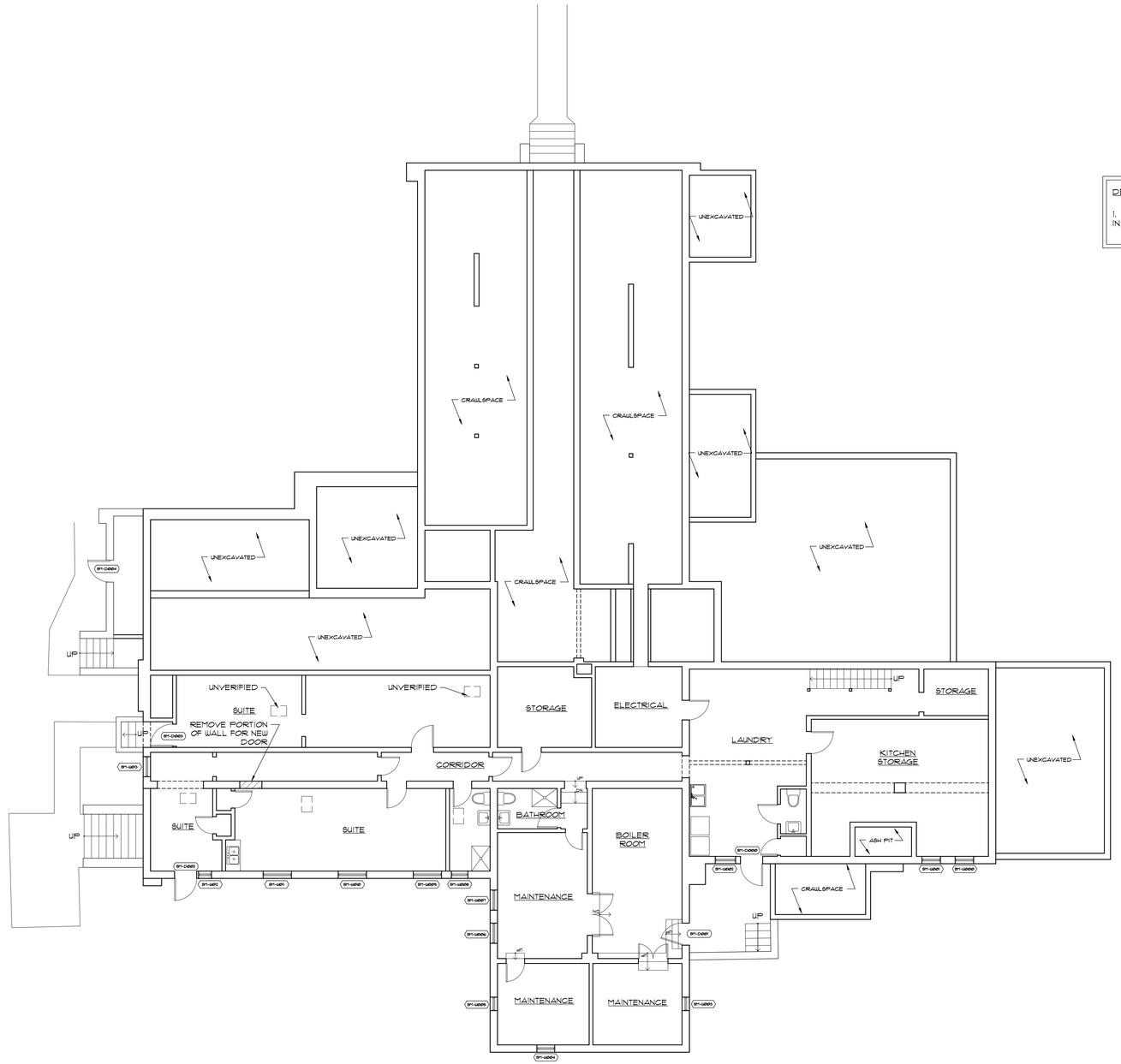
# MEA SUNMOUNT

50 MT. CARMEL RD.
SANTA FE, 87505

SCALE: AS NOTED
DATE: NOVEMBER 2022
PROJECT: 1535
DRAWN BY: AT

PROPOSED SITE PLAN

C2




DEMOLITION GENERAL NOTES:

1. REMOVE ALL EXISTING PLUMBING FIXTURES IN BATHROOMS TO BE REPLACED.

## EXISTING BASEMENT LEVEL FLOOR PLAN

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

NORTH

ARCHITECTURAL ALLIANCE LLC

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

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PROJECT TITLE

M|E|A SUNMOUNT

SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

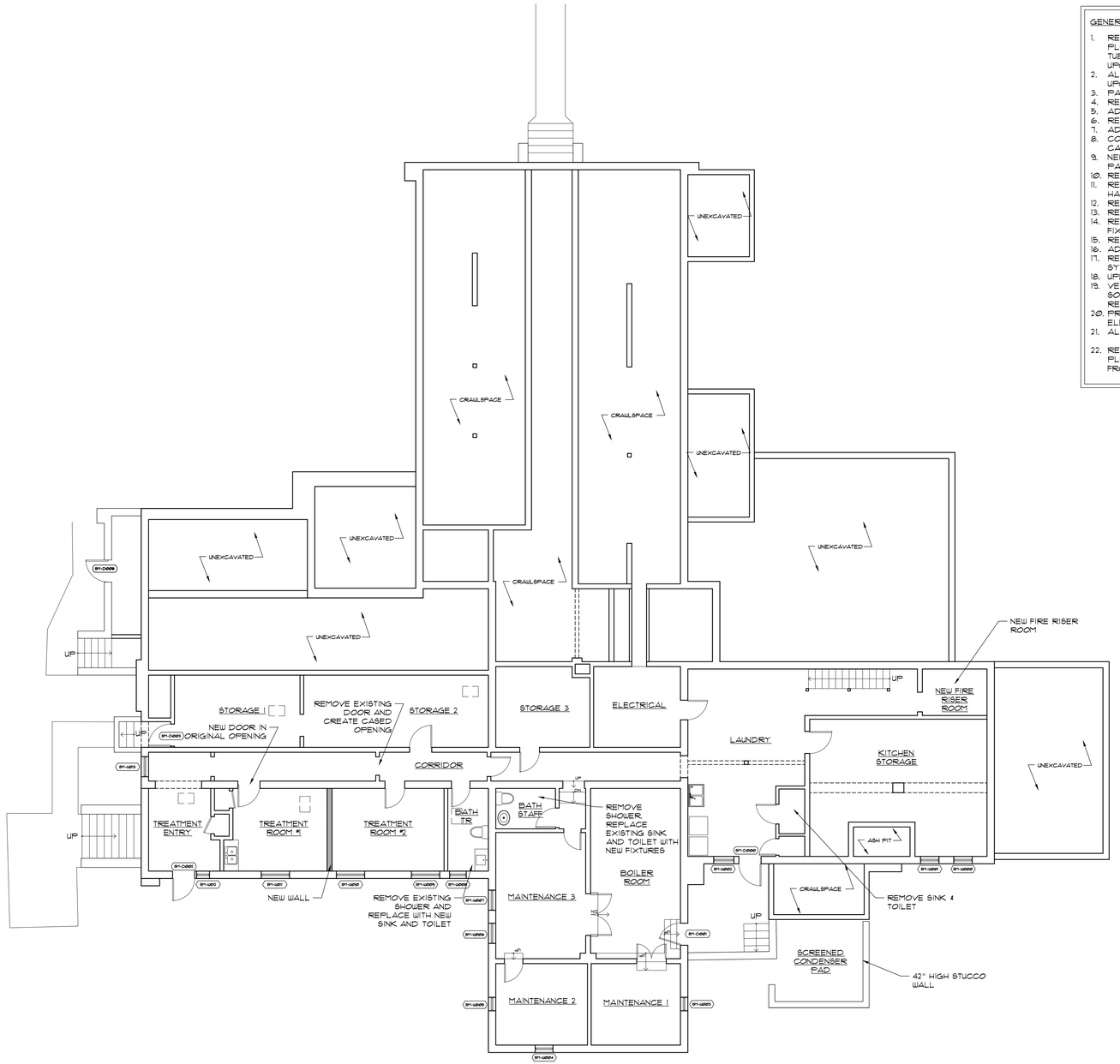
| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | HR | DATE | 11/04/22 |

SHEET TITLE

EXISTING BASEMENT LEVEL FLOOR PLAN

SHEET NO.

A-1




## PROPOSED BASEMENT LEVEL FLOOR PLAN

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

NORTH

GENERAL NOTES:

1. RENOVATE EXISTING BATHROOMS WITH NEW PLUMBING FIXTURES IN EXISTING LOCATIONS, TUBS TO BE REPLACED WITH SHOWERS, AND UPGRADE FINISHES.
2. ALL FINISHES IN THE ROOMS TO BE UPGRADED.
3. PATCH & PAINT ALL WALLS.
4. REMOVE FAUX BEAMS IN GUEST ROOMS.
5. ADD FIRE EXTINGUISHERS.
6. REPLACE ALL EXIT SIGNS.
7. ADD FIRE SUPPRESSION SYSTEM.
8. CONCEAL EXPOSED ELECTRICAL AND OTHER CABLING IN WALL WHERE POSSIBLE.
9. NEW GYP BOARD AT NON-GYP BOARD PARTITIONS.
10. REFURBISH AND PAINT ALL TRIM.
11. REPAIR EXISTING DOOR AND WINDOW HARDWARE AS REQUIRED.
12. REPLACE NON-HISTORIC HARDWARE.
13. RE-KEY/RE-CORE ALL HARDWARE TO MATCH.
14. REFURBISH EXISTING HISTORIC LIGHT FIXTURES.
15. REPLACE ALL NON-HISTORIC LIGHTING.
16. ADD AIR CONDITIONING TO BUILDING.
17. REUSE OR REPLACE EXISTING HEATING SYSTEM.
18. UPDATE FIRE ALARM SYSTEM.
19. VERIFY DOORS @ RATED CORRIDOR ARE SOLID-CORE 20 MIN RATED. REMOVE & REPLACE NON-COMPLIANT DOORS.
20. PROVIDE ALLOWANCE FOR IT ELECTRICAL-RELATED INFRASTRUCTURE.
21. ALL FIREPLACES TO BE INSPECTED.
22. REPLACE AND UPGRADE ELECTRICAL, PLUMBING AND MECHANICAL PER REPORT FROM ARC DATED 09-15-2022

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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| NO. | REVISION/SUBMISSION | DATE |
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STAMP

PROJECT TITLE

M|E|A SUNMOUNT

SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

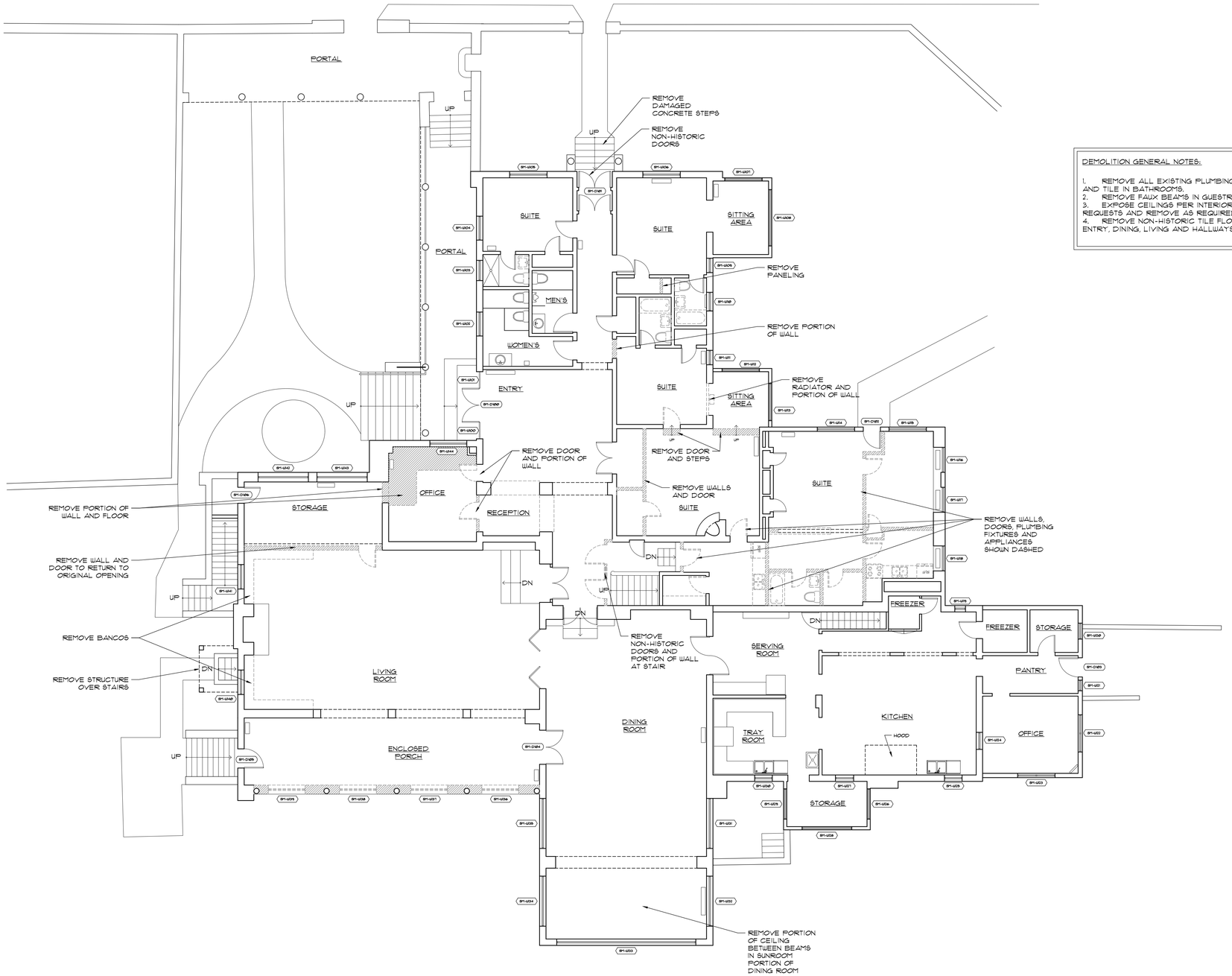
| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | HR | DATE | 11/04/22 |

SHEET TITLE

PROPOSED BASEMENT LEVEL FLOOR PLAN

SHEET NO.

A-2




## EXISTING GROUND LEVEL FLOOR PLAN

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

NORTH

**DEMOLITION GENERAL NOTES:**

1. REMOVE ALL EXISTING PLUMBING FIXTURES AND TILE IN BATHROOMS.
2. REMOVE FAUX BEAMS IN GUESTROOMS.
3. EXPOSE CEILINGS PER INTERIOR DESIGNER REQUESTS AND REMOVE AS REQUIRED.
4. REMOVE NON-HISTORIC TILE FLOORS IN ENTRY, DINING, LIVING AND HALLWAYS.

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SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

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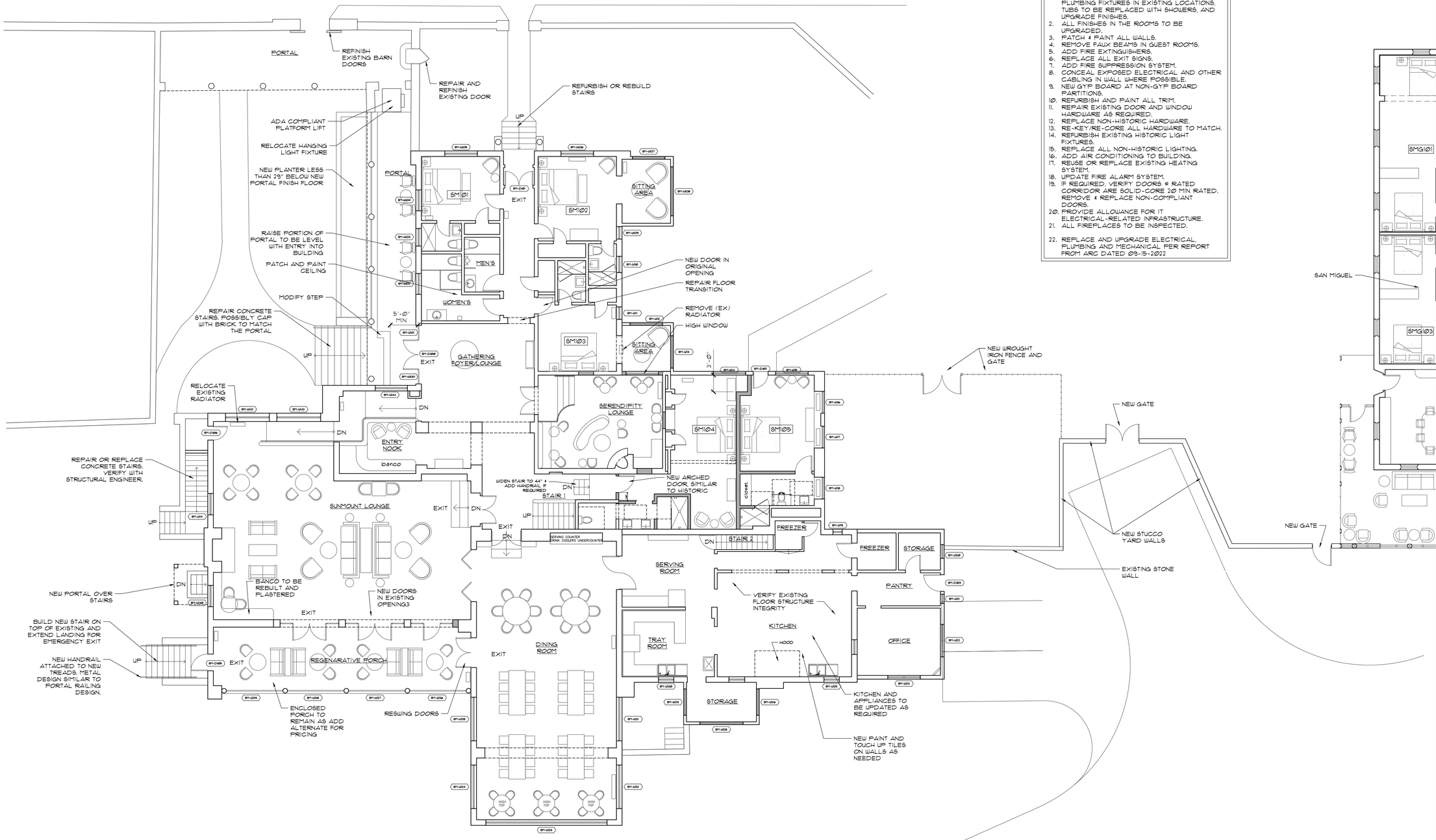
| PROJECT NO. | 22-06 | |
| CHECKED BY | EE | DATE 11/04/22 |
| DRAWN BY | HR | DATE 11/04/22 |

SHEET TITLE

EXISTING GROUND LEVEL FLOOR PLAN

SHEET NO.

A-3




## PROPOSED GROUND LEVEL FLOOR PLAN

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

NORTH

GENERAL NOTES:

1. RENOVATE EXISTING BATHROOMS WITH NEW PLUMBING FIXTURES IN EXISTING LOCATIONS, TUBS TO BE REPLACED WITH SHOWERS, AND UPGRADE FINISHES.
2. ALL FINISHES IN THE ROOMS TO BE UPGRADED.
3. PATCH & PAINT ALL WALLS.
4. REMOVE FAUX BEAMS IN GUEST ROOMS.
5. ADD FIRE EXTINGUISHERS.
6. REPLACE ALL EXIT SIGNS.
7. ADD FIRE SUPPRESSION SYSTEM.
8. CONCEAL EXPOSED ELECTRICAL AND OTHER CABLING IN WALL WHERE POSSIBLE.
9. NEW GYP BOARD AT NON-GYP BOARD PARTITIONS.
10. REFURBISH AND PAINT ALL TRIM.
11. REPAIR EXISTING DOOR AND WINDOW HARDWARE AS REQUIRED.
12. REPLACE NON-HISTORIC HARDWARE.
13. RE-KEY/RE-CORE ALL HARDWARE TO MATCH.
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16. ADD AIR CONDITIONING TO BUILDING.
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18. UPDATE FIRE ALARM SYSTEM.
19. IF REQUIRED, VERIFY DOORS @ RATED CORRIDOR ARE SOLID-CORE 20 MIN RATED. REMOVE & REPLACE NON-COMPLIANT DOORS.
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SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

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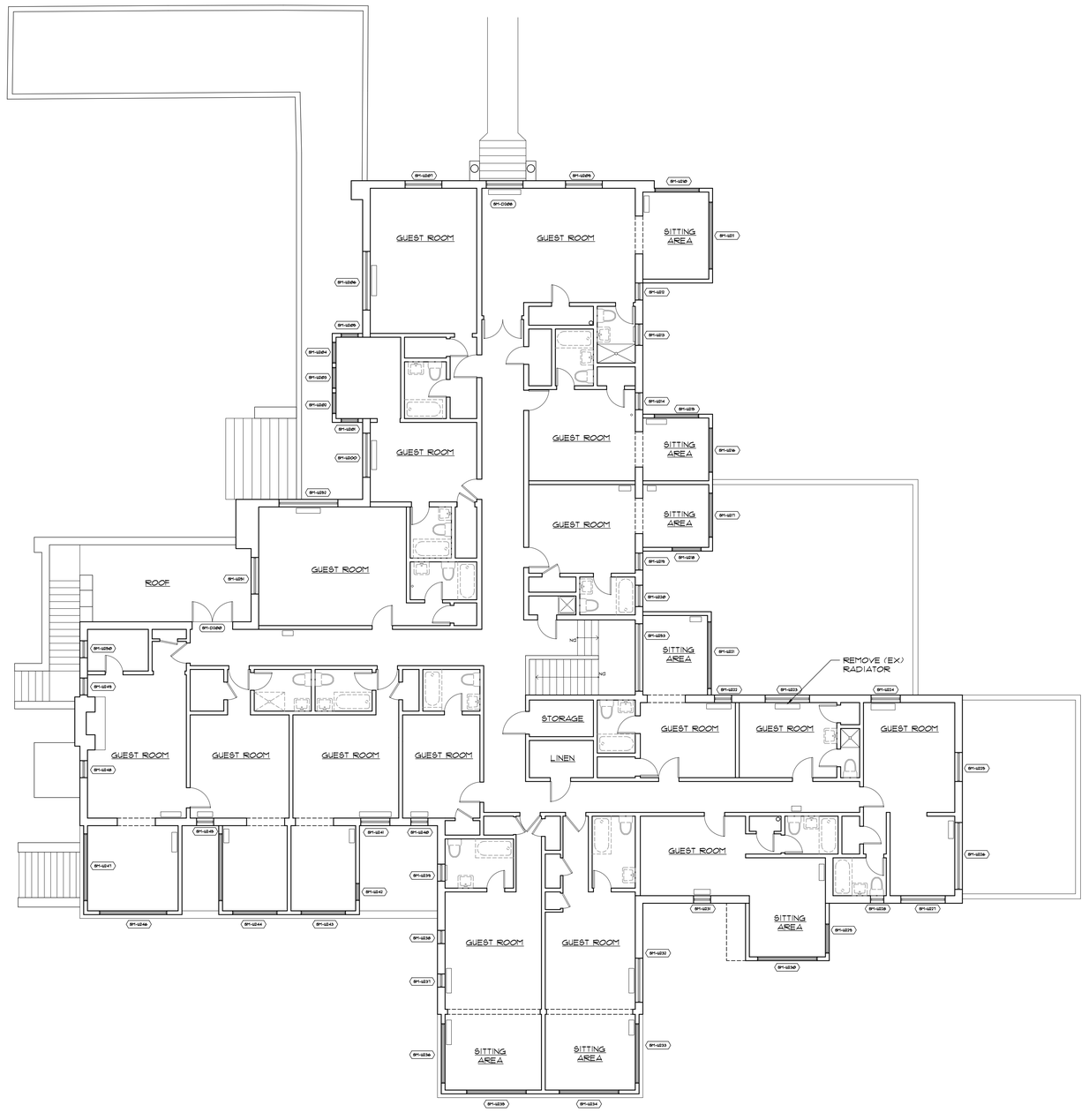
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | HR | DATE | 11/07/22 |

SHEET TITLE

PROPOSED GROUND LEVEL FLOOR PLAN

SHEET NO.

A-4




## EXISTING 2ND LEVEL FLOOR PLAN

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

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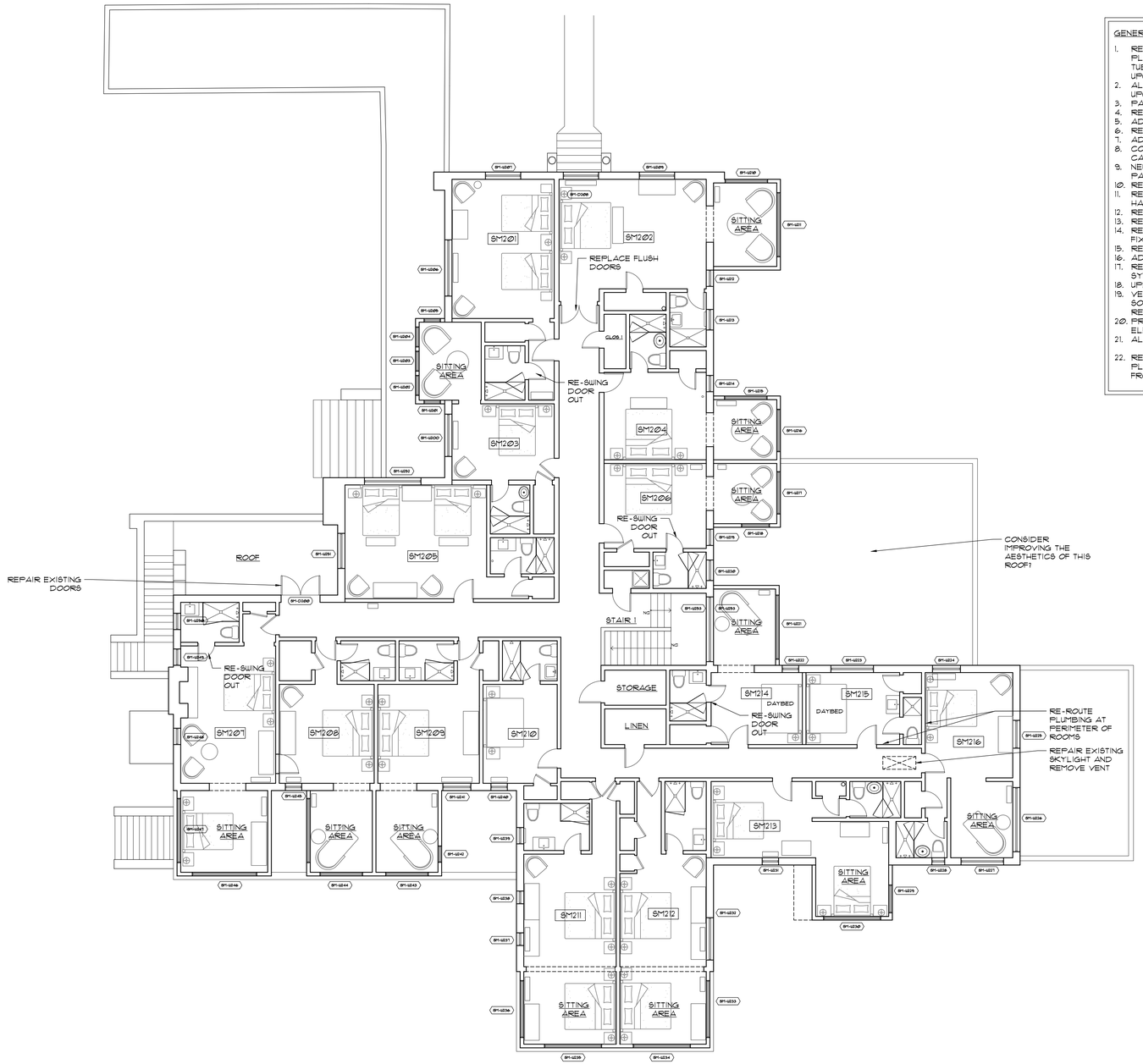
SHEET TITLE

EXISTING 2ND LEVEL FLOOR PLAN

SHEET NO.

A-5




PROPOSED 2ND LEVEL FLOOR PLAN

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

GENERAL NOTES:

1. RENOVATE EXISTING BATHROOMS WITH NEW PLUMBING FIXTURES IN EXISTING LOCATIONS. TUBS TO BE REPLACED WITH SHOWERS, AND UPGRADE FINISHES.
2. ALL FINISHES IN THE ROOMS TO BE UPGRADED.
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M|E|A SUNMOUNT

SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

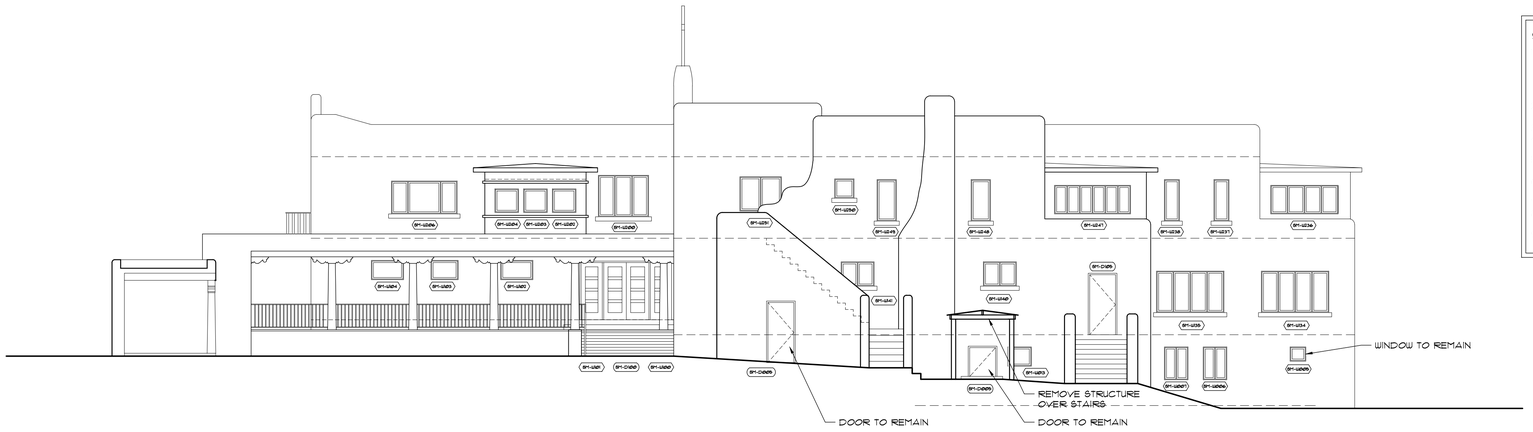
| CHECKED BY | EE | DATE | 11/04/22 |
|---|---|---|---|
| DRAWN BY | HR | DATE | 11/07/22 |

SHEET TITLE

PROPOSED 2ND LEVEL FLOOR PLAN

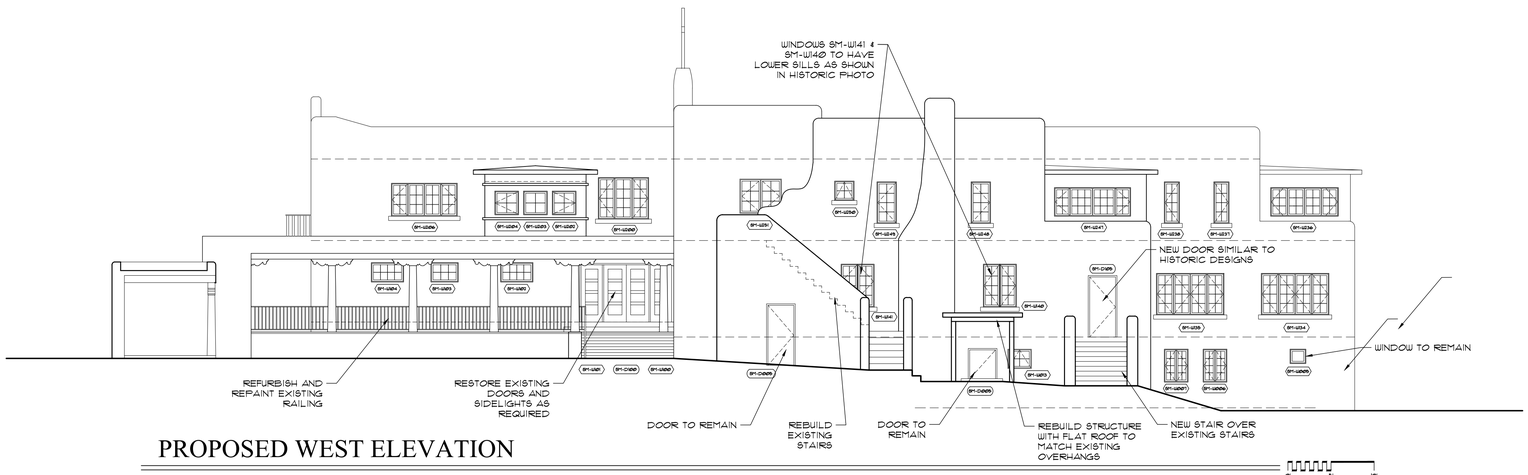
SHEET NO.

