City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 25, 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. April 11, 2023

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006553-HDRB. 1249 Cerro Gordo

2. 2023-006286-HDRB. 1564 Canyon Rd.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. 2023-006360-HDRB. 502 Cerrillos Rd. Historic Transition District. Non-contributing. K.M. Skelly, Inc., agent for Deborah Olinger, owner, proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'-6" (within maximum allowable height for this streetscape), and window and door alterations.An exception is requested to Section 14-5.2(D)(4) to infill the portal on the east elevation. (Heather Lamboy, hllamboy@santafenm.gov)

2. 2023-006569-HDRB. 1120 E. Alameda St. Downtown and Eastside Historic District. Architectural Alliance, agent for Atticus Gerberding, owner, requests a historic status review. (Paul Duran,

paduran@santafenm.gov)

3. 2023-006566-HDRB. 117 Vigil Ln. Downtown & Eastside Historic District. Non-Contributing. Salomon Velasquez, agent for Shane Woods, owner, proposes to partially enclose the portal to create 216 sq. ft. of heated space, addition and infill of windows on the south elevation, an entry and portal addition and replacement of garage doors on the west elevation, and an 96 sq.ft. addition, insertion if a door and infill of windows on the east elevation and associated renovation treatments. (Heather Lamboy)

4. 2023-006567-HDRB. 418 Apodaca Hill. Downtown and Eastside Historic District. Patricia and Gary Kopren, agent/owners, propose to construct a 2,026 sq. ft. 13'0" high addition on the northeast side of a contributing structure and a 204 sq. ft. portal on the east primary elevation. Exceptions to Section 14-5.2(A)(6) and Section 14-5.2(D)(2)(c) are requested to exceed 50% of the footprint. (Heather Lamboy)

H. NEW BUSINESS

1. 2023-006626-HDRB. 635 A West San Francisco St., Westside-Guadalupe Historic District. Richard Martinez, agent for Josephine Levy, owner, requests primary façade designations on a contributing property. (Ramón J. Sarason, rjsarason@santafenm.gov)

2. 2023-006632-HDRB. 416 Acequia Madre. Downtown and Eastside Historic District. Gayla Bechtol, agent for Thomas Romer, owner, proposes to construct a 1573 sq. ft. new residence to a height 14"-0"of where the maximum allowable is 14-4". (Paul Duran)

3. 2023-006625-HDRB. 412 Camino Don Miguel. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a 251 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property. (Ramón J. Sarason)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, May 9, 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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
APRIL 11, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	2-3
Approval of Minutes March 28, 2023	Approved, as amended	3
Approval of Findings & Conclusions	Approved, as presented	3,16-18
Matters from the Public	Comments	4
Staff Communications		4-5
Old Business	None	5
New Business 2023-006401-HDRB. 1170 Camino Delora	Approved	6-11
2023-006553-HDRB. 1249 Cerro Gordo Rd.	Status	11-13
2023-006569-HDRB. 1120 E. Alameda St	Postponed	13
2023-006566-HDRB. 117 Vigil Ln.	Postponed	13-15
Discussion Items		18-20
Matters from the Board		20-21
Next Meeting	Tuesday April 25, 2023	21
Adjournment	7:35 pm	21-22

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
APRIL 11, 2023 – 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 5:31 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, Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu

MEMBERS ABSENT (EXCUSED)
Mr. Anthony Guida, Vice Chair
Ms. Flynn G. Larson

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Ramon Sarason, Historic Preservation Planner
Mr. Paul Duran, Historic Preservation Planner
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

Ms. Lamboy said the cases for 418 Apodaca Hill and 1120 East Alameda Street are postponed to April 25, 2023.

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

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

C. APPROVAL OF MINUTES:

1. March 28, 2023

Attorney Ruybalid said on page 9, in the Board discussion and motion, *Member Guida moved to approve the project as submitted and noted that the entire residence, the existing and the proposed addition, shall be El Rey cementitious stucco* was approved as submitted, should read: "... El Rey Buckskin cementitious stucco."

MOTION: Member Bienvenu moved, seconded by Member Aguilar Medrano to approve the minutes of March 28, 2023, as amended.

VOTE: The motion passed by (3-0-1) roll call vote with Members Aguilar Medrano, Berkley and Bienvenu voting in favor, none voting against and Member Biedscheid abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006452-HDRB. 523 Armijo St.
2. 2023-006452-HDRB. 465 Camino de las Animas
3. 2023-006281-HDRB. 239 Johnson St.
4. 2022-6113-HDRB. 50 Mt. Carmel Rd.
5. 2023-006283-HDRB. 501 San Antonio St.
6. 2023-006394-HDRB. 1147 ½ Camino San Acacio
7. 2022-006437-HDRB. 57 Old Santa Fe Trail.
8. 2023-006400-HDRB. 650 Canyon Rd.
9. 2023-006399-HDRB. 650 Canyon Rd.

Attorney Ruybalid referred to #7, 2022-006437, at 57 Old Santa Fe Trail. He said Member Bienvenu asked for an amendment which he neglected to do. He asked to postpone the case today and remove the item from the Findings and Conclusions until April 25, 2023 since this does not contain the modification.

Ms. Lamboy asked Attorney Ruybalid if he could state the change for the record tonight.

Attorney Ruybalid read the recommendation for the language change.

Member Bienvenu added that originally the findings indicated that staff found all exception criteria to have been met. He said he offered language consistent with the staff report that said.

Attorney Ruybalid offered to pull the email up.

MOTION: Member Bienvenu moved to postpone action on the Findings of Fact and Conclusions of Law until the end of the meeting. Member Biedscheid seconded the motion.

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato expressed her continuing concern that the Board is taking action that is invalid. She said the ordinance and resolution clearly states the majority needs to vote. Two people cannot take action on a seven person board. All of the findings are subject to appeal. She asked the Board not take action until three people were voting.

Richard Martinez mentioned the Board was not informed correctly on the Lucchese sign. The Five and Dime on the Plaza is also not within regulations and he won an Historic Renovation Award from the Board on the Five and Dime in 1996.

F. STAFF COMMUNICATIONS

1. 2023 Santa Fe Heritage Preservation Awards Presentation and Vote

Ms. Lamboy said Nicole Thomas will present in partnership with Historic Santa Fe Foundation, and the City recognizing those in the City that are doing great preservation. She confirmed staff was not able to change the date of May 18, 2023. They have added a presentation of the awards at City Council on May 10, 2023. The Board members have opportunity to present awards.

Nicole Thomas provided a PowerPoint presentation which is attached hereto as Exhibit 1.

CATEGORIES:

Architectural Preservation Award
Casa Barbara Apartments
100 Grant Avenue

Compatible Remodel Award
Westminster Presbyterian Church
553 Agua Fria Street

Compatible New Construction
100 Catron Street – Santa Fe County Building and
463 Camino Don Miguel

Cultural Preservation Award
Johnnie Armijo/Johnnie's Cash Store

Additional Awards
Mayor's Award Nomination, Phil Bove
Archeology Award chosen by the ARC, is the Chenard House
Service Award nomination is Frank Katz

Chair Rios said the Board normally hands out a ballot by secret vote and she would like to proceed in that way.

Ms. Thomas said she believed in the last few years that the City Attorney's Office said the vote must occur by consensus and no longer allows a secret ballot.

Chair Rios said this was brought up last year. She asked for other Board members' comments.

Member Bienvenu said it is easier for the members to do it privately. A secret ballot, if possible, avoids hard feelings and traditionally is the way the Board voted. He said he would be happy to continue that way.

Member Biedscheid recalled specifically submitting an email with her choices after the meeting. She thought that could be another option.

Member Aguilar Medrano said she is in favor of Board members submitting their selections immediately after the meeting. She asked if they could receive an email of the presentation to review. She said there could be a cut off time.

Member Berkley agrees with all of the Board's comments, receiving the email presentation to review and voting privately.

Ms. Lamboy said the staff is happy to send out an email for the Board's feedback and she will include the presentation.

Ms. Ramirez Thomas said the ceremony will be at 5:30 p.m. on May 18th at the San Miguel Chapel with a reception at El Zaguan immediately after.

G. OLD BUSINESS

H. NEW BUSINESS

1. **2023-006401-HDRB. 1170 Camino Delora.** Downtown and Eastside Historic District. Jeffrey Seres, agent for David Lake, owner, requests a 507 sq. ft addition on the north elevation. Exception requested to Section 14-5.2(E)(2)(b) to permit a window closer than 36" to the corner on the northeast corner of the addition. (Heather Lamboy)

STAFF REPORT:
A decision on this case was postponed at the March 14, 2023 HDRB meeting to permit the applicant to redesign based on feedback received at the meeting. Concerns raised at that meeting included discussion regarding the large-pane glass on the north and east elevation and discussion about whether the approximately 30" cantilever could be considered a portal. Staff responded that, in order to be considered a portal, there must be a depth of at least 4 feet according to Chapter 14's definition of a portal.

The applicant has submitted a revised design for the addition. On the east and west elevation of the addition, windows are set back from the corner by 36", which complies with the Downtown and Eastside Historic District Standard requiring windows to be set back from the corner of the building. On the north elevation, non-divided lite glazing is proposed beneath the portal.

The rationale for the large windows on the north elevation is that they would provide a better relationship with the outside garden and pool. The applicant has provided studies illustrating the visibility of the north elevation; in the opinion of Staff, that elevation is not visible.

From the March 14, 2023 Staff Report:
The main house of 1170 Camino Delora appears to date to c. 1947. It is a stucco-clad, single-story residence exhibiting a mixture of Territorial and Spanish-Pueblo Revival elements. During the 1960's the house experienced a reorganization of its interior spaces, including converting the garage into a living room and the entry portal into a bedroom. These alterations, along with the removal of original windows resulted in its noncontributing status to the Downtown and Eastside Historic District. The main house on this site turns its back to the street with a long wall of minimal fenestration. Windows are generous at the back of the home, with a long portal framing views of Cerro Gordo and the Sangre de Cristo mountains. Composed of adobe, it encloses roughly 1,739 square feet. Also on the property are a small studio, guesthouse (casita), pool, and

landscaping. Further information on history and building description is included in the attached HCPI.

At the 2/28/2023 hearing (#2023-006401-HDRB) the HDRB board confirmed the status of this property as noncontributing.

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

Staff finds that the proposed window/door on the north elevation is not publicly visible and therefore no exception to Section 14-5.2(D) will be required.

Chair Rios explained the appeal process for anyone who disagrees with a decision of the Board. She also set a two-minute time limit for public speakers.

APPLICANT PRESENTATION:

Jeffrey Seres, 122 Lorenzo Road, was sworn in. He indicated the owner is on Zoom and available to answer questions. They agree with the staff report and stand for questions.

David Lake,1170 Camera del Nora, was sworn. He referred to the view on screen noting only the back of the wall of the pool can be seen from the street. The portal cannot be seen from this view. He said he appreciated Ms. Lamboy working with them to adhere to the maximums and to meet the east and west criteria for this district. Also, they have set the glass back from the proposed columns almost 5 feet. They want to enhance the views from the terrace and create a living kitchen, which the house does not have now. He said they would appreciate the Board's approval.

Member Aguilar Medrano referred to the east elevation. She asked for clarification that from the face of the building to the portal columns is now 4’8” of depth. The elevation also shows a 30-inch overhang past the post but does not see that in the plan. She asked if that would be a plan adjustment.

Mr. Seres said yes, it should just be a dotted line.

Member Aguilar asked for a description of the windows and the stucco color proposed.

Mr. Seres said the stucco matches, the existing and is El Rey #125 La Luz. The color for the windows under north elevation is obsidian which is a dark grey. The wood

beams and vigas will be the same as what was on the building. The viga posts and beams will be reused for the small portal on the northeast corner.

Member Aguilar Medrano said she is concerned that Code allows windows under a portal to be larger panes of glass, but it doesn't state doors. The Board did approve a recent project that was similar and under a portal with sliding glass doors. But she has yet to see a floor to ceiling sliding glass door under a portal that the Board approved. She asked Mr. Seres to comment.

Chair Rios asked if that was just one door.

Member Aguilar Medrano said one sliding door and two single hinged doors.

Mr. Seres said there was just one single hinge door and two pairs of sliders.

Member Aguilar Medrano confirmed that another single hinged door was on the left hand side of this elevation making a total of two.

Chair Rios asked what the Ordinance says.

Ms. Lamboy said in the past the windows and doors both were permitted to be undivided light. Many on the Plaza are not divided light. The doors are permitted. She would need to research Code for residential and get back with the Board.

Chair Rios said the visibility of this project is very minimal.

Member Bienvenu expressed his appreciation for the work done to conform with the Ordinance and commended the owner for bringing the project within the boundaries of the Ordinance. He confirmed that a shed roof was changed to a flat roof which was also yet another effort to conform to the Ordinance. He had no concerns on the doors. It would be anomalous and aesthetically inappropriate for those to be divided lights, given the windows, but he wanted to be certain Code supports that.

Member Biedscheid said she believes the house now has a green-blue color around the windows. She asked if two colors are proposed on the building, the obsidian, and the blue green.

Mr. Lake replied the idea was to paint the doors and the windows to match the green blue of the house on the small portal to the left on the north elevation. Only on the north elevation under the portal do they propose brown/gray to keep the character of the portal columns and beams. The idea is for the room to feel like a portal.

Member Biedscheid asked the color of the shed roof.

Mr. Lake said the color is the same as the whole house. It looks like you would see the roof, but it is between a shed roof and a flat roof.

Member Biedscheid confirmed that La Luz would be the color under the portals and the stucco area. She asked the height of the doors under the portal and if there was any stucco.

Mr. Lake said the doors are 9 foot 9 inches and meet a wooden beam. He explained the structure. He said there is no stucco.

Member Biedscheid asked the dimensions of the divided light window. Also, she asked about the window that looks taller than the adjacent door on the east elevation.

Mr. Lake explained the window has a 30 inch sill and may be larger than the drawing. It is roughly 9 foot six to match the header of the doors. There are some big windows on the house and the east facing windows are surrounded by views and large cypress.

Chair Rios asked Ms. Lamboy if she had the clarification on the combined door window area, which should not exceed 40 percent. She noted the beginning of the sentence references doors as well. She said the practice in the past is not always correct, and in this case, Code supports that the windows and doors can be undivided.

Member Aguilar Medrano clarified she was referring to the part of Code about the percentage of glazing to stucco. The sentence reads that they accept buildings with portals that may have larger plate glass areas for windows under portals only. She is unclear because it doesn't say windows *and doors.*

Ms. Lamboy said under *Portals* it only refers to portals.

Attorney Ruybalid said Code has undefined words and plate glass is not defined.

Mr. Lake said if looking at the north elevation, the northeast corner under the portal is a fixed glass window. There is a slider to the right that slides behind the window, which is for a sliding screen. To the right of that is a simple glass door with a hinged screen door.

Member Bienvenu said the Ordinance is set up as to whether this is Recent Santa Fe Style or Old Santa Fe Style. Because the Code says if Recent Santa Fe, the issue is whether it is publicly visible, and the issue of divided light is only if publicly visible. If this is Old Santa Fe style there is no issue of portals because all need to be divided lights, regardless of whether a portal.

Mr. Lake said they had a historian when showing this to staff. The existing portal is a 1982 addition to a 1960 addition that is an addition to the 1944 original two room house. The view from the north and the portal was when they added the big window in 1982 and the house was extended. The two French doors with the brown trim are from the 2012 addition that was approved, along with the plate glass and stucco bay. This is a mélange of styles at best.

Mr. Seres added also on the south elevation, the large horizontal window is more indicative of Recent Santa Fe style.

Member Bienvenu said he agreed but had a slightly different view. They are not discussing status. This is about what style the house is and most of the house really dates back to the era when there was revival styles and efforts to harmonize with the Old Santa Fe styles in materials and design. That has been continued over time with the remodels. He thought it clear this would be categorized as Recent Santa Fe Style.

PUBLIC HEARING:

John Eddy, 1014 Avenido Campo Verde, 87506, was sworn. He thought the house should be Recent Santa Fe Style.

Stefanie Beninato, PO Box 1601, Santa Fe was sworn. She said buildings from the 1940s that have been added on to are still historic parts of the building. Recent Santa Fe style is about the materials used. She was bothered by the amount of glass on the north side and thought it inappropriate to either style. She thought there should be some massing on that wall. She said the portal is characteristic of Santa Fe Style and looks so different with the glass and lack of massing. She thought it wasn't compatible to Santa Fe Style - Old or New.

BOARD DISCUSSION:

Ms. Lamboy said the key is if Recent Santa Fe Style and if it is publicly visible, which they determined in the field, it is not. She said she appreciated the additional information on the eras of construction and from that, staff determines this to be Recent Santa Fe Style. The criterion for the doors and windows under the portal does not apply because it is not visible.

MOTION: In 2023-006401-HDRB, 1170 Camino Delora, Member Bienvenu moved to adopt staff's recommendations and approve the project as submitted on the condition that the revised plans be submitted for staff approval and indicates the amount of overhang. Member Biedscheid seconded the motion and requested a friendly amendment to specify this has been

determined as Recent Santa Fe Style; and the colors of the new windows will match the existing, except for under the portal which will be obsidian color, and that the stucco will be the color La Luz matching the existing.

Member Bienvenu accepted the friendly amendment.

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

2. **2023-006553-HDRB. 1249 Cerro Gordo Rd.** Downtown and Eastside Historic District. Bernie Romero, agent for Paul Ludick, owner, requests a status review for a residence now listed as non-contributing. (Ramón J. Sarason)

STAFF REPORT:
While the general footprint of the compound dwelling is over 50 years old, cumulative changes to its exterior affected the vernacular character it may have had earlier.

These involve the replacement of windows and the addition of porches. The 1970s Sewing Room, while influenced by the handbuilt movement, is simply an appendage installed on an older building. Much of the home's construction is rough, not in good condition, and not a good example of vernacular tradition. The residence is accessed via private road off Cerro Gordo Rd. and only a portion of the south elevation is visible from the Cerro Gordo Rd. ROW.

With its core block potentially dating to the 1940s, the Reuben and Betty Rose House is an approximately 2,853-square-foot compound of linked structures that achieved its current footprint by the 1960s. This footprint includes the adobe core, a partial adobe and concrete block west addition, a semi-attached garage, and an apartment/utility room. The south façade received a hand-built influenced addition in the early 1970s, drastically changing the original look of the house. More recent elements include a low stucco wall and planters. This residence is in the Downtown and Eastside Historic District and the current status is noncontributing.

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios asked to confirm if staff thought there had been so many changes that the original footprint of the house has been altered.

Mr. Sarason said yes and so many appendages added there is no longer historical significance.

APPLICANT PRESENTATION:

Bernie Romero, 11 Camino Santera, was sworn. He agreed the house should be noncontributing. This is an old house and has a lot of aluminum windows and two by two material and wasn't maintained well.

PUBLIC HEARING:

Stefanie Beninato, previously sworn, said even though the house was added on to, the main addition was in the 60s. If changes were made before 1973, then it is historic. She said dismissing that doesn't make it less than 50 years old. She thought the sewing room is the most authentic part of the building and most vernacular. She would make that the primary façade if she were choosing.

John Eddy, previously sworn, said he agreed. The south elevation is the only part of the house with any integrity. Its vernacular integrity along with the arched windows and portal, provide the only integrity. He added that one of the individuals who had impacted this house was a vernacular counterculture figure in those years. He also agreed that façade should have status.

BOARD DISCUSSION:

Mr. Sarason clarified that a recently prepared HCPI placed the age of the sewing room in the mid-1970s.

Member Aguilar Medrano said during the site visit, the issue of visibility of the sign came up. It was not visible from a public street. She asked the status of that.

Attorney Ruybalid said the keywords for the notice requirements for posting were "*visible from each public and private street and road abutting the property.*" On Google maps he could see this property does not abut Cerro Gordo Road, even though the address is Cerro Gordo. There is no definition of abutting. This meets Code requirements because at least one poster was posted, and the case was correctly posted on the agenda, on the City's website as well as in the newspaper. He said there has been ample notice.

Member Biedscheid said she appreciated that a recent HCPI was performed, and that the family has added onto the property in the vernacular tradition.

MOTION: In 2023-006553-HDRB, 1249 Cerro Gordo Rd., Member Biedscheid moved to maintain the property as noncontributing status, along with the

walls and the planters, based on the information provided. Member Berkley seconded the motion.

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

3. **2023-006569-HDRB. 1120 E. Alameda St.** Downtown and Eastside Historic District. Architectural Alliance, agent for Atticus Gerberding, owner, requests a historic status review. (Paul Duran)

This case was postponed to April 25, 2023.

4. **2023-006566-HDRB. 117 Vigil Ln.** Downtown & Eastside Historic District. Non-Contributing. Salomon Velasquez, agent for Shane Woods, owner, proposes to partially enclose the portal to create 216 sq. ft. of heated space, addition and infill of windows on the south elevation, an entry and portal addition and replacement of garage doors on the west elevation, and a 96 sq.ft. addition, insertion if a door and infill of windows on the east elevation and associated renovation treatments. (Heather Lamboy)

Member Bienvenu recused himself from hearing this case.

STAFF REPORT:
The building at 117 Vigil Lane is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built in 1993 and is a Territorial Revival Style. The house is enclosed by tall yard walls that front both Camino Santander and Vigil Lane.

Background on the evolution of the home is provided; a guesthouse and second-story addition was approved in 2007, and some window replacements in 2018.

Now, the applicant proposes the following exterior alterations:

West Elevation (Facing Vigil Lane)

First Level
- Replacement of Garage door (6)- The replacement includes glazing at the top. The color of the door will remain the same White finish. The height and width of the garage door will also remain the same. Garage door is to be sourced from Martin Doors in the Style Pinnacle Steel, Finish White Mist, Glass Finish Clear.
- Extending Entry- Adding 60 SQFT of heated space.

- Rebuilding Entry portal in Territorial style- 34 SQFT of Unheated Space. Eliminate existing propanel roof and replace beams and columns. New exposed beams to be painted white and brick parapet coping.
- Redesign of front door (1) to match Territorial Style- Replacement of the current Entry unit eliminates the large plate glass not allowed in the historic district.
- Addition of Window (1) - The proposed sitting room will have the addition of a window that can be seen from this Elevation.

Second Level
- On the second level, infill of A/C unit with stucco matching existing stucco. New A/C units not visible are being replaced to allow necessary cooling.

South Elevation (Facing Camino Santander)
First Level
- Sitting room Addition off the kitchen into existing casita- Adding 216 SQFT of heated space.
- Addition of Window (2)- The proposed sitting room will have the addition of a window that can be seen from Camino Santander.
- Addition of Canale- Two Canales added to drain water from the proposed Sitting room & proposed Pantry. Canale will be wood painted white with galvanized steel which matches existing canales.
- Addition of Window (3) - The proposed Pantry will have the addition of a window that is not visible from street view.
- Infill Bathroom 1 & 2 Windows- Infill will be properly insulated by the interior of the proposed pantry. Windows are not visible from the street.

East Elevation (Facing - NOT visible from Street)
- Sitting room Addition of Door (6)
- Addition of Panty- Adding 96 SQFT of heated space
- Addition of Door (7)- custom painted wood door with glazing will also have a wood trim surround painted white. This door will not be visible from street view.
- Infill Kitchen Window- Infill has a stucco finish to match the existing. This alteration will not be visible from street view.
- Infill Loft Window- Infill has a stucco finish to match the existing.
- Infill Master Bath Window- Infill has a stucco finish to match the existing.

North Elevation (Visible from Vigil Lane)
- Addition of Window (4,5,6,7)- The addition of windows are visible from Vigil Lane.
- Replacing Entry gate (7)- Made of solid wood planking and finished in white paint. This gate can be seen from Vigil Lane.
- Replacing Mechanic Door (11)- In kind with existing mechanical door. Finished in white paint. This door can be seen from Vigil Lane.

While there is a code citation stating that portals cannot be enclosed without an exception, this case is different as only a portion of the portal will be enclosed to provide for a heated passageway between the main house and the guest house.

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

Chair Rios confirmed that the guest house will be attached to the main house by a passageway.

Member Biedscheid referred to copies of previous requests for hearings for the same property. One case in 2018 included emails from neighbors about the windows on the second story. She asked if Ms. Lamboy to comment about the relevance to this design and if there is concern from the current neighbors.

Ms. Lamboy said no concerns have been raised.

Member Biedscheid asked if the 2018 request had been approved.

Ms. Lamboy offered to research that and get back to her.

APPLICANT PRESENTATION:

The applicant was not present.

PUBLIC HEARING:

BOARD DISCUSSION:

MOTION: In 2023-006566-HDRB, 117 Vigil Ln., Member Biedscheid moved to postpone due to the absence of the applicant. Member Aguilar Medrano seconded the motion.

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

5. **2023-006567-HDRB. 418 Apodaca Hill.** Downtown and Eastside Historic District. Patricia and Gary Kopren, agent/owners, propose to construct a 2,026 sq. ft. 13'0" high addition on the northeast side of a contributing structure and a 204 sq. ft. portal on the east primary elevation. Exceptions

to Section 14-5.2(A)(6) and Section 14-5.2(D)(2)(c) are requested to exceed 50% of the footprint. (Heather Lamboy)

This case is postponed to April 25, 2023.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW (Continued from Above)

1. 2023-006452-HDRB. 523 Armijo St.
2. 2023-006452-HDRB. 465 Camino de las Animas
3. 2023-006281-HDRB. 239 Johnson St.
4. 2022-6113-HDRB. 50 Mt. Carmel Rd.
5. 2023-006283-HDRB. 501 San Antonio St.
6. 2023-006394-HDRB. 1147 ½ Camino San Acacio
7. 2022-006437-HDRB. 57 Old Santa Fe Trail.
8. 2023-006400-HDRB. 650 Canyon Rd.
9. 2023-006399-HDRB. 650 Canyon Rd.

Member Bienvenu said he was hoping the redlined version he sent to the Attorney and Ms. Lamboy had been found so it could be read into the record.

Attorney Ruybalid read the last sentence as currently written, in the background section, page 2, before the Finding of Fact. He read Member Bienvenu's edit request: "*The staff did not find that the proposed sign is required to prevent a hardship to the applicant or an injury to the public welfare, but otherwise recommended approval of the application and recommended findings that the applicants have conclusively demonstrated the other applicable exception criteria, Santa Fe City Code, Section 14-8.10 (H) Special Sign Regulations in the H Districts*."

Attorney Ruybalid confirmed that covers the Finding.

Ms. Lamboy said her only concern is they discussed injury to the public welfare in the hearing and the criterion is "*a hardship to the applicant* or *injury to the public welfare"*. Staff ultimately found that the proposed request complied with the height and dimension restrictions and supported the exception requested because it does not represent an injury to public welfare.

Member Bienvenu said he literally imported the language from the staff report into the findings. The staff report specifically said that *staff does not find that the application as submitted is required to prevent a hardship to the applicant or an injury to the public welfare.* He simply incorporated that language. That literally means that staff does not find the exception criteria has been met. There was no disjunction in the staff report between one and the other.

Ms. Lamboy said ultimately staff recommended approval on the application on the criterion. The applicant's as well as the staff's response is regarding the applicant or an injury to the public welfare. She read: *The staff does not* find that the proposed sign is required to prevent a hardship to the applicant or an injury to the public welfare. Traditionally an injury to the public welfare would be like a threat to the health and the safety of the public. Since this is an *"or"* situation both criteria do not need to be complied with. Staff found and recommended approval for the exception, finding that the criterion was met.

Member Bienvenu said that is literally not what the staff report says. The staff report literally says "*staff does not find it is required to prevent a hardship to the applicant or an injury to the public welfare"*. That is the criterion.

Chair Rios said there is a conflict. She said she remembers the version that Member Bienvenu indicated in reference to this case, and it was that staff indicated the criterion has not been met in reference to the hardship.

Member Bienvenu said he wanted to add that the interpretation just given is not actually consistent with the exception criteria. Staff just indicated it sounds like it would not cause an injury to public welfare. That is not one of the criteria. He said we do not decide whether it would cause an injury. He said we decide whether the exception is required to prevent an injury to the public welfare. Those are completely different standards.

Ms. Lamboy said the language is "*are required to prevent a hardship to the applicant or an injury to the public welfare*."

Member Bienvenu said it is not whether or not it causes an injury but whether it is required to prevent an injury to public welfare. And the burden is on the applicant to establish that.

Attorney Ruybalid said he believed Member Bienvenu's proposed edit accurately cites what is in the staff report and did not understand why that should not be recited in the background, unless the Board does not agree with Member Bienvenu. The background section is not binding on anything and recites the history of the application and the building.

Member Bienvenu said that is extremely important because if there is an appeal on any of the Board cases, the Governing Body always asks staff, what is your recommendation. True that this is not binding and is not a formal finding, but it does carry weight. This finding currently has an inaccurate statement saying that staff found that all exception criteria were met. That is not correct. The staff report did not say that.

The explanation given is an incorrect interpretation of the exception criteria. The findings should reflect reality and the recommendation and hopefully if on appeal, this will be adequately explained.

Ms. Lamboy said the staff report may be poorly written, but ultimately staff recommended approval. The report's focus was public welfare and it still does that. When the applicant applies for a permit, there will be no general injury to public welfare. Hardship is a burden of proof and ultimately staff recommended approval of the project.

Attorney Ruybalid said staff's narrative seems to describe why it is not an injury to the public welfare. The Plaza only has one other sign on the wall, which is smaller than the existing, etc.

Chair Rios suggested Member Bienvenu as the maker of the motion, move to accept the Findings of Fact and Conclusions of Law indicating the changes referencing 57 Old Santa Fe Trail, and see if there is a second to the motion.

MOTION: Member Bienvenu moved in Case 2022-006437-HDRB, 57 Old Santa Fe Trail, the proposed findings be amended as he proposed and as read into the record by Attorney Ruybalid, pursuant to the earlier proposal. Member Aguilar Medrano seconded the motion.

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

MOTION: Member Bienvenu moved to approve the remaining Findings of Fact and Conclusions of Law as submitted. Member Aguilar Medrano seconded the motion.

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

I. DISCUSSION ITEMS

Attorney Ruybalid advised the Board that there was another proposed amendment to the Findings of Fact and Conclusions of Law at 1564 Canyon Rd. He has no objection to Member Bienvenu's slight modification, but he failed to get that on the agenda. That will be on the April 25, 2023, agenda.

Member Bienvenu clarified that the case was the one where revisions were proposed at the hearing and was voted on at the hearing. He thought that may have

already been approved. He said that is a reason they need to go back to the old system where the Findings are submitted to the Board at least three days before they are put into the packet. He said having these discussions is difficult when they have already been submitted in the packet.

Attorney Ruybalid read the revision for 1564 Canyon Rd. as requested by Member Bienvenu that adds the following to the Finding of Fact: "*The Board notes that the mounted solar array is currently screened from public view by the existing vegetation*."

He said the problem is these were not on this agenda and the public is entitled to notice that it will be up for a vote. The appeal deadline begins once the Board approves the Findings of Fact and Conclusions of Law. If that is not on the agenda, there is not adequate notice. He said this will be placed on April 25th agenda.

Ms. Lamboy said she likes to send the drafts to Attorney Ruybalid before they come to the Board. She will make sure to get them to Attorney Ruybalid even sooner, to ensure the Board gets them before they get their packet.

Member Bienvenu said the past practice was that they always came to the Board from the City Attorney.

J. MATTERS FROM THE BOARD

Chair Rios asked the status on Member Flynn Larson.

Ms. Lamboy explained that Member Larson had asked to step down to complete her master's thesis but would be available in May. Staff had decided to wait before nominating someone else but there have been issues with quorum. Member Guida has provided her with names that she will nominate and accept the withdrawal of Ms. Larson.

Chair Rios confirmed that Member Larson has resigned, and staff is looking for an historian for the Board.

Ms. Lamboy said yes, and any nominations should be submitted to her.

Member Bienvenu asked about the process and if this was advertised. He was not aware there was an open position. He asked if there should be a timeframe for people to apply and then consider everyone at the same time.

Ms. Lamboy said anyone can submit an application on the City's website. It is an ongoing advertisement. A historian is more challenging and the list on the website does not include an official historian.

Member Bienvenu said he was wondering about the timing now that the position needs to be filled. He asked, based on her understanding of the process, if she felt there should be a time period before further action is taken.

Ms. Lamboy said nominations to Boards and Commissions have no specific timeline or cut off. they receive them on a rolling basis. The Mayor has to endorse the nominations that have been made. Staff looks at the list when they have a need for anyone who has already applied. She gave an example of the challenge to fill a position on the Planning Commission because the person selected had to live in the district that was being filled in order to represent that district. They had to ask for assistance with that within their network. An official historian is a similar situation. She said there was concern that staff did not act in the best manner with Ms. Larson. On the other hand, it was a leave of absence, and she could continue her term.

Member Bienvenu proposed that now that it is public and the Board has been informed, staff wait at least a few weeks for all submissions before taking further action.

Chair Rios asked if the Board gets to see the name recommended by Member Guida.

Ms. Lamboy said Member Guida recommended Denise Ipp who has been involved in many aspects of construction and has the qualifications for an historian in her resume.

Chair Rios asked if the qualifications for historian have specifics.

Ms. Lamboy said she would have to reference the Code but there are no specific qualifications other than a historian. They typically follow the recommendations of the Archaeological Review Committee for an historian on their requirements and to apply for the HDRB.

K. NEXT MEETING: Tuesday, April 25, 2023

L. ADJOURNMENT

MOTION: Member Aguilar Medrano moved, seconded by Member Bienvenu, to adjourn the meeting at approximately 7:35 p.m.

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

Submitted by:

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

Exhibit 1
HDRB
4/11/2023



2023

City of Santa Fe Nominations for the Santa Fe Heritage Preservation Awards

Architectural Preservation Award

Outstanding examples of restoration or rehabilitation of a designated historic property.

Nominees:

530 Garcia Street

102 Grant Avenue







Casa Barbara Apartments

530 Garcia Street

District: Downtown and Eastside

Historic Status: Significant


6



Santa Fe County

John Gaw Meem Historic Building

(Old County Courthouse)

102 Grant Avenue

District: Downtown and Eastside

Historic Status: Significant



North Elevation, 1995



Restored North Elevation

Compatible Remodel Award

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

Nominees:

841 West Manhattan Avenue

553 Agua Fria Street

Westminster Presbyterian Church

841 West Manhattan Avenue

District: Westside-Guadalupe

Historic Status: Contributing

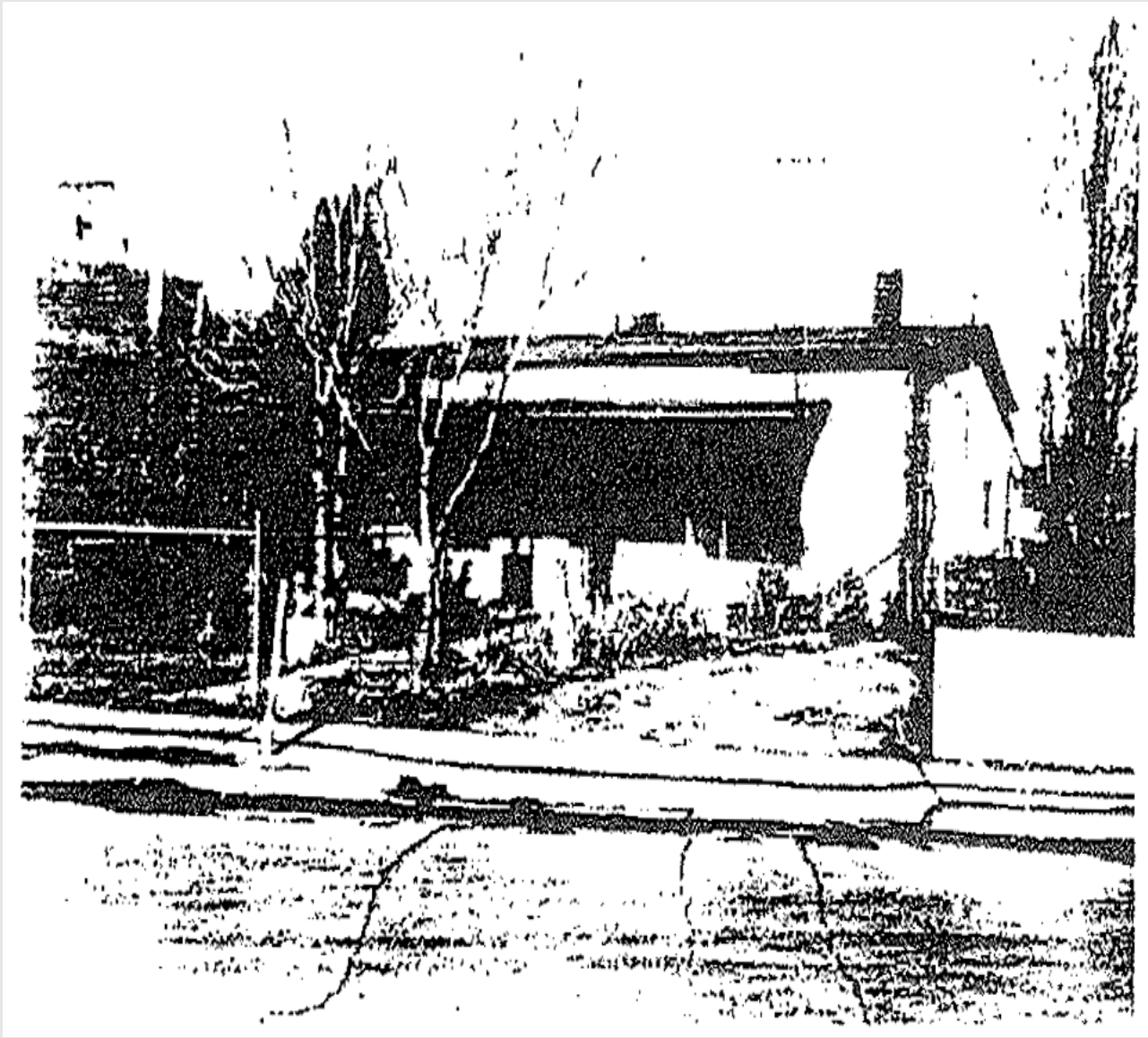




553 Agua Fria Street

District: Westside-Guadalupe

Historic Status: Contributing











Compatible New Construction

Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Nominees:

102 Catron Street

463 Camino Don Miguel

Santa Fe County Building

100 Catron Street

District: Downtown and Eastside

Historic Status: Non-contributing




SANTA FE COUNTY

Casita and Garage

463 Camino Don Miguel

District: Downtown and Eastside

Historic Status: Non-contributing



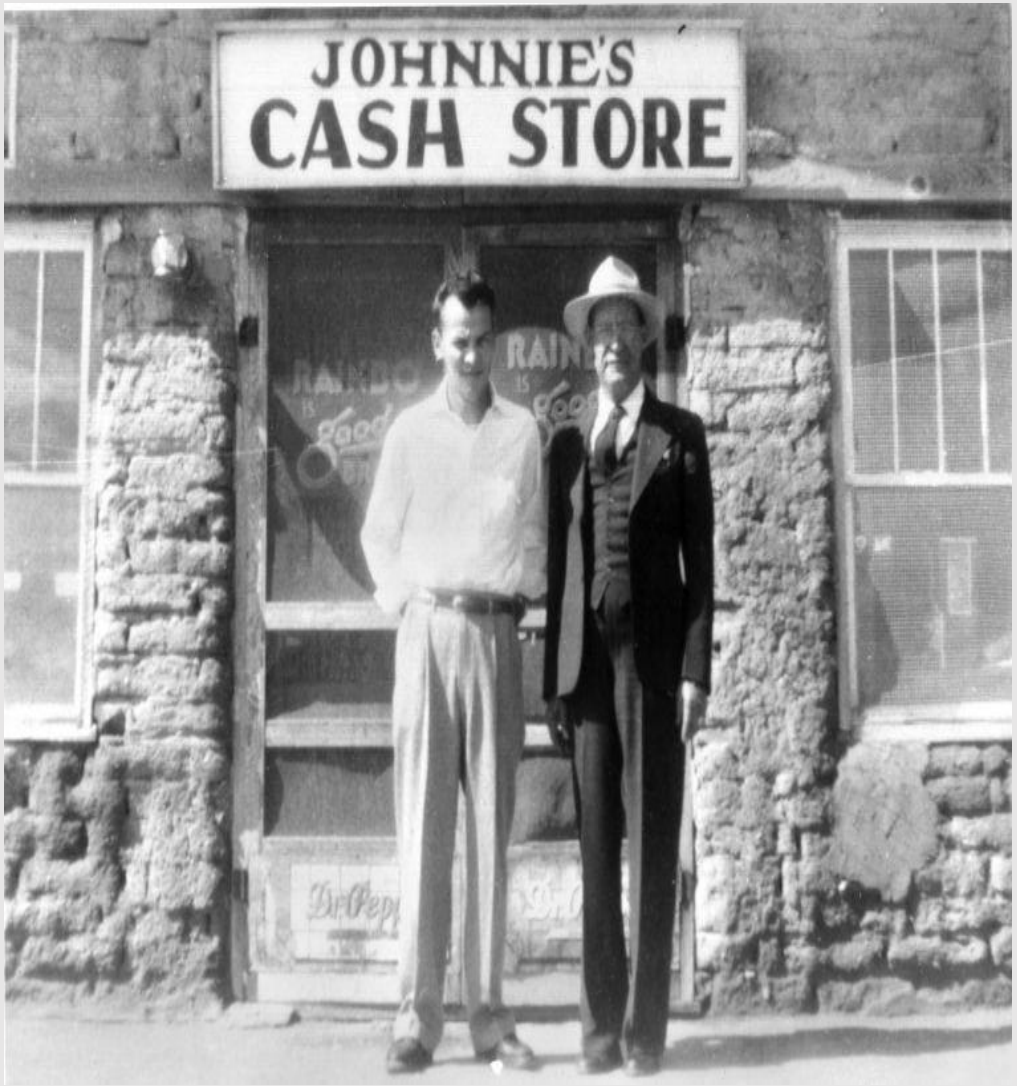

463

Cultural Preservation Award

In honor of preservation of Santa Fe's unique cultural heritage.

Nominee:

Johnnie Armijo/ Johnnie's Cash Store





Johnnie Armijo

Johnnie's Cash Store

420 Camino Don Miguel

Additional Awards

Mayor's Award Nominee: Phil Bove

Archaeology Award: Shonnard House Archaeological Reconnaissance

Service Award: Frank Katz, HDRB Member

Santa Fe Heritage Preservation Awards

5:30 PM

May 18, 2023

San Miguel Chapel

Reception will immediately follow at El Zaguán

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

Case # 2023-6553-HDRB
Address – 1249 Cerro Gordo
Agent's Name – Bernie Romero
Owner/Applicant's Name – Paul Ludick

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 11, 2023.

BACKGROUND

The residence at 1249 Cerro Gordo Rd., in the Downtown and Eastside Historic District, has a current non-contributing historic status. The Applicant requested a status review in order to determine possible future renovations. The residence is accessed via an unnamed private road off Cerro Gordo Road, and only a portion of the south elevation is visible from the Cerro Gordo Road right of way. With its core block dating to the 1940s, the Reuben and Betty Rose House is an approximately 2,853-square-foot compound of linked structures that achieved its current footprint by the 1960s. This footprint includes the adobe core, a partial adobe and concrete block west addition, a semi-attached garage, and an apartment/utility room.

While the general footprint of the compound dwelling is over 50 years old, cumulative changes to its exterior affected the vernacular character it may have had earlier. These involve the replacement of windows and the addition of porches. The 1970s Sewing Room, while influenced by the hand-built movement, is simply an appendage installed on an older building. Much of the home's construction is rough, not in good condition, and not a good example of the vernacular tradition. The south façade received a hand-built-influenced addition in the early 1970s, drastically changing the original look of the house. More recent elements include a low stucco wall and planters.

In a Historic Cultural Properties Inventory taken in February, 2023, the Architectural Historian recommended the property's historic status be maintained as non-contributing. The HCPI reports that Reuben and Betty Rose acquired it in c.1964, and from that point until Betty's death in 2021, the house was in a continuous process of renovation. Its most significant change came in the mid-1970s, when its south façade received an addition and a related makeover.

FINDINGS OF FACT

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

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

(Staff Report), which evaluates the factors relevant to the Application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as non-contributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. 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 "noncontributing structure," as recommended by staff.
10. 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 designates the structure as a non-contributing structure.

IT IS SO ORDERED ON THIS 25th DAY of April, 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 # 2023-6286-HDRB
Address – 1564 Canyon Rd.
Agent's Name – Preston Bastardo
Owner/Applicant's Name – Kate Lopez

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 28, 2023.

BACKGROUND

1564 Canyon Rd. is a 2.7-acre lot in the Downtown and Eastside Historic District that consists of the main house, the guesthouse (round house), a garage and a shed. The round house is an 806-square-foot round adobe structure built in 1973. The property is set back from (Upper) Canyon Road, and none of the structures are publicly visible from Canyon Road. Last year the Board designated the round house non-contributing and approved its remodel and an addition (see Case # 2022-4721-HDRB). The round house's addition is under construction.

The Applicant requested approval for the following solar photovoltaic system:

1. Install eight panels on the roof of the round house's addition currently under construction. The solar panels are almost black (midnight blue) with a black aluminum frame. The "racking" system ballast bays will be silver aluminum. The panels have already been installed.

2. Construct a free-standing ground-mounted "racking" system that will have 12 solar panels. The structure will be two feet from grade at the south side and six feet tall at the north end. The ground-mounted panels will be located approximately 130 feet from the round house addition's southwest corner, near the new PNM utility meter.

This proposal comes to the board because it is a new structure in the Downtown and Eastside Historic District and it may be publicly visible over time depending on the tree cover.

FINDINGS OF FACT

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

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

Report"), which evaluates the factors relevant to the Application.

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

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 project Items # 1 and 2 as set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of APRIL, 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, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-006360-HDRB

Address: 502 Cerrillos Road
Historic Status: Non-Contributing
Historic District: Historic Transition

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form H-13010

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

With the exception of the portal enclosure, Staff finds that the proposed project complies with Section 14-5.2(D) for the Historic Transition District.

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Because of the design of the portal enclosure, staff does not recommend approval of the application with regard to its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(D) Historic Transition District.

BACKGROUND & SUMMARY:

The building located at 502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood-latilla covering.
7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3"to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey's "Buckskin."

Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

An exception is required Section 14-5.2(D)(4), Porches and Portals. According to this code section, porches and portals shall not be enclosed. As this is a design standard, the HDRB will

either recommend or not recommend approval to the Governing Body, which has the final decision-making authority.

The applicant proposes to retain the existing portal's lintel and enclose it with 16 GA rusted steel plates with cut outs for signage. The applicant states that steel details are used on other buildings within the Historic Transition District for both signage and canopy features. Photographs have been provided. While steel is used as an accent material, it is not used for an entire wall. Staff suggests using steel as an accent material and include windows or stucco as a predominant part of this elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(4): Applicant requests an exception to permit the enclosure of the existing portal on the east elevation.

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

Applicant Response: The applicant did not respond to this criterion.

Staff Response: As designed, the predominantly metal feature is not consistent with the overall character of the district. Staff suggests using metal as an accent material and utilize either windows or stuccoed insets.

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

Applicant Response: The applicant states that the portal would prevent a hardship to the owner and the moving of the main entrance will improve accessibility from ADA parking spots.

Staff Response: While moving the main entrance has merit in providing better access to the building, the reason of the hardship to the applicant has not been stated.

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

Applicant Response: The applicant states that other portals in the district have received previous approval from the HDRB to be enclosed, and references that as a precedent that would provide a rationale for the enclosure of the portal at the subject property.

Staff Response: While previous portal enclosures have been permitted in the district, none of them have a wall of sheet metal. This is a design feature not found in the district.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

14-5.2(G) Historic Transition District Standards

(G)Historic Transition District (1)Purpose(a)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 preserves property values and attracts tourists and residents alike, be preserved, some of the qualities being:(i)The continued existence and preservation of historic areas and buildings ;(ii)The continued construction of buildings in the historic styles; and(iii)A general harmony as to style, form, color, proportion, texture, and material between buildings of historic design and those of more modern design.(b)The governing body hereby establishes a process for review of style, form, color, proportion, texture, and materials as part of the building permit process in the historic transition district.(2)Applicability

Submittals of required elevations and plans and approval of these submittals by the planning and land use department are required before a building permit is given for construction, renovation, or exterior remodeling of any exterior feature of a building or structure subject to public view from any public street , way, or other public place. Demolition shall not require prior approval by the planning and land use department. (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)

(3)District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street , way, or other public place are erected or altered:

(a)Architectural Style(i)Materials

It is intended that exterior wall materials express a monolithic and massive appearance. Stucco, brick, slump block, and stone are allowed. Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or cement are not allowed. Wood siding is not allowed for an entire wall ;

(ii)Color

The color of stuccoed buildings shall predominantly be in brown, tans, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone or brick 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;

(iii)Roof Form, Slope and Shape

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. The height of the roof above the wall shall be no greater than the height of the walls . Folded plate roofs, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tone colors are preferred. See Illustration 14-5.2-7, "Examples of Roof Types"; 14-5_2-7

(iv)Solar EquipmentA.It is intended that the use of solar and other energy collecting and conserving strategies be encouraged. The use of large glazed areas on south facing walls for collectors, trombe walls , greenhouses , garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:1.raising the parapet;2.setting back from the edge of the roof;3.framing the collector with wood;4.in the case of pitched roofs, by integrating the collector into the pitch;5.in case of ground solar collectors by a wall or vegetation;6.in the case of wall collectors or greenhouses , by

enclosing by end or other walls ;7.other means that screen the collector or integrate it into the overall structure . Non-glare materials shall be used in solar collectors.B.Roof-mounted equipment: roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials, for example, by raising the parapet, and shall be of a low profile to minimize the screening problem;C.Cantilevers, arches: 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 free standing walls ;(b)Size, Mass and Shape(i)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 . Structures with massive walls 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 openings showing, the massiveness of the structures . 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 (G)(3)(a)(iv) of this section, and under portales; (Ord. No. 2002-37 § 29)(ii)The mass elements which make up the building composition shall appear as single blocks;(iii)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. A human scale shall be achieved near ground level on large commercial, multi-family residential and public buildings and along street façades and entryways through the use of such scale elements as windows, doors, columns, and beams. Human scale means the entrances, windows, doors, columns, and beams on large buildings are in proportion to the people using the building . For example, a ten-foot high entrance cover is in proportion to a person using it. A thirty (30) foot high colonnade is not;(c)Walls and Fences

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 ;

(d)Remodeling and Alteration

Persons requesting approval for building permits for remodeling or alteration of nonconforming structures shall not be required to bring the total structure into conformance with the standards for the historic transition area. However, the portion of the building that is remodeled or altered shall conform to those standards. Remodeling of structures of architectural and historic interest or individually entered on the state register of cultural properties or national register of historic places or designated as significant on either register shall be related to and compatible with the structure . "Related to and compatible with" means existing together with unity and coherence.

(4)Final Review(a)All applicants for final review shall submit:(i)Three copies of four building elevations drawn to scale . Elevations shall be drawn with sufficient detail to show the architectural design of the structures , including proposed exterior finish materials, textures and colors;(ii)Three copies of a dimensioned plan drawn to scale which shows building location and configuration in relation to other site improvements, including but not limited to parking lots and utilities.(b)The planning and land use department shall make a determination of whether the plans and elevations are in compliance with the requirements of this section within five working days from the date of the application to the city . If the submitted information is inadequate, the division may postpone action until a date agreed upon by the division and the applicant . (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)(c)Final approval, disapproval, or conditional approval shall be noted on the face of the application and signed by a representative of the planning and land use department. If conditional approval is given, the list of conditions shall be

attached to the application . If the application is disapproved, the sections of the historic transition district with which the application did not comply shall be noted on the application . (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)(d)No approval by the planning and land use department shall be required for repairs that do not in any way alter any exterior feature in view from any public street , way, or public place, or for repainting it the same color. (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)(5)Property Use and Zoning District

The property in the historic transition district may be used for any use permitted in the zoning district of which the property in question is a part. The property in the historic transition district shall be subject to the requirements, uses, height, and other regulations of the zoning district of which the property is a part.

Minutes
2/28/2023

APPLICANT PRESENTATION

Jeff Seres, 122 Lorenzo Road, was sworn. He said he and the owners agree with the new HCPI and with staff's recommendation for the main residence to remain noncontributing. He said John Murphy was available on Zoom if there were any questions on the HCPI.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2023-006359-HDRB, 1170 Camino Delora, Member Biedscheid moved to retain noncontributing status of the house. The motion was seconded by Member Guida.

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.

6. **2023-006360-HDRB, 502 Cerrillos Rd.** Historic Transition District. Noncontributing. K.M. Skelly, Inc., agent for Deborah Olinger, owner, proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'- 6" (within maximum allowable height for this streetscape), and window and door alterations. (Angela Schackel Bordegaray)

Attorney Ruybalid said some legal issues were discussed and not everyone is on the same page as to how they would be resolved. He thought it beneficial to take a brief recess for discussion with staff off the record. He apologized for the delay.

Chair Rios called for a short recess at 7:30 p.m. for staff and legal to discuss an issue off the record.

Chair Rios resumed the meeting at 7:45 pm.

STAFF REPORT

502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built

in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, “A Sound Look.” It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10’ to 14’ – 9” at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10’ tall wall will be increased to 14’ – 3” for the main entrance and signage. The southern end parapet will be raised from 12’ – 5” to 13’ – 2.” The north elevation parapet will be raised from 11’ – 8” to 12’ – 10.’ The maximum allowable height for this building in this streetscape is 14’ – 3.”
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood latilla covering.
7. Raise the existing front (east) elevation stucco yard wall from 2’ – 8” to 4’ – 3” and add about 3”to the west end yard wall existing height at 4’ – 3.” Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey’s “Buckskin.”

Signage

A separate application for the building’s new business signage has been submitted to the Land Use Department.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Edward Fitzgerald, who lives in Albuquerque, was sworn. He said Ms. Bordegaray did a good job describing the project. This is a transitional zone. They feel this has some Santa Fe Pueblo style but is Transitional and industrial towards the Railyard and the distillery. The idea is to pull from the Railyard and historic Santa Fe and meld the two. The materials like the steel beam with wood latillas attempts to combine the two styles.

Member Guida asked the material proposed for the patio wall.

Mr. Fitzgerald said the side facing Cerrillos will be board-formed concrete and along Manhattan will be all stucco. He was trying to do minimalist contemporary.

Member Guida asked if it is just the small portion facing Cerrillos.

Mr. Fitzgerald pointed to the location noting the gate would be steel frame with horizontal wood slats.

Member Aguilar Medrano said this year marks the building's 50th year. She said she brought up to staff whether this warrants a status review. The HCPI form has this as a minor degree of remodeling; window openings will remain unchanged, and the portal will remain. She still questions whether status should be revisited. She also noticed a decent amount of metal siding is proposed. She said even in the Transition District metal paneling is not allowed. She said she is confused how the signage can be separate.

Mr. Fitzgerald said an example of the steel with the cut-outs is in the packet.

Member Aguilar Medrano said she understands what the sign is, but Ms. Bordegaray mentioned the Board would not hear the case on signage. She considers the distillery portion as signage and didn't know how the two cases can be separate.

Ms. Bordegaray asked the applicant to confirm if this elevation was not presented to the Board because they have to go through the case on the signage. She said they previously eliminated proposing the distillery sign tonight.

Mr. Fitzgerald asked if they could say it is rusted metal without cutout letters at this point.

Member Aguilar Medrano said the first question is whether the Board would approve the metal siding, which is clearly not allowed, even in this district. She understood this is on the cusp of the Transition District and a building could be close by that has steel.

Member Bienvenu asked Mr. Fitzgerald to identify everywhere he plans to put metal siding.

Mr. Fitzgerald referred to the front elevation, east. He said they will remove that entrance that is clad in steel. The infill has metal panels with the street address cutout as a way to bring the graphics into it with the street numbers and distillery.

Member Bienvenu said he is okay with the steel trellises in this district, because it is semi-industrial. He said there are two other material issues contrary to Code: one says no metal signs and the other, no concrete walls. He thought that would require Mr. Fitzgerald to qualify for exceptions.

Mr. Fitzgerald asked if stucco was the only approved material.

Member Bienvenu read from Code, "may be built of brick, adobe, rock, wood, coyote fencing, wrought iron, slump rock or similar materials", masonry, or stucco.

PUBLIC HEARING

John Eddy, previously sworn, said he was worried Member Aguilar Medrano's suggestion on the 50-year rule would be overlooked. He suggested the Board postpone the case to address that, or a status review.

Stefanie Beninato, previously sworn, agreed there should be a status review while changes are being requested. If metal siding is prohibited, exceptions are needed. She said it may be a block from the Railyard, but the street before Hotel Santa Fe has a lot of small homes with character. She said the Board should be careful about appropriating features of a different district.

BOARD DISCUSSION

Member Biedscheid thought the Board would not be able to approve the project because the exceptions were not called for. She deferred to staff to address that. She appreciated the comment about the age of the building. It does seem that may be lost without consideration of the building's contribution.

Ms. Bordegaray said the HCPI says 1973, and going on that, she had evaluated the building had not reached the threshold, combined with changes made since the HCPI and the windows have been replaced. She hasn't reviewed a lot of buildings in this district and did not realize it was metal siding to this degree. Code says expressly no metal siding and the way it was proposed tonight does not meet Code. A lot of work is ahead that is needed on this Code and Transition will be coming before the Board. She said the research has been ongoing on the buildings but is not yet finalized or adopted yet.

Member Aguilar Medrano said she knows which windows on the east façade that were talked about as having been replaced. On the north façade, the windows appear to be newer. However, there appears to be a number of wood windows original to the building she believes are on the east and north and some of the materials appear to be original to the house from 1973. She said that is a question the Board should explore more.

Member Guida agreed with the district standards pointed out by members on the Board. He said the Board cannot rule on the case this evening. He also wanted to flag that this is the historic Transition District. Staff can work with the applicant to look at that issue further. He said the building may be 50 years old, but he doesn't see much beyond that. He would be challenged to hold up a commercial applicant to this degree for a full status review. He said this is within the purview of City staff and would ask that staff look at this issue outside the meeting. He said the basis of the motion should be for staff to work with the applicant as to whether they want to propose a redesign because of materials, or seek exceptions.

Member Bienvenu said he hates to send people back to do more work. He found it hard to imagine the Board would designate this as contributing, but there is an argument for prudence to be certain they are not making an irrevocable mistake. He asked if they asked for a status review, what is the shortest period of time the applicant could return to the Board.

Ms. Bordegaray said the earliest would be the end of March or first meeting in April depending on how soon the applicant can get the historical information. Also it has to be re-noticed as the first part of the case.

Member Bienvenu said if motion was to defer to a date certain for a status review and potential redesign and/or requests for exceptions, what could the date certain be for the motion.

Ms. Lamboy said the earliest would be the March 28th or the beginning of April to get into the newspaper and give time for the applicant to get the information.

Member Bienvenu asked if that would be the same if deferred for a request for exceptions.

Ms. Lamboy said a request for exceptions still requires notice and would have to be at least a month out.

Member Biedscheid said several projects were approved tonight that did not have a HCPI. The applicant does not need to do a full HCPI. The report indicates this has always been a commercial building. She said there is no question this is a house being converted to a business and the Board should keep that in mind with what is proposed. She suggested an explanation of why the materials were chosen and the philosophy behind those choices could be crafted through an exception. The Board should know why the exception should be granted and how criteria has been met. She said the project could just be reformatted.

Chair Rios confirmed that Member Biedscheid did not think a status review is in order.

Member Biedscheid said it would not change her mind.

Member Bienvenu said he saw no harm since the case was being delayed. He was in favor of a status review and request for exceptions and/or redesign. He offered to make a motion.

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Bienvenu moved to defer the case to the next meeting possible, depending on staff's final determination, for a status review, and the request for exceptions and/or redesign to eliminate the need for exceptions, noting an additional HCPI is not required by the Board. The motion was seconded by Member Aguilar Medrano.

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.

1. **2023-006286-HDRB. 1564 Canyon Rd.** Downtown and Eastside Historic District. Non-contributing. PPC Solar, agent for Kate Lopez, owner, proposes to install two solar arrays consisting of 8 panels on existing casita's roof and 12 panels as part of a new ground-mounted structure 8' tall. (Angela Schackel Bordegaray)

Previous Staff Report 2/28/23

City of Santa Fe, New Mexico

memo

DATE: **February 28, 2023**

TO: **Historic Districts Review Board Members**

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

Case # 2023-006360-HDRB

Address: 502 Cerrillos Road
Historic Status: Non-Contributing
Historic District: Historic Transition

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form H-13010

__x__ 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.

BACKGROUND & SUMMARY:

502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:
Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood-latilla covering.
7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3"to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey's "Buckskin."

Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose
14-5.2(A)(1) Historic Transition District Standards

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 1/27/23	502 Cerrillos Rd , Santa Fe,NM 87501
Property Owner of Record: Debra Olinger Rev. Trust	**Proposed Construction Description:**
Applicant/Agent Name: Kevin Skelly	New Entry, Replace windows and one door, enclose portal.
Contact Person Phone Number: (505) 577 - 7909	**TOTAL ROOF AREA:** 3,440 sq ft

Zoning District: Historic - Transitional

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

Use of Structure: ☐ Residential
☒ Commercial Type of Use: Distillery / Restaurant

Terrain: ☐ 30% slopes N/A

Lot Coverage : 37.5 %
☐Open Space Required:_____

Setbacks:
Proposed Front: 37' Minimum: 16'
2nd Front? _____
Proposed Rear: 15' Minimum: 10' 2"
Proposed Sides: L 12" R 14' 4" Minimum: 8'

Height: Proposed _____
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 8 Accessible 1
Minimum:_____

Bicycle Parking:**
Proposed: 3 Minimum: 2
** 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.

Kevin Skelly [☐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

To Be Completed By City Staff: 2023-006341-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: Stefani Perea **DATE:** 2/1/23

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 502 Cerrillos

OLD ID NUMBER: 0516 10107

SANTA FE ID NUMBER: H 13010

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4

BUILDING NAME:

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

_____ ESTIMATE

1973 ACTUAL owner

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: ~~residential~~

OTHER N/A

PRESENT: ~~residential~~

OTHER commercial

Schifani Bros. Printing Co.

SURROUNDINGS:

commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: some windows replaced new door

OVERALL CONDITION:

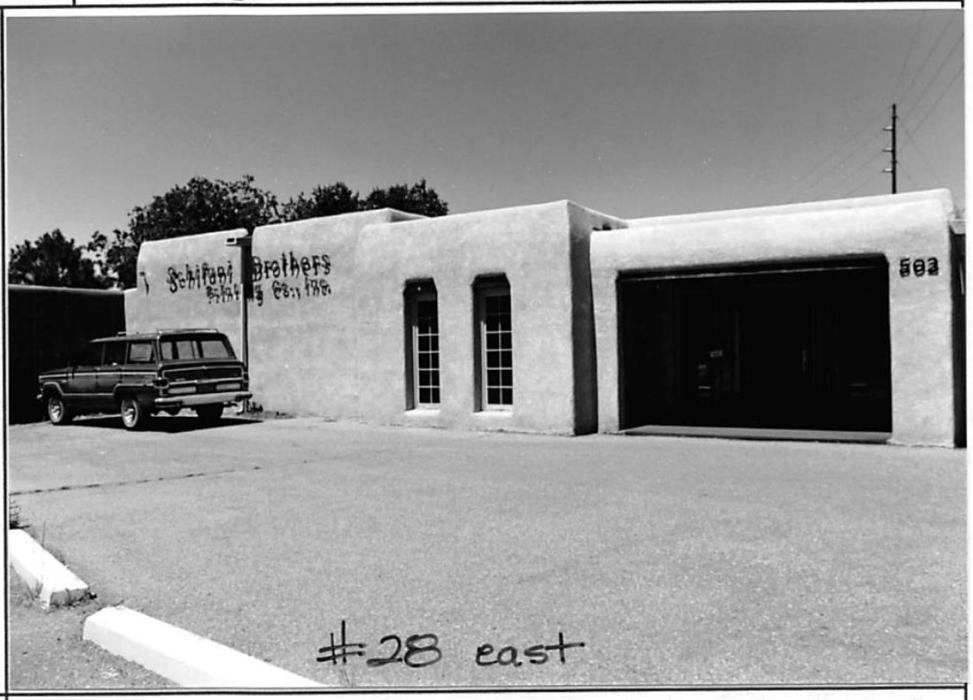
___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

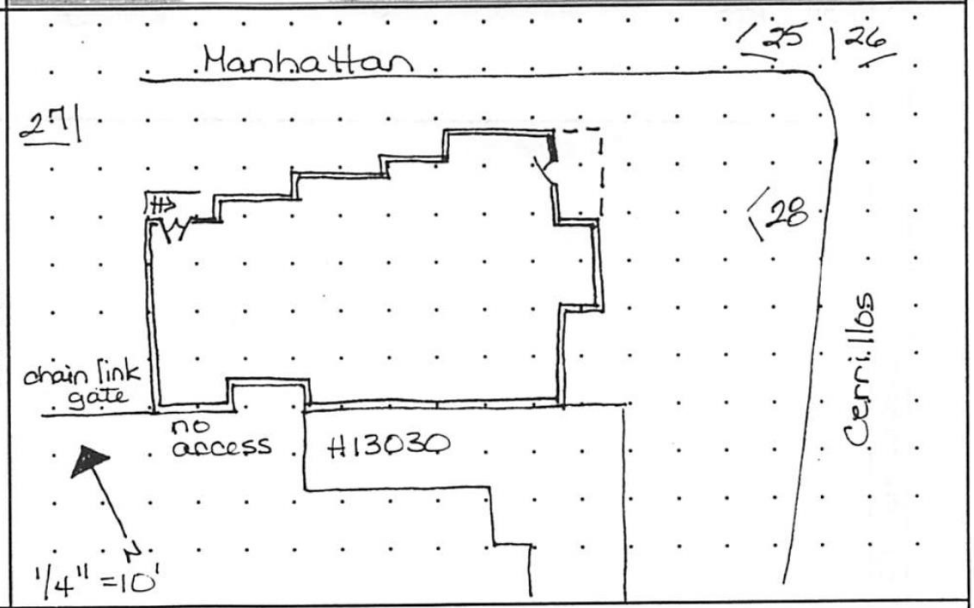
BUILDING THREATENED?

___ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Historic Trans. HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/97 BY DB

NEGATIVES WITH NMHPD ROLL # D32 NEG # 25 TO 28

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with wood & metal canales, metal downspouts battered parapets	
BUILDING WALLS	beige stucco	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 13
DOORS	E - wood 32 panel (tiny square panels), wrought iron gates, steel casement sidelights	
WINDOWS	6/6 wood DHWs w/ metal storm windows, N steel casement on W end of N wall E - tall fixed wood 12 light fixed, recessed w/ wood lintels	
PORCHES OR PORTALES	NE corner — simple portal with corner pier, end wall with rectangular opening, wood beam, battered parapet	
ARCHITECTURAL DETAILS	exposed lintels in shaped openings	
FENCES/WALLS		
SITE FEATURES		
OTHER/ COMMENTS	Owner says the building was built in 1973.	

ADDITIONAL PHOTOGRAPHS



#26 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION

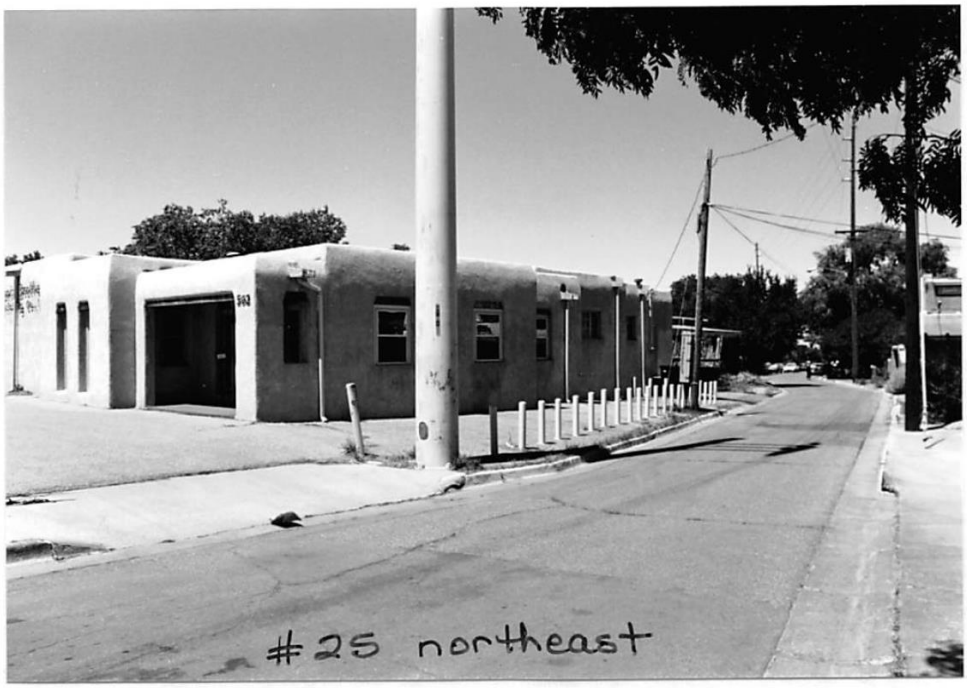
ADDRESS

502 Cerrillos

ID NUMBER: 0516 10107

SANTA FE ID NUMBER: H13010

SURVEYED/RESEARCHED
DATE 7/97 BY DB



#25 northeast



#27 northwest

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H1301

building threatened? yes	surveyed date 10/10/84 by HMW	county SANTA FE	ID no. 051610107
field map SFHD #4	number 107	UTM reference zone 12 13 easting	northing

location description
502 CERRILLOS
SW CORNER AT MANHATTEN

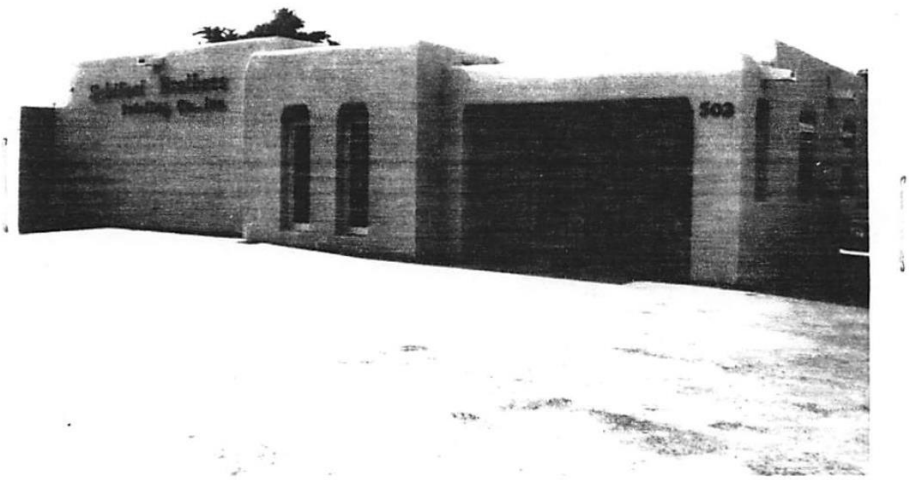
city/town
SANTA FE

land grant/reservation

building name
SCHIFANI BROS. PRTG CO.

legal description
tnsp___ N S range___ E W sec___ ___¼ ___¼

film roll by HMW no. SFHD 5	negative nos. 9	loc. of neg. HPB



plan shape

date of construction
P 1970 estimate _____ actual
source

use
present residential
other_____
historic residential
other_____

condition
___excellent ___good
___fair ___deteriorating

wall material/surface

degree of remodeling
___minor ___moderate ___major
describe:

architectural features

surroundings
COMMERCIAL

relationship to surroundings
___similar _x_ not similar

district potential
___yes ___no

significance
___eligible ___of interest _x_ none
if eligible, why? N-C. DATE

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

January 30, 2023

City of Santa Fe
Historic District Review Board

RE: Casa Cactus Distillery Renovation
502 Cerrillos Road
Santa Fe, NM 87505
HD: Transition Zone

To the Historic Review Board,

The existing building at 502 Cerrillos Road was built around the 1960s-1970s. It is of block construction with a stucco exterior. The style of architecture is "Pueblo Revival". The previous business occupying the building was an audio-video store named: A Sound Look.

It is located at the corner of Cerrillos and W Manhattan Ave.

The existing square footage for the building is :

- Roofed - 3,356 sq ft
- Un-roofed - 84 sq ft (portal to be enclosed)

Proposed square footage for the building is :

- Roofed - 3,440 sq ft (We will re-roof with a bitumen torch down or equal and insulate)
- Un-roofed - 362 sq ft (portal to be enclosed)

The existing height of the building ranges from a low point of 10' at the North West high point of 14' 5" (at the corner).

The proposed changes to height and the East elevation:

- On the East elevation, we will be raising the existing height from 10' to a proposed height of 14' 3" for the main entrance and signage. Also, on the East elevation (south of the new entrance) we will be raising the parapet and scuppers as required for the new roof from 12' 5" to 13' 2".

- On the North elevation, we will be raising the parape
  t from the existing height of 11’ 8”
  to the proposed height of 12’ 10” in order to hide the
  roof top mechanical equipment.

The existing windows, which are dark metal clad with di
vided lites, will be replaced with dark
bronze anodized finished aluminum frame windows. Ne
w commercial grade metal doors will
be installed at the loading dock to re
place the existing ones.

We will be enclosing the existing portal on the East side
of the building to create a new office
space
.

The proposed new use for the building is a distillery with
a tasting bar and restaurant named:
Barrel Cactus D
istillery.

The interior of the distillery will be large open spaces
with separate areas for the distillery
kitchen and tasting. A proposed outside dining area is t
o be located on the north side of the
building between the building and an existing sit
e wall along W Manhattan Ave.

A new shade structure will cover the exterior dining, co
nsisting of supporting steel columns
and steel beam with a peeled w
ood-latilla covering.

