



AGENDA

HISTORIC DISTRICTS REVIEW
BOARD
JULY 25, 2023
5:30 PM
CITY COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel

at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

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

By Phone: 301 715 8592

Webinar ID: 816 3397 3427

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

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

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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. July 13, 2023

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006552-HDRB. 135 Grant Ave.
2. 2023-006852-HDRB. 1233 Cerro Gordo Rd.
3. 2023-006758-HDRB. 155 Grant Ave.
4. 2023-006851-HDRB. 1677 Cerro Gordo Rd., Tract 11
5. 2023-006663-HDRB. 230-C Rodriguez St.
6. 2023-006743-HDRB. 635-A W. San Francisco St.

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)

2. 2023-007058-HDRB. 213 Washington Ave. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio and Thom Ortiz Design LLC, agents for KGC Hospitality, LLC, owner, proposes to alter the entryway, alter the portal style, create new openings and replace windows and doors, and create an exterior seating area with a 40" high yardwall with pedestrian gate, hardscaping, and stucco. (Lani McCulley LJMcCulley@santafenm.gov)
3. 2023-006969-HDRB. 1249 Cerro Gordo Rd. Downtown & Eastside Historic District. Non-contributing. Paul Ludick, agent/owner, proposes to replace windows and doors and change opening sizes, reopen south portal, replace north portal, construct an east portal and gate. (Ramon Sarason RJSarason@santafenm.gov)
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)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, August 8, 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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JULY 13, 2023

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JULY 13, 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 5:38 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Ms. Amanda Mather (arrived at 5:53 pm)

MEMBERS ABSENT (EXCUSED)

Mr. Anthony Guida, Vice Chair
Mr. David Valdo

OTHERS PRESENT:

Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Gary Moquino, Historic Preservation Division Manager
Ramon Sarson, 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

MOTION: Member Aguilar Medrano moved to approve the agenda with amendments that include that under New Business, Item 1 is postponed

to July 25, 2023, Item 2 is postponed to August 8, 2023 and Item 7 is withdrawn. The motion was seconded by Member Biedscheid.

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

C. APPROVAL OF MINUTES:

1. June 27, 2023

MOTION: Member Biedscheid moved, seconded by Member Aguilar Medrano to approve the minutes of June 27, 2023.

VOTE: The motion passed by (2-0-1) roll call vote with Members Biedscheid and Aguilar Medrano voting in favor, none voting against and Member Bienvenu abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

Attorney Ruybalid apologized for not having any Findings of Fact and Conclusions of Law to approve this week. He was on leave and upon his return, he was working on some pressing matters. At the next meeting there will be several to review.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato brought up concerns about voting and said that a 2-0 vote is not a legal vote of the Board.

F. STAFF COMMUNICATIONS

None

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Rios explained the appeal process. She also noted that public comments would be limited to two minutes per speaker.

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) (**Postponed to July 25, 2023**)
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) (**Postponed to August 8, 2023**)
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)

STAFF REPORT

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 trailer 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.

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.

APPLICANT PRESENTATION

The following applicants were sworn in:

Tamara Acker, 1518 ½ Cerro Gordo Road, Santa Fe, NM.

Ryan Allen, 2395 Camino Pintores, Santa Fe, NM.

Mr. Allen said the applicant agreed with the findings of the staff.

PUBLIC COMMENT

Stefanie Beninato, PO Box 1601, Santa Fe, NM was sworn. She spoke about the window set back and the height of the stove pipe.

BOARD ACTION

MOTION: In Case 2023-006970-HDRB, 1518 ½ Cerro Gordo Rd., Member Biedscheid moved to approve as recommended by staff noting that the street scape in which this property sits exceeds the 50% of pitched roofs in the streetscape and that the pitched roof is allowed for this building and that the windows on the west facade and north facade are not visible from Cerro Gordo Road and are therefore allowed to be closer than three feet to the corners. The motion was seconded by Member Bienvenu.

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

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)

STAFF REPORT

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.

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.

APPLICANT PRESENTATION

Edgar Villaescusa, 19 Pueblo Garcia Road, Santa Fe, NM, was sworn. He explained the background of the case and the steps he had taken.

PUBLIC COMMENT

David Rasch, 21 Altura Road, Santa Fe, NM, was sworn in. He said there was already a status review to determine it was a contributing building with two primary elevations. The approval would have maintained that status with the amount of excessive work, but it was still maintaining its status and that's because the same materials were being used.

Stefanie Beninato, previously sworn, said she was concerned about demolition by neglect.

BOARD ACTION

Member Bienvenu said he was going to move that the contributing status be maintained but he is not taking the position that demolition is a foregone conclusion in this case. That remains to be determined and even if demolition were allowed in whole or in part that could be conditioned on reconstruction in kind which the Code does specifically provide for in an instance like this.

MOTION: In Case 2023-006955-HDRB, 578 West San Francisco St., Member Bienvenu moved to maintain the status of the structure as contributing. The motion was seconded by Member Biedscheid with a friendly amendment that the yard wall status remains contributing as well.

Member Bienvenu accepted the friendly amendment.

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

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)

STAFF REPORT

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.

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.

APPLICANT PRESENTATION

Scott Cherry, 2351 Fox Road, Santa Fe, NM, was sworn. He said the proposed portal was designed in a way to fit in with the house. The deck that is being removed is dilapidated. The stairs have already been removed with a previous permit. He felt like this is a very respectful design to bring forward. This is not publicly visible, it's all being done in the back of the house.

PUBLIC COMMENT

There were no public comments.

BOARD ACTION

MOTION: In Case 2023-006968-HDRB, 529 E. Palace Ave., Member Aguilar Medrano moved to approve the application as submitted and noted that the existing window on the east facade is remaining in place, it is just not shown on the drawing. The motion was seconded by Member Biedscheid.

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

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. (HeatherLambo)

STAFF REPORT

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.

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.

APPLICANT PRESENTATION

Paul Babcock, 423B Apodaca Hill, Santa Fe, NM, was sworn. He presented the case on behalf of the applicant, who are his in-laws who invested in the purchase of the property so that their grandkids could have a place to live. He said he is the sixth generation of the Apodaca heirs living on Apodaca Hill. His intent is to build his sons a home. He is fully committed to this community.

John W. Murphy, 2833 Plaza Verde, Santa Fe, NM, was sworn. He talked about the current deteriorations of the house. He said when he made the evaluation and came to the recommendation of non-contributing, it was more about it being a vernacular box. He agrees that the footprint has been in place and it's very rooted to the land. He said the condition of the house should be taken into consideration.

PUBLIC COMMENT

Stefanie Beninato, previously sworn, said the structure should be contributing.

Tyler Babcock, 423B Apodaca Hill, Santa Fe, NM, was sworn. He grew up in the house his parents built right down the driveway. The significance of family and being a local Santa Fean means a lot. It was hard seeing his uncle having to go because he couldn't afford to keep up the house. He feels fortunate and grateful that his parents are giving him and his brothers this opportunity. His intention is to get an education, but he intends to come back here, work here and be a part of the community.

BOARD ACTION

MOTION: In Case 2023-007020-HDRB. 425 Apodaca Hill, Member Aguilar Medrano moved to approve the application as submitted and maintain status as non-contributing to align with staff's recommendation. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-1) roll call vote with Members Biedscheid, Mather and Aguilar Medrano voting in favor and Bienvenu voting against.

- 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

Ms. Lamboy brought up the topic of outdoor dining. She wanted to get feedback from the Board. The purview of the Board would be strictly over the appearance and trying to focus on preserving what's special around town. Based on comments received from the Board, staff will draft standards and bring those back for the Board to review.

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Thursday, July 25, 2023

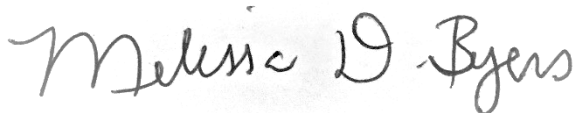
L. ADJOURNMENT

MOTION: Member Bienvenu moved to adjourn the meeting at 8:00 pm. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Mather Aguilar Medrano and Biedscheid 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
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2023-6552-HDRB

Address – 135 Grant Ave.

Agent’s Name – Hugo Iribarren

Owner/Applicant’s Name – O’Keeffe Research Center

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 23, 2023.

BACKGROUND

135 Grant Ave., known as the A.M. Bergere House, currently houses the Georgia O’Keeffe Research Center and is listed as significant to the Downtown and Eastside Historic District. The house was constructed by the U.S. Army in the early 1870s as part of the Fort Marcy Military Reservation in Santa Fe, which served as headquarters for the Military District of New Mexico. The building was one of six adobe houses constructed for commissioned officers and their families. Only the A.M. Bergere House and a second one, the Fort Marcy Officers’ Residence at 116 Lincoln Ave., have survived.

The architectural style was originally Territorial, elements of which still remain, including the west-facing entry porch. The pitched roof was replaced with a second story and the style was modified to Pueblo Revival in the mid 1920s. At this hearing the applicant requested approval of the following exterior alterations:

- 1) For security reasons, replace the existing wood double doors at the entrance on the south façade with aluminum-clad wood doors to match the existing profile and painted to match the existing color.
- 2) For security reasons, replace the existing wood door on the east façade with an aluminum-clad wood door to match the existing profile and painted to match the existing color.

Per the Historic Districts Code, SFCC § 14-5.2(D)(1), setting General controlling standards for significant, contributing and landmark structures, the removal of historic materials or alteration of architectural features and spaces that embody the protected status are prohibited. Per SFCC § 14-5.2(D)(5), controlling Windows, Doors and Other Architectural Features, sub § (a)(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. The Applicant has requested an exception to remove these two exterior doors and replace them with doors constructed of modern materials.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and

determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).

2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff found that all the exception criteria have been met and recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on all façades of significant or landmark structures, or on primary façades of contributing structures, shall be repaired or restored wherever possible.
9. The Applicant proposes to replace the entrance doors to the south-facing elevation and to replace the access door to the east-facing elevation. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the style and profile of the new doors would match those of the existing; the south-facing double doors will have divided-lite windows, and the east-facing door will have a paneled appearance similar to the existing door;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because some historic artifacts and documents are kept in the facility, there is a public interest in safeguarding these items, security of the facility is imperative; the existing wooden doors are worn, the wood construction is incompatible with modern security equipment and they are not fully secure; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to

reside within the historic districts: Other design options were considered but were deemed inadequate to provide the security necessary for this building.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and recommend approval of the Application.
2. The Board recommends approval of Items # 1-2 as set forth in the Application, as recommended by Staff, with the following additional conditions:
 - a. The replacement doors will be aluminum-clad wood doors, with the south-façade double doors to have a divided-lite window pattern and the east façade door to have a paneled appearance similar to the existing door at that location;
 - b. Drawings and specifications of replacement doors shall be reviewed and approved by Staff.
3. The Board recommends approval of the exception requested in the Application.

IT IS SO ORDERED ON THIS 25th DAY OF JULY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Kristine Bustos-Mihelcic, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2023-6852-HDRB

Address – 1233 Cerro Gordo Rd.

Agent’s Name – Positive Energy Solar

Owner/Applicant’s Name – William Earl

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 13, 2023.

BACKGROUND

1233 Cerro Gordo Rd. is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The two-story, 1,980-square-foot home is in a Spanish-Pueblo Revival style with some vernacular elements and sits below the Cerro Gordo grade on the north and west sides of the road. The County Assessor’s records indicate that a house was located on the property in 1967; however, aerial photography shows that the current structure was built between 1985 and 1987.

In 2018, the HDRB approved an exception in Case # H-18-035 for the parapets on the house to be raised 1’8” for the full height of the structure to be at 20’4” where the maximum allowable height is 13’8”, as well as an addition that increased the home to the existing 1,980 square feet. This case also provided approval of the 77-square-foot portal and 163 square feet of trellis between the first and second floors. The remodel made the house more closely styled to the Spanish-Pueblo Revival style from its original mix of vernacular and Spanish-Pueblo.

The Applicant now proposes to install a publicly visible rooftop solar array on the second-floor roof and on top of the second-floor trellis. An exception is requested for the placement of rooftop appurtenances not concealed by a firewall and visible from the street on which the building fronts, prohibited by SFCC Section 14-5.2(E)(1)(d).

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. **Historic Preservation Division Staff Recommendation:** Staff recommended approval of the exception to SFCC Section 14-5.2(E)(1)(d) to install publicly visible solar panels,

finding that all of the exception criteria have been met and that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Historic District Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(E)(1)(d), rooftop structures other than chimneys, flues, vents and aerials, shall be concealed by a firewall from the view of anyone on the street on which the building fronts.
8. The Applicant proposes to install a publicly visible rooftop solar array.
9. Staff determined that an exception to SFCC Section 14-5.2(E)(1)(d) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has conclusively demonstrated all the exception criteria:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: the character of this section of Cerro Gordo includes visible rooftop appurtenances due to the topography of the road, and the design of this solar array minimizes as much as possible the visibility of the solar array from the street;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: The location of the residence and topography of the road makes it difficult to avoid visible rooftop appurtenances; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: Because the property is below grade and shaded by the grade of the road, the vegetation, and varying heights of the structure limits the locations of viable solar collectors by other design options, which have been fully explored by the Applicant.
12. The Board recommends a finding that the Applicant has conclusively demonstrated all of the exception criteria.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the addition of rooftop solar collectors, as described in the project Application and as recommended by Staff.
3. The Board recommends to the Governing Body of the City of Santa Fe that the exception requested in the Application be approved.

IT IS SO ORDERED ON THIS 25TH DAY of JULY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2023-6758-HDRB

Address – 155 Grant Ave.

Agent’s Name – Hugo Iribarren

Owner/Applicant’s Name – O’Keeffe Research Center

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 23, 2023.

BACKGROUND

155 Grant Ave. is a commercial office building, listed as non-contributing to the Downtown and Eastside Historic District, with frontage on Grant Avenue and Marcy Street. It is directly connected on the east to an office building at 200 W. Marcy St. Both are currently owned by the O’Keeffe Foundation. The original, recent Santa Fe style building at 155 Grant Ave. dates to the 1940s and has undergone significant renovations since its construction. The conjoined buildings have entrances on the east, north, and west facades. The façades are characterized by deep-set, divided-lite windows with wood lintels.

At this hearing the applicant requests Board approval of the following items:

- 1) At the east entrance to the alleyway south of the building install a wood slat fence with gate at a height of 6’0”; and at the west entrance to the alleyway install a gate to a height of 5’6”, approximately 6” below the height of the adjacent 6’0” block wall separating 155 Grant Ave. and 135 Grant Ave., both painted white to match the fences at 135 Grant Ave.; and
- 2) Replace a non-historic wood door on the east façade of 200 W. Marcy St. with an aluminum door in the same style and white color to match the existing door.

Per SFCC § 14-5.2(D)(9)(c)(ii)(C), yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape. The average height of other yard walls and fences in the streetscape is 4’0”, and the Staff has determined that an exception to Section 14-5.2(D)(9) is necessary for the 6’0” and 5’6” heights.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
2. **Historic Preservation Division Staff Recommendation:** Staff finds that all the exception criteria has been met, and recommended approval of the application as it complies with

SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. The Applicant proposes to install a 6-foot fence with gate at the east end of an alleyway between two closely situated buildings, and 5-foot 6-inch gate at the west end of the same alleyway. The Staff determined that exceptions to SFCC Section 14-5.2(D)(9) would be required for approval of the Application, and the Applicant requested an exception.
7. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
8. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because the wood pickets will match in profile and color the white picket fence at the adjacent property, 135 Grant Ave.; the fence at the east end of the alley will be set back a half block from the street at the west edge of a parking lot which abuts Sheridan Street, and the gate at the west end of the alley will attach to a six-foot yard wall and will be six inches shorter than the wall;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because of the security required for the historically valuable items in 135 Grant Ave., the alleyway is largely obstructed from view, attracts unsheltered persons, and is hazardous in icy, winter conditions;
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because placement of the fence and gate at other locations would leave portions of the alleyway open to trespassers, concealed from public view, and would not solve the security issues;
 - d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: the buildings are situated in close proximity, creating a narrow alleyway, and the southernmost structure, at 135 Grant Ave., houses historic artifacts and documents for which protection is in the public interest;
 - e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of the actions of the Applicant; and

- f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1); the Board finds minimal impact, and to the extent there is any negative impact, it is outweighed by the public interest in protecting the contents of these buildings and the buildings, which are prominently situated in the historic downtown area.
9. The Board finds that the Applicant has conclusively demonstrated that all the exception criteria have been met.
10. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and recommend approval of the Application.
2. The Board recommends approval of Items # 1-2 as set forth in the Application, as recommended by Staff, with the following additional conditions:
 - a. The replacement of the wood door on the east façade of 200 W. Marcy St. shall be with an aluminum storefront door with divided-lites in light finish as proposed;
 - b. The tube-steel frames on the picket fence and gate design will match the Staff's recommendation;
 - c. The newly added fence and gate shall stand free of and shall not be attached to the structure of 155 Grant Ave.; and
 - d. The Applicant should update the drawings to reflect these design conditions for the approval of Staff.
3. The Board recommends approval of the exception requested in the Application.

IT IS SO ORDERED ON THIS 25th DAY OF JULY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2023-6851-HDRB

Address – 1677 Cerro Gordo Rd., Tract 11

Agent’s Name – Harvey Monroe

Owner/Applicant’s Name – Tom and Allison Trujillo

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 13, 2023.

BACKGROUND

1677 Cerro Gordo Rd., Tract 11, is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. No previous cases have been located for the property. The property is in a hilly, gated development with low-density zoning (R-1) near the eastern boundary of the City. The Applicant proposes to construct a single-story 1,281-square-foot free-standing guest house with two portals totaling 96 square feet on the east elevation:

1. The height of the structure will be 14’0” from finished grade and be 16’2” from the finished grade to the highest point on the slope as the structure steps up the hill going south to north. The maximum allowable height is 16’0”. (The applicant previously sought approval for a structure height of 18’2”, but has since redrawn the plans.)
2. The windows will be wood clad awning and casement windows with divided lites.
3. Rooftop appurtenances will include skylights and an HVAC system, neither of which will be publicly visible.
4. The ADU will be stuccoed using Sto synthetic “San Antonio Brown” stucco, and all wood will be in wood tones.
5. Retaining walls will be constructed along the north of the building and driveway with the maximum height of 6’0”.
6. There will be exterior lighting at the doors and garage, though no design is currently offered.

FINDINGS OF FACT

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

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

the proposed project and finds that the application complies with SFCC Sections 14-5.2 (D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The Applicants initially sought a height exception to section 14-5.2(D)(9) for the proposed structure height, 16'2", to exceed the maximum allowable height of 16', but the Applicants have since agreed to revise their plans and limit the structure height to 16'. Upon this revision, exception findings will be unnecessary.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report, exhibits, and testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves project Item #s 1 through 6 as set forth in the Application, as recommended by Staff, conditional upon the Applicants' submission and Staff's approval of revised architectural drawings depicting the structure height at a maximum of 16 feet.

IT IS SO ORDERED ON THIS 25th DAY of JULY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2023-6663-HDRB

Address – 230-C Rodriguez St.

Agent’s Name – Ju Tan

Owner/Applicant’s Name – Julie McCashin and Christopher Amos

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 23, 2023.

BACKGROUND

230-C Rodriguez St. is a two story, single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The architectural style is Recent Santa Fe style and it was constructed in approximately 1990. The existing area of the house is 2,455 square feet, situated in a cul-de-sac where Rodriguez Street dead ends near a northern edge of the Historic District. The proposed renovation and addition is planned for the southeast corner of the residence, away from Rodriguez Street, with no visibility from the public right of way.

The Applicants requested Board approval of the following items:

1. A 130-square-foot addition to the residence to enlarge an existing bedroom on the southeast end of the residence. The enlarged room will include a closet and corner masonry kiva.
2. New parapets to match existing adjacent parapet heights of 10’3”.
3. New 8’0” wide by 6’8” high two-panel sliding door on the southeast elevation and 6’0” wide by x 4’6” high window on the southwest elevation. The new door and window units will not have divided lites, which matches the existing doors and windows of the house as well as the other houses in the same cul-de-sac.
4. All exterior stucco will match the existing in color and texture (STO Synthetic Stucco, color: Pueblo).
5. Exterior light: An existing light fixture will be reused.

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommends a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Items # 1-5 as set forth in the Application, as recommended by Staff, with the following additional conditions:
 - a. Window frames shall be white and consistent with those on the existing residence.

IT IS SO ORDERED ON THIS 25TH DAY OF JULY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2023-6743-HDRB

Address – 635-A W. San Francisco St.

Agent’s Name – Richard Martinez

Owner/Applicant’s Name – Josephine Levy

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 23, 2023.

BACKGROUND

635-A W. San Francisco St. is a single-family residence adjoined to the north by 635-B W. San Francisco St., forming a duplex, both of which are listed as contributing to the Westside-Guadalupe Historic District. The duplex is built in the Territorial style. The south, street-facing façade consists of a single, apparently non-historic, window with a wrought-iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south façade and portion of the east façade contribute to the West San Francisco Street streetscape.

According to a report by architectural historian John W. Murphey titled *La Casa de Julianita*, dated January 24, 2022, the residence has been described as “one of the oldest adobes on W. San Francisco,” but it is difficult to pinpoint the home’s date of construction. The 1912 King’s Map is unhelpful, as no current house footprint on the block matches the map. The 635 W. San Francisco St. address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on early aerial photographs, including a fuzzy image from 1936 which shows the area still in agricultural production. The residence was brought before the Historic Districts Review Board on April 25, 2023 (see Case # 2023-6626-HDRB) for primary façades designation. The decision of the Board was that the south façade be designated as primary.

The Applicant requested Board approval of the following items:

- 1) Demolish and reconfigure the existing block, stucco, and coyote fence courtyard walls to a height of 6’0”.
- 2) Build a portal addition on the east façade of 72 square feet in the Territorial style to a height of 10’6” (18” below the height of the existing residence’s parapet height). Maximum allowable height is 12’0”.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth

- in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
 3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommended a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside Guadalupe Design Standards.
 4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
 5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
 6. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
 7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
 8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 25TH DAY OF JULY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-006937--HDRB

Project Description: 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

Project Location(s): 404 APODACA HILL
Santa Fe, NM 87501

Contacts:

Applicant: Richard & Paige Vansickle & Webster

Property Owner: Richard & Paige Vansickle & Webster

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: North

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 3640

Year of Construction: 1933

Project Type: Remodel

Historic Building Name: Maria Apodaca Vigil House

City of Santa Fe, New Mexico

memo

DATE: July 25, 2023
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

Case # 2023-006937-HDRB

Address: 404 Apodaca Hill
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:** height/pitch calculation &
2023-006848-HDRB case docs

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:**

STAFF RECOMMENDATION:

Staff finds that all the exception criteria for Section 14-5.2(D)(9) to exceed the maximum allowable height and Section 14-5.2(D)(9)(d) to construct a pitched roof where one is not allowed are met. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Standards.

BACKGROUND & SUMMARY:

The structure at 404 Apodaca Hill is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The 1,431 sq. ft. single-story Maria Apodaca Vigil House is constructed of adobe with a hipped roof and was built around 1933 in a vernacular style.

An addition at the west elevation was constructed circa 1987. At the same time a porch was added to the east elevation. The home has textured stucco in a faded amarilla tone. The roof is noted to have “slight shed pitch” in corrugated iron in the 1983 HCPI form. The roof is currently sheathed with corrugated metal panels. The main historic residence door of the original structure faces north and is the primary entry to the structure. The north elevation porch has five crumbling concrete steps. The main entrance door is a divided 3/4-glass door divided into nine lites and does not appear to be historic. The door sidelights have five panes each. The porch roof decking has large vigas topped with wide boards. A wood lintel runs above the opening. The beam is carved with a repeating pattern of stars and circles. The non-historic plywood structure to the west end of the north façade shelters the stairs to the basement.

Later, an entry on the east side of the house was installed prior to 1983. Most of the existing windows appear to have been installed in the 1950s and are steel casement windows. The south elevation has two windows that appear to be older wood 3/3 sash windows.

The north elevation, excluding the non-original elements consisting of the steel casement windows and the plywood stair covering, was designated the primary façade on June 13, 2023, under case 2023-006848-HDRB.



Now, the applicant proposes the following exterior alterations:

- 1) Change the roof line by removing both roofs and the crumbling bond beam and constructing a new roof. Existing roofs consist of a low hipped metal roof of less than 1/12 and an older flat roof of unknown materials. The new roof will be a hipped roof with

- a 1.4/12 pitched roof clad in corrugated steel panels. The existing roof to the top of the pitch is 18'4" in height, the new roof will be at 18'10" where the maximum allowable height is 15'7". 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. A gutter system will be installed on the south side of the roof to divert water from draining on the neighboring lot.
- 2) Replace the roof on the west side addition with a 1.4/12 pitch roof clad in corrugated steel panels to match the new roof of the main portion of the residence.
 - 3) Demolish the west side porch cover and slab and infill the door.
 - 4) Replace all windows with aluminum clad windows painted white with divided lite windows. This will include two 4/3 windows on the north elevation. a 2/2 and a 2/3 and increasing a 2/2 to a 3/2 on the east elevation. The south elevation will include removing a 2/3 wood sash window and infilling the location, removing the 4/4 steel casement window and installing with two 2/2 windows on either side of the fireplace, and replacing the double 2/3 wood sash window with a 4/2 window. All of the windows on the south elevation are proposed to have a 1-hour fire rating as required on the property line. The west elevation windows will continue to be 4/3 and 2/2 windows. The window on the north side of the 1980s addition will be a 3/3 casement window.
 - 5) Remove and infill the door on the south side of the 1980's addition.
 - 6) Replace the 7' wide window of the 1980's addition on the west side of the structure with French doors.
 - 7) Install an "adobe lite" zero clearance wood burning fireplace at the window on the south elevation. This type of fireplace will have no exterior change to the wall but will have a chimney. The wall is at the zero-lot line so this will prevent encroachment on the neighboring lot.
 - 8) Construct a free-standing carport on the east side of the house. The carport will be constructed of 8" by 8" beams and post, painted white with a 3/12 rise corrugated steel roof to match the residence. The carport will be to a height of 13'0".
 - 9) Construct a garden fence to the maximum allowed height of 6'0" with antique wood gates, stucco columns, and latilla fencing on the north and west sides of the house. The surround at the gates will be to a height of 8'0" and the pilasters will be at 6'6". The latillas will be at an even height with no variation. Electric lanterns will be installed on the posts of the antique gates. The enclosure will include hardscaping, a patio, walkways, and landscaping.
 - 10) Construct a deck on the west side of the structure.
 - 11) Demolish the plywood structure over the exterior stairs to the basement and replace it with a 3'0" high stucco wall around the stairs.
 - 12) Stucco entire residence in cementitious stucco similar in color to Sto "San Antonio" brown in a battered effect.
 - 13) Demolish two non-historic sheds on the northwest portion of the property. These were previously removed, but approval is still required to be consistent with the proposed site plan.

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.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(9): The applicant requests an exception to exceed the maximum allowable height of 15'7".

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

Applicant Response: Apodaca Hill has a variety of flat roofed houses (mostly 11-12' tall) and pitched roof houses, ranging from 15'-18'. 404 Apodaca Hill sits on a hill and is taller (16') than the other flat roofed houses on the road.

Our proposed hip roof design would blend with the other styles and heights of houses in the neighborhood.

Please see pictures of houses on Apodaca Hill.

Staff Response: Staff agrees with this statement. Apodaca Hill is a variety of roof types and heights range from 11'0" to 18'0". This particular streetscape consists of an average height of 16'6" with heights ranging from 12'4" to 23'3". (Please note that the maximum allowable height calculation excludes all non-contributing structures exceeding 16'0" in height. Which is why the maximum allowable height is lower than the full street average.) This residence exists at 18'4" to the center of the existing pitch.

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

Applicant Response: Keeping the height of the building as is would present a hardship to the applicant because the current roof and bond beam are not safe. Both roofs and bond beam need to be replaced with a new roof starting at the 14'6" height of the walls.

Staff Response: Staff agrees with this statement the bond beam is visibly crumbling and needs to be removed.

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

Applicant Response: Though it will be higher than the existing roof, the replacement hip roof we propose will begin its slope at 14'6" and gently slope to a finished height of 18'9" on the North side. We are not able to start at a lower height than 14'-6". A flat roof is not in proportion to the height of the building or the other flat roofed houses in the neighborhood.

We believe the hip roof is an appropriate way to relieve the stark height of the existing building yet blend with the Northern New Mexican architecture of Apodaca Hill and Upper Canyon Road.

This design has been used on many older adobe structures in Northern New Mexico.

On the South side, the finished height of the roof will be 15'4" which is below the 15'7" maximum height of the regulations.

Staff Response: Staff agrees with this statement. The property has a slope with the highest point on the south and the lower on the north which causes minor varying heights on each elevation. Currently the residence is at 18'4" to the top of the existing pitch.

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

Applicant Response: Apodaca Hill Road rises from Upper Canyon Road and has both steep and gradual changes in elevation along the road. 404 Apodaca Hill has a significant elevation gain from the north side to the south side. The South side of the house has no exposed foundation. It is currently 12'7" high. The primary North face of the house has 3'6" of exposed foundation and the addition of a 2nd roof creates the current height 16'. The slope of the land around the house causes the actual height to vary greatly.

Staff Response: Staff agrees with this statement. The slope is a special circumstance that causes the overall height of the structure to appear to be greater than it is.

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

Applicant Response: The house currently has two roofs sitting atop 14'6" adobe walls. Our proposal would include removal of both and replacement with a single roof. The construction of the new roof would begin at a maximum height of 14'6" and slope using a 3" to 12" ratio to a maximum height of 18'9" on the North side.

The building height on the south side would be lower than the recommended 15'7" height.

Staff Response: Staff agrees with this statement. The property has a slope with the highest point on the south and the lower on the north which causes varying heights on each elevation. The current residence is 18'4" to the top of the existing pitch.

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

Applicant Response: The proposed height is within the range of the heights typical to the neighborhood. It will harmonize with the other neighborhood homes.

Staff Response: Staff agrees with this statement. Apodaca Hill is a variety of roof types and heights range from 11'0" to 18'0". This particular streetscape consists of an average height of 16'6" with heights ranging from 12'4" to 23'3".

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(9)(d): Staff request an exception to construct a pitch where one is not allowed.

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

Applicant Response: The current streetscape of Apodaca Hill is an undulating road with rises and falls in the terrain. The surrounding houses are low (11'-12') flat roofed, and some are pitched roof houses with heights of 15' to 18'. (Please see pictures of houses on Apodaca Hill.)

Our proposal will blend with the neighborhood and will not damage the character of the district.

Staff Response: Staff agrees with this statement. The house has a lower pitch currently and blends in with the neighborhood. However, the proposed higher pitch is the same as the existing pitch and will continue to blend in with the neighborhood.

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

Applicant Response: The current pitched roof is not structurally sound or in good repair which presents a hardship to the applicant. A new roof is required. The pitched roof would help with the long-term care of the original adobe structure by directing water away from the walls by providing an overhang at the wall edge. This will help the overall structure remain sound for years to come.

Staff Response: Staff agrees with this statement. The roof must be replaced and a replacement pitched roof on the sloped site will assist with keeping water off the original adobe structure which in turn should help it remain healthy for some time. Keeping the slope at the existing pitch will not cause injury to the public welfare.

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

Applicant Response: The homes on Apodaca Hill are made up of a mixture of both flat and pitched roofs. We have opted for a low-rise hipped roof which is in keeping with the Northern New Mexico rural atmosphere of Apodaca Hill.

Staff Response: Staff agrees with this statement. The streetscape consists of 31% pitched roofs which indicates a variety of roof styles.

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

Applicant Response: This residence has two roofs. The publicly visible second roof is pitched has been on the residence for an indeterminate amount of time but at least since the 1980s. It blends into the neighborhood and is one of the first houses on Apodaca Hill. This is what the current neighborhood is familiar with. We propose to keep the current hip roof design which is peculiar to the building. We propose a steeper pitch of 3" to 1' to be in

better proportion to the height and square shape of the building. However, we have included alternate elevation drawing showing a 2” to 1’ pitch if the Historic Districts Review Board determines that the 3” to 1” roof line is disproportionate to the neighborhood.

Staff Response: Staff agrees with this statement. The visible roof is pitched and has stood as such for an extended period of time. Placing a roof similar in slope as the existing will continue to blend with the neighborhood. ** Staff notes here that the applicants’ response does not reflect the most recent revision of the overall slope design. The slope is no longer planned at 3/12 it is now planned at a lower slope of 1.4/12 which is the existing slope.

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

Applicant Response: The house currently has a low-pitched hip roof. We propose a new hip roof with a higher pitch to complement and be in better proportion to the building.

Staff Response: Staff agrees with this statement. The visible low-pitched roof has been on the home since the 1980s and is not a result of the actions of the applicant. However, the roof pitch should be similar to the existing pitch as much as possible to retain the existing character of the building. The most revised version does lower the pitch to match the existing pitch.

** Staff notes here that the applicants’ response does not reflect the most recent revision of the overall slope design. The slope is no longer planned at 3/12 it is now planned at a lower slope of 1.4/12 which is the existing slope.

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

Applicant Response: The hip metal roof we propose is very much within the style, format, proportions, and materials of Northern New Mexico vernacular of historic buildings.

Staff Response: Staff agrees with this statement. The roof pitch is similar to the existing pitch to retain the existing character of the building.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and

- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Windows & Doors:

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

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(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 aials, 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


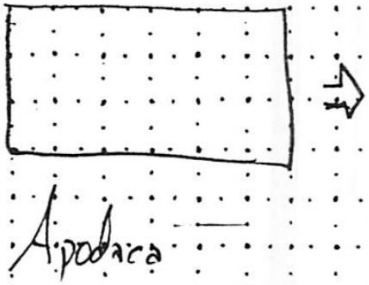
(2) Recent Santa Fe Style

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

building threatened? yes		surveyed date <u>26-6-83</u> by <u>MB</u>		county <u>Santa Fe</u>		ID no. <u>051600947</u>	
field map <u>Santa Fe, New Mexico</u>		number <u>1</u>		UTM reference easting zone <u>12 13</u>		northing	
location description <u>404 Apodaca</u>				city/town <u>Santa Fe</u>			
				land grant/reservation			
building name				legal description tensp <u>17</u> N <u>5</u> range <u>10</u> E <u>4</u> sec <u>30</u> NE <u>1/4</u> SE <u>1/4</u>			
film roll by <u>M</u> no. <u>20</u>		negative nos. <u>10</u>		loc. of neg. <u>APB</u>		plan shape	
							
				date of construction <u>1933</u> estimate _____ actual _____			
				source <u>neighbor</u>			
				use present <u>residential</u> other _____ historic <u>residential</u> other _____			
				condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deteriorating			
style <u>Territorial Vernacular</u>		foundation material <u>Concrete</u>		degree of remodeling <input checked="" type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> major		describe:	
		wall material/surface <u>Stucco</u>		surroundings <u>Ros</u>			
architectural features <u>Windows 2 & 3 lite metal casement, stone sills</u> <u>concrete sills</u> <u>Elaborately incised lintel over entrance</u> <u>Roof - slight shed-pitch - corrugated iron</u>				relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar			
				district potential <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> ?			
				significance <input type="checkbox"/> eligible <input type="checkbox"/> of <input type="checkbox"/> none			
				if eligible interest			
comments wall hedge wire fence wood fence landscape street trees stone curb O setback cequia				why?			
Streetscape <u>None</u>				associated buildings? <input type="checkbox"/> yes what type?			
				if inventoried, list ID nos.			
				see back? <input type="checkbox"/> yes			

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 12, 2023

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947 4. County: Santa Fe Parcel # 12943232
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: April 7, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: 1984 <input checked="" type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6778733,-105.9144029		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: Built around 1933, the Maria Apodaca Vigil House sits on a slight rise on the west side of Apodaca Hill, overlooking family property. It is oriented north to this view, but its everyday entrance is on the east side parallel to the road. The boxy, vernacular house is fenestrated with mostly steel windows from the 1950s, with a few assumed earlier units on the south elevation. <i>Continued on Page 5.</i>		
12. Who uses the property?		
13. Construction Date: Date: Before 1958 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input checked="" 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: Richard Van Sickle

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

Current owner: Richard Van Sickle and Webster Paige

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: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947	4. County: Santa Fe																																									
		5. Date of Survey: April 7, 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 checked="" type="checkbox"/> Other: Corrugated Metal				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 type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat w/hipped <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 checked="" 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:																																								
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>Single-Hung</td> <td>Wood</td> <td>3/1</td> <td>3</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-6F-3C</td> <td>4</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>2-2</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>3-3</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>3</td> </tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Single-Hung	Wood	3/1	3	Combination	Steel	3C-6F-3C	4	Casement	Steel	2-2	2	Casement	Steel	3-3	1	Sliding	Aluminum	1-1	3	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>Plank</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>1/2-Light (4lts)</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>3/4 Light (9lts)</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>			Type	Style	Material	Number	Single-Leaf	Plank	Wood	1	Single-Leaf	1/2-Light (4lts)	Wood	1	Single-Leaf	3/4 Light (9lts)	Wood	1
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12. Chimneys <input checked="" type="checkbox"/> <input type="checkbox"/> N/A		13. Porches <input checked="" type="checkbox"/> <input type="checkbox"/> N/A Type: <input checked="" 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 #1 Date: c.1950-60s; installation of steel casements windows; visual and material evidence #2 Date: Post-1987; addition at rear and porch at front; aerial photographs																																												

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: Vernacular

17. Documents Available and Their Locations

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

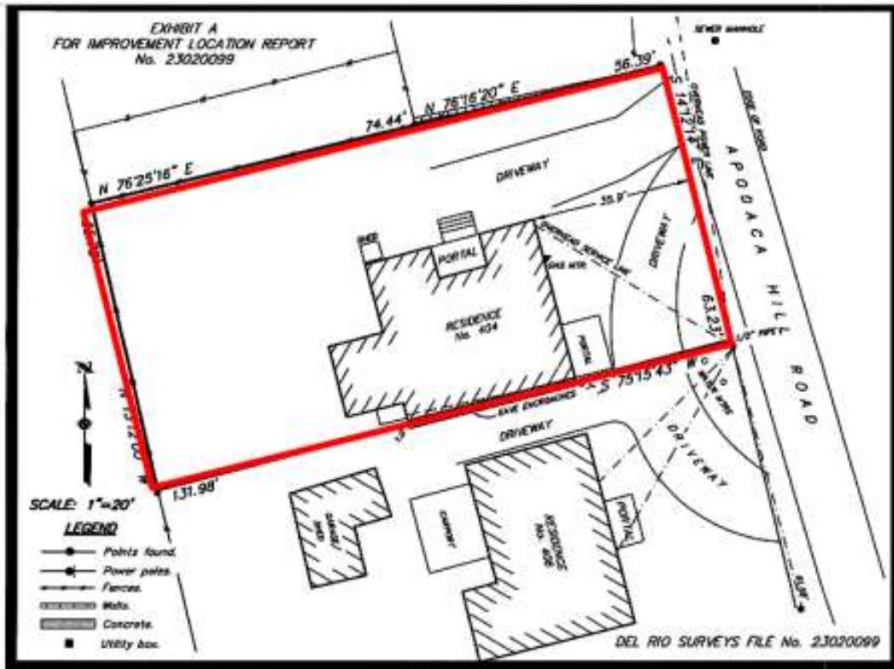
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Undated survey plat. Courtesy Del Rio Surveys.



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Architectural Description Continued

Setting

The roughly 1,431 square foot single-story house sits near the bottom of Apodaca Hill, in what historically was called the “lower” area and represented initial settlement. Based on an earlier survey and historical records, it was likely built in the early 1930s as the Apodaca family expanded. The older Apodaca family homes sit north of the house at a slightly lower elevation (Fig. 2). The subject dwelling stands on the west of the road, close to another residence that was also associated with the family (Photo 2). There is no landscaping, with the only improvement consisting of gravel spread across the front area.

House

The house contains two bedrooms, 1.5 baths, a kitchen, and a combined living/dining room. It sits over a small, roughly-constructed basement. Post-1978 changes include an addition attached to the rear and a porch built across the east side (Figs. 3-5). It is finished in textured stucco in a faded amarilla tone. Sections of the foundation rise above grade. The roof is sheathed with corrugated metal panels. The house exhibits vernacular construction and a traditional floor plan. It is in poor condition.

East

The publicly visible façade faces Apodaca Hill. The basic composition of the building, consisting of plain walls fenestrated with steel or wood windows, is demonstrated along this elevation (Photo 3). The home’s shallow-hipped roof is visible from this side and appears to have been added to improve drainage. A wood door darkened by a non-historic porch is tucked into the south corner. The door awkwardly opens to the main bathroom. The approximately 108 square foot porch was constructed after 1978 and sits on a concrete pad. The presence of the porch may indicate a reorientation of the primary entry to be more conducive to the automobile.

North of the door are several windows, all standard steel casement units with exterior hinges. The openings have deep reveals and terminate with cement sills.

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South

Standing only a few feet from the adjacent house, the south elevation shows a mix of older and replacement windows (Photos 4 & 5). The older windows are 3/1 wood sash, arranged in single and paired groupings. A large 3-6-3 combination steel window occupies the center of the wall. Like the windows across the east elevation, they are placed deep in the wall and have rough cement sills. Running above them is a long piece of plywood that works as a fascia and potentially masks roof trussing. At the west end begins the post-1978 addition. Set back from the wall of the main house, it is entered through an older wood door that may have been repurposed from another building.