A-6




# EXISTING WEST ELEVATION

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




# PROPOSED WEST ELEVATION

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

GENERAL NOTES:

1. REPLACE ALL EXISTING WINDOWS, EXCEPT WINDOWS AND DOORS THAT ARE NOTED ON PLANS, WITH NEW DIVIDED LIGHT WINDOWS IN EXISTING OPENINGS SIMILAR TO THE ORIGINAL HISTORIC WINDOWS UNLESS OTHERWISE NOTED.
2. REPAIR STUCCO WHERE NEEDED AND COLOR COAT THE ENTIRE BUILDING.
3. REPAIR CANALES AS REQUIRED.
4. REFURBISH/REPLACE/REPAINT ALL EXTERIOR WOOD TRIM.
5. REMOVE ALL UNUSED CABLING/REROUTE USED CABLING.
6. REPLACE OR REPAIR BROKEN EXTERIOR RAILINGS IN KIND.
7. REFURBISH AND REPAINT ALL SOFFITS.
8. REPAIR, REFURBISH, REPAINT ALL VIGA ENDS AND REPLACE METAL CAPS ARE REQUIRED.
9. REPLACE ALL SECURITY LIGHTING MOUNTED ON THE BUILDING.

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PROJECT TITLE

M|E|A SUNMOUNT

SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | HR | DATE | 11/07/22 |

SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

SHEET NO.

A-7

GENERAL NOTES:

1. REPLACE ALL EXISTING WINDOWS, EXCEPT WINDOWS AND DOORS THAT ARE NOTED ON PLANS, WITH NEW DIVIDED LIGHT WINDOWS IN EXISTING OPENINGS SIMILAR TO THE ORIGINAL HISTORIC WINDOWS UNLESS OTHERWISE NOTED.
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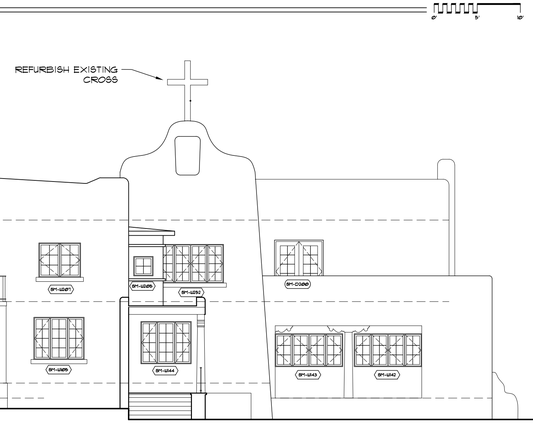
8. REPAIR, REFURBISH, REPAINT ALL VIGA ENDS AND REPLACE METAL CAPS ARE REQUIRED.
9. REPLACE ALL SECURITY LIGHTING MOUNTED ON THE BUILDING.




## EXISTING NORTH ELEVATION

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




## PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"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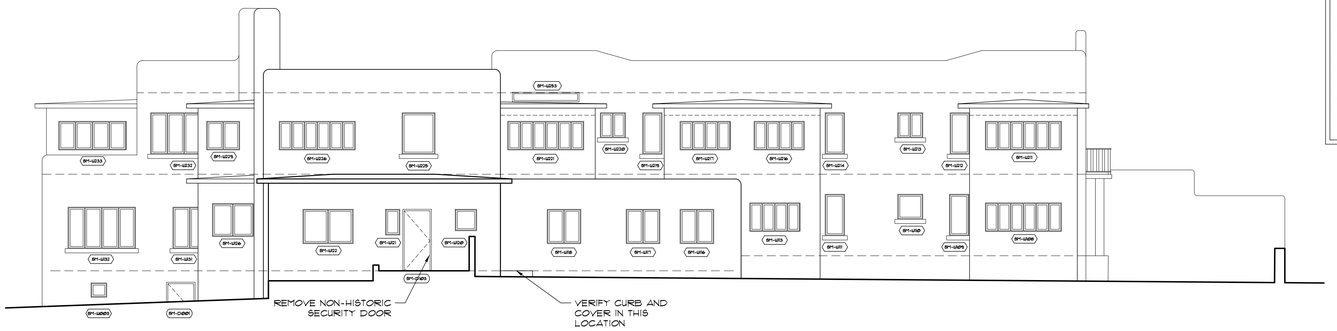
| DRAWN BY | HR | DATE | 11/08/22 |

SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

SHEET NO.

A-8




## EXISTING EAST ELEVATION

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

GENERAL NOTES:

1. REPLACE ALL EXISTING WINDOWS, EXCEPT WINDOWS AND DOORS THAT ARE NOTED ON PLANS, WITH NEW DIVIDED LIGHT WINDOWS IN EXISTING OPENINGS SIMILAR TO THE ORIGINAL HISTORIC WINDOWS UNLESS OTHERWISE NOTED.
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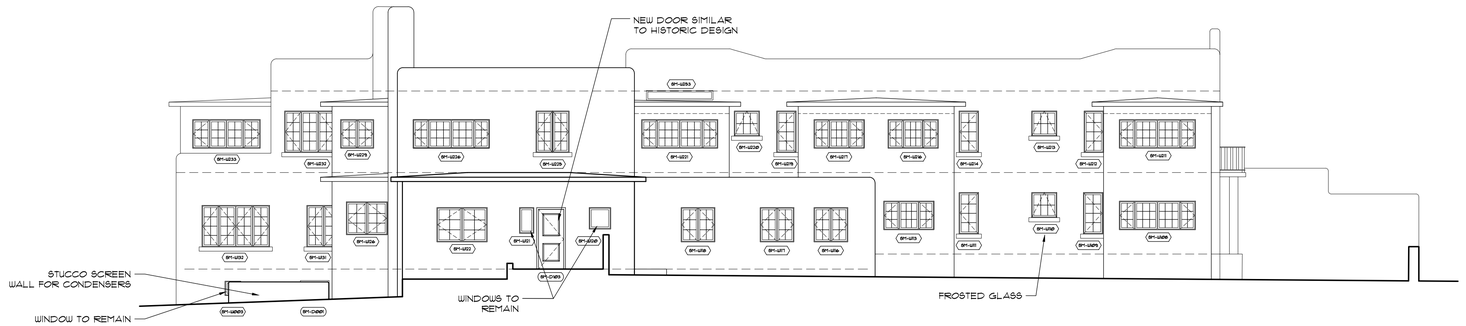
8. REPAIR, REFURBISH, REPAINT ALL VIGA ENDS AND REPLACE METAL CAPS ARE REQUIRED.
9. REPLACE ALL SECURITY LIGHTING MOUNTED ON THE BUILDING.




## PROPOSED EAST ELEVATION

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

GENERAL NOTES:

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SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

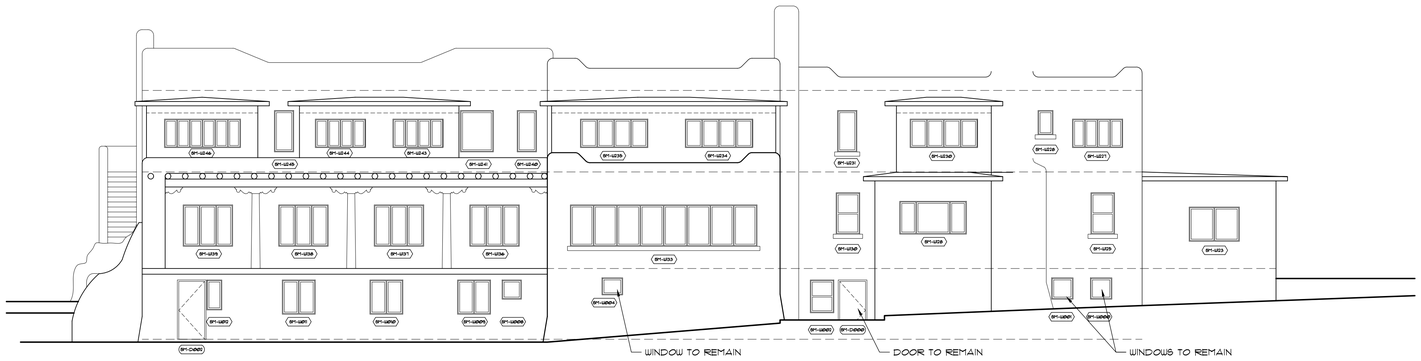
| CHECKED BY | EE | DATE | 11/04/22 |
|---|---|---|---|
| DRAWN BY | HR | DATE | 11/07/22 |

SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

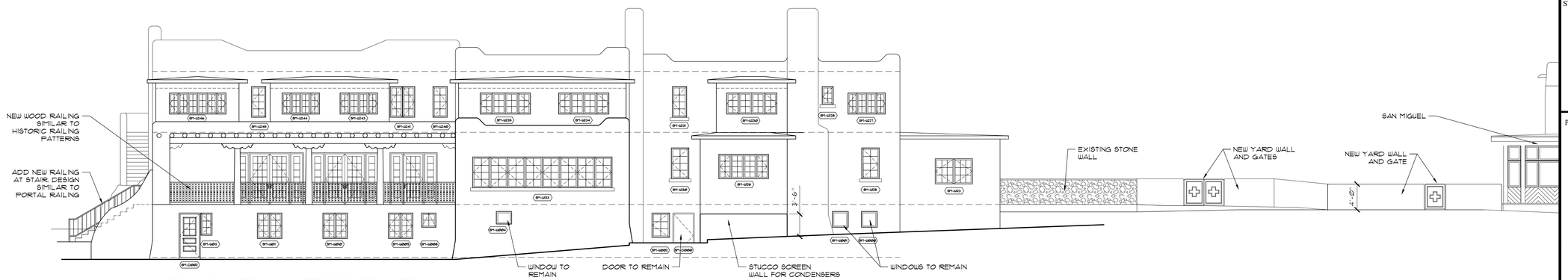
SHEET NO.

A-9




# EXISTING SOUTH ELEVATION

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




# PROPOSED SOUTH ELEVATION

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

GENERAL NOTES:

1. REPLACE ALL EXISTING WINDOWS, EXCEPT WINDOWS AND DOORS THAT ARE NOTED ON PLANS, WITH NEW DIVIDED LIGHT WINDOWS IN EXISTING OPENINGS SIMILAR TO THE ORIGINAL HISTORIC WINDOWS UNLESS OTHERWISE NOTED.
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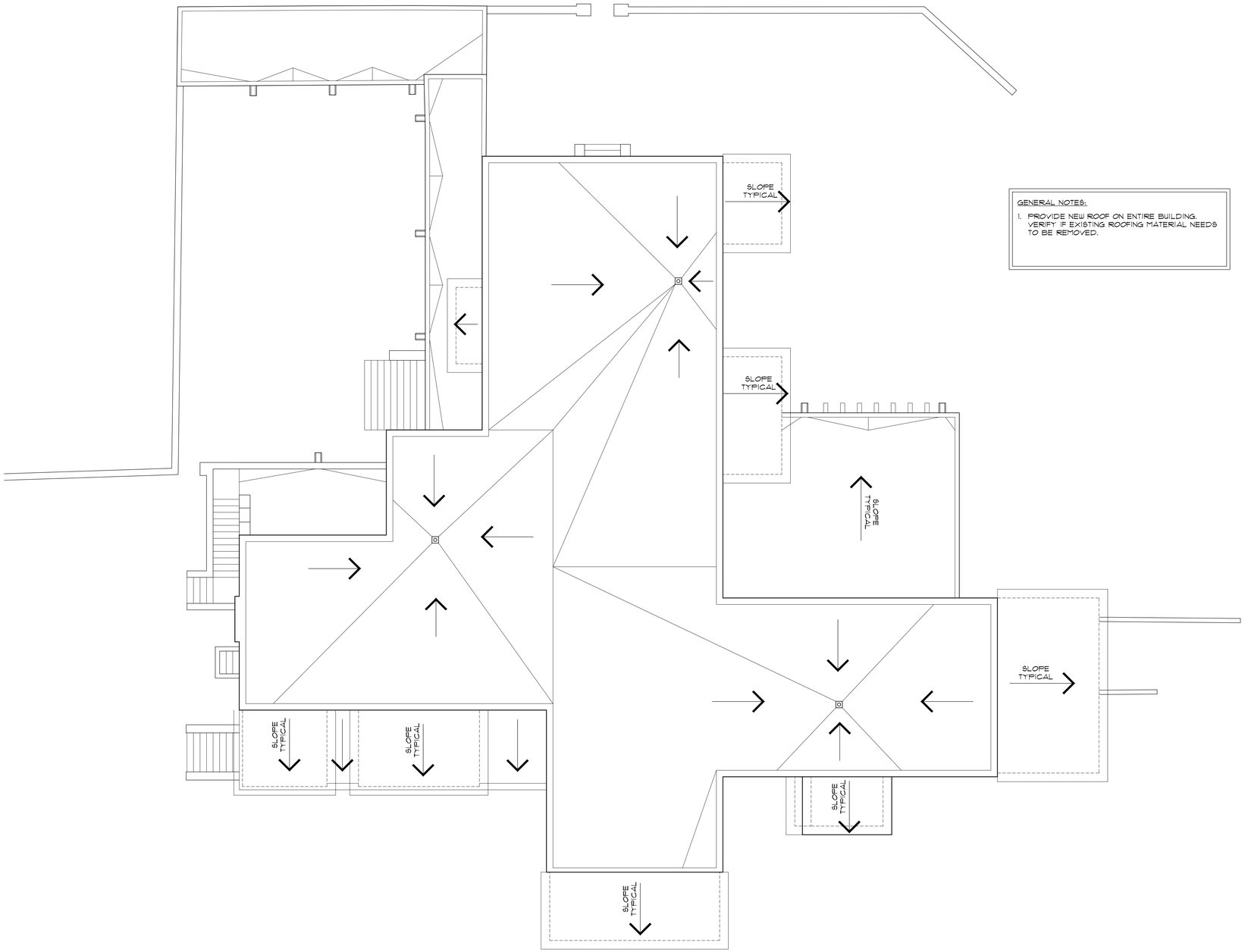
SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

SHEET NO.

A-10




GENERAL NOTES:

1. PROVIDE NEW ROOF ON ENTIRE BUILDING. VERIFY IF EXISTING ROOFING MATERIAL NEEDS TO BE REMOVED.

EXISTING ROOF PLAN

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

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SHEET TITLE

EXISTING ROOF PLAN

SHEET NO.

A-11

## DOOR SCHEDULE BASEMENT

| AREA/ ROOM # | DOOR MARK | ROOM NAME | SIZE/MODEL | TYPE | HARDWARE SET | JAMB/HEAD DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SM-D000 | LAUNDRY | 3'-0" X 6'-8" | | | | |
| | SM-D001 | BOILER ROOM | 3'-0" X 6'-8" | | | | |
| | SM-D002 | TREATMENT ENTRY | 3'-0" X 6'-8" | | | | |
| | SM-D003 | STORAGE 1 | 3'-0" X 6'-8" | | | | |
| | SM-D004 | STORAGE | 3'-0" X VERIFY | | | | |

NOTES: 1) ALL GLASS DOORS TO HAVE A MINIMUM U-VALUE OF 0.32 & SHGC = .30 OR BETTER
2) ALL DOORS TO BE 1-3/4" THICK MIN.

## DOOR SCHEDULE 1ST FLOOR

| AREA/ ROOM # | DOOR MARK | ROOM NAME | SIZE/MODEL | TYPE | HARDWARE SET | JAMB/HEAD DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SM-D100 | GATHERING/FOYER/LOUNGE | (2) 2'-8" X 6'-8" | | | | |
| | SM-D101 | NORTH HALL ENTRY | (2) 2'-6" X 6'-8" | | | | |
| | SM-D102 | SUITE 105 | 2'-8" X 7'-0" | | | | |
| | SM-D103 | PANTRY | 3'-0" X 6'-8" | | | | |
| | SM-D104 | DINING ROOM | (2) 2'-8" X 6'-8" | | | | INTERIOR - REFURBISH AND RESWING |
| | SM-D105 | ENCLOSED PORCH | 3'-0" X 7'-0" | | | | |
| | | | | | | | |

NOTES: 1) ALL GLASS DOORS TO HAVE A MINIMUM U-VALUE OF 0.32 & SHGC = .30 OR BETTER
2) ALL DOORS TO BE 1-3/4" THICK MIN.

## WINDOW SCHEDULE BASEMENT

| AREA/ ROOM # | WINDOW MARK | ROOM NAME | MODEL/UNIT SIZE | TYPE | SILL HT | HEAD HT | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SM-W000 | KITCHEN STORAGE | 2'-6" X 2'-6" | | | 7'-2" | SEE PG. A-14 FOR TRANSOM HEIGHT |
| | SM-W001 | KITCHEN STORAGE | 2'-6" X 2'-6" | | | 7'-2" | SEE PG. A-14 FOR TRANSOM HEIGHT |
| | SM-W002 | LAUNDRY | 2'-9" X 3'-10" | | | 6'-11" | |
| | SM-W003 | MAINTENANCE 1 | 1'-10" X 1'-8" | | | 6'-10" | |
| | SM-W004 | MAINTENANCE 2 | 2'-5" X 2'-0" | | | 6'-11" | (EX) WINDOW TO REMAIN |
| | SM-W005 | MAINTENANCE 2 | 1'-10" X 1'-8" | | | 6'-10" | (EX) WINDOW TO REMAIN |
| | SM-W006 | MAINTENANCE 3 | 2'-9" X 3'-10" | | | 6'-10" | |
| | SM-W007 | MAINTENANCE 3 | 2'-9" X 3'-10" | | | 6'-10" | |
| | SM-W008 | BATH TR | 2'-3" X 2'-3" | | | 6'-11" | |
| | SM-W009 | TREATMENT ROOM #2 | 3'-10" X 4'-0" | | | 6'-11" | |
| | SM-W010 | TREATMENT ROOM #2 | 3'-10" X 4'-0" | | | 6'-11" | |
| | SM-W011 | TREATMENT ROOM #1 | 3'-10" X 4'-0" | | | 6'-11" | |
| | SM-W012 | TREATMENT ENTRY | 1'-9" X 3'-6" | | | 6'-11" | |
| | SM-W013 | CORRIDOR | 2'-9" X 2'-3" | | | 6'-10" | |

NOTES:

1) ALL NEW WINDOWS TO HAVE A MINIMUM U-VALUE OF 0.32 & SHGC = .30 OR BETTER

## WINDOW SCHEDULE 1ST FLOOR

| AREA/ ROOM # | WINDOW MARK | ROOM NAME | MODEL/UNIT SIZE | TYPE | SILL HT | HEAD HT | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SM-W100 | GATHERING/FOYER/LOUNGE | 3'-0" X 7'-10" | | | 8'-8" | |
| | SM-W101 | GATHERING/FOYER/LOUNGE | 3'-0" X 7'-10" | | | 8'-8" | |
| | SM-W102 | WOMANS RESTROOM | 3'-9" X 2'-3" | | | 6'-11" | |
| | SM-W103 | SUITE 101 BATH | 3'-2" X 2'-3" | | | 6'-11" | |
| | SM-W104 | SUITE 101 | 3'-9" X 2'-3" | | | 6'-11" | |
| | SM-W105 | SUITE 101 | 5'-9" X 4'-10" | | | 7'-8" | |
| | SM-W106 | SUITE 102 | 5'-10" X 4'-11" | | | 7'-8" | |
| | SM-W107 | SUITE 102 SITTING ROOM | 5'-10" X 3'-4" | | | 6'-2" | |
| | SM-W108 | SUITE 102 SITTING ROOM | 8'-10" X 3'-4" | | | 6'-2" | |
| | SM-W109 | SUITE 102 | 2'-3" X 4'-9" | | | 7'-2" | |
| | SM-W110 | SUITE 102 BATH | 2'-11" X 2'-11" | | | 7'-2" | FROSTED WINDOW |
| | SM-W111 | SUITE 103 | 2'-3" X 4'-9" | | | 7'-2" | |
| | SM-W112 | SUITE 103 SITTING ROOM | 5'-10" X 3'-4" | | | 6'-2" | |
| | SM-W113 | SUITE 103 SITTING ROOM | 5'-10" X 3'-4" | | | 6'-2" | |
| | SM-W114 | SUITE 104 | 5'-10" X 3'-11" | | | 7'-2" | |
| | SM-W115 | SUITE 105 | 5'-10" X 3'-11" | | | 7'-2" | |
| | SM-W116 | SUITE 105 | 3'-11" X 3'-11" | | | 7'-2" | |
| | SM-W117 | SUITE 105 | 3'-11" X 3'-11" | | | 7'-2" | |
| | SM-W118 | SUITE 105 BATH | 3'-11" X 3'-11" | | | 7'-2" | |
| | SM-W119 | KITCHEN | 1'-8" X 2'-3" | | | 8'-11" | |
| | SM-W120 | STORAGE | 2'-6" X 2'-6" | | | 7'-2" | (EX) WINDOW TO REMAIN |
| | SM-W121 | PANTRY | 1'-8" X 3'-0" | | | 7'-2" | (EX) WINDOW TO REMAIN |
| | SM-W122 | OFFICE | 5'-10" X 3'-10" | | | 7'-2" | |
| | SM-W123 | OFFICE | 5'-10" X 4'-0" | | | 7'-2" | |
| | SM-W124 | OFFICE | | | | | INTERIOR |
| | SM-W125 | KITCHEN | 2'-9" X 4'-10" | | | 8'-10" | |
| | SM-W126 | STORAGE | 4'-9" X 3'-10" | | | 7'-10" | |
| | SM-W127 | KITCHEN | | | | | INTERIOR |
| | SM-W128 | STORAGE | 7'-9" X 3'-10" | | | 7'-10" | |
| | SM-W129 | STORAGE | 4'-9" X 3'-10" | | | 7'-10" | |
| | SM-W130 | TRAY ROOM | 2'-9" X 4'-10" | | | 8'-10" | |
| | SM-W131 | DINING ROOM | 7'-10" X 4'-10" | | | 7'-5" | |
| | SM-W132 | DINING ROOM | 7'-10" X 4'-10" | | | 7'-5" | |
| | SM-W133 | DINING ROOM | 21'-8" X 4'-10" | | | 7'-5" | |
| | SM-W134 | DINING ROOM | 7'-10" X 4'-10" | | | 7'-5" | |
| | SM-W135 | DINING ROOM | 7'-10" X 4'-10" | | | 7'-5" | |
| | SM-W136 | REGENERATIVE PORCH | | | | | DEMO |
| | SM-W137 | REGENERATIVE PORCH | | | | | DEMO |
| | SM-W138 | REGENERATIVE PORCH | | | | | DEMO |
| | SM-W139 | REGENERATIVE PORCH | | | | | DEMO |
| | SM-W140 | SUNMOUNT LOUNGE | 3'-10" X 5'-0" | | | 8'-6" | |
| | SM-W141 | SUNMOUNT LOUNGE | 3'-10" X 5'-0" | | | 8'-6" | |
| | SM-W142 | SUNMOUNT LOUNGE | 7'-10" X 3'-10" | | | 7'-6" | |
| | SM-W143 | SUNMOUNT LOUNGE | 7'-10" X 3'-10" | | | 7'-6" | |
| | SM-W144 | SUNMOUNT LOUNGE RAMP | 5'-9" X 4'-10" | | | 7'-2" | |

NOTES:

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ARCHITECTURAL ALLIANCE LLC

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

M|E|A SUNMOUNT

SANTA MARIA BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | JH | DATE | 11/04/22 |

SHEET TITLE

DOOR AND WINDOW SCHEDULES

SHEET NO.

A-12

## DOOR SCHEDULE 2ND FLOOR

| AREA/ ROOM # | DOOR MARK | ROOM NAME | SIZE/MODEL | TYPE | HARDWARE SET | JAMB/HEAD DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SM-D200 | ROOF DECK | (2) 2'-8" X 7'-0" | A5 | | | SEE ASSEMBLY TYPE FOR OVERALL SIZE |

NOTES: 1) ALL GLASS DOORS TO HAVE A MINIMUM U-VALUE OF Ø.32 & SHGC = .30 OR BETTER
2) ALL DOORS TO BE 1-3/4" THICK MIN.
3) ALL DECORATIVE DOOR STYLE TO BE DETERMINED

## WINDOW SCHEDULE 2ND FLOOR

| AREA/ ROOM # | WINDOW MARK | ROOM NAME | MODEL/UNIT SIZE | TYPE | SILL HT | HEAD HT | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SM-W200 | SUITE 203 | 5'-10" X 4'-10" | W10 | | 7'-4" | |
| | SM-W201 | SUITE 203 SITTING AREA | 2'-3" X 2'-3" | W10 | | 5'-3" | |
| | SM-W202 | SUITE 203 SITTING AREA | 2'-9" X 2'-9" | W7 | | 5'-9" | |
| | SM-W203 | SUITE 203 SITTING AREA | 2'-9" X 2'-9" | W7 | | 5'-9" | |
| | SM-W204 | SUITE 203 SITTING AREA | 2'-9" X 2'-9" | W9 | | 5'-9" | |
| | SM-W205 | SUITE 203 SITTING AREA | 2'-3" X 2'-3" | W4 | | 5'-3" | |
| | SM-W206 | SUITE 201 | 7'-8" X 3'-10" | W7 | | 6'-8" | |
| | SM-W207 | SUITE 201 | 4'-10" X 4'-0" | W9 | | 6'-4" | |
| | SM-W208 | SUITE 202 | 4'-10" X 4'-0" | | | 6'-4" | |
| | SM-W209 | SUITE 202 | 4'-10" X 4'-0" | | | 6'-4" | |
| | SM-W210 | SUITE 202 SITTING ROOM | 5'-10" X 3'-4" | W9 | | 6'-2" | |
| | SM-W211 | SUITE 202 SITTING ROOM | 8'-10" X 3'-4" | W10 | | 6'-2" | |
| | SM-W212 | SUITE 202 | 2'-3" X 4'-10" | W7 | | 7'-2" | |
| | SM-W213 | SUITE 202 BATH | 2'-11" X 2'-11" | W4 | | 7'-2" | |
| | SM-W214 | SUITE 204 | 2'-3" X 4'-10" | W11 | | 7'-2" | |
| | SM-W215 | SUITE 204 SITTING ROOM | 5'-10" X 3'-4" | W10 | | 6'-2" | |
| | SM-W216 | SUITE 204 SITTING ROOM | 5'-10" X 3'-4" | W7 | | 6'-2" | |
| | SM-W217 | SUITE 206 SITTING ROOM | 5'-10" X 3'-4" | W7 | | 6'-2" | |
| | SM-W218 | SUITE 206 SITTING ROOM | 3'-10" X 4'-10" | W7 | | 7'-2" | |
| | SM-W219 | SUITE 206 | 2'-3" X 4'-10" | W4 | | 7'-2" | |
| | SM-W220 | SUITE 206 BATH | 2'-11" X 2'-11" | W7 | | 7'-2" | |
| | SM-W221 | SUITE 214 SITTING ROOM | 8'-10" X 3'-4" | W4 | | 6'-2" | |
| | SM-W222 | SUITE 214 | 2'-3" X 2'-3" | W11 | | 7'-2" | |
| | SM-W223 | SUITE 215 | 5'-10" X 4'-10" | W7 | | 6'-10" | |
| | SM-W224 | SUITE 216 | 3'-10" X 4'-10" | W7 | | 7'-2" | |
| | SM-W225 | SUITE 216 | 3'-10" X 4'-10" | W7 | | 7'-2" | |
| | SM-W226 | SUITE 216 SITTING ROOM | 8'-10" X 3'-4" | W11 | | 6'-2" | |
| | SM-W227 | SUITE 216 SITTING ROOM | 4'-0" X 5'-8" | W7 | | 6'-2" | |
| | SM-W228 | SUITE 216 BATH | 1'-9" X 2'-10" | W10 | | 7'-2" | |
| | SM-W229 | SUITE 213 SITTING AREA | 3'-10" X 3'-4" | W9 | | 6'-2" | |
| | SM-W230 | SUITE 213 SITTING AREA | 7'-10" X 3'-4" | W7 | | 6'-2" | |
| | SM-W231 | SUITE 213 | 2-3 X 4-10" | W7 | | 7'-2" | |
| | SM-W232 | SUITE 212 | 5'-10" X 4'-10" | W7 | | 7'-2" | |
| | SM-W233 | SUITE 212 SITTING ROOM | 7'-10" X 3'-4" | W7 | | 6'-2" | |
| | SM-W234 | SUITE 212 SITTING ROOM | 7'-10" X 3'-4" | W7 | | 6'-2" | |
| | SM-W235 | SUITE 211 SITTING ROOM | 7'-10" X 3'-4" | W7 | | 6'-2" | |
| | SM-W236 | SUITE 211 SITTING ROOM | 7'-10" X 3'-4" | W5 | | 6'-2" | |
| | SM-W237 | SUITE 211 | 1'-9" X 4'-10" | W9 | | 6'-10" | |
| | SM-W238 | SUITE 211 | 1'-9" X 4'-10" | W5 | | 6'-10" | |
| | SM-W239 | SUITE 211 BATH | 2'-3" X 2'-3" | W9 | | 7'-2" | |
| | SM-W240 | SUITE 210 | 2-3 X 4-10" | W7 | | 7'-2" | |
| | SM-W241 | SUITE 209 | 3'-10" X 4'-10" | W7 | | 7'-2" | |
| | SM-W242 | SUITE 209 SITTING ROOM | 2-3 X 4-10" | W7 | | 7'-2" | |
| | SM-W43 | SUITE 209 SITTING ROOM | 4'-0" X 5'-8" | W7 | | 6'-2" | |
| | SM-W244 | SUITE 208 SITTING ROOM | 4'-0" X 5'-8" | W7 | | 6'-2" | |
| | SM-W245 | SUITE 208 SITTING ROOM | 2-3 X 4-10" | W7 | | 7'-2" | |
| | SM-W246 | SUITE 207 SITTING ROOM | 8'-10" X 3'-4" | W5 | | 6'-2" | |
| | SM-W247 | SUITE 207 SITTING ROOM | 8'-10" X 3'-4" | W9 | | 6'-2" | |
| | SM-W248 | SUITE 207 | 2'-3" X 4'-10" | W5 | | 6'-10" | |
| | SM-W249 | SUITE 207 | 2'-3" X 4'-10" | W5 | | 6'-10" | |
| | SM-W250 | SUITE 207 | 2'-3" X 2'-3" | W9 | | 7'-2" | |
| | SM-W251 | SUITE 205 | 4'-10" X 4'-0" | W5 | | 7'-2" | |
| | SM-W252 | SUITE 205 | 7'-8" X 4'-6" | W5 | | 6'-8" | |
| | SM-W253 | SUITE 214 SITTING ROOM | 1'-1" X 9'-9" | W5 | | 9'-7" | |

VERIFY LOCATION

NOTES:
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CHECKED BY EE | DATE 11/04/22

DRAWN BY JH | DATE 11/04/22

SHEET TITLE

DOOR AND WINDOW SCHEDULES

SHEET NO.

A-13

# Santa Maria Window Assessment

## 50 Mt. Carmel Road. Santa Fe, NM



LIGHTFOOT inc.
High Performance Natural Building and Design

2351 Fox Rd. Suite #800, Santa Fe, NM
office@lightfootinc.com / Tel. 505-473-1097

**Window Assessment Summary Santa Maria Building**
**50 Mt. Carmel Santa Fe NM 87505**

September 30 2022

This summary of findings is the result of a survey conducted at the location of 50 Mt. Carmel Rd. of the Santa Maria building to assess the existing windows and the condition of the exterior window and door openings.

## Overview

The Majority of the current windows and doors were installed in 1983 and likely manufactured then. The manufacturer is not known. They are double glazed aluminum clad wood windows and the overall condition is Good. They do not look like they were ever maintained very well, the interior finish looks original and the exterior is aluminum clad powder coated finish. Some of the windows [109, 110, 122, 123, 126,128,129, 131, 132, 133,134,135, 212, 214, 219, 222, 228, 237, 238, 248, 249] were replaced recently c.2020 with Jeldwen vinyl windows and caulked in without being flashed.