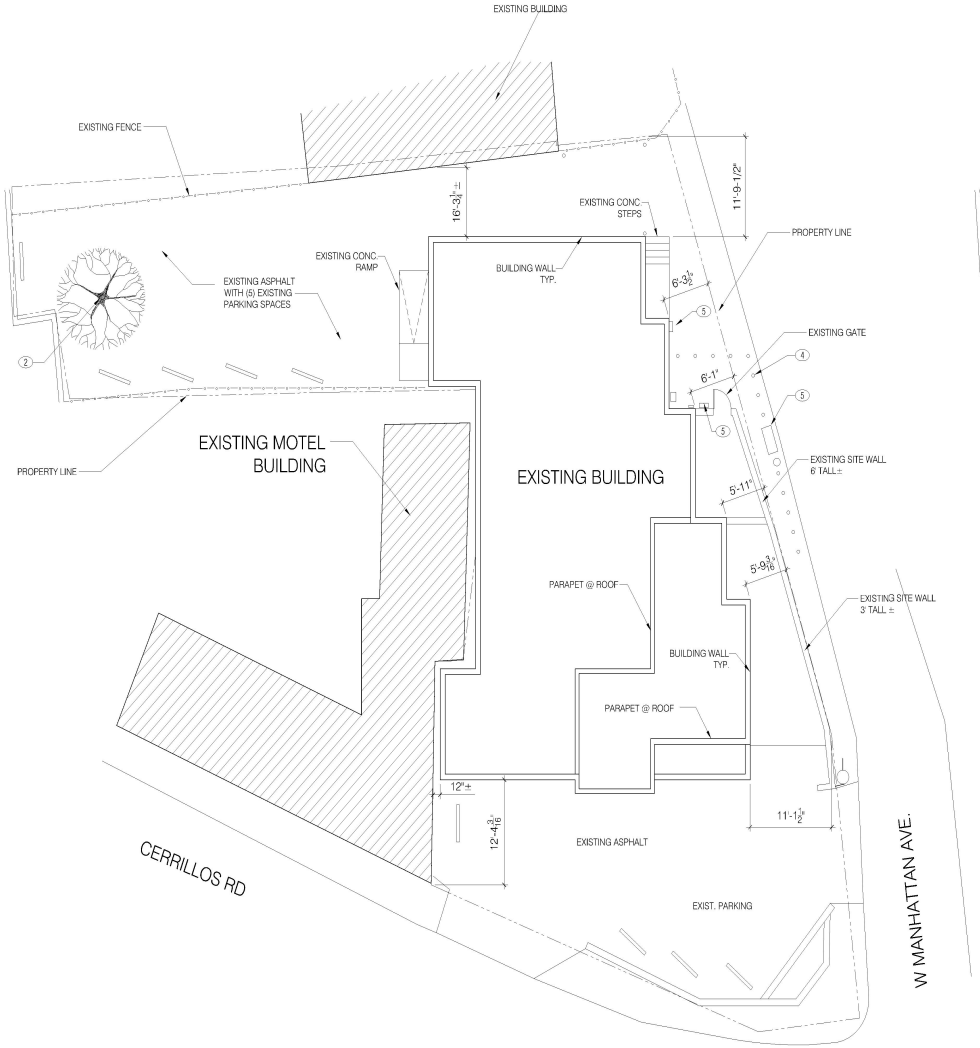
We will be raising the stucco yard wall for the exterior din
ing to account for the raised concrete
slab. The wall is currently 2’ 8” on the East end and 3’ 4”
on the West end (from the existing
grade). We are proposing to raise the wall to approx. 4’
5”, on the east end and 5’ 6” on the
west end (from the existing grade). The yard wall will k
eep the existing stucco finish (El Rey
Buckskin). We will be adding a wood + steel gate on the
East elevation for access to the dining
area.

The proposed treatment of the exterior of the building is t
o keep the existing “pueblo” style and
stucco finish (El Rey Buckskin) with naturally rusted
steel accents at a newly renovated
entran
ce.

Sincere
ly,

Kevin Segura
Project Manage
r
K. M. Skelly, Inc

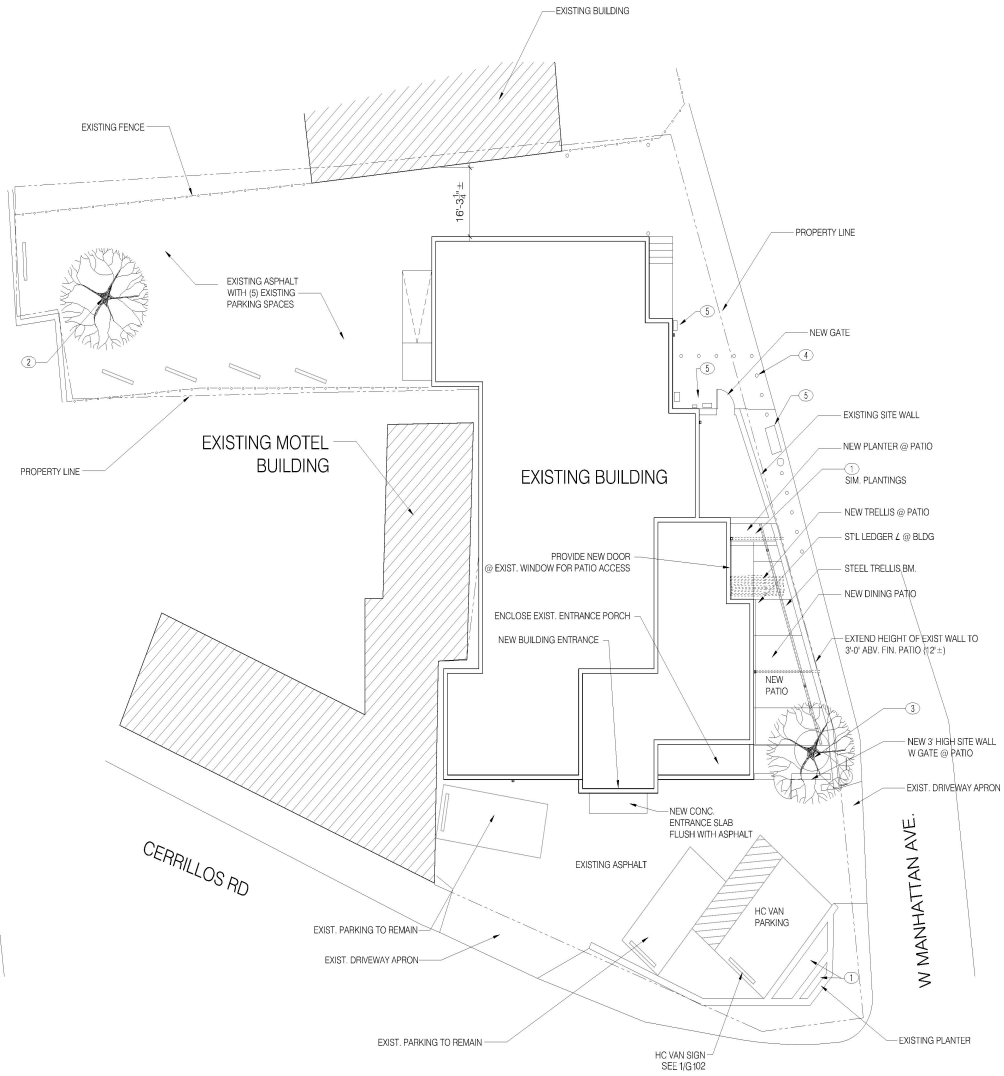
ksegura@kmsk
elly.com



EXISTING SITE PLAN

scale: 1:10

TRUE NORTH



PROPOSED SITE PLAN

scale: 1:10

TRUE NORTH

PARKING SPACES

EXISTING
FRONT: 4 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

PROPOSED
FRONT: 3 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

KEYED NOTES

1. NEW PLANTINGS @ EXISTING PLANTER TO INCLUDE:

   FLOWERS: YELLOW COREOPSIS; MEXICAN HAT (RUTIBIDA SP.); BLANKET FLOWER (GAILLORDIA SP.)

   GRASSES: SACTON GRASS (SPOROBOLUS WRIGHTII); AGASTACHE 'BLUE FORTUNE'; ALLIUM AND PURPLE CONEFLOWERS (ECHINACEAPURPUREA.

2. EXISTING SIBERIAN ELM
3. NEW DESERT WILLOW
4. EXISTING BOLLARDS
5. EXISTING ELECTRICAL UTILITIES

EXISTING + PROPOSED SITE PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

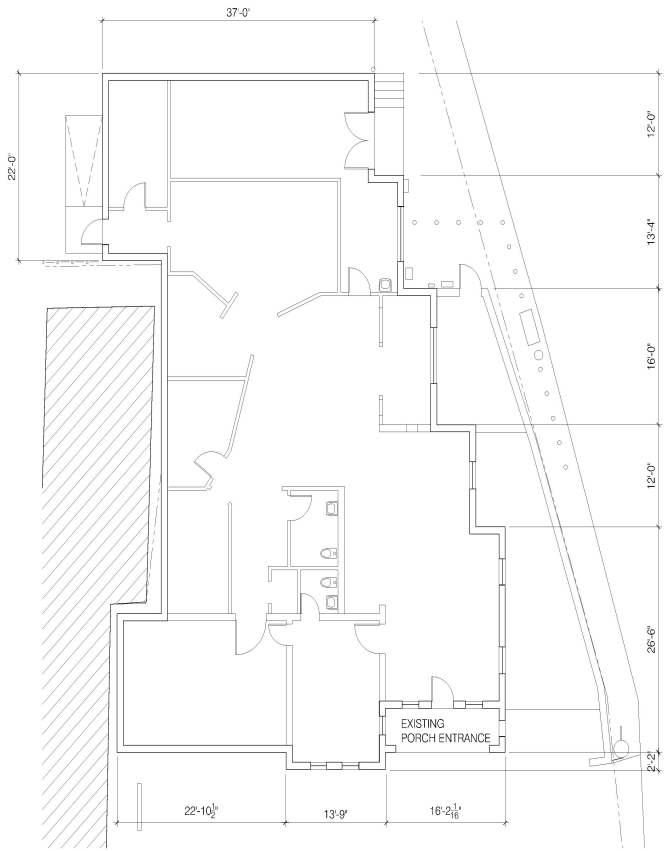
EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO — EDWARD FITZGERALD No. 1184 — REGISTERED ARCHITECT

date: 01/29/23
drawn by: EF

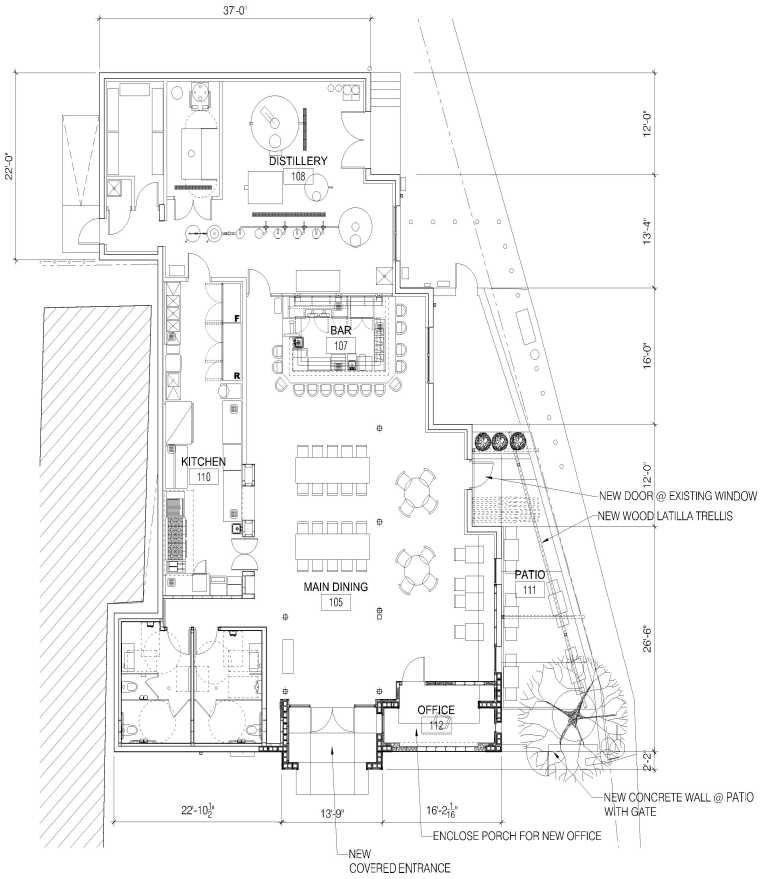
revisions

HS101



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

BUILDING PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

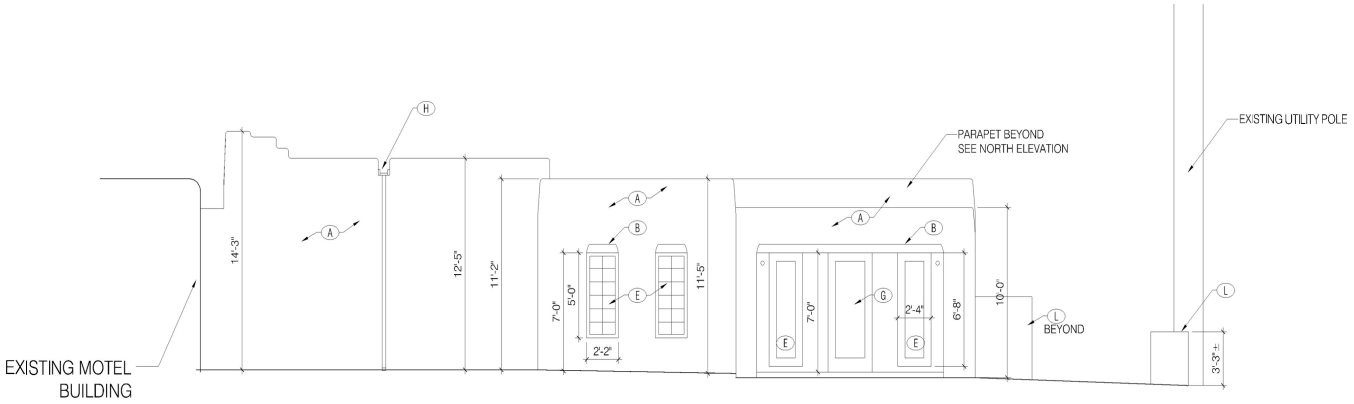
EDWARD
FITZGERALD
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

date:
01/29/23
drawn by
EF

revisions

H101

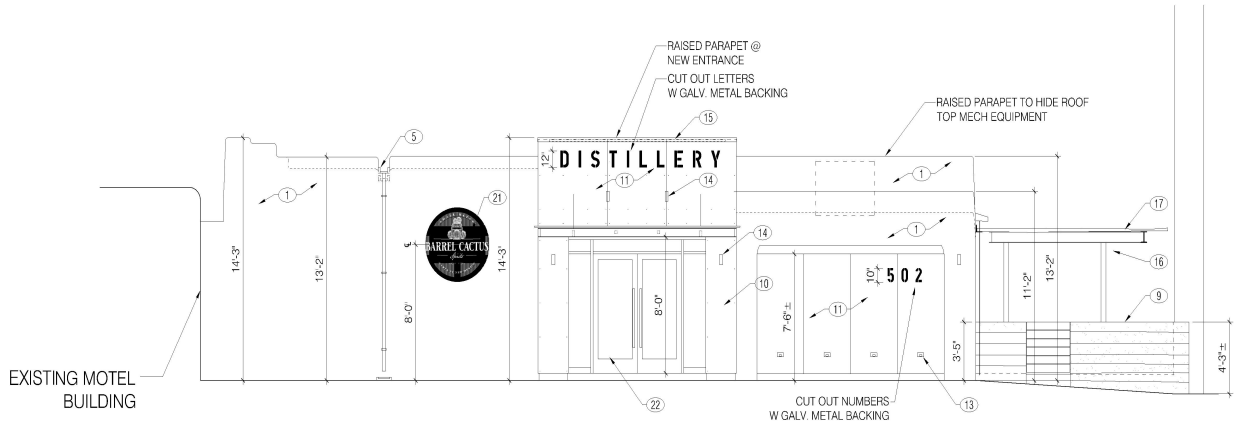


EXISTING EAST ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3'W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6"W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS



PROPOSED EAST ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL WITH WOOD STEEL + WOOD GATE
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN
21. 48" DIAMETER, ILLUMINATED, "BARREL CACTUS SPIRITS" SIGN
22. NEW ENTRANCE (RECESSED) WITH ALUMINUM + GLASS STOREFRONT (ALUMINUM TO BE DARK BRONZE FINISH)

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

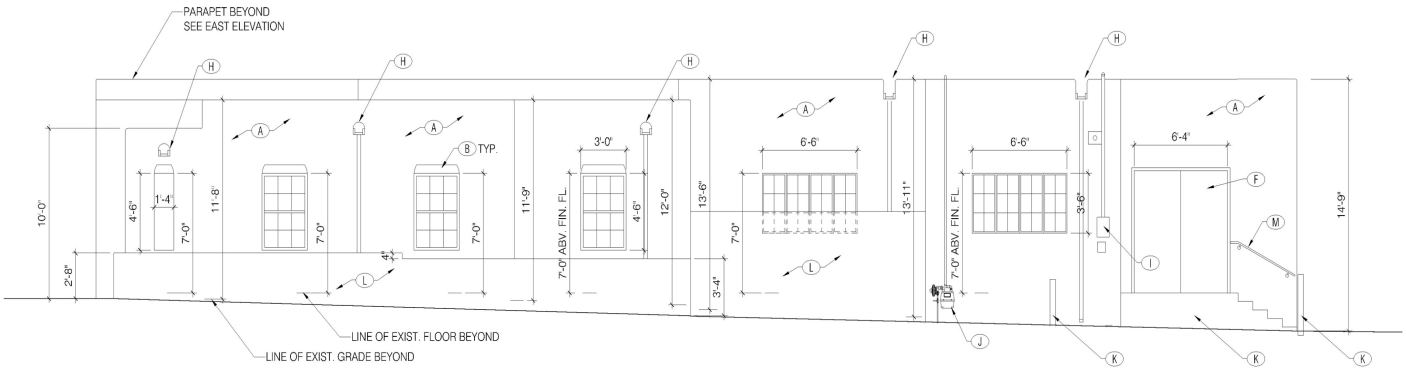
EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO · EDWARD FITZGERALD No. 1184 · REGISTERED ARCHITECT

date: 01/29/23
drawn by: EF

revisions

H201

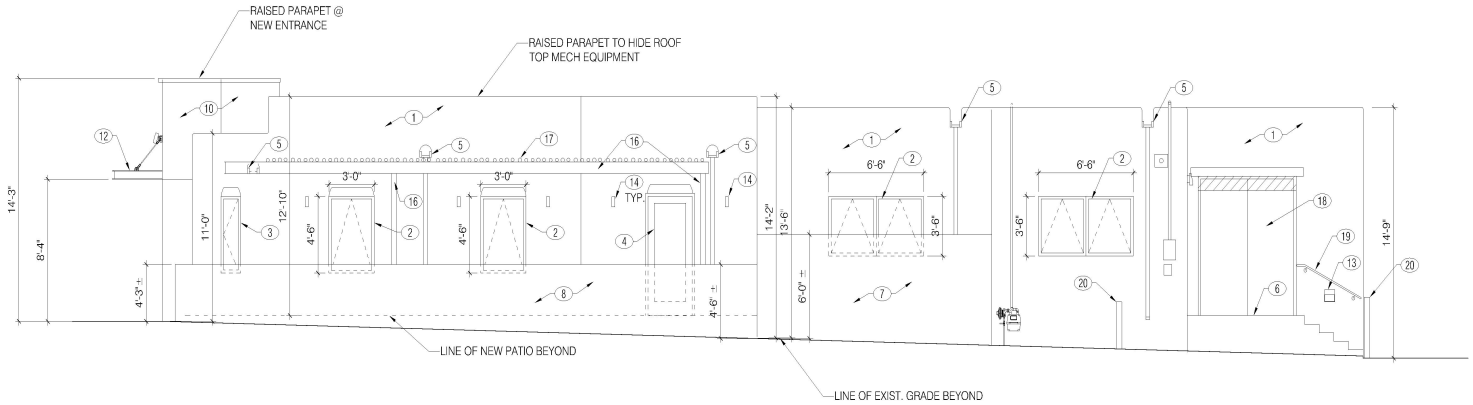


EXISTING NORTH ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3'W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS



PROPOSED NORTH ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED 1/H204.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL.
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

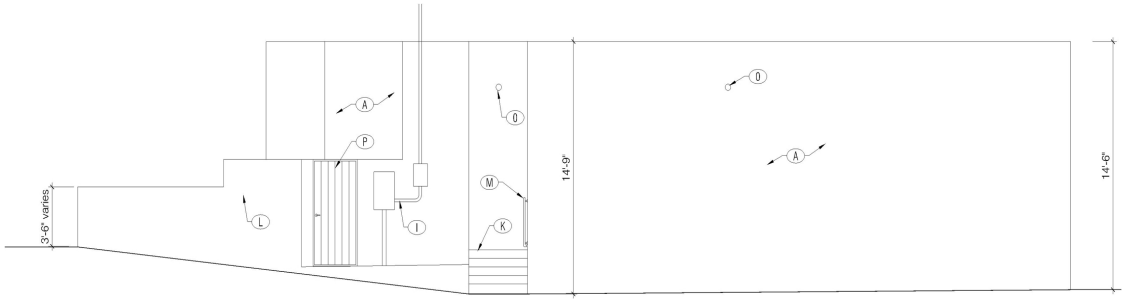
EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

date: 01/29/23
drawn by: EF

revisions

H202

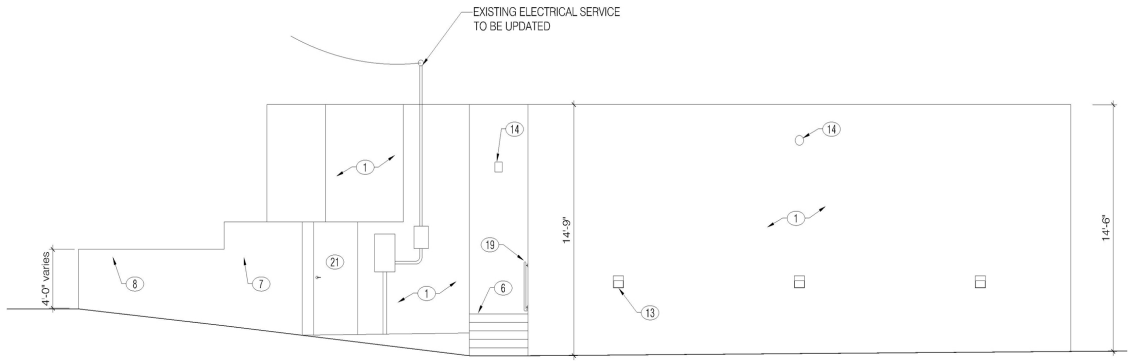


EXISTING WEST ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3'W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS
O. EXISTING LIGHT FIXTURE
P. EXISTING GATE



PROPOSED WEST ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN
21. NEW GATE

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

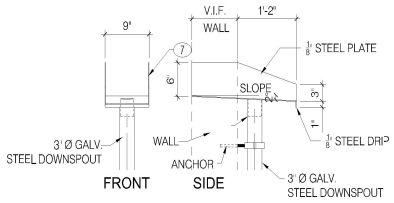
EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

date: 01/29/23
drawn by EF

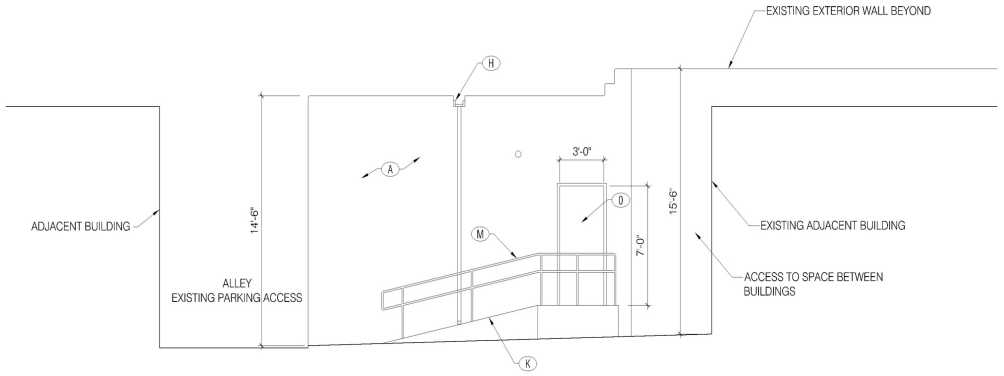
H203

revisions



1 H204 SCUPPER DETAIL TYPICAL

scale: 1"=1'-0"

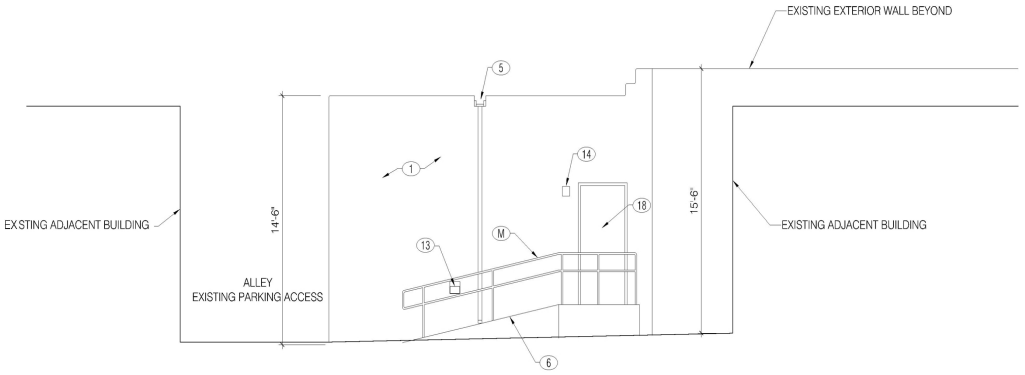


EXISTING SOUTH ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTNG STUCCO
B. EXISTNG WOOD LINTEL
C. EXISTNG WINDOWS: 3'W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTNG WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTNG WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTNG DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTNG DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTNG WOOD ROOF CANALES WITH METAL DOWNSPOUTS
I. EXISTNG ELECTRICAL SERVICE
J. EXISTNG GAS SERVICE
K. EXISTNG EXPOSED CONCRETE RAMP AND LANDING.
L. EXISTNG STUCCO SITE WALL
M. EXISTNG STEEL PIPE HANDRAIL
N. EXISTNG STEEL BOLLARDS
O. EXISTNG DOOR: 3'-0" HOLLOW METAL



PROPOSED SOUTH ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTNG WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTNG WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTNG SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATO.
9. EXPOSED BOARD FORMED CONC. WALL
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS
18 NEW HOLLOW METAL DOOR @ EXISTING OPENING
19. EXISTNG STEEL PIPE HANDRAIL TO REMAIN
20. EXISTNG BOLLARDS TO REMAIN

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

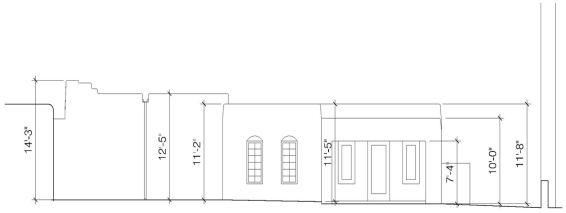
EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO · EDWARD FITZGERALD No. 1184 · REGISTERED ARCHITECT

date: 01/29/23
drawn by: EF

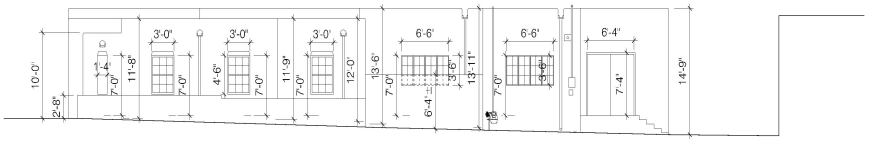
revisions

H204



EXISTING EAST ELEVATION

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



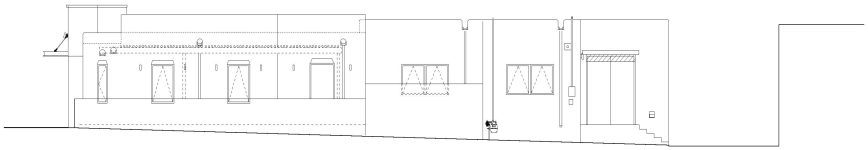
EXISTING NORTH ELEVATION

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



PROPOSED EAST ELEVATION

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



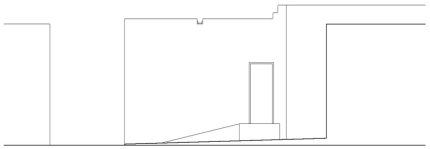
PROPOSED NORTH ELEVATION

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



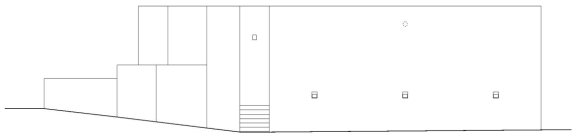
EXISTING WEST ELEVATION

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



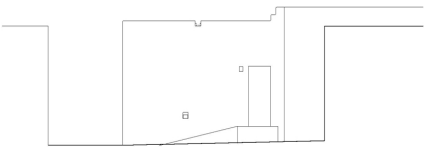
EXISTING SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

TRANSITIONAL HISTORIC DISTRICT

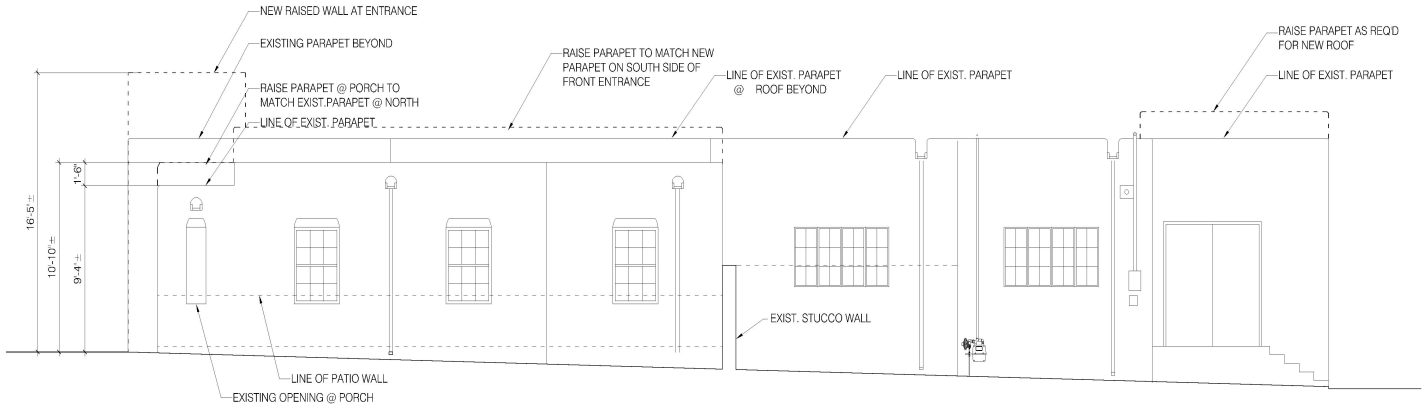
E D W A R D
F I T Z G E R A L D
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
8 7 1 0 8
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

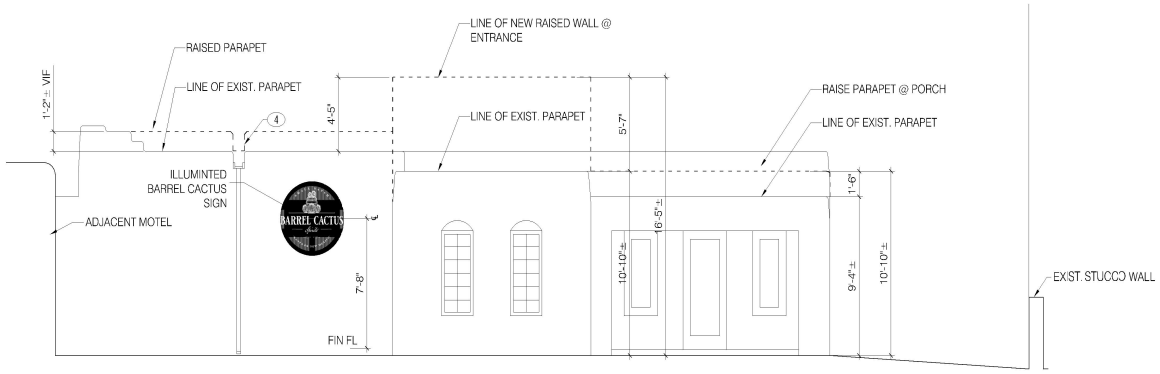
date:
01/27/23
drawn by
EF

revisions

H201C



3 A201c **NORTH ELEVATION**
scale: 1/4"=1'-0"



2 A201c **EAST ELEVATION (FRONT)**
scale: 1/4"=1'-0"



1 A201c **EXISTING BUILDING**
scale: Not To Scale

GENERAL NOTES

1. STUCCO FINISH: EL REY BUCKSKIN BROWN
2. STEEL FINISH: NATURAL RUST FINISH

BUILDING ELEVATIONS COMPARISON

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

100% CONSTRUCTION DOCUMENTS

EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

EDWARD FITZGERALD No. 11728 REGISTERED ARCHITECT

date: 01/26/23
drawn by: EF

revisions

A201c

BARREL CACTUS DISTILLERY

502 Cerrillos Road Santa Fe, New Mexico

EXISTING BUILDING



EAST ELEVATION



NORTH ELEVATION

BARREL CACTUS DISTILLERY

502 Cerrillos Road Santa Fe, New Mexico

EXISTING BUILDING



NORTH ELEVATION



NORTHWEST ELEVATION

BARREL CACTUS DISTILLERY

502 Cerrillos Road Santa Fe, New Mexico

EXISTING BUILDING

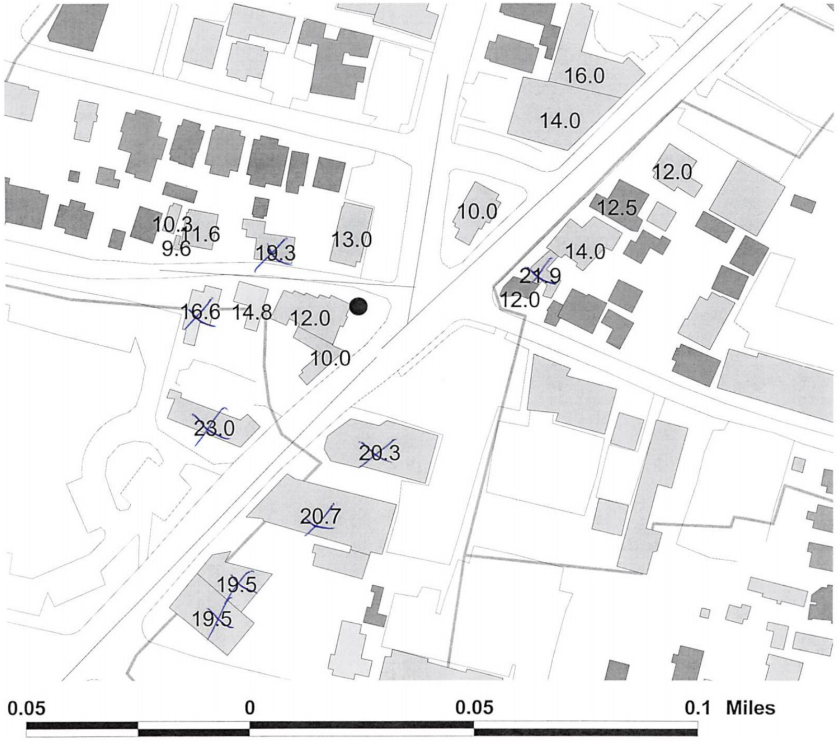


NORTHWEST ELEVATION



SOUTH ELEVATION

502 Cerrillos Rd. Height Calculation



Total: 171.80
Count: 14
Average: 12.28
Maximum Allowable Height: 14' 3"

DAR
12.02.03

Building rooflines

- C
- L
- N
- NA
- NON
- NR
- S
- Hdist.shp

N
W E
S

BARREL CACTUS DISTILLERY

502 Cerrillos Road Santa Fe, New Mexico

BUILDING FINISHES

EXISTING STUCCO FINISH



WINDOW TRIM



WOOD LINTELS



BARREL CACTUS DISTILLERY

502 Cerrillos Road Santa Fe, New Mexico

PROPOSED MATERIALS

STUCCO FINISH
EL REY BUCKSKIN #106



STEEL SIDING



CUT OUT LETTERS



WINDOW TRIM



WOOD LINTELS



Resubmittal

April 21, 2023

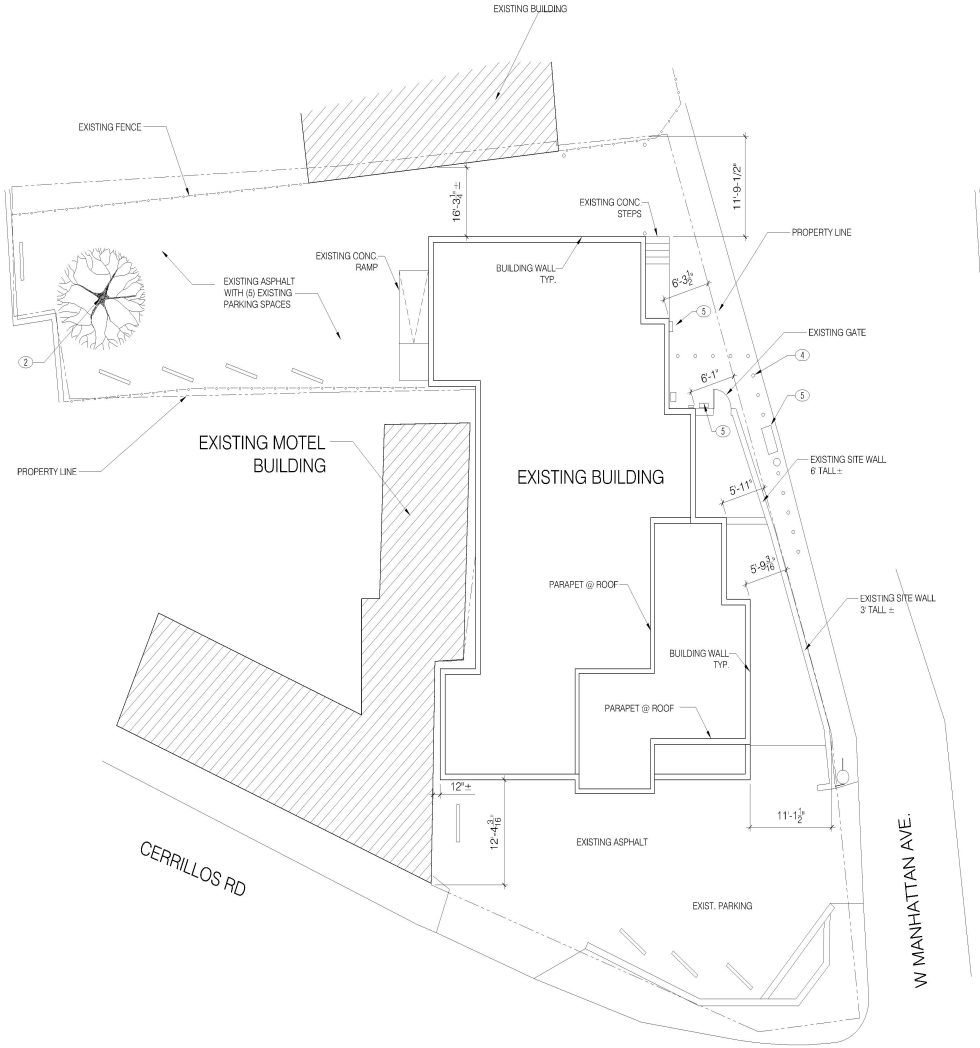
April 17,
2023
City of Santa Fe
Historic District
Review
Exception to
Enclosing Portal
RE: Barrel Cactus
Distillery Renovation
502 Cerrillos Road
Santa Fe, NM 87505
Historic District :
Transition Zone
(Non-contributing)

To the Historic
Review Board,
We propose renovating the existing non-contributing
building at 502 Cerrillos Road, which was
built in 1973, to accommodate a new restaurant and
distillery by the name of *Barrel Cactus*
Spirits. The remodel involves creating spaces for both the
distillery and restaurant as well as a portal on
the East (front) elevation of the building. The owners will
need a space that can be used as an
office to manage the business. With the current layout
and footprint of the building, access to
space would have the front entrance to
the center of the building. The existing entrance is located
right next to the entrance to the
parking lot from Manhattan Ave. From the proposed
location, patrons could safely walk from
their vehicles into the business without worrying about
traffic coming in and out. This also
provides the existing front ADA parking space with the
most direct route to the building. This
also allows us to design an
entrance that would strengthen the city's character by
taking inspiration and materials from the

surrounding historic buildings. We hope this design will help to create interest in a new local Santa Fe business and the rest of the transition district. To complement the surrounding architecture while preserving elements of the existing building, we propose installing a 16 GA rusted steel plate with cutout letters to match the existing 502 numbers placed at the right of the portal and to keep the existing exposed beam above the [illegible] We have found that the project will have historic district has for pedestrians walking past a portal. We believe that in the interest of the public's safety and preventing any hardships for the owner, this request meets the standards for an exception. Please see the attached photos and architectural elevations.

Sincere
ly,
Kevin
Segura
Project
Manager
Skelly, Inc

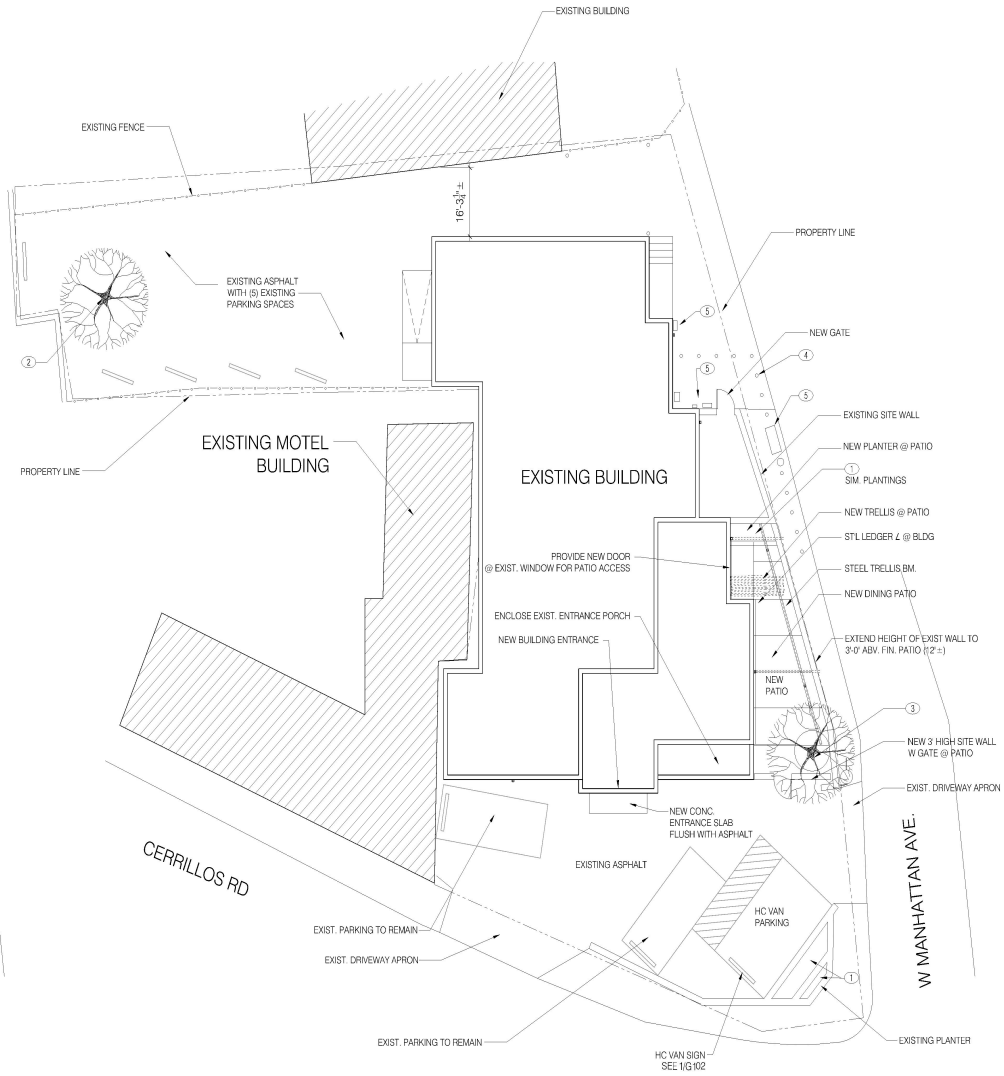
KSegura@kmsk
elly.com



EXISTING SITE PLAN

scale: 1:10

TRUE NORTH



PROPOSED SITE PLAN

scale: 1:10

TRUE NORTH

PARKING SPACES

EXISTING
FRONT: 4 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

PROPOSED
FRONT: 3 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

KEYED NOTES

1. NEW PLANTINGS @ EXISTING PLANTER TO INCLUDE:

   FLOWERS: YELLOW COREOPSIS; MEXICAN HAT (RUTIBIDA SP.); BLANKET FLOWER (GAILLORDIA SP.)

   GRASSES: SACTON GRASS (SPOROBOLUS WRIGHTII); AGASTACHE 'BLUE FORTUNE'; ALLIUM AND PURPLE CONEFLOWERS (ECHINACEAPURPUREA.

2. EXISTING SIBERIAN ELM
3. NEW DESERT WILLOW
4. EXISTING BOLLARDS
5. EXISTING ELECTRICAL UTILITIES

EXISTING + PROPOSED SITE PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

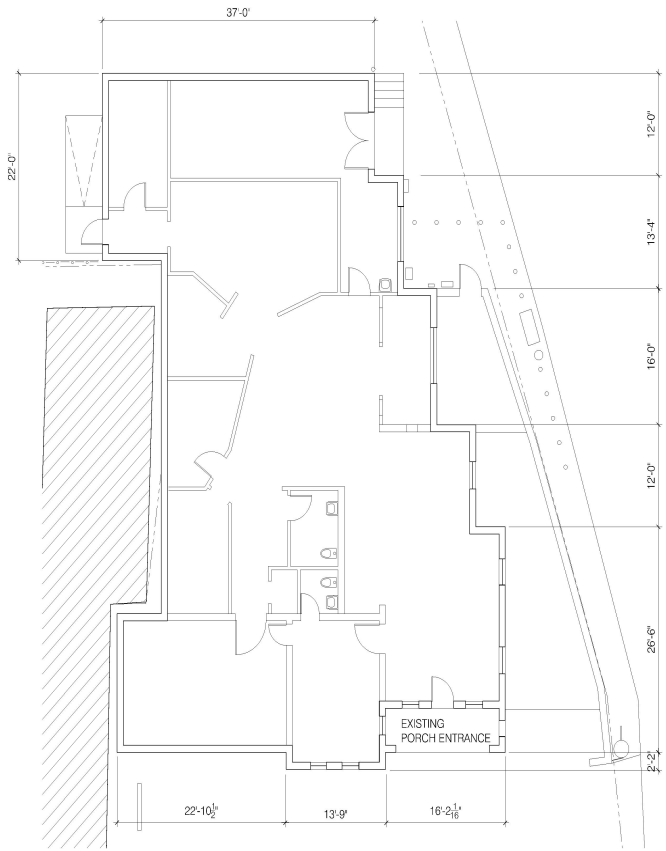
EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO — EDWARD FITZGERALD No. 1184 — REGISTERED ARCHITECT

date: 01/29/23
drawn by: EF

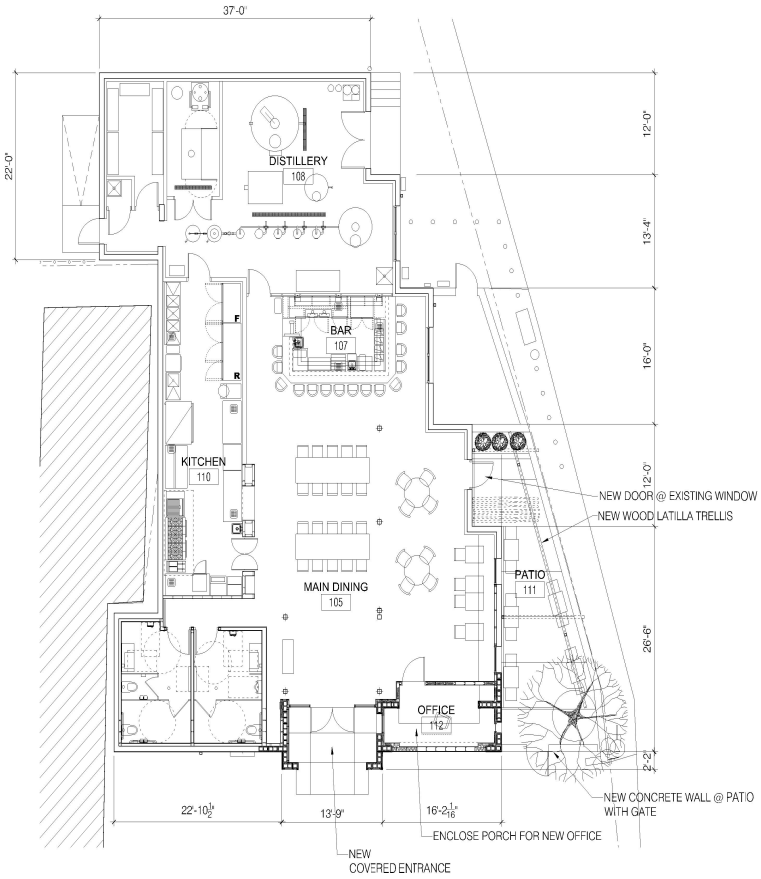
revisions

HS101



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

BUILDING PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

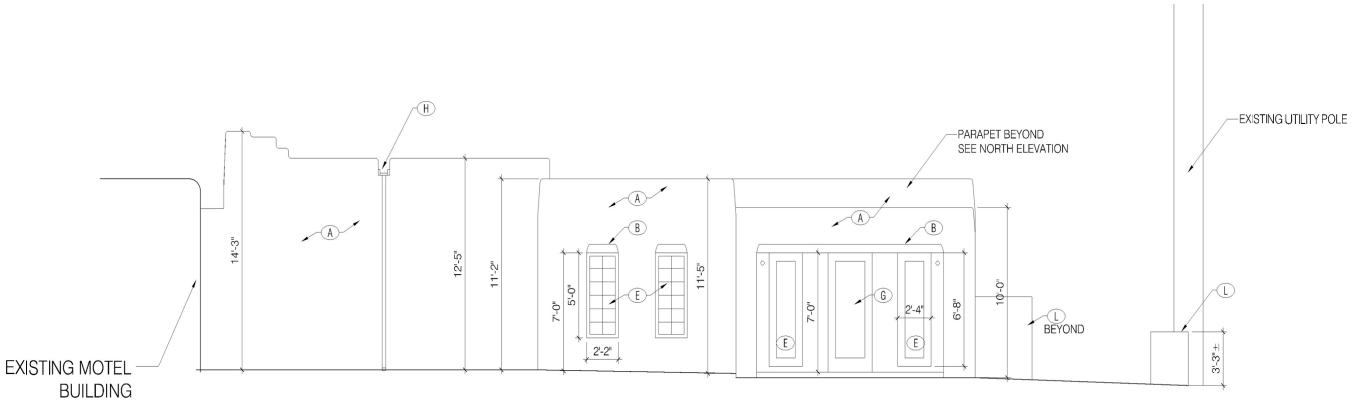
EDWARD
FITZGERALD
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

date:
01/29/23
drawn by
EF

revisions

H101

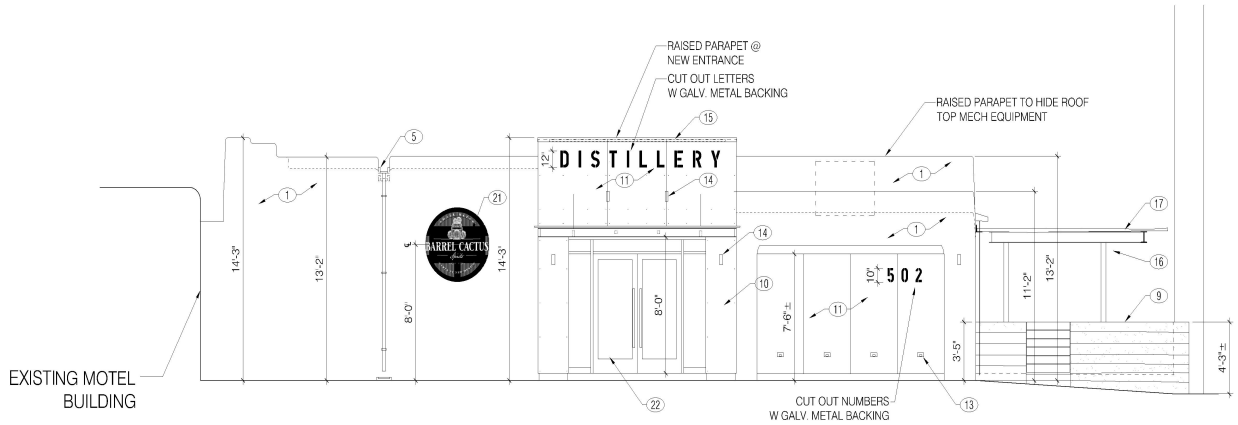


EXISTING EAST ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3'W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6"W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS



PROPOSED EAST ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL WITH WOOD STEEL + WOOD GATE
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN
21. 48" DIAMETER, ILLUMINATED, "BARREL CACTUS SPIRITS" SIGN
22. NEW ENTRANCE (RECESSED) WITH ALUMINUM + GLASS STOREFRONT (ALUMINUM TO BE DARK BRONZE FINISH)

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

EDWARD FITZGERALD ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO · EDWARD FITZGERALD No. 1184 · REGISTERED ARCHITECT

date: 01/29/23
drawn by: EF

revisions

H201

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION:

Case number: **2023-006569-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1120 E. Alameda St.

PROJECT NAMES:

OW – Sam and Amanda Gerberding/Crocker

AP – Jason Herrera

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused X **Non-Contributing** ☐ **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____1930's_____

PROJECT TYPE

Status X **Primary Elevations** ☐ **Remodel** ☐ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** X **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME Marie DeVille House

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

Case # 2023-006569-HDRB

Address: 1120 E. Alameda St.
Historic Status: Not Resurveyed
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 the status of the structure and wall be designated as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

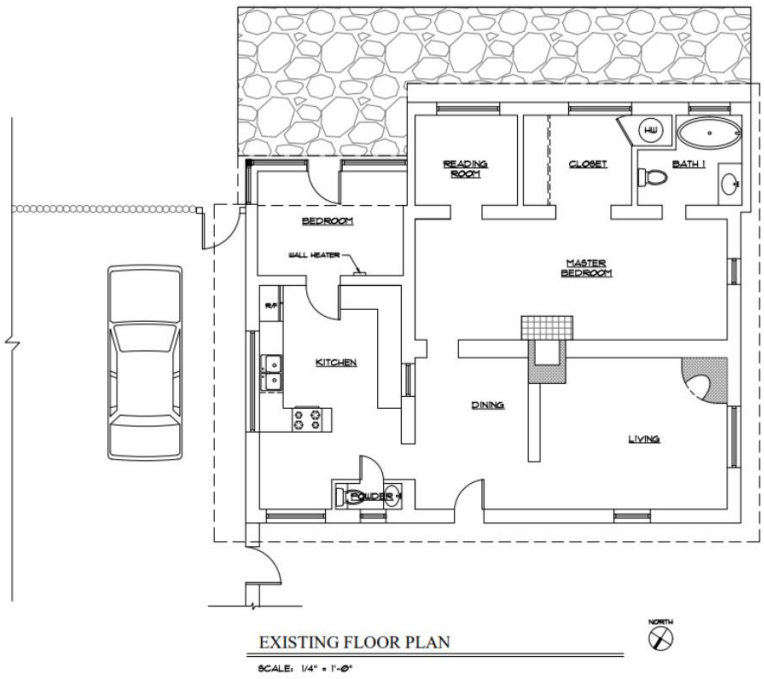
BACKGROUND & SUMMARY:
1120 E. Alameda is a single-family single-story residence and is recommended as non-contributing to the Downtown and Eastside Historic District. The main house is approximately 1,470-square feet which includes a bedroom, a bathroom, and other open spaces. The house is made of adobe brick and is rectangular in shape with a corrugated steel roof. The house also has a cellar which is accessed from the interior. The house and cellar are finished in cementitious stucco and displays mixtures of fenestration (Murphy 2023, HCPI Form).

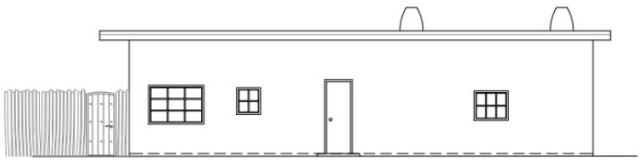
The house was initially constructed in the early to mid-1930's as identified on aerial maps as an agricultural structure. It has been noted by previous homeowners that there were no utilities installed in the structure until the 1950's. The house was owned by several renowned artists in the Southwest. The house underwent several remodels throughout time with the installation of utilities, a cellar (unknow when it was built), and roof repair. A high wall separates the residence from the park on the north, east, and west elevations and a coyote fence on the south elevation. Material of the wall is unknown however is covered by cementitious stucco.

Now, the applicant proposes the following exterior alterations:

1)The applicant is requesting an addition of 297 square feet for a bedroom in the northeast corner of the house. The addition will be 11'-0" in height.

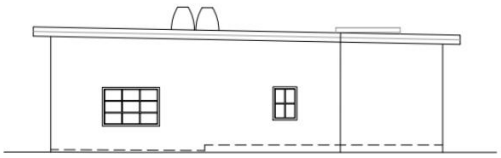
2) The exterior wall will also be relocated in the northeast corner which includes a segment of the gate and removal of a portion of fencing.





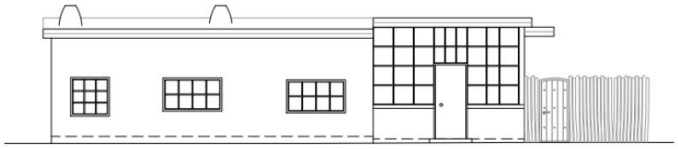
WEST ELEVATION

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



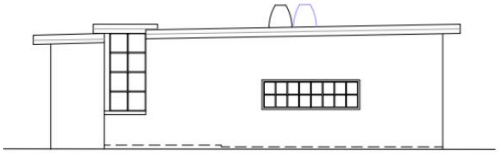
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Proximity of Addition to Primary Façade:

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

Yard Wall Height:

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

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

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

Sloping Sites:

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

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

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.

14-12 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

Date: February 10, 2023

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

1. Name of property:

Marie DeVille House

2. Location:

1120 East Alameda Street
Downtown and Eastside Historic District
Santa Fe

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

4. County: Santa Fe
Parcel # 10662900

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

6. Date of Survey: January 24, 2023

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB Status Review

9. Lat/Long:

35.679934, -105.919029



10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of east elevation (public view), facing southeast.**

11. Brief Description of the Property:

Possibly originally an agricultural structure, the current dwelling encloses roughly 1,470 square feet which includes a bedroom, a bathroom, and other necessary spaces. Built of adobe, it is rectangular in plan and capped with a shed roof. This roof has a low, almost imperceptible gabled crimp with different roof pitches at its north exposure. The roof extends over the walls on rafters and is trimmed with wide fascia board, giving it a pronounced modern look. The house sits over a rubblestone cellar accessed from the interior. It is finished with cementitious stucco and displays an odd mixture of fenestration.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1959
_ _Known _x_ Estimated **Source:** city directories and aerial photographs

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: Current owner: Amanda Crocker and Sam Gerberding

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

Current owner: Amanda Crocker and Sam Gerberding

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 __ Contributing __ Non-contributing __ No Status: house and wall
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference #
Marie DeVille House	1120 East Alameda Street Downtown and Eastside Historic District Santa Fe	Santa Fe ID # N/A
		4. County: Santa Fe
		5. Date of Survey: January 24, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
_x_ Shed __ Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: Tri-ply built up membrane
__ 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	1
Casement	Wood	4	1
Casement	Wood	6	1
Casement	Wood	12	1
Sliding	Wood	2-4 sash	2
Sliding	Wood	2-8 sash	3
Fixed	Wood	9	2
Fixed	Wood	Multiple – Sun Room	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	3/4-Glass	Wood	1
Single-Leaf	"Territorial"	Wood	1

12. Chimneys __ N/A
One, interior roof

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; probable change of roof form, additions to south elevation; visual and physical evidence

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **_x_Other: No Style/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

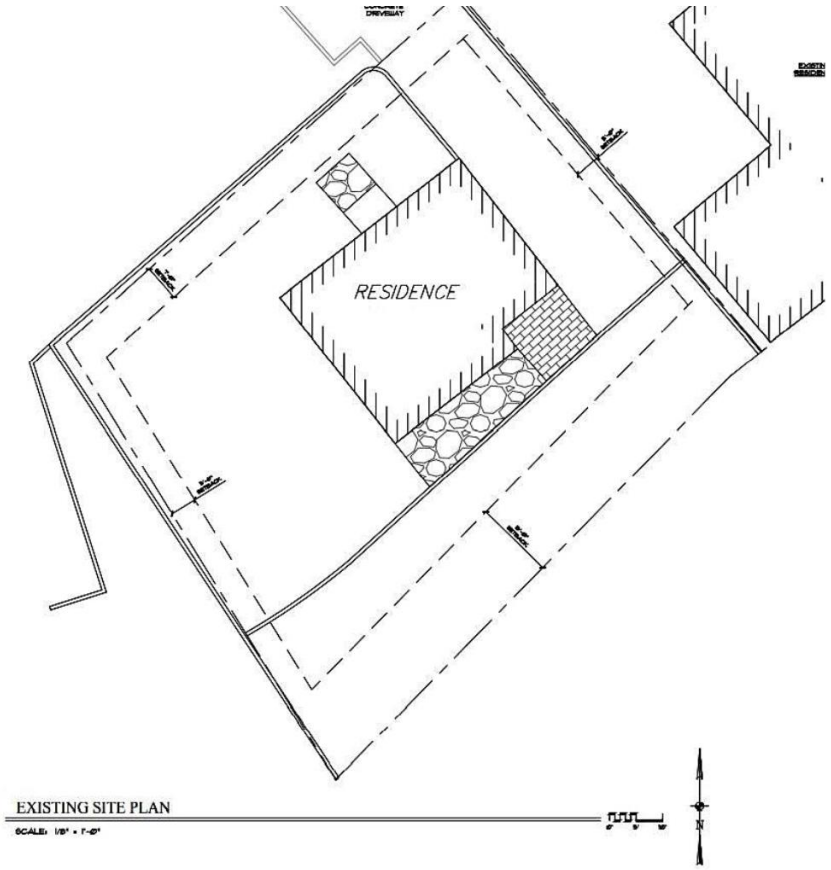
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Existing Site Plan, courtesy Architectural Alliance



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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

Architectural Description Continued

Setting

Although this little adobe building surrounded by a high wall is approached by driving over a bridge and through Monsignor Patrick Smith Park, it predates the recreation area. The parcel holding the house actually lies between the Acequia Madre and the park.

Historically the area was farmed by the Vigil family (descendants of Simon Vigil Sr.[1]) and appeared on the 1914-19 hydrographic map as plowed ground without buildings (Figure 1). Development occurred on the south side of the acequia with adobe homes lining the ditch.

The tract of relict farmland proved desirable for a recreational area, and the City of Santa Fe first improved it as a playfield called Canyon Road Park. Beginning in the late 1960s, using federal grant monies, more intense development occurred with the installation of a sprinkler system, paved parking, and playground equipment. Around this time, the park was named after Patrick Glynn Smith, a pastor at Cristo Rey Church.

North

Its principal façade faces northwest and is obscured from the public by a high privacy wall separating the house from the park. The flat façade has a few openings of no particular pattern (Photo 2). They consist of a small door west of the roof peak and three windows of different sizes and operations. The largest is a fixed nine-light wood unit placed near the east end. The remaining two windows are wood casements of different light configurations. The narrow wood door has obscure glass and looks something like an office door from the 1910s. It is set deep in the wall and framed by a turquoise-painted surround (Photo 3).

[1] Vigil, a Civil War veteran and politician, owned extensive land along Canyon Road and operated a dance hall on the same street.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

West

The same sizeable nine-light window repeats along the west elevation, another irregularly fenestrated wall marked with a bump-out under a separate roof (Photos 5-6).

South

The south elevation, facing the old Acequia Madre, has two projections sitting under different roofs (Photos 7 & 8). The west section — holding a reading room, closet, and bathroom — has wood casements and sliding units set into the wall (Photo 9). The taller holds a former sunroom at the southeast corner with a bank of glazing resting on a low wall (Photo 8). A "Territorial" door (a wood unit with two arched glass panels) stands at its center (Photo 10).

East

The east elevation, the side of the building visible to the public, is a solid wall penetrated once with a strip of sliding wood windows (Photo 11).

Wall

The tall perimeter is of recent vintage, meant to separate the house from the park (Photo 12).

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

Historical Overview

The first indication of the house appears in the 1959 city directory, placing it under the ownership of Mark and Marie Gross.[2] They soon divorced, and Marie Gross has the strongest historical association with the house.

Marie Gross was born on July 31, 1923, in Nevada County, California, as Marie DeVille. Her father, Edwin George DeVille, was an artist who supported himself as a sign painter. The Wisconsin-born artist had studied with famed Western painter Charles M. Russell in Montana and had worked for a time painting for Hollywood studios.[3]

Her mother, Mae Allendale, grew up on a ranch in California. Both were attracted to the Southwest, moving to the region in the late 1920s to paint. Edwin later went by E. George deVille.

He and Mae painted scenes of desert landscapes and Native Americans. They lived as itinerants, with the 1930 census recording them residing in a Route 66 tourist court in Gallup.[4] They had hoped to sell their oil paintings, but in the throes of the Great Depression, no one was buying.[5] During this challenging period, the couple did odd jobs, creating temporary signage for grocery stores and other non-celebrated work.

Observing traditional Navajo sandpainters, Mae hit on the idea of making the art form permanent. She experimented with techniques, and started using a transparent liquid adhesive to fix the sand.[6] The idea was simple but revolutionary, launching a new medium used by Anglos and Native Americans to this day.

---

[2] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1959 (El Paso: Hudspeth Directory Company, 1959), 7.
[3] Nancy J. Parezo, *Navajo Sandpaintings: From Religious Act to Commercial Art* (Tucson: University of Arizona Press, 1983), 101.
[4] U.S. Census Bureau, Year: 1930, Census Place: Gallup, McKinley, New Mexico; Page: 10B; Enumeration District: 0004; FHL microfilm: 2341131.
[5] G. Carpenter Baker, "They Borrowed Their Art from the Ancients," D*esert Magazine* (November 1940), 11.
[6] Parezo, *Navajo Sandpaintings: From Religious Act to Commercial Art*, 101-102.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

Mae recreated Navajo designs using pieces of cinnabar, azurite, lapis lazuli, and other minerals she ground down by hand. Her husband, who was initially dubious of the method, soon employed it to "paint" landscapes and even created an elaborate scene of the Last Supper. The work became so popular that Paramount Studios released a short film in 1939 highlighting it (Figure 2).

Marie grew up in this environment, tagging along with her parents as they produced sandpaintings to sell at the Painted Desert and other tourist spots along Route 66. But she, herself, claimed to have no artistic proclivity.[7] At seventeen, she won the "Miss Gallup of 1940" beauty contest;[8] her parents divorced the same year.

Six years later, Marie married the manager of a small trucking business based out of St. Johns, Arizona.[9] This marriage was short-lived, with Marie getting hitched again a few years later to Mark Gross. Gross worked for his family (Gross, Kelly & Company) at their Gallup location. He later became a salesman for the Bernard Food Company, moving the couple to Las Vegas, New Mexico.

They relocated to Santa Fe in the 1950s, likely purchasing the subject property around the time it first appeared in the city directory. Their marriage didn't last long, and Marie soon lived on the property alone. She worked for the Lyle Watkins Adjustment Company on West San Francisco Street. Newspaper accounts show that she was robbed at least once and, in 1968, complained to the police about noise coming from the park.[10]

Marie married for a third time in 1969, exchanging vows with Don Varenhorst, a Chicago native and a state highway department employee. They lived in the East Alameda house for a short time, but, as recalled by the next owner, the proximity of the park drove them away.[11] They bought a piece of land together at Sunlit Hills, building a new house by hand — along with friends and a small crew — working on it during weekends.[12] In

[7] Donald Varenhorst, telephone conversation with John W. Murphey, February 7, 2023. Varenhorst is Marie's third husband, and lives in Farmington, New Mexico.
[8] "Miss DeVille is 1940 Beauty Queen," *Gallup Independent*, August 30, 1940, 7.
[9] "Waite-DeVille," *Gallup Independent*, October 8, 1946, 4.
[10] "Santa Fe Today: Police Blotter," *Santa Fe New Mexican*, June 27, 1968, 11.
[11] Alex Crocker, telephone conversation with John W. Murphey, February 3, 2023. Crocker is the home's previous owner, buying the house in c.1974.
[12] Varenhorst, telephone conversation with John W. Murphey.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

1973, they moved to Chama, where they managed the Spruce Lodge for some years. Marie died five years ago; Don is 85 and lives in Farmington.

Origin of House

The address, 1120 East Alameda, first appears in city directories in the late 1950s. This is not unusual in Santa Fe, as dwellings were sometimes given new addresses or even different street locations as the city changed. However, reviewing city directories from the 1940s to the 1950s, the house does not connect with a proximate Canyon Road address as a "rear" or "back" dwelling. Nor does it associate with a house across the Alameda.

The house — or perhaps an earlier agricultural structure — seems to show on a 1936 Soil Conservation Service aerial and again on a flyover from 1948 (Figures 3 & 4). From the aerials, it stands in isolation with no apparent site development or trees. Marie's third husband recalled that it originally had no water or sewer connection, supporting the hunch that it may have been formerly a non-residential structure.[13]

Additionally, the second-to-last owner heard that its cellar had been used historically to process grapes.[14] While each piece of information is inconclusive, a tentative conclusion may be drawn that the building didn't become a dwelling until the late 1950s.

[13] Ibid.

[14] Crocker, telephone conversation with John W. Murphey.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

Evaluation of Historical Status

The origin of the building is obscure; it is indisputable, however, that a dwelling addressed 1120 East Alameda stood here in the late 1950s.

Its architecture seems primitive and does not adhere to a recognized Santa Fe style. With its south side consistently obscured by trees in aerials, it is impossible to understand when the additions came about. Sitting under different roofs, they are likely not part of the original adobe structure.

For these reasons, the recommendation is to designate the house and wall Noncontributing structures to the Downtown and Eastside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

Illustrations

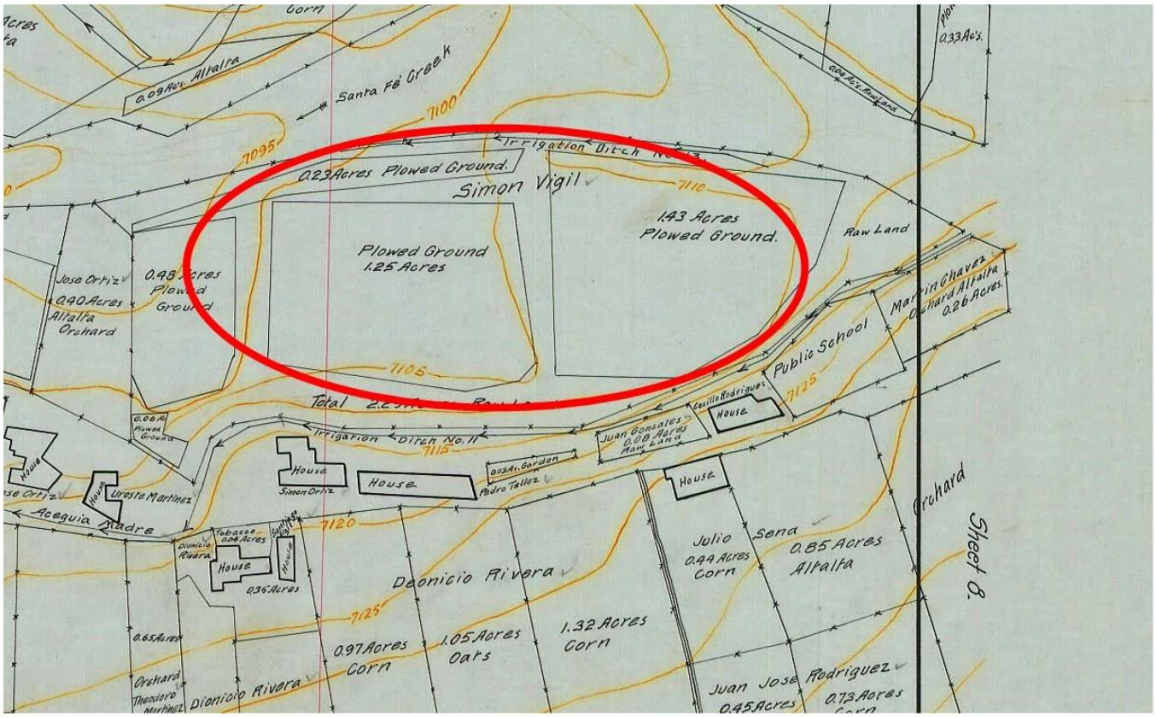


Figure 1: Showing location of future Monsignor Patrick Smith Park.
Source: State Engineer's Office, "Santa Fe Hydrographic Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 9.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Figure 2: Images clipped from 1939 short film of Mae Allendale working on sandpainting.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Figure 3: c.1936, Santa Fe County, #1009.
Soil Conservation Service.
Building circled.
Note fields at west still under cultivation.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Figure 4: October 25, 1948, aerial photograph.
Building circled.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

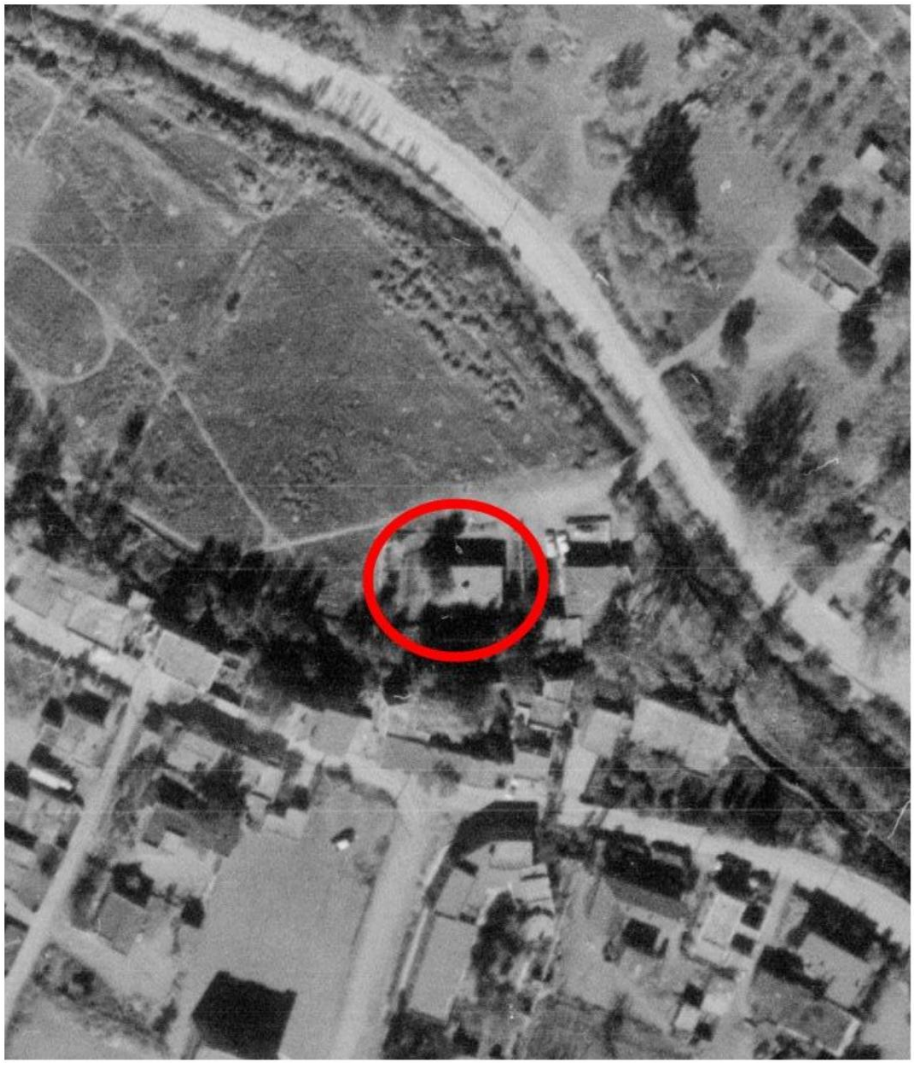


Figure 5: November 10, 1958, aerial photograph.
Building circled.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Figure 6: May 11, 1973, aerial photograph.
Building circled.

