



AGENDA

HISTORIC DISTRICTS REVIEW
BOARD
JULY 13, 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. June 27, 2023

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

H. NEW BUSINESS

1. 2023-006937-HDRB. 404 Apodaca Hill. Downtown & Eastside Historic District. Contributing. Paige Webster and Richard Van Sickle, agents/owners, propose to raise the height of an existing 16'0" residential structure to 18'9" (maximum allowable height is 15'7"), windows replacement, and install a fireplace. Construct a freestanding 200 sq. ft. carport to a height of 13'0", construct a 6'0" high garden wall. Demolish the west porch and exterior stair cover. Exceptions are requested to Section 14-5.2(D)(9) to exceed the maximum allowable height and to Section 14-5.2(D)(9)(d) to construct a pitched roof where one is not allowed. (Lani McCulley ljmcculley@santafenm.gov) (To be postponed)
2. 2023-00006965-HDRB. 847 E. Palace Ave. Downtown and Eastside Historic District. Non-contributing. Lightfoot, Inc., agent for Chris Norris, owner, requests historic status review with primary façade(s) designation. (Paul Duran, paduran@santafenm.gov) (To be postponed)

3. 2023-006970-HDRB. 1518 ½ Cerro Gordo Rd. Downtown and Eastside Historic District. Non-contributing. Ryan Allen, agent for Santa Fe Real Estate, owner, proposes to construct an approx. 500 sq. ft. office and storage space on the north elevation, enlarge bedroom 75 sq. ft at the northeastern elevation, increase height of the southern elevation to approx. 15' 10" high, construct a 228 sq. ft. portal on the north elevation, window and door replacement, re-stucco and construct 4' courtyard wall. (Paul Duran)

4. 2023-006955-HDRB. 578 West San Francisco St. Downtown & Eastside Historic District. Contributing. Marc Naktin, agent for Edgar Villaescusa, owner, requests to demolish a contributing structure. An exception is requested to section 14-5.2(D)(5)(b) to remove historic materials. (Ramon Sarason, rjsarason@santafenm.gov)

5. 2023-006968-HDRB. 529 E. Palace Ave. Downtown & Eastside Historic District. Contributing. Lightfoot Inc., agent for Carolyn Lee, owner, proposes to replace a wood deck with a brick patio, construct two covered porches to a height of 8'-0" where the maximum allowable is 16'-9", and infill a second story exterior door. (Ramon Sarason)

6. 2023-007020-HDRB. 425 Apodaca Hill. Downtown & Eastside Historic District. Non-contributing. Christopher Purvis, agent for Anke and Etal Mihalas, owners, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.(Heather Lamboy, hllamboy@santafenm.gov)

7. 2023-007017-HDRB. 645 ½ E. Palace. Downtown & Eastside Historic District. Contributing. Ramon Rivera, agent for Keith Gorges, owner, proposes to install a publicly visible rooftop solar array. Exception is requested to 14-5.2 (D)(3) for visible rooftop appurtenances. (Heather Lamboy) (Withdrawn)

- I. **DISCUSSION ITEMS**
- J. **MATTERS FROM THE BOARD**
- K. **NEXT MEETING: Tuesday, July 25, 2023**
- L. **ADJOURN**

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

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JUNE 27, 2023

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JUNE 27, 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 5:30 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid

MEMBERS ABSENT (EXCUSED)

Mr. John Bienvenu

OTHERS PRESENT:

Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Gary Moquino, Historic Preservation Division Manager
Lani McCully, Senior Planner
Paul Duran, Senior Planner
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 Item #1, under New Business, 578 W. San Francisco St., will be continued to July 13, 2023. She noted the meeting is on July 13th, which is a

Thursday not a Tuesday. The meeting was moved because of the holiday to accommodate the Board of Adjustment, who meets the second Tuesday of the month.

MOTION: Member Guida 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 Guida voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. May 23, 2023

Member Biedscheid said on Page 20, on the case for 529 E. Palace, she made a friendly amendment. She said it should read, "Member Biedscheid offered that the south façade fence be non-contributing as recommended by the HCPI."

MOTION: Member Guida moved, seconded by Member Biedscheid to approve the minutes of May 23, 2023, as amended.

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

2. June 13, 2023

Member Aguilar Medrano requested the following amendments:

- Page 10, the first sentence at the end of the first paragraph, after the word "contributing" change to read "*and designate the north façade as primary.*" In the same paragraph, change the last sentence to read, "She wondered if a better way to preserve historic windows would be to designate them as special features on a non-primary façade, or if the whole façade should be considered primary."
- Page 16, last paragraph, second sentence, change the word "the" to "staff's"
- Page 17, the fourth paragraph, change the word "including" to "*excluding*" in reference to the non-historic wall.

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the minutes of June 13, 2023, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006708-HDRB. 128 S. Capitol St.
2. 2023-006567-HDRB. 418 Apodaca Hill
3. 2022-005832-HDRB. 1147 ½ Camino San Acacio
4. 2023-006848-HDRB. 404 Apodaca Hill
5. 2023-006850-HDRB. 1122 Old Santa Fe Trail

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the Findings of Fact and Conclusions of Law.

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

E. MATTERS FROM THE PUBLIC

None

F. STAFF COMMUNICATIONS

Ms. Lamboy said the Mayor recommended two new members to the Board, David Valdo and Amanda Mather. Ms. Mather will take Member Larson's position as the historian. This goes to the next City Council meeting and likely the Board will have two new Board members in July.

Ms. Lamboy noted that there has been a concern relative to the number of emails on the Findings of Fact and Conclusions of Law being sent on the review. She wondered if the Board would like to see the findings as part of the packet or if members preferred to receive those individually.

Member Biedscheid said she thought it would be helpful if the Board received the draft findings closer to the meeting in which they occurred. This packet had findings from four different meetings which makes it difficult.

Ms. Lamboy said that was discussed by staff and they will try to send those more quickly.

Ms. Lamboy said 418 Apodaca Hill will go before Council for consideration of the exception. The text amendments are still under review by the Attorney's Office.

Chair Rios thanked Member Berkley for her service on the Board.

Attorney Ruybalid said the Governing Body has heard the exception recommendations for 110 Calle le la Pena and approved what the Board recommended. On the case at 220 Rodriguez, the Governing Body voted 7 to 2 to deny the exception. as the Board recommended.

Chair Rios confirmed City Council upheld the Board's decision in both cases.

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Rios explained the appeal process. She limited public speakers to two minutes.

1. **2023-006954-HDRB. 578 W. San Francisco St.** Downtown & Eastside Historic District. Contributing. Marc Naktin, agent for Edgar Villaescusa, owner, requests a historic status downgrade of a contributing building to non-contributing. (Lani McCulley)

Postponed to July 13, 2023.

2. **2023-006938-HDRB. 613 Canyon Rd., Units C1 and C2.** Downtown & Eastside Historic District. Contributing. Hoopes + Associates Architects, agent for Canyon Room Holdings, owner, proposes to reconstruct both entry portals on a primary façade, the exterior door sill heights, re-roof, replace canales, install rooftop HVAC with screening, and construct a yardwall. An exception is requested to Section 14-5.2(D)(5)(b) to remove historic materials. (Lani McCulley)

STAFF REPORT

613 Canyon Road is a property with three existing buildings and numerous additional accessory buildings located in the Downtown and Eastside Historic District.

The two-story gallery and apartments are known as building A and have street frontage. The Gallery structure is designated contributing.

Unit B, also known as the Vigil Residence, is designated contributing. It is located in the northeast portion of the property.

Units C1 and C2 (or the Duplex) are also contributing. The duplex is located on the central-east portion of the property, directly south of Unit B.

Tract A is currently a vacant lot which is being developed per the approval granted by the HDRB under 2020-001979-HDRB.

The focus of this request is for the structure known as “The Duplex” or units C1 and C2. In 2018, in a status review of the property, the HDRB decided to retain the contributing status of the duplex. At that hearing, both the east (Façade #1) and west (Façade #2) facades were designated as primary, which includes the spaces underneath the portales. The case file and minutes from that hearing have been included as exhibits to this report.

The duplex is a 1,083 sq. ft. building constructed in the Spanish-Pueblo revival style. The building was constructed prior to 1950. Its distinguishing characteristics are the rounded and stepped parapets, the chimneys, and the portals. The building did undergo some remodeling in 1984 which included a replacement of the historic wood windows, addition of a door opening, and addition of a portal to the northwest corner.

Under case #2020-001979-HDRB in 2021, the Historic Districts Review Board approved replacing all windows with metal clad replacements with divided lights, a small portal matching that on the north elevation to be constructed on the south, stuccoing of the structure, and a small courtyard with CMU walls to a height of 5 feet 6 inches as a remodel of the duplex.

During the interior work of the duplex a rotten wood floor joist and non-code conforming crawlspace were discovered. Both 35 sq. ft. entry portals on the east elevation have rotten wood which no longer supports the weight of the roofs which are now pitching forward causing cracks in the wall between the portal and structure walls. This also causes the existing flashing and old asphalt roofs to be exposed.

In order to address these issues, the applicant proposes the following exterior alterations:

1. Rebuild both entry portals with an additional new dark/rusty brown colored ribbed metal roofing. The portal's roof slope, parapet, latilla ceiling, beams, corbels, viga column, and proportions will remain as currently seen. A metal gutter will be installed at wood fascia to match metal roofing color.
2. Lower interior floor by approx. 6", thereby lowering all four exterior door sill heights.

3. An interior floor slab will be installed approximately 6" lower than the existing floor. This will create the need to lower the sill height of all four exterior doors. All door and window head heights and openings will remain as existing.
4. Re-roof entirely, concealing new roof top HVAC units. Replace canales.
5. The old roofing will be removed and a new pocket roof that will conceal ducted minisplit units will be installed. The new pocket roof will be covered with a tan colored TPO roof membrane. New wooden roof canales will replace the rotten existing roof canales.
6. Set condenser and screen with coyote fence. A condenser unit will be placed on the west elevation in the previously approved courtyard and will be screened by a 5'0" coyote fence.
7. Add a 12" high river rock wall creating planters to help with current drainage issues at the adjacent structure, Unit A.

STAFF RECOMMENDATION

Staff recommends approval of the exception to Section 14-5.2(D)(5)(b) to remove historic material, finding that all of the exception criteria have been met and that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(E) Downtown & Eastside Historic District Design Standard.

APPLICANT PRESENTATION

Charles Rosenberg, 333 Montezuma Avenue, was sworn. He said staff covered everything. He had nothing further to add.

Chair Rios commented that this building has beautifully rounded parapets.

PUBLIC COMMENT

John Eddy, 14 Avenida Campo Verde, was sworn. He said he had a request. Specifically, when wood working has been replaced on portales, the recent practice has been to not carefully measure the horizontal members. The posts should maintain their girth from the bottom to the top. The dimensions of the post should be carefully considered. Also, one portales has a banco which differentiates the upper wall from the interior with the lower wall. That is a vernacular style that is disappearing, and he would like that protected.

BOARD DISCUSSION

Chair Rios asked Mr. Rosenberg to comment on the viga ends and the banco.

Mr. Rosenberg said the banco will be painted white and will go up to the ceiling under the portal. He said he understands that most builders do the pencil shape, and Mr. Eddy's preference is it should not be wider than the beam. He agreed.

MOTION: In Case 2023-006938-HDRB, 613 Canyon Rd., Units C1 and C2., Member Guida moved to approve as submitted and recommend to the Governing Body that all exception criteria have been met. The motion was seconded by Member Biedscheid.

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

3. **2023-006939-HDRB. 704 Camino Lejo.** Historic Review District. Significant. David Armstrong, agent for the Wheelwright Museum of the American Indian and Henrietta Lidchi, Executive Director, requests approval for raising the existing wall, to 3'-6", counterflashing new waterproofing system, replace ground level brick pavers and replace wood door copper threshold, replace concrete canales. (Paul Duran)

STAFF REPORT

The project address is 704 Camino Lejo and is known as the Wheelwright Museum of the American Indian and is listed as a significant structure to the Historic Review District. The Museum was built in 1937 by Mr. William Penhallow Henderson, who was the architect and builder. The Museum, with the focus on Native American arts, has had impact on the study of Native American arts within Santa Fe, the State of New Mexico, and Nationally. The structure itself housed people, Native American collections, and provided a distinctive design style which uniquely exemplifies the Navajo hogan-inspired architecture which contributes to the Santa Fe landscape. The Museum was listed in the National Register of Historic Places and New Mexico State Registry in 1990. Currently, the Museum provides educational classes, public outreach, and art collection exhibits displaying Native American artists throughout the state and North America.

The property has undergone previous renovations throughout time with the most recent addition of two new structures on the property built in the early 2000's. The additional structures are not connected to the Museum. The Museum was given Significant status in 2012 by the HDRB.

Now, the applicant proposes the following exterior alterations:

- 1) Removal and replacement of the existing stucco exterior finish to match the existing with cementitious stucco.

- 2) Special Mix Stucco Color: Western Blended Products S-10 Cabo Brown. (Field sampling will have to be done to get exact match due to weather fading of existing).
- 3) Removal and replacement of the existing plaza waterproofing system and installation of new counterflashing.
- 4) Remove and replace all existing brick pavers after waterproofing system is installed to match the existing.
- 5) Removal and replacement of deteriorated wood entry door and threshold to match existing.
- 6) Removal and replacement of the existing concrete canales to match existing in style and color.
- 7) Add a 6-inch extension of the existing plaza wall to meet 42-inch height requirement per code.
- 8) Removal of all abandoned electrical conduits attached to the exterior wall.

STAFF RECOMMENDATION

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(F) Historic Review District Design Standards. The proposed work will not impact the significant status of the structure and complies with Section 14-5.2(C).

Chair Rios asked the color of the proposed flashing.

Mr. Duran said it would be a rustic bronze.

Chair Rios asked if the applicant would continue with the same type of stucco.

Mr. Duran said the stucco will remain in kind.

Member Guida said he understood this is almost 100% an in-kind replacement. He asked if there is a reason the project was before the Board.

Ms. Lamboy said this is a significant building. Also, some might consider it maintenance, but the wall height was a trigger as it veered from the original. Also, staff wanted the Board to have an opportunity to review the materials.

Member Guida confirmed they were talking about in kind replacement of the stucco, and it will also be a cementitious product.

APPLICANT PRESENTATION

David Armstrong, PO Box 1123, Cedar Crest, New Mexico, was sworn. He clarified that the stucco is a Cabo color but has faded since installed. They want to match the faded color to keep things the same. There is a plaza deck with structure underneath with a full story below that. It is that lower section that will be re-stuccoed. And the wall will be raised as it is not compliant with code. When they put the counter flash in, the original drawings show copper flashing. In the remodel at the time the plaza deck was done, they never replaced the flashing. He wants to take it back to the historic look. The copper patina is now more of a bronze color, and they will try to maintain that. The brick was replaced when the plaza deck was done and is not the original brick. They do not have samples but will maintain the bricks so that by flipping them over to reuse the back instead of trying to match the brick. The stucco surface is called Catalina stucco troweling and is smooth but is a rough plaster. The door is weathered and needs to be replaced and the threshold damaged the copper threshold. The building is leaking significantly in large part because of the concrete canales. The problem is it is difficult to integrate the materials within the concrete. They have requested replacing the concrete in kind and to integrate a gray colored metal liner to match the color of the concrete into the waterproofing that will be installed. The counterflashing will hide all of the water proofing. The electrical part on the south, a lot cannot be eliminated because the main part of the electrical work is from the main transfer. That will be consolidated to minimize the number of conduits. Some can be removed and will be put back on so it can be maintained without disconnection.

Chair Rios asked if the set of doors when entering the building are original.

Mr. Armstrong believed that the door was replaced three times, they all look the same. He said there is no way to repair that, and they will have the man who built the other doors, build these. He doesn't think the front door was stained the same color as the door inside, which is darker. He wasn't sure if both of the colors could be analyzed, but they could resubmit that, if approved.

PUBLIC COMMENT

John Eddy, previously sworn, said the building is a little misleading. He thought most would see an attempt at modernization which is a departure from Santa Fe Traditional building designs. He thought it unfortunate a HCPI was not triggered because of the building's significance. He understands that it was mostly designed and built by William Henderson a better-known Santa Fe painter. He said the elements, whether replacements or not, were put into the building by Henderson. He said there should be a lot of care given the building because of its significance. The canales were possibly designed by Henderson and if that ties back to the original Henderson, it needs to be added and a HCPI needs to be done.

Stefanie Beninato, PO Box 1601, agreed with Mr. Eddy. She suggested the Board table the case until a HCPI is done.

BOARD DISCUSSION

MOTION: In Case 2023-006939-HDRB. 704 Camino Lejo., Member Guida moved to approve as submitted. The motion was seconded by Member Biedscheid.

Chair Rios asked if there was an amendment regarding the door. The applicant had indicated they would match the original door color.

Mr. Rosenberg said they have the original drawings, and he will research the stain to match and submit to staff for approval.

Member Biedscheid asked a friendly amendment as a condition of approval that the applicant research the original door and original drawing on the colors and present those to staff for a final decision on the stain.

Member Guida accepted the friendly amendment.

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

4. **2023-006940-HDRB. 641 Camino Del Monte Sol.** Downtown & Eastside Historic District. Noncontributing. Lorn Tryk, agent for Leon L and Susan Coppage Evans, owner, requests approval for an addition of a 677 sq. ft. attached garage, a 280 sq. ft. addition on the north side elevation, expansion of the portal, add exterior fireplace, remove existing stairwell and relocate to the northeast corner of the house, window replacement on the south elevation construct a street wall 5' yard wall and pedestrian gate. Replace existing coyote fence, relocate automatic gate closer to the street. (Paul Duran)

STAFF REPORT

The proposed project is located at 641 Camino del Monte Sol, which is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. There are two structures on the property which consists of a 1,495 square foot noncontributing mixed style guest house built in 1954 identified as building (A) and a 3,614 square foot Territorial style main house with a 254 square foot basement built in 1990. The main house is where the proposed work will be conducted. Proposed additions will not increase the height of the existing main house and will match the

character and finishes of the existing main house as well. The property is a 28,584 square foot parcel and zoned as R2.

A previous addition to the main house of 231 square feet was approved by the HDRB, in April 2013, and constructed shortly thereafter.

Now, the applicant proposes the following exterior alterations:

- 1) Construct a new 677 square foot garage attached to the western façade of the main house, with a wood painted garage door and side windows cased to match existing house.
- 2) Construct a 280 square foot addition to the north side of the main house that expands the existing office, studio, and pantry space.
- 3) Expand the rear portal floor and roof area on the east side of the main house.
- 4) Add exterior fireplace to rear portal.
- 5) Relocate the stairs to the lower level to the northeast corner of the house.
- 6) Make modifications to the existing windows in the master bedroom and bath on the south side of the main house.
- 7) Construct a street wall of stuccoed CMU with an antique pedestrian gate and replace the existing coyote fencing.
- 8) Reconstruct the automatic gate closer to the street.
- 9) Create a brick walkway from the pedestrian gate at the street to the courtyard entry, at the main house.

Proposed finishes are as follows:

Exterior Stucco: STO Adobe Brown

Exterior doors and windows: White aluminum clad wood

Exterior casing, posts, and beams: White painted wood.

Garage Door: Behr "Breezeway"

Canales: Galvanized steel lined wood, painted white.

Railings: White painted wood.

Brick walkway: Summit "Cedar Ridge"

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 said the guest house is the first house and the older house looked authentic. It was reversed. She suggested staff put a star on it to have it surveyed in the near future. She asked from a public way if other than the wall, any of this is visible.

Mr. Duran said no, the main house is quite far back.

Member Biedscheid asked if allowable wall height calculations were done.

Mr. Duran said they were not. In this area, 5 feet is the allowable height, and the applicant is within the height of the surrounding the properties.

Member Biedscheid asked whether a wall height calculation is required.

Ms. Lamboy replied the wall heights in the general area are approximately 5 feet and by comparison, this is permissible. A previous height calculation was done. If there are no walls in the streetscape, five feet is the height permitted.

Member Biedscheid asked the height of the coyote fence.

Mr. Duran said the fence slopes south to north and the height varies from six feet throughout.

Ms. Lamboy said there is an exception for the split railing which is approximately 3 feet 6 inches.

Member Aguilar Medrano asked clarification on the wall set back of 15 feet. The drawings show a portion of the pedestrian gate is set back ten feet and three fourths of an inch. She asked if that was the area to be approved for the exception.

Mr. Duran confirmed that was correct. He talked with Gary Moquino and staff on the site visit. Due to visibility constraints, the applicant needs to push back 15 feet from the street and reduce height from 5 feet to 3 feet for visibility for zoning. Staff should have been notified of that by the person who does the PCR.

Member Aguilar Medrano asked if that was for that one section of the wall.

Mr. Duran said the entire wall should be pushed back 15 feet from the street.

Chair Rios asked the height of the pedestrian gate.

Mr. Duran thought the surroundings were 8 feet at maximum height.

Ms. Lamboy explained regarding height, Code has divisions specific to the corner called triangle visibility that has to be no higher than 30 inches. Only a portion of the wall would be required to be lowered.

Member Guida confirmed they were talking about the visibility for people trying to get in and out of the driveway.

APPLICANT PRESENTATION

Lorn Tryk, 436 W. San Francisco St. was sworn. He clarified that the finishes are meant to match. The existing house is Sto Adobe Brown, and all of the woodwork is white, and the window treatments and pediments match as well.

Member Guida asked Mr. Tryk's solution for the visibility triangle.

Mr. Tryk said he didn't know the answer to that.

Member Guida said he thought it easily surmountable and probably just moving the gate entry back. The intent is to create visibility getting in and out of the driveway.

Mr. Tryk said he wants the result to look as though it was carefully thought through. He wasn't sure if the Board wanted him to come back with the gate design or have staff approval.

Member Guida said that was a question for Ms. Lamboy. The main issue is moving the elevated gate piece back to the 15 feet requirement. He said he was in favor of approving the wall as designed and having the applicant return to staff.

Ms. Lamboy said that would be acceptable.

Chair Rios asked to confirm the gate already exists and is made of wood.

Mr. Tryk said gate exists and they are rebuilding it and it is 4 feet 6 inches.

PUBLIC COMMENT

Ms. Beninato, previously sworn, said she appreciated the wall for the driveway will have to be set back. She thought it unfortunate that staff visually decided not to do a height calculation. She is concerned with the height of the gate, and wondered if they could remove the top piece over the gate.

BOARD DISCUSSION

MOTION: In Case 2023-006940-HDRB, 641 Camino Del Monte Sol., Member Guida moved to approve the project as submitted noting the applicant will need to adjust the profile of the wall placement of the gate to address the vehicle visibility triangle for the driveway entrance, and the applicant is to return

to staff with the updated drawings for the wall for final approval. The motion was seconded by Member Aguilar Medrano, with a friendly amendment for the applicant to also resubmit the main portion of the street wall elevation with the dimensions showing that the wall is not six feet in height.

Member Guida accepted the friendly amendment.

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

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Guida said the City Attorney's Office has the draft text amendment and for the record, this has been nine months since the issue was raised. The Board reviewed the text changes months ago and proposed simple edits. He said he was speaking on behalf of the frustrated applicants on this issue. This is not a necessary action imposed on the Board by the City Attorney's Office, disrupting the Board's practice, and rendering of decisions in cases. He said he is disturbed that the text amendment has not already happened, not only for the applicants but the members of City Council. He said we have inconvenienced the project schedules for wealthy families on the eastside who pay expensive consultants and architects. This is reflective of how the ordinance in general is exclusionary to people of less means and sets an extreme example of what the ordinance does in general. He encouraged the City Attorney's Office to move this forward as soon as possible for those reasons.

K. NEXT MEETING: Thursday, July 13, 2023

Member Guida indicated he would not be present.

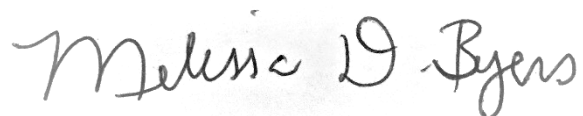
L. ADJOURNMENT

MOTION: Member Aguilar Medrano moved to adjourn the meeting at 6:38 pm. The motion was seconded by Member Guida.

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

Submitted by:

Approved by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Cecilia Rios, Chair



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: 2023-006970-HDRB. 1518 1/2 Cerro Gordo Rd. Downtown and Eastside Historic District. Non-contributing. Ryan Allen, agent for Tamara Acker, owner, proposes to construct an approx. 500 sq. ft. office and storage space on the north elevation, enlarge bedroom 75 sq. ft at the northeastern elevation, increase height of the southern elevation to approx. 15' 10" high, construct a 228 sq. ft. portal on the north elevation, window and door replacement, re-stucco the residence, and construct and stucco a 4' courtyard wall.

Case number: **2023-006970-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1518 1/2 Cerro Gordo Rd

PROJECT NAMES:

OW – Tamara Acker

AP – Ryan Allen

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 _____1969_____

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

City of Santa Fe, New Mexico

memo

DATE: July 13, 2023
TO: Historic Districts Review Board Members
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

Case # 2023-006970-HDRB

Address: 1518 ½ Cerro Gordo Road
Historic Status: Noncontributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Stucco color chart

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:

1518 ½ Cerro Gordo Rd., is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The building was established on a 0.22-acre lot as a single-story two-bedroom 1,018 sq. ft. residential home. The building has a vernacular characteristic style of multiple construction components. The structure itself appears to have been a double-wide trail that was placed on cinder or masonry blocks which can be observed at the ground level. The material in which the structure is constructed out of is consistent with

that of a trailer as noted in the flooring, walls, ceiling, and windows. There is some masonry work done to the outside of the structure which covers the blocks on which it sits on.

There was a carport attached to the structure on the north side but has since been removed in the winter and spring of 2023, after it had collapsed due to the snow and disrepair.

Now, the applicant proposes the following exterior alterations:

- 1) Enlarge the existing bedroom 75 sq. ft. on the northeast façade.
- 2) Repair roof over the existing carport and bedroom.
- 3) Enclose the carport to create office, storage, and mechanical space.
- 4) Repair entire roof and raise existing pitched roof and create a clear story.
- 5) New (2) 2'x4' skylights where clear story is added.
- 6) Construct a 228 sq. ft. portal with natural stain and metal roof.
- 7) Install new gutters and down spouts.
- 8) Remove and replace exterior windows with divided light windows and wooden metal clad doors.
- 9) Re-stucco entire structure with STO-elastomeric stucco and paint with "El Rey" color "Adobe".
- 10) Construct and stucco new exterior 4' courtyard wall.
- 11) Install drainage pond to accommodate new portal and bedroom extension.

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 old 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.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

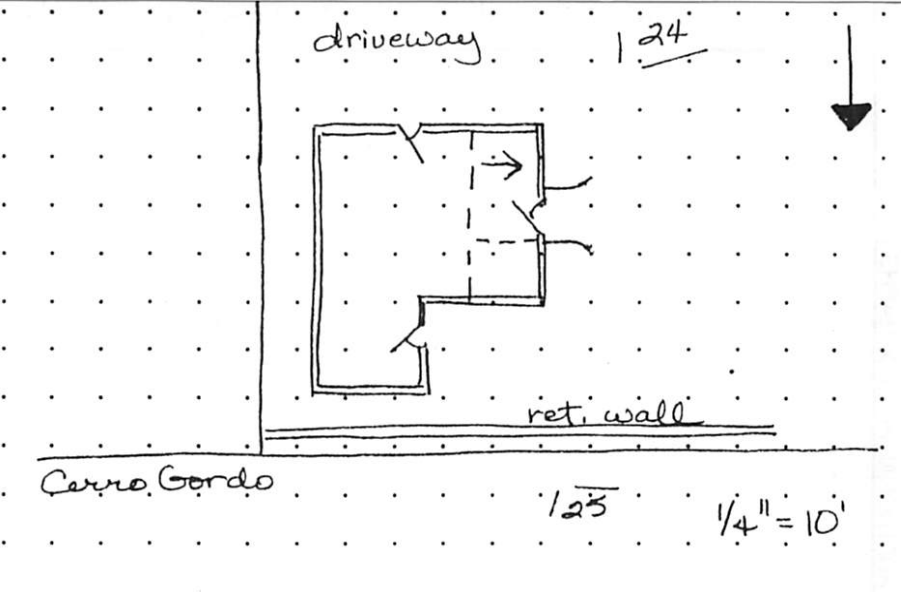
IDENTIFICATION	ADDRESS: <u>1518 Cerro Gordo</u>		ID NUMBER: <u>0516 00548</u>
			BUILDING NAME:
	UTM REFERENCE EASTING NORTHING	LEGAL DESCRIPTION:	SANTA FE ID NUMBER: <u>H 1410</u>
	ZONE <u>12 13</u>	TNSP <u>17</u> (N) S RANGE <u>10</u> (E) W SEC <u>20</u> SE 1/4 NW 1/4	
BUILDING DATA	FIELD MAP <u>Santa Fe Historic Structures Survey, 1983-85/1992</u>		
	DATE OF CONSTRUCTION: <u>by 1940</u> ESTIMATE _____ ACTUAL		
	SOURCE(S) <u>city directory</u>		
	ARCHITECTURAL STYLE: <u>Vernacular</u>		
BUILDING DATA	USE:		
	HISTORIC: <u>residential</u>		
	OTHER _____		
	PRESENT: <u>residential</u>		
OTHER _____			
SURROUNDINGS: <u>residential</u>			
RELATIONSHIP TO HISTORIC SURROUNDINGS: ____ SIMILAR ____ NOT SIMILAR			
ASSOCIATED BUILDINGS ON SITE: ____ YES <u>X</u> NO			
WHAT TYPE?			
IF INVENTORIED, LIST ID NUMBER(S) _____			
DEGREE OF REMODELING: ____ MINOR ____ MODERATE <u>X</u> MAJOR <u>addition, modern windows</u>			
EXPLAIN:			
OVERALL CONDITION: ____ EXCELLENT ____ GOOD <u>X</u> FAIR ____ DETERIORATED			
BUILDING THREATENED? ____ YES <u>X</u> NO			
SURVEYED <u>8/93</u> BY <u>DB</u>			

PHOTO



#25 north elevation (foreground)

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


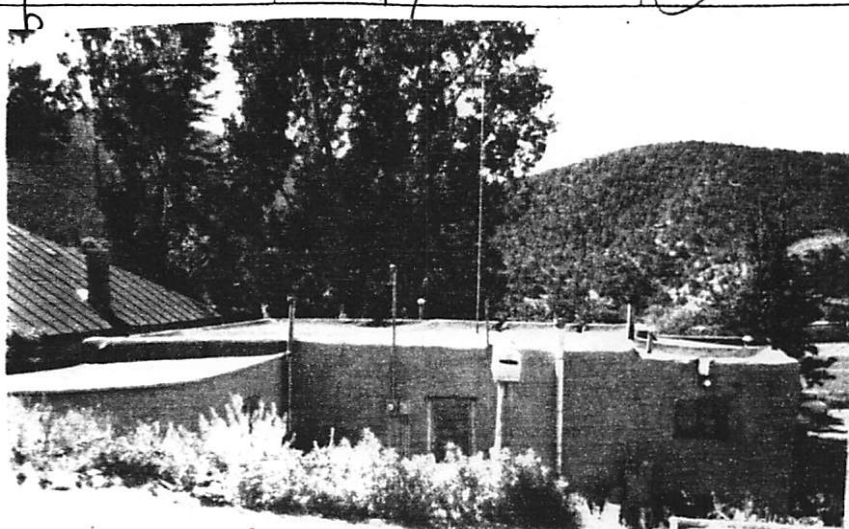
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	flat with plain parapet; shed with metal gutter; SW
	BUILDING WALLS	stucco/adobe
	FOUNDATIONS	not visible
	DOORS	storm doors over wood panel
	WINDOWS	aluminum sliders and anodized aluminum sliders, 6/6 wood DHW, paired 2-light casements
	PORCHES OR PORTALES	
	BALCONIES	
	COURTYARDS	
	FENCES/WALLS	retaining wall along road to north
	ARCH. DETAILS	stucco wing walls by door, west; visible viga ends, south
	OTHER	early city directories did not thoroughly cover this area — first listed 1940, but may be older
	COMMENTS	Building has little remaining historic detail. SW corner is addition, according to occupant.

ADDITIONAL PHOTOGRAPHS

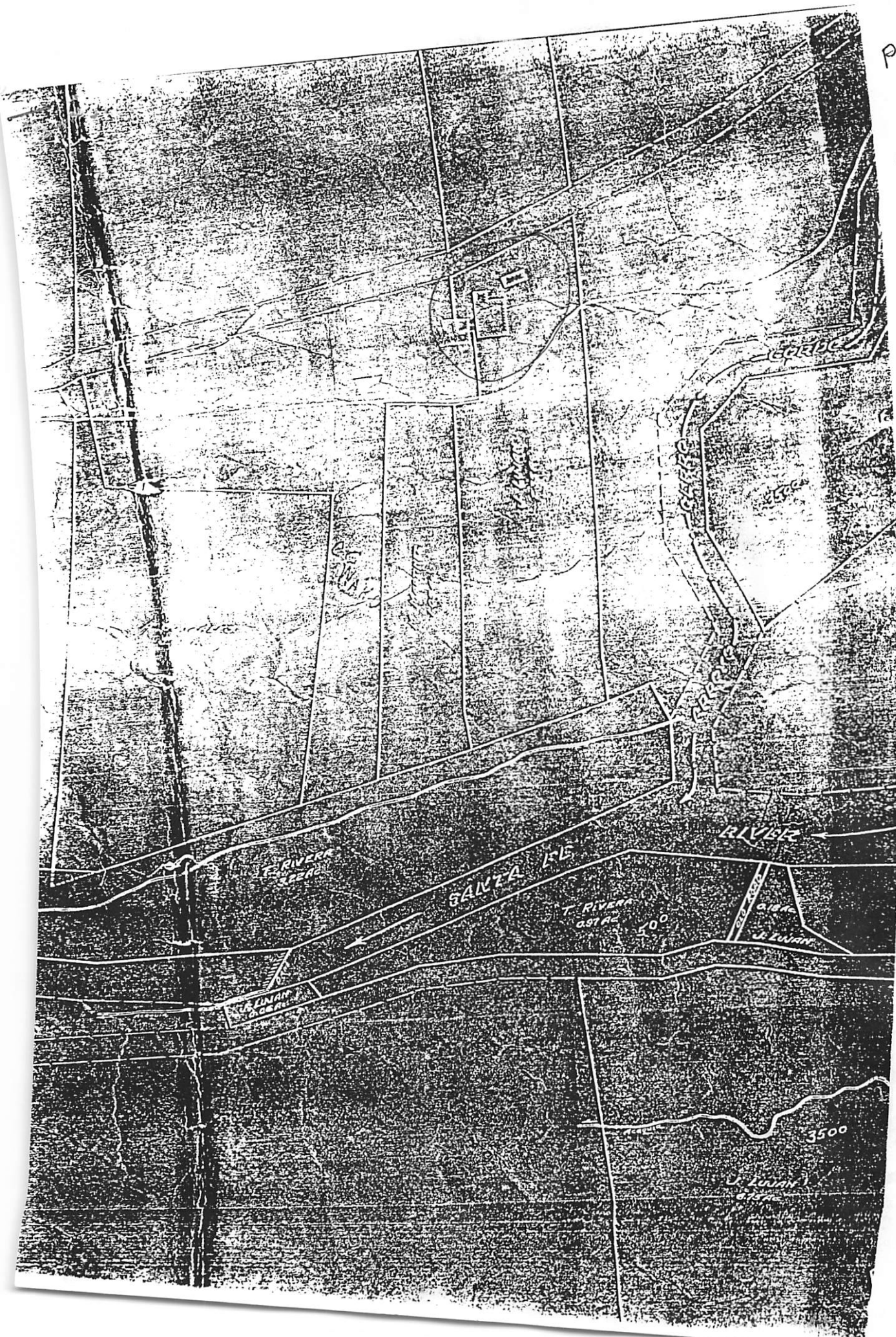


24

from SW

building threatened? yes	surveyed date 5-7-83 by mb	county Santa Fe	ID no. 051600548
field map Santa Fe, New Mexico	number 1	UTM reference easting northing zone 12 13	
location description 1518 Cerco Ardo		city/town Santa Fe	land grant/reservation
building name Gregorita Rodriguez	legal description Tnsp 17 N R range 10 E sec 20 SW 1/4 SE 1/4		
film roll by M no. 26	negative nos. # 21	loc. of neg. (HPB)	plan shape 
		date of construction Pre 1937 estimate actual Per 1995	
style Sp. Pueblo Vernaculo		foundation material Roc	source Directory serial photo
wall material/surface Stucco		use present residential other historic residential other	condition excellent good fair deteriorating
architectural features Negative baltor NW corner Windows - 6/6 wood dbl hng, 2 lite w. casement, 4 lite 6 metal Plues/vents steel fixtu Canals - metal gutter to W - & casement to W.		degree of remodeling minor moderate major describe: Addition to N.E	surroundings Res
comments wall hedge wire fence Gregorita Rodriguez 982-9354 landscape street trees stone curb O set back Gregorita		relationship to surroundings similar not similar	district potential yes no
Street scene None		significance eligible of none interest	if inventoried, list ID nos.
		why?	associated buildings? yes what type?
		see back? yes	

possibly
1518 &
1520
Cerro Gordo



T. RIVERA
32 AC

SANTA FE
RIVER

T. RIVERA
82 AC
100

3500

J. LUGAN
87 AC

MAP OF PORTION

OF THE

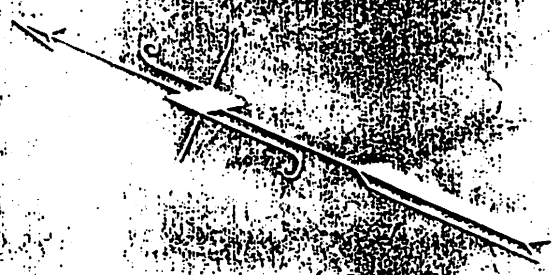
SANTA FE RIVER CANYON

MEXICO NEW MEXICO

JULY 1825

JOSEPH TRUBS

JAMES WOOD



1825



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 1518.5 Cerro Gordo
Date Submitted:	Proposed Construction Description: Bedroom enlarged 75 sqft /interior remodel / new windows / doors stucco repair / new portal 228 sqft /enfill existing carport for office /storage TOTAL ROOF AREA: 1746 sqft (Exist.) + 303 new sqft =2049 sqft total
Property Owner of Record: Tamara Acker	
Applicant/Agent Name: Tamara Acker	
Contact Person Phone Number: () 505-577 5909	
Zoning District: _____	Lot Coverage : 22 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 34' Minimum: _____ 2 nd Front? _____ Proposed Rear: 18' Minimum: _____ Proposed Sides: L 30' R 5'6" Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 16'-0" Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed _____ Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	

* 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.

Tamara Acker

PRINT NAME

OWNER APPLICANT AGENT

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.

Tamara Acker

04/11/23 11:42 AM

SIGNATURE

DATE

To Be Completed By City Staff:	2023-006662-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Stephanie Perea</u>	DATE: <u>4/10/23</u>

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

**Proposal Letter for HDRB
1518.5 Cerro Gordo
Date: 04-17-23**

HDRB Staff / Board Members,

**History of 1518.5 Cerro Gordo
(NON CONTRIBUTING):**

The property has been functioning as single family residential use since the 1960's. The original structure was built circa 1964 and is a 2x framing gable pitched roof w/ stucco construction. Sometime in the 1970's it had an additional room / carport added using CMU block, 2x framing w/ flat roof and stucco construction.

Proposed work: 1518.5 Cerro Gordo

**EXISTING BEDROOM ENLARGED 75SQFT (SEE PLANS)
EXISTING ROOF REPAIR FLAT ROOF OVER EXISTING CARPORT AND BEDROOM
EXISTING CARPORT TO BE INFILLED FOR OFFICE / STORAGE / MECHANICAL
(SEE PLANS)
EXISTING ROOF REPAIR AND RAISE EXISTING PITCHED ROOF TO CREATE CLEAR
STORY (SEE ELEVATIONS)
NEW (2) 2'x4' SKYLIGHTS WHERE CLEAR STORY IS ADDED
NEW PORTAL 228 SQFT WITH STAINED HEAVY TIMBER WITH METAL ROOF
TO MATCH EXISTING ROOF (SEE DRAWINGS)
NEW GUTTERS AND DOWN SPOUTS TO BE ADDED.
NEW AND REPLACE EXTERIOR WINDOWS / DOORS. (SEE ELEVATIONS)
INTERIOR BATHROOM REMODEL
INTERIOR KITCHEN REMODEL
NEW BATHROOM ADDED
STUCCO / REPAIR / COLOR COAT WITH "EL REY" COLOR: ADOBE
NEW EXTERIOR COURTYARD WALL
NEW DRAINAGE POND TOP ACCOMMODATE NEW PORTAL AND BEDROOM
EXTENTION**

Thank you for your consideration.

**Owner:
TAMARA ACKER
1518.5 CERRO GORDO
Santa Fe, NM
87505**

LOT SIZE: (9435 ± SQ.FT.)