I would recommend replacing all the windows in this building. The windows installed in 1983 don't fit the period vernacular and have no historic significance to the building or the adjacent buildings nor do the recent replacement windows. The Jeldwen vinyl windows are also not installed with best practice weatherization practices and will likely cause damage to the building overtime.

The original doors downstairs are all protected by portal roofs and look as if they were custom made also of high quality materials and are very stable. They can and should be preserved. The non original doors that have been replaced,should be replaced.




East Elevation, North




North Elevation, Center

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North Elevation, Center

LIGHTFOOT
High Performance Natural Building and Design




East Elevation, North Corner




East Elevation, North




## North Elevation, East

LIGHTFOOT
High Performance Natural Building and Design




## North Elevation, East

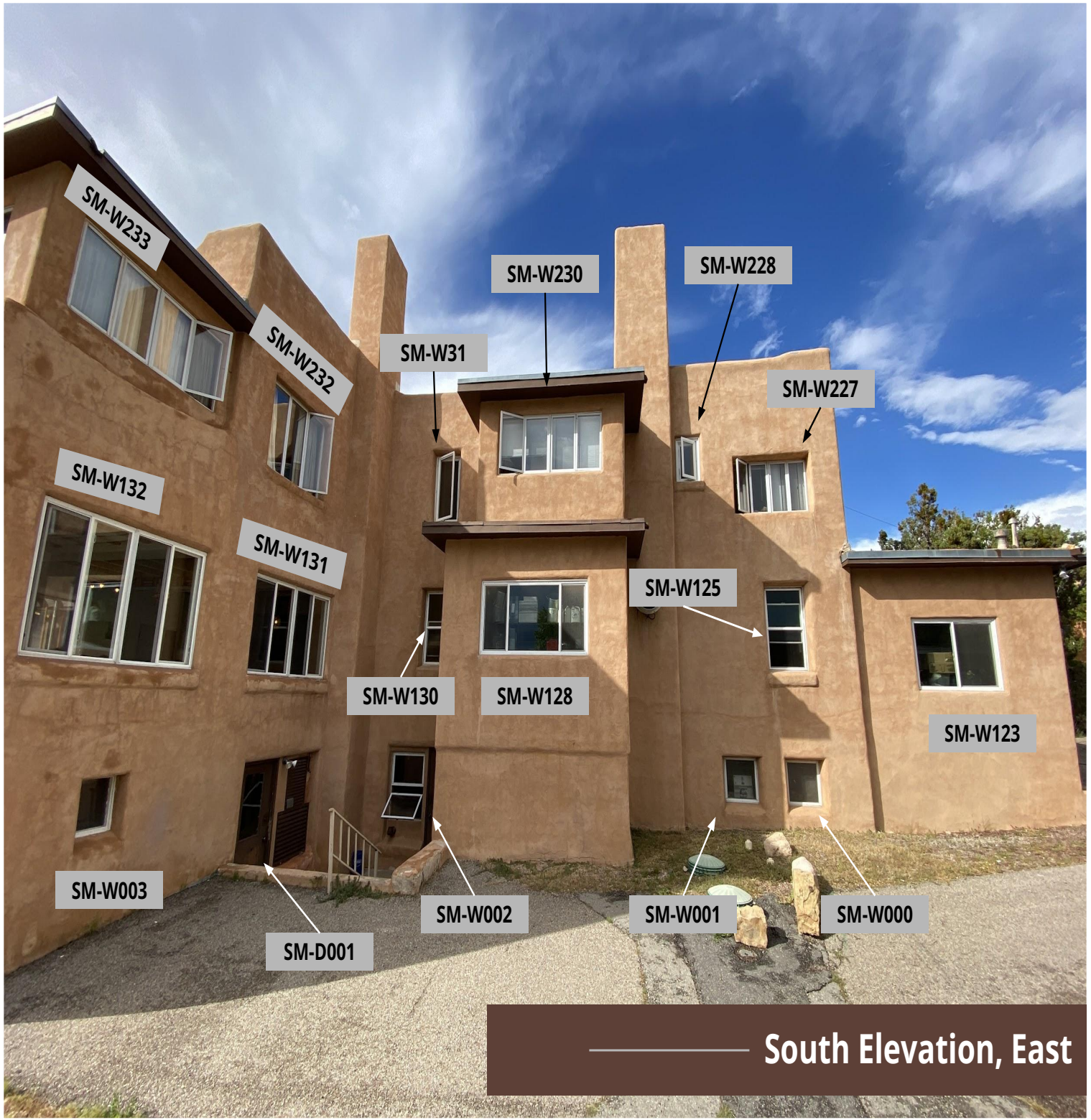



East Elevation, Center




## East Elevation, South

LIGHTFOOT
High Performance Natural Building and Design

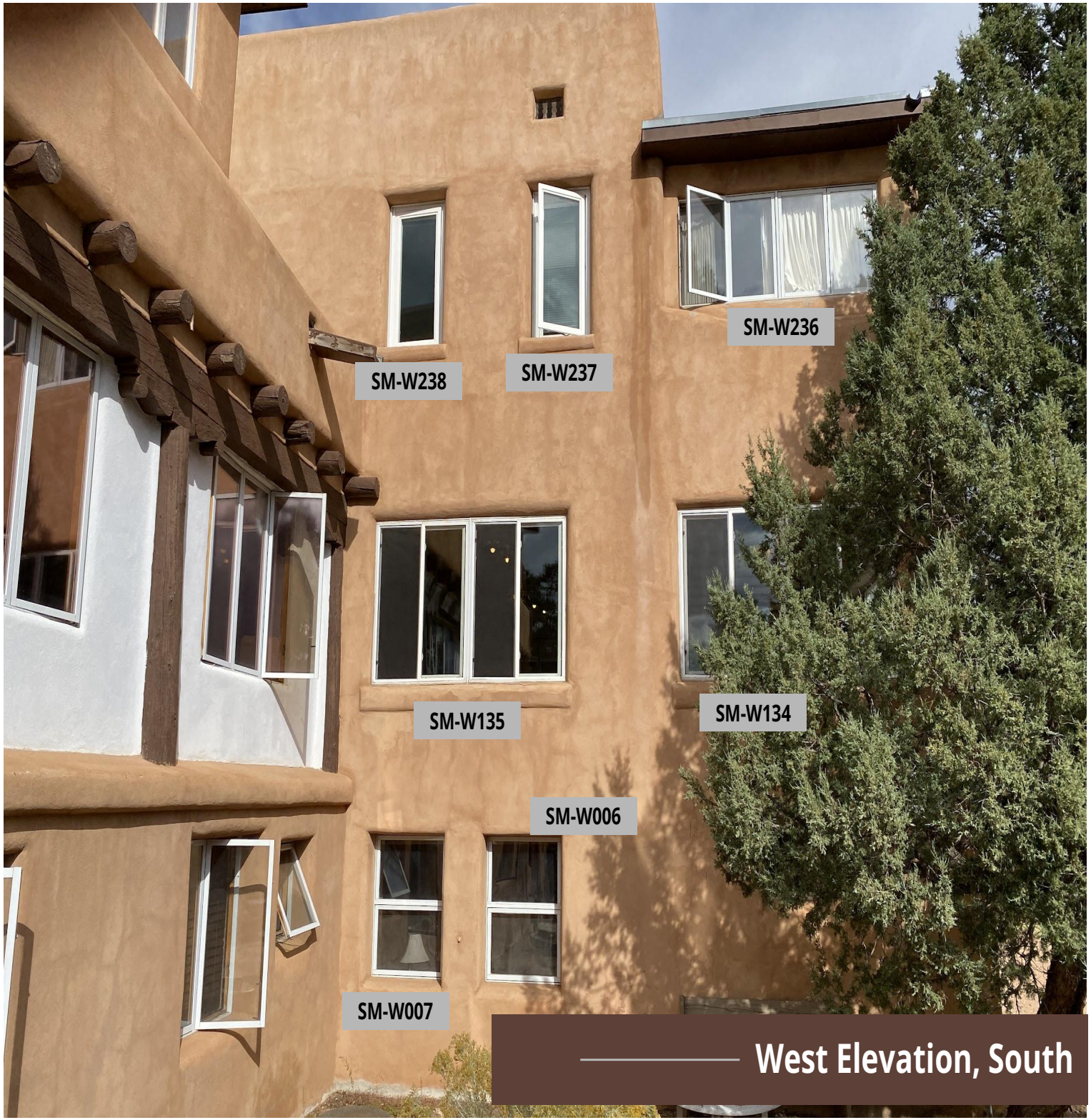



South Elevation, East




South Elevation, Center

LIGHTFOOT
High Performance Natural Building and Design




# West Elevation, South

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High Performance Natural Building and Design




South Elevation, West

LIGHTFOOT
High Performance Natural Building and Design




West Elevation, South

LIGHTFOOT
High Performance Natural Building and Design




North Elevation, Center

# SM-D100









# SM-W109







# SM-W107







# SM-W102







# SM-W131



# SM-W132






# SM-W133



# Santa Maria Building Photos

Santa Maria North Elevation (west side)



Santa Maria North-West view of main entry



Santa Maria North Elevation (east side)



Santa Maria West Elevation (south side)



Santa Maria South Elevation (west side)



Santa Maria South Elevation (east side)



Santa Maria West Elevation (south side)



Santa Maria West Elevation (north side)



# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Heather Lamboy, Assistant Director, Planning & Land Use

---

**Case # 2022-006111-HDRB**

**Address: 50 Mt. Carmel, San Miguel Building**
**Historic Status: Contributing**
**Historic District: Historic Review**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** Window Assessment

**STAFF RECOMMENDATION:**

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

The project also complies with Section 14-5.2(D)(5) where historic documentation was been provided illustrating the rationale for the reopening of the south elevation portal and window replacement. The proposed renovation treatments will not negatively impact the building's significant historic status.

**BACKGROUND & SUMMARY:**

The San Miguel Building on the Mt Carmel campus was constructed in the early 1960s in association with the IHM Seminary. The purpose of the building was as a dormitory for priests; the building's purpose will remain much the same as it will provide lodging for students attending the Modern Elder Academy.

Now, the applicant proposes the following exterior alterations:

1) Replace two doors on the east and north elevations due to deterioration;
2) Window restoration consistent with the recommendations of the window assessment;
3) Remove a non-historic screen door;
4) Restucco;
5) Repair of the stair between the San Miguel Building and the Chapel; and,
6) Installation of HVAC, associated renovation treatments.

The proposed renovation treatments do not threaten the contributing status of the building, and some historic architectural elements will be reintroduced to be more consistent with the original design.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

Windows & Doors:

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

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.
(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather

than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material/Demolition:

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

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

14-3.14(G) Standards for Demolition of Historic or Landmark Structures

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a

unique street section or block front and whether the street section or block front will be reestablished by a proposed structure; and

(c) The state of repair or structural stability of the structure under consideration.

**14-5.2(F) Historic Review District**

(1) Applicability

(a) The division shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, residential multi-unit, public structures , and those structures requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of buildings and other structures subject to public view from any public street , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and

(ii) The color of stuccoed buildings shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

(b) It is intended that buildings be designed to be " wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related streetscape , as viewed when standing in the public street in front of the site. The height of the roof above the wall shall be no greater than the height of the walls . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is

allowed. When in view from any public street , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a wall or vegetation;

(vi) In wall collectors or greenhouses , by enclosing by end or other walls ;

(vii) Other means that screen the collector or integrate it into the overall structure . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the screening problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding walls .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure . Solid wall space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in Subsection (F)(2)(c) of this section and under portales. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over twenty thousand 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller " building blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) Walls and fences visible from the street shall be built of brick, adobe , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street .

(h) When parking spaces are required for commercial or multi-family residential buildings , they shall be placed to the rear or side of the building . When parking areas are visible from the street , they shall be screened from view by walls , fences, vegetation, planters, earth berms, or other means.

# 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:**
San Miguel Priest's Residence
Sunmount Sanatorium / Immaculate Heart of Mary Campus

**2. Location:**
50 Mt Carmel Road
Santa Fe 87505

**3. Local Reference Number:**
16004613 (City of Santa Fe parcel ID number)

**4. County**
Santa Fe

**5. Property Type:**
_X_ Building __ Structure
__ Site __ Object

**6. Date of Survey:**
_05 / 17 / 2022_

**7. Previous Survey Date(s):**
____/ ____/ _____
_X__ No previous survey

**8. Name of Project:**
Modern Elder Academy – Sunmount Campus 2022 Survey

**9. UTM**
**Zone:** 13S
**Easting:** 416834.67
**Northing:** 3947679.97

**Photo:**




**10. Photo Information** **Negative Location:** DIGITAL FILE **View of:** West Elevation

**11. Brief Description of the Property:**
Two story rectangular-plan multi-family residential building with medium orange-pink earth-toned cementitious stucco, flat roof and parapets, projecting canales, 8/8 and 6/6 double-hung white wood windows in squared openings with exposed latte-painted lintels, a small roof balcony at the northwest, and connected by a tall breezeway to the chapel at north. A partial basement is exposed on the east façade, and has a partial-height adobe "courtyard wall" (remnants of a former greenhouse) leading to its access door.

The attached white painted frame sunroom at the south, with 6-part ganged fixed and casement windows and a chevron design beneath also provides a white frame projecting entrance porch at the west.

Exterior doors match those at the San Juan dorms, with half lites and diamond-shaped panels below with a center florette motif. Doors at the entrance are painted brown, however, and have matching metal screen doors in a tapered opening with exposed lintel, painted latte. There is what appears to be a recycled wooden door on the rear façade, with half lite and cross motif beneath. Most windows have intact white storm windows attached.

**12. Who uses the property?**
The property is currently owned by the Modern Elder Academy.

**13. Construction Date:**
**Dates:** 1962 **_X__ Known** **___ Estimated** **Source:** Project Drawings

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

# HCPI Base Form (FORM 1)

*(Continued from other side)*

**15. Relationship to Surroundings:** _X_ **Similar** __ **Dissimilar**
**Comments:** The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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



East Elevation

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704
Contact: Lisa Gavioli, Senior Project Manager, JenkinsGavin
lisa@jenkinsgavin.com

**19. Is Property Endangered?** __ **Unknown** _X_ **No** __ **Yes** **How?**

**20. Significance to Current Community:** __ **Unknown** __ **None** __ **Low** _X_ **Moderate** __ **High**
**Describe:** The property this building sits on was part of the site of the Sunmount Sanitorium. The building was built as part of the Immaculate Heart of Mary Seminary. While it is a functional building, it does not contribute to Santa Fe's unique architectural heritage. As such, I recommend it be deemed Non-Contributing for the City of Santa Fe.

**21. Other Significance or Information of Interest:** **(such as historical, legendary, structural, former ownership, etc.)**
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; and Immaculate Heart of Mary Retreat Center. One of 3 buildings designed for the Seminary in 1962 by McHugh, Hooker, Bradley P. Kidder & Associates.

**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?** This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

**23. National or State Historic District:**
**Is this property in a historic district?** __ **Unknown** _X_ **No** __ **Yes**
**If yes:** __ **Contributing** __ **Non-contributing** __ **Unknown**
**If 'yes', what is the name of the district?** _____ __ **State** __ **National**

**24. Supplemental Forms:**
__ **None** __ **HCPI Detail Form (FORM 2)** _X_ **Continuation Sheets, # pages:** ____2_____

**Historic Cultural Properties Inventory (HCPI) Continuation Sheet**
***Historic Preservation Division, New Mexico Department of Cultural Affairs***

| For HPD Office use only:<br>HCPI No._____ District No._____ | | |
|---|---|---|
| **1. Name of property:**<br><br>San Miguel (Priests Residence)<br>Sunmount Sanatorium / Immaculate Heart of Mary Campus | **2. Location:**<br><br>50 Mt Carmel Road<br>Santa Fe 87505 | **3. Local Reference Number:**<br>16004613 (City of Santa Fe parcel ID number)<br>**4. County**<br>Santa Fe<br>**5. Date of Survey:**<br>5/17/2022 |

(continued from HCPI Form 1, Page 1, Item 11)



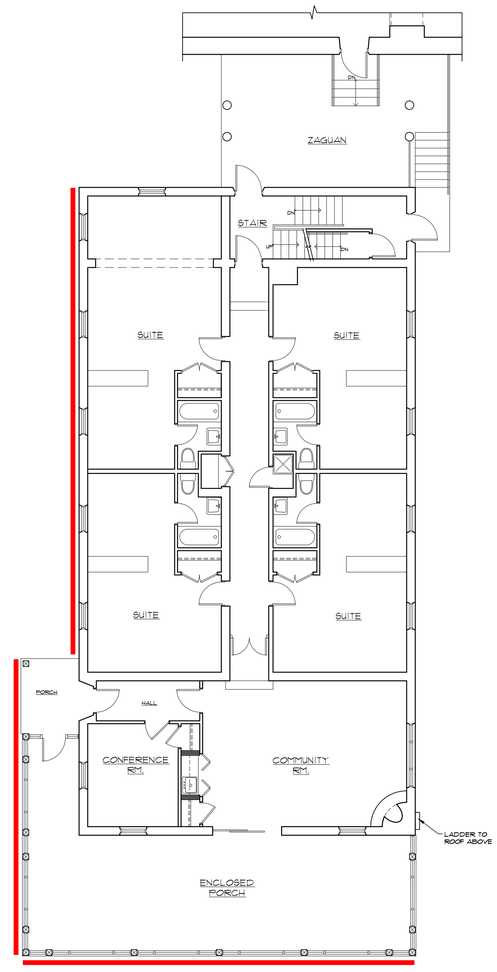
Figure 3. South Elevation

(continued next page)



Figure 4. North Elevation of attachment to Chapel at west

HISTORIC STATUS = CONTRIBUTING
PRIMARY FACADES = WEST AND SOUTH




EXISTING GROUND LEVEL FLOOR PLAN

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

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

MEA
SUNMOUNT

SAN MIGUEL

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 06/10/22 |
| DRAWN BY | HR | DATE | 06/10/22 |

SHEET TITLE

EXISTING
FLOOR PLAN

SHEET NO.

A-5

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 14, 2022

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

**RE: Modern Elder Academy, 50 Mt. Carmel Road**
**Proposed Renovations of Existing Buildings and Construction of New Yard Walls**

Dear Carly,

This letter is submitted on behalf of Modern Elder Academy / Santa Fe RC2, LLC ("Applicant") in application to the Historic Districts Review Board ("HDRB") for review of proposed renovations to six existing structures and construction of three new yard walls located at 50 Mt. Carmel Road (the "Property"). In July 2022, the HDRB assigned historic status for all existing structures on the Property, and primary facades were designated. In October 2022, an application was submitted to the Planning Division for Board of Adjustment review of a Special Use Permit for the Property, in order to add one new building to support the continued educational use of the former Immaculate Heart of Mary Retreat Center and its adaptive reuse as the Sunmount Campus of the Modern Elder Academy.

The ±12.41-acre Property is located at the terminus of Mt. Carmel Road in the Historic Review District. On the north, there is street frontage along Camino de Cruz Blanca. Access to the Property is gained via Mt. Carmel Road, which runs east-west from Camino del Monte Sol, terminating in a private drive on the Property. The Property is adjacent to the parcel at 49 Mt. Carmel Road, which remains under the ownership and occupation of the Discalced Carmelite Nuns of Santa Fe.

Historical Summary

The collection of buildings located on the Property are associated with historical use of the site as the Sunmount Sanitorium, the Santa Fe Inn, and the Immaculate Heart of Mary Seminary and Retreat Center. The Property sits on relatively flat land at the base of Sun Mountain. The site slopes gently toward the Arroyo del los Chamisos to the south, which roughly aligns with the southern property line. The existing buildings on the Property were constructed between c. 1900 and 1962. A summary of the Property's history is provided below, and more detail can be found in the attached timeline and HCPI forms.

From the late 19th century until approximately 1940, tuberculosis was the leading cause of death in the United States. Many who suffered from the disease sought out the high desert climate of New Mexico, as it was believed at the time that dry, sunny climates were instrumental in treating

and curing the disease. Established in c.1900, the Sunmount Tent City was founded to care for tubercular patients, or "lungers" as they were called. The Office building was likely constructed at this time as a residence and/or stables (later used as "servants" quarters in the 1930s and renovated and expanded as a library/shop/lounge in the 1950s and 1960s).

By 1906, the tent city went out of business and was purchased by Drs. Frank and Harry Mera, who began the process of replacing the tents with cottages. In 1914, the first sanitorium building was constructed, having been designed by Isaac Rapp. This "Sanitorium West" building is now part of the Carmelite Monastery on the adjoining property. By the end of 1920, the "Sanitorium East" building (now, the Santa Maria) was constructed by Rapp, Rapp and Hendrickson. Notably, then-engineer John Gaw Meem became a patient of Sunmount during that year – one of many creatives and intellectuals who had contracted tuberculosis, came to Sunmount for a cure, and stayed in Santa Fe, shaping the cultural landscape of the City.

In 1937, Sunmount closed. By that time, Meem had become an architect and had made a name for himself popularizing the Santa Fe Style architecture. Meem and Mera worked together to renovate the "Sanitorium East" building and reopen it as the Santa Fe Inn in 1938. The Inn was a short-lived venture, and in January 1944, the property was requisitioned by the United States Army to serve as auxiliary space for the Bruns Army Hospital. After World War II ended in 1946, the Roman Catholic Archdiocese of Santa Fe purchased the property to serve as a six-year seminary and later, as a home for the Santa Fe Order of the Carmelite Sisters.

In 1952, the Fatima building was constructed as a high school, designed by the firm of Meem, Zehner, Holien and Associates. Then in 1961, a Master Plan was developed by the firm of McHugh and Hooker, Bradley P. Kidder and Associates for the construction of new buildings for the Immaculate Heart of Mary Seminary – the San Juan dormitory building, the Chapel, and the San Miguel priests residence – all of which were completed in 1962. At this time, a small casita was also constructed on the site of the former dairy associated with the Sanitorium, and the Santa Maria was remodeled again for use as a residence hall for the Seminary.

In 1993, the Property became the Immaculate Heart of Mary Retreat Center. The site has been the home of the Santa Fe Photographic Workshops – who have housed their offices and classrooms in the Fatima building for a number of years. The Chapel has also been utilized for concerts and other community events, and the New Mexico School for the Arts (NMSA) presently utilizes the San Juan building as temporary housing for boarding students. In 2022, the Modern Elder Academy purchased the Property and intends to renovate and adaptively reuse the structures as an educational retreat center.

<u>Historic Status and Primary Facades</u>

As stated above, the HDRB reviewed historic status and designated primary facades for all existing structures on the property. HCPI forms are attached to this application for reference, and status and primary facades are depicted on an attached exhibit (See Historic Status and Primary Façade Designations). A summary of dates of construction and modification, notable architects involved in design, and historic status assignments is provided below for the six buildings for which renovation is proposed in this application:

| **Building Name** | **Dates of Construction / Modification** | **Designed by** | **Historic Status & Primary Facades** |
|---|---|---|---|
| Santa Maria | • 1920 as "Sanitorium East" building of the Sunmount Sanatorium<br>• renovated in 1938 for use as Santa Fe Inn<br>• renovated again in 1962 for use as Seminary dormitory<br>• 1970s addition at east elevation<br>• windows replaced in 1983 and 2020 | • 1920 original design by Isaac Rapp<br>• 1938 renovation by Meem and Mera<br>• 1961/62 renovation by McHugh and Hooker, Bradley P. Kidder and Associates | Significant<br><br>All facades primary except non-historic addition. |
| San Miguel | • 1962 as priests' residence for IHM Seminary | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates | Contributing<br><br>West & South Primary |
| Chapel | • 1962 as the chapel for the IHM Seminary<br>• 2010 restroom addition on south elevation | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates<br>• 1963 frontispiece mosaic by Dean Holt | Significant<br><br>All facades primary except non-historic addition. |
| San Juan | • 1962 as dormitory for IHM Seminary | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates | Contributing<br><br>West and South (partial) Primary |
| Office | • c. 1900 as residence and/or stables<br>• Additions in 1952 and 1962 to north side | *unknown* | Contributing<br><br>South and East Primary |
| Fatima | • 1952 as high school for IHM Seminary | • 1952 original design by Meem, Zehner, Holien and Associates | Contributing<br><br>South and West (partial) Primary |

Proposed Renovations

As a preservation-focused effort towards adaptive re-use, the proposed renovation program for the existing buildings on the Property consists primarily of maintenance and repair with minimal proposed alterations necessary only for improved functionality and requisite egress and accessibility. That said, where changes are proposed, every effort has been made to draw inspiration from historic architectural drawings and photographs with aesthetic compatibility and restoration of historic character as primary drivers of design decisions. Renovation scopes of

work are outlined below. Where appropriate, supporting documentation is referenced and attached.

**Santa Maria Building**

1) Replace non-historic windows with new white metal clad, simulated divided light wood windows. The proposed light pattern is inspired by historic photos of the building that likely date to the 1960s (See attached historical documentation).
2) Alter the sill height on two windows on the west elevation (SM-W140 and SM-W141). Proposed sill heights based on photographic evidence of windows of similar dimensions and light pattern shown in a photograph from the Santa Fe Inn-era of the building's history (See attached historical documentation).
3) Reconstruct exterior stairs to south portal, and add a new handrail to match the handrail at the proposed portal restoration.
4) Retain and refurbish two non-historic windows on east elevation, one non-historic window on the west elevation, and three non-historic windows on the south elevation.
5) Remove non-historic structure over stairwell at west façade, and replace with flat roofed structure to match existing overhangs.
6) Refurbish and repaint handrail at west portal.
7) Refurbish existing iron handrail at entry stair, or replace handrail to match historic railing at west portal. Replacement will only be performed if the stairs at the entry need to be substantially repaired due to failing concrete.
8) Restore existing exterior doors.
9) Remove non-historic storm doors from main north entry, and relocated the original north entry doors to the exterior front of the entry vestibule.
10) Refurbish existing cross atop bell tower feature, as seen on north elevation.
11) Remove non-historic security door from east elevation.
12) Restore and reconstruct historic portal on south elevation. The original portal design seen in the Rapp, Rapp and Hendrickson elevation drawing from 1920 is utilized as inspiration (See attached historical documentation).
13) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."
14) Repair canales and replace missing downspouts.
15) Replace missing exterior wood trim and refurbish/repaint existing exterior white painted wood trim.
16) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.
17) Install ADA-compliant platform lift at west portal, and raise a portion of the portal floor to be level with the entry, for accessibility.
18) Construct a new 4-ft high stuccoed masonry yard wall between the existing stone masonry wall at the southeast corner of the Santa Maria building and the southwest corner of the San Juan building. The proposed wall will include metal pedestrian gates and will provide screening from the emergency access / delivery drive. The proposed wall will be offset from the exterior walls of both the Santa Maria and San Miguel buildings, such that it will be free-standing.

19) Install 4-ft high wrought iron fencing around a proposed courtyard area near the southeast corner of the Santa Maria building.

**San Miguel Building**

1) Restore existing windows and doors, per window assessment recommendations. (See attached window and door assessment.)
2) Due to extensive deterioration, replace two doors (SMG-D102 and SMG-D103). On the east elevation, one historic door will be replaced in-kind. On the north elevation, one historic door will be replaced to match the historic door on east elevation.
3) Remove non-historic screen door on west elevation (SMG-D100).
4) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."
5) Repair canales and replace missing downspouts.
6) Replace missing exterior wood trim and refurbish/repaint existing exterior white painted wood trim.
7) Replace in-kind missing/broken exterior hand railing components.
8) Repair stair between San Miguel and the Chapel.
9) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.

**Chapel / Library**

1) Repair all historic windows and exterior doors.
2) Re-stucco or patch and color coat with cementitious stucco as required, color similar to El Rey "Buckskin."
3) Repair canales.
4) Refurbish/repaint all exterior white painted wood trim.
5) Refurbish exterior hand railings.
6) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.

**San Juan Building**

1) Replace two doors with windows on the north elevation (SJ-W110 becomes SJ-D105 and SJ-W116 becomes SJ-D106) and one on the east elevation (SJ-W120 becomes SJ-D104), for egress purposes. The width of each opening will remain the same, and the vertical dimension will be enlarged downward only. The door design will match historic doors elsewhere on the building, and no facades where replacements are proposed are primary.
2) Replace non-historic exterior doors at the second floor, north and south elevations (SJ-D200 and SJ-D201). Proposed door design to match historic doors on the building.
3) Repair all other historic doors and windows, per the window and door assessment. (See attached window and door assessment.)
4) Raise the handrail at second floor, east elevation to 42" high for code compliance.
5) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."

6) Repair canales as needed.
7) Refurbish/repaint exterior white painted wood trim as needed.
8) At south elevation, replace two missing wooden posts in-kind in the window grille at the end of the west portal.
9) At west elevation, replace missing window grille at SJ-W100, matching the design shown in the original 1961 construction drawings. (See attached historical documentation.)
10) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.
11) Construct a new 6-ft high stuccoed masonry courtyard wall at north façade.

**Office Building**

1) Repoint stone masonry walls at north courtyard.
2) Repair existing fascia on north elevation.
3) Repair canales as needed.
4) Refurbish/repaint exterior white painted wood trim as needed.
5) Refurbish historic lighting fixtures.
6) Replace security lighting with night-sky compliant lighting.
7) Re-stucco or patch and color coat the entire building and yard walls in cementitious stucco, color similar to El Rey "Buckskin."

**Fatima Building**

1) Replace non-historic gymnasium doors at east elevation. Replacement doors are designed to match those shown on the original 1952 architectural drawings of Fatima Hall, from the firm of Meem, Zehner, Holien and Associates. (See attached historical documentation.)
2) Repair any broken glazing in existing windows.
3) Replace existing non-historic metal window grilles on small window north of the west entry and on westernmost window on the south elevation with a new wooden window grilles to replicate that shown on the 1952 drawings. (See attached historical documentation.)
4) Repair canales as needed.
5) Refurbish/repaint exterior white painted wood trim as needed.
6) Refurbish historic lighting fixtures.
7) Replace security lighting with night-sky compliant lighting.
8) Re-stucco or patch and color coat the entire building and yard walls in cementitious stucco, color similar to El Rey "Buckskin."

<u>Proposed Entry Gate and Wall</u>

A new 5-ft high stuccoed masonry yard wall with pilasters and metal gates is proposed at the east entry into the campus. The purpose of the proposed yard wall and gate will be to provide more privacy between MEA's use of its property and the adjacent Carmelite Monastery and to clearly delineate the pedestrian zone through the heart of the MEA campus. The 20-ft wide gates in a Meem-inspired design will provide emergency access into the central part of the campus as needed but would otherwise remain closed. (See attached historical documentation.) Pedestrian gates are also included in the design to provide ease of access for retreat guests and staff. The

proposed walls will not directly connect to the monastery walls or the Fatima building and will be free-standing.

Please let me know if you have any questions or require any additional information.

Sincerely,

Lisa Gavioli
Senior Project Manager
**JENKINSGAVIN, INC.**

Attachments:

1) Historic Districts Application Form
1a) Authorization Form
2) Vicinity Aerial
3) PZR Form
4) Photos of Existing Buildings
5) Historic Status and Primary Façade Designations
6) Historical Timeline
6a) HCPI Forms
6b) Historical Documentation for Proposed Renovations
7) Santa Maria Window and Door Assessment
8) San Miguel Window and Door Assessment
9) San Juan Window and Door Assessment
10) Santa Maria Drawing Set
11) San Miguel Drawing Set
12) Chapel Drawing Set
13) San Juan Drawing Set
14) Fatima & Office Drawing Set
15) Entry Wall & Gate Drawing Set

# San Miguel Window Assessment

## 50 Mt. Carmel Road. Santa Fe, NM



LIGHTFOOT inc.
High Performance Natural Building and Design

2351 Fox Rd. Suite #800, Santa Fe, NM
office@lightfootinc.com / Tel. 505-473-1097

# Window Assessment Summary San Miguel Building
# 50 Mt. Carmel Santa Fe NM 87505

September 30, 2022

This summary of findings is the result of a survey conducted at the location of 50 Mt. Carmel Rd. of the San Miguel building to assess the condition of the exterior window openings. This report includes a summary spreadsheet and detail sheets explaining the individual condition of each opening.