West

The non-historic addition dominates the west elevation (Photo 6). The roughly 208-square-foot frame structure has an exaggerated overhang and is fenestrated with sliding aluminum windows on its three sides. The exposed portion of the original house contains a combination window similar to other windows in the house.

North

The most significant side of the building is its north elevation. The nearly symmetrical façade is divided into three bays, consisting of a centered recessed entry flanked by rectangular openings holding steel casement windows (Photo 7). The porch, approached by five crumbling concrete steps, has a 3/4-glass door divided into nine lights (Photo 8). The door is hung on butted hinges, and doesn't appear to be very old. Bracketing the door are sidelights, each with five panes (Photo 9). The porch roof decking has large vigas topped with wide boards. A wood lintel runs above the opening. The beam holds interest as it is carved with a repeating pattern of stars and circles (Photo 10).

A plywood structure is attached to the west end of the façade, sheltering the stairs to the basement.

Interior

The interior was not accessible during the survey, but its composition is known through real estate photographs and communications with the current owner. The formal door

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at the north opens to the large room that may have originally served as a *sala*. Small rooms holding the original kitchen, bedrooms, bathroom, and other spaces are flanking to the left and right. The bedrooms are simple, square rooms with no closets or molding. The full bath has fixtures as the same as the steel windows (Photo 11). The current kitchen is situated in the addition.

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.¹ Named after José 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.² The subject house is tied to the Apodaca family, as it was owned by Emitterio’s granddaughter, Maria Apodaca.

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 the dirt road were homes occupied by the Apodaca, Valdez, Gonzalez, Rivera, and Armijo families. Many were interrelated by marriage. The house under study was first given the address 1228 Canyon Road, which stuck until the late 1950s when it was assigned a new address of 404 Apodaca Hill.

Maria and Salomon

Maria, born on Christmas Day in 1908, grew up on the hill. She was the oldest child of Marcelino and Marcelina Apodaca. Her father, who worked as an electrician at the power company, was the son of Emitterio and Rosario Apodaca, the progenitors of

¹ Valentin Valdez, *Mi Vida en Santa Fé* (Santa Fe: Valentin Valdez, 2nd ed., 2011), 11.

² The following historical overview represents archival and public records research conducted by the author for this and previous HCPIs on Apodaca Hill, expanded with telephone conversations with family members.

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Apodaca Hill. According to family history, Maria’s grandfather on her mother’s side, David Rodriguez, a prominent sheep rancher, gave the land that Cristo Rey Church and the parish school would be built on.³

The 1920 census documents Maria, then going by Mary, living with her parents and four younger siblings. If the sequence of the census visit is accurate, they were living next door to Manuel Apodaca, the blacksmith, and her uncle.⁴ She was attending school – as were her siblings – and could read, write, and speak English.⁵

In 1926, Maria married Salomon Vigil, a native of Pecos who had moved to Santa Fe the same year. Born in 1902, Salomon served after World War I in the United States Army Quartermaster Corps at Fort Bliss. In Santa Fe, he went to work with the New Mexico Power Company and likely knew Maria’s father. The 1930 census found the couple living in a rented home with three children, Elijo, Petrita, and Dolores, aged four months to two-and-half years old.⁶ Seven years later, Salomon died of a prolonged illness, leaving Maria, then 29, with seven children to raise.

The 1940 census, still using the address 1228 Canyon, indicates Maria owned the home but had no source of income.⁷ The following enumeration in 1950 repeats the same information.

In the same decade, the path passing in front of her house was designated Apodaca Hill. The naming likely coincided with the extension of city sewerage. Before that, it had no name and seemed to serve more as a path for sheep and goats than automobiles.⁸ The houses along Apodaca Hill were renumbered and given addresses starting at 400;

³ Pricilia Apodaca, Telephone Interview with John W. Murphey, April 14, 2023. Pricilia’s husband was the brother of Maria Apodaca. The story is retold in “Monsignor Pat’s Will Be Second Grave in Cristo Rey Yard,” *Santa Fe New Mexican*, February 7, 1964, 9.

⁴ This is confirmed by a family member; Apodaca, Telephone Interview with Murphey.

⁵ U.S. Census Bureau, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 1A; Enumeration District: 127.

⁶ Ibid., 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 5B; Enumeration District: 0003; FHL microfilm: 2341134.

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

⁸ Apodaca, Telephone conversation with Murphey.

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however, the households continued to receive mail at Manuel Apodaca’s home and blacksmith shop. The subject house got its new designation (404 Apodaca Hill) by 1959.⁹

Maria experienced a tragedy in 1965 when her daughter, Angelina, died in an automobile accident near Airport Road.¹⁰ Maria Apodaca Vigil passed away on October 20, 1991, at 82. She is buried with her husband at Santa Fe National Cemetery. Various children continued to live in the house, the last being daughter Josina Vigil, who died in 2021.

Evaluation of Historical Status

While in rough shape and exhibiting little architectural significance, the house is over 90 years old and is associated with the family that built up the neighborhood. The most significant aspect of the home is its recessed porch at the north elevation. This space, with its formal door and carved beam, is important. Other elements of this façade (steel windows and the plywood structure) are not original and distract from its character and historic design.

Considering the above, the recommendation is to upgrade the house to Contributing status, with the north elevation (minus distracting elements), designated the primary façade.

⁹ This is based on its first appearance in a city directory of the same year.

¹⁰ “Santa Fean Killed in Car Crash,” *Santa Fe New Mexican*, September 22, 1965, 1.

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Illustrations

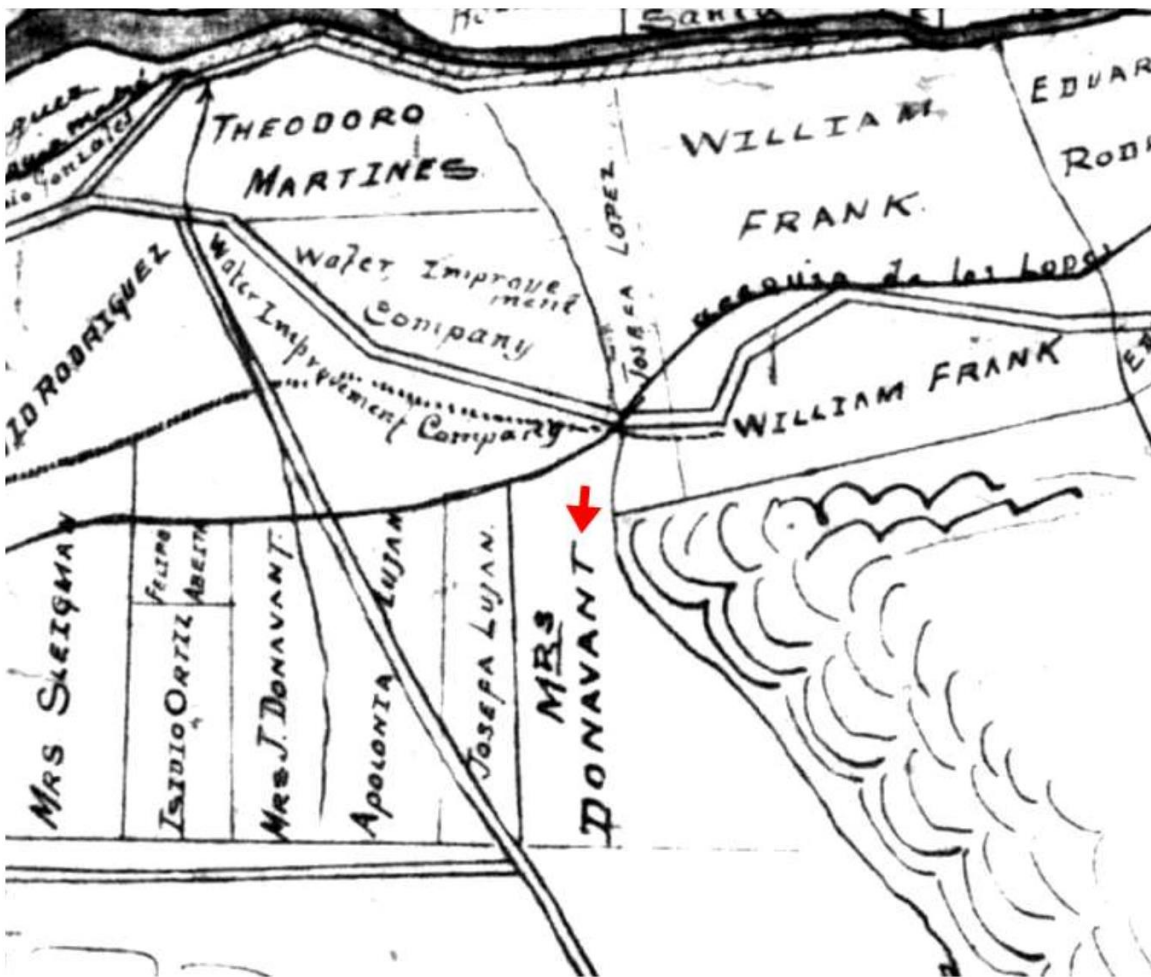


Figure 1: William White, "Sketch Map of Grants Within Santa Fe Grant," 1891. Arrow indicates approximate location of future subject house.

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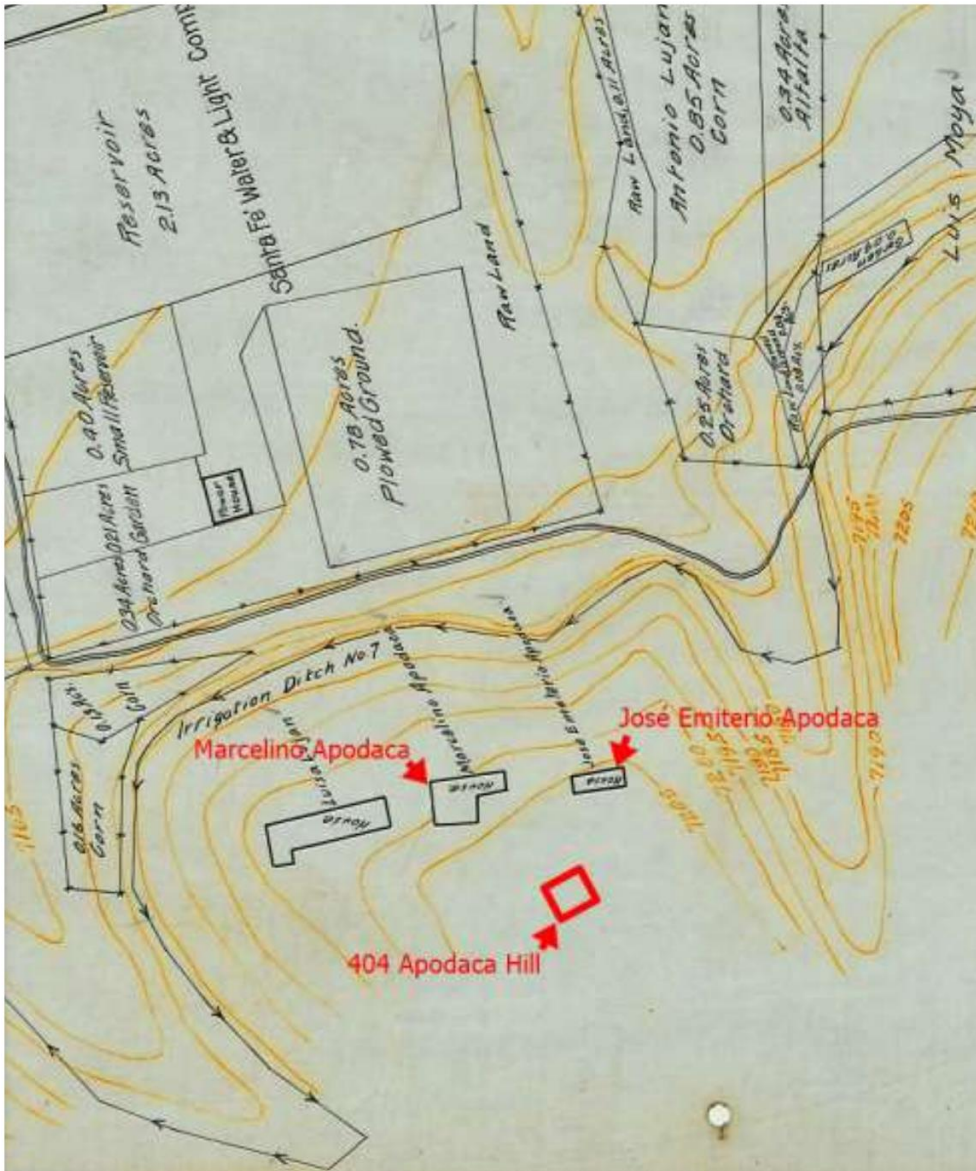


Figure 2: State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919), Sheet 8. Apodaca homes indicated; subject house does not appear on map.

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**Figure 3: c.1936-37 aerial photograph.
Subject house is highlighted.**

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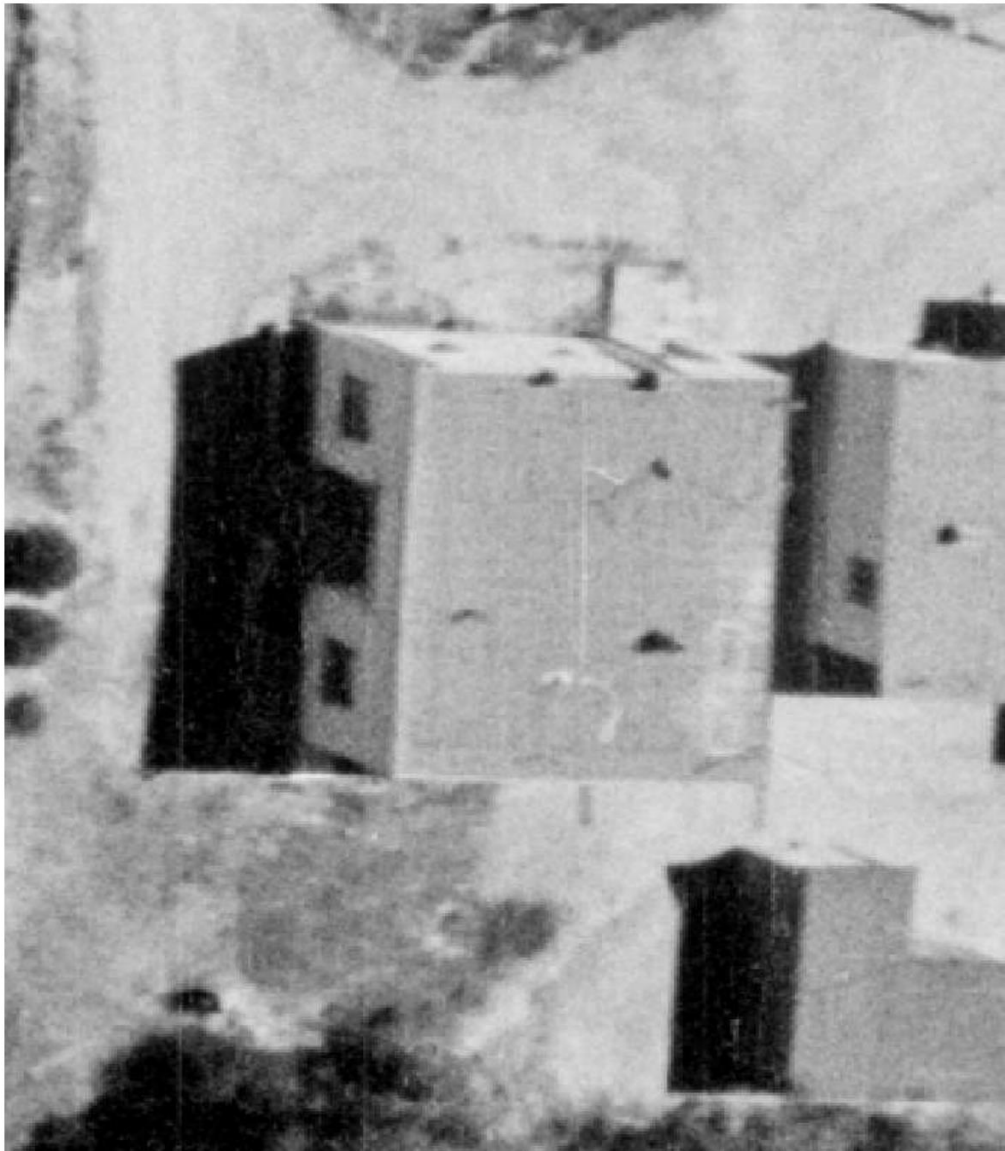


Figure 4: September 25, 1960, aerial photograph.

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**Figure 5: September 11, 1978, aerial photograph.
Note there is no west addition or east porch.**



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Survey Photographs

(All images were taken by Giulia Caporuscio on April 7, 2023, unless otherwise noted, and edited by John W. Murphey).



Photo 2: 406 (left) and 404 (right). Camera facing northwest.

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Photo 3: East elevation, camera facing west.

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Photo 4: South elevation. Camera facing northwest.

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Photo 5: West end of south elevation; addition at left. Camera facing north.

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Photo 6: West elevation. Camera facing east.

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Photo 7: North elevation. Camera facing south.

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Photo 8: North elevation. Porch. Camera facing up.

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Photo 9: North elevation. Front entry door. Camera facing east.

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		NRHP	SRCP	Criteria A B C D	
1. Name of property: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947			
		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 10: North elevation. Beam above entry vestibule. Camera facing up.

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

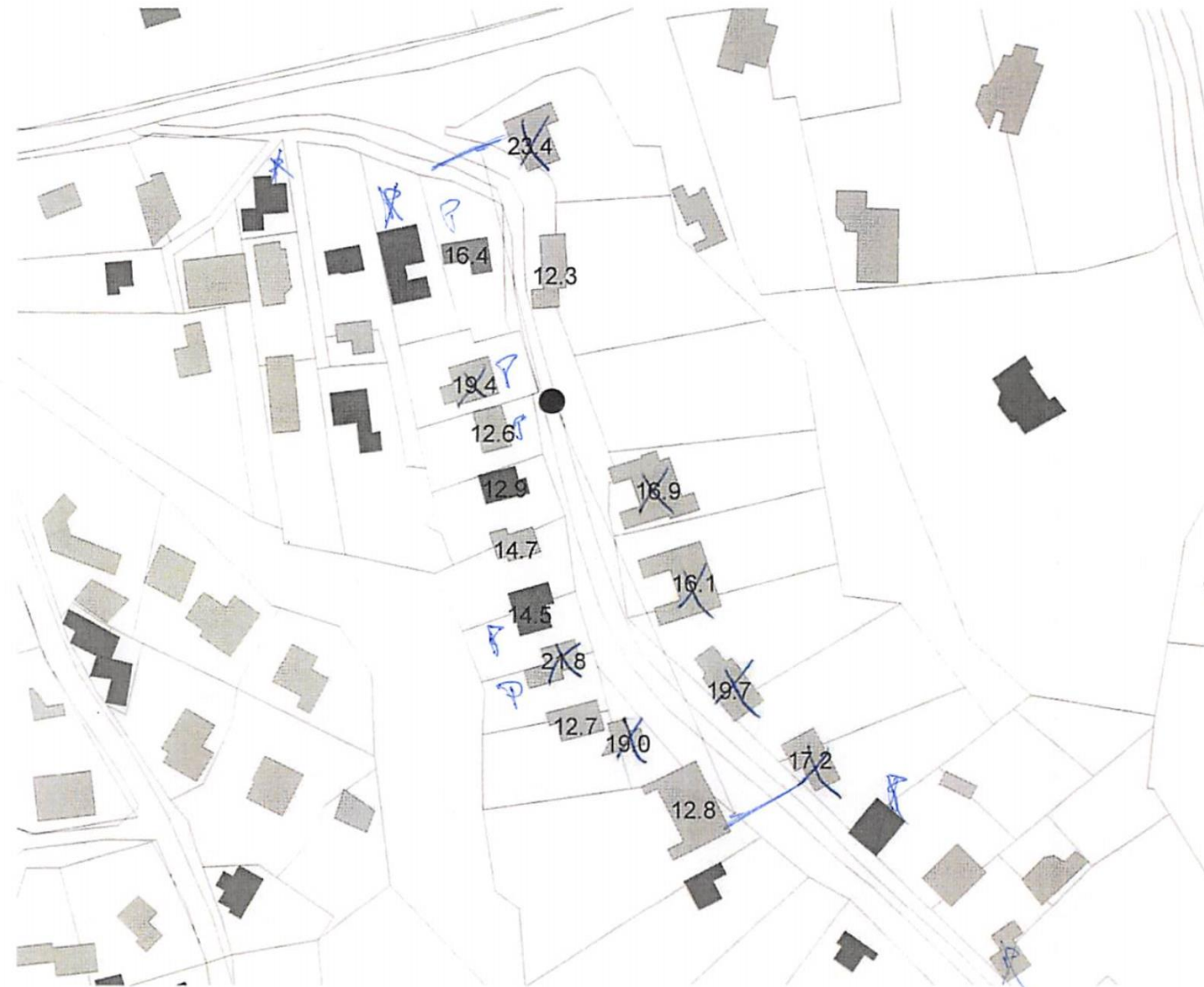
Historic Preservation Division, New Mexico Department of Cultural Affairs

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: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947			
		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 11: Main bathroom. Fixtures.
Richard Van Sickle. April 2023.

405/407 Apodaca Hill Height Calculation

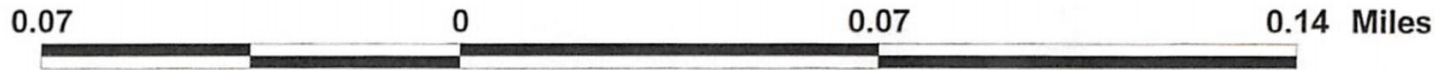


*P = 5
 Count = 16
 31% Pitch
 No Pitch
 Allowed*

Total: 108.9
 Count: 8
 Average: 13.6
 Maximum Allowable Height: 15' 7"

DAR
 10.13.04

- Building rooflines**
-  L
 -  S
 -  C
 -  N
 -  NA
 -  NON
 -  NR
 -  Sfbldg.shp
 -  Sfeor.shp
 -  Sfparcll.shp
 -  Hdist.shp





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: <u>404 APODACA HILL</u>
Date Submitted: <u>MAY 22, 2023</u>		<u>SANTA FE, NM 87501</u>
Property Owner of Record: <u>PAIGE WEBSTER, RICHARD VAN SICKLE</u>	Proposed Construction Description:	
Applicant/Agent Name:	<u>REMODEL EXISTING HOME, ADD CARPORT+WALL</u>	
Contact Person Phone Number: <u>919 216-2012</u>	TOTAL ROOF AREA: <u>Approx 1800 SQ FT.</u>	
Zoning District: <u>EAST SIDE HISTORICAL</u>	Lot Coverage: <u>20</u> %	
Overlay: <input type="checkbox"/> Escarpment	<input type="checkbox"/> Open Space Required: _____	
<input type="checkbox"/> Flood Zone*	Setbacks:	
<input type="checkbox"/> Other: _____	Proposed Front: <u>12</u> Minimum: _____	
Submittals Reviewed with PZR:	2 nd Front? _____	
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans	Proposed Rear: <u>0</u> Minimum: _____	
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Proposed Sides: <u>L 18 R 16</u> Minimum: _____	
Supplemental Zoning Submittals Required for Building Permit:	Height: Proposed _____	
<input type="checkbox"/> Zero Lot Line Affidavit	Maximum Height: _____ or	
Access and Visibility: <input type="checkbox"/> Arterial or Collector**	<input type="checkbox"/> Regulated by Historic Districts Ordinance	
<input type="checkbox"/> Visibility Triangle Required	<input type="checkbox"/> Regulated by Escarpment District	
Use of Structure: <input checked="" type="checkbox"/> Residential	Parking Spaces:	
<input type="checkbox"/> Commercial Type of Use: _____	Proposed <u>2</u> Accessible _____	
Terrain: <input type="checkbox"/> 30% slopes _____	Minimum: _____	
	Bicycle Parking**:	
	Proposed: _____ Minimum: _____	
	** Commercial Requirement	

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

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

PAIGE WEBSTER (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.
Paige Webster MAY 22, 2023
 SIGNATURE DATE

To Be Completed By City Staff:	<u>2023-007029-PAR</u>
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u>	
<input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u>	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u>	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Stephanie Perca</u> DATE: <u>6/23/23</u>	
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

City of Santa Fe, New Mexico

**Historic Districts Review
Board**

**Previous Case
2023-006848-HDRB
Status Review
404 Apodaca Hill**

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

Case # 2023-6848-HDRB

Address – 404 Apodaca Hill

Agent’s Name – Rick Van Sickle and Paige Webster

Owner/Applicant’s Name – Rick Van Sickle and Paige Webster

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 13, 2023.

BACKGROUND

404 Apodaca Hill, is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The 1,431-square-foot, single-story Maria Apodaca Vigil House is constructed of adobe with a flat hipped roof, and was constructed around 1933 in a vernacular manner. At this hearing, the Applicant asked the Board to review the structure’s historic status and to designate primary facades, if applicable.

The home has textured stucco in a faded amarilla tone. The roof has a slight shed pitch, sheathed with corrugated metal panels. The main residence door of the original structure faces north. An eastside entry was added before 1983 and currently serves as the main entrance to the building, though it enters directly into the bathroom. Most of the windows appear to have been installed in the 1950s and are steel casement windows. The south elevation windows appear to be older, wood sash windows. An addition at the west elevation, and a porch at the east elevation were built circa 1987.

The north elevation is nearly symmetrical and is divided into three areas. The east and west section of this façade have rectangular openings holding steel casement windows. The center section of the north façade is the entry to the structure. The porch has five crumbling concrete steps, and has a 3/4-glass door divided into nine lites. The door is hung on butted hinges and does not appear to be historic. The door sidelights have five panes each. The porch roof decking has large vigas topped with wide boards. A wood lintel runs above the opening. The beam is carved with an alternating pattern of stars and circles. The non-historic plywood structure to the west end of the north façade shelters the stairs to the basement.

The house is over 90 years old and is associated with the family that developed the neighborhood. A significant architectural aspect of the home is its recessed porch at the north elevation, with its formal door and carved beam. Other non-historic elements of this façade, such as the steel windows and plywood structure, detract from the character and historic design of the residence.

The staff recommends the Board upgrade the house to contributing status, with the north elevation, excluding the non-historic elements, designated as the primary façade.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be upgraded to contributing, with the north façade, excluding the non-original elements, designated as the primary façade, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by staff. The house was owned for most of its 90 years by members and descendants of the Apodaca family, who owned a large portion of the ridge which is now Apodaca Hill. It exemplifies vernacular construction and has historic integrity, despite the replacement of some doors and windows and other non-structural alterations.
11. The Board finds that the north façade is the primary elevation of the structure with the features that define the character of the structure’s architecture. The recessed porch with its wood lintel, carved with alternating stars and circles, and the doorway opening with sidelites are features that define the character of the building’s architecture.

12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board grants the Applicant’s request to review historic status.
2. The Board upgrades the status of the structure to contributing.
3. The Board designates the north elevation as the primary façade.
4. The north façade door, steel casement windows and plywood stairway covering are not original to the building, are not features that define the character of the building’s architecture, and are excluded from the designation of the primary façade.

IT IS SO ORDERED ON THIS 27th DAY of JUNE, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

BOARD DISCUSSION

MOTION: In Case 2023-006847-HDRB, 201 Montezuma Ave., Member Bienvenu moved to adopt the recommendations of staff for approval of the project for the reasons stated in the Staff Report. He also noted that the applicant has indicated that the corners of the additional aspects of the building, including the parapet, will be at least as rounded as existing, and the windows will be consistent with the current four-inch reveals. The motion was seconded by Member Aguilar Medrano.

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

2. **2023-006848-HDRB. 404 Apodaca Hill.** Downtown and Eastside Historic District. Non-contributing. Bernie Romero, agent for Rick Van Sickle and Paige Webster, owners, requests a historic status review with primary facade(s) designation. (Lani McCulley)

STAFF REPORT

404 Apodaca Hill is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The 1,431 sq. ft. single story Maria Apodaca Vigil House is constructed of Adobe with a flat hipped roof and was constructed around 1933 in a vernacular style.

An addition at the west elevation was constructed circa 1987. At the same time a porch was added to the east elevation. The home has textured stucco in a faded amarilla tone. The roof is noted to have "slight shed pitch" in corrugated iron in the 1983 HCPI form. The roof is currently sheathed with corrugated metal panels. The main residence door of the original structure faces north. An eastside entry was installed prior to 1983 and currently serves as the main entrance to the building though it enters directly into the bathroom. Most of the windows appear to have been installed in the 1950s and are steel windows. The South elevation windows appear to be older wood sash windows.

The north elevation is nearly symmetrical and is divided into three areas. The east and west section of the façade have rectangular openings holding steel casement windows. The center section of the north façade is the entry to the structure. The porch has five crumbling concrete steps, and a has a 3/4-glass door divided into nine lites. The door is hung on butted hinges and does not appear to be historic. The door sidelights have five panes each. The porch roof decking has large vigas topped with wide boards. A wood lintel runs above the opening. The beam is carved with a repeating pattern of stars

and circles. The non-historic plywood structure to the west end of the north façade shelters the stairs to the basement.

While the residence exhibits little architectural significance, the house is over 90 years old and is associated with the family that built up the neighborhood. The most significant aspect of the home is its recessed porch at the north elevation. This space, with its formal door and carved beam, is important. Other non-historic elements of this façade such as the steel windows and the plywood structure distract from the character and historic design of the residence.

With these details under consideration, the recommendation is to upgrade the house to Contributing status, with the north elevation minus the distracting non-historic elements, designated as the primary façade.

STAFF RECOMMENDATION

Staff recommends the historic status of the structure be upgraded to contributing status with the north facade minus the distracting non-historic elements, designated as the primary façade, per 14-5.2(C) Designation of Significant and Contributing Structures.

Vice Chair Guida asked Ms. McCulley's understanding of the time period for the hipped roof construction.

Ms. McCulley said it never had a parapet and has always had a flat roof. The hipped gable in the middle is over what used to be a chimney.

Vice Chair Guida asked if she included the roof in her recommendation of historic features.

Ms. McCulley said no.

Member Aguilar Medrano asked for more information on the windows on either side of the door on the north side.

Ms. McCulley said she only has what John Murphy has written.

Member Bienvenu said on the site visit they talked about the windows. The staff report recommended the north façade as primary, excluding the non-historic steel windows and non-historic plywood structure attached. He thought the steel windows might be historic because Murphy's report indicated these were done in the 50s, but they may not be the originals.

Ms. McCulley agreed they were not original but were from the 1950s and historic.

Member Bienvenu asked if she thought the wooden windows on the façade were original.

Ms. McCulley said probably on the south and west façades, the north is an easement.

Member Bienvenu said this is where they have an issue with how Code is written. He confirmed the only way to protect the windows from being replaced in kind, is on a primary façade. That requires at least two facades as primary.

Vice Chair Guida said in the past they have called out the character defining elements in the designation that are not on record. The intent was that it is part of the designation.

APPLICANT PRESENTATION

Richard Van Sickle, 1122 W. Alameda Street, was sworn. He said when looking to purchase the property the building was designated as non-contributing. That made them more interested because they want to renovate it and make it a livable space. They understand when contributing, there are certain things they cannot do. He asked the Board to keep in mind the challenge to make properties work correctly when they are required to keep certain elements. He said they are happy with the front façade, and the beam and front door will remain. They intend to make this a historic property but also want it to be a livable property.

Vice Chair Guida confirmed that Mr. Van Sickle agreed with staff's recommendation on the north and south. He asked if that included the metal windows.

Mr. Van Sickle said if they have to replace in kind, they will but feel they could put in a window exactly like those except they would not be metal. And these windows would be better because the windows now have a lot of complications.

Vice Chair Guida noted that excluding the windows from the designation in the report is the right move. He said to determine the status of the structure they look at the elements and features that contribute to the district. The windows may be old but may not be elements that contribute to the status of a significant structure.

PUBLIC COMMENT

Stefanie Beninato, previously sworn, agreed the north façade should be considered primary. She said the Board needs to recognize that the steel casement windows are historic. She would not designate more than two primary facades.

BOARD DISCUSSION

Member Aguilar Medrano said she agreed with John Murphy's report and the staff recommendation to upgrade to contributing and on the north façade. She did not agree on the steel windows. She said she doesn't find them "distracting" as stated in the report. She was on the fence about the south façade, and in particular the wooden windows. John Murphy's report says those are older than the steel windows. She noted that the wooden windows are original. She wondered if a better way to keep the features on the windows on the south is to designate the features on a non-primary façade or designate to make the whole façade primary.

Member Bienvenu said this is difficult. He thought the Board had decided to protect steel casement windows when possible and repair or restore them. He said he is troubled because there is a mishmash of window styles, and he would be more likely to protect the original windows when consistent throughout the property. He agreed the north façade should be primary, which would exclude the steel casement windows and plywood box. He said the wooden windows look like variables of historic fabric but would require designation of the south façade to protect them. Code is written to specifically provide the windows not on a primary façade be replaced in kind, and to only require repair on a primary façade. He thought to designate as character defining in this case would be going too far for a structure of this nature and would prevent anyone from using the feature. He said he was inclined to agree with staff's recommendation on contributing status and the north as the primary façade excluding the windows.

MOTION: In Case 2023-006848-HDRB, 404 Apodaca Hill, Member Bienvenu moved to adopt staff's recommendations to upgrade the property to contributing, with the north façade as primary, excluding the non-original elements of the steel casement windows and plywood box and the non-historic hipped roof. The motion was seconded by Member Berkley.

VOTE: The motion passed by (2-1) roll call vote with Members Berkley and Bienvenu voting in favor and Member Aguilar Medrano voting against.

3. **2023-006850-HDRB. 1122 Old Santa Fe Trail.** Historic Review Historic District. Non-stated Chuck Staben, agent/owner, requests a historic status review with primary facade(s) designation. (Lani McCulley)

STAFF REPORT

1122 Old Santa Fe Trail is a single-family residence which is not stated in the Historic Review Historic District. A fragment of the Santa Fe Trail is located on part of the property as an archaeological site on the southern portion of the lot.

The Donald and Dorothea Mossman House is a 2,803 sq. ft. Spanish pueblo revival single-story residence constructed in 1962 with a guest house to the south that is

City of Santa Fe, New Mexico

memo

DATE: June 13, 2023
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

Case # 2023-006848-HDRB

Address: 404 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: current HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing status with the north facade minus the distracting non-historic elements, designated as the primary façade, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

404 Apodaca Hill is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The 1,431 sq. ft. single story Maria Apodaca Vigil House is constructed of Adobe with a flat hipped roof and was constructed around 1933 in a vernacular style. An addition at the west elevation was constructed circa 1987. At the same time a porch was added to the east elevation. The home has textured stucco in a faded amarilla tone. The roof is noted to have "slight shed pitch" in corrugated iron in the 1983 HCPI form. The roof is currently

sheathed with corrugated metal panels. The main residence door of the original structure faces north. An eastside entry was installed prior to 1983 and currently serves as the main entrance to the building though it enters directly into the bathroom. Most of the windows appear to have been installed in the 1950s and are steel windows. The South elevation windows appear to be older wood sash windows.

The north elevation is nearly symmetrical and is divided into three areas. The east and west section of the façade have rectangular openings holding steel casement windows. The center section of the north façade is the entry to the structure. The porch has five crumbling concrete steps, and a has a 3/4-glass door divided into nine lites. The door is hung on butted hinges, and does not appear to be historic. The door sidelights have five panes each. The porch roof decking has large vigas topped with wide boards. A wood lintel runs above the opening. The beam is carved with a repeating pattern of stars and circles. The non-historic plywood structure to the west end of the north façade shelters the stairs to the basement.

While the residence exhibits little architectural significance, the house is over 90 years old and is associated with the family that built up the neighborhood. The most significant aspect of the home is its recessed porch at the north elevation. This space, with its formal door and carved beam, is important. Other non-historic elements of this façade such as the steel windows and the plywood structure distract from the character and historic design of the residence.

With these details under consideration, the recommendation is to upgrade the house to Contributing status, with the north elevation minus the distracting non-historic elements, designated as the primary façade.

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 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.

BERNIE ROMERO
11 CAMINITO SANTERRA
SANTA FE, NEW MEXICO 87505

MAY 8, 2023

LANI MCCULLEY
HISTORIC PRESERVATION DIVISION
SANTA FE, NEW MEXICO 87504

RE: RICK AND PAIGE VAN SICKLE
404 APODACA HILL
SANTA FE, NEW MEXICO

LANI,

ON BEHALF OF RICK VAN SICKLE AND PAIGE WEBSTER, I RESPECTFULLY SUBMIT FOR STATUS REVIEW FOR THE EXISTING RESIDENCE AT THE ABOVE REFERENCED ADDRESS.

JOHN MURPHY, HISTORICAL/ARCHITECTURAL CONSULTANT HAS PROVIDED THE INFORMATION REQUIRED FOR THE STATUS REVIEW.

THANK YOU FOR YOUR CONSIDERATION OF THIS SUBMITTAL. IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CALL ME @ 505-988-2431 OR 505-670-9936.

RESPECTFULLY SUBMITTED,

BERNIE ROMERO


NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes		surveyed date <u>26-6-83</u> by <u>MB</u>		county <u>Santa Fe</u>		ID no. <u>051600947</u>	
field map <u>Santa Fe, New Mexico</u>		number <u>1</u>		UTM reference easting zone <u>12 13</u>		northing	
location description <u>404 Apodaca</u>				city/town <u>Santa Fe</u>			
				land grant/reservation			
building name				legal description tensp <u>17</u> N <u>5</u> range <u>10</u> E <u>4</u> sec <u>30</u> NE <u>1/4</u> SE <u>1/4</u>			
film roll by <u>M</u> no. <u>20</u>		negative nos. <u>10</u>		loc. of neg. <u>APB</u>		plan shape	
							
				<p><u>Apodaca</u></p>			
				date of construction <u>1933</u> estimate _____ actual _____			
				source <u>neighbor</u>			
				use present <u>residential</u> other _____ historic <u>residential</u> other _____			
style <u>Territorial Vernacular</u>		foundation material <u>Concrete</u>		condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deteriorating		degree of remodeling <u>X</u> minor <input type="checkbox"/> moderate <input type="checkbox"/> major	
		wall material/surface <u>Stucco</u>		describe:			
architectural features <u>Windows 2 & 3 lite metal casement, stone sills</u> <u>concrete sills</u> <u>Elaborately incised lintel over entrance</u> <u>Roof - slight shed-pitch - corrugated iron</u>				surroundings <u>Ros</u>			
				relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar			
				district potential <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> ?			
				significance <input type="checkbox"/> eligible <input type="checkbox"/> of <input type="checkbox"/> none			
				if eligible interest			
comments wall hedge wire fence wood fence landscape street trees stone curb O setback cequia				why?			
Streetscape <u>None</u>				associated buildings? <input type="checkbox"/> yes what type?			
				if inventoried, list ID nos.			
				see back? <input type="checkbox"/> yes			

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 12, 2023

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947 4. County: Santa Fe Parcel # 12943232
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: April 7, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: 1984 <input checked="" type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6778733,-105.9144029		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: Built around 1933, the Maria Apodaca Vigil House sits on a slight rise on the west side of Apodaca Hill, overlooking family property. It is oriented north to this view, but its everyday entrance is on the east side parallel to the road. The boxy, vernacular house is fenestrated with mostly steel windows from the 1950s, with a few assumed earlier units on the south elevation. <i>Continued on Page 5.</i>		
12. Who uses the property?		
13. Construction Date: Date: Before 1958 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input checked="" 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: Richard Van Sickle

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

Current owner: Richard Van Sickle and Webster Paige

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)

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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 checked="" type="checkbox"/> Other: Corrugated Metal				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 type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat w/hipped <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 checked="" 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:																																									
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>Single-Hung</td> <td>Wood</td> <td>3/1</td> <td>3</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-6F-3C</td> <td>4</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>2-2</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>3-3</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>3</td> </tr> </tbody> </table> <p style="font-size: x-small;">Note: Based on visibility and access during survey</p>				Operation	Material	Glazing	Number	Single-Hung	Wood	3/1	3	Combination	Steel	3C-6F-3C	4	Casement	Steel	2-2	2	Casement	Steel	3-3	1	Sliding	Aluminum	1-1	3	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>Plank</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>1/2-Light (4lts)</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>3/4 Light (9lts)</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Plank	Wood	1	Single-Leaf	1/2-Light (4lts)	Wood	1	Single-Leaf	3/4 Light (9lts)	Wood	1
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12. Chimneys <input checked="" type="checkbox"/> <input type="checkbox"/> N/A				13. Porches <input checked="" type="checkbox"/> <input type="checkbox"/> N/A Type: <input checked="" 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 #1 Date: c.1950-60s; installation of steel casements windows; visual and material evidence #2 Date: Post-1987; addition at rear and porch at front; aerial photographs																																													

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: Vernacular

17. Documents Available and Their Locations

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

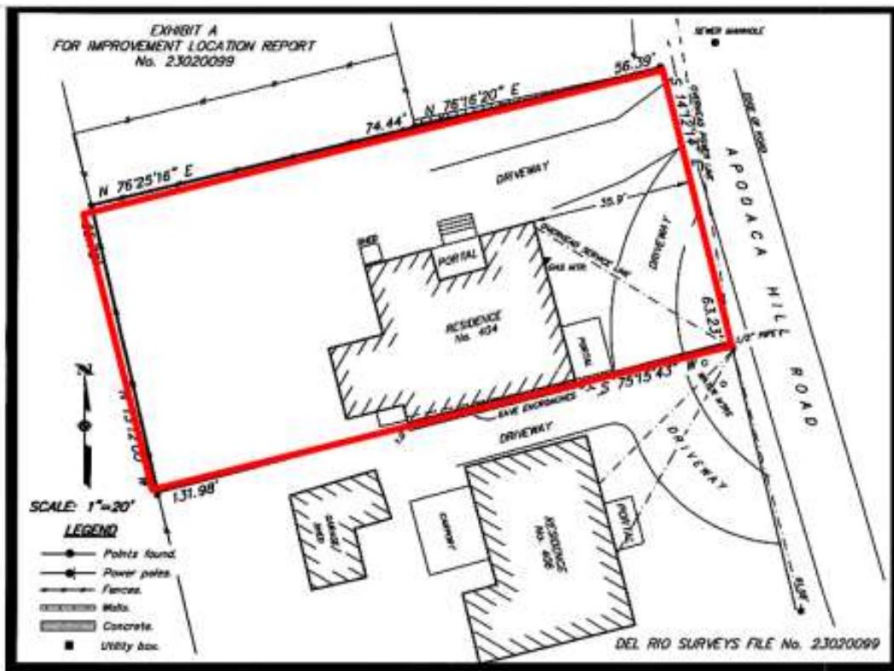
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Undated survey plat. Courtesy Del Rio Surveys.