EXISTING LOT COVERAGE:

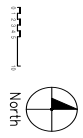
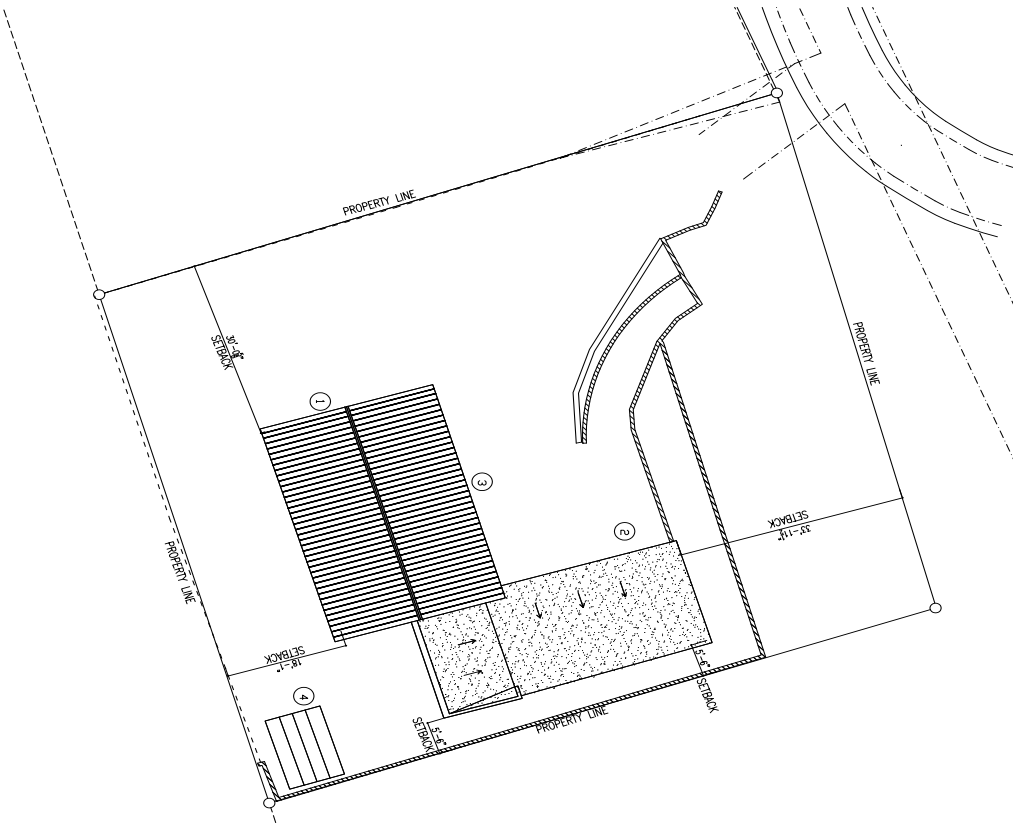
EXISTING ROOFED AREA HOUSE: 1746 sqft. ± / 9435 sqft.
(Lot) = 19 % Existing LOT COVERAGE)

TOTAL PROPOSED LOT COVERAGE:

NEW PORTAL ADDITION: 228 sqft.
BEDROOM EXTENSION : 75 SQFT
TOTAL: 303 SQFT
(EXISTING House 1746 sqft + 303 SQFT sqft) = 2049 sqft. (TOTAL) NEW ROOFED)
/ 9435 sqft. (Lot) = 22% NEW LOT COVERAGE)

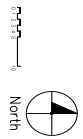
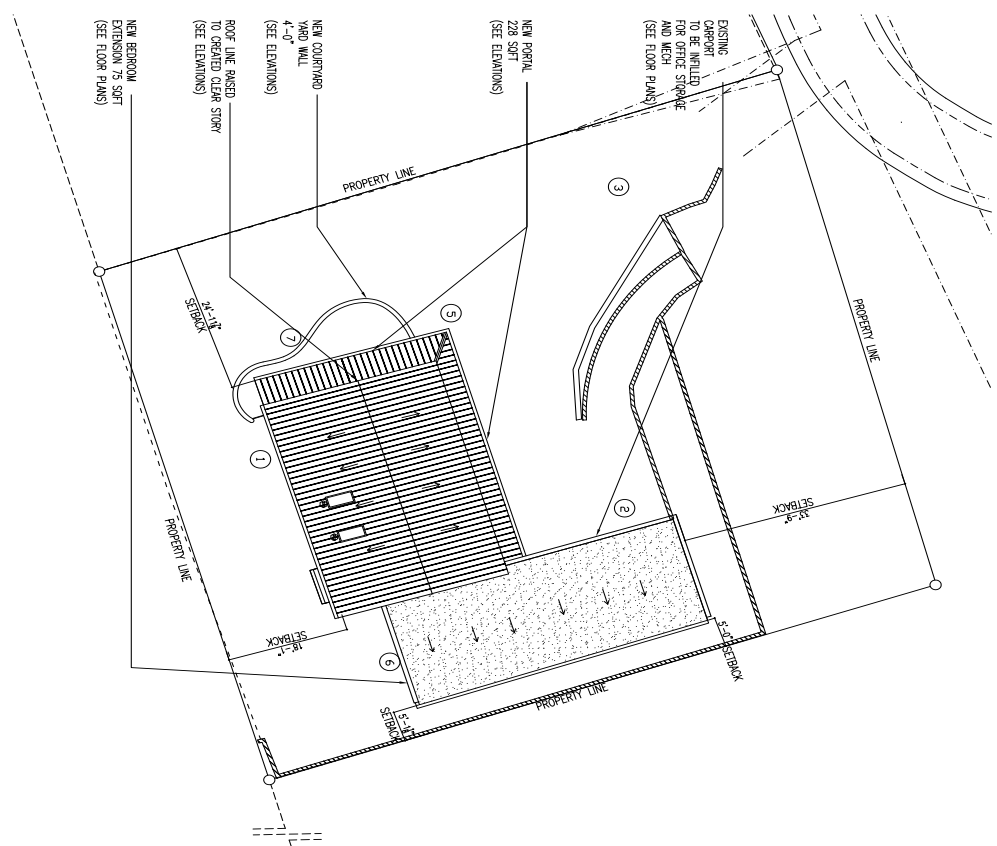
NOTES

- ① EXISTING HOUSE
- ② EXISTING CARPORT
- ③ EXISTING DRIVE
- ④ EXISTING SHED
- ⑤ NEW PORTAL
- ⑥ BEDROOM EXTENSION
- ⑦ NEW YARD WALL



2 EXISTING SITE PLAN

1:10



1 PROPOSED SITE PLAN

1:10

REMODEL
1518 1/2 CERRO GORDO
SANTA FE NM
87501

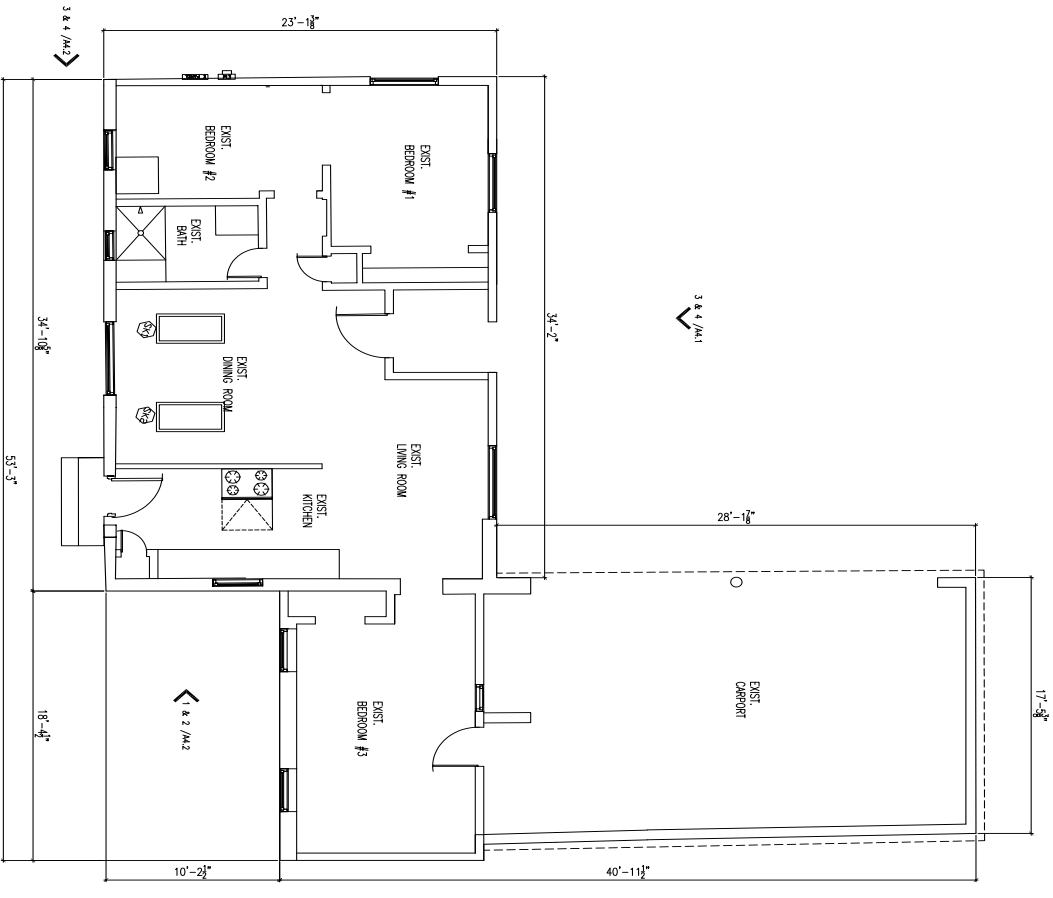
Sheet	Date	Description
1	04/17/23	

Author	Checker	Designer

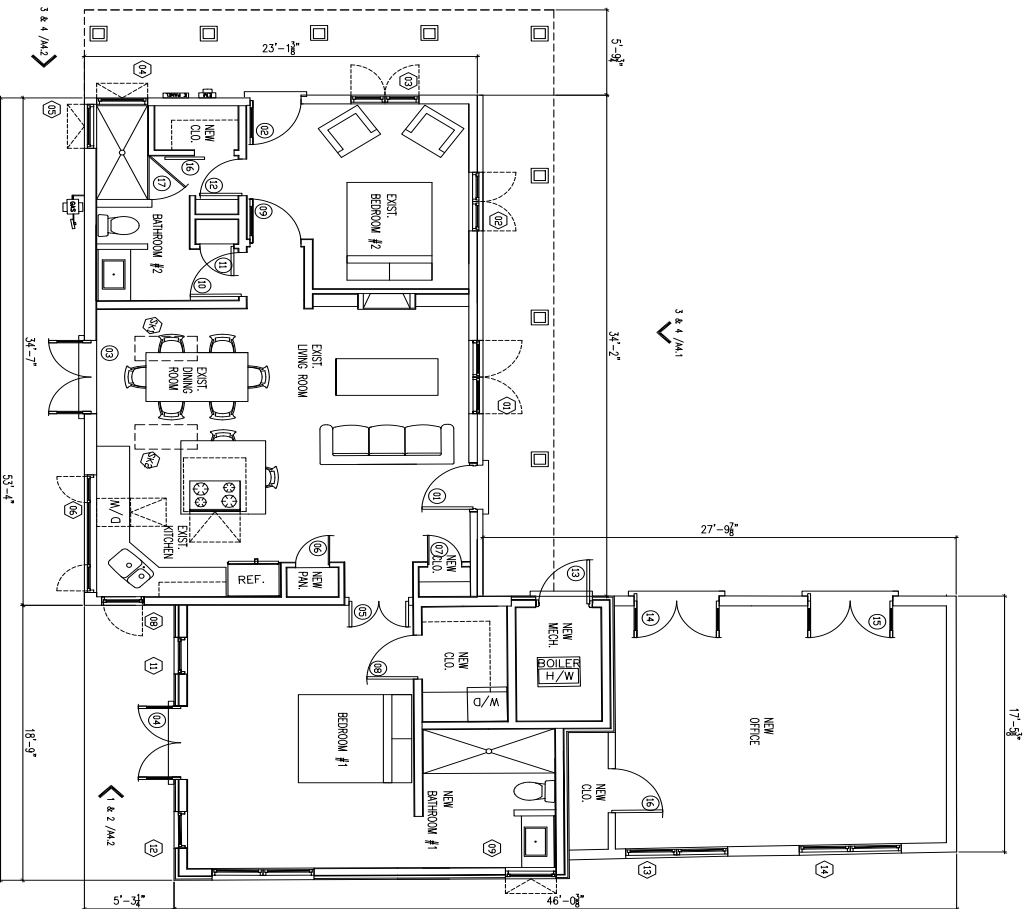
SITE PLANS

Scale AS NOTED
03-22 A1.0

2 EXISTING FLOOR PLAN



1 PROPOSED FLOOR PLAN

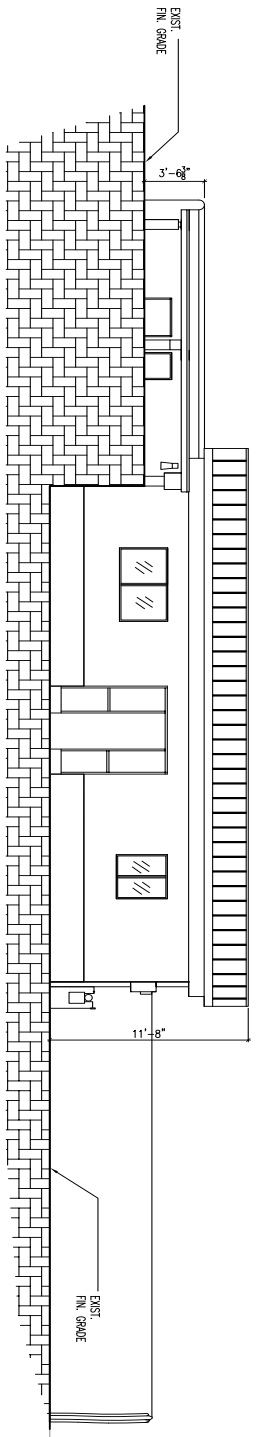


AS NOTED
03-22
A1.1

FLOOR PLANS

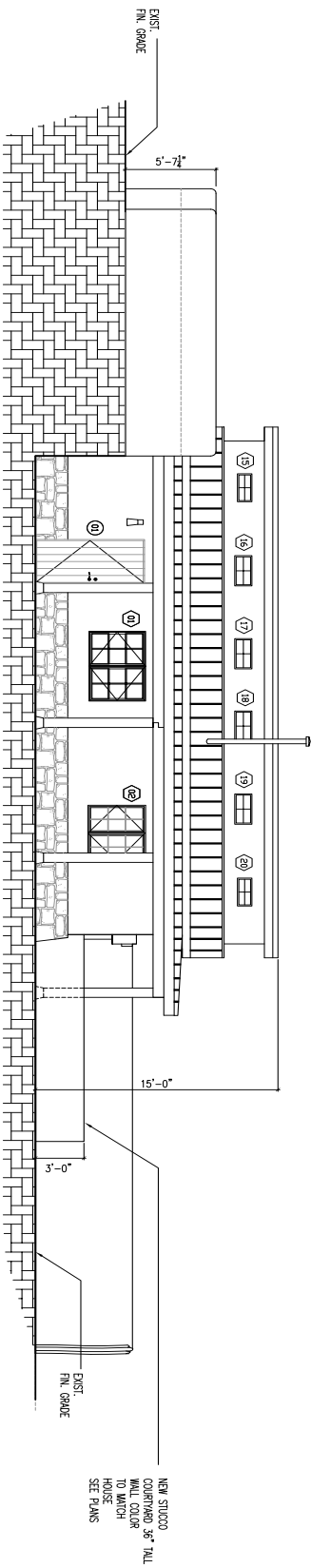
No.	Date	Description
1	04/17/23	

REMODEL
1518 1/2 CERRO GORDO
SANTA FE NM
87501



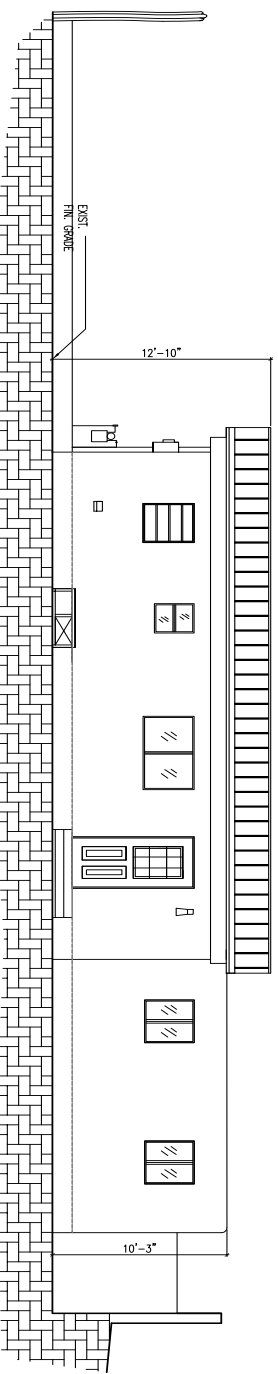
4 EXISTING NORTH ELEVATION

1/4"=1'-0"



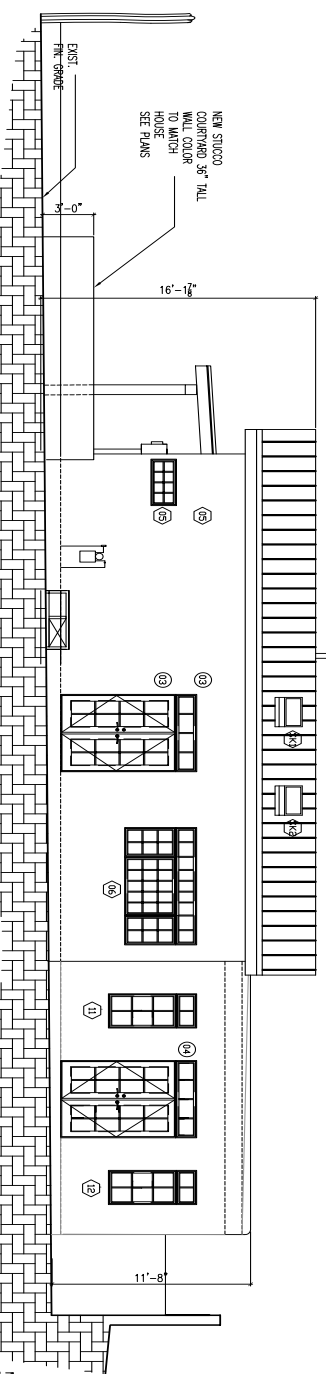
3 PROPOSED NORTH ELEVATION

1/4"=1'-0"



2 EXISTING SOUTH ELEVATION

1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION

1/4"=1'-0"

⊕ NEW WINDOW
⊕ NEW DOOR

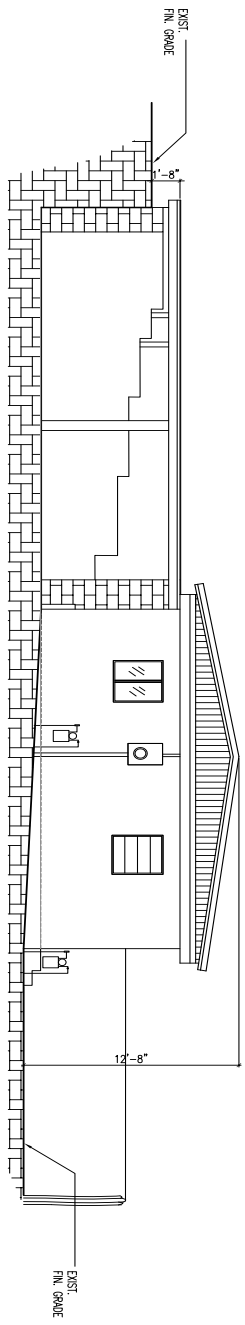
REMODEL
1518 1/2 CERRO GORDO
SANTA FE NM
87501

Sheet No.	Date	Description
1	04/17/23	

Number	Code	Description

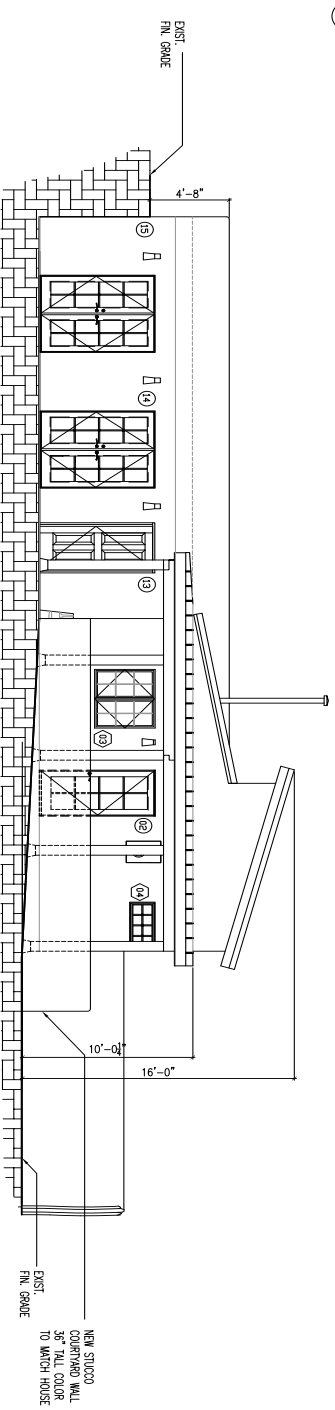
SEE ELEVATIONS

Scale AS NOTED A4.1
Date 03-22

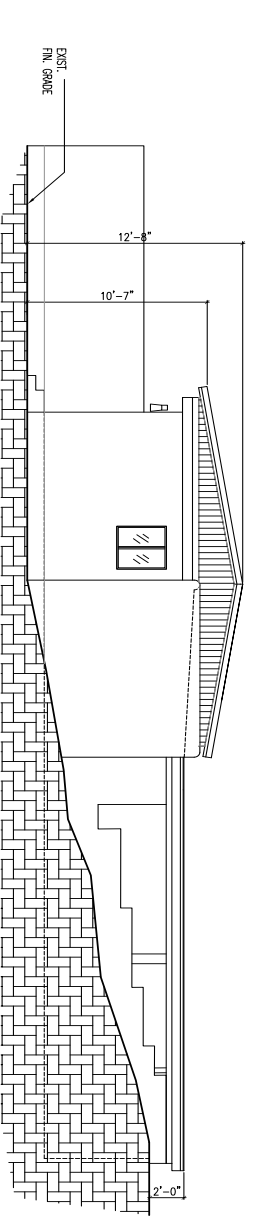


4 EXISTING WEST ELEVATION
1/4"=1'-0"

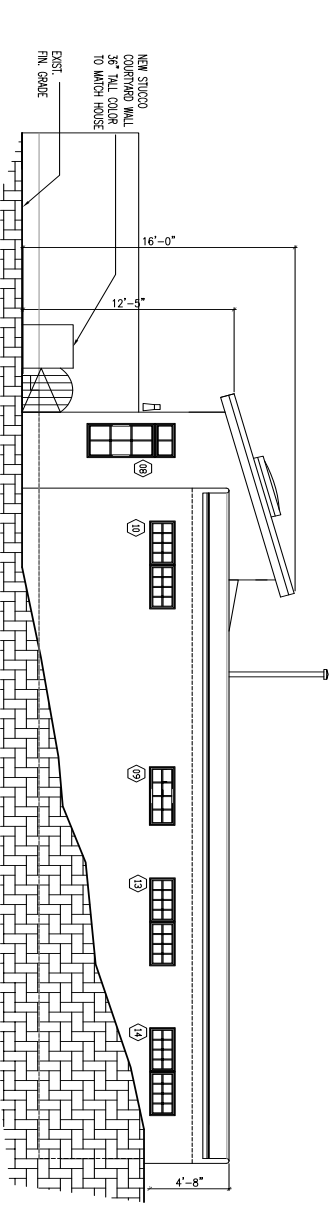
- NEW WINDOW
- NEW DOOR



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



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



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



REMODEL
1518 1/2 CERRO GORDO
SANTA FE NM
87501

Sheet No.	Date	Description
1	04/17/23	

DATE: 03-22
SCALE: AS NOTED
SHEET: A4.2

THE ELEVATIONS



1518.5 CERRO GORDO
LOOKING SOUTH EAST





1518.5 CERRO GORDO
BIRDS EYE LOOKING NORTH



1518.5 CERRO GORDO
LOOK NORTH ALONG EAST ELEVATION



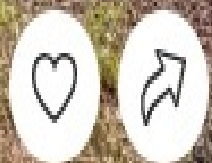
1518.5 CERRO GORDO
NORTH WEST ELEVATION
LOOKING SOUTH EAST



1518.5 CERRO GORDO
SOUTH ELEVATION



1518.5 CERRO GORDO
ELEVATION LOOKING
NORTH EAST





Cameo
102 (67)

Colonial White
100 (76)

Madera
212 (24)

Candlelight
90 (75)

Hacienda
127 (52)



Cream
128 (70)

Ivory
129 (70)

La Morena
197 (19)

Soapstone
30 (66)

Fawn
117 (45)



Palomino
119 (55)

Navajo White
101 (71)

Sandalwood
121 (56)

Straw
122 (42)

Buckskin
106 (35)



Kokanee
108 (54)

Sand
103 (52)

Denim
107 (44)

Sahara
135 (35)

Adobe
116 (24)



Suede
118 (38)

Bamboo
105 (47)

Ash
110 (64)

Soft Rose
80 (60)

Cottonwood
115 (32)



Desert Rose
114 (39)

Pueblo
130 (53)

La Luz
125 (20)

Coral
124 (35)

Dove Gray
113 (50)



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-006954--HDRB

Project Description: 2023-006954-HDRB. 578 West San Francisco St. Downtown & Eastside Historic District. Contributing. Marc Naktin, agent for Edgar Villaescusa, owner, requests a historic status review to downgrade a contributing residence to non-contributing.

Project Location(s): 578 W SAN FRANCISCO ST
Santa Fe, NM 87501

Contacts:

Applicant: MARC NATKIN
1305 LUJAN ST
Santa Fe, NM 87505

marcnaktin@gmail.com

Property Owner: Edgar Villaescusa

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations: Main residence: North and West Rock Yardwall: North & NW corner

Publicly Visible Facade-East:No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H-3290 & H-3290.1

Year of Construction: Pre 1940

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 13, 2023
TO: Historic Districts Review Board Members
FROM: Ramon Sarason, Senior Planner, Historic Preservation Division

Case # 2023-006954-HDRB

Address: 578 West San Francisco Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [2017 case documents]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff further recommends that the applicant submit updated drawings to illustrate the use of adobe to assure the historic character of the previous building is retained. Staff does not recommend a downgrade of status.

BACKGROUND & SUMMARY:

578 West San Francisco Street was a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building featured rounded parapets and corners and a northwest corner porch with carved corbels, exposed headers, and a square post. The porch

entry was a wooden picket gate and a wooden picket baluster installed at the west side of the porch. Two narrow trellises were attached to the front of the porch. The windows and door were not historic.

The building is listed as contributing to the Westside-Guadalupe Historic District and the north and west facades are designated as primary.

578½ West San Francisco Street is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building is listed as non-contributing to the district.

A river rock yard wall was constructed at an unknown historic date. The yard wall is listed as contributing to the district and the north elevation and northwest corner are designated as primary.

A twisted wire fence with a wooden top rail was installed from the yard wall corner along the east side of the driveway. These structures have no historic status designation.

A fire occurred in the main residence which did extensive damage to the interior of the structure prior to 2017. In 2017, under case H-17-088A the applicant had a status review where the status of the structures was determined as listed above. Later in the year under case H-17-088B the applicant proposed to repair the structure by replacing the roof, windows, doors, and constructing an 83 sq. ft. addition. Further renovations included converting the garage to a casita, change opening dimensions, and removing the pitched roof. The yard wall was to be repaired while the wire gate was to be replaced with a wood gate in the existing opening.

The applicant obtained permit 2021-15463-EXTR in 2021 to begin the approved renovations. The permit lapsed into an expired status on May 23, 2023.

During the renovation, the roof of the main residence was removed. Without the roof, the walls began to crumble and deteriorate. Only portions of the walls remain standing. After removing the roof, the applicant has done very little to protect the building from the elements. There has been correspondence between HPD and the applicant regarding the need to meet minimum maintenance standards for historic buildings as required by Section 14-5.2(B) of the Santa Fe City Code.

Section 14-5.2(B) Minimum Maintenance Requirements (Ord. No. 2009-13 § 4)

All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied and all landmark structures over which the governing body has such jurisdiction shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control

thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

(1)Those which have parts thereof which are so attached that they may fall and injure members of the public or property ;(2)Deteriorated or inadequate foundation;(3)Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads with safety;(4)Members of walls , partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;(5)Members of walls , partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;(6)Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;(7)Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;(8)Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration;(9)Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety;(10)Deteriorated, crumbling or loose plaster;(11)Deteriorated or ineffective waterproofing of exterior walls , roofs, foundations or floors, including broken windows or doors;(12)Defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering; or(13)Any fault or default in the building or structure that renders the same structurally unsafe or not properly watertight.

Due to this lack of the original structure, the applicant requests a downgrade of the status of the contributing structure to a non-contributing status.

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.

(B) Minimum Maintenance Requirements

All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied and all landmark structures over which the governing body has such jurisdiction shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control

thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

- (1) Those which have parts thereof which are so attached that they may fall and injure members of the public or property;
- (2) Deteriorated or inadequate foundation;
- (3) Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads with safety;
- (4) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- (5) Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- (7) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;
- (8) Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration;
- (9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety;
- (10) Deteriorated, crumbling or loose plaster;
- (11) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
- (12) Defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering; or
- (13) Any fault or default in the building or structure that renders the same structurally unsafe or not properly watertight.

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.

5.2(C)(2)(f) Restoration of Status

If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

14-12 Significant Structure:

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Removal of Historic Material/Demolition:

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

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

14-3.14(G) Standards for Demolition of Historic or Landmark Structures

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be

- reestablished by a proposed structure; and
(c) The state of repair or structural stability of the structure under consideration.

14-5.2(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)

14-3.14 Demolition of Historic or Landmark Structure

(A) Summary of Procedure

- (1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.
- (2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.

(B) Hearing Required

- (1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.
- (2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
- (3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
- (4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
- (5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition.

Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

- (1) A report on the historic or architectural significance of the structure;
- (2) A report from the city building inspector on the state of repair and structural stability of the structure;
- (3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and
- (4) Other information as requested by the HDRB or governing body.


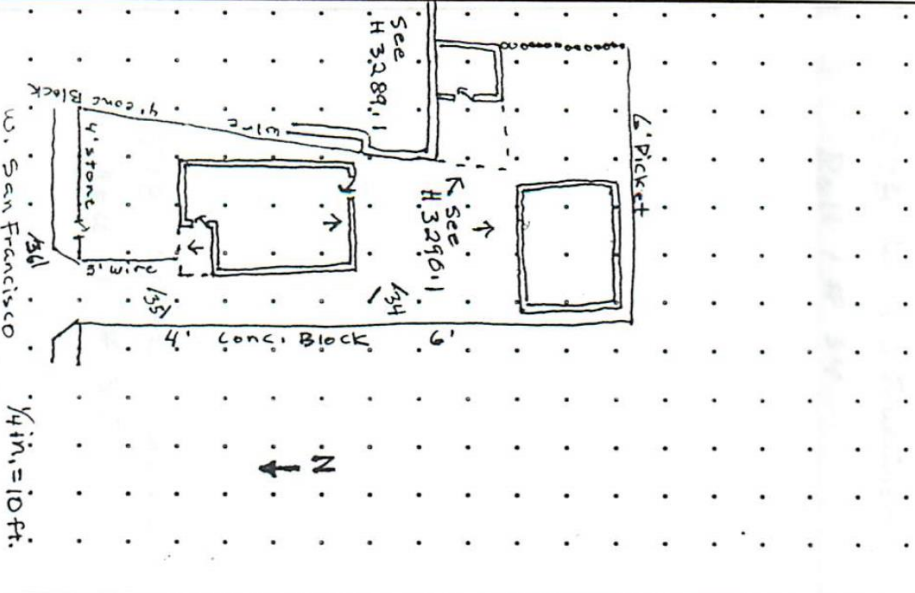
(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
 - (c) The state of repair and structural stability of the structure under consideration.
- (2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
 - (a) The historical importance of the structure; and
 - (b) The state of repair and structural stability of the structure.



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: <i>578 W. San Francisco</i>	OLD ID NUMBER: <i>0516 3172</i>
	UTM REFERENCE EASTING NORTHING ZONE <i>12 13</i>	LEGAL DESCRIPTION: TNSP <i>17</i> N S RANGE <i>9</i> E W SEC <i>23</i> SE 1/4 NE 1/4
BUILDING DATA	FIELD MAP <i>Santa Fe</i> Historic Status Map 1996	 <p># 36 North Elevation</p>
	DATE OF CONSTRUCTION: ____ ESTIMATE <i>by 1940</i> ACTUAL	
	SOURCE(S) <i>City Directory</i>	
	ARCHITECTURAL STYLE: <i>S-P. Rev.</i>	
SIGNIFICANCE	USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____	 <p>1/4 in. = 10 ft.</p>
	SURROUNDINGS: <i>residential</i>	
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR	
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
PHOTO	WHAT TYPE? <i>Garage/ apt. & storage/carpport</i> IF INVENTORIED, LIST ID NUMBER(S) <i>H 3290.1</i>	<p>LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING</p> <p>LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE</p> <p>LOCAL DESIGNATION: <u>Westside-Guadalupe HISTORIC DISTRICT</u> <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING</p> <p>LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR	
	EXPLAIN: <i>Alum. sliding windows</i>	
	OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	
BUILDING DATA	BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

SURVEYED *5/20/96* BY *mjh*

NEGATIVES WITH NMHPD ROLL # 1 NEG # 34 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat w/parapet drains across rear, wood canale on porch	
BUILDING WALLS	Tan stucco on adobe	
FOUNDATIONS	UV	APPROX. HEIGHT (FT.) 11 ft.
DOORS	 solid wood  wood panel w/ 1 glass pane	Front yard has a wire gate & a wrought iron gate
WINDOWS	Aluminum Sliding	
PORCHES OR PORTALES	Flat roof w/parapet, 1x10 decking, 4x6 joists, 6x6 Beams, corbel brackets 8x8 post, trellises & wood balustrade.	
ARCHITECTURAL DETAILS	Bullnosed windows, some windows on E. side (no photo).	
FENCES/WALLS	N: 3' stone wall E: 6' stucco on conc. block. W: 4' to 6' conc. block wall. E: also has a 4' wire fence at side of house & 6' coyote at rear.	
SITE FEATURES		

OTHER/ COMMENTS This & H 3290.1 are owned by Elsie Roybal. No sanborn Maps available for this area

ADDITIONAL PHOTOGRAPHS



#34 South Elevation

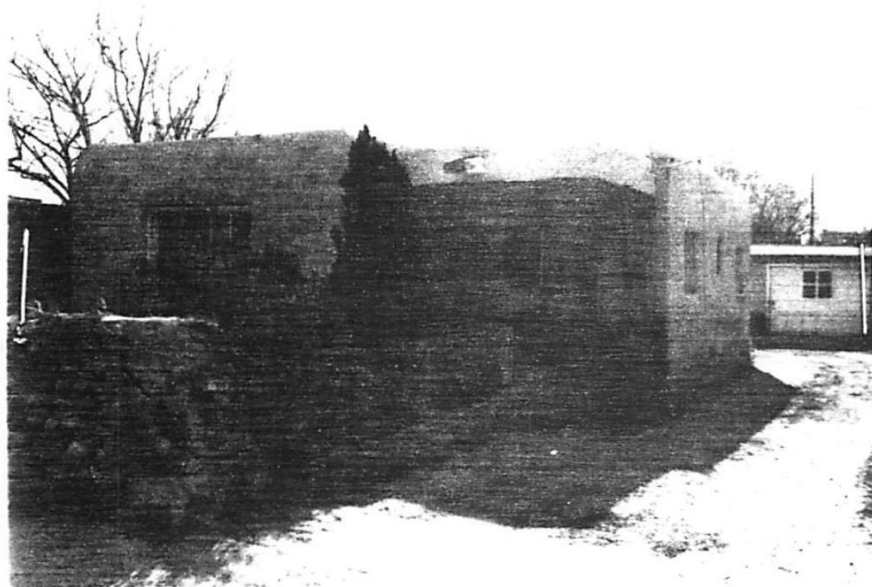


#35 West Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

43290

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 05163172
field map SFHD # 7	number 172	UTM reference easting zone 12 13	
location description 578 W. San Francisco		city/town SANTA FE	
		land grant/reservation na	
building name		legal description tnsp N S range E W sec	
film roll by SL no. 6	negative nos. 2	loc. of neg. HPB	plan shape 1942 1940 frame storage



date of construction
Pre '40 estimate 1939 actual source
DIRECTORY OWNER

use
present residential
other _____
historic residential
other _____

condition
____ excellent ____ good
 fair ____ deteriorating

degree of remodeling
 minor ____ moderate ____ major

describe: new alum. windows/canals, now shed

surroundings
yes.

relationship to surroundings
 similar ____ not similar

district potential
 yes ____ no

significance
____ eligible of ____ none
if eligible, interest
why? contrib

associated buildings? yes
what type?
storage/garage at rear
if inventoried, list ID nos.

see back? ____ yes

SPR


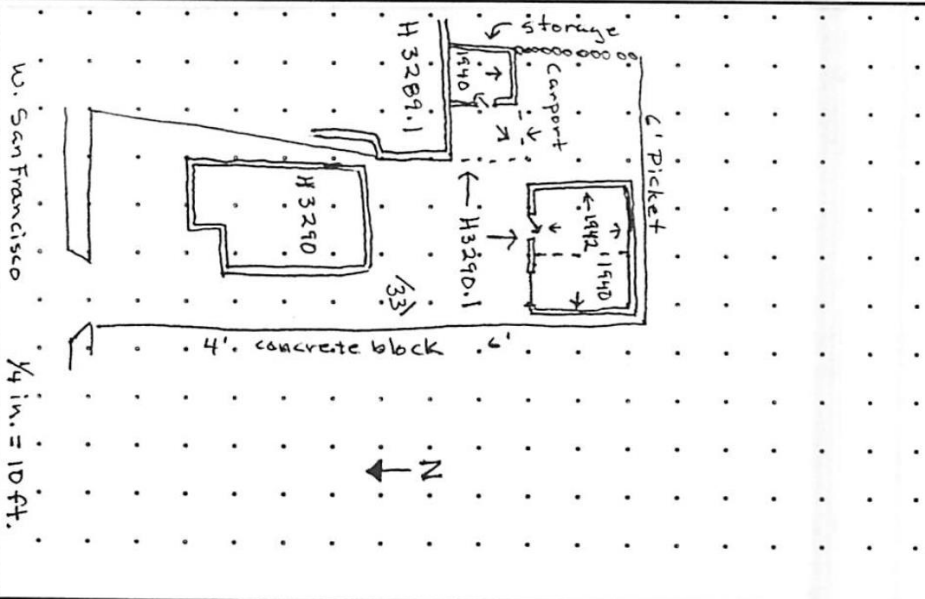
conc.
wall material/surface
adobe/stucco

architectural features
flat rounded parapet concealing exp'd shed to S,
extend'd eave w/ concealed rafters & alum gutter;
windows: all new alum. sliding, recessed, projecting
sill on one window on W.; doors: 1 large single with
large single light; porch: conc. slab w/ square wd. crn
post, wd. zapatas on post & at corners, exp'd wd. intel.
wd. canale on N.; rear porch has conc. stoop;
comment:
rock & conc. wall (3 1/2'-4') on N. prop. line

rear storage sheds to south

Elsie S. & John P. Roupal, owners


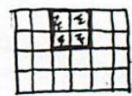
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: 578 W. San Francisco (rear)		OLD ID NUMBER: 0516 3172.1	
	UTM REFERENCE EASTING NORTHING ZONE 12 13		LEGAL DESCRIPTION: TNSP 17 <u>N</u> S RANGE 9 <u>E</u> W SEC 23 SE 1/4 NE 1/4	
	FIELD MAP Santa Fe Historic Status Map 1996		BUILDING NAME:	
	DATE OF CONSTRUCTION: by 1942 ESTIMATE _____ ACTUAL SOURCE(S) owner		SANTA FE ID NUMBER: H3290.1	
BUILDING DATA	ARCHITECTURAL STYLE: Vernacular			
	USE: HISTORIC: residential OTHER garage/storage PRESENT: residential OTHER _____			
	SURROUNDINGS: residential			
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR _____ NOT SIMILAR			
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES _____ NO WHAT TYPE? main house IF INVENTORIED, LIST ID NUMBER(S) H 3290			
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR _____ MODERATE _____ MAJOR EXPLAIN: sliding Alum windows			
OVERALL CONDITION: _____ EXCELLENT _____ GOOD <input checked="" type="checkbox"/> FAIR _____ DETERIORATED BUILDING THREATENED? _____ YES <input checked="" type="checkbox"/> NO		<p>#33 North Elevation</p> 		
SIGNIFICANCE LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES _____ NO _____ ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING _____ NON-CONTRIBUTING LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES _____ NO _____ ELIGIBLE LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT _____ SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING _____ NON-CONTRIBUTING LOCAL LANDMARK _____ YES <input checked="" type="checkbox"/> NO				