**Overview**

The original windows and doors were installed in 1963, and likely manufactured then. The windows were manufactured by Anderson Windows and Doors, as indicated by etchings in the lower right corner of the glass. They represent a unique hybridization of older and newer more modern construction techniques. They are built with solid wood construction of tight grain soft wood that is very stable. The glazing is single pane and held in place with glazing putty. There are no balances and the operating hardware is eccentric friction levers on the sides of the upper and lower sashes of the double hung units. The sash locks are 3 piece mechanical ½ turn levers that bind the meeting rails. The upper sashes are difficult to operate based on how high off the floor they are, and the position of the operators, as well as not having a balance to support the weight. The weatherstriping is aluminum leaf seals, and slides on the parting beads. A large number of the upper sashes on the double hungs are screwed shut probably because they were difficult to operate based on the design. Overall the widows are in very good shape due to their quality of material used. They do not look like they were maintained very well, the interior finish on the sealed windows looks original and they appear to only have been repainted once with the exception of a few that had more extreme exposure. I would recommend restoring all the windows in this building.

All the doors appear to be original doors made also of high quality materials and are very stable. Some hardware has been replaced and the doors modified to accommodate tubular replacement hardware in place of full mortise.I would recommend restoring the original doors and replacing degraded doors with new doors per the details pertaining to each door.

The overall condition of all the original windows and doors is good and are very restorable with a few select replacement components or units as noted in the detail sheets of individual units.



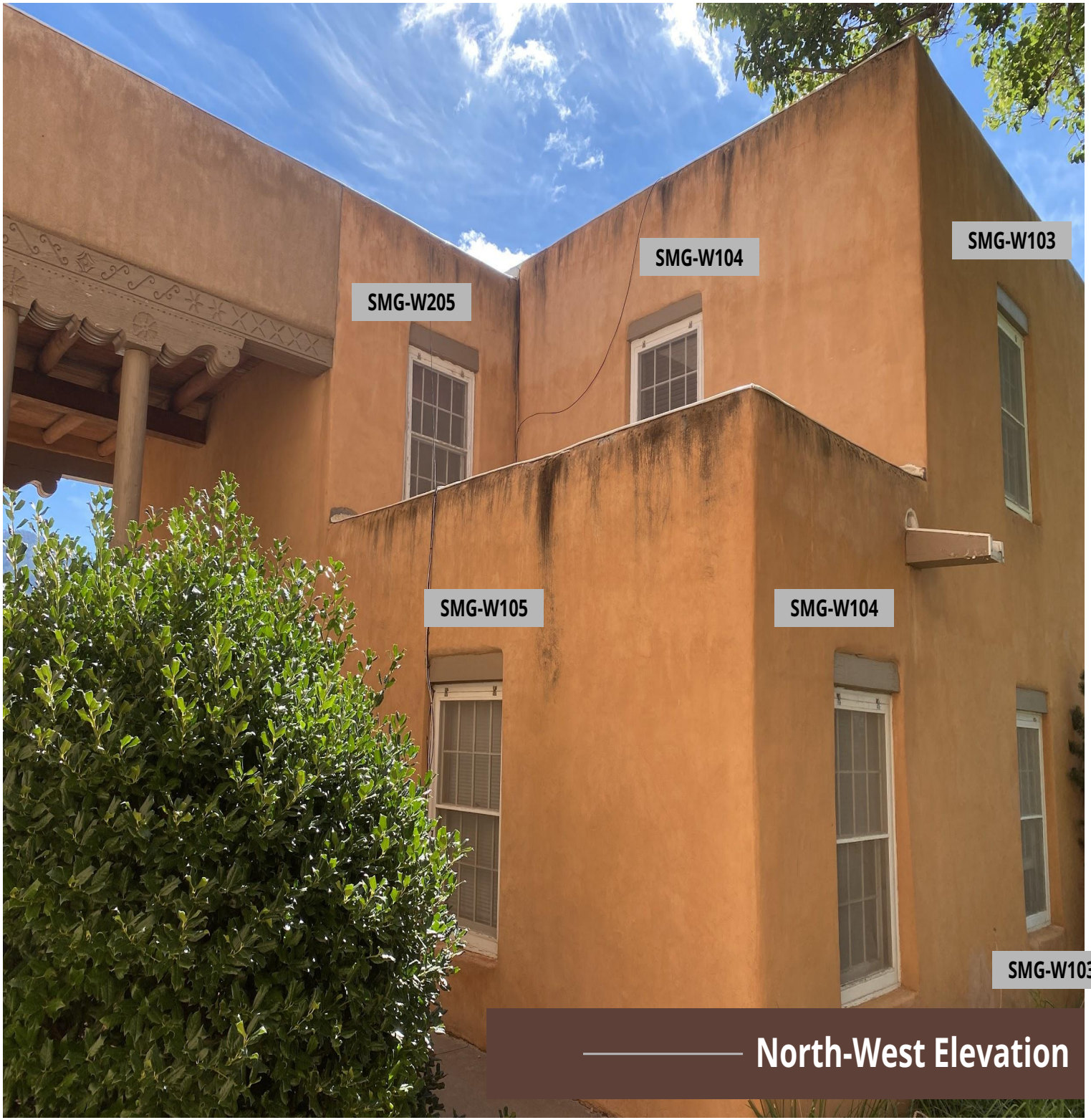

West Elevation, South

LIGHTFOOT
High Performance Natural Building and Design




West Elevation, North

LIGHTFOOT
High Performance Natural Building and Design




## North-West Elevation

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North Elevation




# East Elevation, North

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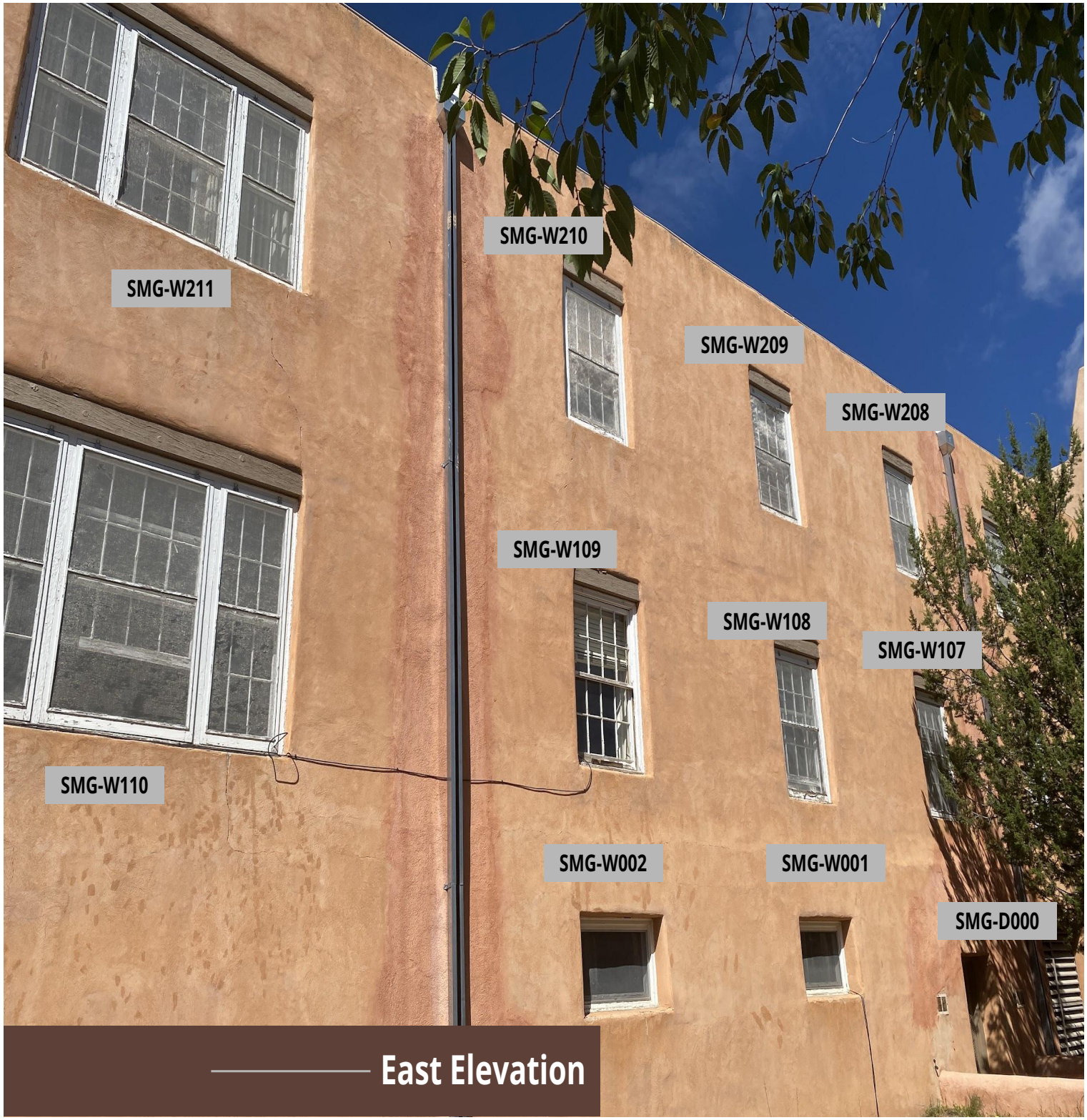
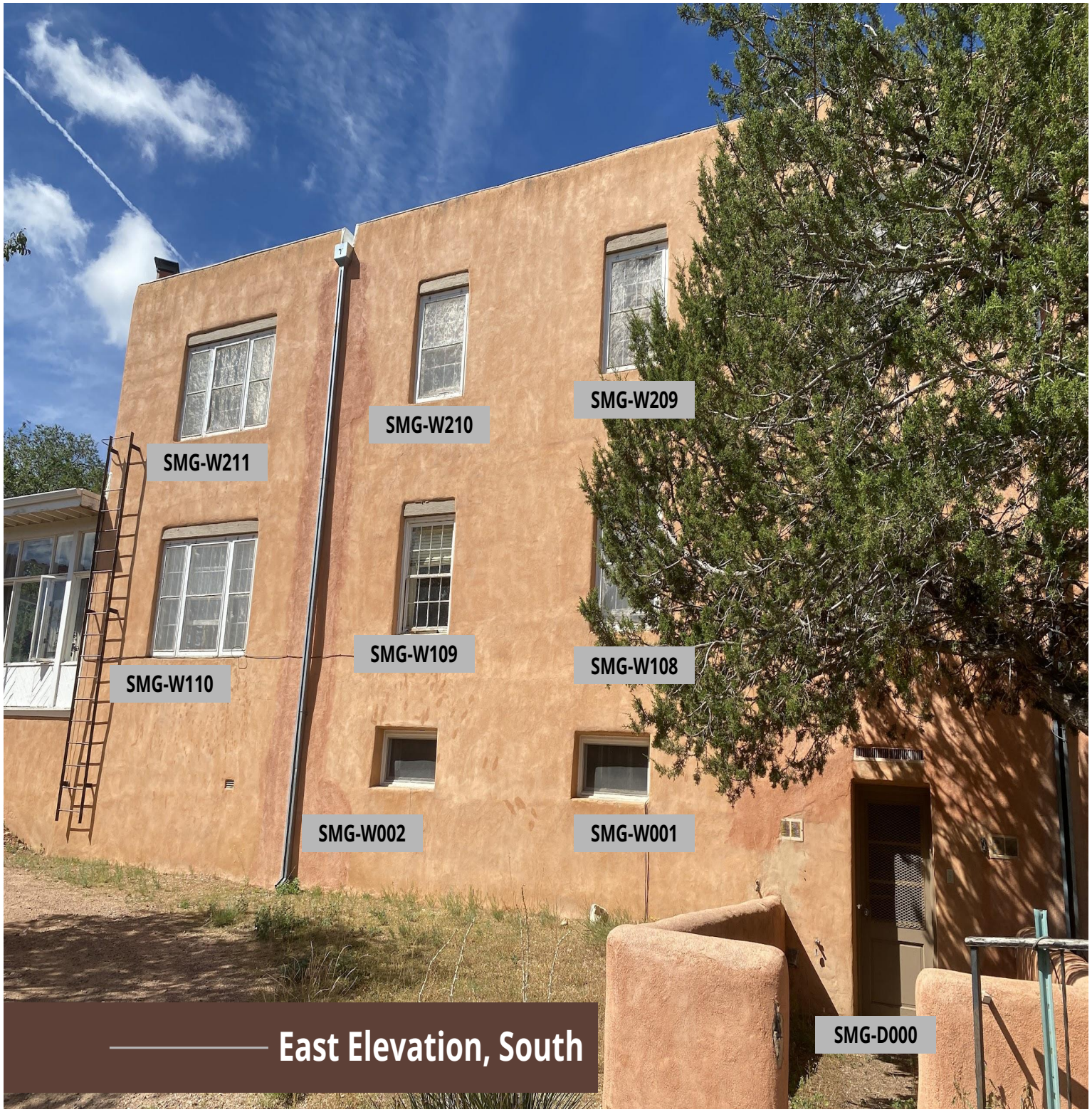



East Elevation




## East Elevation, South




East Elevation, Center




# South Elevation

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South Elevation, West Corner

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# Conditions Key

| Symbol | Represents | Definition |
|---|---|---|
| E | Excellent | Materials are in perfect or near perfect condition with only minor touch up work required if any at all.<br><br>Overall condition may be Excellent with less that 30% of components being in Good condition or better. |
| G | Good | Materials are degraded 0% and require no stabilization. Materials are sound and stable and require little to no repair work to retain their integrity, they may be stained but are not degraded. Any repairs would only require non structural or cosmetic treatments. Finish and components could be worn or faded but are still in decent working condition.<br><br>Overall condition may be Good with less that 30% of components being in Fair Condition or better. |
| F | Fair | Materials are degraded up to 30% and may require some stabilization or structural repair. Shrinkage or warping of materials is minimal enough where they would not need to be replaced. Finish beginning to fail and it is recommended it be refinished.<br><br>Overall condition may be Fair with less that 30% of components being in Poor Condition or better. |
| P | Poor | Materials degraded beyond 30% and require stabilization or structural repair. Shrinkage or warping of materials is at a level where they need to be replaced. Finish beginning has failed or degraded completely. Materials and components in poor condition must be replaced.<br><br>Overall condition of Poor requires replacement. |
| % | Precedent of Degradation | Represents percent of a component that it is degraded or destroyed by damage and the percent of degradation or damage. |

# Material and Type Key

| Material | |
|---|---|
| W | Wood |
| ST | Steel |
| AL | Aluminum |
| O | Other |

| Type | |
|---|---|
| SH | Single Hung |
| DH | Double Hung |
| C | Casement |
| HS | Horizontal Slider |
| FX | Fixed |
| PV | Pivot |
| H | Hopper |
| O | Other |

-Note All Dimensions are Nominal-

# San Miguel Building Window Condition Summary

| Opening Info | | | | | | Frame | | | | | | | | Sash | | | | | | | Function | | | | Notes: |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SYM | Location Room Name | Size | Description | Type | Overall Condition | Material | Moulding Profile | Jamp | Sill | Stool | Exterior Trim & Stops | Shape | Paint | Molding Profile | Bottom Rail | Rails & Stiles | Muntins & Mulions | Glazing Putty | Shape | Glass | Operators | Handles | Locks | Weatherstriping | LIGHTFOOT Inc. High Performance Natural Building and Design |
| SMG-W000 | Mechanical | 70 X 72 | 4 panel louvered air supply | SGL | G 5% | M | N/A | G 0% | G 0% | G 0% | G 0% | G 0% | P 40% | N/A | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W001 | Storage | 43 X 26 | Hopper. | SGL | G 5% | W | SQ | F 40% | G 0% | G 0% | G 0% | G 0% | P 40% | SQ | F 20% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Nailed shut |
| SMG-W002 | Storage | 43 X 26 | Hopper. | SGL | G 5% | W | SQ | F 40% | G 0% | G 0% | G 0% | G 0% | P 40% | SQ | F 20% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Painted shut. |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| SMG-W100 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 20% | G 0% | G 0% | P 90% | OGEE | F 20% | G 0% | G 0% | F 50% | G 0% | G 0% | G 0% | G 0% | F 20% | G 0% | |
| SMG-W101 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 20% | G 0% | G 0% | P 90% | OGEE | F 20% | G 0% | G 0% | F 50% | G 0% | G 0% | G 0% | G 0% | F 20% | G 0% | |
| SMG-W102 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 20% | G 0% | G 0% | P 90% | OGEE | F 20% | G 0% | G 0% | F 50% | G 0% | G 0% | G 0% | G 0% | F 20% | G 0% | |
| SMG-W103 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 90% | OGEE | F 30% | G 0% | G 0% | F 50% | G 0% | G 0% | G 0% | G 0% | F 20% | G 0% | |
| SMG-W104 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 90% | OGEE | F 30% | G 0% | G 0% | F 50% | G 0% | G 0% | G 0% | G 0% | F 20% | G 0% | |
| SMG-W105 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 90% | OGEE | F 40% | G 0% | G 0% | F 50% | G 0% | G 0% | G 0% | G 0% | F 20% | G 0% | |
| SMG-W106 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Broken Hardware. Warped shape. |
| SMG-W107 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Warped Bottom Rail |
| SMG-W108 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W109 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | P 100 % | G 0% | Missing Lock |
| SMG-W110 | Community RM | 24/40/24 X 58 | 6 Over 6 / 8 Over 8 / 6 Over 6 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W111 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W112 | Enclosed Porch | 94 X 80 | 3 Fixed over Casement / Fixed / Casement | FX C | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W113 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W114 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W115 | Enclosed Porch | 111 X 80 | 3 Over 3 Fixed | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | P 90% | G 0% | G 0% | G 0% | |
| SMG-W116 | Enclosed Porch | 111 X 80 | 3 Fixed over Casement / Fixed / Casement | FX C | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W117 | Enclosed Porch | 111 X 80 | 3 Fixed over Casement / Fixed / Casement | FX C | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W118 | Enclosed Porch | 111 X 80 | 3 Over 3 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W119 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W120 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W121 | Enclosed Porch | 95 X 80 | 3 Fixed over Casement / Fixed / Casement | FX C | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |

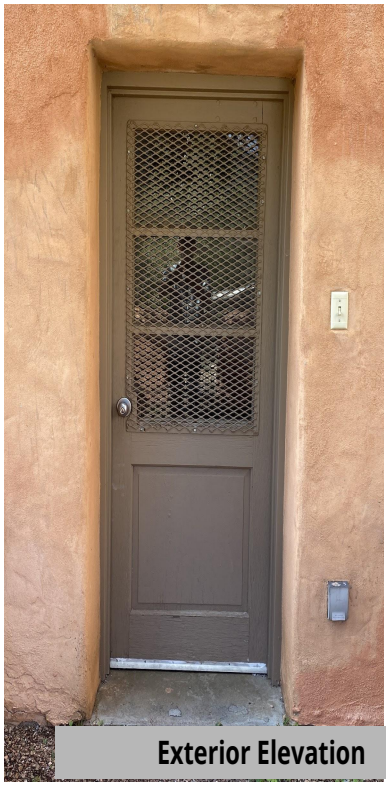
# San Miguel Building Window Condition Summary

| Opening Info | | | | | | Frame | | | | | | | | Sash | | | | | | | Function | | | | Notes: |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SYM | Location Room Name | Size | Description | Type | Overall Condition | Material | Moulding Profile | Jamp | Sill | Stool | Exterior Trim & Stops | Shape | Paint | Molding Profile | Bottom Rail | Rails & Stiles | Muntins & Mulions | Glazing Putty | Shape | Glass | Operators | Handles | Locks | Weatherstriping | |
| SMG-W122 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W123 | Enclosed Porch | 95 X 80 | 3 Fixed over Casement / Fixed / Casement | FX C | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W124 | Enclosed Porch | 24 X 80 | 1 Over 1 | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W125 | Enclosed Porch | 15 X 80 | Side Light | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | OGEE | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W126 | Enclosed Porch | 15 X 80 | Side Light | FX | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | OGEE | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W127 | Community RM | 38 X 58 | 8 Over 8 | DH | G 5% | W | SQ | E 0% | E 0% | E 0% | E 0% | E 0% | G 0% | OGEE | E 0% | E 0% | E 0% | E 0% | E 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Inside window. Excellent condition. |
| SMG-W128 | Conference RM | 38 X 58 | 8 Over 8 | DH | G 5% | W | SQ | E 0% | E 0% | E 0% | E 0% | E 0% | G 0% | OGEE | E 0% | E 0% | E 0% | E 0% | E 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Inside window. Excellent condition. |
| SMG-W129 | Conference RM | 38 X 58 | 8 Over 8 | DH | G 5% | W | SQ | E 0% | E 0% | E 0% | E 0% | E 0% | G 0% | OGEE | E 0% | E 0% | E 0% | E 0% | E 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Inside window. Excellent condition. |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| SMG-W200 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 80% | OGEE | F 30% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | Weatherstriping missing. |
| SMG-W201 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 80% | OGEE | F 30% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | P 90% | Damaged window. Almost like the window is too small for the frame. Weatherstriping missing. |
| SMG-W202 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 80% | OGEE | F 30% | P 90% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W203 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | F 30% | G 0% | G 0% | P 80% | OGEE | G 0% | P 90% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W204 | Suite | 40 X 54 | 8 Over 8 | DH | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W205 | Stairway | 40 X 54 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W206 | Stairway | 40 X 54 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W207 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W208 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W209 | Suite | 38 X 58 | 8 Over 8 | DH | F 15% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W210 | Suite | 38 X 58 | 8 Over 8 | DH | F 30% | W | SQ | G 0% | P 40% | F 30% | G 0% | G 0% | P 80% | OGEE | P 40% | G 0% | G 0% | P 40% | P 40% | G 0% | G 0% | G 0% | G 0% | P 40% | Warped Sash |
| SMG-W211 | Suite | 24/40/24 X 58 | 6 Over 6 / 8 Over 8 / 6 Over 6 | DH | P 40% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | P 80% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | 2 windows warped. Top sash broken. |
| SMG-W212 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W213 | Bathroom | 26 X 38 | 6 Over 6 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | P 40% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W214 | Bathroom | 26x38 | 6 Over 6 | DH | F 20% | W | SQ | G 0% | G 0% | F 40% | G 0% | G 0% | P 80% | OGEE | F 30% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | Top is painted shut |
| SMG-W215 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | F 30% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |
| SMG-W216 | Suite | 38 X 58 | 8 Over 8 | DH | F 20% | W | SQ | G 0% | G 0% | G 0% | G 0% | G 0% | P 80% | OGEE | F 30% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | G 0% | G 0% | |

# San Miguel Building Door Condition Summary

| Opening Info | | | | | | Frame | | | | | | | Panel | | | | | | | Function | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SYM | Location Room Name | Size W/H/THK | Description | Type | Overall Condition | Material | Moulding Profile | Jamb | Threshold | Shape | Exterior Trim & Stops | Paint | Material | Moulding Profile | Bottom Rail | Rails & Stiles | Mulions | Shape | Paint | Operators/Hinges | Handel/Hardware | Locks | Weatherstriping | LIGHTFOOT INC. High Performance Natural Building and Design |
| SMG-D000 | Mechanical | 32X80 | 1/2 Light 3 Over raised panel | SGL | G 10% | M | SQ | G 0% | G 0% | G 0% | G 0% | F 40% | W | RO | F 20% | F 20% | G 10% | G 0% | F 30% | G 0% | G 0% | G 0% | G 20% | Recomend to Restore |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| SMG-D100 | Hall | 30 X 80 X 2-1/4 | 1/2 Light 6 Over Decorative Panel | SGL | G 10% | W | SQ | F 30% | G 0% | F 20% | G 0% | F 40% | W | SQ | G 0% | F 20% | G 0% | F W | F 40% | G 0% | P 40% | F 30% | F 30% | Recomend to Restore |
| SMG-D101 | Stairs | 36 X 80 X 2-1/4 | 1/2 light 6 Over Decorative Panel | SGL | G 10% | W | SQ | G 0% | G 0% | G 0% | G 0% | F 40% | W | SQ | G 0% | G 0% | G 0% | G 0% | P 40% | G 0% | G 0% | G 0% | G 0% | Recommend to Restore |
| SMG-D102 | Stairs | 32 X 80 X 2-1/4 | 1/2 light 6 Over Decorative Panel | SGL | P 40% | W | SQ | G 0% | G 0% | G 0% | G 0% | F 40% | W | SQ | G 0% | G 0% | G 0% | G 0% | F 40% | G 0% | G 0% | G 0% | G 0% | Recommended to Replace |
| SMG-D103 | Enclosed Porch | 32 X 80 | 32x24 Flat Panel W/ Transom | SGL | P 30% | W | SQ | G 0% | G 0% | G 0% | G 0% | F 40% | W | SQ | P 40% | P 40% | P 40% | P 40% | P 40% | P 100 % | P 100 % | P 100 % | P 100 % | Recommended to Replace |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| SMG-D200 | Hallway | 36 X 60 | Full Light 12Light | SGL | G 5% | W | SQ | G 0% | G 0% | G 0% | G 0% | F 30% | W | SQ | F 20% | G 0% | F 20% | G 0% | F 30% | G 10% | G 10% | G 10% | G 10% | |

| SMG-D000 - MECHANICAL | | |
|---|---|---|
| INFO | Description | 1/2 Light 3 Over raised panel |
| | Size | 32X80 |
| | Type | SGL |
| | Overall Condition | G 10% |
| PANEL | Material | W |
| | Moulding Profile | G 0% |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Mullions | G 0% |
| | Shape | G 0% |
| | Paint | F 40% |
| FRAME | Material | M |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Threshold | G 0% |
| | Shape | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Paint | F 40% |
| FUNCTION | Operators/Hinges | G 0% |
| | Handel/Hardware | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 20% |
| **Notes:** Recommend to restore | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

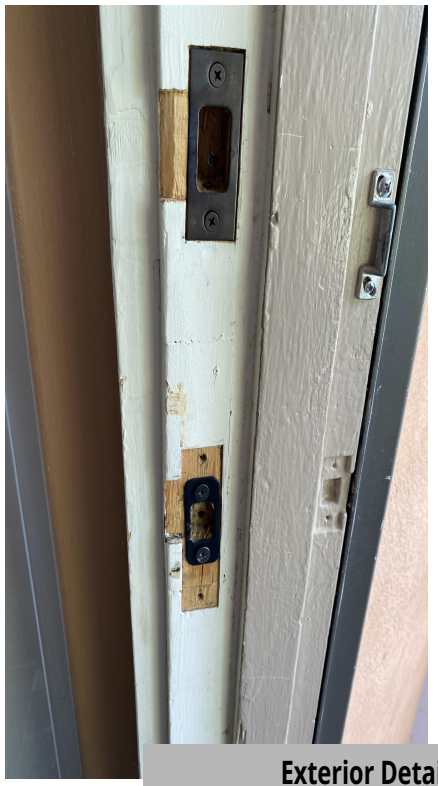
LIGHTFOOT
High Performance Natural Building and Design

| SMG-D100 - HALLWAY | | |
|---|---|---|
| INFO | **Description** | 1/2 Light 6 Over decorative panel |
| | **Size** | 32x80x2 ¼ |
| | **Type** | SGL |
| | **Overall Condition** | G 10% |
| PANEL | **Material** | W |
| | **Moulding Profile** | G 0% |
| | **Bottom Rail** | G 0% |
| | **Rails and Stiles** | F 20% |
| | **Mullions** | G 0% |
| | **Shape** | F W |
| | **Paint** | F 40% |
| FRAME | **Material** | W |
| | **Moulding Profile** | SQ |
| | **Jamb** | F 30% |
| | **Threshold** | G 0% |
| | **Shape** | F 20% |
| | **Exterior Trim and Stops** | G 0% |
| | **Paint** | F 40% |
| FUNCTION | **Operators/Hinges** | G 0% |
| | **Handel/Hardware** | P 40% |
| | **Locks** | F 30% |
| | **Weatherstriping** | F 30% |
| **Notes:** Recommend to restore | | |



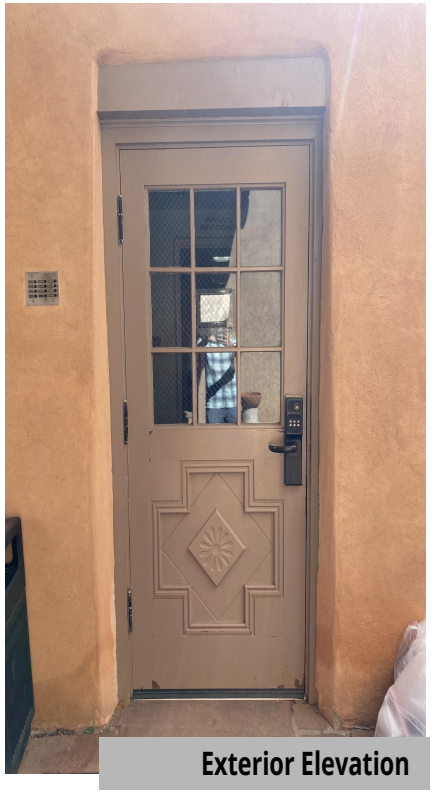
Exterior Elevation


Interior Elevation


Exterior Detail


Interior Detail

| SMG-D101 - STAIR WELL | | |
|---|---|---|
| INFO | **Description** | 1/2 Light 6 Over decorative panel |
| | **Size** | 32x80x2 ¼ |
| | **Type** | SGL |
| | **Overall Condition** | G 10% |
| PANEL | **Material** | W |
| | **Moulding Profile** | G 0% |
| | **Bottom Rail** | G 0% |
| | **Rails and Stiles** | G 0% |
| | **Mullions** | G 0% |
| | **Shape** | G 0% |
| | **Paint** | P 40% |
| FRAME | **Material** | W |
| | **Moulding Profile** | SQ |
| | **Jamb** | G 0% |
| | **Threshold** | G 0% |
| | **Shape** | G 0% |
| | **Exterior Trim and Stops** | G 0% |
| | **Paint** | F 40% |
| FUNCTION | **Operators/Hinges** | G 0% |
| | **Handel/Hardware** | G 0% |
| | **Locks** | G 0% |
| | **Weatherstriping** | G 0% |
| **Notes:** Recommend to restore | | |



Exterior Elevation



Interior Elevation



Exterior Detail



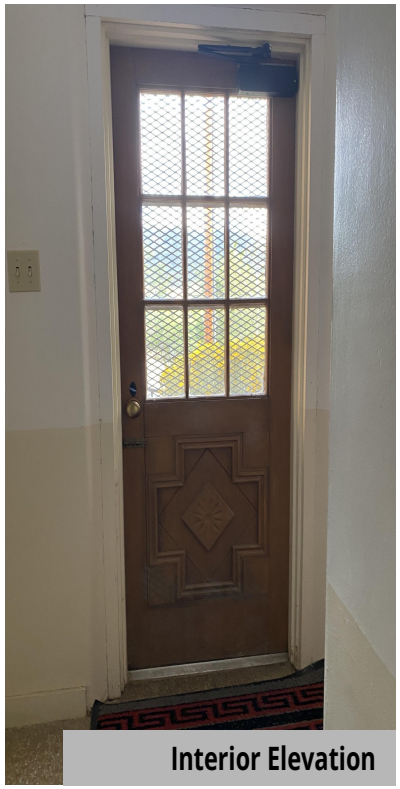
Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-D102 - STAIR WELL | | |
|---|---|---|
| INFO | **Description** | 1/2 Light 6 Over decorative panel |
| | **Size** | 32x80x2 ¼ |
| | **Type** | SGL |
| | **Overall Condition** | P 40% |
| PANEL | **Material** | W |
| | **Moulding Profile** | G 0% |
| | **Bottom Rail** | G 0% |
| | **Rails and Stiles** | G 0% |
| | **Mullions** | G 0% |
| | **Shape** | G 0% |
| | **Paint** | F 40% |
| FRAME | **Material** | W |
| | **Moulding Profile** | SQ |
| | **Jamb** | G 0% |
| | **Threshold** | G 0% |
| | **Shape** | G 0% |
| | **Exterior Trim and Stops** | G 0% |
| | **Paint** | F 40% |
| FUNCTION | **Operators/Hinges** | G 0% |
| | **Handel/Hardware** | G 0% |
| | **Locks** | G 0% |
| | **Weatherstriping** | G 0% |
| **Notes:** Recommend to restore | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-D103 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 32x24 flat panel w/ transom |
| | Size | 32x80 |
| | Type | FSD |
| | Overall Condition | P |
| PANEL | Material | W |
| | Moulding Profile | N/A |
| | Bottom Rail | P 40% |
| | Rails and Stiles | P 40% |
| | Mullions | P 40% |
| | Shape | P 40% |
| | Paint | P 40% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Threshold | G 0% |
| | Shape | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Paint | F 40% |
| FUNCTION | Operators/Hinges | P 100% |
| | Handel/Hardware | P 100% |
| | Locks | P 100% |
| | Weatherstriping | P 100% |
| **Notes:** Recommend to restore | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-D200 - HALLWAY | | |
|---|---|---|
| INFO | Description | 32x24 flat panel w/ transom |
| | Size | 36 X 60 |
| | Type | FSD |
| | Overall Condition | P |
| PANEL | Material | W |
| | Moulding Profile | N/A |
| | Bottom Rail | P 40% |
| | Rails and Stiles | P 40% |
| | Mullions | P 40% |
| | Shape | P 40% |
| | Paint | P 40% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Threshold | G 0% |
| | Shape | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Paint | F 40% |
| FUNCTION | Operators/Hinges | P 100% |
| | Handel/Hardware | P 100% |
| | Locks | P 100% |
| | Weatherstriping | P 100% |
| **Notes:** Recommend to restore | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

| SMG-W000 - MECHANICAL | | |
|---|---|---|
| INFO | Description | 4 panel louvered air supply |
| | Size | 70x72 |
| | Type | SGL |
| | Overall Condition | G 5% |
| FRAME | Material | M |
| | Moulding Profile | N/A |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | P 40% |
| | Paint | P 40% |
| SASH | Moulding Profile | N/A |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W001 - STORAGE | | |
|---|---|---|
| INFO | Description | Hopper |
| | Size | 43X26 |
| | Type | SGL |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | F 40% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 40% |
| SASH | Moulding Profile | SQ |
| | Bottom Rail | F 20% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Nailed shut. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W001 - STORAGE | | |
|---|---|---|
| INFO | Description | Hopper |
| | Size | 43X26 |
| | Type | SGL |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | F 40% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 40% |
| SASH | Moulding Profile | SQ |
| | Bottom Rail | F 20% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Painted shut. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W100 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 20% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 20% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | F 50% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W101 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 20% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 20% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | F 50% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W102 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 20% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 20% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | F 50% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W103 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | F 50% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W104 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | F 50% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W105 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | F 50% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W106 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Broken Hardware. Warped shape. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W107 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Warped bottom rail. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W108 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | F 20% |
| | Weatherstriping | G 0% |
| Notes: | | |