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Architectural Description Continued

Setting

The roughly 1,431 square foot single-story house sits near the bottom of Apodaca Hill, in what historically was called the “lower” area and represented initial settlement. Based on an earlier survey and historical records, it was likely built in the early 1930s as the Apodaca family expanded. The older Apodaca family homes sit north of the house at a slightly lower elevation (Fig. 2). The subject dwelling stands on the west of the road, close to another residence that was also associated with the family (Photo 2). There is no landscaping, with the only improvement consisting of gravel spread across the front area.

House

The house contains two bedrooms, 1.5 baths, a kitchen, and a combined living/dining room. It sits over a small, roughly-constructed basement. Post-1978 changes include an addition attached to the rear and a porch built across the east side (Figs. 3-5). It is finished in textured stucco in a faded amarilla tone. Sections of the foundation rise above grade. The roof is sheathed with corrugated metal panels. The house exhibits vernacular construction and a traditional floor plan. It is in poor condition.

East

The publicly visible façade faces Apodaca Hill. The basic composition of the building, consisting of plain walls fenestrated with steel or wood windows, is demonstrated along this elevation (Photo 3). The home’s shallow-hipped roof is visible from this side and appears to have been added to improve drainage. A wood door darkened by a non-historic porch is tucked into the south corner. The door awkwardly opens to the main bathroom. The approximately 108 square foot porch was constructed after 1978 and sits on a concrete pad. The presence of the porch may indicate a reorientation of the primary entry to be more conducive to the automobile.

North of the door are several windows, all standard steel casement units with exterior hinges. The openings have deep reveals and terminate with cement sills.

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South

Standing only a few feet from the adjacent house, the south elevation shows a mix of older and replacement windows (Photos 4 & 5). The older windows are 3/1 wood sash, arranged in single and paired groupings. A large 3-6-3 combination steel window occupies the center of the wall. Like the windows across the east elevation, they are placed deep in the wall and have rough cement sills. Running above them is a long piece of plywood that works as a fascia and potentially masks roof trussing. At the west end begins the post-1978 addition. Set back from the wall of the main house, it is entered through an older wood door that may have been repurposed from another building.

West

The non-historic addition dominates the west elevation (Photo 6). The roughly 208-square-foot frame structure has an exaggerated overhang and is fenestrated with sliding aluminum windows on its three sides. The exposed portion of the original house contains a combination window similar to other windows in the house.

North

The most significant side of the building is its north elevation. The nearly symmetrical façade is divided into three bays, consisting of a centered recessed entry flanked by rectangular openings holding steel casement windows (Photo 7). The porch, approached by five crumbling concrete steps, has a 3/4-glass door divided into nine lights (Photo 8). The door is hung on butted hinges, and doesn't appear to be very old. Bracketing the door are sidelights, each with five panes (Photo 9). The porch roof decking has large vigas topped with wide boards. A wood lintel runs above the opening. The beam holds interest as it is carved with a repeating pattern of stars and circles (Photo 10).

A plywood structure is attached to the west end of the façade, sheltering the stairs to the basement.

Interior

The interior was not accessible during the survey, but its composition is known through real estate photographs and communications with the current owner. The formal door

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at the north opens to the large room that may have originally served as a *sala*. Small rooms holding the original kitchen, bedrooms, bathroom, and other spaces are flanking to the left and right. The bedrooms are simple, square rooms with no closets or molding. The full bath has fixtures as the same as the steel windows (Photo 11). The current kitchen is situated in the addition.

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.¹ Named after José 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.² The subject house is tied to the Apodaca family, as it was owned by Emitterio’s granddaughter, Maria Apodaca.

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 the dirt road were homes occupied by the Apodaca, Valdez, Gonzalez, Rivera, and Armijo families. Many were interrelated by marriage. The house under study was first given the address 1228 Canyon Road, which stuck until the late 1950s when it was assigned a new address of 404 Apodaca Hill.

Maria and Salomon

Maria, born on Christmas Day in 1908, grew up on the hill. She was the oldest child of Marcelino and Marcelina Apodaca. Her father, who worked as an electrician at the power company, was the son of Emitterio and Rosario Apodaca, the progenitors of

¹ Valentin Valdez, *Mi Vida en Santa Fé* (Santa Fe: Valentin Valdez, 2nd ed., 2011), 11.

² The following historical overview represents archival and public records research conducted by the author for this and previous HCPIs on Apodaca Hill, expanded with telephone conversations with family members.

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Apodaca Hill. According to family history, Maria’s grandfather on her mother’s side, David Rodriguez, a prominent sheep rancher, gave the land that Cristo Rey Church and the parish school would be built on.³

The 1920 census documents Maria, then going by Mary, living with her parents and four younger siblings. If the sequence of the census visit is accurate, they were living next door to Manuel Apodaca, the blacksmith, and her uncle.⁴ She was attending school – as were her siblings – and could read, write, and speak English.⁵

In 1926, Maria married Salomon Vigil, a native of Pecos who had moved to Santa Fe the same year. Born in 1902, Salomon served after World War I in the United States Army Quartermaster Corps at Fort Bliss. In Santa Fe, he went to work with the New Mexico Power Company and likely knew Maria’s father. The 1930 census found the couple living in a rented home with three children, Elijo, Petrita, and Dolores, aged four months to two-and-half years old.⁶ Seven years later, Salomon died of a prolonged illness, leaving Maria, then 29, with seven children to raise.

The 1940 census, still using the address 1228 Canyon, indicates Maria owned the home but had no source of income.⁷ The following enumeration in 1950 repeats the same information.

In the same decade, the path passing in front of her house was designated Apodaca Hill. The naming likely coincided with the extension of city sewerage. Before that, it had no name and seemed to serve more as a path for sheep and goats than automobiles.⁸ The houses along Apodaca Hill were renumbered and given addresses starting at 400;

³ Pricilia Apodaca, Telephone Interview with John W. Murphey, April 14, 2023. Pricilia’s husband was the brother of Maria Apodaca. The story is retold in “Monsignor Pat’s Will Be Second Grave in Cristo Rey Yard,” *Santa Fe New Mexican*, February 7, 1964, 9.

⁴ This is confirmed by a family member; Apodaca, Telephone Interview with Murphey.

⁵ U.S. Census Bureau, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 1A; Enumeration District: 127.

⁶ Ibid., 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 5B; Enumeration District: 0003; FHL microfilm: 2341134.

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

⁸ Apodaca, Telephone conversation with Murphey.

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however, the households continued to receive mail at Manuel Apodaca’s home and blacksmith shop. The subject house got its new designation (404 Apodaca Hill) by 1959.⁹

Maria experienced a tragedy in 1965 when her daughter, Angelina, died in an automobile accident near Airport Road.¹⁰ Maria Apodaca Vigil passed away on October 20, 1991, at 82. She is buried with her husband at Santa Fe National Cemetery. Various children continued to live in the house, the last being daughter Josina Vigil, who died in 2021.

Evaluation of Historical Status

While in rough shape and exhibiting little architectural significance, the house is over 90 years old and is associated with the family that built up the neighborhood. The most significant aspect of the home is its recessed porch at the north elevation. This space, with its formal door and carved beam, is important. Other elements of this façade (steel windows and the plywood structure) are not original and distract from its character and historic design.

Considering the above, the recommendation is to upgrade the house to Contributing status, with the north elevation (minus distracting elements), designated the primary façade.

⁹ This is based on its first appearance in a city directory of the same year.

¹⁰ “Santa Fean Killed in Car Crash,” *Santa Fe New Mexican*, September 22, 1965, 1.

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Illustrations

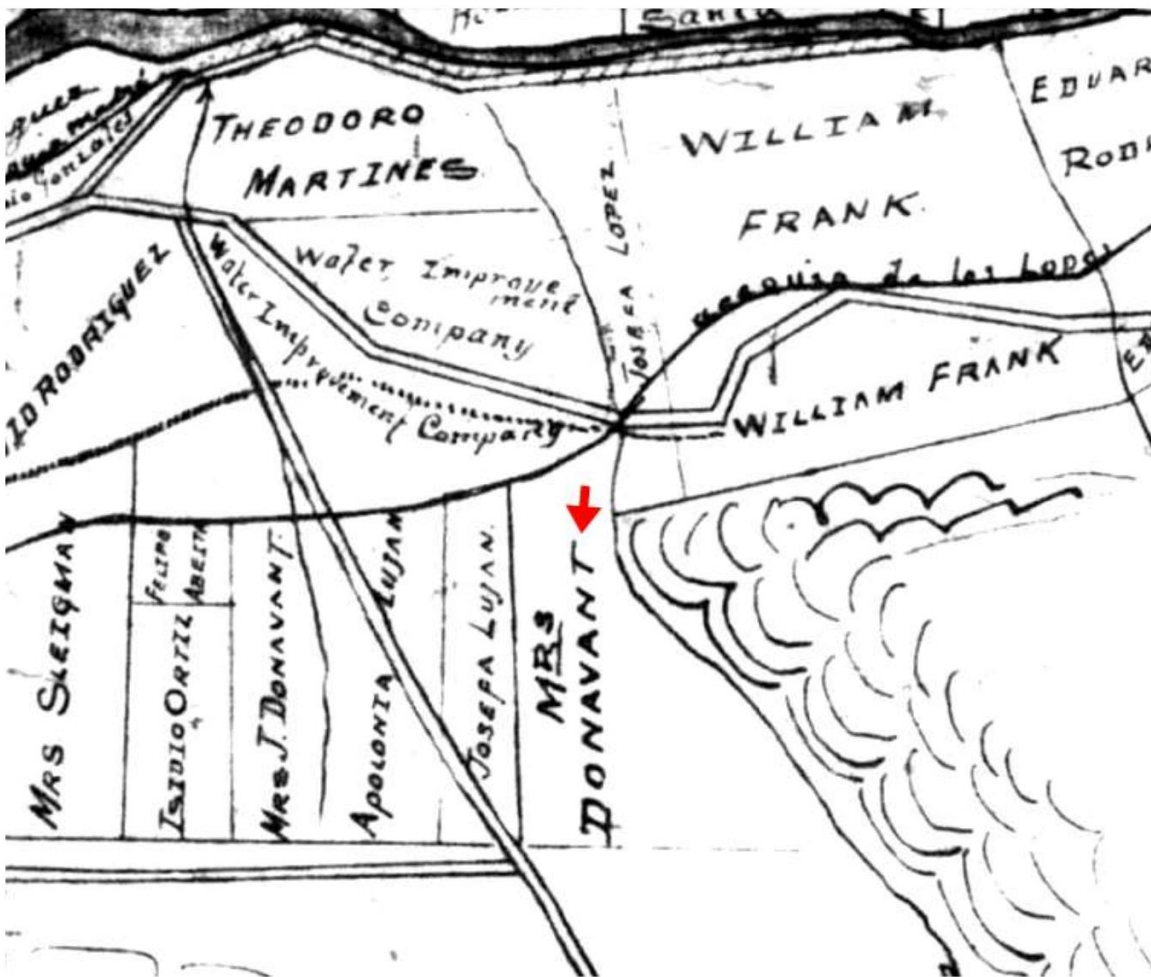


Figure 1: William White, "Sketch Map of Grants Within Santa Fe Grant," 1891. Arrow indicates approximate location of future subject house.

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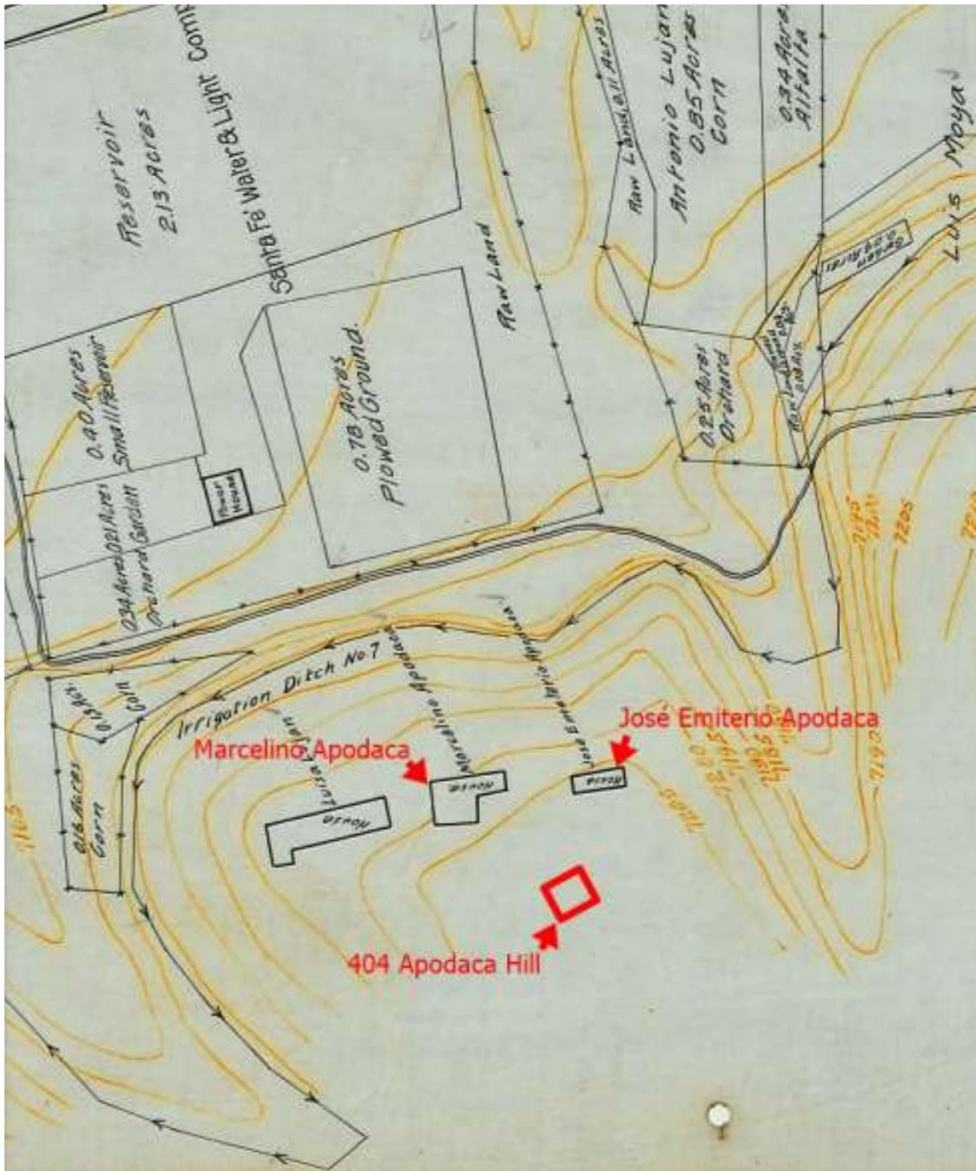


Figure 2: State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919), Sheet 8. Apodaca homes indicated; subject house does not appear on map.

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**Figure 3: c.1936-37 aerial photograph.
Subject house is highlighted.**

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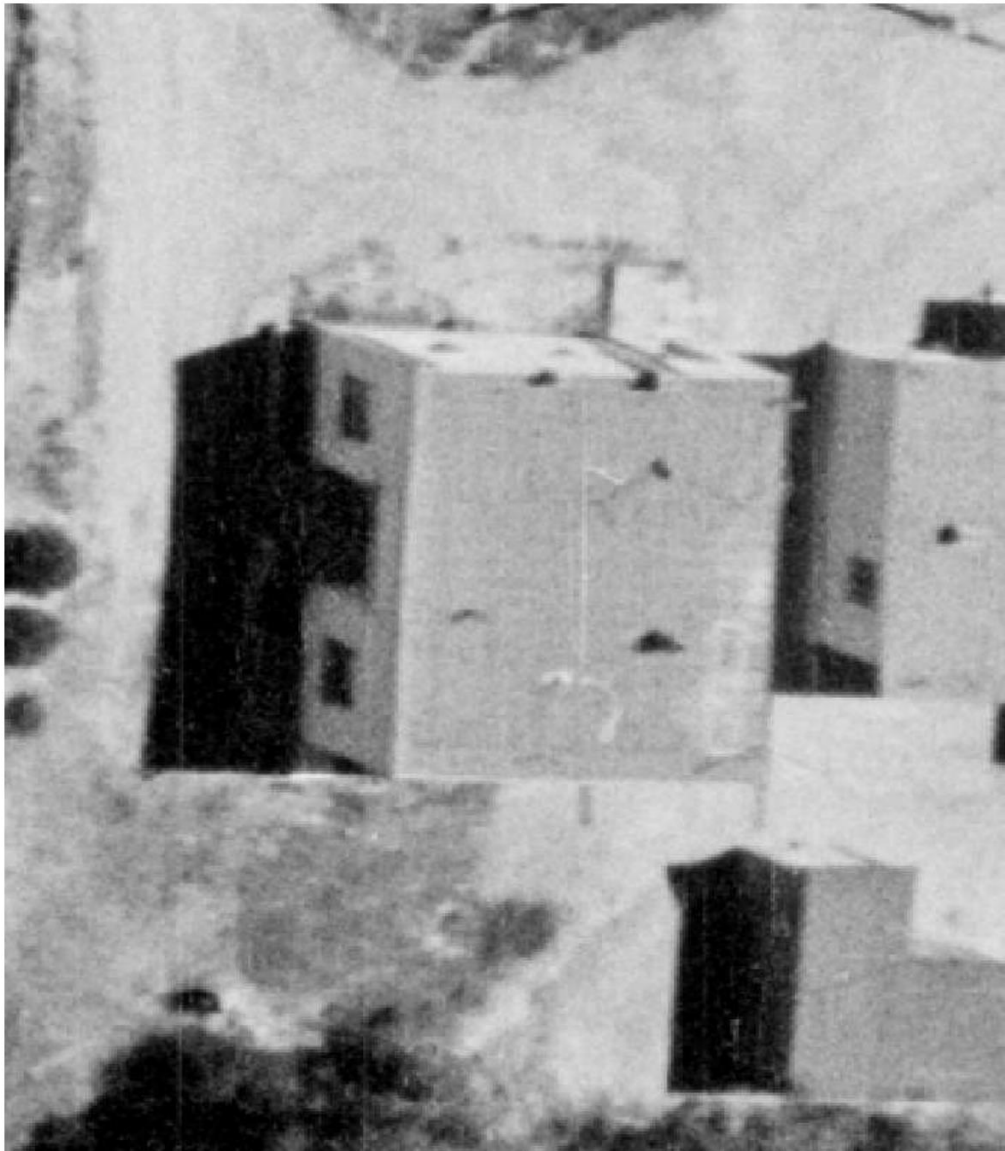


Figure 4: September 25, 1960, aerial photograph.

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**Figure 5: September 11, 1978, aerial photograph.
 Note there is no west addition or east porch.**



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Survey Photographs

(All images were taken by Giulia Caporuscio on April 7, 2023, unless otherwise noted, and edited by John W. Murphey).



Photo 2: 406 (left) and 404 (right). Camera facing northwest.

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Photo 3: East elevation, camera facing west.

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Photo 4: South elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<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: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947			
		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 5: West end of south elevation; addition at left. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		NRHP	SRCP	Criteria A B C D	
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		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 6: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 7: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 8: North elevation. Porch. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
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		4. County: Santa Fe			
		5. Date of Survey: April 7, 2023			



Photo 9: North elevation. Front entry door. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<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: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe			3. Local Reference Number: Santa Fe ID: Old # 051600947	
			4. County: Santa Fe		
			5. Date of Survey: April 7, 2023		



Photo 10: North elevation. Beam above entry vestibule. Camera facing up.

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

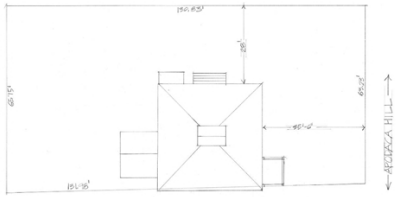
Historic Preservation Division, New Mexico Department of Cultural Affairs

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: Maria Apodaca Vigil House	2. Location: 404 Apodaca Hill Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051600947			
		4. County: Santa Fe			
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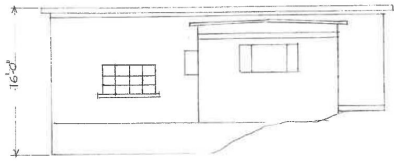
Photo 11: Main bathroom. Fixtures.
Richard Van Sickle. April 2023.



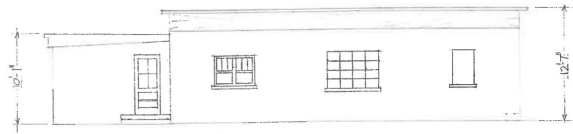


EXISTING SITE PLAN
1/2" = 1'-0"

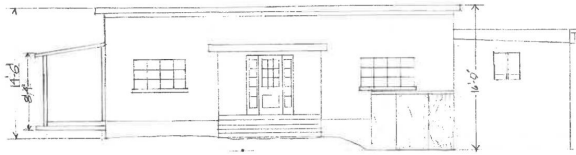
404 Apodaca Hill
Restoration
Pope Melroy/Richard Van Stickle
Architects/Engineers
Existing Site Plan A3



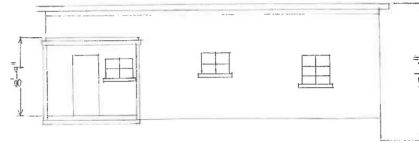
EXISTING WEST ELEV.
1/4" = 1'-0"



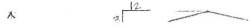
EXISTING SO. ELEVATION
1/4" = 1'-0"



EXISTING NORTH ELEV.
1/4" = 1'-0"



EXISTING EAST ELEV.
1/4" = 1'-0"



City of Santa Fe, New Mexico

**Historic
Districts
Review
Board
2023
2023-
006937-
HD4RB
Applicant
Submittal
Remodel**

Letter of Application to the Historic Districts Review Board
404 Apodaca Hill
May 24, 2023

404 Apodaca Hill is located off Upper Canyon Road on a slight rise. **See enclosed existing photo of house.** The large lot is devoid of any landscaping. It is a single story, but rather tall (16' high) blocky building. It was constructed by the Apodaca family of adobe brick in the 1930's with a 180 square foot addition on the west side in the 1980's. The existing windows are a mix of wood frame, divided light steel casements and aluminum sliders in the addition.

Our main proposals for remodeling the house are:

Change of Roof line

Demolish the west side shed roof and concrete slab

Windows

Addition of a carport

Garden wall enclosure

Addition of a fireplace

Demo of plywood structure over exterior stairs to partial basement

The original roof was flat. A second roof was constructed over it in the 1970's. It appears to be flat, but is actually a very low pitch hipped roof and a shed roof in the center, probably constructed to cover a wood burning stove chimney. **Please see enclosed picture taken of the roof.** The roof is in bad shape as is the concrete bond beam on the perimeter walls.

We propose to demolish both roofs and bond beam and build a 3/12 rise hip roof clad in corrugated steel panels. This is an appropriate architectural style for the Northern New Mexican rural house it is. The existing roof is 16' from the ground at the northwest corner.

The hipped roof we propose would be 18' at the highest point. We also feel that this style complements the surrounding houses and the rural neighborhood of Upper Canyon Road. **See photo of remodeled house at 1500 Upper Canyon Road.**

West side porch cover and slab: the door at this porch enters on a toilet. We want to demo the porch cover and slab, infill the door and install a functioning full bathroom.

We propose to replace all windows with Sierra Pacific casement, aluminum clad windows painted White. Windows will be divided light with the same grid as the existing windows. **Please see enclosed catalog picture of windows.**

With respect to the history of the house we will keep the existing North side entry door/sidelights of the portal. We will also keep the carved wood beam above the portal. **Please see enclosed pictures.**

Rather than a garage, we propose a carport on the east side, constructed of heavy (8X8) beams and post, painted white with the 3/12 rise corrugated steel roof. **See West Side Proposed Elevation A5.**

The garden wall as drawn on the proposed site plan:
An enclosure of stucco wall, **antique wood gates (see enclosed picture)** stucco columns and latilla fencing on the north and west sides of the house. Appropriate electric lanterns at posts of antique gates. **See A-4 Site Plan.**

This will provide hardscape patios, walks and landscape areas within the wall. We propose a new deck on the west side to take in the Jemez mountains/sunsets. Entry to deck will be French doors replacing the existing 7' wide window of the 1980's addition.

The remainder of the lot we propose natural New Mexican landscape adding chamisas and other native plants.

We will demo the unsightly plywood structure over the basement stairs, construct a 3" high stucco wall around the stairs.

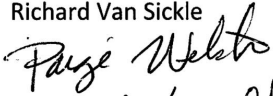

The house does not have a fireplace. We propose installing a fireplace at the window on the south side of the living room. This will not encroach upon the lot line any further as it will be an "Adobe lite" zero clearance wood burning fireplace. We would keep some of the window by installing 2 narrow casement windows either side of the fireplace, keeping light and ventilation. **Please see enclosed interior elevation drawing of this wall.**

We want to honor the rich history of this house, enhance its' appeal, and blend with the Upper Canyon Road rural area, while making it a home for the next 100 years.

Thankyou

Paige Webster

Richard Van Sickle

Addenda to Letter of Application to the Historic Districts Review Board of May 23
404 Apodaca Hill
July 25, 2023

We met with Heather Lamboy and Lani McCulley to discuss our proposed roof pitch exception, the requirement for 1 hour fire rated windows on the south side and the need for gutters.

Per this discussion, we are submitting Revised Elevations. Please consider these drawings as our proposed design for the building.

The existing height of the Primary North Elevation is 16'. Because of the slope, the North side of the building appears to have a flat roof when in fact its' highest point is 2' 4" above the bottom edge of the roof. It is not visible from the ground. This height comes from the low rise of a hip roof and a 19" high shed roof located in the center. The total height of the building from the ground to the top of the shed roof is 18' 4".

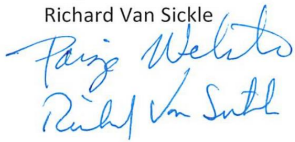
Using this roof height information, our Revised Elevations include a hip roof with a slope of 1.4" to 12", which has a total rise of 2' 3", which makes it very similar to what is existing. Using this pitch and removing the old roof and bond beam will leave the peak of the North elevation roof at 16' 10" which is significantly lower than the existing roof.

We have researched 1 hour fire rated windows and have several appropriate windows from which to choose for the South side of the building.

We have added gutters to the elevations in order to divert water from the South side neighbor's property.

We are also planning to use Cement based stucco in order to comply with the Historic rules.

Thankyou
Paige Webster
Richard Van Sickle



Historic Districts and Historic Landmarks

Height Exception Criteria 404

Apodaca Hill Street
(i) Do not damage the character of the streetscape

Response: **Apodaca Hill has a variety of flat roofed houses (mostly 11-12' tall) and pitched roof houses, ranging from 15'-18'. 404 Apodaca Hill sits on a hill and is taller (16') than the other flat roofed houses on the road. Our proposed hip roof design would blend with the other styles and heights of houses in the neighborhood.**

Please see pictures of houses on Apodaca Hill.

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

Response: **Keeping the height of the building as is would present a hardship to the applicant because the current roof and bond beam are not safe. Both roofs and bond beams need to be replaced with a new roof starting at the 14'-6" height of the walls.** The design of roofs to ensure that residents can continue to reside within the historic districts

Response: **We have considered replacing the 2 roofs with a slightly sloping flat roof as most of the pueblo adobe style houses in the neighborhood. But we are constrained by the 14'-6" high walls which are very tall in proportion to the other flat roofed houses in the neighborhood.** Although it will be higher than the existing roof, the replacement hip roof we propose will begin its slope at 14'-6" and gently slope to a finished height of 18'-9" on the North side. We are not able to start at a lower height than 14'-6". A flat roof is not in proportion to the height of the building or the other flat roofed houses in the neighborhood. We believe the hip roof is an appropriate way to building yet blend with the Northern New Mexican architecture of Apodaca Hill and Upper Canyon Road. This design has been used on many older adobe structures in Northern New Mexico.

On the South side, the finished height of the roof will be 15'4" which is below the 15'7" maximum height of the regulations.

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

Response: Apodaca Hill Road rises from Upper Canyon Road and has both steep and gradual changes in elevation along the road. 404 Apodaca Hill has a significant elevation gain from the north side to the south side. The South side of the house has no exposed foundation. It is currently 12'7" high. The primary North face of the house has 3'6" of exposed foundation and the addition of a 2" roof creates the current height 16'. The slope of the land around the house causes the actual height to vary greatly. The house currently has two roofs sitting atop 14'6" adobe walls. Our proposal would include removal of both and replacement with a single roof. The construction of the new roof would begin at a maximum height of 14'6" and slope using a 5" to 12" ratio to a maximum height of 15'7" on the north side. The building height on the south side would be lower than the recommended 15'7" height.

(vi) Provide the least negative impact with respect to the in Subsection 4 of this section as set forth 5.2(A)(1)

Response: The proposed height is within the range of the heights typical for the other neighborhood homes.

Please note: we have included Alternate Elevation drawings A-5 and A-6 depicting a 2" to 12" pitched roof. This would lower the overall height to 17'6" height on the north side and 14'0" on the south side. Please give consideration to this Alternate Pitch ratio.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(9)(d): Staff request an exception to construct a pitch where one is not allowed.

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

Applicant Response: The current streetscape of Apodaca Hill is an undulating road with rises and falls in the terrain. The surrounding houses are low (11'-12') flat roofed, and some are pitched roof houses with heights of 15' to 18'. (Please see pictures of houses on Apodaca Hill.) The proposed structure will not damage the character of the district

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

Applicant Response: The current pitched roof is not structurally sound or in good repair which presents a hardship to the applicant. A new roof is required. The pitched roof would help with the long-term care of the original adobe structure by directing water away from the walls by providing an overhang at the wall edge. This will help the overall structure remain in good repair for years to come.

(iii) *Will be provided an overhang at the wall edge. This will help the overall structure remain in good repair for years to come.*

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

Applicant Response: The current pitched roof is not structurally sound or in good repair which presents a hardship to the applicant. A new roof is required. The pitched roof would help with the long-term care of the original adobe structure by directing water away from the walls by providing an overhang at the wall edge. This will help the overall structure remain in good repair for years to come.

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

Applicant Response: This residence has two roofs. The publicly visible second roof is pitched has been on the residence for an indeterminate amount of time but at least since the 1980s. It blends into the neighborhood and is one of the first houses on Apodaca Hill. This is what the current neighborhood is familiar with. We propose to keep the current hip roof design which is peculiar to the building. We propose a steep pitch of 3" to 1" to be in proportion to the height and square shape of the building. However, we have included alternate elevation drawing showing a 2" to 1' pitch if the Historic Districts Review Board determines that the 3" to 1" roof line is disproportionate to the neighborhood.

Applicant Response: The house currently has a low pitched hip roof. We propose a new hip roof with a higher pitch to complement and be in better proportion to the building.
(vi) *proportion to the building, impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(l).*

Applicant Response: The metal roof we propose is very much within the style, format, proportions and materials of Northern New Mexico vernacular of historic buildings.

Previously
removed
sheds





EXIST. ENTRY DOOR

EXIST. ROOF



This item is sold out.



Antique French Double Doors (39.5x88.5) Raised Panel Doors, European Doors A259
TheOldGrainery

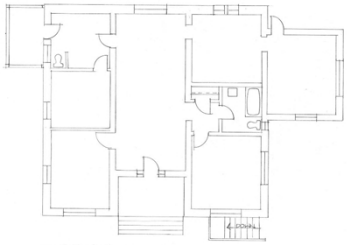
Following
9,409 sales | ★★★★★
Highlights

ANTIQUE
GARDEN WALL
GATES

When full glass isn't right, panels add a richness and traditional
aesthetic that adds warmth and charm. Experiment with our combinations,
and find one that opens up a new world of design sensibility.

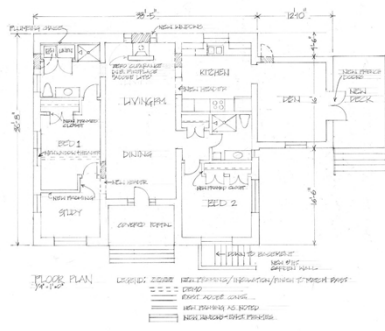
Sierra Pac. Divided Light





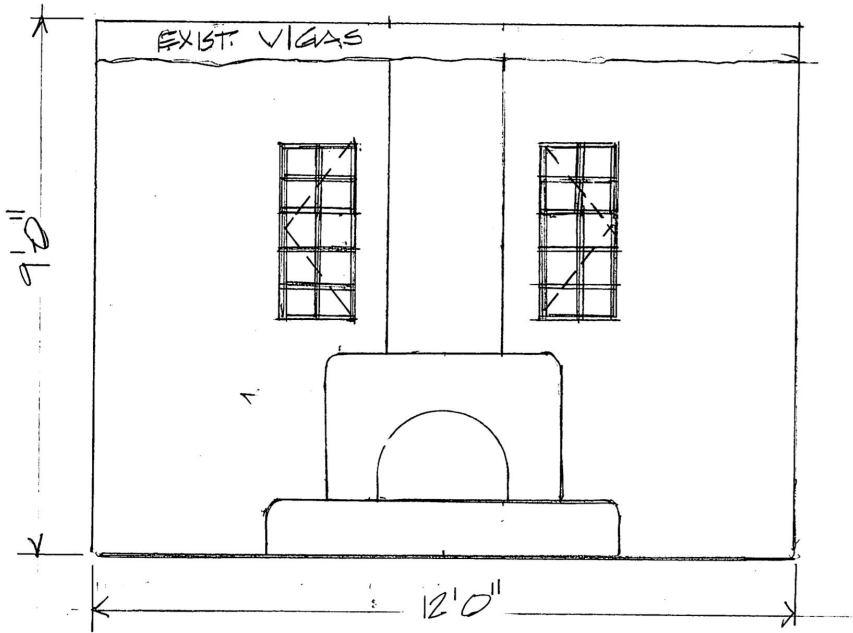
EXIST. FLOOR PLAN

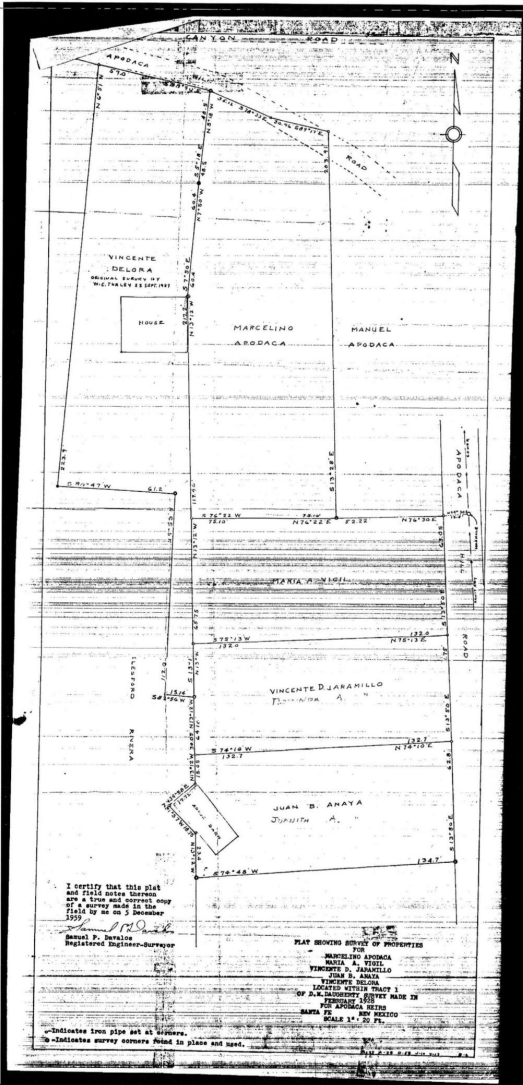
404 Apodaca Hill
Renovation
Tadpo Wilson Architects Inc. Architects
Existing Floor Plan A1



404 Apodaca Hill
 Renovation
 Page: 10/10/2014 10:10 AM
 Proposed Floor Plan A2

- INTERIOR ELEVATION "ADobe LITE"
- ZERO-CLEARANCE W.B. FIREPLACE
- 1/2" = 1'-0"





I certify that this plan and field notes contain all the facts and circumstances of a survey made in the field by me on 2 December, 1955.

Manuel P. Barrios
Professional Engineer-Surveyor

Witness my hand and Seal of Office
CAROLINA A. RODRIGUEZ
County Clerk, State of Puerto Rico.

PLAN SHOWING SURVEY OF PROPERTIES

MARCELINO ARBACA
MANUEL ARBACA
VINCENTE DJARAMILLO
JUAN B. AHAYA
MARTA M. MORALES

LOCATED WITHIN TRACT 1
OF A LANDS ACQUISITION MADE IN
PUERTO RICO BY
THE GOVERNMENT OF
PUERTO RICO

SCALE 1" = 20 FT.

Indicates lines set at corners.
Indicates survey corners found in place and used.



COUNTY OF SANTA FE } WARRANTY DEED
 STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for
 Record On The 7TH Day Of March, A.D., 2023 at 02:08:20 PM
 And Was Duly Recorded as Instrument # 2007709
 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
 Katharine E. Clark
 County Clerk, Santa Fe, NM

Deputy - GLUJAN

STSF File No.: 1940135 GK
 Only

WARRANTY DEED

Julia D. Catron, Personal Representative of the Estate of Josina Vigil, deceased
 for consideration paid, grant(s) to

Paige M. Webster and Richard Van Sickle, wife and husband as joint tenants

whose address is 1122 E. Alameda Street, Santa Fe, NM 87501,

the following described real estate in Santa Fe County, New Mexico:

A certain tract of land, as shown and delineated on plat of survey entitled "Plat of Boundary Survey for Julia D. Catron a certain tract of land situate at 404 Apodaca Hill Road, City of Santa Fe, Santa Fe County, New Mexico", recorded July 18, 2022 in Plat Book 893, Page 8 # 1993109, records of Santa Fe County, New Mexico.

Subject to: See Exhibit "A" attached hereto and made a part thereof

with warranty covenants.

Executed this March 7, 2023.


Estate of Josina Vigil, deceased

By: 
 Julia D. Catron, Personal Representative

ACKNOWLEDGMENT

State of New Mexico
 County of Santa Fe

This instrument was acknowledged before me on this March 7, 2023 by Julia D. Catron, Personal Representative of the Estate of Josina Vigil, deceased.