SURVEYED 5/20/96 BY MJH

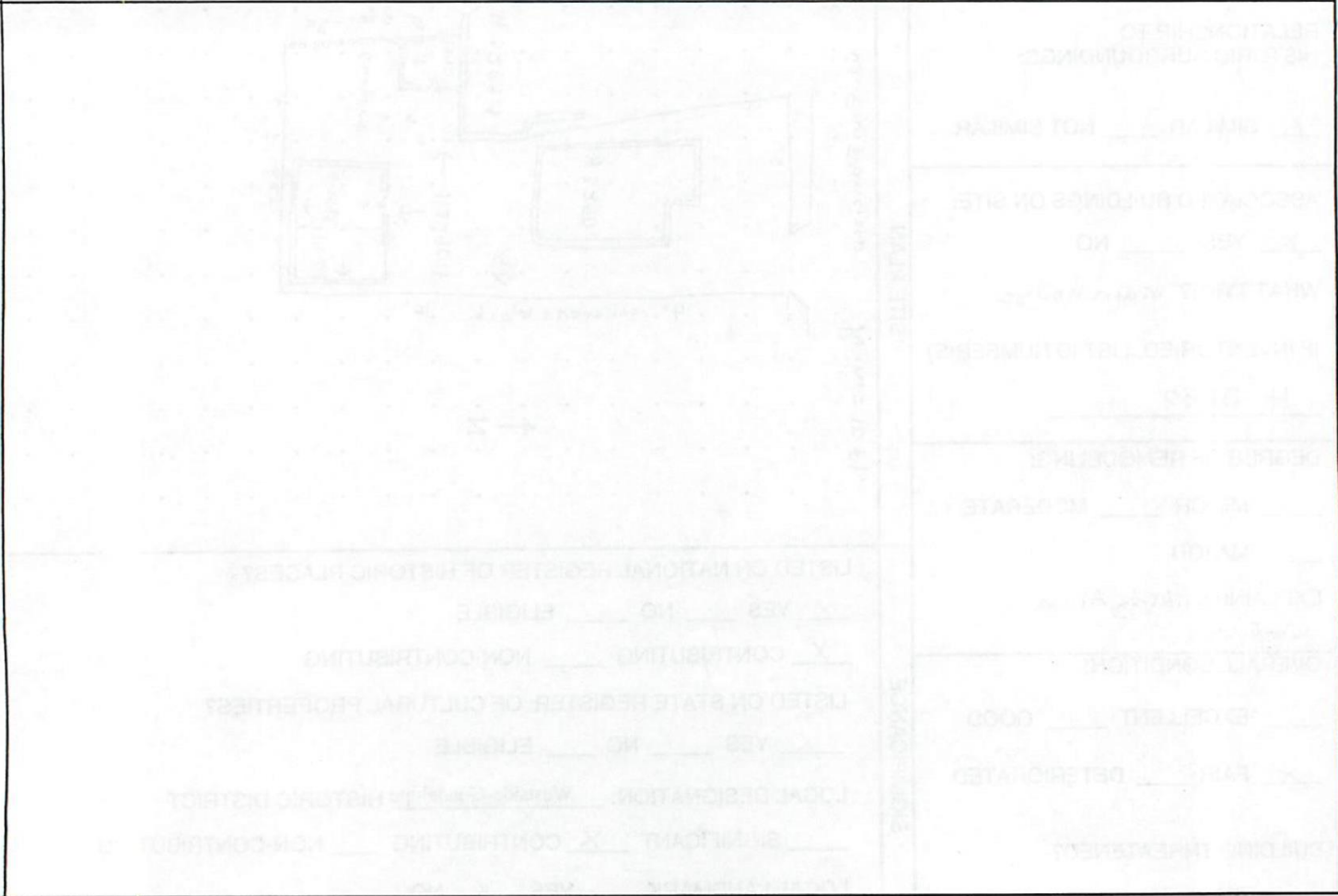
NEGATIVES WITH NMHPD ROLL # 1 NEG # 33 TO

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

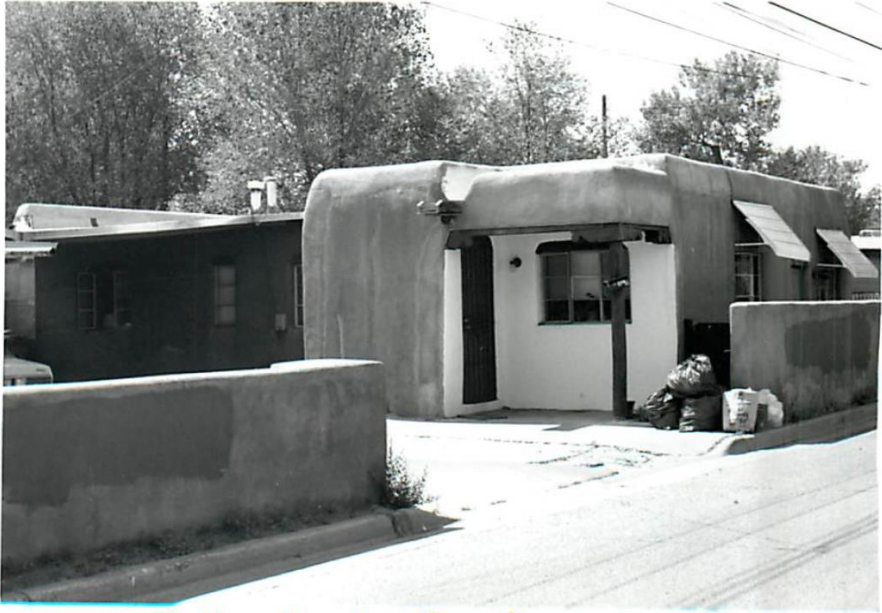
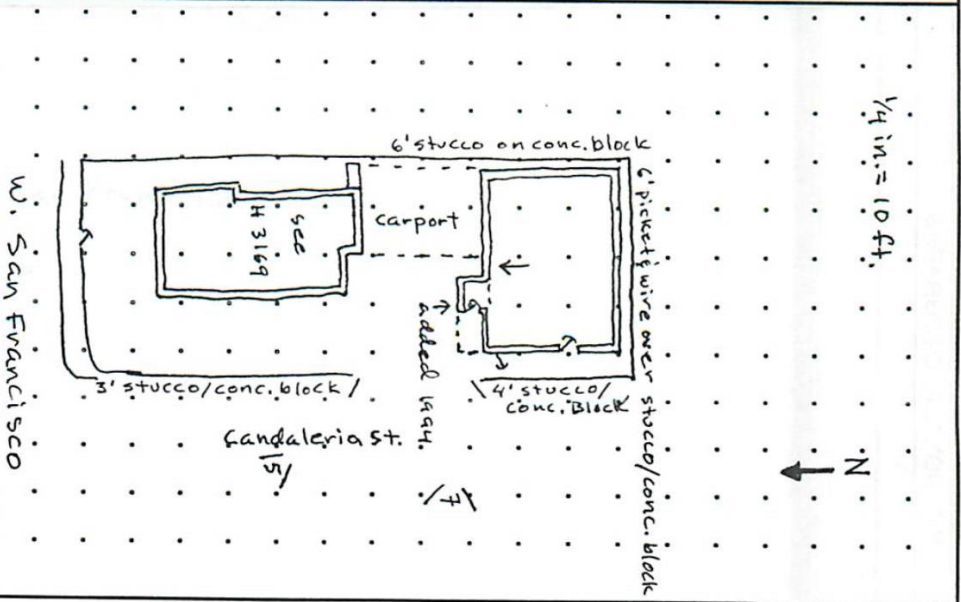
ROOFS & DRAINS	Flat w/overhang - storage shed has parapet drains across s side	
BUILDING WALLS	Tan stucco on conc. block & frame	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 10 ft.
DOORS	 wood w/1 glasspane	Garage  wood 4 lights - 20 panels
WINDOWS	Aluminum sliding	
PORCHES OR PORTALES		
ARCHITECTURAL DETAILS	1x4 white trim on some windows & doors	
FENCES/WALLS	E: coyote S: 6' picket W: 6' conc. block	
SITE FEATURES		

OTHER/COMMENTS Odd - L shaped lot. These structures & the one in front are owned by Elsie Roybal. Herson lives in the apt. adjacent to the garage. Since there is no separate address and no Sanborn map it is not possible to get an actual date of construction, but Elsie's estimate seems reasonable. No Sanborns for this area.

ADDITIONAL PHOTOGRAPHS







NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: <i>578 1/2 West San Francisco</i>		OLD ID NUMBER: <i>0516 3169.1</i>	
	UTM REFERENCE EASTING NORTHING		BUILDING NAME:	
	ZONE <i>12 13</i>	LEGAL DESCRIPTION:	SANTA FE ID NUMBER: <i>H 3293.1</i>	
			TNSP <i>17</i> (N) S RANGE <i>9</i> (E) W SEC <i>23</i> NE 1/4 SE 1/4	
BUILDING DATA	FIELD MAP <i>Santa Fe</i> Historic Status Map 1996		PHOTO	
	DATE OF CONSTRUCTION: ____ ESTIMATE <i>by 1959</i> ACTUAL			
	SOURCE(S) <i>City Directory</i>			
	ARCHITECTURAL STYLE: <i>S-P Rev.</i>			
	USE:			
	HISTORIC: <u>residential</u>			
	OTHER _____			
	PRESENT: <u>residential</u>			
	OTHER _____			
	SURROUNDINGS: <i>residential</i>			
SIGNIFICANCE	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR _____ NOT SIMILAR		SITE PLAN	
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES _____ NO			
	WHAT TYPE? <i>House</i>			
	IF INVENTORIED, LIST ID NUMBER(S) <i>H 3293</i>			
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR _____ MODERATE _____ MAJOR			
	EXPLAIN: <i>Porché entry added 1994 blends well. parapet repaired</i>			
	OVERALL CONDITION: _____ EXCELLENT <input checked="" type="checkbox"/> GOOD _____ FAIR _____ DETERIORATED			
	BUILDING THREATENED? _____ YES <input checked="" type="checkbox"/> NO			
	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES _____ NO _____ ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING _____ NON-CONTRIBUTING			
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES _____ NO _____ ELIGIBLE			
LOCAL DESIGNATION: <i>Westside-Guadalupe HISTORIC DISTRICT</i> _____ SIGNIFICANT _____ CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING				
LOCAL LANDMARK _____ YES <input checked="" type="checkbox"/> NO				

SURVEYED *5/21/96* BY *MJH*

NEGATIVES WITH NMHPD ROLL # *2* NEG # *587* TO _____

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat w/parapet drains across N. overhang.	
BUILDING WALLS	Tan stucco on pentile.	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 10 ft.
DOORS		1 wood screen, 1 wrought iron screen.
WINDOWS	 steel casmt. fixed middle  steel casmt. one side fixed  steel casmt. operative	w. side white alum. awnings.
PORCHES OR PORTALES	Stuccoed parapet 1x6 t&g, vigas, 6x6 beams, corbel brackets, wood canale round post. Added 1994.	
ARCHITECTURAL DETAILS	Bullnose at windows & doors, exposed lintels, alum. awning on w. side.	
FENCES/WALLS	E: 6' conc. block 5: 6' pickets & wire on 2' stucco/conc. block. W: 4' stucco on conc. block	
SITE FEATURES		

OTHER/ COMMENTS Structure contains 2 small apartments.

ADDITIONAL PHOTOGRAPHS



#5 West Elevation

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

Previous Case

H-17-088B

October 23, 2018 hearing

Remodel

578 West San Francisco

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

Case #H-17-088**Address** – 578/578-1/2 West San Francisco**Agent's Name** – Robert Romero**Owner/Applicant's Name** – Gregorio Simental

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 23, 2018.

578 West San Francisco is a single-family residence constructed in the Spanish-Pueblo Revival style by 1940. The building is listed as contributing to the Westside-Guadalupe historic District and the north and west facades are designated as primary.

578 ½ West San Francisco is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building is listed as non-contributing to the district. A river rock yard wall was constructed at an unknown historic date. The wall is listed as contributing to the district and the north elevation and northwest corner are designated as primary.

The applicant requested the following:

- 1) To add 120 square feet to the south elevation of 578 West San Francisco. The addition will not exceed the existing height of the structure.
- 2) To remove a chimney at 578 ½ West San Francisco.
- 3) Stucco will be cementitious El Rey “La Luz.”

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 recommended approval of the application as it complied with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D) General Design Standards; and
 - 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:
 - Westside-Guadalupe Historic District (Section 14-5.2(I)).
6. An Exception Request was not requested in this Application.
7. 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.

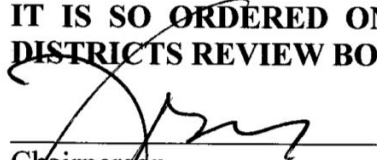
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
10. 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 as recommended by Staff.

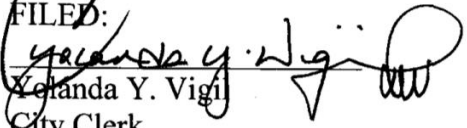
IT IS SO ORDERED ON THIS 13th DAY OF NOVEMBER 2018, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.



Chairperson

13 November 2018
Date:

FILED:



Yolanda Y. Vigil
City Clerk

11/14/18
Date:

APPROVED AS TO FORM:



Assistant City Attorney

11-13-2018
Date:

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
 October 23, 2018

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes - Oct. 9, 2018	Approved as amended	2-3
E. Findings of Fact & Conclusions of Law	Approved as presented	3-4
F. Business from the Floor	Comments	5
G. Communications	None	5
H. Action Items		
1. Case #H-18-122. 504 Apodaca Hill	Approved partially	5-9
2. Case #H-17-083. 110 Delgado Street Unit A	Approved as submitted	9-11
3. Case #H-18-086. 107 Cienega Street	Approved with conditions	11-15
4. Case #H-18-060B. 310 Otero Street	Approved with conditions	16-19
5. Case #H-17-088. 578 West San Francisco Street	Approved as recommended	19-20
6. Case #H-18-082. 1469 Canyon Road	Approved partially	21-25
7. Case #H-18-100. 878 East Palace Avenue	Postponed	25
8. Case #H-18-118A. 740 Agua Fria Street	Kept non-contributing	26-28
9. Case #H-18-118B. 740 Agua Fria Street	Approved with condition	28-31
10. Case #H-18-119A. 945 and 947 Acequia Madre	Kept non-contributing	31-33
11. Case #H-18-119B. 945 and 794 Acequia Madre	Approved with conditions	34-38
12. Case #H-18-120. 139 Candelario Street	Approved with condition	38-40
13. Case #H-18-121A. 132 Lorenzo Road	Made non-contributing	40-42
14. Case #H-18-116. 650 A Old Santa Fe Trail	Postponed to Nov 27	42-51
15. Case #H-18-106. 216 West San Francisco Street	Approved as submitted	51-55
16. Case #H-18-107. 201 West Marcy Street	Approved as submitted	55-58
I. Matters from the Board	Announcement	58
J. Adjournment	Adjourned at 8:16 p.m.	58

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

October 23, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Meghan Bayer
[one vacancy]

OTHERS PRESENT:

Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carlos Gemora, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Gregory Chakalian, Assistant City Attorney
Mr. Gary Moquino, Historic Districts Inspector
Mr. Carl Boaz, Stenographer

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

VOTE: The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Boniface, Katz and Roybal voting in the affirmative and none voting against.

- 5. Case #H-17-088. 578 West San Francisco Street.** Westside-Guadalupe Historic District. Robert Romero, agent for Gregorio Simental, owner, proposes to alter a previous approval by constructing a 120 sq. ft. addition and on a contributing residential structure and removing the chimney from the non-contributing casita. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

578 West San Francisco is a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building is listed as contributing to the Westside-Guadalupe historic District and the north and west façades are designated as primary.

578½ West San Francisco is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building is listed as non-contributing to the district.

A river rock yard wall was constructed at an unknown historic date. The wall is listed as contributing to the district and the north elevation and northwest corner are designated as primary.

The applicant requests the following:

- 1) To add 120 square feet to the south elevation of 578 West San Francisco. The addition will not exceed the existing height of the structure.
- 2) To remove a chimney at 578½ West San Francisco.
- 3) Stucco will be cementitious El Rey “La Luz”.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(I) West Side-Guadalupe Historic District Standards.

Questions to Staff

Chair Rios asked if Ms. Ramirez Thomas agreed with her that this house is in need of repair.

Ms. Ramirez Thomas agreed. Right now it is unlivable.

Applicant's Presentation

Mr. Robert Romero was sworn. Mr. Romero said his client looked into how to add on to the house. He decided to redesign the interior and the guesthouse and decided not to do a fireplace, after all.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Gordon Levingham, 576 West San Francisco Street, spoke in support of the redevelopment of the house which has been a blight for a long time. It has a beautiful apricot tree in front and he encouraged the Board to support it too. It has been there many years.

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

Action of the Board

MOTION: Member Roybal moved seconded by Member Boniface, in Case #H-17-088 at 578 West San Francisco Street, to approve as submitted and recommended.

VOTE: The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Boniface, Katz and Roybal voting in the affirmative and none voting against.

- 6. Case #H-18-082. 1469 Canyon Road.** Downtown & Eastside Historic District. Douglas Maahs, agent for Megan Hill, owner, proposes to construct a 330 sq. ft. second floor addition and an elevator shaft addition to 22' where the existing height is 22' on a contributing residential structure. An exception is requested to not meet the 3' corner standard for windows (Section 14-5.2(E)(2)(b)) and to construct an addition within 10' of a primary elevation (Section 14-5.2(D)(2)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

1469 Canyon Road is a single-family residence 6,443 square foot home located within the Downtown and Eastside Historic District. The current style of the home could be described as vernacular in that it has undergone several style changes over the years including the Spanish-Pueblo and Territorial Revival styles. The home was originally built of adobe some time before 1941 and has undergone distinctive changes since that time which have resulted in a modern Spanish-Pueblo Revival type of building. At their hearing in January 2018 the Board upgraded the historic status of the property to contributing and made the solarium on the west elevation the primary elevation.

The applicant requests the following items for remodel.

1. Addition of 330 square feet to the west elevation second story which will feature non-divided light windows and doors to match the existing. The windows under the portal exceed the 30" lite rule, however since they are under a portal they are allowed by code. The windows on the west elevation exceed the 3' corner rule and an exception is requested per 14-5.2(E)(2)(b). The relevant code citations and exception responses are provided at the end of the memo. The height will match the existing height of 22'-0". The addition is more than 10 feet back from primary elevation, so no exception was requested.
2. Addition of a door to the west elevation on a non-primary façade. The door will allow entry into the solarium from the north. The elevator shaft will remain in the previously proposed location and will be more than 10 feet back from the primary elevation. The height of the shaft will not exceed the height of the building. No exception is required.

City of Santa Fe, New Mexico

memo

DATE: October 23, 2018
TO: Historic Districts Review Board Members
FROM: Nicole Ramirez Thomas, Supervising Planner in Historic Preservation *NRT*

CASE # H-17-088

ADDRESS: 578/578 ½ West San Francisco

Historic Status: Contributing

Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

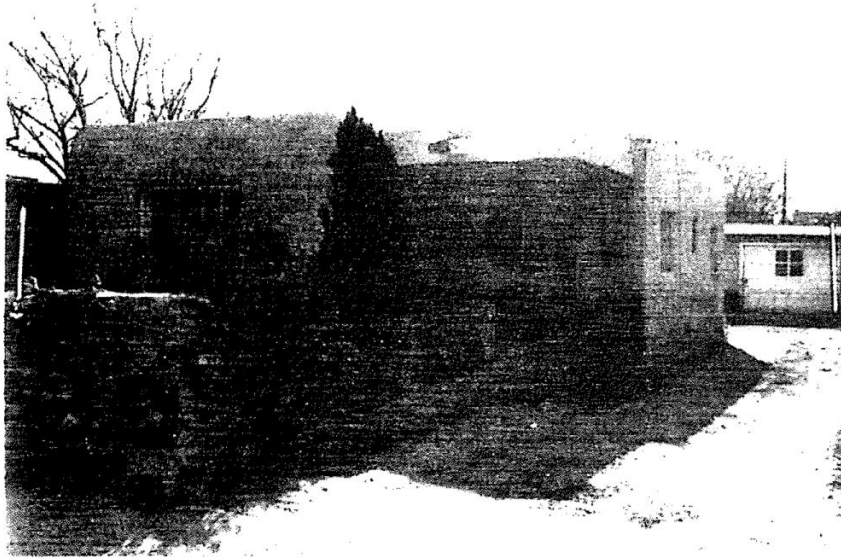
STAFF RECOMMENDATION:

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

43290

building threatened? yes	surveyed date 8/85 by 9L	county SANTA FE	ID no. 05163172
field map SFHD # 7	number 172	UTM reference zone 12 13	easting northing
location description 578 W. San Francisco		city/town SANTA FE	
		land grant/reservation na	
building name		legal description tensp ___ N S range ___ E W sec ___	
film roll by SL no. 6	negative nos. 2	loc. of neg. HPE	plan shape ↑ 1942 1940 } frame storage ⊙



date of construction
Pre '40 - estimate 1939 - actual
source
DIRECTORY - OWNER

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ good
 fair ___ deteriorating

degree of remodeling
 minor ___ moderate ___ major

Describe: new alum. windows / rf. once flat with
surroundings
yes.

relationship to surroundings
 similar ___ not similar

district potential
 yes ___ no

significance
___ eligible ___ of ___ none
if eligible, interest

why?
contrib

associated buildings? yes
what type?
storage/garage at rear
if inventoried, list ID nos.

SPR
conc.
wall material/surface
adobe/stucco

architectural features
flat rounded parapet concealing exp'd shed to S.,
extend'd eave w/ concealed rafters & alum gutter;
windows: all new alum. sliding, recessed, projecting
sill on one window on W.; doors: 1 large single with
large single light; porch: conc. slab w/ square wd. crn
post, wd. capatas on post & at corners, exp'd wd. intel.
wd. canale on N.; rear porch has conc. stoop;
~~concrete~~
rock & conc. wall (3 1/2' - 4') on N. prop. line

rear storage sheds to south

Elsie S. & John P. Roubal, owners

see back? ___ yes **2**



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	
Date Submitted: <u>9-25-18</u>		<u>578 W. SAN FRANCISCO</u>	
Property Owner of Record: <u>GREGORIO SIMENTAL</u>		Proposed Construction Description:	
Applicant/Agent Name: <u>ROBERT ROMERO</u>		<u>RE-MODEL - ADDITION</u>	
Contact Person Phone Number: <u>(505) 670-5816</u>		TOTAL ROOF AREA: <u>MAIN-1291</u> <u>GUEST-784</u> ^{sq ft}	
Zoning District: <u>R29</u>		Lot: <u>4400.5</u> ^{sq ft}	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Lot Coverage: <u>47</u> % <input type="checkbox"/> Open Space Required: _____	
Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Setbacks: Proposed Front: _____ Minimum: <u>NA</u> 2 nd Front? _____ Proposed Rear: _____ Minimum: _____ Proposed Sides: <u>L 7</u> <u>R 12</u> Minimum: <u>5</u>	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Height: Proposed <u>13.5</u> Maximum Height: <u>17.5</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required <u>N/A</u>		Parking Spaces: Proposed <u>3</u> Accessible _____ Minimum: <u>3</u>	
Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Bicycle Parking**: Proposed: <u>NA</u> Minimum: _____ ** Commercial Requirement	
Terrain: <input type="checkbox"/> 30% slopes _____			

* 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.

ROBERT ROMERO PRINT NAME [OWNER APPLICANT AGENT]

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.

Robert Romero SIGNATURE 9.26.18 DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____	Date: ___/___/___
<input type="checkbox"/> Flood Plain Approval by _____	Date: ___/___/___
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: ___/___/___
Notes: _____	
Zoning Approval:	
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>Res. Parking to be in front. Guest home parking adjacent to guest house. Legal lot of record shall be submitted with the building permit</u>	
REVIEWER: <u>[Signature]</u>	DATE: <u>9/26/18</u>

September 25, 2018

City of Santa Fe Historic Review Board (Board)
Case #H-17-088
Address - 578/578 ½ W. San Francisco Street
Agent's Name - Robert Romero and Edgar Villaescusa
Owner's Name – Gregorio Simental

Dear Board,

This matter came before the Board for hearing, on October 10th 2017. The Findings of Fact and Conclusions of Law were ordered on the 24th day of October 2017. The Agent on behalf of the Owner now come forward to amend the original application to request the approval for an addition of 10' x 12' on the south side of the main house. The height of the addition will match the height of the existing structure which is 12'-6". *stucco will not change will be El Rey cementitious "da stuz"*


The Board designated the north and west elevations of the primary residence including the northwest corner porch as primary. The addition will not affect the north or north west elevations.

The only other difference between what was previously submitted are changes to the interior floor plans to both the primary residence and garage/casita. The proposed fireplace and chimney in the guest house and casita were also removed. Floor plans and elevations are submitted depicting the changes.

On behalf of the owner, we request of approval of the amendments described above.

Sincerely,


Robert Romero


Edgar Villaescusa



Street Views



578 West San Francisco Street



Front North Elevation



578 West San Francisco Street



NW Corner Elevation



West Elevation

578 West San Francisco Street

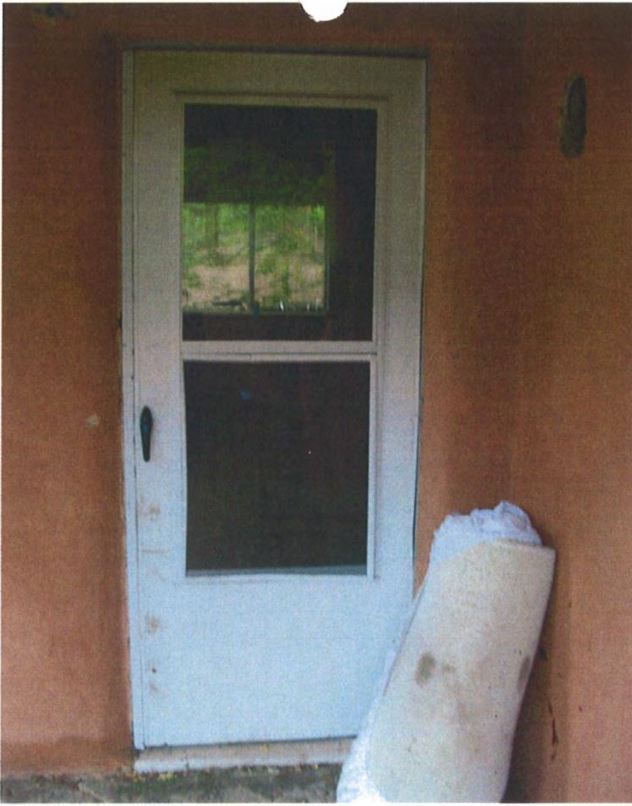


West Elevation Window



West Elevation Windows

578 West San Francisco Street



Front Porch

578 West San Francisco Street



Front North Elevation Window



North Elevation Window under Porch

578 West San Francisco Street



Rear South Elevation with West Elevation



South Elevation with portion of East Facade

578 West San Francisco Street



portion of East Façade from NE Corner

578 West San Francisco Street



Rear Casita and Garage North Elevation



Rear Casita East Elevation

578 West San Francisco Street

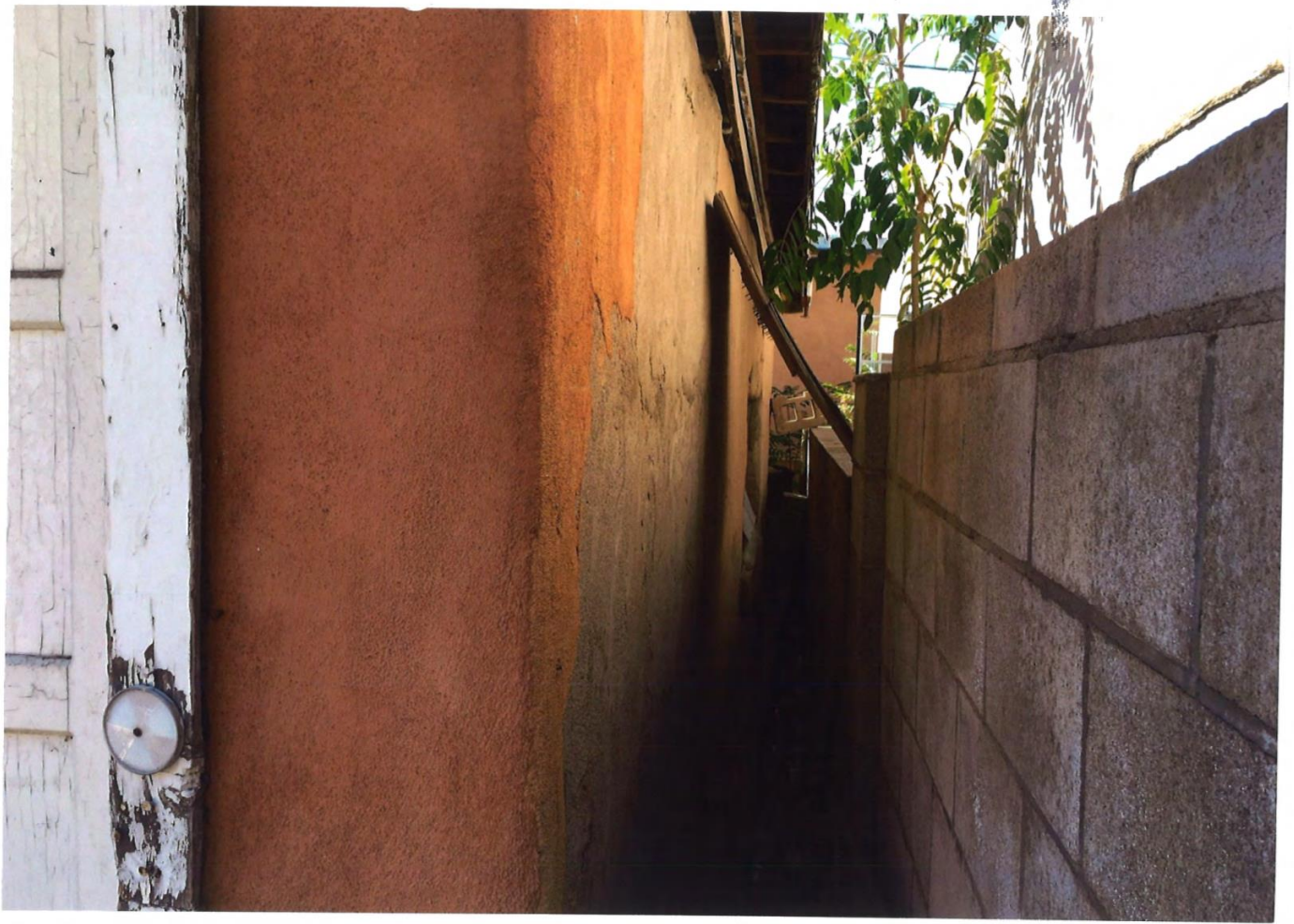


West Fence



Yardwall North Elevation with Pedestrian Gate and NW Corner

578 West San Francisco Street



EAST SIDE OF GUEST HOUSE LOOKING AT IT

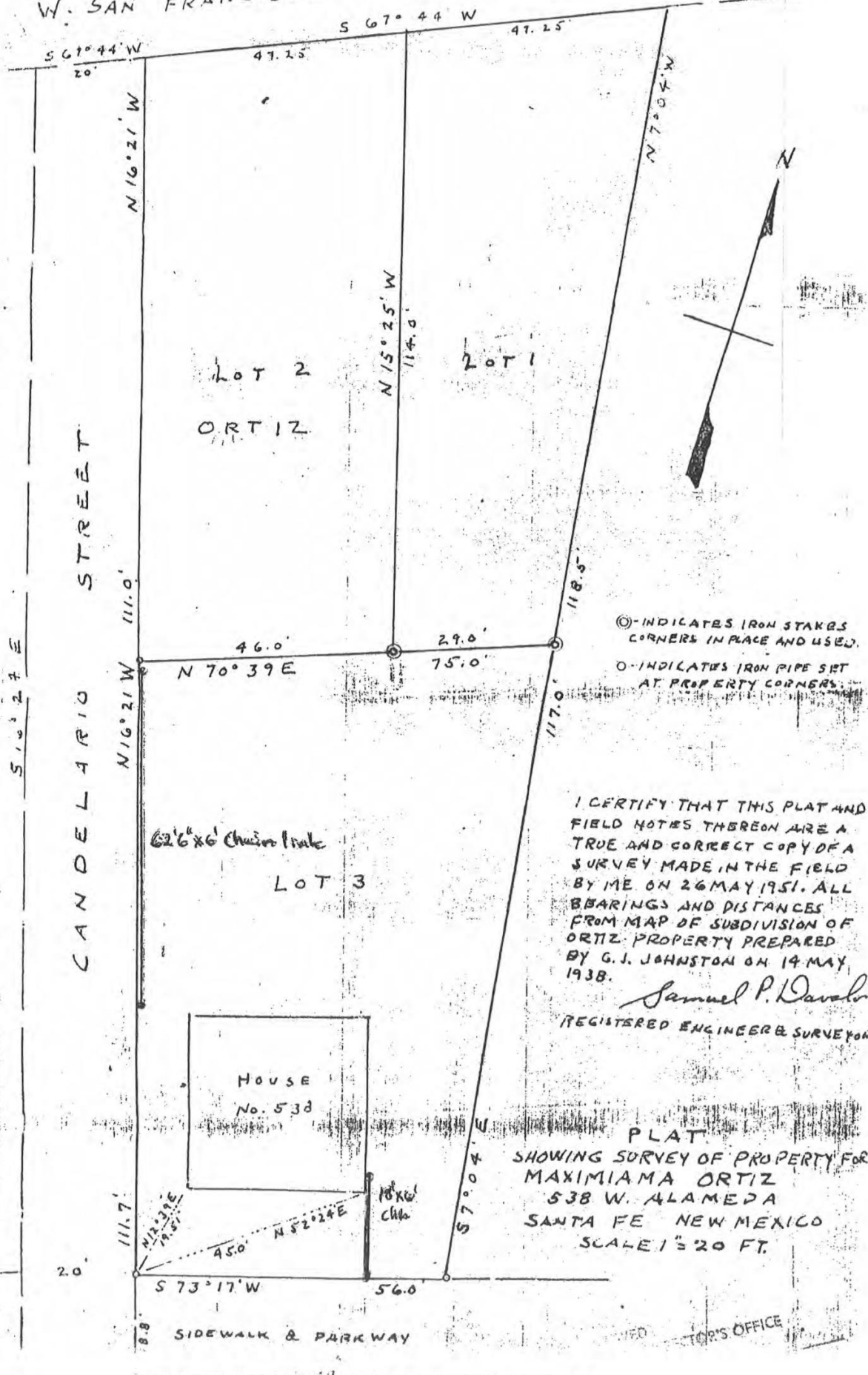


NORTH ELEVATION GUEST HOUSE



WEST SIDE OF CASITA LOOKING AT IT

W. SAN FRANCISCO ST.



⊙ INDICATES IRON STAKES
 CORNERS IN PLACE AND USED.
 ⊗ INDICATES IRON PIPE SET
 AT PROPERTY CORNERS

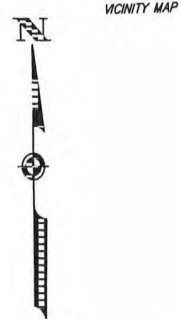
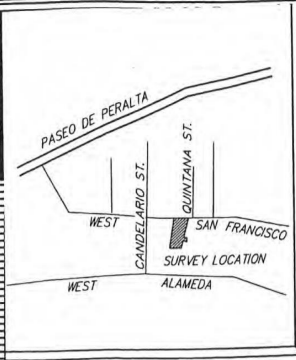
I CERTIFY THAT THIS PLAT AND
 FIELD NOTES THEREON ARE A
 TRUE AND CORRECT COPY OF A
 SURVEY MADE IN THE FIELD
 BY ME ON 26 MAY 1951. ALL
 BEARINGS AND DISTANCES
 FROM MAP OF SUBDIVISION OF
 ORTIZ PROPERTY PREPARED
 BY G. J. JOHNSTON ON 14 MAY
 1938.

Samuel P. Davala
 REGISTERED ENGINEER & SURVEYOR

PLAT
 SHOWING SURVEY OF PROPERTY FOR
 MAXIMIANA ORTIZ
 538 W. ALAMEDA
 SANTA FE NEW MEXICO
 SCALE 1" = 20 FT.

8.8' SIDEWALK & PARKWAY

821026
**PLAT OF BOUNDARY SURVEY
 FOR
 GORDON G. LEDINGHAM
 &
 MITZI D. M. LEBLON-LEDINGHAM**
 LOT 3 SURVEY OF SUBDIVISION OF ORTIZ PROPERTY
 & TRACT 2 OF WARRANTY DEED BOOK 309, PAGE 826,
 CITY OF SANTA FE, SANTA FE COUNTY,
 NEW MEXICO.



SCALE: 1" = 10'
 0 10 20 30

- LEGEND**
- Sewer manhole
 - Points found and used as noted.
 - 1/2" Capped iron pin set this survey.
 - Power poles.
 - x- Fences.
 - Walls.
 - ▨ Concrete.
 - Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTH BOUNDARY OF SUBJECT PROPERTY, (S 88°29'46" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID, DISTANCES ARE GROUND.

2. LOT 1 OF THIS SURVEY IS BASED ON A PLAT OF "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY", BY G.L. JOHNSTON, PE/PS 114, DATED 5/14/1938, UNRECORDED, BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT.

REFERENCE DEED: INSTRUMENT NO. 1792961
 TRACT 2 IS BASED ON A LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 309, PAGE 826.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent 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.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

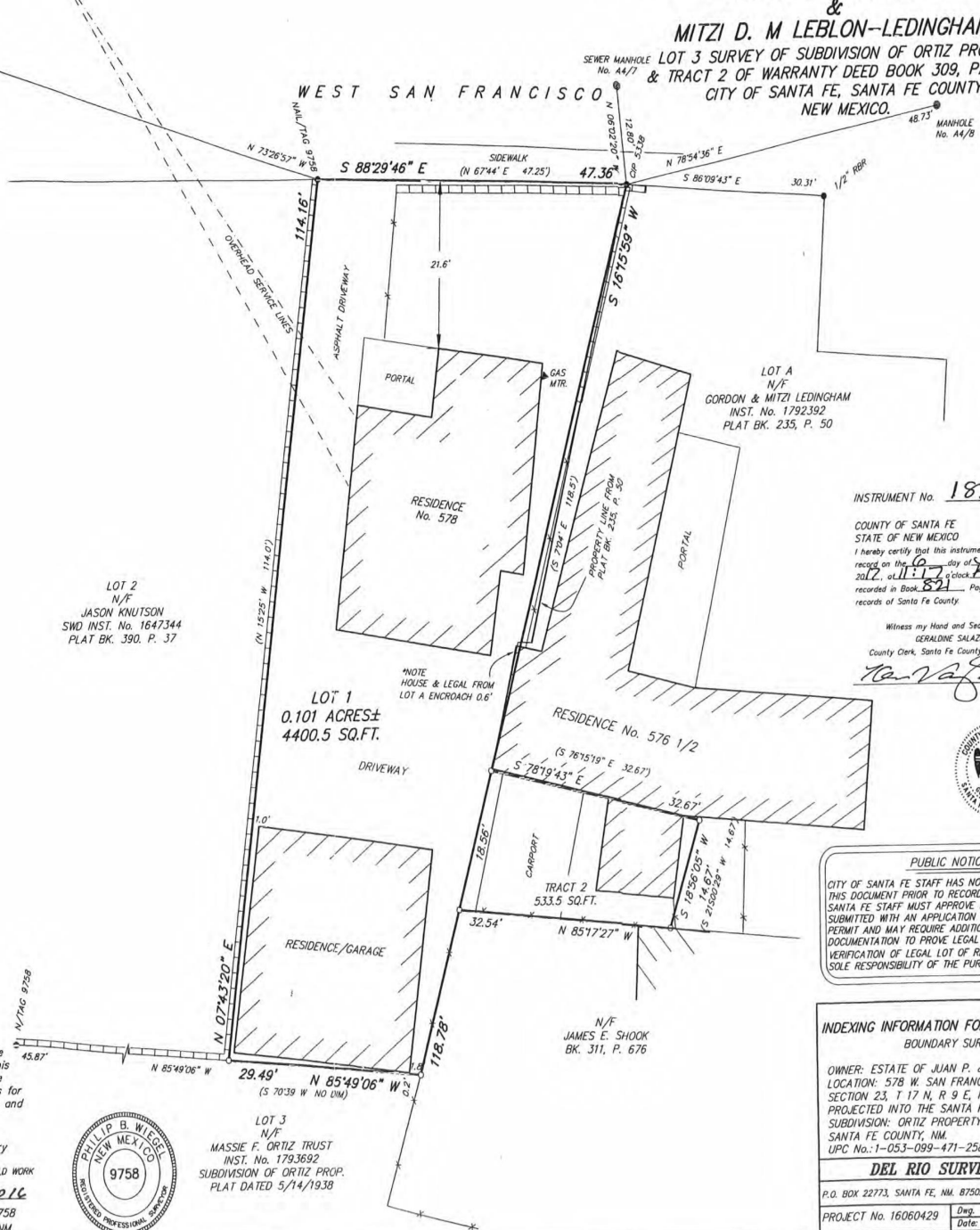
Philip B. Wiegel 21 June, 2016
 Philip B. Wiegel P.S. No. 9758 Santa Fe, NM.
 DATE OF FIELD WORK
 P.O. Box 22773



LOT 2
 N/F
 JASON KNUTSON
 SWD INST. No. 1647344
 PLAT BK. 390, P. 37

LOT 1
 0.101 ACRES±
 4400.5 SQ.FT.

LOT 3
 N/F
 MASSIE F. ORTIZ TRUST
 INST. No. 1793692
 SUBDIVISION OF ORTIZ PROP.
 PLAT DATED 5/14/1938



INSTRUMENT No. 1830200

COUNTY OF SANTA FE } ss
 STATE OF NEW MEXICO }
 I hereby certify that this instrument was filed for record on the 10th day of July, A.D. 2016, at 11:17 a'clock, a.m., and was duly recorded in Book 821, Page 26 of the records of Santa Fe County.