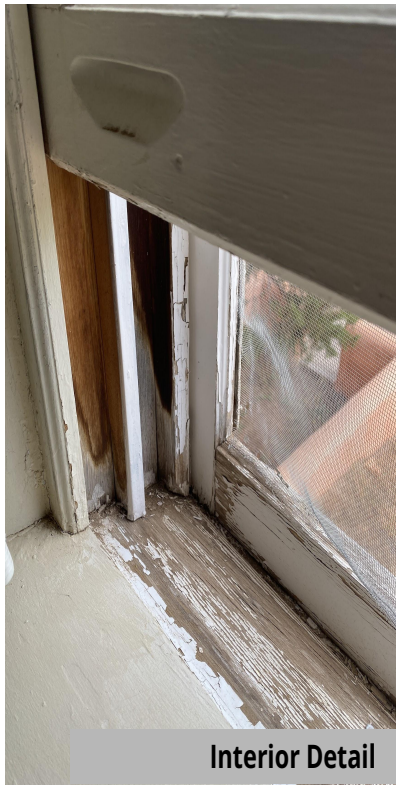
Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W109 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | P 100% |
| | Weatherstriping | G 0% |
| **Notes:** Missing lock. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W110 - COMMUNITY RM | | |
|---|---|---|
| INFO | Description | 6 over 6 / 8 over 8 / 6 over 6 |
| | Size | 24/40/24 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W111 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W112 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 fixed over casement / fixed / casement |
| | Size | 94 X 80 |
| | Type | FX C |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



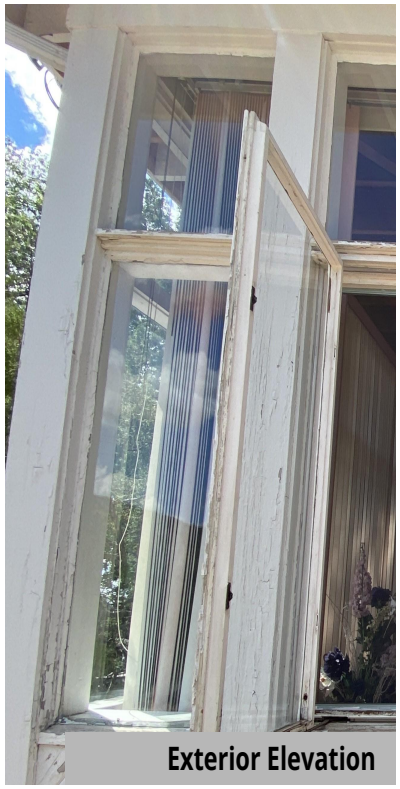
Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W113 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 x 80 |
| | Type | DH |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W114 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



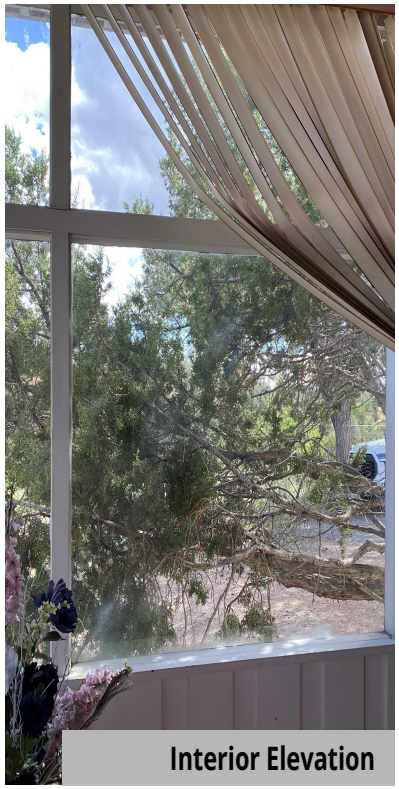
Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W115 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 over 3 fixed |
| | Size | 111 X 80 |
| | Type | DH |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation

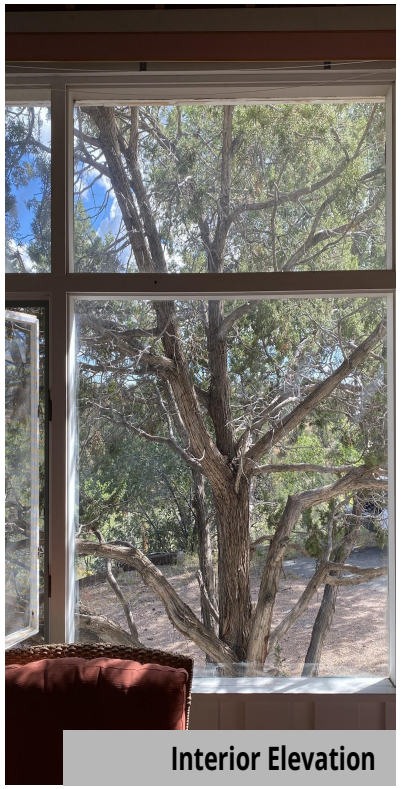


Interior Detail

| SMG-W116 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 fixed over cement / fixed / casement |
| | Size | 111 X 80 |
| | Type | FX C |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W117 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 fixed over casement / fixed / casement |
| | Size | 111 X 80 |
| | Type | FX C |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |


Exterior Elevation


Interior Elevation


Exterior Detail


Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W118 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 over 3 |
| | Size | 111 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W119 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W120 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



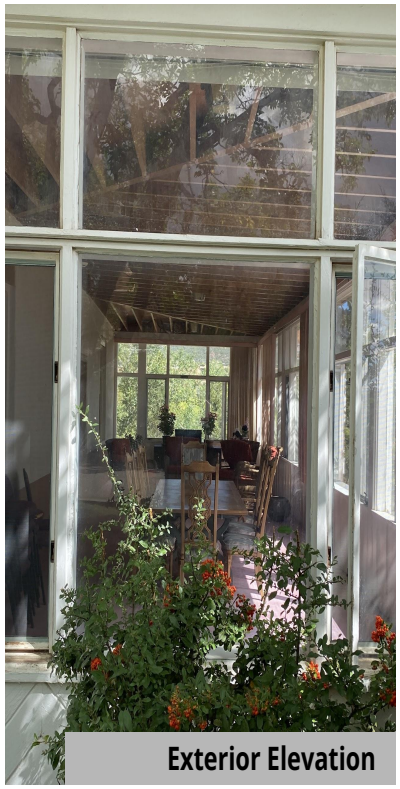
Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W121 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 fixed over casement / fixed / casement |
| | Size | 95 X 80 |
| | Type | FX C |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W122 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W123 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | 3 fixed over casement / fixed / casement |
| | Size | 95 X 80 |
| | Type | FX C |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W124 - COMMUNITY RM | | |
|---|---|---|
| INFO | Description | 1 over 1 |
| | Size | 24 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

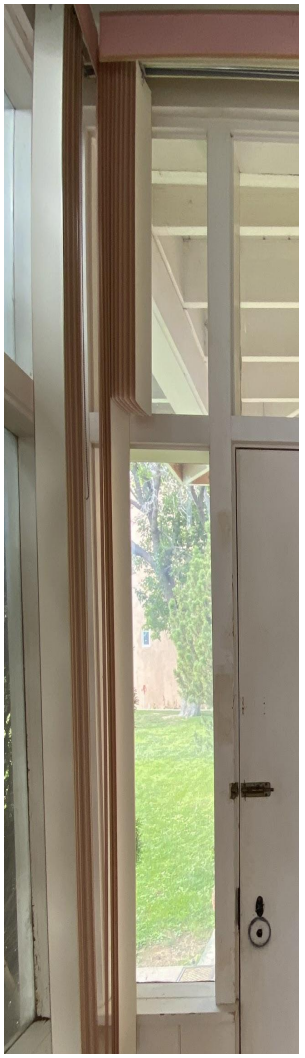
| SMG-W125 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | Side Light |
| | Size | 15 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 90% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation

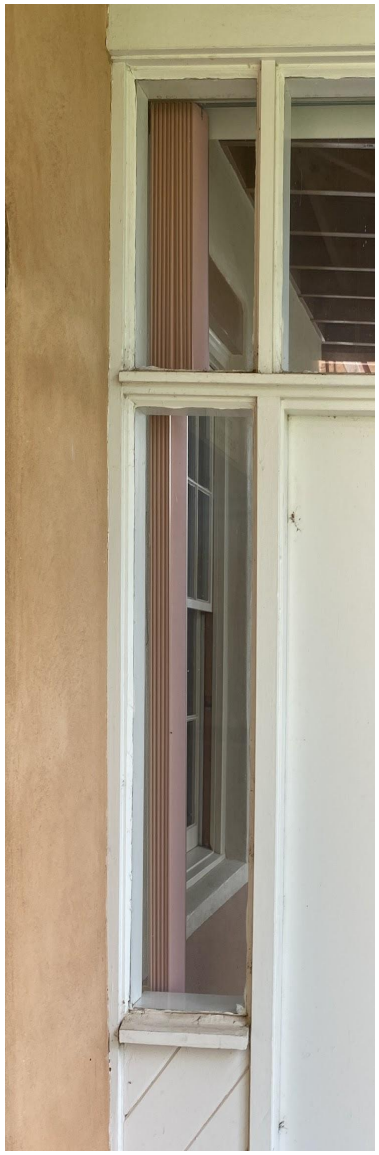


Exterior Detail

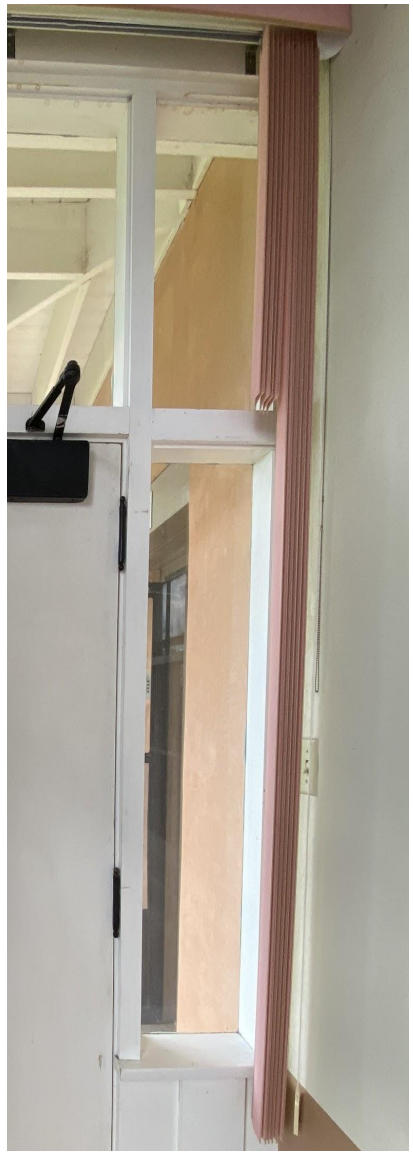


Interior Elevation

| SMG-W126 - ENCLOSED PORCH | | |
|---|---|---|
| INFO | Description | Side Light |
| | Size | 15 X 80 |
| | Type | FX |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | G 0% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation

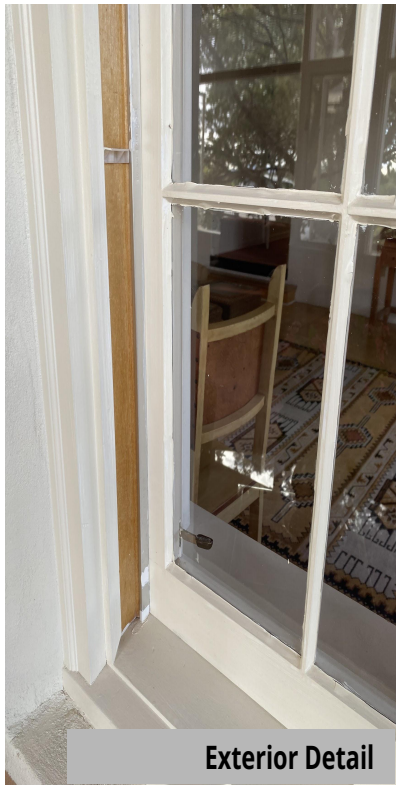
| SMG-W127 - COMMUNITY RM | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | E 0% |
| | Sill | E 0% |
| | Stool | E 0% |
| | Exterior Trim and Stops | E 0% |
| | Shape | E 0% |
| | Paint | G 0% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | E 0% |
| | Rails and Stiles | E 0% |
| | Muntins and Mullions | E 0% |
| | Glazing Putty | E 0% |
| | Shape | E 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Inside window. Excellent condition. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



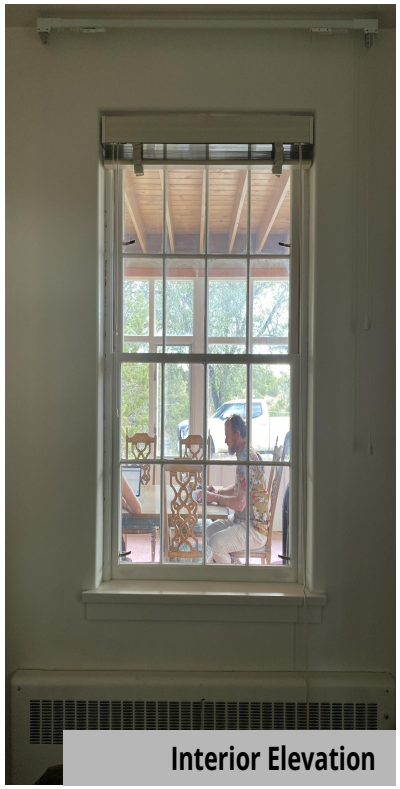
Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W128 - CONFERENCE RM | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | E 0% |
| | Sill | E 0% |
| | Stool | E 0% |
| | Exterior Trim and Stops | E 0% |
| | Shape | E 0% |
| | Paint | G 0% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | E 0% |
| | Rails and Stiles | E 0% |
| | Muntins and Mullions | E 0% |
| | Glazing Putty | E 0% |
| | Shape | E 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Inside window. Excellent condition. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



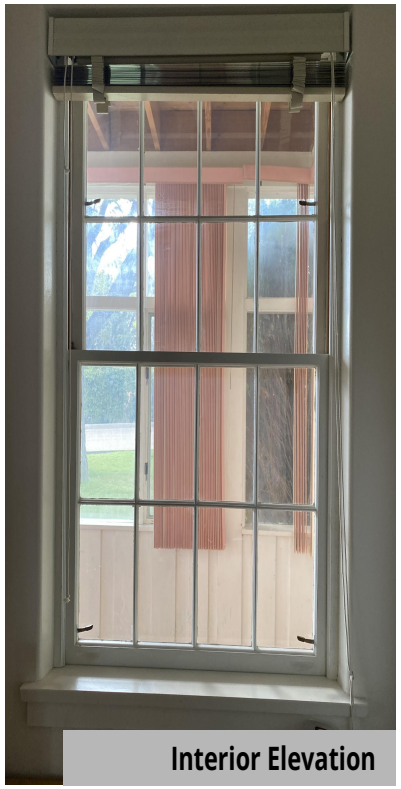
Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W129 - CONFERENCE RM | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | E 0% |
| | Sill | E 0% |
| | Stool | E 0% |
| | Exterior Trim and Stops | E 0% |
| | Shape | E 0% |
| | Paint | G 0% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | E 0% |
| | Rails and Stiles | E 0% |
| | Muntins and Mullions | E 0% |
| | Glazing Putty | E 0% |
| | Shape | E 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Inside window. Excellent condition. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W200 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | G 0% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | P 60% |
| **Notes:** Weatherstriping missing. | | |



Exterior Elevation



Interior Elevation



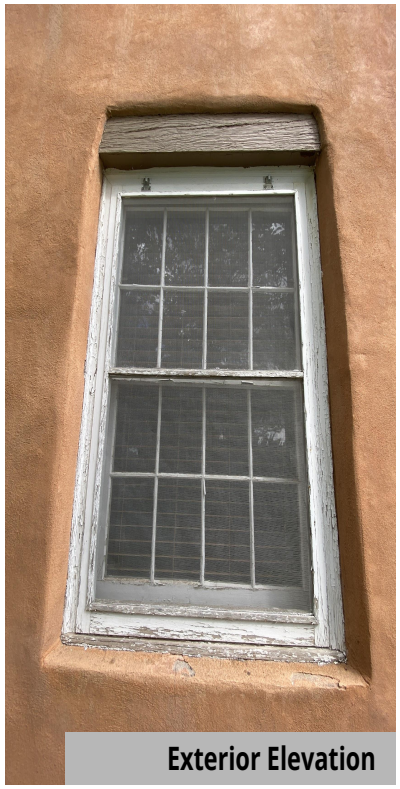
Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W201 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 60% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | P 60% |
| **Notes:** Damaged window. Weatherstriping missing. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W202 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | P 90% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W203 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | P 90% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W204 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 40 X 54 |
| | Type | DH |
| | Overall Condition | G 5% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W205 - STAIRWAY | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 40 X 54 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W206 - STAIRWAY | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 40 X 54 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | G 0% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W207 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W208 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

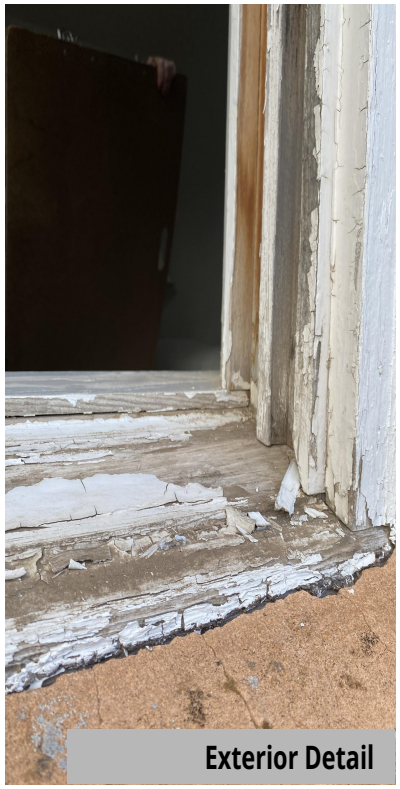
| SMG-W209 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 15% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W210 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 30% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | P 40% |
| | Stool | F 30% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | P 40% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | P 40% |
| **Notes:** Warped sash. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W211 - SUITE | | |
|---|---|---|
| INFO | Description | 6 over 6 / 8 over 8 / 6 over 6 |
| | Size | 24/40/24 X 58 |
| | Type | DH |
| | Overall Condition | P 40% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 80% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** 2 windows warped. Top sash broken. | | |



Exterior Elevation



Exterior Detail



Interior Elevation

| SMG-W212 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W213 - BATHROOM | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 26 X 38 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | P 40% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W214 - BATHROOM | | |
|---|---|---|
| INFO | Description | 6 over 6 |
| | Size | 26 X 38 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | F 40% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| **Notes:** Top is painted shut. | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W215 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 38 X 58 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



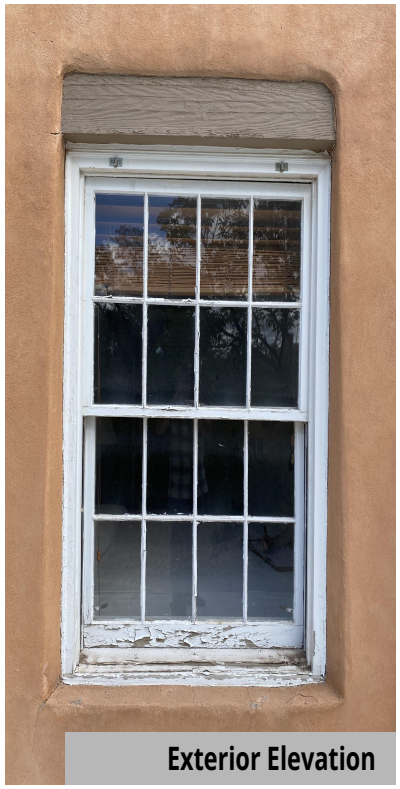
Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

| SMG-W216 - SUITE | | |
|---|---|---|
| INFO | Description | 8 over 8 |
| | Size | 40 X 54 |
| | Type | DH |
| | Overall Condition | F 20% |
| FRAME | Material | W |
| | Moulding Profile | SQ |
| | Jamb | G 0% |
| | Sill | G 0% |
| | Stool | G 0% |
| | Exterior Trim and Stops | G 0% |
| | Shape | G 0% |
| | Paint | P 80% |
| SASH | Moulding Profile | OGEE |
| | Bottom Rail | F 30% |
| | Rails and Stiles | G 0% |
| | Muntins and Mullions | G 0% |
| | Glazing Putty | P 40% |
| | Shape | G 0% |
| | Glass | G 0% |
| FUNCTION | Operators | G 0% |
| | Handles | G 0% |
| | Locks | G 0% |
| | Weatherstriping | G 0% |
| Notes: | | |



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

LIGHTFOOT
High Performance Natural Building and Design

# San Miguel Building Photos

# San Miguel West Elevation



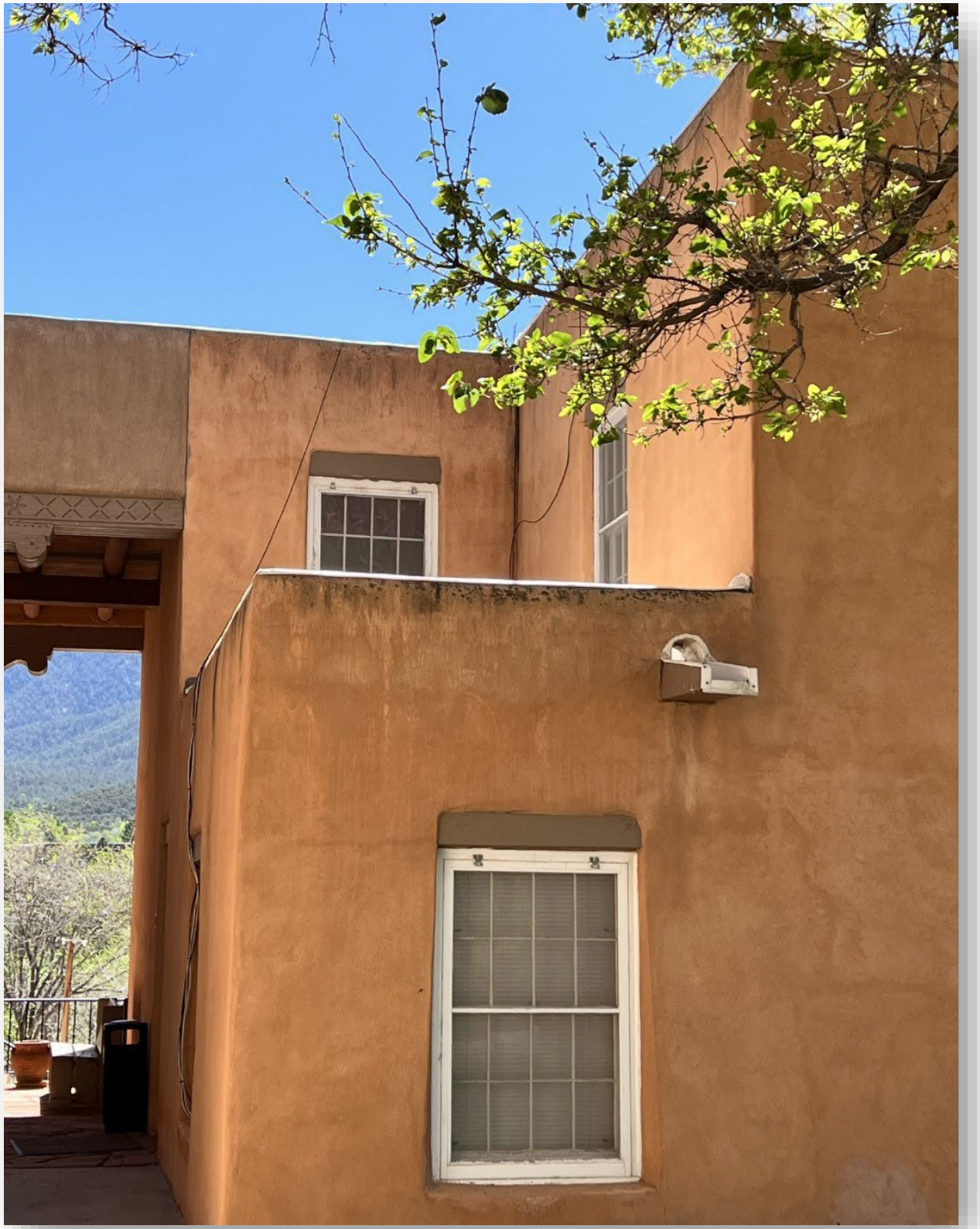
# San Miguel South Elevation



San Miguel East Elevation



San Miguel North Breezeway
Attachment to Chapel



# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023

**TO:** Historic Districts Review Board Members

**FROM:** Heather Lamboy, Assistant Director, Planning & Land Use

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**Case # 2022-006112-HDRB**

**Address: 50 Mt. Carmel, San Juan Building**
**Historic Status: Contributing**
**Historic District: Historic Review**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Yardwall Height Calculation

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Window Assessment

**STAFF RECOMMENDATION:**

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

The project also complies with Section 14-5.2(D)(5) where historic documentation was been provided illustrating the rationale for the reopening of the south elevation portal and window replacement. The proposed renovation treatments will not negatively impact the building's significant historic status.

Condition of approval: Where a 6' yard wall is illustrated, the wall height should be lowered to 4'7" to be consistent with Historic District height standards.

**BACKGROUND & SUMMARY:**

The San Juan building was constructed as part of the campus redevelopment in association with the IHM Seminary. The purpose of the building was a dormitory for the priests. Similar to its historic use, the Modern Elder Academy will use the building for guest residence during the MEA educational programs.

At the July 26, 2022 HDRB meeting the building was designated as contributing, with the west and a portion of the south elevation designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Replacement of two windows with doors on the north and east elevation for egress purposes. The design of the doors will match historic doors on the building;
2) Replacement of non-historic doors with new doors that will match the design of historic doors on the building;
3) Window repair consistent with the recommendations of the window/door assessment;
4) Raise handrail on the second floor to 42" to be consistent with building code;
5) Replace the missing window grille on the large picture window in front of the main stairwell; the window grille match the design of the original grille at that location;
6) Construct a 6-foot masonry courtyard wall on the north façade; and,
7) Associated repair, restucco, HVAC installation, and renovation treatments.

The proposed renovation treatments do not threaten the contributing status of the building, and some historic architectural elements will be reintroduced to be more consistent with the original design.

In response to staff concern regarding the proposed courtyard wall height of 6', the applicant has lowered the proposed height to 4'7" to be consistent with the permitted height for that streetscape.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

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

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

Windows & Doors:

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

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

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

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

(iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material/Demolition:

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

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

**14-5.2(F) Historic Review District**

(1) Applicability

(a) The division shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, residential multi-unit, public structures , and those structures requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of buildings and other structures subject to public view from any public street , way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and

(ii) The color of stuccoed buildings shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

(b) It is intended that buildings be designed to be " wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related streetscape , as viewed when standing in the public street in front of the site. The height of the roof above the wall shall be no

greater than the height of the walls . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a wall or vegetation;

(vi) In wall collectors or greenhouses , by enclosing by end or other walls ;

(vii) Other means that screen the collector or integrate it into the overall structure . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the screening problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding walls .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure . Solid wall space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in Subsection (F)(2)(c) of this section and under portales. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over twenty thousand 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller " building blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) Walls and fences visible from the street shall be built of brick, adobe , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street .

(h) When parking spaces are required for commercial or multi-family residential buildings , they shall be placed to the rear or side of the building . When parking areas are visible from the street , they shall be

screened from view by walls , fences, vegetation, planters, earth berms, or other means.

# 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:**
San Juan Residence (Dorms)
Sunmount Sanatorium / Immaculate Heart of Mary Campus

**2. Location:**
50 Mt Carmel Road
Santa Fe 87505

**3. Local Reference Number:**
16004613 (City of Santa Fe parcel ID number)

**4. County**
Santa Fe

**5. Property Type:**
**_X_ Building __ Structure**
**__ Site __ Object**

**6. Date of Survey:**
_05_/_17_/ 2022_

**7. Previous Survey Date(s):**
____/ ____/ _____
**_X__ No previous survey**

**8. Name of Project:**

Modern Elder Academy – Sunmount Campus
2022 Survey

**9. UTM**
**Zone:** 13S
**Easting:** 416834.67
**Northing:** 3947679.97

**Photo:**



**10. Photo Information** **Negative Location:** DIGITAL FILE **View of:** West Elevation
**Roll #:**_____ **Frame #:**_____

**11. Brief Description of the Property:**
Two story west-facing irregular-plan at-grade dormitory building, with modern Santa Fe Style elements, including a stepped belltower with a triple-height formerly-decorative window opening at the interior stair (still decorated with Solomonite columns), as well as massing and terraces, a buttress, tapered walls, a herringbone-brick spandrel panel at the south end (a John Gaw Meem signature/influence), turned wood security grilles, and 8/8 and 6/6 white wood windows under exposed lintels in squared openings. A partial-width projecting entrance portale has latte-painted double-round posts, hand-carved french-curve and ball zapatas, and exposed lintels, as well as stained exposed vigas and chamfered milled decking, decorative period lighting, and a white painted porch beneath. The varied double-hung windows are ganged on the northeast façade. The building has a flat TPO roof with wooden canales punctuating the flat parapets, all of which are stuccoed in several tones of medium-toned pink-orange earthtone stucco. There are two recessed porches on the east façade (the second floor space has white walls), as well as a projecting mass with recessed entry porch at the northwest, which also has a 6/4 divided lite picture window with double-hung windows either side. Exterior doors are 3-part half-lite with diamond-shaped wood panels with central florets beneath, with and without exposed lintels. Historic hardware includes a unique "upside-down heart" shape at the lock. The east end of the building does not have exposed lintels on the south side. The north end of the building has a second floor egress to a terraced roof. This building is located in the northeast corner of the site, and is accessed by a cul-de-sac with a central elevated garden (former flagpole) and circular parking.

**12. Who uses the property?**
The Modern Elder Academy uses this as a retreat center and this building is currently leased for housing for the NM Art Institute.

**13. Construction Date:**
**Dates:** 1962 **_X__Known ___ Estimated** **Source:** Project Drawings

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

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

**15. Relationship to Surroundings:** _X_ **Similar** __ **Dissimilar**
**Comments:** The facility is located adjacent to St. John's College, the Carmelite monastery, and Sandia Prep, and across from the National Park Service headquarters, in an "academic and spiritual village" at the base of Sun Mountain, and surrounded by single family homes on large plots as well as some attached condo-type units.