 Greta Kjolheide
 My Commission Expires: 1/8/25

SEAL

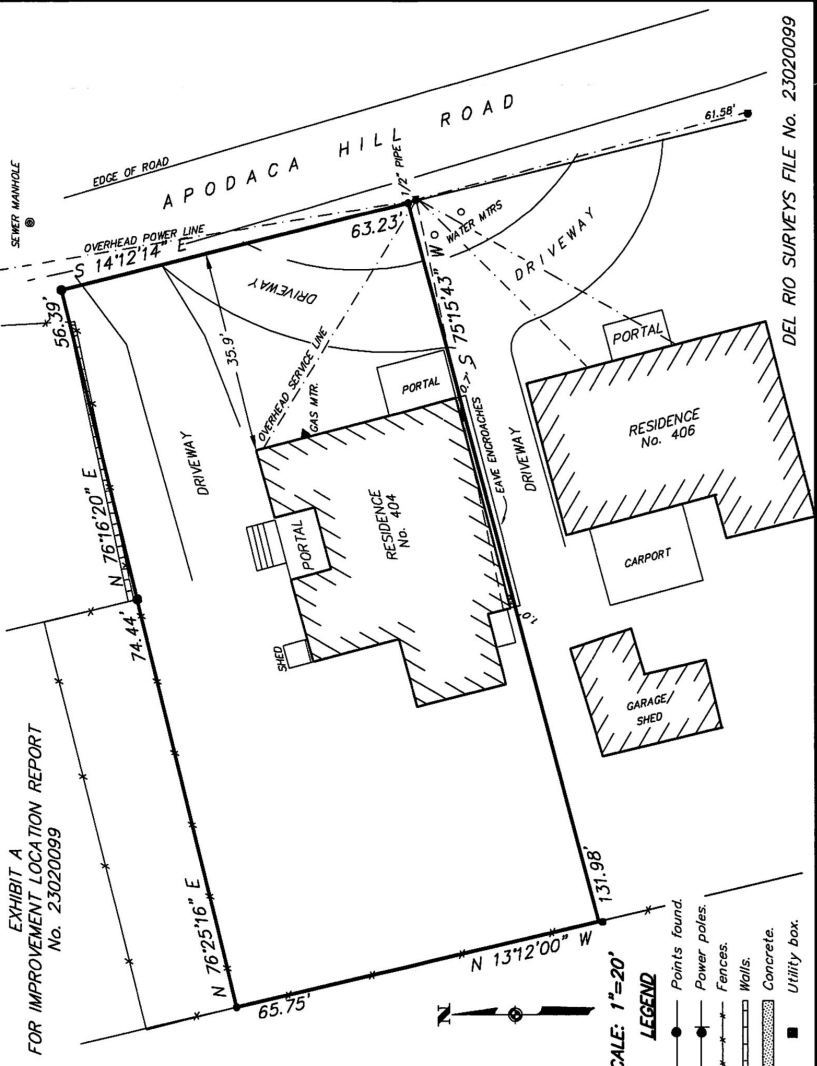
STATE OF NEW MEXICO
 NOTARY PUBLIC
 GRETA KJOLHEIDE
 COMMISSION #1092687
 COMMISSION EXPIRES 01/08/2025

EXHIBIT "A"

Taxes and assessments for the year 2023 and thereafter, not yet due and payable.

Encroachment of eve onto adjoining property lying to the south, encroachment wall onto adjoining property lying to the north, overhead service line, utility meters, shared driveway and rights of others in and to all aforementioned, as shown on Improvement Location Report, prepared by Philip B. Wiegel, NMPS No. 9758, dated February 24, 2023 and bearing Surveyor's Project: 23020099.

EXHIBIT A
FOR IMPROVEMENT LOCATION REPORT
No. 23020099



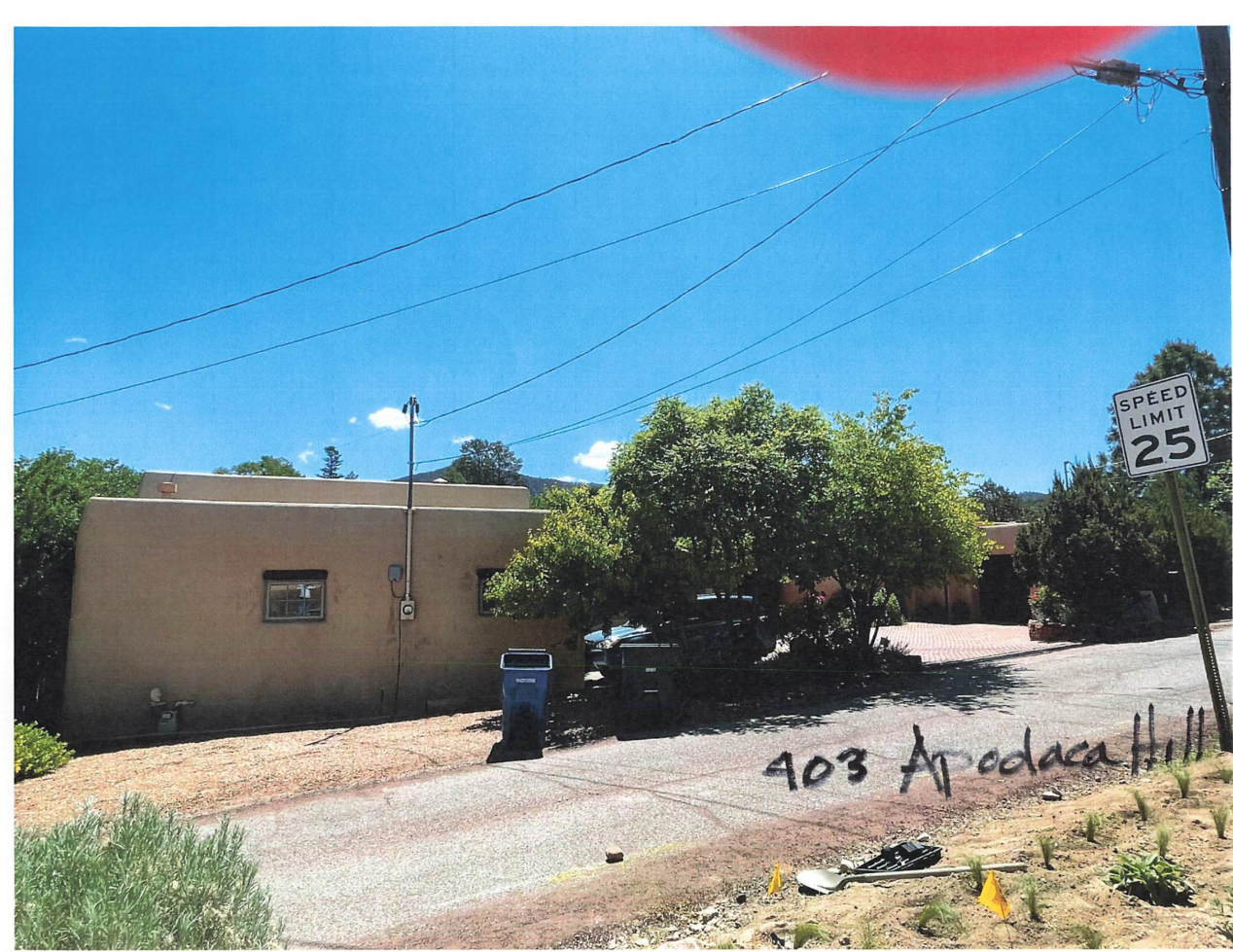
SCALE: 1"=20'

LEGEND

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

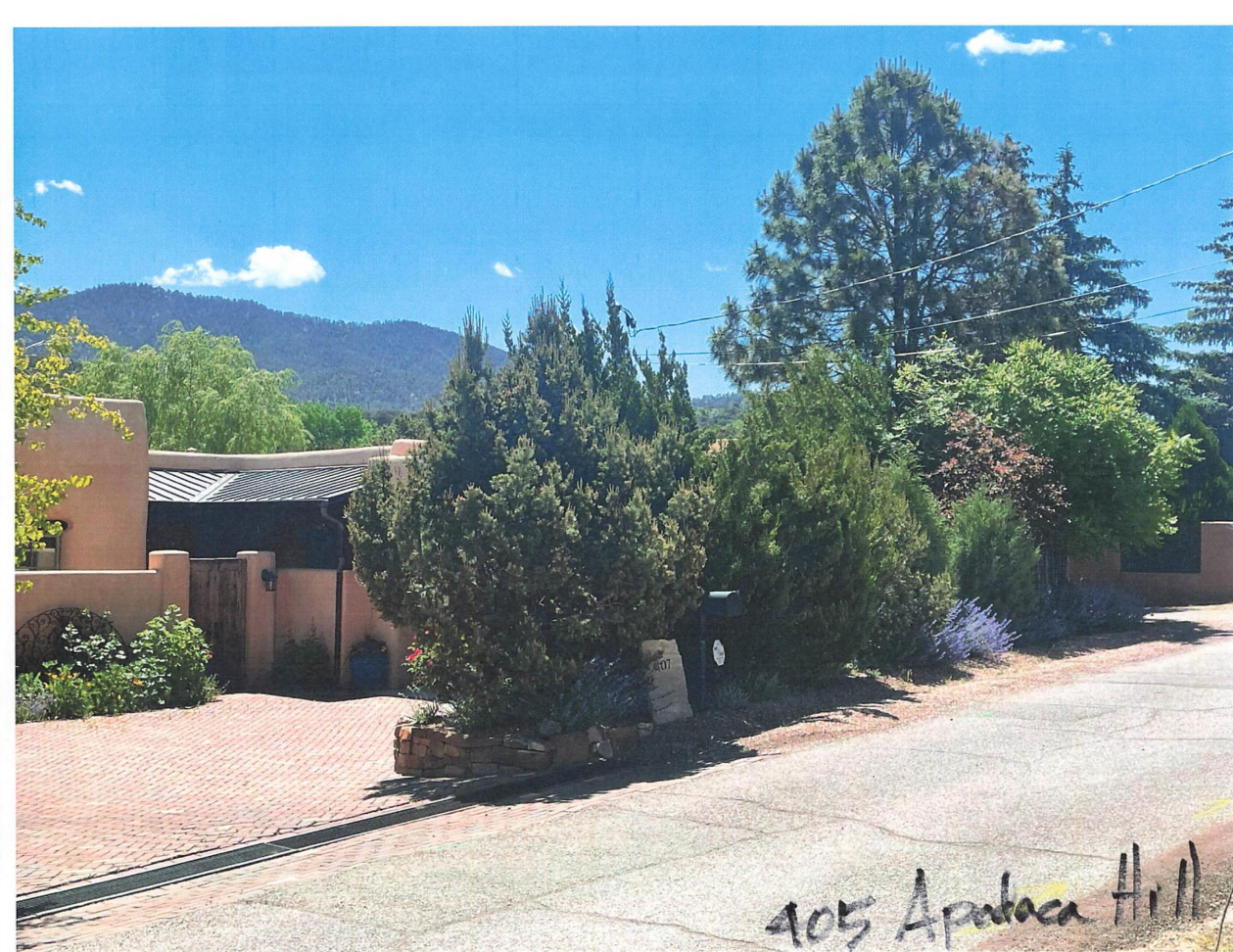
DEL RIO SURVEYS FILE No. 23020099

Pho
neighboring
properties
Apodaca
Hill



403 Apodaca Hill

SPEED
LIMIT
25





1500 Upper Canyon Rd.



Apalace Hill





North of 404 Avenida Hill



South of Apoloca Hill



Apache Hill



Apodaca Hill



Apodaca Hill



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007058--HDRB

Project Description: 2023-007058-HDRB. 213 Washington Avenue. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio and Thom Ortiz Design LLC, agents for KGC Hospitality, LLC, owner, proposes to alter the entryway, alter the portal style, create new openings and replace windows and doors, and create an exterior seating area with a 40" high yardwall with pedestrian gate, hardscaping, and stucco.

Project Location(s): 213 WASHINGTON AVE
Santa Fe, NM 87501

Contacts:

Applicant: Martinez Architecture Studio PC
P. O. Box 925
Santa Fe, NM 87504

studio@martinezarch.com

Property Owner: KGC Hospitality, LLC

kristina@marketsteersteakhous

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H3544

Year of Construction: 1975

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 25, 2023
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

Case # 2023-007058-HDRB

Address: 213 Washington Avenue
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: [Email re: contract with City]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [contract with City, LLOR]

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The commercial property at 213 Washington Avenue is listed as non-contributing to the Downtown and Eastside Historic District and was constructed after 1975 as a restaurant. The original building is constructed in the vernacular architectural style and features a full wall of windows on the west elevation with a rounded corner that leads to the entryway which is set back from the line of the building. The north and east elevations are void of openings. The east

elevation is on the property line. The north elevation is setback from the property line by five feet.

An addition to the southeast portion of the building was constructed in the early 2000s in a Spanish-pueblo style which eliminated the southern openings. As a result of the addition, the south elevation abuts the neighboring buildings to the south and east. The windows along the west façade were exchanged for smaller windows in a symmetrical line at the center height of the wall as part of the remodel that coincided with the addition in the early 2000s. Historic Preservation Division no longer has the records for the 1999 case which went before the HDRB; therefore, the previous case is not included in this packet.

The west elevation has a portal that extends over the City's right-of-way sidewalk. The owners of the property are required to hold an agreement with the City of Santa Fe for the use of that right-of-way as it pertains to the portal. The new owners are currently in negotiations with the City regarding this agreement which must be in place prior to permits being issued. The City Property Manager has been contacted regarding the remodel of the portal and has no concerns with the proposed construction scope of work.

Now, the applicant proposes the following exterior alterations:

- 1) While retaining the existing portal structure, change the design to a Spanish Pueblo style by eliminating the overhang, installing a parapet, double column posts, a header, and stuccoed piers at each end of the portal.
- 2) There are currently 4 windows with shutters on the west elevation. The shutters will be removed, and two additional divided light windows will be installed. The single emergency exit door on the north end will be a plain panel door. The main entrance located in the stepped back portion of the wall is currently a single door with 1/5 sidelight windows on either side. This will be replaced with two solid decorative wood doors.
- 3) Two existing windows on the west elevation of the newer addition will remain; the door will be converted to a window to match the existing windows. The windows are to remain with 23" diagonal dimension glass lites (14-1/2"x 17-1/2").
- 4) Create a new opening on the south façade for a doorway to enter the proposed outdoor dining area from the entry vestibule. Insert a door on the south elevation to allow for access to the proposed patio. The door will be divided light which is divided into 24" diagonal dimension glass lites (13-1/2"x 21"). A header will be installed to match the header above the main entrance and the portal header.
- 5) Create a new window opening on the north façade. The new window will be a fire-rated fixed window unit (because it is immediately adjacent to the property line) that is divided into 20" diagonal dimension glass lites (12-1/2"x 14-1/4"). A header will be installed to match the header above the main entrance and the portal header.
- 6) New gas and electric meters will be installed further east on the northern wall to replace those that are currently located where the window will be installed. The meters will be painted to match the stucco.

- 7) No changes are planned on the eastern façade.
- 8) Create an outdoor dining area with a 42" high yardwall with wooden pedestrian gate on the south side of the main entrance. Hardscaping and landscaping will be installed in the courtyard area and umbrellas will be used for shade.
- 9) Exterior lighting will be provided at the doors as required though the style of sconce has not yet been determined. The style will need to be approved by staff prior to the application for a building permit.
- 10) Exterior lighting in the courtyard will consist of small lamps on each table and small landscape lamps in the planter. The design of the landscape lamps has not yet been determined and will need to be approved by staff prior to application for a building permit.
- 11) Remove and infill 2 skylights on the roof of the south addition.
- 12) The entire structure will be stuccoed using Sto synthetic to match El Rey color "Sahara" with Sto synthetic to match El Rey color "marble white" under the portal.
- 13) All windows will be aluminum clad wood windows in a dark bronze.
- 14) All wood stain is a custom color. Sample color is provided.
- 15) The existing roof-top mechanical units will remain and be repaired as necessary.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Yard Wall Height:

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

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

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

14-12 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 aials, 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:

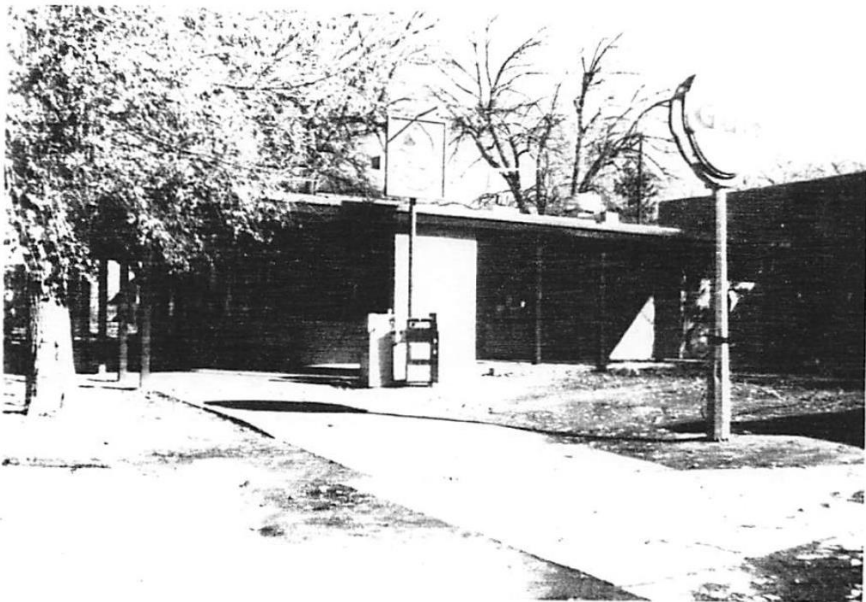
- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

- (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.

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

43544

building threatened? yes	surveyed date <u>6/3/85</u> by <u>HMW</u>	county <u>SANTA FE</u>	ID no. <u>05161 0415</u>
field map <u>SFHD #1</u>	number <u>415</u>	UTM reference: easting _____ northing _____ zone 12 13	
location description <u>213 WASHINGTON AVE.</u>		city/town <u>SANTA FE</u>	
		land grant/reservation	
building name <u>DEE'S REST.</u>	legal description tnsp _____ N S range _____ E W sec _____ 1/2 1/4		
film roll by HMW no. <u>SFHD 16</u>	negative nos. <u>21</u>	loc. of neg. <u>HPB</u>	plan shape :



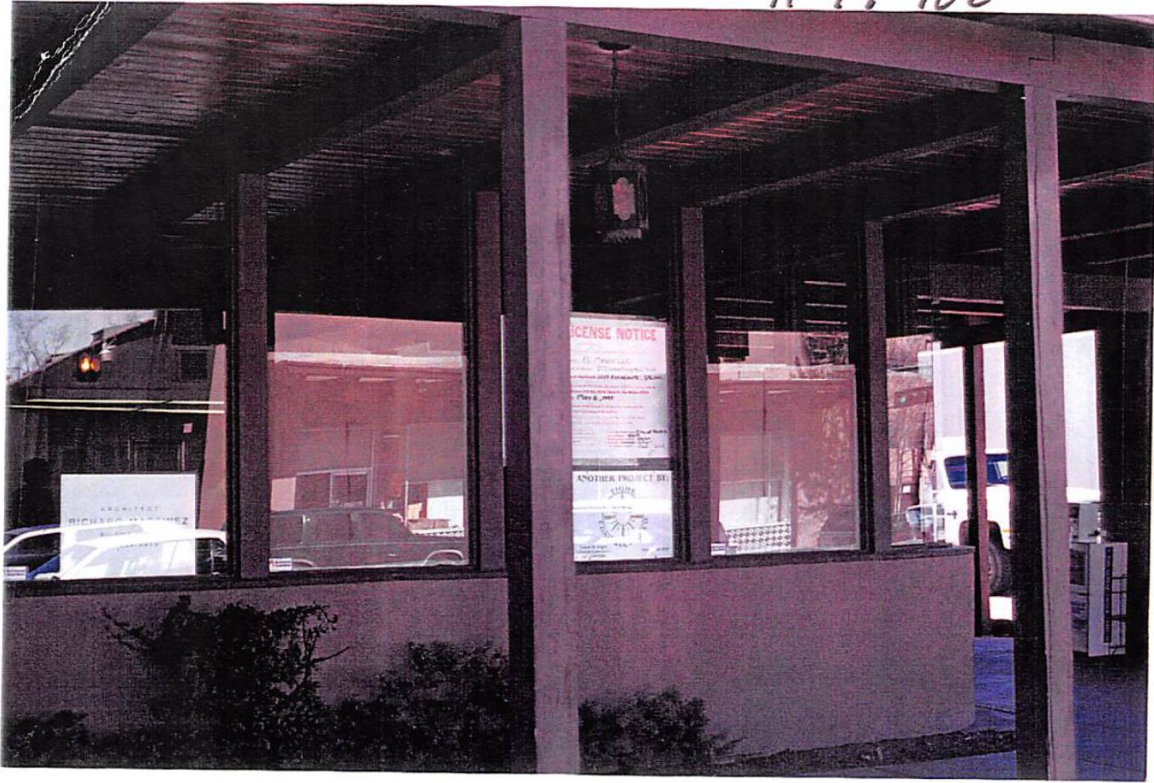
style <u>FRANCHISE.</u>	wall material/surface	date of construction <u>P 1975</u> estimate _____ actual _____ source
architectural features		use present residential other <u>FAST-FOOD.</u> historic residential other _____
		condition ___ excellent ___ good ___ fair ___ deteriorating
		degree of remodeling ___ minor ___ moderate ___ major describe:
		surroundings <u>COMMERCIAL</u>
		relationship to surroundings ___ similar ___ <input checked="" type="checkbox"/> not similar
		district potential ___ yes ___ no
		significance ___ eligible ___ of ___ <input checked="" type="checkbox"/> none if eligible, interest
comments		why?
		associated buildings? ___ yes what type?
		if inventoried, list ID nos.
		see back? ___ yes

H.99.102
213 Washington



This is an overall view of the area where the fence would be installed. The fence would be right behind the low wall.

213 Washington
H-99-102



THE PLANTER WALL WILL BE WHERE THE
DIRT AREA EXISTS AT THE BOTTOM OF THIS
PHOTOGRAPH.

H-99-198
213 Washington Ave



Existing front of building. New entrance to be placed behind wall which holds El Meson signage.

1.



The new addition will occupy the space between El Meson and First State Bank. It will stretch from the existing wall of El Meson, to the far left hand wall of First State Bank, which is our property line.

2.

H. 99.102

213
Washington



A closer look at the area of the fence. The wall is 3'-0" tall. The fence would be 5'-0" tall.



Another view of the area where the planter wall would be installed.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: <u>6/15/2023</u></p> <p>Property Owner of Record: <u>KGC Hospitality LLC</u></p> <p>Applicant/Agent Name: <u>Martinez Architecture Studio PC</u></p> <p>Contact Person Phone Number: <u>(505) 989-4958</u></p> <p>Zoning District: <u>BCDMAR</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input 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</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: <u>Restaurant</u></p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p>	<p>Site Address: <u>213 Washington Avenue</u></p> <p>Proposed Construction Description: <u>Entry door re-design, new windows, new low stuccoed patio wall, change portal design</u></p> <p>TOTAL ROOF AREA: <u>4,500 SF</u></p> <p>Lot Coverage : <u>90.4</u> % <input type="checkbox"/> Open Space Required: <u>n/a</u></p> <p>Setbacks: Proposed Front: <u>0'</u> Minimum: <u>0'</u> 2nd Front? _____ Proposed Rear: <u>0'</u> Minimum: <u>0'</u> Proposed Sides: L <u>3'</u> R <u>0'</u> Minimum: <u>0'</u></p> <p>Height: Proposed <u>Existing</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>0</u> Accessible <u>0</u> Minimum: <u>to be determined</u></p> <p>Bicycle Parking**: Proposed: <u>0</u> Minimum: <u>0</u> ** Commercial Requirement</p>
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* 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.

Richard Martinez

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.

Richard Martinez

6/15/2023

SIGNATURE

DATE

<p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u></p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u></p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u></p> <p>Notes: _____</p> <p>Zoning Approval:</p> <p><input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: <u>Must comply with 14-8.6 Off-Street Parking and Loading</u></p> <p>REVIEWER: <u>Stephanie Perea</u> DATE: <u>6/23/23</u></p>	<p><u>2023-007028-PAR</u></p>
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Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

MCCULLEY, LANI J.

From: VIGIL, EDWARD J.
Sent: Tuesday, July 11, 2023 1:19 PM
To: MCCULLEY, LANI J.
Cc: LAMBOY, HEATHER L.; MOQUINO, GARY S.
Subject: FW: 213 Washington Avenue

Hi Lani, the property owners have submitted a request for a license agreement to acquire rights from the COST to maintain their improvements at 213 Washington Ave. over the public sidewalk within the right of way. The request has been reviewed and I am working on preparing the new agreement so the new owners can perform maintenance on the structure and do anticipated renovations to the portal structure and their adjoining building. Let me know if you have any questions and I anticipate getting the new agreement in place within the next 3 weeks.

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

**Market Steer Restaurant
213 Washington Ave.**

July 14, 2023

Downtown/Eastside Historic District, Non-Contributing

EXISTING CONDITIONS:

An existing building occupies the lot, the building was built in 1976. It was previously El Meson Restaurant, before that it was the Dean's Restaurant addition in 1999 that added the Bar and Lounge and the offices upstairs and the original part of the building was maintained in its existing footprint, but all windows and doors were changed in their sizes and locations.

PROPOSED CONSTRUCTION:

In conjunction with Thom Ortiz Design LLC, we propose the following:

East Elevation: This is the non-visible elevation; we simply propose to stucco the exposed CMU block wall.

North Elevation: We propose to relocate the existing electrical service and gas meter and add a fire-rated fixed window unit that is dimension glass lites (12-1 / 2 " x 14-1 / 2 "). This elevation is not on the property line and the window will not open.

West Elevation: We propose to make some design changes to the existing portal over the sidewalk to make it more in the Santa Fe style of the other portals on the Plaza. We are going to eliminate the overhang, add parapets, relocate the columns and add stucco pilasters at the ends.

Under the portal, on the north end, the existing door will be redesigned to have a single panel. The existing windows are to remain and are divided, new windows to match existing with 14-1/2" diagonal dimension glass lites (14-1 / 2 " x 14-1 / 2 "). A new lit front door that is more in the Santa Fe style would be added under the portal and lit by recessed lights in the soffit above.

The new low 42" wall would have a recessed wooden gate of the same height with a single panel. Existing windows are to remain with 23" diagonal dimension glass lites (14-1 / 2 " x 14-1 / 2 "). Existing door to be converted to new window to match existing windows.

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

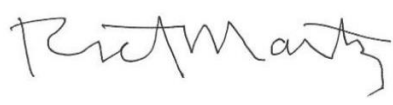
South Elevation: We propose to add a new low 42" high banco and to add a new set of doors and sidelights unit that is divided into 24" diagonal dimension glass lites (13-1 / 2 21X) This will be flanked by new wall lights. Design of lights to be selected and reviewed for approval when selection has been made.

We also propose to re-stucco the building in El Rey Sahara with Marble White stucco under the portal.

The existing roof-top mechanical units will remain and be repaired as necessary.

The photograph of the East Elevation is the back of the building which has no windows. The window shown in the photograph is in the building next door (our building is on the left).

The changes to the exterior of the existing building are intended to make it more beautiful and to be truer to the Santa Fe Style. All City of Santa Fe building codes and zoning regulations will be met.



Richard Martinez
Martinez Architecture Studio PC



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

NORTH ELEVATION
JUNE 15, 2023



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

WEST ELEVATION
JUNE 15, 2023



213
Washington

Neighboring
lot

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

EAST ELEVATION
JUNE 15, 2023



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
JUNE 15, 2023

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

**MARKET STEER RESTAUNT
213 WASHINGTON AVENUE
JULY 14, 2023**

Exterior Finishes

Stucco – El Rey color “Sahara” / in STO product



EXTERIOR STUCCO COLOR FOR 213 WASHINGTON AVENUE
COLOR: SAHARA, EL REY STUCCO COLOR

Stucco under portal – STO Marble White STO Product



EXTERIOR STUCCO COLOR UNDER PORTAL AREA AT 213
WASHINGTON AVENUE

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O B O X 9 2 5 S A N T A F E N M 8 7 5 0 4
1 5 2 4 P A S E O D E P E R A L T A — S T U D I O @ M A R T I N E Z A R C H . C O M

Aluminum Clad wood windows – Dark Bronze to match existing.



Exposed wood stain/paint



WOOD STAIN COLOR FOR ALL EXTERIOR WOOD AT 213 WASHINGTON AVENUE
COLOR: CUSTOM STAIN/PAINT

MARKET STEER RESTAURANT

213 WASHINGTON AVENUE
 SANTA FE, NEW MEXICO 87504
 DESIGN LLC
 MARTINEZ ARCHITECTURE
 STUDIO P.C.

HDRB
 REVIEW
 SET

MARTINEZ
 ARCHITECTURE
 STUDIO P.C.
 1001 PASEO DE PATRIA, SANTA FE,
 NM 87505-4500. PHONE: 505.989.4958
 WWW.MARTINEZARCHITECTURE.COM

THOM ORTIZ DESIGN LLC
 512 CONDOSA, SANTA FE, NM 87504
 (505) 772-0498. FAX: (505) 204-3999
 WWW.THOMORTIZDESIGN.COM

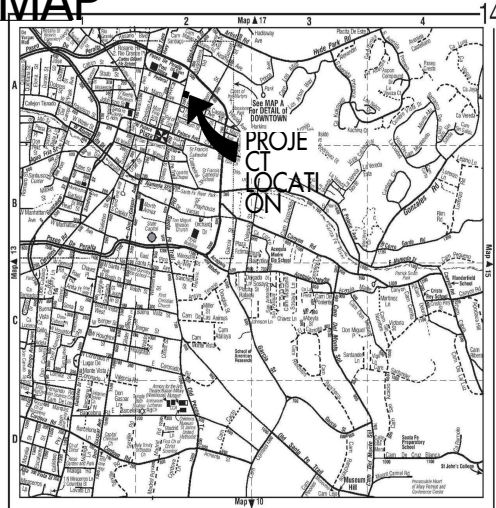
MARKET STEER RESTAURANT
 213 WASHINGTON AVENUE
 SANTA FE, NEW MEXICO

JULY 14,
 2023

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 MARKET STEER
 - 2301

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TURN LEFT TOWARD WASHINGTON AVE. TURN RIGHT TOWARD WASHINGTON AVE. TURN RIGHT ONTO WASHINGTON AVE. DESTINATION WILL BE ON THE LEFT AT 213 WASHINGTON AVE. SANTA FE, NM 87504

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBIC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2017 NM ELECTRICAL SAFETY CODE (2017 IESFC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2010 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISIONS IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC. FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

SCOPE OF WORK: ENTRY DOOR RE-DESIGN, NEW WINDOWS, NEW LOW STUCCOED PATIO WALL, CHANGE PORTAL DESIGN

BUILDING TYPE: RESTAURANT

CONSTRUCTION TYPE: V-B
 (IBC SECTION 602)

MAX. BUILDING HEIGHT: EXISTING

LOT AREA: 4,672.76 SF

ZONING: BDMAR

EXISTING ROOFED AREA:

HEATED 1ST FLOOR	3,937 SF
HEATED 2ND FLOOR	534 SF
PORTALS ON LOT	202 SF
TOTAL FLOOR AREA	4,763 SF
TOTAL ROOFED AREA	4,229 SF

EXISTING LOT COVERAGE: 90.5%

UTILITY DATA:

GAS	NATURAL GAS
ELECTRIC	OVERHEAD
SEWER	MUNICIPAL SEWER
WATER	MUNICIPAL WATER

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

CURRENT BUILDING STATUS: NON-CONTRIBUTING

DESIGN PROFESSIONALS

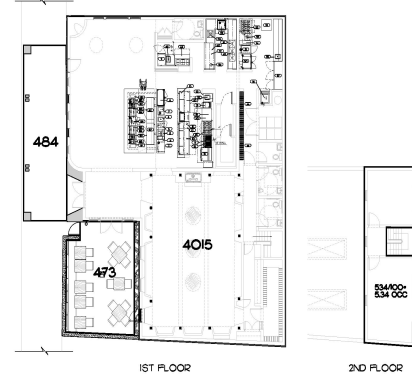
ARCHITECT:
 RICHARD MARTINEZ
 MARTINEZ ARCHITECTURE STUDIO P.C.
 P.O. BOX 925, SANTA FE, NM 87504
 (505) 989-4958, FAX: (505) 989-8933

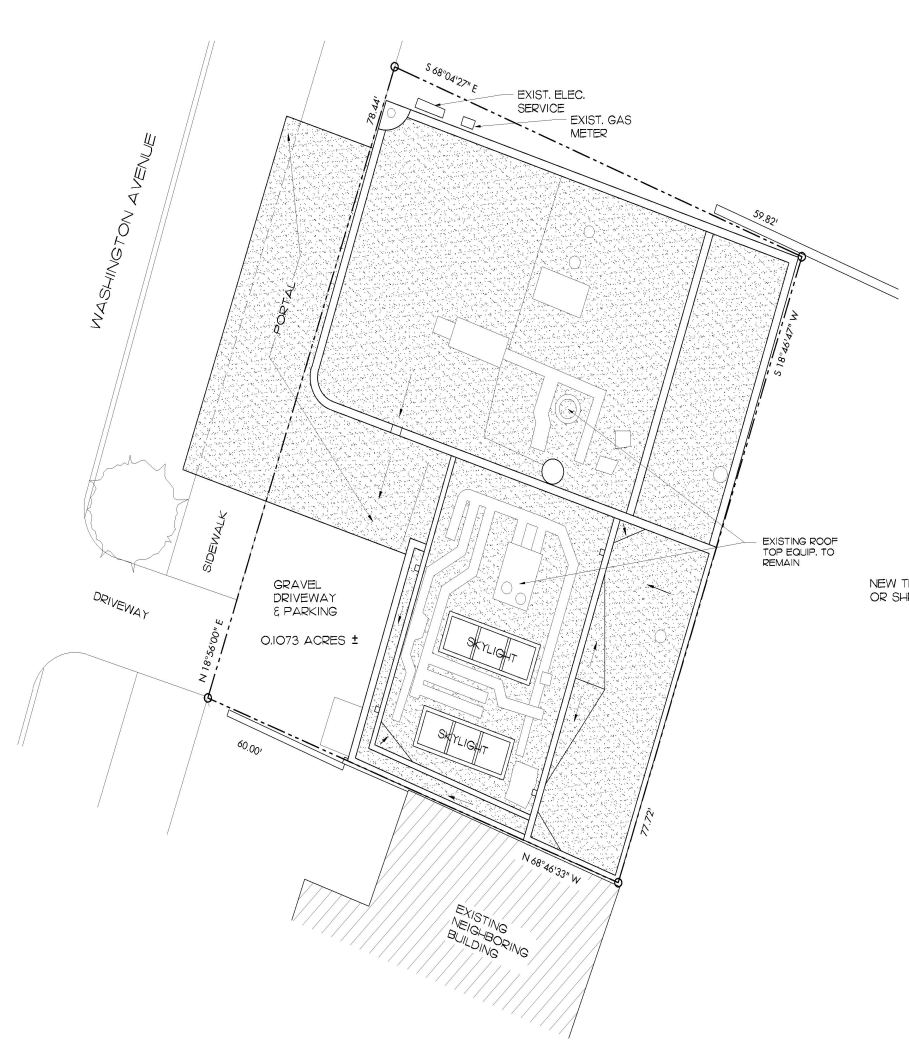
INTERIOR DESIGNER:
 THOM ORTIZ
 THOM ORTIZ DESIGN LLC
 512 CONDOSA, SANTA FE, NM 87504
 (505) 772-0498, FAX: (505) 204-3999

DRAWING INDEX

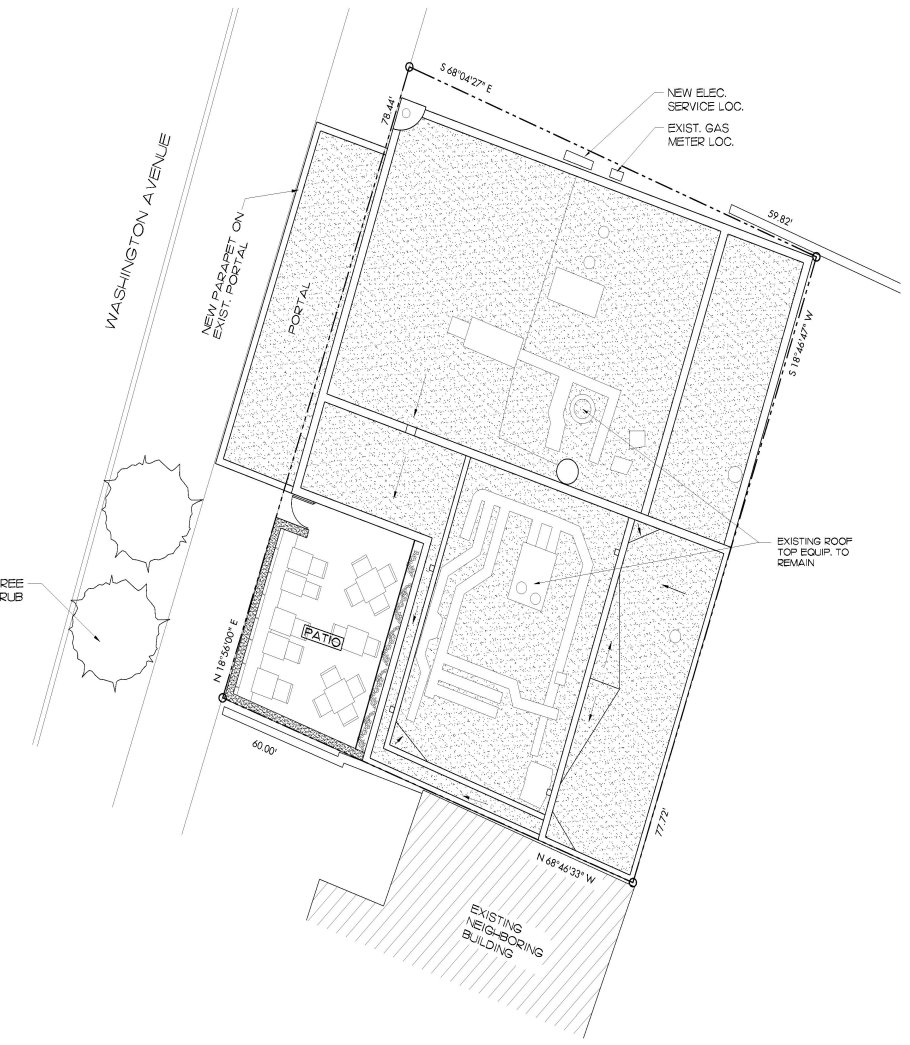
- A-10 EXISTING & PROPOSED SITE PLAN
- A-20 EXISTING 1ST & 2ND FLOOR PLAN
- A-21 PROPOSED 1ST & 2ND FLOOR PLAN
- A-30 EXISTING & PROPOSED WEST ELEVATION, EXISTING EAST ELEVATION
- A-31 EXISTING & PROPOSED NORTH ELEVATION
- A-32 EXISTING & PROPOSED SOUTH ELEVATION

AREA DI AGRAM



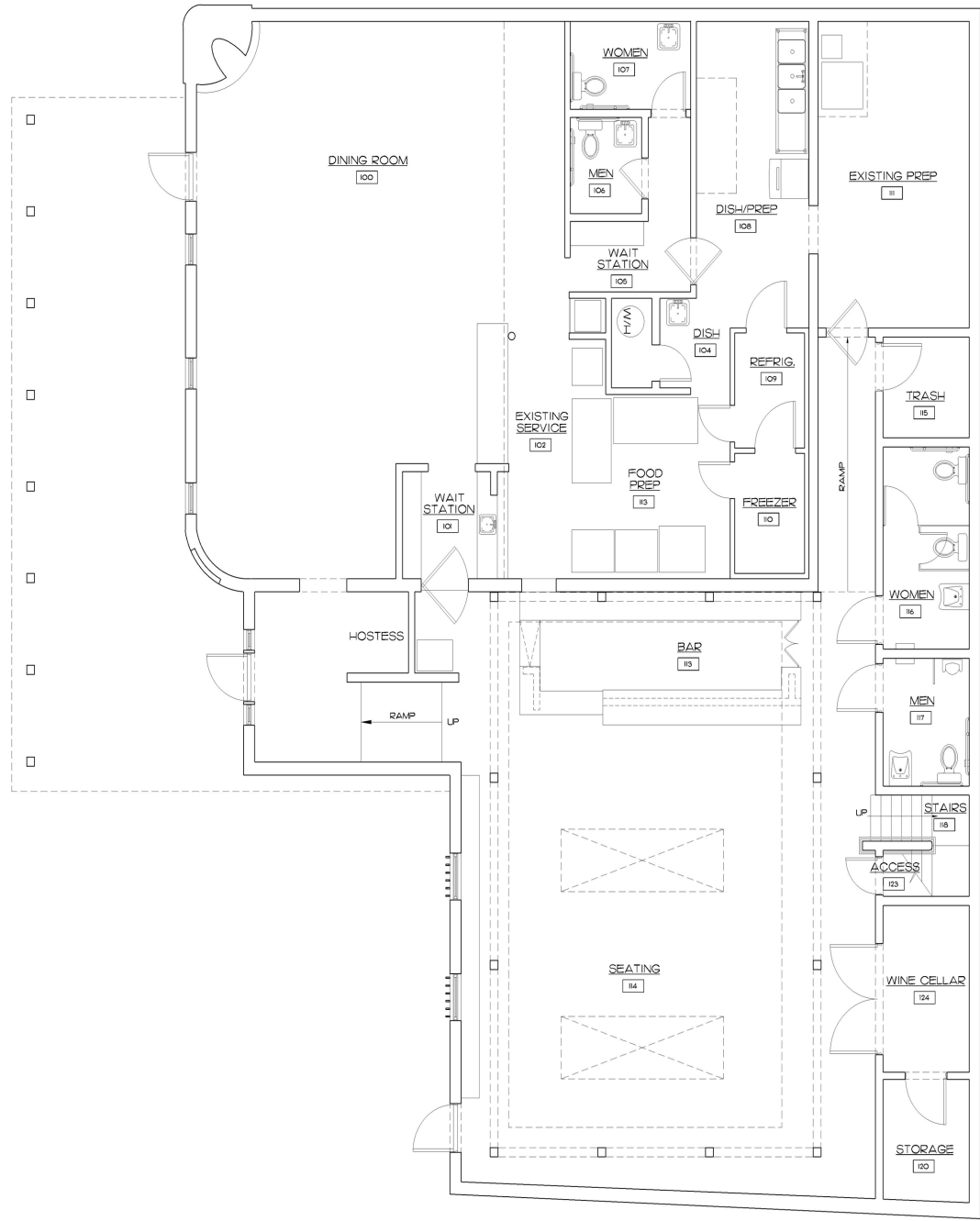


1 EXISTING SITE PLAN
A-10 SCALE 1/8" = 1'-0"

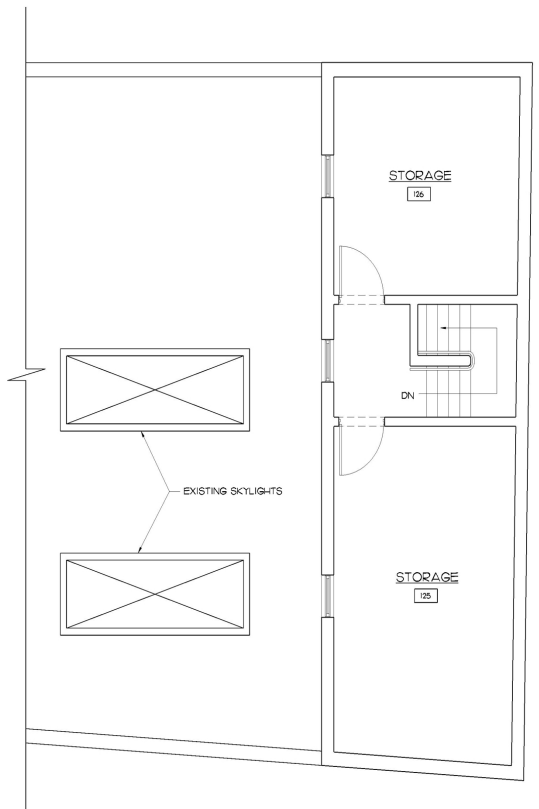
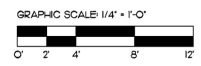