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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**

Survey Photographs

(All images taken by Giulia Caporuscio, January 24, 2023, unless otherwise noted)



Photo 2: Front (north) façade. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 3: Front door. 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: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 5: West elevation. Camera facing northeast.

.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 6: West elevation. Example of nine-light window. Camera facing northeast.

.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 7: South elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 8: South elevation. Sun Room at right. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 9: South elevation. West section. Windows. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 10: South elevation. Sun Room. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 11: 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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marie DeVille House**	**2. Location:** **1120 East Alameda Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 24, 2023**



Photo 12: Perimeter Wall. Camera facing northwest.

February 22, 2023

VIA HAND DELIVERY

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: To whom it may concern

RE: To determine status of (EX) residence at 1120 E. Alameda

Dear Board Members:

Attached are the documents needed for the board to review and determine historic status. We are providing photos and the following list of changes on the house over the years.

List of changes in chronological order:

- Date of construction of original house: Estimated to be before 1959 (Please See attached Historical Survey) for my information.
- Adding a 297 SF bedroom addition on Northeast corner.
- The addition will be 11'-0" in height.
- Relocate a gate and remove portion of fencing.

We have reviewed the historic survey and agree with its recommendations.
Thank you for your time and review. Please contact us if you have any questions.

Sincerely,

Eric Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.
Cc: Sam and Amanda Gerberding
File

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

EXISTING RESIDENCE

1120 E. Alameda St.
Santa Fe
NM, 87505

Building Code Information

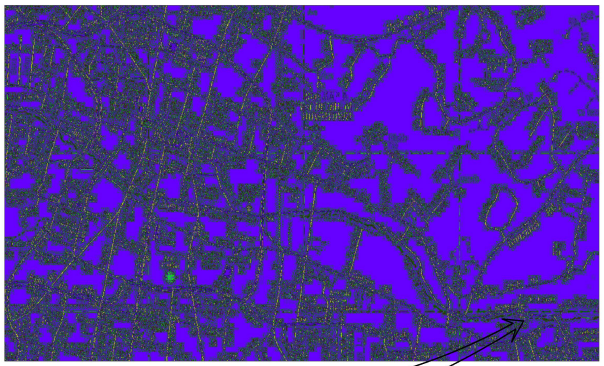
ZONING:	RA
CONSTRUCTION TYPE:	C Type V-A
HISTORIC DISTRICT:	Downtown and Eastside
LOT SIZE:	9,745 SQ.FT.

2015 IRC-SINGLE FAMILY HOME

SETBACKS: FRONT= 7'-0" (20'-0" @ GARAGE FACING STREET)
SIDE= SINGLE STORY= 5'-0"
REAR= 15'-0"

PARKING REQUIREMENTS: (2) PER RESIDENCE. (2 PROVIDED)

ALLOWABLE BUILDING HEIGHT:	24'-0"



SITE

Vicinity Map

NORTH
N.T.S.

Drawing Index

C-0	COVER SHEET
C-1	EXISTING SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	EXISTING ELEVATIONS

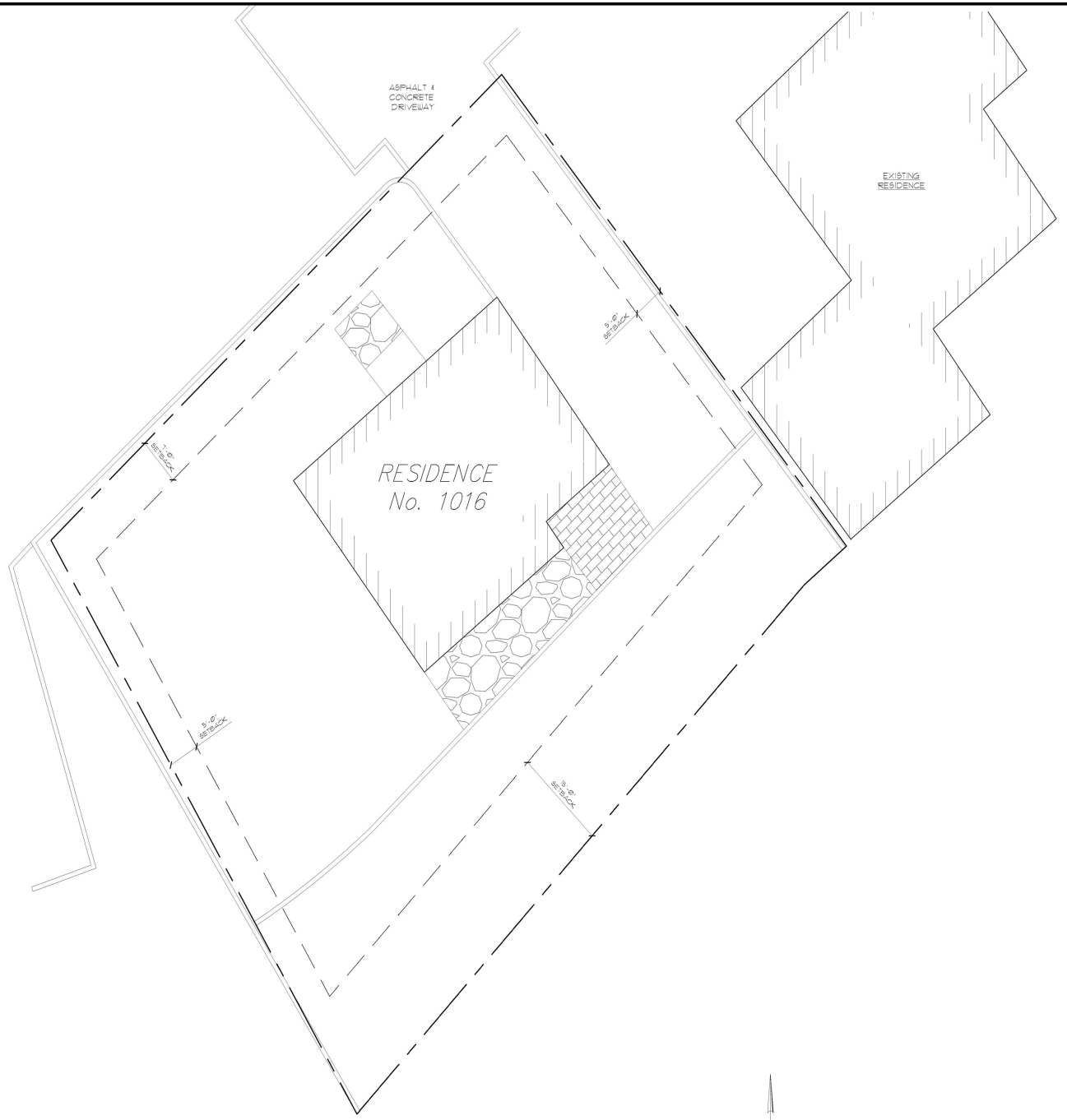
ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
(505) 988-2951
www.archallinc.com

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC. AND ARE NOT TO BE REPRODUCED,MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2023

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

HISTORIC DISTRICT REVIEW BOARD DRAWINGS
DRAWINGS DATED: FEBRUARY 22, 2023
ARCHITECT'S PROJECT NUMBER 20-17

1120 E. ALAMEDA ST.



EXISTING SITE PLAN

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

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
TELEPHONE 505-988-5269
FAX SAME
WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECTURAL ALLIANCE INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS PROJECT ARCHITECTURAL ALLIANCE INC.

FOR PERMITTING

FOR CONSTRUCTION

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

ALAMEDA ST. REMODEL

1120 EAST ALAMEDA ST. TESUQUE, NM

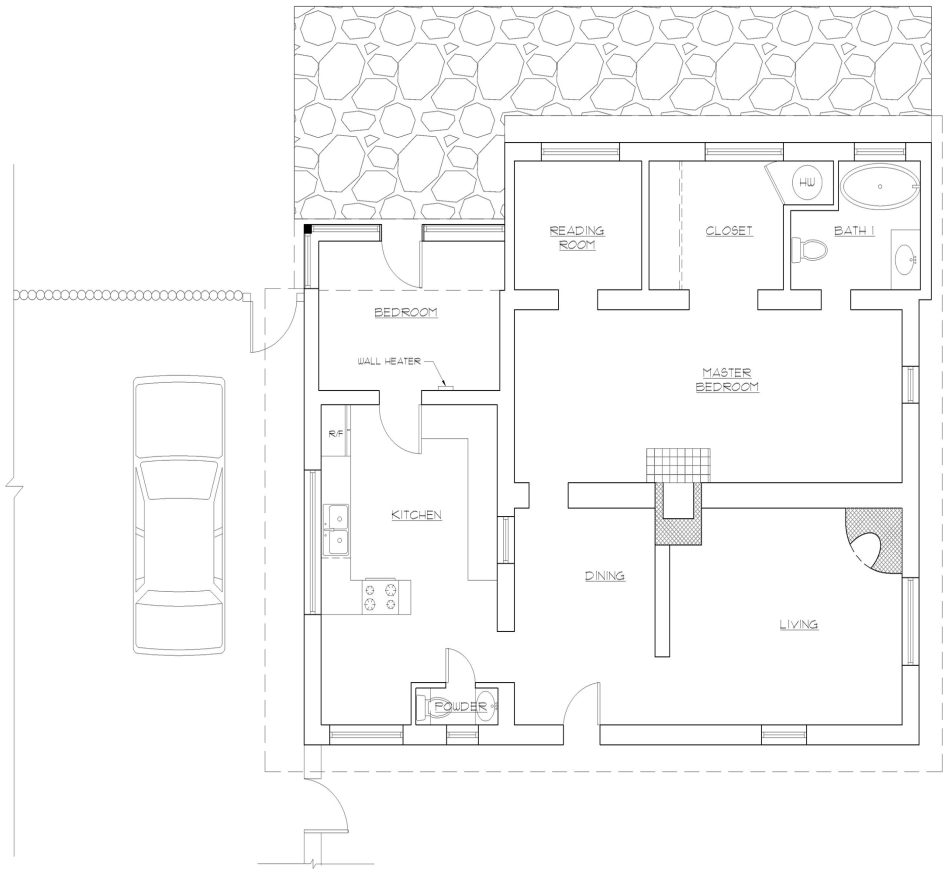
PROJECT NO. 20-17

CHECKED BY EE DATE 02/18/21

DRAWN BY JH DATE 02/18/21

SHEET TITLE EXISTING SITE PLAN

SHEET NO. C-1



NORTH

EXISTING FLOOR PLAN

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

ARCHITECTURAL ALLIANCE, INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
TELEPHONE 505-988-5269
WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION

THESE PLANS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE, INC. AND SHALL NOT BE USED OR MODIFIED IN ANY WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECTURAL ALLIANCE, INC.

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE: E. ALAMEDA ADDITION

1120 E. ALAMEDA SANTA FE, NM

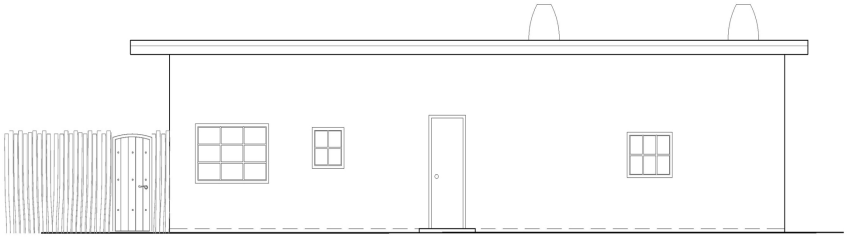
PROJECT NO. 20-17

CHECKED BY EE DATE 02/24/21

DRAWN JH DATE 02/24/21

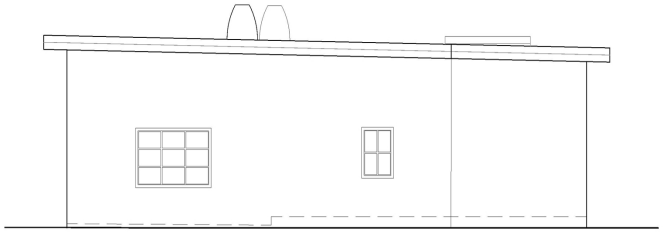
SHEET TITLE: EXISTING FLOOR PLAN

SHEET NO. A-1



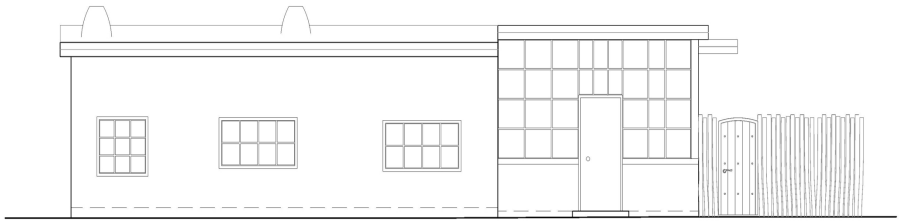
WEST ELEVATION

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



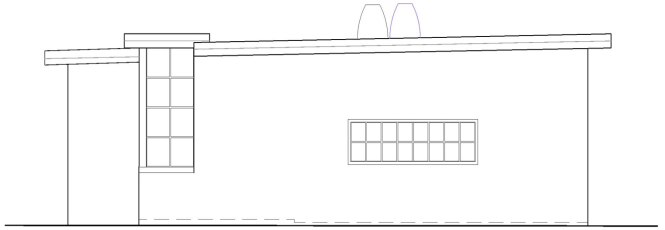
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
TELEPHONE 505-988-5269
WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC. AND ARE NOT TO BE USED, MODIFIED OR DISCLOSED IN ANY WAY WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF ARCHITECTURAL ALLIANCE INC.

NOT FOR CONSTRUCTION

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

E. ALAMEDA ADDITION

1120 E. ALAMEDA SANTA FE, NM

PROJECT NO.	20-17		
CHECKED BY	EE	DATE	03/03/21
DRAWN BY	JH	DATE	03/03/21

SHEET TITLE

EXISTING ELEVATIONS

SHEET NO.

A-2

1120 E. Alameda

Historic Design Review Board Photographs



West Elevation

ARCHITECTURAL NETWORK LLC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-1987
FAX 505-986-1270
www.archalinc.com

1120 E. Alameda

Historic Design Review Board Photographs



Partial South Elevation

ARCHITECTURE ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5209
FAX 505-986-1270
www.architallinc.com

1120 E. Alameda

Historic Design Review Board Photographs

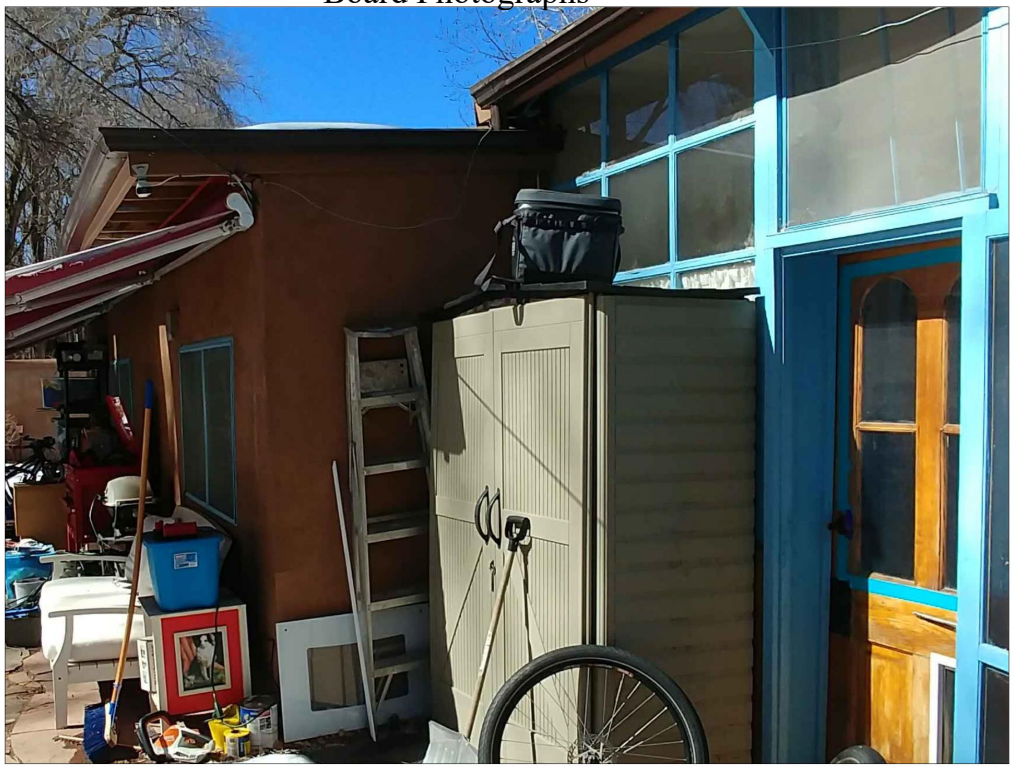


Partial South Elevation

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-3251
FAX 505-986-1270
www.archalliance.com

1120 E. Alameda

Historic Design Review Board Photographs



Partial East Elevation

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-3807
FAX 505-986-1270
www.archalliinc.com

1120 E. Alameda

Historic Landmark Review Board Photographs



Partial East Elevation

612 OLD SANTA FE TRAIL, NEW MEXICO 87505
Telephone 505-988-2569
FAX 505-986-1270
www.archalliinc.com

1120 E. Alameda

Historic Design Review Board Photographs



Partial Northeast Elevation

612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5769
FAX 505-986-1270
www.archaiinc.com

1120 E. Alameda

Historic Design Review Board Photographs



Partial North Elevation

ARCHITECTURAL ALLIANCE
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5267
FAX 505-986-1270
www.archalliinc.com

1120 E. Alameda

Historic Design Review Board Photographs

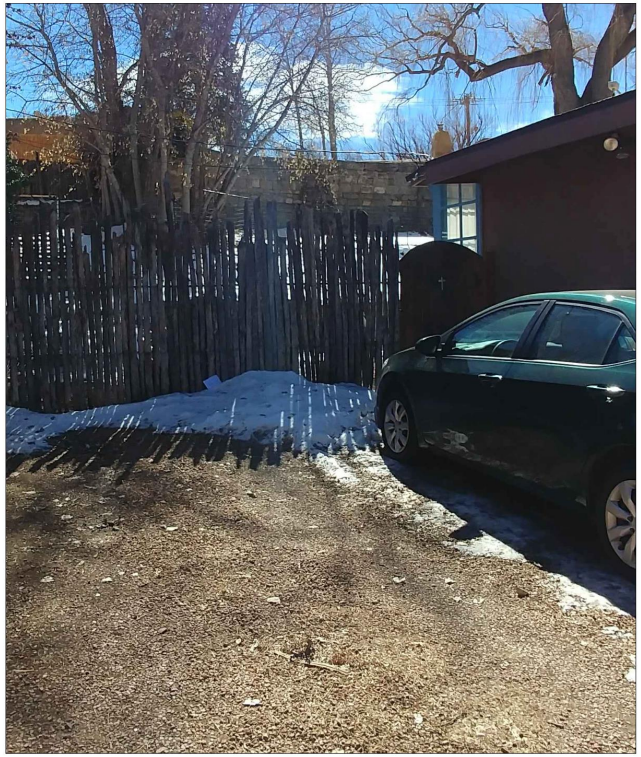


Partial Northwest Elevation

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5709
FAX 505-986-1270
www.architallianc.com

1120 E. Alameda

Historic Design Review Board Photographs



Existing Fence and Gate

ARCHITECTURE PLANNING LLC
612 OLD SANTA FE TRAIL, NEW MEXICO 87505
Telephone 505-988-4289
FAX 505-986-1270
www.archallinc.com

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-006566-HDRB

Address: 117 Vigil Lane
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**

__x__ **Other**: H-07-21 & H-18-050 Cases

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:

The building at 117 Vigil Lane is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built in 1993 and is a Territorial Revival Style. The house is enclosed by tall yard walls that front both Camino Santander and Vigil Lane.

Background on the evolution of the home is provided; a guesthouse and second-story addition was approved in 2007, and some window replacements in 2018.

Now, the applicant proposes the following exterior alterations:

West Elevation (Facing Vigil Lane)

First Level

• Replacement of Garage door (6)- The replacement includes glazing at the top. The color of the door will remain the same White finish. The height and width of the garage door will also remain the same. Garage door is to be sourced from Martin Doors in the Style Pinnacle Steel, Finish White Mist, Glass Finish Clear.
• Extending Entry- Adding 60 SQFT of heated space.
• Rebuilding Entry portal in Territorial style- 34 SQFT of Unheated Space. Eliminate existing propanel roof and replace beams and columns. New exposed beams to be painted white and brick parapet coping.
• Redesign of front door (1) to match Territorial Style- Replacement of the current Entry unit eliminates the large plate glass not allowed in the historic district.
• Addition of Window (1) - The proposed sitting room will have the addition of a window that can be seen from this Elevation.

Second Level

• On the second level, infill of A/C unit with stucco matching existing stucco. New A/C units not visible are being replaced to allow necessary cooling.

South Elevation (Facing Camino Santander)

First Level

• Sitting room Addition off the kitchen into existing casita- Adding 216 SQFT of heated space.
• Addition of Window (2)- The proposed sitting room will have the addition of a window that can be seen from Camino Santander.
• Addition of Canale- Two Canales added to drain water from the proposed Sitting room & proposed Pantry. Canale will be wood painted white with galvanized steel which matches existing canales.
• Addition of Window (3) - The proposed Pantry will have the addition of a window that is not visible from street view.
• Infill Bathroom 1 & 2 Windows- Infill will be properly insulated by the interior of the proposed pantry. Windows are not visible from the street.

East Elevation (Facing - NOT visible from Street)

• Sitting room Addition of Door (6)
• Addition of Panty- Adding 96 SQFT of heated space
• Addition of Door (7)- custom painted wood door with glazing will also have a wood trim surround painted white. This door will not be visible from street view.
• Infill Kitchen Window- Infill has a stucco finish to match the existing. This alteration will not be visible from street view.
• Infill Loft Window- Infill has a stucco finish to match the existing.
• Infill Master Bath Window- Infill has a stucco finish to match the existing.

North Elevation (Visible from Vigil Lane)

• Addition of Window (4,5,6,7)- The addition of a windows are visible from Vigil Lane.

• Replacing Entry gate (7)- Made of solid wood planking and finished in white paint. This gate can be seen from Vigil Lane.

• Replacing Mechanic Door (11)- In kind with existing mechanical door. Finished in white paint. This door can be seen from Vigil Lane.

While there is a code citation stating that portals cannot be enclosed without an exception, this case is different as only a portion of the portal will be enclosed to provide for a heated passageway between the main house and the guest house.

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.

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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 01.16.2023

Site Address: 117 VIGIL LANE SANTA FE, NM 87505

Property Owner of Record: SHANE & DEBORAH WOODS

Applicant/Agent Name: SALOMON VELASQUEZ

Contact Person Phone Number: ( ) - 505 780-0974

Proposed Construction Description: ADDITION OF A PANTRY, EXTENTION OF ENTRY, CONNECTING MAIN HOUSE TO GUEST HOUSE

TOTAL ROOF AREA: 3,140 SQFT

Zoning District: R-5

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: DOWNTOWN EAST SIDE

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 N/A

Access and Visibility: ☐ Arterial or Collector** N/A
- ☐ 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 : 45 %
- ☐ Open Space Required: 2,059 SQFT

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

Height: Proposed PANTRY & SEATING ROOM HEIGHT: 12'-1"
Maximum Height: or
- ☒ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed Accessible
Minimum:

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

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

SALOMON VELASQUEZ [☐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**

To Be Completed By City Staff: 2023-006444-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 Perea **DATE:** 2/27/23

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

Revised 1-14-13

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct an 88 sq. ft. addition to match existing height on a Non-Contributing building and to construct a 558 sq. ft. guest house to approximately 12' high where the maximum allowable height is 14' 4".
Project number: 07-10100021
Case number: H-07-021
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **117 Vigil Lane**

PROJECT NAMES:

OW - Bill & Candace Raboff Santa Fe, NM 87505	117 Vigil Lane 505-983-4171
AP - Christopher Purvis Santa Fe, NM 87501	227 E. Palace Ave. #W-1 505-982-5461

BOARD ACTION

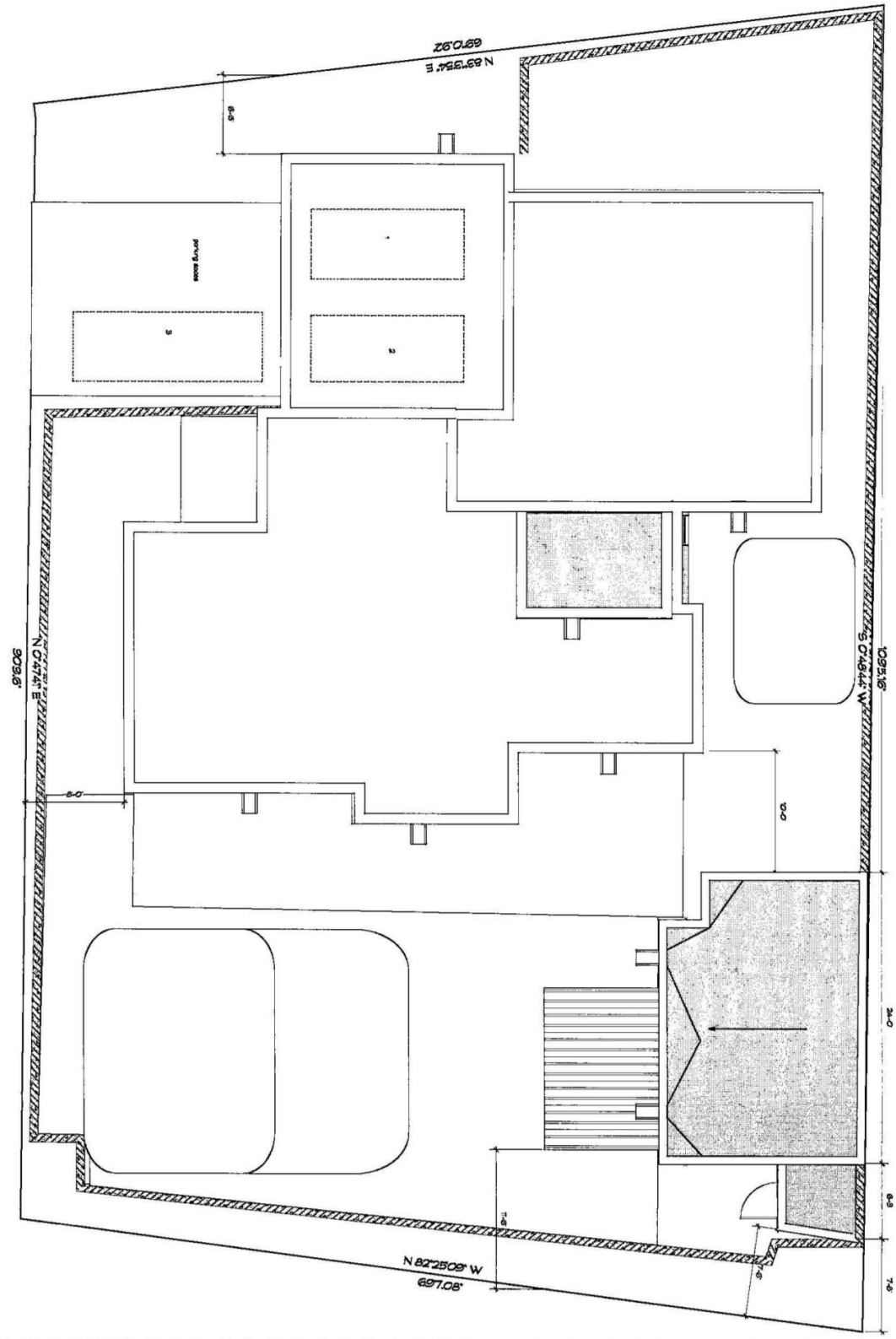
This is to certify that the Historic Design Review Board (HDRB) at their meeting on, March 13, 2007, acted on the above referenced case. The decision of the board was to approve your request with the conditions that the portal roof match the existing portal roof and that all exterior lighting fixtures be approved by staff before submitting for a building permit.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



LOT AREA	69903 SQFT
HEATED AREA MAIN	1868 SQFT
HEATED AREA GUEST	850 SQFT
PORTAL MAIN	328 SQFT
PORTAL GUEST	96 SQFT
GARAGE MECHANICAL	420 SQFT
HIGH GUEST	40 SQFT
TOTAL ROOFED AREA	3578 SQFT
LOT COVERAGE	5.1%
PRIVATE OPEN SPACE	1358 SQFT

A-1

2/10/07

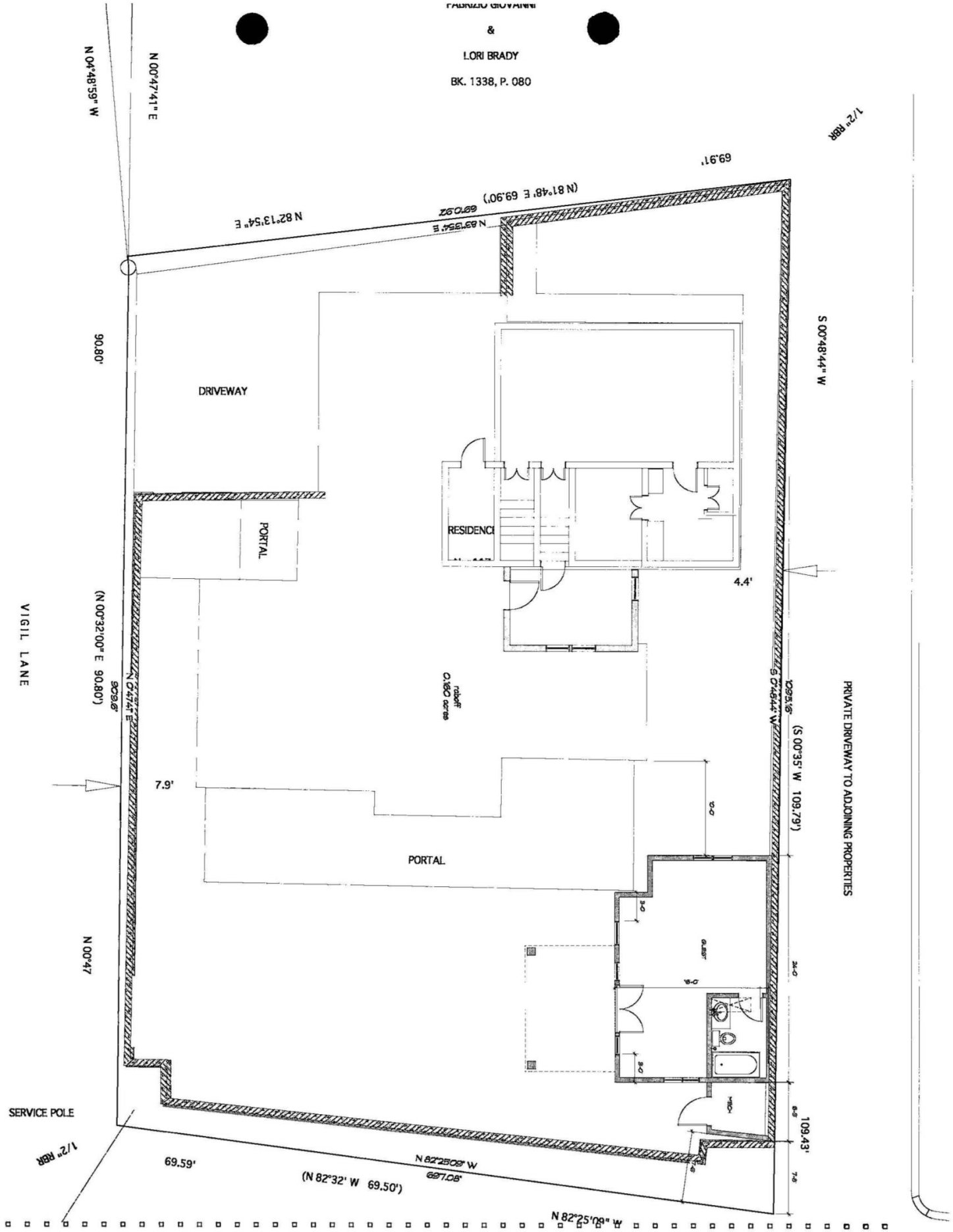
ADDITION AND GUEST HOUSE FOR BILL AND CANDACE RABOFF

117 VIGIL LANE

A. CHRISTOPHER PURVIS ARCHITECTS

227 East Palace Ave. #W-1

Santa Fe New Mexico 87501 Tel 505 982 5461



A-2

2/10/07

ADDITION AND GUEST HOUSE FOR BILL AND CANDACE RABOFF

117 VIGIL LANE

SANTA FE, NEW MEXICO

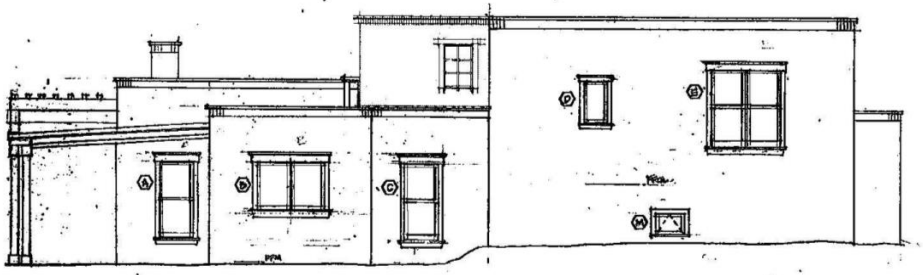
A. CHRISTOPHER PURVIS ARCHITECTS
227 East Palace Ave. #W-1
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

A. CHRISTOPHER PURVIS ARCHITECTS
227 East Palace Ave. #W-1

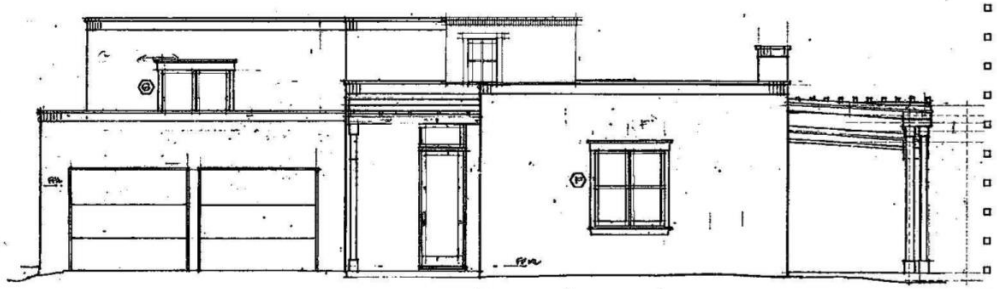
ADDITION AND GUEST HOUSE FOR BILL AND CANDACE RABOFF

2/10/10

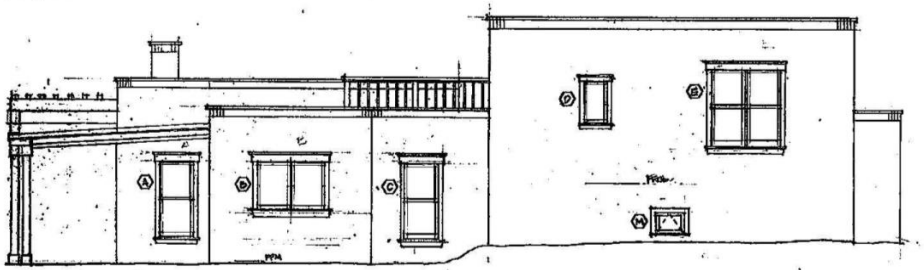
A



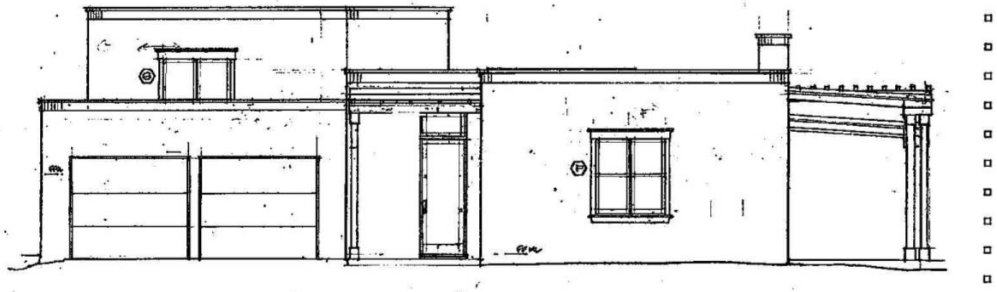
EAST ELEVATION PROPOSED



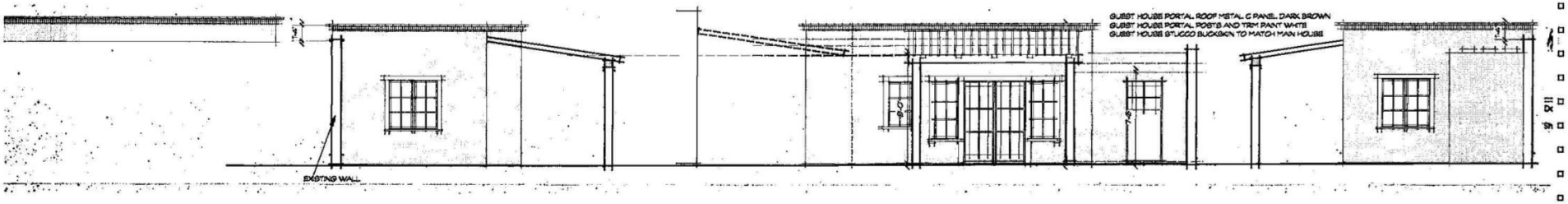
WEST ELEVATION PROPOSED



EAST ELEVATION EXIST



WEST ELEVATION EXIST



GUEST HOUSE EAST ELEVATION

GUEST HOUSE NORTH ELEVATION

GUEST HOUSE WEST ELEVATION

GUEST HOUSE SOUTH ELEVATION

A. CHRISTOPHER PURVIS ARCHITECTS
227 East Palace Ave. #W-1

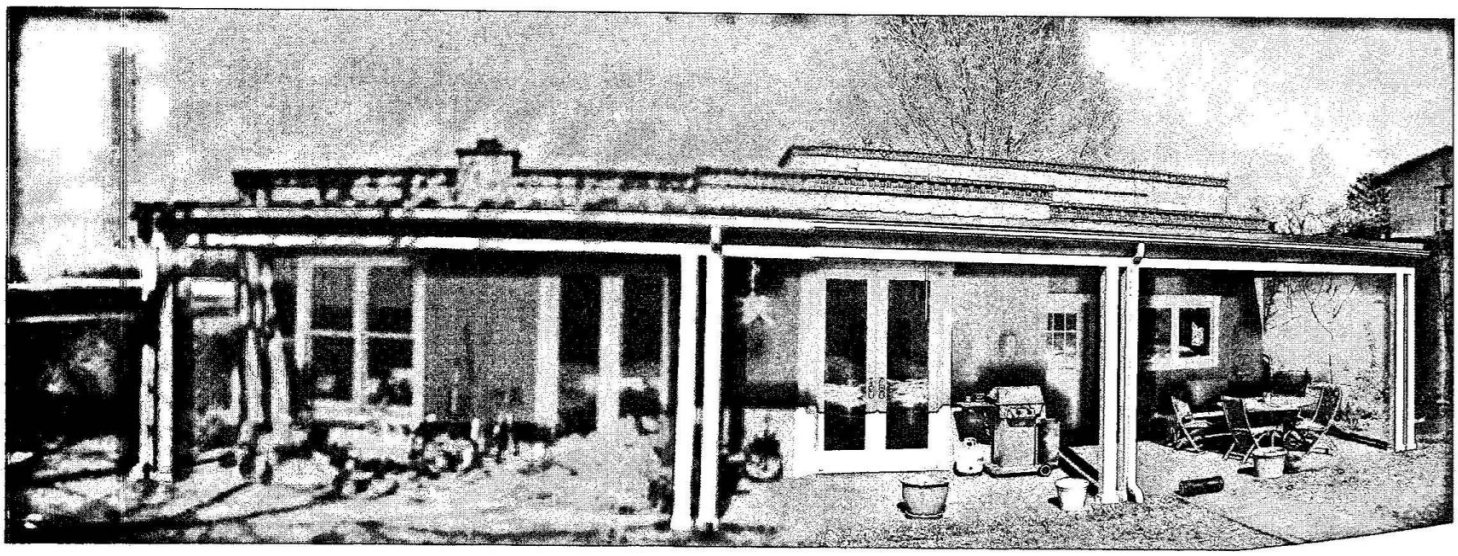
ADDITION AND GUEST HOUSE FOR BILL AND CANDACE RABOFF

2/10/10

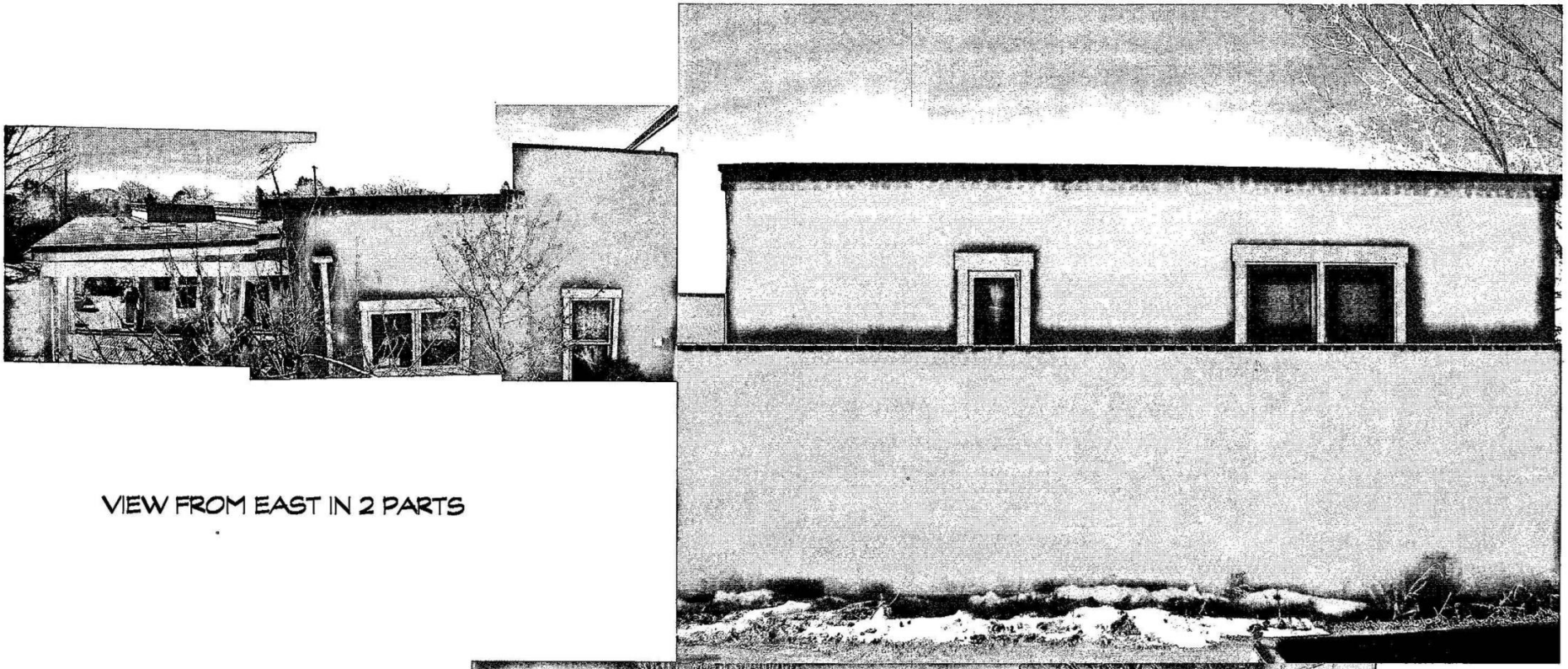
A



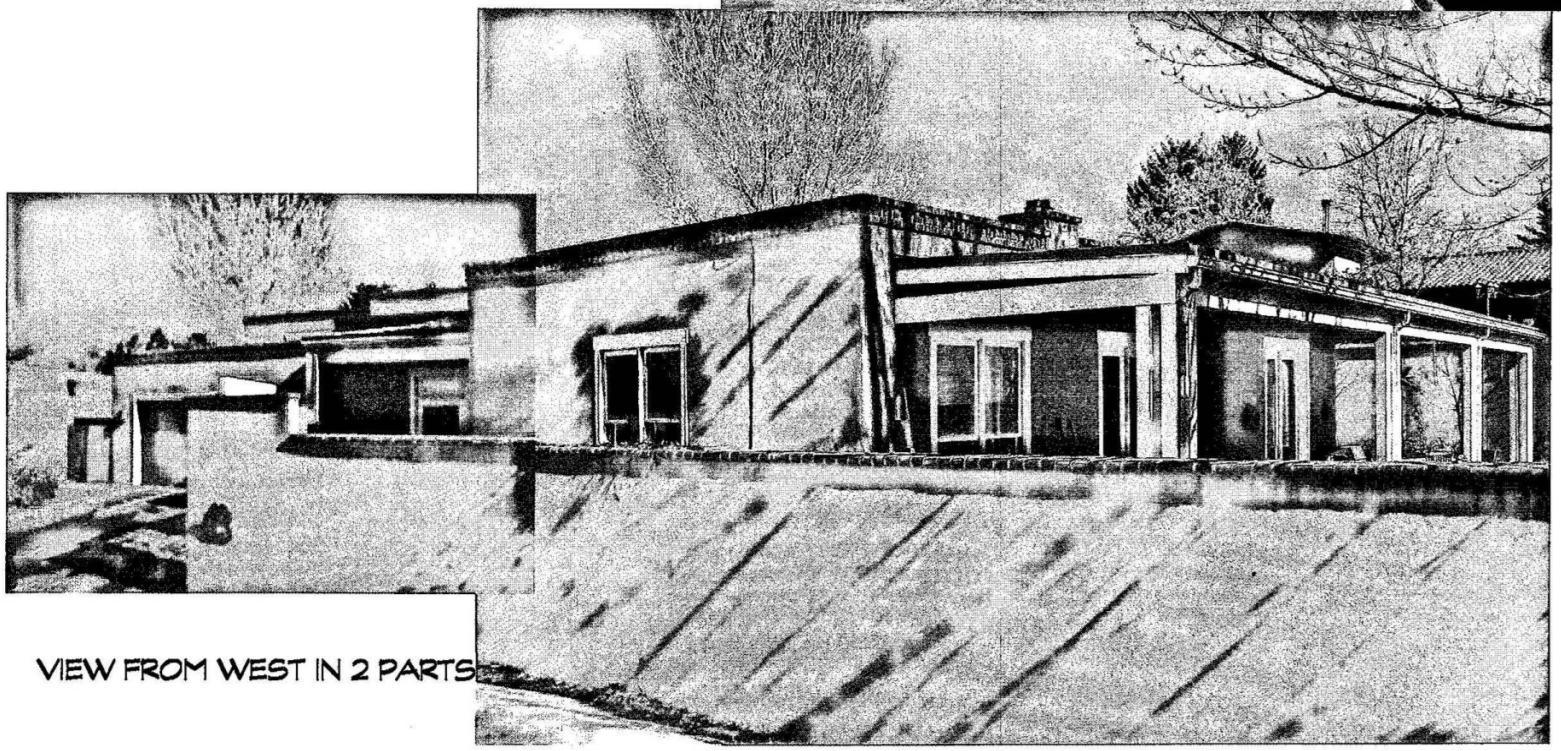
VIEW FROM NORTH



VIEW FROM SOUTH (OVER WALL)



VIEW FROM EAST IN 2 PARTS



VIEW FROM WEST IN 2 PARTS

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 2/8/07

Property Owner of Record WILLIAM & CANDACE RASOFF

Applicant Name CHRISTOPHER PORVIS Phone 982 5961

Site Address 117 VIGIL LANE

Proposed Construction ADDITION AND GUESTHOUSE

TO BE COMPLETED BY STAFF:

Zoning District/Overlay _____ Subdivision _____ Lot _____ Block _____

Permitted Use:	☐	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 7'-6" Required 7'-6" (2nd Front) Provided 6'-0" Required 7'-6"

(Left Side) Provided ~~EXIST 6'6"~~ Required 5'0" (Right Side) Provided 0 Required 5'-0" Zero lot-line affidavit

(Rear) Provided EXIST Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side ✓ rear _____

Density: 1 du Open Space: 1735 ft

Lot Size: 6962 ft Total Roof Area: 3375 ft Lot Coverage (%): 48.5%

Height of new construction: EXISTING 16'-0" Wall Requirement: _____ Visibility triangle: _____

Parking: #Spaces Required 3 #Spaces Provided 3 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: _____

Preliminary Approval: ☒

Preliminary Approval w/Conditions: ☐ _____

Comments: _____

Reviewer _____ Date 2/9/07

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

_____ 2/8/07

Applicant Date

City of Santa Fe, New Mexico

memo

DATE: March 13, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-07-21

ADDRESS: 117 Vigil Lane
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

____ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: Building Height Calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: zero-lotline affidavit

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

117 Vigil Lane is a single family residence that was constructed in 1993 in the Territorial Revival style. It is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. An 88 square foot second-story addition will be constructed on the east elevation to match the existing adjacent height. The brick parapet coping and the stucco type and color will match existing conditions. The simulated divided light windows and door do not match the non-compliant conditions.

2. A free-standing 558 square foot guest house will be constructed in the Territorial Revival style. It will be approximately 12' high, where the maximum allowable height is 14' 4." The building will feature simulated divided light windows and doors and a portal with a shed roof finished with a dark brown C-panel metal roof. The stucco will match the main residence in "Buckskin" and the trim color will be white.

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501 February 9, 2007
RE: 117 Vigil lane

Enclosed (1) 24"x36" and (2) 8.5"x11" copies
A-1 Site Plan 2/10/07,
A-2 Floor Plan 2/10/07
A-3 Elevations 2/10/07
A-4 Elevations 2/10/07
Photographs of all accessible sides of the buildings
Application,
zoning review work sheet

Dear David Rasch and
Members of the Historic Design Review Board

We hereby request your review and approval of the Addition proposed at 117 Vigil Lane Main House and new Guest house.

The existing building on this lot was built about 15 years ago the drawings include the original drawings 7-20-93 and is in the territorial style.

The upstairs addition will be set at the same height as the existing parapet with windows and a door with true (SDL) lights as with white aluminum clad

The Guest house will have stucco and trim to match the main house and is set on the zero lot line to an easement to the side of the property.

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

Sincerely,

Christopher Purvis.

incl. Application
A-1 Site/plan
A-2 Floor plan
A-3 Elevations
A-4 Elevations
Prelim Zoning
Zero Lot line Affidavit
Vicinity map
Letter from neighbor
2 pages of photos

227 East Palace Ave. #W-1 Santa Fe New Mexico
87501 Tel 505 982 5461 Fax 505 982 6176 E Mail Architect@ACP-AIA.com

Mrs. Hattie Baca
963 Camino Santander
Santa Fe, NM 87505

January 18, 2007

Historic Design Review Board
Planning Division
City Hall
200 Lincoln Ave
Santa Fe, NM 87505

Dear Members of the Board:

I have reviewed the plans for the 2 additions to William and Candace Raboff,'s house at 117 Vigil Lane;

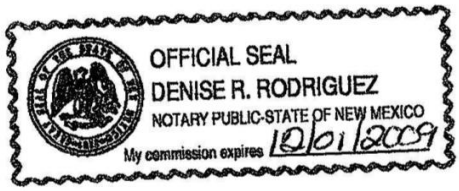
1) The guesthouse on their east property line wall which is directly west of my property and
2) The small room off the south portion of the Upper level of their house.

I support their plans.

I have separately signed a zoning affidavit for the City of Santa Fe allowing zero side and rear yard construction.

Sincerely,

Mrs. Hattie Baca



City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: David A. Rasch, Section Head DR
Marissa C. Barrett, Case Planner MCB
Gary S. Moquino, Inspector

Date: Dec. 20, 2007

Noncontributing

The work proposed at 117 Vigil Lane **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Amend Case H-07-24 with minor alterations: South 2nd floor window will be a single not double casement and the door on the west side is 36" by 4'0".

Thank You.

City of Santa Fe, New Mexico

ZONING AFFIDAVIT

We the undersigned adjoining property owners have read and understand the provision set forth in Section 14-17.20 (C), Santa Fe City Code 1987 (copy attached) allowing zero side and rear yard construction for permitted and accessory structures, and hereby sign this notarized affidavit with the understanding that such construction shall require compliance with Chapter 5 of the Uniform Building Code, 1985, as amended.

ADJOINING PROPERTY OWNER

Name: Hattie G. Baca Phone Number: (505) 984-2261

Site Address: 959 Camino Santander

SIGNATURE Hattie G. Baca

Subscribed and sworn to before me this 18 day of January 2007. SEAL:

NOTARY PUBLIC SIGNATURE Denise R. Rodriguez

NOTARY PUBLIC (Print Name)

MY COMMISSION EXPIRES: 12/01/2009

OFFICIAL SEAL
DENISE R. RODRIGUEZ
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12/01/09

APPLICANT
(Please print)

Name: William and Candace Rabkoff Phone: 983-4171

Site Address: 117 Via Lucia Santa Fe, NM 87505

Signature: William Rabkoff Candace A Rabkoff

Subscribed and sworn to before me this 18 day of January 2007. SEAL:

NOTARY PUBLIC SIGNATURE Denise R. Rodriguez

NOTARY PUBLIC (Print Name)

MY COMMISSION EXPIRES: 12/01/2009

OFFICIAL SEAL
DENISE R. RODRIGUEZ
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12/01/2009

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 117 VIGIL LANE

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [X] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: ADDITION AND GUEST HOUSE

CONSTRUCTION COST: $ 75,000 FEE: $ 375 + $20 Poster Cost = $ 395

OWNER: BILL + CANDACE RABETT **PHONE#:** 983-4171

OWNER ADDRESS: 117 VIGIL LANE

CITY, STATE, ZIP CODE: SANTA FE NM 87505

APPLICANT: CHRISTOPHER PURVIS **PHONE #:** 9825461

ADDRESS: 227 E. PALACE AVE #W-1

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ] GUEST HOUSE

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [X] Residential [ ] Signs [ ] Wall/Fence [ ]
Antenna [ ]

PREAPPLICATION MEETING: Date: 2/2/07 Case Planner: DAVID RASCH

PRELIMINARY ZONING REVIEW: Date: 2/4/07 Planner: GARY P

(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO** [X]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 11'-6" G HOUSE

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 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.

RECEIVED
FEB 9 2007
10:15 a.m.

Signature of Applicant/Owner

2/9/07
Date

H-07-21

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Plan A Architecture, agent for Hilary and Ed Smida, proposes to change window openings on a non-contributing, residential structure.

Case number: **H-18-050**
Project Type: HDRB

PROJECT LOCATION (S): 117 Vigil Lane
PROJECT NAMES:

OW –	Hilary and Ed Smida	117 Vigil Lane	Santa Fe, NM 87505
AP –	Plan A Architecture	PO Box 9289	Santa Fe, NM 87504

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☑ **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION 1990s

PROJECT TYPE

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

USE, EXISTING **Residential** ☑ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☑ **Non-Residential** ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: May 8, 2018

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-18-050

ADDRESS: 117 Vigil Lane
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside.

BACKGROUND & SUMMARY:

117 Vigil Lane is a 2,977 square foot single family residence. The house is non-contributing to the Downtown and Eastside Historic District. The home was built in the 1990s and is built in the Territorial Revival style.

The applicant proposes the following for remodel.

1) Removal of one window on the east elevation and the addition of three windows in the existing location.

2) Addition of a window on the north elevation.

3) The windows will be aluminum clad wood windows in "White" to match the existing.

4) Trim will be painted "White."

RAMIREZ-THOMAS, NICOLE A.

From: Fabrizio Giovannini <fabosantafe@msn.com>
Sent: Wednesday, April 25, 2018 5:41 PM
To: RAMIREZ-THOMAS, NICOLE A.
Subject: objections to proposed window/ 117 Vigil Lane

Hello Nicole

Per our conversation this morning, I am forwarding our previous email correspondence with our neighbors (the current owners of 117 Vigil Lane) in regards to the proposed second story window.

The proposed window would look into our living room and backyard, greatly affecting our sense of privacy. Aside from this intrusion, we are also concerned this will affect the value of our home. We feel confident stating that we would not have purchased the home had the window been present and we can imagine this would be an obstacle should we ever choose to sell the home.

We have been happy in our home for the past 23 years, where we raised our two children and hope to enjoy many more years there to come.

On a personal level, we feel inclined to tell you this is not a reflection of our feelings towards our neighbors (who we have thus far enjoyed a pleasant relationship with) but simply our concerns for our privacy.

We hope you will share our concerns with all appropriate parties and please let me know if you have any questions about what I have provided.

Thank you,
Fabrizio Giovannini
505.660.0116

Begin forwarded message:

> **From:** Lori Brody <lori.a.brody@gmail.com>
> **Date:** April 21, 2018 at 9:41:19 AM MDT
> **To:** Hilary Smida <hilarysmida2@me.com>
> **Subject: window**
>
> Hi Hilary,
>
> I feel I need to contact you regarding the proposed window with an update at our end. Even though I was not happy about the idea, when I told Fabrizio about your plans for a window he became very very upset. I mean he was so uncomfortabe he was awake all night. He feels that despite your assurances, anyone (we've had four different neighbors in that house in the 23 years we've lived here) would be able to see into just about every part of our yard and also into our livingroom. That is a lack of pivacy that he does not want to live with. He is very troubled by the fact that there will be light from the window in the evenings when we are trying to enjoy some time outside either alone or with friends.

I hope you will reconsider your plans after thinking about how you would feel if the senario was reversed. You have such wonderful design skills, maybe another solution to the problem of the large blank wall could be found. We would not want to be totoally unreasonable and it would not be our first choice, but if you have to have a window there, you might choose a clerestory for light and wall interest. It would provide more privacy for you and future owners.

Please let us know that you understand our feelings and let us know what you think.

Thanks so much, Lori

RAMIREZ-THOMAS, NICOLE A.

From: David Woodard <davidwoodard@mac.com>
Sent: Thursday, April 26, 2018 4:16 PM
To: RAMIREZ-THOMAS, NICOLE A.
Subject: 117 Vigil Lane Window Request

Dear Nicole,

I would like to support the denial of the request for a North facing window on the North wall of 117 Vigil Lane.

As the original designer and builder of the home in the 1990s, I consulted with all the neighbors regarding the impact of the home as it was a two story design. The major concern was preserving the privacy of the adjacent homes. By using walls and modestly sized and carefully placed windows, the design was satisfactory to all affected. In particular, the existing home at 115 Vigil's back yard would have been most affected. We assured the then owners that no windows would be looking down into the yard and constructed a bookcase and tv wall on the northern bedroom wall of our home for that reason. The elevation was also a concern to the two homeowners directly east and north of my home on the bordering Santander Lane alley. During the approval hearing, my neighbors came to the meeting in support of our proposed plan. I gather that is usual. No neighbors opposed it, I believe, because we involved them at the start, listening to and considering their concerns.

I trust your office will consider this with regard to the request wither deny it or have them re-submit an alternate plan that respects the neighbors' privacy. Thank you.

Sincerely,

David Woodard
formally of 117 Vigil Lane
Santa Fe, NM

PLAN A
ARCHITECTURE
PO Box 9289 Santa Fe, NM 87504 T 505-820-1460 F 505-820-1415

April 11, 2018

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

re: new windows at 117 Vigil Lane

Dear Members of the Historic Preservation Division:

The attached drawings illustrate the proposed changes to the windows on two non-contributing elevations of a residence located in a historic district.

The proposed design includes removing one mulled exterior window without divided lights on the east elevation and adding three windows of similar height with divided lights. A new window with divided lights will replace one without divided lights on the west elevation.

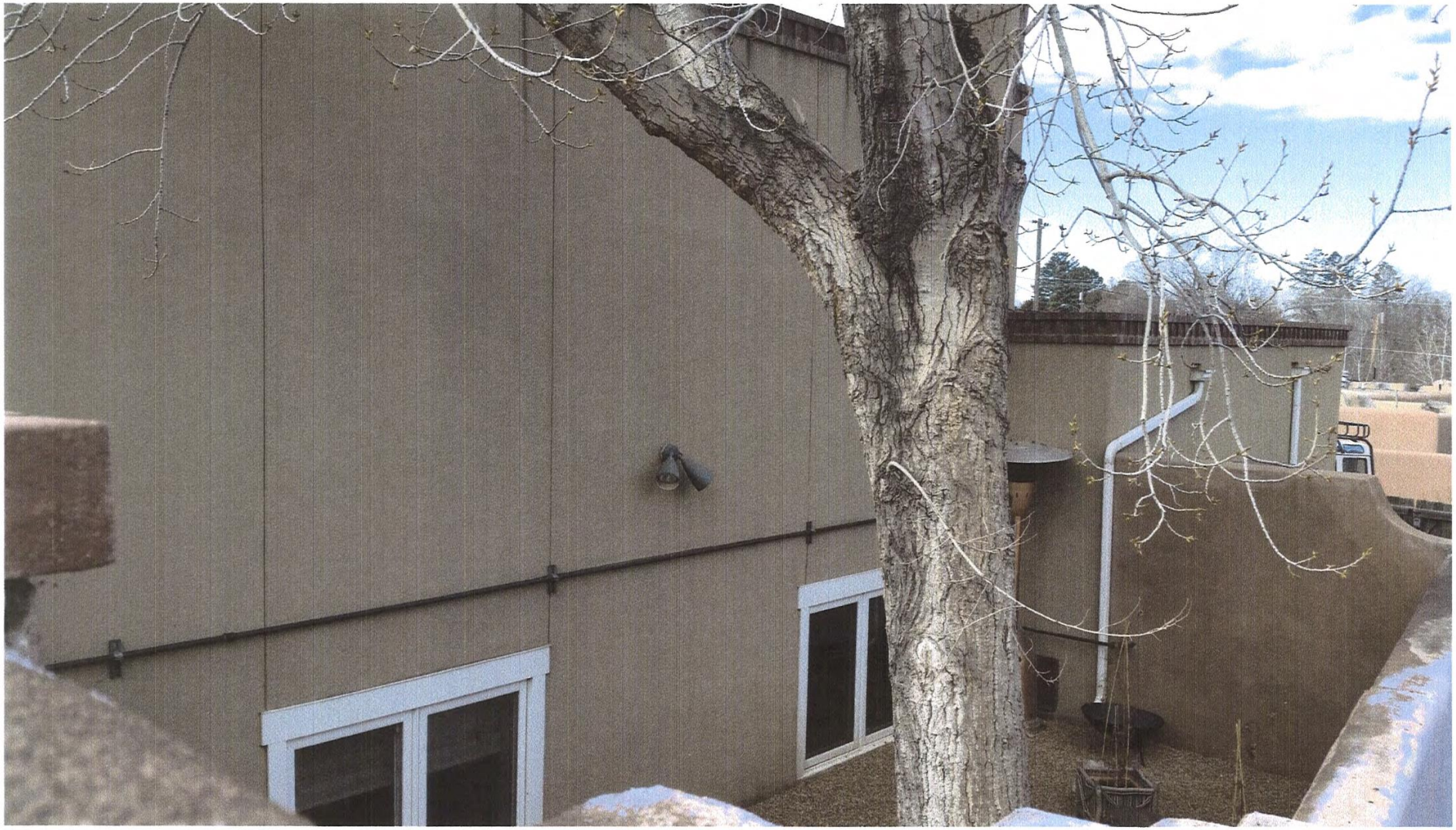
The windows will be wood with white aluminum cladding. The trim will replace the existing trim in-kind and be painted white.

Thank you for considering our proposal. Please call me at (505)670-2383 if you have any questions or need any additional information.

Sincerely,

Kristin Ianus
Plan A Architecture, LLC

RECEIVED
MAY 01 2018



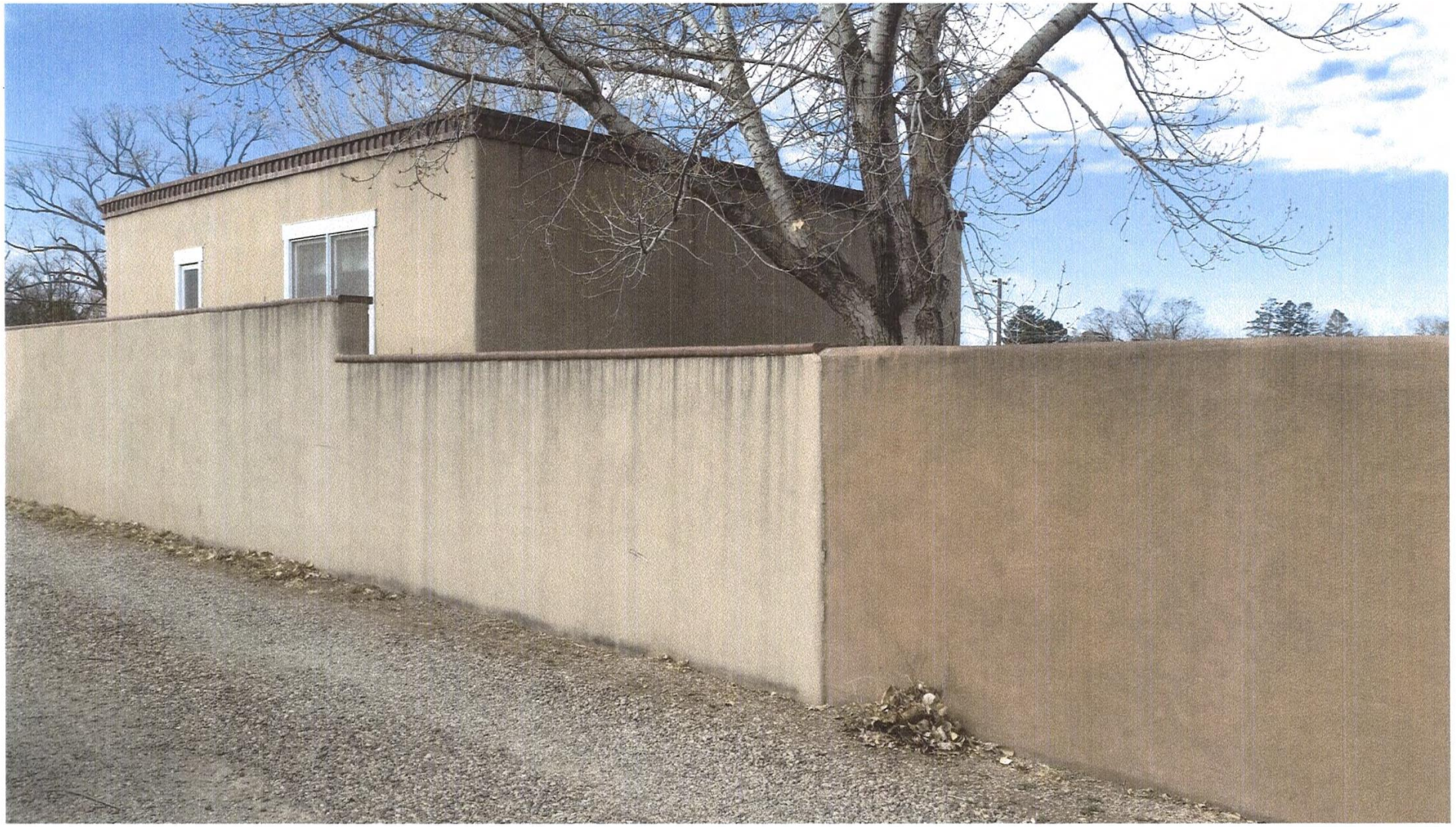
North Elevation

117 Vigil Lane



East Elevation 1

117 Vigil Lane



East Elevation 2

117 Vigil Lane



West Elevation 1

117 Vigil Lane



West Elevation 2

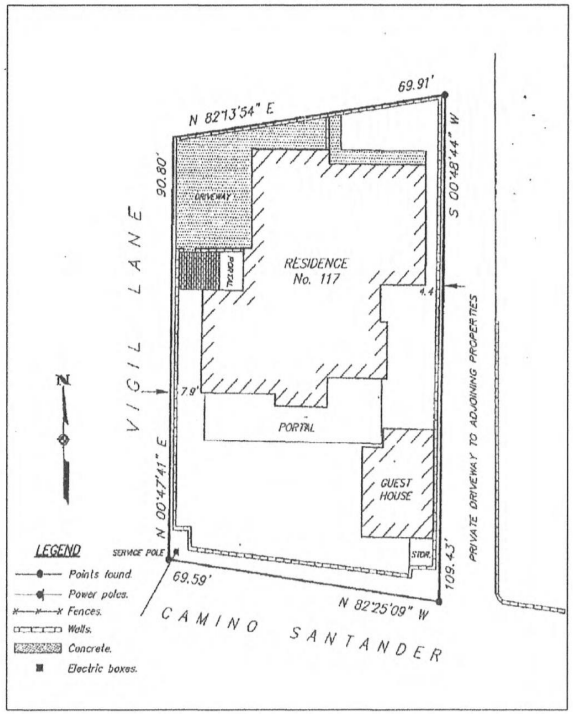
117 Vigil Lane

SUBMITTAL to the
HISTORIC DISTRICTS REVIEW BOARD

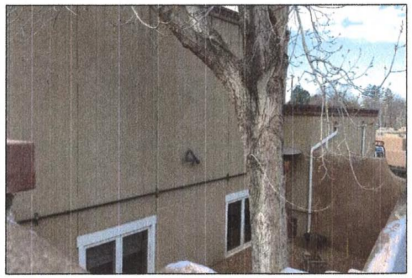
April 11, 2018

RECEIVED
APR 11 2018
BY:

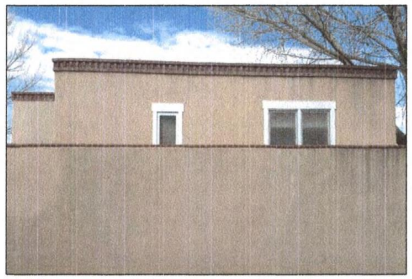
New and Replacement Windows for
117 VIGIL LANE

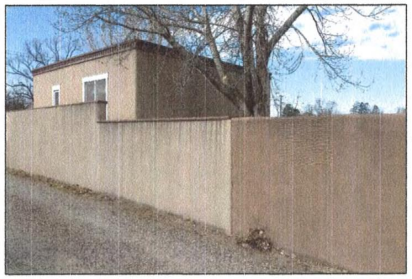


SITE PLAN 1" = 20'

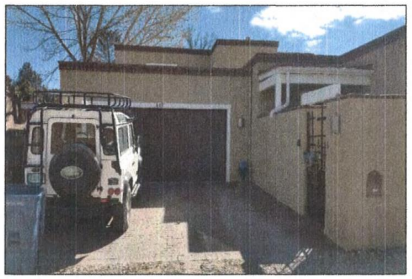


NORTH ELEVATION





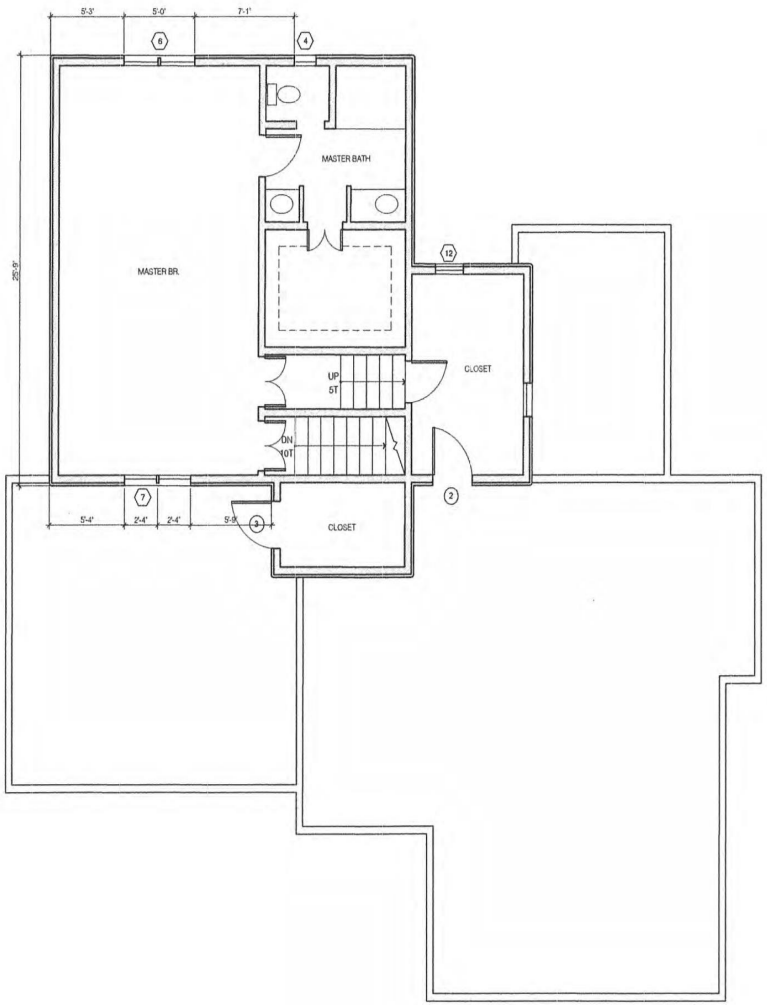
EAST ELEVATION



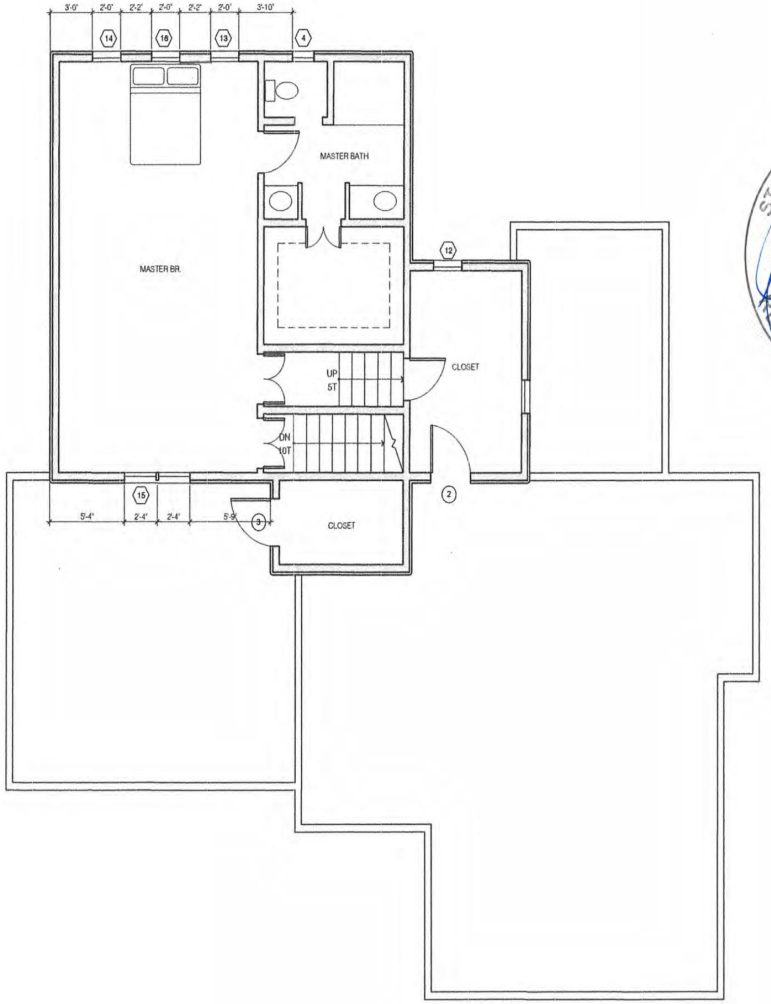


WEST ELEVATION

PLAN A ARCHITECTURE
Stephen Samuelson
Greg C. Reid
Plan A Architecture, LLC
PO Box 9289 Santa Fe, NM 87504
T: 505 820 1460 F: 505 820 1415



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



2 FLOOR PLAN-UPPER LEVEL-PROPOSED
1/4" = 1'- 0"

RECEIVED
MAY 01 2018
BY:

PLAN A ARCHITECTURE
Plan A Architecture, LLC
PO Box 23799 Santa Fe, NM 87504
T: 505.820.1460 F: 505.820.1415
Stephen Carmichael
Greg C. Reid

Copyright © 2018 Plan A Architecture, LLC.
All rights reserved

STATE OF NEW MEXICO
GREG C. REID
NO. 3438
4.11.18
REGISTERED ARCHITECT

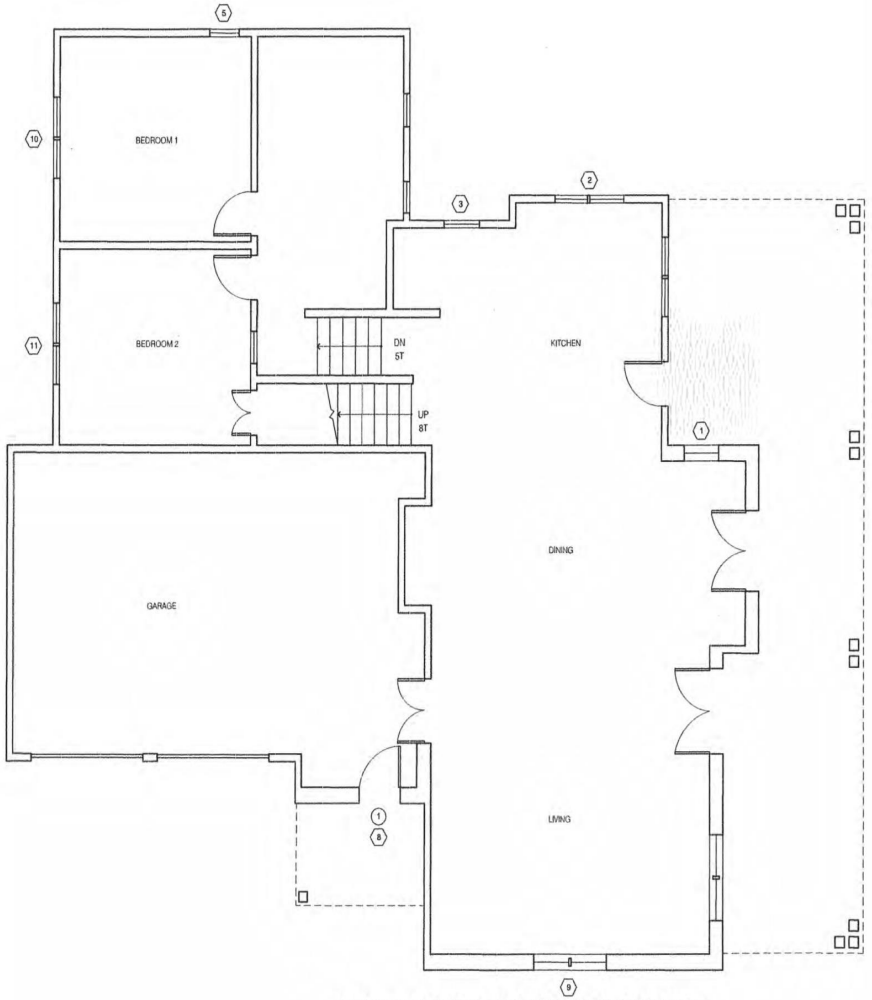
SMIDA RESIDENCE
117 Vigil Lane
Santa Fe, New Mexico 87505

Scale	1/4" = 1'-0"
Date	4-11-2018
Job	
Revisions	
1 Dimensions	4-24-18

EXISTING and PROPOSED PLANS

Sheet
A1.1

RECEIVED
APR 11 2018
BY:



*NO PROPOSED CHANGES TO MAIN FLOOR AND LOWER LEVEL.