Witness my Hand and Seal of Office
 GERALDINE SALAZAR
 County Clerk, Santa Fe County, New Mexico
 [Signature]



PUBLIC NOTICE
 CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. 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. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

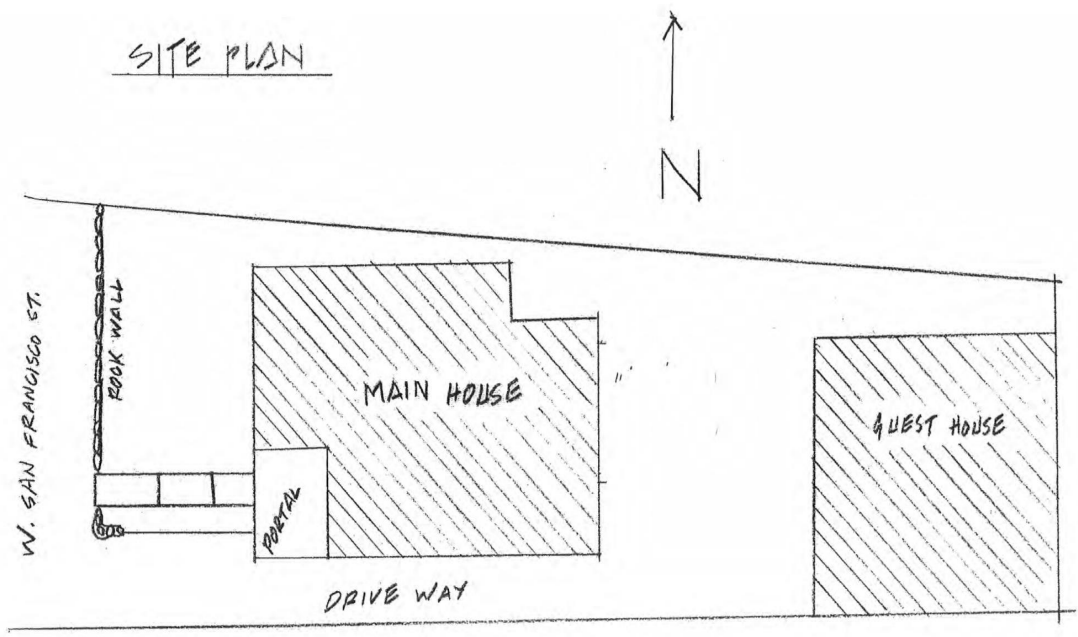
**INDEXING INFORMATION FOR COUNTY CLERK
 BOUNDARY SURVEY**

OWNER: ESTATE OF JUAN P. & ELSIE ROYBAL
 LOCATION: 578 W. SAN FRANCISCO ST.
 SECTION 23, T. 17 N., R. 9 E., N.M.P.M.
 PROJECTED INTO THE SANTA FE GRANT
 SUBDIVISION: ORTIZ PROPERTY
 SANTA FE COUNTY, NM.
 UPC No.: 1-053-099-471-258

DEL RIO SURVEYS, INC.
 P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200
 PROJECT No. 16060429 Dwg. PW Ckd. DV
 Date: 6/21/16 REV: 1

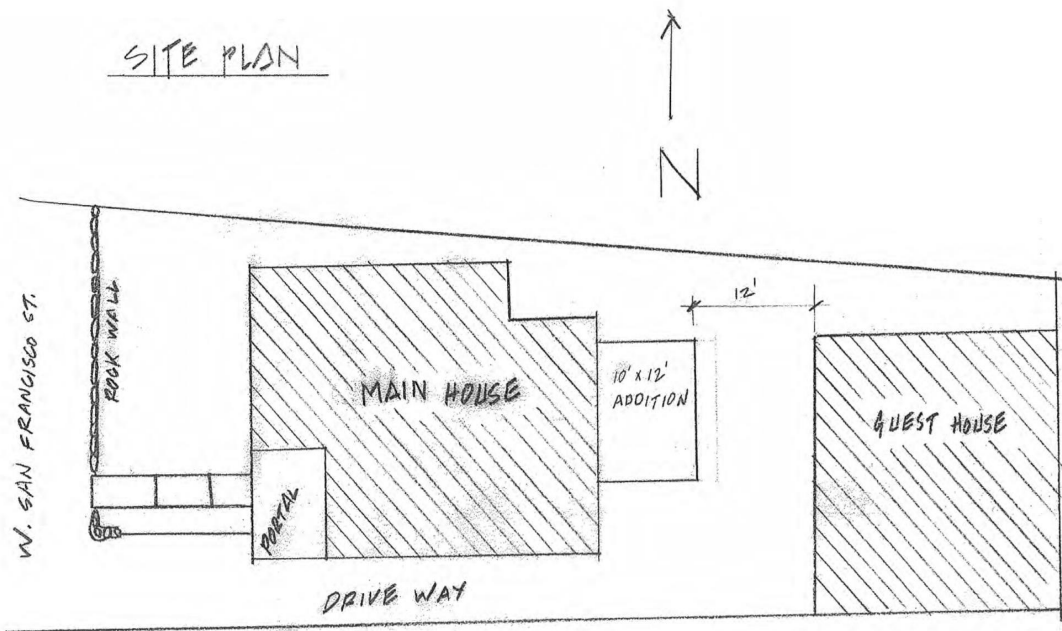
RECEIVED
SEP 26 2018

BY: _____



EXISTING

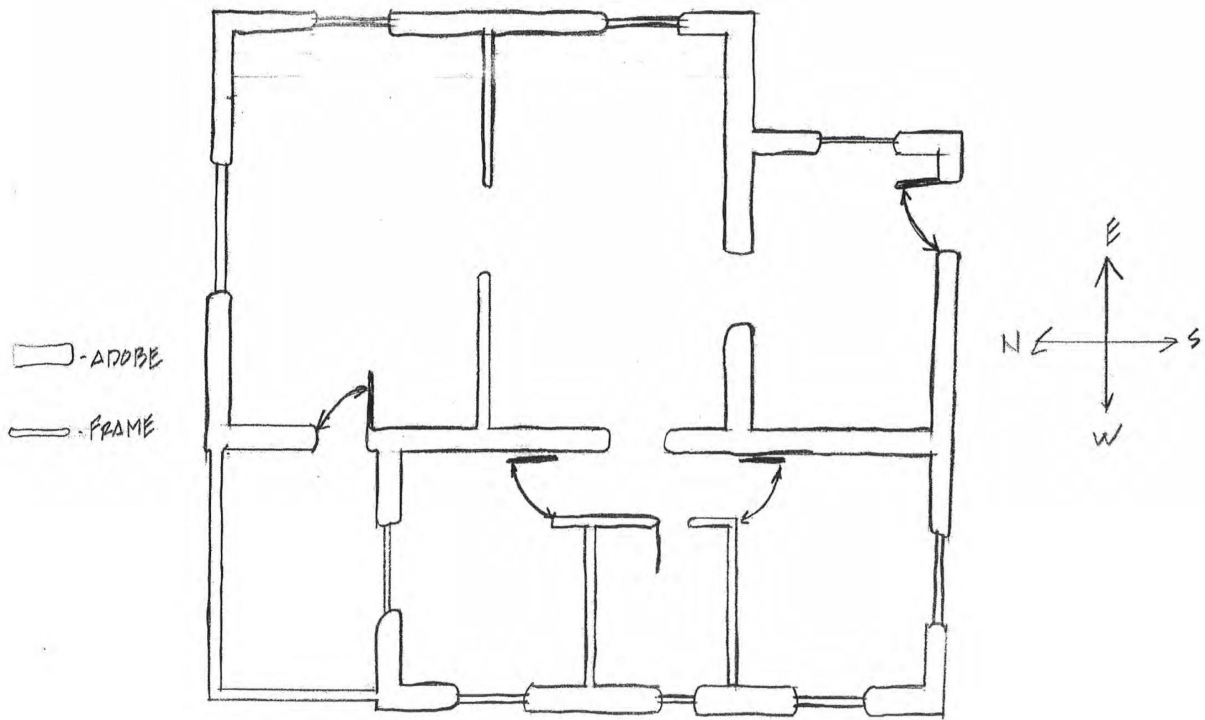
$1/8" = 1'$



PROPOSED

$\frac{1}{8}'' = 1'$

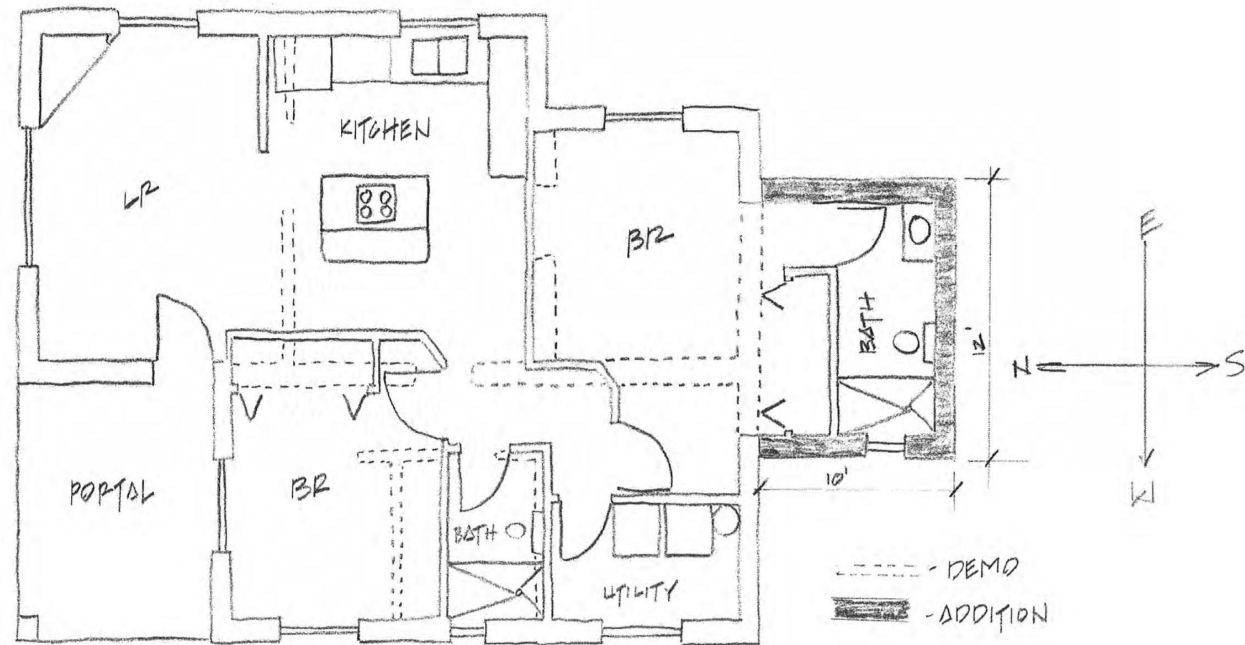
FLOOR PLAN



EXISTING $\frac{1}{4}'' = 1'$

MAIN HOUSE

FLOOR PLAN



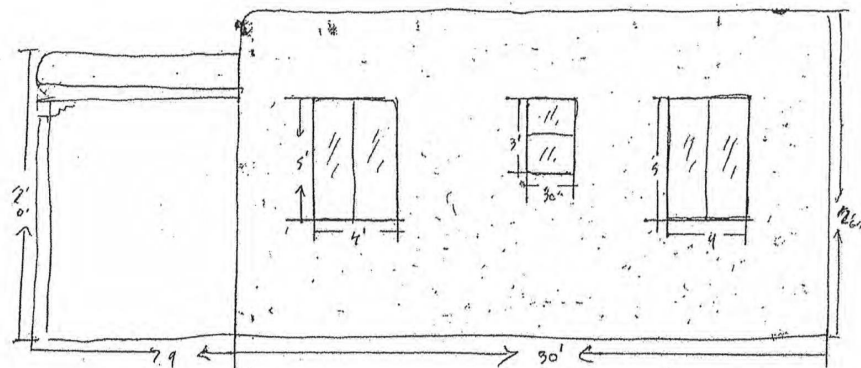
PROPOSED $\frac{1}{4}'' = 1'$
MAIN HOUSE

RECEIVED
SEP 26 2018

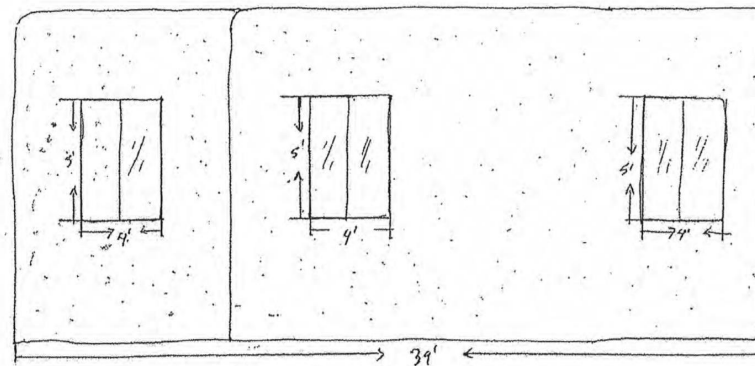
BY: _____

MAIN HOUSE
EXISTING

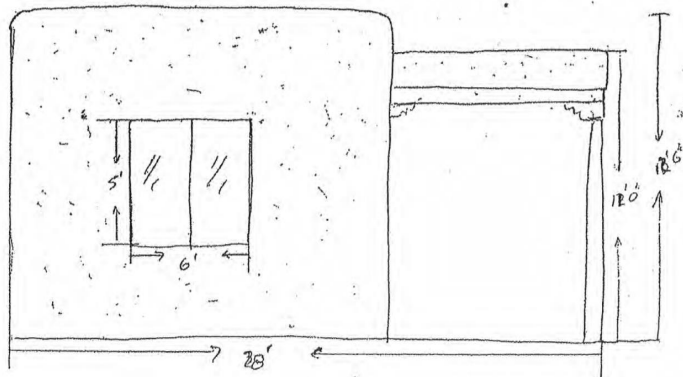
WEST ELEVATION



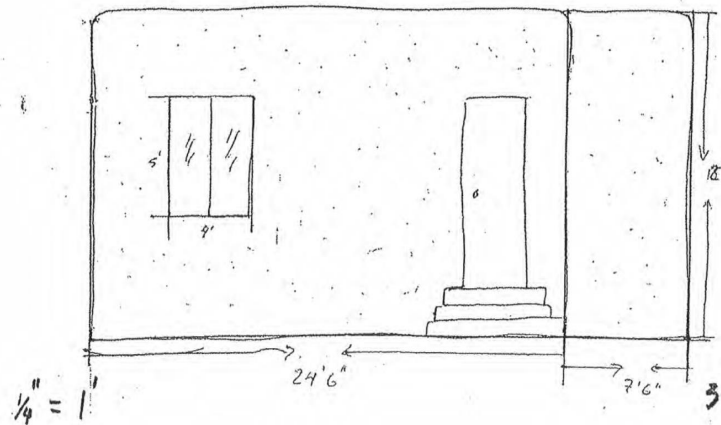
EAST ELEVATION



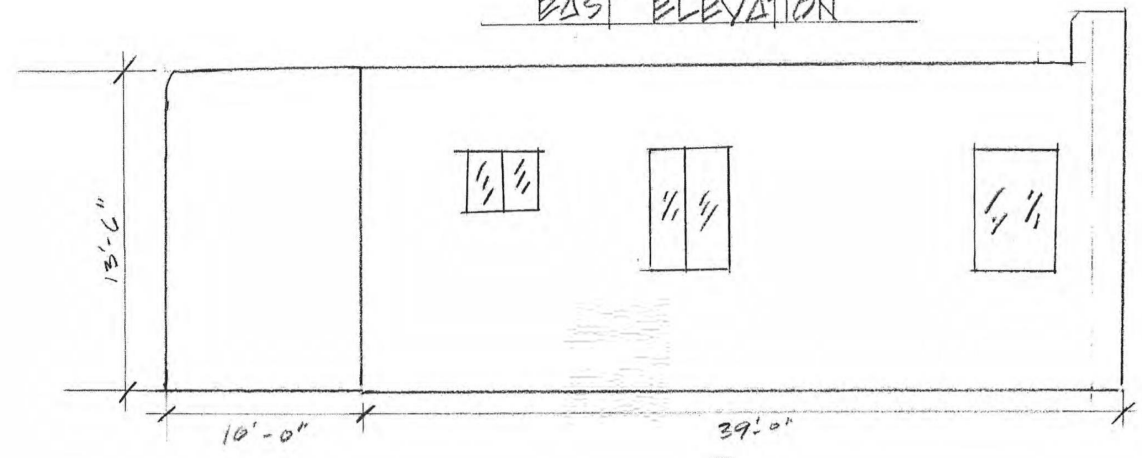
NORTH ELEVATION



SOUTH ELEVATION

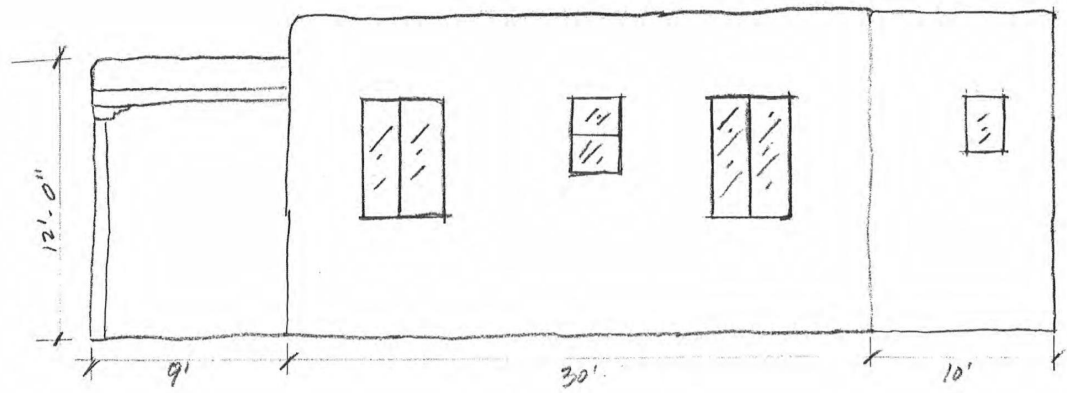


PROPOSED
EAST ELEVATION



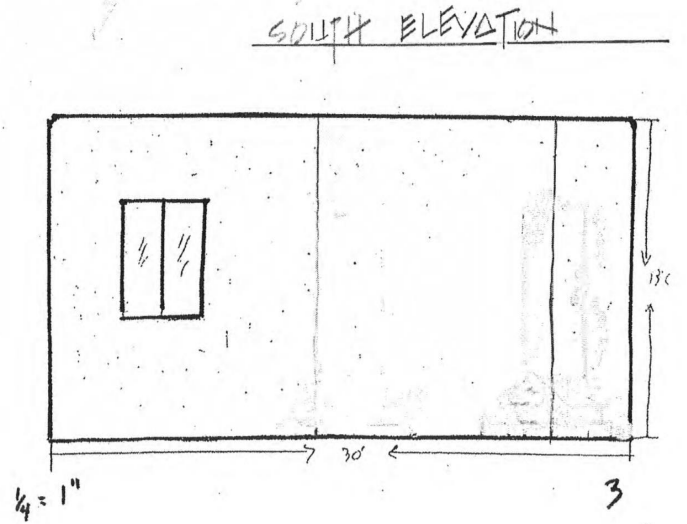
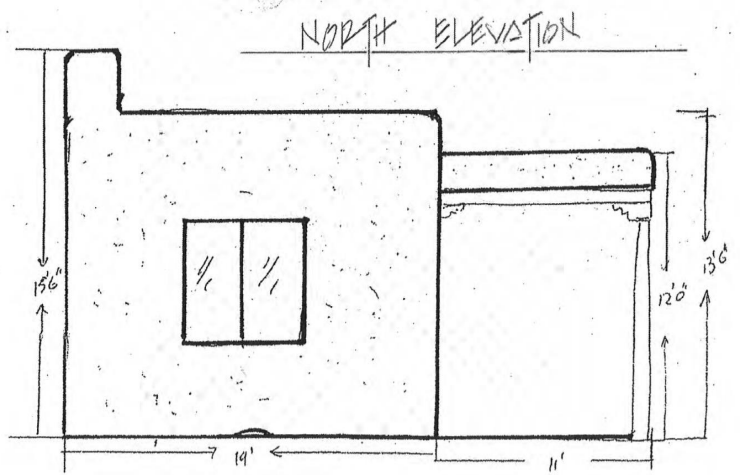
MAIN HOUSE

PROPOSED
WEST ELEVATION



RECEIVED
SEP 26 2018

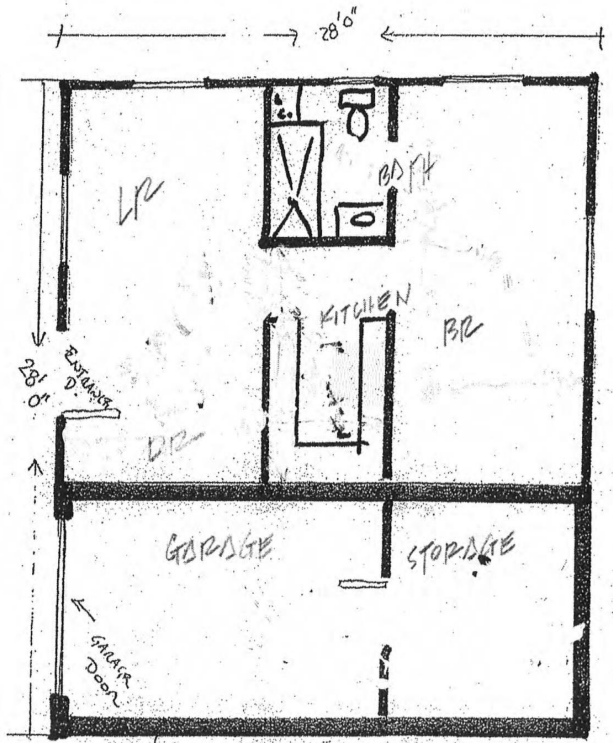
BY: _____



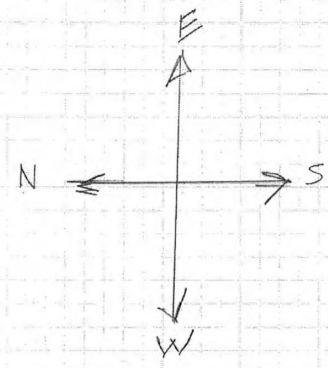
MAIN HOUSE
PROPOSED

RECEIVED
SEP 26 2018
BY: _____

GUEST HOUSE
EXISTING



— ADD'D WALS
— FRAME WALLS



FLOOR PLAN

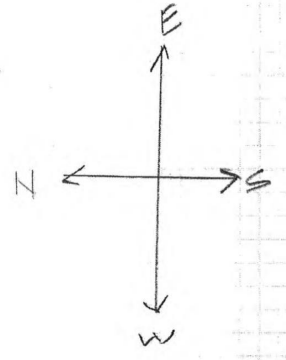
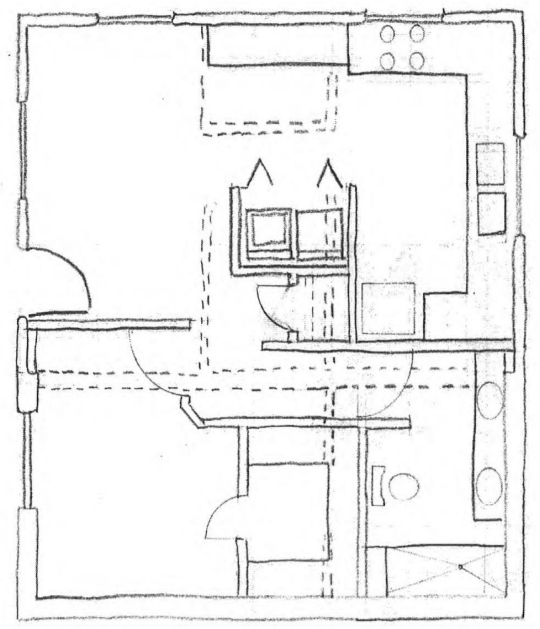
$\frac{1}{4}'' = 1'$

RECEIVED
SEP 26 2018

BY: _____

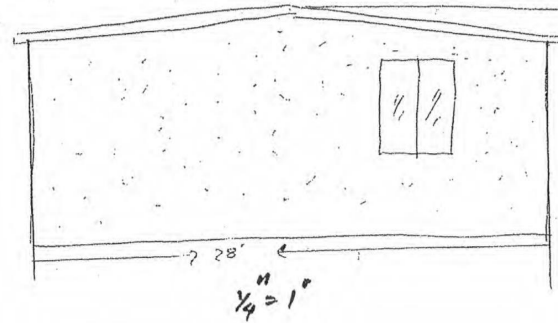
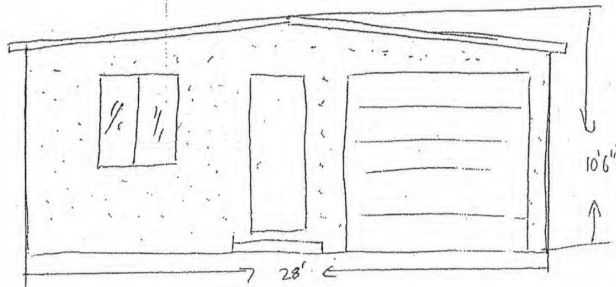
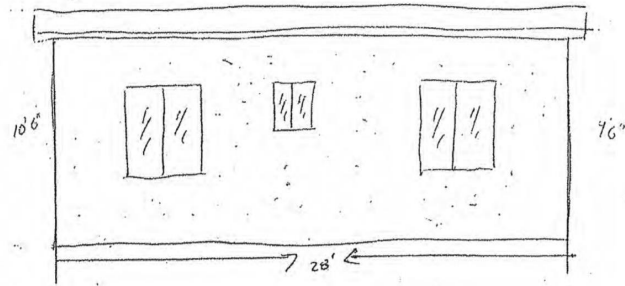
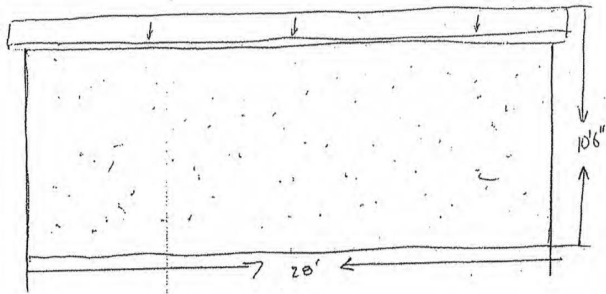
FLOOR PLAN

----- DEMO



GUEST HOUSE 1/4" = 1"
PROPOSED

GUEST HOUSE
EXISTING ELEVATIONS



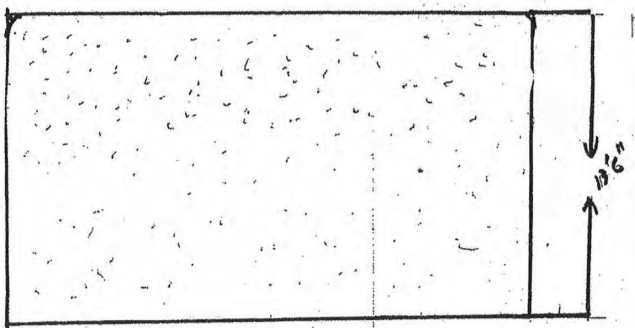
5

BY: _____

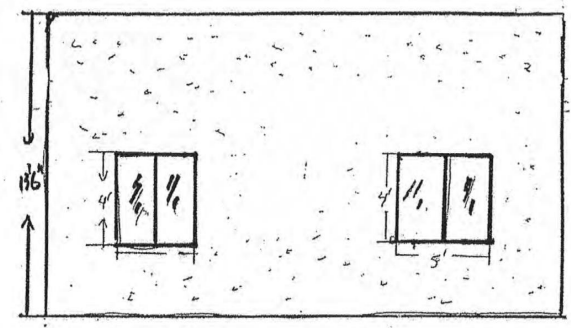
NOV 21 2017

WEST ELEVATION

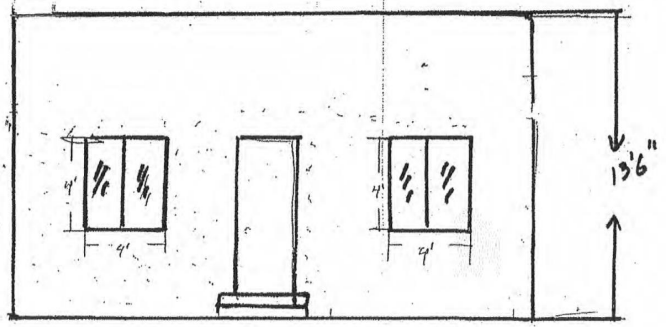
GUEST HOUSE
PROPOSED



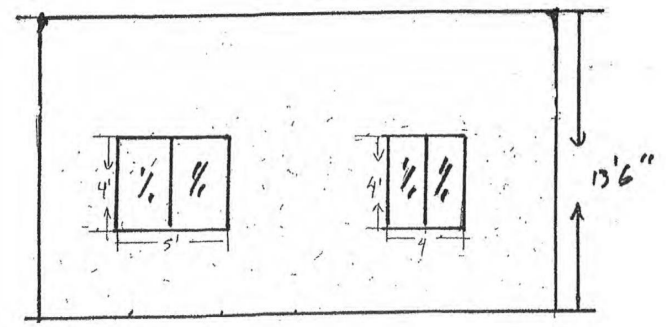
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



1/4" = 1'

S

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

Previous Case

H-17-088B

February 13, 2018 hearing

Remodel

578 West San Francisco

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

Case –H-17-088B

Address – 578 & 578 ½ West San Francisco Street

Agent's Name – Edgar Villaescusa

Owner/Applicant's Name – Gregorio Simental

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 13, 2018.

578 West San Francisco Street is a single-family residence constructed in the Spanish-Pueblo Revival style by 1940. The building is listed as contributing to the Westside-Guadalupe Historic District; its north and west facades are designated as primary.

578½ West San Francisco Street is a casita and garage at the rear of the property listed as non-contributing to the district and constructed in a vernacular manner by 1942.

A river rock yardwall was constructed at an unknown historic date. The yardwall is listed as contributing to the district; its north elevation and northwest corner are designated primary.

The Applicant proposed to remodel the property with the following 6 Items:

1. An 83 square-foot addition will be constructed on the southeast corner of the residence. The addition will feature a pedestrian door on the south elevation and a small non-divided lite window on the east elevation.
2. All windows will be replaced in the existing opening dimensions with windows that have single lites.
3. The roof and woodwork will be repaired or replaced in-kind.
4. The casita/garage will be converted to a casita by increasing the height from 10' 6" to 13' 6", removing the pitched roof, and replacing windows with single-lite units, replacing doors, removing the vehicle door, and changing opening dimensions.
5. Stucco will be El Rey cementitious "Adobe" and window/door trim color and light fixtures were not submitted.
6. The yardwall will be repaired and the wire gate will be replaced with a wood gate in the existing opening.

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 recommended approval of this application in that it complies with Santa Fe City Code (SFCC) Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe 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); and

- 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 Westside-Guadalupe Historic District (Section 14-5.2(E))
 6. An Exception Request was not applicable to this Application.
 7. 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.
 8. 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.
 9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
 10. 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 unanimously approved the Application as submitted.

X Additional conditions, which are: that the Applicant shall submit the exterior light fixtures and stucco type and color to Historic Preservation Division (HPD) staff for approval before a construction permit application is submitted, and the window and door treatment will be white.

IT IS SO ORDERED ON THIS 27th DAY OF FEBRUARY, 2018, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Lioe
Chairperson

27 February 2018
Date:

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

02/28/18
Date:

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

2-27-2018
Date:

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
February 13, 2018

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes January 23, 2018	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Communications	None	2-3
H. Action Items		
1. Case #H-17-001B. 110 Delgado St. Unit C	Approved	3-4
2. Case #H-12-030. 494 Camino Don Miguel	Approved with exceptions	4-11
3. Case #H-17-103. 984 Acequia Madre Unit B	Approved as recommended	11-13
4. Case #H-17-088B. 578 West San Francisco Street	Approved with conditions	13-15
5. Case #H-17-093A. 646 Alto St.	Downgraded to non-contributing	15-19
6. Case #H-18-012A. 1137 Camino Delora	Downgraded to non-contributing	19-20
7. Case #H-18-013A. 380 St. Francis Dr.	Upgraded to Contributing	20-25
8. Case #H-18-014A. 127 Kearney Ave.	Designated primary elevations	25-27
9. Case #H-18-015A. In 1030 W. Houghton St.	Primaries designated	27-30
I. Matters from the Board	Carlos Demora introduced	30
J. Adjournment	Adjourned at 7:15 p.m.	30

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

February 13, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:

Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

Member Boniface moved in Case #H-17-103 at 984 Acequia Madre Unit B to approve per staff's recommendation. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-17-088B. 578 West San Francisco Street. Westside-Guadalupe Historic District. Edgar Villaescusa, agent for Gregorio Simental, owner, proposes to remodel a contributing principal residential structure by adding 83 sq. ft., replacing doors and windows, and repairs to portal and finishes, converting a non-contributing garage and accessory residential structure to a casita, and performing other site improvements. (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

578 West San Francisco Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building is listed as contributing to the Westside-Guadalupe Historic District and the north and west façades are designated as primary.

578½ West San Francisco Street is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building is listed as non-contributing to the district.

A river rock yardwall was constructed at an unknown historic date. The yardwall is listed as contributing to the district and the north elevation and northwest corner are designated as primary.

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

1. An 83 square foot addition will be constructed on the southeast corner of the residence. The addition will feature a pedestrian door on the south elevation and a small non-divided lite window on the east elevation.

2. All windows will be replaced with windows that have single lites in the existing opening dimensions.
3. The roof and woodwork will be repaired or replaced in-kind.
4. The casita/garage will be converted to a casita by increasing the height from 10' 6" to 13' 6", removing the pitched roof, and replacing windows with single-lite units, replacing doors, removing the vehicle door, and changing opening dimensions.
5. Stucco will be El Rey cementitious "Adobe" and window/door trim color and light fixtures were not submitted.
6. The yardwall will be repaired and the wire gate will be replaced with a wood gate in the existing opening.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Questions to Staff

Member Roybal referred to item #4 and asked what the maximum allowable height is.

Mr. Rasch said it is more than 13' 6" but he did not do a height calculation.

Chair Rios understood that the casita is not contributing.

Mr. Rasch agreed. The house had a major fire. The casita was in poor condition, so they are rehabilitating it.

Member Biedscheid asked if the gate and wall are both contributing but the gate is not.

Applicant's Presentation

Mr. Edgar Villaescusa was sworn and had nothing to add to the Staff report.

Questions to the Applicant

Member Boniface asked if the addition at the SE corner of addition is a bathroom.

Mr. Villaescusa said it is a mechanical room.

Member Boniface noted on page 14 of the site plan that it looked like the structure will touch the neighbor's house next door and doesn't take into account the 5' set back.

Mr. Villaescusa said it is only 4', not 7'.

Member Boniface commented that it doesn't make sense to have a zero-lot line.

Mr. Rasch agreed, and it would only be allowed if he can get Zoning to approve it.

Member Boniface said that should have been caught before coming here to the Board.

Chair Rios asked about the trim color.

Mr. Villaescusa said the trim will be white.

Chair Rios said the Board usually suggests that light fixtures be taken to Staff for review and approval.

Mr. Villaescusa said they have not designed on light fixtures yet.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-088B at 578 West San Francisco Street to approve the application as submitted and recommended by Staff and the applicant to bring colors and light fixtures to Staff for approval.

Chair Rios asked for an amendment that the windows and door will be white. Member Katz agreed the amendment was friendly to the maker.

Member Boniface seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-17-093A, 646 Alto St. Westside-Guadalupe Historic District. Christina Gattuso, agent/owner, requests a historic status review with primary elevation(s), if applicable, for a contributing residential structure. (Nicole Ramirez-Thomas)**



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Edgar Villaescusa, agent for Gregorio Simental, owner, proposes to remodel a contributing principal residential structure by adding 83 sq. ft., replacing doors and windows, an repairs to portal and finishes, converting a non-contributing garage and accessory residential structure to a casita, and performing other site improvements.