2 PROPOSED SITE PLAN
A-10 SCALE 1/8" = 1'-0"

Z:\2307 - Market Steer Renovation\Current Drawings\2307 - Market Steer_200714.dwg, 7/14/2023 3:13:14 PM, AutoCAD 2007 (Current Document) ac3



1 EXISTING 1ST FLOOR PLAN
A-20 SCALE 1/4" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
A-20 SCALE 1/4" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1001 PASEO DE LA PALMA, SANTA FE, NM 87505
505.988.4500 studio@martinezstudio.com



MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

JULY 14,
2023

EXISTING
1st & 2nd
FLOOR

A
2.0
SET
MARKET STEER
- 23 -

Z:\2027 - Market Steer Renovation\Current Drawings\2027 - Market Steer_2027 14.dwg, 7/14/2023 3:13:19 PM, AutoCAD/PDF (General/Documentation).pc3

HDRB
REVIEW
SET

MARTINEZ
ARCHITECTURE
STUDIO PC

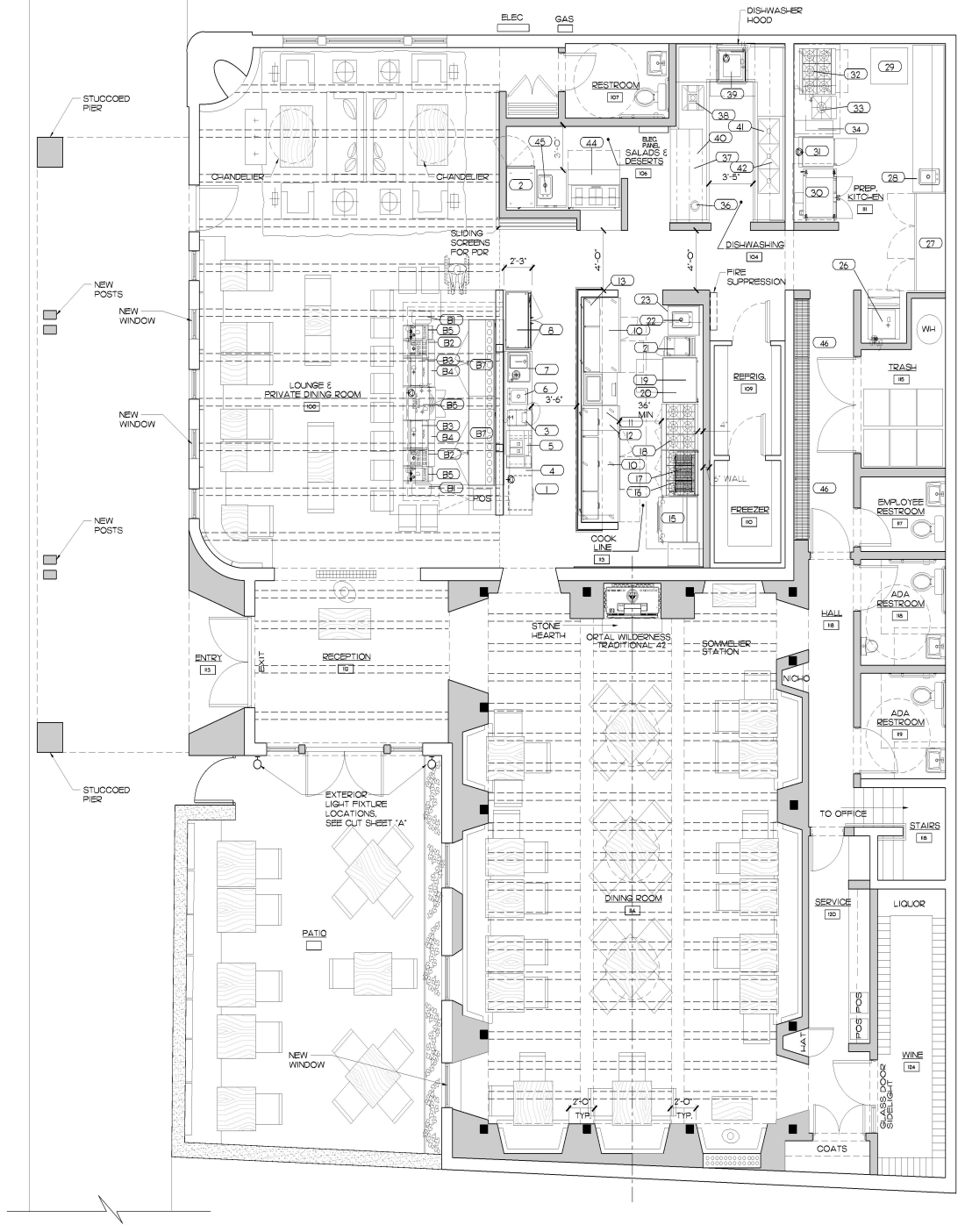
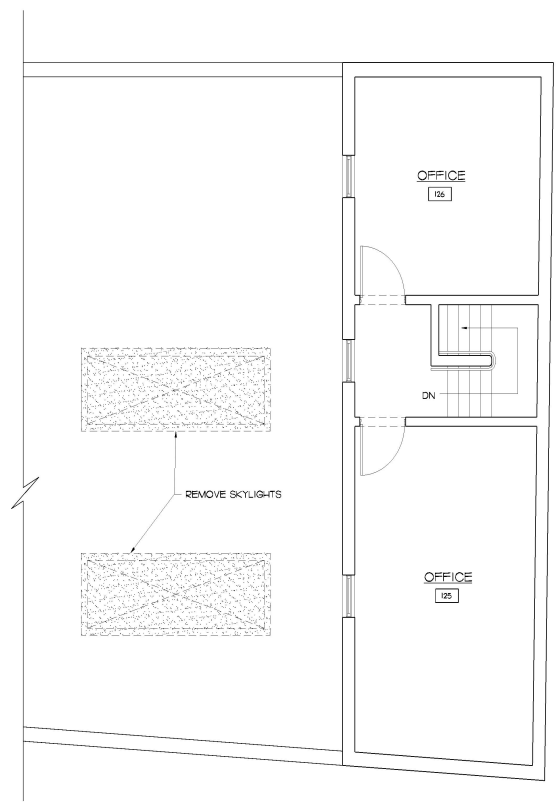
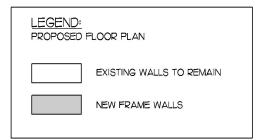
THOM ORTIZ DESIGN
ARCHITECTURE
1000 PASEO DE LA PALMA, SAN ANTONIO, TX 78205
TEL: 214-343-8888 FAX: 214-343-8889
www.thomortizdesign.com

MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

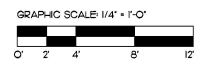
JULY 14,
2023

PROPOSED
1st &
2nd FLOOR

A
2.1
SET
MARKET STEER
- 2301



1 PROPOSED 1ST FLOOR PLAN
A-22 / SCALE: 1/4" = 1'-0"

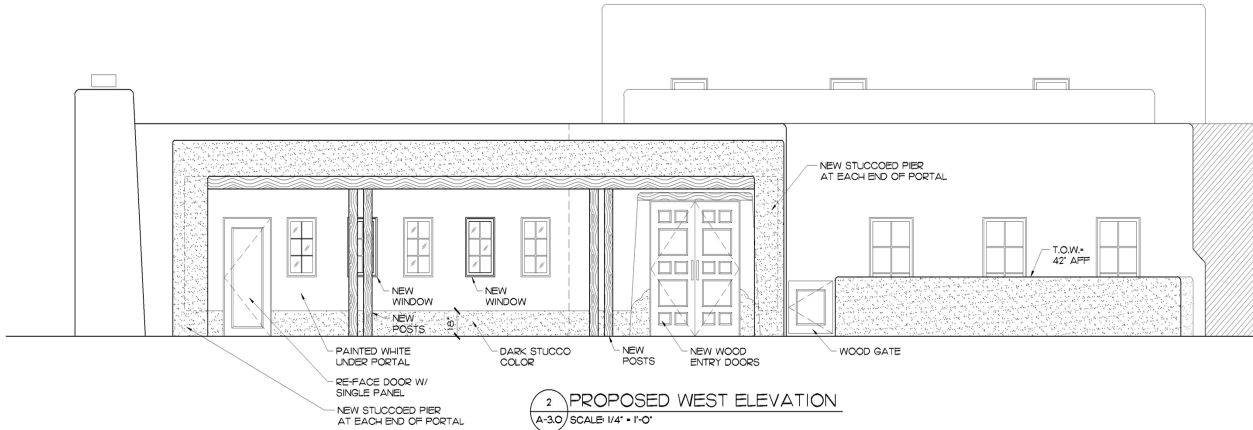


2 PROPOSED 2ND FLOOR PLAN
A-22 / SCALE: 1/4" = 1'-0"

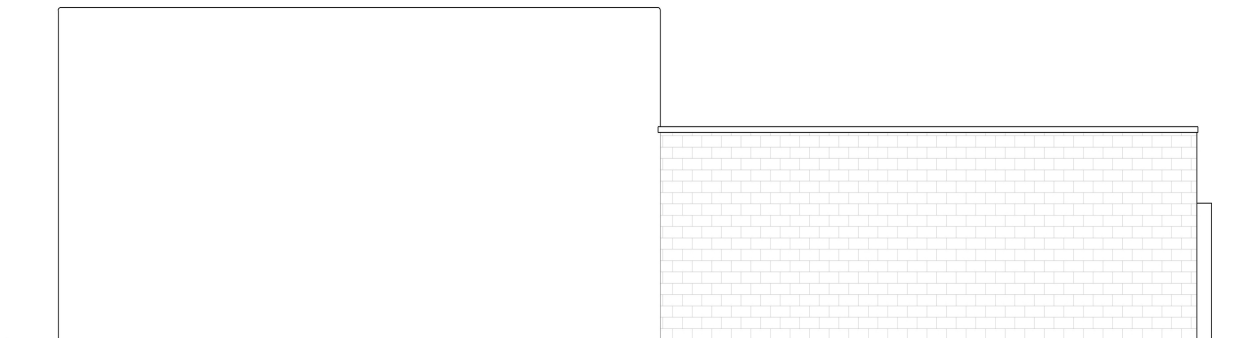
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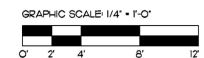
1 EXISTING WEST ELEVATION
A-3.0 SCALE 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A-3.0 SCALE 1/4" = 1'-0"

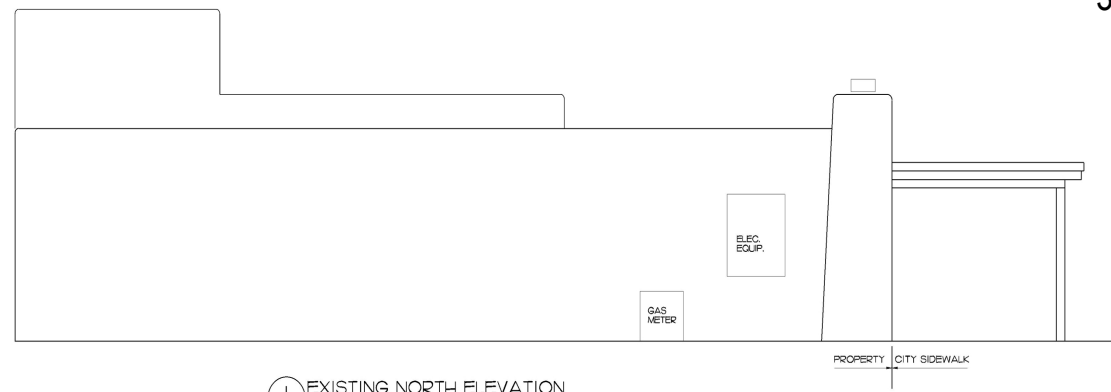


3 EXISTING EAST ELEVATION (NO CHANGES)
A-3.0 SCALE 1/4" = 1'-0"

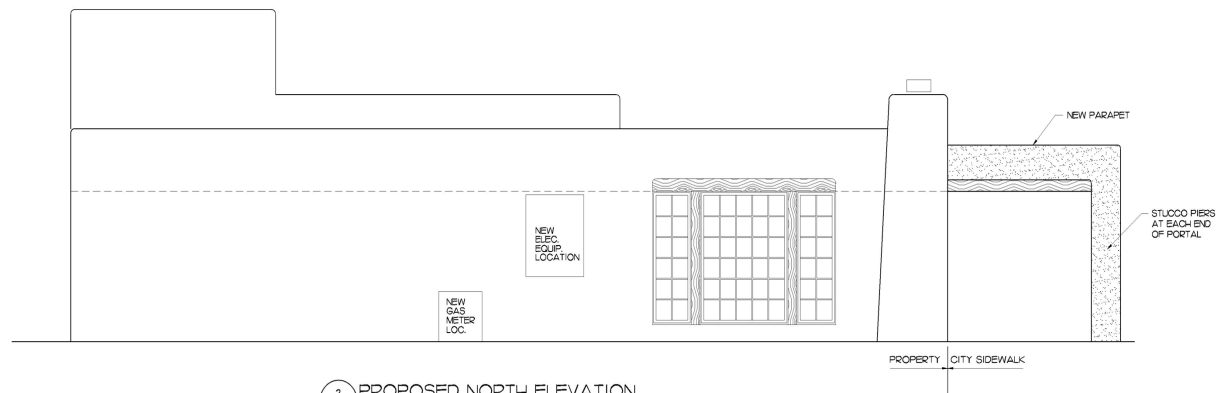


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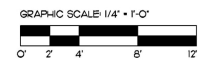
HDRB
REVIEW
SET



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



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



MARTINEZ
ARCHITECTURE
STUDIO P.C.
1535 PASEO DE PALMA, SANTA FE,
NM 87505-4508. studio@martinezstudio.com

THOMAS DESIGN LLC
1425 GARDEN ROAD, SUITE 100
SANTA FE, NM 87505-2212
315.224.2212
t@thomastdesign.com

MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

JULY 14,
2023

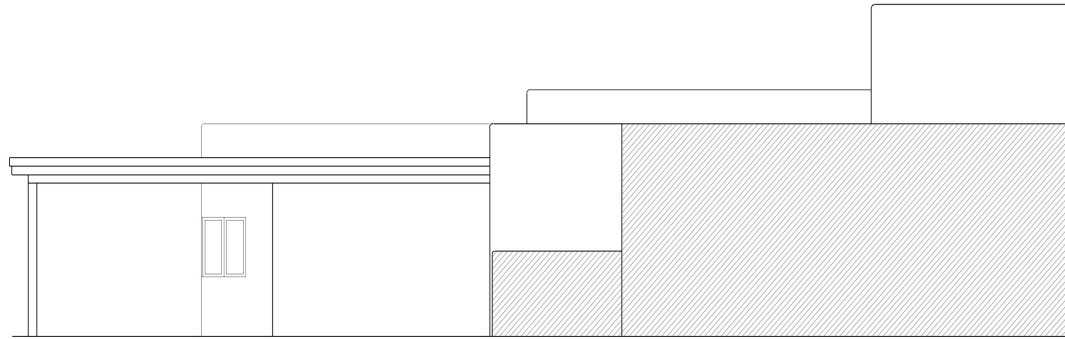
EXISTING
&
PROPOSED
ELEVATION
NORTH

A
3.
1

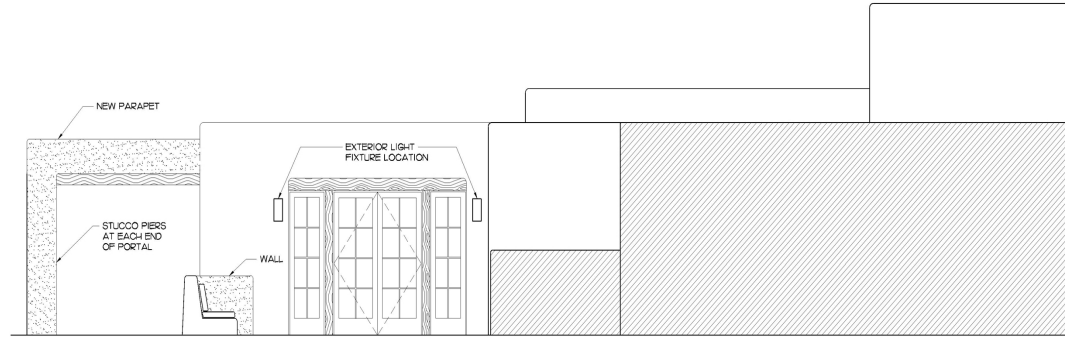
SET
MARKET STEER
- 2301

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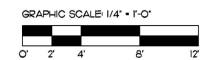
HDRB
REVIEW
SET



1 EXISTING SOUTH ELEVATION
A-32 SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A-32 SCALE 1/4" = 1'-0"



MARTINEZ
ARCHITECTURE
STUDIO P.C.
1535 PASEO DE APALITA, SANTA FE,
NM 87505-1535. PHONE: 505.825.1111

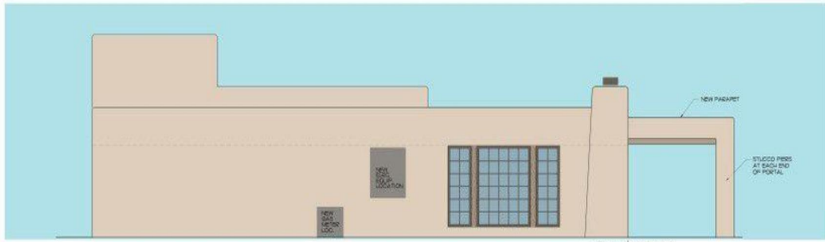


MARKET STEER RESTAURANT
213 WASHINGTON AVENUE
SANTA FE, NEW MEXICO

JULY 14,
2023

EXISTING
G &
PROPOSED
ELEVATION
COMPARISON
OR

A
3.
2
SET
MARKET STEER
- 2023



NORTH



EAST
WASHINGTON
STREET VIEW



SOUTH

Market Steer Restaurant
213 Washington Avenue
Proposed Elevations



**Contract
with City
In
Progress
213
Washington
Avenue**

Edward
Property
Manager
Asset
Development
Office
2100 Lincoln Ave
Santa Fe, NM
87504

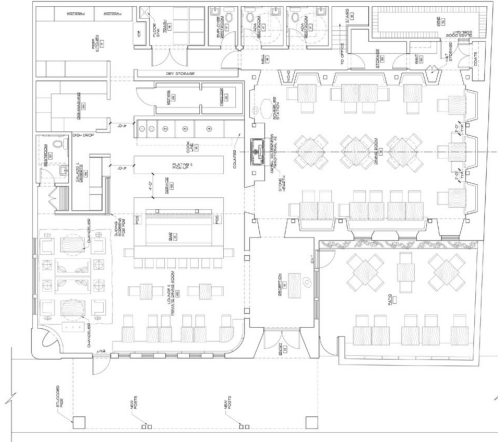
July 4,
2023

Thank you for all your help in guiding my partner Kathleen Crook and I through the process in applying for an agreement with The City of Santa Fe and our company KGC Hospitality LLC to retain the responsibility and required insurances for the portal that is connected to our building at 213 Washington Avenue and is on City of Santa Fe property. Kathleen and I have owned and operated Market Steer Steakhouse, a successful downtown restaurant in Santa Fe at the St Francis Hotel for the past five years. We love being a part of the downtown community of businesses and take our role in the community seriously as it relates to serving both residents and visitors. As you know the original portal was built in 1976 when the building was built and there was an agreement between the city and the then owner of the building Dolores Rusanowsky DBA Dolores' Restaurant. We have recently purchased the building with the intention to renovate the property and have it become another example of the beautiful architecture that helps define Santa Fe's downtown area. We are formerly requesting that KGC Hospitality LLC have a similar agreement that Dolores' Restaurant had with the City of Santa Fe, where we take on the responsibility and insurances for the portal which we consider an important part of our building. The portal will only be used to cover the city sidewalk and will not have any restaurant seating under it. In the past agreement with the City of Dolores' Restaurant showed two planters in the front of the building. Two planters do not exist on the building and there will be no part of our new proposed Santa Fe Wall on City property. The market steer are all within our property lines and the planters have been eliminated. I am the owner of the building El Meson. The condition of the existing portal needs to be refurbished as it has not been maintained properly. We plan on refacing the existing portal so that it is more in keeping with the traditional pueblo style portals in downtown. With the renovation of the property, we also plan to bring the portal up to current fire code and have the portal sprinklered for safety. Please find attached site plan, elevations and rendering of the portal. I have also will be sending our insurance policy for the property. Please let us know what other information you will need from us to process this agreement.

RENDERING OF 213 WASHINGTON AVENUE
PROPOSED RENOVATION



FLOOR PLAN OF 213
WASHINGTON AVENUE



FILE NAME: 213 WASHINGTON AVENUE - 2010-01-01-001

**Legal Lot of
Record
213
Washington
Avenue**



WONTRY MAP



SCALE: 1"=10'



LEGEND

- US&S Brass Clogs found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

BASE OF BEARING: PLAT OF SURVEY SHOWING SUBDIVISION OF PROPERTY OF G.M. JOHN, BY W.C. JACKSON, P.S. 315, DATED JUNE 27, 1941. (UNRECORDED). WEST BOUNDARY OF SUBJECT TRACT. (N 15°36' E).

THIS SURVEY IS BASED ON THE ABOVE MENTIONED PLAT. BEARINGS AND DISTANCES IN [] ARE FROM SAID PLAT. FIRM PANEL No. 350070-0005-B, ZONE C.

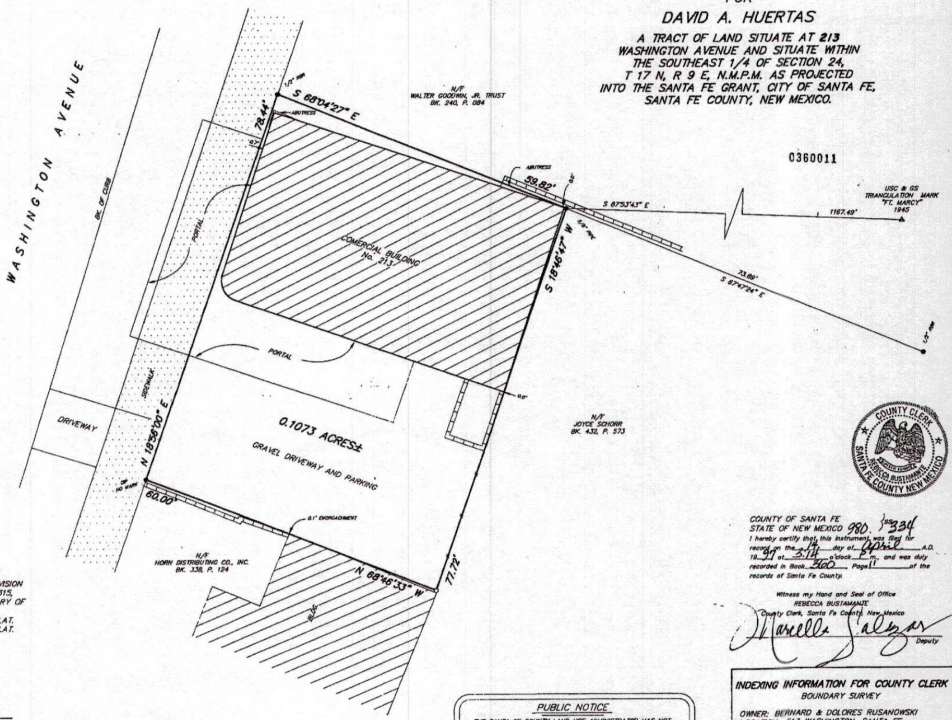
CERTIFICATE

I, Philip B. Wiegand, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Philip B. Wiegand 21 March, 1992
 Philip B. Wiegand P.O. No. 9758
 P.O. Box 22773 Santa Fe, NM



**PLAT OF SURVEY
 FOR
 DAVID A. HUERTAS**
 A TRACT OF LAND SITUATE AT 213
 WASHINGTON AVENUE AND SITUATE WITHIN
 THE SOUTHEAST 1/4 OF SECTION 24,
 T 17 N, R 9 E, N.M.P.M. AS PROJECTED
 INTO THE SANTA FE GRANT, CITY OF SANTA FE,
 SANTA FE COUNTY, NEW MEXICO.



0360011



COUNTY OF SANTA FE
 STATE OF NEW MEXICO 980, 334
 I hereby certify that this instrument was for
 record on this 17th day of March, A.D.
 19 92 at 5:14 o'clock P.M. and was duly
 recorded in Book 2262, Page 11 of the
 records of Santa Fe County.

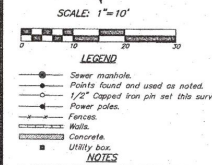
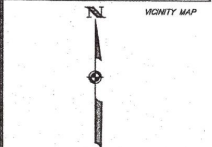
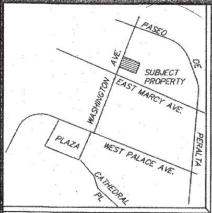
Witness my Hand and Seal of Office
 REBECCA BUSTAMANTE
 County Clerk, Santa Fe County, New Mexico
Rebecca Bustamante Deputy

PUBLIC NOTICE
 THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT
 REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE
 OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED
 FOR THE PURPOSES OF CREATING A SUBDIVISION OR NEW LOTS,
 ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE
 PURPOSES OF "CITY-CHECK" AS DEFINED IN THE SANTA FE
 COUNTY LAND DEVELOPMENT CODE, EXTRA-TERRITORIAL ZONING
 ORDINANCE OR EXTRA-TERRITORIAL SUBDIVISION REGULATIONS.
 THIS STATEMENT DOES NOT IN ANYWAY REPRESENT APPROVAL
 OF THIS PLAT.

INDEXING INFORMATION FOR COUNTY CLERK
 BOUNDARY SURVEY
 OWNER: WIRTHARD & DOLORES RUSHMORON
 LOCATION: 213 WASHINGTON, SANTA FE
 SE 1/4 SECTION 24, T 17 N, R 9 E, N.M.P.M.
 AS PROJECTED INTO THE SANTA FE GRANT,
 CITY OF SANTA FE,
 SANTA FE COUNTY, NM.

DRL RIO SURVEYS
 P.O. BOX 22773 SANTA FE, NM 871-0867
 PROJECT No. 9743143 DATE 1992-03-21

PLAT OF SURVEY 900 12
 FOR
KGC HOSPITALITY, LLC
 A NEW MEXICO LIMITED LIABILITY COMPANY
 A TRACT OF LAND SITUATE AT 213
 WASHINGTON AVENUE AND SITUATE WITHIN
 THE SOUTHEAST 1/4 OF SECTION 24,
 T 17 N, R 9 E, N.M.P.M. AS PROJECTED
 INTO THE SANTA FE GRANT, CITY OF SANTA FE,
 SANTA FE COUNTY, NEW MEXICO.



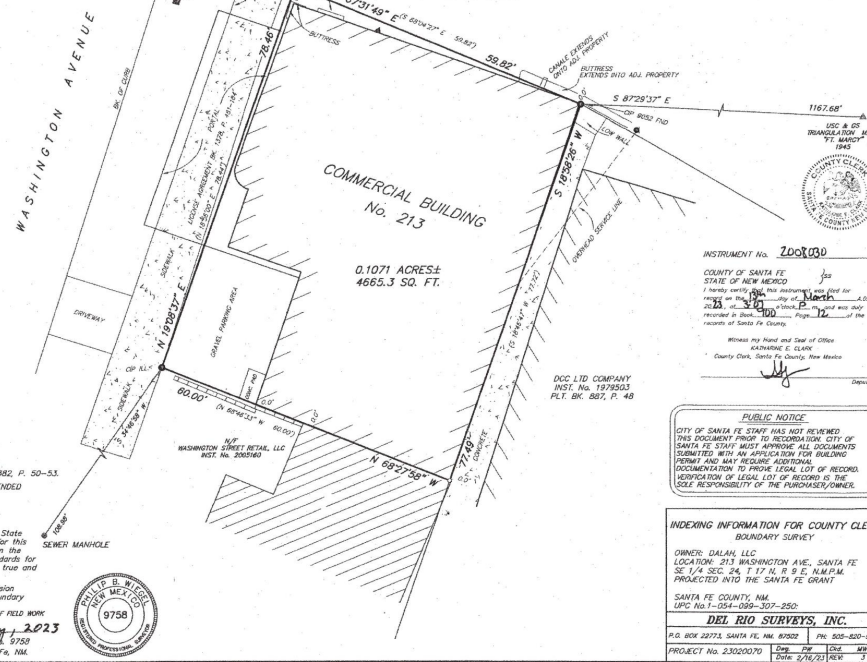
- NOTES**
1. BASE OF BEARINGS: GPS OBSERVATION FROM A FOUND MONUMENT AT THE NE CORNER OF SUBJECT PROPERTY TO USGS TRIANGULATION MARK 771 MARCY" S 87°25'37\" E, MAG. 83 NEW MEXICO STATE PLAIN CENTRAL ZONE, 1983.
 2. THIS SURVEY IS BASED ON A BOUNDARY SURVEY FOR "DAVID HUERTAS" BY DEL RIO SURVEYS, DATED MARCH 21, 1987, RECORDED IN PLAT BK. 360 AT PAGE 71, RECORDS OF SANTA FE COUNTY, N.M. BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT.
 3. REFERENCE DEED: BK. 1364, P. 104 & 104A
 4. REFERENCE PLAT SHOWING SUBDIVISION OF PROPERTY OF D.H. KIMM, 701 W.C. JACKSON, P.L.E. & L.S. No. 313 DATED JUNE 27, 1941.
 5. REFERENCE LICENSE AGREEMENTS BK. 1378, P. 181-183, BK. 1382, P. 50-53.
 6. THIS PLAT PREVIOUSLY RECORDED IN PLAT BK. 802, P. 011, AMENDED 3/13/2023 TO CORRECT STREET ADDRESS # 213 IN TITLE.

CERTIFICATE

I, Philip B. Wiegand 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 plot of an existing tract or tracts.

Philip B. Wiegand DATE OF FIELD WORK
 P.O. Box 22773 Santa Fe, NM 87508
 P.L.S. No. 9758



INSTRUMENT No. **2008030**
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for
 record on the 13th day of March A.D.
 2008 at 10:00 AM and was duly
 recorded in Book **200** Page **12** of the
 records of Santa Fe County.

Witness My Hand and Seal of Office
 GAYNOR E. CLARK
 County Clerk, Santa Fe County, New Mexico

PUBLIC NOTICE
 CITY OF SANTA FE STATE HAS NOT REVIEWED
 THIS DOCUMENT PRIOR TO RECORDATION. CITY OF
 SANTA FE STATE MUST APPROVE ALL DOCUMENTS
 SUBMITTED WITH AN APPLICATION FOR RECORDING
 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: DALAH, LLC
 LOCATION: 213 WASHINGTON AVE, SANTA FE
 SEC. 1/4 SEC. 24, T. 17 N, R. 9 E, N.M.P.M.
 PROJECTED INTO THE SANTA FE GRANT
 SANTA FE COUNTY, NM
 UPC No. T-054-059-307-250

DEL RIO SURVEYS, INC.
 P.O. BOX 22773, SANTA FE, NM. 87502 PH. 505-820-8200
 PROJECT No. 23020070 Date Filed Date Recd
 1/26/2023 REC 3



ARTISAN TITLE FILE NO. 2023-1572/Pb (courtesy recording)

e-Recorded 2008278 03/17/23 SFC

WARRANTY DEED

KGC Aspen, LLC, a New Mexico limited liability company, for good and valuable consideration, hereby grants to KGC Hospitality, LLC, a New Mexico limited liability company, whose address is 17 Del Rio Dr. Santa Fe, NM 87501, the following described real estate in Santa Fe County, New Mexico:

Tract as shown on plat entitled "Plat of Survey for KGC Hospitality, LLC, a New Mexico Limited Liability Company...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on March 13, 2023 in Plat Book 900, Page 011 as Instrument No. 2007996.

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 2023 and subsequent years.

With warranty covenants.

Dated: March 15, 2023

COUNTY OF SANTA FE | WARRANTY DEED
STATE OF NEW MEXICO | ss PAGES: 1
I Herby Certify That This Instrument Was e-Recorded for
Record On The 17TH Day Of March, A.D., 2023 at 10:28:34 AM
And Was Duly Recorded as Instrument # 2008278
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - GLUJAN County Clerk, Santa Fe, NM



KGC Aspen, LLC, a New Mexico limited liability company

By: Kristina Goode
Kristina Goode, Member/Manager

By: Kathleen Crook
Kathleen Crook, Member/Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 15th day of March, 2023 by Kristina Goode and Kathleen Crook, Members/Managers of KGC Aspen, LLC, a New Mexico limited liability company.

Paige Bradley
Signature of notarial officer
Title or Rank - Escrow Officer

STATE OF NEW MEXICO
NOTARY PUBLIC
PAIGE BRADLEY
Commission # 1065511
My Comm. Exp. 08/21/2024

My commission expires: 8-21-2024

WARRANTY DEED

KGC Hospitality, LLC, a New Mexico limited liability company, for good and valuable consideration, hereby grants to KGC Aspen, LLC, a New Mexico limited liability company, whose address is 112 De Rio Drive Santa Fe, NM 87501, the following described real estate in Santa Fe County, New Mexico:

See attached Exhibit "A" (legal description)

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 2023 and subsequent years.

With warranty covenants.

Dated: March 13, 2023

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 2
I Hereby Certify That This Instrument Was e-Recorded for
Record On The 15TH Day Of March, A.D., 2023 at 01:00:28 PM
And Was Duly Recorded as Instrument # 2008149
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM
Deputy - GLUJAN

KGC Hospitality, LLC, a New Mexico limited liability company

By: Kristina Goode
Kristina Goode, Member/Manager



By: Kathleen Crook
Kathleen Crook, Member/Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 13th day of March, 2023 by **Kristina Goode and Kathleen Crook, Member/Managers of KGC Hospitality, LLC, a New Mexico limited liability company.**

Paige Bradley
Signature of notarial officer

STATE OF NEW MEXICO
NOTARY PUBLIC
PAIGE BRADLEY
Commission # 1065511
My Comm. Exp. 08/21/2024

My commission expires:
8-21-2024

Exhibit A (Legal Description)

Tract as shown on plat entitled "Plat of Survey for KGC Hospitality, LLC, a New Mexico Limited Liability Company...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on March 13, 2023 in Plat Book 900, Page 11 as Instrument No. 2007996.

e-Record 2008149 03/15/23 SFC

WARRANTY DEED

Dalah, LLC, a New Mexico limited liability company, for good and valuable consideration, hereby grants to KGC Hospitality, LLC, a New Mexico limited liability company, whose address is 112 Del Rio Drive Santa Fe, NM 87011 the following described real estate in Santa Fe County, New Mexico:

See attached Exhibit "A" (legal description)

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 2023 and subsequent years.

With warranty covenants.

Dated: March 13, 2023

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	WARRANTY DEED PAGES: 2
I Hereby Certify That This Instrument Was e-Recorded for Record On The 13TH Day Of March, A.D., 2023 at 02:58:13 PM And Was Duly Recorded as Instrument # 2008027 Of The Records Of Santa Fe County	
Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM	
Deputy - GLUJAN	

Dalah, LLC, a New Mexico limited liability company

By: [Signature]
David Huertas, Member/Manager



ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 13th day of March, 2023 by David Huertas, Member/Manager of Dalah, LLC, a New Mexico limited liability company.

[Signature]
Signature of notarial officer

My commission expires:
8-21-2024

STATE OF NEW MEXICO NOTARY PUBLIC PAIGE BRADLEY Commission # 1065511 My Comm. Exp. 08/21/2024

Exhibit A (Legal Description)

Tract as shown on plat entitled "Plat of Survey for KFC Hospitality, LLC, a New Mexico Limited Liability Company...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on March 13, 2023 in Plat Book 900, Page 011 as Instrument No. 2007996.

TXL 9710084

1364104

WARRANTY DEED

BERNARD J. RUSANOWSKI AND DOLORES M. RUSANOWSKI, HUSBAND AND WIFE
to DALAH, LLC for consideration paid, grant

whose address is 1224 ESCALANTE STREET
SANTA FE, NM 87505
the following described real estate in SANTA FE County, New Mexico:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT TO: Restrictions, reservations and/or easements of record.



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) JSH
I hereby certify that this instrument was filed
for record on the 15 day of April, A.D.
1997 at 10:41 o'clock A.M.
and was duly recorded in Book 1364
page 104-1049 of the records of
Santa Fe County.
Witness my hand and Seal of Office
Rebecca Rustamante
County Clerk Santa Fe County, N.M.
Cathy Montoya Deputy

with warranty covenants.
WITNESS our hand (S) and seal (S) on this 15th day of April, 1997.
Bernard J. Rusanowski (Seal) Dolores M. Rusanowski (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS.
This instrument was acknowledged before me on April 15, 1997
by BERNARD J. RUSANOWSKI AND DOLORES M. RUSANOWSKI
My commission expires: [Signature]
OFFICIAL SEAL
My Commission Expires 4 - 3 - 99
FOR RECORDER'S USE ONLY

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS.
This instrument was acknowledged before me on _____ 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.
My commission expires: _____
FOR RECORDER'S USE ONLY

EXH. IT "A"

All of the following described tract, or parcel of land and real estate, situate, lying and being within the City and County of Santa Fe, State of New Mexico, more particularly described as follows, to-wit:

Beginning at the southeast corner of the property herein described from whence USC & GS Triangulation Mark "PT. MARCY" 1945 bears South $67^{\circ} 53' 43''$ East, 1167.49 feet; thence from said point of beginning, South $18^{\circ} 46' 17''$ West, 77.72 feet to a point being the southeast corner; thence North $68^{\circ} 46' 33''$ West, 60.8 feet to the point being the southwest corner; thence North $18^{\circ} 46' 17''$ East, 78.44 feet to a point marking the northwest corner; thence South $68^{\circ} 04' 27''$ East, 59.82 feet to the point and place of beginning. All as shown and delineated on survey entitled "PLAT OF SURVEY FOR DAVID A. HUERTAS A TRACT OF LAND SITUATE AT 513 WASHINGTON AVENUE AND SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 24, T. 17 N., R. 9 E., N.M.P.M. AS PROJECTED INTO THE SANTA FE GRANT, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO", filed for record as Document No. 980,334 in Plat Book 360 at page 011, records of Santa Fe County, New Mexico.

WARRANTY DEED

2015 170

JOHN E. TORRES, a married man, dealing in his separate property

for consideration paid, grant to BERNARD J. RUSANOWSKI & DOLORES RUSANOWSKI, his wife, as joint tenants

the following described real estate in Santa Fe County, New Mexico:

Beginning at the southwest corner, a point on the east side of Washington Avenue and marked by an iron pipe, from which point of beginning the northeast property intersection of Washington Avenue and Marcy Street bears S. 18° 56' W., 85.0 feet; thence N. 18° 56' E., 78.4 feet along the east side of sidewalk on Washington Avenue, to the northwest corner, being the southwest corner of property of Christina L. Hughes; thence along the south boundary of property of Christina L. Hughes, S. 67° 22' E., 60.04 feet, a point marked by an iron pipe and the northeast corner of this tract; thence S. 18° 56' W., 77.72 feet to a point marked by an iron pipe and the southeast corner of this tract; thence N. 68° 01' W., 60.0 feet to the point and place of beginning. All as shown on plat showing subdivision of property of O. M. John located at the northeast corner of intersection of Washington Avenue and Marcy Street, Santa Fe, New Mexico, as surveyed by W. C. Jackson, Registered P.E. & L.S. No. 315, on June 27, 1941.