1 FLOOR PLAN-MAIN FLOOR AND LOWER LEVEL-EXISTING
1/4" = 1'-0"

PLAN A ARCHITECTURE
Plan A Architecture, LLC
1713 Cerrillos Rd. Suite F Santa Fe, NM 87505
T: 505-820-1400 F: 505-820-1415
Stephen Samuelson
Craig C. Ava

STATE OF NEW MEXICO
NO. 3438
4-11-18
REGISTERED ARCHITECT

© Plan A Architecture, LLC
All Rights Reserved

SMIDA RESIDENCE
117 Vigil Lane
Santa Fe, New Mexico 87505

Scale 1/4" = 1'-0"
Date 4-11-2018
Job
Revisions

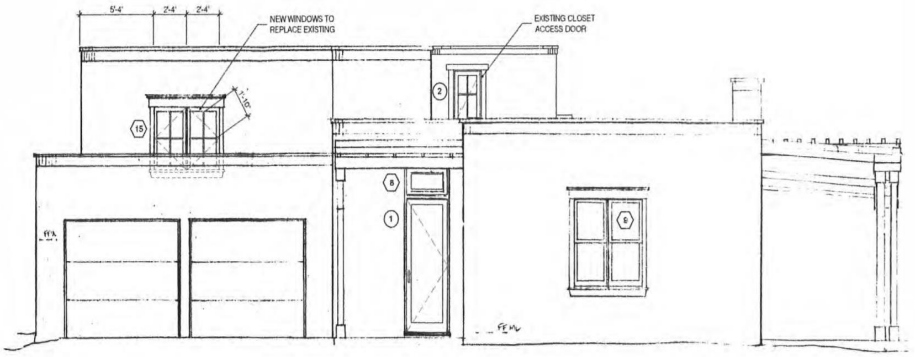
EXISTING PLAN

Sheet
A1.2

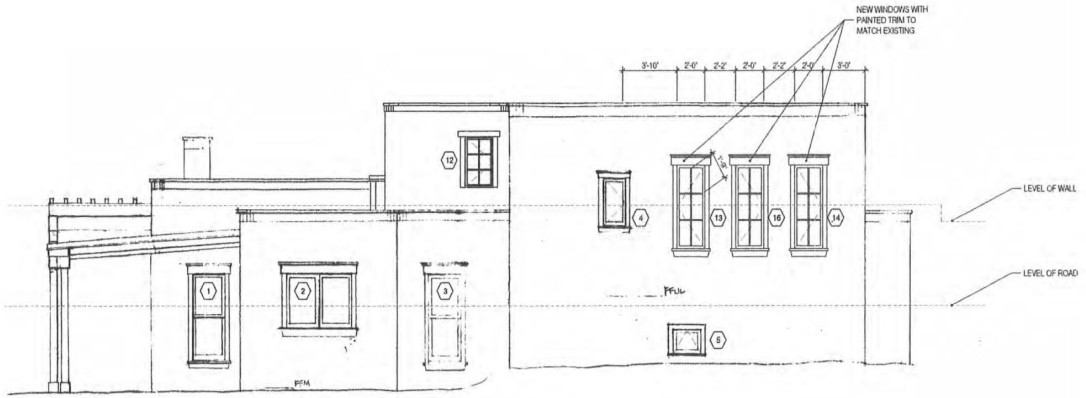
WINDOW SCHEDULE - EXISTING					
Mark	**No Change/ Remove/ Replace**	**Location**	**Size W x H**	**Type**	**Lights**
1	**No Change**	Main Floor Dining	2'-4"x 5'-2"	Double Hung	One Over One
2	**No Change**	Main Floor Kitchen	4'-7"x 3'-3"	Sliding	One Next to One
3	**No Change**	Main Floor Kitchen	2'-4"x 5'-2"	Double Hung	One Over One
4	**No Change**	Upper Level M. Bath	1'-6"x 2'-10"	Casement	One Light
5	**No Change**	Lower Level Bed 1	2'-0" x 1'-5"	Awning	One Light
6	**Remove**	Upper Level M. Bed	4'-8" x 5'-3"	Mulled Double Hung (2)	(2) One Over One
7	**Replace**	Upper Level M. Bed	4'-8" x 5'-3"	Double Casement	(2) One Over One
8	**No Change**	Main Floor Entry	2'-11" x 1'-7"	Fixed	One Light
9	**No Change**	Main Floor Living	5'-4" x 4'-10"	Mulled Double Hung (2)	(2) One Over One
10	**No Change**	Lower Level Bed 1	5'-7" x 4'-8"	Sliding	One Next to One
11	**No Change**	Lower Level Bed 2	5'-7" x 4'-8"	Sliding	One Next to One
12	**No Change**	Upper Level Closet	2'-0" x 3'-0"	Casement	Six Lights

WINDOW SCHEDULE - PROPOSED					
Mark	**New/ Exist. Opening**	**Location**	**Size W x H**	**Type**	**Lights**
13	**New Opening**	Upper Level M. Bed	2'-0" x 5'-0"	Casement (Egress)	Six Lights
14	**New Opening**	Upper Level M. Bed	2'-0" x 5'-0"	Casement (Egress)	Six Lights
15	**Exist. Opening**	Upper Level M. Bed	4'-8" x 3'-9"	Double Casement	(2) Four Lights
16	**New Opening**	Upper Level M. Bed	2'-0" x 5'-0"	Casement (Egress)	Six Lights

NOTE: 1) All proposed windows to be wood with white aluminum cladding.
2) All new windows to have white trim to match existing.



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



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

RECEIVED
MAY 01 2018
BY:_____

PLAN A ARCHITECTURE
Plan A Architecture, LLC
Stephen Samuelson
Greg C. Reid

STATE OF NEW MEXICO
GREG C. REID
NO. 3438
4-11-18
REGISTERED ARCHITECT

SMIDA RESIDENCE
117 Vigil Lane
Santa Fe, New Mexico 87505

Scale	1/4" = 1'-0"
Date	4-11-2018
Job	
Revisions	
1 Dimensions	4-24-18

PROPOSED ELEVATIONS

Sheet
A2.2

APR 1 1 20

BY:



*NO PROPOSED CHANGES TO SOUTH ELEVATION.

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

PLAN A ARCHITECTURE

Plan A Architecture, LLC
PO Box 23799 Santa Fe, NM 87504
T. 505-820-1460 F. 505-820-1415
Stephen Samuelson
Greg C. Reid

Copyright © 2018 Plan A Architecture, LLC.
All Rights Reserved.

STATE OF NEW MEXICO
GREG C. REID
NO. 3438
4-11-18
REGISTERED ARCHITECT

SMIDA RESIDENCE
117 Vigil Lane
Santa Fe, New Mexico 87505

Scale 1/4" = 1'-0"
Date 4-11-2018
Job
Revisions

EXISTING ELEVATION

Sheet
A2.2

WOODS
DESIGN | BUILDERS

January 16th, 2023

Marisa Sargent
Historic Design Review Board
Santa Fe, NM 87501

Re: Shane and Deborah Woods
117 Vigil Lane, Santa Fe New Mexico

Dear Marisa,

We are seeking Historic Board approval for exterior additions & changes to the residence located on 117 Vigil Lane. Specifics of those changes are bulleted below. In general, the scope of work includes an interior remodel of finishes and three small additions. The first is an addition on the west elevation to the entry (60 sq.ft) the second is a sitting room (216 sq.ft.) to the south where the footprint matches the existing portal and the third being a pantry (96 sq.ft) to the East. The residence was originally constructed in 2006.

One of the main reasons for this remodel is to join the Guest house with the Main house. The current owners would like to accommodate an elderly family member who resides with them. Due to the split areas within the home traversing the stairs is not practical for this family member. By connecting the Guest house and Main house with a sitting area this will provide safe access to the Guest house and not impede on care of their family member.

Changes are as follows:

i. All windows and doors to match existing windows and doors. Windows with wood trim surround painted white, Mullings inside windows & clear glass. Doors with wood trim surround painted white & clear glass.
ii. All Stucco is to match existing STO color Amarilla (3003).
iii. All Brick Coping to match existing brick, in color Iron Oxide from Kenny Brick.

West Elevation (Facing Vigil Lane)

First Level

- Replacement of Garage door (6)- The replacement includes glazing at the top. The color of the door will remain the same White finish. The height and width of the garage door will also remain the same. Garage door is to be sourced from Martin Doors in the Style Pinnacle Steel, Finish White Mist, Glass Finish Clear.
- Extending Entry- Adding 60 SQFT of heated space.
- Rebuilding Entry portal in Territorial style- 34 SQFT of Unheated Space. Eliminate existing propanel roof and replace beams and columns. New exposed beams to be painted white and brick parapet coping.
- Redesign of front door (1) to match Territorial Style- Replacement of the current Entry unit eliminates the large plate glass not allowed in the historic district.
- Addition of Window (1) - The proposed sitting room will have the addition of a window that can be seen from this Elevation.

Second Level

- On the second level, infill of A/C unit with stucco matching existing stucco. New A/C units not visible are being replaced to allow necessary cooling.

South Elevation (Facing Camino Santander)

First Level

- Sitting room Addition off the kitchen into existing casita- Adding 216 SQFT of heated space.
- Addition of Window (2)- The proposed sitting room will have the addition of a window that can be seen from Camino Santander.
- Addition of Canale- Two Canales added to drain water from the proposed Sitting room & proposed Pantry. Canale will be wood painted white with galvanized steel which matches existing canales.
- Addition of Window (3) - The proposed Pantry will have the addition of a window that is not visible from street view.
- Infill Bathroom 1 & 2 Windows- Infill will be properly insulated by the interior of the proposed pantry. Windows are not visible from the street.

East Elevation (Facing - NOT visible from Street)

- Sitting room Addition of Door (6)
- Addition of Panty- Adding 96 SQFT of heated space
- Addition of Door (7)- custom painted wood door with glazing will also have a wood trim surround painted white. This door will not be visible from street view.
- Infill Kitchen Window- Infill has a stucco finish to match the existing. This alteration will not be visible from street view.
- Infill Loft Window- Infill has a stucco finish to match the existing.
- Infill Master Bath Window- Infill has a stucco finish to match the existing.

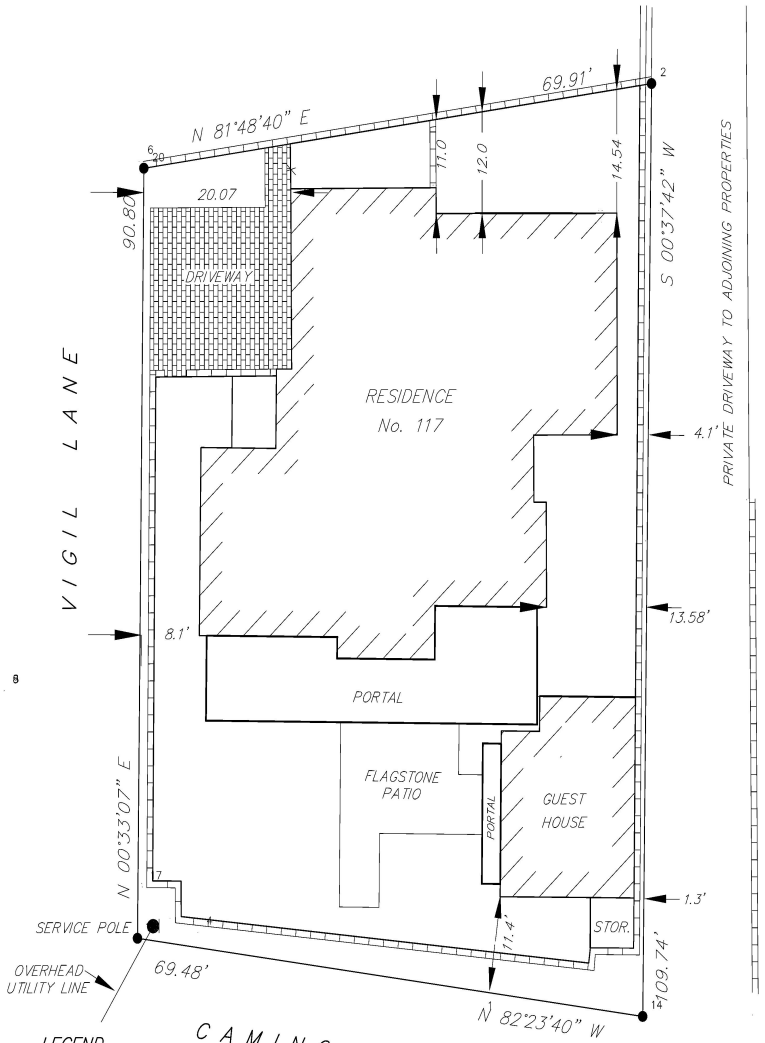
North Elevation (Visible from Vigil Lane)

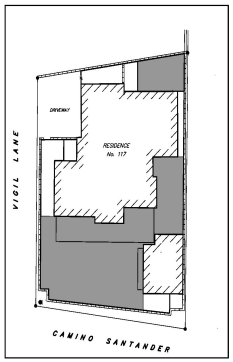
- Addition of Window (4,5,6,7)- The addition of a windows are visible from Vigil Lane.
- Replacing Entry gate (7)- Made of solid wood planking and finished in white paint. This gate can be seen from Vigil Lane.
- Replacing Mechanic Door (11)- In kind with existing mechanical door. Finished in white paint. This door can be seen from Vigil Lane.

Please call me with any questions at 505-780-0974. Thank you for your consideration.

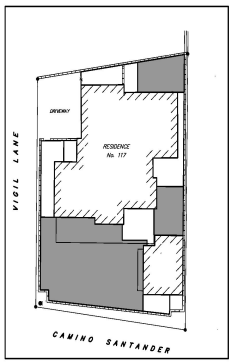
Sincerely,

Salomon Velasquez, Architect
Woods Design Builders, Inc.





A KEY MAP: EXISTING OPEN SPACE NTS



B KEY MAP: PROPOSED OPEN SPACE NTS

LEGEND

- Points found.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

EXISTING SQUARE FOOTAGES:

LOT AREA: .16 ACRES=6,914 SQ.FT
TOTAL ROOFED AREA: 3,010 SQ.FT.
LOT COVERAGE: 3010/6914 = 43.5%

EXISTING HEATED AREAS:

BOTTOM FLOOR:1,800
TOP FLOOR: 775
GUEST HOUSE: 414 SQ FT

TOTAL EXISTING HEATED: 2,989 (EXISTING TOTAL GROSS AREA)

EXISTING OPEN SPACE:

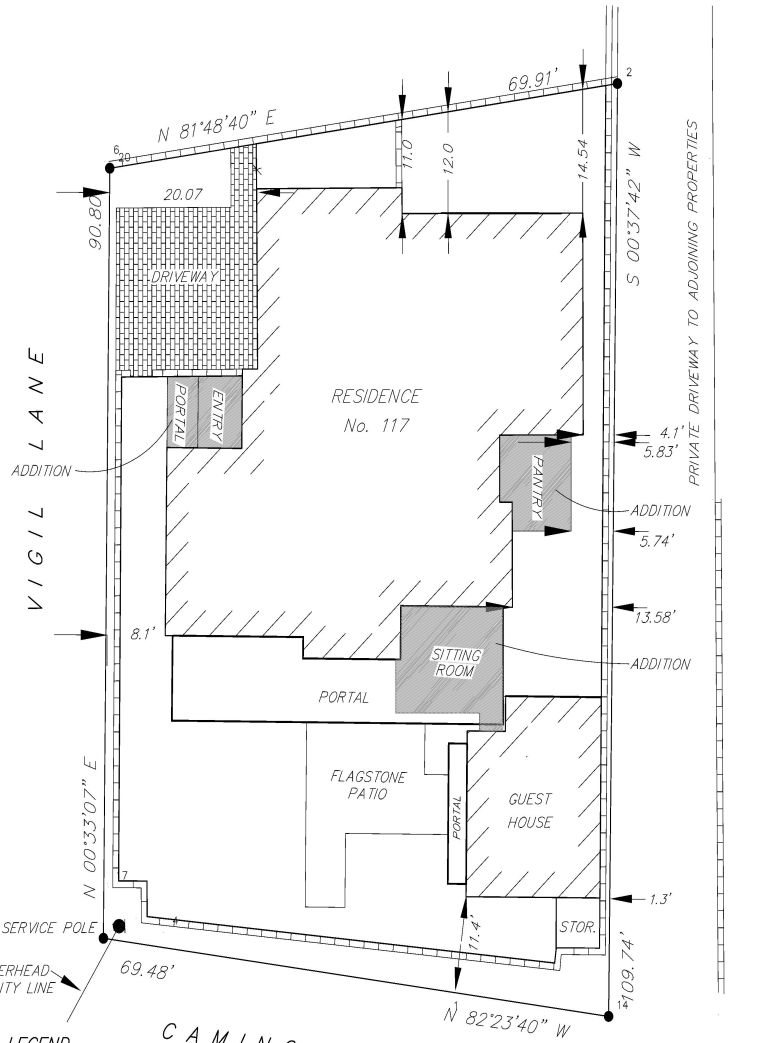
2,402 SQ FT

GRAPHIC SCALE 0 5 10'

1/8" = 1'0"

Scale: 1/8"=1'0"

1 EXISTING SITE PLAN



LEGEND

- Points found.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

PROPOSED SQUARE FOOTAGES:

LOT AREA: 16 ACRES=6,914 SQ.FT
TOTAL EXISTING ROOFED AREA: 3,010 SQ.FT.
TOTAL ADDED ROOF AREA: 130
LOT COVERAGE: 3140/6914 = 45% LOT COVERAGE

PROPOSED UNHEATED AREAS:

ENTRY PORTAL: 34 SQ.FT.

PROPOSED HEATED AREAS:

BOTTOM FLOOR: 372 SQ.FT.
TOP FLOOR: 0 SQ.FT.
GUEST HOUSE: 0 SQ FT

TOTAL PROPOSED HEATED: 372 + (2,989 EXISTING TOTAL GROSS AREA) = 3,361 SQ FT

PROPOSED OPEN SPACE:

2,059 SQ FT

GRAPHIC SCALE 0 5 10'

1/8" = 1'0"

Scale: 1/8"=1'0"

2 PROPOSED SITE PLAN

14-7.5 MAX LOT COVERAGE MAY BE INCREASED IN ACCORDANCE WITH TABLE 14-7.2-1...AN AMOUNT NOT LESS THAN FIFTY PERCENT OF THE TOTAL GROSS FLOOR AREA OF THAT DWELLING UNIT.

50 PERCENT OF TOTAL GROSS AREA = 3,361 / 2 = 1,680; 2,059 PROPOSED OPEN SPACE IS LARGER THAN 50% OF GROSS AREA.

HISTORIC REVIEW JANUARY 16, 2023

SALOMON VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT
STATE OF NEW MEXICO

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2813
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

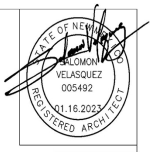
A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

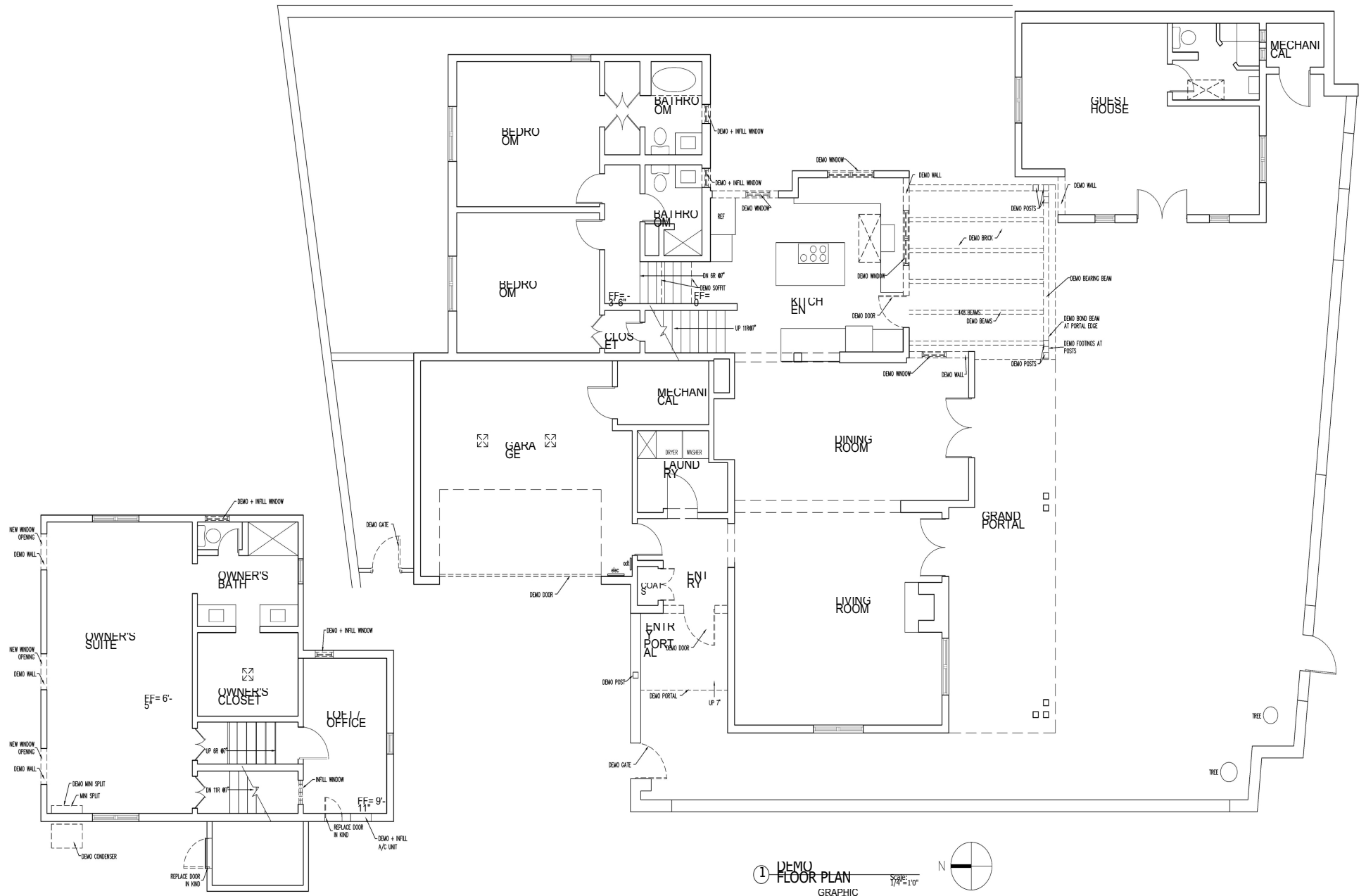
Sheet Description:
EXISTING & PROPOSED SITE PLAN

Date:
Authorized Use:
☒ Historic Review
☐ Bid Set
☐ Building Permit
☐ Construction Set

SHEET No. A-0.1

GENERAL NOTES:
1. REMOVE ALL FLOORING EXCEPT, BATHS AND PORTALS AS
2. NOTED. KEEP ALL DOOR & CABINET HARDWARE





1 DEMO FLOOR PLAN
Scale: 1/4"=1'0"
GRAPHIC SCALE
0 5 10'
1/4"= 1'-0"

2 UPPER LEVEL: DEMO FLOOR PLAN
Scale: 1/4"=1'0"
GRAPHIC SCALE
0 5 10'
1/4"= 1'-0"

HISTORIC REVIEW JANUARY 16, 2023

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2493
GENERAL CONTRACTOR LICENSE No. 17314

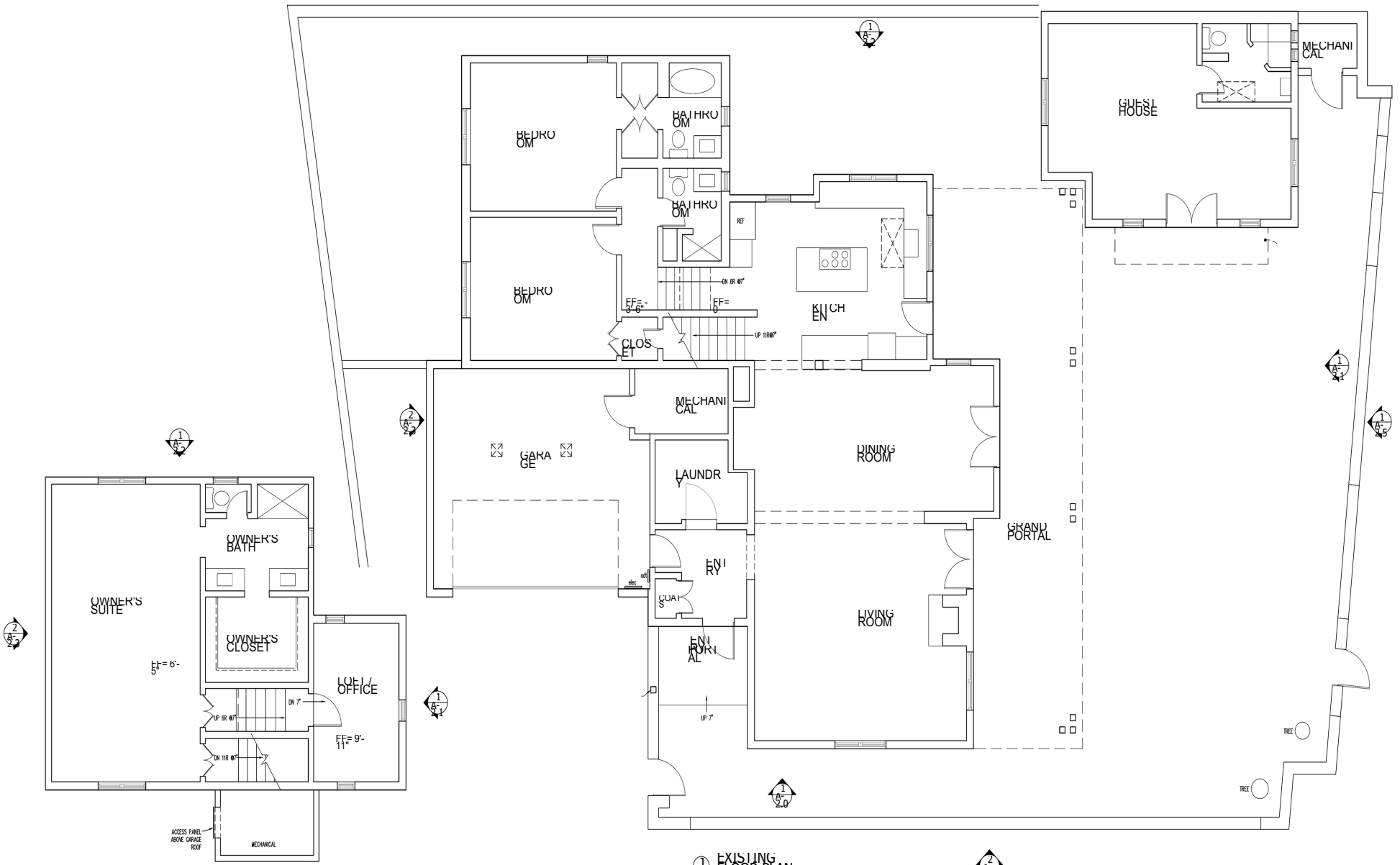
WOODS

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description: DEMO FLOOR PLAN

Date:
- Authorized
- Δ Historic Review
- Bid Set
- Building Permit
- Construction Set

SHEET No. A-1.1



1 EXISTING FLOOR PLAN
Scale: 1/4" =1'0"
GRAPHIC SCALE
0 5 10'
1/4" = 1'-0"

2 EXISTING UPPER LEVEL: FLOOR PLAN
Scale: 1/4" =1'0"
GRAPHIC SCALE
0 5 10'
1/4" = 1'-0"

HISTORIC REVIEW
JANUARY 16, 2023

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2473
GENERAL CONTRACTOR LICENSE No. 17314

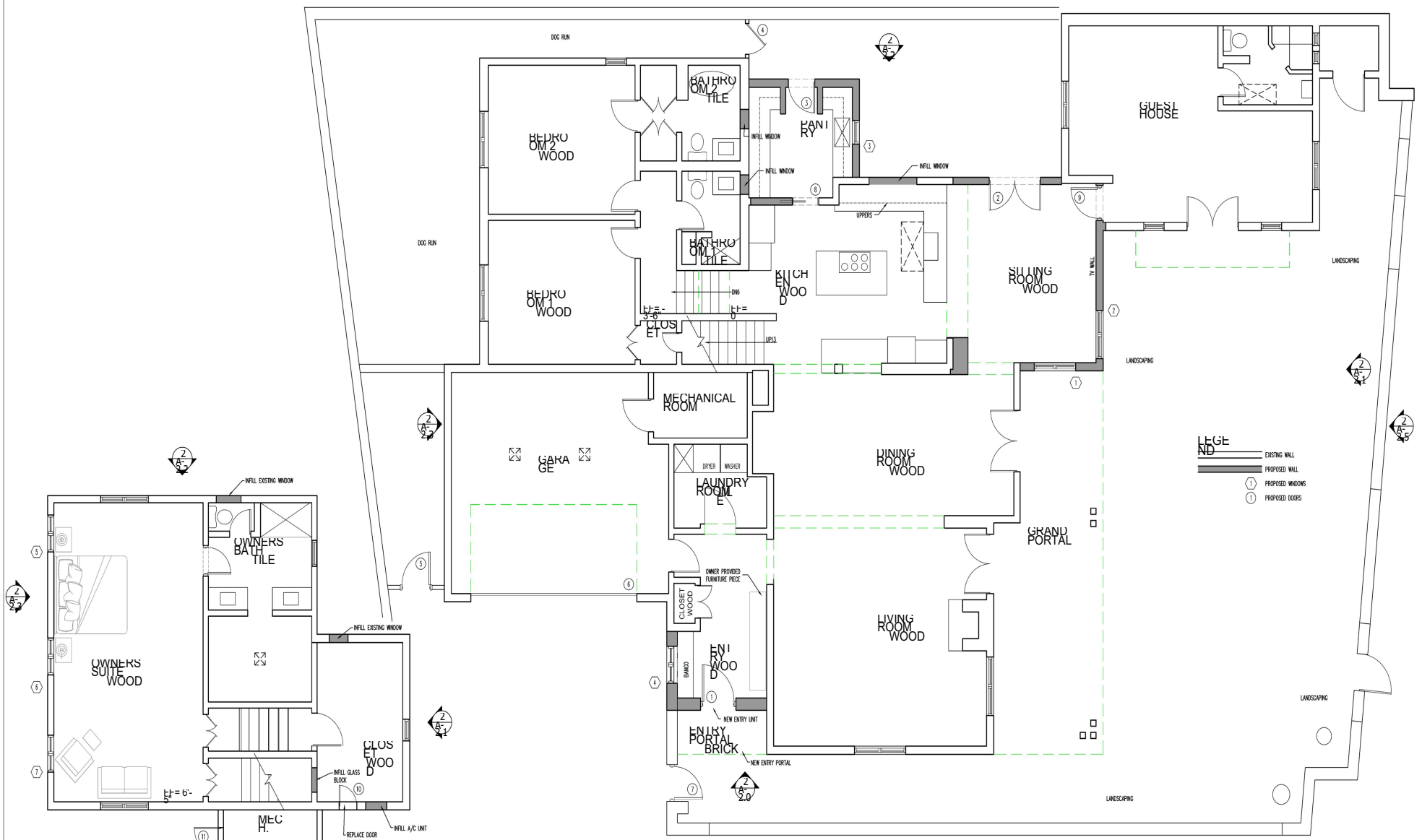
WOODS

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
EXISTING FLOOR PLAN

Date:
Authorized
Historic Review Set
Building Permit
Construction Set

SHEET No.
A-1.0



1 PROPOSED FLOOR PLAN
GRAPHIC SCALE
0 5 10'
1/4" = 1'-0"

2 UPPER LEVEL : PROPOSED FLOOR PLAN
GRAPHIC SCALE
0 5 10'
1/4" = 1'-0"

HISTORIC REVIEW
JANUARY 16, 2023

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT

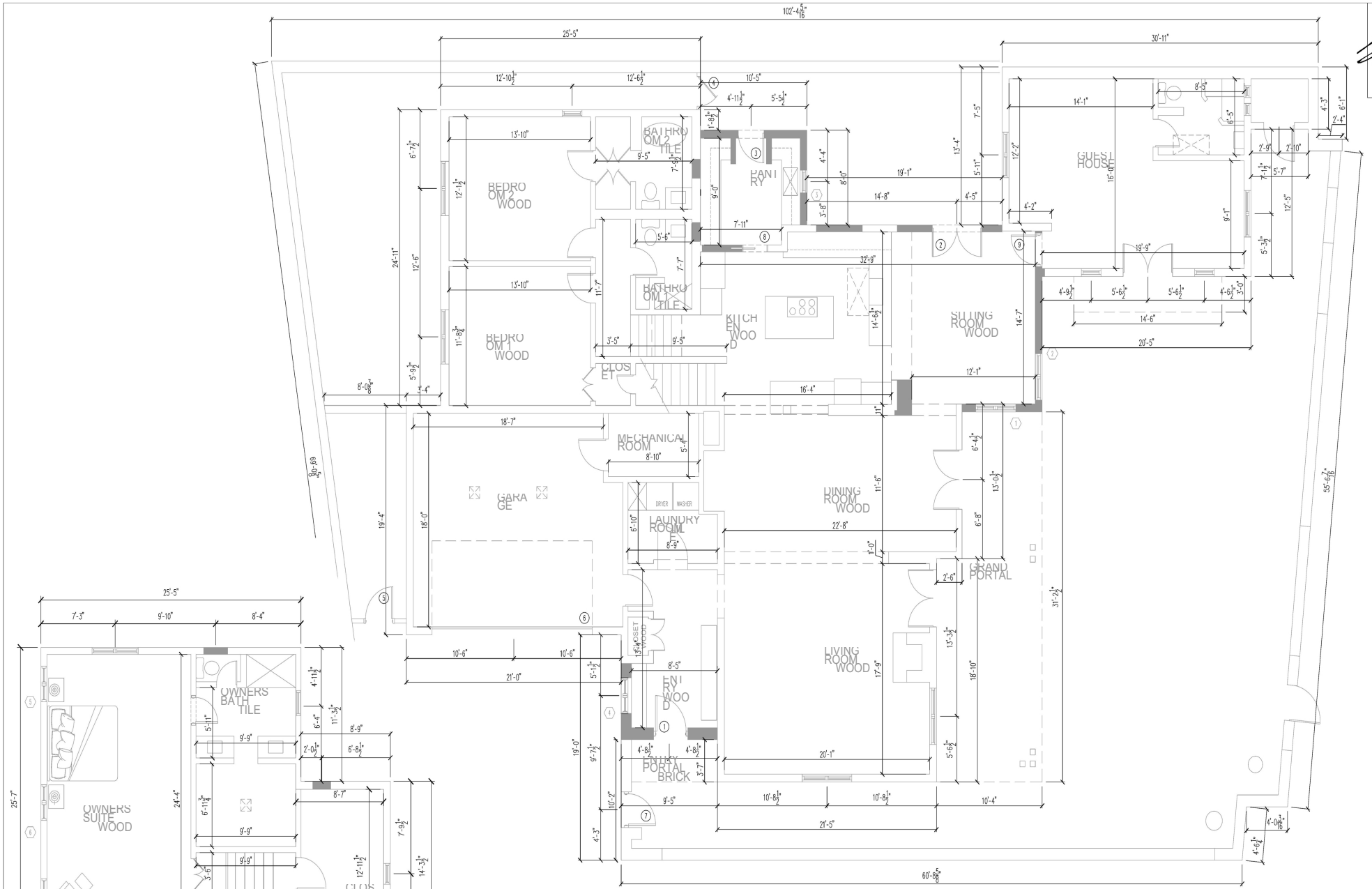
WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2493
GENERAL CONTRACTOR LICENSE No. 17314

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
PROPOSED FLOOR PLAN

Date:
Authorized
Historic Review Set
Building Permit
Construction Set

SHEET No.
A-1.2



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

2 UPPER LEVEL: PROPOSED FLOOR PLAN Scale: 1/4"=1'0"

GRAPHIC SCALE 0 5 10' 1/4" = 1'-0"

HISTORIC REVIEW JANUARY 16, 2023

SALOMON VELASQUEZ 005492 01.16.2023 REGISTERED ARCHITECT

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2873
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
PROPOSED DIMENTION PLAN

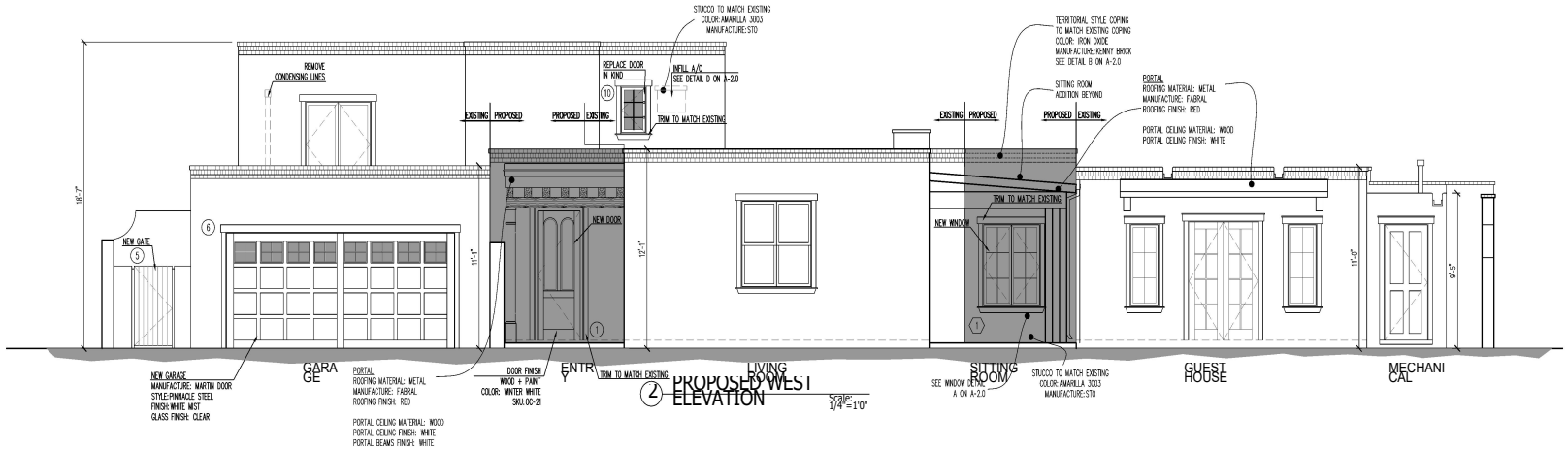
Date:
Authorized
Historic Review Set
Building Permit
Construction Set

SHEET No. A-1.4

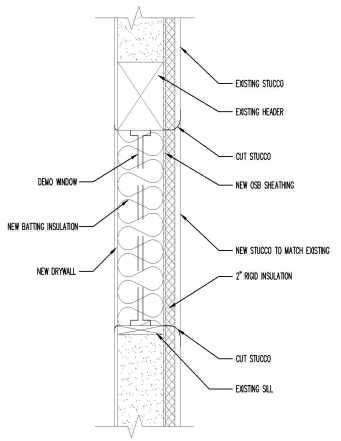
GENERAL NOTES:
1. SHADED AREAS DENOTE ADDITION
2. REPLACEMENT WINDOWS AND DOORS FINISH: WHITE



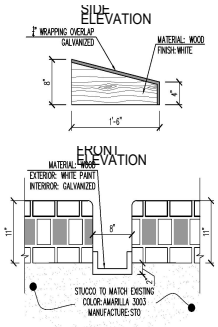
1 EXISTING WEST ELEVATION
Scale: 1/4"=1'0"



2 PROPOSED WEST ELEVATION
Scale: 1/4"=1'0"

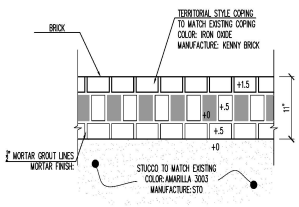


D INFILL WINDOW DETAIL
Scale: 1"=1'0"



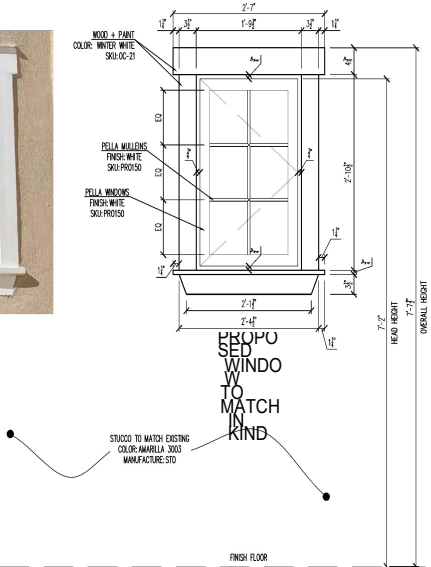
C CANALE DETAIL
Scale: 1"=1'0"





B COPING DETAIL
Scale: 1"=1'0"





A WINDOW DETAIL
Scale: 1"=1'0"

HISTORIC REVIEW
JANUARY 16, 2023

SALOMON O. VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT
STATE OF NEW MEXICO

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2243
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

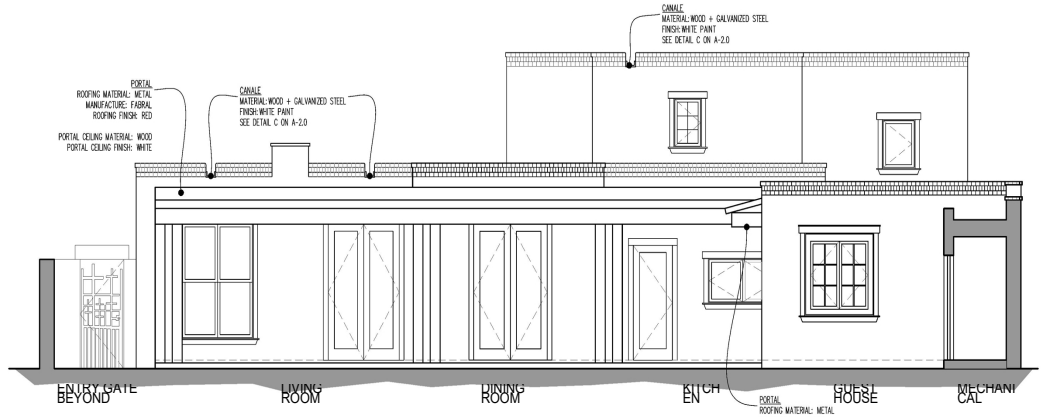
A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
EXTERIOR ELEVATIONS WEST

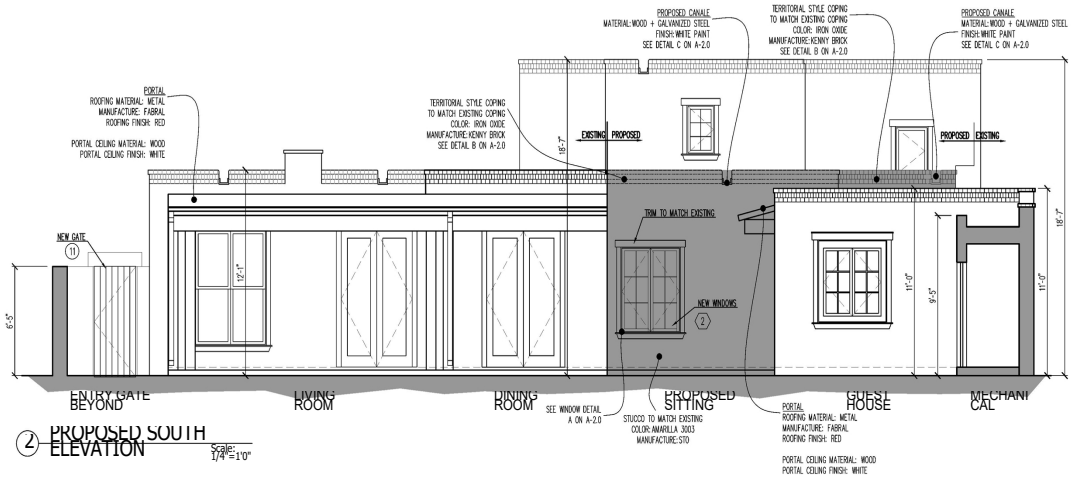
Date:
Authorized & Historic Review Set
Building Permit
Construction Set

SHEET No.
A-2.0

GENERAL NOTES:
1. SHADED AREAS DENOTE ADDITION
2. REPLACEMENT WINDOWS AND DOORS FINISH: WHITE



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



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

HISTORIC REVIEW JANUARY 16, 2023

SALOMON VELASQUEZ 005492 01.16.2023 REGISTERED ARCHITECT

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2813
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

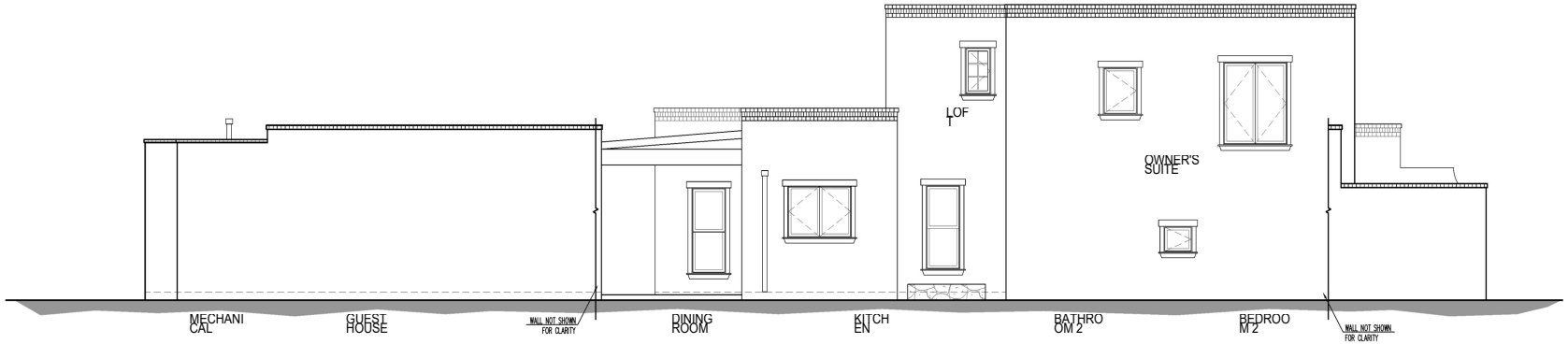
A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
EXTERIOR ELEVATIONS SOUTH

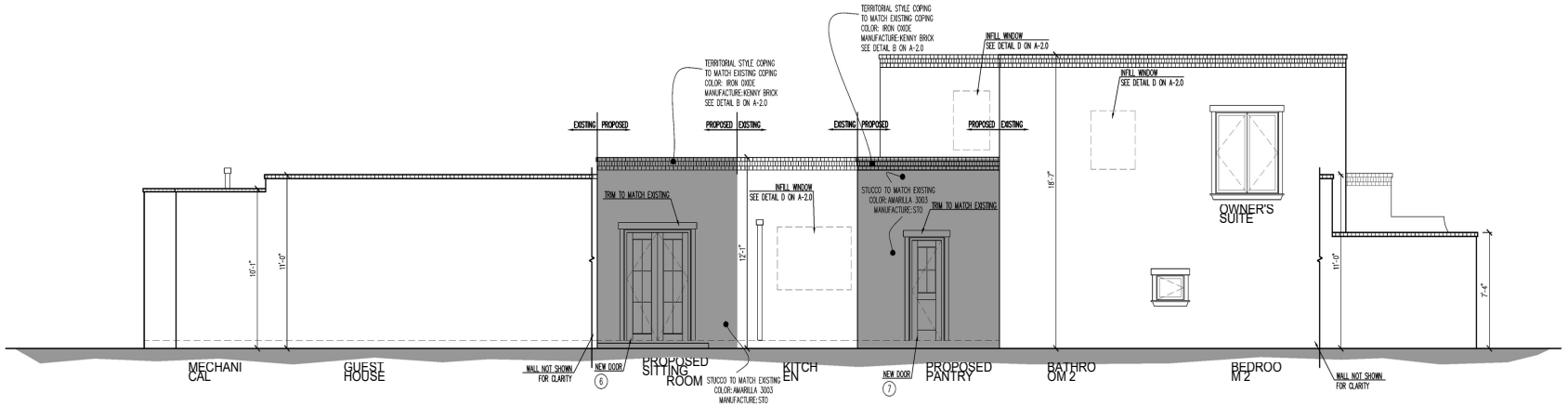
Date:
Authorized By:
☒ Historic Review
☐ Bid Set
☐ Building Permit Set
☐ Construction Set

SHEET No. A-2.1

GENERAL NOTES:
1. SHADED AREAS DENOTE ADDITION
2. REPLACEMENT WINDOWS AND DOORS FINISH: WHITE



1 EXISTING EAST ELEVATION
Scale: 1/4"=1'0"



2 PROPOSED EAST ELEVATION
Scale: 1/4"=1'0"

HISTORIC REVIEW JANUARY 16, 2023

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2813
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

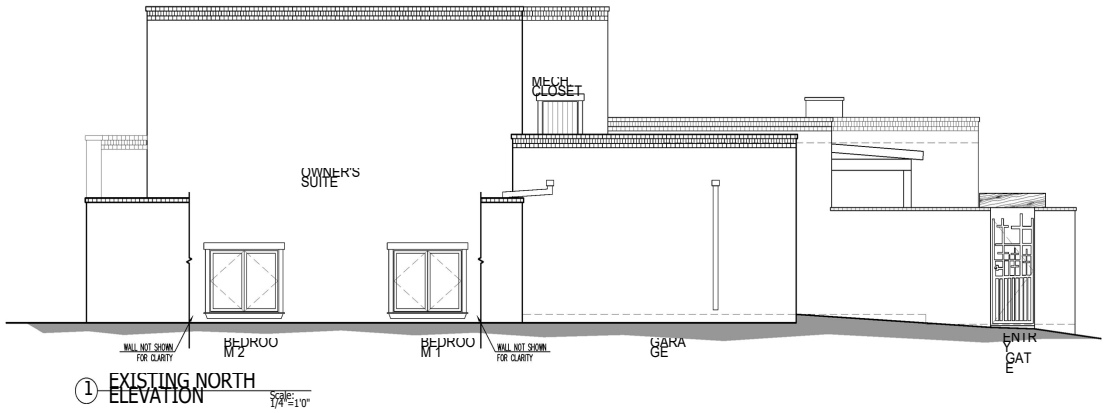
A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
EXTERIOR ELEVATIONS

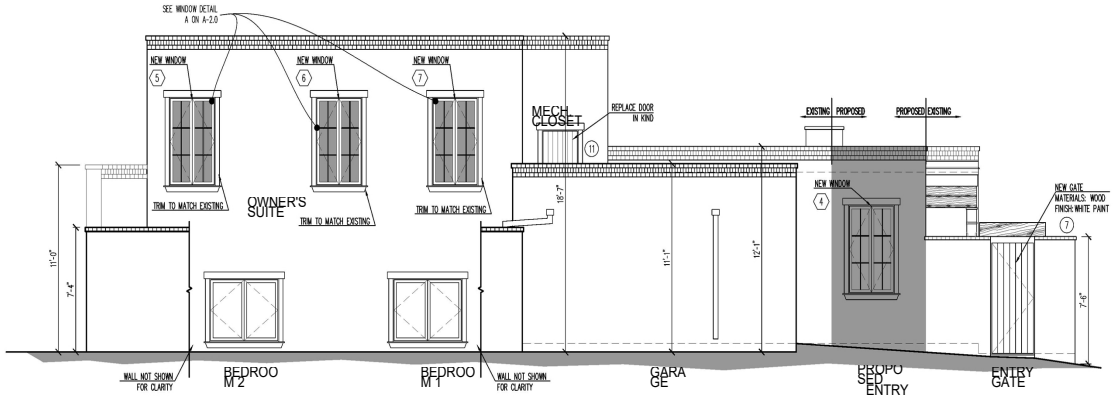
Date:
- ☐ Authorized Review
- ☒ Historic Review
- ☐ Bid Set
- ☐ Building Permit Set
- ☐ Construction Set

SHEET No.
A-2.2

GENERAL NOTES:
1. SHADED AREAS DENOTE ADDITION
2. REPLACEMENT WINDOWS AND DOORS FINISH: WHITE



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



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

SALOMON VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT
STATE OF NEW MEXICO

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2613
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
EXTERIOR ELEVATIONS

Date:
- ☐ Authorized Date
- ☑ Historic Review
- ☐ Bid Set
- ☐ Building Permit Set
- ☐ Construction Set

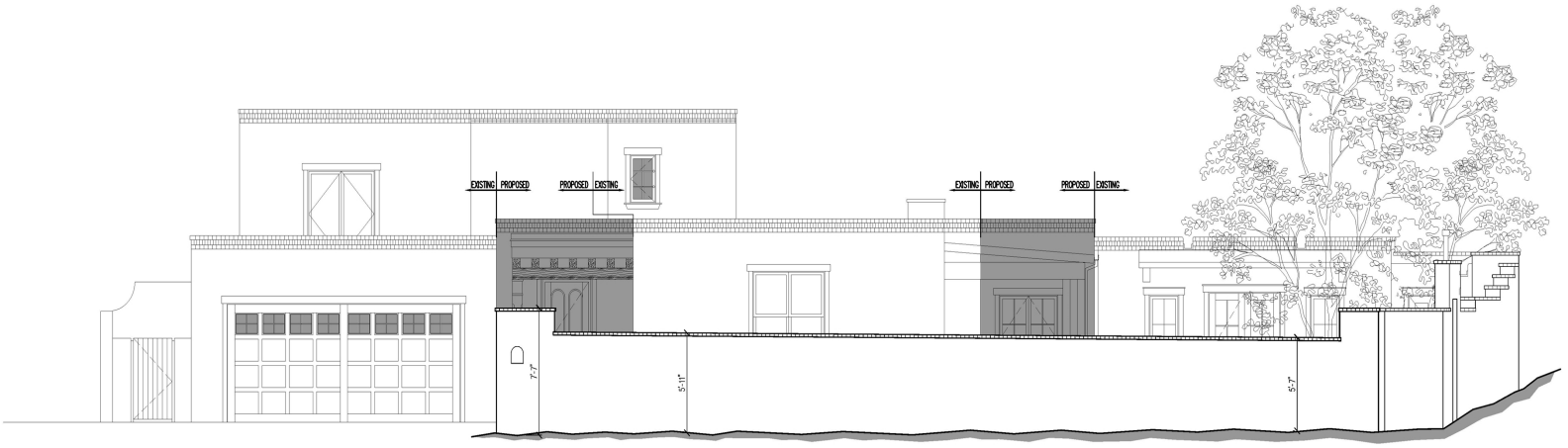
SHEET No. A-2.3

HISTORIC REVIEW JANUARY 16, 2023

GENERAL NOTES:
1. SHADED AREAS DENOTE ADDITION
2. REPLACEMENT WINDOWS AND DOORS FINISH: WHITE



① EXISTING WEST YARD WALL ELEVATION FROM VIGIL LANE Scale: 1/4"=1'0"



② PROPOSED WEST YARD WALL ELEVATION FROM VIGIL LANE Scale: 1/4"=1'0"

HISTORIC REVIEW JANUARY 16, 2023

SALOMON VELASQUEZ 005492 01.16.2023 REGISTERED ARCHITECT STATE OF NEW MEXICO

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2223
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

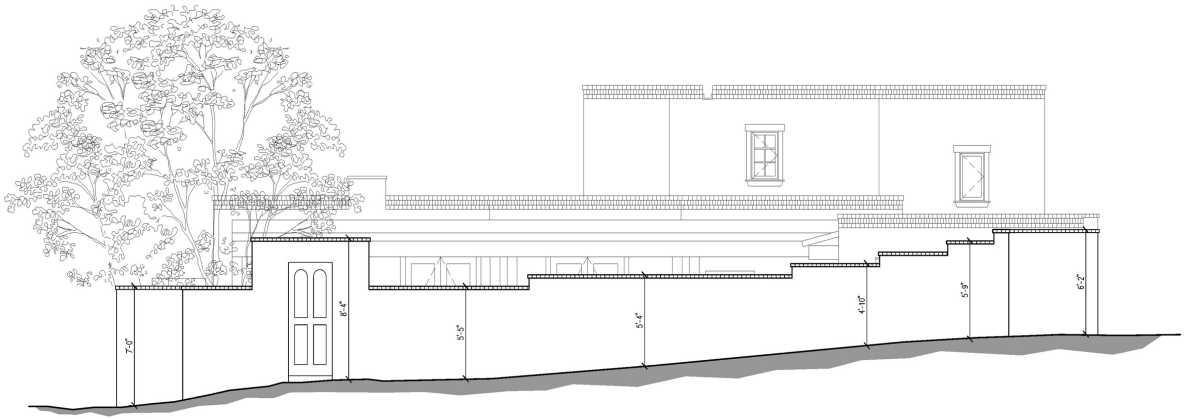
A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description: EXTERIOR ELEVATIONS

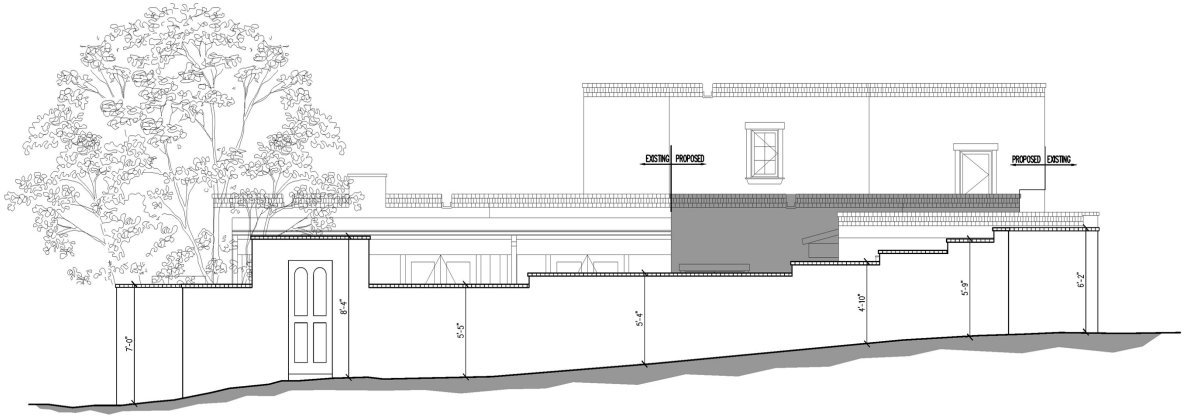
Date:
Authorized & Historic Review Set
Building Permit Construction Set

SHEET No. A-2.4

GENERAL NOTES:
1. SHADED AREAS DENOTE ADDITION
2. REPLACEMENT WINDOWS AND DOORS FINISH: WHITE



1 EXISTING SOUTH YARDWALL ELEVATION FROM CAMINO SANTANDER
Scale: 1/4"=1'0"



2 PROPOSED SOUTH YARDWALL ELEVATION FROM CAMINO SANTANDER
Scale: 1/4"=1'0"

HISTORIC REVIEW JANUARY 16, 2023

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
01.16.2023
REGISTERED ARCHITECT

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2813
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description:
EXTERIOR ELEVATIONS

Date:
Authorized Date
☑ Historic Review
☐ Bid Set
☐ Building Permit Set
☐ Construction Set

SHEET No.
A-2.5



1 WEST ELEVATION; GARAGE



2 WEST ELEVATION; ENTRY



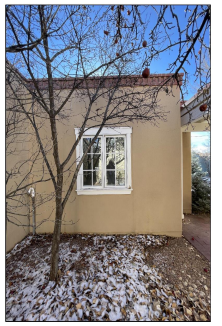
3 WEST ELEVATION; PORTAL



4 SOUTH ELEVATION; HOUSE



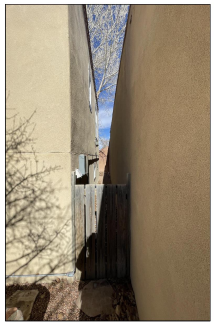
5 WEST ELEVATION; GUEST HOUSE



6 NORTH ELEVATION; GUEST HOUSE



7 EAST ELEVATION; KITCHEN



8 SOUTH ELEVATION; DOG RUN



9 NORTH ELEVATION; MASTER + GUEST



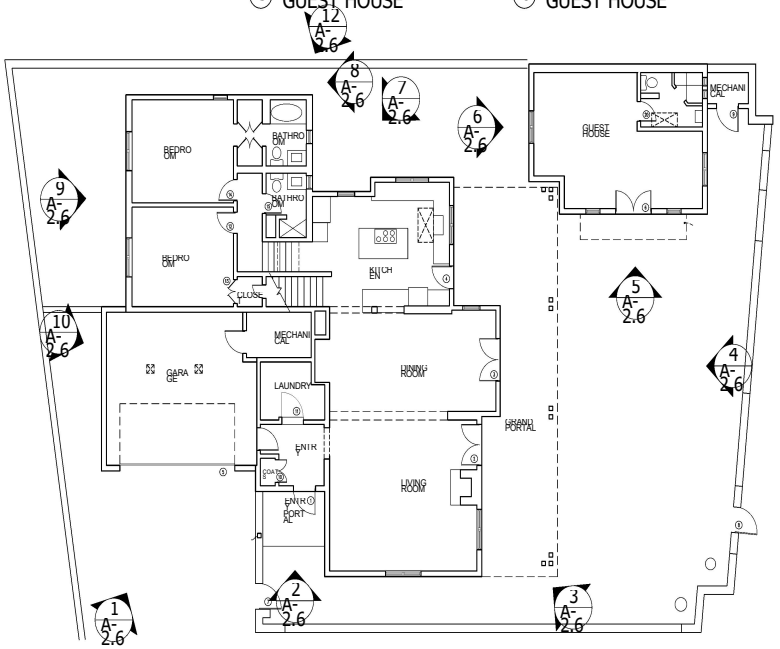
10 NORTH ELEVATION; GARAGE



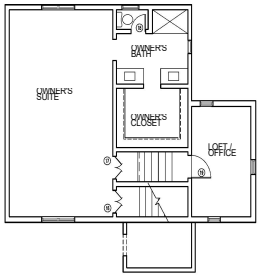
11 WEST ELEVATION; FRONT FACADE



12 EAST ELEVATION; BACKYARD



A EXISTING FLOOR PLAN Scale: 1/8"=1'0"



B EXISTING UPPER LEVEL: FLOOR PLAN Scale: 1/8"=1'0"

HISTORIC REVIEW JANUARY 16, 2023

STATE OF NEW MEXICO SALOMON VELASQUEZ 005492 01.16.2023 REGISTERED ARCHITECT

WOODS DESIGN • BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505.988.2413
GENERAL CONTRACTOR LICENSE No. 17314

WOODS

A REMODEL + ADDITION TO RESIDENCE:
117 VIGIL LANE
SANTA FE, NEW MEXICO

Sheet Description: EXISTING PHOTOS

Date:
- Authorized Use
- Historic Review
- Bid Set
- Building Permit
- Construction Set

SHEET No. A-2.6

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-006567-HDRB

Address: 418 Apodaca Hill
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**: H-16-106 Primary Façade and Addition Background Information (previously approved)

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.

Staff finds that all the exception criteria have been met and 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 & Eastside Historic District.

BACKGROUND & SUMMARY:

The building at 418 Apodaca Hill is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The house was built in the late 1930s and has had several additions over the years, and is referred to as the Catalícia Armijo house. An addition to the south elevation was constructed in November 2016.

The request for an addition on the north elevation and a portal addition on the north elevation's primary façade was heard and approved in 2016. It was determined that the exception criteria had been met regarding an addition larger than 50% of the historic footprint and the addition of the portal to the primary façade.

Now, the applicant proposes the following exterior alterations:

1) Construction of a 2026 square-foot single story addition on the north elevation which would connect through the existing bay window opening on the north elevation. The purpose of the addition is for a bedroom suite, a garage, and storage.
2) Construction of a 204 square-foot portal on the north elevation's primary façade.

The proposed addition will be approximately 6" higher than the existing building.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(2)(D): The addition may be no larger than 50% of the existing footprint of the house.

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

Applicant Response: The 418 Apodaca Hill Addition is visible from the Apodaca Hill Street scape. It is not visible from Camino Cabra. It does not alter the architectural style of the existing property. The addition's square footage is in keeping the square footages of the surroundings homes. Stepping of the masses keeps the scale consistent with the neighborhood buildings.

Staff Response: Staff agrees that the proposed addition will not alter the existing architectural style of the building.

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

Applicant Response: I would like to continue long standing traditions on Apodaca Hill that my family has enjoyed for generations. This remodel began to continue the living legacy of my family on Apodaca Hill. My mother, Priscilla Apodaca is the last Apodaca on Apodaca Hill of her generation. She continues to host the family but this has become more difficult with her age and health.

This remodel provides the opportunity to continue these family traditions as it will provide

room for us to continue this family legacy. It is my turn to host my mother and family in the same traditions that have been passed on for generations. It is my turn to share the posole, tamales, pastelitos, and all the goodies we share as a family at Christmas time. Her home is always open to share a cup of coffee or bowl of beans. These are the traditions I want to continue.

This addition prevents a hardship to the owners. The existing home has only one bedroom thus
preventing from hosting overnight guests. Our son has also moved back and is currently living with us. We need additional bedroom and storage space.

Our cars are parked outside and the 2-car garage and storage will provide a safer way to park our cars and avoid clutter that is currently visible from the street.

Pantry addition will allow additional storage for the Kitchen and dining area.

Staff Response: Many houses on Apodaca Hill have been changed and expanded over time to accommodate new generations in the home. This addition will provide a safe suite for an elderly parent; the rest of the house has steps due to the grade change to the south.

(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: To put it simply we need an additional bedroom and storage so we could continue to live as a family. Here are some design options we explored and why they do not work.

1. A separate casita: although a casita may have worked on our property it does not work for the family gatherings that we will have. Separate buildings are not conducive to family centered gatherings.
2. Second Floor is not an option in the Historic District due to height restrictions. It's also not practical for the aging population.

Staff Response: Accommodating a local family through this exception request will enable them to continue to reside in the historic district.

Exception to Section 14-5.2(D)(2)(D): Pemit a portal addition on the north-facing primary facade.

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

Applicant Response: It does not alter the architectural style of the existing property. Because of the simplified design with tapered wood posts, exposed wood header, and small stucco parapet it has no significant impact on the existing façade or on the streetscape.

Staff Response: Staff agrees that the proposed portal will not alter the existing architectural style of the building.

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

Applicant Response: The Entry Portal will help with preserving the existing primary façade walls. Due to site topography, water runs downhill towards the entry, and walls are getting damaged over the years. Even with a proper French drain this is unavoidable. Entry portal will help with keeping the water away from these walls thus addressing preservation issues.

Staff Response: The proposed addition can be removed in the future and the original integrity of the house will be retained. The portal will also solve for existing water damage impacting the historic building.

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

Applicant Response: I have tried French drain and other water diversion strategies to keep water away from these walls but it's not working. Entry portal will help with keeping the water away from these walls including direct rain and snow.

Staff Response: Staff agrees that the portal and associated addition will help with routing water drainage and prevent further damage to the historic residence.

As these exceptions are to design and preservation standards, the HDRB may only recommend or not recommend approval to the City Council. The City Council has final decision-making authority; therefore, an additional hearing before the City Council will be required.

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.

Sloping Sites:

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

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

Windows & Doors:

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

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material/Demolition:

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

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which

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

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and 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:	2. Location:	3. Local Reference Number:
Jose and Cesaria Armijo House	418 Apodaca Hill Santa Fe: *Downtown and Eastside Historic District*	Santa Fe ID: N/A 4. County: Santa Fe

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

6. Date of Survey:
November 30, 2016

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

8. Name of Project:
HDRB status review

9. Lat/Long:
35.676538, -105.913593



10. Photo Information Negative: FirstLight View of: East elevation, facing west.

11. Brief Description of the Property:

Located behind a tall latilla pole fence, approximately 95 feet west of Apodaca Hill, the house is a one-story, flat-roof adobe structure, formed by several additions. The roughly 1,240-square-foot structure has an L-plan, oriented toward the east. The house steps down the hillside to the west, with several changes in floor elevation. The front (east) elevation is dominated by an approximately 255-square-foot projection that is taller than the rest of the house. The plain façade is fenestrated with an aluminum sliding window, a simple entry door and c.1980s stuccoed bay window pushing out from the addition. The north elevation shows two c.2000s aluminum-clad windows. One opening at the northeast corner has been filled in with stucco. The variation in window openings suggests the iterative nature of the house. A short, stuccoed chimney at the roof line signals the junction between the older adobe home and the addition. A sliding door, sheltered by a pent roof, characterizes the short south elevation. The west elevation, now covered by a recent stabilized adobe addition (not subject to this evaluation) has an aluminum sliding window and a patio door opening holding modern French units. The entire house is clad with cementitious stucco in a faded buckskin color. The site is minimally landscaped with a few apricot trees in the front parking area. The back yard shows extensive terracing created by moss rock retaining walls. The property terminates as native landscape on the east bank of an arroyo below. The core of the structure most likely dates from the late 1930s. Variation of ceiling heights and construction details indicate it was built through additions, with the northeast projection being the most recent. Because of its room-block massing and brown stucco exterior, it is vaguely Spanish-Pueblo Revival in character, however, it is missing the picturesque elements of the style. In this regard, it is more closely associated with vernacular construction.

12. Who uses the property? Residence

13. Construction Date:
Date: c.late 1930s, with additions
_x_Known __ Estimated Source: City directory entries and visual and material evidence.

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1)

(Continued from other side)

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



North

Source:
Google Imagery, 2016

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

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

For: Architectural Alliance, Inc.