Case number: **H-17-088**
Project Type: HDRB

PROJECT LOCATION (S): 578 West San Francisco
PROJECT NAMES:

OW – Gregoria Simental 1232 Coyote Lane El Paso, TX 79912
AP – Edgar Villaescusa 4451 Mesa Del Oro Ct. Santa Fe, NM 87507

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

H 3290

YEAR OF CONSTRUCTION

1940

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME

NA

City of Santa Fe, New Mexico

memo

DATE: February 13, 2018
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-17-088B

ADDRESS: 578 / 578½ W San Francisco Str.
Historic Status: Cont. / Non-cont.
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

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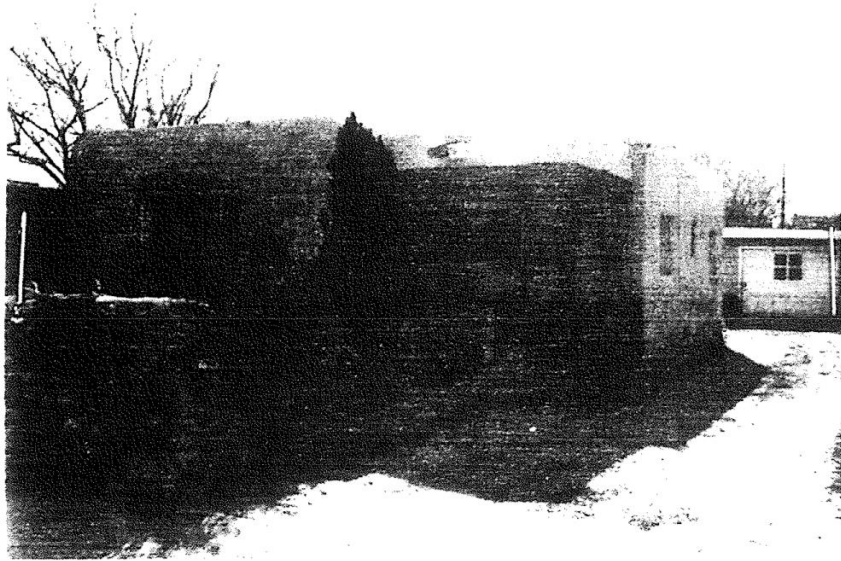
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5. Stucco will be El Rey cementitious "Adobe" and window/door trim color and light fixtures were not submitted.
6. The yardwall will be repaired and the wire gate will be replaced with a wood gate in the existing opening.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

43290

building threatened? ves	surveyed date 8/85 by SL	county SANTA FE	ID no. 05163172
field map SFHD # 7	number 172	UTM reference zone 12 13	easting northing
location description 578 W. San Francisco		city/town SANTA FE	
		land grant/reservation na	
building name		legal description twp N S range E W sec	
film roll by SL no. 6	negative nos. 2	loc. of neg. HPB	plan shape ↑ 1942 1940 } frame storage ⊙



date of construction
Pre '40 - estimate 1939 - actual
source
DIRECTORY OWNER

use
present residential
other _____
historic residential
other _____

condition
____ excellent ____ good
 fair ____ deteriorating

degree of remodeling
 minor ____ moderate ____ major

describe: new alum. windows / rf. once flat with canales, now shed
surroundings
yes.

relationship to surroundings
 similar ____ not similar

district potential
 yes ____ no

significance
____ eligible ____ of ____ none
if eligible, interest
why?
Contrib

associated buildings? yes
what type?
storage/garage at rear
if inventoried, list ID nos.

see back? ____ yes

SPR
wall material/surface
conc.
adobe/stucco

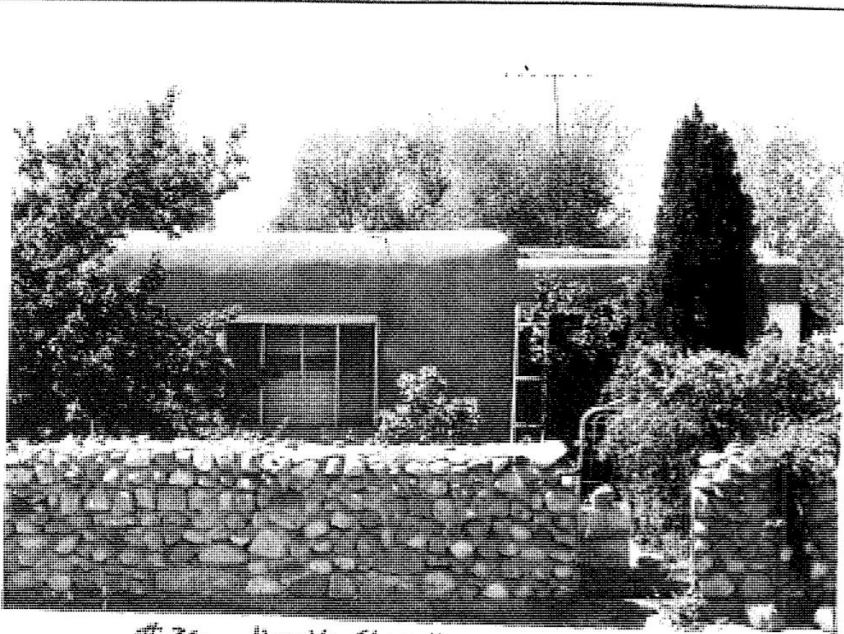
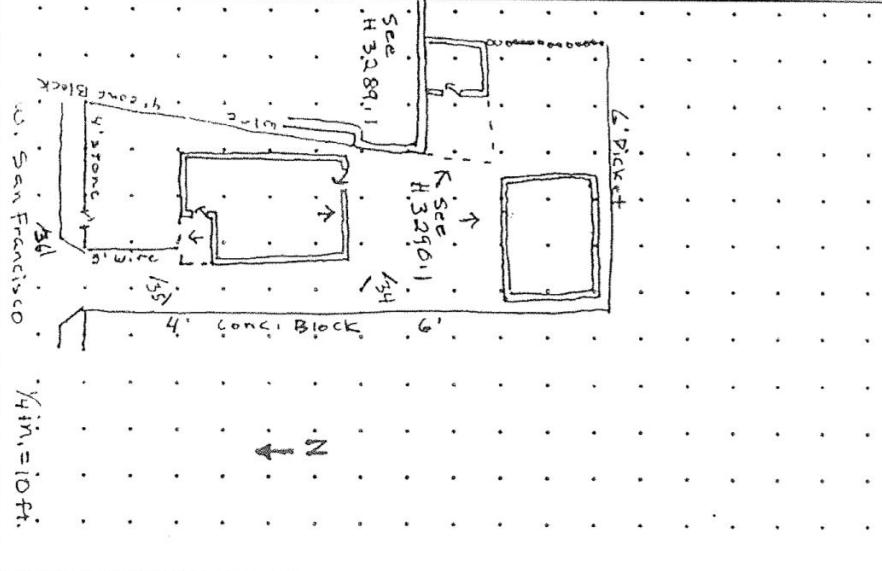
architectural features
flat rounded parapet concealing exp'd shed to s.,
extend'd eave w/ concealed rafters & alum gutter;
windows: all new alum. sliding, recessed, projecting
sill on one window on W.; doors: 1 large single with
large single light; porch: conc. slab w/ square wd. crm.
post, wd. zapatas on post & at corners, exp'd wd. intel.
wd. canale on N.; rear porch has conc. stoop;

comment:
rock & conc. wall (3 1/2'-4') on N. prop. line

rear storage sheds to south

Elsie S. & John P. Roubal, owners

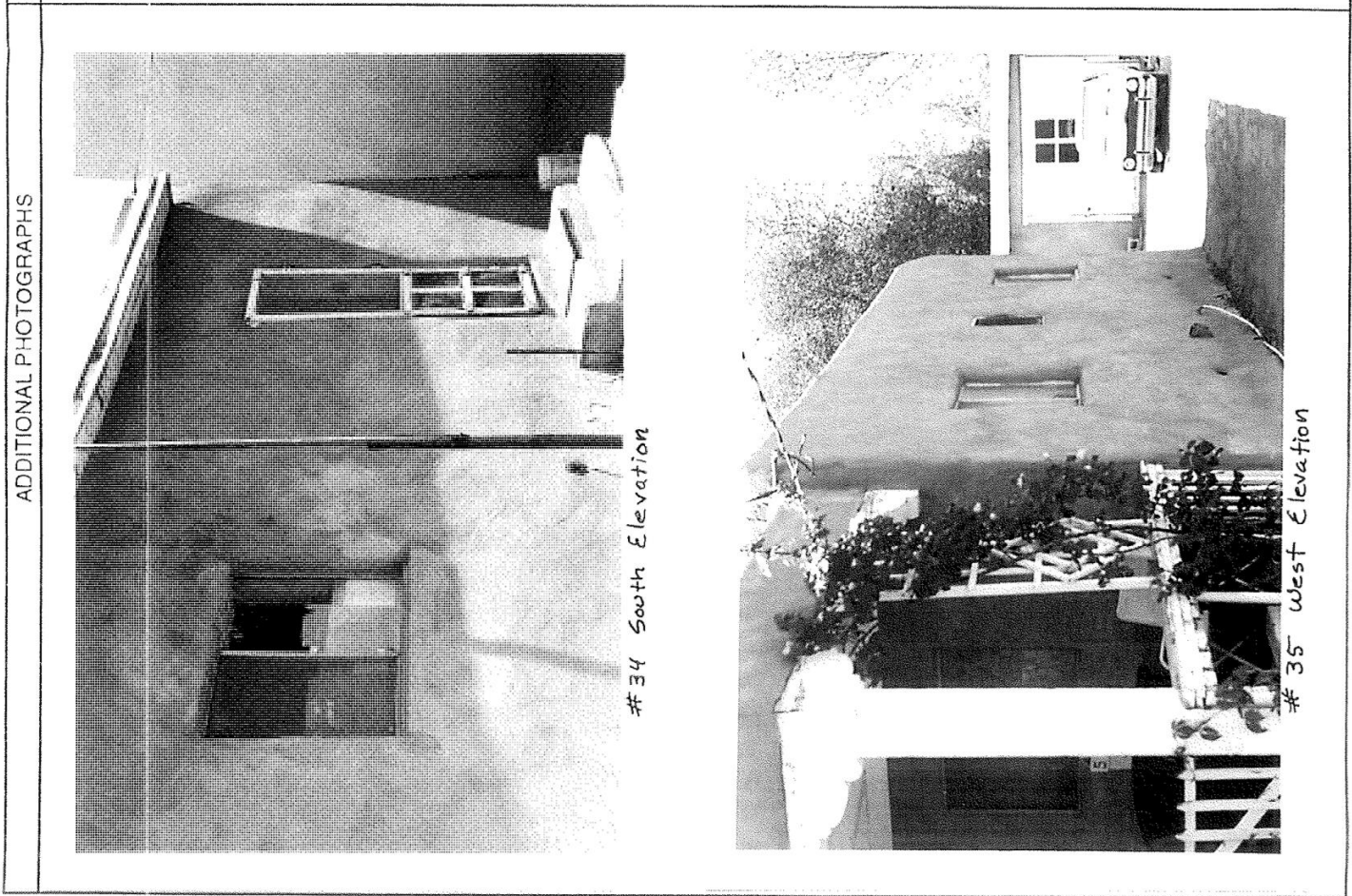
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: <i>578 W. San Francisco</i>	OLD ID NUMBER: 0516 3172
	UTM REFERENCE EASTING NORTHING ZONE 12 13	BUILDING NAME:
	FIELD MAP Santa Fe Historic Status Map 1996	LEGAL DESCRIPTION: SANTA FE ID NUMBER: H 3290
	DATE OF CONSTRUCTION: ____ ESTIMATE <i>by 1940</i> ACTUAL SOURCE(S) <i>City Directory</i>	TNSP <u>17</u> ^N S RANGE <u>9</u> ^E W SEC <u>23</u> <u>SE 1/4</u> <u>NE 1/4</u>
ARCHITECTURAL STYLE: <i>S-P. Rev.</i>	PHOTO	 <p>#36 North Elevation</p>
USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____		
SURROUNDINGS: <i>residential</i>		
RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <i>Garage/ apt. & storage/carport</i> IF INVENTORIED, LIST ID NUMBER(S) <i>H 3290.1</i>	SITE PLAN	
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		
EXPLAIN: <i>Alum. sliding windows</i>		
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING
		LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE
		LOCAL DESIGNATION: <u>Westside-Guadalupe</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING
		LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

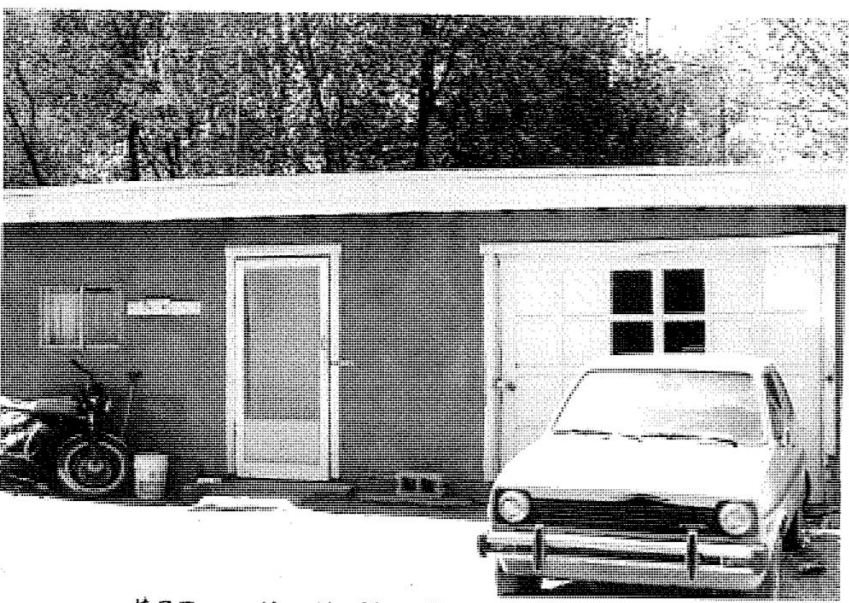
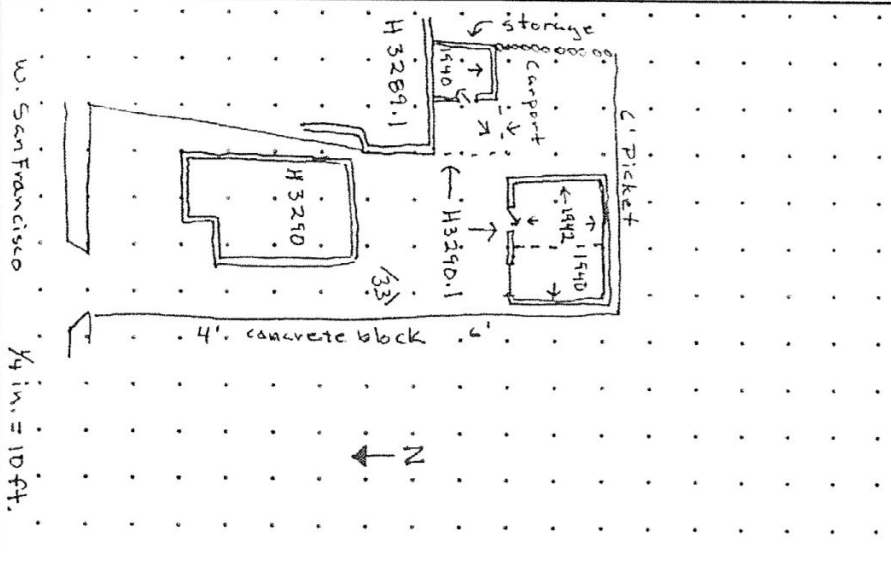
SURVEYED *5/20/96* BY *MJH*

NEGATIVES WITH NMHPD ROLL # 1 NEG # 34 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	Flat w/parapet drains across rear, wood canale on porch	
	BUILDING WALLS	Tan stucco on adobe	
	FOUNDATIONS	NV	APPROX. HEIGHT (FT.) 11 ft.
	DOORS	<div style="display: inline-block; border: 1px solid black; width: 20px; height: 20px; margin-right: 5px;"></div> solid wood <div style="display: inline-block; border: 1px solid black; width: 20px; height: 20px; margin-left: 20px; position: relative;"> <div style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black;"></div> <div style="position: absolute; top: 15px; left: 5px; width: 10px; height: 10px; border: 1px solid black;"></div> <div style="position: absolute; top: 5px; right: 5px; width: 10px; height: 10px; border: 1px solid black;"></div> <div style="position: absolute; top: 15px; right: 5px; width: 10px; height: 10px; border: 1px solid black;"></div> </div> wood panel w/ 1 glass pane	Front yard has a wire gate & a wrought iron gate
	WINDOWS	Aluminum sliding	
	PORCHES OR PORTALES	Flat roof w/parapet, 1x10 decking, 4x6 joists, 6x6 Beams, corbel brackets 8x8 post, trellises & wood balustrade.	
	ARCHITECTURAL DETAILS	Bullnosed windows, some windows on E. side (no photo).	
	FENCES/WALLS	N: 3' stone wall E: 6' stucco on conc. block. W: 4' to 6' conc. block wall. E: also has a 4' wire fence at side of house & 6' coyote at rear.	
	SITE FEATURES		
	OTHER/ COMMENTS	This & H 3290.1 are owned by Elsie Roybal. No sanborn maps available for this area	


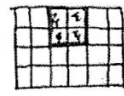


NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RE-SURVEY 1996

IDENTIFICATION	ADDRESS: 578 W. San Francisco (rear)	OLD ID NUMBER: 0516 3172.1	
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP 17 N S RANGE 9 E W SEC 23 SE 1/4 NE 1/4	BUILDING NAME: SANTA FE ID NUMBER: H3290.1
	FIELD MAP Santa Fe Historic Status Map 1996		
BUILDING DATA	DATE OF CONSTRUCTION: by 1942 ESTIMATE _____ ACTUAL	 <p>#33 North Elevation</p>	
	SOURCE(S) owner		
	ARCHITECTURAL STYLE: Vernacular		
	USE: HISTORIC: residential OTHER <u>garage/storage</u> PRESENT: <u>residential</u> OTHER _____		
	SURROUNDINGS: residential		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	WHAT TYPE? <u>main house</u>		
	IF INVENTORIED, LIST ID NUMBER(S) <u>H 3290</u>		
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		
EXPLAIN: <u>sliding Alum windows</u>	SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING	
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE	
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		LOCAL DESIGNATION: <u>Westside-Guadalupe</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING	
		LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	 <p>W. San Francisco 4 in. = 10 ft. 4' concrete block N</p>		

SURVEYED 5/20/96 BY MSH

NEGATIVES WITH NMHPD ROLL # 1 NEG # 33 TO

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	Flat w/ overhang - storage shed has parapet drains across s side	
	BUILDING WALLS	Tan stucco on conc. block & frame	
	FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 10 ft.
	DOORS	 wood w/ glasspane	Garage  wood 4 lights - 20 panels
	WINDOWS	Aluminum sliding	
	PORCHES OR PORTALES		
	ARCHITECTURAL DETAILS	1x4 white trim on some windows & doors	
	FENCES/WALLS	E: coyote S: 6' picket W: 6' conc. block	
	SITE FEATURES		
	OTHER/COMMENTS	Odd - L shaped lot. These structures & the one in front are owned by Elsie Roybal. Herson lives in the apt. adjacent to the garage. Since there is no separate address and no Sanborn map it is not possible to get an actual date of construction, but Elsie's estimate seems reasonable. No Sanborns for this area.	
ADDITIONAL PHOTOGRAPHS			



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted:	578 W SAN FRANCISCO
Property Owner of Record: GREGORIO SINGITAL	Proposed Construction Description:
Applicant/Agent Name: EDGAR VILLAESCUSA-LARA	REMODEL
Contact Person Phone Number: (505) 577 6458	TOTAL ROOF AREA:
Zoning District: R 29	Lot Coverage: 40 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: _____	Setbacks: Proposed Front: 7 Minimum: _____ 2 nd Front? _____ Proposed Rear: 15 Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations	Height: Proposed _____ Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed 2 Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	

* 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.

EDGAR VILLAESCUSA LARA [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:

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: Contributing historic structure per GIS/D. Pasch. (Approx. 1938)
Setbacks: 2'6" (E), 7' (W), 14'+ (LN) 0' GARAGE SO. & West (Non-Contrib) (NO KITCHEN)

REVIEWER: Margaret Ambrosio DATE: 11/29/17

November 1, 2017

JAN 24 2018

Graciela Simental
1233 COYOOTE LN
EL PASO, TX 79912-7490

City of Santa Fe Historic Board,

I am writing in regards to the property located on 578 W. San Francisco St. Santa Fe, NM, in the Historic Zoning District, asking for your approval of renovating the above listed property. The property was built in 1939. I purchased this property in August 2017. This property according to several neighbors has been damaged by fire over 20 years ago. In that time it has been vacate and abandoned, neighbors claim that strange activity has happened. My intentions are to remodel and restore this property so that my family and i have a place to live. Below is a list of proposed work that I intend to do so that I can get the property under compliance with the Historic District as well as get the property to be livable.

Roof: During the fire, the roof was damaged and has areas in the existing living room has several daylight holes. I plan on removing and replacing the roof entirely and putting in the proper supports. The roofing material that I will use is the torch down material, the height of the roof or the pitch will not change.

Windows: The house has 5 existing windows that are aluminum and 1 window that is wood. I plan on restoring the wood window by painting and re-glazing the exterior of it. The 5 aluminum windows I plan to remove and replace with single hung single light wood windows, so that they will meet the Historic requirements. Please refer to Window Schedule on plans, as the dimensions of the windows will not be changed but only be replaced with wood Interior/Exterior.

Stucco: Once remodel work is complete I plan on re-stuccoing the home. My intended color is a classic adobe brown with a rough finish.

Canales/Parapets: Remove and repair existing canales, they are rotted and do not properly drain. Install treated lumber canales and paint the exterior to match the color of the home. I will also reinforce the parapets but will not change the existing height or size of the parapets, due to water and lack of maintence has ruined the top.

Yardwall: Existing river rock wall has been hit by a vehicle and has broken the foundation. I will repair and reuse as much salvageable material in the wall. But I will not change the height of the wall which is 4ft.

Gate: Existing chain link fence is severely damaged due to lack of maintance. I will replace with a 36"x 36" wood gate. The dimensions will not change.

Existing porch has two beams that are rotted and need to be replaced. I plan on replacing them and painting them according to the house. I will not change the square footage of the porch from 80 sqft to 120 sqft. It is 110 sqft.

Going to add a frame residential attached addition to the south-east corner. That will measure 11.5ft x 7.5ft. Will match the finish stucco, classic adobe brown (El Rey) real Stucco

would like the Historic Board to consider and approve my proposal for renovation of my property located at 578 W. San Francisco St. The property is currently an eye sore and safety hazard to the neighborhood. I would like to thank you for the opportunity and if there are any further questions feel free to contact me

Sincerely,



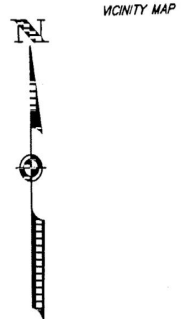
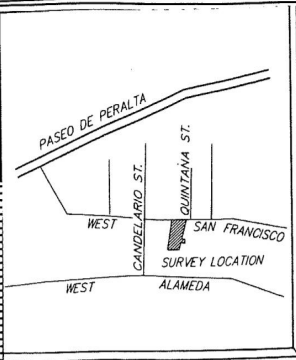
Gregory Simental

(310) 490-1400





821026
PLAT OF BOUNDARY SURVEY
FOR
GORDON G. LEDINGHAM
&
MITZI D. M. LEBLON--LEDINGHAM
LOT 3 SURVEY OF SUBDIVISION OF ORTIZ PROPERTY
& TRACT 2 OF WARRANTY DEED BOOK 309, PAGE 826,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



SCALE: 1" = 10'

- LEGEND**
- Sewer manhole.
 - Points found and used as noted.
 - 1/2" Capped iron pin set this survey.
 - Power poles.
 - Fences.
 - Walls.
 - ▨ Concrete.
 - Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTH BOUNDARY OF SUBJECT PROPERTY, (S 88°29'46" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID, DISTANCES ARE GROUND.
 2. LOT 1 OF THIS SURVEY IS BASED ON A PLAT OF SURVEY OF SUBDIVISION OF ORTIZ PROPERTY, BY G.J. JOHNSON, PE/P. 114, DATED 5/14/1938, UNRECORDED. BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT.
- REFERENCE DEED: INSTRUMENT NO. 1792961
 TRACT 2 IS BASED ON A LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 309, PAGE 826.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent 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.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

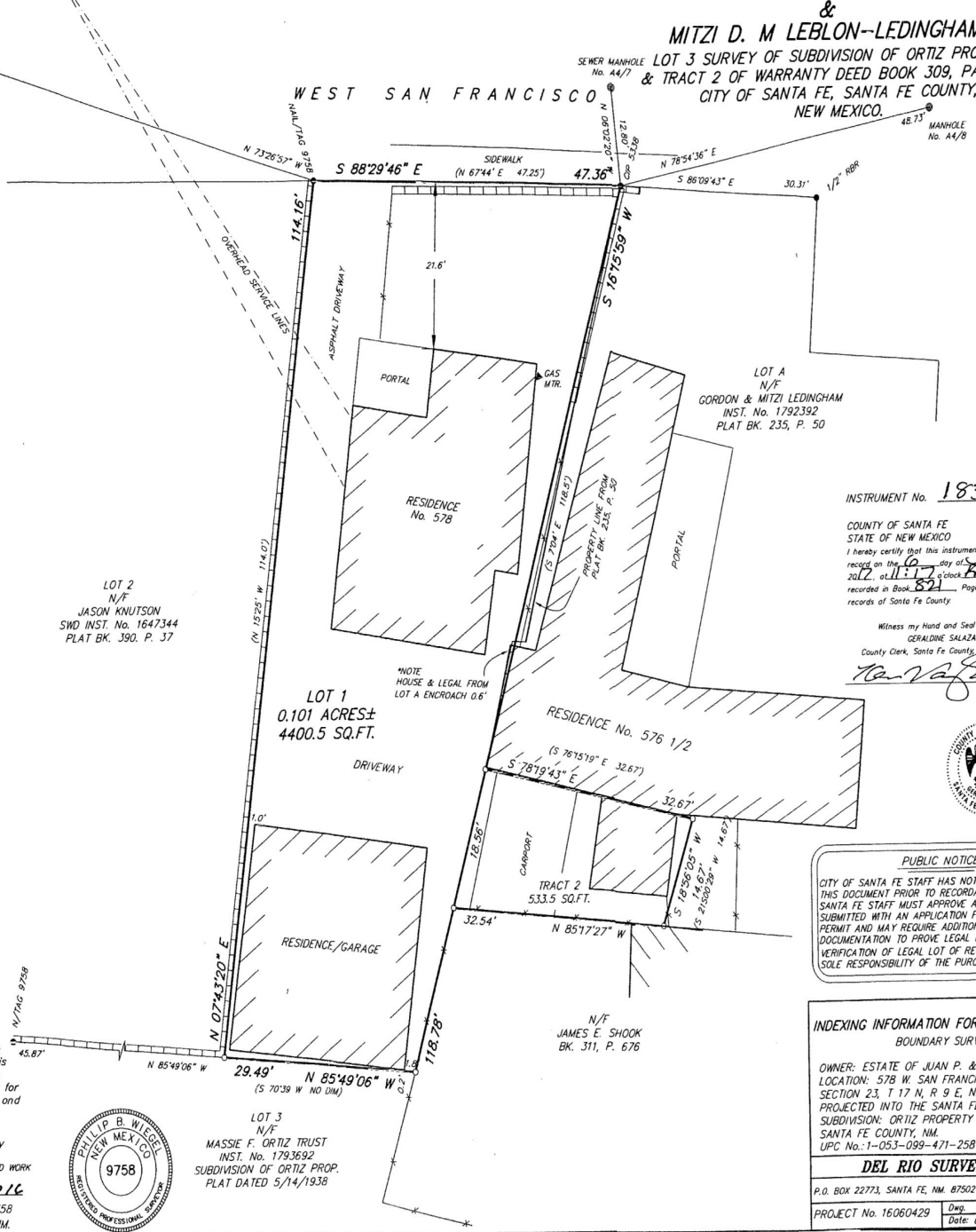
DATE OF FIELD WORK
 Philip B. Wiegel 21 June, 2016
 Philip B. Wiegel P.S. No. 9758
 P.O. Box 22773 Santa Fe, NM.



LOT 2
 N/F
 JASON KNUTSON
 SWD INST. No. 1647344
 PLAT BK. 390, P. 37

LOT 1
 0.101 ACRES±
 4400.5 SQ.FT.

LOT 3
 N/F
 MASSIE F. ORTIZ TRUST
 INST. No. 1793692
 SUBDIVISION OF ORTIZ PROP.
 PLAT DATED 5/14/1938



LOT A
 N/F
 GORDON & MITZI LEDINGHAM
 INST. No. 1792392
 PLAT BK. 235, P. 50

INSTRUMENT No. 1830200

COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 6 day of June A.D. 2016, at 1:17 o'clock P.M., and was duly recorded in Book 821, Page 26 of the records of Santa Fe County.

Witness my Hand and Seal of Office
 GERALDINE SALAZAR
 County Clerk, Santa Fe County, New Mexico



PUBLIC NOTICE
 CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. 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. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
 BOUNDARY SURVEY

OWNER: ESTATE OF JUAN P. & ELSIE ROYBAL
 LOCATION: 578 W. SAN FRANCISCO ST.
 SECTION 23, T 17 N, R 9 E, N.M.P.M.
 PROJECTED INTO THE SANTA FE GRANT
 SUBDIVISION: ORTIZ PROPERTY
 SANTA FE COUNTY, NM
 UPC No.: 1-053-099-471-258

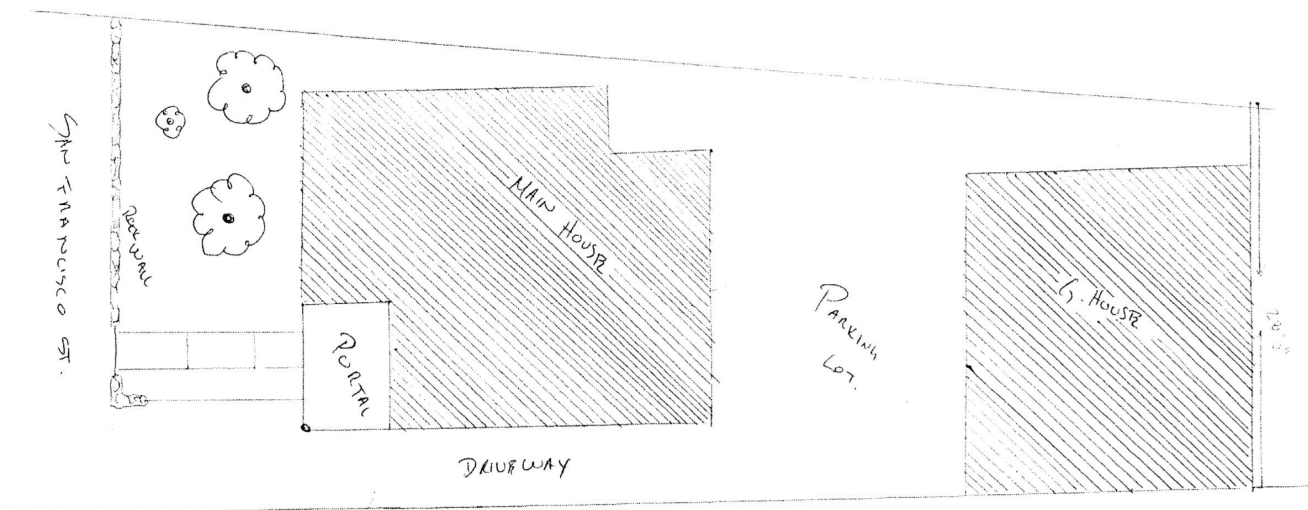
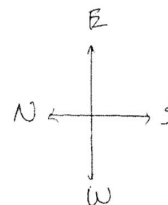
DEL RIO SURVEYS, INC.
 P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200
 PROJECT No. 16060429 Dwg. PW Cnd. DV
 Date: 6/21/16 REV. 1

RECEIVED
NOV 29 2017

SITE
PLAN

BY: _____

1/8" = 1'



P.
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Margaret Ambrose
11/29/17

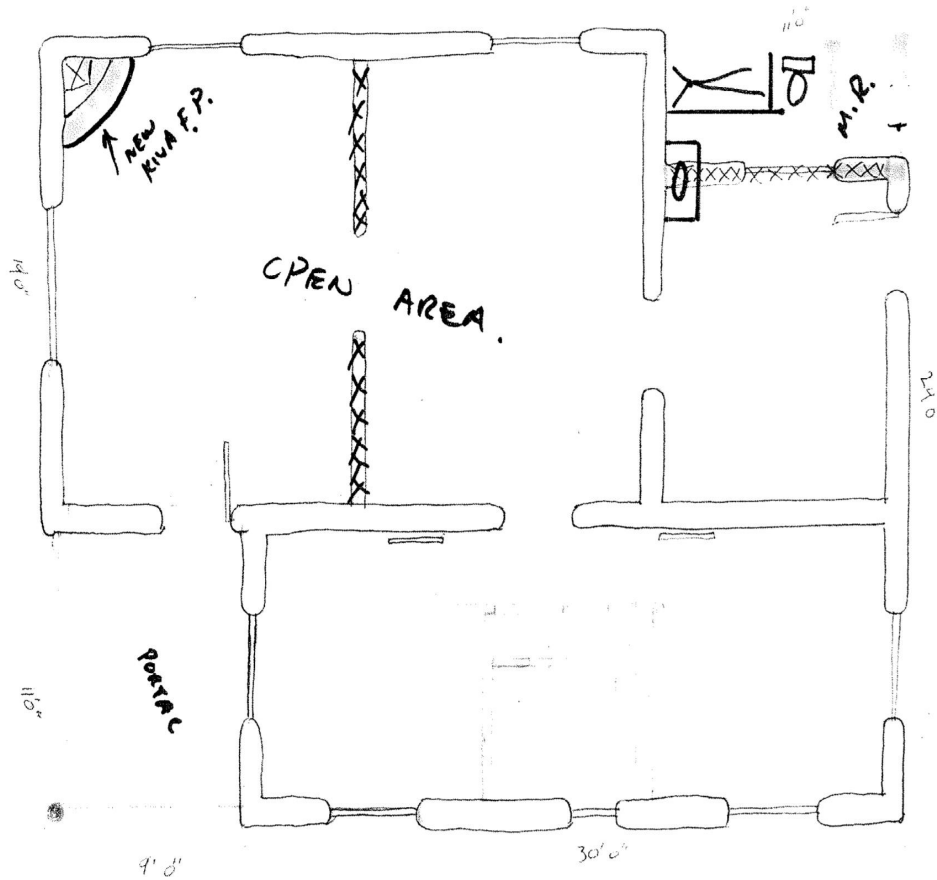
1

MAIN HOUSE
PROPOSAL. FLOOR PLAN

RECEIVED
NOV 29 2017

NEW BATHROOM AND MECHANICAL ROOM
AND NEW KIWA FIRE PLACE.
XXX DEMOLITION WALLS.

Margaret Ambrose
11/29/17



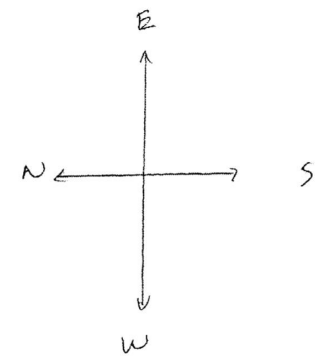
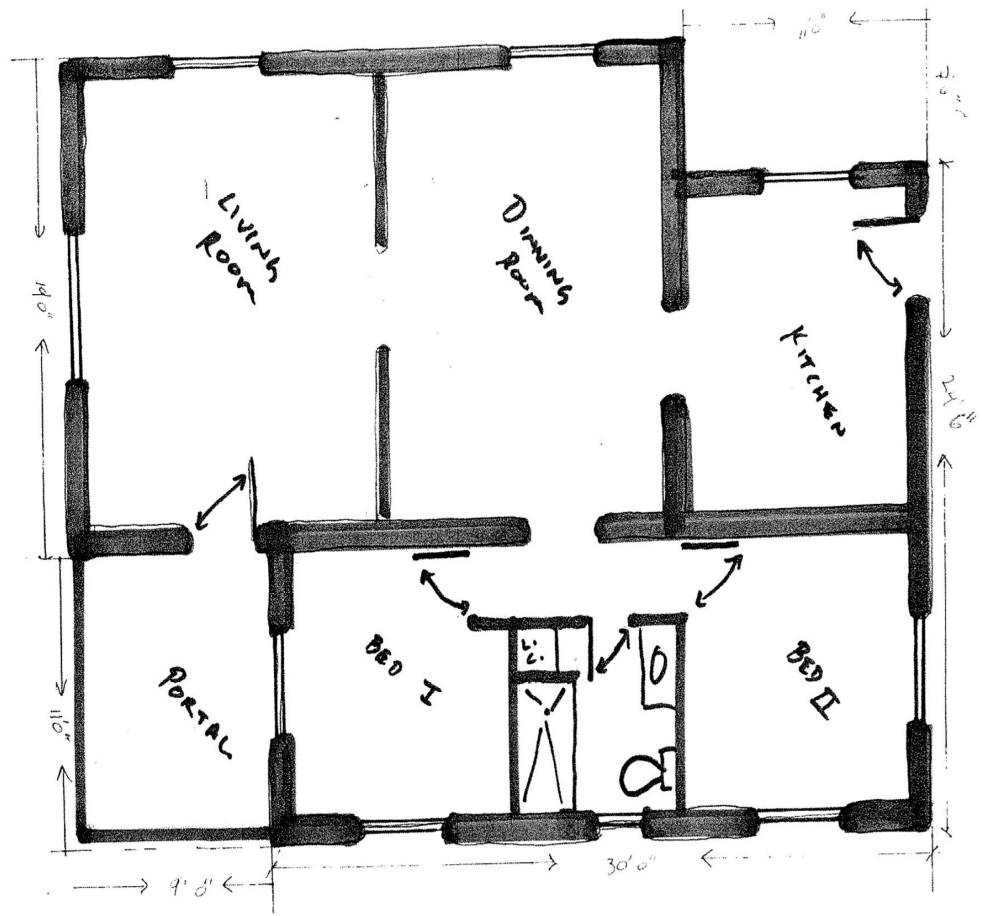
Adoba walls
Frame walls



1/4" = 1'

MAIN HOUSE
FLOOR PLAN

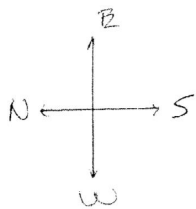
EXISTING

Margaret Ambrosini
11/29/17

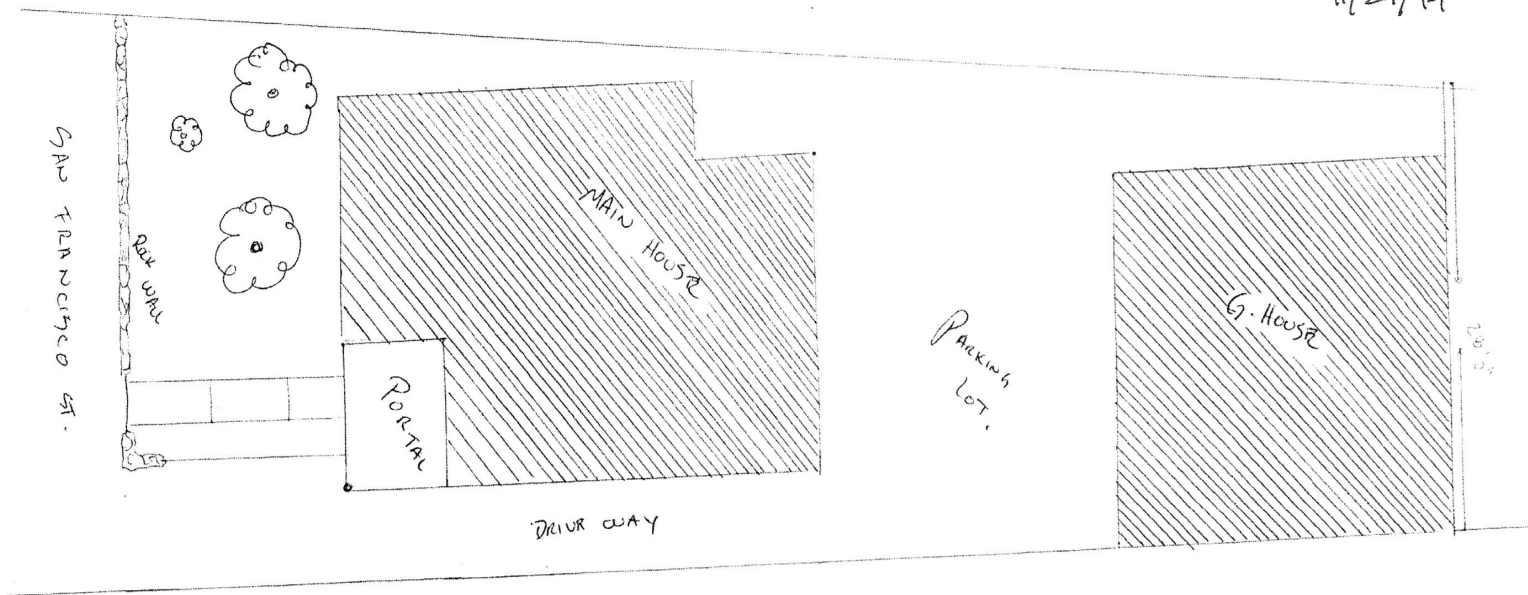


ADJUST WALLS 
FRAME WALLS 

$\frac{1}{4}'' = 1'$



Margaret Ambrose
11/29/17



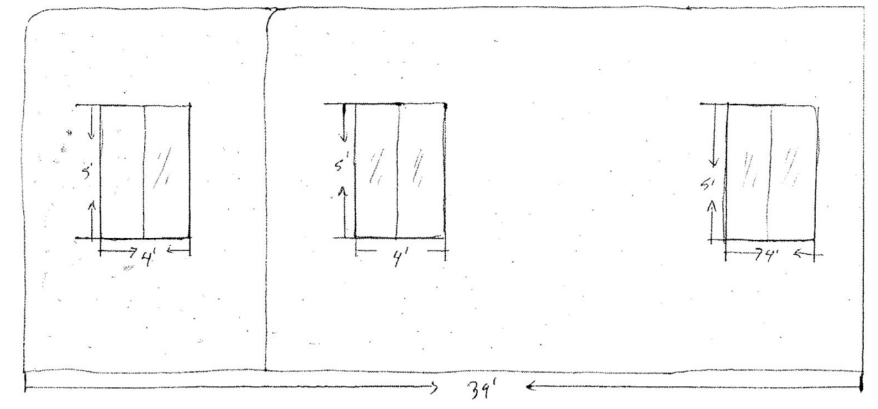
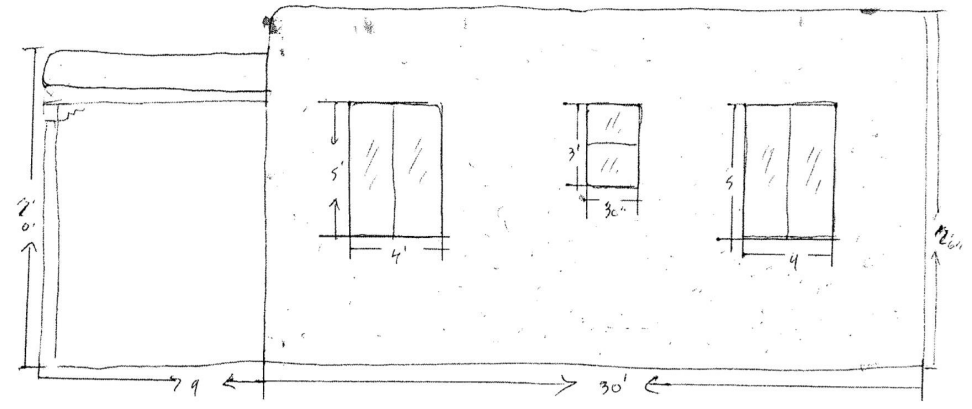
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MAIN HOUSE
ELEVATIONS EXISTING

WEST ELEVATION

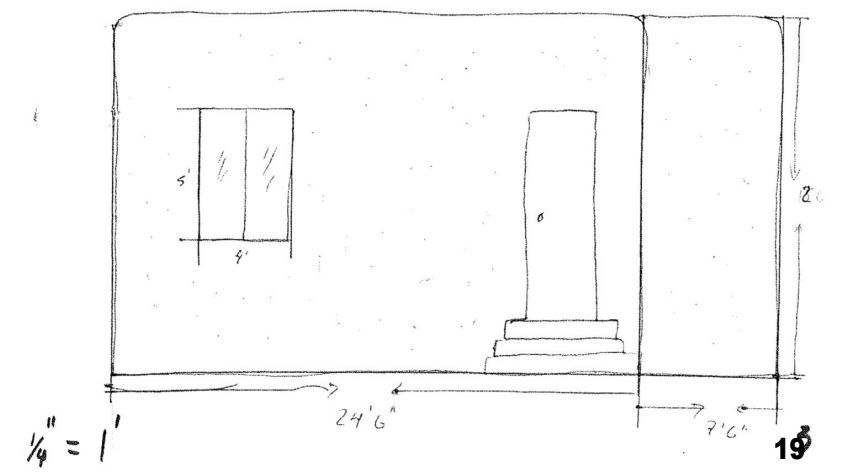
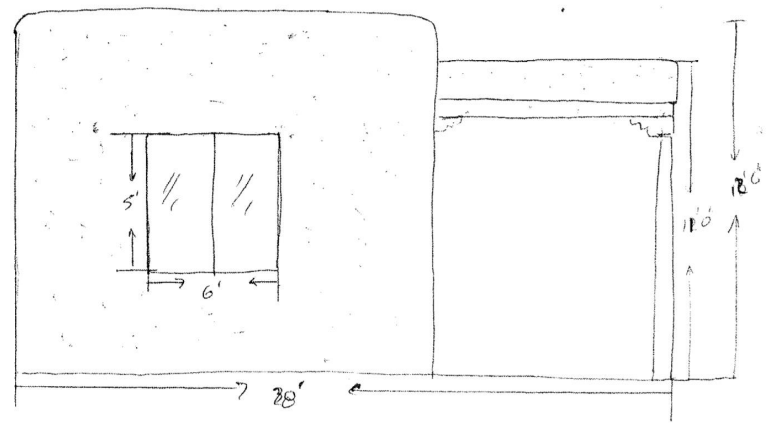
EAST ELEVATION