Subject to reservations, restrictions and easements of record.

with warranty covenants.

WITNESS my hand and seal this 31st day of August, 1973. JOHN E. TORRES (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 31st day of August, 1973

by JOHN E. TORRES, a married man dealing in his separate property

(Name or Names of Person or Persons Acknowledging)

Margaret E. Weiser (Notary Public)

6-11-77

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this

day of

1973

(Name of Officer)

(Name of Corporation Acknowledging)

corporation, on behalf of said corporation.

(State of Incorporation)

(Signature of Officer)

(Notary Public)

FOR RECORDERS USE ONLY... 358,640... 73... 31st... 770... Carmen Trujillo

RETURN 6-11-1974, S.F. 414 87501

QUITCLAIM DEED

213433

LUCILE TORRES

JOHN E. TORRES

for consideration paid, quitclaim to

SANTA FE

County, New Mexico:

"Beginning at a point on the East side of Washington Ave., whence the N. E. Corner of intersection of Washington Ave., and Marcy St. bears S. 18°56' E., 163.4' Distant; said point marking the NW corner of property of O.M. John and J. E. Byrne, the S. W. Corner of property of Christine L. Hughes; thence S. 67°22' E., along the south line of property of Christine L. Hughes 60.04' to an iron pipe marking the N. E. corner of this property; thence S. 18°56' W., 77.72' to an iron pipe marking the SE Corner of this property and the N E Corner of property of O. M. John and J. E. Byrne, leased to Sinclair Ref. Co., thence N. 68°01' W along the north line of property leased to said Sinclair Ref. Co. 60.0' to an iron pipe set on the East line of Washington Ave., whence the aforementioned SE corner of intersection of Washington Ave. and Marcy St. bears S18°56' W., 85.0' distant; thence N 18°56' E., along the East side of Washington Ave. 78.4' to the place and point of beginning, and bounded as follows: North; Christine L. Hughes; South; Property of O.M. John and J. E. Byrne, leased, East; property of O.M. John and J. E. Byrne; and on the West; by Washington Avenue."

WITNESS my hand and seal this 20th day of May 1954

(Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

ss.

The foregoing instrument was acknowledged before me this 20th day of May 1954

(Name or Names of Person or Persons Acknowledging)

My commission expires

November 2, 1966

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

ss.

The foregoing instrument was acknowledged before me this 19 day of 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

(State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal) Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF SANTA FE ss. #274,520
I hereby certify that this instrument was filed for record on the 21st day of May A. D. 1954 at 1:50 o'clock P. M. and was duly recorded in Book of the records of

Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe Co., N.M.
CAROLINA R. GONZALES

136-517

QUITCLAIM DEED

FORM 3

Arthur Torres and Beulah Torres, his wife for consideration paid, quitclaim to John E. Torres the following described real estate in Santa Fe County, New Mexico:

Beginning at the southwest corner, a point on the east side of Washington Avenue and marked by an iron pipe, from which point of beginning the northeast property intersection of Washington Avenue and Marcy Street bears South 18°56' west, 85.0 feet; thence North 18°56' East, 78.4 feet along the East side of sidewalk on Washington Avenue, to the northwest corner, being the southwest corner of property of Christine L. Hughes; thence along the south boundary of property of Christine L. Hughes, South 67°22' East, 60.04 feet, a point marked by an iron pipe and the Northeast corner of this tract; thence South 18°56' West, 77.72 feet to a point marked by an iron pipe and the Southeast corner of this tract; thence North 68°01' West, 60.0 feet to the point and place of beginning. All as shown on plat showing subdivision of property of O. M. John located at the Northeast corner of intersection of Washington Avenue and Marcy Street, Santa Fe, New Mexico, as surveyed by W. C. Jackson, Registered P.E. & L.S. No. 315, on June 27, 1941.

WITNESS hand and seal this 16th day of July, 1957, 19... (SEAL) (SEAL) (SEAL) (SEAL)

ACKNOWLEDGMENT INDIVIDUAL



STATE OF NEW MEXICO,

County of Santa Fe

On this 16th day of July, 1957, before me personally appeared Arthur Torres and Beulah Torres, his wife

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written. Notary Public

My Commission expires 9-14-62

ACKNOWLEDGMENT CORPORATION

STATE OF NEW MEXICO,

County of

On this day of 19, before me appeared

to me personally known, who, being by me duly sworn did say that he is the of a corporation organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written. Notary Public

My Commission expires

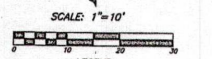
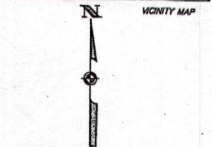
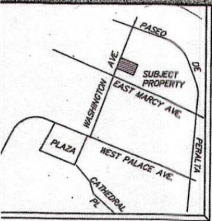
STATE OF NEW MEXICO, County of Santa Fe, ss. I hereby certify that this instrument was filed for record on the 22 day of July, 1957, at 2:46 clock P.M., and duly recorded in Book page of the Records of Deeds of said county, on this day of

A. D. 19. County Clerk. By [Signature]

Handwritten notes and signatures at the bottom left.

KGC HOSPITALITY, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

A TRACT OF LAND SITUATE AT 213
WASHINGTON AVENUE AND SITUATE WITHIN
THE SOUTHEAST 1/4 OF SECTION 24,
T 17 N, R 9 E, N.M.P.M. AS PROJECTED
INTO THE SANTA FE GRANT, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.



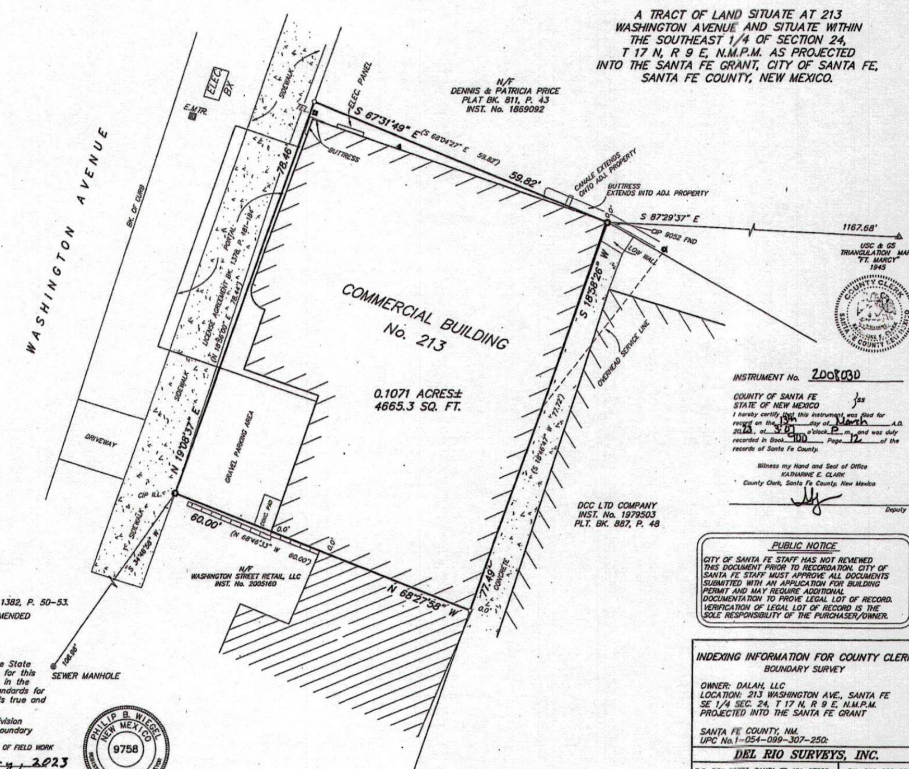
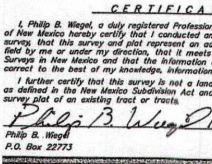
- NOTES**
1. BASE OF BEARINGS: GPS OBSERVATION FROM A FOUND MONUMENT AT THE NE CORNER OF SUBJECT PROPERTY TO USGS TRIANGULATION MARK "T. MARCY" S 87°29'37" E, NAD 83 NEW MEXICO STATE PLAIN COORDINATE ZONE, GRID.
 2. THIS SURVEY IS BASED ON A BOUNDARY SURVEY FOR "DANIEL HUERTAS", BY DEL RIO SURVEYS, DATED MARCH 21, 1997, RECORDED IN PLAT BK.300 AT PAGE 11, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT.
 3. REFERENCE DEED: BK. 1364, P. 104 & 104A
 4. REFERENCE "PLAT SHOWING SUBDIVISION OF PROPERTY OF O.M. JOHN, BY E.C. JACKSON, P.E. & L.S. No. 315 DATED JUNE 27, 1941.
 5. REFERENCE LICENSE AGREEMENTS BK. 1376, P. 181-183, BK. 1382, P. 50-53
 6. THIS PLAT PREVIOUSLY RECORDED IN PLAT BK. 900, P. 011, AMENDED 3/13/2023 TO CORRECT STREET ADDRESS # 213 IN TITLE.

CERTIFICATE

I, Philip B. Wigoff, 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. Wigoff February 2023
Philip B. Wigoff P.S. No. 9758
P.O. Box 22773 Santa Fe, NM



INSTRUMENT No. **200600**
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was paid for
on the 19th day of March, A.D.
2006, at 10:00 o'clock, P.M., and was duly
recorded in Book **900**, Page **12** of the
records of Santa Fe County.

Witness my Hand and Seal of Office
this 19th day of March, A.D. 2006
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
PERMITS AND MAY REQUIRE ADDITIONAL
DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.
IDENTIFICATION OF LEGAL LOT OF RECORD IS THE
SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: DALAH, LLC
LOCATION: 213 WASHINGTON AVE., SANTA FE
SE 1/4 SEC. 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
LIC No 1-054-099-307-250

DEL RIO SURVEYS, INC.

P.O. BOX 22773, SANTA FE, NM 87502 PH: 505-820-8000
PROJECT No. 23020070 DATE: 2/22/23

City of Santa Fe, New Mexico

memo

DATE: July 25, 2023
TO: Historic Districts Review Board Members
FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

Case # 2023-006969-HDRB

Address: 1249 Cerro Gordo
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 (included in HCPI)

Elevations (included in HCPI)

Photographs (included in HCPI)

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:

While the general footprint of the compound dwelling is over 50 years old, cumulative changes to its exterior affected the vernacular character it may have had earlier. These involve the replacement of windows and the addition of porches. The 1970s Sewing Room, while influenced by the handbuilt movement, is simply an appendage installed on an older building. Much of the home's construction is rough, not in good condition.

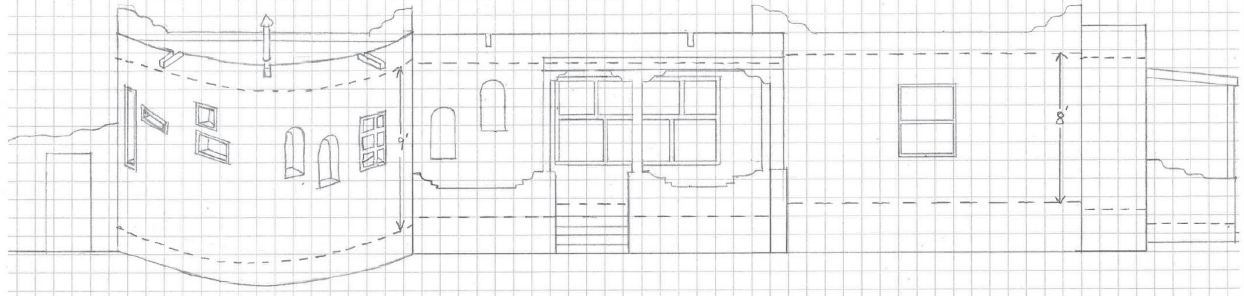
The residence is accessed via private road off Cerro Gordo Rd. and only a portion of the south elevation is visible from the Cerro Gordo Rd. right of way.

This residence is in the Downtown and Eastside Historic District and the status is non-contributing. The status was reviewed on April 11th, 2023 (#2023-6553-HDRB). The Board agreed with the Staff recommendation that the historic status of the structure be maintained as non-contributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures.

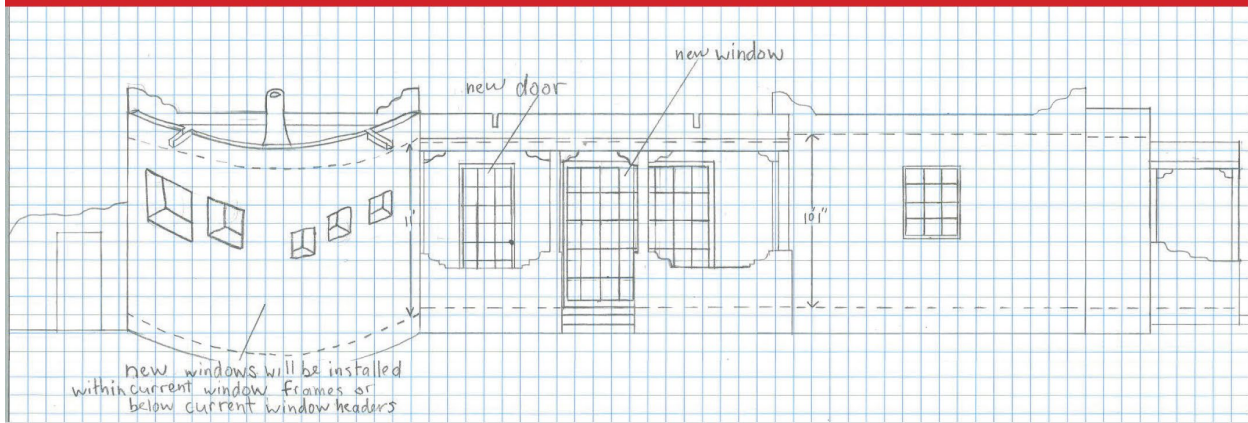
With its core block potentially dating to the 1940s, the Reuben and Betty Rose House is an approximately 2,853-square-foot compound of linked structures that achieved its current footprint by the 1960s. This footprint includes the adobe core, a partial adobe and concrete block west addition, a semi-attached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

The following renovation treatments are proposed:

- 1) Replace all current double hung aluminum windows with multi-pane historically appropriate divided lite windows. Minor modifications to existing openings.
- 2) Replace windows on the north 'sewing room' façade with recessed, square multi-pane divided lite windows with panes not to exceed 30" on the diagonal.
- 3) Remove western infill portion of the south portal and install a new door.
- 4) Add new skylight.
- 5) Add new spiral staircase to access the garage roof.
- 6) Increase the height of the garage parapet to 12'-0" where maximum height allowable is 14'-0".
- 7) Add new arched entrance to the interior courtyard of the east façade and removing a door and replacing with window.
- 8) Reconstruct north portal of the apartment/utility room, adding an arched entry and trellis to the east façade to create a patio area.
- 9) Construct a new 6'-0" high coyote fence to enclose the patio area of the apartment/utility patio.
- 10) Create a parapet at the apartment/utility room to a height of 12'-0" where maximum height allowable is 14'-0".



2. PROPOSED: South Exterior Elevation

**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 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date: March 12, 2023, Rev.

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u>
1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID #: H- N/A 4. County: Santa Fe Parcel # 12310144
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input checked="" type="checkbox"/> Structures: 2 <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: February 12, 2023		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No:		
8. Name of Project: HDRB Status Review		
9. Lat/Long: 35.6833316,-105.9143264		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south façade, facing northeast.		
11. Brief Description of the Property: With its core block potentially dating to the 1940s, the Reuben and Betty Rose House is an approximately 2,853-square-foot compound of linked structures that achieved its current footprint by the 1960s. This footprint includes the adobe core, a partial adobe and concrete block west addition, a semi-attached garage, and an apartment/utility room. The south façade received a hand-built influenced addition in the early 1970s, drastically changing the original look of the house. More recent elements include a low stucco wall and planters.		
<i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Date: Current footprint, minus additions, by 1960 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories, aerial photographs and property records		
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: Paul Ludick

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

Current owner: Paul Ludick

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: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	3. Local Reference # Santa Fe ID # N/A	4. County: Santa Fe
		5. Date of Survey: February 12, 2023	
ARCHITECTURAL AND CONSTRUCTION DETAILS:			
6. Visible Construction Material:		7. Number of Stories: ___ N/A Number: <input checked="" type="checkbox"/> 1 ___ 1 1/2 ___ 2 ___ 2 1/2 Other: _____	
<input checked="" type="checkbox"/> Adobe ___ Brick ___ Composition ___ Concrete: Block ___ Concrete: Cast Stone ___ Concrete: Poured ___ Earth Plaster ___ Masonry: Simulated ___ Metal: Corrugated ___ Metal: Structural Siding ___ Metal: V-Crimp ___ Stone: Random Ashlar ___ Stone: Random Coursed ___ Stone: River Rock ___ Stone: Rusticated ___ Stone: Tabular <input checked="" type="checkbox"/> Stucco: ___ Tile: Clay ___ Vinyl Siding ___ Wood: Board and Batten ___ Wood: Horizontal Siding ___ Wood: Jacal ___ Wood: Log ___ Wood: Shingle ___ Wood: Tongue and Groove ___ Other:		8. Foundation: ___ N/A ___ Not visible ___ None ___ At Grade ___ Raised Materials: ___ Concrete: ___ Stone Other: Notes	
		9. Roof: ___ N/A	
		Shape: <input checked="" type="checkbox"/> Flat ___ Gabled ___ Hipped ___ Pyramidal ___ Shed Other: Pitch: ___ None ___ Low ___ Medium ___ Steep Features: ___ Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt ___ Earth ___ Composition shingle ___ Metal: Pressed ___ Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: V- Crimp ___ Tile: Terra Cotta ___ Wood: Shingle Other:	
10. Window Types See attached elevation study. Note: Based on visibility and access during survey		11. Door Types See attached elevation study. Note: Based on visibility and access during survey	
12. Chimneys ___ N/A		13. Porches ___ N/A Type: ___ Entry <input checked="" type="checkbox"/> Partial-Width ___ Full-Width ___ Wrap	
14. Other Significant Features N/A			
15. Modifications: <input checked="" type="checkbox"/> ___ No known modifications			
<u>#1 Date: Pre-1960; additions forming courtyard plan; aerial photographs</u> <u>#2 Date: c.1973-74, onward; addition of Sewing Room and porches, change of windows and doors; information from family and visual and physical evidence</u>			

HCPI Detail Form (FORM 2)

(Continued from other side)

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 checked="" 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: Vernacular

17. Documents Available and Their Locations

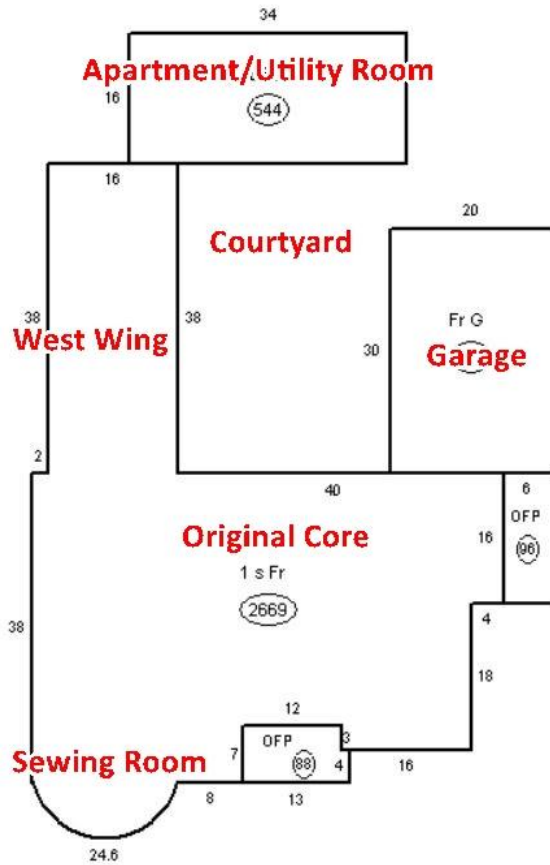
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
--	---

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

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



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<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: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	3. Local Reference # Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: February 12, 2023			

Architectural Description Continued

The Reuben and Betty Rose House sits along an unnamed, private dirt road north of Cerro Gordo Road (Photo 2). There is limited visibility of the house and property from Cerro Gordo. It is located above a house designed by architect Laban Wingert, and is surrounded by homes constructed recently on land once owned by the Gonzales family. The house rests on a flattened pad on a south-trending slope with views over Santa Fe River Valley and across to Sun and Moon Mountains. Aside from the walls and planters, the site is minimally landscaped with selected native vegetation.

South

Facing the valley, the south elevation was altered in the mid-1970s to take on a hand-built “hippie” look (Photo 3). Hal Migel’s *Tower House* in Tesuque undoubtedly served as inspiration (Figure 1). Across what was once a flat façade, Rose’s two sons constructed an adobe torreon-style bump-out.¹ Originally dubbed the Sewing Room, it is punched with round arch openings fitted with what appears to be recycled windows. Its northwest exposure has hand-built slit windows, another element likely copied from Migel (Photo 4).

The arched open motif continues eastward, covering what seems to have been originally a portal or porch. The alteration introduced a roofed area made of undersized wood members (Photo 5). Under it is a non-original, field-built mulled window. The space is approached by three stone steps which may be original to the older home.

Migel, a Chicago-area sculptor, came to Santa Fe and approached building a home as if it were pottery. Completed in 1972, the *Tower House*, a two-story, adobe-sculpted dwelling, featured a *torreon*-type cylinder and curving walls. The home influenced local

¹ Telephone conversation with Paul Rose, March 2, 2023. Paul is the son of Reuben and Betty Rose.

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design and received national attention.² It is likely that Rose, a silversmith and jeweler, was exposed to Migel’s work and used it as inspiration. However, the difference is that Migel created a complete hand-built adobe expression, whereas Rose’s addition is simply tacked on to an older building.

West

Stretching nearly 100’, the west elevation is a composite of the original home, a block addition, and the semi-attached apartment/utility room (Photo 6). Standard aluminum 1/1 sash fenestrate the older portion (Photo 7). Set back by 2’, the addition has an assortment of aluminum sash and casement windows framed by rough casings (Photo 8). The last portion, the apartment/utility room, is set back 15’ and has one aluminum sliding unit (Photo 9).

North (Apartment/Utility Room)

Creating the north end of the courtyard is the apartment/utility room, a crudely built, semi-attached appendage (Photo 10). The roughly 544-square-foot, flat roof frame structure has aluminum and wood sliding windows and a wood door arranged near its east end. A frail flat-roof porch shelters the opening. The apartment, with its jerry-built elements and slow-slung profile, looks like a bunkhouse. Its stucco color — a dark purple-brown — is different from the rest of the house.

East

Running parallel to the dirt lane, the east elevation is made of the original home, a semi-attached two-bay garage, and the apartment’s non-attached east side (Photo 11). A section that appears to be a bump-out enclosing an older porch forms the south end.

² John W. Murphey, “Santa Fe Historic Context Study: 1610-1986,” (Unpublished document prepared for the City of Santa Fe, Revised June 4, 2021), 95.

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(Photo 12). The current entry, holding a non-original decorative wood door, stands under a roughly-built porch. Its decking, standard boards, and ledger support indicate recent construction (Photo 13). The adjacent windows are non-original. From the interior, the original (now enclosed) porch is apparent (Photo 14).

Garage

Attached to the historic core is a two-bay garage at the same plane as the newer entry porch (Photo 15). The concrete-floored space has a sagging roof that is temporarily supported by multiple sistered boards (Photo 16). Its west and north walls are of frame construction. A four-panel wood door gives entry to a small storage room at the north. The east elevation terminates with the apartment’s east façade, showing one aluminum sliding unit (Photo 11).

Courtyard

The various incongruent structures come together around a flagstone-paved courtyard. The north side of the original core is fenestrated with a glass door, paired aluminum sash windows, and a wood mulled window (Photo 17). The addition has a single-glazed door (Photo 18). The apartment/utility room and garage have no openings.

Wall/Planters

A low, stuccoed block wall creates a rounded perimeter below the south façade. Moving northeast, the wall steps to form a round gate arch (Photo 19). Attached to the east exterior are four planters, three with stepped walls (Photo 20). These are known from a family member to be of recent (post-1973) construction.³

³ Rose, telephone conversation with Murphey.

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Historical Overview

The property holding the subject house appears to be part of a larger parcel associated with the Juan I. Gonzales family, whose land was subdivided by the late 1950s.⁴ Its original address, 1239 Cerro Gordo, first occurs in city directories in the early 1950s. According to the son of the second-to-last owners, the home had gained its current form when his parents, Reuben and Betty Rose, acquired it in c.1964.⁵ From that point until Betty died in 2021, the house was in a continuous process of renovation. Its most significant change came in the mid-1970s, when its south façade received an addition and a related makeover, reflecting the owner-built hippie aesthetic of the period.

Cerro Gordo Area Context

Cerro Gordo (the fat hill) falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be “sufficiently large to permit the planting of two *fanegas* (an unspecified size of land) of corn.”⁶ Taking possession in October 1732, Lucero found the grant much smaller than he had petitioned.

Despite this, he and his descendants worked the grant and possessed it after the American conquest in 1846. In the 1880s, Juan Lucero, who claimed to be a descendant of José Antonio, petitioned for confirmation of the grant. At its initial survey in 1885, it was at 700 acres and took in much of the Cerro Gordo area. But after a private court claims hearing, it was reduced to a mere nine acres.⁷

⁴ This is based on the tracing of property line lines depicted on historic maps over current parcel maps. Based on this information, the subject property can trace its lineage to the Lucero and later Gonzales families. The relationship between Juan Gonzales and other Gonzales names on earlier plats is unclear.

⁵ Ibid.

⁶ Quoted in J. J. Bowden, “Antonio Lucero Grant,” (New Mexico History, New Mexico State Records and Archives Center), <https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant/>, accessed March 5, 2023.

⁷ U.S. Court of Private Land Claims, Santa Fe District, “Jose Antonio Lucero Grant,” 1896-1898,

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Starting in the late 19th century, the former Lucero grant was divided into smaller tracts worked primarily as farmland (Figure 2). By the turn of the 20th century, most of the area north and south of future Cerro Gordo Road near its junction with Armijo Lane came under the ownership of Abundio Armijo, a farmer, rancher, and founding member of the Santa Fe *La Union Protectiva*, a Hispanic cultural preservation fraternal organization.⁸

The family plots were irrigated by the *Acequia Cerro Gordo*, an approximately two-mile-long ditch which diverted off the mother ditch near the old reservoir. Known as Ditch No. 2, the acequia moved in a snake-like fashion on the north side of the Santa Fe River, following the contours of the land. Its alignment would influence the course of Cerro Gordo Road. The property owners are identified on the 1914 Hydrographic Survey map for Santa Fe (Figure 3). The 4.89-acre plot, shown as plowed ground, was owned then by Ramon, Ramoncita, and Florencio Armijo — likely all relatives of Abundio Armijo.

The area remained rural and in agricultural production through the Great Depression. But with the outbreak of World War II — as most of its working-age male population left to serve overseas, and with a subsequent postwar switch to a cash economy — agriculture diminished. Yet, some land was still under cultivation in the late 1960s.

Juan I. and Guadalupe M. Gonzales Property

The once-large parcel, formerly holding the current property, is historically associated with Juan and Guadalupe Gonzales. They built a house that lies to the southwest (Figure 4). Born on February 8, 1892, ten years before New Mexico became a state, Juan Isidro

<https://econtent.unm.edu/digital/collection/catron/id/21041>, accessed March 5, 2023.

⁸ “Abundio Armijo Dies at 95,” *Santa Fe New Mexican*, October 20, 1970, 1.

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Gonzales grew up in a farmhouse up the canyon, at the foot of Cerro Gordo. His parents were subsistence farmers like most of those around them.⁹

Juan’s father, Anastacio Gonzales, was related to earlier homesteaders in the area. His mother, Gertrudis, was the daughter of Patrolino Armijo, a descendant of the Armijo family who settled on the José Antonio Lucero Grant. The 1870 federal census places Patrolino in the upper canyon and identifies him as a farmer.¹⁰

Juan’s quiet, rural life, influenced by the cycle of herding and planting, was interrupted when he was drafted in 1918 to fight in the Great War.¹¹ Along with dozens of other Santa Fe youth, he was transported by train to Camp Funston at Fort Riley, Kansas. There he was trained, along with 50,000 other recruits, under the command of Major General Leonard Wood, a colleague of former President Roosevelt and the future governor of the Philippines. After less than a year of service, Gonzales, along with 167 members of his company and four other squadrons, was sent back to the United States.¹²

Returning to Santa Fe, Gonzales moved back into the family home, where he resided with his parents, his younger brother Manuel, and his sister Antonia. Both Juan and Manuel worked as farmhands, probably for their father.¹³

In the early 1920s, Juan married Isabel Dominguez, a city girl who grew up on Galisteo Street in Santa Fe’s Second Ward. Following a traditional practice, the couple lived in the

⁹ This farmhouse is associated with the addresses 1518 and 1520 Cerro Gordo Road. For many years the property had two families (Gonzales and Rodriguez), who seem to be interrelated.

¹⁰ United States Census Bureau, 1870, Census Place: Santa Fe, Santa Fe, New Mexico Territory; Roll: M593_896; Page: 327B.

¹¹ New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Series Title: Draft Inductees; Series Number: 18.1.4; Box Number: 10890; Collection Name: New Mexico Adjutant General Records; Collection Number: 1973-019.

¹² “Transport Ostego Brings Five Balloon Companies,” *Aerial Age Weekly*, April 21, 1919, 299.

¹³ United States Census Bureau, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 9A; Enumeration District: 131.

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Gonzales family home in an addition built for the newlyweds. Isabel died in 1927, at age 25. Soon after her death, Juan took over the family property below Cerro Gordo hill. There he raised their son, Jose Anastacio, and helped care for his aging parents.

He remarried in the early 1930s. Nineteen years younger, his new wife, Guadalupe (informally Guadalupita), had a similar background. She grew up in Ojo de la Vaca, a remote grazing and farming community 20 miles southeast of Santa Fe.¹⁴ They raised a family in his parent’s home. Juan no longer worked full-time as a farmer but instead moved into the cash labor market. Like many Hispanic men in Santa Fe during a paradoxical Depression-era building boom, he worked in the private sector as a “plasterer,” a term for a housebuilder. The family disappears from public records soon after the 1940 census.¹⁵ While too old to serve in the military, Juan may have worked in the defense industry on the West Coast, as thousands of New Mexicans did.

1237 and 1239 Cerro Gordo Road

Wherever they had temporarily relocated, the Juan Gonzales family returned to Santa Fe in the late 1940s. Their arrival appears to have been timed with the death of his father in 1947. Unlike previous times, Juan did not take up residence at the family home under Cerro Gordo. This time he moved on to a different property with the brand-new address of 1237 Cerro Gordo Road.¹⁶

The property was closer to town and — in contrast to his parent’s homestead north of the road — on less productive land. But it was still nourished by a *desagua* (side ditch)

¹⁴ United States Census Bureau, 1920, 1920, Census Place: Ojo de Boca [sic], Santa Fe, New Mexico; Roll: T625_1080; Page: 4B; Enumeration District: 134.

¹⁵ The family does not appear in Santa Fe city directory listings between 1942 and 1947. The 1948 directory is unavailable.

¹⁶ Hudspeth Directory Company, Hudspeth’s City Directory of Santa Fe, 1949, (El Paso: Hudspeth Directory Company, 1949), 371.

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of the acequia. Like his father, Juan was a member of the Cerro Gordon Acequia Association, and he served as *mayordomo* in the late 1950s.¹⁷

After a short stint as a janitor for the highway department, Juan returned to working as a homebuilder. He may have built his own house, as common for men of this trade. This house sits at 1237 Cerro Gordo Road.

While not clearly understood, a “1/2” address at 1237 and another address at 1239 Cerro Gordo appeared in public records starting in the late 1940s. The 1239 address for the subject property had become firmly established in the 1950s and used until it took on its present 1249 address after 1985 when it became a subdivision.¹⁸

During the early 1950s, the home was used by renters, including Roland Smith, who worked as a clerk at Safeway, and Gay T. Orville, who may have been a painter. The land on which it sits seems to have split off from the larger Gonzales parcel by the late 1950s. From city directories, the subject property — likely carved out from the larger Gonzales land — was first acquired in the late 1950s by George and Betty Coen.¹⁹ George, a civil engineer, worked for W. F. Turney and Associates on Montezuma Avenue. He later became the Los Alamos County engineer. The Coens sold the property to Reuben and Betty Rose, who were responsible for its major changes.

Reuben and Betty Rose

Born in Łochów, Poland, on March 10, 1920, Reuben Rose followed his Yiddish-speaking father, Lipa Resnick (later Leo Rose), to the United States when he was six years old.²⁰ He grew up in the Bronx. Reuben served in the Army Air Corps in Europe in World War

¹⁷ “Sol y Sombra,” *Santa Fe New Mexican*, June 17, 1959, 14.

¹⁸ “Rose Subdivision, 1294 Cerro Gordo [plat],” July 3, 1985, Plat Book 154/Page 48.

¹⁹ Hudspeth Directory Company, *Hudspeth’s City Directory of Santa Fe*, 1960, (El Paso: Hudspeth Directory Company, 1960), 55.

²⁰ “Reuben Rose [obituary],” *Santa Fe New Mexican*, June 12, 1994, B-2.

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II. Upon returning, he married Betty Ann Lippsett, a nurse, in 1947,²¹ and they made their home in the Bronx. A buddy of Reuben’s told him that New Mexico was the place to be.²² The idea stuck.

Reuben and Betty left the city in 1949, bound for New Mexico in a six-passenger New York taxi they had acquired. They arrived in Las Vegas, where Reuben earned bachelor’s and master’s degrees. Betty later earned a master’s degree in social work from Arizona State University. After graduating, Reuben became the Arts and Crafts program director at Northern New Mexico Normal School in El Rito.

The couple relocated to Santa Fe in the mid-1950s. According to his son, Reuben was baffled why Santa Fe’s high school didn’t have a similar emphasis on arts and crafts as New Mexico Normal.²³ Bullnosing his way into the school system, he created for himself a position overseeing an arts and crafts program at the high school, which he held between 1955 to 1961. There he joined fellow Polish-American Josef Bakos (Józef Gabryel Bakós), who ran the school’s art program. Beyond teaching, his work involved coordinating student crafts fairs, and working in 1957 on a mural at Gonzales Elementary School that had been designed by Albert Goldman.²⁴ During this period, Betty was employed as a caseworker for the County of Santa Fe. They lived in a Pueblo ranch house near the Santa Fe Indian School.²⁵

They acquired the present property from the Coens around 1964 after the engineer took his position with Los Alamos County. It cost \$16,000 and, according to their son, was in poor condition.²⁶ The couple worked on it over the years, revising the interior,

²¹ New York City Municipal Archives; New York, New York; Borough: Manhattan; Volume Number: 30.

²² Rose, telephone conversation with Murphey.

²³ Ibid.

²⁴ “School Murals [letter to the editor],” *Santa Fe New Mexican*, April 17, 1996, A-7. These murals were vandalized, and later recreated as a mosaic by Chicano artist Samuel Leyba, who saw their original execution as a child.

²⁵ Hudspeth Directory Company, *Hudspeth’s City Directory of Santa Fe, 1957*, (El Paso: Hudspeth Directory Company, 1957), 352.

²⁶ Rose, telephone conversation with Murphey.

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changing out windows, and making other alterations. In the early 1970s, Reuben came up with the idea of the Sewing Room as a place Betty was going to sew and weave. He worked with his sons Paul and Larry to construct the room based on his own design.²⁷ The handbuilt-inspired creation was undoubtedly made without a permit, in harmony with the ethos of the times.

Reuben — who had worked in school administrations in Bernalillo and Espanola and served on the Santa Fe school board for several terms — retired in the 1970s. In 1981, he established Santa Fe Arts, Inc., a gallery on East Palace Avenue that worked as a showcase for local artists and crafters. Reuben Rose died in 1994, at the age of 74.²⁸ Betty continued to live in the home, incrementally working on it, until she passed in 2021 at age 94.²⁹ By then, the house had become severely deteriorated.

Evaluation of Historical Status

While the general footprint of the compound dwelling is over 50 years old (Figure 5), cumulative changes to its exterior affected the vernacular character it may have had earlier. These involve the replacement of windows and the addition of porches. The 1970s Sewing Room, while influenced by the handbuilt movement, is simply an appendage installed on an older building. Much of the home’s construction is rough and not a good example of vernacular tradition. It is neither vernacular nor artistic.

For these reasons, the recommendation is to maintain Non-contributing status and to designate the wall and planters with the same status.

²⁷ Ibid.

²⁸ “Reuben Rose [obituary],” *Santa Fe New Mexican*, June 12, 1994, B-2.

²⁹ “Betty Ann Rose [obituary],” *Santa Fe New Mexican*, June 6, 2021, C-2.

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Illustrations



Figure 1: *Tower House*, Hal Migel, c.1972.

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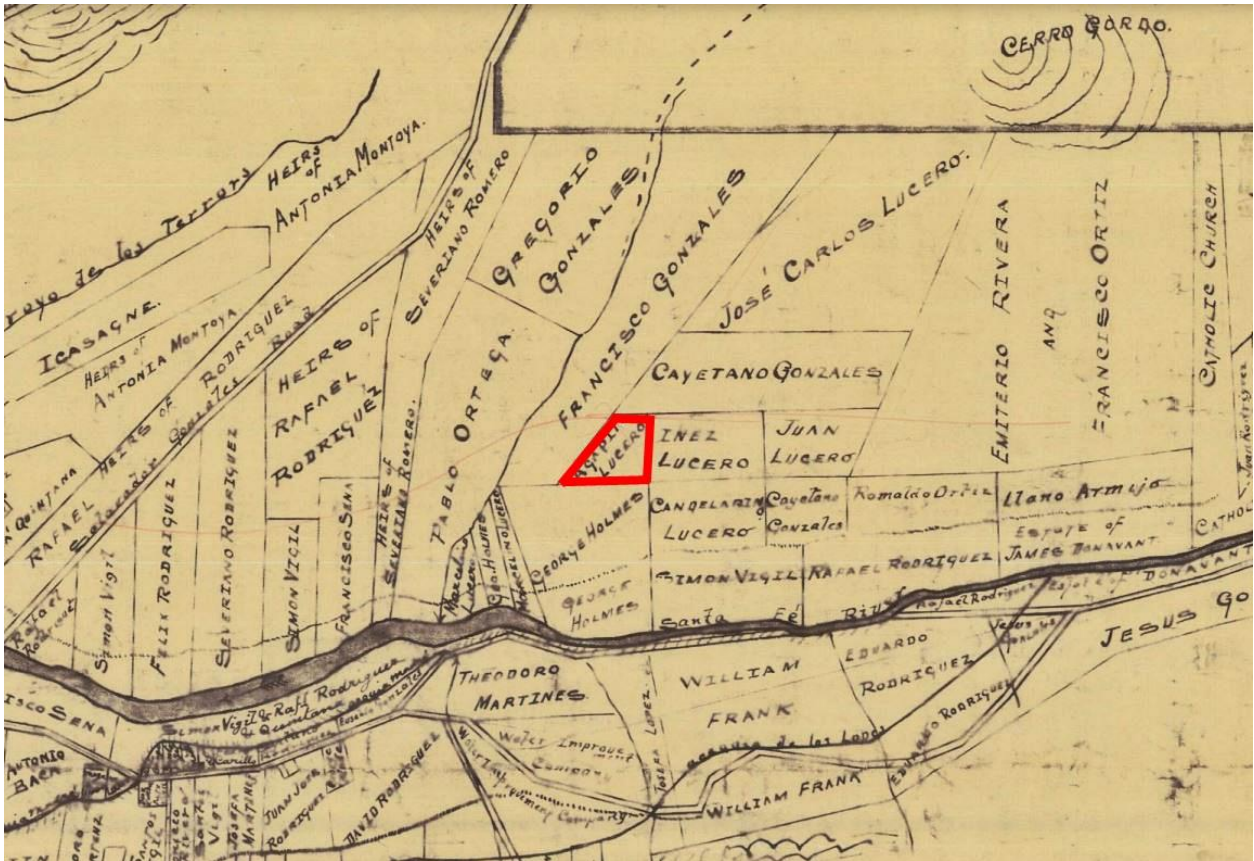


Figure 2: Probable associated parcel.
 Source: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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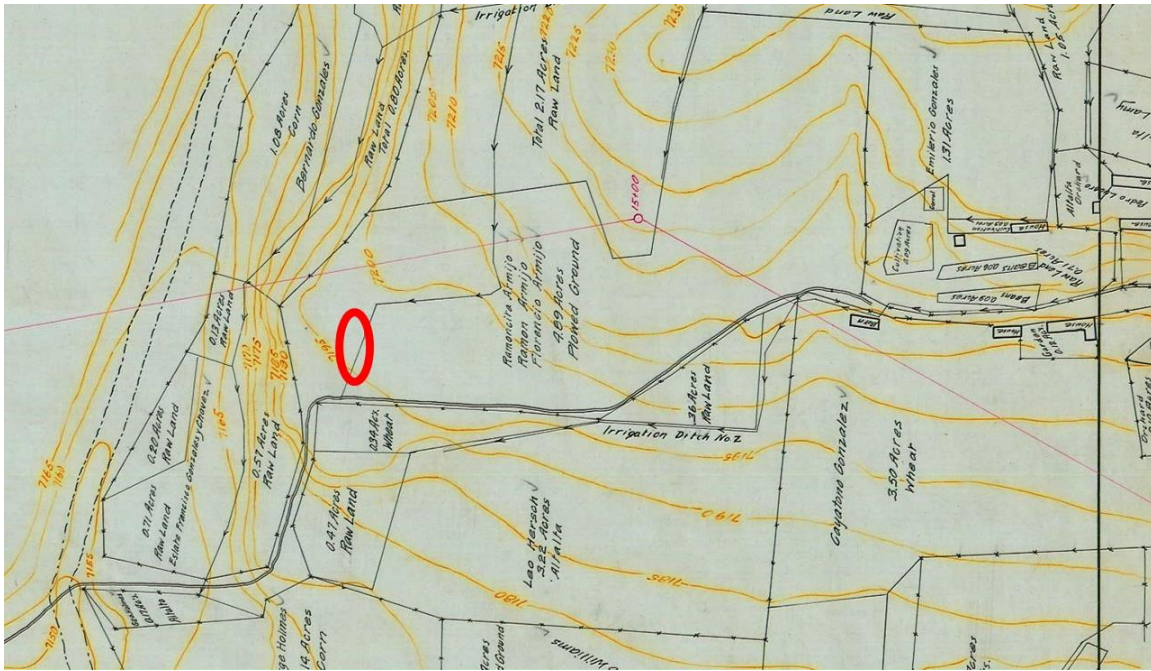


Figure 3: General location of future house.

Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.

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Figure 4: 1948 aerial photograph.
Source: October 25, 1948, aerial photograph.
Courtesy EDAC- University of New Mexico.

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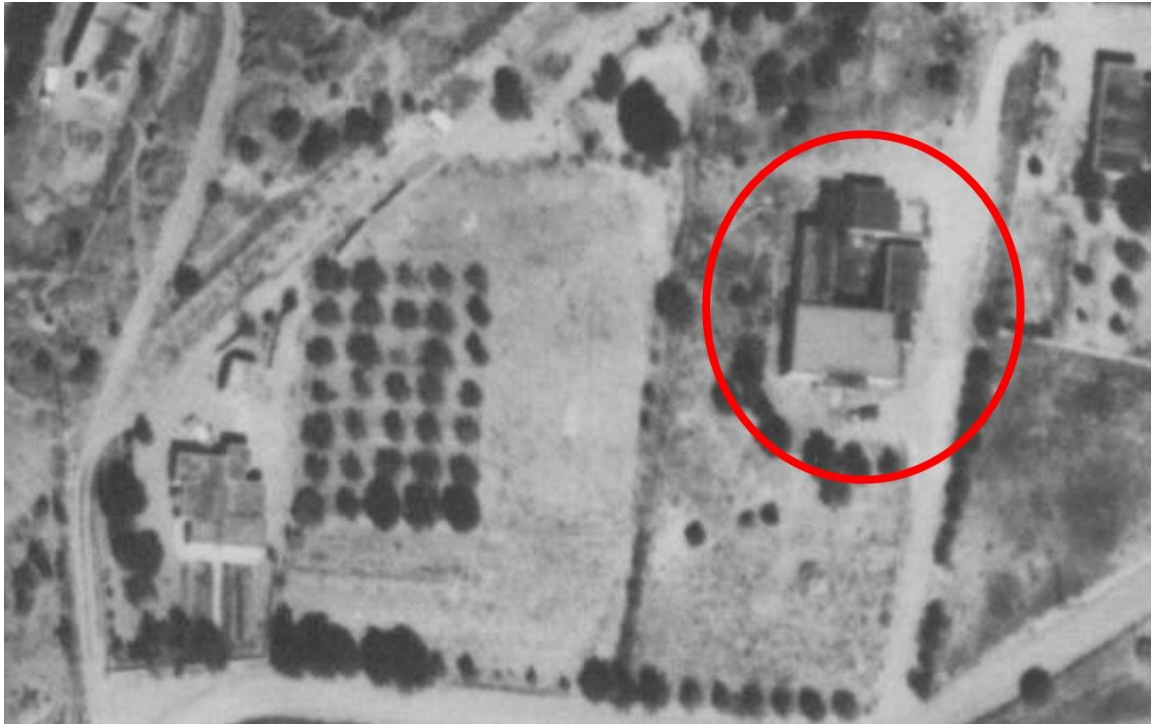


Figure 5: 1960 footprint of house.
Source: September 25, 1960, aerial photograph.
Courtesy of City of Santa Fe GIS Division.

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Survey Photographs

(All images taken by Giulia Caporuscio, February 12, 2023, unless otherwise noted)



Photo 2: Approaching property from dirt road. Camera facing northwest.

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Photo 3: South elevation with Sewing Room and porch addition. Camera facing north.

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Photo 4: Sewing Room. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe
	3. Local Reference # Santa Fe ID #: N/A
	4. County: Santa Fe
	5. Date of Survey: February 12, 2023



Photo 5: Partial south elevation with porch addition. Camera facing northwest.

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

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1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe
3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe
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Photo 6: West elevation. Camera facing southeast.

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

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1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe
3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe
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Photo 7: South half of west elevation. Camera facing east.

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1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	3. Local Reference # Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: February 12, 2023			



**Photo 8: North half and portion of south half of west elevation.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe
	3. Local Reference # Santa Fe ID #: N/A
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	5. Date of Survey: February 12, 2023



**Photo 9: Joining of west wing and apartment/utility room.
Camera facing east.**

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Photo 10: Apartment/utility room, north elevation. Camera facing southwest.

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	3. Local Reference # Santa Fe ID #: N/A
	4. County: Santa Fe
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Photo 11: East elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: East elevation: older core (left), garage (right). Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Reuben and Betty Rose House	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe	5. Date of Survey: February 12, 2023	



Photo 13: East elevation, introduced portal at older core. Camera facing up.

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

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		4. County: Santa Fe
		5. Date of Survey: February 12, 2023



**Photo 14: East elevation, older core interior, original enclosed porch.
Camera facing northeast.**

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

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Photo 15: Garage. Camera facing west.

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

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		4. County: Santa Fe			
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Photo 16: Garage interior. Camera facing west.

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3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe
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Photo 17: Courtyard, older core at center. Camera facing south.

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D					
1. Name of property: Reuben and Betty Rose House	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;">2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe</td> <td style="padding: 5px; vertical-align: top;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">3. Local Reference # Santa Fe ID #: N/A</td> </tr> <tr> <td style="padding: 5px;">4. County: Santa Fe</td> </tr> <tr> <td style="padding: 5px;">5. Date of Survey: February 12, 2023</td> </tr> </table> </td> </tr> </table>	2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">3. Local Reference # Santa Fe ID #: N/A</td> </tr> <tr> <td style="padding: 5px;">4. County: Santa Fe</td> </tr> <tr> <td style="padding: 5px;">5. Date of Survey: February 12, 2023</td> </tr> </table>	3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe	5. Date of Survey: February 12, 2023
2. Location: 1249 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">3. Local Reference # Santa Fe ID #: N/A</td> </tr> <tr> <td style="padding: 5px;">4. County: Santa Fe</td> </tr> <tr> <td style="padding: 5px;">5. Date of Survey: February 12, 2023</td> </tr> </table>	3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe	5. Date of Survey: February 12, 2023		
3. Local Reference # Santa Fe ID #: N/A						
4. County: Santa Fe						
5. Date of Survey: February 12, 2023						



Photo 18: Courtyard, apartment/utility room at center. Camera facing north.

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3. Local Reference # Santa Fe ID #: N/A	4. County: Santa Fe
5. Date of Survey: February 12, 2023	



Photo 19: Perimeter wall. Camera facing northeast.

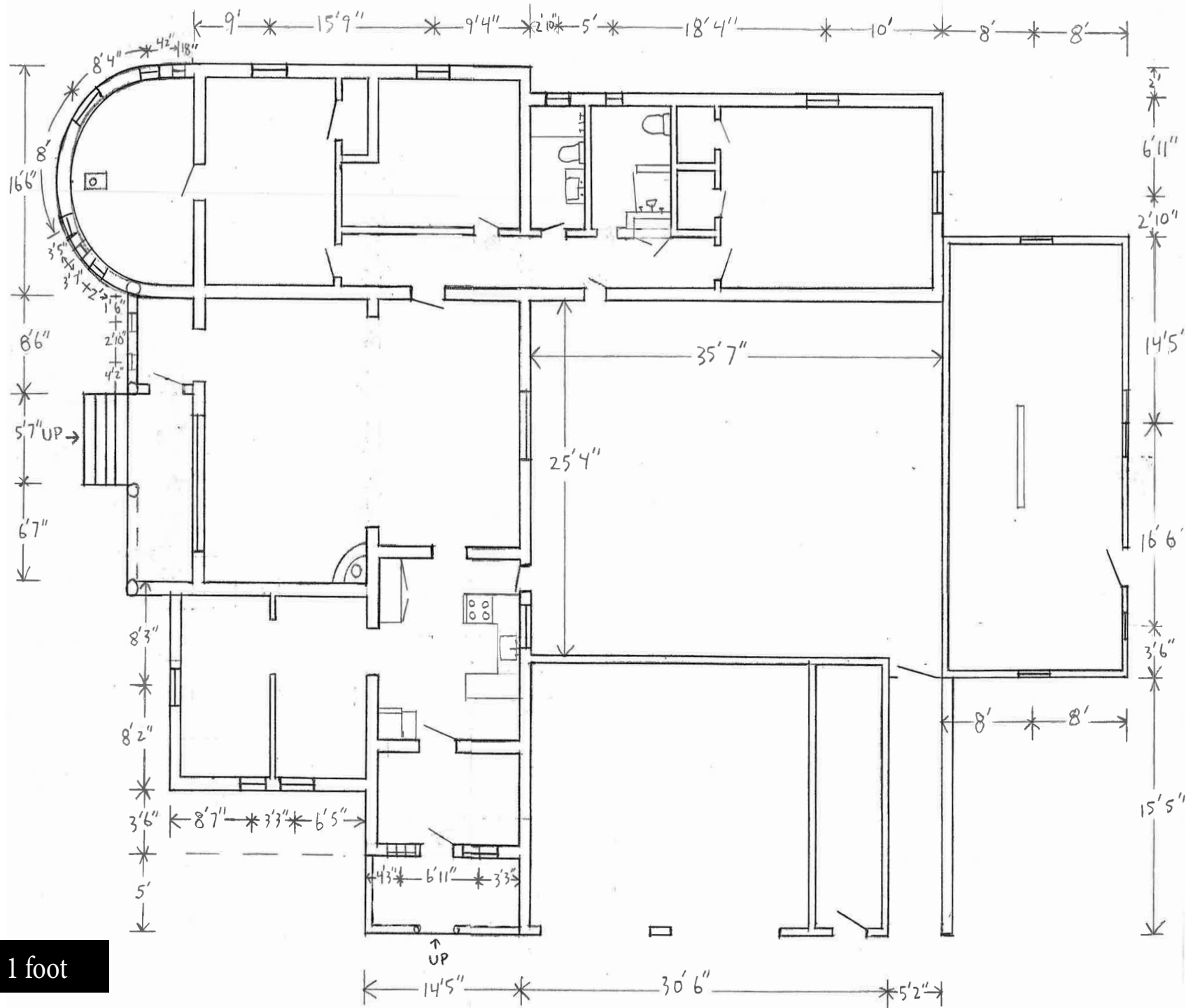
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: February 12, 2023			

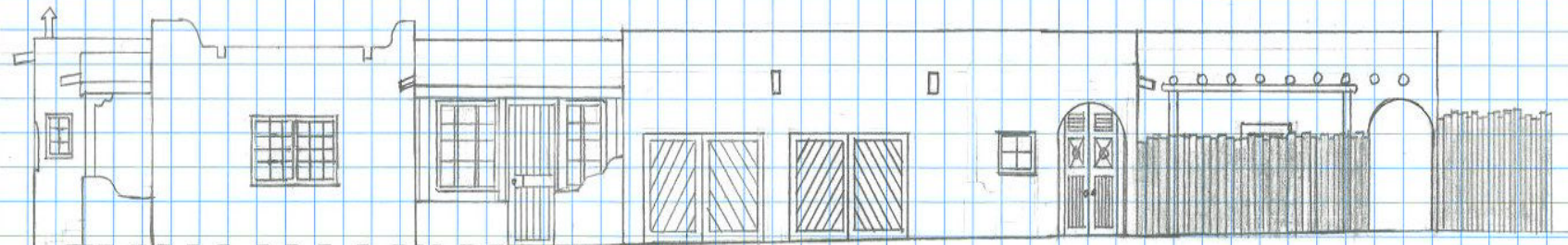
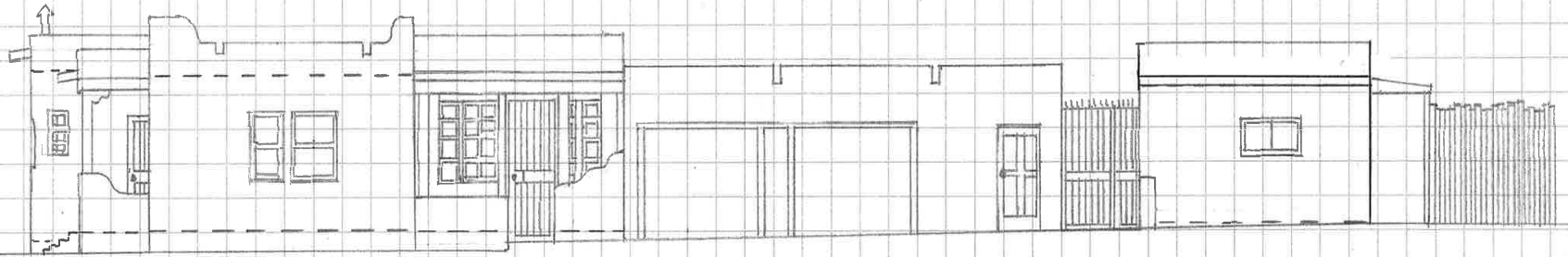


Photo 20: Planters and entry arch. Camera facing west.

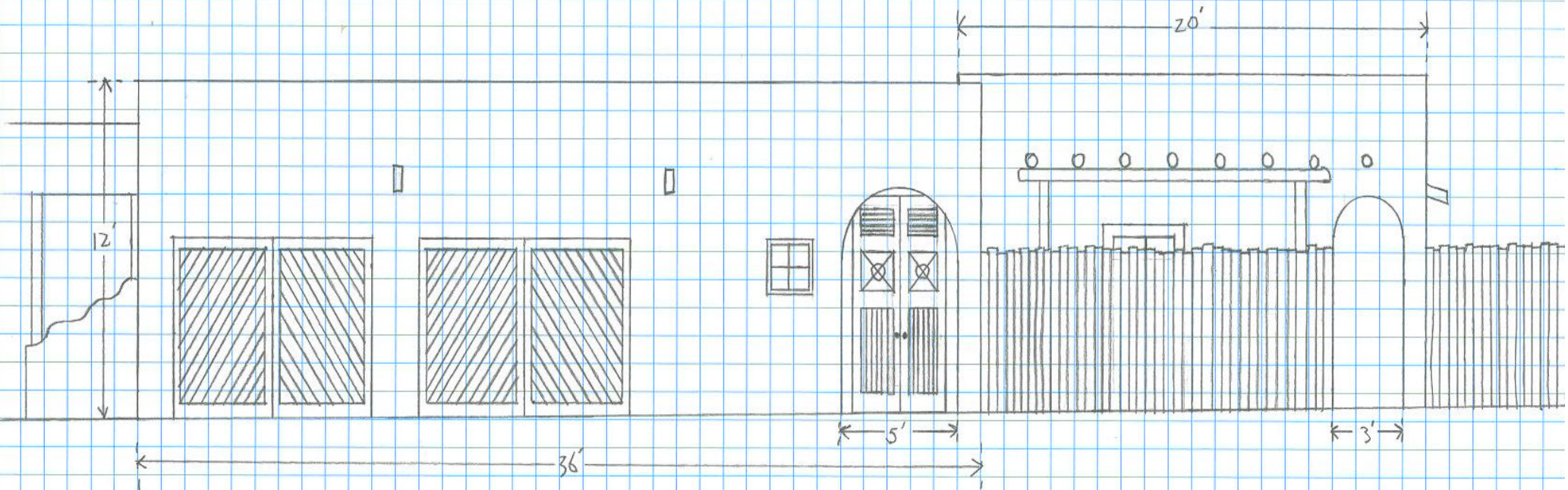
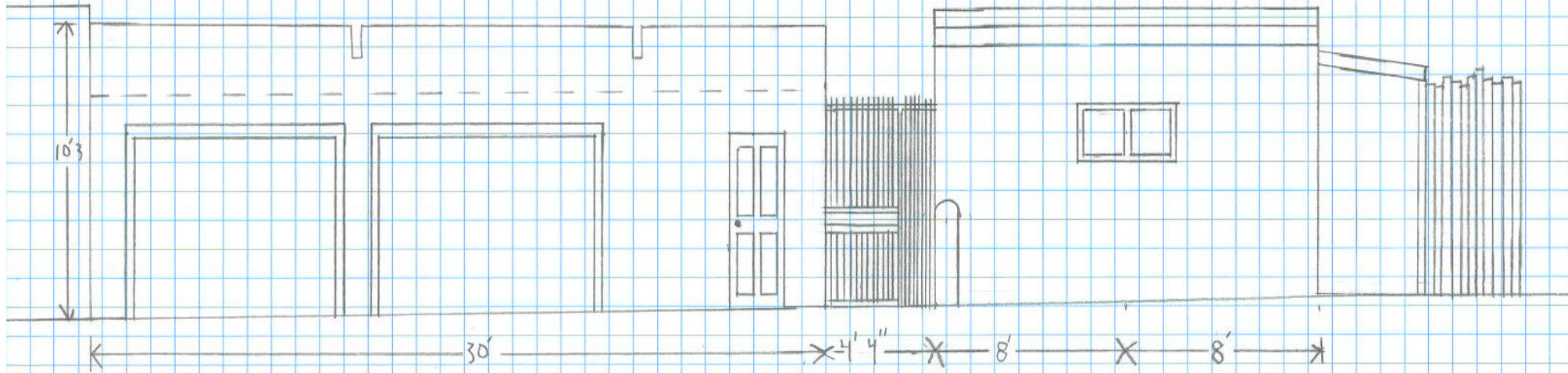


1/8 inch = 1 foot

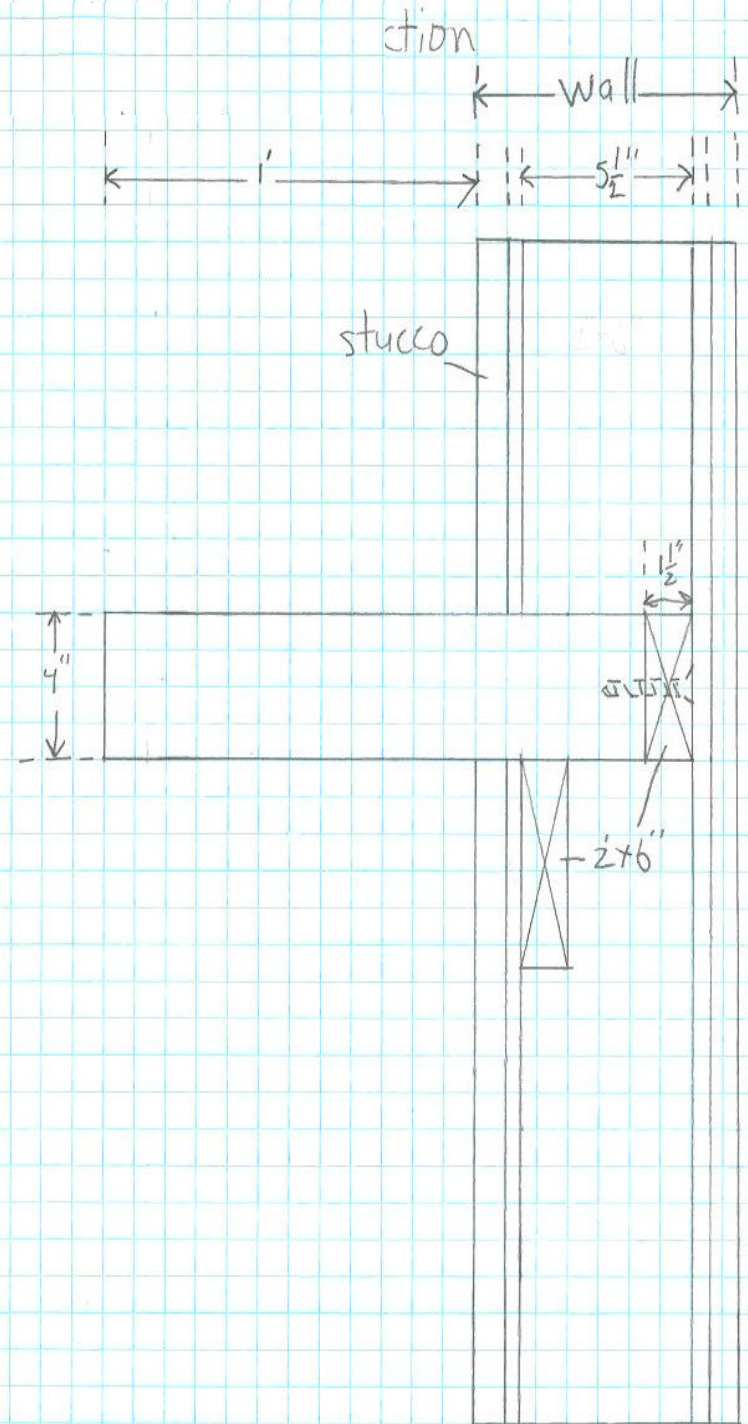




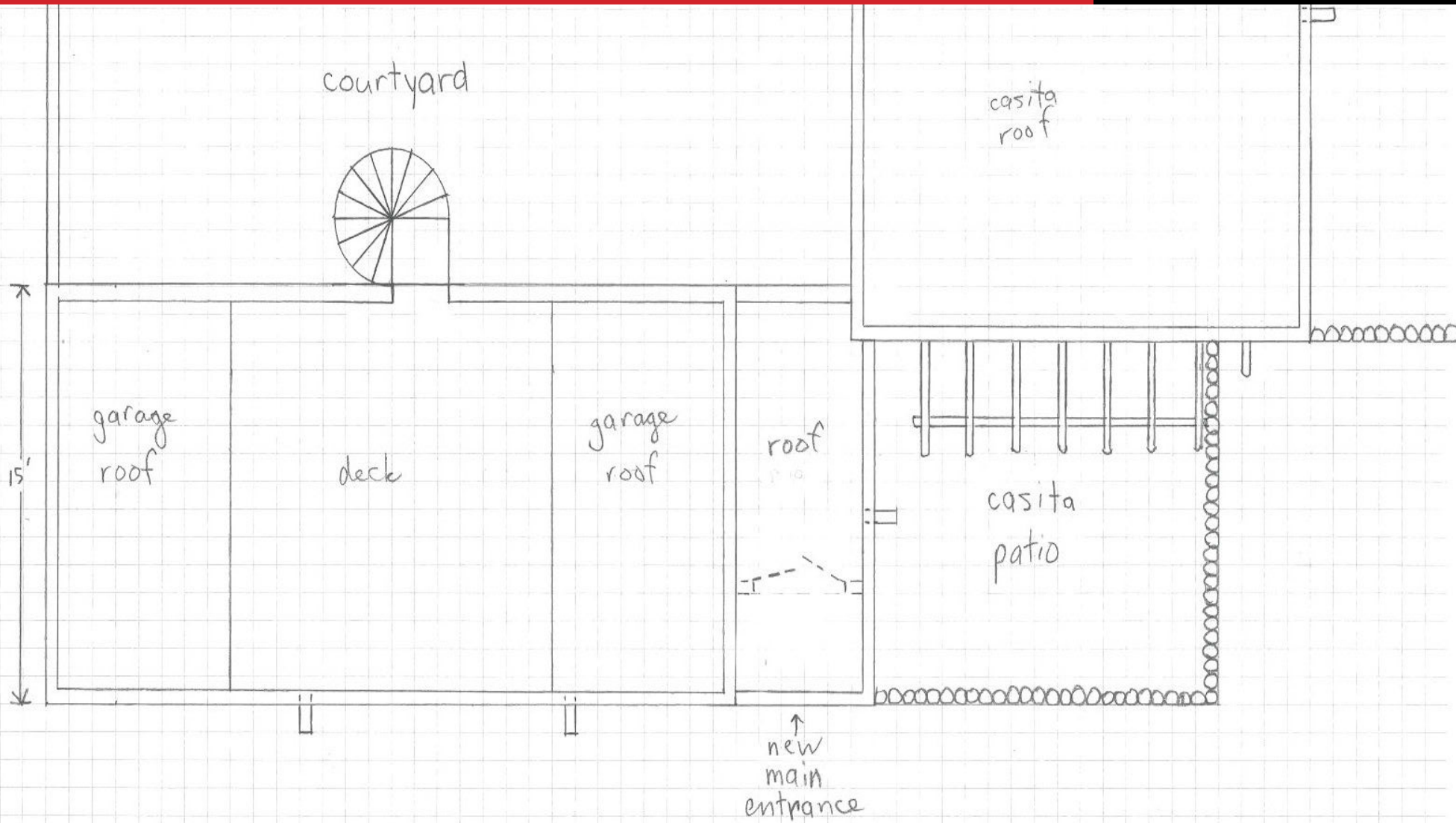




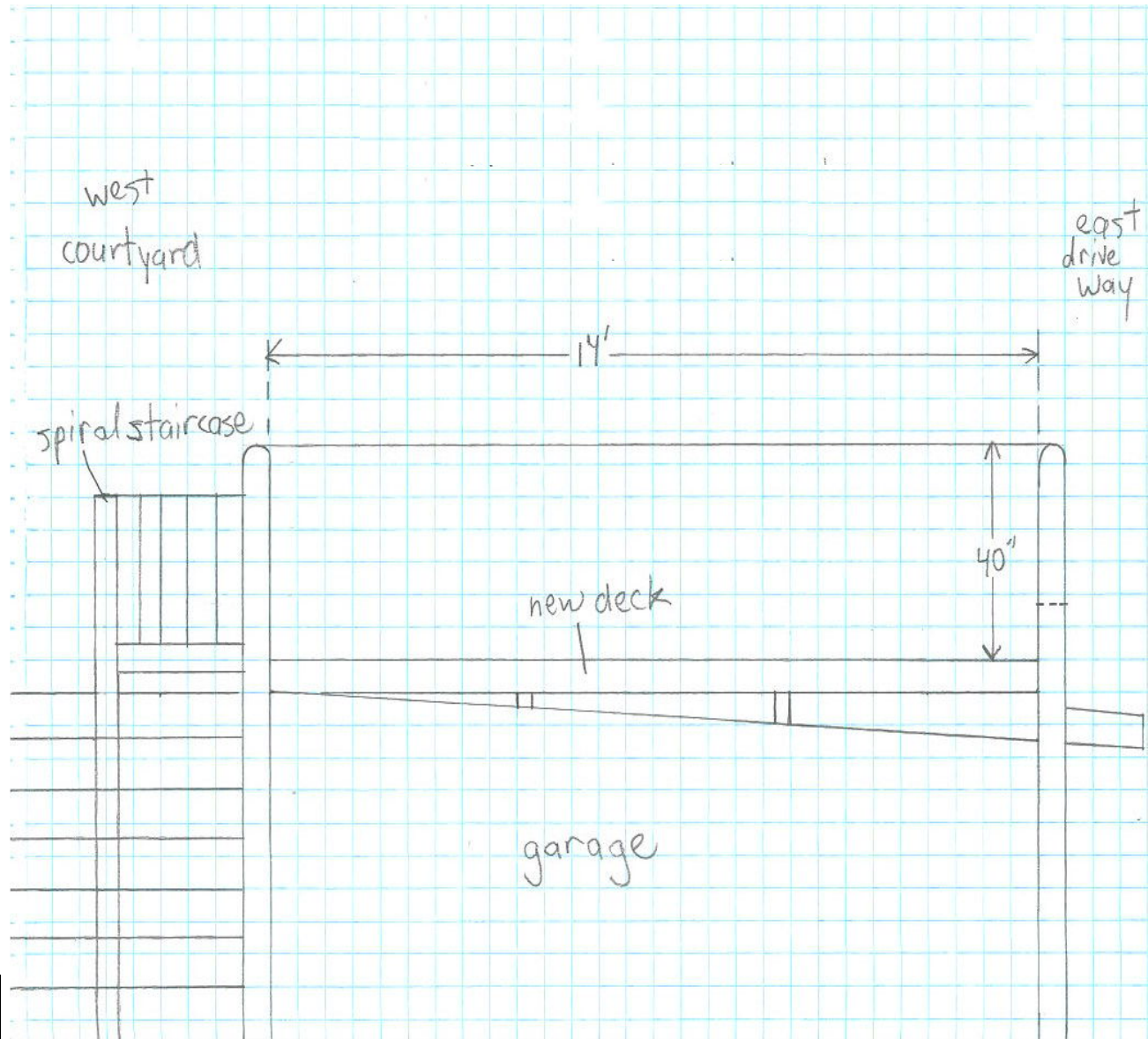
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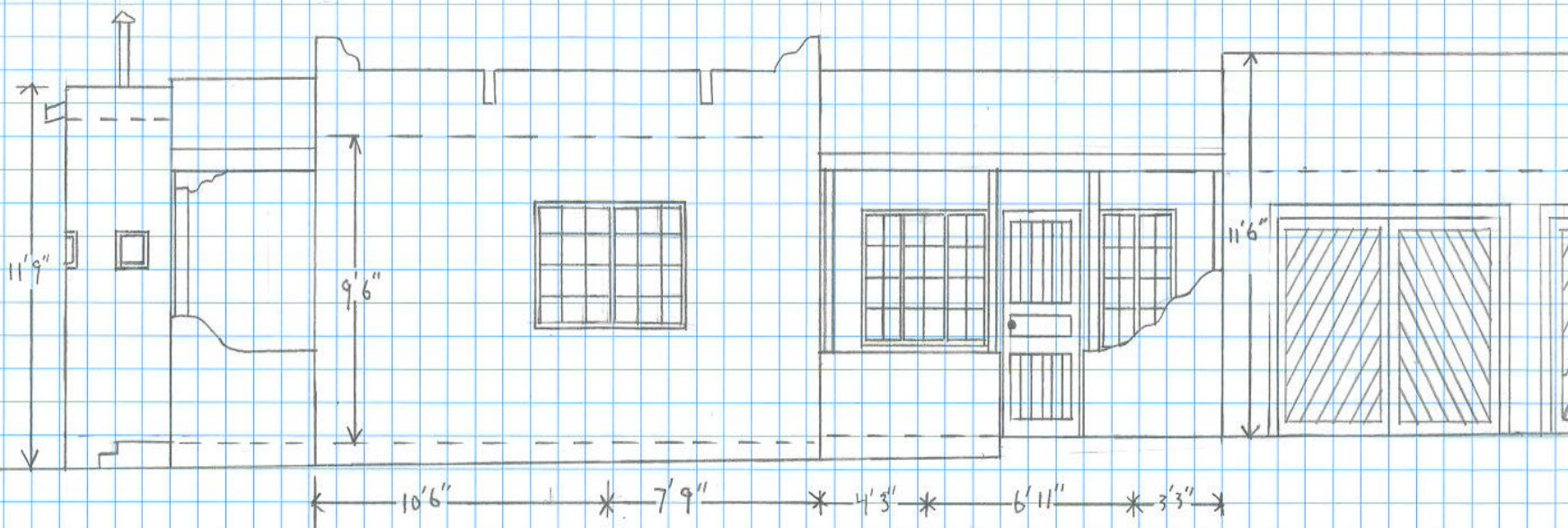


1/4 inch = 1 foot

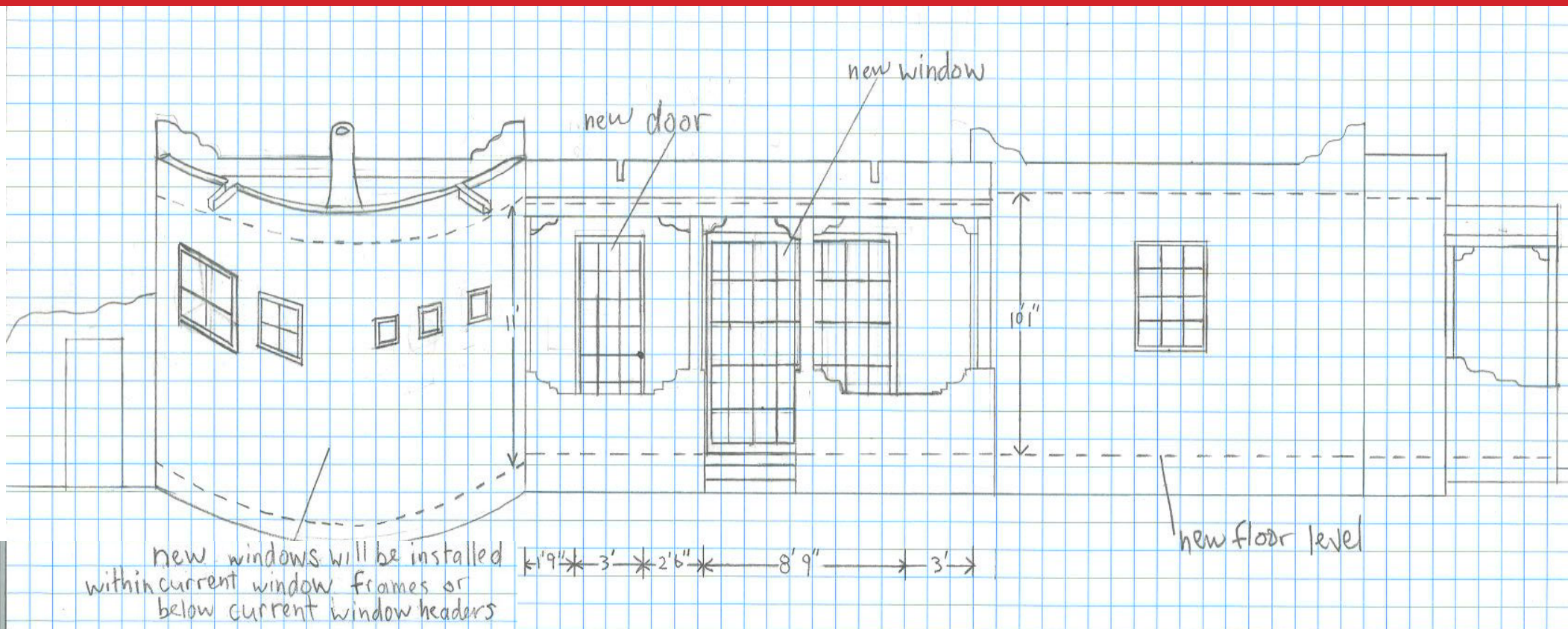
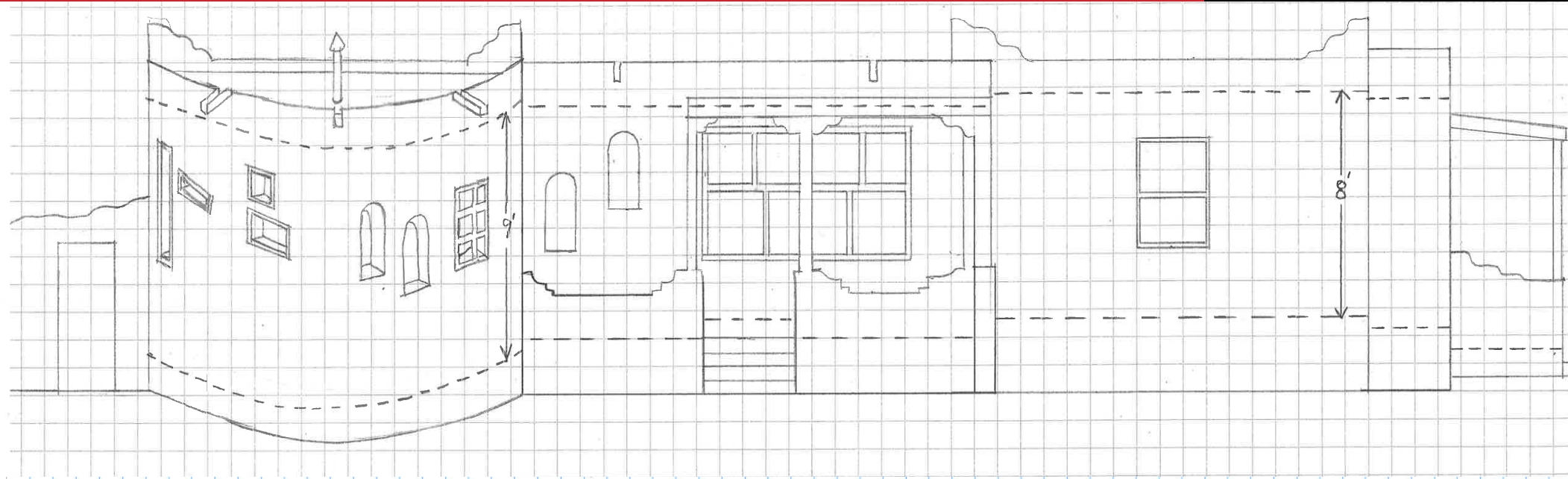


1/4 inch = 6 inches

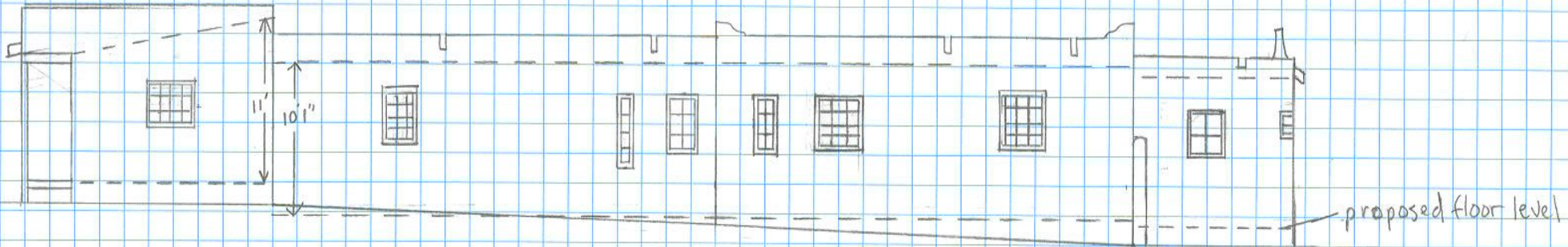
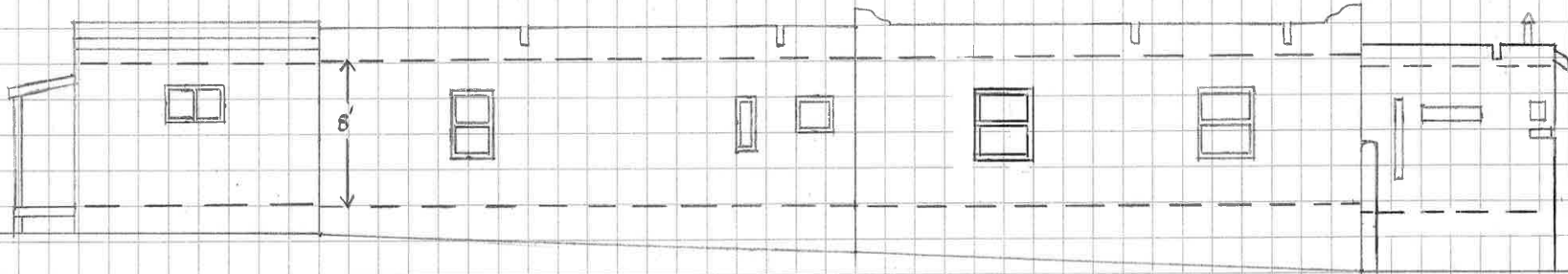