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



North + East Elevations

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

Rachel Preston Prinz
The Ministry of Architecture
1517 Bishops Lodge Road
Santa Fe, NM 87506
505-204-8177
intentiondesign@gmail.com

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

Santa Fe RC 2, LLC
c/o Modern Elder Academy
2342 Shattuck Ave, #886
Berkeley, CA 94704

Contact: Lisa Gavioli
Senior Project Manager,
JenkinsGavin
lisa@jenkinsgavin.com

**19. Is Property Endangered?** __ **Unknown** _X_ **No** __ **Yes** **How?**

**20. Significance to Current Community:** __ **Unknown** __ **None** __ **Low** _X_ **Moderate** __ **High**
Describe: The property this building sits on was part of the site of the Sunmount Sanitorium. The building is not particularly special, nor is its story. The most beautiful elements of the building, which would make it more historically relevant, are missing. As such, I recommend it be deemed Non-Contributing for the City of Santa Fe.

**21. Other Significance or Information of Interest:** **(such as historical, legendary, structural, former ownership, etc.)**
This property has been the: Sunmount Sanitorium; Santa Fe Inn; Bruns Army Hospital; Carmelite Monastery; Immaculate Heart of Mary Seminary; and Immaculate Heart of Mary Retreat Center. One of 3 buildings designed for the Seminary in 1962 by McHugh, Hooker, Bradley P. Kidder & Associates.

**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?** This building is not significant for events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of significant persons in our past; and does not embody the distinctive characteristics of a type, period, or method of construction; it does not represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Being adjacent to known historic trails, the sacred Sun Mountain, and Sanitorium tent city areas, the site is somewhat likely to yield archaeological information important in history or prehistory.

**23. National or State Historic District:**
**Is this property in a historic district?** __ **Unknown** _X_ **No** __ **Yes**
**If yes:** __ **Contributing** __ **Non-contributing** __ **Unknown**
**If 'yes', what is the name of the district?** _____ __ **State** __ **National**

**24. Supplemental Forms:**
__ **None** __ **HCPI Detail Form (FORM 2)** _X_ **Continuation Sheets, # pages:** _3__

**Historic Cultural Properties Inventory (HCPI) Continuation Sheet**
***Historic Preservation Division, New Mexico Department of Cultural Affairs***

| For HPD Office use only:<br>HCPI No._____ District No._____ | | |
|---|---|---|
| **1. Name of property:**<br><br>San Juan Residence (Dorms)<br>Sunmount Sanatorium / Immaculate Heart of Mary Campus | **2. Location:**<br><br>50 Mt Carmel Road<br>Santa Fe 87505 | **3. Local Reference Number:**<br>16004613 (City of Santa Fe parcel ID number) |
| | | **4. County**<br>Santa Fe |
| | | **5. Date of Survey:**<br>5/17/2022 |

(continued from HCPI Form 1, Page 1, Item 11)



Figure 3. South Elevation – west side, with brick spandrel panels



Figure 4. South + East Elevations

(continued next page)

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



Figure 7. North Elevation – West side



Figure 8.West Elevation - North side

(continued next page)

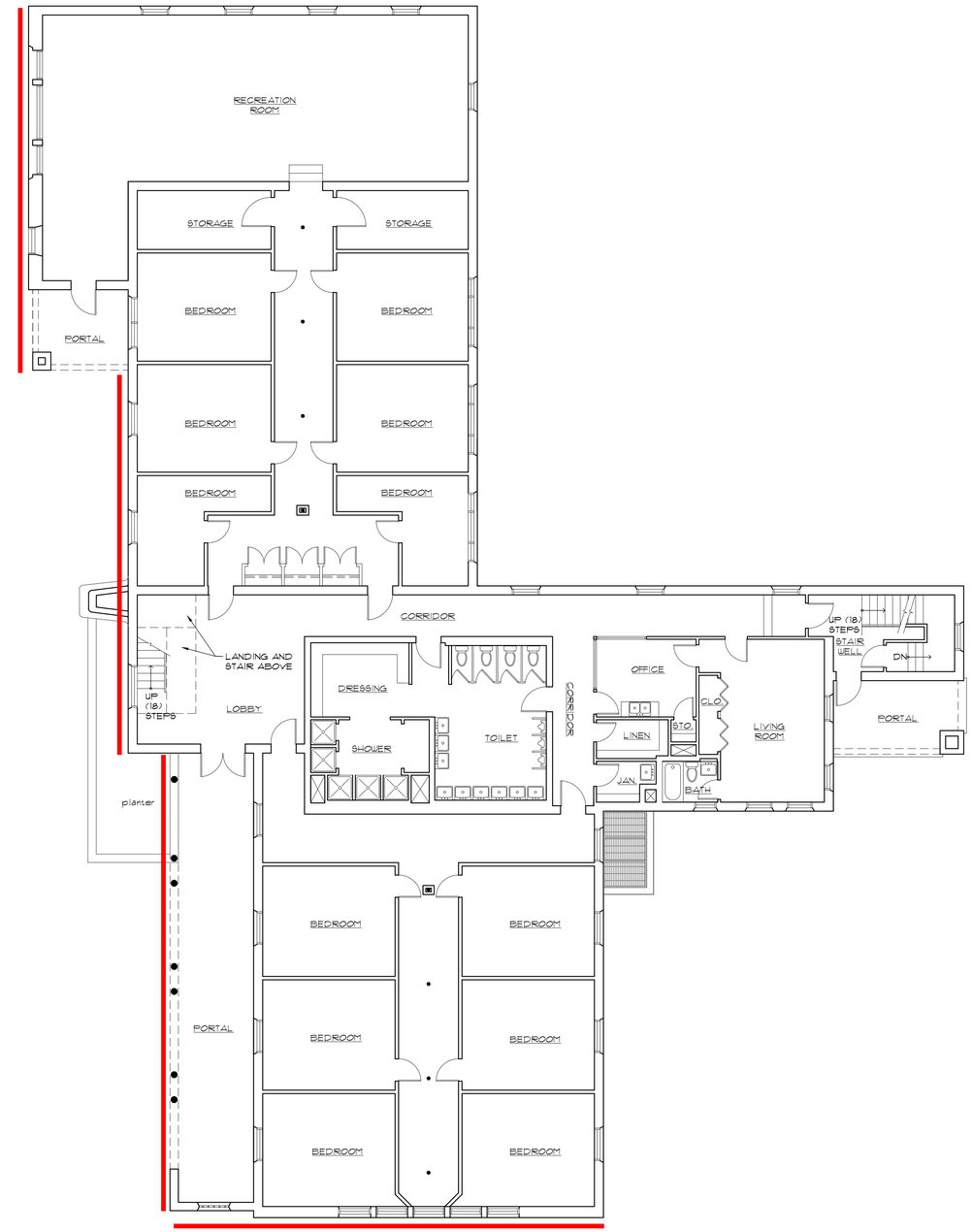


Figure 5. West entrance portale



Figure 6. Damaged window in belltower

HISTORIC STATUS = CONTRIBUTING
PRIMARY FACADES = WEST (COMPLETE) AND SOUTH (PARTIAL)




EXISTING GROUND LEVEL FLOOR PLAN

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

NORTH

0' 5' 10'

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

MEA SUNMOUNT

SAN JUAN BLDG.

49 & 50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 06/10/22 |
| DRAWN BY | HR | DATE | 06/10/22 |

SHEET TITLE

EXISTING GROUND LEVEL FLOOR PLAN

SHEET NO.

A-8

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 14, 2022

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

**RE: Modern Elder Academy, 50 Mt. Carmel Road**
**Proposed Renovations of Existing Buildings and Construction of New Yard Walls**

Dear Carly,

This letter is submitted on behalf of Modern Elder Academy / Santa Fe RC2, LLC ("Applicant") in application to the Historic Districts Review Board ("HDRB") for review of proposed renovations to six existing structures and construction of three new yard walls located at 50 Mt. Carmel Road (the "Property"). In July 2022, the HDRB assigned historic status for all existing structures on the Property, and primary facades were designated. In October 2022, an application was submitted to the Planning Division for Board of Adjustment review of a Special Use Permit for the Property, in order to add one new building to support the continued educational use of the former Immaculate Heart of Mary Retreat Center and its adaptive reuse as the Sunmount Campus of the Modern Elder Academy.

The ±12.41-acre Property is located at the terminus of Mt. Carmel Road in the Historic Review District. On the north, there is street frontage along Camino de Cruz Blanca. Access to the Property is gained via Mt. Carmel Road, which runs east-west from Camino del Monte Sol, terminating in a private drive on the Property. The Property is adjacent to the parcel at 49 Mt. Carmel Road, which remains under the ownership and occupation of the Discalced Carmelite Nuns of Santa Fe.

Historical Summary

The collection of buildings located on the Property are associated with historical use of the site as the Sunmount Sanitorium, the Santa Fe Inn, and the Immaculate Heart of Mary Seminary and Retreat Center. The Property sits on relatively flat land at the base of Sun Mountain. The site slopes gently toward the Arroyo del los Chamisos to the south, which roughly aligns with the southern property line. The existing buildings on the Property were constructed between c. 1900 and 1962. A summary of the Property's history is provided below, and more detail can be found in the attached timeline and HCPI forms.

From the late 19th century until approximately 1940, tuberculosis was the leading cause of death in the United States. Many who suffered from the disease sought out the high desert climate of New Mexico, as it was believed at the time that dry, sunny climates were instrumental in treating

and curing the disease. Established in c.1900, the Sunmount Tent City was founded to care for tubercular patients, or "lungers" as they were called. The Office building was likely constructed at this time as a residence and/or stables (later used as "servants" quarters in the 1930s and renovated and expanded as a library/shop/lounge in the 1950s and 1960s).

By 1906, the tent city went out of business and was purchased by Drs. Frank and Harry Mera, who began the process of replacing the tents with cottages. In 1914, the first sanitorium building was constructed, having been designed by Isaac Rapp. This "Sanitorium West" building is now part of the Carmelite Monastery on the adjoining property. By the end of 1920, the "Sanitorium East" building (now, the Santa Maria) was constructed by Rapp, Rapp and Hendrickson. Notably, then-engineer John Gaw Meem became a patient of Sunmount during that year – one of many creatives and intellectuals who had contracted tuberculosis, came to Sunmount for a cure, and stayed in Santa Fe, shaping the cultural landscape of the City.

In 1937, Sunmount closed. By that time, Meem had become an architect and had made a name for himself popularizing the Santa Fe Style architecture. Meem and Mera worked together to renovate the "Sanitorium East" building and reopen it as the Santa Fe Inn in 1938. The Inn was a short-lived venture, and in January 1944, the property was requisitioned by the United States Army to serve as auxiliary space for the Bruns Army Hospital. After World War II ended in 1946, the Roman Catholic Archdiocese of Santa Fe purchased the property to serve as a six-year seminary and later, as a home for the Santa Fe Order of the Carmelite Sisters.

In 1952, the Fatima building was constructed as a high school, designed by the firm of Meem, Zehner, Holien and Associates. Then in 1961, a Master Plan was developed by the firm of McHugh and Hooker, Bradley P. Kidder and Associates for the construction of new buildings for the Immaculate Heart of Mary Seminary – the San Juan dormitory building, the Chapel, and the San Miguel priests residence – all of which were completed in 1962. At this time, a small casita was also constructed on the site of the former dairy associated with the Sanitorium, and the Santa Maria was remodeled again for use as a residence hall for the Seminary.

In 1993, the Property became the Immaculate Heart of Mary Retreat Center. The site has been the home of the Santa Fe Photographic Workshops – who have housed their offices and classrooms in the Fatima building for a number of years. The Chapel has also been utilized for concerts and other community events, and the New Mexico School for the Arts (NMSA) presently utilizes the San Juan building as temporary housing for boarding students. In 2022, the Modern Elder Academy purchased the Property and intends to renovate and adaptively reuse the structures as an educational retreat center.

<u>Historic Status and Primary Facades</u>

As stated above, the HDRB reviewed historic status and designated primary facades for all existing structures on the property. HCPI forms are attached to this application for reference, and status and primary facades are depicted on an attached exhibit (See Historic Status and Primary Façade Designations). A summary of dates of construction and modification, notable architects involved in design, and historic status assignments is provided below for the six buildings for which renovation is proposed in this application:

| **Building Name** | **Dates of Construction / Modification** | **Designed by** | **Historic Status & Primary Facades** |
|---|---|---|---|
| Santa Maria | • 1920 as "Sanitorium East" building of the Sunmount Sanatorium<br>• renovated in 1938 for use as Santa Fe Inn<br>• renovated again in 1962 for use as Seminary dormitory<br>• 1970s addition at east elevation<br>• windows replaced in 1983 and 2020 | • 1920 original design by Isaac Rapp<br>• 1938 renovation by Meem and Mera<br>• 1961/62 renovation by McHugh and Hooker, Bradley P. Kidder and Associates | Significant<br><br>All facades primary except non-historic addition. |
| San Miguel | • 1962 as priests' residence for IHM Seminary | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates | Contributing<br><br>West & South Primary |
| Chapel | • 1962 as the chapel for the IHM Seminary<br>• 2010 restroom addition on south elevation | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates<br>• 1963 frontispiece mosaic by Dean Holt | Significant<br><br>All facades primary except non-historic addition. |
| San Juan | • 1962 as dormitory for IHM Seminary | • 1962 by McHugh and Hooker, Bradley P. Kidder and Associates | Contributing<br><br>West and South (partial) Primary |
| Office | • c. 1900 as residence and/or stables<br>• Additions in 1952 and 1962 to north side | *unknown* | Contributing<br><br>South and East Primary |
| Fatima | • 1952 as high school for IHM Seminary | • 1952 original design by Meem, Zehner, Holien and Associates | Contributing<br><br>South and West (partial) Primary |

Proposed Renovations

As a preservation-focused effort towards adaptive re-use, the proposed renovation program for the existing buildings on the Property consists primarily of maintenance and repair with minimal proposed alterations necessary only for improved functionality and requisite egress and accessibility. That said, where changes are proposed, every effort has been made to draw inspiration from historic architectural drawings and photographs with aesthetic compatibility and restoration of historic character as primary drivers of design decisions. Renovation scopes of

work are outlined below. Where appropriate, supporting documentation is referenced and attached.

**Santa Maria Building**

1) Replace non-historic windows with new white metal clad, simulated divided light wood windows. The proposed light pattern is inspired by historic photos of the building that likely date to the 1960s (See attached historical documentation).
2) Alter the sill height on two windows on the west elevation (SM-W140 and SM-W141). Proposed sill heights based on photographic evidence of windows of similar dimensions and light pattern shown in a photograph from the Santa Fe Inn-era of the building's history (See attached historical documentation).
3) Reconstruct exterior stairs to south portal, and add a new handrail to match the handrail at the proposed portal restoration.
4) Retain and refurbish two non-historic windows on east elevation, one non-historic window on the west elevation, and three non-historic windows on the south elevation.
5) Remove non-historic structure over stairwell at west façade, and replace with flat roofed structure to match existing overhangs.
6) Refurbish and repaint handrail at west portal.
7) Refurbish existing iron handrail at entry stair, or replace handrail to match historic railing at west portal. Replacement will only be performed if the stairs at the entry need to be substantially repaired due to failing concrete.
8) Restore existing exterior doors.
9) Remove non-historic storm doors from main north entry, and relocated the original north entry doors to the exterior front of the entry vestibule.
10) Refurbish existing cross atop bell tower feature, as seen on north elevation.
11) Remove non-historic security door from east elevation.
12) Restore and reconstruct historic portal on south elevation. The original portal design seen in the Rapp, Rapp and Hendrickson elevation drawing from 1920 is utilized as inspiration (See attached historical documentation).
13) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."
14) Repair canales and replace missing downspouts.
15) Replace missing exterior wood trim and refurbish/repaint existing exterior white painted wood trim.
16) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.
17) Install ADA-compliant platform lift at west portal, and raise a portion of the portal floor to be level with the entry, for accessibility.
18) Construct a new 4-ft high stuccoed masonry yard wall between the existing stone masonry wall at the southeast corner of the Santa Maria building and the southwest corner of the San Juan building. The proposed wall will include metal pedestrian gates and will provide screening from the emergency access / delivery drive. The proposed wall will be offset from the exterior walls of both the Santa Maria and San Miguel buildings, such that it will be free-standing.

19) Install 4-ft high wrought iron fencing around a proposed courtyard area near the southeast corner of the Santa Maria building.

**San Miguel Building**

1) Restore existing windows and doors, per window assessment recommendations. (See attached window and door assessment.)
2) Due to extensive deterioration, replace two doors (SMG-D102 and SMG-D103). On the east elevation, one historic door will be replaced in-kind. On the north elevation, one historic door will be replaced to match the historic door on east elevation.
3) Remove non-historic screen door on west elevation (SMG-D100).
4) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."
5) Repair canales and replace missing downspouts.
6) Replace missing exterior wood trim and refurbish/repaint existing exterior white painted wood trim.
7) Replace in-kind missing/broken exterior hand railing components.
8) Repair stair between San Miguel and the Chapel.
9) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.

**Chapel / Library**

1) Repair all historic windows and exterior doors.
2) Re-stucco or patch and color coat with cementitious stucco as required, color similar to El Rey "Buckskin."
3) Repair canales.
4) Refurbish/repaint all exterior white painted wood trim.
5) Refurbish exterior hand railings.
6) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.

**San Juan Building**

1) Replace two doors with windows on the north elevation (SJ-W110 becomes SJ-D105 and SJ-W116 becomes SJ-D106) and one on the east elevation (SJ-W120 becomes SJ-D104), for egress purposes. The width of each opening will remain the same, and the vertical dimension will be enlarged downward only. The door design will match historic doors elsewhere on the building, and no facades where replacements are proposed are primary.
2) Replace non-historic exterior doors at the second floor, north and south elevations (SJ-D200 and SJ-D201). Proposed door design to match historic doors on the building.
3) Repair all other historic doors and windows, per the window and door assessment. (See attached window and door assessment.)
4) Raise the handrail at second floor, east elevation to 42" high for code compliance.
5) Re-stucco or patch and color coat the entire building in cementitious stucco, color similar to El Rey "Buckskin."

6) Repair canales as needed.
7) Refurbish/repaint exterior white painted wood trim as needed.
8) At south elevation, replace two missing wooden posts in-kind in the window grille at the end of the west portal.
9) At west elevation, replace missing window grille at SJ-W100, matching the design shown in the original 1961 construction drawings. (See attached historical documentation.)
10) Install new HVAC units with screened, ground-mounted condensers, as shown on the site plan.
11) Construct a new 6-ft high stuccoed masonry courtyard wall at north façade.

**Office Building**

1) Repoint stone masonry walls at north courtyard.
2) Repair existing fascia on north elevation.
3) Repair canales as needed.
4) Refurbish/repaint exterior white painted wood trim as needed.
5) Refurbish historic lighting fixtures.
6) Replace security lighting with night-sky compliant lighting.
7) Re-stucco or patch and color coat the entire building and yard walls in cementitious stucco, color similar to El Rey "Buckskin."

**Fatima Building**

1) Replace non-historic gymnasium doors at east elevation. Replacement doors are designed to match those shown on the original 1952 architectural drawings of Fatima Hall, from the firm of Meem, Zehner, Holien and Associates. (See attached historical documentation.)
2) Repair any broken glazing in existing windows.
3) Replace existing non-historic metal window grilles on small window north of the west entry and on westernmost window on the south elevation with a new wooden window grilles to replicate that shown on the 1952 drawings. (See attached historical documentation.)
4) Repair canales as needed.
5) Refurbish/repaint exterior white painted wood trim as needed.
6) Refurbish historic lighting fixtures.
7) Replace security lighting with night-sky compliant lighting.
8) Re-stucco or patch and color coat the entire building and yard walls in cementitious stucco, color similar to El Rey "Buckskin."

<u>Proposed Entry Gate and Wall</u>

A new 5-ft high stuccoed masonry yard wall with pilasters and metal gates is proposed at the east entry into the campus. The purpose of the proposed yard wall and gate will be to provide more privacy between MEA's use of its property and the adjacent Carmelite Monastery and to clearly delineate the pedestrian zone through the heart of the MEA campus. The 20-ft wide gates in a Meem-inspired design will provide emergency access into the central part of the campus as needed but would otherwise remain closed. (See attached historical documentation.) Pedestrian gates are also included in the design to provide ease of access for retreat guests and staff. The

proposed walls will not directly connect to the monastery walls or the Fatima building and will be free-standing.

Please let me know if you have any questions or require any additional information.

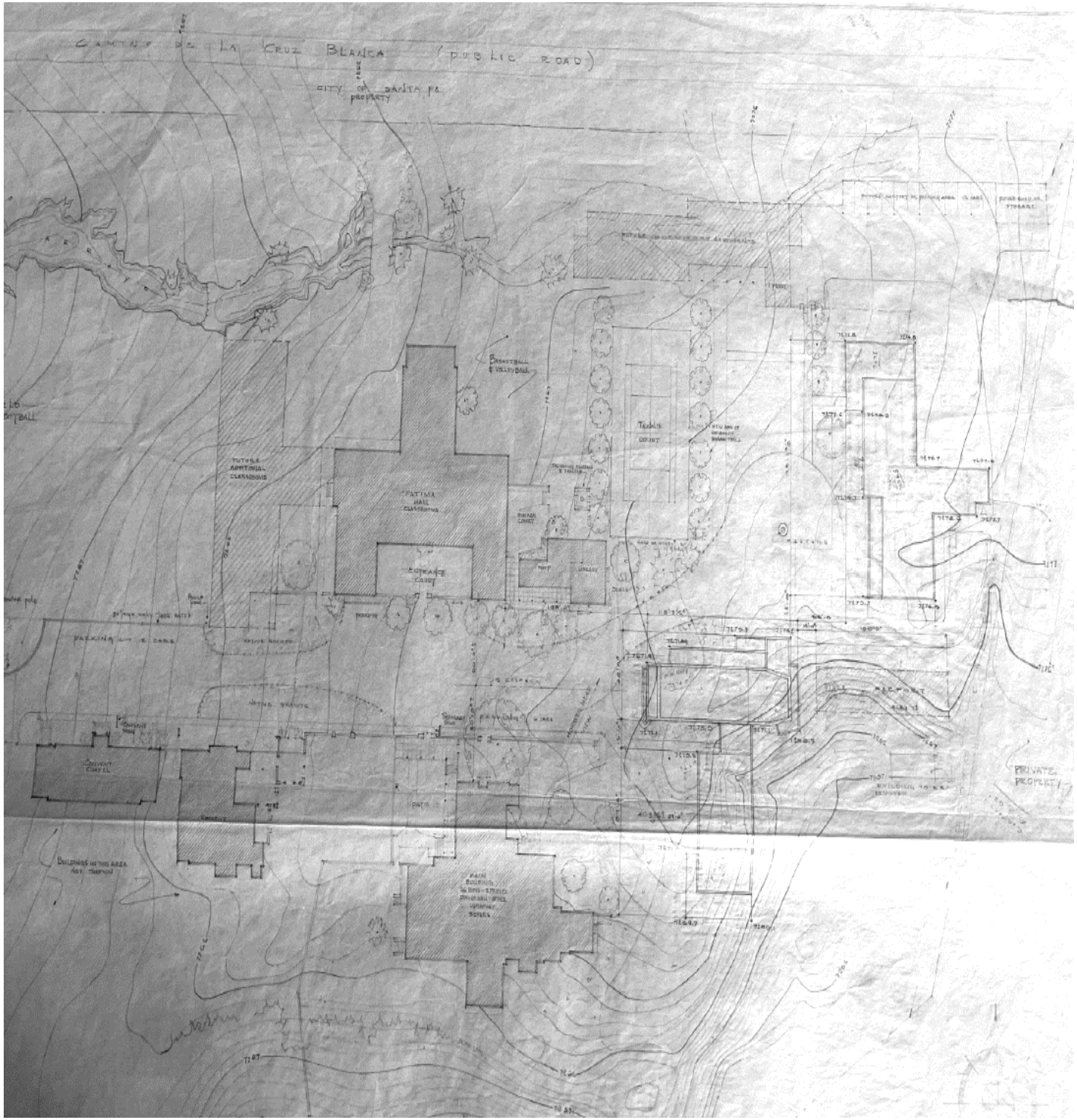
Sincerely,

Lisa Gavioli
Senior Project Manager
**JENKINSGAVIN, INC.**

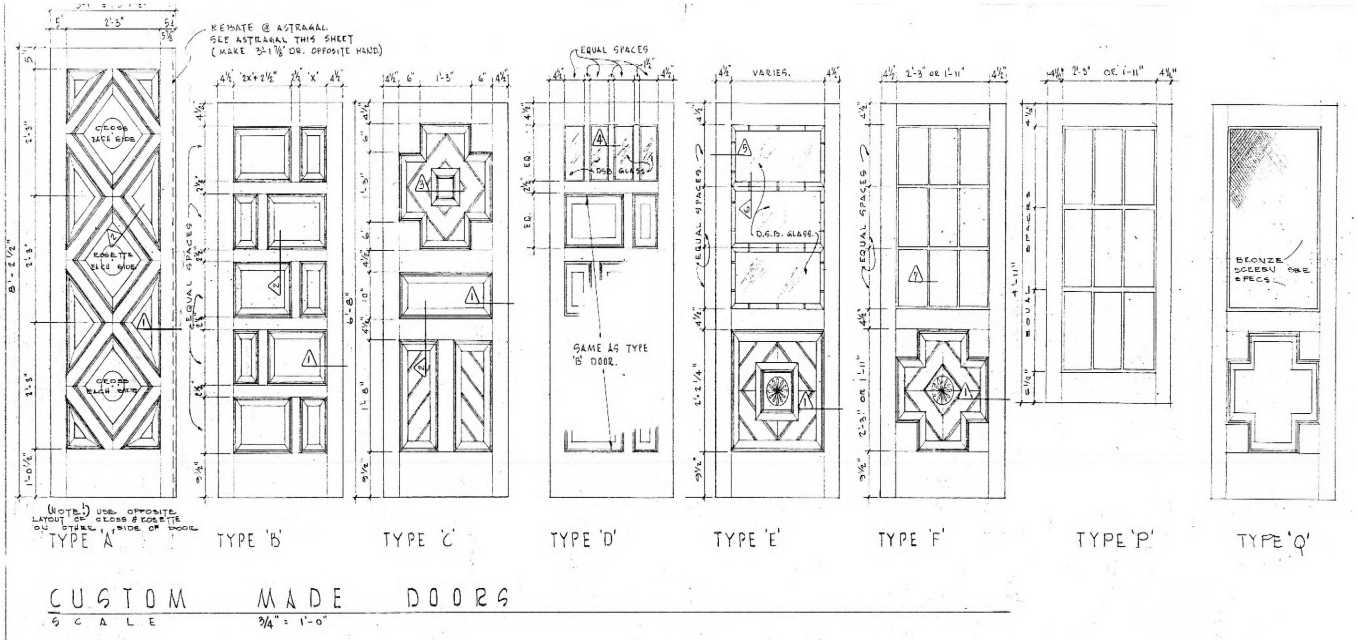
Attachments:

1) Historic Districts Application Form
1a) Authorization Form
2) Vicinity Aerial
3) PZR Form
4) Photos of Existing Buildings
5) Historic Status and Primary Façade Designations
6) Historical Timeline
6a) HCPI Forms
6b) Historical Documentation for Proposed Renovations
7) Santa Maria Window and Door Assessment
8) San Miguel Window and Door Assessment
9) San Juan Window and Door Assessment
10) Santa Maria Drawing Set
11) San Miguel Drawing Set
12) Chapel Drawing Set
13) San Juan Drawing Set
14) Fatima & Office Drawing Set
15) Entry Wall & Gate Drawing Set

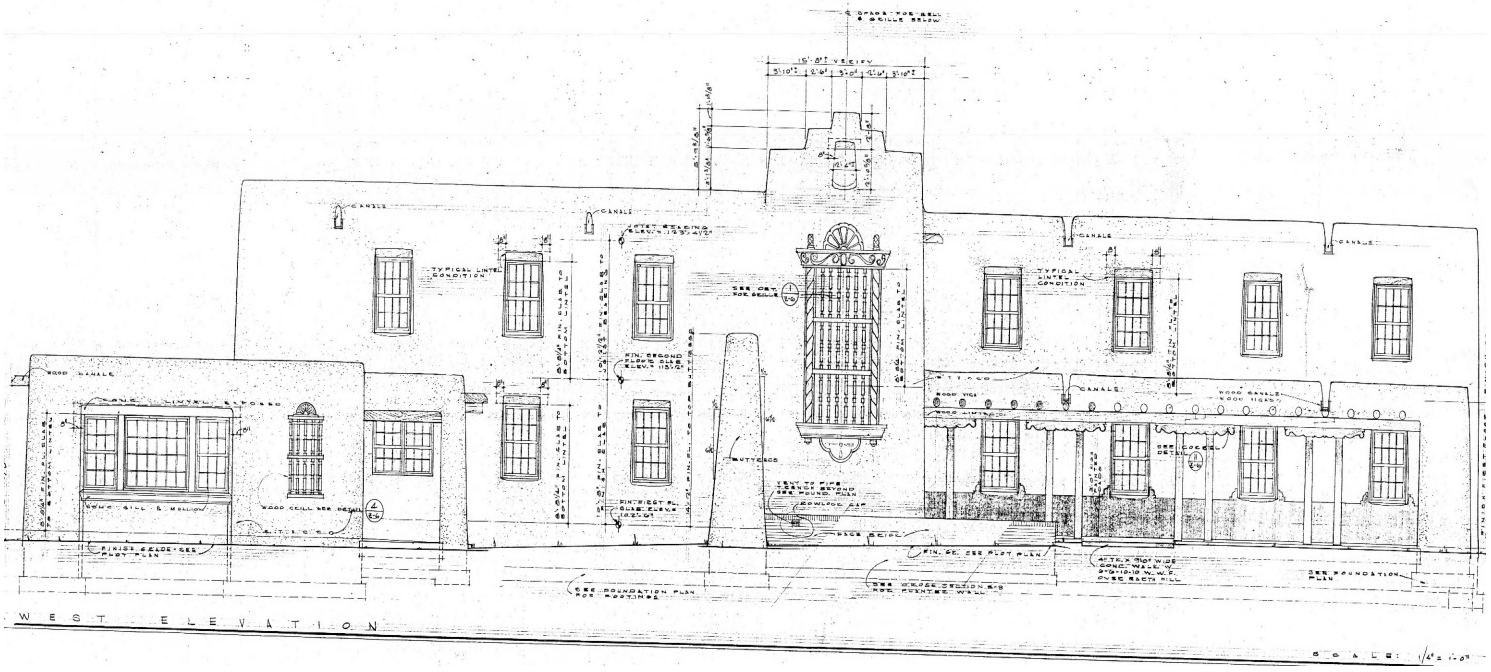
IHM Seminary Master Plan, 1961.
McHugh and Hooker, Bradley P. Kidder and Associates.



Original door details, IHM Seminary Architectural Drawings (1961).




Window grille detail on west elevation, San Juan Building. From IHM Seminary Architectural Drawings (1961).



# San Juan Building
# MEA - Sunmount

*50 Mt. Carmel Road*
*Santa Fe NM, 87505*

## Project Team:

**Owner:**
Modern Elder Academy
49 & 50 Mt. Carmel Road
Santa Fe, NM 87505

**Architect:**
Architectural Alliance, LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269

**Landscape Architect:**
Surroundings
1611 Paseo De Peralta
Santa Fe, NM 87501
505-982-3454

**Interior Designer:**
French & French Interiors
224 W. Manhattan Ave.
Santa Fe, NM 87501
505-982-7737

**Contractor:**
Sarcon Construction
2044 Galisteo St. Ste 1
Santa Fe, NM 87505
505-474-4700

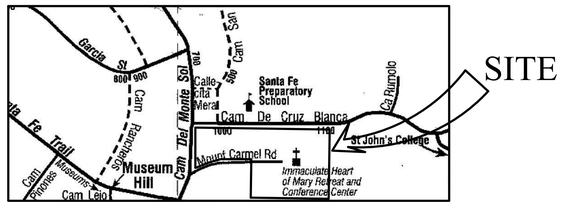
**Planner:**
JenkinsGavin
130 Grant Avenue Ste 101
Santa Fe NM 87501
505-820-7444

**Civil Engineer:**
Design Enginuity
1421 Luisa Street
Santa Fe NM 87505
505-989-3557

**MEP Engineer:**
ABQ Engineering
8102 Menaul Blvd NE, Suite D
Albuquerque, NM 87110
505-255-7802

**Construction Mgmt:**
NV5
2420 W. 26th Ave.
Suite D-360
Denver, CO 80211
651-357-3882

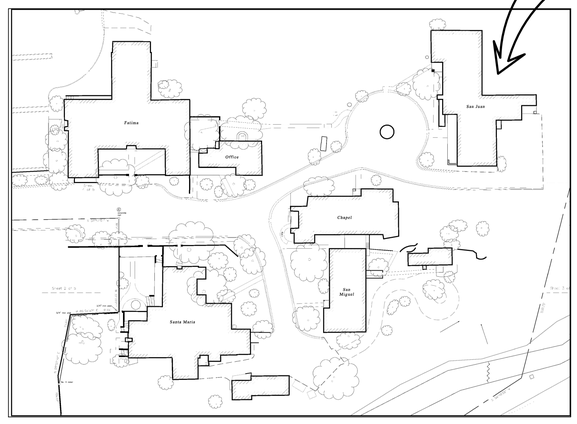
**Surveyor:**
McCloy Land Surveying
150 Central Park Square
Los Alamos, NM 87544
505-321-7404




Vicinity Map

NORTH
N.T.S.