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

N/A

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

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

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

22. National or State Register:

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

23. National or State Historic District:

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

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, December 14, 2016

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Jose and Cesaria Armijo House	418 Apodaca Hill Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: November 30, 2016

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
_x_ At Grade _x_ Raised
Materials: _x_ Concrete _x_ Stone
Other: various forms of foundation indicate likely additions
Notes:

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	3
Awning	Aluminum Clad	9	1
Awning	Aluminum Clad	12	1
Bay	Metal	1	

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Steel	2
Sliding	Patio	Aluminum Clad	1
Double	French	Aluminum Clad	1

12. Chimneys One stuccoed interior stack, northeast corner

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: c.1970-90s; introduction of stucco sculpted bay window; visual and material evidence.
#2 Date: c.1970-90s; removal of window, northeast corner; visual and material evidence.
#3 Date: c.2000s; replacement of windows and doors; visual and material evidence.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:**

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Not Available

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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**

Historical Overview

Historically positioned between the Talaya Hill Grant and the James Donavant estate, the settlement of the area emerged through a series of land transfers, ending in the hands of Augustin Mora.[i] Apodaca Hill, named after Jose Emiterio Apodaca, who owned a large portion of the area, started as a meandering road, moving up the hill along the east side of Arroyo de los Marsas (Figure 1).

Initially, it was an extension of Canyon Road (then Cañon), with the houses near the bottom of the hill assigned addresses starting with 1210 and ending at 1228. Stretched along the block were homes occupied by the Apodaca, Valdez, Gonzalez, Rivera and Armijo families.

The house of this study was first given the address 1228 Canyon Road, "1 rear." It was one of five separately owned homes associated with the house at 1228, a home owned by Catalícia (Catalina) Armijo, a former Santa Fe County supervisor.[ii] The area was generally referred to as Talaya Hill, recognizing the nearby geological landmark and land grant.

Without an acequia, and teetering on a ridge between an arroyo and a hill, the area did not support farming, unlike the riverine valley below. Instead, its male population was engaged mainly in wage labor.

The name of the road changed to Apodaca Hill in the late 1940s, though those on the hill continued to receive their mail at 1218 Canyon Road, the site of Manuel Apodaca's home and blacksmith shop. In the late 1950s most likely coinciding with the extension of city sewerage, the houses along Apodaca Hill were renumbered and given addresses starting at 400.

418 Apodaca Hill

Tracing the address backwards, the house — or at least a portion of it — dates to the late 1930s. It was most likely constructed by Jose A. Armijo, the son of Catalícia and Antonio Armijo. Jose, then a meterman for the Public Service Company of New Mexico, lived in 418 with his wife, Cesaria, and their two children, Jose and Tony. The 1940 census documents its value at $250.00.[iii]

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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**

The Armijos were surrounded by neighbors who were mostly fellow working-class Hispanic people. Ezequiel Perea, their next-door neighbor, was a pipefitter for Southern Union Gas; Manuel Gonzales across the street was a carpenter, and Juan B. Anaya down the road did finish work for home builder Allen Stamm. Robert J. Babcock, a car salesman, was the only Anglo on the hill in the 1950s.[iv]

Based on the variation in ceiling configurations and a study of the roof, it is assumed the Jose and Cesaria Armijo House expanded over the years with additions, with the northeast projection being its most recent expansion. As shown on an aerial photograph, the house had assumed its current footprint by 1960 (Figure 2).

Jose retired in the late 1960s, and continued to live at the house with Cesaria, until his death in 1986. The projecting bay window across the east façade may be his or his children's handiwork of this period.

A member of Cristo Rey Catholic Church, Cesaria was active in its Altar and Sacred Heart Society. She was named chairwoman to the group in 1977.[v] In 2004 she was given an Archbishop's St. Francis Assisi Award which recognized her as a role model of laity work.[vi] Three years after receiving this award, Cesaria Sara Armijo died on the Fourth of July at the age of 94. The house was passed down to her surviving children. It is assumed that changes to the house, including replacement of a few windows and doors, were made at this time or soon after.

Evaluation of Historical Status

While its footprint is over 50 years old, the composite structure does not represent qualities that would make it eligible as a Contributing Structure to the Downtown and Eastside Historic District. The house shows across its primary façade, aluminum sliding windows and a projecting bay, which do not conform to the ordinance. These and other non-historic alterations to its fenestration, affect whatever modest architectural value it possesses. In this regard, the recommendation is to downgrade the house to Noncontributing Structure status.

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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**

Contributing Structure

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**

Illustrations

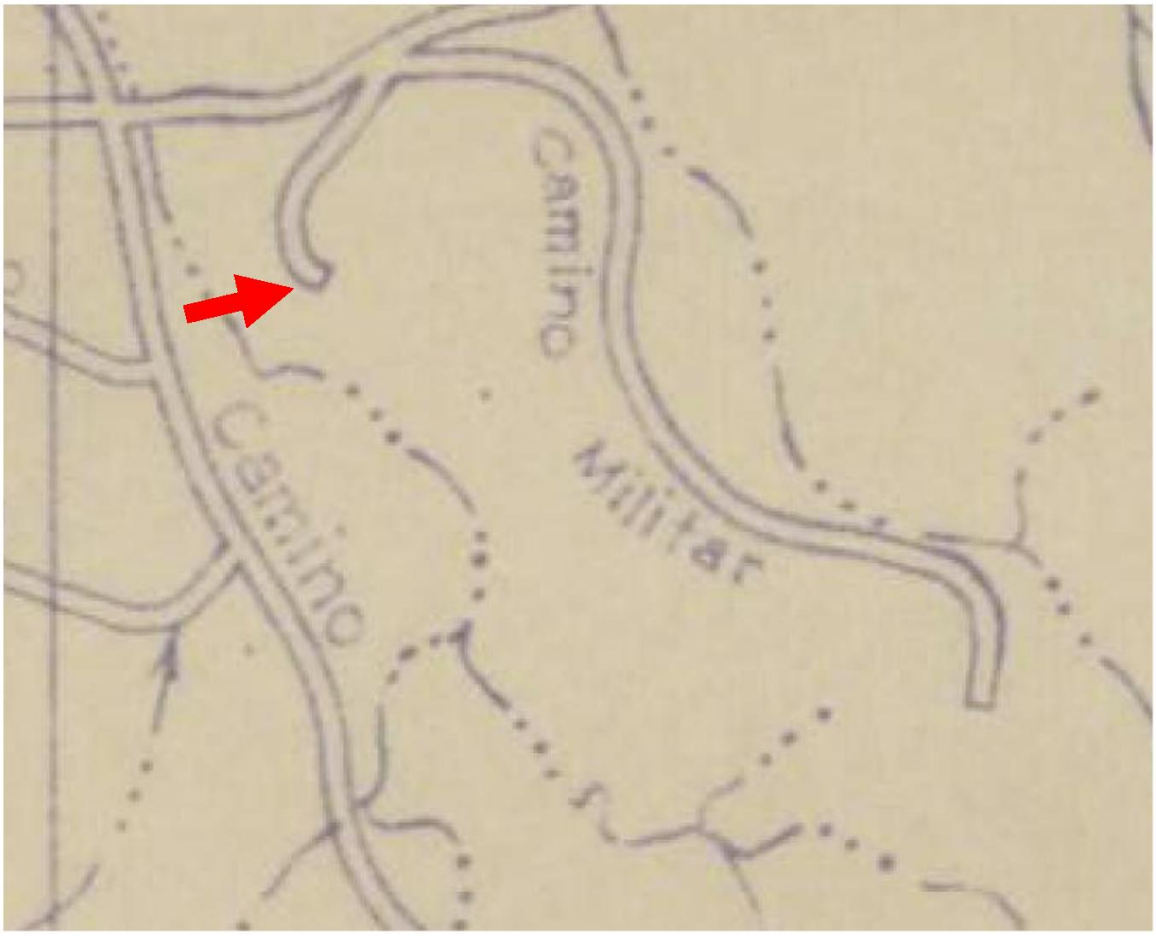


Figure 1: Original length of Apodaca Hill road.
1940 City of Santa Fe streets and roads map.

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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**

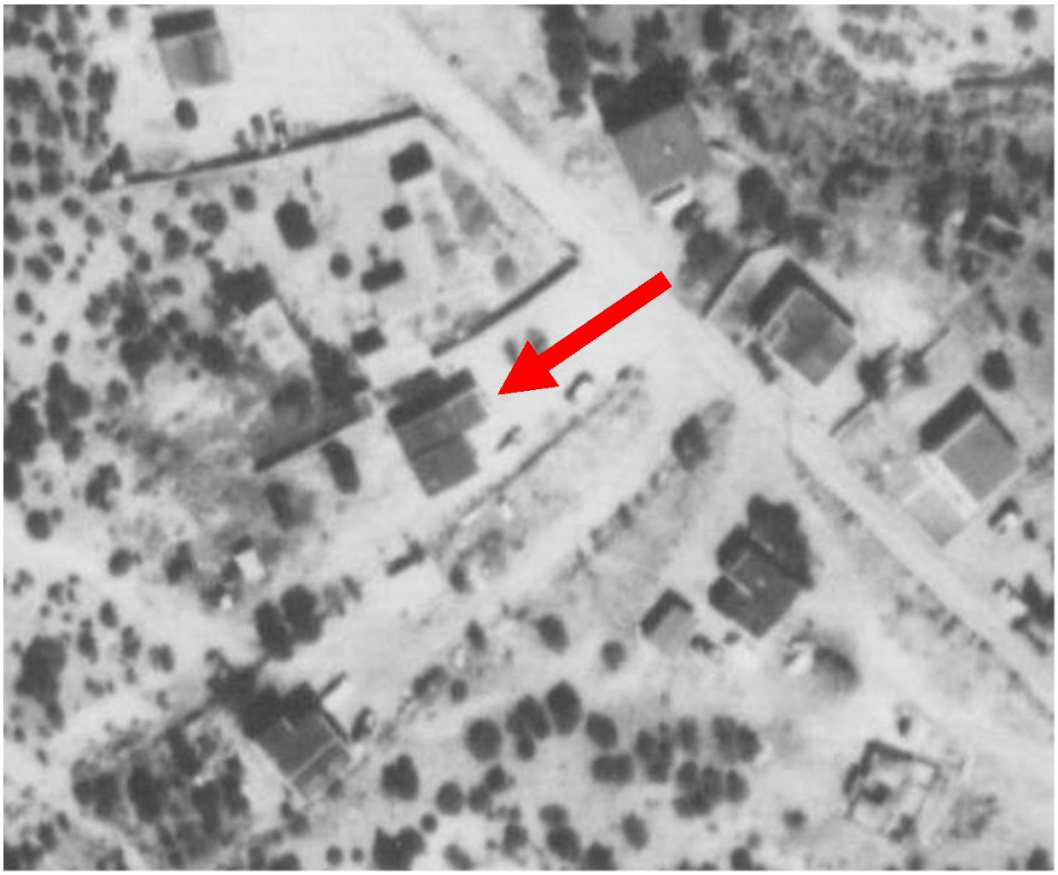


Figure 2: 1960 aerial photograph showing current footprint. Courtesy City of Santa Fe.

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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**

Survey Photographs



Figure 3: View of entry drive from centerline of Apodaca Hill, 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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**



Figure 4: South elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**



Figure 5: South elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**



Figure 6: West elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**



Figure 7: Northeast projection, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**



Figure 8: Northeast projection and north elevation, 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: **Jose and Cesaria Armijo House**	**2. Location:** **418 Apodaca Hill** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: November 30, 2016**



Figure 9: Juncture of northeast projection and older building. Chimney indicated by box.

---

[i] As recalled by Valentin Valdez, *Mi Vida en Santa Fé*, 2005: 11. The author of this report presents Valdez's statements without having independently researched the ownership of the area. It is unclear, without further research, how the settlement along Apodaca Hill road historically fits within the Talaya Hill Grant.

[ii] Hudspeth Directory Company, *Santa Fe City Directory*, 1938: 300.

[iii] 1940: Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T627_2452; Page: 6A; Enumeration District: 25-5B.

[iv] Hudspeth Directory Company, *Santa Fe City Directory*, 1953: 232; 344; John W. Murphey, "Manuel and Celia Gonzales House, Historic Cultural Properties Inventory, 421 Apodaca Hill, Santa Fe," November 9, 2012.

[v] *Santa Fe New Mexican*, March 9, 1977: 63.

[vi] *Santa Fe New Mexican*, December 4, 2004: 41.

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property.

Case number: H-16-106A
Project Type: HDRB

PROJECT LOCATION(S): **418 Apodaca Hill**

PROJECT NAMES:

OW – Patricia Kopren
Santa Fe NM 87501

418 Apodaca Hill
602-723-6280

AP – Sandra Donner
Santa Fe NM 87501

1611 Paseo de Peralta
505-982-3454

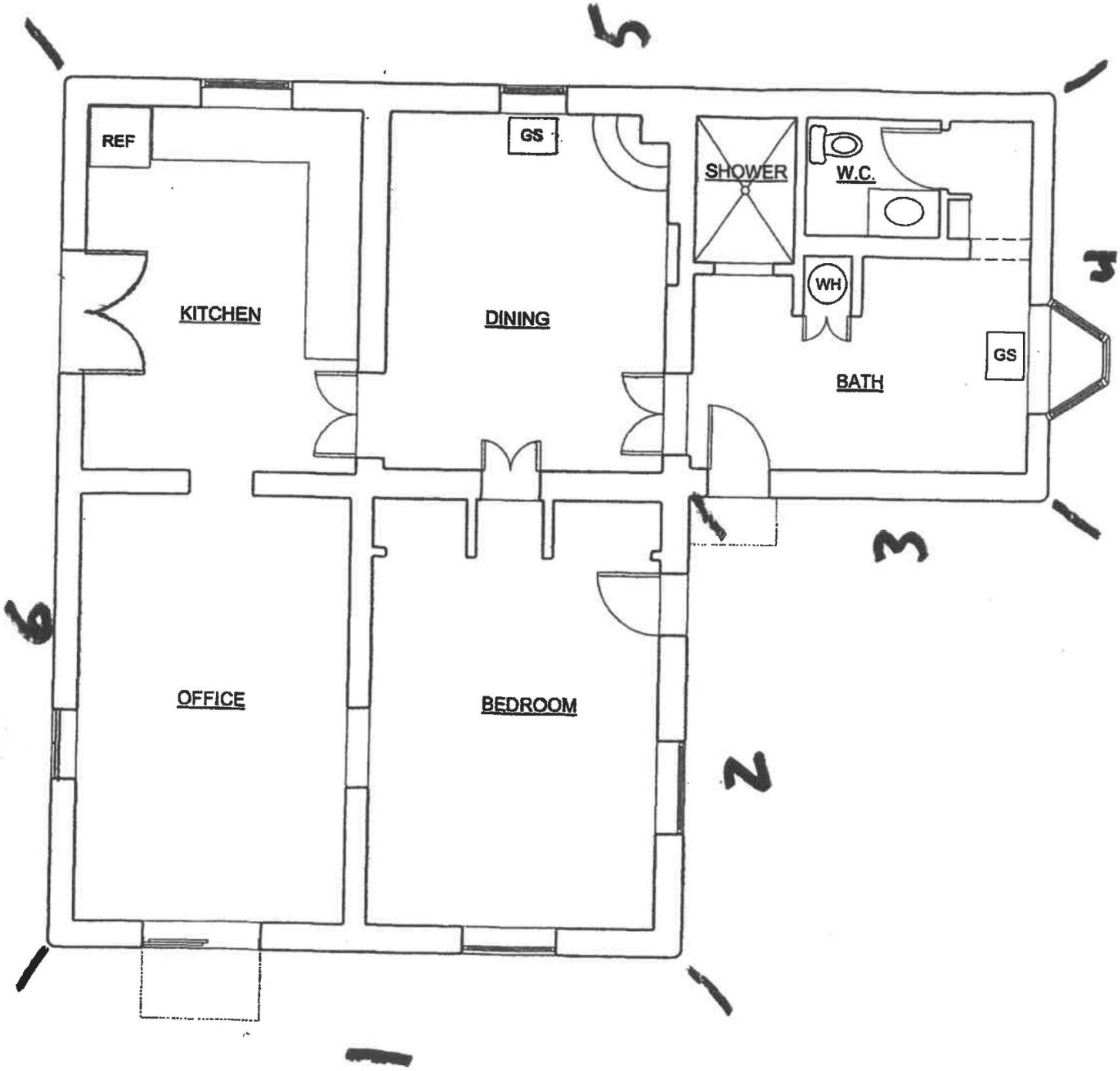
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 14, 2017. The decision of the Board was to retain the contributing historic status of the residential structure and to assign façade number 2 (east façade that does not contain the bay window) as primary, excluding the non-historic door and window. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising 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.**


REF
GS
SHOWER
W.C.
KITCHEN
DINING
WH
GS
BATH
OFFICE
BEDROOM

ITEM # 17-0359

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

Case #H-16-106B
Address – 418 Apodaca Hill
Agent's Name – Sandra Donner
Owner/Applicant's Name – Patricia Kopren

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 11, 2017.

418 Apodaca Hill is a single-family residential adobe structure constructed in a vernacular manner from approximately the late 1930s up to 1960. Additional remodeling occurred in the 1980s. The structure is listed as Contributing to the Downtown & Eastside Historic District, with elevations 2 and 3 designated as primary. The Applicant requested retroactive approval to remodel the property with the following 4 items:

1. A 670 square-foot addition was constructed on the west elevation of the residence. An exception is requested to exceed the 50% footprint standard (SFCC 14-5.2(D)(2)(d)), and the required exception responses were at the end of staff's report.

The addition matched existing adjacent height and then step down from it. Features include two paired 10-lite French doors on the west elevation, one 10-lite window on the north elevation and on the south elevation, and a door on the south elevation that will have a decorative grille over a single-lite window. An exception was requested to exceed the 30" lite standard (14-5.2(E)(1)(c)), and the required exception responses were at the end of this report.

2. A 400 square-foot portal was constructed on the west elevation of the proposed addition to a height of approximately 10.5'. The portal features simplified design with tapered posts and an exposed header below a stuccoed parapet.

3. An unapproved and unpermitted coyote fence and vehicle gate was constructed along the east street frontage. The fence and gate will be at the maximum allowable height of 67".

4. An unapproved and unpermitted 280 square-foot, free-standing pergola was constructed on the west side of the residence to a height of approximately 8'. The pergola has four stone columns, which are not publicly visible, in addition to a wooden entablature.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that criterion five for the square footage exception and that criterion two for the single-lite exception have not been met. Staff stated that the Board may find that these criteria have been met after additional testimony is given at the hearing. Otherwise, staff recommended approval of this Application in that it complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);
   _X_ Section 14-5.2(D) General Design Standards; and
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request to exceed the 50% footprint standard (15-5.2(D)(2)(d)) was applicable to this Application:
   _X_ All Exception criteria were met
   _X_ The Board affirms those findings by staff which found that particular exception criteria were met; however, the Board supplements with the following findings.
7. The Exception Request is due to special conditions and circumstances which are not a result of the Applicant in that to adequately maintain the vernacular structure, action by the Applicant is needed.
8. An Exception Request to exceed the 30" lite standard (14-5.2(E)(1)(c)) for the south elevation door was applicable to this Application:
   _X_ Exception criteria were not met.
   _X_ The Board affirms those findings by staff that agreed that particular exception criteria were not met.
9. Stone columns are not traditional or vernacular to the City of Santa Fe.
10. Stone columns are neither old nor recent Santa Fe Style.
11. The pergola is free standing and could be easily removed.
12. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 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.
13. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
14. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
15. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval 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 approved the Application, including the portal, as recommended by Staff, approved the exception request to exceed the 50% footprint standard, and denied the exception request to exceed the 30" lite standard.
   _X_ Additional conditions, which are: that the non-conforming stone columns must be brought into conformity, preferably 12" diameter wood, which shall be approved by staff before a construction permit application is submitted; the coyote fence shall be 67" or lower with irregular topped latillas; and the south elevation door shall conform to the 30" standard and the redesign of the door shall be approved by staff before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 25 DAY OF APRIL 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Lucero
Chairperson

25 April 2017
Date:

FILED:
Yolanda Y. Vigil
City Clerk

4/28/17
Date:

APPROVED AS TO FORM
Assistant City Attorney

4/25/2017
Date:

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Sandra Donner, agent for Patricia Kopren, owner, proposes to remodel a contributing property by constructing a 620 sq. ft. addition, a 400 sq. ft. portal, a 280 sq. ft. pergola, and a 67" high coyote fence. Two exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)) and to exceed the 30" window lite standard (Section 14-5.2(E)(1)(c)).

Case number: H-16-106B
Project Type: HDRB

PROJECT LOCATION(S): **418 Apodaca Hill**

PROJECT NAMES:

OW – Patricia Kopren
Santa Fe, NM 87501

418 Apodaca Hill

AP – Sandra Donner
Santa Fe, NM 87501

1611 Paseo de Peralta
505-982-3454

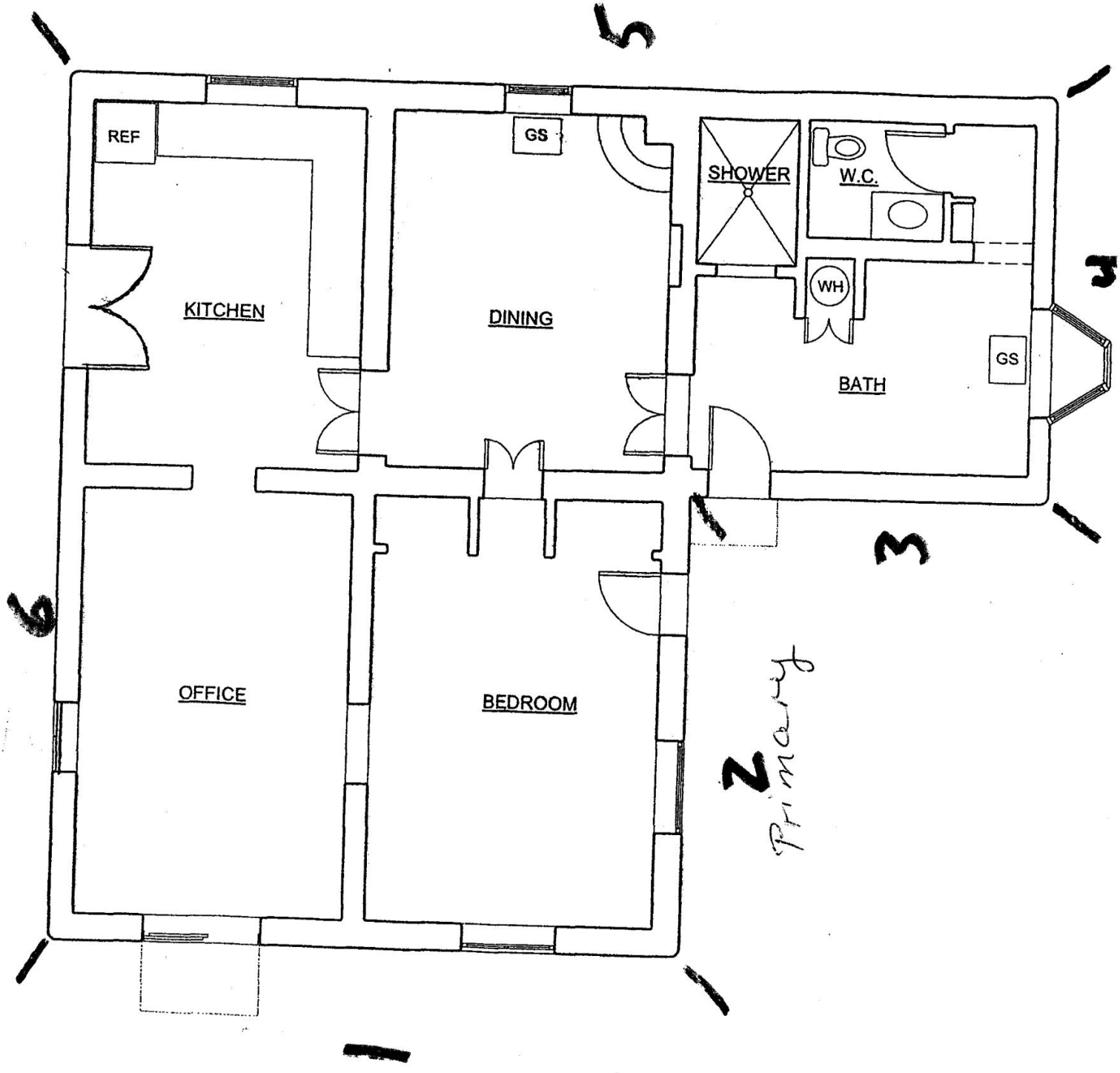
BOARD ACTION

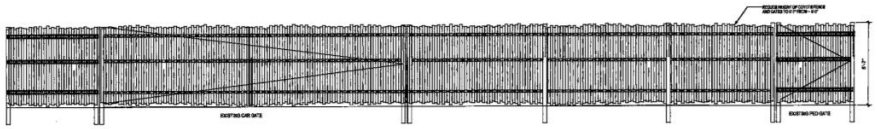
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on April 11, 2017. The decision of the Board was approve the exception request to exceed the 50% footprint standard to construct an addition with a portal and construct a coyote fence not to exceed 67" with irregular topped latillas, to deny the exception request to exceed the 30" lite standard on the south elevation door, and to require the stone columns on the pergola to be replaced with 12" diameter wood columns which design shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

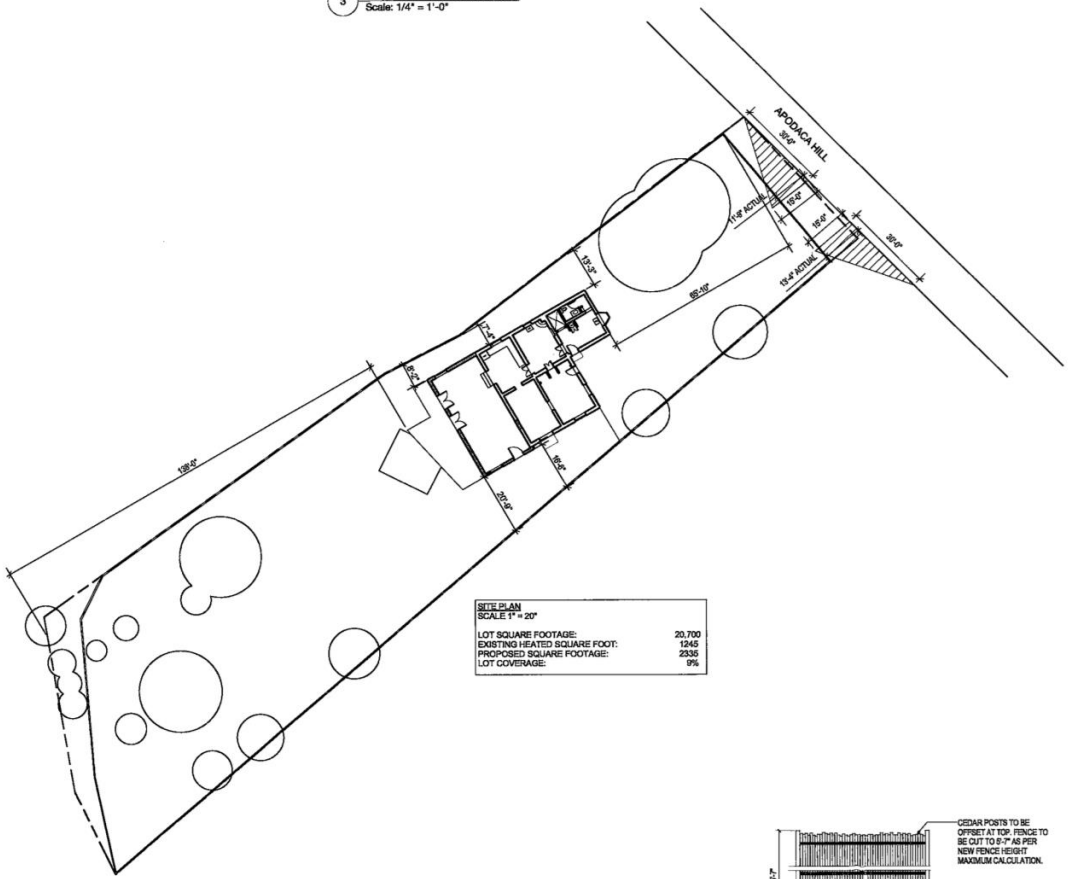
David Rasch
Supervising Planner, Historic Preservation Division

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.**


REF
GS
SHOWER
W.C.
KITCHEN
DINING
WH
GS
BATH
OFFICE
BEDROOM
Primary

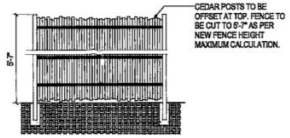


3 COYOTE FENCE ELEVATION
Scale: 1/4" = 1'-0"



SITE PLAN
SCALE 1" = 20'

LOT SQUARE FOOTAGE:	20,700
EXISTING HEATED SQUARE FOOT:	1245
PROPOSED SQUARE FOOTAGE:	2336
LOT COVERAGE:	9%



1 SITE PLAN
Scale: 1" = 20 ft

2 COYOTE FENCE DETAIL
Scale: 1/4" = 1'-0"

NORTH 0 10 20 40
SCALE: 1"=20'

surroundings
landscape
architecture
urbanism

1600 Hana street #E3
santa fe, nm 87505

t: 505 982 3484
f: 866 638 4578

PERMIT
DOCUMENTS

REVISIONS:

NO	DATE	NOTE

09/24/2015

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights therein are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

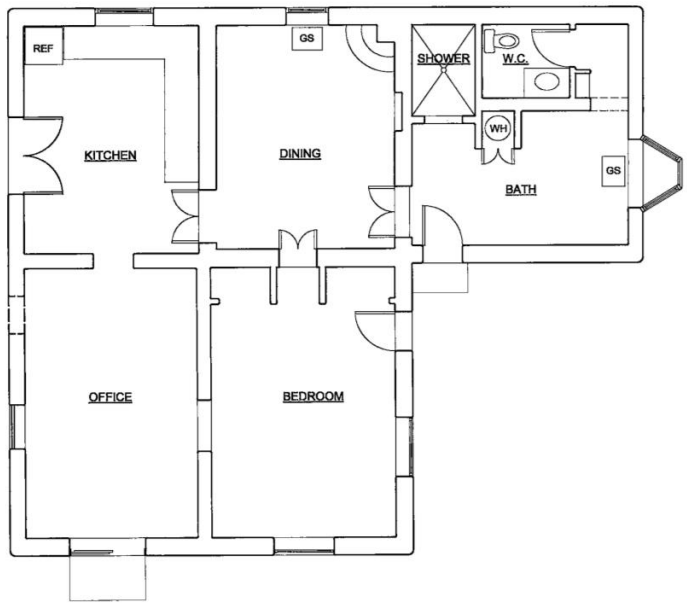
KOPREN
RESIDENCE

418 APODACA HILL
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	DECEMBER 14, 2016
PROJECT:	1289
DRAWN BY:	LP

SITE PLAN

A.000



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

NORTH 0 2' 4' 8'
SCALE: 1/4"=1'

surroundings
landscape
architecture
urbanism

1600 lena street #E3
santa fe, nm 87505

t: 505 982 3454
f: 866 638 4578

PERMIT
DOCUMENTS

REVISIONS:

NO	DATE	NOTE

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights therein are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

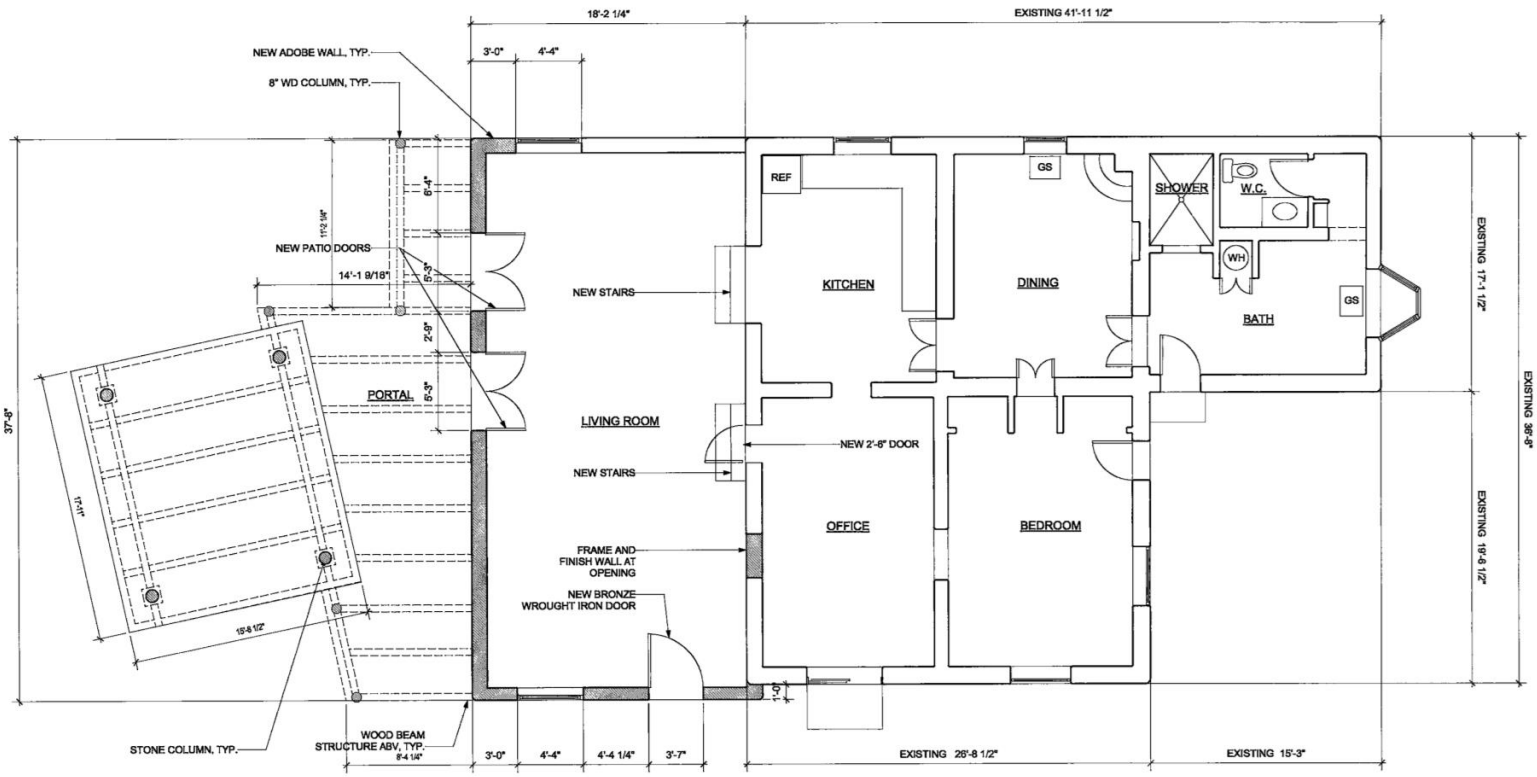
KOPREN
RESIDENCE

418 APODACA HILL
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	DECEMBER 14, 2016
PROJECT:	1289
DRAWN BY:	LP

EXISTING FLOOR
PLAN

A.001



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

NORTH 0 2' 4' 8'
SCALE: 1/4"=1'

surroundings
landscape
architecture
urbanism
1011 Paseo de Peralta
Santa Fe, NM 87501
t: 505 982 3454
f: 866 638 4878

PERMIT DOCUMENTS

REVISIONS:

NO	DATE	NOTE

09/24/2015

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights therein are Reserved. For restrictions, refer to the Surroundings Studio LLC Contract Provisions.

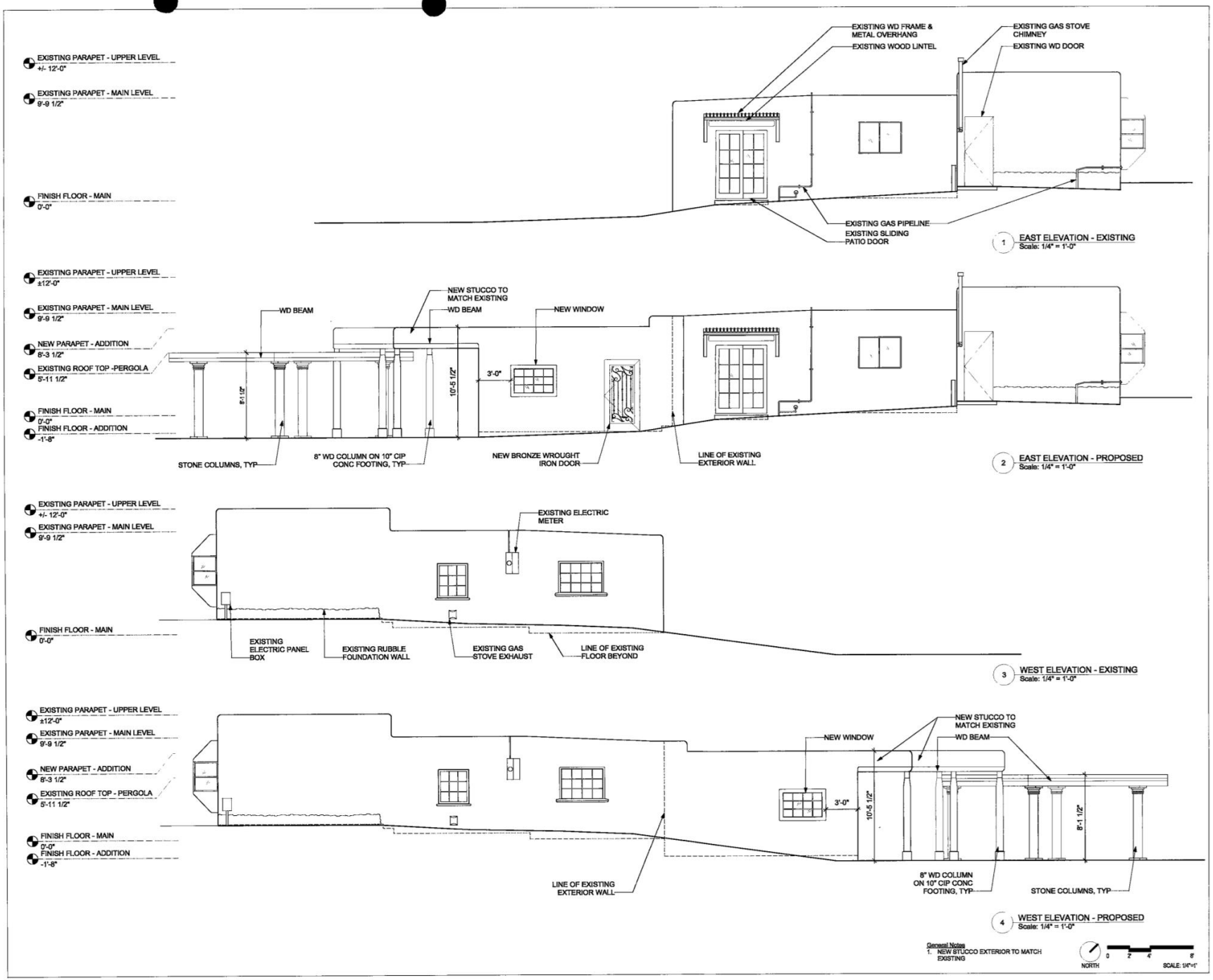
KOPREN RESIDENCE

418 APODACA HILL
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	DECEMBER 14, 2016
PROJECT:	1289
DRAWN BY:	LP

ARCHITECTURAL PLAN

A.101



surroundings
landscape
architecture
urbanism
1600 lena street #E3
santa fe, nm 87505
t: 505 982 3454
f: 866 638 4578

PERMIT DOCUMENTS

REVISIONS:

NO	DATE	NOTE

09/24/2015

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and international law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights therein are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

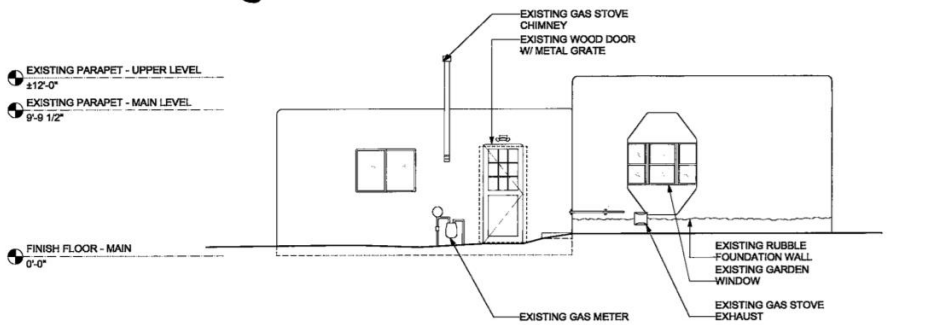
KOPREN RESIDENCE

418 APODACA HILL
SANTA FE, NM 87501

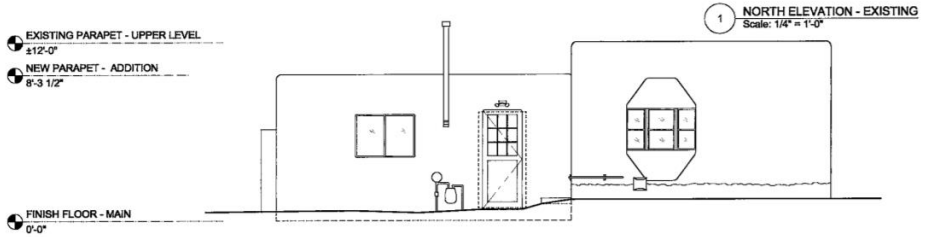
SCALE:	AS NOTED
DATE:	DECEMBER 14, 2016
PROJECT:	1269
DRAWN BY:	LP

EXTERIOR ELEVATIONS

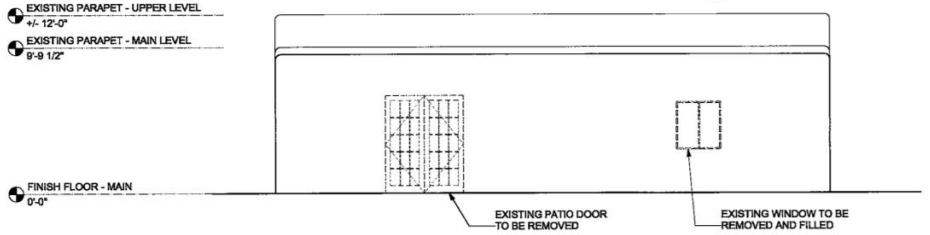
A.202



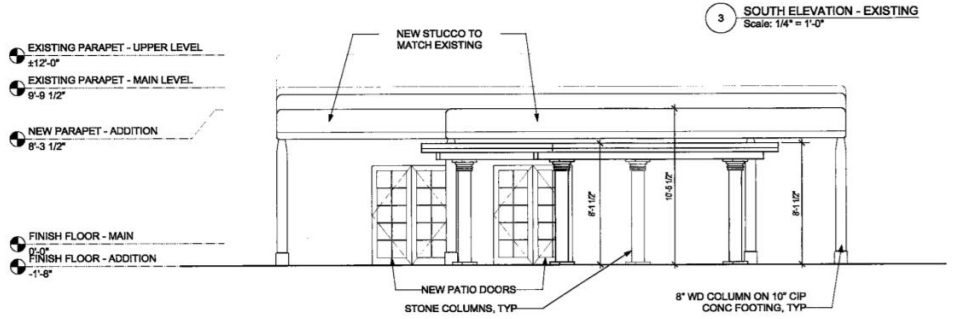
1 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



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



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



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

NORTH 0 2' 4' 8' SCALE: 1/4"=1'

surroundings
landscape
architecture
urbanism
1600 lena street #C3
santa fe, nm 87505
t: 505 982 3454
f: 866 638 4578

PERMIT DOCUMENTS

REVISIONS:

NO	DATE	NOTE

09/24/2015

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights therein are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

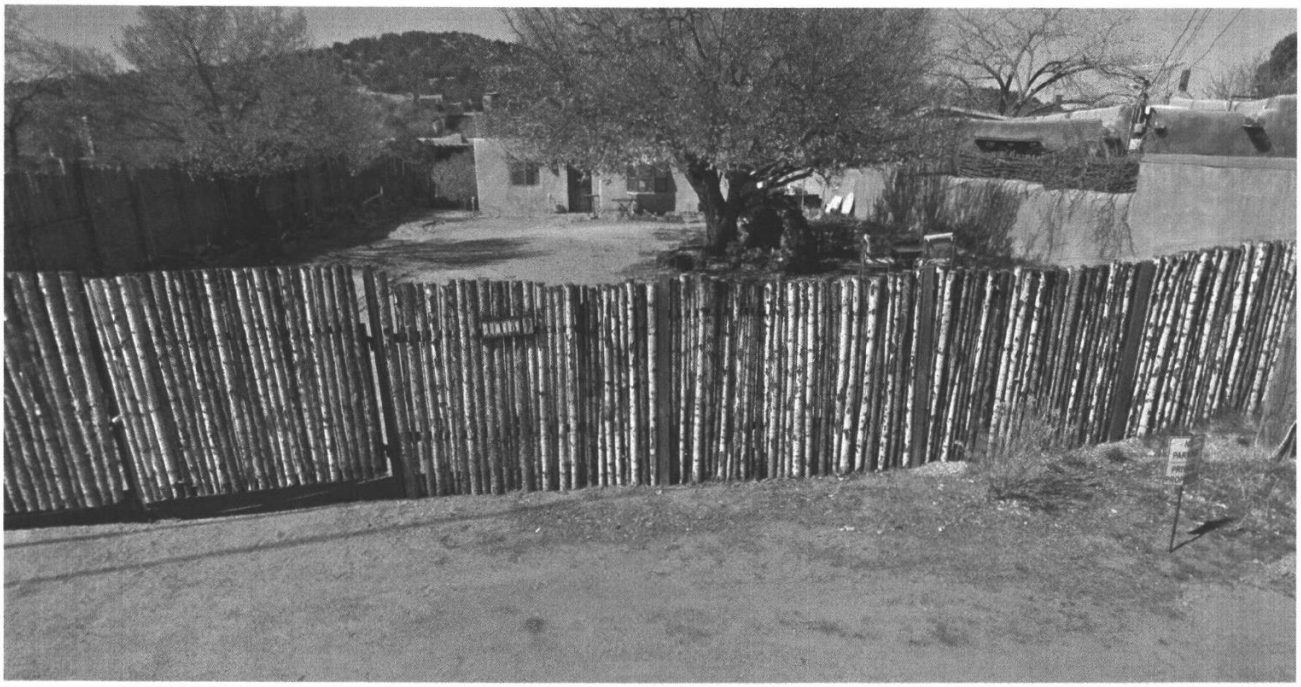
KOPREN RESIDENCE

418 APODACA HILL
SANTA FE, NM 87501

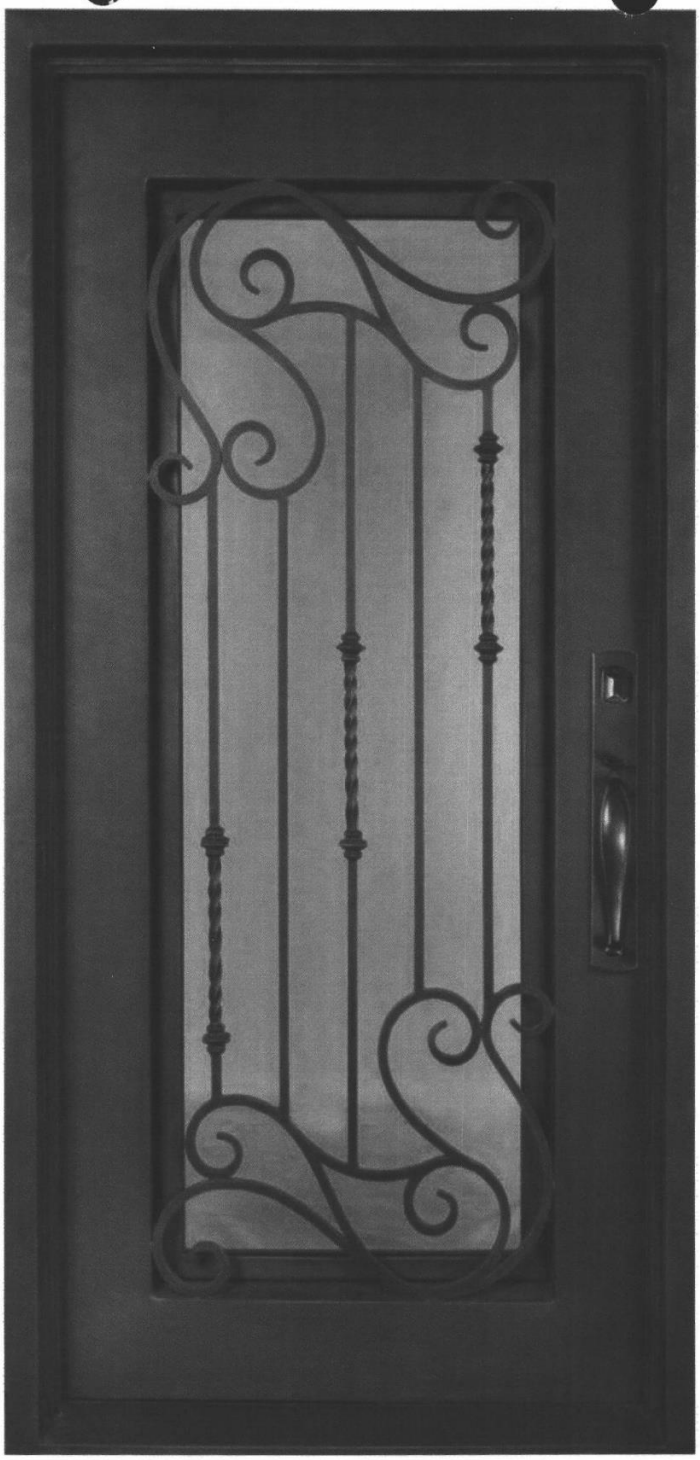
SCALE:	AS NOTED
DATE:	DECEMBER 14, 2016
PROJECT:	1289
DRAWN BY:	LP

EXTERIOR ELEVATIONS

A.201



NORTH SIDE COYOTE FENCE TO BE REDUCED TO 67" HIGH



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/13/16

Property Owner of Record: Patricia Kaplan

Applicant/Agent Name: Sandra Donner

Contact Person Phone Number: (505) 982-3454

Site Address: 418 Apodaca Hill

Proposed Construction Description: addition; Living Room & Portal

TOTAL ROOF AREA:

Zoning District: R-5 Downtown & Eastside

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 _____

Lot Coverage : 9 %

☐ Open Space Required: _____

Setbacks:

Proposed Front: 67-9 Minimum: _____

2nd Front? _____

Proposed Rear: 138' Minimum: _____

Proposed Sides: L 8'2 R 16'6 Minimum: _____

Height: Proposed 10'-6"

Maximum Height: _____ or

☐ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 2+ Accessible _____

Minimum: 2

Bicycle Parking:**

Proposed: _____ Minimum: _____

* Requires an additional review conducted by Technical Review Division.

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

** 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.

Sandra Donner [☐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** 12/13/16

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: Dana Wyant **DATE:** 12/13/16

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: April 11, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-16-106B

ADDRESS: 418 Apodaca Hill
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff finds that criterion five for the square footage exception and that criterion two for the single-lite exception have not been met. The Board may find that these criteria have been met after additional testimony is given at the hearing. Otherwise, staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

418 Apodaca Hill is a single-family residential adobe structure that was constructed in a vernacular manner from approximately the late 1930s up to 1960. Additional remodeling occurred in the 1980s. The structure is listed as contributing to the Downtown & Eastside Historic District and elevations 2 and 3 are designated as primary.

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

1. A 670 square foot addition will be constructed on the west elevation of the residence. An exception is requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception responses are at the end of this report.

The addition will match existing adjacent height and then step down from it. Features include two paired 10-lite French doors on the west elevation, one 10-lite window on the north elevation and on the south elevation, and a door on the south elevation that will have a decorative grille over a single-lite window. An exception is requested to exceed the 30" lite standard (14-5.2(E)(1)(c)) and the required exception responses are at the end of this report.

2. A 400 square foot portal will be constructed on the west elevation of the proposed addition to a height of approximately 10.5'. The portal features simplified design with tapered posts and an exposed header below a stuccoed parapet.

3. An unapproved and unpermitted coyote fence and vehicle gate was constructed along the east street-frontage. The fence and gate will be at the maximum allowable height of 67".

4. An unapproved and unpermitted 280 square foot free-standing pergola was constructed on the west side of the residence to a height of approximately 8'. The pergola has four stone columns in addition to a wooden entablature.

RELEVANT CODE CITATIONS

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

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(2) Additions

(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(E) Downtown and Eastside Design Standards

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.

(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:

(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;

(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:

(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.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD

(i) Do not damage the character of the street streetscape.

The 418 Apodaca Hill remodel is not visible from the street scape or from Camino Cabra. It does not alter the architectural style of the existing property. The addition's square footage is in keeping the square footages of the surroundings homes.

Staff response: Staff agrees with this statement that streetscape visibility is lacking.

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

This remodel prevents a hardship to the owners. I would like to continue long standing traditions on Apodaca Hill that my family has enjoyed for generations. This remodel began to continue the living legacy of my family on Apodaca Hill. My mother, Priscilla Apodaca is the last Apodaca on Apodaca Hill of her generation. She continues to host the family but this has become more difficult with her age and health.

This remodel provides the opportunity to continue these family traditions as it will provide room for me to continue this family legacy. It is my turn to host my mother and family in the same traditions that have been passed on for generations. It is my turn to share the posole, tamales, pastelitos, and all the

goodies we share as a family at Christmas time. Her home is always open to share a cup of coffee or bowl of beans. These are the traditions I want to continue.

There is no place to host the family with the current size of the property.

Staff response: Staff agrees with this statement that Santa Fe cultural traditions should be preserved.

(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.

To put it simply I just needed and wanted a living room so we could continue to gather as a family. Here are some design options we explored and why they do not work.

1. A separate casita: although a casita may have worked on our property it does not work for the family gatherings that I will have. Separate buildings are not conducive to family centered gatherings.
2. I also considered adding space by adding a second floor, but I don't want my elderly mother to climb stairs to get to a living room.
3. An addition at the north front of the house would have needed to be 10 feet off the primary façade and would leave us with a very narrow footprint and the need to enter the addition through the existing bathroom. This addition would also have been visible from the street.
4. An addition at the south side of the house would have blocked future access to the lower western portion of the site and have been visible from the street. Although preferable to the addition of the front, it would not allow direct access to the kitchen for family gatherings.

Staff response: Staff agrees with this statement that other design options were considered and found to be less satisfactory for the family's needs.

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

The reason this exception is necessary is because this property has not been added to like the contiguous properties. An example is the property adjacent (416 Apodaca Hill) which has a large main house and a one bedroom casita. I would estimate that their casita is larger than my home. Another example is the adjacent property (420 Apodaca Hill) which has 3 separate structures: a new build casita approved by Historic in 2016 at the street view, a second casita behind the new casita and finally the main home. The property at 422 Apodaca Hill has been subdivided with the decendent of Manuelita Gonzales on the street view, with the remaining property behind it sold to a new owner. That portion of the property has two houses. One of which is a board approved new build in 2016.

My special circumstances are that my home does not have other casitas or main houses on the property. I also want the board to know that I am not complaining about the numerous structures the board has approved. It is R-5. I am simply asking for a living room that has a simple access to my home for my aging mother.

Staff response: Staff agrees with this statement that this residence has special circumstances with its smaller size in relation to other residences in the streetscape.

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

These conditions are very simply to enjoy life, liberty and the pursuit of happiness in the tradition of my family on Apodaca Hill. Asking for a living room is not an unreasonable request.

Staff response: Staff does not agree with this statement. The circumstances itemized are a result of the actions of the applicant.

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

I don't believe that this provides a negative impact in any way. It allows for a continuation of a way of life that protects the heterogeneity of an old community. Additions and multiple buildings are a tradition on Apodaca Hill, as the family grew and or needs grew, the house would therefore grow. As my mother gets older, I will take over the traditions of my family in my house and my new Living and Entertaining Room. This addition has not visual impact to the character of the street and is not visible.

Staff response: Staff agrees with this statement that preserves tradition while placing the addition in the best location to preserve the historic status of the structure.

EXCEPTION TO EXCEED 30" LITE STANDARD

1. Does not damage the character of the district.
   - It is not visible from any public right of way.

Staff response: Staff agrees with this statement that streetscape visibility is lacking.

2. Are required to prevent a hardship to the applicant or an injury to the public welfare;

   - Having this door would prevent a hardship and injury as it would be wheel chair accessible. This is a major concern as I am very cognizant of the need for accessibility for my mother. Ease of accessibility is in line with the public welfare.

   - It would also prevent a hardship due to weather conditions. This side of the house gets blowing snow and rain directly on this façade. This type of door would provide the durability needed because of its exposure to the elements.

   - This door prevents a hardship as it is designed to open so that gives access and ease of operation when accessed by anyone having a handicap.

   - Not using this door would also prevent a financial hardship to the owner as replacing doors would continue to escalate costs.

Staff response: Staff does not agree with this statement. Divided-lites would not affect access or durability.

3. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside in the Historic Districts

- A wood door was considered, however given the exposure to the elements of this side of the house, it would not be very durable. Aesthetically, it would also look damaged very quickly.

- A metal door was also considered however it would not be as aesthetically pleasing and would not allow the light to enter into the house. It would also take on a commercial look, rather than a welcoming entry.

- A metal door with muntins was also considered however I did not want to draw attention to the glass. I did not want it to look like another patio door or half an arcadia door.

- This door strengthens the heterogeneity of the community by not providing another "cookie cutter" type of door that would not be as functional. I feel that what has "become Santa Fe style" has become so cliché and artificial, that it does not strengthen the heterogeneity of the community. I am having a difficulty expressing this in words, but the bottom line is that I want a home that is rich in tradition with sound function and pleasing aesthetics.

Staff response: Staff agrees with this statement that the applicant has considered other design options and has a strong feeling about this design.

surroundings
landscape
architecture
urbanism

MAR 17 2017

15 March 2017

2:15 pm

To: Mr. David Rasch
Historic Districts Review Board

From: Sandra Donner

Re: 418 Apodaca Hill Proposal Letter

Patricia Kopren, owner of 418 Apodaca Hill, is requesting approval from the Board for the following addition to their contributing home:

1. Exception requested: 670 square foot adobe Living Room addition on the west side of the existing home to be consistent with style of house and be 10'-5 1/2" high. Exterior stucco to be El Rey Sand to match existing. New windows to be installed are Jeld Wen, Desert Sand color with divided lights. Existing home 1245 sq. ft.
2. Exception requested:400 square foot portal addition on the west side of the existing home, to be 10'-5 1/2" high. Portal to have exposed natural stained wood framing with stucco above. Exterior stucco to be El Rey Sand to match existing.
3. Shortening of the northern most coyote fence and gates to 67" in order to comply with HDRB regulations. Existing fence and gates are 6'-0".
4. New freestanding pergola, 280 sq. ft. and 8' 1 1/2" tall. Pergola to have exposed natural stained wood framing
5. Exception requested:East addition door to be iron with glass inset and heavy bronze in color. See attached image.
6. Interior removal of french doors at kitchen.
4. Interior removal of window at office.
7. Any stucco repair will be matched to existing, Sand, stucco color.

Sincerely,

Sandra Donner,
RA
Principal/Partner

1611 paseo de peralta
santa fe, nm 87501
t: 505 982 3454
f: 866 638 4578
www.thesurroundings.com

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 418 Apodaca Hill

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [✓] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Addition to existing residence of portal & livingroom

CONSTRUCTION COST: $ 70,000

BASE FEE: $ 350 + **EXCEPTION:** $ ~~350~~ + **POSTER:** $ 25 = **TOTAL:** $ 375.00

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) **($25 per poster with one (1) poster per street frontage)**

OWNER: Patricia Kopren **PHONE #:** 602-723-6280

OWNER MAILING ADDRESS: 418 Apodaca Hill

CITY, STATE, ZIP CODE: Santa Fe NM 87501

EMAIL: pkopran@gmail.com

APPLICANT: Sandra Donner **PHONE #:** 505 982 3454

MAILING ADDRESS: 1611 Paseo de Peralta SF NM 87501

CITY, STATE, ZIP CODE:

EMAIL: sandra@thesurroundings.com

PREAPPLICATION MEETING: Date: 11.9.16 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 12/13 Planner:

(You must schedule a meeting with a zoning planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Chair Rios said it was moved and seconded.

Ms. Gheen said it would be helpful to state what specifically justified the exception.

Mr. Rasch said he thought #5 was better than it was and that #2 needed more discussion.

Chair Rios asked what has been met with the new responses.

Mr. Rasch said criteria 2, 4, and 5 were not met.

Member Roybal felt their response to prevent a hardship was very good - to make a friendly space and also for applicant's ability to use it to care for her child. On #4, they are willing to flip it around to make it easier on St. Francis Drive -

For #5, the other two-story buildings were unfortunately not considered.

Member Boniface added that on #4, this is C-4 zoning so it is mixed use that does allow for commercial and live-work. That is peculiar to this piece of property and on #5, perhaps C-4 is applicable there too.

Member Katz said it is also because it is commercial that the extra setback is required.

Mr. Rasch agreed. It is either commercial or the highway corridor. On the other C-4 properties - there is not commercial and residential allowed on them and that is unique.

Chair Rios said the condition is that new drawings would be submitted to Staff.

The motion passed by majority (4-3) vote to approve, with Member Bayer, Member Katz and Member Biedscheid dissenting. Chair Rios broke the tie by voting in favor.

4. **Case #H-16-106A. 418 Apodaca Hill**. Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

418 Apodaca Hill is a single-family residential adobe structure that was constructed in a vernacular manner from approximately the late 1930s up to 1960. The structure's entire footprint is historic. In the 1980s, a bay window was installed on the east elevation. Windows and doors are non-historic and most are non-conforming to the 30-inch standard. While this is a good example of modest vernacular eastside architecture and representing how structures change over time, as needed, it does not have any Spanish-Pueblo or Territorial character that distinguishes this historic district. Indeed, the bay window is distracting to construction with adobe. HPD staff finds no record of Historic Districts Review Board or administrative

approvals for any of the changes. The structure is listed as contributing to the Downtown & Eastside Historic District.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the historic importance of this vernacular structure. If the Board retains the contributing historic status, then staff recommends elevations 2 and 3 out of 6 as primary elevations.

Questions to Staff

Chair Rios noted that the architectural style was not Territorial or Pueblo and asked if Staff would agree that vernacular style is often not either of those styles.

Mr. Rasch agreed.

Chair Rios pointed out that the footprint of this building remains and from the 1930's.

Mr. Rasch said it was 1930's through 1960's, so it is a historic time period for the additions and the bay window is non-historic.

Applicant's Presentation.

Ms. Sandra Donner, 1611 Paseo de Peralta, was sworn and said there is no recommendation. It is a vernacular structure and so many modifications made to it that the original character is no longer there.

Questions to Applicant

Chair Rios asked in what ways do you think it has changed.

Ms. Donner said the bay window and the aluminum sliders are inconsistent with the original character around the house.

Member Biedscheid commented that Apodaca Hill is largely vernacular.

Public Comment

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

Board Discussion

Member Boniface asked Mr. Rasch to show the original footprint of the building.

Mr. Rasch said the elevations 3 and 4, where the bay window is and where bedrooms are located, are newer at the northwest L-shaped corner.

Member Boniface said elevations 2and 3 are not part of the original footprint.

Mr. Rasch agreed - as is the bay window room. There are no historic windows for the primary elevation.

Chair Rios asked about proof of non-historic elements.

Mr. Rasch said the aluminum sliders are not historic.

Member Boniface said they could be 50 years old.

Mr. Rasch agreed. The vinyl siding is possibly historic.

Member Boniface understood that if the Board should choose to make it contributing and made 2 and 3 primary, the applicant would have to come back for an exception to change the windows.

Mr. Rasch restated the implications if it was contributing to apply the preservation standards.

Action of the Board

Member Biedscheid moved in Case #H-16-106A at 418 Apodaca Hill, to continue contributing status based on the fact that although it has had minor alterations, its historic integrity remains and designating elevations 2 and 3 as primary, excluding nonhistoric materials. Member Boniface seconded with an amendment (page 7 shows the site plan) that primary designation would not include that section on elevation 3, the blank façade with a door not be included as primary.

Member Biedscheid accepted that as a friendly amendment and it passed by majority (5-1) voice vote with Member Roybal dissenting.

5. **Case #H-17-003. 1405 Paseo de Peralta**. Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to remodel a two-story non-contributing nonresidential building by constructing screened mechanical equipment on the first-floor roof, installing traditional design elements, painting a mural, removing a stair and other minor remodeling. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

418 Apodaca Hill St
Santa Fe, NM 87501

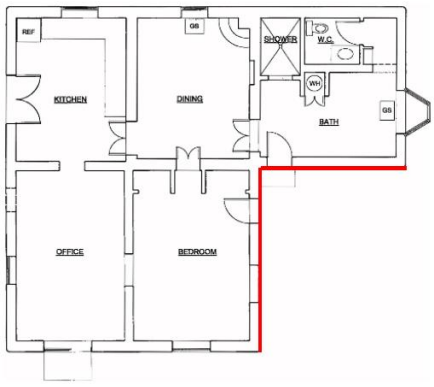
April 12, 2023

To: Ms. Heather Lamboy,
Assistant Director, Planning & Land Use Department
Planning Branch, City of Santa Fe
And the Historic Districts Review Board

From: Patricia Kopren, Owner
Re: Case # 2023-6567-HDRB
Proposal Letter: Bedroom, 2-car Garage, Storage, Entry Portal and Pantry addition.

I, Patricia Kopren, am requesting approval from the Board for the following addition to our contributing home:

418 Apodaca Hill is a single-family residential adobe structure that was constructed in a vernacular manner from approximately the late 1930s up to 1960. Additional remodeling occurred in the 1980s. The structure is listed as contributing to the Downtown & Eastside Historic District. East and South façades of the original (1930-60) building are designated as primary (see below shown in red).



A 2026 sq ft addition plus a 204 sq ft entry portal will be constructed on the east (front) of the residence. An exception is requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)).

THE SCOPE OF WORK INCLUDES THE FOLLOWING:

Bedroom Suite:

1. Bedroom suite consists of bedroom and closet (divided into two sections)
2. Bedroom suite is contiguous to the east wall of home with entry to bedroom from existing bay window, which will be removed and replaced with interior door to the bedroom.

3. We are proposing 13 ft height (including parapet) for the bedroom suite, which is approximately 30 inches higher than the adjacent existing roof. The high point is 53 ft inside from Apodaca Hill Street.
4. The construction is vernacular, semi-stabilized adobe block with stucco finish that matches the rest of the existing finish. The stucco color would be El Rey Buckskin.
5. Interior ceiling will have 8”-10” viga with T&G wood decking.
6. Roofing would be TPO, which is consistent with the existing roof.
7. We are proposing three Solatube tubular skylights for bringing in daylight. These are low profile and will not be seen from the street.
8. We are proposing two sets of aluminum clad wood double doors. The size is 60” x 80” each, and will match the existing glazing and hardware that is used in the rest of the house.
9. Bedroom suite is connected to the new Garage addition through interior alcove. Door to the alcove would be a simple painted metal door that matches the existing door to the existing bathroom. Color to match the adjacent stucco color- El Rey Buckskin.

Garage and Storage:

1. The 2-car garage, and the Storage addition is east of the proposed bedroom suite. It’s set back 15 ft from the Apodaca Hill Street. The garage and storage doors are not facing the street.
2. The construction is vernacular, semi-stabilized adobe block with stucco finish that matches the rest of the existing finish. The stucco color would be El Rey Buckskin.
3. One 16 ft x 7 ft overhead door is proposed for the garage. Painted metal finish. Color to match the adjacent stucco color- El Rey Buckskin.
4. One 8 ft x 7 ft overhead door is proposed for the storage. Painted metal finish. Color to match the adjacent stucco color- El Rey Buckskin.
5. No windows are proposed for the 2-car garage and the storage structure.
6. We are proposing 10’-6” height (including parapet) for the garage and storage area, which is same as the existing original structure. This height will be seen from the street. It’s consistent with the neighboring building heights.
7. Storage is set back 7’-5” from the face of the two-car garage. This breaks down the front façade (visible from the street) into two smaller sections thus creating a façade that is consistent with the neighborhood.
8. We are proposing two Solatube tubular skylights for bringing in daylight. These are low profile and will not be seen from the street.

Pantry:

1. Location of the Pantry addition is on the north side of the original structure. It is not visible from the street view.
2. The construction is vernacular, semi-stabilized adobe block with stucco finish that matches the rest of the existing finish. The stucco color would be El Rey Buckskin.
3. We are proposing three Solatube tubular skylights for bringing in daylight. These are low profile and will not be seen from the street.

Entry Portal:

1. We are proposing 204 sq ft portal at the entry to a height of approximately 9’-2” (from finish grade). The height of the adjacent existing structure is 9’-10” from the finish grade.
2. The portal features simplified design with tapered wood posts and exposed wood header and stucco parapet.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD (14-5.2(D)(2)(D)):

(i) Do not damage the character of the street streetscape.

The 418 ApodacaHill Addition is visible from the Apodaca Hill Street scape. It is not visible from Camino Cabra. It does not alter the architectural style of the existing property. The addition's square footage is in keeping the square footages of the surroundings homes. Stepping of the masses keeps the scale consistent with the neighborhood buildings.

(ii) Prevent hardship to the applicant or injury to the public welfare.

I would like to continue long standing traditions on ApodacaHill that my family hasenjoyed for generations. Thisremodel began to continue the living legacy of my family on Apodaca Hill. My mother, Priscilla Apodaca is the last Apodaca on ApodacaHill of her generation. She continues to host the family but this has become more difficult with her age and health.

Thisremodel provides the opportunity to continue these family traditions as it will provide room for us to continue this family legacy. It is my turn to host my mother and family in the same traditions that have been passed on for generations. It is my turn to share the posole, tamales, pastelitos, and all the goodies we share as a family at Christmas time. Her home is always open to share a cup of coffee or bowl of beans. These are the traditions I want to continue.

This addition prevents a hardship to the owners. The existing home has only one bedroom thus preventing from hosting overnight guests. Our son has also moved back and is currently living with us. We need additional bedroom and storage space.

Our cars are parked outside and the 2-car garage and storage will provide a safer way to park our cars and avoid clutter that is currently visible from the street.

Pantry addition will allow additional storage for the Kitchen and dining area.

(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.

To put it simply we need an additional bedroom and storage so we could continue to live as a family. Here are some design options we explored and why they do not work.

1. A separate casita: although a casita may have worked on our property it does not work for the family gatherings that we will have. Separate buildings are not conducive to family centered gatherings.
2. Second Floor is not an option in the Historic District due to height restrictions. It's also not practical for the aging population.

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

The reason this exception is necessary is because this property has not been added to like the contiguous properties. An example is the property adjacent {416 Apodaca Hill) which has a large main house and a one-bedroom casita. I would estimate that their casita is larger than my home. Another example is the adjacent property {420 Apodaca Hill) which has 3 separate structures: a new build casita approved by Historic in 2016 at the street view, a second casita behind the new casita and finally the main home. The property at 422 Apodaca Hill has been subdivided with the decedent of Manuelita Gonzales on the street view, with the remaining property behind it sold to a new owner. That portion of the property has two houses. One of which is a board approved new build in 2016.

My special circumstances are that my home does not have other casitas or additional main houses on the property. I also want the board to know that I am not complaining about the numerous structures the board has approved. It is R-5 zoning and with the proposed addition we are still at 22% lot coverage, significantly below the allowed 40% lot coverage)

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

Regarding the portal, the concern is the poor drainage in this area and the lack of protection of this east wall. The portal is necessary to preserve this wall.

(vi) Provide the least negative impact with respect to the purpose of this sections as set forth in 14-5.2(A)(l)

I don't believe that this provides a negative impact in any way.It allows for a continuation of a way of life that protects the heterogeneity of an old community. Additions and multiple buildings are a tradition on Apodaca Hill, as the family grew and or needs grew, the house would therefore grow. I don't believe that this addition has any negative visual impact to the character of the street due to its scale and massing.

EXCEPTION TO ATTACH PORTAL TO THE PRIMARY FACADE (14-5.2(D)(2)(D)):

(i) Do not damage the character of the street streetscape.

It does not alter the architectural style of the existing property. Because of the simplified design with tapered wood posts, exposed wood header, and small stucco parapet it has no significant impact on the existing façade or on the streetscape.

(ii) Prevent hardship to the applicant or injury to the public welfare.

The Entry Portal will help with preserving the existing primary façade walls. Due to site topography, water runs downhill towards the entry, and walls are getting damaged over the years. Even with a proper French drain this is unavoidable. Entry portal will help with keeping the water away from these walls thus addressing preservation issues.

(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.

I have tried French drain and other water diversion strategies to keep water away from these walls but it's not working. Entry portal will help with keeping the water away from these walls including direct rain and snow.

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

Apodaca Hill general topography, and on this particular property the grade is sloping downhill in the westerly direction towards the house. It creates a major water drainage mitigation issue.

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

Weather conditions and topography are not controlled by the owner. This addition would prevent deterioration of the present structure.

(vi) Provide the least negative impact with respect to the purpose of this sections as set forth in 14-5.2(A)(l)

I don't believe that the portal addition has any negative visual impact to the character of the street due to its scale and simplicity of the structure.

Please do not hesitate to contact me if you have any questions or need additional information.

Regards,

Patricia Kopren

Patricia Kopren,
Owner
418 Apodaca Hill St, Santa Fe NM 87501

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

Applicant Information (to be completed by the Applicant)

Date: 4-4-2023 Location of Project: 418 Apodaca Hill St.

Applicant
Name: Patricia Kopren
Phone: 602-723-6280 Email: plkopren@gmail.com

Property Owner
Name: Patricia/Gary Kopren
Phone: 602-723-6280 Email: pkopren@gmail.com

Proposed Work:
Addition to existing structure:
bedroom, pantry, garage

At a minimum these materials will be required in addition to this application form:

- Proposal letter stating the details of the scope of work.
- Site plan or map of the project area with the location of the work noted on the map.
- Photos of the current condition of the areas of work.
- Scaled floor plan and elevations if appropriate to your project.

PZR form
Plat - Lot of record

Provide all information digitally to mgsargent@santafenm.gov . See the HPD webpage for detailed instruction. https://www.santafenm.gov/land-use/historic-preservation/hpd-procedures

Examples of Maintenance and Repair Requests:

Re-roof	*Solar	Concrete	Stucco and Paint
Skylights	Brick Coping	Hardscaping	*Windows and Doors
Canales	*Fences, Walls, and Gates	Exterior Lights	Mechanical Equipment

*May require HDRB approval.