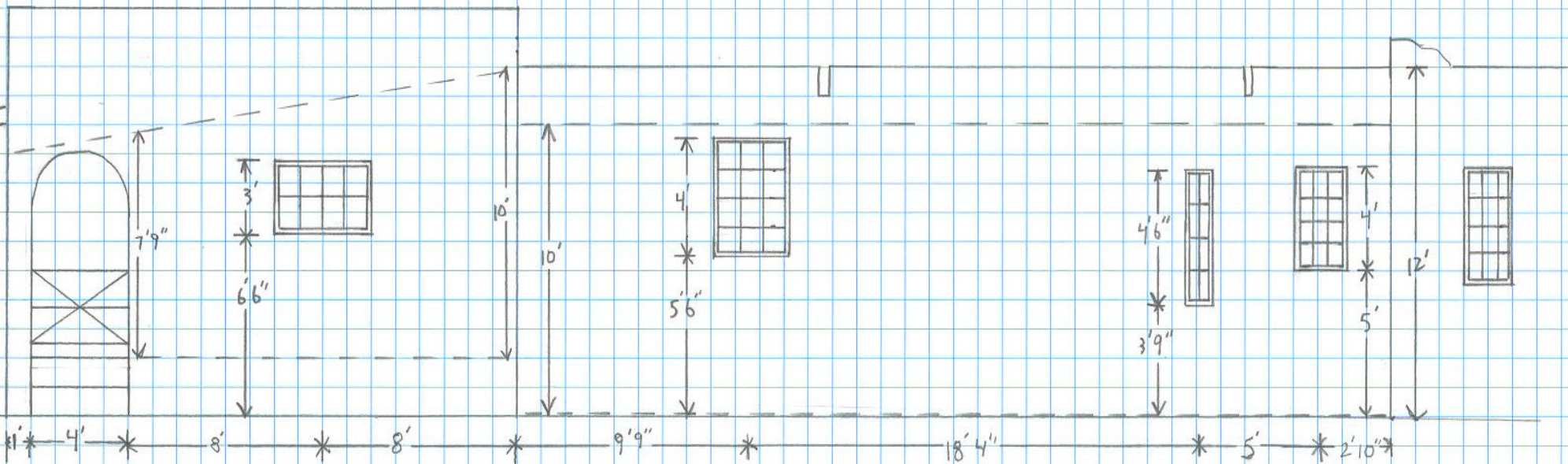
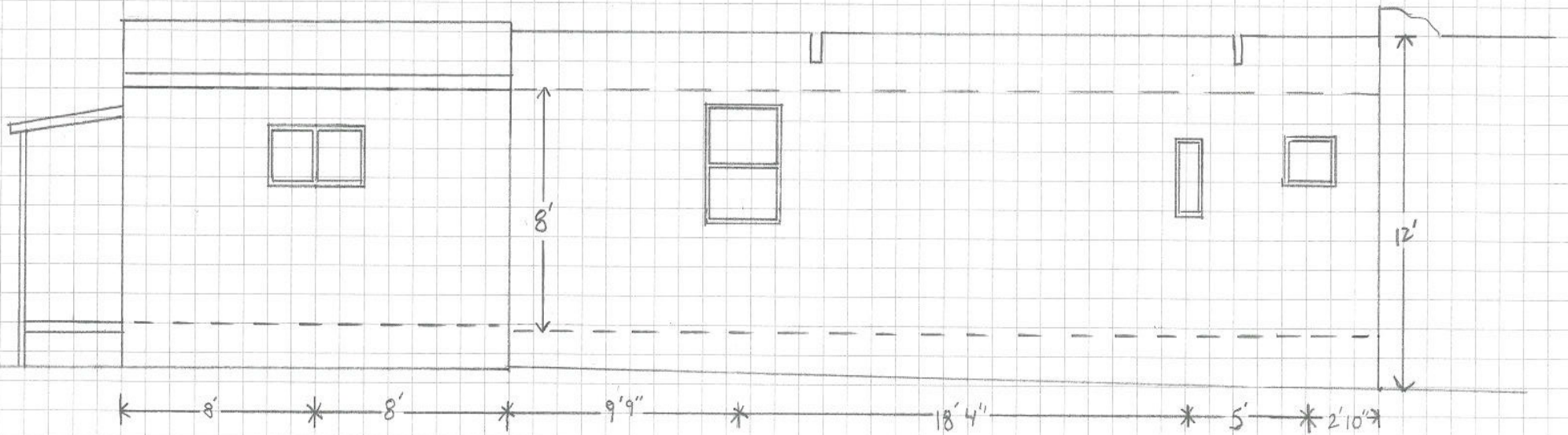








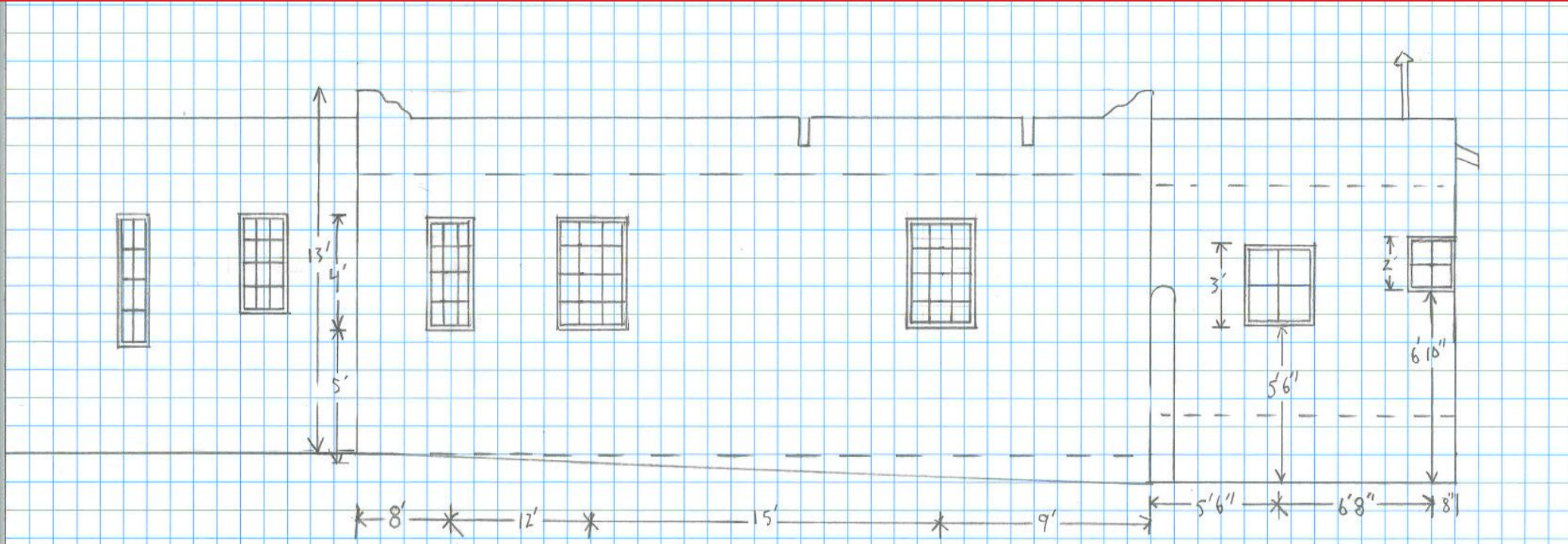
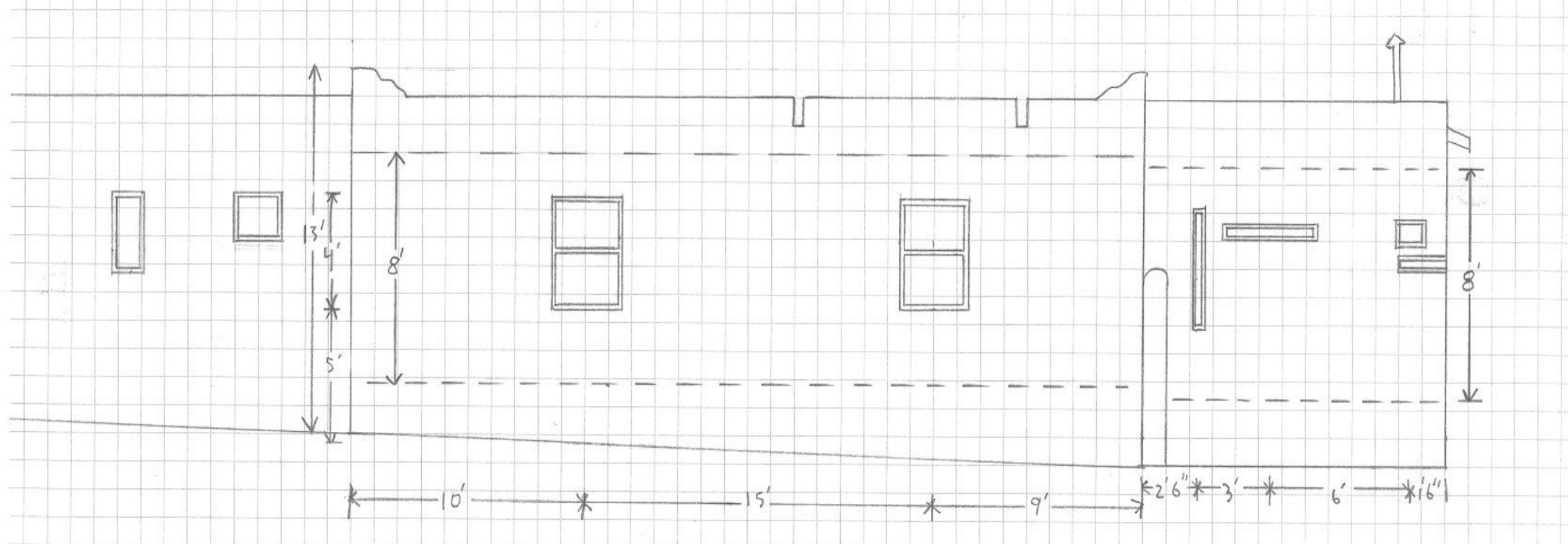




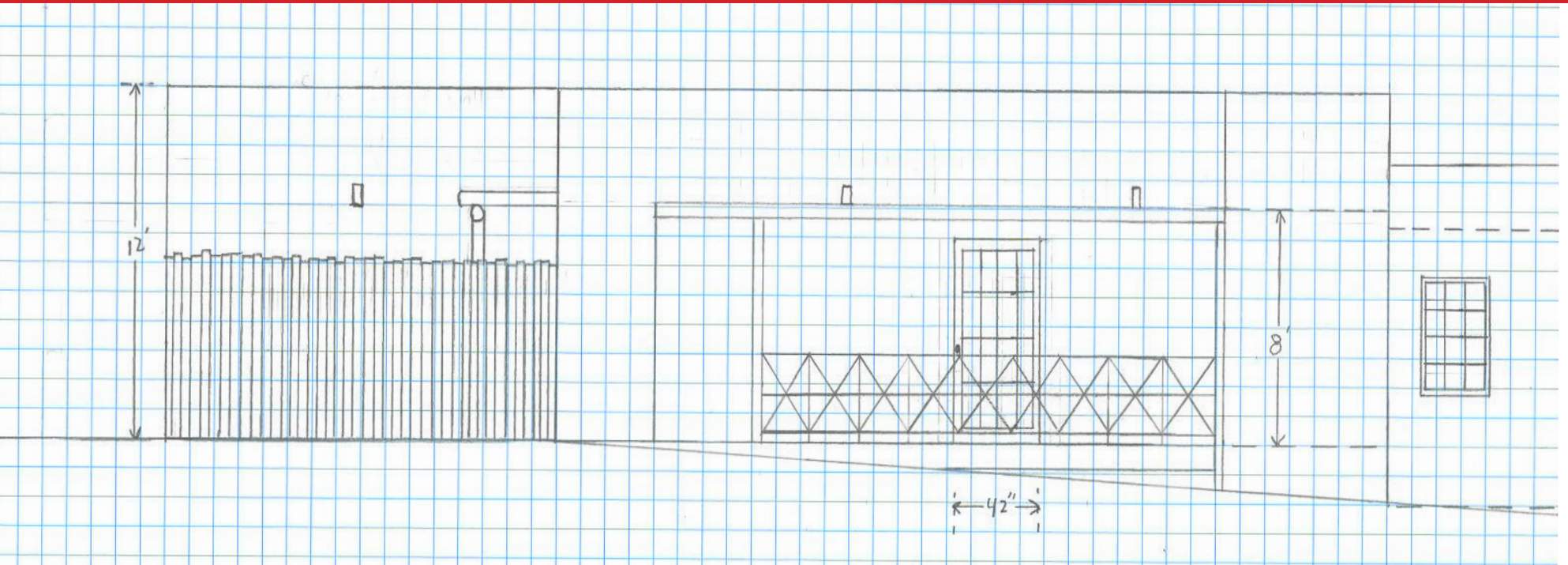
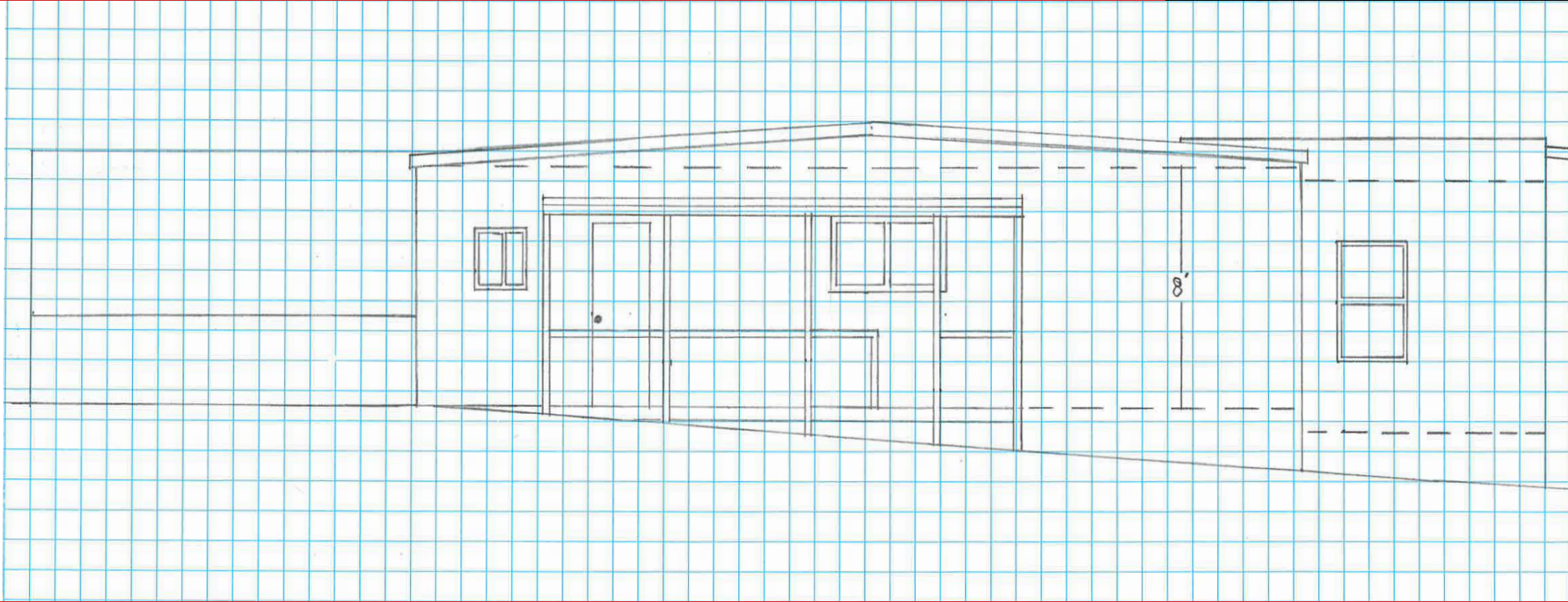
WEST EXTERIOR VIEW (SOUTH END)

1249 Cerro Gordo Road

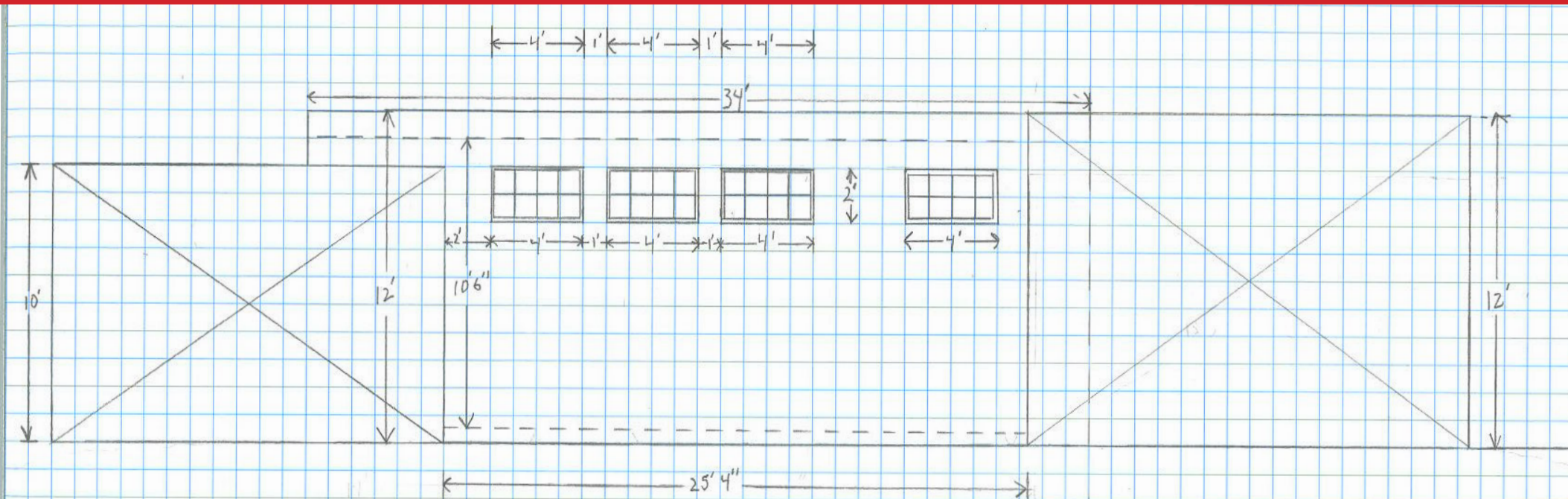
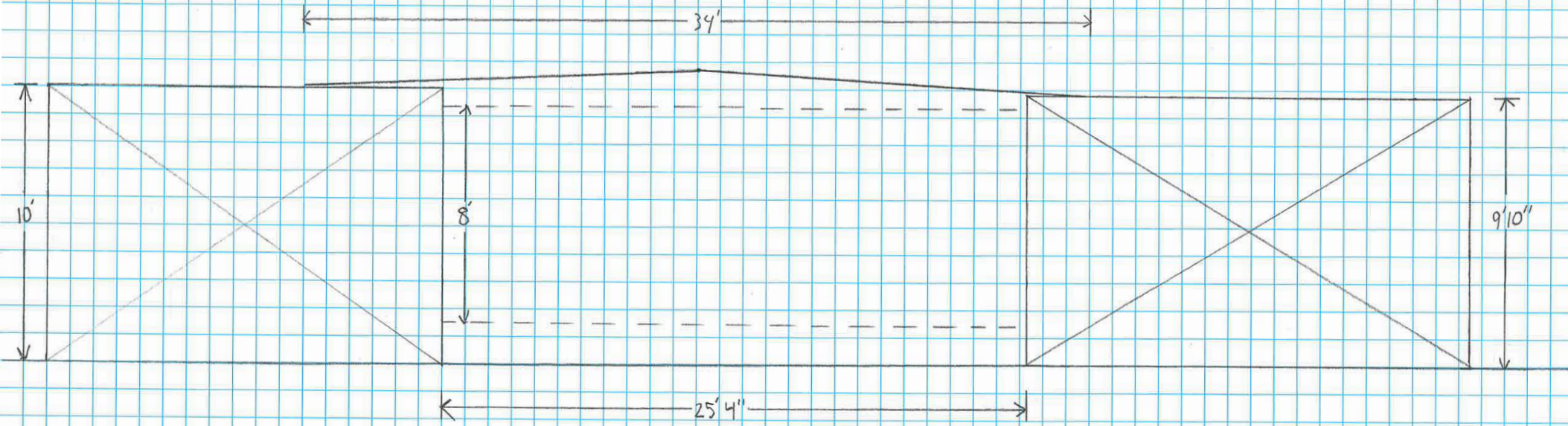




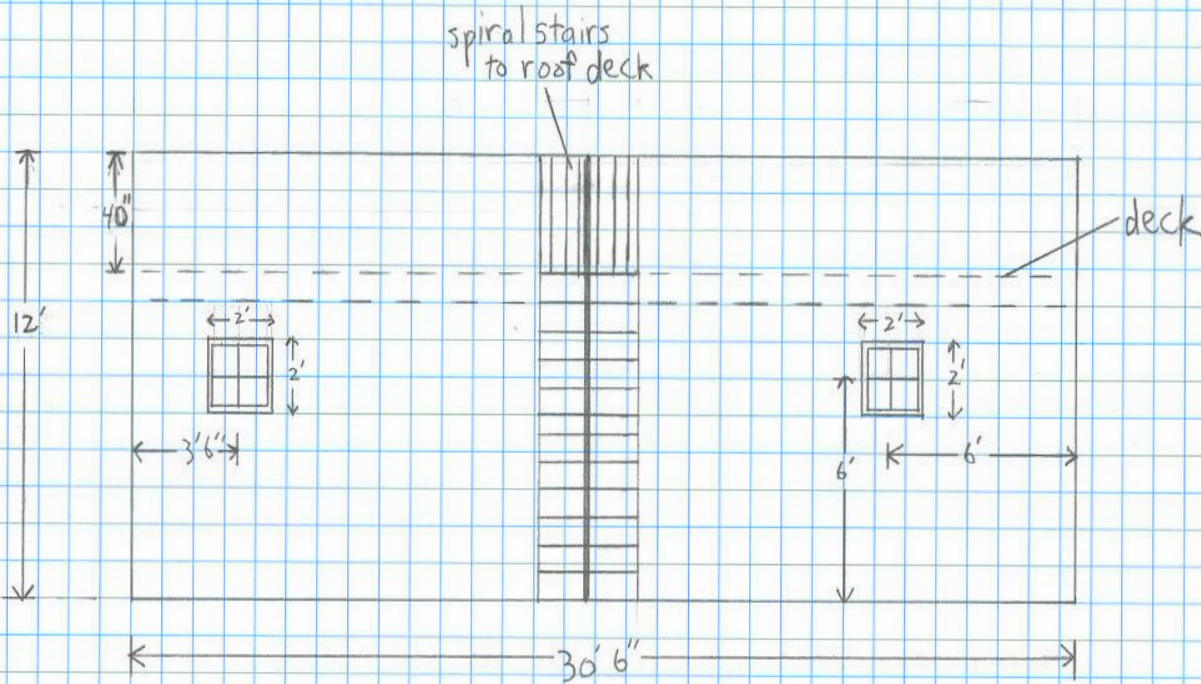
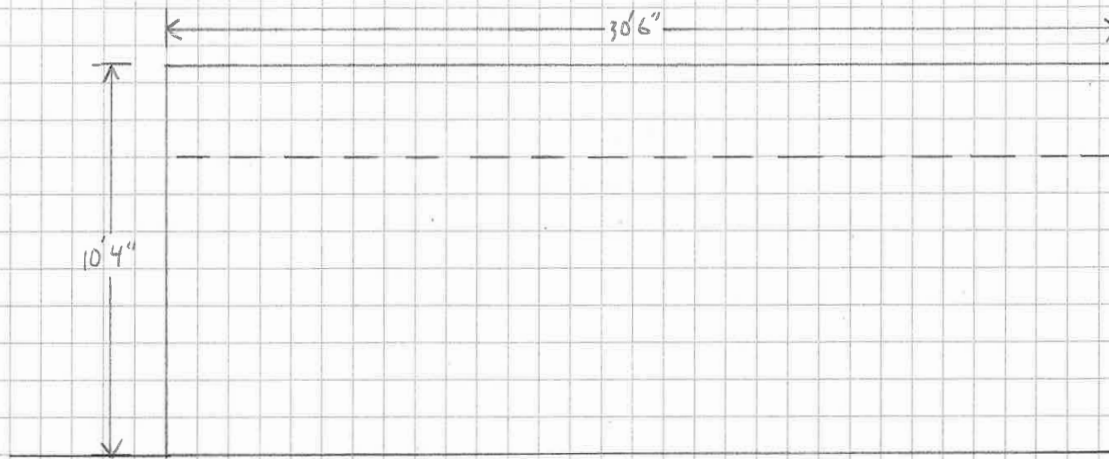




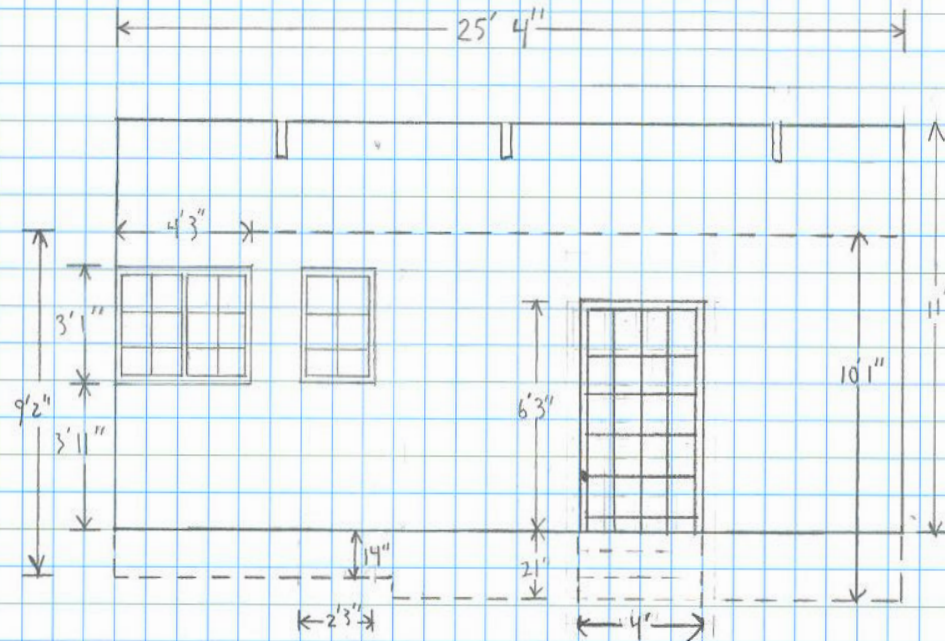
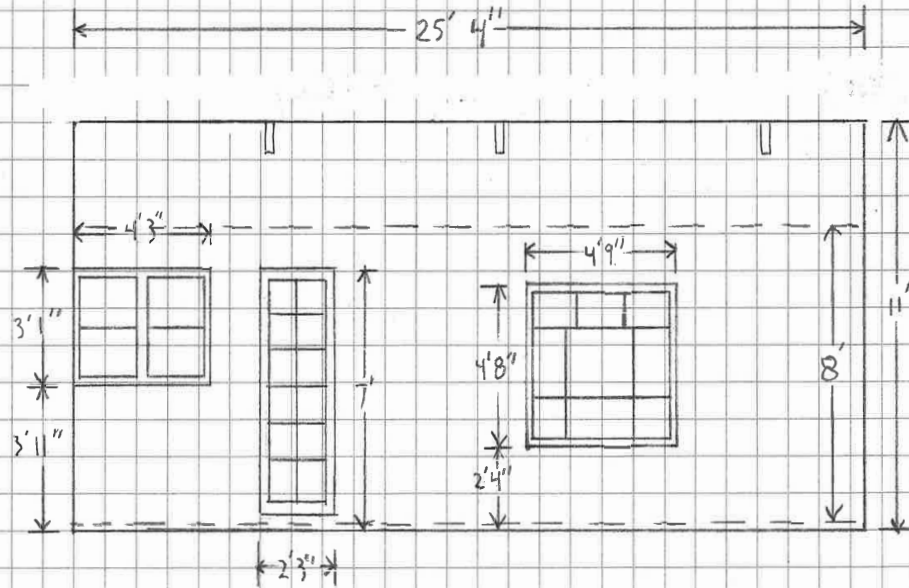




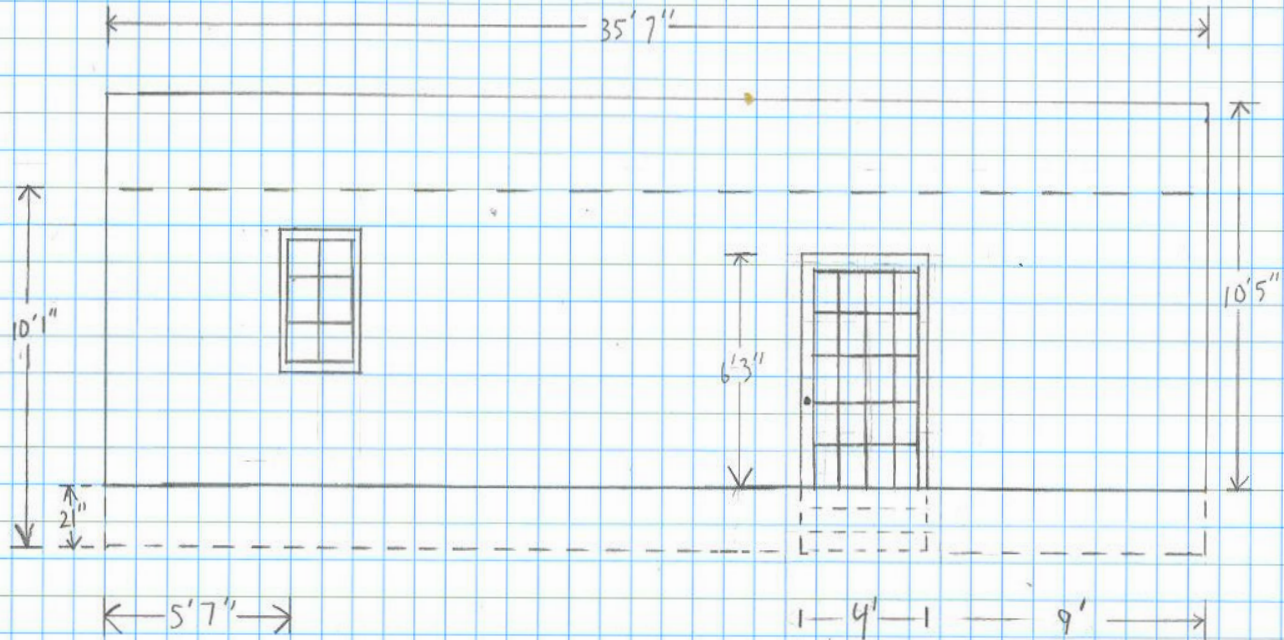
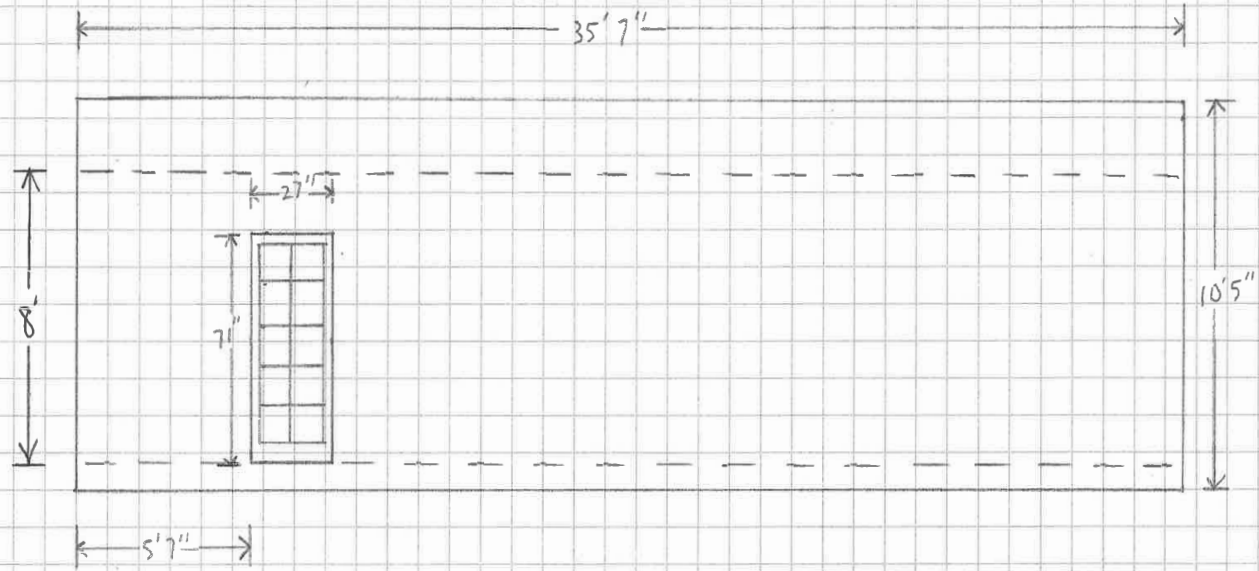




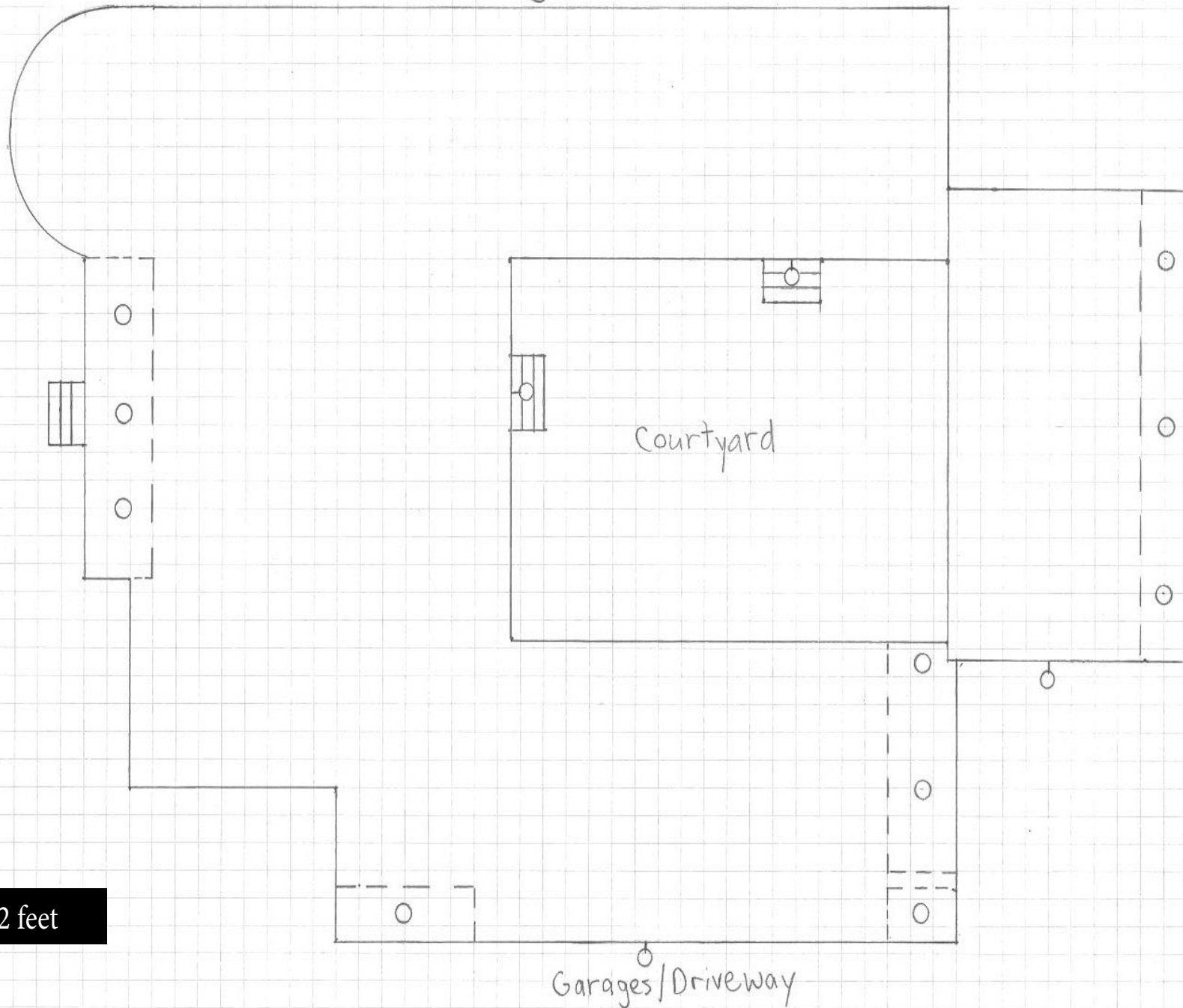




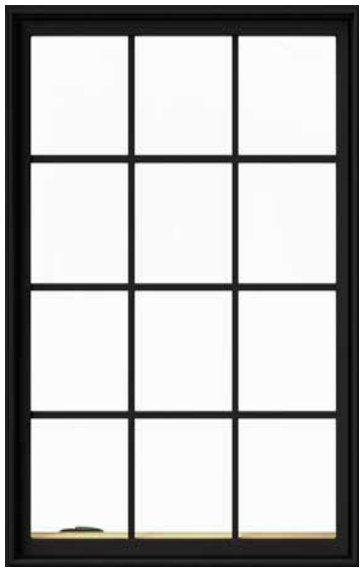




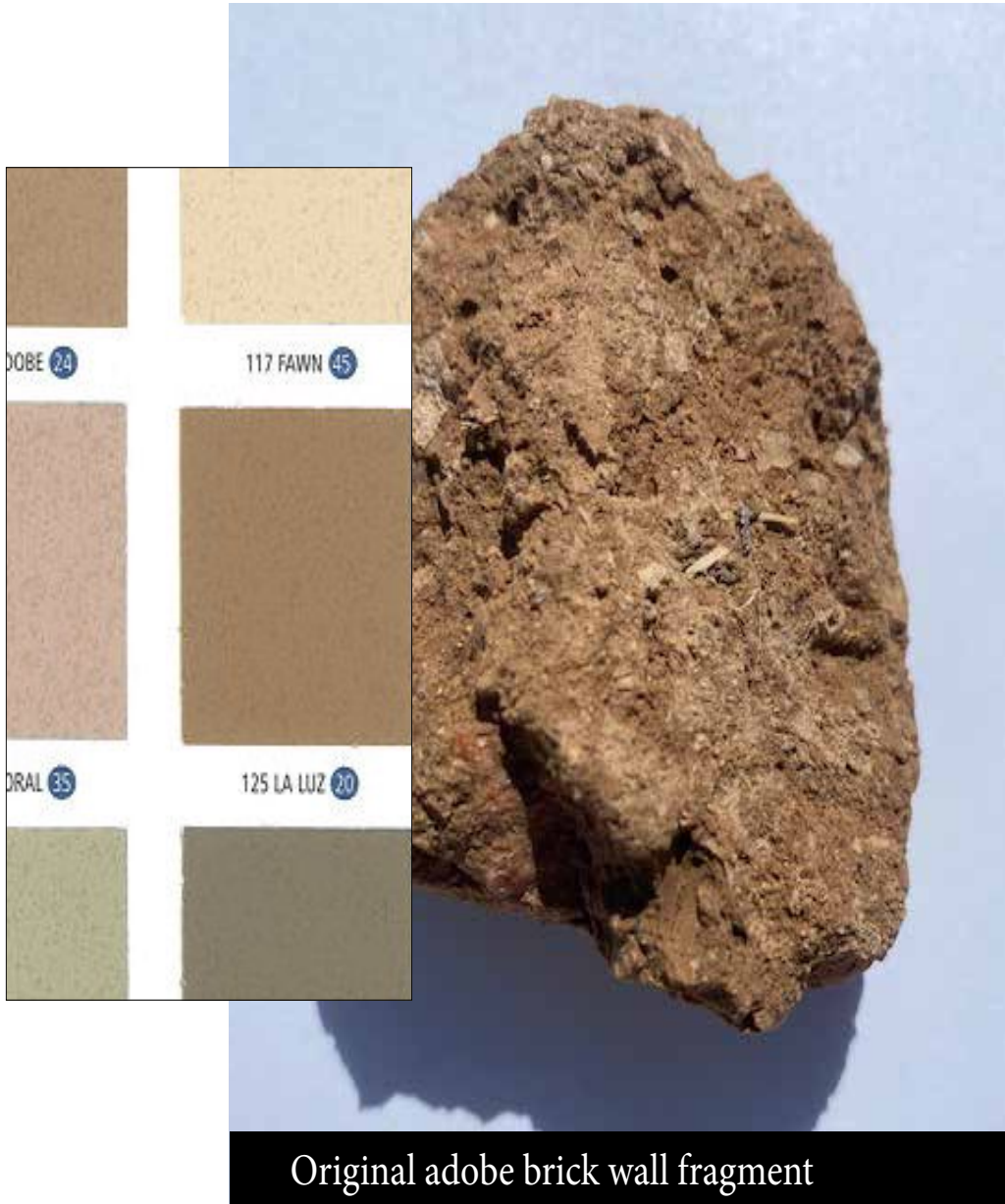
- Wall mounted, Dark Skies approved shielded fixture
- In ceiling fixture



1/4 inch = 2 feet



SIFT ESPRESSO #097 — Exterior Color choice



Original adobe brick wall fragment

EL REY PREMIUM COLORS



Timeless Beauty and Diversity

Premium colors are available for the following El Rey exterior finish and coating products:

- Premium Stucco
- Perma-Flex
- Perma-Flex Lastic
- Fog Kote
- Allegro II

Note: The color on the textured chips are intended to show the approximate color of exterior color coat float finish stucco. Due to variations in finishes, it is strongly recommended that a physical sample be obtained in the color and texture desired for appraisal prior to ordering material. Apply a sample of the finish to the substrate being used before proceeding with the application. El Rey is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

30 SOAPSTONE 21	80 SOFT ROSE 10	90 CANDLELIGHT 35	100 COLONIAL WHITE 15	101 NAVAJO WHITE 11	102 CAMEO 51
103 SAND 57	105 BAMBOO 47	106 BUCKSKIN 65	107 DENIM 47	108 KOKANEE 25	110 ASH 20
113 DOVE GRAY 20	114 DESERT ROSE 63	115 COTTONWOOD 32	116 ADOBE 42	117 FAWN 45	118 SUEDE 88
119 PALOMINO 55	121 SANDALWOOD 55	122 STRAW 42	124 CORAL 65	125 LA LUZ 20	127 HACENDA 55
128 CREAM 61	129 IVORY 21	130 PUEBLO 55	135 SAHARA 65	197 LA MORENA 16	212 MADERA 25