Margaret Ambrosini
11/29/17



NORTH ELEVATION

SOUTH ELEVATION



1/4" = 1'

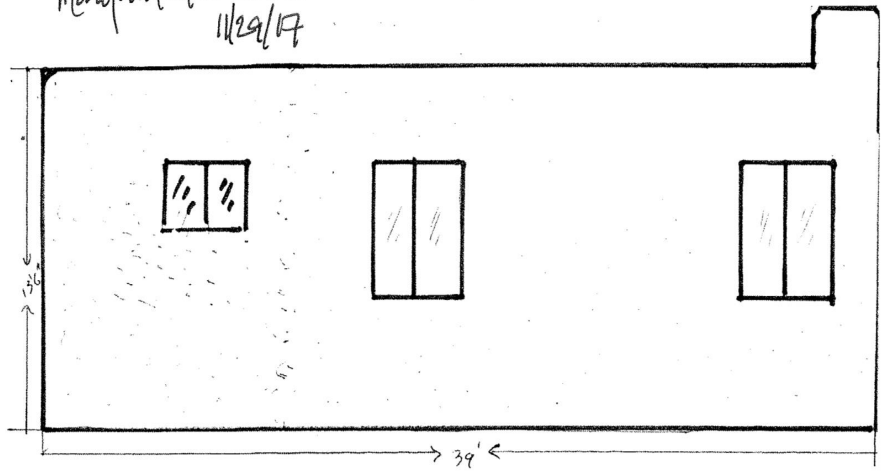
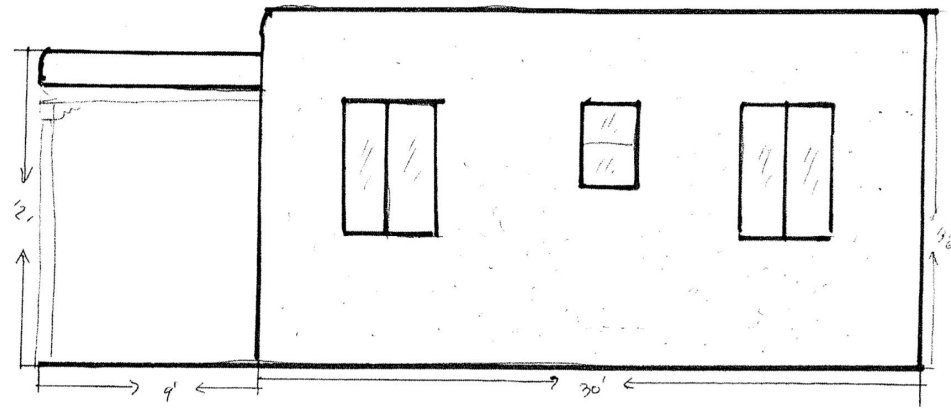
MAIN HOUSE
ELEVATIONS PROPOSAL

RECEIVED
NOV 23 2017

WEST ELEVATION

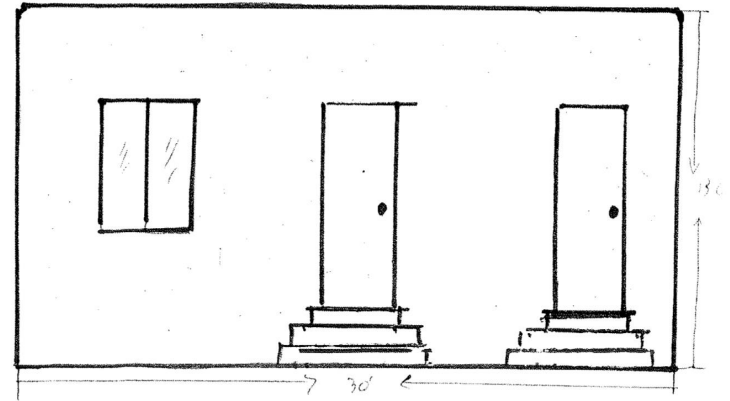
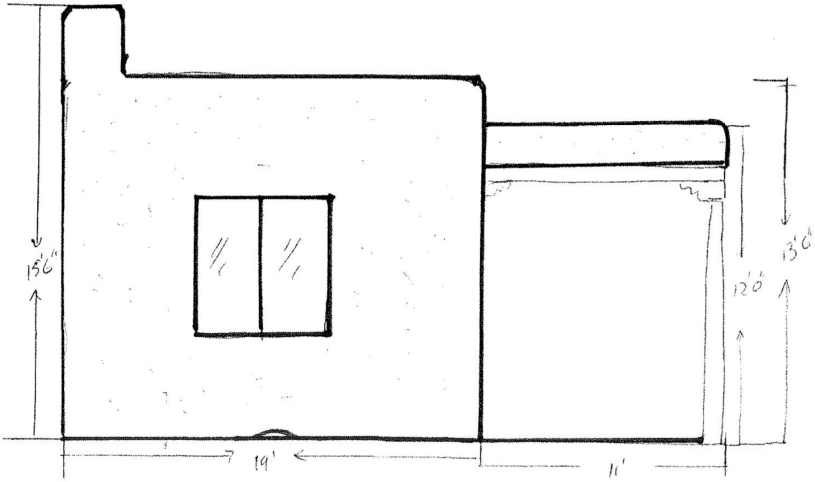
EAST ELEVATION

Margaret Ambrose
11/29/17



NORTH ELEVATION

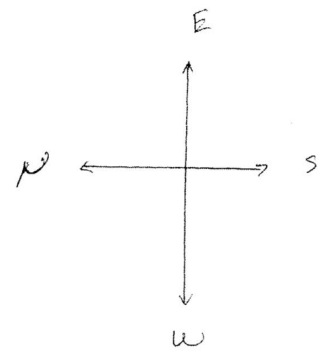
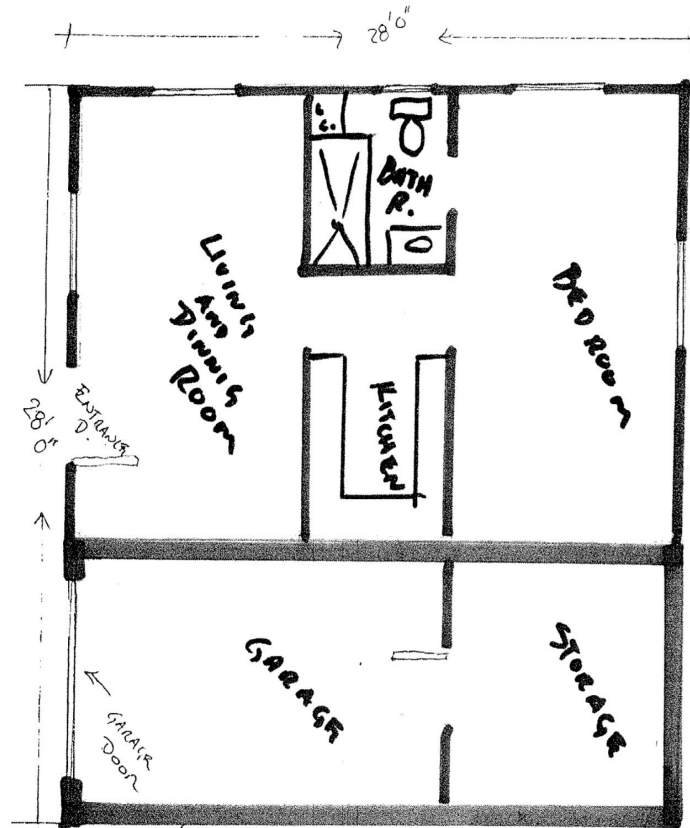
SOUTH ELEVATION



1/4" = 1"

GUEST HOUSE
E. FLOOR PLAN

Margaret Ambrosio
11/29/17



■ Adobe walls
— FRAME WALLS

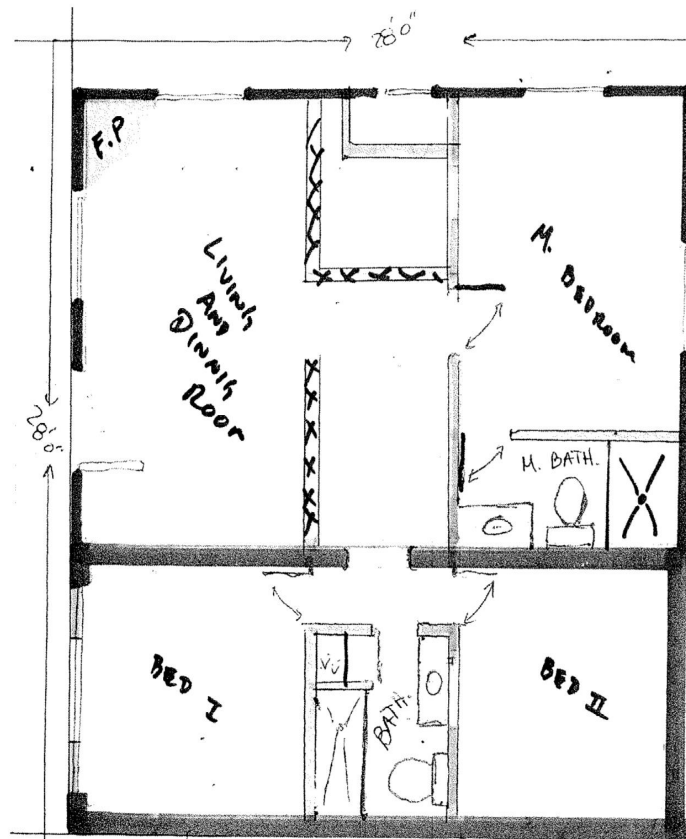
$\frac{1}{4}'' = 1'$

GURST HOUSE
Floor PLAN
PROPOSAL

Margaret Ambrosini
11/29/17

RECEIVED
NOV 29 2017

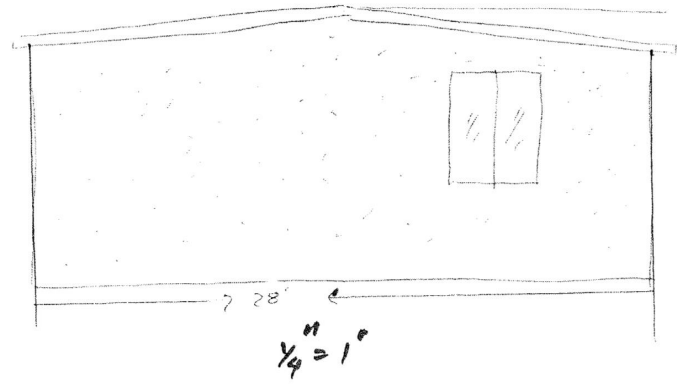
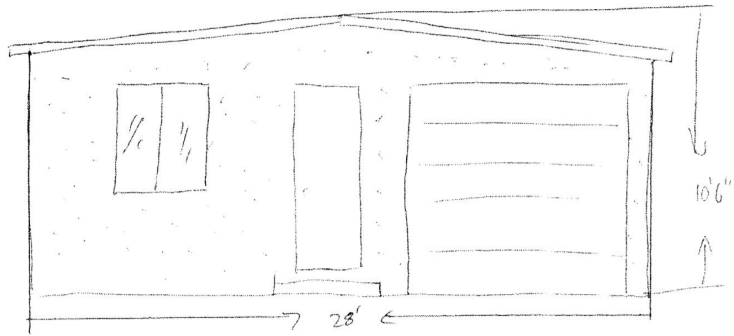
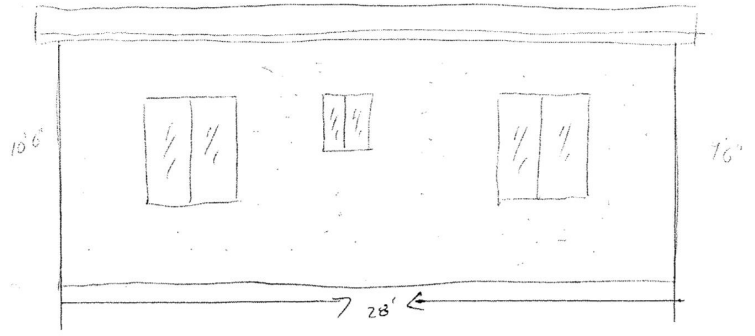
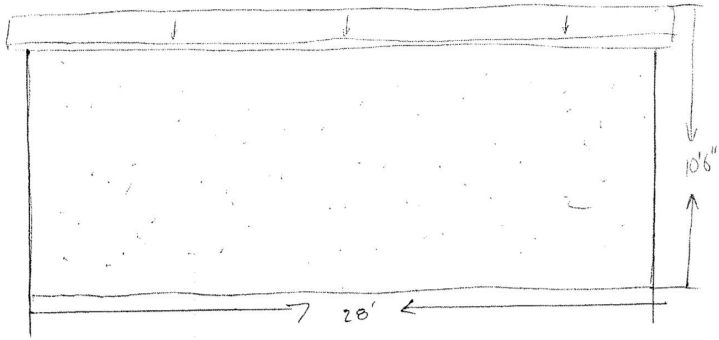
NEW WALLS AND F.P. PROPOSAL
XXXX DEMOLITION WALLS.



1/4" = 1'

EXISTING GUEST HOUSE ELEVATION

Margaret Ambrosio
11/29/17

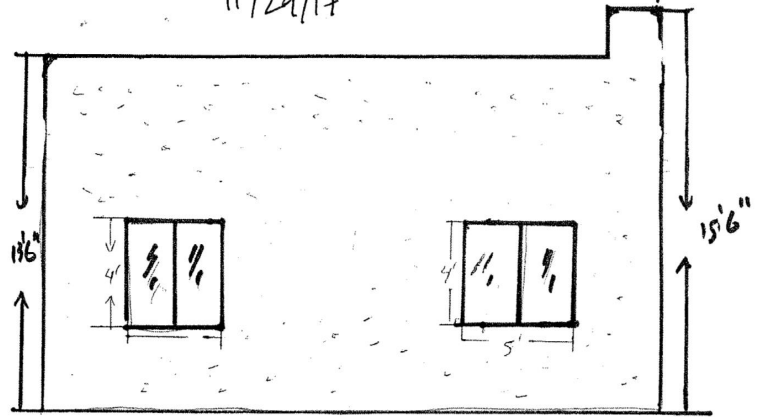
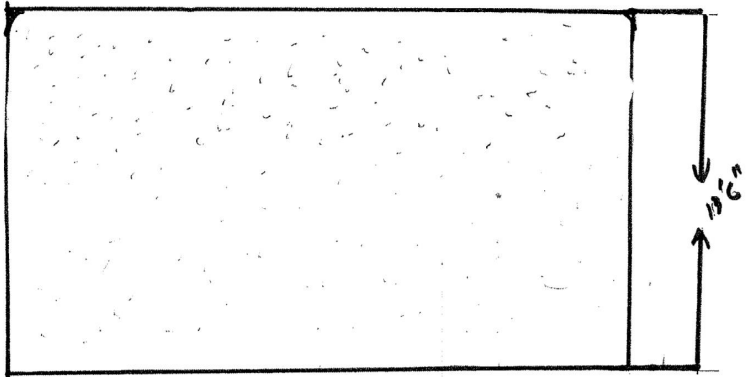


WEST ELEVATION

GUEST HOUSE
ELEVATIONS
PROPOSAL.

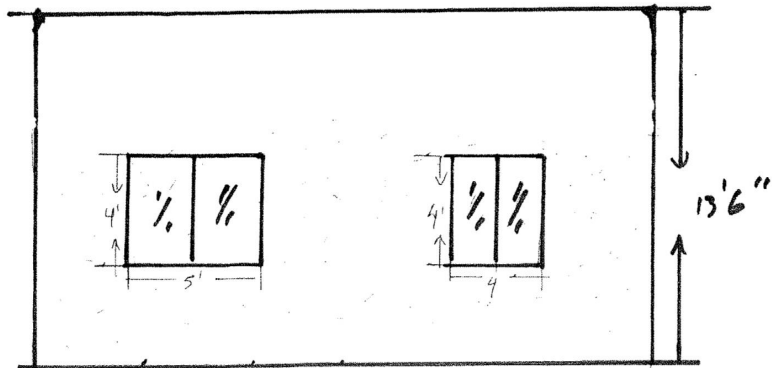
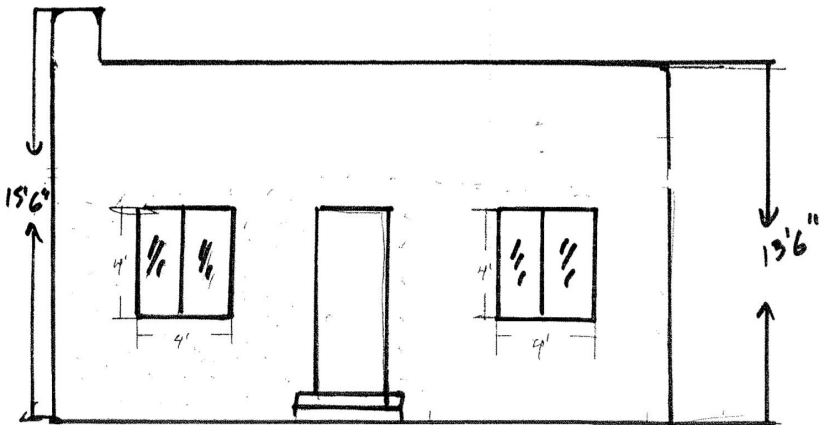
RECEIVED
NOV 29 2017
BY: _____

EAST ELEVATION
Margaret Ambrose
11/29/17



NORTH ELEVATION

SOUTH ELEVATION



$\frac{1}{4}'' = 1'$

S

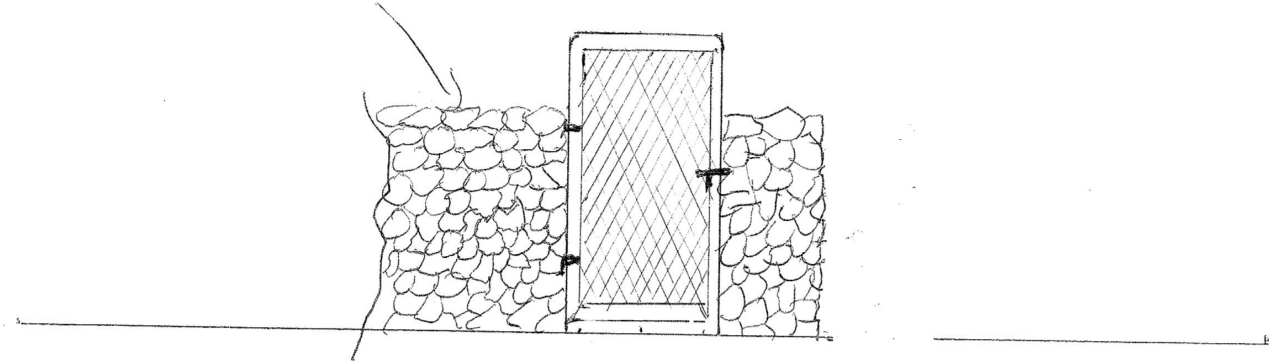
U

578 WEST SAN FRANCISCO

EXISTING CHAIN LINK GATE 30" X 48"

RECEIVED
JAN 25 2018
BY: _____

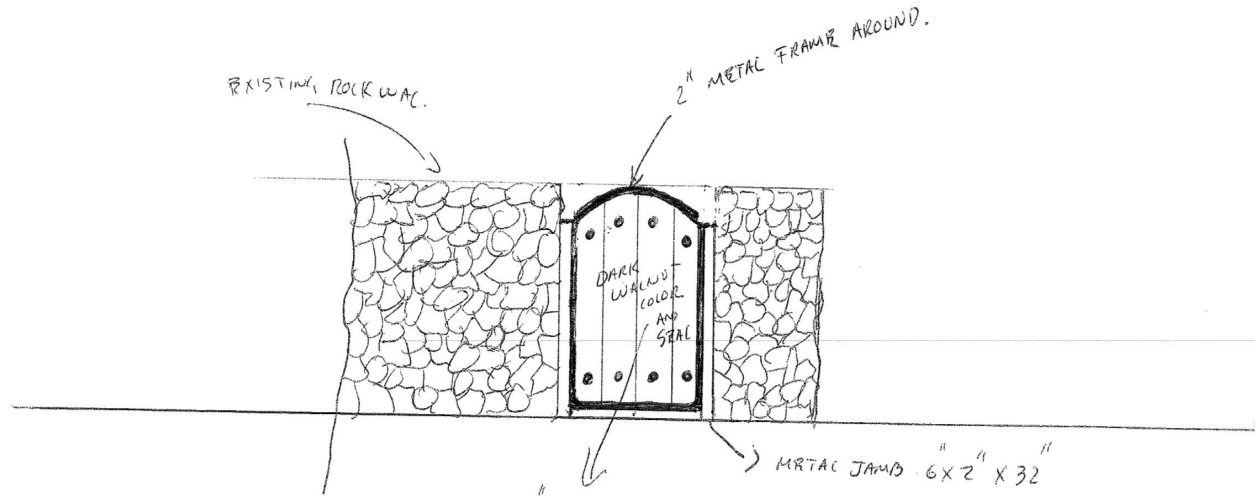
EXISTING ROCK WALL



PROPOSAL METAL-WOOD WALL GATE 30" X 32"

EXISTING ROCK WALL

2" METAL FRAME AROUND.



DARK WOOD COLOR AND STAIN

METAL JAMB 6" X 2" X 32"

2" X 8" X 32" WOOD PANELS

1/2" = 1'

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

Previous Case

H-17-088A

October 10, 2017 Hearing

Status Review

578 West San Francisco

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

Case #H-17-088**Address** – 578 / 578½ W San Francisco Str.**Agent's Name** – Edgar Villaescusa**Owner/Applicant's Name** – Gregorio Simenthal

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 10, 2017.

578 West San Francisco Street is a single-family residence constructed in the Spanish-Pueblo Revival style by 1940. The building features rounded parapets and corners and a northwest corner porch with carved corbels, exposed headers, and a square post. The porch entry has a wooden picket gate and a wooden picket baluster is installed at the west side of the porch. Two narrow trellises are attached to the front of the porch. The aluminum slider windows are not historic. A historic front door that existed in 1996 may have been removed or replaced. The building is listed as contributing to the Westside-Guadalupe Historic District, but primary elevations haven't been designated.

578½ West San Francisco Street is a casita and garage at the rear of the property constructed in a vernacular manner by 1942. The building features a historic flip-up wooden vehicle door with 4-lites at the center and 20 (19) wooden panels, a historic pedestrian door, steel casement windows on the east elevation with a simple wooden porch, and an aluminum slider window on the north elevation. The west and south elevation are inaccessible. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

A river rock yardwall was constructed at an unknown, probably historic date. A twisted wire and metal pedestrian gate is installed in the wall. A twisted wire fence with a wooden top rail is installed from the yardwall corner along the east side of the driveway. These structures have no historic status designation.

All structures are in very poor condition and a major fire occurred in the residence.

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 recommends that the Board designate the north and west elevations of the contributing residence with the porch as primary, maintain the non-contributing historic status for the casita/garage, assign the river rock yardwall as contributing with the north elevation and northwest exterior corner as primary, and assign non-contributing historic status to the twisted wire gate and fence.
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 Westside-Guadalupe Historic District (Section 14-5.2(I))
 6. Under Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
 7. Code 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
 8. The Board finds that the north and west elevations including the porch are the principal elevations of the contributing residential structure with features that define the character of the structure’s architecture.
 9. The Board, in response to the Application, finds the front rock wall:
 - X meets the Section 14-12.1 criterion for “contributing” as provided in the presentation and Staff Report
 10. The north and northwest corner of the rock wall are the principal elevations of the structure with features that define the character of the structure’s architecture.
 11. The Board, in response to the Application, finds the twisted wire gate and fence structure and the casita-garage structure:
 - X do not meet the Section 14-12.1 criterion for “contributing” as provided in the presentation and Staff Report
 12. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant’s request to review historic status and voted to:
 - X Designate the primary elevations of the primary residence to be the north and west elevations including the porch;
 - X Maintain non-contributing status of the wire gate and fence and of the casita-garage structure; and
 - X Designate the front rock wall as contributing with the north and northwest corner as its primary elevations.

IT IS SO ORDERED ON THIS 24th DAY OF OCTOBER 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

24 October 2017
Date:

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

10/25/17
Date:

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

10-24-2017
Date:

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
 October 10, 2017

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	1-2
D. Approval of Minutes September 26, 2017	Postponed	2
E. Findings of Fact & Conclusions of Law	Postponed	2
F. Business from the Floor	None	2
G. Communications	Announcements	2
H. Action Items		
1. <u>Case #H-13-012.</u>	Approved as recommended 60 East San Francisco Street	2-4
2. <u>Case #H-15-108.</u>	Approved with conditions 1270 Canyon Road	4-8
3. <u>Case #H-17-069.</u>	Postponed 334 Garcia Street	8
4. <u>Case #H-17-076B.</u>	Approved 122 Delgado Street	8-13
5. <u>Case #H-17-038.</u>	Postponed 715½ West Manhattan Avenue	13
6. <u>Case #H-17-057.</u>	Approved with conditions 806 Don Gaspar Avenue	28-35
7. <u>Case #H-17-079.</u>	Approved with conditions 1120 Canyon Road	13-21
8. <u>Case #H-17-086.</u>	Approved as presented 738 Agua Fria Street	21-22
9. <u>Case #H-11-134.</u>	Partially approved with conditions 451 Arroyo Tenorio	22-26
10. <u>Case #H-17-088.</u>	Approved with designations 578 West San Francisco Street	26-28
I. Matters from the Board	None	35
J. Adjournment	Adjourned at 7:20 p.m.	35

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

October 10, 2017

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the Lamy Room at Santa Fe Community Convention Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Edmund Boniface

MEMBERS EXCUSED:

Ms. Meghan Bayer
Mr. Buddy Roybal
Mr. William Powell

OTHERS PRESENT:

Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch explained that because of the challenge with a quorum, the cases on Garcia and West

Member Biedscheid asked about the age of the wall and its status.

Ms. Ramirez Thomas said the wall is not historic and has no status. At some point there is a plat that shows no wall.

Mr. Martínez said they looked at aerial photographs and they ended beyond this property but it follows the contemporary turnaround of the driveway so it doesn't appear to be historic.

Member Katz moved in Case #H-11-134 at 451 Arroyo Tenorio, to approve a portion of the application including 1-7 on the main house, but to deny the exposed adobe brick around the base of the chimney and the exposed adobe brick on the south-facing. They just changed who whole feeling of the house and is inconsistent with the rest of the design; and to approve guest house window with surround and to deny the exterior fixture on the garage as out of scale and does not fit.

Member Boniface seconded and agreed with observation on the fixture. When the Applicant returns with light fixtures, the Staff could approve fixtures.

Mr. Rasch asked if the Board is suggesting half as tall or 3/4 of its vertical dimension.

Member Katz said half and Member Boniface agreed.

Chair Rios asked for an amendment condition for no visible rooftop appurtenances. Member Katz accepted the amendment as friendly.

Member Biedscheid asked that any fixture by the gate be brought back to Staff for review and approval. Member Katz agreed and the motion passed by unanimous voice vote.

10. **Case #H-17-088. 578 West San Francisco Street.** Westside-Guadalupe Historic District. Edgar Villaescusa, agent for Gregorio Simental, owner, requests primary elevation designation for a contributing residential structure and historic status reviews for a non-contributing guest house/garage structure and a non-statused yardwall. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

578 West San Francisco Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building features rounded parapets and corners and a northwest corner porch with carved corbels, exposed headers, and a square post. The porch entry has a wooden picket gate and a wooden picket baluster is installed at the west side of the porch. Two narrow trellises are attached to the front of the porch. None of the aluminum slider windows are historic. A historic front door that existed in 1996 may have been removed or replaced. The building is listed as contributing to the Westside-Guadalupe Historic District, but primary elevations have not been designated.

578½ West San Francisco Street is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building features a historic flip-up wooden vehicle door with 4-lites at the center and 20 (19) wooden panels, a historic pedestrian door, steel casement windows on the east elevation with a simple wooden porch, and an aluminum slider window on the north elevation. The west and south elevation are inaccessible. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

A river rock yardwall was constructed at an unknown, probably historic date. A twisted wire and metal pedestrian gate is installed in the wall. A twisted wire fence with a wooden top rail is installed from the yardwall corner along the east side of the driveway. These structures have no historic status designation.

All structures are in very poor condition and a major fire occurred in the residence.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the north and west elevations of the contributing residence with the porch as primary, maintain the non-contributing historic status for the casita/garage, assign the river rock yardwall as contributing with the north elevation and northwest exterior corner as primary, and assign non-contributing historic status to the twisted wire gate and fence.

Questions to Staff

Member Boniface asked if the casita/garage should not be contributing.

Mr. Rasch said the door is visible from the street but the rest is not. It doesn't contribute as a secondary structure but is also in very bad condition. The inventory was in 1996 and it does suggest contributing. If the Board does designate it, the north should be primary.

Member Boniface said he saw it was once recommended but personally had a hard time with that.

Applicant's Presentation

Mr. Edgar Lara, 4451 Mesa Valero Court, was sworn and had nothing to add to the Staff report.

Questions to the Applicant

Chair Rios asked Mr. Lara if he agreed with the Staff recommendations.

Mr. Lara said he did agree.

Public Comment

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

Action of the Board

Member Biedscheid moved in Case #H-17-088 at 578 and 578½ West San Francisco Street, to adopt staff recommendations and designate the north and west elevations of the contributing residence with the corner porch as primary; to retain the non-contributing status to the garage; and to designate the rock yard wall as contributing with the northwest corner as primary; and to assign noncontributing to wire fence and gate. Member Katz seconded the motion and it passed by unanimous voice vote.

Member Katz moved to remove Case #H-17-017 from the table for consideration. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-17-057. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations.

Main House

Charles Stanford was a railroad worker who worked as the station master at the time the house was built but was also at some point a carpenter who helped build St. Vincent's Hospital and the Coronado Building. The construction of the house started in 1911 and it was built as a two-room cottage. It underwent a major renovation when Stanford's daughter and her family moved into the house in the 1950s. Notable changes to the exterior include the kitchen area on the south elevation and the back portion of the house on the west elevation as well as the partial front porch enclosure on the east elevation where the fireplace is located. A green house was added to the west elevation of the home in the 1970s. Members of the Stanford family



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Edgar Villaescusa, agent for Gregorio Simental, owner, requests primary elevation designation for a contributing residential structure and historic status reviews for a non-contributing guest house/garage structure and a non-stateded yardwall.

Case number: H-17-088
Project Type: HDRB

PROJECT LOCATION (S): 578 and 578½ West San Francisco Street

PROJECT NAMES:

OW – Gregorio Simental 1232 Coyote Lane El Paso, TX 79912
AP – Edgar Villaescusa 4451 Mesa Del Oro Court Santa Fe, NM 87507

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

~~Non-Statused~~ ~~Non-Contributing~~ ~~Contributing~~ ~~Significant~~ ~~Landmark~~

PRIMARY ELEVATIONS:

North South West East

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER H 3290 + 3290.1

YEAR OF CONSTRUCTION 1940 / 1942

PROJECT TYPE

Status ~~Primary Elevations~~ ~~Remodel~~ ~~Demolition~~ ~~New~~ ~~Other~~ _____

USE, EXISTING Residential Non-Residential

USE, PROPOSE Residential Non-Residential

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 10, 2017
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-17-088

ADDRESS: 578 / 578½ W San Francisco Str.
Historic Status: Cont/Non-con/Non-stated
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends that the Board designate the north and west elevations of the contributing residence with the porch as primary, maintain the non-contributing historic status for the casita/garage, assign the river rock yardwall as contributing with the north elevation and northwest exterior corner as primary, and assign non-contributing historic status to the twisted wire gate and fence.

BACKGROUND & SUMMARY:

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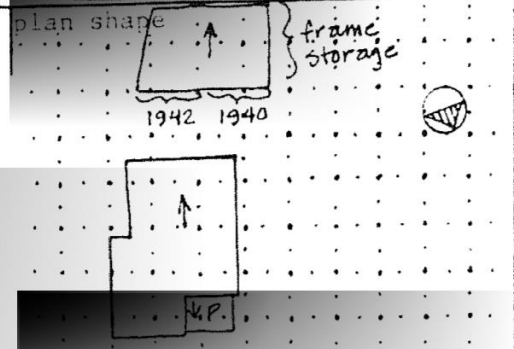
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All structures are in very poor condition and a major fire occurred in the residence.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

43290

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 05163172
field map SFHD # 7	number 172	UTM reference easting zone 12 13	northing
location description 578 W. San Francisco		city/town SANTA FE	
		land grant/reservation na	
building name		legal description tensp N S range E W sec	
film roll by SL no. 6	negative nos. 2	loc. of neg. HPB	plan shape 1942 1940 } frame storage



date of construction
Pre '40 estimate 1939 actual source
DIRECTORY OWNER

use
present residential
other _____
historic residential
other _____

condition
 excellent good
 fair deteriorating

degree of remodeling
 minor moderate major

describe: new alum. windows / rf. once flat with canales, now shed
surroundings
yes.

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 eligible of none
if eligible, interest why?
Contrib

associated buildings? yes
what type?
storage/garage at rear
if inventoried, list ID nos.

SPR
wall material/surface
conc.
adobe/stucco

architectural features
flat rounded parapet concealing exp'd shed to s.,
extend'd eave w/ concealed rafters & alum gutter;
windows: all new alum. sliding, recessed, projecting
sill on one window on W.; doors: 1 large single with
large single light; porch: conc. slab w/ square wd. crm
post, wd. zapatas on post & at corners, exp'd wd. lintel,
wd. canale on N.; rear porch has conc. stoop;


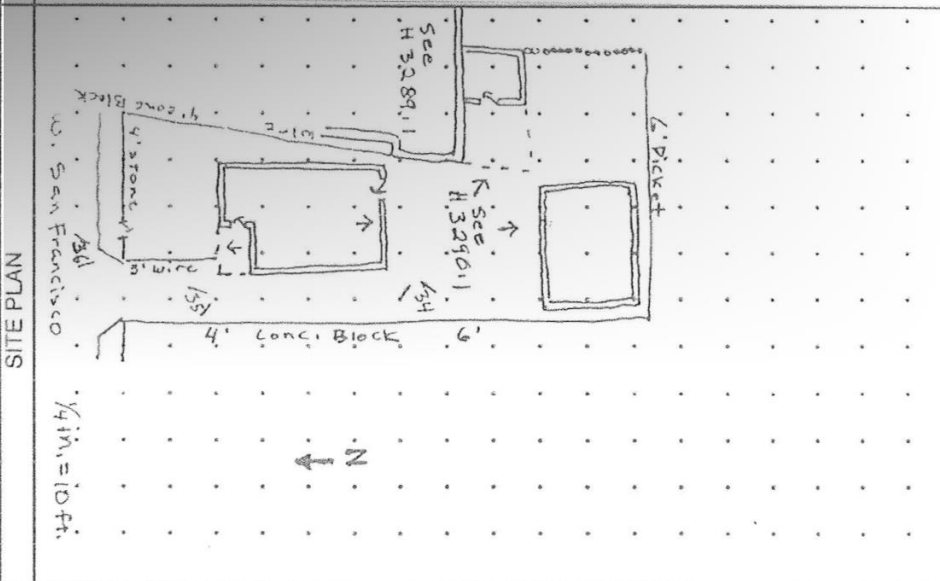
rock & conc. wall (3 1/2'-4') on N. prop. line

rear storage sheds to south

Elsie S. & John P. Roubal, owners

see back? yes

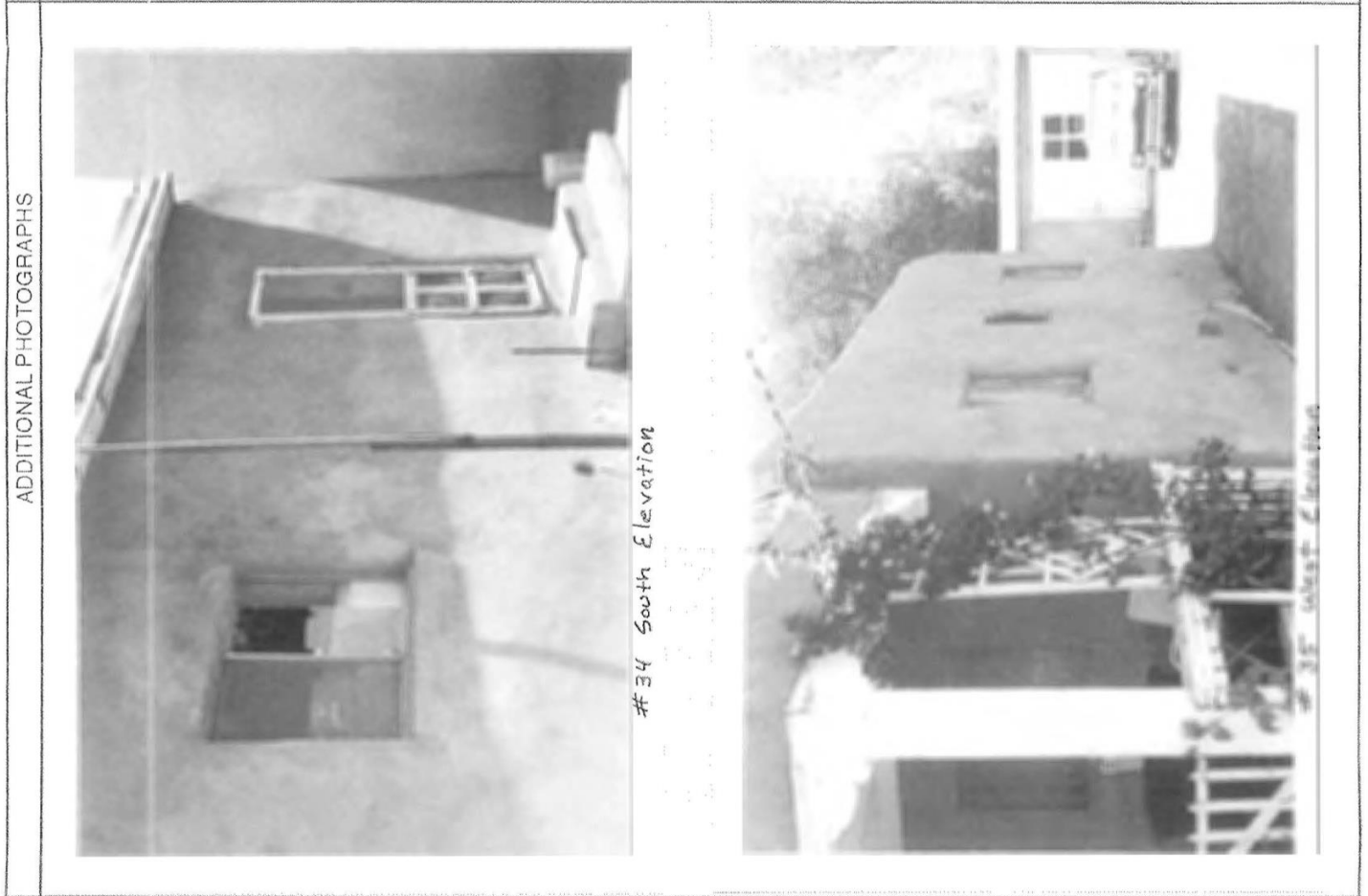
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: <u>578 W. San Francisco</u>	OLD ID NUMBER: <u>0516 3172</u>	
	UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>	LEGAL DESCRIPTION: TNSP <u>17</u> <u>N</u> S RANGE <u>9</u> <u>E</u> W SEC <u>23</u> <u>SE 1/4</u> <u>NE 1/4</u>	BUILDING NAME: SANTA FE ID NUMBER: <u>H 3290</u>
	FIELD MAP <u>Santa Fe</u> Historic Status Map 1996		
	DATE OF CONSTRUCTION: ____ ESTIMATE <u>by 1940</u> ACTUAL		
SOURCE(S) <u>City Directory</u>			
ARCHITECTURAL STYLE: <u>S.P. Rev.</u>			
USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____			
SURROUNDINGS: <u>residential</u>			
RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR			
ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
WHAT TYPE? <u>Garage/ apt. & storage/carport</u> IF INVENTORIED, LIST ID NUMBER(S) <u>H 3290.1</u>	<div style="writing-mode: vertical-rl; transform: rotate(180deg);">SITE PLAN</div> 		
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR			
EXPLAIN: <u>Atom. sliding windows</u>			
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	<div style="writing-mode: vertical-rl; transform: rotate(180deg);">SIGNIFICANCE</div> LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE LOCAL DESIGNATION: <u>Westside-Guadalupe</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

SURVEYED 5/20/96 BY MJK

NEGATIVES WITH NMHPD ROLL # 1 NEG # 34 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	Flat w/parapet drains across rear, wood canale on porch	
	BUILDING WALLS	Tan stucco on adobe	
	FOUNDATIONS	UV	APPROX. HEIGHT (FT.) 11 ft.
	DOORS	<div style="display: inline-block; border: 1px solid black; width: 20px; height: 20px; margin-right: 5px;"></div> solid wood <div style="display: inline-block; border: 1px solid black; width: 20px; height: 20px; margin-left: 20px; margin-right: 5px; position: relative;"> <div style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black;"></div> </div> wood panel w/ 1 glass pane	Front yard has a wire gate & a wrought iron gate
	WINDOWS	Aluminum sliding	
	PORCHES OR PORTALES	Flat roof w/parapet, 1x10 decking, 4x6 joists, 6x6 Beams, corbel brackets 8x8 post, trellises & wood balustrade.	
	ARCHITECTURAL DETAILS	Bullnosed windows, some windows on E. side (no photo).	
	FENCES/WALLS	N: 3' stone wall E: 6' stucco on conc. block. W: 4' to 6' conc. block wall. E: also has a 4' wire fence at side of house & coyote at rear.	
	SITE FEATURES		
	OTHER/COMMENTS	This & H 3290.1 are owned by Elsie Roybal. No sankorn Maps available for this area	


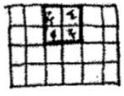


NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: 578 W. San Francisco (rear)	OLD ID NUMBER: 0516 3172.1	
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP 17 <u>N</u> S RANGE 9 <u>E</u> W SEC 23 SE 1/4 NE 1/4	BUILDING NAME: SANTA FE ID NUMBER: H3290.1
	FIELD MAP Santa Fe Historic Status Map 1996		
DATE OF CONSTRUCTION: by 1942 ESTIMATE _____ ACTUAL SOURCE(S) owner			
BUILDING DATA	ARCHITECTURAL STYLE: Vernacular	PHOTO	
	USE: HISTORIC: residential OTHER <u>garage/storage</u> PRESENT: <u>residential</u> OTHER _____		
	SURROUNDINGS: residential		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <u>main house</u> IF INVENTORIED, LIST ID NUMBER(S) <u>H 3290</u>		SITE PLAN
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		
EXPLAIN: <u>sliding Aloum windows</u>			
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED			
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE		
	LOCAL DESIGNATION: <u>Westside-Guadalupe HISTORIC DISTRICT</u> <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

SURVEYED 5/20/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 1 NEG # 33 TO _____

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	Flat w/overhang - storage shed has parapet drains across s side	
	BUILDING WALLS	Tan stucco on conc. block & Frame	
	FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 10 ft.
	DOORS	 wood w/ glass pane	Garage  wood 4 lights - 20 panels
	WINDOWS	Aluminum sliding	
	PORCHES OR PORTALES		
	ARCHITECTURAL DETAILS	1x4 white trim on some windows & doors	
	FENCES/WALLS	E: coyote S: 6' picket W: 6' conc. block	
	SITE FEATURES		
ADDITIONAL PHOTOGRAPHS	OTHER/COMMENTS Odd - L shaped lot. These structures & the one in front are owned by Elsie Roybal. Herson lives in the apt. adjacent to the garage. Since there is no separate address and no Sanborn map it is not possible to get an actual date of construction, but Elsie's estimate seems reasonable. No Sanborns for this area.		