SAN JUAN




Site Plan Reference

NORTH
N.T.S.

## Building Square Footages:

| | |
|---|---|
| BASEMENT | 1,314 SF |
| FIRST FLOOR HEATED | 7,713 SF |
| SECOND FLOOR HEATED | 6,426 SF |
| BUILDING HEATED TOTAL | 15,453 SF |
| BUILDING PORTALS | 932 SF |
| TOTAL BUILDING ROOFED AREA | 16,385 SF |
| TOTAL BUILDING FOOTPRINT | 8,507 SF |

## Drawing Index


| | |
|---|---|
| C-O | COVER SHEET |
| C-1 | EXISTING SITE PLAN |
| C-2 | PROPOSED SITE PLAN |
| A-1 | EXISTING AND PROPOSED BASEMENT FLOOR PLANS |
| A-2 | EXISTING AND PROPOSED GROUND LEVEL FLOOR PLANS |
| A-3 | EXISTING AND PROPOSED 2ND LEVEL FLOOR PLANS |
| A-4 | EXISTING AND PROPOSED ELEVATIONS |
| A-5 | EXISTING AND PROPOSED ELEVATIONS |
| A-6 | EXISTING ROOF PLAN |
| A-7 | DOOR AND WINDOW SCHEDULES |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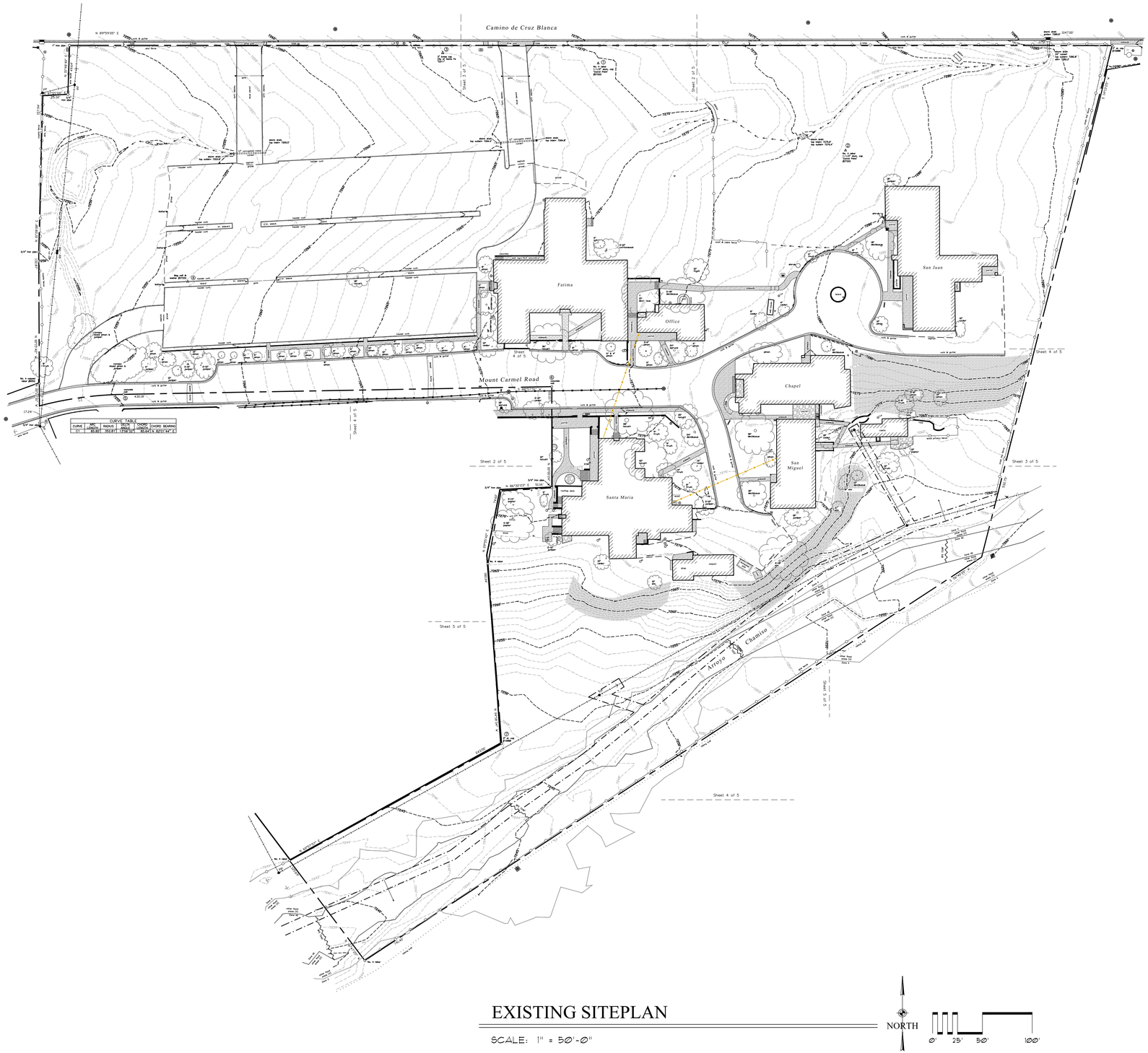
HISTORIC DESIGN REVIEW SET
DATED: NOVEMBER 4, 2022
ARCHITECT'S PROJECT #22-06

MEA - 50 Mt. Carmel Road - San Juan




## EXISTING SITEPLAN

SCALE: 1" = 50'-0"

NORTH

0' 25' 50' 100'

## SYMBOLS

- Boundary
- Index Contour
- Contour
- Base Flood Elevation (BFE)
- Block Wall (unless otherwise noted)
- SS Sewer
- E Electric Line (aerial)
- Survey Marker Found
- Control Point
- SIGN Street Sign
- Sign
- MB Mail Box
- IV Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Water Spigot
- Gas Riser
- Telephone Box
- PP Power Pole
- Pole Anchor
- LP Light Pole
- Electric Box
- Sewer Manhole
- Sewage Pump
- Sewer Clean Out
- Tree (as noted)
- Building
- Concrete
- Brick Pavers
- Flagstone
- Manmade Slope

ARCHITECTURAL ALLIANCE LLC

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

M|E|A SUNMOUNT

49 & 50 Mt. Carmel Road
Santa Fe, NM

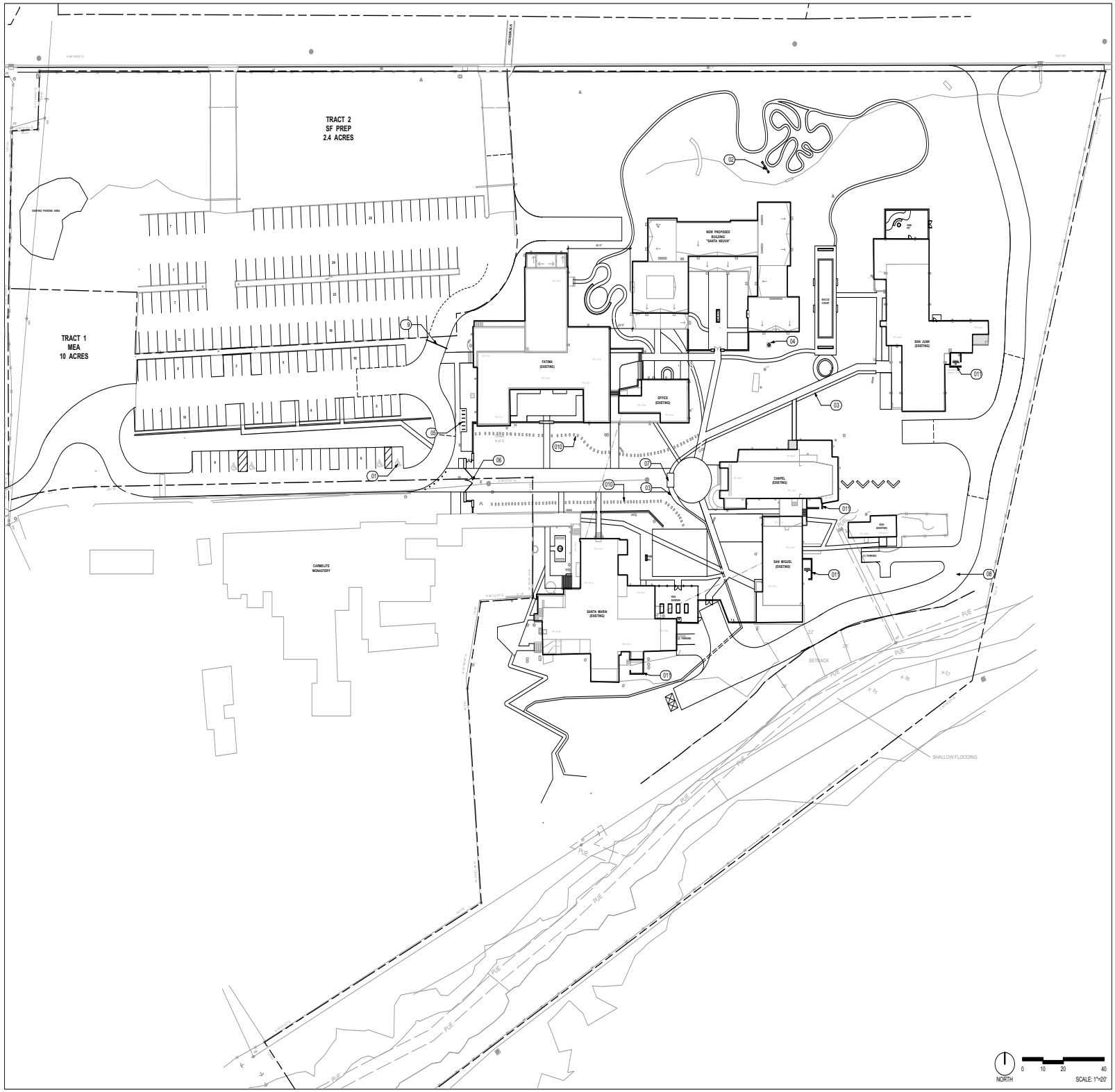
| | | | |
|---|---|---|---|
| PROJECT NO. | 22-06 | | |
| CHECKED BY | EE | DATE | 11/03/22 |
| DRAWN BY | HR | DATE | 11/03/22 |

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1




## MATERIALS NOTES

01 (4) ADA PARKING SPOTS. (1) VAN ACCESSIBLE
02 LARGE SWING PLAY ELEMENT
03 RECYCLED CONCRETE STORMWATER ACEQUIA
04 EXISTING WELL HEAD
05 (6) BIKE RACKS
06 PROPOSED GATE ENTRANCE
07 BRIDGE OVER STORMWATER ACEQUIA
08 REFER TO CIVIL DRAWINGS FOR SERVICE ROAD DESIGN
09 20' GATE WITH LOCK AND SIGNAGE STATING "EMERGENCY ACCESS"
010 STEPPING STONE PATH TO REPRESENT HISTORIC ROAD CURB
011 42" TALL STUCCO WALL TO SCREEN CONDENSER UNIT

## LINE LEGEND:

PROPERTY LINE
SETBACK

## SITE DATA

TRACT 1: 10.00 ACRES
ZONING: R-2 (RESIDENTIAL, 2 DU/ACRE)
OVERLAY: HISTORIC REVIEW DISTRICT (SFCC § 14-5.2)

SPECIAL USE PERMITTED:
"Colleges & Universities, Residential" (SFCC Table 14-6.1-1)

LOT COVERAGE:
Existing Building Footprint Area = 43,477 sq.ft.
Proposed Building Footprint Area = 11,696 sq.ft.
Total Building Footprint Area = 55,173 sq.ft.
Maximum Allowable Lot Coverage = 40% (SFCC Table 14-7.2-1)
Proposed Lot Coverage = 12.7%

BUILDING HEIGHT:
Maximum Allowable = 22 ft-1 in (SFCC § 14-5.2(D)(9))
Proposed Maximum Building Height = 18 ft-2 in

BUILDING SETBACKS: (SFCC Table 14-7.2-1)
Frontage Setback: 7 feet
Side Setback: 5 feet
Rear Setback: 15 feet
Arroyo Setback: 25 feet from top of bank plus depth (SFCC § 14-8.2(D)(4)(e))

PARKING:
Required Parking = 65 spaces, per Parking Demand Analysis
TRACT 1 Provided Parking = 72 spaces (MEA Parking Lot)
TRACT 2 Provided Parking = 124 spaces (SF Prep Parking Lot / MEA Overflow Parking)
TRACT 1 Required Bicycle Parking = 10 spaces
TRACT 1 Provided Bicycle Parking = 12 spaces

OPEN SPACE:
TRACT 1 Required Open Space = 25% of total land area (SFCC § 14-7.5(D)(5))
TRACT 1 Provided Open Space = 6.84 acres (68.4%)

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundingsstudio

HISTORIC DISTRICT REVIEW
**DOCUMENTS**

REVISIONS:

| NO | DATE | NOTE |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

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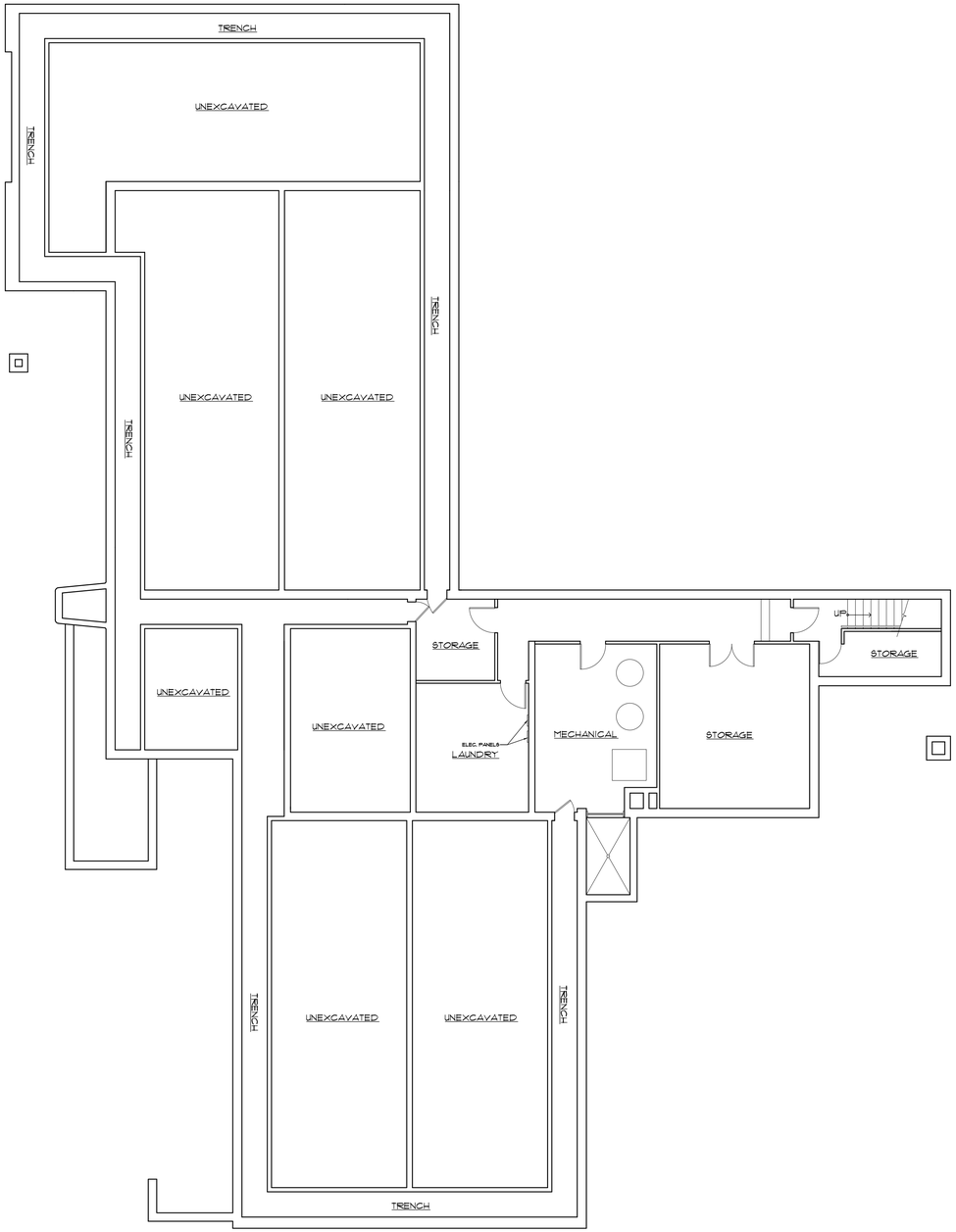
# MEA SUNMOUNT

50 MT. CARMEL RD.
SANTA FE, 87505

SCALE: AS NOTED
DATE: NOVEMBER 2022
PROJECT: 1535
DRAWN BY: AT

PROPOSED SITE PLAN

C2

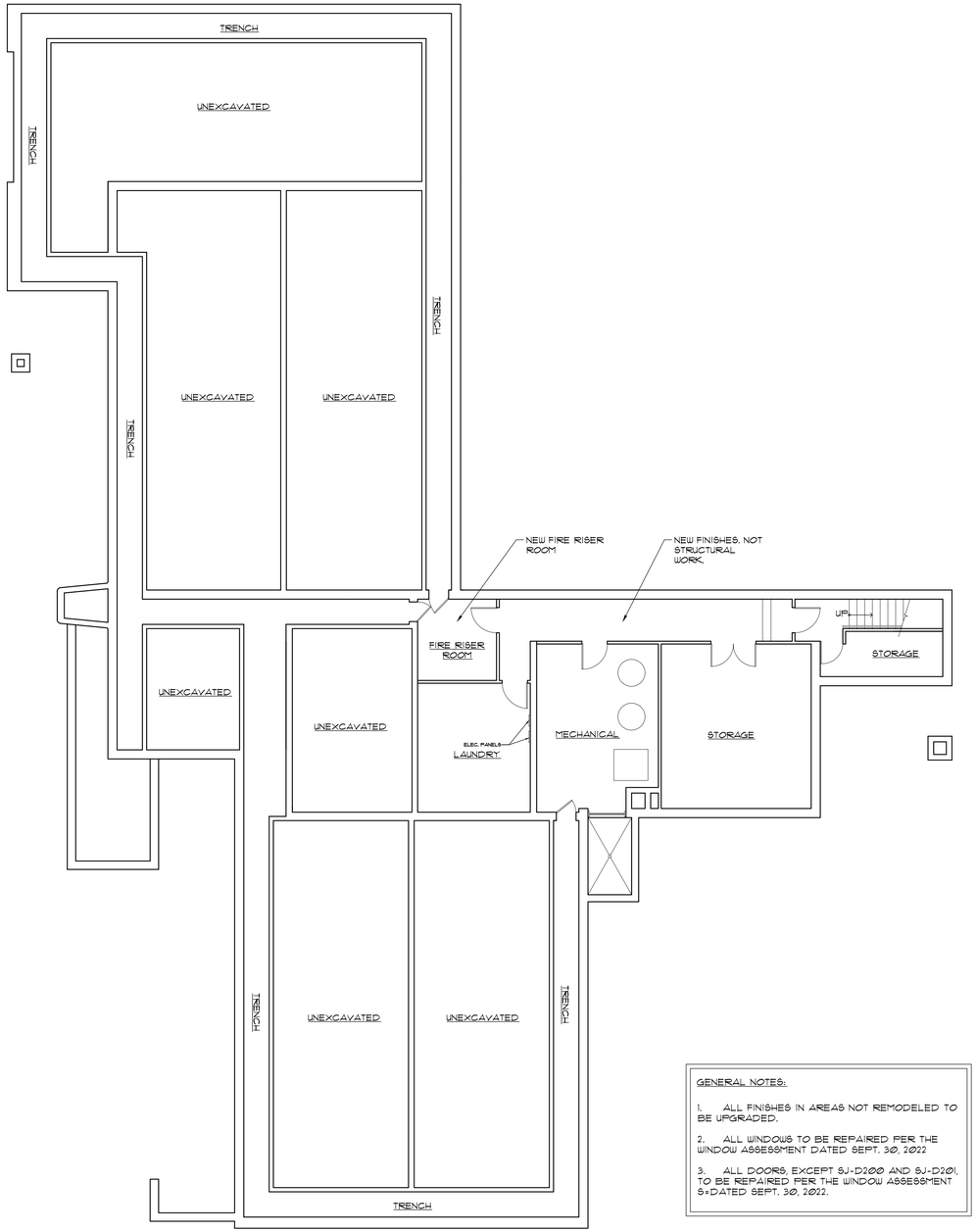



## EXISTING BASEMENT FLOOR PLAN

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

NORTH

0' 5' 10'




GENERAL NOTES:

1. ALL FINISHES IN AREAS NOT REMODELED TO BE UPGRADED.

2. ALL WINDOWS TO BE REPAIRED PER THE WINDOW ASSESSMENT DATED SEPT. 30, 2022

3. ALL DOORS EXCEPT SJ-D200 AND SJ-D201, TO BE REPAIRED PER THE WINDOW ASSESSMENT DATED SEPT. 30, 2022.

## PROPOSED BASEMENT FLOOR PLAN

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

NORTH

0' 5' 10'

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archalline.com

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PROJECT TITLE

M|E|A SUNMOUNT

SAN JUAN BLDG.

50 Mt. Carmel Road
Santa Fe, NM

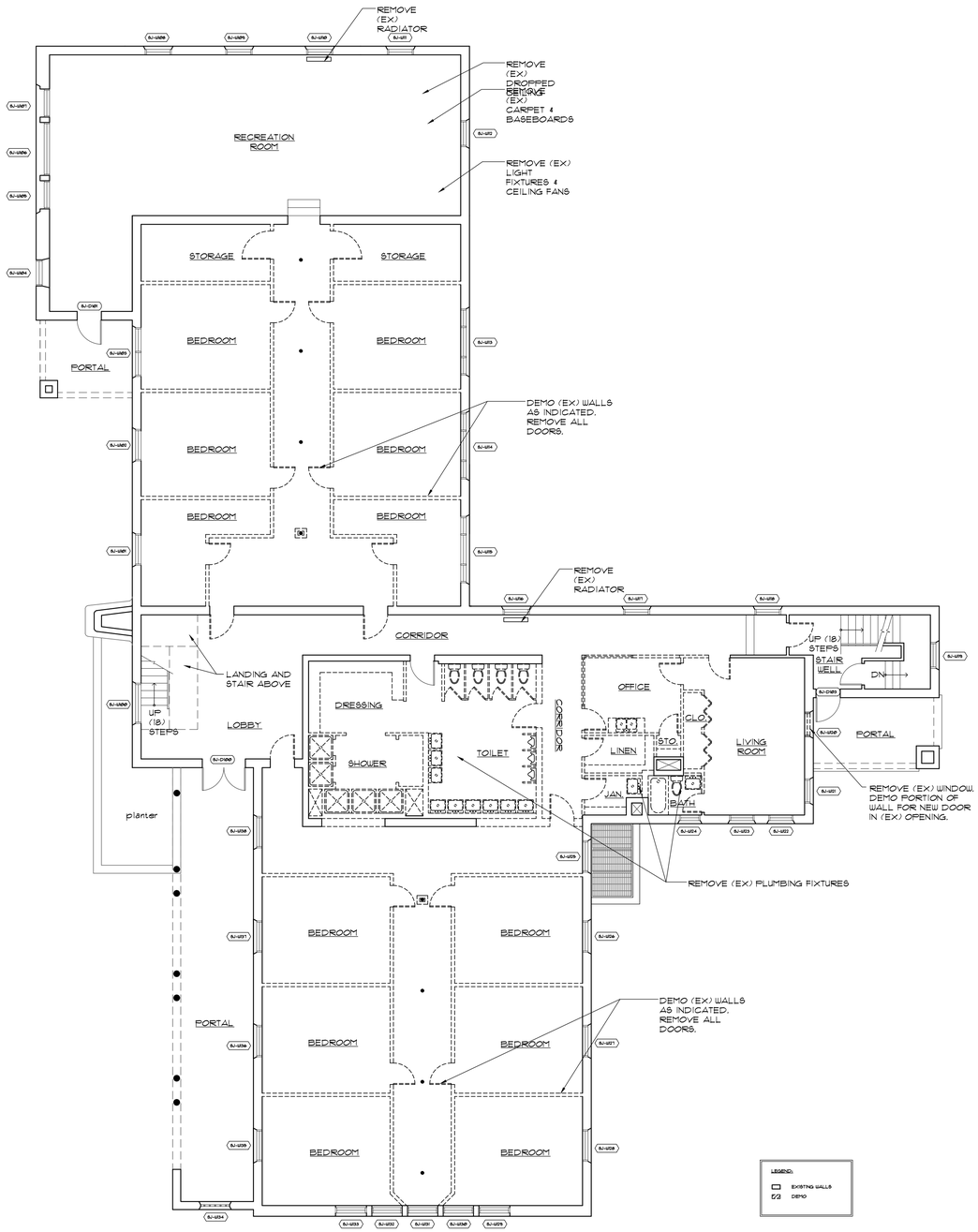
| | | | |
|---|---|---|---|
| PROJECT NO. | 22-06 | | |
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | HR | DATE | 11/04/22 |

SHEET TITLE

EXISTING AND PROPOSED BASEMENT FLOOR PLAN

SHEET NO.

A-1

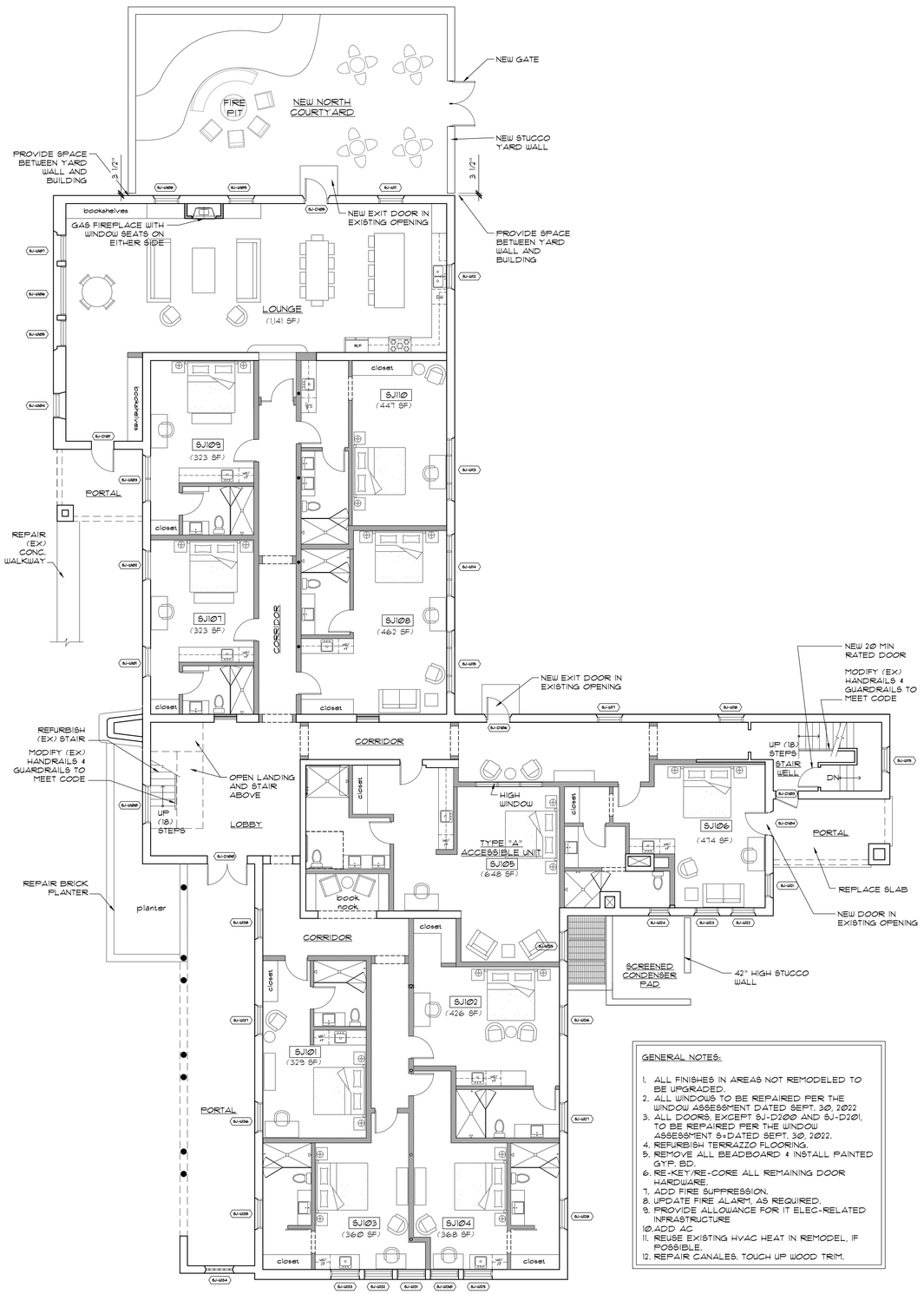



## EXISTING/DEMO GROUND LEVEL FLOOR PLAN

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

0' 5' 10'

NORTH




GENERAL NOTES:

1. ALL FINISHES IN AREAS NOT REMODELED TO BE UPGRADED.
2. ALL WINDOWS TO BE REPAIRED PER THE WINDOW ASSESSMENT DATED SEPT. 30, 2022
3. ALL DOORS, EXCEPT SJ-D1200 AND SJ-D1201, TO BE REPAIRED PER THE WINDOW ASSESSMENT & DATED SEPT. 30, 2022.
4. REFURBISH TERRAZZO FLOORING.
5. REMOVE ALL BEADBOARD & INSTALL PAINTED GYP. BD.
6. RE-KEY/RE-CORE ALL REMAINING DOOR HARDWARE.
7. ADD FIRE SUPPRESSION.
8. UPDATE FIRE ALARM, AS REQUIRED.
9. PROVIDE ALLOWANCE FOR IT ELEC-RELATED INFRASTRUCTURE
10. ADD AC
11. REUSE EXISTING HVAC HEAT IN REMODEL, IF POSSIBLE.
12. REPAIR CANALES, TOUCH UP WOOD TRIM.