Examples of HDRB Requests:
Demolition, Status Review, Removal of Historic Material, Additional Square Footage**, Remodel**, Window and Door Replacement**
**District dependent

Project Details Section (to be completed by Applicant)

Projects may require HDRB approval. Please submit this application form in addition to the list of materials and requirements for HDRB approval, whic can be found at **https://www.santafenm.gov/land-use/historic-preservation/hdrb-hearings-and-cases** .

includes garage

New Construction ☑

Sq. Ft. of project: 2,026 sq ft ≈ 1,000 heated

Remodel ☑

Sq. Ft. of project: Pootal 204 sq ft

Construction Cost: 120,600

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name _____

Signature _____

418 Apodaca Hill St
Santa Fe, NM 87501

Proposal Letter, February 4, 2023
Re: Bedroom, garage, and pantry addition

- This is an addition to an existing residential structure.
- Bedroom is contiguous to east wall of home with entry to bedroom from existing bay window. Bay window to be removed and replaced with interior door to bedroom.
- he height is the same elevation as the existing structure and is not visible from the street view.
- Materials used are semi-stabilized adobe block, with wood supporting beams on doors and windows and a bond beam for roof support.
- Ceiling consists of 8 inch vigas covered with tongue and groove wood.
- Roofing is consistent and continuous with current roof structure.
- Footing is 36 inches; 12 x 16 inch footing; with 8 inch core-filled block on concrete footings; 2 inch rigid insulation attached to footing for insulation. Foundation is concrete pile with wood supporting beams. Hardwood floor will cover the wood subflooring. This is consistent with the existing house.
- Exterior finish is stucco with color match to existing structure.
- Arcadia type doors are premium wood with aluminum clad. Color is desert sand is consistent with contiguous windows and doors. Size is 59.25 x 79.5 inches. Both patio doors are the same size and the same product. Made of elevation above 7500 ft, insulated, Low E 366 glass, pine finish interior. Hardware is chestnut bronze and is consistent with contiguous windows and doors. Style is traditional with grill work. Exterior grill is aluminum clad. Interior grill is fruitwood stain. All consistent with existing contiguous windows and doors.
- East door is an interior door to garage.

Pantry

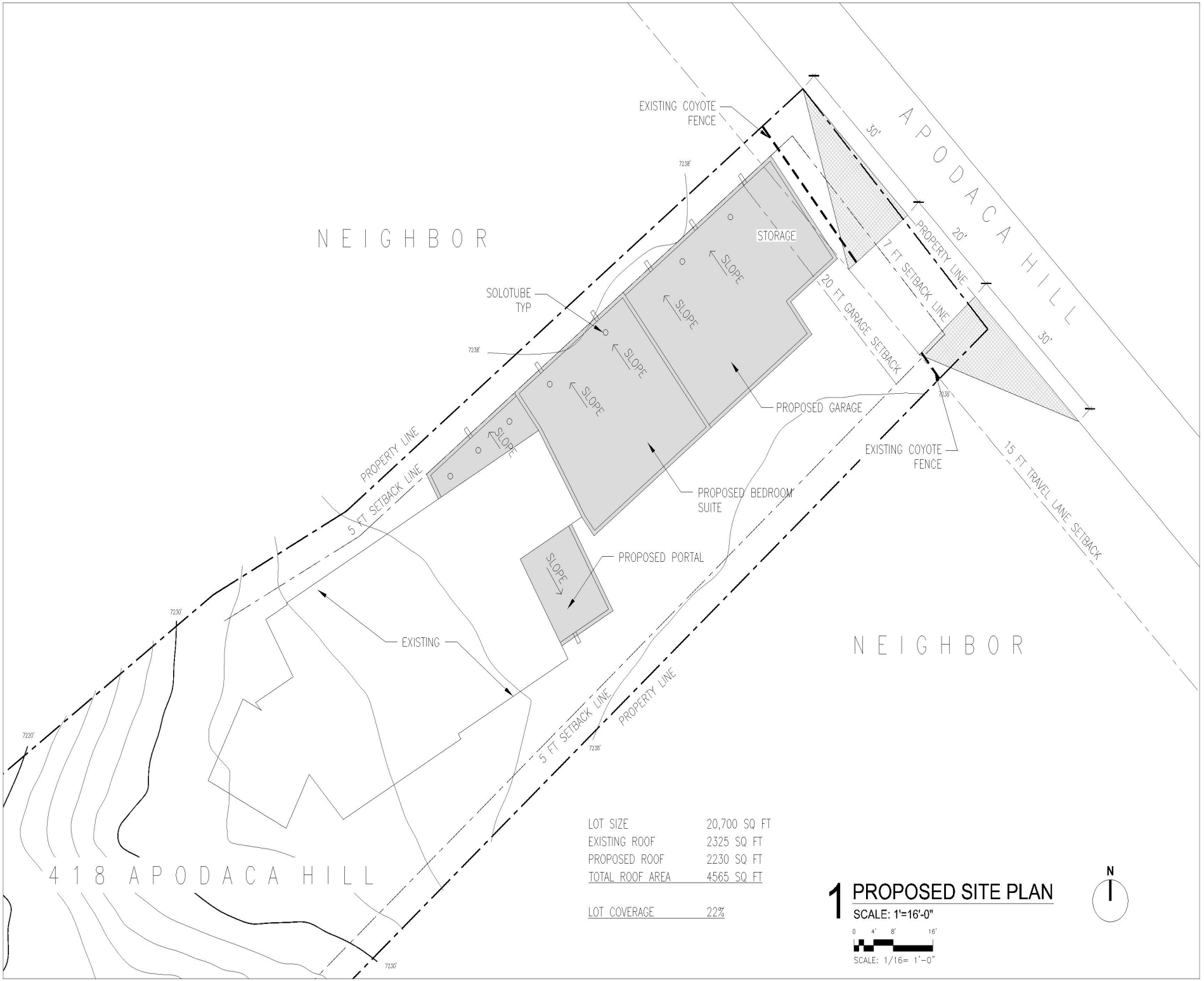
- Location of the addition is on back side of the residential structure and is not visible from the street view. Footings are described above. Foundation is slab.

Garage

- Entry is off new bedroom east wall alcove. There will be a double garage door facing south. Interior dimensions are approximately 27 x 24. A 3rd smaller stall with a single garage door is contiguous. Dimensions are approximately 12 x 20.

Portal

- Consists of 6 x 6 inch viga type beams, 8 inch viga posts, tongue and groove wood ceiling with 2 feet concrete footings. Roof is propanil to match existing entries and portal. Dimensions are 12 x 17 ft.



LOT SIZE	20,700 SQ FT
EXISTING ROOF	2325 SQ FT
PROPOSED ROOF	2230 SQ FT
TOTAL ROOF AREA	4565 SQ FT
LOT COVERAGE	22%

1 PROPOSED SITE PLAN

SCALE: 1'=16'-0"

0 4' 8' 16'

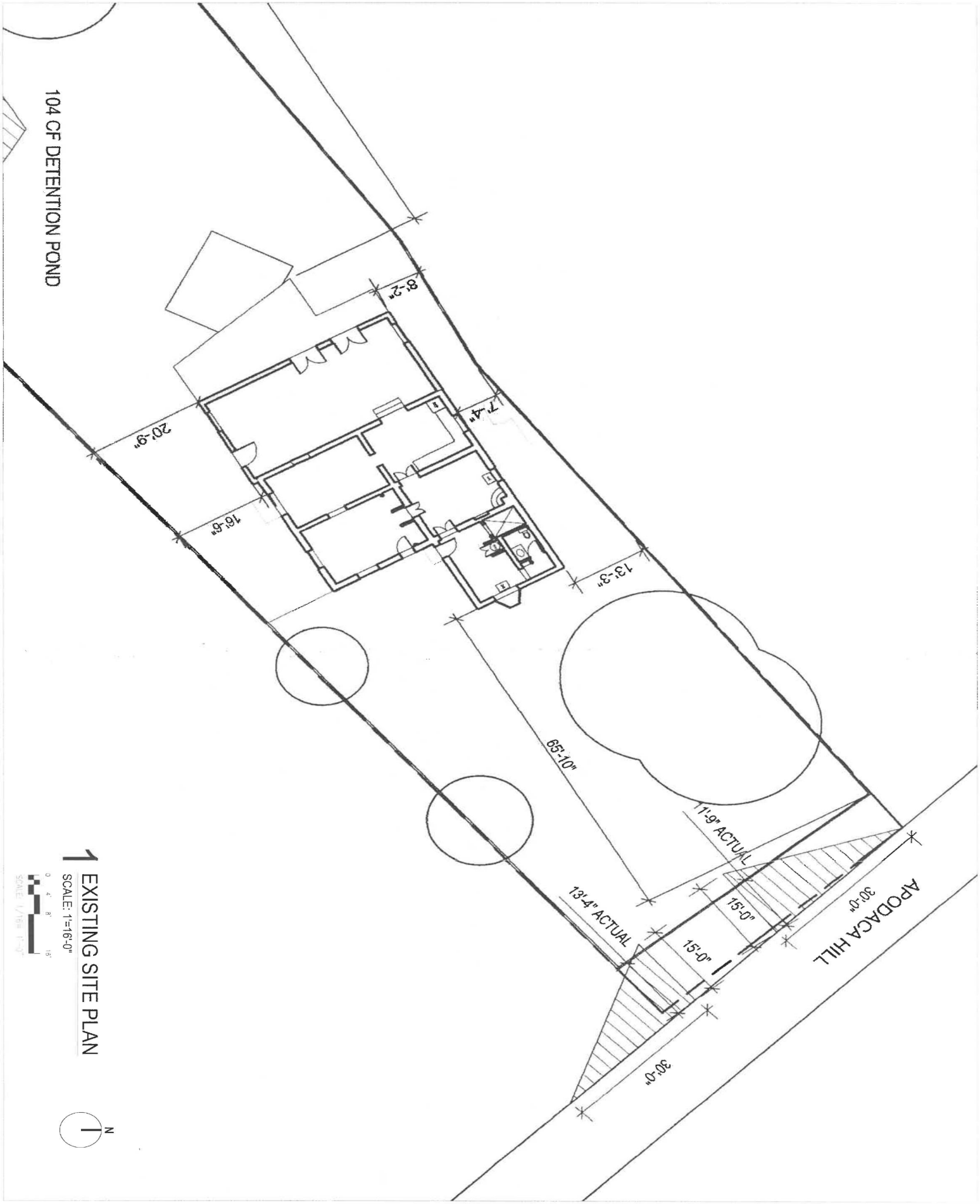
SCALE: 1/16= 1'-0"

N

atelier CulDsak
sunil@culdsak.com

SCALE: AS SHOWN
DATE: 2.6. 2023

02 PARTIAL SITE PLAN
418 APODACA HILL, SANTA FE NM 87501

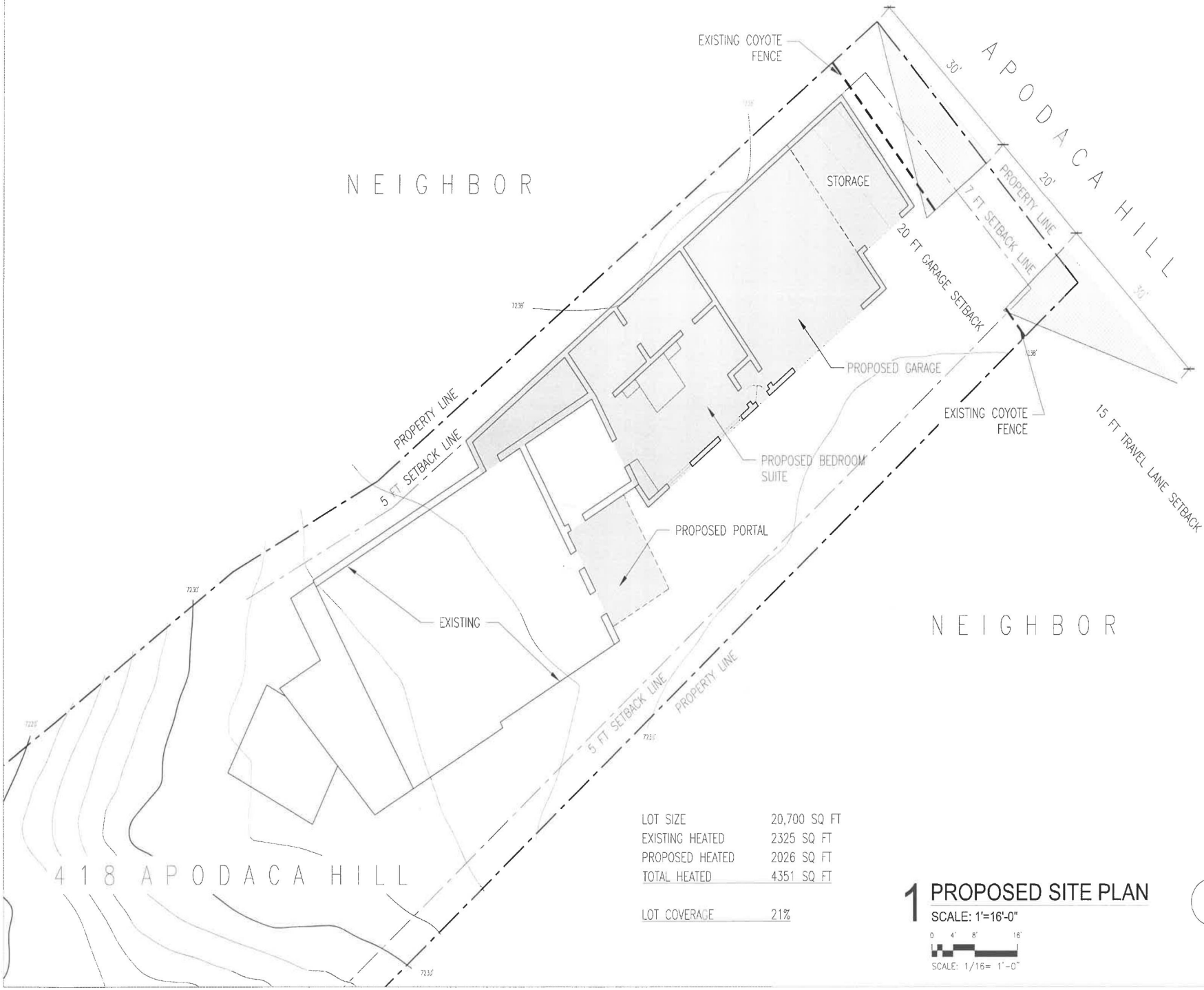


1 EXISTING SITE PLAN
SCALE: 1"=16'-0"

01 EXISTING SITE PLAN
418 APODACA HILL, SANTA FE NM 87501

SCALE: AS SHOWN
DATE: 2.6. 2023

sunil@culdsak.com atelier CulDsak



LOT SIZE	20,700 SQ FT
EXISTING HEATED	2325 SQ FT
PROPOSED HEATED	2026 SQ FT
TOTAL HEATED	4351 SQ FT
LOT COVERAGE	21%

1 PROPOSED SITE PLAN

SCALE: 1'=16'-0"

0 4' 8' 16'

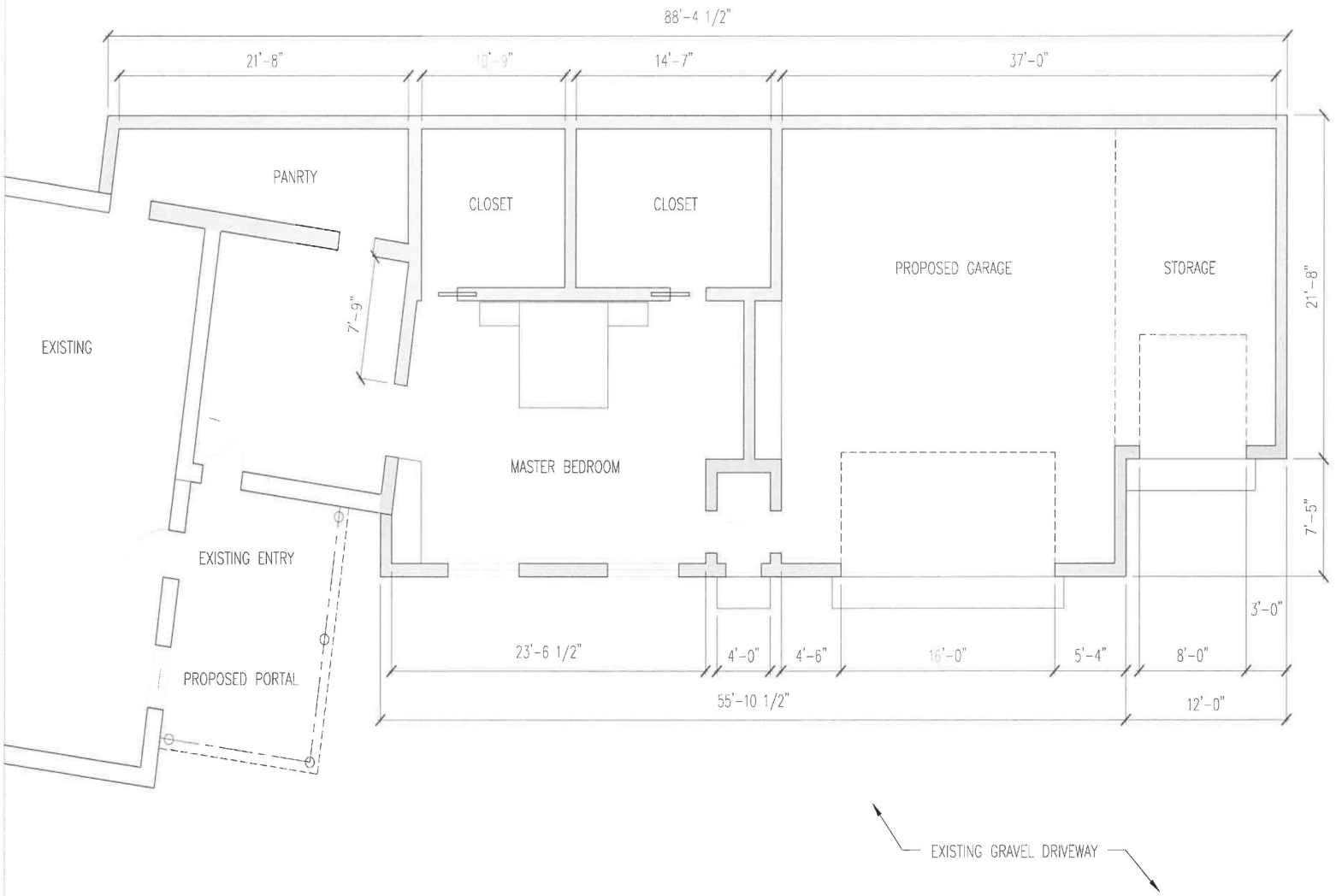
SCALE: 1/16= 1'-0"

N

atelier CulDsak
sunil@culdsak.com

SCALE: AS SHOWN
DATE: 2.6. 2023

02 PARTIAL SITE PLAN
418 APODACA HILL, SANTA FE NM 87501



LOT SIZE	20,700 SQ FT
EXISTING HEATED	2325 SQ FT
PROPOSED HEATED	2026 SQ FT
TOTAL HEATED	4351 SQ FT
LOT COVERAGE	21%

1 PROPOSED FLOOR PLAN
SCALE: 1'=8'-0"

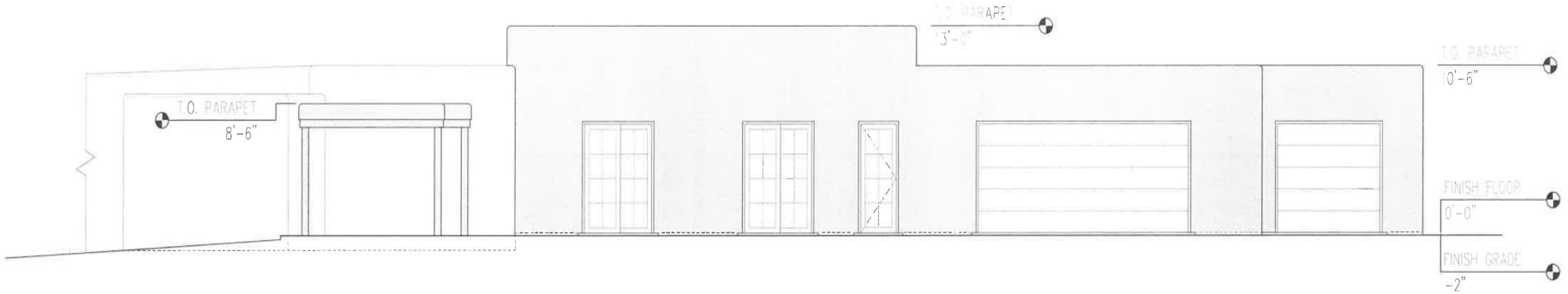
N

0 2' 4' 8'
SCALE: 1/8"= 1'-0"

atelier CulDsak
sunil@culdsak.com

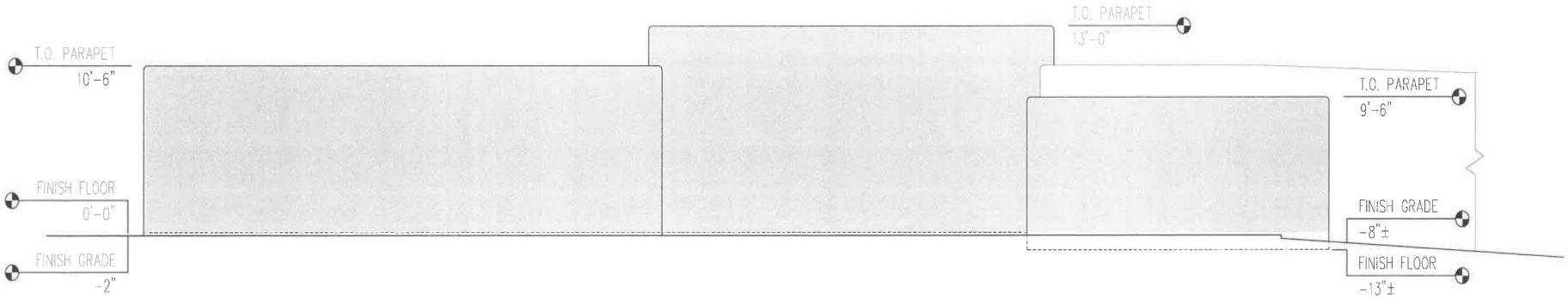
SCALE: AS SHOWN
DATE: 2.6. 2023

03 PROPOSED FLOOR PLAN
418 APODACA HILL, SANTA FE NM 87501



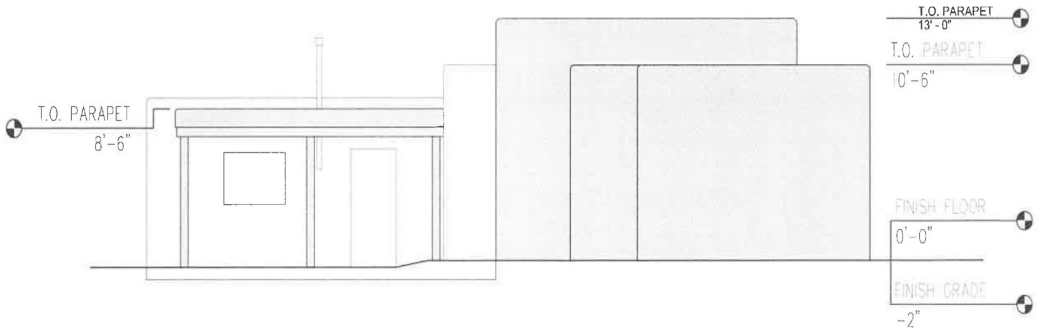
1 PROPOSED EAST ELEVATION
SCALE: 1'=8'-0"

SCALE: 1/8= 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1'=8'-0"

SCALE: 1/8= 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1'=8'-0"

SCALE: 1/8= 1'-0"

atelier CulDsak
sunil@culdsak.com

SCALE: AS SHOWN
DATE: 2.6. 2023

PROPOSED ELEVATIONS
418 APODACA HILL, SANTA FE NM 87501

04

Web AppBuilder for ArcGIS



11/18/2022, 12:55:15 PM

Santa Fe County Parcels

Contours 2ft

Roads

Address Points

1:666

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-006626--HDRB

Project Description:

Project Location(s): 635 W SAN FRANCISCO ST A
Santa Fe, NM 87501

Contacts:

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

Historic District: HD: Westside-Guadalupe , HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West:

Historic District Inventory Number:

Year of Construction: circa 1928

Project Type: Primary Elevation Designation

Historic Building Name: Julia Fresquez House

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

---

Case # 2023-006626-HDRB

Address: 635-A W. San Francisco
Historic Status: Contributing
Historic District: Westside Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the southern portion of Façade #1 and Façade #2 be designated as primary. See the attached diagram.

BACKGROUND & SUMMARY:

635-A W. San Francisco St. is a single-family residence and adjoined to the north by 635-B West. San Francisco St. forming a duplex. Both of which are listed as contributing to the Westside Guadalupe Historic District. The duplex is built in the Territorial style. The south, street facing façade consists of a single apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south facade and portion of the east facade contribute to the West San Francisco Street streetscape.

According to the attached historical report titled La Casa de Julianta, prepared by John W. Murphy dated January 24, 2022: "Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction. Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the block matches the map.
The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but its precise origin will remain unknown."

Now, the applicant requests the following: designation of primary facades.

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.

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, 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 concrete block or unstuccoed concrete shall not be used as exterior wall materials;

(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. 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, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) 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 energy 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 the case of pitched roofs, by integrating the collector into the pitch;
  (v) in the case of ground solar collectors by a wall or vegetation;
  (vi) in the case of wall collectors, 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.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment 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 problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;

(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. 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. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
MARCH 16, 2023
Downtown/Eastside Historic District, Non-Contributing

EXISTING CONDITIONS:

An existing house occupies the lot. It was constructed prior to 1928. See attached historic report for The Julia Fresquez House, dated January 24, 2022, prepared by John W. Murphey, Architectural History Services. The lot was split and shares a parking space and walking path easement with the house to the north.

PROPOSED CONSTRUCTION:

We propose to demolish and re-build the existing courtyard walls and build a portal addition of 72 roofed square feet. The portal addition will be in the "Territorial" style to match the existing house. The re-configured courtyard walls will be 6'-0" high stuccoed walls, these walls were approved to this height on an administrative letter dated March 14, 2018, see attached. We also propose to remove the brick coping from the yard wall that separates the parking area from the two houses and raise the wall to be 6'-0" high to match to the newly re-configured courtyard walls. The existing wood gates will be re-used.

All City of Santa Fe building codes and zoning regulations will be met.

Richard Martinez
Martinez Architecture Studio PC

The Julia Fresquez House



La Casa de Julianita

635A West San Francisco Street
Santa Fe, Santa New Mexico
January 24, 2022

Prepared for:
Josephine Levy

Prepared by:
John W. Murphey
Architectural History Services

La Casa de Julianita

Born two years before the dawn of the 20th century, Julia Fresquez grew up on a farm outside Santa Cruz, New Mexico. Julia's mother could trace her lineage to a Spanish colonist who settled the area after Reconquest. In her 20s, Julia and her mother left the family farm and moved to Santa Fe to live next to her sister in a small adobe house at the west end of San Francisco Street. Julia would spend the rest of her life in the home, working as a hotel chambermaid and raising three children.

A Colonial Road

West Santa Fe Francisco Street is an artifact of the colonial period. The *Ordenanzas de Descubrimientos, Nueva Población y Pacificación de las Indias,* the rules, or guidelines that formed Santa Fe, not only called for the creation of a central plaza, but also a grid of streets to encourage development. They not only called for the creation of a central plaza, but also a grid of streets to encourage development. These streets, radiating from the Plaza, included a principal artery girding its south edge.

We know from Josef de Urrutia, a first lieutenant and a cartographer in the Spanish army who mapped Santa Fe in the 1760s, that this street was the most substantial part of the grid, forming a wide belt on the Plaza's south side (Figure 1). It continued beyond the square to the west, before drifting into cornfields. By the 1880s, the road— now called San Francisco Street — stretched farther west, terminating at the south side of *Arroyo de las Mascaras*. Arroyo Mascaras, a deeply troughed sandy wash, would impede further movement for hundreds of years.

The land surrounding West San Francisco had soil of moderate fertility that could support corn, beans, and hay when nourished by an *acequia* (an earthen canal). *Acequia Publica* ran both north and south of the street. As shown on the Gaynor map of 1892, the Duran and Ortiz families owned much of this farmland (Figure 2).

In the late 19th century, San Francisco Street west of the Plaza became the sordid side of the business district, populated with saloons, meeting halls, and cheap hotels. It was referred to as the "Lower End," which carried a derogative connotation. During Santa Fe's progressive period, its fifteenth mayor, Arthur Seligman (1910-1912), made moves to clean up the street. His political career started with a "Clean Up Santa Fe" platform, mixing city improvement ideals with typical Progressive Era reforms, which found an easy target with Lower San Francisco Street.

Seligman — who would become the state's ninth governor — used his influence to introduce new ordinances requiring the licensing of dogs, automobiles, motorcycles, and bicycles. These helped regulate Santa Fe's streets and added money to the city's coffers. Licensing requirements were also directed toward the many saloons lining the end of San Francisco Street. Up until this point, bars were open at all hours, sold to minors, and turned a blind eye to prostitution. San Francisco Street was openly known as Santa Fe's red-light district.

Beyond Guadalupe Street (then Jefferson Street and the Denver & Rio Grande Railroad), West San Francisco continued in an ambling, northwest fashion. It was surrounded by cornfields, much as shown on Urrutia's map nearly 150 years earlier.

"A Plump, Pretty Girl"

Julia Fresquez was born on February 15, 1898, a day when the United States found itself heading toward war with Spain. That night, nearly 1,700 miles away, the U.S.S. Maine exploded in the Havana harbor, killing 268 service members and shocking Americans, as would happen with Pearl Harbor four decades later. The next day, the *Santa Fe New Mexican* printed across its front page, "THE MAINE IS SUNK." But this news would have little bearing on Julia's first day on earth.

Julia — originally Julianita, or Little Julianne — was born to parents Pablo Fresquez and Perfilia Naranjo y Fresquez. Her mother could likely trace her family to Joseph Naranjo, who settled the area after the reconquest. Joseph Naranjo was the appointed *Gente de Guerra*, or war captain, of Santa Fe, and was also one of the first settlers of Santa Cruz.

Following the Reconquest of 1892 the new governor of New Mexico, Diego de Vargas, established a bulwark north of Santa Fe near the confluence of the Rio Chama and Rio Grande rivers. The revived town was given the name of La *Villa Nueva de la San Santa Cruz de la Cañada*. It was mainly populated with colonists from Zacatecas. The resettled community received a new church, a friar, and seeds to start cornfields.

The village was temporarily abandoned due to a lack of protection from Indian predations. It came back in the 19th century and was the center of several revolts against American occupation. If Julia's great grandfather, Juan Naranjo, took part in any of these revolts, it is not reflected in records available.

The 1910 federal census finds Julianita living with her parents and four siblings in Lower Santa Cruz. Julianita was the second youngest of at least six children; most were girls. Her closest sibling, Juanita, a few years older, would play a large role her in life. The census taker noted

that Julianita was not attending school and could not read or write. Her father was working the farm; her sister, Eulalia, was employed as a housekeeper. The family only spoke Spanish.

Julianita evaded the next census, but we know that she had moved to Santa Fe in the early 1920s — and had a child by the end of the decade. She was employed as a maid at the Coronado Hotel, an inexpensive hostelry on West San Francisco Street, where the Sandoval Parking Lot now stands. In 1923, while working at the hotel, she witnessed what may have been an assault. Called to testify at a hearing, the *New Mexican* described Julianita, now going by Julia, "as a plump, pretty girl." This brief, insensitive description is the only detail found of her physical appearance. Archival records, instead, give clues to her domestic life.

With Juanita's marriage in c.1927, Julia and her mother followed the newlyweds to the husband's home on West San Francisco Street. Juanita had married Santiago Coriz, whose family occupied several adjacent homes at the west end of the street. Juanita and Santiago lived at 633, with a family that would grow to six children. At the time, Santiago worked as a coal miner in Cerrillos. Juanita would die in 1945.

At 637 resided Santiago's brother, Nestor, his wife Leonore, and their two children. In between lived Julia and her mother in a house addressed 635.

According to the 1930 census, Juanita's household included a three-year-old girl, Tohuta, which may be a nickname for Julia's first child, Antonia. No husband was identified.

Julianita's mother Perfilia owned the home, which was valued at $400. On June 10, 1930, Perfilia, who must have been ill, deeded the property to her daughters, Julia and Juanita. There is no indication how she acquired it.

Written in Spanish, the *documento garanitzado*, or warranty deed, gave the measurement of the deeded land which included the house to the rear, currently addressed 635B. Three days after signing the deed by "X" mark, Perfilia Naranjo y Fresquez died in Chimayo.

A decade later, Julia owned the home.

She grew into the house with her three children: Antonia, Rose, and Paul. The children, unlike their mother, attended school. Her neighbors were primarily Hispanic and spoke Spanish as their primary language.

At this time, nearing the end of the Great Depression, most men in the neighborhood were employed by the Works Progress Administration; others worked for the Civilian Conservation Corps or the National Youth Association. Several women are shown in the 1940 census engaged in hotel work.

Working at La Fonda

By this time, Julia had moved on to La Fonda Hotel, working again as a chambermaid. This was a job she would keep through retirement. La Fonda had started as the original inn of the Santa Fe Trail, and had grown into the town's largest hotel (Figure 3). It commanded nearly a block, and included within its footprint meeting rooms (some of which also accommodated dancing and grand balls), a large dining room, barbershop, beauty salon, gift store, and newsstand. Its lobby was a place for locals and visitors — some famous — to mingle. Served by the railroad, the hotel became popular for conventions and annually hosted a New Year's Eve dinner dance.

Because it was operated by the Fred Harvey Company, its guests were served by the well-known Harvey Girls. Harvey Girls were young women — mainly of European-American stock — who hailed from the Midwest. Dressed in starched black-and-white uniforms, they entered and exited the hotel through a door on Shelby Street.

What guests didn't notice as often were the local women, also dressed in uniforms, working in the basement in the laundry or cleaning the rooms. Little is known of their work. From the 1940 census, we know Julia earned $480 a year and that in the last week of March, she put in 48 hours at the hotel. The rooms, with their Spanish Mission furniture, quilted bedcovers, drapes, and rugs, must have taken great stamina to clean (Figure 4).

The View on the Way

Julia would have likely walked to work. The nearly mile-long, straight-shot commute would start in her familiar neighborhood, moving eastward through business blocks before reaching the Plaza.

After leaving her home and walking about 80 feet, she would have seen on her right the Willie Ortiz Grocery Store (622), the neighborhood's main market, which now sits shuttered, boarded, and barred. At the corner of Elena Street, a block farther east, stood – as it does now – the Ortiz-Quintana House (573-573 ½). This is one of the oldest houses in the neighborhood, dating back possibly to the 1850s. Soon after, on the right, was the entrance to the Santa Fe Camp, the town's first tourist court, that later turned seedy and was demolished to build senior housing (also since removed).

Beyond, on the south, were older homes built right up against the street, dating to the territorial period (Figure 5). Several of these once had dairy operations stretching to the river. Some of the homes (including 436) still stand.

After crossing the tracks of Denver & Rio Grande Railroad (now South Guadalupe Street), Julia would have entered the "Lower End." Immediately right and left were dozens of tiny, crib-like

adobe homes, housing a mix of poor Anglos and Hispanics. These were all removed during Santa Fe's quest for urban renewal in the late 1960s and early '70s.

Next, to her left would begin the noise and dust of the Big Jo Lumber Company, a vast building supply operation that was demolished in the 1970s to build the Eldorado Hotel.

After passing Sandoval Street, which didn't extend north of San Francisco at the time, she would have seen dozens of small storefronts, holding cafes (Casino, Reno, Chili King), bars and pool halls (Eagle, Silver Dollar, Mission), and strange curio shops. This was the area that Mayor Seligman targeted 30 years earlier, and for the most part, gambling and prostitution had vanished from the neighborhood following his efforts.

Continuing up San Francisco Street, she would have entered Santa Fe's entertainment district graced by three movie theaters. Erected in 1930, the Lensic Theatre (211), with its delightful Mexican Baroque façade, was king of the movie houses. It showed Hollywood films and included a sandwich stand and barbershop within it walls. Its operators, Nathan Salmon and John Greer, ran the two other theaters on the street. The Burro Alley Theatre (210) showed "Mexican" films for the Spanish-speaking population. The Paris Theatre (123) projected B films and showed Spanish-language double features on Wednesdays and Thursdays. Unlike now, the block was lit with bright neon.

Crossing Galisteo Street unfolded a host of Main Street-type businesses — insurance agencies, flower shops, shoe and clothing stores, tailors, beauty shops, pharmacies, and variety stores (Figure 6). Like small towns almost everywhere, there were lawyer offices, dentists, and doctors above these. It's more than probable Julia patronized these on her way to or from work. Like the previous block, the buildings mostly remain but now hold tourist shops.

Reaching the Plaza at Don Gaspar Avenue, she would have had only a short section left before arriving at La Fonda. Lining the block were two-story commercial houses erected in the late 19th century by German-Jewish merchants. Many were brick, some were stone, and they reflected architectural styles found in the East. These held at this time, national chains (J. C. Penney and F. W. Woolworth) several better haberdasheries, a jewelry store, and the Mayflower Café and cocktail lounge. Starting in the late 1940s, the buildings were covered with stucco and changed in style to look like old adobe homes. Woolworth was the last non-tourist business on the Plaza, leaving in the early 2000s.

At the end of the block, she would have turned south on Shelby Street and then east on Water Street to reach a back door to enter the hotel to start her day.

The Rest of a Life

We don't know much more about Julia, as she lived out the rest of her life. She didn't appear in newspapers, and all her children have passed on. City directories suggest she kept working as a maid at La Fonda through the late 1950s, likely retiring in 1960, at age 62. A brief police blotter note from 1966 (she was complaining about fireworks) states that an invalid was living in the house with her. She never had a telephone.

Much earlier, familial dynamics, along with street addresses, shifted in Julia's backyard. Santiago, her brother-in-law, who had moved away from the neighborhood to serve in the war, returned around 1949. At the same time, the address 633 West San Francisco Street disappeared. What replaced it was a "rear" designation affixed to Julia's address. This suggests that perhaps all along, 633 was the house behind Julia's home and now given the postfix "B." It may also have been a new dwelling was attached to Julia's home.

Things shifted again in the 1960s, when Santiago's son, Ramon, and his wife, Mollie, took over a back unit. It is unclear which back unit they lived in. A 1981 survey of the neighborhood found Ramon Coriz living in the two-story house (now addressed 637½), at the far back of the once-connected property. As in years past, Nestor Coriz and his wife Leonore continued to live at 637. But by now, their property had a rear unit occupied by their son, Antonio (a trucker), his wife, Antonia, and their children. This could be the above-referenced two-story dwelling.

Regardless of addressing issues, the proximity of interrelated families, with children living on the same property, represented the family compound – the extended-family spread across several dwellings – a cultural tradition maintained by Hispanics in Santa Fe. This deeply Hispanic neighborhood would retain these traditions until fractures began to develop in the 1980s.

A Changing World

In the late 1960s, concerns about poverty linked to urban renewal programs shed unwanted light on the West San Francisco Street neighborhood.

In 1968, the City of Santa Fe targeted the area as a "neighborhood" for the Model Cities Program, a Lyndon B. Johnson "War on Poverty" initiative meant to counteract the adverse effects of urban renewal. The selected neighborhood started at Guadalupe Street and moved west along the spines of West San Francisco and Alto streets, encompassing 525 acres. Of the 2,294 homes in the area, 1,275 were deemed substandard. Within the substandard category were homes that lacked indoor plumbing and still relied on outhouses.

An analysis found that over 500 individuals were unemployed in the area, with 900 families receiving public assistance. While constituting only one-fifth of Santa Fe's population, the area

suffered one-third of Santa Fe's health problems, including a high infant mortality rate, tuberculosis, and reported drug and alcohol abuse. Its population was 97% Hispanic, and it qualified as "blighted".

The program sought to build a community health clinic and a separate multi-purpose community building. Another track looked to make physical improvements to the neighborhood, installing curbs and gutters, creating small parks, and renovating homes. Some of these goals were realized along West San Francisco Street (*La Clinica de la Gente* was built); others were unrealized. Physically, the only remaining visual manifestations are the lowly concrete curbs and a bridge spanning Arroyo Mascaras.

Julia, now in her 60s, witnessed these efforts, as well as an often-oppositional Chicano effort to reclaim the neighborhood, redubbed *Barrio San Francisco*. Evidence of the movement's work — several murals and the clinic — have all been removed.

Julianita Fresquez died at St. Vincent's Hospital (now the Drury Plaza Hotel) on June 8, 1971, as a forest fire raged across the Jemez Mountains. Her obituary, which only ran for a day, identified her as a resident of 635 West San Francisco Street. It named her three surviving children and stated she had been a member of the Guadalupe Ladies Society, an auxiliary group of Our Lady of Guadalupe Church.

A rosary was recited at 7:30 pm the following night at a mortuary in Española and again the next day at Guadalupe church. Her funeral took place at the church on June 11, after which she was buried at Rosario Cemetery the same day. A small, flat grave marker, choked with Bermuda grass, signals her final resting place (Figure 7).

Epilogue

Following her death, her youngest child, Paul, moved into his mother's home. A custodian for the New Mexico for the Deaf, he lived in the house alone. His distant relation Ramon Coriz continued to reside behind him. The street remained a Hispanic-dominant neighborhood through the 1980s.

The home's first Anglo occupant, Kathleen Schwartz, arrived in 1992. Following a trend of slow-paced gentrification, the street began to evolve. The neighborhood got a new name, the Near Westside, one that realtors promised was "up and coming" — code for gentrification.

In 1997, Julianita's house served for a short time as headquarters for alternative medicine publisher, Health Press. The press had released that year a publication entitled *Excitotoxins: The Taste That Kills* — an expose on the perceived dangers of aspartame, MSG, and other chemical additives. In 2001, the building went up for sale. "Calling All Contractors!" beckoned a real

estate listing, promising it presented a "great remodel" project for "one of the oldest adobes on W. San Francisco." The price was $184,000. And soon, the changes began to arrive.

In 2006, its then-owners, Richard Huong and Lois Miller, updated the home's windows and tore down an addition made in the 1990s. They raised the roof in one area, gave it a new stucco coat, and restored its distinct brick coping. Later, a short wall and wood gate was installed to separate the old Fresquez and Coriz homes.

Still, the home reads as historic. It's not hard to imagine Julia approaching on foot after a hard day of work at La Fonda, pleased with her home's fresh coat of stucco.

House Provenance

Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction. Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the block matches the map (Figure 8). This is unusual. Only the footprint of the Sandoval-Roybal House (673) is readable today.

The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production (Figure 8). The house is historic, but its precise origin will remain unknown.

###

Illustrations



Figure 1: Historical Setting.
Source: Josef de Urrutia, "Plano dela villa de Santa Fee capital del Reino del nuebo Mexico ...," c.1766.

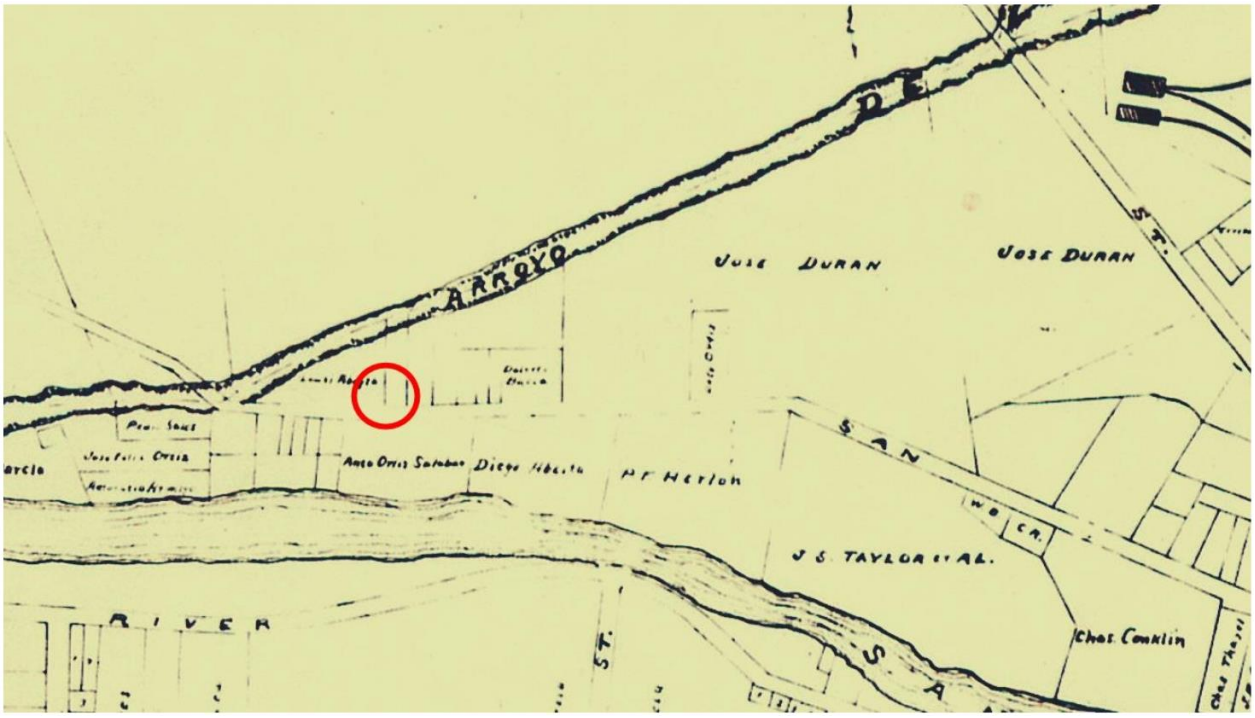


Figure 2: Approximate location of house.
Source: P. C. Gaynor, "Map of Santa Fe, New Mexico," 1892.

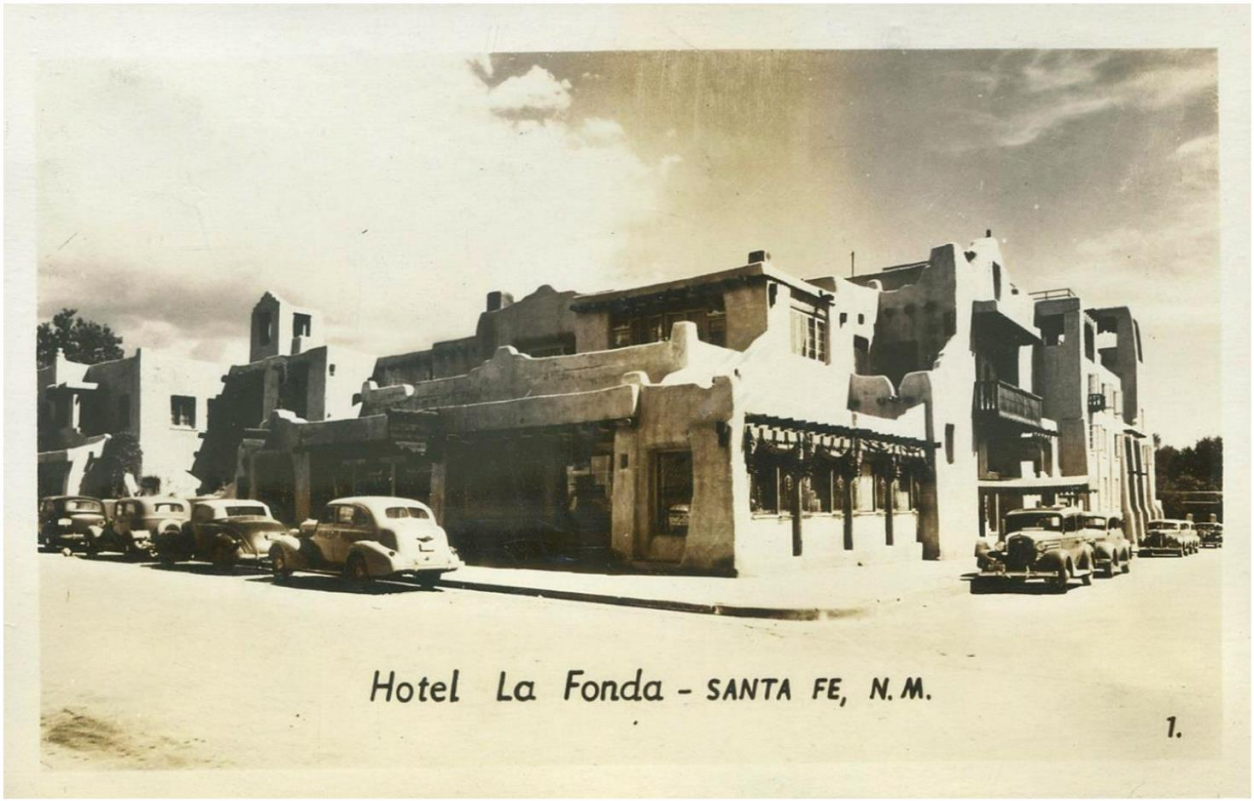


Figure 3: c.1940s image of La Fonda Hotel.



Figure 4: c.1940s postcard image of hotel room.



Figure 5: West San Francisco Street, looking west toward Park Avenue, c.1920.
Courtesy: Palace of the Governors Photo Archives, New Mexico History Museum.



Figure 6: 100 Block of West San Francisco Street, c.1935.
Courtesy: Palace of the Governors Photo Archives, New Mexico History Museum.



Figure 7: Julia Fresquez, grave marker, Rosario Cemetery, December 3, 2021.

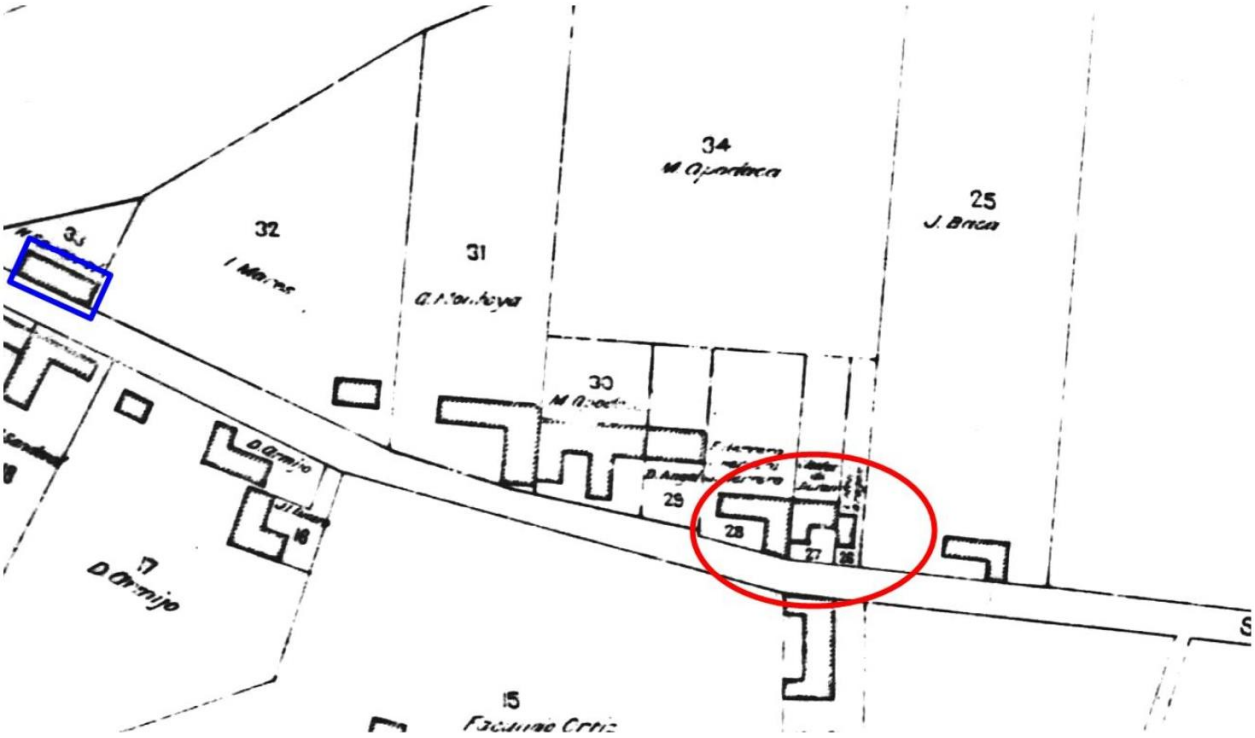


Figure 8: Proximate location of house highlighted in red; Sandoval-Roybal House highlighted in blue. Source: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912.



Figure 9: c.1936 aerial photograph, house highlighted.
Source: Santa Fe County, #1009, Soil Conservation Service.



Figure 10: October 10, 1948 aerial photograph, house highlighted.
Source: EDAC, University of New Mexico.



Figure 11: November 10, 1958, aerial photograph, house highlighted.
Source: New Mexico Department of Transportation.

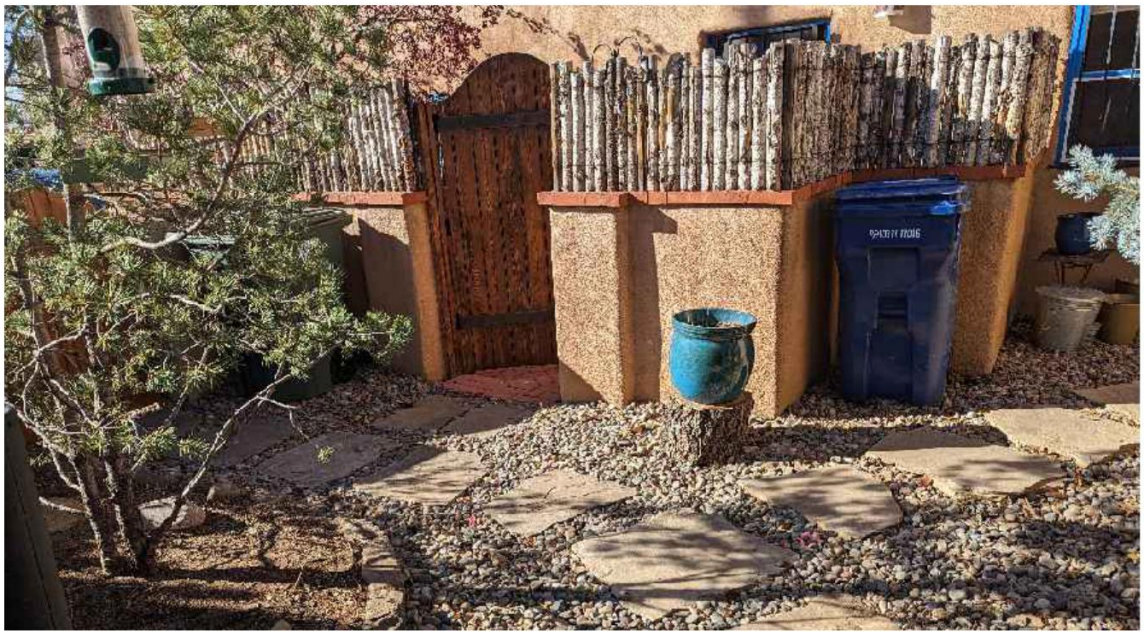




MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO

SOUTH ELEVATION
MARCH 16, 2023





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO

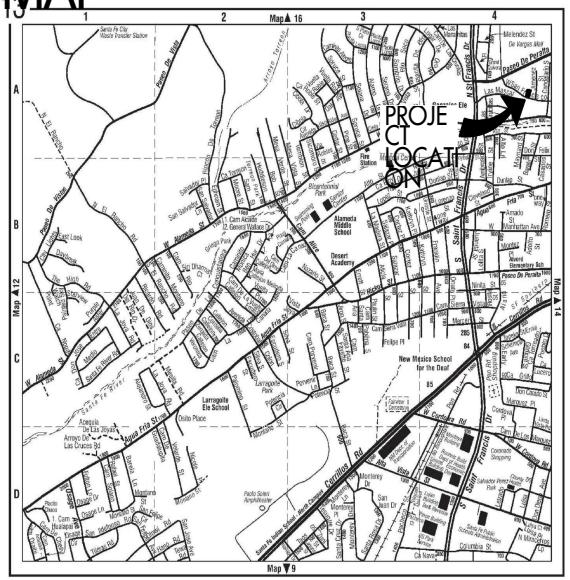
EAST ELEVATION
MARCH 16, 2023

LEVY RESIDENCE PORTAL ADDITION

635A WEST SAN FRANCISCO STREET
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD NORTH ON LINCOLN AVE. TOWARD S. FEDERAL PL. TURN LEFT ONTO S. FEDERAL PL. TURN RIGHT ONTO GRANT AVE. TURN LEFT ONTO PASEO DE PERALTA. PASS BY ALLSUP'S CONVENIENCE STORE TURN LEFT ONTO W. SAN FRANCISCO ST. DESTINATION WILL BE ON THE LEFT. 635A W. SAN FRANCISCO ST.

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 EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: PORTAL ADDITION, RE-CONFIGURATION OF YARD WALLS

BUILDING TYPE: RESIDENCE

MAX BUILDING HEIGHT: EXISTING

LOT AREA: 1,837.18 S.F.

ZONING: R-29

EXISTING MAIN HOUSE ROOFED AREA:

HEATED	818 S.F.
TOTAL	818 S.F.

EXISTING LOT COVERAGE: 44.5%

PROPOSED ADDITIONS:

PORTALS	72 S.F.

TOTAL ROOFED AREA ON LOT = 890 S.F.

PROPOSED LOT COVERAGE = 48.4%

PRIVATE OPEN SPACE REQUIREMENTS = 409 S.F. REQUIRED (416 S.F. PROVIDED)

NEW ROOFED AREA = 72 S.F. - 72 * 250 = NO RETENTION REQUIRED

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVER-HEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

SPECIAL DISTRICTS: WESTSIDE-GUADALUPE HISTORIC DISTRICT

PARKING REQUIREMENTS: 1 SPACE IN DRIVEWAY

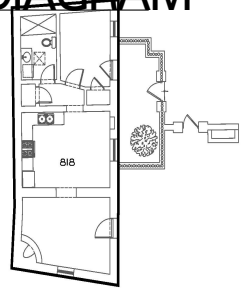
DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

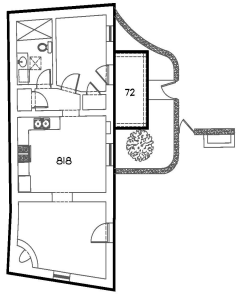
DRAWING INDEX

A-0.0 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING & PROPOSED FLOOR PLAN
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



EXISTING



PROPOSED

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

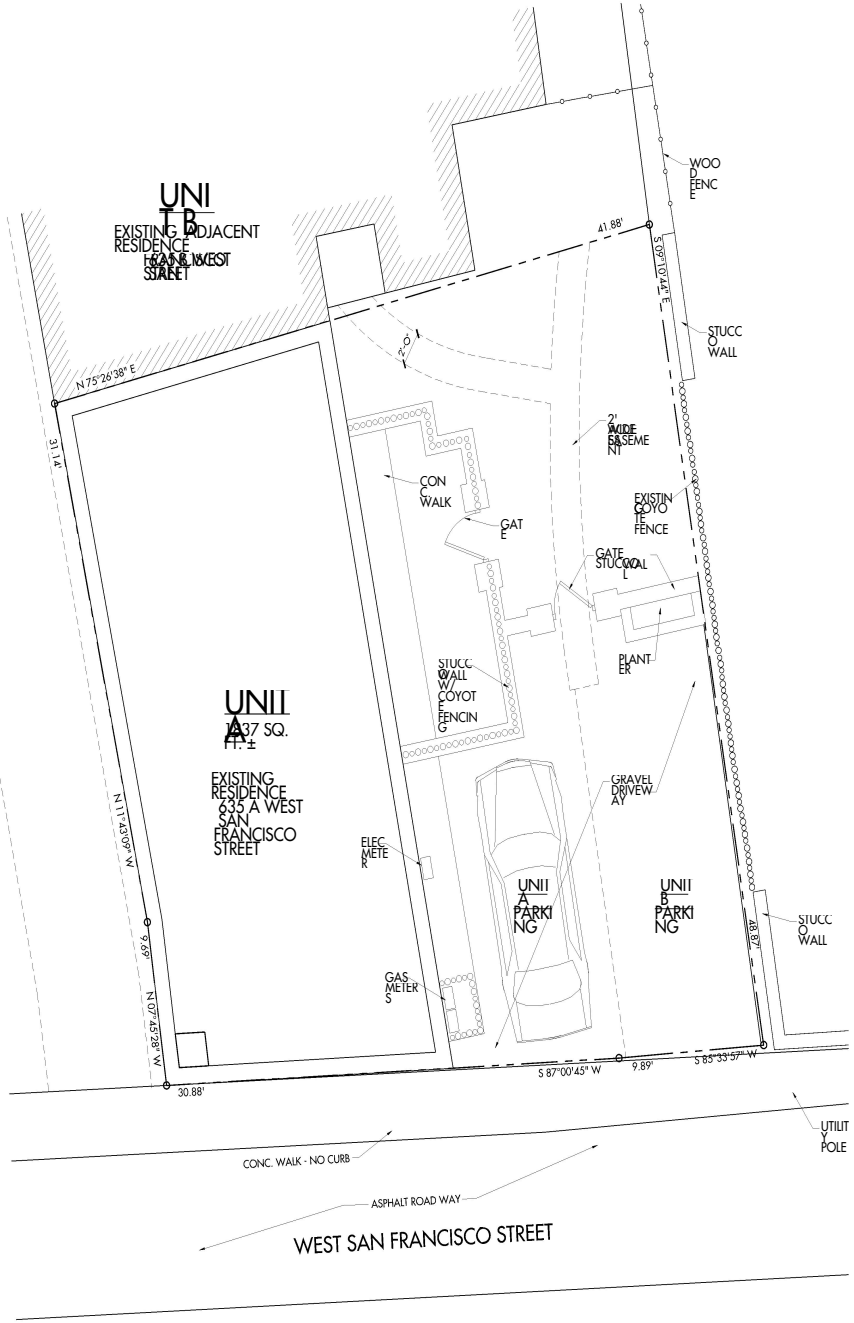
LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO

MARCH 16, 2023

COVER SHEET & PROJECT DATA

A 0.1

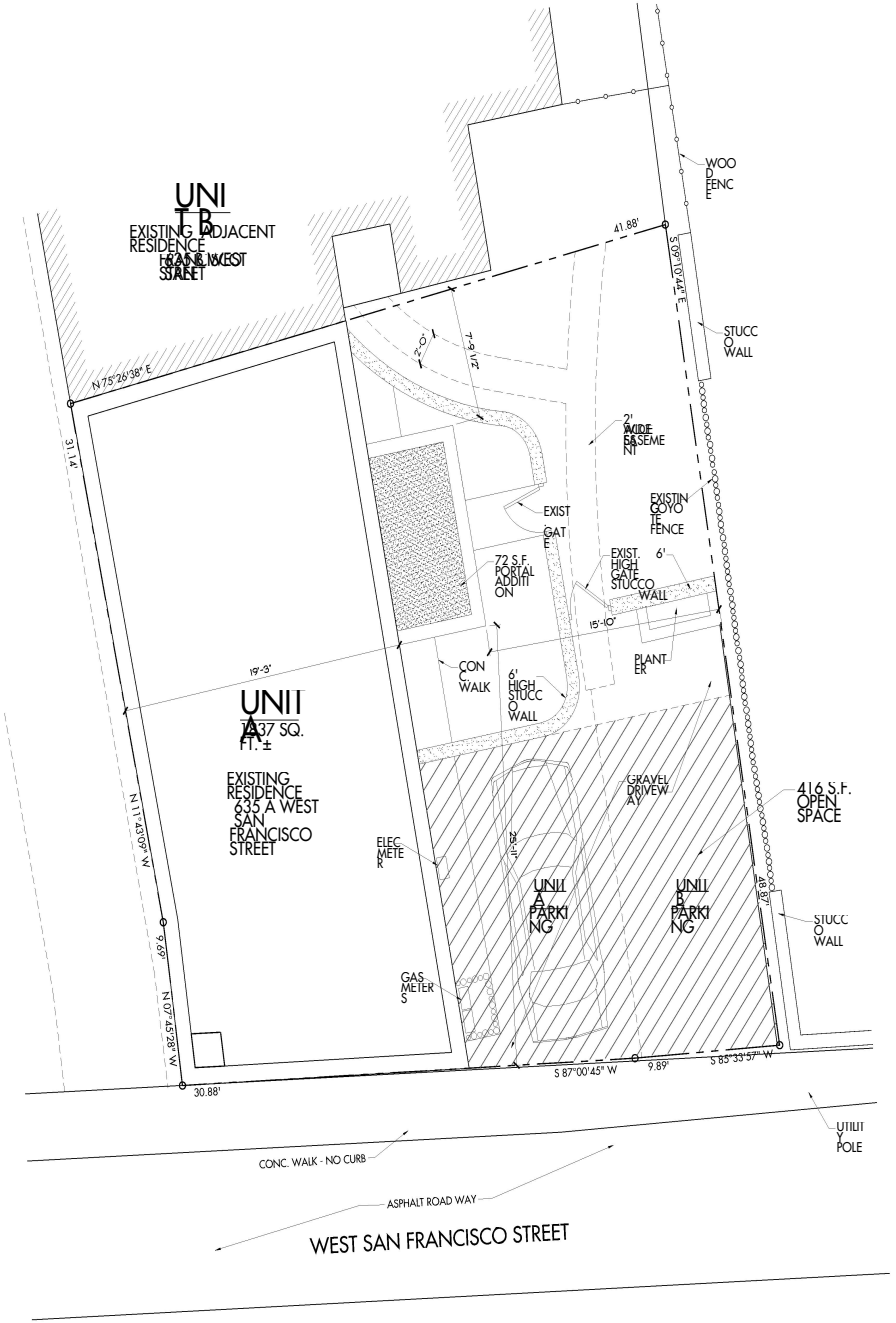
SET #



1 EXISTING SITE PLAN
A-1.0 SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

GENERAL NOTES:
SITE PLAN

SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AN EASEMENT DESCRIPTION MAP PREPARED JULY 29, 2022 BY PAUL A. ARMIJO N.M.P.S. #13604 ARMIJO SURVEYS 33 VEREDA CORTA SANTA FE, NEW MEXICO 87507

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO

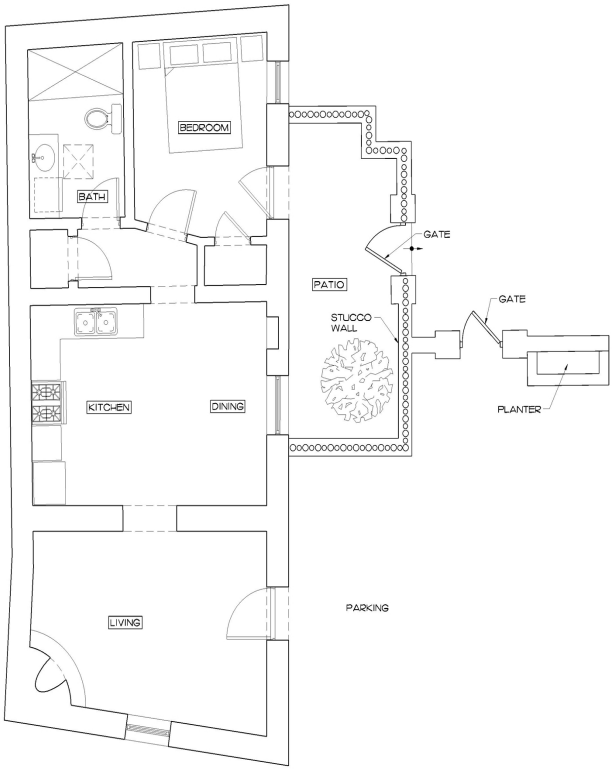
MARCH 16, 2023

EXISTING & PROPOSED SITE PLANS

A 1.0

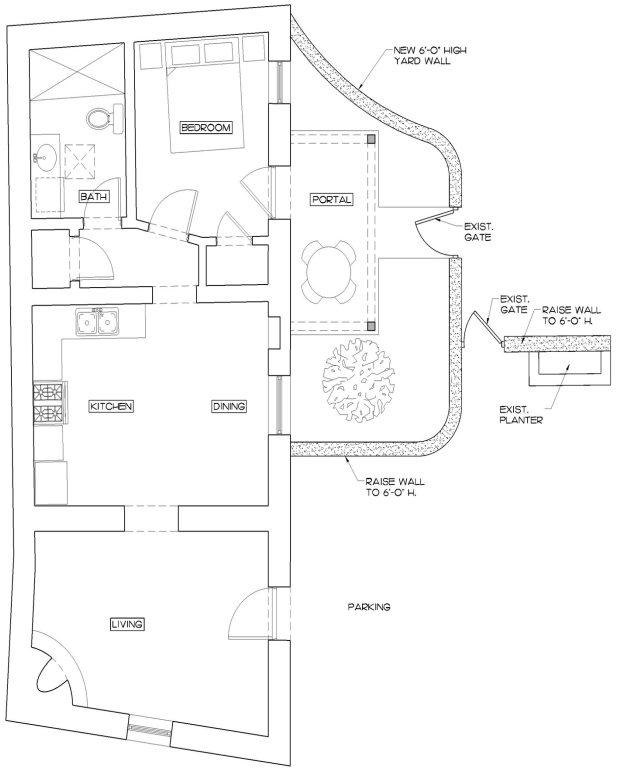
SET

LEVY RESIDENCE - 2209



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 A-2.0 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAMING
- NEW STUCCO YARD WALLS

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

LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO

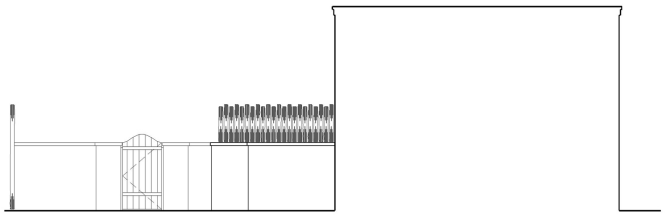
MARCH 16, 2023

EXISTING & PROPOSED FLOOR PLAN

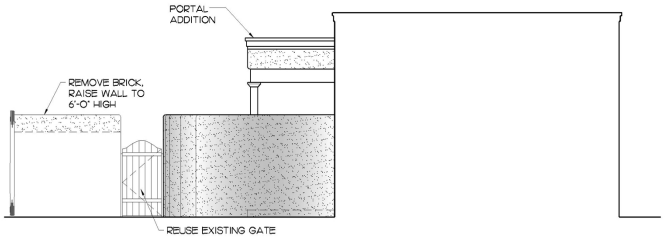
A2.0

SET

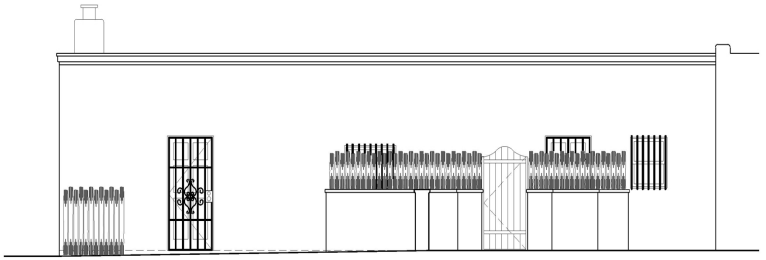
LEVY RESIDENCE - 2209



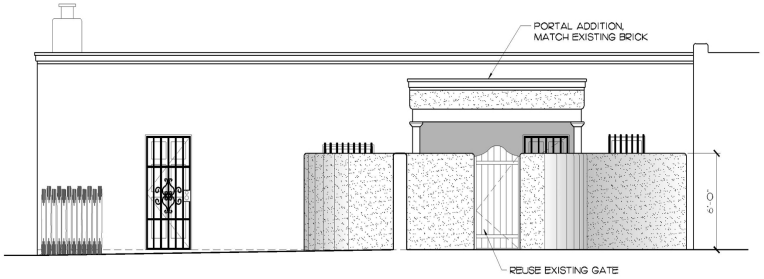
1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

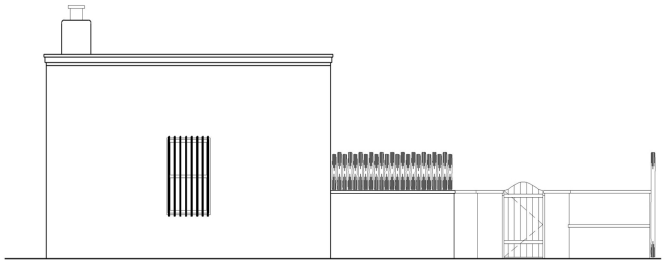


3 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

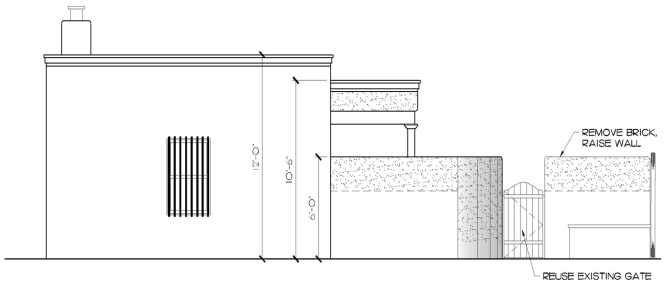


4 A-3.0 PROPOSED EAST ELEVATION (OUTSIDE WALL)
SCALE: 1/4" = 1'-0"

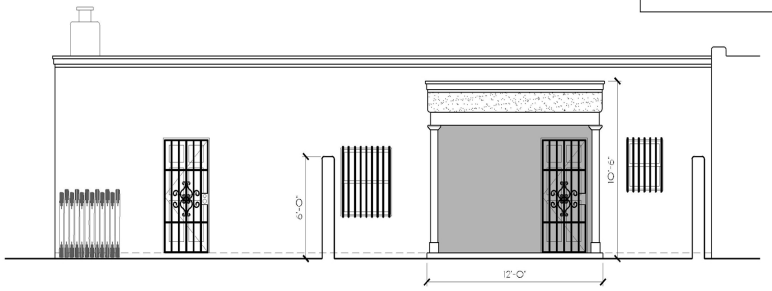
LEGEND:
PROPOSED ELEVATIONS
EXISTING TO REMAIN
NEW



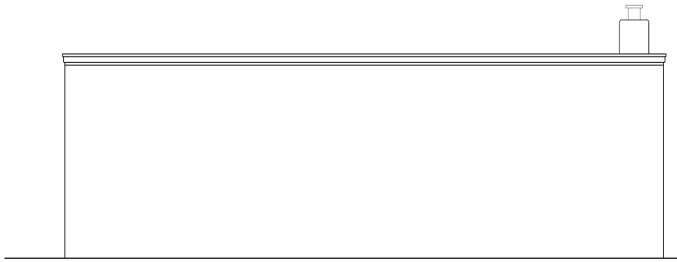
6 A-3.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



7 A-3.0 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.0 PROPOSED EAST ELEVATION (INSIDE WALL)
SCALE: 1/4" = 1'-0"



8 A-3.0 EXISTING WEST ELEVATION (NO CHANGES)
SCALE: 1/4" = 1'-0"

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

LEVY RESIDENCE
635A W. SAN FRANCISCO ST.
SANTA FE, NEW MEXICO

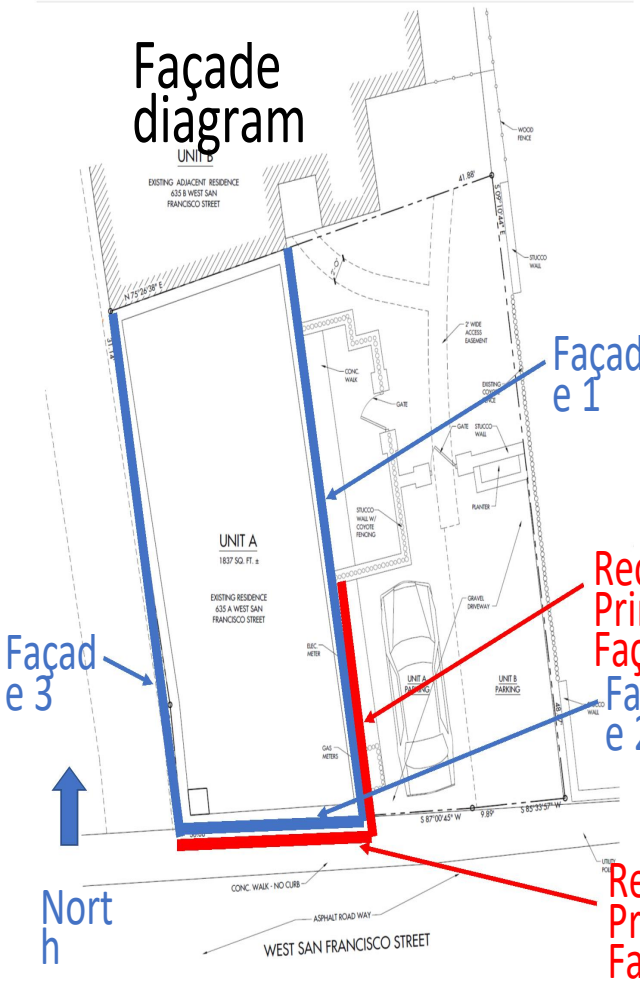
MARCH 16, 2023

EXISTING & PROPOSED ELEVATIONS EXTERIOR

A3.0

SET
LEVY RESIDENCE - 2209

Façade diagram



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: HDRB approval for a new single-family residence at 416 Acequia Madre, Plaza Chamisal.