W SAN FRANCISCO ST

QUINTANA ST

CANDELARIO ST

578 W SAN FRANCISCO ST

576 W SAN FRANCISCO ST

600 W SAN FRANCISCO ST A

576 W SAN FRANCISCO ST

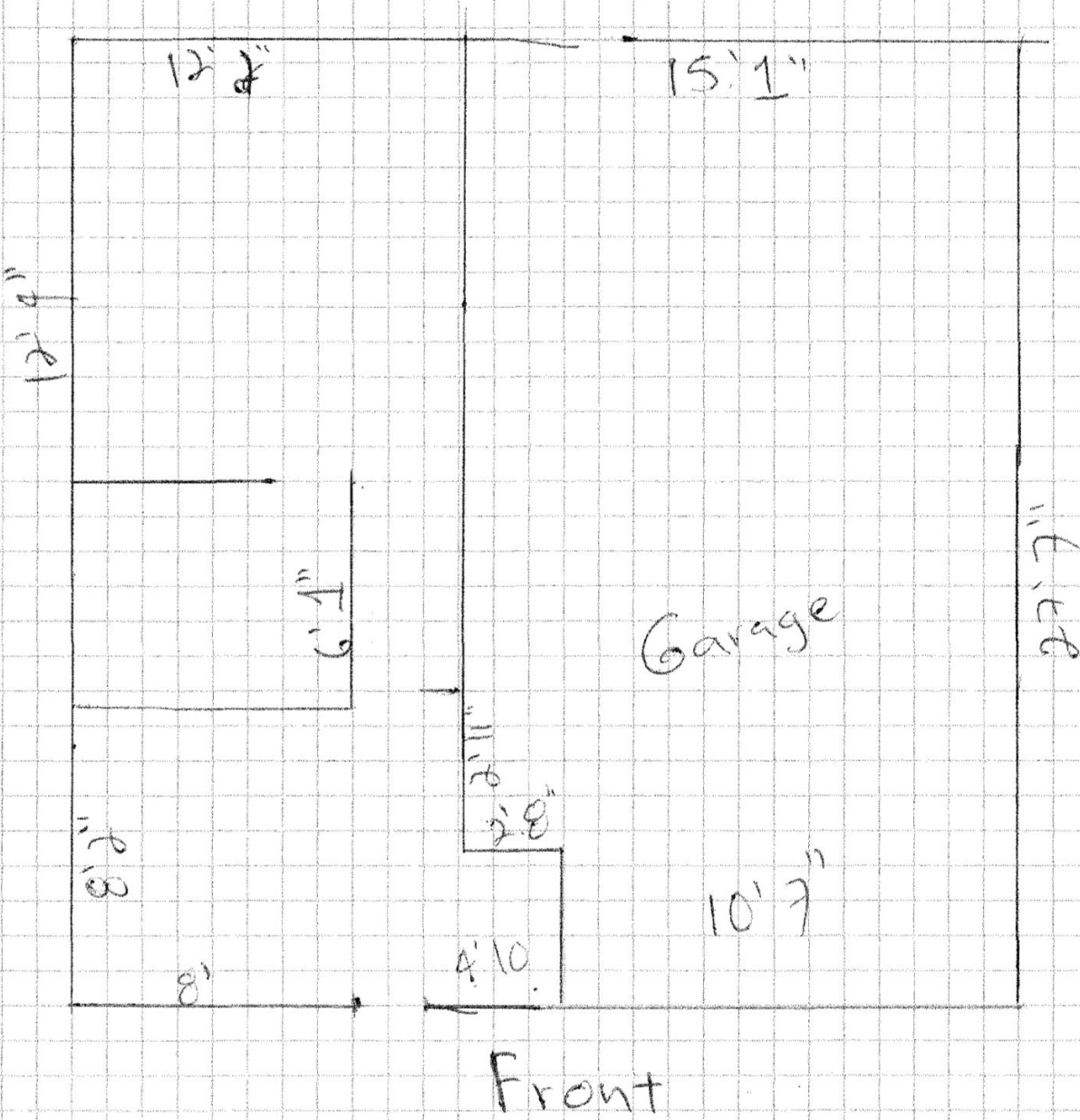
578 1/2 W SAN FRANCISCO ST

538 W ALAMEDA ST

534 1/2 W ALAMEDA ST

RECEIVED
SEP 13 2017

BY: _____





Street Views



578 West San Francisco Street



Front North Elevation



578 West San Francisco Street

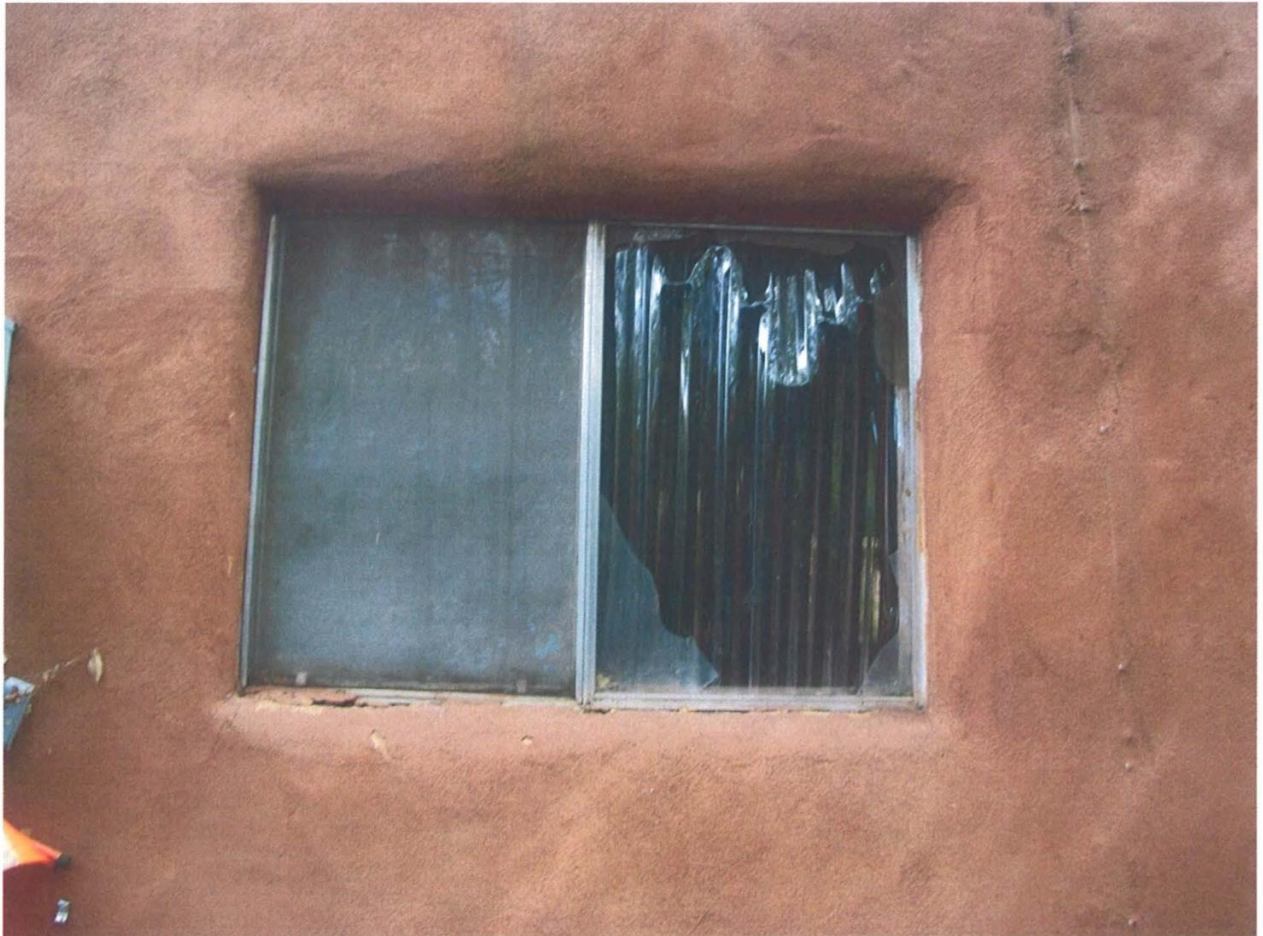


NW Corner Elevation



West Elevation

578 West San Francisco Street

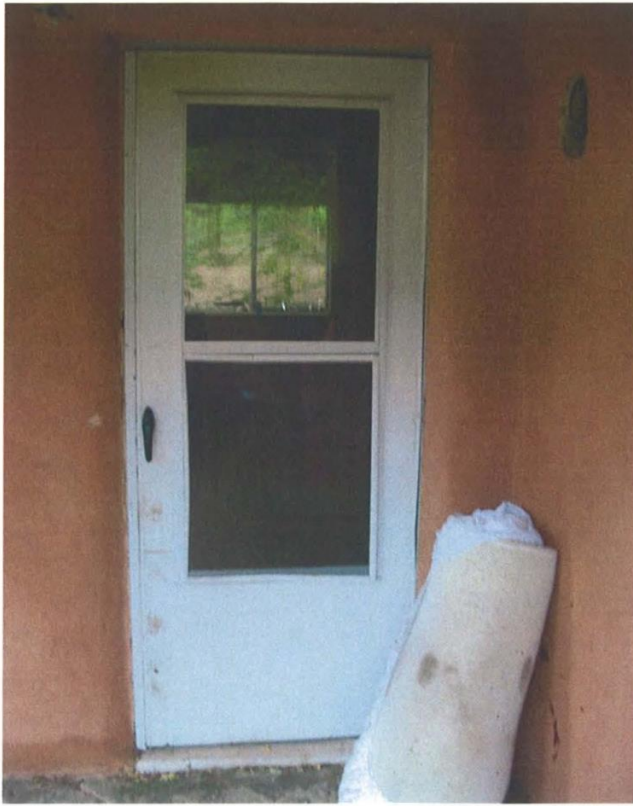


West Elevation Window



West Elevation Windows

578 West San Francisco Street



Front Porch

578 West San Francisco Street



Front North Elevation Window



North Elevation Window under Porch

578 West San Francisco Street



Rear South Elevation with West Elevation



South Elevation with portion of East Facade

578 West San Francisco Street



portion of East Façade from NE Corner

578 West San Francisco Street



Rear Casita and Garage North Elevation



Rear Casita East Elevation

578 West San Francisco Street



EAST SIDE OF GUEST HOUSE LOOKING AT IT



West Fence



Yardwall North Elevation with Pedestrian Gate and NW Corner

578 West San Francisco Street

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

July 13, 2023

2023-006954-HDRB

Applicant Submittal

Status Review

578 West San Francisco

June 29, 2023

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

To Whom It May Concern:

My name is Edgar Villaescusa Lara. I am the owner of 578 W. San Francisco located in the Guadalupe Historic District. This letter is being submitted requesting a downgrade from a contributing historic property to a non-contributing property. The reasoning behind this petition is due in part to the engineer report, which you should have a copy of, highlighting that the the structure is not safe and sound. The footings of the structure are severely cracked and the remaining walls are disintegrating which is causing the unsafe rehabilitation of the property. I am requesting the downgrade in order to newly construct the home from the ground up so as to provide a safe home for my family.

I would greatly appreciate your consideration in this matter and look forward to your decision.

Sincerely yours,

Edgar Villaescusa Lara



2020-5592

578 West San Francisco, Santa Fe, NM

03-1-23





2020-5592

578 West San Francisco, Santa Fe, NM

03-1-23





2020-5592

578 West San Francisco, Santa Fe, NM

03-1-23





2020-5592

578 West San Francisco, Santa Fe, NM

03-1-23





City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-006968--HDRB

Project Description: 2023-006968-HDRB. 529 E. Palace Ave. Downtown & Eastside Historic District. Contributing. Lightfoot Inc., agent for Carolyn Lee, owner, proposes to replace a wood deck with a brick patio, construct two covered porches to a height of 8'-0" where the maximum allowable is 16'-9", and infill a second story exterior door.

Project Location(s): 529 E PALACE AVE
Santa Fe, NM 87501

Contacts:

Property Owner: CAROLYN LEE
320 E MARCY
SANTA FE, NM 87501

carolyninnkeeper@msn.com

Applicant: Alaina Bates

office@lightfootinc.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: South and portions of the East and West

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H2887

Year of Construction: circa 1910

Project Type: Remodel

Historic Building Name: Wheelon House

City of Santa Fe, New Mexico

memo

DATE: July 13, 2023
TO: Historic Districts Review Board Members
FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

Case # 2022-006968-HDRB

Address: 529 E. Palace Ave.
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet (pending)

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

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:

Charles and Filomena Wheelon House at 529 E Palace Ave. is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The architectural style is side gabled with Craftsmen elements. The core of the house, likely constructed before 1910, consists of a one-and-a-half story, side-gable brick building, with several additions appended to it since 1973. The historic building is made of fired face brick laid in a running bond. The structure sits on a raised glazed brick foundation that encloses a basement. The additions are frame and faced with rustic wood shingles, giving them a Bay Tradition appearance. Rising

from the roof are large, gabled dormers added after 1973. Wood shingled additions to the east and west facades were added in the 1970's and 80's.

In Case 2023-006744-HDRB, heard before the board May 23, 2023, The Board passed the motion to maintain the structure's status as contributing and designate the south façade #1 as primary and portions designated by staff as west #2 and east #10, also be primary, noting that the west façade-stained glass windows and the south façade dormers and south façade door to be non-historic.

Now, the applicant proposes the following exterior alterations:

- 1) Demolition of existing wood deck and stairs.
- 2) Proposed renovation of the north porch and portal.
- 3) Infill a second story exterior door.
- 4) Add a new 18"x24" awning window to the north second story portal west of the existing window.
- 5) New brick patio.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Proximity of Addition to Primary Façade:

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

Windows & Doors:

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

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style,

and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

(iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 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 aerals, 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

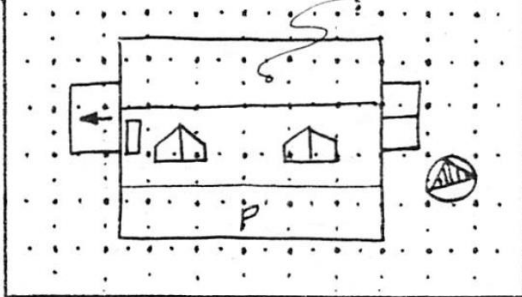
Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (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.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2887

building threatened? yes	surveyed date 3/85 by 9L	county SANTA FE	ID no. 051612124
field map SFHD #2	number 2124	UTM reference zone 12 13	easting northing
location description 529 E. PALACE AVE.		city/town SANTA FE	
building name		legal description tnsp ___ N S range ___ E W sec ___ 1/2 1/4	
film roll by SL no. 35	negative nos. 11	loc. of neg. HPB	plan shape



date of construction
Pre '28 estimate _____ actual
source
dir. ~1921-'30?

use
present residential
other _____
historic residential
other _____

condition
___ excellent good
___ fair _____ deteriorating

degree of remodeling
___ minor ___ moderate ___ major

describe:

529
conc.
wall material/surface
red brick
Craftsman

architectural features
gable rf w/ extend'd eaves & gabled dormers; front porch has brick piers w/ battered sides

w: 1/1 dbh single + tandem, 1/1 dbh - lower level
windows w/ expos'd conc. lintel & conc. lug. sill

comments
d'

surroundings
res.

relationship to surroundings
 similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible of ___ none
if eligible, interest
why?
contrib.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date: April 9, 2023

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Charles and Filomena Wheelon House	2. Location: 529 East Palace Avenue Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: 051612124 (old #) 4. County: Santa Fe Parcel # 19206694
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input checked="" type="checkbox"/> Structures: 1, fence <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 23, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: March 1985 <input type="checkbox"/> No:		
8. Name of Project: Status Evaluation		
9. Lat/Long: 35.685475,-105.930156		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View south (front) elevation facing north.		
11. Brief Description of the Property: The first thing you see are the big dormers. The core of the house, likely constructed before 1910, consists of a one-and-a-half story, side-gable brick building, with several additions appended to it since 1973. The historic building is made of fired face brick laid in a running bond. The structure sits on a raised glazed brick foundation that encloses a basement. The additions are frame and faced with rustic wood shingles, giving them a Bay Tradition appearance. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1903 to 1910; shown on 1912 King's Map <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Newspaper accounts		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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: Carolyn Lee Delecluse

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

Current owner: Carolyn Lee Delecluse

19. Is Property Endangered? Unknown No Yes How?

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

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

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
 If yes: Significant Contributing Non-contributing No Status
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

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

15. Modifications: ___ No known modifications

#1 Date: post-1973 to 1978+: Introduction of three rooftop dormers; introduction of upper-story north addition and ground level east and west additions; replacement of windows and doors; extension of rear roof and other exterior alterations. Aerials and visual evidence.

16. Primary Architectural Style ___ Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Side-gabled with introduced Craftsmen elements

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>

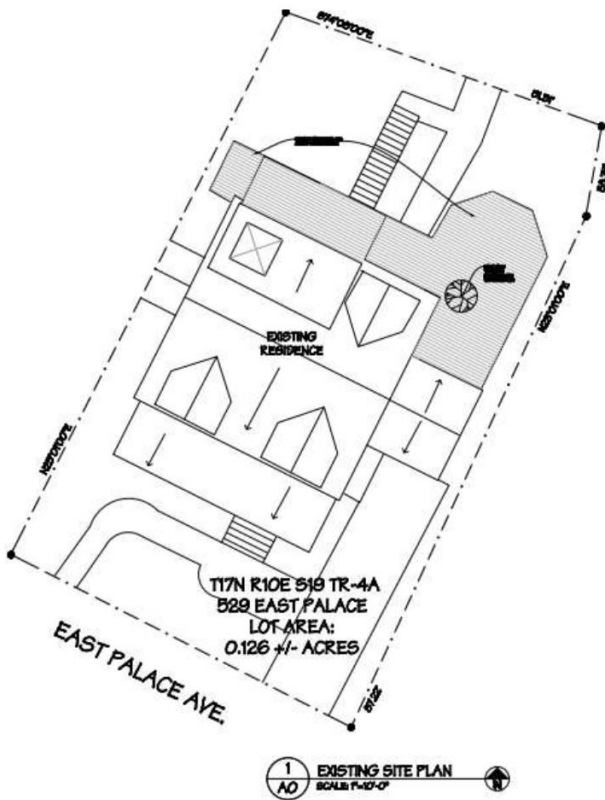
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: 2023, courtesy Lightfoot.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Charles and Filomena Wheelon House	2. Location: 529 East Palace Avenue Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: Santa Fe ID: 051612124 (old #)			
		4. County: Santa Fe			
		5. Date of Survey: March 23, 2023			

Architectural Description Continued

The house faces Palace Avenue with a nearly full-width porch and is visually dominated by non-historic dormers across the roof (Photo 1). The porch, created by an extension of the roof, is approached by four weathered brick steps (Photo 2). Wood hobble-skirt posts, sitting on battered brick pillars, support it. These elements may not be original, as the bricks are of a different type than the house.

The ample porch has a tongue-and-groove floor and a beadboard ceiling painted white. The wall is divided asymmetrically into four bays, with three windows and a door. Two large 6/1 wood sash, framed by cast stone lintels and sills, occupy the west side of the façade (Photo 3). Similar concrete sills and headers are found on other elevations, distinguishing the older house from its additions. The entry, set back from the façade, holds a wood panel door flanked by side lights (Photo 4). The doors are hung on older butt hinges. They may not be original and have replacement hardware. A third window — a 1/1 wood sash — stands at the southeast corner (Photo 5). This basic window is found elsewhere around the house.

Rising from the roof are large, gabled dormers added after 1973. They were designed to give the house and Arts and Crafts feel but lack the style’s customary rafters and brackets. Their fenestration, consisting of triangular arrangements of fixed and casement units, also makes them feel modern. Modernity continues at the ground level with a c.1979 shingle bathroom addition on the west elevation (Photo 13) and a gabled dining room extension bumping off the east side (Photos 6-8). The latter, which blocks the original driveway to the back of the house, has more detail, showing several types of wood shingles arranged in artistic patterns (Photo 6). Like the other altered sections of the house, it has modern field-built wood windows.

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
		NRHP	SRCP	Criteria	A B C D
1. Name of property: Charles and Filomena Wheelon House	2. Location: 529 East Palace Avenue Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: Santa Fe ID: 051612124 (old #)			
		4. County: Santa Fe			
		5. Date of Survey: March 23, 2023			

East

The shingled dining room extension overwhelms the east elevation of the older building. The short section of the older building has paired original 1/1 wood sash windows. On the opposite side, an older opening at the kitchen is filled with a modern multi-light wood window (Photo 7). Wood shingles, likely introduced during recent renovations, cover the gable above. Single 1/1 wood sash windows and a gable ventilator penetrate this upper story elevation.

North

Facing the backyard, the north elevation has experienced the most significant change. The façade is defined by a jumble of wood decks at the ground and upper levels (Photo 9). A long run of safety stairs leads to the upper deck, which accesses a non-historic addition constructed in the 1970s (Photo 10). The shed-roof, shingled volume evokes a Northern California rustic style. Awkwardly placed adjacent to the deck is another post-1973 gabled dormer. The roof is extended between the dormer and bathroom, creating a porch below. The historic building survives in the shadow of this porch and has a mix of original and replacement doors and windows (Photos 11 & 12). Near the west end, a brick-lined stairwell leads to the basement entry.

West

Partially visible from the street, the west elevation has a strong architectural character. A nearly flat brick chimney breaks through the roof and is flanked by art glass windows (Photo 13). The leaded windows, fitted within a 1/1 wood sash frame, have geometric patterns framing three rows of octagonal “circles.” The origin of the windows is unclear, but the colored lights were replaced after being impacted by the construction of La Posada Inn’s underground garage.¹ The upper story has the same type of windows as its

¹ Carolyn Lee Delecluse, Text communication to John W. Murphey, March 31, 2023

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east counterpart; the bathroom addition — a small shingled volume — bumps onto the property line.

Fence

Along the sidewalk in front of the house stands a fence (Photo 14). It is made of 17” x 17” brick posts with 114’-long sections of slated wood panels. Its origin is unclear, and may date to improvements made to the property in 1970s.

Historical Overview

The house likely traces its lineage to before Statehood when it was constructed by Charles A. Wheelon, an Iowa-born doctor, who moved to Santa Fe in the early 1900s to establish a practice. Wheelon lived and worked out of the house for nearly 20 years before moving into the former Bishop Lamy house.

The subject house saw its most significant change in the 1970s and ‘80s, when its then owner, theater director Elizabeth Harris, created several additions and installed dormers across the front and back roof in an attempt to transform it into an Arts and Crafts home.

Palace Avenue Context

Dating back to the Spanish colonial era, Palace Avenue emerged during the late Territorial period as Santa Fe’s fashionable district — a street lined with large homes (many of them brick), sheltering the wealthy. From maps and early descriptions of Santa Fe, the avenue historically terminated just east of the Plaza near where the Drury Plaza Hotel stands now. A *cienea* (marsh), more suitable for growing hay than houses, halted movement eastward. Beyond the swamp, an informal path — similar in alignment to current Palace Avenue — followed the base of a hillside, giving access to acequia-fed

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fields. Santa Fe began expanding beyond the cienega in the 1860s. In 1871, Palace Avenue grew again, terminating at Arroyo Saiz. The shallow streambed, originating in the foothills of the San de Cristo Mountains, retarded further eastward growth for years.

Several substantial homes stood near the future subject house. Most notable was a brick dwelling on the south side of the street constructed for C. W. Wheelock in 1871. This house was famous then as the “only modern brick edifice in the city.”² Starting in the 1880s, the avenue became the place where the well-to-do planted their homes. Fashionable homes on Palace included the Willi Spiegelberg House (1880), the Second Empire-style Abraham Staab House (1882), and manses built for other prominent citizens including W. A. McKenzie, William Breeden, R. J. Palen, and Doña Francisca Hinojosa. Charles A. Wheelon, a newly-minted osteopath, would enter this scene in the early 1900s.

Charles and Filomena Wheelon

Born in 1869, near Spencer, Clay County, Iowa, Wheelon moved with his parents to Colorado Springs. His father, Albert Wheelon, was a native of Canada, who worked as a miner and eventually prospered in real estate in Pierre, South Dakota.³ Charles attended local schools and learned the printing trade, later running a weekly newspaper in Denver. Tiring of the news business, he relocated to Chicago and pursued an education in osteopathy, training at the Northern Institute of Osteopathy and Surgery in Minneapolis.

² Quoted in Corrine P. Sze and Beverly Spears, *Santa Fe Historic Neighborhood Study* (City of Santa Fe, 1988), 109.

³ “Democratic Candidates,” *Santa Fe New Mexican*, March 20, 1942; George W. Kingsbury, *History of the Dakota Territory: South Dakota, Its History and Its People, Vol. IV* (Chicago: S. J. Clarke Publishing Company, 1915), 304.

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Osteopathy, a theory of treatment based on the belief that most diseases are caused by a body deformation that can be treated with manipulation, was a relatively new concept. It was introduced by Dr. Andrew Taylor in 1874 and the osteopathic medical school opened in 1892. Wheelon moved to Santa Fe in the spring of 1903 and established temporary quarters in the Griffin Block on Palace and Washington avenues in order to test Santa Fe’s readiness for osteopathy. The New Mexican covered his arrival over several articles, with one explaining the principles of osteopathy. By 1909 Wheelon was well established in Santa Fe, and he married Filomena Lamy — daughter of Jean-Baptiste Lamy who was the nephew of the prominent French-born archbishop of the same name.

Sometime before 1910, he moved his practice to a building addressed as 315 Palace Avenue. Censuses and Sanborn maps indicate that properties on the avenue had different addresses in the 1910s, so it is conceivable that the subject house had this number.⁴ His ownership of the subject property is confirmed by the 1912 King’s map, which shows the home owned by “C. A. Wheelon” (Fig. 1). A newspaper advertisement from the same year found Wheelon selling hatching eggs from the residence.⁵ An ad in 1928 places his osteopathy practice at 529 Palace Avenue.⁶

Soon after, Charles and Filomena would leave Palace Avenue, moving into the old Lamy house off Cathedral Place. Wheelon would later be elected to the city council and serve three terms in the state legislature. He died in 1950 and is buried with his wife at Fairview Cemetery.

A Family Home

During the Great Depression, the house saw a succession of renters and short-term owners. These included Elias Clark, a traveling salesman, and his wife Lottie; and Louis

⁴ Sanborn Fire Insurance Maps did not extend this far eastward until 1930 (Fig. 2).

⁵ Advertisement. *Santa Fe New Mexican*, February 24, 1912, 4

⁶ Advertisement. *Santa Fe New Mexican*, February 14, 1928, 17.

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Garcia, who in the early 1940s served as the assistant state comptroller. It was acquired during the war by H. Stuart and Mary Castle, East Coast transplants who would own it for nearly 30 years.

Born in Philadelphia in 1906, Henry Stuart Newbold Castle worked for DuPont in Maryland before arriving in Santa Fe. In 1944, he took out an ad in the New Mexican seeking employment. It stated that he was “well educated, industrious, reliable, tactful [and] draft exempt.”⁷ Castle would find employment with the Southern Union Gas Company in their showroom office on Marcy Street. Another ad from the same year solicited help from a “Spanish girl,” who in turn would be offered salary and room and board to work as a nursemaid at the home.⁸ Children were on the way.

The 1950 census recorded H. Stuart and Mary living in the house, with three children aged four to eleven and Mary’s mother, Fidelis Trigg.⁹ Newspaper accounts show that the house was used for entertaining, including Mary hosting March of Dimes events. But it was also the site of crime. In 1969, one of Stuart’s sons was stabbed in bed during a failed burglary.¹⁰ The family later relocated to Mobile, Alabama.

A Shingled Craftsmen

The greatest change came during Elizabeth Harris’s home ownership in the 1970s and ‘80s. Harris, a dancer and choreographer who trained at the Julliard School of Music, arrived in Santa Fe in 1973. She directed local theater in Santa Fe, including productions of Arthur Kopit’s “Chamber Music” and Tom Stoppard’s “After Magritte.”¹¹ She later

⁷ “Personnel-Clerical Work,” *Santa Fe New Mexican*, February 2, 1944, 5.

⁸ “Help Wanted,” *Santa Fe New Mexican*, March 16, 1944, 9.

⁹ U.S. Census Bureau, Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 74; Enumeration District: 26-18.

¹⁰ “Youths Held in Stabbing, Burglary,” *Santa Fe New Mexican*, January 26, 1969, 4.

¹¹ “After Magritte’ Offered as a Pre-Holiday Treat,” *Santa Fe New Mexican*, October 29, 1976, C-1.

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produced a video of Gilbert and Sullivan’s “The Mikado,” performed by the Santa Fe Musical Theatre Association.

During this time, Harris made several significant changes to the house. They included a ground floor addition which required a Board of Adjustment review to change the side yard setback.¹² It likely represents the bathroom bump-out on the west elevation, which nearly abuts the neighboring property. Another modification was the extension of the east elevation to accommodate a new dining room. These alterations may have branched off from small bay windows on the Sanborn maps (Fig. 2), but their design and extent were well beyond the home’s original intention.

During the same era, the kitchen received a large wood window — the same type used with the dining room extension. Harris was also likely responsible for adding the three dormer windows, which do not appear on a 1973 aerial but are visible in a photograph five years later (Figs. 4 & 5). These large windows altered the design of the house, introducing a strong Craftsmen Bungalow motif. The theater director also appears to have added a deck and porch across the back of the house, greatly modifying the rear façade.

Like the Castle family, Harris experienced crime in the house, being held at gunpoint during a burglary.¹³

A Bed and Breakfast and a Private Home

Starting in 1988, the house evolved into a bed and breakfast business named Alexander’s Inn. It joined a growing collection of similar Santa Fe operations, following a national trend of overnight accommodations presenting freshly made morning meals

¹² Legal Advertisement, Case #V-1979-56, *Santa Fe New Mexican*, July 3, 1976, B-5.

¹³ “Woman Accosted at Home,” *Santa Fe New Mexican*, September 28, 1981, 2.

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(“in the cozy kitchen warmed by a roaring wood stove”¹⁴) in a historic residence. Alexander’s Inn offered several themed rooms, including the Lilac Room, which had a four-poster king bed, fireplace, and private bath with a clawfoot tub.

To accommodate guests, the innkeepers had to install safety stairs on the rear elevation and a new bathroom on the upper level.¹⁵ In 2006, the innkeepers shut down the bed and breakfast and turned it into their private home. They continued to run other tourist-based businesses in Santa Fe until the long shadow of the 2019 COVID pandemic resulted in a decision to sell.¹⁶

Evaluation of Historical Status

Despite the numerous post-1973 alterations, the recommendation is to maintain Contributing status and to designate either the south and/or southwest elevations the primary facades. The front fence is likely non-historic, with a recommendation for Non-Contributing status.

¹⁴ October 27, 2000, screen capture of business website:

<https://web.archive.org/web/20001027193829/http://www.alexanders-inn.com/pictures>

¹⁵ Carolyn Lee Delecluse, telephone conversation with John W. Murphey, March 27, 2023. Lee was the former innkeeper and current owner of the house.

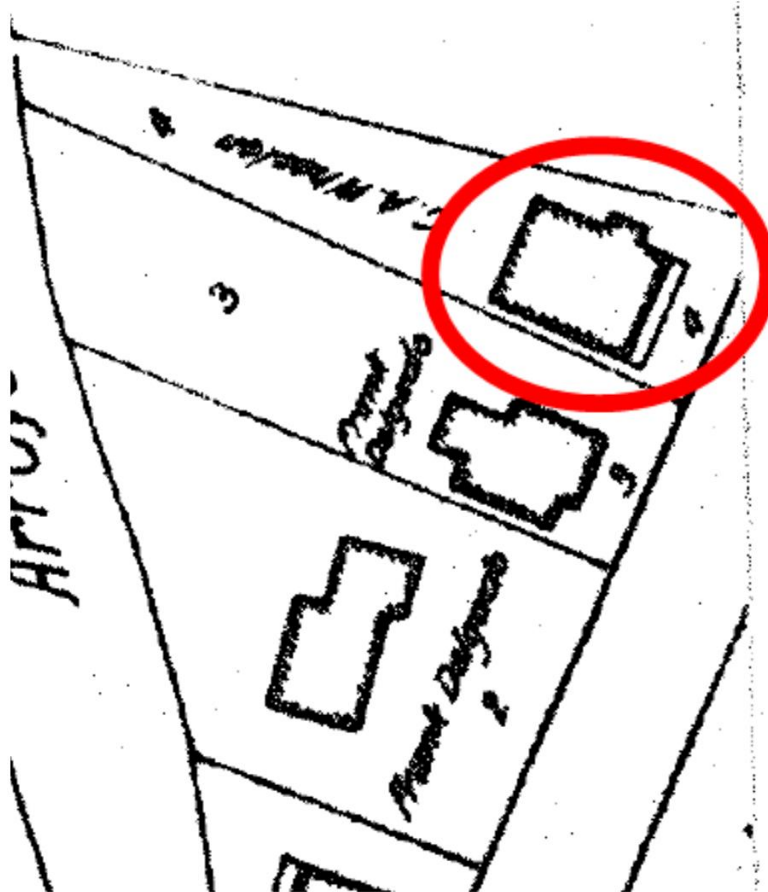
¹⁶ Ibid.

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Illustrations



**Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Subject property owner identified as "C. A. Wheelon."**

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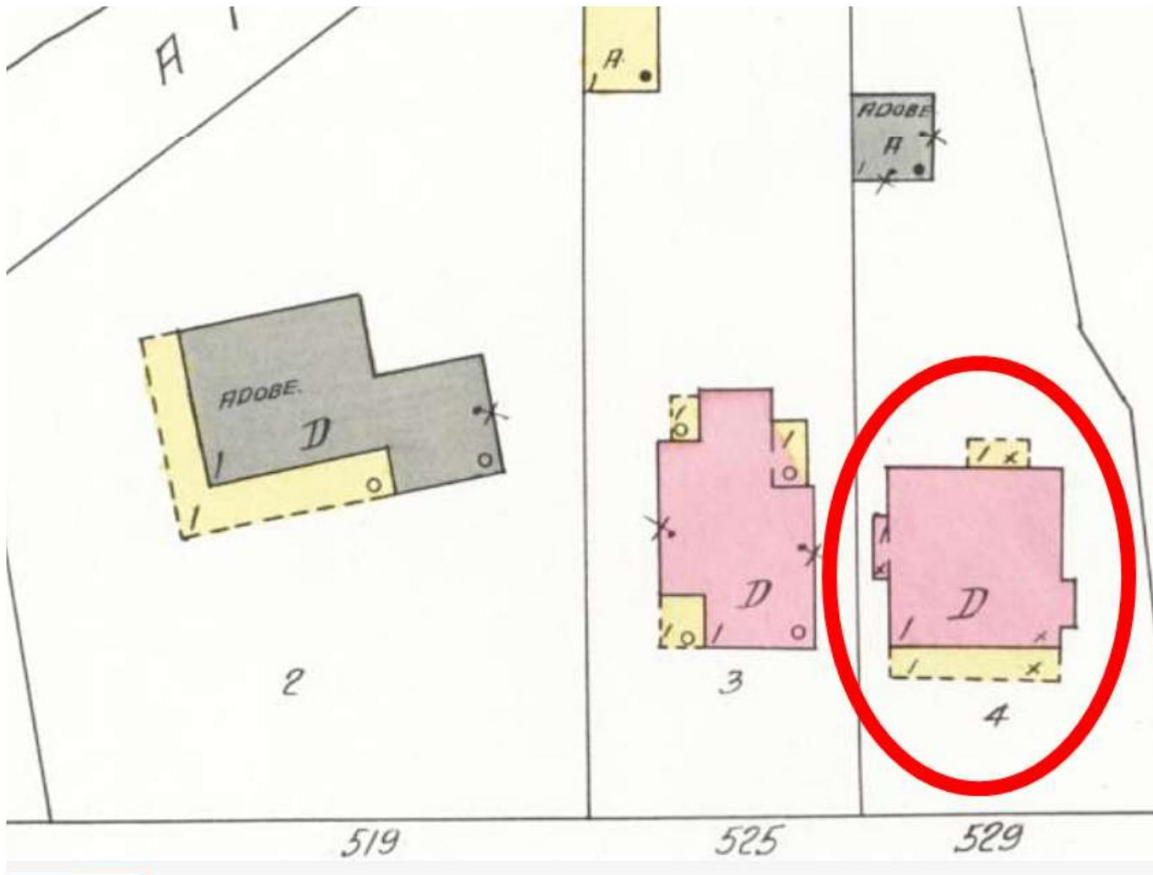


Figure 2: 1930 Sanborn Fire Insurance Map.
 House identified with current address.
 Note one-story designation and wood porch on rear elevation.
 Adobe garage no longer part of present parcel.

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**Figure 3: November 10, 1958, aerial photograph.
Note driveway extending to rear garage.**

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Figure 4: May 1, 1973, aerial photograph.
Note there are no dormers or east, west, and north additions.

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**Figure 5: September 11, 1978, aerial photograph.
Note there are the dormers and the east, west, and north additions.**

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Survey Photographs

(All images taken by Giulia Caporuscio, March 23, 2023, unless otherwise noted).



Photo 2: South elevation, porch. Camera facing north.

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Photo 3: 6/1 window at porch. Camera facing north.

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Photo 4: Entry door at porch. Camera facing north.

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Photo 5: Older 1/1 windows at south and east elevations. 1970s addition joins at right. Camera facing northwest.

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Photo 6: East addition, south elevation. Camera facing north.

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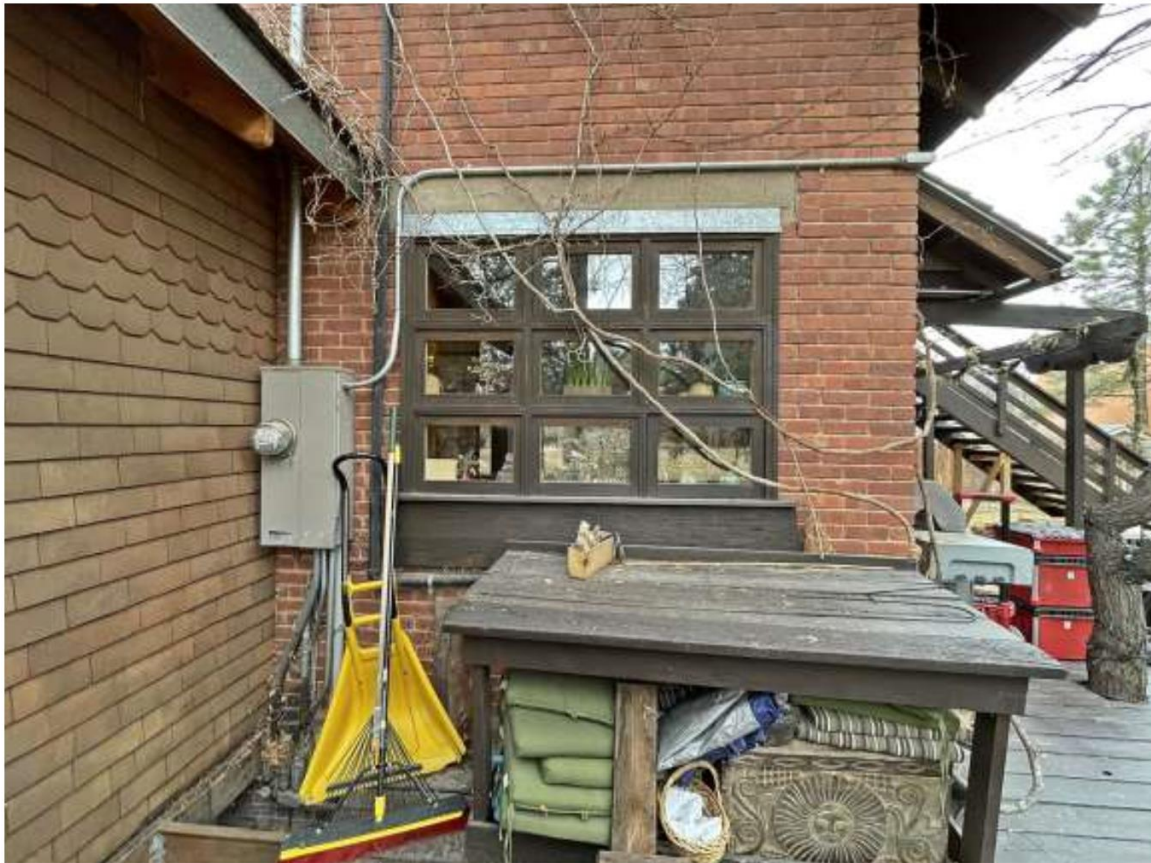


Photo 7: East elevation, 1970s addition (right), non-original window at kitchen (center). Camera facing west.