## PROPOSED GROUND LEVEL FLOOR PLAN

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

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE LLC

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PROJECT TITLE

M|E|A SUNMOUNT

SAN JUAN BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

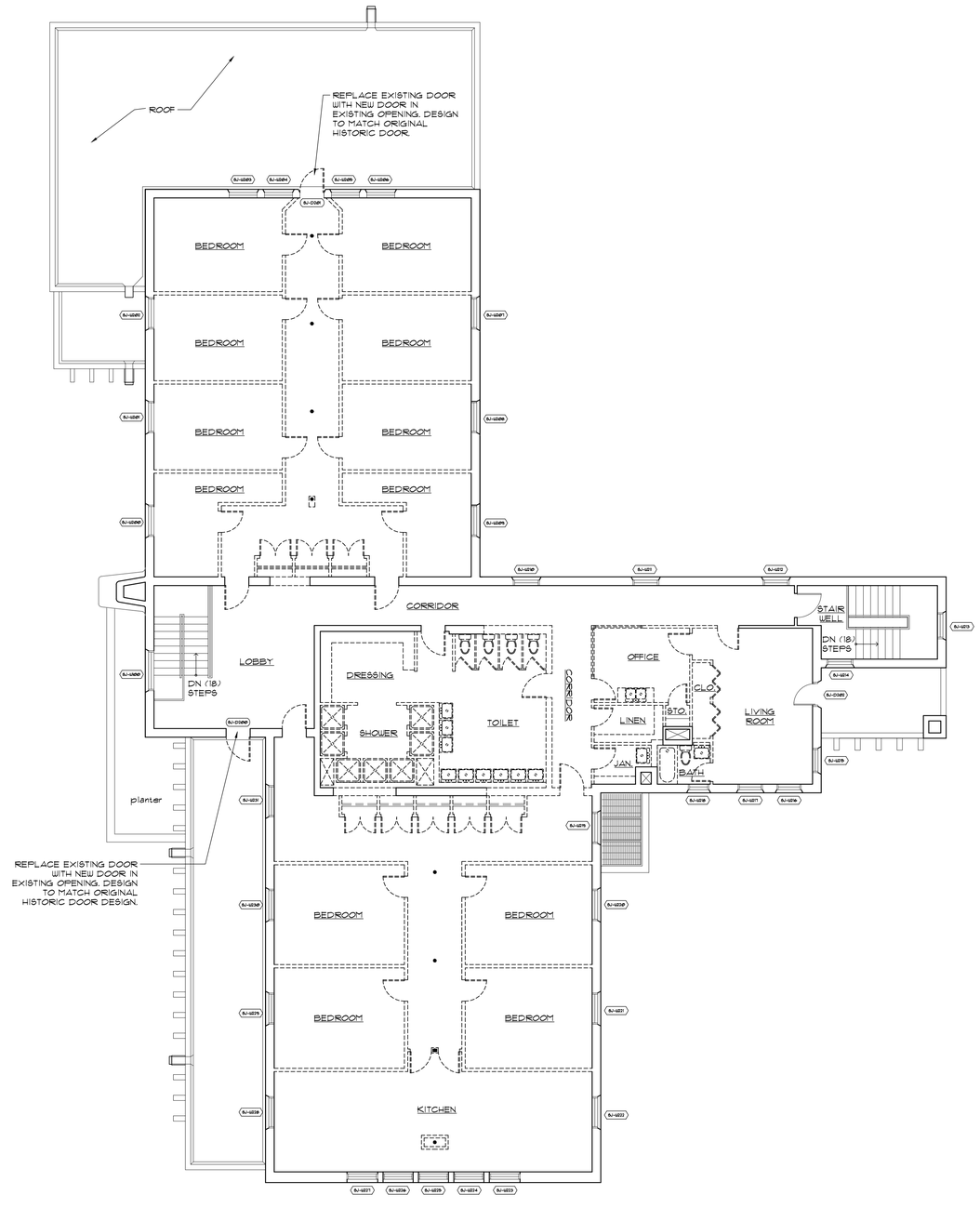
| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | HR | DATE | 11/04/22 |

SHEET TITLE

EXISTING AND PROPOSED FIRST FLOOR FLOOR PLAN

SHEET NO.

A-2

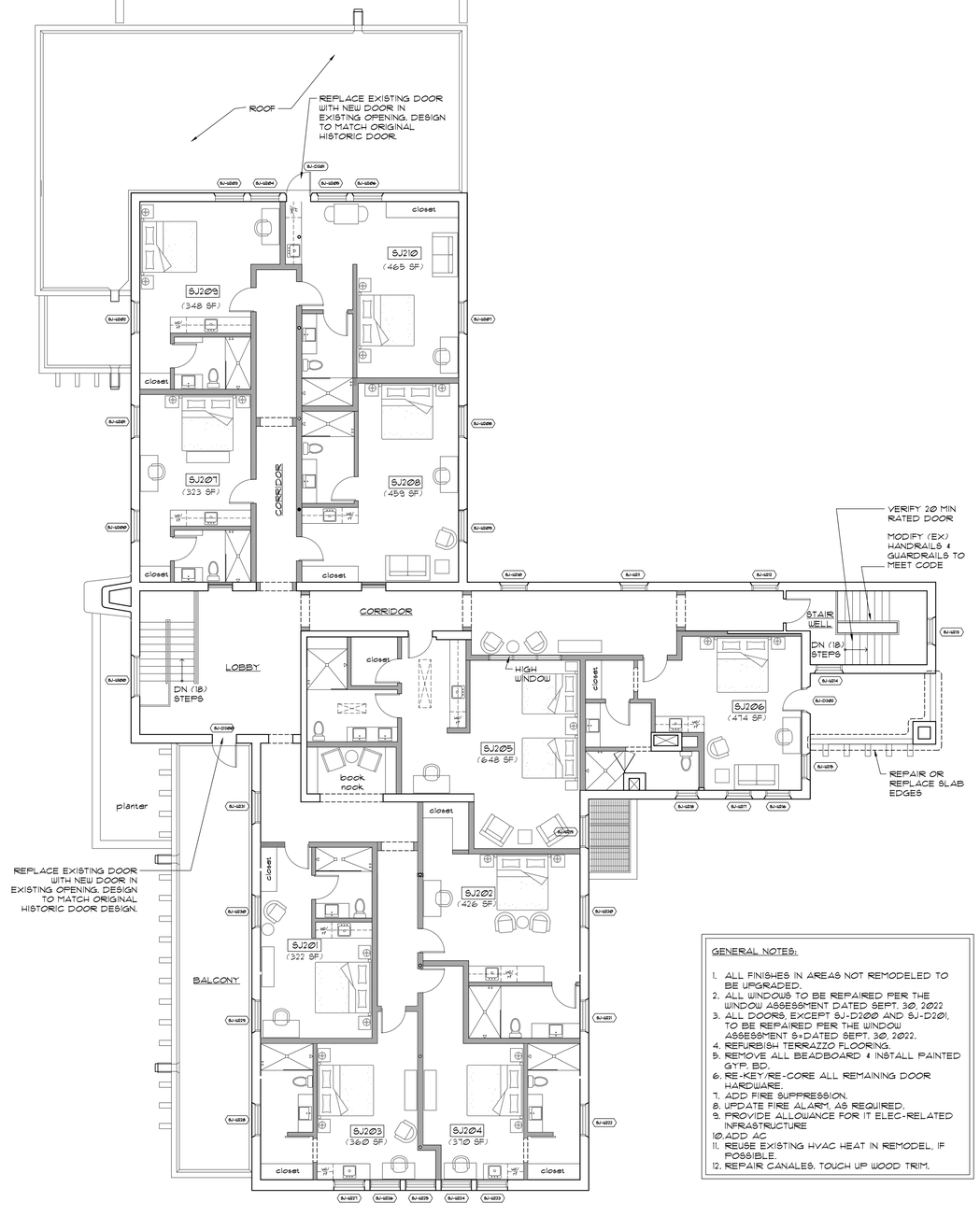



EXISTING 2ND LEVEL FLOOR PLAN

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

NORTH

0' 5' 10'




GENERAL NOTES:

1. ALL FINISHES IN AREAS NOT REMODELED TO BE UPGRADED.
2. ALL WINDOWS TO BE REPAIRED PER THE WINDOW ASSESSMENT DATED SEPT. 30, 2022
3. ALL DOORS, EXCEPT SJ-D200 AND SJ-D201, TO BE REPAIRED PER THE WINDOW ASSESSMENT & DATED SEPT. 30, 2022.
4. REFURBISH TERRAZZO FLOORING.
5. REMOVE ALL BEADBOARD & INSTALL PAINTED GYP. BD.
6. RE-KEY/RE-CORE ALL REMAINING DOOR HARDWARE.
7. ADD FIRE SUPPRESSION.
8. UPDATE FIRE ALARM, AS REQUIRED.
9. PROVIDE ALLOWANCE FOR IT ELEC-RELATED INFRASTRUCTURE
10. ADD AC
11. REUSE EXISTING HVAC HEAT IN REMODEL, IF POSSIBLE.
12. REPAIR CANALES. TOUCH UP WOOD TRIM.

PROPOSED 2ND LEVEL FLOOR PLAN

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

NORTH

0' 5' 10'

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Santa Fe, NM

PROJECT NO. 22-06

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| DRAWN BY | HR | DATE 11/04/22 |

SHEET TITLE

EXISTING AND PROPOSED SECOND FLOOR PLAN

SHEET NO.

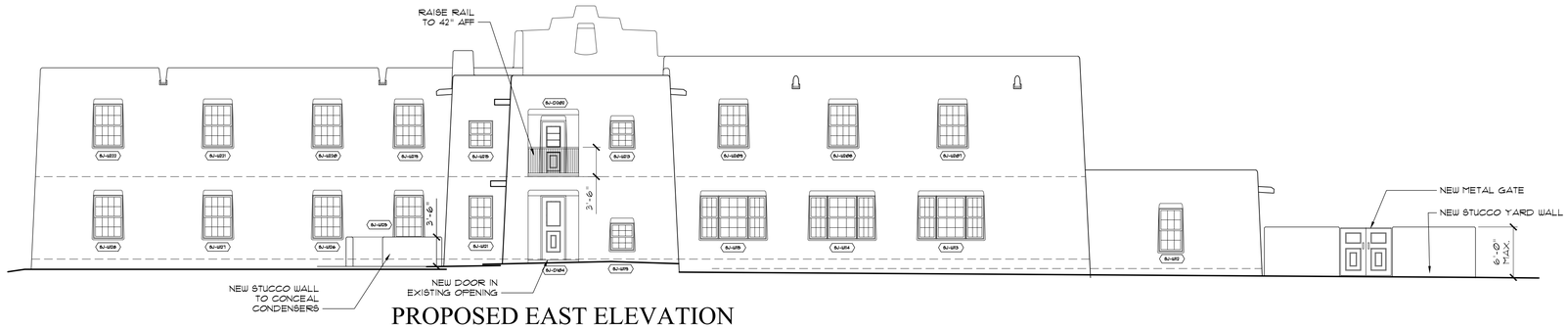
A-3




# EXISTING EAST ELEVATION

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

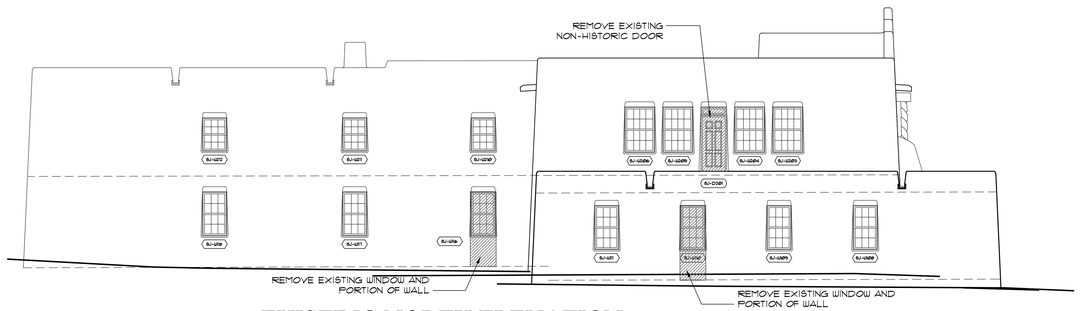
0' 5' 10'




# PROPOSED EAST ELEVATION

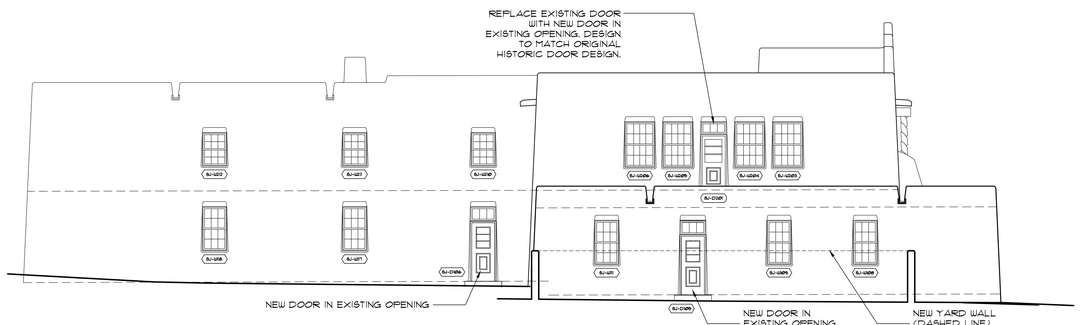
SCALE: 1/8" = 1'-0"

0' 5' 10'




# EXISTING NORTH ELEVATION

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




# PROPOSED NORTH ELEVATION

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

0' 5' 10'

GENERAL NOTES:

1. ALL FINISHES IN AREAS NOT REMODELED TO BE UPGRADED.
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5. RE-STUCCO EXTERIOR OF BUILDING.
6. REFURBISH ALL EXTERIOR WOOD TRIM

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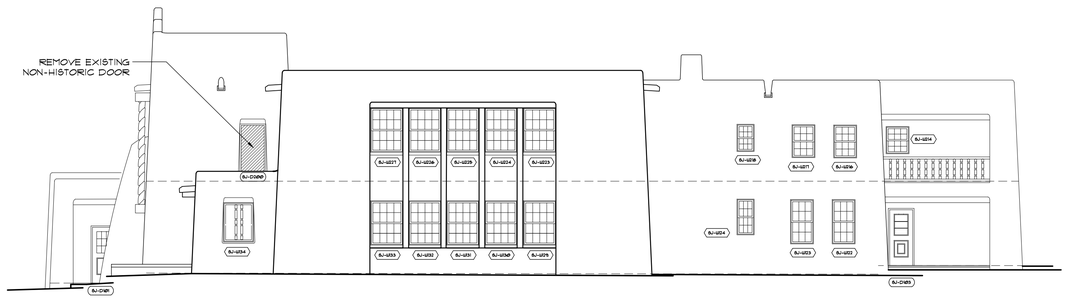
SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

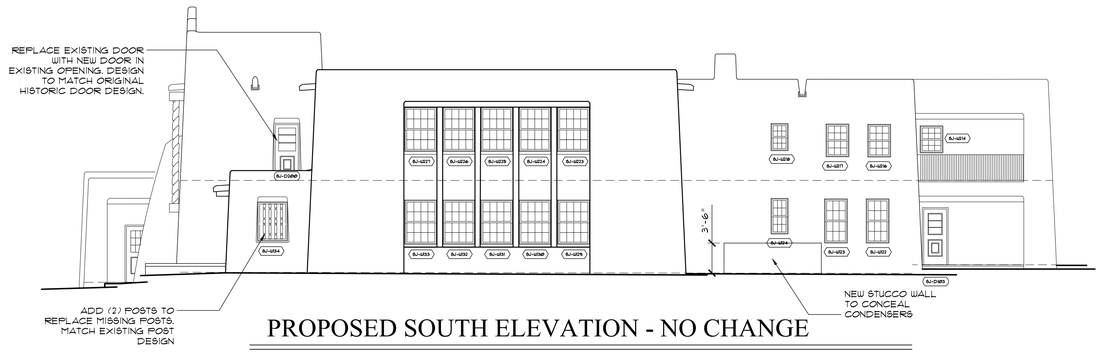
SHEET NO.

A-4



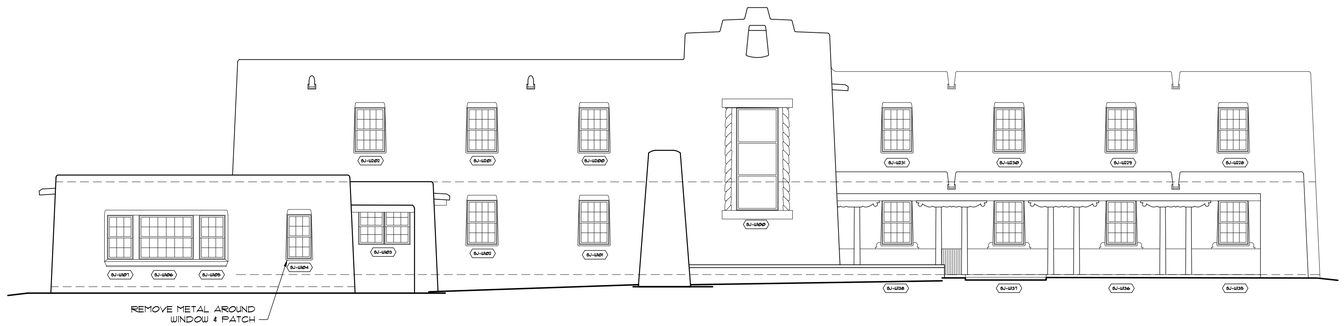

## EXISTING SOUTH ELEVATION

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



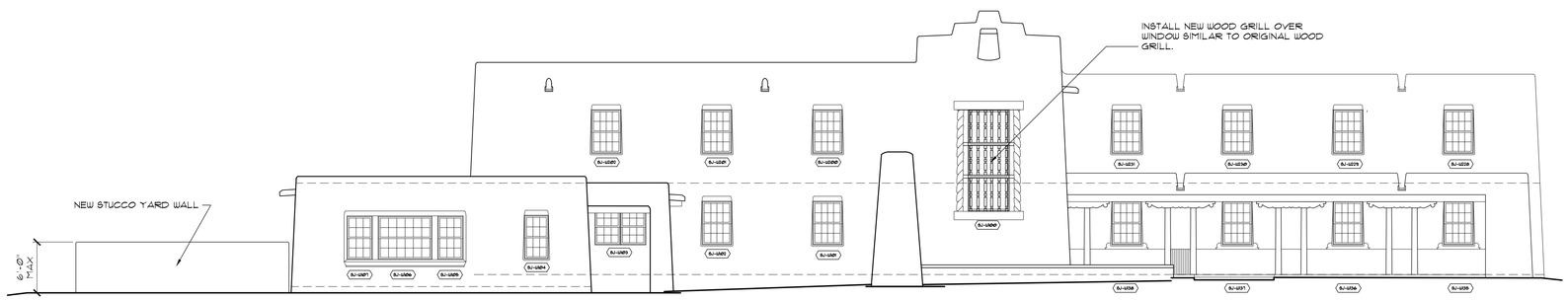

## PROPOSED SOUTH ELEVATION - NO CHANGE

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




## EXISTING WEST ELEVATION

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




## PROPOSED WEST ELEVATION

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

GENERAL NOTES:

1. ALL FINISHES IN AREAS NOT REMODELED TO BE UPGRADED.
2. ALL WINDOWS, EXCEPT SJ-W120 TO BE REPAIRED PER THE WINDOW ASSESSMENT DATED SEPT. 30, 2022.
3. ALL DOORS, EXCEPT SJ-D200 AND SJ-D201, TO BE REPAIRED PER THE WINDOW ASSESSMENT DATED SEPT. 30, 2022.
4. REPAIR CANALES AS REQUIRED.
5. RE-STUCCO EXTERIOR OF BUILDING.
6. REFURBISH ALL EXTERIOR WOOD TRIM

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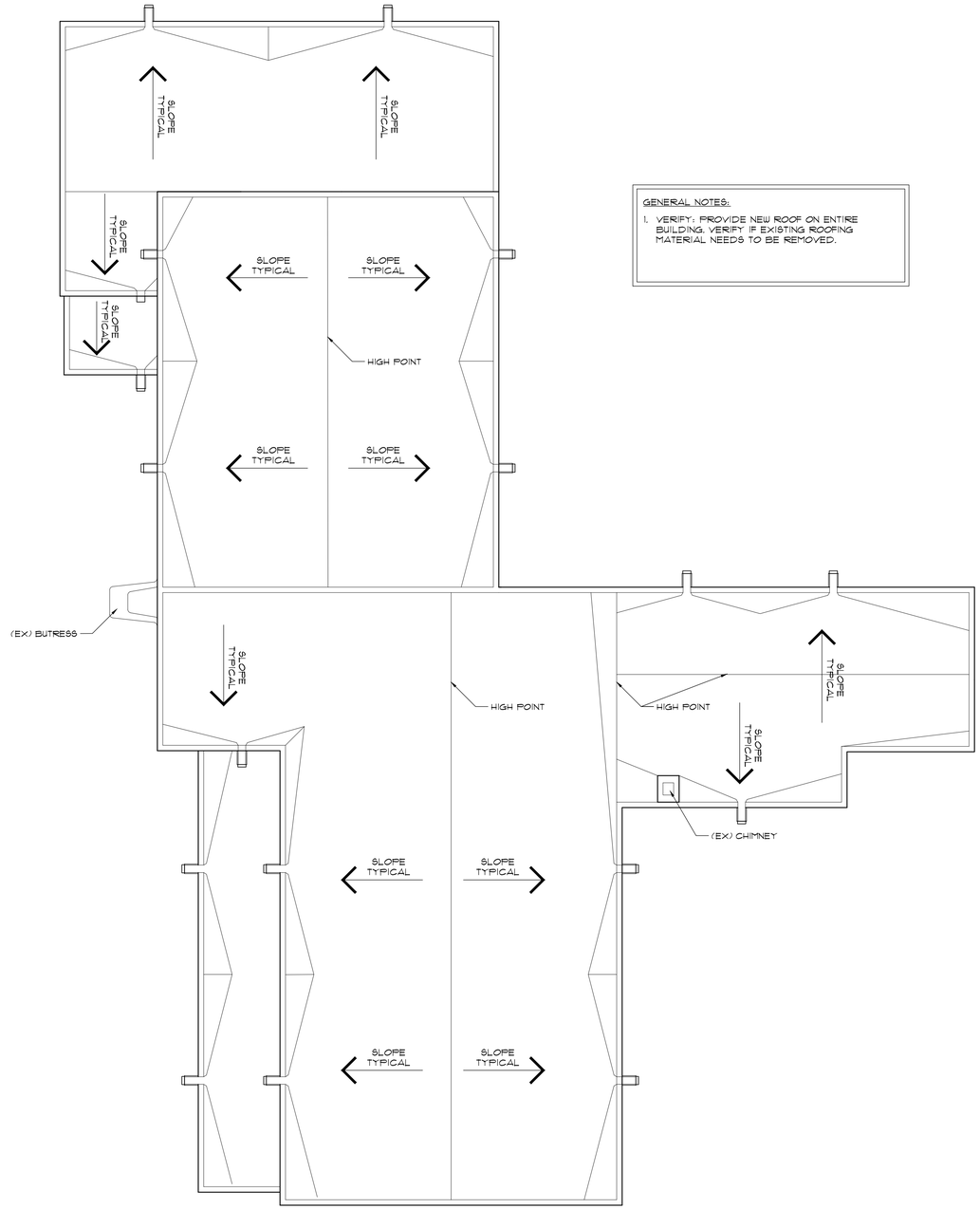
SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

SHEET NO.

A-5




GENERAL NOTES:

1. VERIFY: PROVIDE NEW ROOF ON ENTIRE BUILDING. VERIFY IF EXISTING ROOFING MATERIAL NEEDS TO BE REMOVED.

# EXISTING ROOF PLAN

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

NORTH

0' 5' 10'

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50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

CHECKED BY EE DATE 11/04/22

DRAWN BY HR DATE 11/04/22

SHEET TITLE

EXISTING ROOF PLAN

SHEET NO.

A-6

## DOOR SCHEDULE GROUND LEVEL

| AREA/ ROOM # | DOOR MARK | ROOM NAME | SIZE/MODEL | TYPE | HARDWARE SET | JAMB/HEAD DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SJ-D100 | LOBBY | 3'-0" X 6'-8" | A5 | | | |
| | SJ-D101 | LOUNGE | 3'-0" X 6'-8" | D10 | | | |
| | SJ-D103 | STAIR WELL | 3'-0" X 6'-8" | D10 | | | |
| | SJ-D104 | SUITE 106 | 3'-0" X 6'-8" | A1 | | | |
| | SJ-D105 | LOUNGE | 3'-0" X 6'-8" | A1 | | | |
| | SJ-D106 | EAST CORRIDOR | 3'-0" X 6'-8" | A1 | | | |

NOTES:

## WINDOW SCHEDULE GROUND LEVEL

| AREA/ ROOM # | WINDOW MARK | ROOM NAME | MODEL/UNIT SIZE | TYPE | SILL HT | HEAD HT | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SJ-W100 | LOBBY | 58" x 144" | | | (EX) | |
| | SJ-W101 | SUITE 107 | 44" x 66" | | | (EX) | |
| | SJ-W102 | SUITE 107 | 44" x 66" | | | (EX) | |
| | SJ-W103 | SUITE 109 | 35"/35" x 54" | | | (EX) | |
| | SJ-W104 | LOUNGE | 36" x 66" | | | (EX) | |
| | SJ-W105 | LOUNGE | 40" x 60" | | | (EX) | |
| | SJ-W106 | LOUNGE | 78" x 67" | | | (EX) | |
| | SJ-W107 | LOUNGE | 36" x 36" | | | (EX) | |
| | SJ-W108 | LOUNGE | 36" x 36" | | | (EX) | |
| | SJ-W109 | LOUNGE | 36" x 36" | | | (EX) | |
| | SJ-W110 | | | | | | SWITCHED TO DOOR SJ-D105 |
| | SJ-W111 | LOUNGE | 36" x 36" | | | (EX) | |
| | SJ-W112 | LOUNGE | 36" x 36" | | | (EX) | |
| | SJ-W113 | SUITE 110 | 26"/42"/26" x 66" | | | (EX) | |
| | SJ-W114 | SUITE 108 | 26"/42"/26" x 66" | | | (EX) | |
| | SJ-W115 | SUITE 108 | 26"/42"/26" x 66" | | | (EX) | |
| | SJ-W116 | | | | | | SWITCHED TO DOOR SJ-D106 |
| | SJ-W117 | CORRIDOR | 36" x 36" | | | (EX) | |
| | SJ-W118 | CORRIDOR | 36" x 36" | | | (EX) | |
| | SJ-W119 | STAIR | 36" x 36" | | | (EX) | |
| | SJ-W120 | | | | | | SWITCHED TO DOOR SJ-D104 |
| | SJ-W121 | SUITE 106 | 36" x 36" | | | (EX) | |
| | SJ-W122 | SUITE 106 | 36" x 36" | | | (EX) | |
| | SJ-W123 | SUITE 106 | 36" x 36" | | | (EX) | |
| | SJ-W124 | SUITE 106 BATH | 28" x 54" | | | (EX) | |
| | SJ-W125 | SUITE 105 | 44" x 66" | | | (EX) | |
| | SJ-W126 | SUITE 102 | 44" x 66" | | | (EX) | |
| | SJ-W127 | SUITE 102 BATH | 44" x 66" | | | (EX) | |
| | SJ-W128 | SUITE 104 BATH | 44" x 66" | | | (EX) | |
| | SJ-W129 | SUITE 104 | 44" x 66" | | | (EX) | |
| | SJ-W130 | SUITE 104 | 44" x 66" | | | (EX) | |
| | SJ-W131 | SUITE 103 | 44" x 66" | | | (EX) | |
| | SJ-W132 | SUITE 103 | 44" x 66" | | | (EX) | |
| | SJ-W133 | SUITE 103 | 44" x 66" | | | (EX) | |
| | SJ-W134 | PORTAL | 44" x 66" | | | (EX) | PICKETS-NO GLAZING |
| | SJ-W135 | SUITE 103 BATH | 44" x 66" | | | (EX) | |
| | SJ-W136 | SUITE 101 | 44" x 66" | | | (EX) | |
| | SJ-W137 | SUITE 101 | 44" x 66" | | | (EX) | |
| | SJ-W138 | CORRIDOR | 44" x 66" | | | (EX) | |

NOTES:

## DOOR SCHEDULE 2ND FLOOR

| AREA/ ROOM # | DOOR MARK | ROOM NAME | SIZE/MODEL | TYPE | HARDWARE SET | JAMB/HEAD DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SJ-D200 | LOBBY | (2) 2'-8" X 3'-0" | A5 | | | |
| | SJ-D201 | SUITE 210 | (2) 2'-8" X 3'-0" | A5 | | | |
| | SJ-D202 | SUITE 206 | (2) 2'-8" X 3'-0" | A5 | | | |

NOTES:

## WINDOW SCHEDULE 2ND FLOOR

| AREA/ ROOM # | WINDOW MARK | ROOM NAME | MODEL/UNIT SIZE | TYPE | SILL HT | HEAD HT | REMARKS |
|---|---|---|---|---|---|---|---|
| EXTERIOR | SJ-W200 | SUITE 207 | 5'-10" X 4'-10" | | | (EX) | |
| | SJ-W201 | SUITE 207 | 2'-3" X 2'-3" | | | (EX) | |
| | SJ-W202 | SUITE 209 | 2'-9" X 2'-9" | | | (EX) | |
| | SJ-W203 | SUITE 209 | 2'-9" X 2'-9" | | | (EX) | |
| | SJ-W204 | SUITE 209 | 2'-9" X 2'-9" | | | (EX) | |
| | SJ-W205 | SUITE 210 | 2'-3" X 2'-3" | | | (EX) | |
| | SJ-W206 | SUITE 210 | 7'-8" X 3'-10" | | | (EX) | |
| | SJ-W207 | SUITE 210 | 4'-10" X 4'-0" | | | (EX) | |
| | SJ-W208 | SUITE 208 | 4'-10" X 4'-0" | | | (EX) | |
| | SJ-W209 | SUITE 208 | 4'-10" X 4'-0" | | | (EX) | |
| | SJ-W210 | CORRIDOR | 5'-10" X 3'-4" | | | (EX) | |
| | SJ-W211 | CORRIDOR | 8'-10" X 3'-4" | | | (EX) | |
| | SJ-W212 | CORRIDOR | 2'-3" X 4'-10" | | | (EX) | |
| | SJ-W213 | STAIR | 2'-11" X 2'-11" | | | (EX) | |
| | SJ-W214 | STAIR | 2'-3" X 4'-10" | | | (EX) | |
| | SJ-W215 | SUITE 206 | 5'-10" X 3'-4" | | | (EX) | |
| | SJ-W216 | SUITE 206 | 5'-10" X 3'-4" | | | (EX) | |
| | SJ-W217 | SUITE 206 | 5'-10" X 3'-4" | | | (EX) | |
| | SJ-W218 | SUITE 206 BATH | 3'-10" X 4'-10" | | | (EX) | |
| | SJ-W219 | SUITE 205 | 2'-3" X 4'-10" | | | (EX) | |
| | SJ-W220 | SUITE 202 | 2'-11" X 2'-11" | | | (EX) | |
| | SJ-W221 | SUITE 202 BATH | 8'-10" X 3'-4" | | | (EX) | |
| | SJ-W222 | SUITE 204 BATH | 2'-3" X 2'-3" | | | (EX) | |
| | SJ-W223 | SUITE 204 | 5'-10" X 4'-10" | | | (EX) | |
| | SJ-W224 | SUITE 204 | 3'-10" X 4'-10" | | | (EX) | |
| | SJ-W225 | SUITE 203 | 3'-10" X 4'-10" | | | (EX) | |
| | SJ-W226 | SUITE 203 | 8'-10" X 3'-4" | | | (EX) | |
| | SJ-W227 | SUITE 203 | 4'-0" X 5'-8" | | | (EX) | |
| | SJ-W228 | SUITE 203 BATH | 1'-9" X 2'-10" | | | (EX) | |
| | SJ-W229 | SUITE 201 | 3'-10" X 3'-4" | | | (EX) | |
| | SJ-W230 | SUITE 201 | 7'-10" X 3'-4" | | | (EX) | |
| | SJ-W231 | CORRIDOR | 2-3 X 4-10" | | | (EX) | |

NOTES:

## HARDWARE SETS

NOTE 1: ALL HARDWARE SHOWN FOR REFERENCE. CONTRACTOR TO PROVIDE HARDWARE SUBMITTAL FOR ARCHITECT'S/ OWNER'S REVIEW AND APPROVAL PRIOR TO ORDERING.

1. HINGES,
   PASSAGE SET
   NON-LOCKING LEVER,
   CARD READER @ EXTERIOR,
   LEVER HANDLE EXIT LOCK @ INTERIOR, CLOSER,
   ADA COMPLIANT THRESHOLD,
   WEATHERSTRIPPING.

1a. HINGES,
   PASSAGE SET
   NON-LOCKING LEVER,
   CLOSER,
   ADA COMPLIANT THRESHOLD

2. HINGES,
   CARD READER/ LOCK
   DOOR VIEWER
   CLOSER
   SMOKE SEALS.

3. HINGES,
   LEVER WITH PRIVACY LOCK

4. HINGES,
   OFFICE LOCK SET

5. MANUFACTURER PROVIDED HARDWARE

6. HINGES,
   KEYPAD W/ LEVER
   CLOSER
   SMOKE SEALS

7. HINGES
   KEYED STORAGE LOCK

8. HINGES,
   PASSAGE SET
   NON LOCKING LEVER

9. HINGES,
   DUMMY PULL W/ BALL CATCH

10. SHOWER DOOR HARDWARE

11. PANIC HARDWARE

12. GATE HINGES,
   PASSAGE SET

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

M|E|A SUNMOUNT

SAN JUAN BLDG.

50 Mt. Carmel Road
Santa Fe, NM

PROJECT NO. 22-06

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 11/04/22 |
| DRAWN BY | JH | DATE | 11/04/22 |

SHEET TITLE

DOOR AND WINDOW SCHEDULES

SHEET NO.

A-7

# San Juan West Elevation



# San Juan North and East Elevations



San Juan South Elevation (Primary Façade)