Case number: **2023-006632-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 416 Acequia Madre

PROJECT NAMES:

OW – Thomas Romer

AP – Gayla Bechtol

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** X

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** X **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes X No ☐

HISTORIC DISTRICT INVENTORY NUMBER ____NA_____

YEAR OF CONSTRUCTION ____NA_____

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** ☐ **Demolition** ☐ **New** X **Other** _____

USE, EXISTING **Residential** ☐ **Non-Residential** ☐ **Vacant** X

USE, PROPOSED **Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: April 25, 2022

TO: Historic Districts Review Board Members

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

Case # 2023-006632-HDRB

Address: 416 Acequia Madre
Historic Status: N/A
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

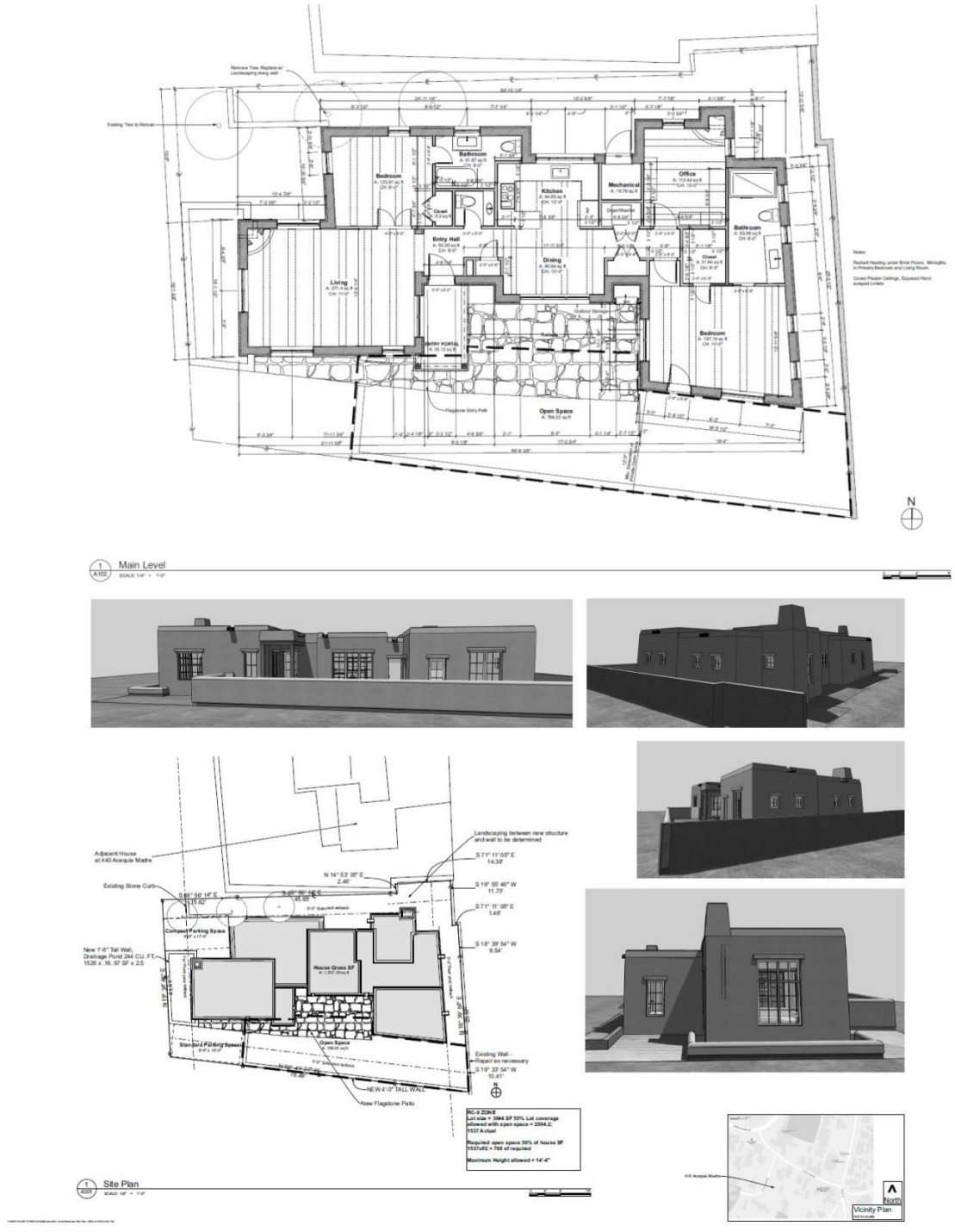
STAFF RECOMMENDATION:

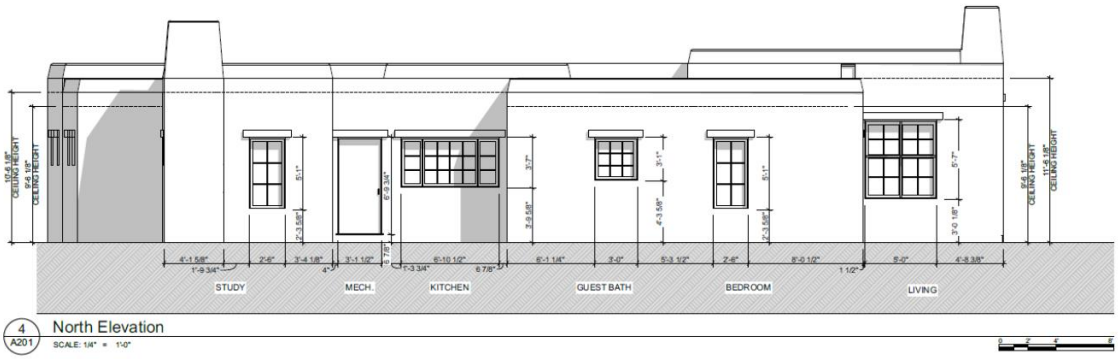
Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

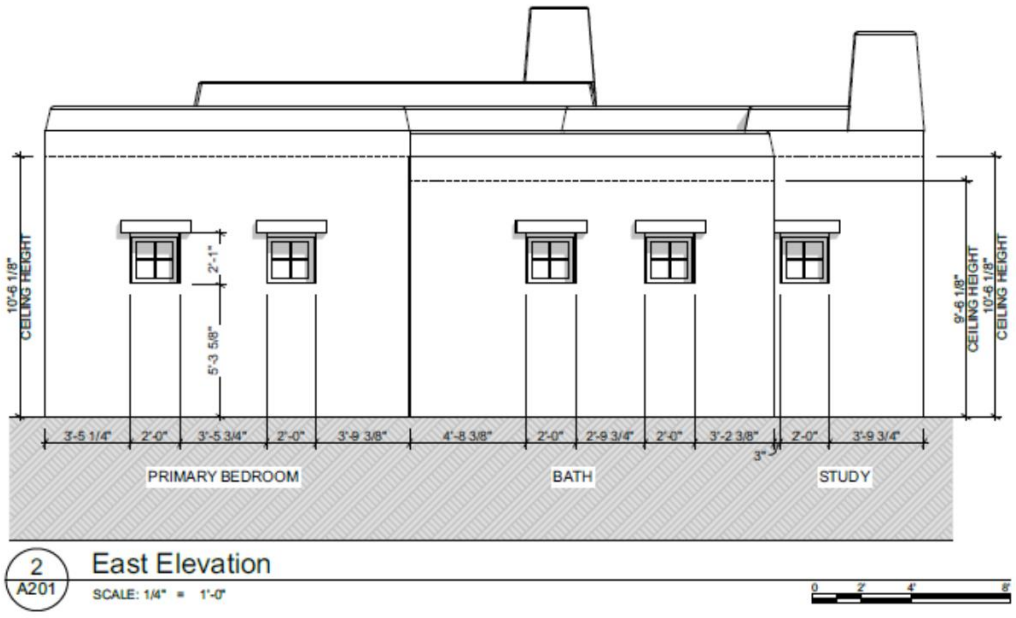
BACKGROUND & SUMMARY:

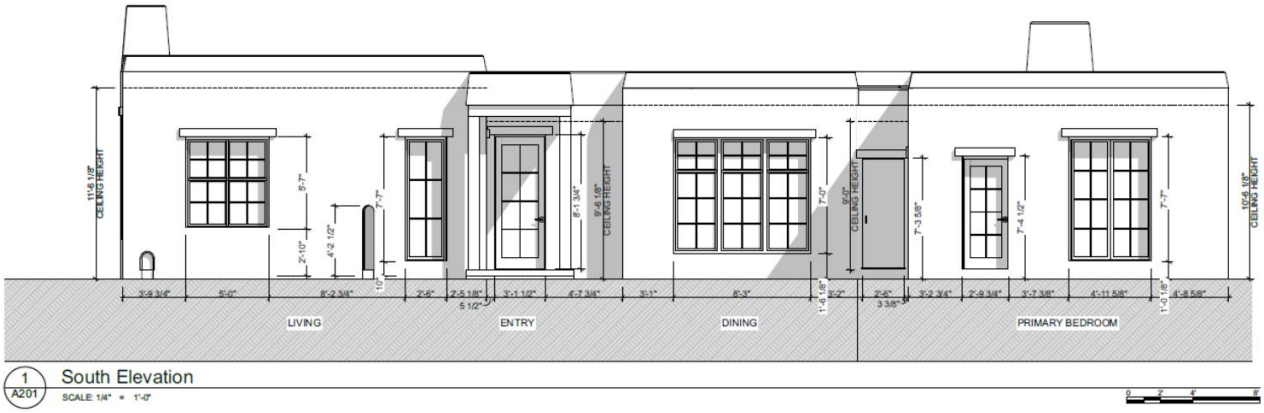
416 Acequia Madre is a proposed 1,573 square foot single story residential structure located in Plaza Chamisal in the Downtown and Eastside Historic District. The construction of the home will be U-shaped and fashioned in the Old Santa Fe Style. The exterior finish shall be cementitious stucco with a hue color of "Buckskin." Window and door trim shall be painted Country Blue, Blue Denim, Watercolor Blue, and Caribbean Blue by Andersen exterior colors.

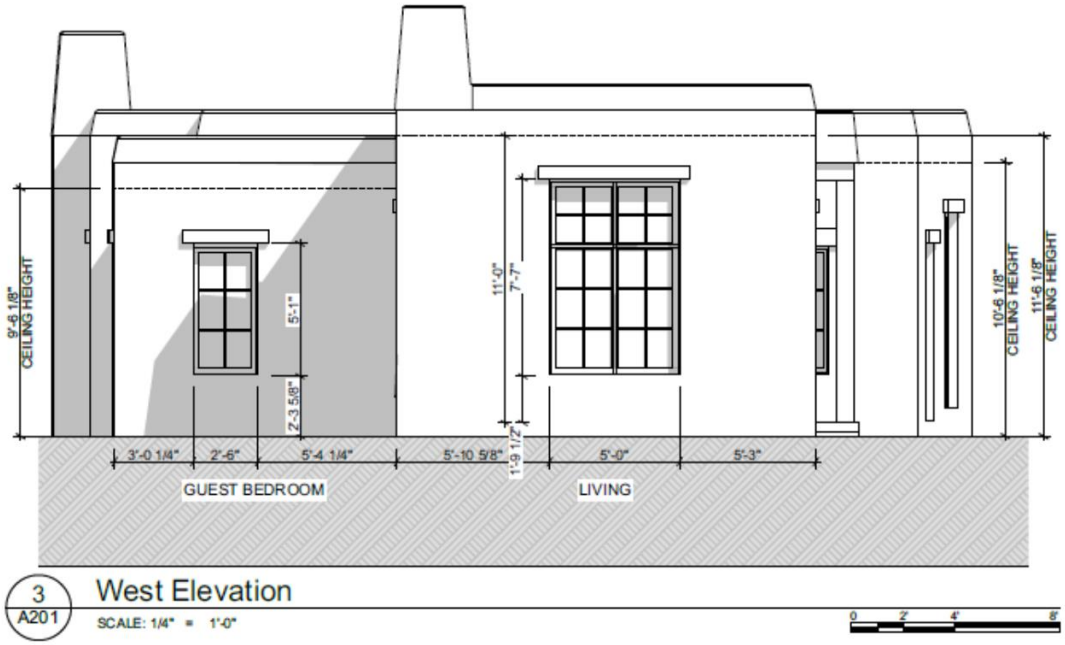
The windows are proposed to be true divided light. Other woodwork, posts, and exposed lintels over the windows, shall be stained “Natural.” The exterior light fixtures shall be patinated punched metal. The canales will be metal-lined wood canales. They will be located on the north, east, and south elevations.

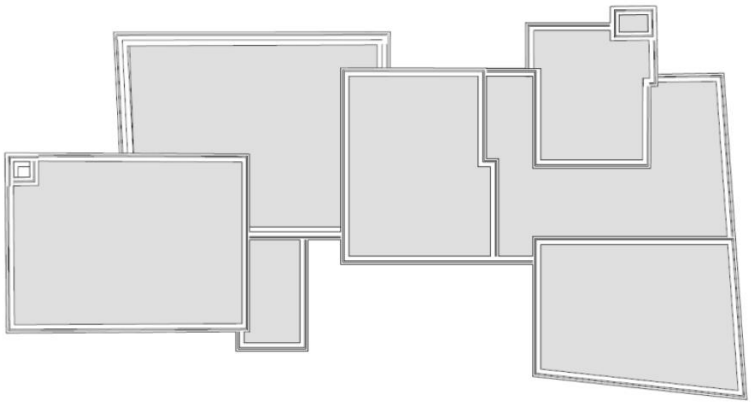



STUDY
MECH.
KITCHEN
GUEST BATH
BEDROOM
LIVING
4
A201
North Elevation
SCALE: 1/4" = 1'-0"


10'-6 1/8"
CEILING HEIGHT
2'-1"
5'-3 5/8"
9'-6 1/8"
CEILING HEIGHT
10'-6 1/8"
CEILING HEIGHT
3'-5 1/4"
2'-0"
3'-5 3/4"
2'-0"
3'-9 3/8"
4'-8 3/8"
2'-0"
2'-9 3/4"
2'-0"
3'-2 3/8"
3"
2'-0"
3'-9 3/4"
PRIMARY BEDROOM
BATH
STUDY
2
A201
East Elevation
SCALE: 1/4" = 1'-0"


LIVING
ENTRY
DINING
PRIMARY BEDROOM
1
A201
South Elevation
SCALE: 1/4" = 1'-0"


GUEST BEDROOM
LIVING
3
A201
West Elevation
SCALE: 1/4" = 1'-0"



RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Yard Wall Height:

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

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

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

Windows & Doors:

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

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

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

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

(iii) No existing opening shall be closed.

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3.17.23

Property Owner of Record: THOMAS ROMER

Applicant/Agent Name: GAYLA BECHTOL

Contact Person Phone Number: (505 660 6301

Site Address: 416 ACEQUIA MADRE

Proposed Construction Description: NEW SINGLE FAMILY RESIDENCE

TOTAL ROOF AREA: 1537

Zoning District: RC-8

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: HISTORIC 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 NA

Lot Coverage : 42 %
☐Open Space Required: ~~45%~~ 7685 SF ~~8609~~

Setbacks:
Proposed Front: 7 Minimum: 7
2nd Front? _____
Proposed Rear: 5 Minimum: 5
Proposed Sides: L 5 R 5 Minimum: 5

Height: Proposed 14'-0"
Maximum Height: 14'-4" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 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.

GAYLA BECHTOL [☐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 3/20/23

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

GAYLA BECHTOL
ARCHITECT

March 23, 2023

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

via email: hllamboy@santafenm.gov

RE: Historic Approval for a new single family residence at 416 Acequia Madre, Plaza Chamisal

Dear Ms. Lamboy,

We propose a modified U- shaped one story single family residence in Old Santa Fe Style. The color of the stucco shall be Buckskin, window and door Trim, Traditional Blue, Simulated divided lite wood windows painted. Other woodwork, posts and exposed lintels over the windows, shall be stained natural. The exterior light fixtures shall be patinated punched metal. Metal-lined wood canales, locations to be determined, will provide drainage.

Please let me know your questions. Thank you for your continued service to our community.

Sincerely,



Gayla Bechtol, AIA

GAYLA BECHTOL ARCHITECT

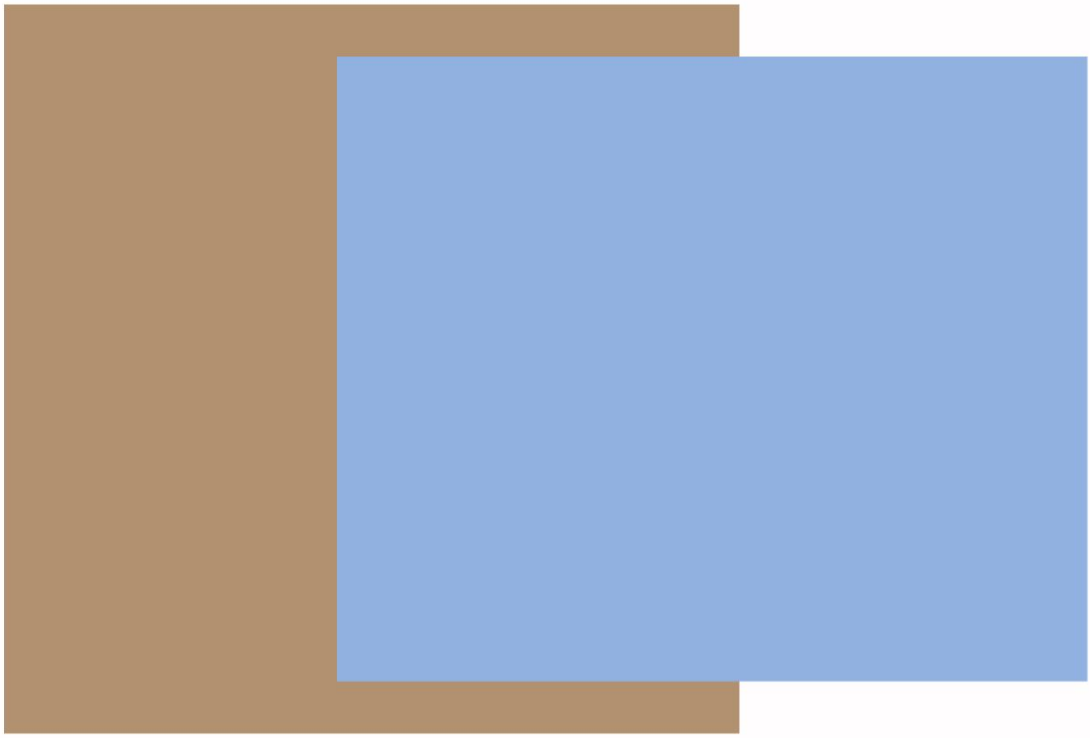
March 23, 2023

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

via email: hllamboy@santafenm.gov

RE: Samples for Historic Approval for an new single family residence at 416 Acequia Madre, Plaza Chamisal

Samples:



El Rey Buckskin Stucco and Summer Blue Paint

GAYLA BECHTOL
ARCHITECT



Exterior Light fixtures, similar

Thank you.

Sincerely,

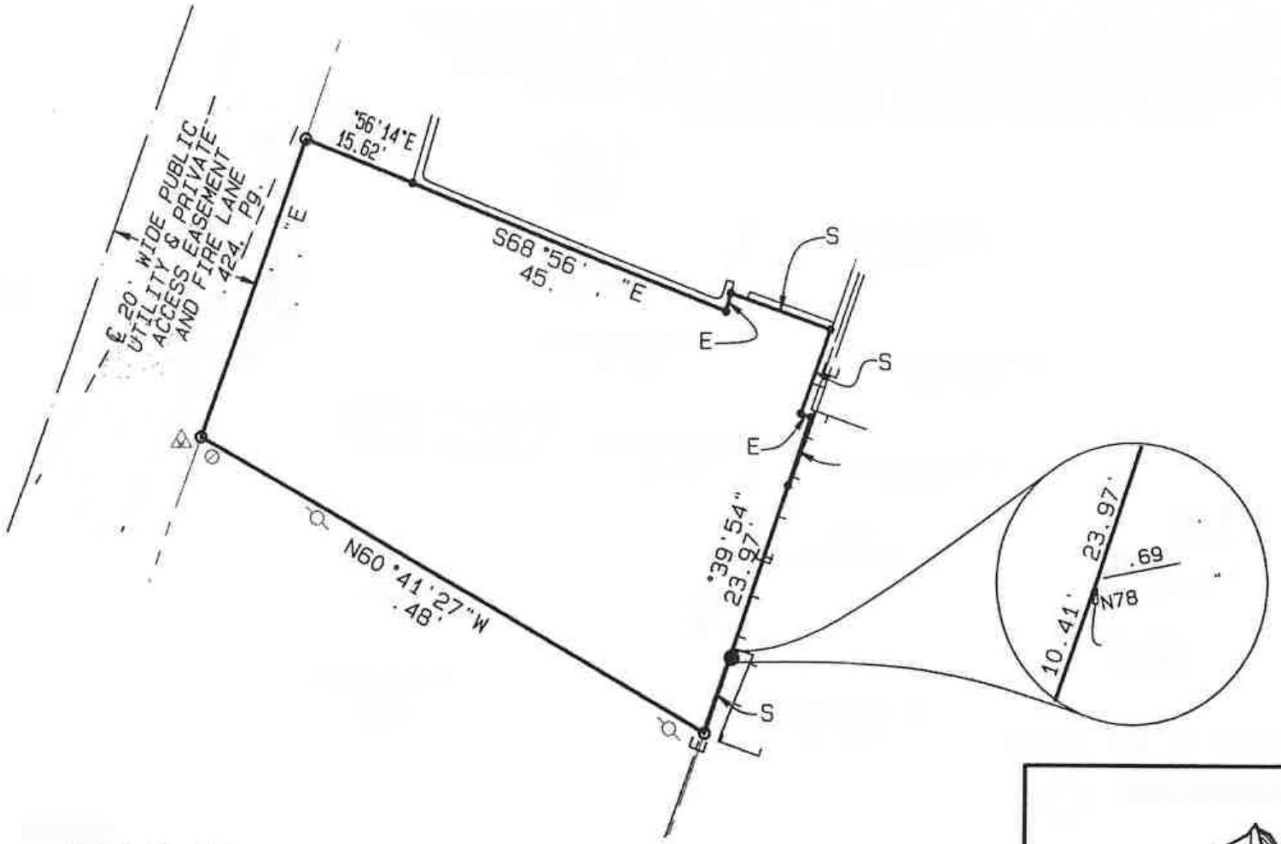
Gayla Bechtol, AIA

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

416 Acequia Madre



Map data ©2023 , Map data ©2023 Google 20 ft

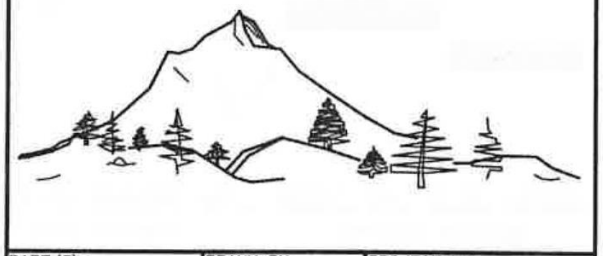




BASIS OF BEARING IS PLAT ENTITLED "PLAT OF SURVEY FOR 11TH AMENDMENT TO AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR PLAZA CHAMISAL, A CONDOMINIUM", PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN PLAT BOOK 862, PAGE 33-36 AT THE SANTA FE COUNTY CLERK'S OFFICE.

REFER TO SUR YOR'S JUNE 3, 2022 T THE

T RECORDED AS INSTRUMEN COUNTY CLERK S OFFICE.

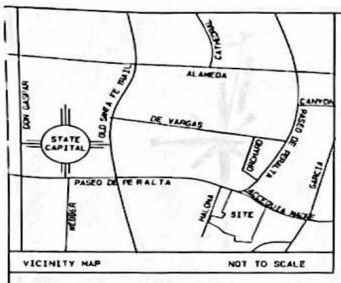


DATE (S):	DRAWN BY:	PROJECT No.
6/22/22	DKR	C-1502 C-1-1

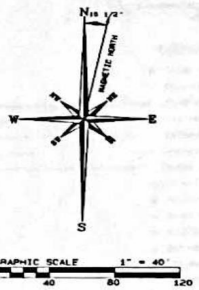
AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM

504039

LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M.
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.



VICINITY MAP NOT TO SCALE



LEGEND:

- FOUND SURVEY MONUMENT
- CALCULATED POINT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- ACEQUIA EASEMENT LINE
- FENCE LINE
- UTILITY POLE & LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- GAS METER
- GAS MANHOLE
- GAS STUB/VALVE
- UTILITY BOX
- FIRE HYDRANT
- CLEAN OUT
- L.C.E. LIMITED COMMON ELEMENT

EASEMENT DATA

LINE	BEARING	DISTANCE
L1	N16°18'39"E	20.00
L2	S73°41'21"E	80.22
L3	S70°53'46"E	30.82
L4	N19°29'59"E	25.31
L5	S79°43'05"E	24.31
L6	S19°29'59"W	23.04
L7	N70°17'56"W	39.50
L8	N78°07'03"W	15.12
L9	N73°41'21"W	79.25

EASEMENT NOTE
A NON-EXCLUSIVE INGRESS, EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF CERTAIN UNITS IN PLAZA CHAMISAL A CONDOMINIUM.
(SEE GRANT OF EASEMENT IN BK. 2064, PG. 489-491)

SIGN EASEMENT & MAILBOX TO BENEFIT TRACT A-1-B

LINE	BEARING	DISTANCE
L1	S19°34'47"W	5.65
L2	N70°25'13"W	8.00
L3	N19°34'47"E	8.47
L4	S50°59'40"E	8.48

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N18°11'29"E	30.05
L2	S72°34'26"E	8.02
L3	N18°08'34"E	25.78
L4	N74°26'00"W	30.04

CENTER LINE PUBLIC UTILITY EASEMENTS

LINE	BEARING	DISTANCE
L1	S13°16'10"W	107.77
L2	N19°05'18"E	138.99
L3	N16°40'47"E	77.15
L4	S70°18'23"E	64.13

CENTER LINE PRIVATE ACCESS & PUBLIC UTILITY EASEMENTS

LINE	BEARING	DISTANCE
L1	S19°34'47"W	96.87
L2	S19°34'47"W	120.80
L3	S54°20'58"E	50.88
L4	S82°15'41"W	31.03
L5	N71°17'51"W	54.67
L6	N04°26'55"W	45.32
L7	N02°37'45"E	45.51
L8	N85°48'01"E	38.17
L9	N65°49'45"E	16.49
L10	N81°46'47"E	19.87
L11	S82°26'58"E	33.53
L12	N84°56'25"E	20.25
L13	N72°26'52"E	12.98
L14	N59°57'19"E	21.13
L15	N62°11'10"W	74.36
L16	N41°00'32"W	22.72
L17	S44°50'49"W	33.26
L18	S16°40'47"W	36.25
L19	S46°45'43"W	36.91
L20	S27°20'00"W	15.05
L21	S27°20'00"W	31.44
L22	N82°57'41"W	88.46
L23	N06°54'49"E	136.82

CENTER LINE PRIVATE ACCESS & PUBLIC UTILITY EASEMENTS

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	55.34	S74°02'15"W	35.00	90°35'12"	49.75
C2	164.58	N74°02'15"E	35.00	269°24'48"	49.75

HATCHED AREA = "HALONA AREA" REMAINDER OF TRACT 1-A-1 = "COMPOUND AREA"

TRACT A-1-A 3.2194 Ac.± TOTAL

NOTES OF DECLARATIONS OF RESERVED DEVELOPMENT RIGHTS

Until the twenty-fifth (25th) anniversary of the recordation of this Declaration, Declarant expressly reserves the following Development Rights:

1. the right to create one (1) unit, with or without Limited Common Elements, in the area described as Area A as depicted on the Plat and Plans
2. the right to create one (1) unite in the area described as Area C1 outside the "No Build Area" as depicted on the Plat and Plans and appurtenant Limited Common Elements
3. the right to convert Area C2 into Limited Common Elements;
4. the right to create two (2) units, with or without Limited Common Elements, to be combined with Unit 5, in the area described as Area D as depicted on the Plat and Plans ;
5. the right to create one (1) unit, with or without Limited Common Elements, to be combined with Unit 8, in the area described as Area E1 as depicted on the Plat and Plans
6. the right to make improvements to the Limited Common Elements, in the area described as Area E1 as depicted on the Plat and Plans
7. the right to create three (3) units, with or without Limited Common Elements in the area described as Area F as depicted on the Plat and Plans, to be combined with Unit 10 in the area described as Area G as depicted on the Plat and Plans ;
8. the right to create one (1) unit, with or without Limited Common Elements, to be combined with unit 10 in the area described as Area G as depicted on the Plat and Plans ;
9. the right to create one (1) unit, with or without Limited Common Elements, to be combined with Unit 10 in the area described as Area H as depicted on the Plat and Plans
10. the right to make improvements to the Limited Common Elements in Area H;
11. the right to create one (1) unit, with or without Limited Common Elements, in the area described as Area I as depicted on the Plat and Plans ; and
12. the right to create two (2) units, with or without Limited Common Elements in the area described as Area J as depicted on the Plat and Plans ;
13. the right to create nine (9) units, with or without Limited Common Elements, to be combined with Unit 8 in the area described as Areas C1, E1, F, G, H, I and J
14. the right to construct walls and fences and similar Common Elements in Limited Common Elements within Area C1, D, E1 and Plan and identified as Areas C1, D, E1, I and J
15. the right to convert units into Common Elements; and
16. the right to withdraw the area described as Area E2

NOTES:

1) BASIS OF BEARINGS IS TAKEN DIRECTLY FROM A PLAT OF SURVEY ENTITLED "PLAZA CHAMISAL CONDOMINIUM" BY RICHARD E. SMITH N.M.P.S. No. 5837 RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE IN BOOK 474, PAGES 8-12.
2) REFER TO "GRANT OF EASEMENT" RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE IN BOOK 2064, PAGES 489-491.
3) REFER TO "FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR PLAZA CHAMISAL, A CONDOMINIUM" RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE IN BOOK 2084, PAGE 492.
4) REFER TO A PLAT OF SURVEY ENTITLED "LOT SPLIT SURVEY PREPARED FOR HARVEY DELANO, TRACT A-1, PLAZA CHAMISAL" BY RICHARD E. SMITH N.M.P.S. No. 5837, DATED 05/15/01, AND APPROVED AT THE CITY OF SANTA FE SUMMARY COMMITEE MEETINGS ON 05/03/01.
5) DIVISION LINES & DATA NOT SHOWN APEAR ON FOLLOWING INDIVIDUAL SHEETS
6) THIS PLAT OF SURVEY CREATES ONE ADDITIONAL CONDOMINIUM UNIT (UNIT 8 SHOWN HEREON). UNITS 8, 15, 16 & 27 ARE PRE EXISTING AND CREATED FROM DOCUMENTS REFERED TO ABOVE IN NOTES 1 & 3, AND HAVE BEEN RENUMBERED AS SHOWN HEREON
7) AREAS NOT DECLARED AS UINTS, LIMITED COMMON AREAS, RESERVED DEVELOPMENT RIGHTS, EASEMENTS OR SPECIAL DECLARANT RIGHTS ARE COMMON ELEMENTS.
8) THIS PLAT OF SURVEY SUPERCEDES THAT PLAT OF SURVEY FILED IN BOOK 474 PAGES 08-12 (PLAT OF NOTE 1), AS WELL AS DOCUMENTS OF NOTES 2 & 3. SEE AMENDED & RESATED CONDOMINIUM DECLARATION FOR PLAZA CHAMISAL, A CONDOMINIUM RECORDED CONCURENTLY HEREWITH.
9) THIS PORTION OF THE 20 WIDE PUBLIC UTILITY AND ACCESS EASEMENT PREVIOUSLY CREATED IN PLAT BOOK 424, PAGE 039 IS DIMINISHED IN THE SCOPE OF IT'S USE BY AGREEMENT OF THE OWNERS OF TRACT A-1-B TO A UTILITY EASEMENT
10) THE 20 WIDE PUBLIC UTILITY & PRIVATE ACCESS EASEMENT PREVIOUSLY SHOWN IN PLAT BOOK 424, PAGE 039 IS FOR THE BENEFIT OF TRACT A-1-A & A-1-B. THE EASEMENT IS FOR PUBLIC UTILITY & PRIVATE ACCESS TO AND FROM ACEQUIA MADRE ACROSS TRACT A-1-A. THIS EASEMENT IS A NON-EXCLUSIVE INGRESS & EGRESS, AND UTILITY EASEMENT TO THE EXTENT THAT THE 20 WIDE PUBLIC UTILITY & PRIVATE ACCESS IS DIFFERENT ON ON THIS PLAT THAN IS SHOWN ON THE EASEMENT AT PLAT BOOK 424, PAGE 039. THE EASEMENT IS HEREBY MODIFIED TO CONFORM TO THIS PLAT. SUCH CONFORMITY AND MODIFICATION IS EVIDENCED BY THAT CERTIAN RECIPROCAL GRANTS OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED ON MAY 24, 2002 IN THE RECORDS OF THE SANTA FE COUNTY CLERK UNDER RECEPTION No 1207,780 BOOK 2135, PAGE 369

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 19 DAY OF Sept A.D. 20 02 AT 2:52 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 474 PAGE 034 OF THE RECORDS OF SANTA FE COUNTY.

1210 753

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

BY: Maggie Gallegos DEPUTY

SURVEYOR'S CERTIFICATE

I MITCHEL K. HOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

MITCHEL K. HOONAN N.M.P.L.S. No. 6998

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: PLAZA CHAMISAL, A CONDOMINIUM
FILED: BK. 1087, PG. 481
B) SUBD:
C) SECTIONS: 828, T17N, R9E, SANTA FE LAND GRANT

REVISIONS BY DATE

SHEET 1 OF 4

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413
DATE (9): 08/10/02 PROJECT NO: C-1502CU

AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M. AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.

501639



LEGEND:

PASEO DE PERALTA

HATCHED AREA = "HALONA AREA"
REMAINDER OF TRACT 1-A-1 = "COMPOUND AREA"

HALONA STREET

SANCHEZ ST

TRACT A-1-A
3.2194 Ac ± TOTAL

AREA "A"
AREA "B"
AREA "C"
AREA "C-1"
AREA "C-2"
AREA "D"
AREA "E"
AREA "E1"
AREA "E2"
AREA "F"

TRACT B

EASEMENT NOTE

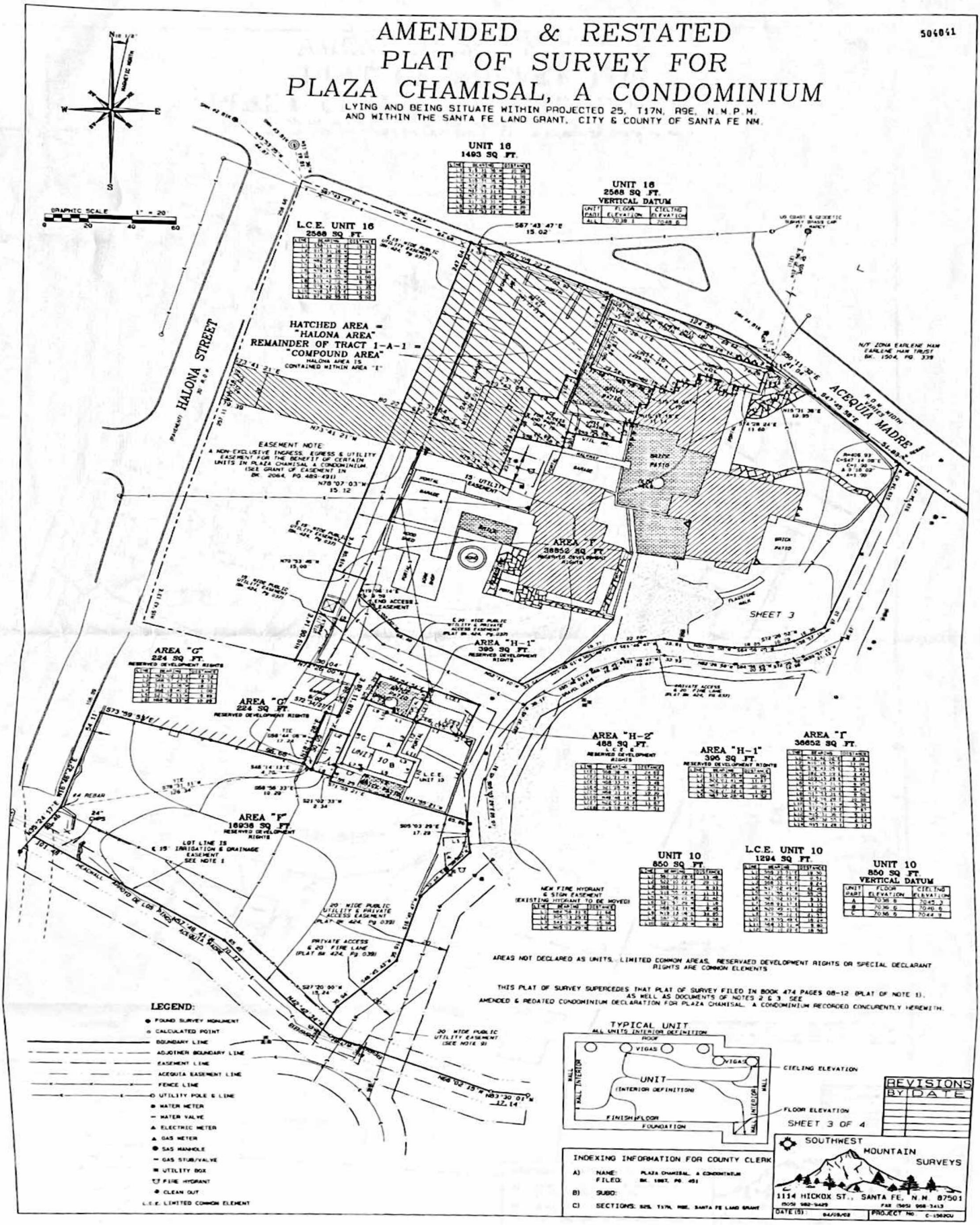
DETAIL NOT TO SCALE

GRAPHIC SCALE 1" = 40'

AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM

506041

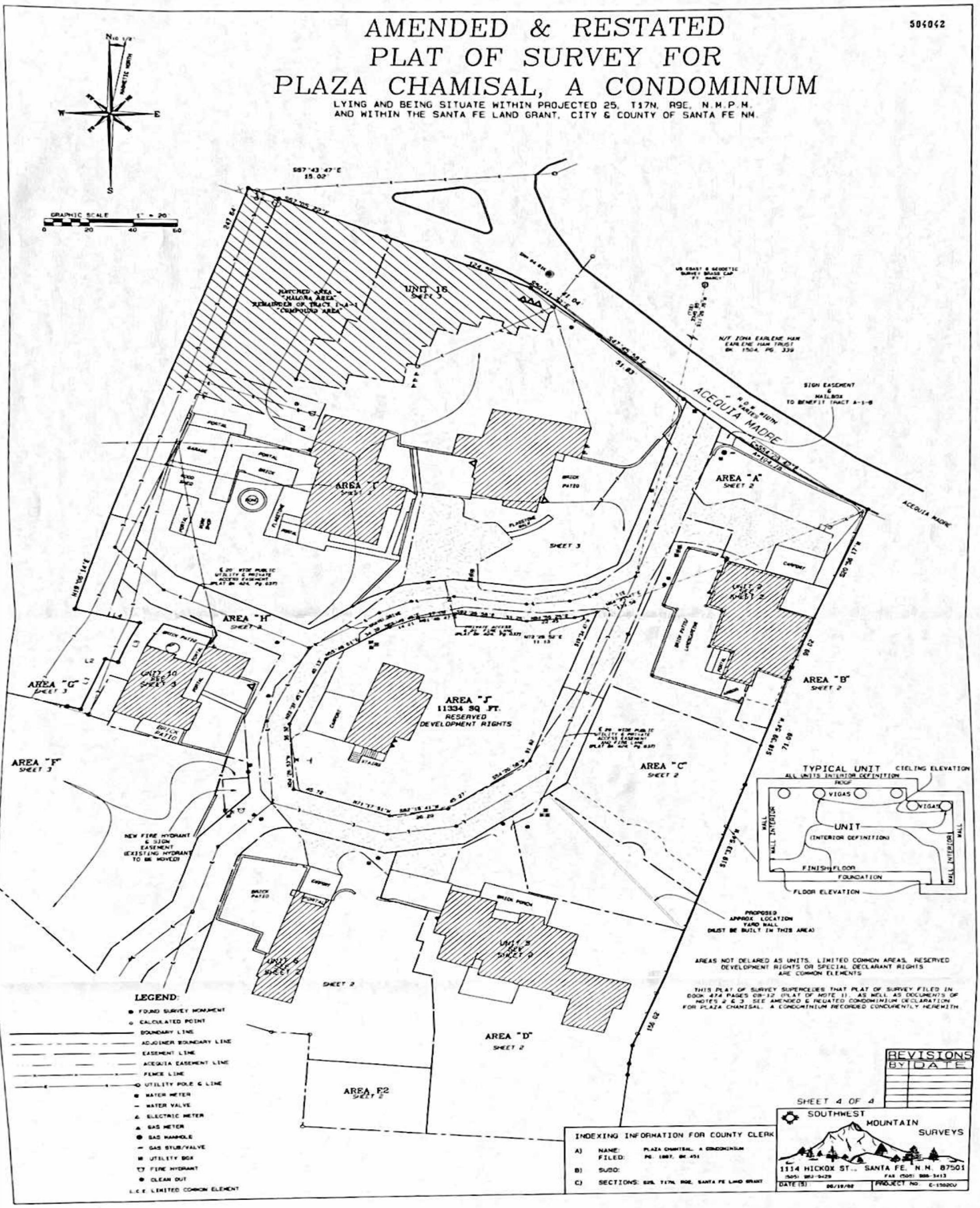
LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M.
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.



AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM

504062

LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M.
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.



AREAS NOT DELARED AS UNITS, LIMITED COMMON AREAS, RESERVED DEVELOPMENT RIGHTS OR SPECIAL DECLARANT RIGHTS ARE COMMON ELEMENTS

THIS PLAT OF SURVEY SUPERCEDES THAT PLAT OF SURVEY FILED IN BOOK 474 PAGES 09-12 (PLAT OF NOTE 1) AS WELL AS DOCUMENTS OF NOTES 2 & 3. SEE AMENDED & RESTATED CONDOMINIUM DECLARATION FOR PLAZA CHAMISAL, A CONDOMINIUM RECORDED CONCURENTLY HEREWITH

LEGEND:

- FOUND SURVEY MONUMENT
- CALCULATED POINT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- ACEQUIA EASEMENT LINE
- FENCE LINE
- UTILITY POLE & LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- GAS METER
- GAS MANHOLE
- GAS STUB/VALVE
- UTILITY BOX
- FIRE HYDRANT
- CLEAN OUT

L.C.E. LIMITED COMMON ELEMENT

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: PLAZA CHAMISAL, A CONDOMINIUM
FILED: PG 1087, BK 451

B) SUBD:

C) SECTIONS: 025, T17N, R09E, SANTA FE LAND GRANT

REVISIONS

BY	DATE

SHEET 4 OF 4

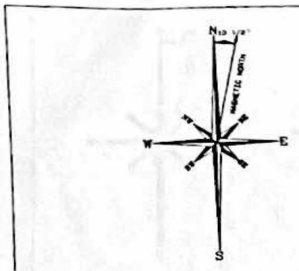
SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S) 06/19/02 PROJECT NO. C-1502CU

506060

AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M.
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.



LEGEND:

- FOUND SURVEY MONUMENT
- CALCULATED POINT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- ACEQUIA EASEMENT LINE
- FENCE LINE
- UTILITY POLE & LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- GAS METER
- GAS MANHOLE
- GAS STUB/VALVE
- UTILITY BOX
- FIRE HYDRANT
- CLEAN OUT

L.C.E. LIMITED COMMON ELEMENT

UNIT 2
2112 SQ FT.

LINE	BEARING	DISTANCE
L1	S71°16'51"E	31.06
L2	S20°51'59"W	17.04
L3	S68°59'18"E	17.18
L4	S20°21'12"W	11.90
L5	N19°19'46"E	0.90
L6	N21°00'42"E	15.40
L7	N68°59'18"W	14.52
L8	S18°15'20"W	9.18
L9	N71°44'40"W	12.34
L10	S18°15'20"W	15.70
L11	S71°44'40"E	11.03
L12	S16°57'21"W	22.44
L13	S87°34'37"E	8.15
L14	S20°06'19"W	8.01
L15	S70°16'49"E	1.31
L16	S19°43'11"W	10.62
L17	S70°16'49"E	1.24
L18	S18°02'24"W	7.10

L.C.E. UNIT 2
2657 SQ FT.

LINE	BEARING	DISTANCE
L1	N19°34'51"E	18.00
L2	S19°34'47"W	18.00
L3	S71°01'43"E	18.44
L4	S18°01'24"W	7.08
L5	N70°16'49"W	1.20
L6	S19°43'11"W	13.22
L7	S70°16'49"E	1.30
L8	S20°00'19"W	7.95
L9	S87°34'37"E	8.22
L10	S16°57'21"W	22.33
L11	S71°44'40"E	11.00
L12	S18°15'20"W	15.70
L13	N87°49'05"W	8.41
L14	S71°16'51"E	17.35
L15	S20°06'19"W	18.59
L16	N69°18'17"W	17.32
L17	N20°51'53"E	18.00
L18	N71°44'40"W	14.34
L19	N18°15'20"E	9.50
L20	N68°59'18"W	13.70
L21	S18°15'46"W	17.12
L22	N71°11'05"W	15.63
L23	S25°28'50"W	2.18

UNIT 2
2112 SQ FT.
VERTICAL DATUM

UNIT PART	FLOOR ELEVATION	CIELING ELEVATION
A	7041.8	7051.4
B	7042.1	7051.4
C	7041.8	7052.0
D	7042.1	7054.1
E	7041.8	7049.8
F	7042.1	7051.6
G	7042.1	7051.4
H	7042.1	7051.2

AREA E1
L.C.E. UNIT 6
10158 SQ FT.

LINE	BEARING	DISTANCE
L1	S70°34'33"E	16.54
L2	S17°39'00"W	54.83
L3	N70°34'33"W	18.00
L4	N19°25'27"E	10.50
L5	S70°34'33"E	1.30
L6	N19°25'27"E	13.00
L7	N70°34'33"W	1.00
L8	N19°25'27"E	31.20
L9	N82°15'41"E	5.20

UNIT 6
751 SQ FT.

LINE	BEARING	DISTANCE
L1	S70°34'33"E	14.70
L2	S17°39'00"W	50.80
L3	N70°34'33"W	15.05
L4	N19°25'27"E	11.80
L5	N70°34'33"W	1.40
L6	N19°25'27"E	7.70
L7	S70°34'33"E	1.40
L8	N17°04'25"E	31.10

UNIT 6
751 SQ FT.
VERTICAL DATUM

UNIT PART	FLOOR ELEVATION	CIELING ELEVATION
A	7041.8	7049.1
B	7041.8	7049.85
C	7041.8	7049.5
D	7041.8	7049.1

CURVE FOR AREA E1 UNIT 6 L.C.E.

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	14.14	N54°20'23"E	15.79	51°19'13"	13.67

NEW FIRE HYDRANT & SIGN EASEMENT (EXISTING HYDRANT TO BE MOVED)

LINE	BEARING	DISTANCE
L1	N82°26'31"E	11.68
L2	S05°33'29"E	4.70
L3	S43°08'40"W	15.68
L4	N08°09'29"W	19.14

SIGN EASEMENT & MAILBOX TO BENEFIT TRACT A-1-B

LINE	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
L1	N13°14'51"E	16.41			
L2	S50°59'40"E	8.48			
L3	S19°34'47"W	4.65			
L4	N70°25'13"W	2.83			
C1	S46°48'59"W	9.79	6.68	83°55'42"	8.94
L5	N70°25'13"W	1.02			

AREA "A"
4144 SQ FT.
RESERVED DEVELOPMENT RIGHTS

AREA "C-1"
8125 SQ FT.
RESERVED DEVELOPMENT RIGHTS

AREA "C-2"
3249 SQ FT.

AREA E1
L.C.E. UNIT 6
9820 SQ FT. S73°37'53"E 8.88
RESERVED DEVELOPMENT RIGHTS

AREA E2
2221 SQ FT.
SUBJECT TO RIGHT TO WITHDRAW

AREA "D"
L.C.E. UNIT 5
12949 SQ FT.
RESERVED DEVELOPMENT RIGHTS

AREA "D"
L.C.E. UNIT 5
TOTAL AREA 12288 SQ FT.

LINE	BEARING	DISTANCE
L1	S17°07'23"W	9.00
L2	S74°09'36"E	12.22
L3	N15°55'23"E	5.98
L4	S75°25'52"E	11.25
L5	S16°09'46"W	3.82
L6	N74°21'55"W	3.50
L7	S15°53'53"W	15.80
L8	N74°06'07"W	20.00
L9	N15°53'53"E	15.80
L10	N70°34'15"W	8.58
L11	N19°25'45"E	1.60
L12	N72°47'50"W	38.17
L13	N18°09'46"E	0.60
L14	N73°48'57"W	17.18
L15	N16°11'03"E	8.00
L16	N73°48'57"W	3.50
L17	S17°52'39"W	4.97
L18	N72°03'38"W	16.13
L19	N17°56'22"E	12.80
L20	N72°03'38"W	5.90

UNIT 5
2896 SQ FT.
VERTICAL DATUM

UNIT PART	FLOOR ELEVATION	CIELING ELEVATION
A	7040.1	7049.6
B	7040.5	7049.8
C	7041.1	7049.1
D	7041.1	7049.5
E	7041.1	7050.5
F	7041.1	7050.3
G	7041.1	7049.1
H	7041.1	7049.1
I	7041.1	7049.1
J	7041.1	7049.1
K	7040.1	7049.1
L	7040.1	7049.1

FIRST FLOOR
UNIT 5
2166 SQ FT.

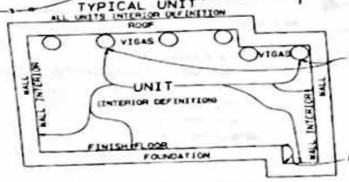
LINE	BEARING	DISTANCE
L1	S72°52'37"E	16.55
L2	S17°07'23"W	9.13
L3	S74°09'36"E	17.68
L4	N15°55'23"E	5.98
L5	S75°25'52"E	6.18
L6	S08°14'46"W	3.65
L7	S70°02'16"E	16.33
L8	S17°26'07"W	18.86
L9	S72°33'53"E	10.75
L10	S16°23'14"W	1.04
L11	N74°06'07"W	2.02
L12	S15°53'53"W	17.30
L13	N74°06'07"W	17.50
L14	N15°53'53"E	17.23
L15	N70°34'15"W	7.32
L16	N19°25'45"E	1.71
L17	N72°47'50"W	18.24
L18	N16°09'46"E	0.60
L19	N73°48'57"W	17.47
L20	N16°11'03"E	8.00
L21	N73°48'57"W	8.82
L22	S17°52'39"W	4.89
L23	N72°03'38"W	10.72
L24	N17°56'22"E	12.80
L25	N72°03'38"W	5.90
L26	N17°31'51"E	9.00
L27	N17°31'51"E	9.83

SECOND FLOOR
UNIT 5
730 SQ FT.

LINE	BEARING	DISTANCE
L1	S72°52'37"E	16.55
L2	S17°07'23"W	9.13
L3	S74°09'36"E	17.68
L4	N15°55'23"E	2.33
L5	S74°04'37"E	6.24
L6	S17°56'22"W	12.70
L7	N72°03'38"W	17.70
L8	S17°56'22"W	5.10
L9	N72°03'38"W	5.00
L10	S17°52'39"W	3.45
L11	N73°48'57"W	1.00
L12	S17°52'39"W	4.89
L13	N72°03'38"W	10.72
L14	N17°56'22"E	12.80
L15	N72°03'38"W	5.90
L16	N17°31'51"E	18.65

TOTAL AREA
UNIT 5
2896 SQ FT.

TYPICAL UNIT
ALL UNITS INTERIOR DEFINITION



AREAS NOT DECLARED AS UNITS, LIMITED COMMON AREAS, RESERVED DEVELOPMENT RIGHTS OR SPECIAL DECLARANT RIGHTS ARE COMMON ELEMENTS

THIS PLAT OF SURVEY SUPERCEDES THAT PLAT OF SURVEY FILED IN BOOK 474 PAGES 08-12 (PLAT OF NOTE 1). AS WELL AS DOCUMENTS OF NOTES 2 & 3. SEE AMENDED & RESTATED CONDOMINIUM DECLARATION FOR PLAZA CHAMISAL, A CONDOMINIUM RECORDED CONCURRENTLY HEREWITH

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: PLAZA CHAMISAL, A CONDOMINIUM
FILED: BK 1887, PG. 491

B) SUBD:

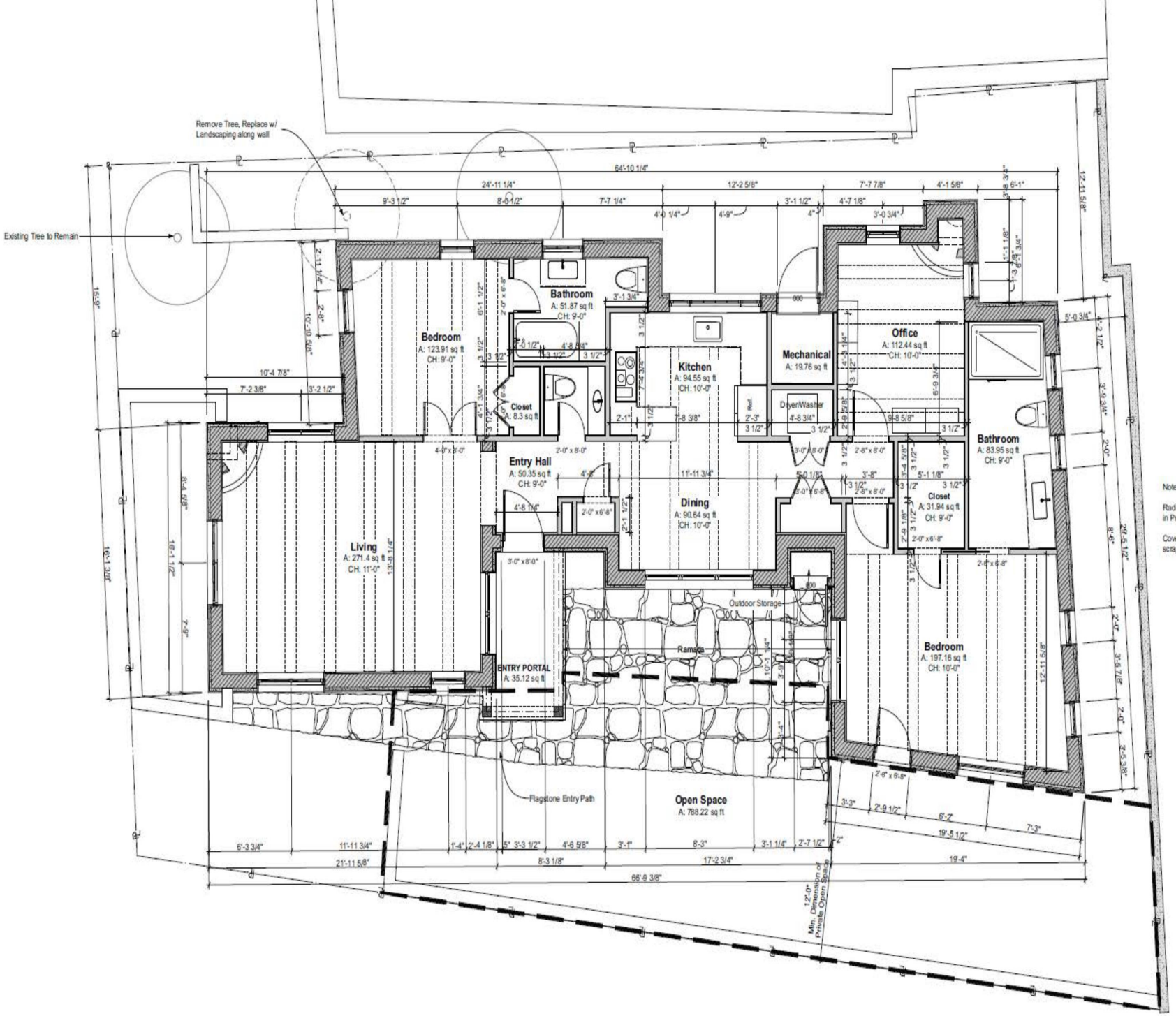
C) SECTIONS: 32S, T17N, R9E, SANTA FE LAND GRANT

REVISIONS	
BY	DATE

SHEET 2 OF 4

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9476 FAX (505) 986-3419

DATE(S) 08/10/02 PROJECT NO C-1562CU



Notes:

Radiant Heating under Brick Floors. Minisplits in Primary Bedroom and Living Room.

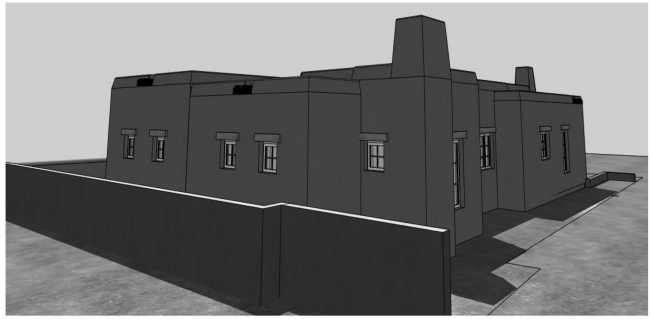
Coved Plaster Ceilings, Exposed Hand scraped Lintels

N

1 / A102 Main Level

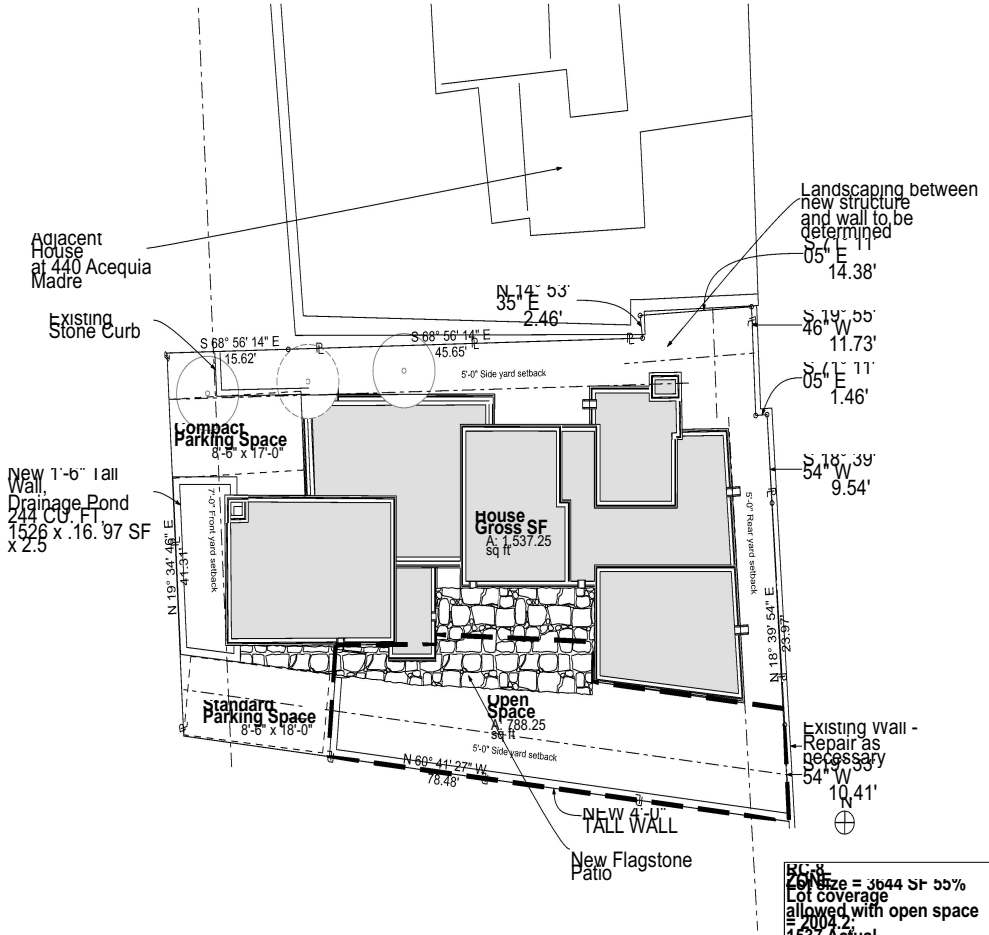
SCALE: 1/4" = 1'-0"







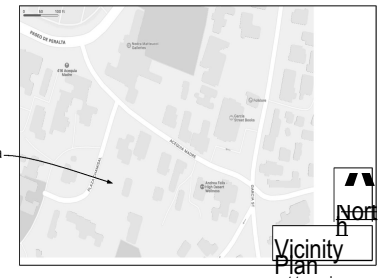




Zoning
Lot size = 3644 SF 55%
Lot coverage allowed with open space = 2004.2;
1537 Actual
Required open space 50% of house SF
1537sf/2 = 768 sf required
Maximum Height allowed = 14'-4"

1 A001 Site Plan
SCALE: 1/8" = 1'-0"

0 4 8 16



Vicinity Plan
not to scale

GBA
GAYLA BECHTOL ARCHITECT
1220 Aztec Street, #C Santa Fe NM 87501
505.660.6301
www.gbasantafe.com

Romer House

416 Acequia Madre
Santa Fe , NM 87501

Date: 2023

Project Number:

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on alterations of the project or other projects. 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.

ROMER HOUSE

AT PLAZA CHAMISAL SANTA FE NEW MEXICO

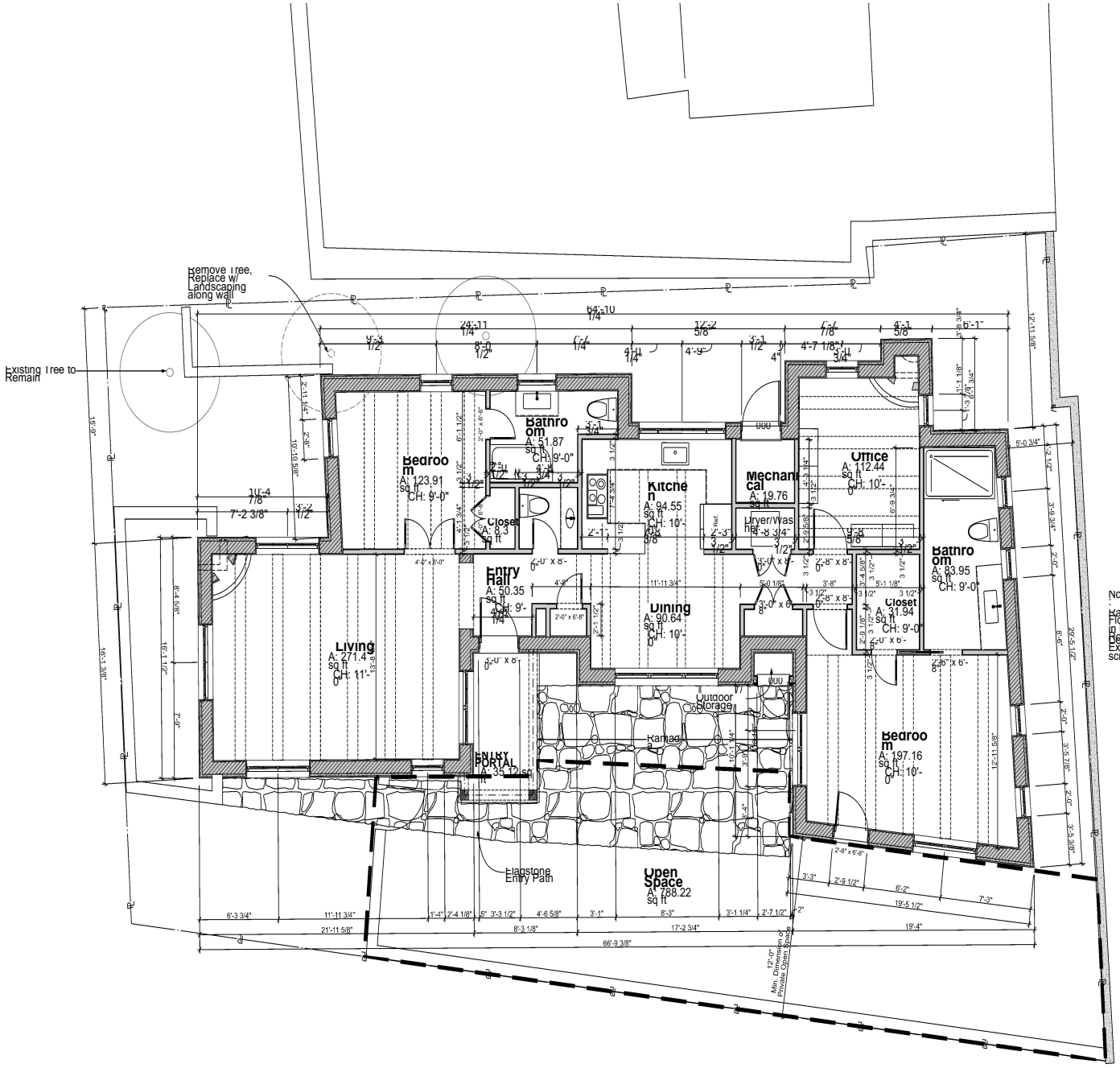
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
03.07.2023 SCHEMATIC DESIGN
04.05.2023 HDRB REVIEW

Cover Sheet and Site Plan

A001

Printed: 4/19/23



1 A10 Main Level 1/2" = 1'-0"

0 2 4 8

GBA
GAYLA BECHTOL ARCHITECT
1211 Aztec Street, #C Santa Fe NM 87501
505.660.6301
www.gbasantafe.com

Romer House

416 Acequia Madre
Santa Fe , NM 87501

Project Number:
2023

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on alternate dimensions of the project, or other projects. Visual contact with these documents shall constitute agreement and acceptance of the conditions stated herein. The 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.

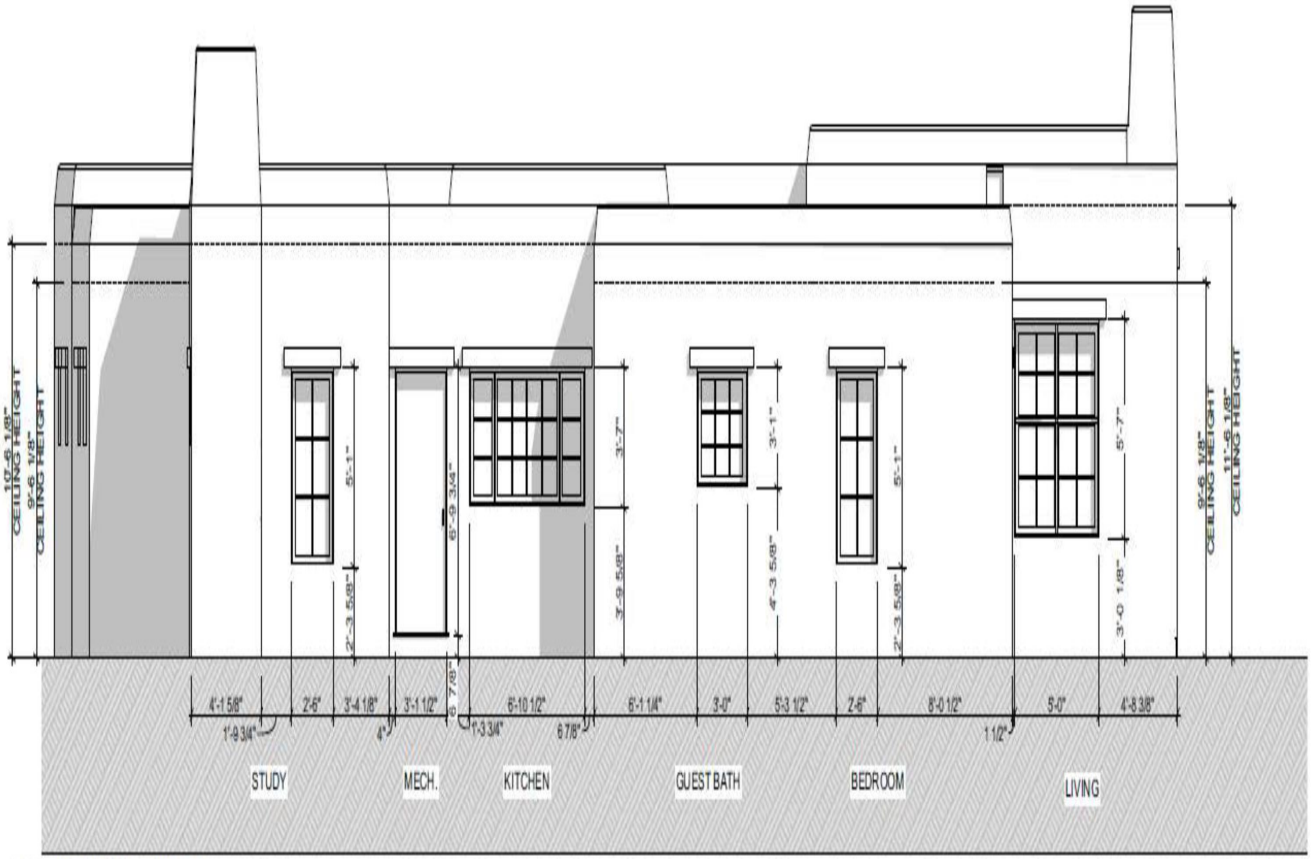
ROMER HOUSE
AT PLAZA CHAMISAL SANTA FE NEW MEXICO

ISSUED:
03.07.2023
SCHEMATIC DESIGN

Main Level Plan

A102

Printed: 5/23/23

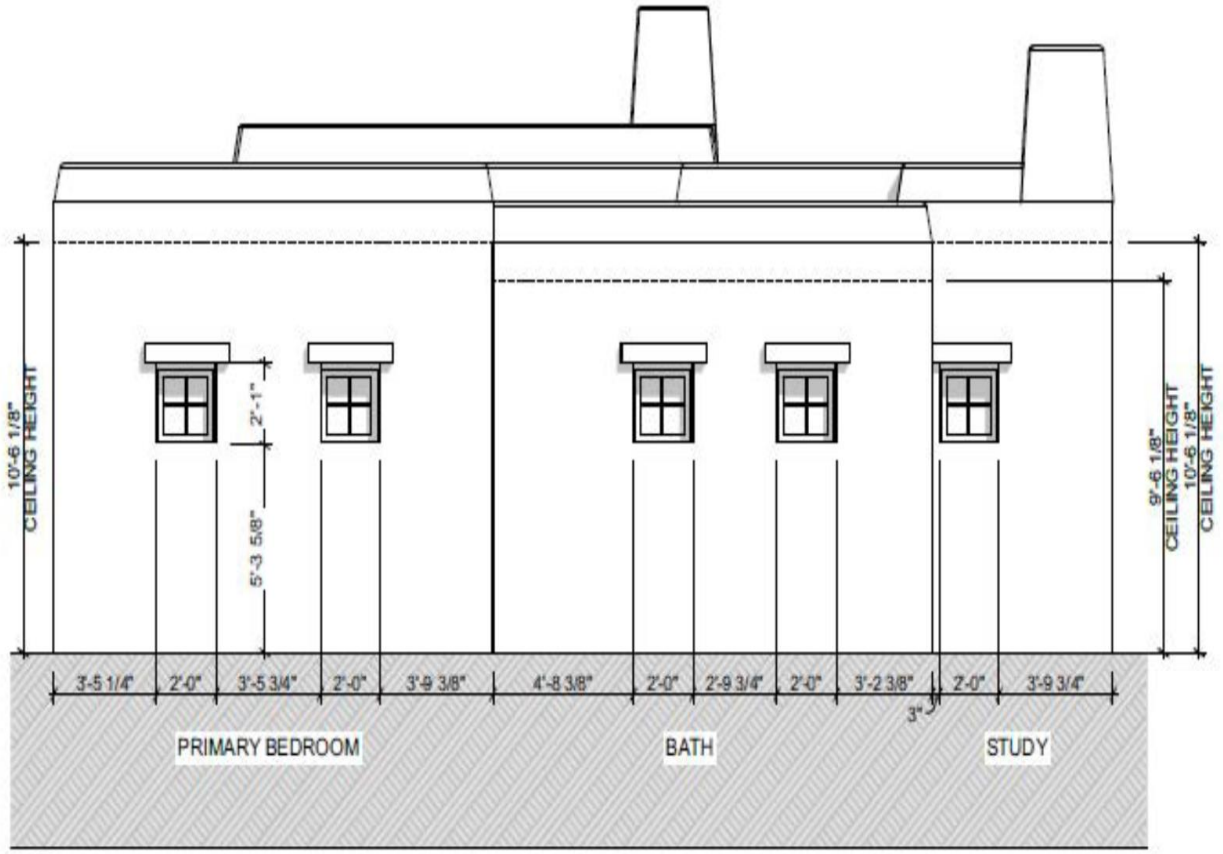


4
A201

North Elevation

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

0 2 4 8



2
A201

East Elevation

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

0 2' 4' 8'

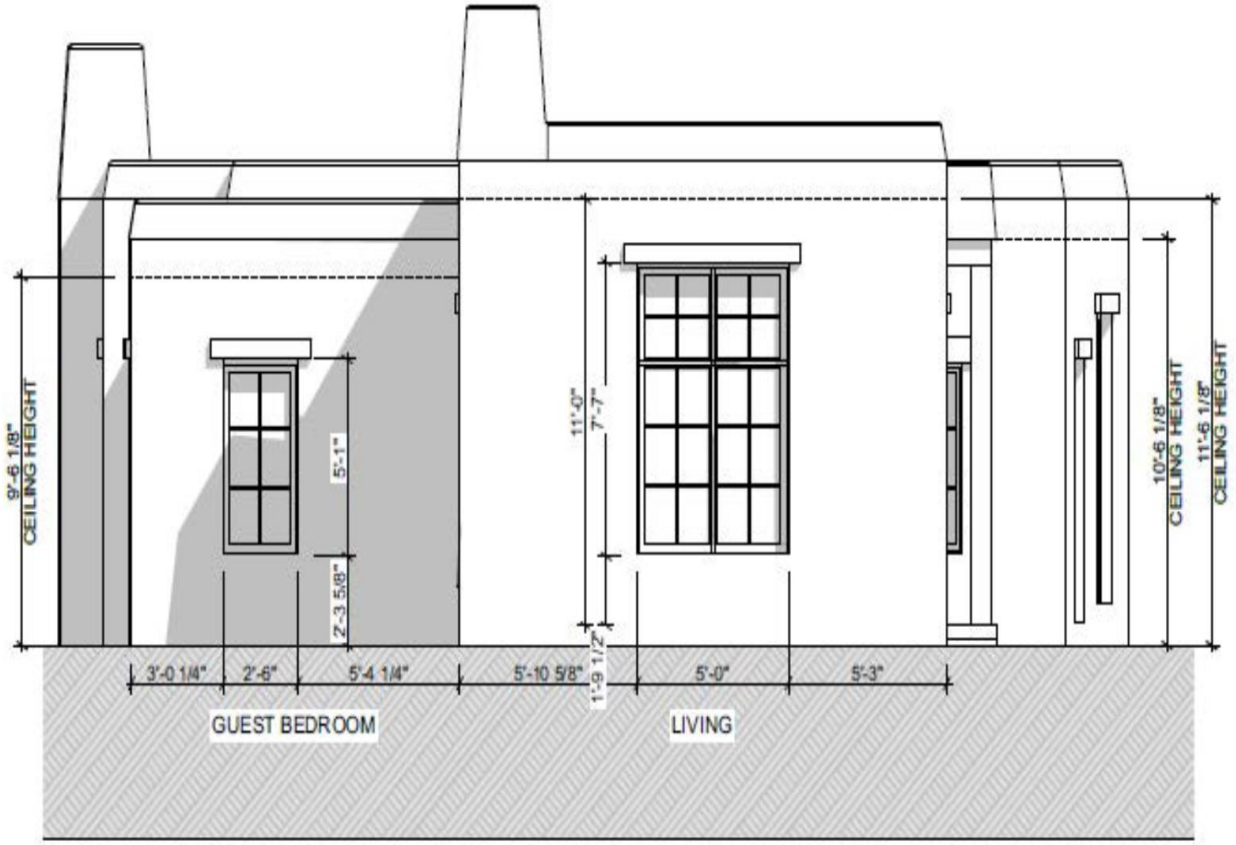


1
A201

South Elevation

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

0 2 4 8

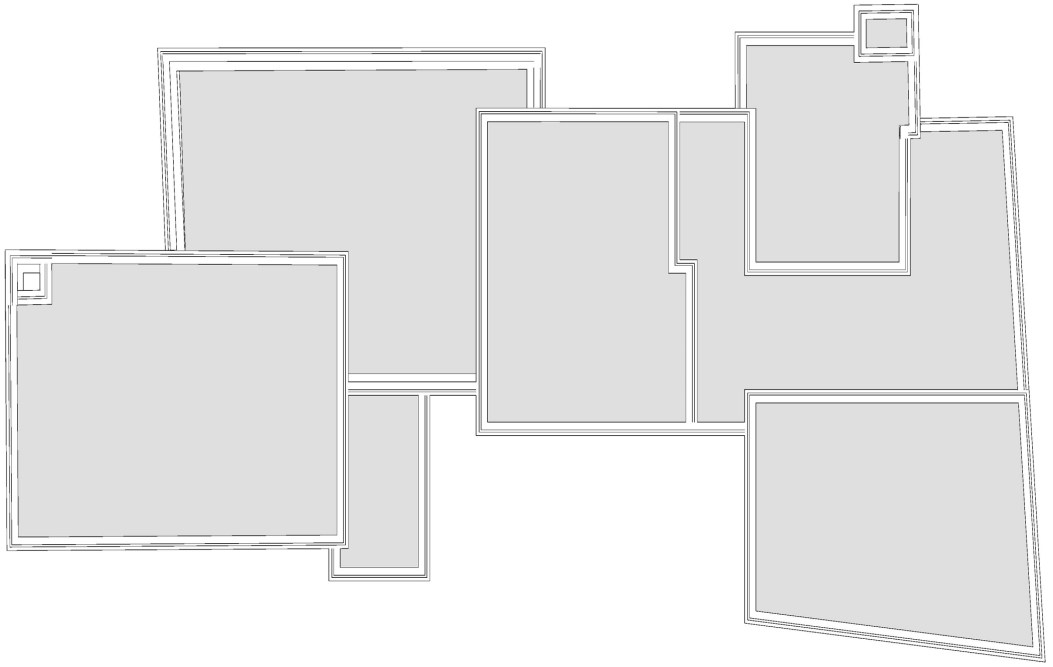


3
A201

West Elevation

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

0 2' 4' 8'



N

1 A10 3 Roof Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT
1211 Aztec Street, #C Santa Fe NM 87501
505.660.6301
www.gbasantafe.com

Romer House

416 Acequia Madre
Santa Fe , NM 87501

Project Number:
2023

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

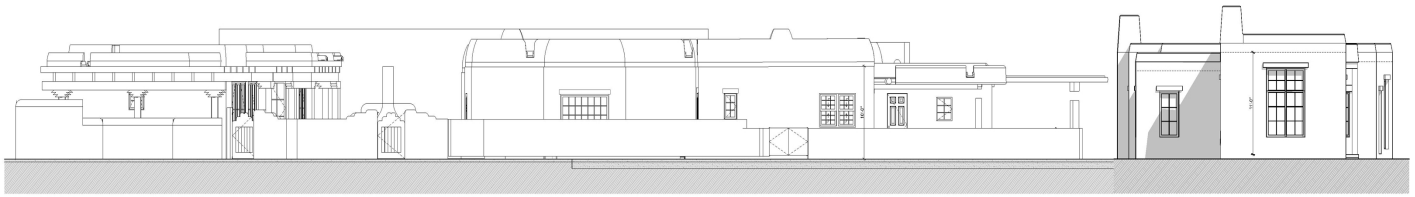
ROMER HOUSE
AT PLAZA CHAMISAL SANTA FE NEW MEXICO

ISSUED:
03.07.2023
SCHEMATIC DESIGN

Roof Plan

A1 03

Printed:
3/23/23



GAYLA BECHTOL ARCHITECT

1211 Aztec Street, #C Santa Fe NM 87501
505.660.6301
www.gbasantafe.com

Romer House

416 Acequia Madre
Santa Fe , NM 87501

Project Number:
2023

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on additions to the project or other projects. Visual contact with these documents shall constitute prima facie evidence of the acceptance of these restrictions. The general contractor is responsible for confirming and correlating all data relative to the work and the 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.