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Photo 8: East addition, north elevation. Camera facing southwest.

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Photo 9: North elevation. Camera facing south.

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**Photo 10: North elevation with 1970s addition at top of stairs.
Camera facing southeast.**

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Photo 11: North elevation, porch decking. Camera facing west.

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**Photo 12: North elevation with altered fenestration at ground level.
Camera facing southwest.**

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Photo 13: West elevation with 1970s addition circled. Camera facing northeast.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
		NRHP	SRCP	Criteria	A B C D
1. Name of property: Charles and Filomena Wheelon House	2. Location: 529 East Palace Avenue Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: Santa Fe ID: 051612124 (old #)			
		4. County: Santa Fe			
		5. Date of Survey: March 23, 2023			



Photo 14: Front property fence. Camera facing east.



529 E. Palace Ave - North East Facade



529 E. Palace Ave- North Facade



529 E. Palace Ave- North West Facade



529 E. Palace Ave - South East Facade



529 E. Palace Ave - South Facade



529 E. Palace Ave - South West Facade



Lightfoot Inc.
R.L. Scott Cherry (Agent)
2351 Fox Rd.
Santa Fe, NM 87507

Ramón J. Sarason
Senior Planner
Historic Preservation Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87504

Date: June 7, 2023

Re. 529 E Palace Ave. Santa Fe, NM 87501

To: Ramón J. Sarason

Owner is requesting the following:

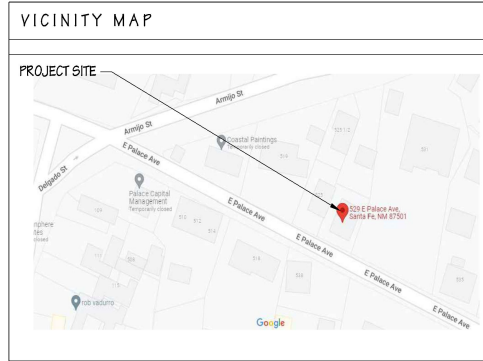
- Removal of the existing deck
- Add new portal
- Add brick patio

Thank you for your consideration.


R.L. Scott Cherry (Agent)

LEE LARSEN RESIDENCE

529 EAST PALACE AVE. SANTA FE, NM 87501



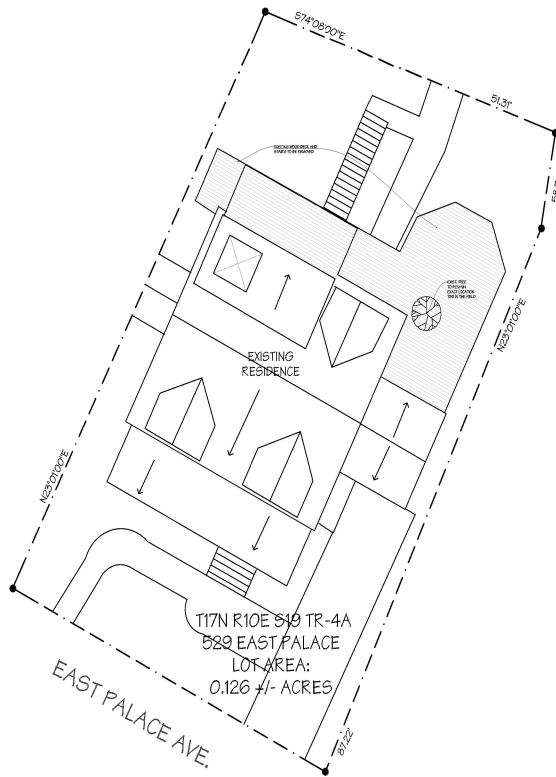
ZONING REVIEW		SETBACKS*:	
ZONING DISTRICT:	R-21	PROPOSED FRONT:	7
OVERLAY:	DOWNTOWN & EASTSIDE HD	MINIMUM FRONT:	7 (20' FOR GARAGE)
SUPPLEMENTAL SUBMITTALS:	N/A	SECOND FRONT:	N/A
ACCESS & VISIBILITY:	N/A	PROPOSED REAR:	5'
USE OF STRUCTURE:	RESIDENTIAL	MINIMUM REAR:	5'
TERRAIN:	N/A	PROPOSED SIDES:	5' (LEFT) & 6' (RIGHT)
LOT COVERAGE:	SEE LOT COVERAGE CALCULATIONS	MINIMUM SIDES:	5' (OR 10' STEPBACK HEIGHT REQ.)
OPEN SPACE REQUIRED:	NONE	* See also City of Santa Fe Land Use Department Building Setback Affidavit dated 08/14/14.	
		HEIGHT:	RESIDENTIAL
		PROPOSED:	
		MAXIMUM HEIGHT:	24'-0"
		REGULATED BY HR:	YES
		REGULATED BY ESCARPMENT:	N/A

PARKING SPACES: 2 MINIMUM

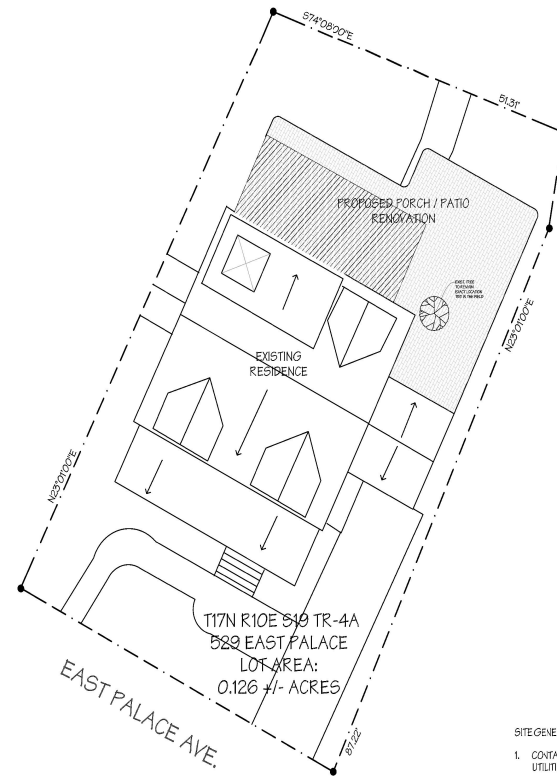
BICYCLE PARKING: N/A

HDRB SCOPE OF WORK

Proposed renovation of back porch. New portal and brick patio. Demolition of existing wood deck and stairs.



1 EXISTING SITE PLAN
SCALE: 1"=10'-0"



2 PROPOSED SITE PLAN
SCALE: 1"=10'-0"

SITE GENERAL NOTES:

- CONTACT ONE CALL AND VERIFY EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOOTPRINTS. RESURFACE EXISTING GRADING AS NEEDED TO ACHIEVE DRAINAGE AROUND EXISTING STRUCTURES.



LEE LARSEN RESIDENCE - BACK PORCH
529 EAST PALACE AVE SANTA FE, NM 87501

REV	DATE

JULY 14, 2022

HDRB
SUBMITTAL

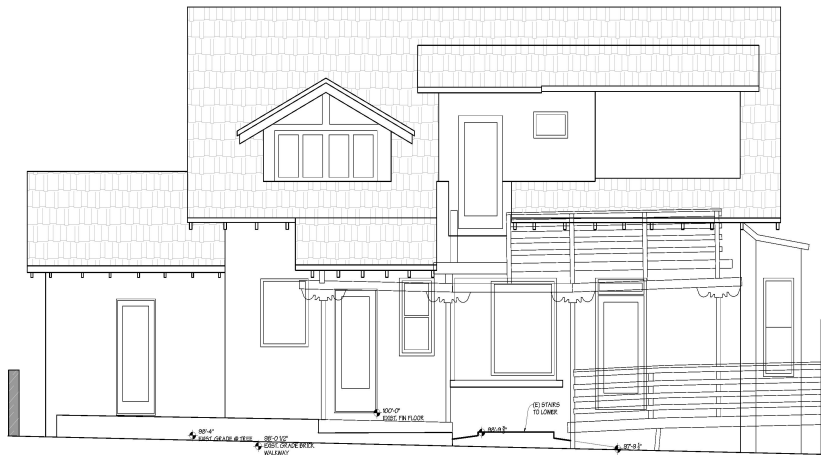
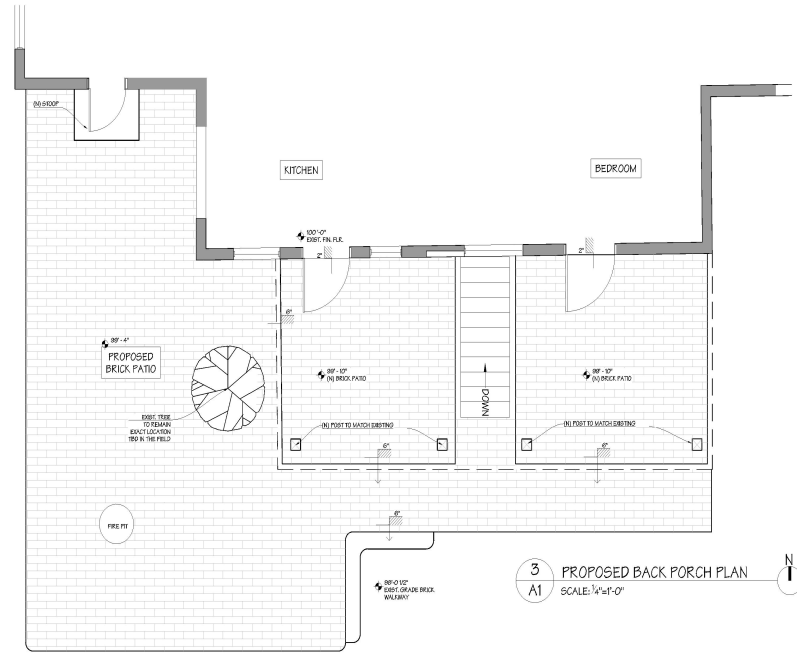
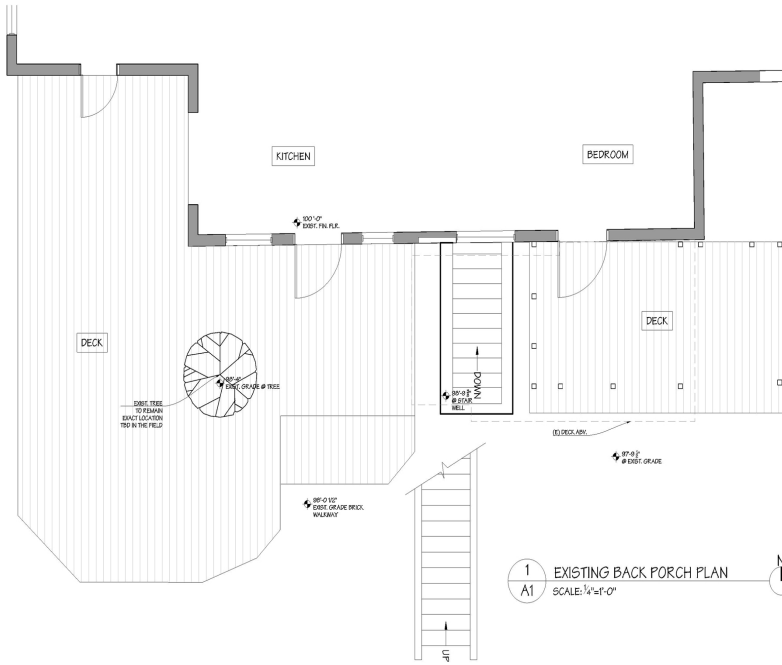
AO

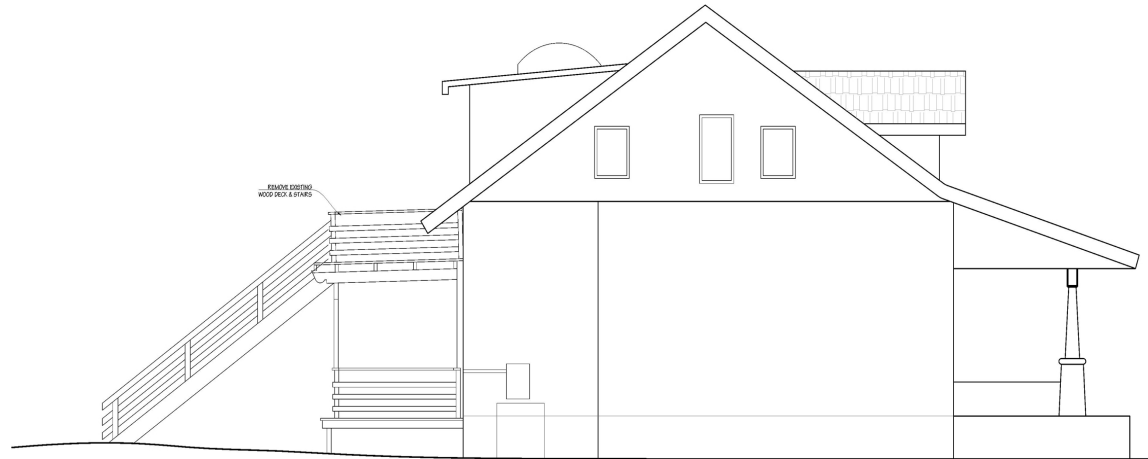
REV	DATE

FEBRUARY 1st, 2023

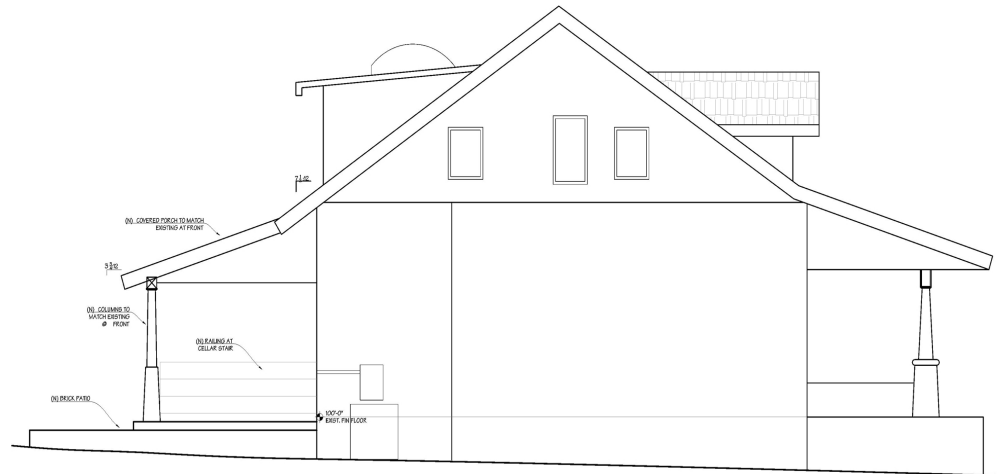
EXISTING/
PROPOSED
PLANS & ELEV.

A1





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



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

LEE LARSEN RESIDENCE
529 EAST PALACE AVE SANTA FE, NM 87501

REV	DATE

JULY 14, 2022

EXISTING & PROPOSED ELEVATIONS

A2



1 EXISTING EAST ELEVATION
 A3 SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
 A3 SCALE: 1/4"=1'-0"

LEE LARSEN RESIDENCE
 529 EAST PALACE AVE SANTA FE, NM 87501

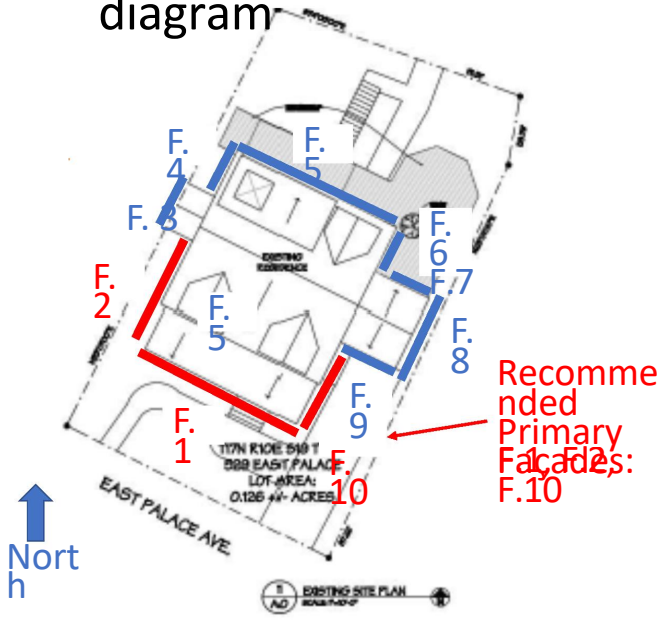
REV	DATE

JULY 14, 2022

EXISTING &
 PROPOSED
 ELEVATIONS

A3

Façade diagram



Recommended
Primary
Façades:
F.10

City of Santa Fe, New Mexico

memo

DATE: July 13, 2023
TO: Historic Districts Review Board Members
FROM: Heather Lamboy, Assistant Director, Planning & Land Use

Case # 2023-007020-HDRB

Address: 425 Apodaca Hill
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Draft HCPI

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.

BACKGROUND & SUMMARY:

The structure at 425 Apodaca Hill is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure was originally constructed in 1930s and has been altered many times over the years. Various rooms have been added to the house over the years according to family needs.

A renovation in the 1980s included roof replacement as well as window replacement. While the historic adobe material and construction remains, it is in very poor condition. As a vernacular building, the distinctive characteristics of the building have been removed and modified over time.

Information has been provided by Paul Babcock, who is the grandson of Carlos and Anita Valdez and nephew of Eddie and Corinda Valdez, the most recent owners of the house. The affidavit provided by him further details the large number of changes of the home over time.

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.

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

(1) Purpose and Intent

It is intended that:

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

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

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

14-3.14(G) Standards for Demolition of Historic or Landmark Structures

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by a proposed structure; and
 - (c) The state of repair or structural stability of the structure under consideration.

14-5.2(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.

A. CHRISTOPHER PURVIS ARCHITECTS

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

Tuesday, February 7, 2023

RE: 425 Apodaca Hill
Enclosed (1) 24"x36" copies

A-1	Site Plan	2/7/23
A-2	Floor Plan & Elevations	2/7/23

HDRB Application
Photographs of elevations
Letter From Paul Babcock

Dear Angela Bordegaray and
Members of the Historic Districts Review Board

We hereby request status review and primary elevation designation on the house at 425 Apodaca Hill. This Building Has been in the same family for 6 generations and the modern renovations have removed the older character of the building. I attach a letter from Paul Babcock, the current owner, which details a portion of the history of the building and the surrounding family.

Please call if you have any questions on the project 505-982-5461
Sincerely,



Christopher Purvis

AFFIDAVIT

I, Paul Babcock, have been working with Historian John W. Murphy of Architectural History Services, regarding the history of 425 Apodaca Hill, which I purchased. I am the grandson of Carlos and Anita Valdez. My grandparents resided at 425 Apodaca Hill several decades ago, and then my uncle and aunt, Eddie Valdez and Clorinda Valdez, owned the home for many, many years, until my aunt Clorinda passed away and Eddie resided there until I purchased the home.

I have always resided on Apodaca Hill. I currently reside at 423-B Apodaca Hill and recently purchased the house at 425 Apodaca Hill from my uncle Eddie. My goal is to build a Santa Fe style home on the property but demolish the existing property as it is completely deteriorated and is not structurally sound.

In the 1980s, I worked with some of my family to shore up the house's walls and the roof was replaced. The existing roof and roof structure had to be removed and it was replaced with a system of standard joists and new vigas. The roof was completed with rigid foam insulation and pumice.

During the 1980s, the roof was in need of major repairs. Had the repairs not taken place, the roof would have collapsed. Because of water damage in the 1980's, several of the adobe walls were torn down and replaced. The work involved placing a concrete bond beam on top of the adobe walls. The bond beam was reinforced with rock instead of tie rods; the bond beam would later cause problems. The project also replaced doors and windows. Almost all of the existing window openings were widened to accommodate the new sliding window units. This can be observed by looking at the window openings across the southwest, northeast, southeast, and most likely the northwest elevations. One door opening, which faces the street, was widened slightly for a new unit.

In the early 1990s, the house received additional improvements using a loan from Neighborhood Housing Services (the predecessor of Homewise). The work commenced in approximately 1994. The work included the large window facing Apodaca Hill and a smaller window at the back bedroom, and a re-stuccoing of the entire dwelling.

Paul Babcock
Paul Babcock

STATE OF New Mexico :

COUNTY OF Santa Fe :

Subscribed and sworn to me by Paul Babcock , on this 13 day of April 2023.

Renée Lafita Rodriguez
Notary public

My commission expires: 7.25.26

STATE OF NEW MEXICO
NOTARY PUBLIC
RENEA LAFITA RODRIGUEZ
COMMISSION # 1084901
EXPIRES JULY 25, 2026


COMMISSION # 1084901
EXPIRES JULY 25, 2026

COMMISSION # 1084901
EXPIRES JULY 25, 2026

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date: April 9, 2023

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Carlos and Anita Valdez House	2. Location: 425 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: Unknown 4. County: Santa Fe Parcel # 12869760
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 11, 2023		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: Unknown <input type="checkbox"/> No:		
8. Name of Project: Status Evaluation		
9. Lat/Long: 35.676336,-105.9125673		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of west elevation (front), facing northeast.		
11. Brief Description of the Property: Located midway up Apodaca Hill on the east side of the road is a small stucco-clad adobe house that the County of Santa Fe has designated vacant. The 1,354-square-foot, single-story structure is made of a central box with one visually-dominant addition and other additions hidden in the home's footprint (Fig. 1). It sits on a 0.16-acre rectangular lot with no other structures aside from a small family grotto. The flat-roof house leans toward the vernacular but includes a few modest Pueblo Revival features. It is in rough shape, with damaged interior walls resulting from substantial moisture invasion.		
12. Who uses the property?		
13. Construction Date: Date: c.1936 with additions <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: Valdez family memory		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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: Mihalas, Anke & Et al

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

Current owner: Mihalas, Anke & Et al

19. Is Property Endangered? Unknown No Yes How?

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

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

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
 If yes: Significant Contributing Non-contributing No Status
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico 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: Carlos and Anita Valdez House	2. Location: 425 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: Unknown																					
		4. County: Santa Fe																					
		5. Date of Survey: March 11, 2023																					
ARCHITECTURAL AND CONSTRUCTION DETAILS:																							
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:			7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: _ Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: <input checked="" type="checkbox"/> Pumice																				
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>6</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Sliding	Aluminum	1-1	6	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Glass & Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>Solid</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Glass & Panel	Wood	2	Single-Leaf	Solid	Wood	1
Operation	Material	Glazing	Number																				
Sliding	Aluminum	1-1	6																				
Type	Style	Material	Number																				
Single-Leaf	Glass & Panel	Wood	2																				
Single-Leaf	Solid	Wood	1																				
12. Chimneys <input checked="" type="checkbox"/> N/A		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																					
14. Other Significant Features N/A																							
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: Before c.1960; several room-block additions; aerial photographs and family memory</u> <u>#2 Date: c.1980s; rebuilding of roof; tear down and reconstruction of select walls; replacement of windows and widening of openings; family memory</u> <u>#3 Date: c.1994; replacement of two windows; re-stucco; family memory</u>																							

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Carlos and Anita Valdez House	2. Location: 425 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number Santa Fe ID: Unknown			
		4. County: Santa Fe			
		5. Date of Survey: March 11, 2023			

Architectural Description Continued

Front (West) Elevation

Based on an aerial photograph, the front west) elevation may represent a later addition in place by 1960 (Fig. 3). It presents a primarily blank wall penetrated by a single aluminum sliding window likely installed in the 1990s (Photos 2 & 7).¹ Similar windows, added at the same time and earlier in the 1980s, are found throughout the house. Set back from this volume by approximately 14' is another cubic structure that may be the original home (Photo 3). Its street-facing façade contains a single door. While damaged, the glass-and-panel wood door is of an older vintage.

North

Facing a dirt lane, the north elevation similarly has little fenestration (Photo 4). The probable addition at the front has a solid wood door that (from family memory) replaced an earlier smaller door, with the opening widened to hold the new unit (Photo 3).² The potentially older section has a single sliding aluminum window installed in the 1990s. Adjacent to the window is a rusted stove pipe, cresting over the roof/

East

The east elevation shows what is assumed to be the older building with a bump-out at the northeast containing a bathroom with a small aluminum sliding window (Photo 5). The remainder of the elevation has c.1980s-90s sliding windows and an older glass-and-panel wood door approached by cement steps (Photo 6).The roof drains over this wall through recent wood gutter canals.

¹ Paul Babcock, Telephone conversation with John W. Murphey, March 22, 2023. Babcock is the grandson of Carlos and Anita Valdez, and a part owner of the property.

² Ibid.

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

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South

The south side of the house repeats the recent aluminum windows and shows an exposed concrete foundation (Photo 7).

Interior

The interior has a floor plan of six cube-like rooms that, with forensic examination of the walls, might reveal a traditional accretionary pattern of expansion (Fig. 1). This might be complicated as several walls were reconstructed in the c.1980s. In addition, areas are affected by moisture penetration with sections of delaminated plaster (Photo 8). In some sections, walls have failed, with melted adobes sloughed to the floor (Photo 9).

Historical Overview

Historically positioned between the former Talaya Hill Grant and the James Donavant estate, settlement of the Apodaca Hill area emerged through a series of land transfers and ended up in the hands of Augustin Mora.³ Named after Emitterio Apodaca, who owned a large portion of the ridge, Apodaca Hill started with a meandering dirt road moving up the hill from Canyon Road along the east side of Arroyo de los Marsas. The initial settlement began at the base of the hill and would be known for many years as the location of Manuel Apodaca’s blacksmith shop.⁴

The informal settlement was identified as part of Canyon Road, with houses assigned addresses attached to that street (starting at 1210 and ending at 1228). Dotted along

³ Valentin Valdez, *Mi Vida en Santa Fé* (Santa Fe: Valentin Valdez, 2nd ed., 2011), 11. Valdez is the son of Carlos Valdez, and helped his father build the subject house.

⁴ The following historical overview represents archival and public records research conducted by the author for this and previous HCPIs on Apodaca Hill, using Valdez family history with sources including the above-cited book and telephone conversations with Paul Babcock and Carlos Valdez, Jr., grandsons of Carlos and Anita Valdez, the original homeowners.

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the dirt road were homes occupied by the Apodaca, Valdez, Gonzalez, Rivera, and Armijo families. The house under study was first given the address 1220 Canyon Road — which stuck until the late 1950s when it was assigned a new address of 425 Apodaca Hill.

Carlos and Anita Valdez

From census enumerations, city directories, and family memory, the home can be traced to Carlos Valdez, a native of Mora County who married into the Armijo family.

Born in 1898, Carlos married Anita Armijo, who was the granddaughter of Emiterio and Rosario Apodaca. The 1930 census finds the couple living on Talaya Hill, with a household including four children aged two to six.⁵ Carlos is indicated to own his home valued at \$600. This value suggests a small structure but is a higher value than for the homes of adjacent neighbors for the subject property. It is unclear if the enumerated property represented the subject home, as no address was given. Carlos worked as a laborer at a private residence, suggesting he may have been a gardener or grounds caretaker. His son Valentin recalled that Carlos built the house around 1936.⁶

The next census places the family again in the Talaya Hill/Canyon Road area, but with no address provided. At this point Valdez was employed by the WPA, as were several men on the hill.⁷

The land around the house — without an acequia and teetering on a ridge between an arroyo and a hill — did not support agriculture. Carlos, who often worked on a farm in Colorado, rented small patches of land to grow food. These patches, called *milpas*, spread around what would become St. John’s College. They were organized in a

⁵ U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 16A; Enumeration District: 0003; FHL microfilm: 2341134.

⁶ Valdez *Mi Vida en Santa Fé*, 11.

⁷ U.S. Census Bureau, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 6A; Enumeration District: 25-5B.

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sharecropping fashion, under which Carlos shared a percentage of the harvest with the landowner.⁸ Like many families on the hill, the family kept goats (for milk and meat), horses, and donkeys. Carlos’s sons Manuel and Valentin herded the goats into the foothills and the national forest to graze.⁹ Valentin later recalled goat herding affected his school attendance, resulting that he only spoke Spanish as a youngster.¹⁰

There was no municipal water service and Apodaca Hill families were required to dig wells along the arroyo. The Valdez well was approximately 200' from the house, and family members hauled up water for drinking, bathing, and laundry.¹¹

The census of 1950 provides the clearest picture of the Valdez home and the family composition during the historic period. The enumerators recorded Carlos, then 53, and Anita, 46, living at 1220 Canyon Road.¹² The family had grown to nine children (ages five to 27) living under the same roof. Carlos now worked for a contracting firm, as did his eldest son, Valentin, and a younger son, Jose Feliciano. Family members recall that the house evolved in size to hold the expanding family.

They were surrounded by neighbors who were fellow working-class, native Hispanics. Ezequiel Perea, a neighbor, was a pipefitter for Southern Union Gas; Manuel Gonzales, 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 and had married into the Valdez family.¹³

⁸ Carlos Valdez, Jr., Telephone conversation with John W. Murphey, March 30, 2023. Valdez is the son of Valentin Valdez, and the grandson of Carlos and Anita Valdez.

⁹ Valdez, *Mi Vida en Santa Fé*, 21; 78-79.

¹⁰ *Ibid.*, 21.

¹¹ Valdez, Jr., Telephone conversation.

¹² U.S. Census Bureau, Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 7; Enumeration District: 26-4.

¹³ Hudspeth Directory Company, *Santa Fe City Directory, 1953* (El Paso: Hudspeth Directory Company, 1953), 232; 344; John W. Murphey, “421 Apodaca Hill, Manuel and Celia Gonzales House,” Historic Cultural Properties Inventory, Santa Fe,” November 9, 2012, 2.

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The name of the road changed to Apodaca Hill in the late 1950s. This likely coincided with the extension of city sewerage. The houses along Apodaca Hill were renumbered and given addresses starting at 400; however, the households continued to receive mail at 1218 Canyon Road, the site of Manuel Apodaca’s home and blacksmith shop. The subject house got its new designation (425 Apodaca Hill) by 1959.

A newspaper account from the same year captures the still-rural character of the hill — with modernity nearing its edges. The brief article covered the escape of Carlos’s white horse, which had become trapped in a cattleguard at the nearby Carmelite monastery, requiring rescue from a city crew using a bulldozer.¹⁴ Carlos would later write a letter to the editor, complaining about howling packs of dogs on the hill which kept him awake at night and had ruined his vegetable garden.¹⁵

Most of the children eventually left, with one son dying on the property in 1980. Carlos Valdez passed away in the home three years later at 84. He left his wife Anita, eight surviving children, 27 grandchildren, and 13 great-grandchildren.¹⁶ Anita, who was mostly bedridden by this time, was cared for by her daughter, Clorinda, who remained at home.¹⁷ Eddie, Anita’s youngest son, later moved back into the house after a divorce. It was during that time that it received its major alterations.

According to the current owner, Paul Babcock, a grandson of Carlos and Anita, the house’s structural integrity had deteriorated.¹⁸ At some point in the 1980s, the family worked together to shore up its walls and replace the roof. The project, according to Babcock and another family member who worked on it, involved removing the existing roof and roof structure and replacing it with a system of standard joists and new vigas.¹⁹ The roof was completed with rigid foam insulation and pumice.

¹⁴ “Trapped Horse,” *Santa Fe New Mexican*, December 14, 1959, 2.

¹⁵ “Save Garden,” *Santa Fe New Mexican*, July 21, 1974, D-8.

¹⁶ “Valdez, Carlos, 84,” *Santa Fe New Mexican*, February 11, 1983, 5.

¹⁷ Babcock, Telephone conversation.

¹⁸ *Ibid.*

¹⁹ *Ibid.*, Valdez, Jr., Telephone conversation.

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Because of water damage, several of the adobe walls were torn down and replaced in kind. The work involved placing a concrete bond beam on top of the adobe walls. Reinforced with rock instead of tie rods, the bond beams would later cause problems. The project also replaced doors and windows. According to Babcock, most of the existing window openings were widened to accommodate the new sliding units. This appears to be borne out when observing the window openings across the southwest, northeast, southeast, and possibly the northwest elevations. Babcock recalled one door opening was widened slightly for a new unit.

In the early 1990s, the house received additional improvements using a loan from Neighborhood Housing Services (the predecessor of Homewise).²⁰ Commenced in c.1994, it financed the large window facing Apodaca Hill and a smaller window at the back bedroom, and a re-stuccoing of the dwelling.²¹

As the area is distant from a highway, only two known aerial photographs cover it. The earliest, from 1948, shows what appears to be a north-south oriented rectangle, potentially representing the back part of the home (Fig. 2). An aerial dating to 1960 captures what is on the ground today, indicating the current footprint is over 50 years old (Fig. 4).

Evaluation of Historical Status

²⁰ A home renovation loan was issued in 1994 and paid off in 2009. According to Homewise, no paperwork survives. John W. Murphey, Telephone communication with Homewise, Santa Fe, March 27, 2023.

²¹ Paul Babcock, Email communication to John W. Murphey, April 7, 2023.

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Despite being more than 50 years old, the minimum threshold for Contributing status, the house experienced a recent renovation that appears — from family memory and observation — to have changed its original fenestration. This not only included replacing older windows, but also widening openings to accommodate modern, horizontal sliding units. Adding to this is the structure’s advanced deteriorated condition.

For these reasons, the recommendation is to maintain Noncontributing status for the house.

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Illustrations

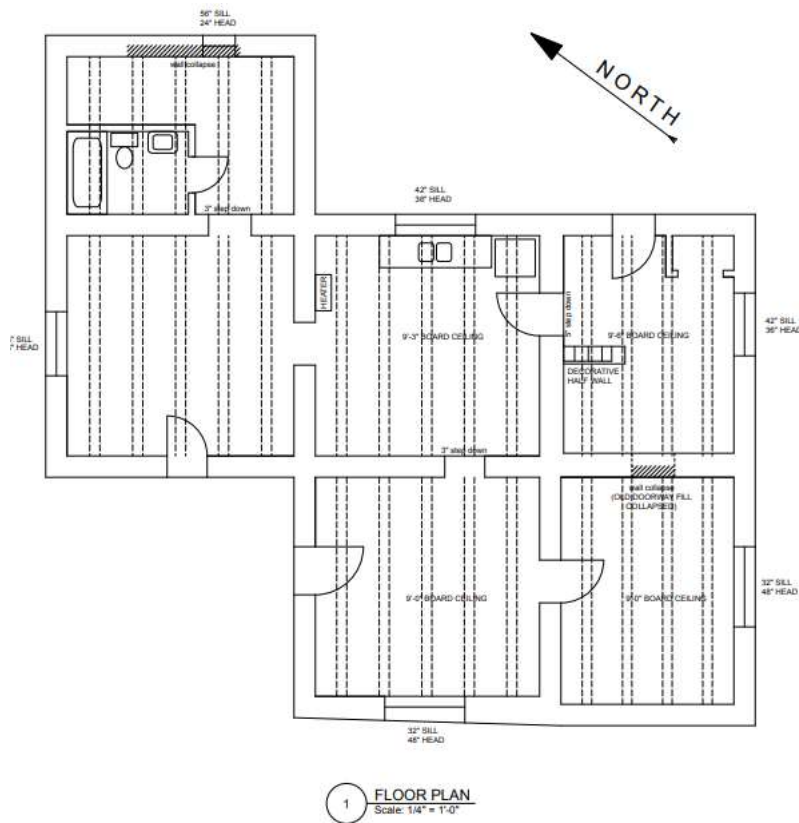


Figure 1: Floor Plan, 2023. Courtesy A. Christopher Purvis.

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**Figure 2: October 25, 1948, aerial photograph.
Probable earlier iteration of home circled.**

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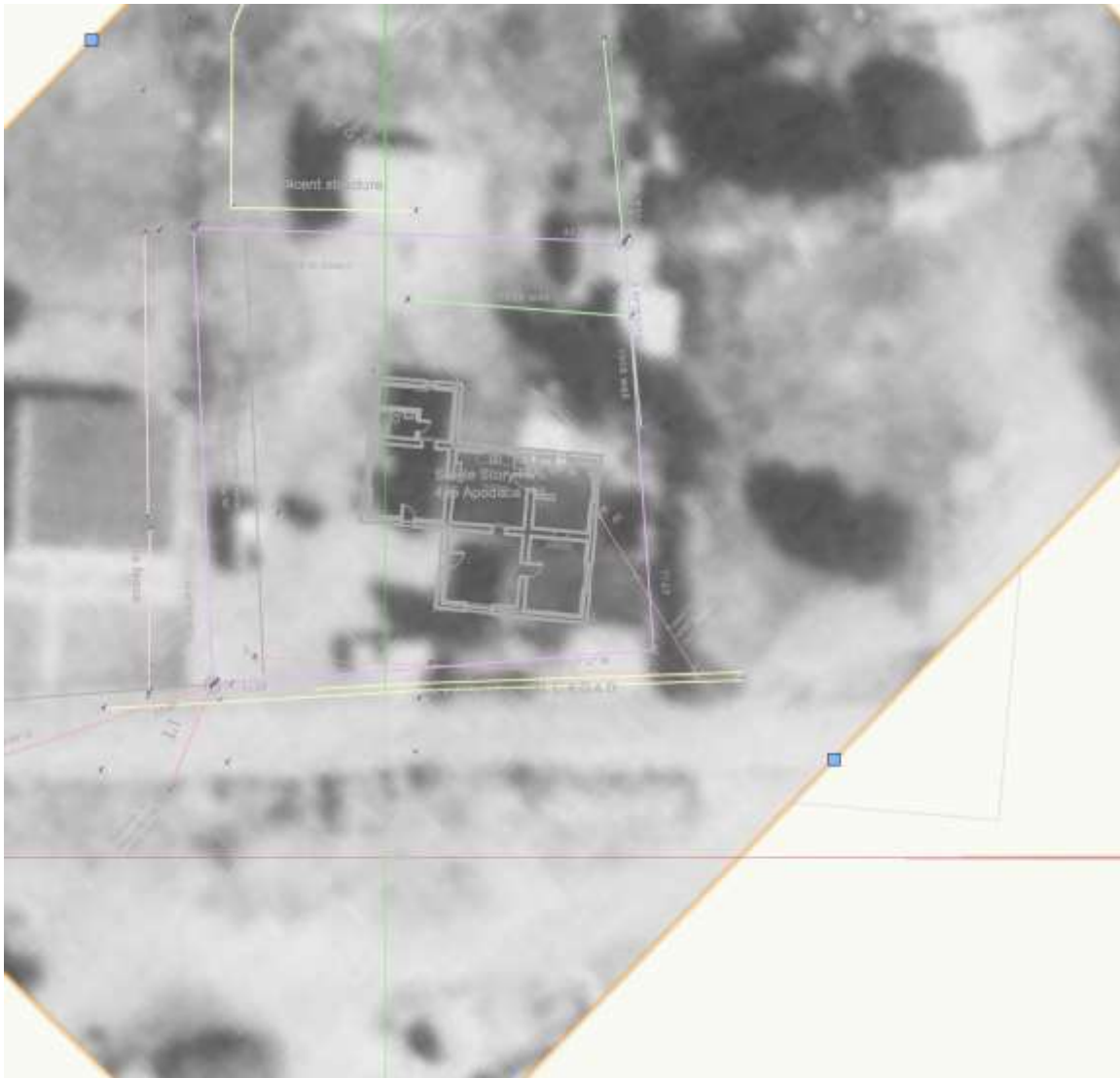


Figure 3: September 25, 1960, aerial photograph.

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**Figure 4: September 25, 1960, aerial photograph with floor plan overlaid.
Courtesy A. Christopher Purvis.**

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Survey Photographs

(All images taken by Giulia Caporuscio, March 11, 2023, unless otherwise noted).



Photo 2: Façade taken from street centerline. Camera facing northeast.

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Photo 3: Rear section of west elevation (left); north elevation of front section (right). Camera facing southeast.

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Photo 4: North elevation. Camera facing southeast.

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Photo 5: East elevation, bathroom bump-out at right. Camera facing southwest.

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Photo 6: East elevation. Camera facing southwest.

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Photo 7: West and south elevations. Camera facing north.

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Photo 8: Interior damage.

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Photo 9: Interior damage.