ROMER HOUSE

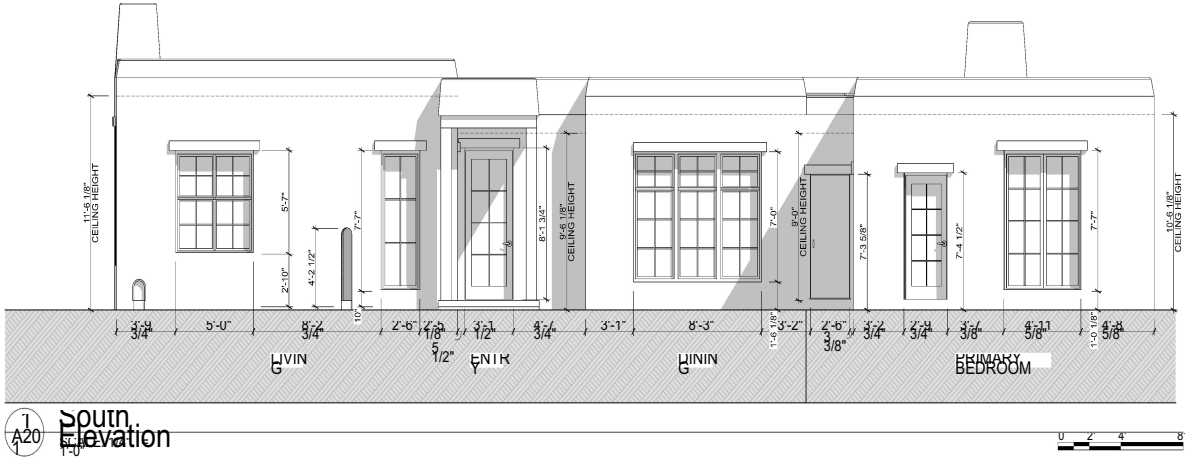
AT PLAZA CHAMISAL SANTA FE NEW MEXICO

ISSUED:
03.07.2023
SCHEMATIC DESIGN

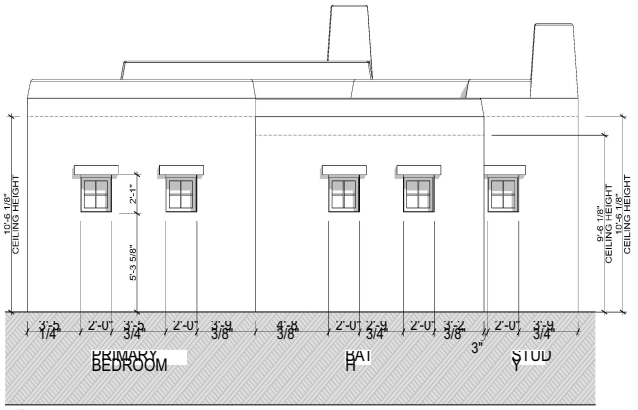
Combined Elevations

A2.02

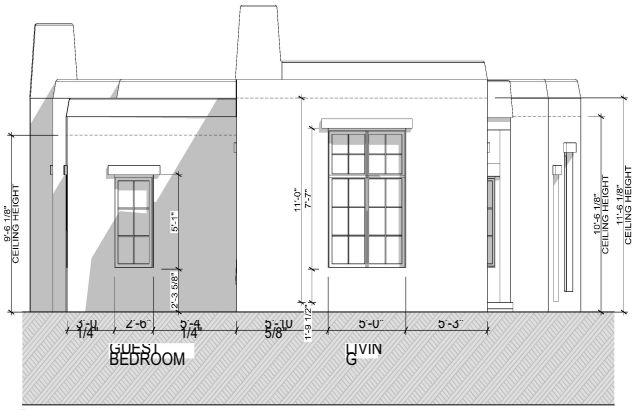
Printed:
3/23/23



1 A201 South Elevation
1/4" = 1'-0"



2 A201 East Elevation
1/4" = 1'-0"

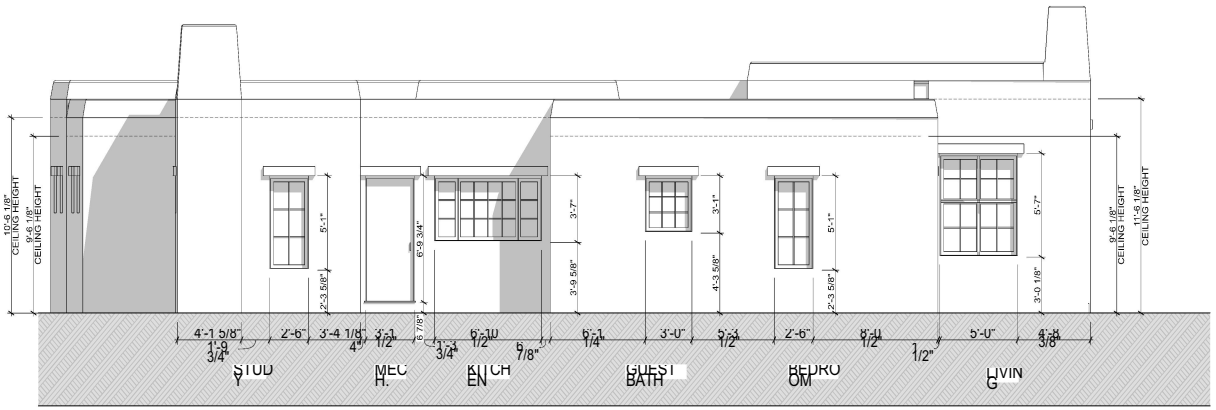


3 A201 West Elevation
1/4" = 1'-0"



6 A201 Living Elevation
1/4" = 1'-0"

5 A201 Bedroom Elevation
1/4" = 1'-0"



4 A201 North Elevation
1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
1211 Aztec Street, #C Santa Fe NM 87501
505.660.6301
www.gbasantafe.com

Romer House

416 Acequia Madre
Santa Fe , NM 87501

Project Number:
2023

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

ROMER HOUSE
AT PLAZA CHAMISAL SANTA FE NEW MEXICO

ISSUED:
03.01.2023
SCHEMATIC DESIGN

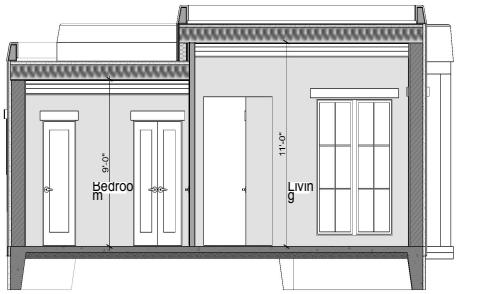
Exterior Elevations

A201

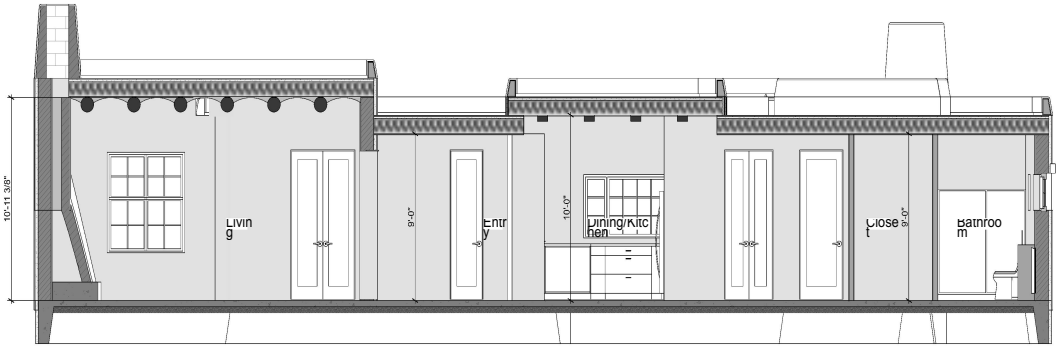
Printed: 3/23/23



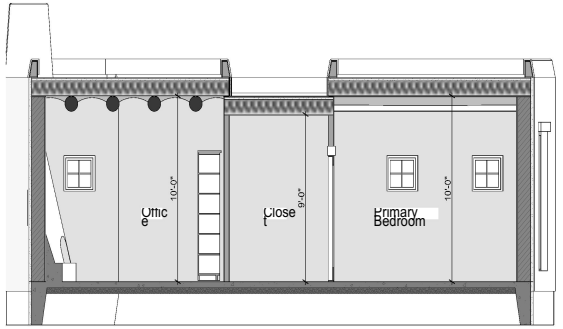
1 A301 Building Section 1/4" = 1'-0"



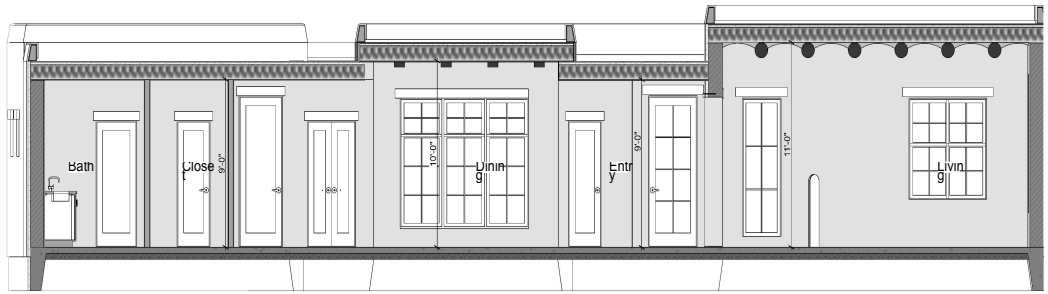
2 A301 Building Section 1/4" = 1'-0"



3 A301 Building Section 1/4" = 1'-0"



4 A301 Building Section 1/4" = 1'-0"



5 A301 Building Section 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
1211 Aztec Street, #C Santa Fe NM 87501
505.660.6301
www.gbasantafe.com

Romer House

416 Acequia Madre
Santa Fe , NM 87501

Project Number:
2023

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on alterations of the project or other projects, except by agreement in writing and with appropriate compensation to the Architect. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. The contractor is responsible for confirming and correlating all 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.

ROMER HOUSE

AT PLAZA CHAMISAL SANTA FE NEW MEXICO

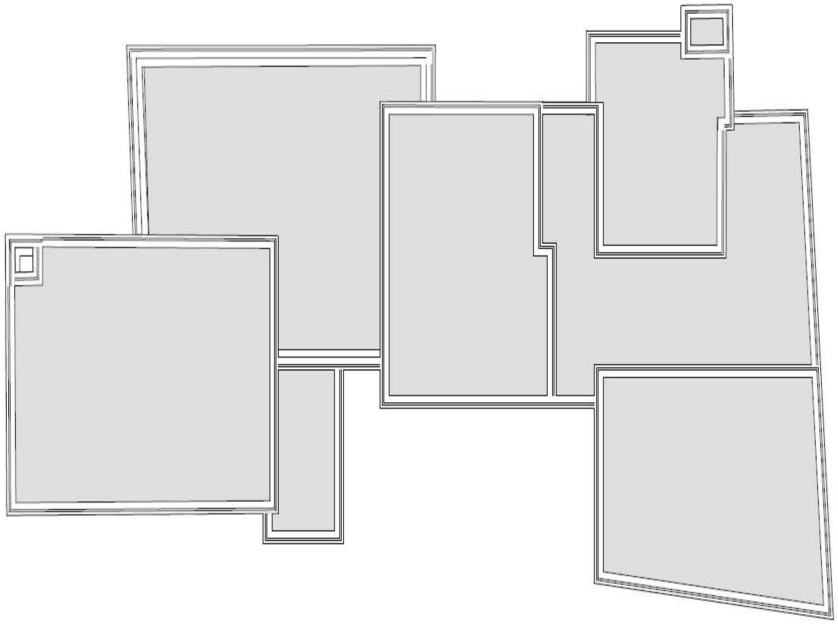
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
03.07.2023 SCHEMATIC DESIGN
04.05.2023 HDRB REVIEW

Sections

A301

Printed: 4/5/23

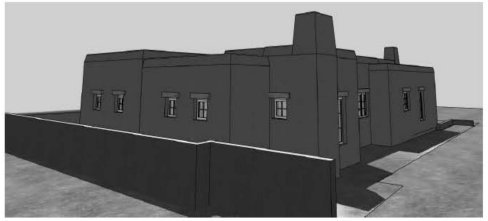


N

1 / A103 Roof

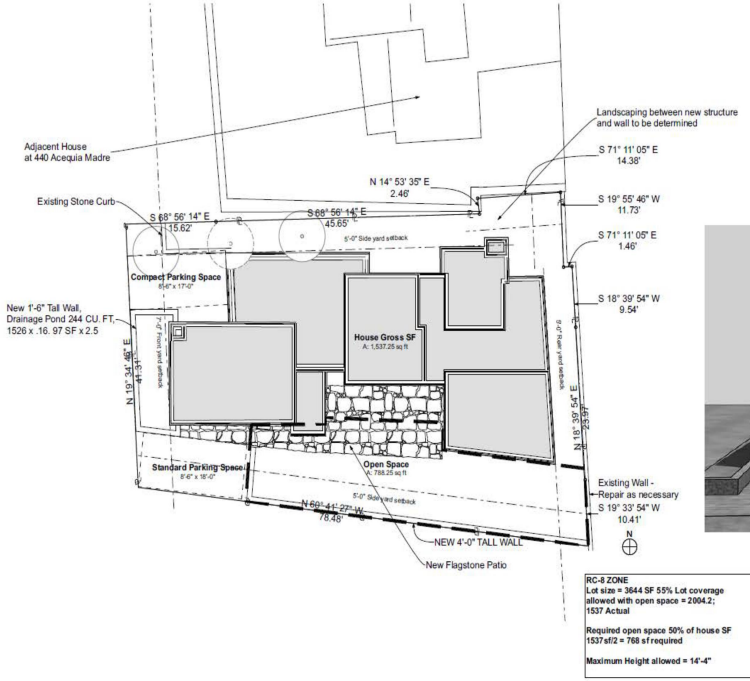
SCALE: 1/4" = 1'-0"







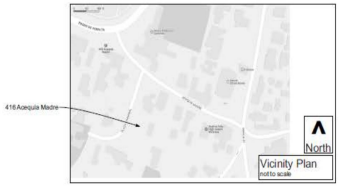




RC-9 ZONE
Lot size = 3644 SF 55% Lot coverage allowed with open space = 2004.2;
1537 Actual

Required open space 50% of house SF
1537 sf/2 = 768 sf required

Maximum Height allowed = 14'-4"



1 / A001 Site Plan
SCALE: 1/8" = 1'-0"

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

---

Case # 2023-006625-HDRB

Address: 412 Camino Don Miguel
Historic Status: Non-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

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed application as it 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:

412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:

The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:

Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

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.

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.

H800

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 412 CAMINO DON MIGUEL

ID NUMBER: 051600210

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

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

BUILDING DATA

DATE OF CONSTRUCTION:

____ ESTIMATE 1947 ACTUAL

SOURCE(S) CITY DIRECTORY
REMODEL 1980 - OWNER

ARCHITECTURAL STYLE: SP.
PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL
COMMERCIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? DETACHED CAR PORT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR 2 STORY

EXPLAIN: SECTION + CARPORT ADDED

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

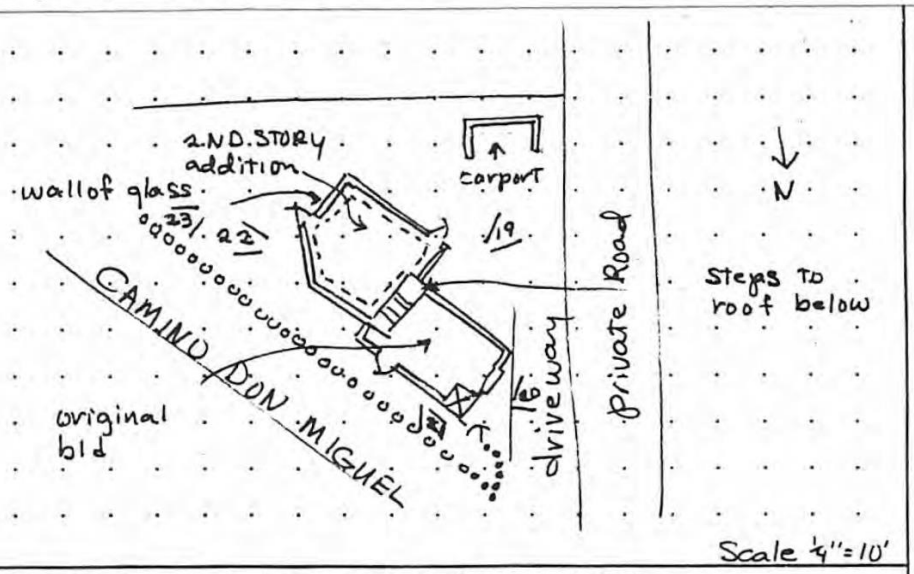
____ YES X NO

PHOTO



#4-19 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 4/29 BY AC

NEGATIVES WITH NMHPD ROLL #AC4 NEG # 19 TO 23

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	ADOBE ORIGINAL SECTION CINDER BLOCK SECOND STORY ADDITION	ENTIRE HOUSE IS IN EXCELLENT CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	9 LITE OVER WOOD PANEL	
WINDOWS	WOOD CASEMENT 12 LITE	WALL OF WINDOWS SOUTH SIDE VERTICAL PANES
PORTALES		
CANALES	2nd STORY NORTH SIDE	
PORCHES		
BALCONIES	STAIRS FROM SECOND STORY LOFT TO ROOF OF ORIGINAL SECTION	
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE FENCE 6 FT. EAST SIDE	
ARCH. DETAILS		
OTHER	HOUSE SITS ON A RISE 20 FEET ABOVE THE STREET	

COMMENTS THE SIMPLE ORIGINAL STRUCTURE IS DOMINATED BY THE TWO STORY ADDITION. VEGETATION SURROUNDS & OBSCURES PARTS OF THE BLD.

ADDITIONAL PHOTOGRAPHS



#4-20 NORTH ELEVATION



#4-21 N.E. CORNER

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

IDENTIFICATION

ADDRESS 412 CAMINO DON MIGUEL

ID NUMBER 051600210

SURVEYED/RESEARCHED
DATE 4/29/92 BY AC



#4-22 S.E. CORNER



#4-23 SOUTH ELEVATION

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 0516 00210
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting northing	

location description: 412 don Miguel

city/town: Santa Fe

land grant/reservation: ~~X~~

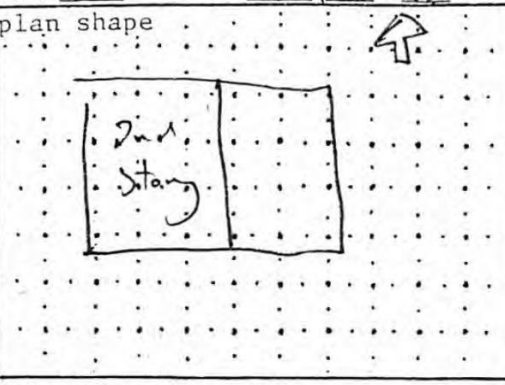
building name:

legal description: tnsp 17 N ■ range 10 E ■ sec 30 NW¼ NE¼

film roll by mb no. 12	negative nos. 1	~~loc.~~ of neg. HPB



plan shape



date of construction: Pre 1982 estimate ____ actual

source: 1982 Directory - Occupant statis 2 reconciled

use

present: residential

other: ____

historic: residential

other: ____

condition: ___excellent ___good ___fair ___deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___minor ___moderate X major

describe: 2 orig rooms surr. by new structure

architectural features: Renovation covers features

Windows 6/6 dbl hung wood

surroundings: Res

relationship to surroundings: ^ similar ___not similar

district potential: X yes ___no

significance: ___eligible ___of interest ___none

if eligible, why?

comments

wall

hedge

wire fence

~~wood fence~~

landscape

street trees

stone curb

0 setback

2 cedula

Streetscape

associated buildings? ___yes

what type?

if inventoried, list ID nos.

see back? ___yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: FEB 22, 2023	412 Camino don Miguel, 87501
Property Owner of Record: MARK & JESSIE O'BRIEN	Proposed Construction Description:
Applicant/Agent Name: SUBY BOWDEN + ASSOC, BOB BAKER	BATHROOM ADDITION TO MAIN HOUSE + CONVERSION OF CARPORT TO GUEST HOUSE
Contact Person Phone Number: 505 610 0484	TOTAL ROOF AREA:

Zoning District: DOWNTOWN EASTSIDE (R-1) EXISTING **Lot Coverage :** 24 %

Overlay: NA Escarpment _____
NA Flood Zone*
NA Other: _____

□Open Space Required: _____

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 – Existing Condition

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

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

Terrain: □ 30% slopes NONE

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 7 Minimum: 5'
3 SIDED LOT

Height: Proposed _____
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible _____
Minimum: _____

Bicycle Parking:**
Proposed: _____ Minimum: _____

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

SUBY BOWDEN, SUBY BOWDEN + ASSOCIATES □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

FEB, 28, 2023
DATE

To Be Completed By City Staff: 2023-006518-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: Please provide parking plan with permit submittal

REVIEWER: Stephanie Perea **DATE:** 3/17/23

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

Revised 1-14-13

333 Montezuma avenue suite 200 santa fe new mexico 87501 phone 505.983.3755 fax 505.983.8118

SUBY BOWDEN + ASSOCIATES

March 9, 2023

Proposal Letter to the Historic Design Review Board for Remodel and Addition to 412 Camino Don Miguel.

1. 412 Camino don Miguel is estimated to have been built in 1947.
2. The Owners are Mark and Jessie O'Brien.
3. The " New Mexico Historic Building Inventory-1992 is Attachment A and gives more detailed information on the history. We have no record of the construction of yard walls and gates.
4. The total lot area is 10,545 SF. Built area including portals and carport is 2505 SF. This is well below the allowable lot coverage of 50%.
5. The Owners wish to build a bathroom addition of 100.9 SF and convert the existing carport into a guesthouse. See attached existing Boundary Survey Plat, sheet Z1, Existing Site Plan, sheet Z2 and Proposed Site Plan, sheet Z3.
6. A new bathroom addition of 100.9 SF is proposed to be added on the Southeast side of the existing house of 1488 SF. The height of the Bathroom Addition is 11'-4" and will be the same as the adjacent wing See attached sheets Z5, Bathroom Addition Plan and Elevation, and Pencil Sketch of Bathroom Addition sheet Z8, and photo sheet Z7.
7. Neither project in 5 above is visible from a public or private location. See photos on sheets Z11 and Z12.
8. The conversion of the existing carport of 450 SF into a guesthouse retains the existing adobe walls and the existing roof structure. The west carport wall will be modified as shown in sheet Z4, Carport Conversion Plan and Elevations.
9. The existing Carport falls within setbacks. It was apparently built previous to the existence of setbacks. See sheet Z2.
10. The height of the carport is 11'-3" and will be the same roof height when it is completed. See attached sheet Z4 and photos Z9.
11. Both adjacent neighbors are in support of the Carport conversion. See attached letters provided on sheet Z10.
12. Itemized materials, Colors, windows and doors are on sheet Z13, Exterior Finishes. The final selection of doors and windows and hardware shall be provided in completion of Construction Documents but shall adhere to the documents submitted herein.

We believe the material described above provides the Required Materials for the HDRB submittal. Please let us know if you would like to receive additional information.

We are requesting that this project get heard before the HDRB in their 4/25 meeting. Please put this into the agenda for that date.

The Owners are ready to proceed with this project as soon as it is approved by the HRDB. A contractor has not been selected.

Respectfully submitted,

Suby Bowden, Architect
Suby Bowden + Associates LLC

Boundary Survey Plat for Neal and Linda Krull

653 045

On Lot 1, being a certain tract of land lying and being situate within the City and County of Santa Fe, New Mexico within Section 30 T. 17 N., R. 10 E., N.M.P.M.
412 Camino Don Miguel

VICINITY MAP

Instrument No. 1481885
COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss
I hereby certify that this instrument was filed for record on the 7 day of May A.D. 20 07, at 11:04 o'clock A.m., and was duly recorded in Book 653, Page 045 of the records of Santa Fe County.
Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Valerie Espinoza
Deputy

CITY OF SANTA FE PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.

N

15 0 7.5 15
1 Inch = 15 feet

LEGEND

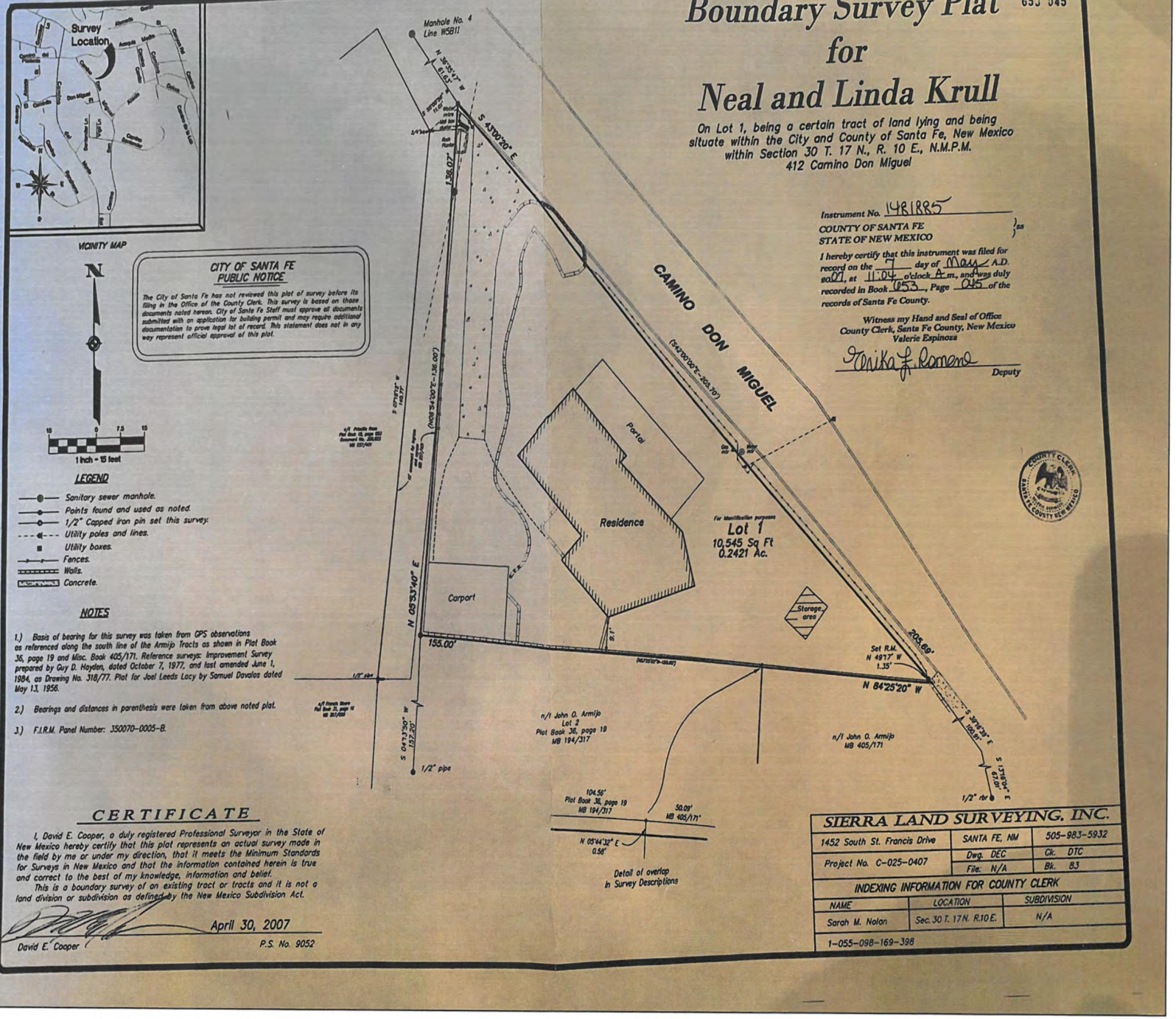
- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of bearing for this survey was taken from GPS observations as referenced along the south line of the Armijo Tracts as shown in Plat Book 36, page 19 and Misc. Book 405/171. Reference surveys: Improvement Survey prepared by Guy D. Hayden, dated October 7, 1977, and last amended June 1, 1984, as Drawing No. 318/77. Plat for Joel Leeds Lacy by Samuel Davalos dated May 13, 1956.

2.) Bearings and distances in parenthesis were taken from above noted plat.

3.) F.I.R.M. Panel Number: 350070-0005-B.



CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

April 30, 2007
David E. Cooper P.S. No. 9052

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-025-0407	Dwg. DEC	Ck. DTC
	File: N/A	Bk. 83

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Sarah M. Nolan	Sec. 30 T. 17N. R.10E.	N/A

1-055-098-169-398

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

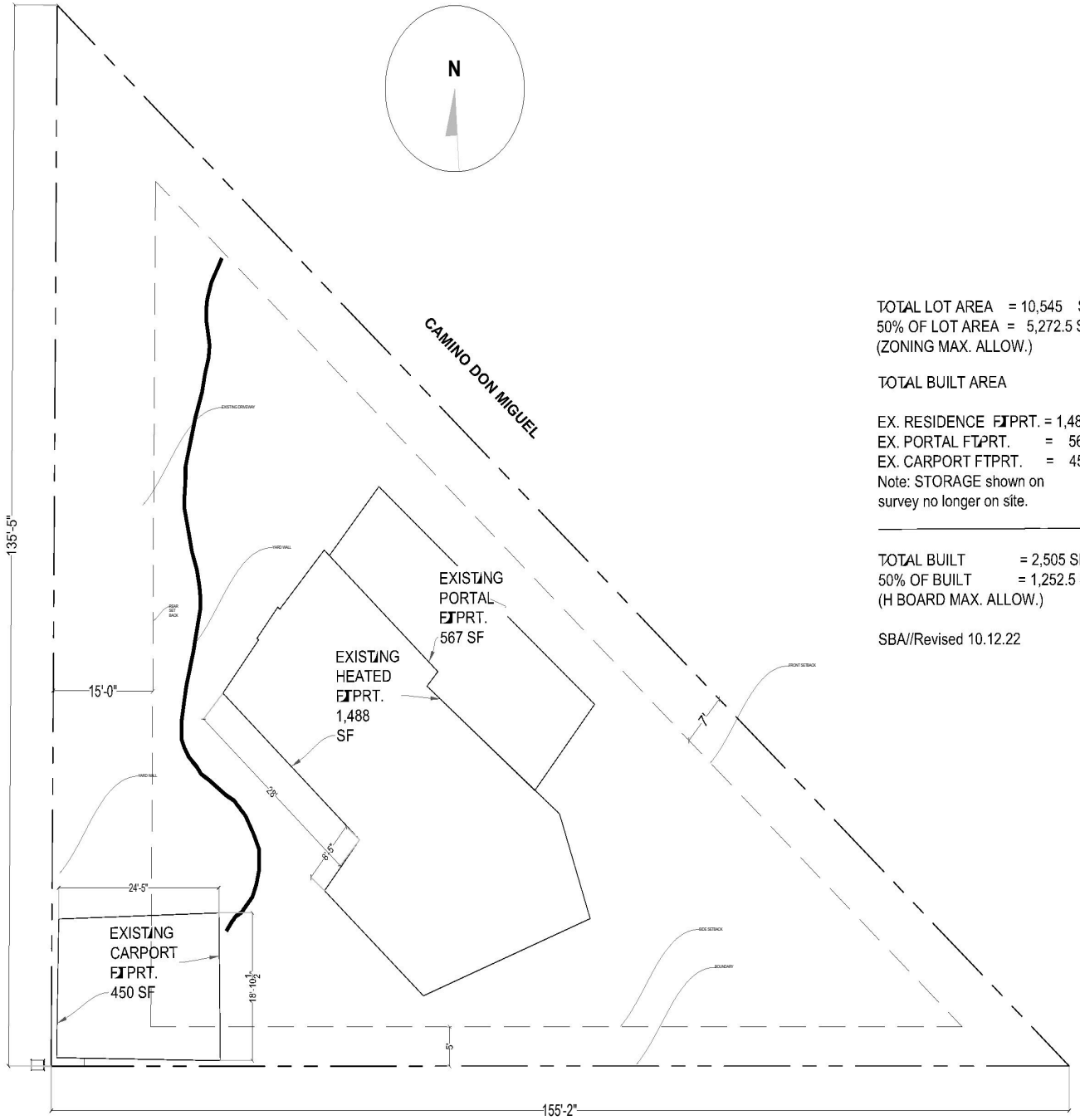
REVISIONS

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miguel
Boundary Survey Plat of Record

CHECKED STB
DATE FEB. 22, 2023
SCALE
DRAWN BG
JOB O'BRIEN REMODEL/ADDITION
DRAWING
11X17 FORMAT Z1

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK



TOTAL LOT AREA = 10,545 SF
50% OF LOT AREA = 5,272.5 SF
(ZONING MAX. ALLOW.)

TOTAL BUILT AREA

EX. RESIDENCE FTPRT. = 1,488 SF
EX. PORTAL FTPRT. = 567 SF
EX. CARPORT FTPRT. = 450 SF
Note: STORAGE shown on survey no longer on site.

TOTAL BUILT = 2,505 SF
50% OF BUILT = 1,252.5 SF
(H BOARD MAX. ALLOW.)

SBA//Revised 10.12.22

REVISIONS
-
-
-
-
-

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE, SUITE 200
SANTA FE, NM 87501 PH (505)983-3755 FX (505)983-8118

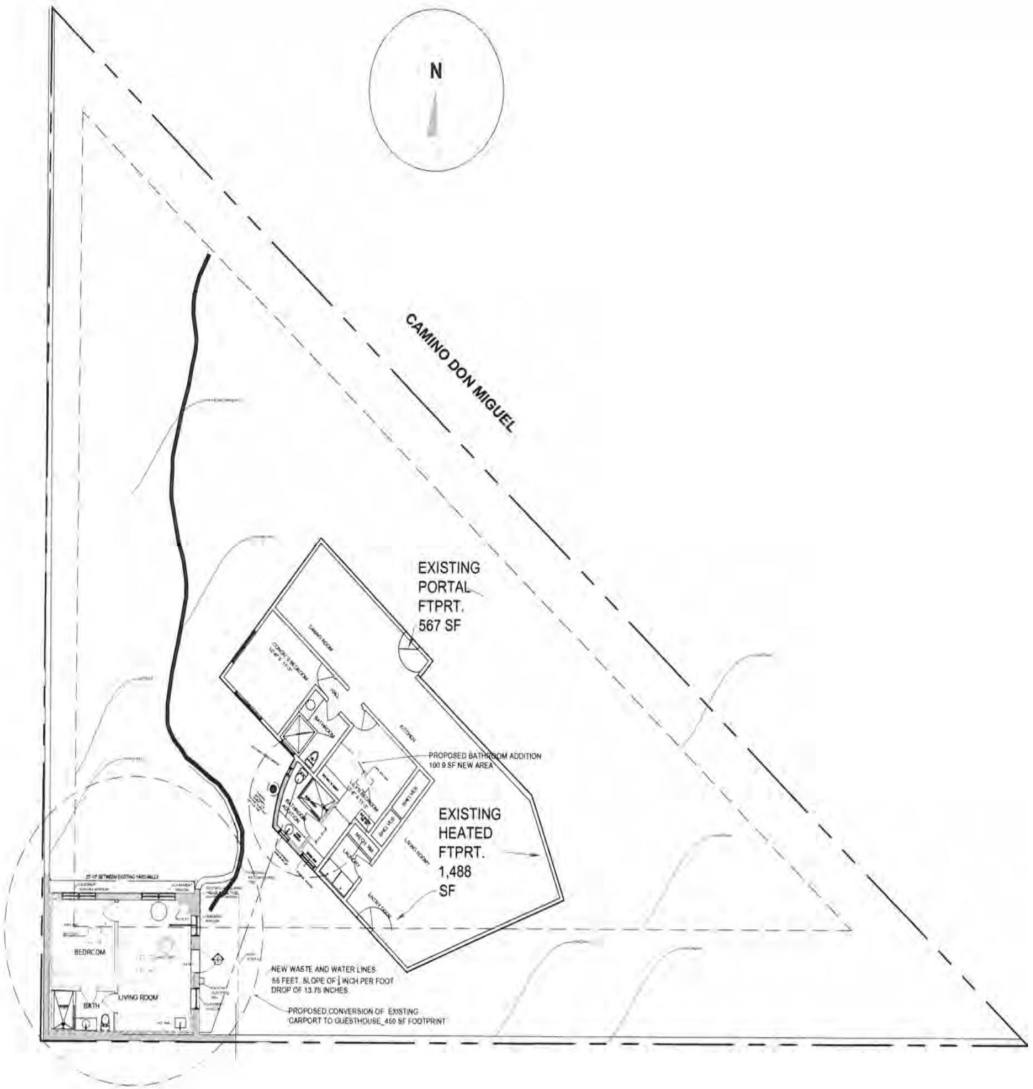
O'BRIEN RESIDENCE
REMODEL/ ADDITION

EXISTING SITE PLAN

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: OBRIEN REMODEL/ADDITION
DRAWING:
11X17 FORMAT

Z2

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK



REVISIONS

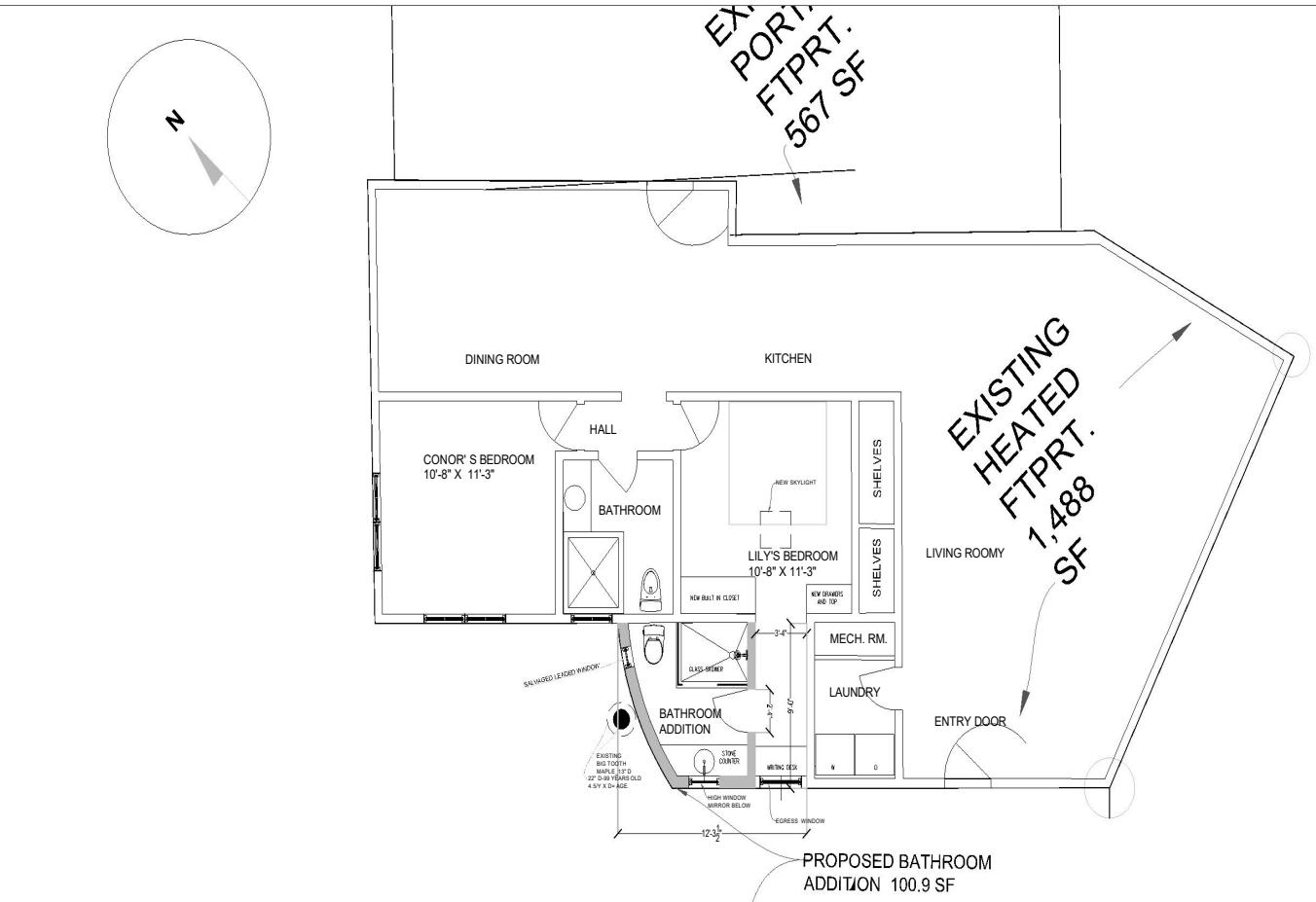
SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

PROPOSED SITE PLAN WITH
PROPOSED REMODEL PLANS

CHECKED: STB
DATE: MARCH 10 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITIO
DRAWING:
SHEET FORMAT: Z3

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK



REVISIONS
-
-
-
-
-

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

BATHROOM ADDITION PLANS
AND ELEVATION

CHECKED
STB

DATE
March 10, 2023

SCALE
NTS

DRAWN
BG

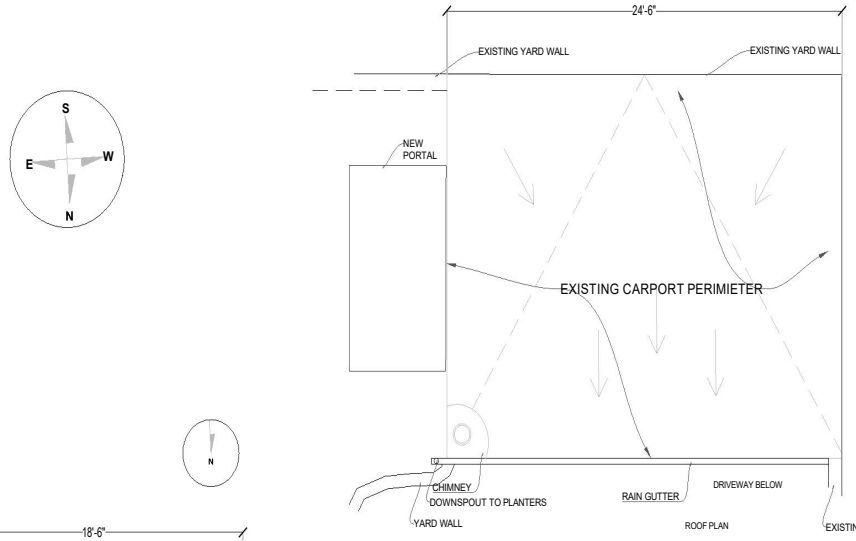
JOB
O'BRIEN REMODEL/ADDITION

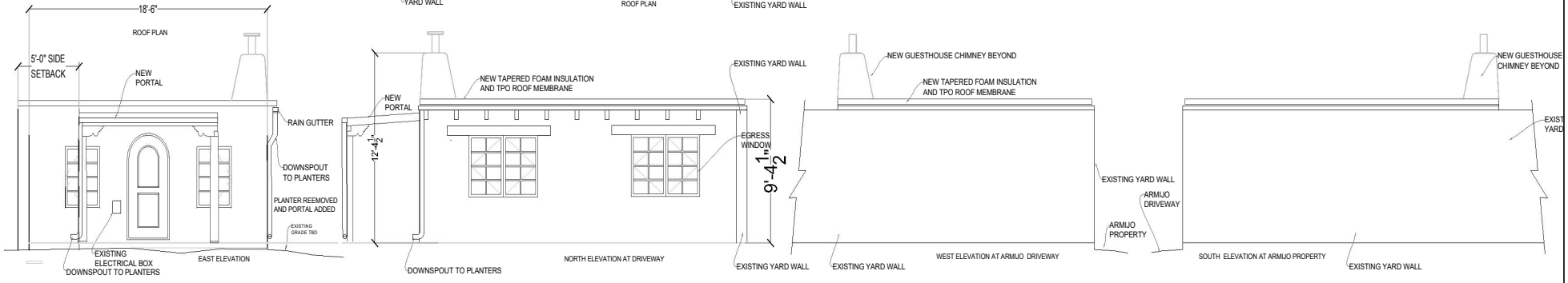
DRAWING

11X17 FORMAT

Z4

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK





REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

CARPORT CONVERSION
PLAN AND ELEVATIONS

CHECKED
STB

DATE
March 16, 2023

SCALE
NTS

DRAWN
BG

JOB
O'BRIEN REMODEL/ADDITION

DRAWING

11X17 FORMAT

Z7



FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK.

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

PENCIL SKETCH OF BATH ADDITION
SOUTHEAST FACADE
412 CAMINO DON MIGUEL

CHECKED: STB

DATE: FEB. 22, 2023

SCALE:

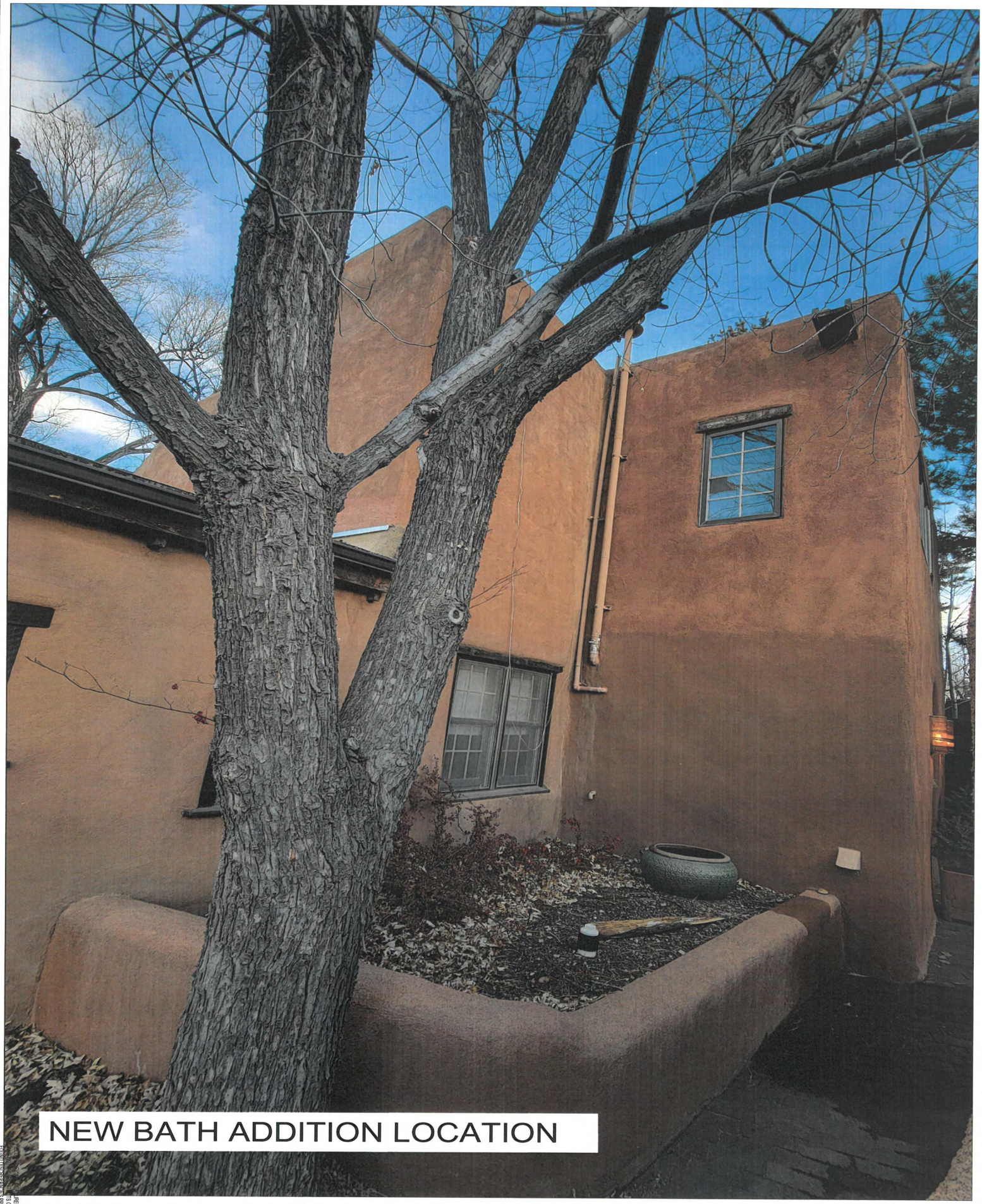
DRAWN: BG

JOB: O'BRIEN REMODEL/ADDITN

DRAWING:

11X17 FORMAT

Z5



NEW BATH ADDITION LOCATION

FOUNDATIONS/FOOTINGS/SLABS REQUIREMENTS
STARTING SPECIFIC WORK

97

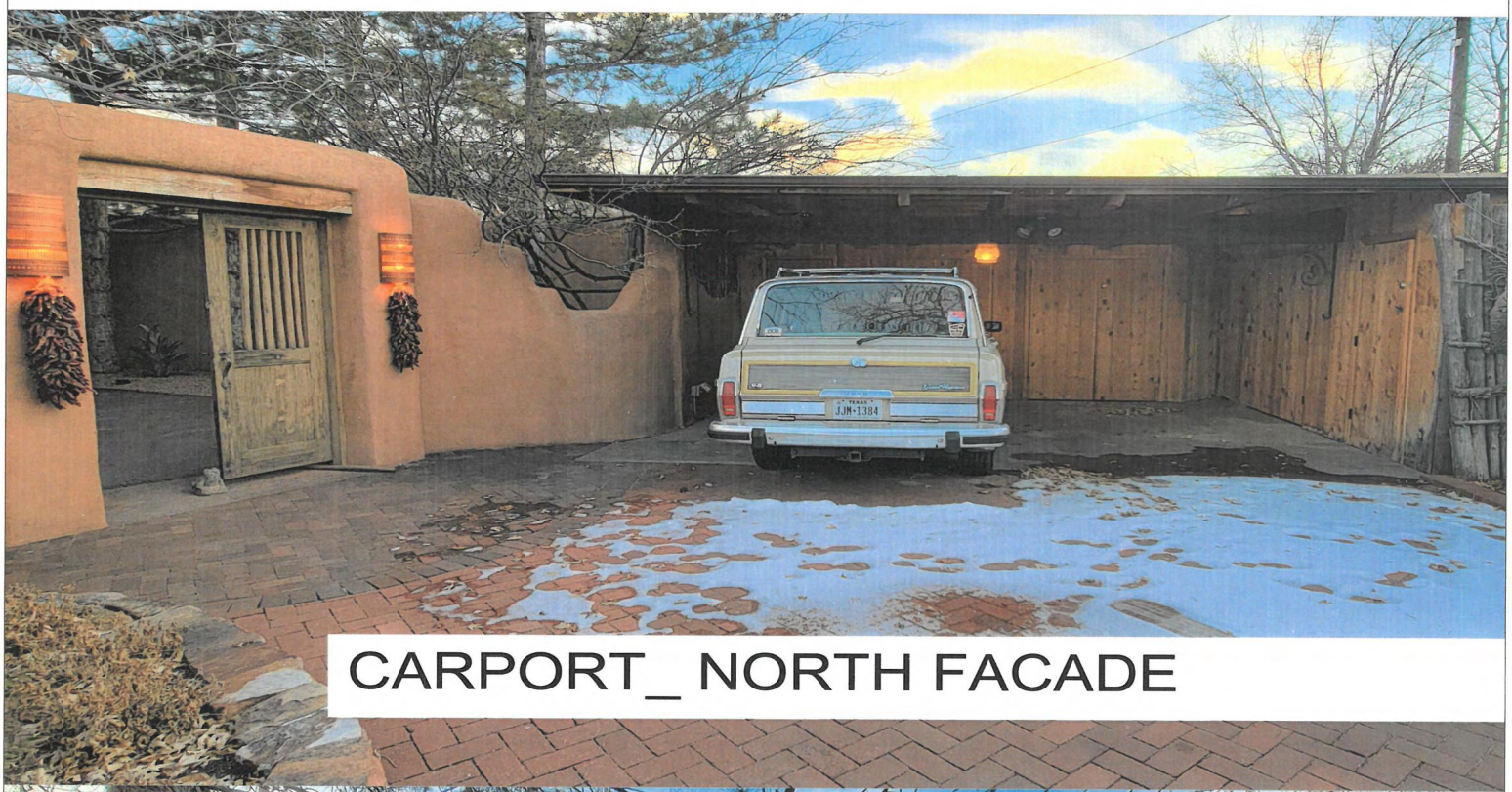
412 CAMINO DONMIGUEL SITE PHOTO
SOUTHEAST FACADE

O'BRIEN RESIDENCE
REMODEL/ ADDITION

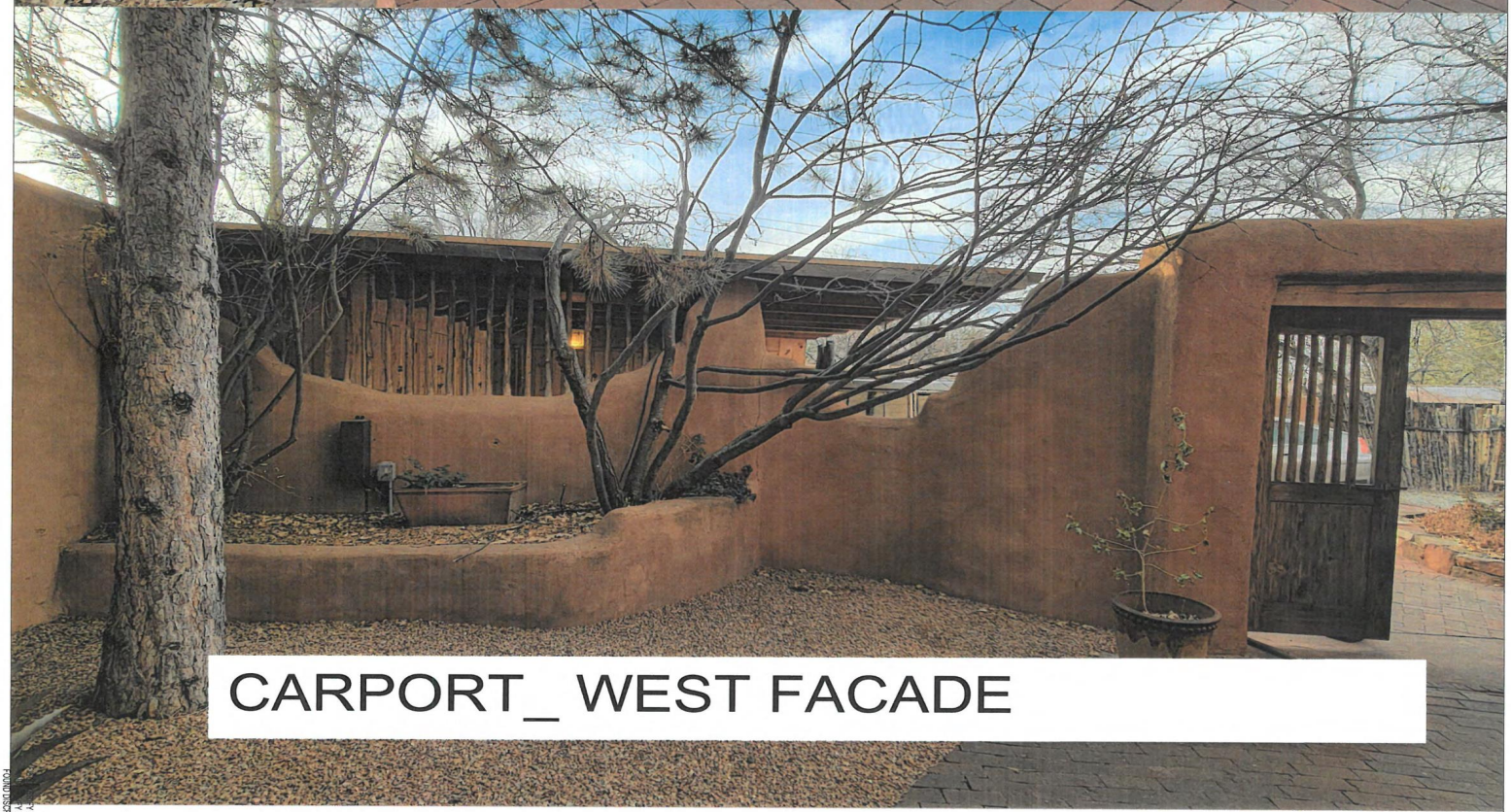
SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

ISSUE FORMAT
DRAWING
JOB O'BRIEN: REMODEL/ADDITIC
DRAWN BG
SCALE
DATE FEB 22, 2023
CHECKED STB

REVISIONS



CARPORT_ NORTH FACADE



CARPORT_ WEST FACADE

VERIFY ALL MEASUREMENTS AND CONDITIONS AT JOB SITE. NOTIFY ARCHITECT'S OF ANY DISCREPANCIES PRIOR TO FOUNDATION OR FRAMING WORK STARTING SPECIFIC WORK

28

EXISTING CARPORT PHOTOS
412 CAMINO DON MIGUEL

O'BRIEN RESIDENCE
REMODEL/ ADDITION

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

TYP/TYPICAL
JOB O'BRIEN REMODEL/ADDITION
Drawing
DRAWN BG
SCALE
DATE FEB 22 2023
CHECKED STB

REVISIONS



REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 CAMINO DON MIGUEL
SATELITE IMAGE

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITIC
DRAWING:
11X17 FORMAT

Z9

UREMENTS
TS OF ANY
FOUND DISCREPANCIES PRIOR TO
STARTING SPECIFIC WORK

FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

REVISIONS

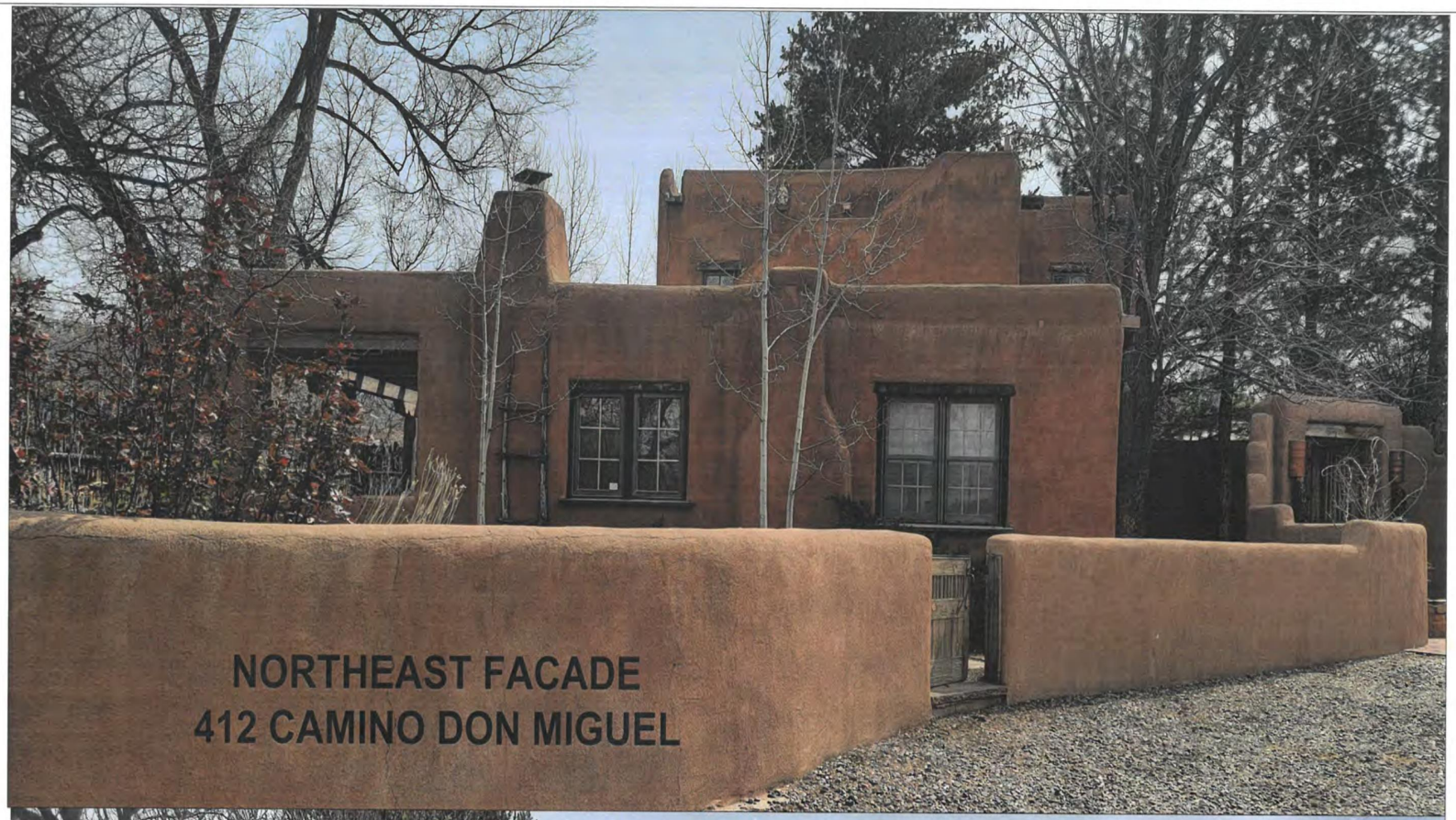
SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

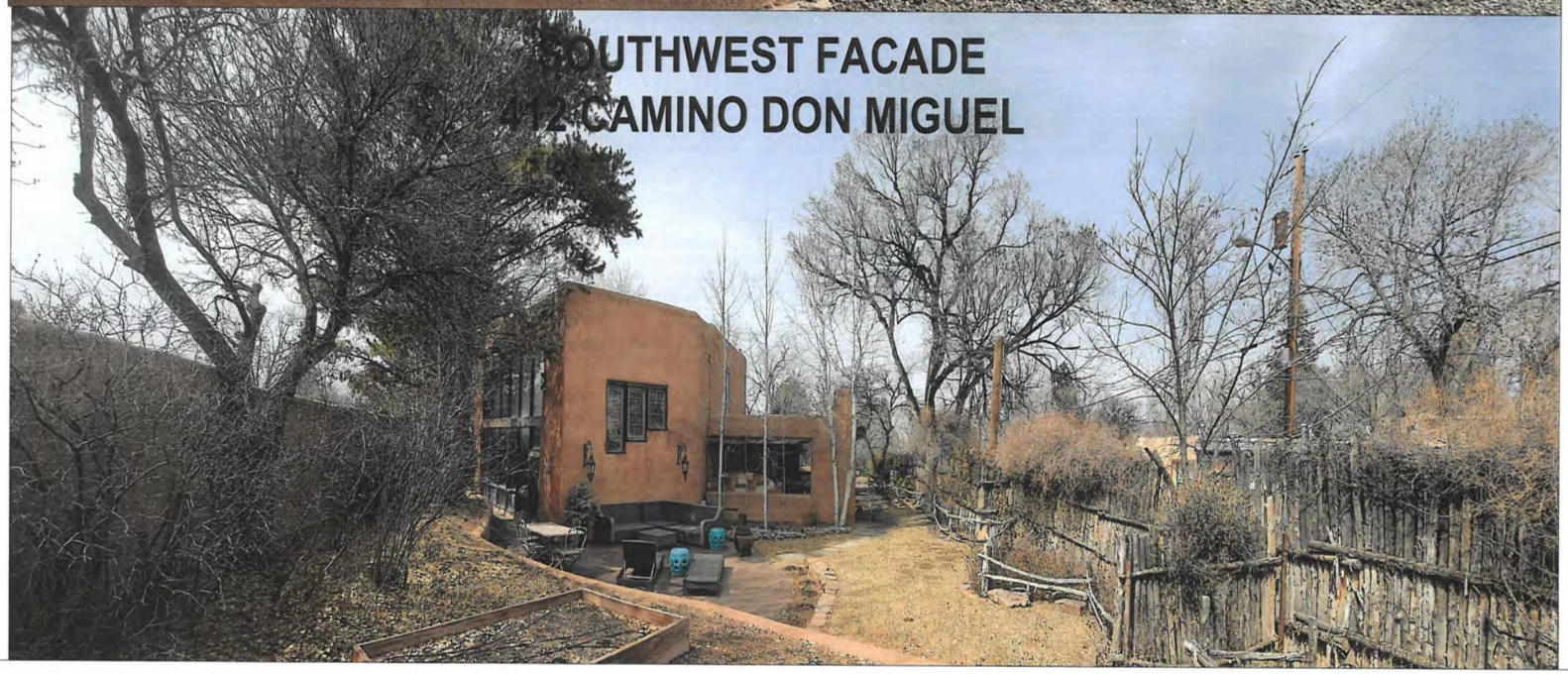
O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miguel
Street View

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING:
11X17 FORMAT

Z11





FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miguel
PHOTOS

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING:
11X17 FORMAT

Z12



EL REY STUCCO COLOR_34B-4D



ROUGH SAWN DOUG FIR FRAME,LINTEL AND SILL_WINDSOR MATT BRONZE ALUM. CLAD WOOD WINDOWS THROUGHOUT.

VALSPAR Rusticana Semi-transparent Exterior Wood Stain_ ALL WINDOWS AND WOOD DOOR





SUN MOUNTAIN TR-0401-D046
ALDER SELECT

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

EXTERIOR FINISHES

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITI
DRAWING:
11X17 FORMAT

Z13

From: BONIFACIO ARMIJO <bonibau@msn.com>
Sent: Saturday, January 7, 2023 1:02 PM
To: Mark OBrien <Mark.OBrien@RaymondJames.com>
Cc: Jessie W. O'Brien (jessieobrien@me.com) <jessieobrien@me.com>; Suby T. Bowden (Suby@SB-Associates.net) <suby@sb-associates.net>
Subject: Re: 412 Camino don Miguel - Letter of Neighbor Support

Mark
Please feel free to submit letter as written per my approval of your forthcoming project
You have have a good architect working for you
Good luck
Boni

Sent from my iPhone Boni Armijo (505)670-6734 bonibau@msn.com

MEMORANDUM

TO: City of Santa Fe Staff & Historic Board
FROM: Boni Armijo, Owner - Building Adventures Unlimited (Santa Fe, NM)
RE: *O'Brien Residence - 412 Camino don Miguel, Santa Fe, NM 87505*
DATE: January 11, 2023

My father, Mr. John O. Armijo, is the owner of Johnnie's Cash Store (established 1946) and the attached residence at 420 Camino don Miguel in Santa Fe. That property is adjacent to 412 Camino don Miguel, owned since 2017 by Mark and Jessie O'Brien. Mr. O'Brien recently shared plans with me to enhance his property with the addition of a bathroom, and conversion of the existing carport into a one-bedroom guest house. My family is in support of this proposed project, and would raise no objection to it. The O'Briens have been good neighbors who respect the heritage of our community.

Please contact me with any comments or questions. Thank you.

From: Janet Creswell <janet@ranchlands.com>
Sent: Tuesday, January 10, 2023 8:40 AM
To: Mark OBrien <Mark.OBrien@RaymondJames.com>
Subject: construction at 412 Camino don Miguel

Hi Mark,
I am happy to send the letter below. Is it something that you can forward, or should I send it to the Historic Board? If you'd like me to communicate directly, would you please send their email addresses?
Who is your contractor?
Best,
Janet

TO: City of Santa Fe Staff & Historic Board
FROM: Janet Creswell
RE: *O'Brien Residence - 412 Camino don Miguel, Santa Fe, NM 87505*
DATE: January 6, 2023

I am the owner of the property at 410 Camino don Miguel in Santa Fe. My property is adjacent to 412 Camino don Miguel, owned since 2017 by Mark & Jessie O'Brien. Mr. O'Brien recently shared plans with me to enhance his property with the addition of a bathroom, and conversion of the existing carport into a one-bedroom guest house. I am in support of this proposed project, and would raise no objection to it. The O'Briens have been good neighbors who respect the heritage of our community.

Please contact me with any comments or questions. Thank you.

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

LETTERS FROM ADJACENT NEIGHBORS
412 CAMINO DON MIGUEL

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING:
11 X 17 FORMAT

Z10